CITY OF WESLACO

A REGULAR MEETING OF THE PLANNING & ZONING COMMISSION

SEPTEMBER 2, 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
AUGUST 5, 2026

On Wednesday, August 5, 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-Chairman
Randy Summers	Commissioner
Carolina Crockett	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, and citizens.

I. CALL TO ORDER:

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

A. Roll Call/Establish a Quorum

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

II. PUBLIC COMMENTS

There were no comments received.

III. APPROVAL OF MINUTES

A. August 5, 2026, Regular Meeting

Commissioner Summers made a motion to approve the minutes of August 5, 2026, seconded by Commissioner Berry. Motion carried.

IV. PUBLIC HEARING

A. Discussion and consideration to rezone 1715 Abilene Dr. also being E 62’ Lot 8, Block 6, Expressway Heights Unit 3, 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 July 15, 2026. Twenty-three (23) property owners within 200 feet of the applicant’s property were notified by letter on July 24, 2026. Staff recommended denial of the rezoning request due to the surrounding neighborhood being residential use.

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

Commissioner Berry made a motion to approve the rezone request due to the existing mixed uses within the existing area, seconded by Commissioner Summers. Motion carried.

V. DISCUSSION AND CONSIDERATION

A. Discussion and consideration for six-month extension of Ramos Estates Subdivision being 5.00 acres out of Farm Tracts 1038, West and Adams Tract Subdivision, Weslaco, Hidalgo County, Texas. Located approximately 1,700 feet North of the Intersection of FM 1015 & Pike Blvd.

Mrs. Arevalo stated that the proposed development is a three (3)-lot subdivision located within the City of Weslaco. The Final Plat is set to expire on July 16, 2026, and this is the third extension request. The project is approximately 90% complete, with the installation of the sidewalk along FM 1015 remaining outstanding. The Engineering Department has provided an email regarding the status of the project. Staff recommend approval of the requested six-month extension.

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

VI. ADJOURNMENT

There being no further business to come before the Planning and Zoning Commission, Chairman Hernandez adjourned the meeting at 5:32 p.m.

Planning and Zoning Commission

David Hernandez, Chairman

Lonnie Berry, Vice-Chairman

Randy Summers, Commissioner

Carolina Crockett, Commissioner

Absent
Adrian Torres, Commissioner

Leroy Gonzales, Commissioner

ATTEST:

Flor E. Acuña, Secretary

Planning & Zoning Commission
Standardized Agenda Request Form

Date of Meeting: **September 2, 2026**	**Agenda Item No.** (to be assigned by PCE)**:** **IV.A.**
From: Rebekah de la Fuente, Planning Director, on behalf of Juventino Rodriguez.	
Subject/Agenda Item: Discussion and consideration to rezone 3200 N Westgate Dr. also being Lot 2, Jeshua Subdivision, Weslaco, Hidalgo County, and Texas from R-1 One Family Dwelling District to B-1 Neighborhood Business District. Possible Action.	
Discussion/Overview: The applicant is requesting to rezone property from R-1 One Family Dwelling District to B-1 Neighborhood Business District. Notice of the application and the Public Hearing for the Planning and Zoning Commission appeared in The Monitor on August 12, 2026. Thirteen (13) property owners within 200 feet of the applicant's property were notified by letter on August 21, 2026.	
If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners: N/A	
Staff recommendation for Commission's Action: Staff recommends approval on neighboring property and 2040 land use map.	
Additional Action Prompted: [**X**] Mayor's Signature [**X**] Public Hearing [ ] Budget Amendment [ ] Resolution [X] Ordinance – First Reading [X] Ordinance – Final Reading	
Advisory Review, (if any): (name of board/committee, date of action, recommendation)**:** N/A	
If item previously considered, provide date and action by Commission: N/A	
Attachments, (if any): Application, legal notice, map, property owner list.	
Responsibilities upon Commission's Action: Planning staff will advise applicant.	

APPLICATION FOR REZONING

RZNE-001083-2026

FILE NO.

RECEIVED
AUG 04 2026
By

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

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

PROPOSED PROJECT

Legal Description of Property to be rezoned:

Lot 2 Block

Subdivision Name Jeshua subdivison

Street Address 3200 N. Westgate Dr. Weslaco TX. 78599

Existing Zoning R1 Existing Land Use

Proposed Zoning Commercial 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 Juventino Rodriguez Phone (956) 532 7241

Address 3200 N. Westgate Dr. Fax:

City Weslaco State TX. Zip Code 78599 E-Mail: jrodz3200@gmail.com

OWNER

Name Juventino Rodriguez Phone (956) 532 7241

Address ~~Wes~~ 3200 N. Westgate Dr. Fax:

City Weslaco State TX. Zip Code 78599 E-Mail: jrodz3200@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 Juventino Rodriguez Date 7/30/26
Owner

Signature Date
Applicant

Signature Date
Authorized Agent

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

City of Weslaco

"The City on the Grow"

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

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

PLANNING DEPARTMENT

August 21, 2026

Legal Notice

Dear Occupant:

The Weslaco Planning and Zoning Commission will hold a public hearing on Wednesday, September 2, 2026, at 5:30 p.m. and the City Commission will hold a public hearing on September 15, 2026, at 5:30 p.m. at the City Hall Legislative Chambers located at 255 South Kansas Avenue.

Members of the public who wish to participate in Public Hearing on an agenda item must send their name, address and phone number via email to facuna@weslacotx.gov by 12:00 pm on September 2, 2026. A staff member will contact you with instructions via phone call to address your public comment.

REZONE REQUEST:

Juventino Rodriguez is requesting to rezone 3200 N Westgate Dr. also being Lot 2, Jeshua Subdivision, Weslaco, Hidalgo County, and Texas from R-1 One Family Dwelling District to B-1 Neighborhood Business District.

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

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

Sincerely,

Rebekah de la Fuente
Planning Director

22429

LEGEND
- ● Found 1/2" iron rod
- ○ Set 1/2" iron rod with a plastic cap stamped "R&A"
- Power pole
- -X- Hogwire fence
- -#- 2" Iron pipe fence
- -/// Wood fence
- -X- Iron pipe fence
- -□- Iron gate
- -P- Power line
- ⊗ Water meter
- ☑ Water meter
- B.C. Back of curb
- E.A. Edge of asphalt
- Light pole
- ☑ Television pedestal
- B.M. Benchmark

COTTON ESTATES CETRAL
VOL. 47, PG. 126, H.C.M.R.

SOUTH 2768.92' — BASIS OF BEARINGS

WEST 250.0'

2.0'

15' EXCLUSIVE EASEMENT TO N.A.W.S.C.

186.36'

50' BUILDING SETBACK LINE

FENCE COR. 1.4' N & 1.0' E

FENCE COR. 0.25' W

EAST 145.05'

FENCE COR. 0.8' W & 0.08' N

SOUTH 15.05'

FENCE COR. 0.17' S & 0.77' W

WOOD FENCE

LOT 1

EAST 396.08'

WOOD FENCE

HOGWIRE FENCE

108.23' BUILDING SETBACK LINE (20% LOT DEPTH)

15' UTILITY EASEMENT

15' SWALE EASEMENT

FENCE COR. 1.0' N

186.36'

BLOCK WALL 0.5' W

FND. I.R. 1.6' W & 0.2' N

113.7'

46.5'

2" IRON PIPE FENCE

15' BUILDING SETBACK LINE

32.0'

231.8'

55.4'

CONC.

LOT 2

IRON FENCE

NORTH 112.07'

CONC. PORCH

1-STORY BRICK & STONE HOUSE

CONC. PORCH

CONC.

1-STORY SHEET METAL BUILDING

CONC. CARPORT

CONC. WALK

CONC. DRIVE

CONC. CARPORT

15' UTILITY EASEMENT & BUILDING SETBACK LINE

SOUTH 116.64'

COTTON ESTATES CENTRAL
VOL. 47, PG. 126, H.C.M.R.

LOT 7

MILE 6 WEST RD. (WESTGATE DR.)

FENCE COR. 1.5' N & 0.9' W

B.M.

N 44°40'W 27.58'

FENCE COR. 3.9' E & 0.7' N

2" IRON PIPE FENCE

WEST 521.74'

2" IRON PIPE FENCE

FND. I.R. 1.0' N & 1.0' W

MILE 9 1/4 NORTH RD.

20.0'

40.0' ROAD R.O.W.

E.A.

DOC.#580953
H.C.D.R.

VOL. 1627, PG. 655
H.C.D.R.

I, REYNALDO ROBLES JR, REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE ABOVE PLAT REPRESENTS A SURVEY AS MADE ON THE GROUND UNDER MY SUPERVISION, THAT THERE ARE NO VISIBLE ENCROACHMENTS, NOR VISIBLE AND APPARENT EASEMENTS AT THE TIME OF SURVEY EXCEPT AS SHOWN AND BY GRAPHIC PLOTTING ONLY THIS PROPERTY LIES IN FLOOD ZONE "X" (AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD PLAIN) OF FIRM COMMUNITY PANEL NO. 480334 0450 C, REVISED TO REFLECT LOMR DATED JUNE 6, 2000.

REYNALDO ROBLES JR, R.P.L.S. #7087

TOPOGRAPHIC PLAT OF
LOT 2
JESHUA SUBDIVISION
HIDALGO COUNTY, TEXAS

AS PER MAP RECORED IN VOLUME 43, PAGE 187, H.C.M.R.

SITE BM: SET CPS IN POWER POLE AT S.W. COR.
SITE ELEVATION 82.47.

PREPARED FOR: JUVENTINO RODRIGUEZ

ROBLES & ASSOCIATES, PLLC
PROFESSIONAL LAND SURVEYORS
P.O. BOX 476
107 W. HUISACHE ST.
WESLACO, TEXAS 78596
PHONE (956) 968-2422
FAX (956) 969-2011
FIRM No. 10096700

SURVEYED: 06/18/26	DRAWN BY: JB 06/24/26
SCALE: 1"= 50'	JOB No. 22429
TITLE COMMITMENT No. ISSUE DATE:	REVISED:

SURVEY IS VALID ONLY IF PRINT HAS ORIGINAL EMBOSSED SEAL OF SURVEYOR OF RECORD.

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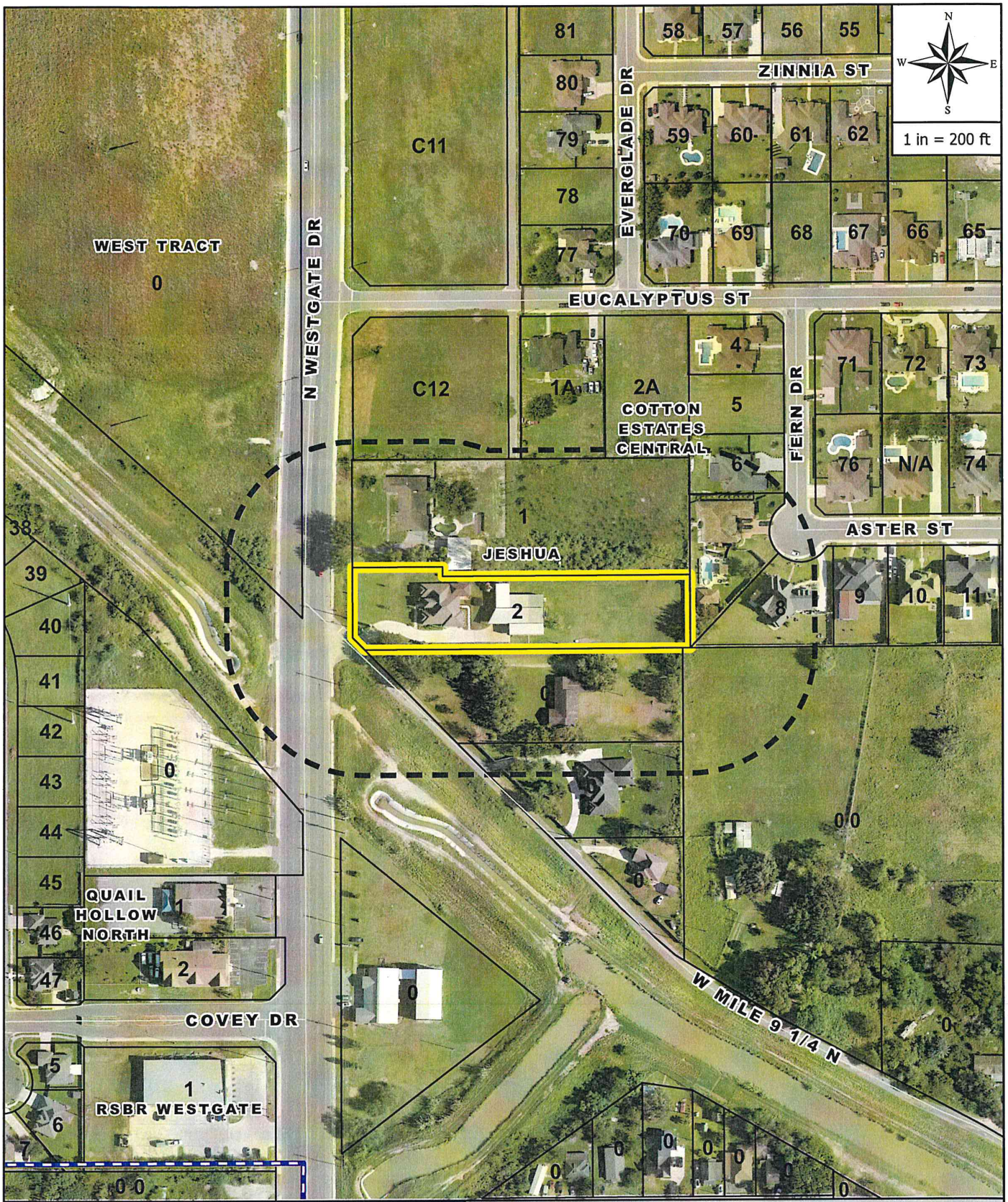
EASEMENTS OF RECORD MAY AFFECT SUBJECT PROPERTY.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EUCALYPTUS ST
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QUAIL HOLLOW NORTH
COVEY DR
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AERIAL MAP
CASE ADDRESS:
3200 N WESTGATE DR
JUVENTINO RODRIGUEZ
LEGEND
CITY LIMITS
SITE
NOTIFICATION

RENE & IRMA A GONZALEZ
1515 EUCALYPTUS ST
WESLACO, TX, 78599-2697
C8354-00-000-001A-00

ACSS PROPERTIES LLC
4009 EVERGLADE DR
WESLACO, TX, 78599-3306
C8354-00-000-002A-00

G I CONSTRUCTION LLC
725 PALM HEIGHTS ST
MERCEDES, TX, 78570
C8354-00-000-0C12-00

PEDRO & ELVIA VALDEZ TRUSTEES
REVOCABLE TRUST
1413 ASTER DR
WESLACO, TX, 78599-2426
C8354-00-000-0008-00

MIGUEL C & TOMASA FLORES
3201 FERN DR
WESLACO, TX, 78599-2835
C8354-00-000-0007-00

RAMON MONTALVO III TRUSTEE
PO BOX 2
WESLACO, TX, 78599-0002
C8354-00-000-0006-00

LINDA D LOPEZ TRUSTEE
2011 PARK AVE
SAINT LOUIS, MO, 63104-2538
W3800-00-207-0000-00

BRANDON BROWN
3208 N WESTGATE DR
WESLACO, TX, 78599-4141
J5110-00-000-0001-00

JUVENTINO RODRIGUEZ
3200 N WESGATE DR
WESLACO, TX, 78599
J5110-00-000-0002-00

EDWARD E & JANE F SEILS
1418 W MILE 9 1/4 N
WESLACO, TX, 78599-4956
W3800-00-208-0000-00

MARCO ANTONIO GARCIA
1526 W MILE 9 1/4 N
WESLACO, TX, 78596
W3800-00-208-0000-08

EDWARD E & JANE F SEILS
1418 W MILE 9 1/4 N
WESLACO, TX, 78599-4956
W3800-00-208-0000-09

RICARDO JR & MARIA D GARCIA
PO BOX 1875
WESLACO, TX, 78599-1875
W3800-00-208-0000-02

Planning & Zoning Commission Standardized Agenda Request Form

Date of Meeting: **September 2, 2026**	**Agenda Item No.** (to be assigned by PCE)**:** **IV.B.**
From: Rebekah de la Fuente, Planning Director, on behalf of Sam Restaurant Group LLC, Flapjack Grill.	
Subject/Agenda Item: Discussion and consideration to approve a Conditional Use Permit to obtain a Mixed Beverage Permit at 1121 W IH 2 Ste. A, also being Lot 1 South Point Subdivision, Weslaco Hidalgo County Texas. Possible Action.	
Discussion/Overview: The applicant is requesting to obtain a Conditional Use Permit to obtain a Mixed Beverage Permit. Notice of the application and the public hearing for the Planning and Zoning Commission and the City Commission appeared in The Monitor on August 12, 2026. Six (6) property owners within 200 feet of the applicant's property were notified by letter on August 21, 2026.	
Staff recommendation for Commission's Action: Staff recommends approval.	
Additional Action Prompted: [**X**] Mayor's Signature [**X**] Public Hearing [ ] Budget Amendment [ ] Resolution [ ] Ordinance – First Reading [ ] Ordinance – Final Reading	
Advisory Review, (if any): (name of board/committee, date of action, recommendation)**:** N/A	
If item previously considered, provide date and action by Commission: N/A	
Attachments,(if any): Application for Conditional Use Permit with attachments.	
Responsibilities upon Commission's Action: Planning staff will advise applicant.	

APPLICATION FOR CONDITIONAL USE PERMIT

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-121087-2026

PROPOSED PROJECT

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

Lot _____ Block _____

Subdivision Name _____

Street Address 1121 W Interstate HWY 2, Weslaco, TX 78596

Existing Zoning _____ Existing Land Use _____

Purpose for the Conditional Use Permit Request _____

Mixed Beverage Permit (MB)

RECEIVED
AUG 10 2026
By _____

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 Ash Fared Phone (561) 900-6120

Address 3234 Valle Cir Fax: _____

City Edinburg State TX Zip Code 78539 E-Mail: Ash@RestaurantgrowpLLC.Com

OWNER

Name Sam Restaurant growp Phone (772) 777-1470

Address 3234 Valle Cir Edinburg Fax: _____

City Edinburg State TX Zip Code 78539 E-Mail: Sam@Restaurantgrowp LLC.Com

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

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

Yes_____ No 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 Ash Farad Owner Date 8/10/2026

Signature Ash Farad Applicant Date 8/10/2026

Signature _____ Date _____
Authorized Agent

STAFF USE ONLY

Accepted By_____Payment Received By _____Date Paid_____

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

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

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

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

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

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

Document reference ID : 634958

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:	634958
Applicant Name:	Sam Restaurant Group LLC. Flapjack's Grill
License Type applied for:	Mixed Beverage Permit (MB)

Entity Information

Business Structure:	Limited liability company
FEIN/SSN Number:	414023083
Member Managed or Manager Managed:	Manager Managed
Historically Underutilized Business:	No
Veteran-owned business:	No
Fraternal Owned:	No
Secretary of State Filing Number:	806434088
Date Filed:	2/9/2026
Filing State:	TX

Primary Business Entity Contact Information

Legal First Name:	Ash
Legal Middle Name:	Fared
Email Address:	Ash@restaurantgroupllc.com
Phone Number:	561-900-6120

Initial Application Information

Authority Type:	I am a principal or authorized user with binding authority
Prefix:	Mr
Legal First Name:	Ash
Legal Middle Name:	Saied
Legal Last Name:	Fared
Email Address:	Ash@restaurantgroupllc.com
Phone Number:	561-900-6120

Principal Parties

Principal Parent Entity	Principal Party	Role	Ownership %	Action
Sam Restaurant Group LLC. Flapjack's Grill	Ash S Fared	Manager and/or Officer	100	Added

Basic Business information

Business/Trade Name: Flapjack's Grill

Business Type Restaurant

Location's Phone Numbers

Business Phone Number 561-900-6120

Location Address

Address: 1121 W interstate Highway 2, Weslaco, Texas 78596, Weslaco, TX, United States, Hidalgo 78596

Is your location within city limits? Yes

Mailing Address Information

Address: 1121 W interstate Highway 2, Weslaco, Texas 78596, 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? No

Is a residential address or established neighborhood association located within 300 feet of any property line of your premises? No

Location Additional Information

Is the proposed location in a hotel or motel?	No

Sixty Day Sign Requirements

Posted the 60 day sign: Yes

Date Posted: 6/17/2026

Projected Sales Information

Sales Year: 2026

Alcohol Sale: $10,000.00

Food Sales: $490,000.00

Total Sales: $500,000.00

Property Ownership

Do you, the applicant, own the land, building, and/or warehouse at this proposed licensed location? No

Are you operating under? Lease

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

Shared premise information

Do you share the premises with another business entity? No

Property Ownership Details

Property Type	Property Ownership Type	Entity Name
Building	Lessor	Sam Restaurant group/Flapjack's grill

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

City

,TEXAS

SEAL

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
  - ☐ 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

_____
County Clerk

_____
County

SEAL

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

_____
City

,TEXAS

SEAL

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

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

August 21, 2026

Legal Notice

Dear Occupant:

The Weslaco Planning and Zoning Commission will hold a public hearing on Wednesday, September 2, 2026, at 5:30 p.m. and the City Commission will hold a public hearing on September 15, 2026, at 5:30 p.m. at the City Hall Legislative Chambers located at 255 South Kansas Avenue.

Members of the public who wish to participate in Public Hearing on an agenda item must send their name, address and phone number via email to facuna@weslacotx.gov by 12:00 pm on September 2, 2026. A staff member will contact you with instructions via phone call to address your public comment.

CONDITIONAL USE PERMIT REQUEST:

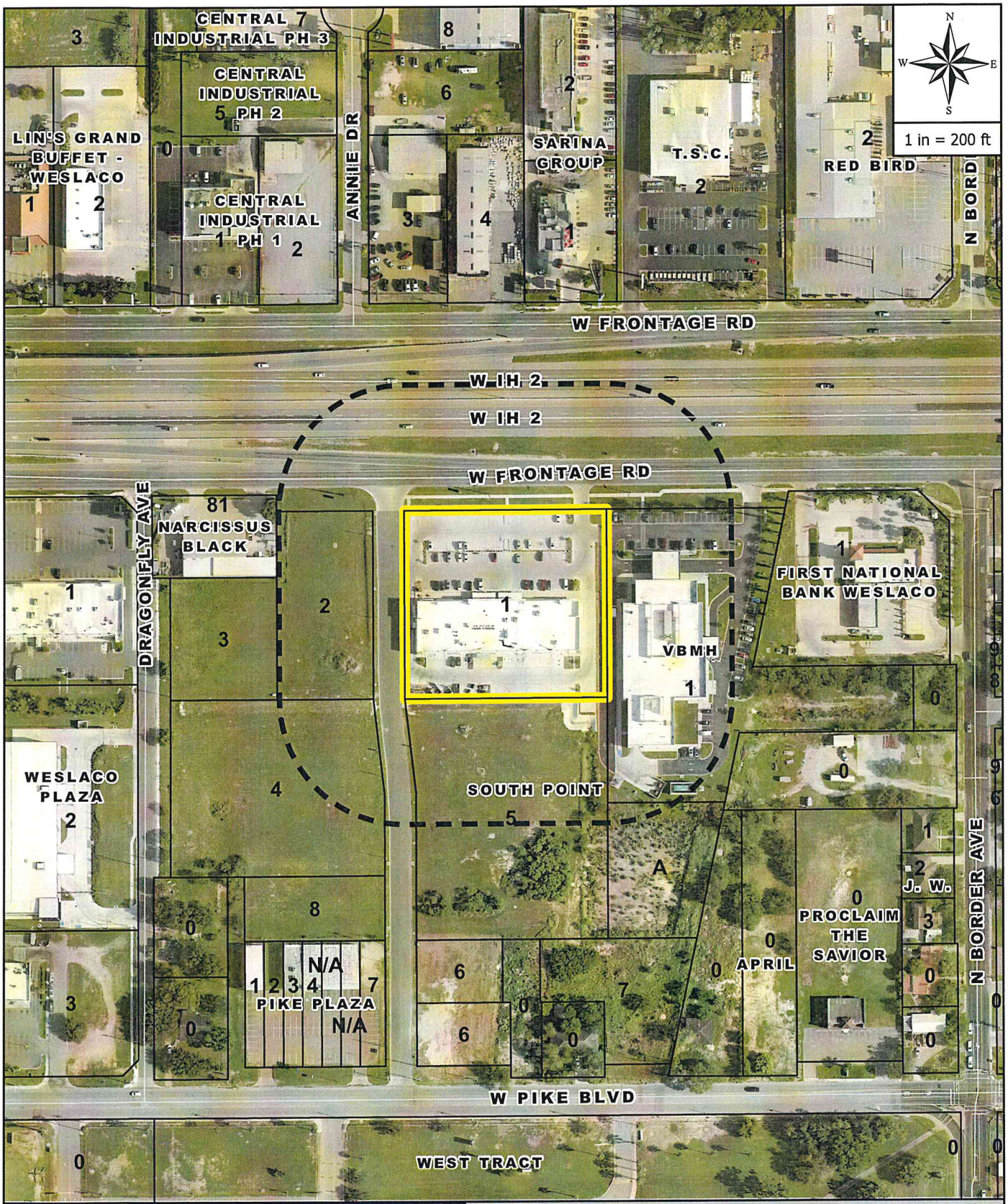
Sam Restaurant Group LLC, Flapjack Grill is requesting a Conditional Use Permit to obtain a Mixed Beverage Permit at 1121 W IH 2 Ste. A, also being Lot 1 South Point Subdivision, Weslaco Hidalgo County Texas.

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

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

Sincerely,

Rebekah de la Fuente
Planning Director



AERIAL MAP

CASE ADDRESS:

1121 W I-2, STE A
ASH FARED

LEGEND

CITY LIMITS — SITE — NOTIFICATION

HCII-1021 WEST I-2 LLC
1001 WATER ST STE 800
TAMPA, FL, 33602-5467
V2765-00-000-0001-00

AURIEL INVESTMENTS LLC
1200 AUBURN AVE STE 250
MCALLEN, TX, 78504-1403
S4460-00-000-000A-00

AURIEL INVESTMENTS LLC
1200 AUBURN AVE STE 250
MCALLEN, TX, 78504-1403
S4460-00-000-0005-00

AURIEL INVESTMENTS LLC
1200 AUBURN AVE STE 250
MCALLEN, TX, 78504-1403
S4460-00-000-0001-00

AURIEL INVESTMENTS LLC
1200 AUBURN AVE STE 250
MCALLEN, TX, 78504-1403
S4460-00-000-0004-00

EPL REAL ESTATE LP
304 W NOLANA AVE
MCALLEN, TX, 78504-2528
S4460-00-000-0002-00

Planning & Zoning Commission Standardized Agenda Request Form

Date of Meeting: **September 2, 2026**	**Agenda Item No.** (to be assigned by PCE)**:** **IV.C.**
From: Rebekah de la Fuente, Planning Director.	
Subject/Agenda Item: Discussion to solicit input on the adoption of the Unified Development Ordinance. As part of the adoption process for the Unified Development Ordinance (UDO). Possible Action.	
Discussion/Overview: Notice of the public hearing for the Planning and Zoning Commission and the City Commission appeared in The Monitor on August 19, 2026.	
Staff recommendation for Commission's Action: Staff recommends that the Planning and Zoning Commission solicit input on the upcoming UDO.	
Additional Action Prompted: [**X**] Mayor's Signature [**X**] Public Hearing [ ] Budget Amendment [ ] Resolution [ ] Ordinance – First Reading [ ] Ordinance – Final Reading	
Advisory Review, (if any): (name of board/committee, date of action, recommendation)**:** N/A	
If item previously considered, provide date and action by Commission: N/A	
Attachments,(if any):	
Responsibilities upon Commission's Action:	

Planning & Zoning Commission
Standardized Agenda Request Form

Date of Meeting: **September 2, 2026**	**Agenda Item No.** (to be assigned by PCE)**:** **V.A.**
From: Rebekah de la Fuente, Planning Director, on behalf of Rey Robles Jr.	
Subject/Agenda Item: Discussion and consideration of the Preliminary Plat for De La Garza Ranch Subdivision being a 2.01-acre out of Farm Tract 125, Block 162, West Tract Subdivision, Weslaco, Hidalgo County, Texas. Located approximately 107ft North of Delma Street. Possible Action.	
Discussion/Overview: The proposed two (2) lot subdivision is located inside the City of Weslaco. This subdivision is being serviced with water by City of Weslaco through an 8" waterline and sewer by City of Weslaco through an 8" sewer line. The property is within a Flood Zone "X".	
If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners: N/A	
Staff recommendation for Commission's Action: Staff recommends approval of Preliminary Plat.	
Additional Action Prompted: [X] Mayor's Signature [ ] Public Hearing [ ] Budget Amendment [ ] Resolution [ ] Ordinance – First Reading [ ] Ordinance – Final Reading	
Advisory Review, (if any): (name of board/committee, date of action, recommendation)**:** N/A	
If item previously considered, provide date and action by Commission: N/A	
Attachments, (if any): Application for Subdivision platting, Staff's comments, Drainage Report, Subdivision plat and Utility layout.	
Responsibilities upon Commission's Action: Planning staff will advise applicant.	

SUBDIVISION PLATTING APPLICATION

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

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

FILE NO._____

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

STAFF USE ONLY

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

GENERAL INFORMATION

Name of Subdivision: De La Garza Ranch

Location: 1902 N Border Road

Legal Description: 2.01 ac out of Farm Tract, West Tract Subdivision

Is subdivision inside city limits? ■ YES ☐ NO

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

If no submit letter of Annexation (Contiguous or Consensual)

Existing Zoning: residential

Existing Land Use: residential Proposed Land Use: residential

Number of Lots Proposed: 2 Gross Acreage: 2.01

Title Report Submitted: ☐ YES ☐ NO

OWNER INFORMATION

Owner's Name: Eugenio De La Garza Telephone: 956-650-9865

Address: 1902 N Border Road Fax: _____

City: Weslaco State: Texas Zip: 78596 E-mail: _____

ENGINEER INFORMATION

Name: Rey Robles Jr Telephone: 956-968-2422

Address: 107 W Huisache Street Fax: _____

City: Weslaco State: TX Zip: 78596 E-mail: reyr@rroblesengineering.com

UTILITY PROVISIONS

Will proposed subdivision connect to:

■ YES ☐ NO Water Provision: City of Weslaco

☐ YES ☐ NO Wastewater Provision: City of Weslaco

☐ YES ☐ NO Electric Company: _____

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

Proposed subdivision is in the following districts:

■ YES ☐ NO Drainage District HCDD#1	■ YES ☐ NO Irrigation District HCCID#9

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

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

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

SUBMITTALS REQUIRED FOR MINOR PLAT REVIEW

_____**Two (2)** sets of plats **folded and stapled** (24 x 36) and forward a copy in PDF format to mhinojosa@weslacotx.gov & rdelafuente@weslacotx.gov
_____**$350.00** Planning Review fee
_____One 11" X 17" reduced copy of plat
_____Plat Layout
  _____Existing & Proposed Easements
  _____Existing & Proposed ROW
  _____Existing & Proposed Drainage Easements
  _____Contours
  _____Flood Zones
  _____Adjoiners
  _____Existing street names
_____Drainage plans and calculations with engineer's seal
  _____Elevations
  _____Flood directional arrows
  _____Detention areas
  _____Street names
_____Proof of ownership of the property
_____If septic tank system required, submit soil evaluation report
_____Water Rights associated with the property
_____Tax Receipt for all taxing entities showing that taxes are paid in full

SUBMITTALS REQUIRED FOR PRELIMINARY (P & Z)

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

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

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

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

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

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

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

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

AUTHORIZATION AND ACKNOWLEDGEMENTS

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

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

Owner Printed Name: Eugenio De La Garza, Jr

Owner Signature: Eugenio de la Garza Jr Date: 8-7-26

Rey Robles Jr. is the authorized agent

Authorized Agent Signature: Date: 8/7/26

Authorized Agent Printed Name: Reynaldo Robles Jr.

****

THIS PAGE FOR STAFF USE ONLY

Date Received: Received By: Date Paid

P & Z Commission Approval on Preliminary Plat:

P & Z Commission Approval on Final Plat:

City Commission Approval on Final Plat:

Preconstruction Meeting Date:

Date Recorded: Instrument No.

General Comments:

Rebekah M. De La Fuente

From: Rebekah M. De La Fuente
Sent: Tuesday, June 9, 2026 8:44 AM
To: 'rey robles'
Subject: RE: De la Garza Ranch
Attachments: subdivision review report.pdf; Subdivision Fees chart.pdf

Good Morning

Attached is the subdivision review report. Your project has been approved with comments, please submit the following documents for P&Z consideration:

- Subdivision platting application
- Platting application fee- please see attached for updated fees
- $100.00 fire review fee
- 12 sets of plats (plat, drainage, utility, paving only)
- Approved Drainage report

Rebekah de la Fuente, CFM, CPM
Planning & Code Enforcement Director
City of Weslaco
255 S. Kansas Avenue
Weslaco, TX 78596
Ph: (956) 447-3403
Fax: (956) 973-3128
rdelafuente@weslacotx.gov

From: rey robles <reyr@rroblesengineering.com>
Sent: Monday, June 1, 2026 4:41 PM
To: Rebekah M. De La Fuente <rdelafuente@weslacotx.gov>
Subject: Re: De la Garza Ranch

Good afternoon, attached are the revised drawings for your review.
Sincerely,
Rey Robles, Jr.

On Fri, Apr 17, 2026 at 7:31 AM Rebekah M. De La Fuente <rdelafuente@weslacotx.gov> wrote:

> Good Morning,
>
> Attached is the subdivision review report, please make the required revisions and email back a PDF copy for staff to review

Rebekah de la Fuente, CFM, CPM

Planning & Code Enforcement Director

City of Weslaco

255 S. Kansas Avenue

Weslaco, TX 78596

Ph: (956) 447-3403

Fax: (956) 973-3128

rdelafuente@weslacotx.gov

From: rey robles <reyr@rroblesengineering.com>
Sent: Tuesday, April 7, 2026 9:10 AM
To: Rebekah M. De La Fuente <rdelafuente@weslacotx.gov>
Subject: Re: De la Garza Ranch

Good morning Rebekah,

Please see attached.

Sincerely,

Rey Robles, Jr.

On Mon, Apr 6, 2026 at 9:07 AM Rebekah M. De La Fuente <rdelafuente@weslacotx.gov> wrote:

> Good Morning, Rey

PLAN CORRECTIONS REPORT PAR-001014-2026 FOR CITY OF WESLACO

PLAN ADDRESS: De La Garza Ranch
Weslaco, TX 78596

PARCEL:

APPLICATION DATE: 04/02/2026 **SQUARE FEET:** 0.00 **DESCRIPTION:** DE LA GARZA RANCH

EXPIRATION DATE: 04/02/2027 **VALUATION:** $0.00

CONTACTS	Name	Company	Address
Engineer		ROBLES ENGINEERING LLC	W 107 Huisache St Weslaco, TX
Owner	EUGENIO DE LA GARZA		N 1902 Border Ave Weslaco,

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	Peter Hermida Ph: 9569683181 email: phermida@weslacotx.gov
Fire Review v.1 Review by the fire department	Approved	Mike Swinnea email: mswinnea@weslacotx.gov
Planning/Zoning v.1 Review conducted by the planning and zoning department	Requires Re-submit	Kayla Arevalo email: karevalo@weslacotx.gov
Planning/Zoning v.2 Review conducted by the planning and zoning department	Approved with Comments	Kayla Arevalo email: karevalo@weslacotx.gov
Police v.1 Review conducted by the police department	Not Required	System Administrator Ph: 444 email: admin@energov.com
Public Works v.1 Public Works	Requires Re-submit	David Arce Ph: 956-793-8735 email: darce@weslacotx.gov
Public Works v.2 Public Works	Approved with Comments	David Arce Ph: 956-793-8735 email: darce@weslacotx.gov

CONDITION(S) General Condition - Public Works
Comment: Water and Sewer looks good, Manhole is to be composite Supercover. Suggested the Hydrant to be moved between lot lot 1 and 2, but didnt see that change.

Planning Review Conditions -
Comment: Must update plat sheet to show detention area

PLAN CORRECTIONS REPORT PAR-001014-2026 FOR CITY OF WESLACO

PLAN ADDRESS: De La Garza Ranch
Weslaco, TX 78596

PARCEL:

APPLICATION DATE: 04/02/2026 **SQUARE FEET:** 0.00 **DESCRIPTION:** DE LA GARZA RANCH

EXPIRATION DATE: 04/02/2027 **VALUATION:** $0.00

CONTACTS	Name	Company	Address
Engineer		ROBLES ENGINEERING LLC	W 107 Huisache St Weslaco, TX
Owner	EUGENIO DE LA GARZA		N 1902 Border Ave Weslaco,

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
Fire Review v.1 Review by the fire department	Approved	Mike Swinnea email: mswinnea@weslacotx.gov
Planning/Zoning v.1 Review conducted by the planning and zoning department	Requires Re-submit	Kayla Arevalo email: karevalo@weslacotx.gov
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

PLAN CO[illegible]ECTIONS REPORT (PAR-0010[illegible]-2026)

CONDITION(S) General Condition - Public works revisions required

Comment: Manhole to be 48" with 30" opening fiberglass
Manhole cover to be Super Cover Composite cover
Tie into existing manhole by means of Inserta-Tee

General Condition - Planning revisions required

Comment: 1. Identify the point of commencement
2.Update plat note 5 to include :The developer shall be responsible to detain and accommodate more than the detained volume shown above if it determines at the development permit stage that the detention requirements are greater than stated above due to the impervious area being greater than the engineer considered for his calculation of this subdivision.
3. Identify benchmark on plat
4. add plat note : Lot Grading: All lots shall be graded so that storm water run-off is directed to the street fronting the lot. If a lot has double frontage, the city engineer and/or planning director may allow for the drainage of the lot to be split such that a portion of the run-off is directed to the street in front of the lot with the remainder of the run-off directed to the street at the rear of the lot.
5. add plat note: Streetlight must be located every 300 feet
6. Add plat note: Must update plat sheet to show detention area
7. add plat note: A 75-foot easement must be dedicated from the centerline of any drainage canal or ditch.
8. add plat note : No more than one single family detached dwelling shall be located on each lot. Applications for construction are required prior to occupying the lot.

General Condition - Engineering Comments

Comment: 1. Manhole cover and ring shall be supercover composite and must have city logo on them
2. Under General Subdivision Plat Notes:
#5. Says LOTS 2&3-1,046cf. Where is lot 3? Where is the swale to the south Drainage Report and General Note do not match
#14 Will there be an HOA?
#15 Show on plat where there are drainage outparcels
3. Provide a POC and must be referenced in the Metes and Bounds
4. Must have a 10' utility easement, 5' on center on the boundary line shared by both lots.
5. Match and extend10' utility easement in front of lots coming from Lot 7 of Border Tract Subd Ph 3.
6. Extend a 5' utility easement in the back of lots
7. Location Map Must be legible
8. Should existing water meters be eliminated?
9. A Sanitary Sewer Manhole is required in place of a cleanout
10. The developer should consider relocating hydrant as it very close to a proposed driveway on lot 2, which is also between a proposed meter
11. Water meter installation will require that Border Road must be opened
12. Sanitary sewerline shall be extended to and through the property
13. Sidewalks must be replaced on Delma St
14. The proposed plan and profiles must be more clear (Sheet 3 of 4)
15. All prop. casings on the SS lines are to meet the following criteria:
16. a) All casings are to be green DR-25 PVC, Green.
b) All casings are to be 20 LF and centered at the SS and water crossings. If one end of the pipe falls underneath the prop. pavement, then the casing is to extend 2' past the back of curb.
17. Provide an erosion control plan
Guillermo Frausto

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: De La Garza Ranch

Location: 1902 N Border Ave.

Applicant: Eugenio De La Garza ■Owner ☐Agent

Address: 1902 N Border Ave., Weslaco, Texas Phone Number: 956-650-9865

B. Trip Generation Calculation

The texts needed to complete this table are available at the Planning Department. See back of sheet for more information.

ITE Code	Anticipated Land Use	Project Size			AM Peak Hour Trips	PM Peak Hour Trips	Weekday Trips
		Acres	GFA	# of Units			
210	single family detached housing	2.01		2	2.3	2.7	28.4

Comments: 2-lot single family residential subdivision, see attachement for calculations

Prepared by: Rey Robles, Jr. Date:

Address: 107 W Huisache Street Phone Number: 956-968-2422

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

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

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

Comments:

Reviewed by: _____ Date: _____ STID#: _____

GFA = Gross Floor Area (bldg size sq.ft.)

ITE = Institute of Transportation Engineers, Trip Generation, 7th Edition.

Sheet1

De La Garza Ranch
Trip Generation calculation worksheet

210 Single Family Detached Dwelling
AM Peak
Ln(T) = 0.91Ln(X) + 0.20
Ln(T) = 0.91Ln(2) + 0.20
Ln(T) = 0.83
T=2.3

PM Peak
Ln(T) = 0.94Ln(X) + 0.34
Ln(T) = 0.94Ln(2) + 0.34
Ln(T) = 0.99
T=2.7

Weekday Peak
Ln(T) = 0.92Ln(X) + 2.71
Ln(T) = 0.92Ln(2) + 2.71
Ln(T) = 3.35
T=28.4

Single-Family Detached Housing
(210)

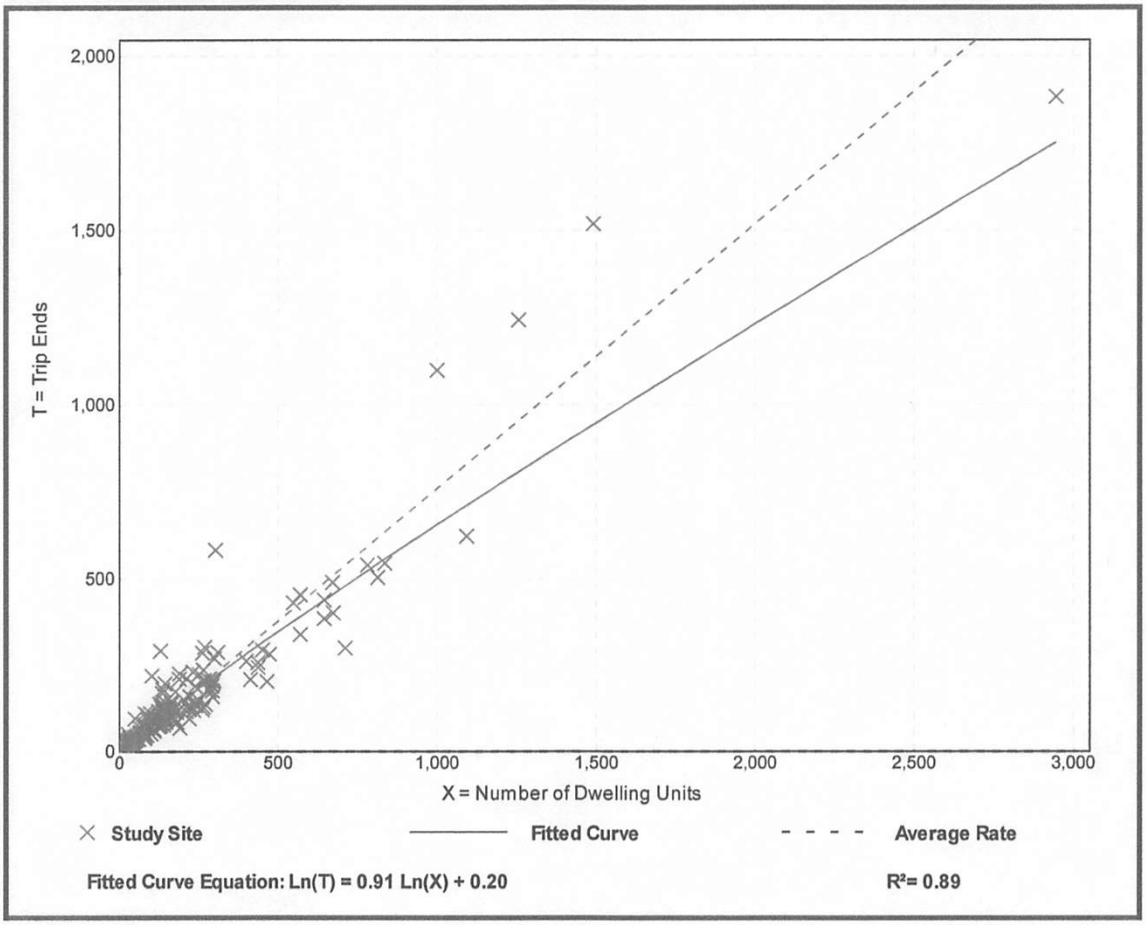
Vehicle Trip Ends vs: **Dwelling Units**
On a: **Weekday,**
AM Peak Hour of Generator

Setting/Location: **General Urban/Suburban**
Number of Studies: 157
Avg. Num. of Dwelling Units: 231
Directional Distribution: 26% entering, 74% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.76	0.36 - 2.27	0.26

Data Plot and Equation



Single-Family Detached Housing
(210)

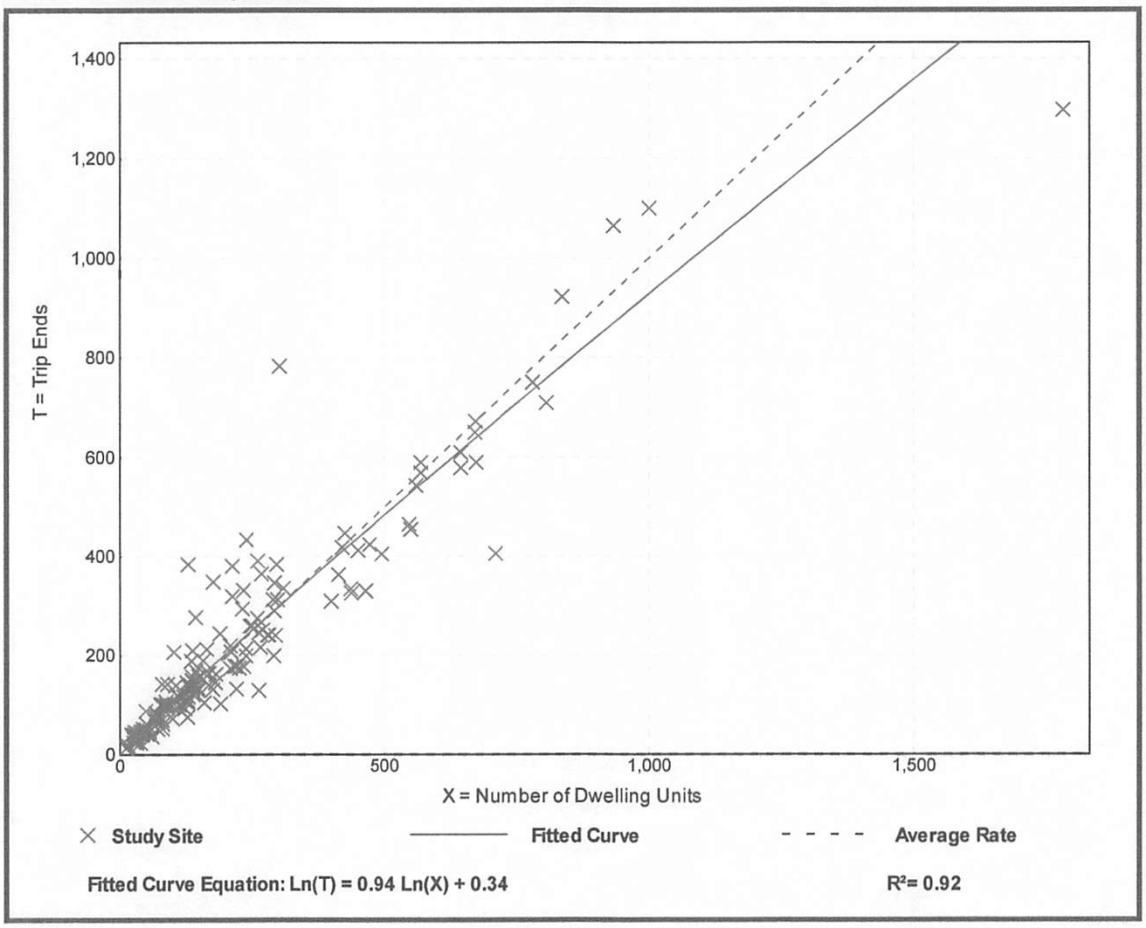
Vehicle Trip Ends vs: **Dwelling Units**
On a: **Weekday,**
PM Peak Hour of Generator

Setting/Location: **General Urban/Suburban**
Number of Studies: 165
Avg. Num. of Dwelling Units: 217
Directional Distribution: 64% entering, 36% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
1.00	0.49 - 2.98	0.31

Data Plot and Equation



Single-Family Detached Housing
(210)

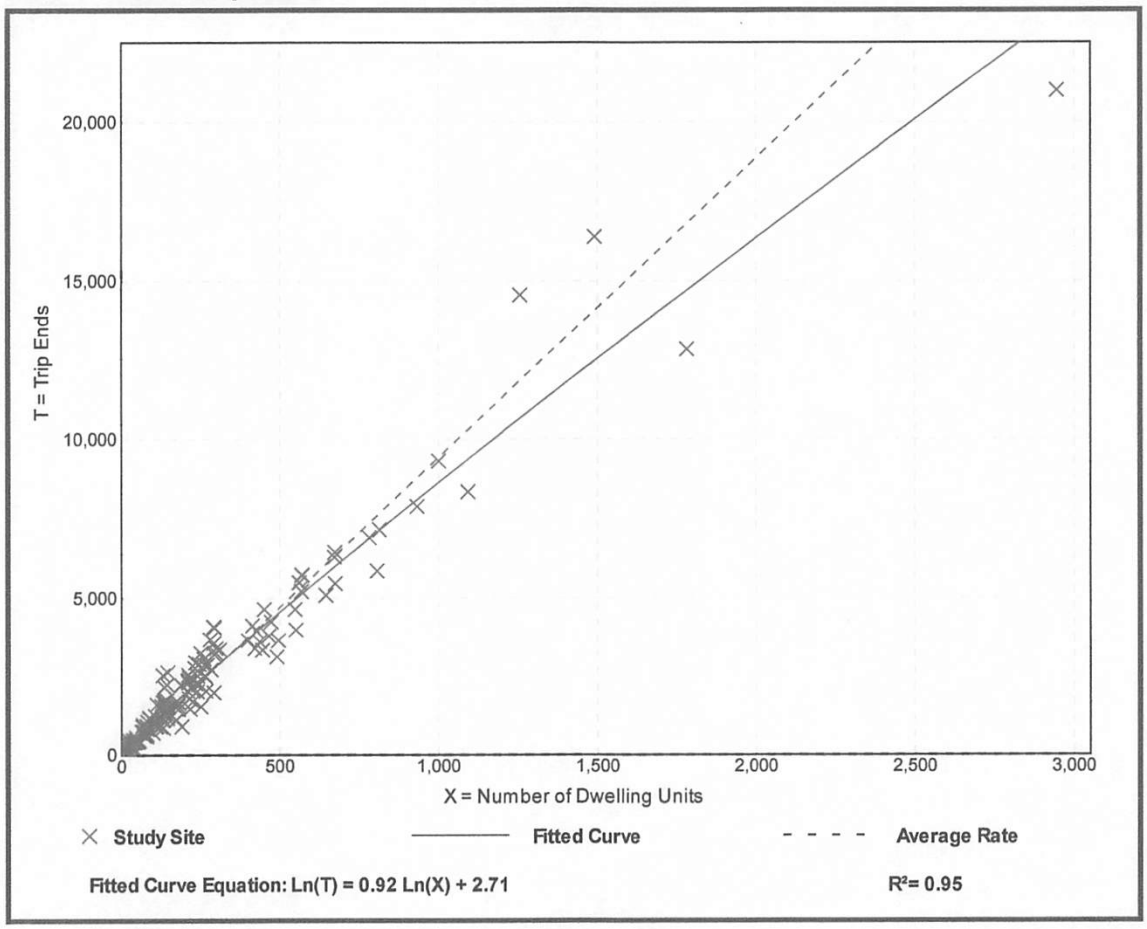
Vehicle Trip Ends vs: **Dwelling Units**
On a: **Weekday**

Setting/Location: **General Urban/Suburban**
Number of Studies: 159
Avg. Num. of Dwelling Units: 264
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
9.44	4.81 - 19.39	2.10

Data Plot and Equation



ROBLES
ENGINEERING, LLC
CIVIL ENGINEERING • LAND DEVELOPMENT
FIRM NO. F-17391

Office: (956) 968-2422
Fax: (956) 969-2011
PO Box 476
Weslaco, TX 78599

DRAINAGE STATEMENT

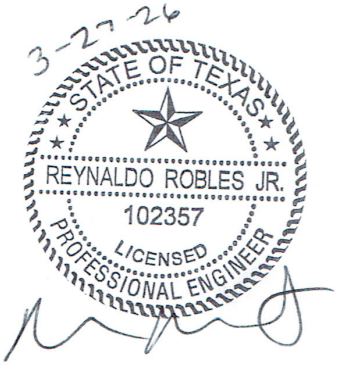
FOR

DE LA GARZA RANCH

CITY OF WESLACO
HIDALGO COUNTY, TEXAS

MARCH 27, 2026

Prepared By:



Reynaldo Robles, Jr., P.E.

Index

Page 1 – Cover Sheet

Page 2 – Index

Page 3 – Drainage Statement (Flood Zone Designation,

Existing Soils, Existing Conditions, Future Conditions)

Page 4 – Location Map

Page 5- USGS Map

Page 6 – Drainage Calculations

Page 7-8 – Coefficient Reference Table

Pages 9 – FEMA FIRM Map

Pages 10-12 – USDA Soil Map and Legend

Page 13 – USDA Soil Report: Engineering Properties

Pages 14-16 – Subdivision Plat Sheets

ROBLES
ENGINEERING, LLC
CIVIL ENGINEERING • LAND DEVELOPMENT
FIRM NO. F-17391

Office: (956) 968-2422
Fax: (956) 969-2011
PO Box 476
Weslaco, TX 78599

DRAINAGE STATEMENT
For
DE LA GARZA RANCH
CITY OF WESLACO
HIDALGO COUNTY, TEXAS

De La Garza Ranch is located on the east side of Border Avenue approximately 107 feet north of Delma Street within the City of Weslaco, Hidalgo County, Texas and is described as follows: the north 2 ¼ acres of Farm Tract 125, Block 162, West Tract Subdivision, according to the map or plat thereof recorded in Volume 2, Pages 34-37 of the Hidalgo County Map Records.

Flood Zone Designation:

By graphical plotting this property falls in flood zone "X" (unshaded), described as areas determined to be outside 500-year flood, as per F.E.M.A. Flood Insurance Rate Map with Community Panel No. 480334 0450 C, revised to reflect LOMR dated May 30, 2002.

Existing Soils:

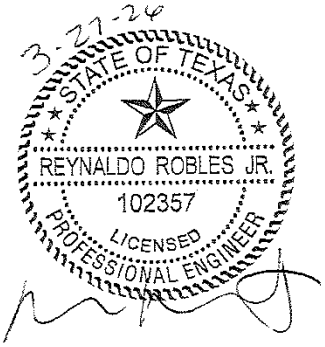
Per the USDA Soil Survey of Hidalgo County, the soils in this area consist predominantly of Hidalgo fine sandy loam (25) and Hidalgo sandy clay loam (28). Hidalgo fine sandy loam and Hidalgo sandy clay loam are listed in hydrologic soil group B, which consist of well drained soils with a moderate infiltration rate.

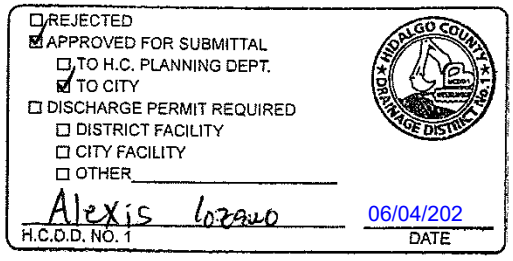
Pre-development Conditions:

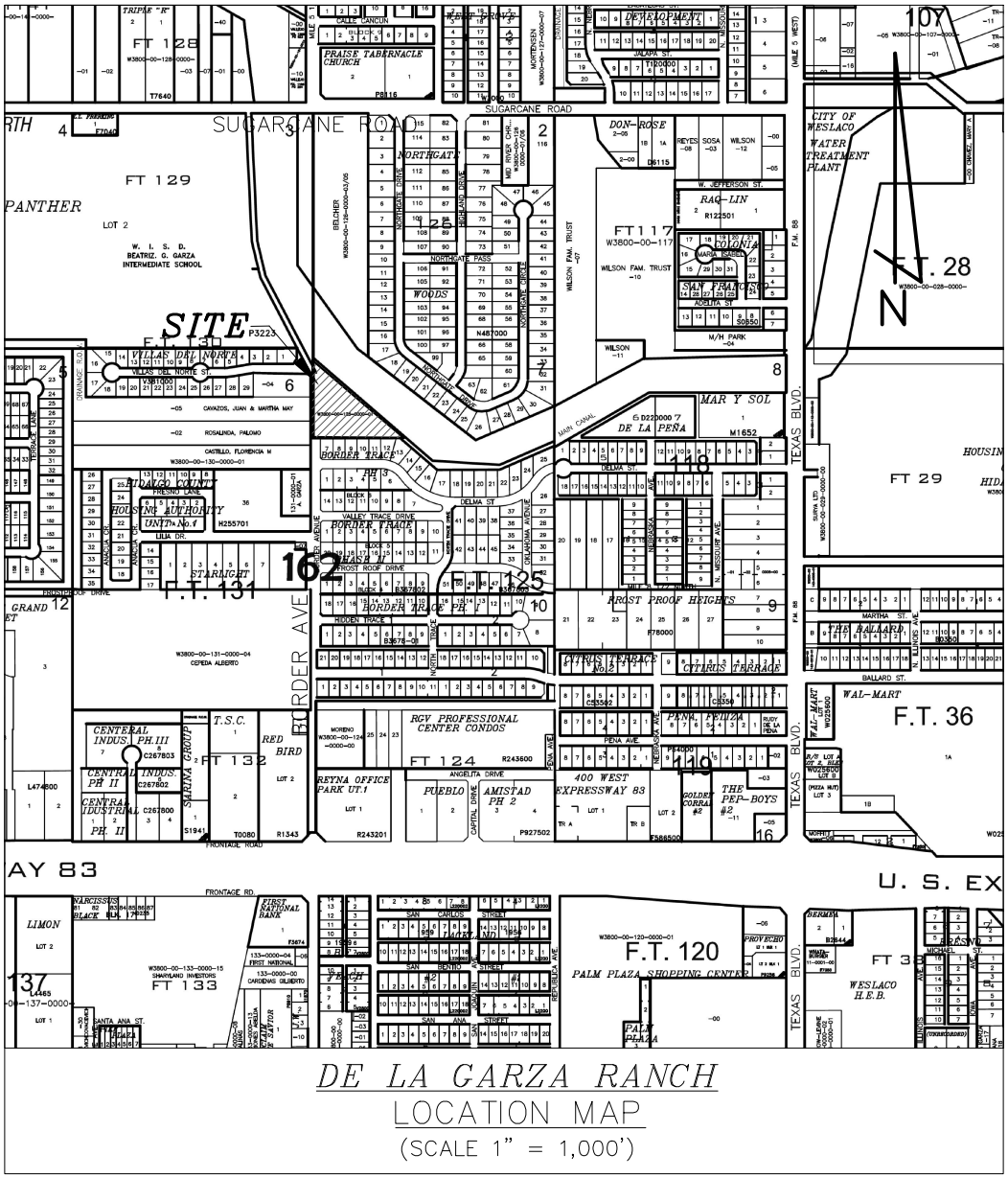
The land comprising this subdivision consists of an existing residence and open land. Review of the topographic information of the site reveals the site is fairly level with a slope towards the south. Pre-development calculations for a 10-year frequency storm reveal an estimated pre-development runoff of 2.92 CFS.

Future Conditions:

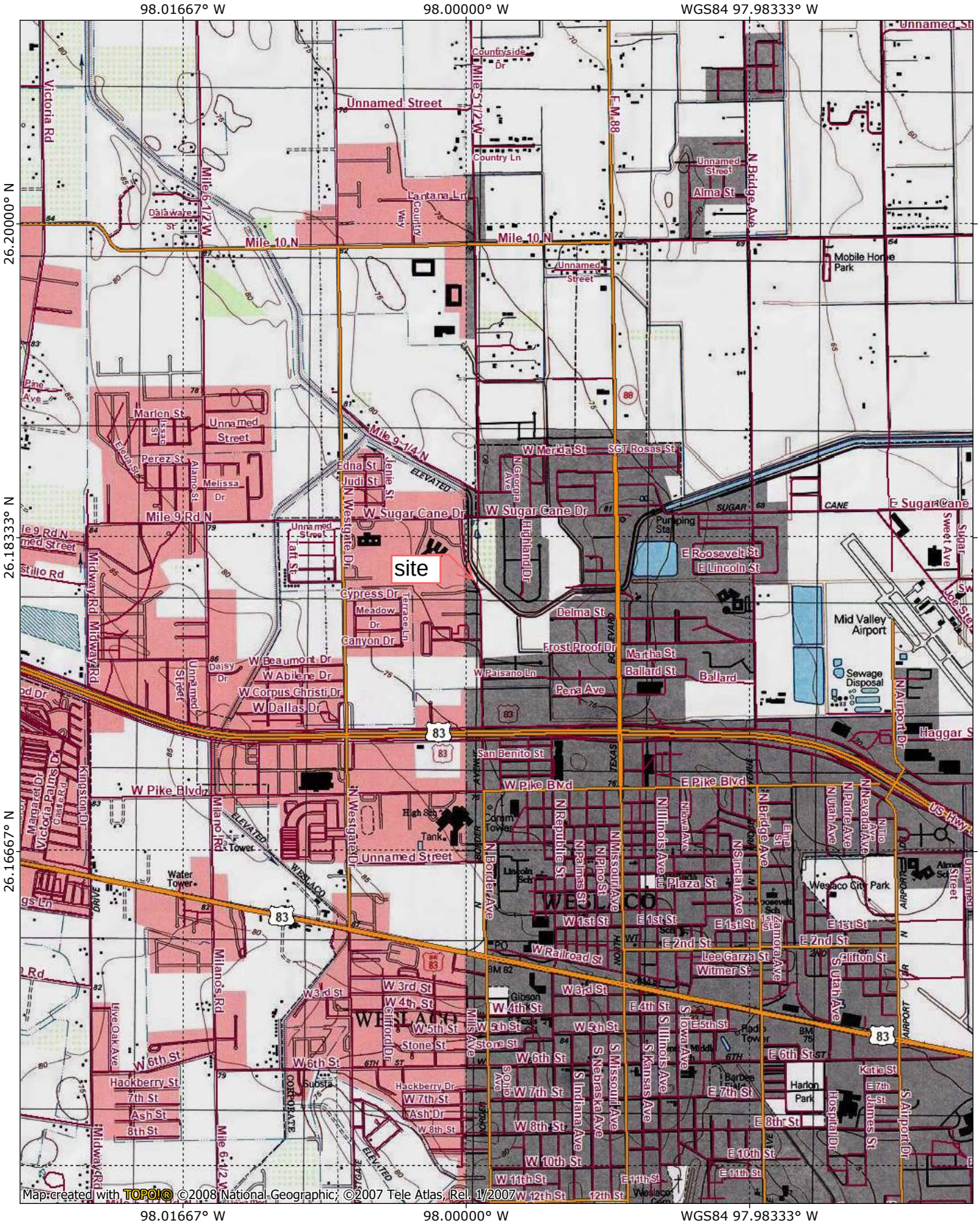
The development will consist of two lots. Expected future use is for single family residential use. Drainage calculations for a pre-development 10-year frequency storm versus a post-development 50-year frequency storm using the modified rational formula reveal an increase Q of 3.88 CFS, with a total maximum volume of additional run-off of 4,498 cubic feet (0.103 acre-ft) and a future peak Q of 6.80 CFS. Lot 1 (1.06 ac.) will be required to detain 2,119 cubic feet and Lot 2 (0.83 ac.) will be required to detain 1,659 cubic feet. The additional runoff will be detained within the site and make its way south into an existing curb inlet located on Border Avenue which flows south via an 18" RCP and outfalls into a drainage ditch owned by the HCCID#9 located approximately 1500 feet south of the site.






SUGARCANE ROAD
SITE
PANTHER
LOT 2
W. I. S. D.
BEATRIZ. G. GARZA
INTERMEDIATE SCHOOL
FT 129
FT 130
FT 131
FT 132
FT 133
FT 124
FT 120
F.T. 28
F.T. 36
F.T. 131
CITY OF WESLACO
WATER TREATMENT PLANT
DON-ROSE
RAC-LIN
COLONIA
SAN FRANCISCO
MAR Y SOL
DE LA PEÑA
FROST PROOF HEIGHTS
CITRUS TERRACE
RGV PROFESSIONAL CENTER CONDOS
400 WEST EXPRESSWAY 83
REYNA OFFICE PARK UT.1
PUEBLO
AMISTAD PH 2
PALM PLAZA SHOPPING CENTER
WESLACO H.E.B.
WAL-MART
THE BALLARD
THE PEP-BOYS
TEXAS BLVD.
BORDER AVE
FRONTAGE RD.
U. S. EX
AY 83
DE LA GARZA RANCH
LOCATION MAP
(SCALE 1" = 1,000')

TOPO! map printed on 02/10/26 from "Untitled.tpo"



ROBLES
ENGINEERING, LLC
CIVIL ENGINEERING • LAND DEVELOPMENT
FIRM NO. F-17391

Office: (956) 968-2422
Fax: (956) 969-2011
PO Box 476
Weslaco, TX 78599

De La Garza Ranch

Using Modified Rational Method:
Maximum Additional Runoff Volume for 10-Year Undeveloped VS 50-Year Developed to determine required detention Volume.

For the existing Subdivision site:

Area =	2.25 ac.
Runoff Length =	545 ft
Slope=	0.82 %
Cex=	0.2
k=	0.213 overland flow
$V = K_u k S_p^{0.5}$ =	0.63 ft/s
$t_c = L/60V$ =	14.36 min.
$I = b/(t_c + d)^e$ =	6.48 in./hr.
Where Q = CIA =	**2.92 cfs**

10- Yr	b=	Intensity-Frequency	116.24
	d=	Duration Coefficients for	14.33
	e=	Hidalgo County, TX	0.8599

For the future developed subdivision (50yr):

	Area (SF)	Area %	C	Weighted C
Residential (large lots)	2.25	100	0.3	0.30

weighted runoff coefficient: 0.30

Area =	2.25 ac.
Runoff Length =	545 ft
Slope=	0.85 %
Cfut =	0.3
k=	0.491 unpaved shallow flow
$V = K_u k S_p^{0.5}$ =	1.48 ft/s
$t_c = L/60V$ =	6.12 min.
t_c min =	10.00 min.
$I = b/(t_c + d)^e$ =	10.08 in./hr.
Where Q = CIA =	**6.80 cfs**

50- Yr	b=	Intensity-Frequency	170.66
	d=	Duration Coefficients for	16.71
	e=	Hidalgo County, TX	0.8613

3-27-26
STATE OF TEXAS
REYNALDO ROBLES JR.
102357
LICENSED
PROFESSIONAL ENGINEER

Duration (min.)	Intensity (in/hr)	Q_{in} (cfs)	Vol_{in} (ft^3)	Q_{out} cfs	Vol_{out} (ft^3)	Storage (ft^3)
10	10.08	6.80	4,081	2.92	1,411	2,670
20	7.66	5.17	6,207	2.92	2,286	3,920
30	6.23	4.20	7,566	2.92	3,162	4,404
40	5.27	3.56	8,535	2.92	4,037	**4,498**
50	4.58	3.09	9,276	2.92	4,913	4,364
60	4.06	2.74	9,870	2.92	5,788	4,082
70	3.65	2.47	10,362	2.92	6,663	3,698
80	3.33	2.25	10,779	2.92	7,539	3,240
90	3.06	2.06	11,141	2.92	8,414	2,727
100	2.83	1.91	11,460	2.92	9,290	2,170
110	2.64	1.78	11,744	2.92	10,165	1,579
120	2.47	1.67	12,001	2.92	11,041	960
130	2.32	1.57	12,234	2.92	11,916	318
140	2.20	1.48	12,447	2.92	12,791	-344

Total Required Detention Volume: 4,498 cfs =
0.103 ac-ft

Lot 1 (1.06ac.) = 1.06/2.25x4498= 2119.0995
Lot 2 (0.83ac.) = 0.83/2.25 x 4498 = 1659.2949

Rainfall Intensity-Duration-Frequency Coefficients for Texas

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

1. Select English or SI Units

English

2. Select or Enter a County

Hidalgo

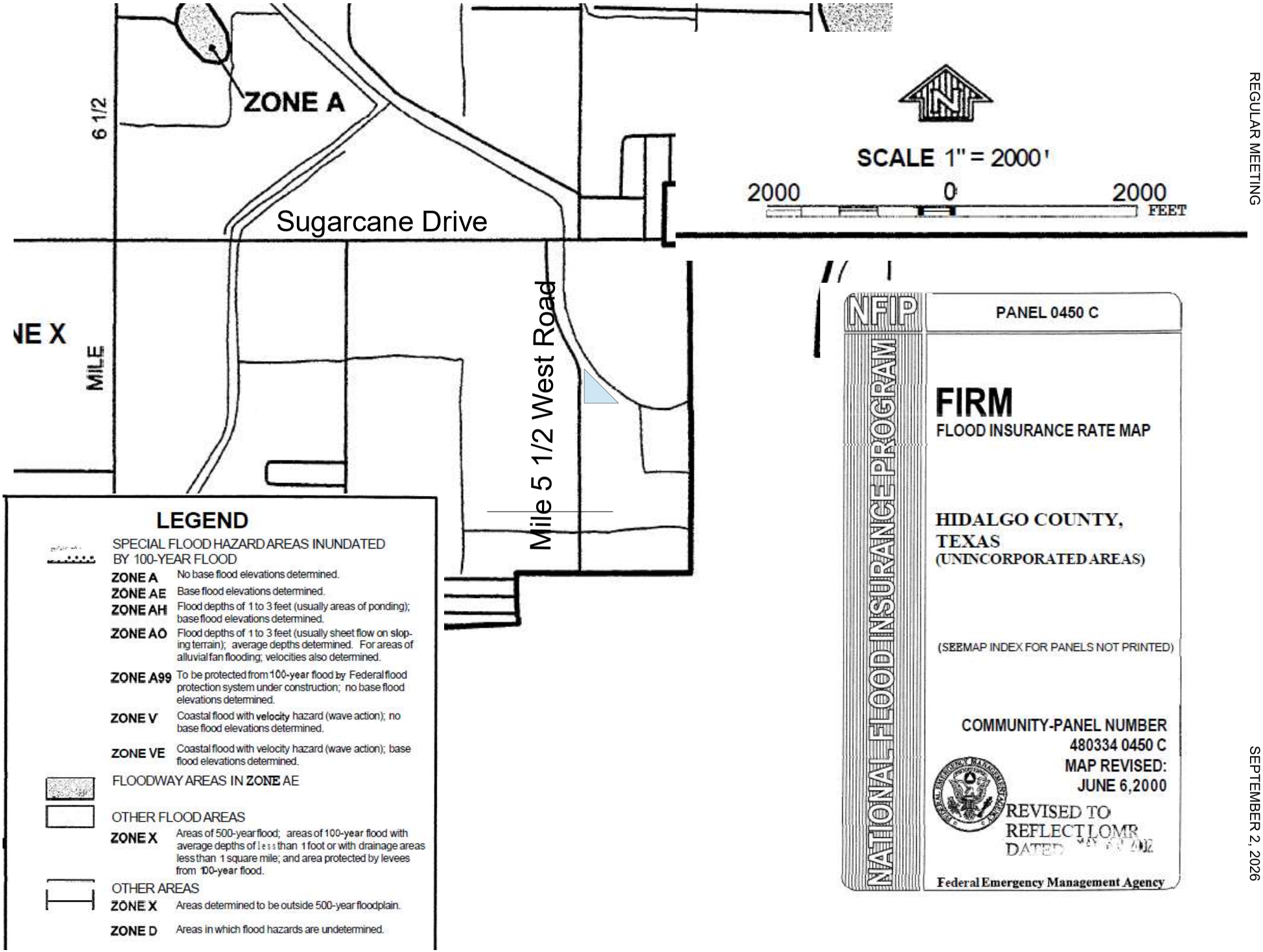
3. Enter a Time of Conc. Select Units

15 min

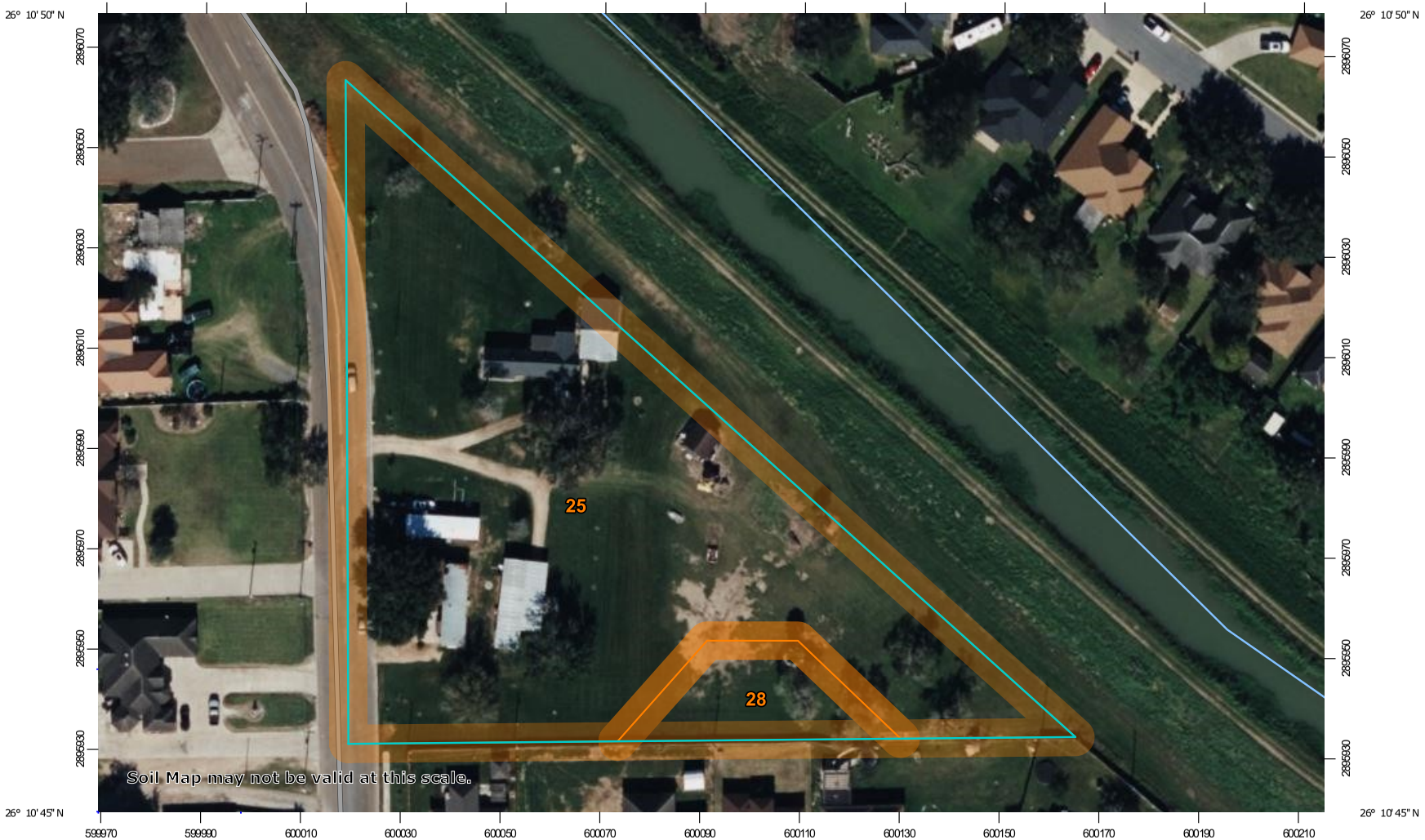
Coefficient	50% (2-year)	20% (5-year)	10% (10-year)	4% (25-year)	2% (50-year)	1% (100-year)
e	0.8645	0.8647	0.8599	0.8572	0.8613	0.8619
b (in.)	72.40	100.21	116.24	140.47	170.66	201.07
d (min)	12.92	13.90	14.33	15.32	16.71	18.00
Intensity (in./hr)	4.07	5.47	6.36	7.54	8.69	9.88

(Spreadsheet Release Date: August 31, 2015; data table reshuffle by Asquith July 14, 2016)

Table 3-1. Runoff Coefficients for Rational Formula.[14]	
Type of Drainage Area	Runoff Coefficient, C*
Business:	
Downtown areas	0.70 - 0.95
Neighborhood areas	0.50 - 0.70
Residential:	
Single-family areas	0.30 - 0.50
Multi-units, detached	0.40 - 0.60
Multi-units, attached	0.60 - 0.75
Suburban	0.25 - 0.40
Apartment dwelling areas	0.50 - 0.70
Industrial:	
Light areas	0.50 - 0.80
Heavy areas	0.60 - 0.90
Parks, cemeteries	0.10 - 0.25
Playgrounds	0.20 - 0.40
Railroad yard areas	0.20 - 0.40
Unimproved areas	0.10 - 0.30
Lawns:	
Sandy soil, flat, 2%	0.05 - 0.10
Sandy soil, average, 2 - 7%	0.10 - 0.15
Sandy soil, steep, 7%	0.15 - 0.20
Heavy soil, flat, 2%	0.13 - 0.17
Heavy soil, average, 2 - 7%	0.18 - 0.22
Heavy soil, steep, 7%	0.25 - 0.35
Streets:	
Asphaltic	0.70 - 0.95
Concrete	0.80 - 0.95
Brick	0.70 - 0.85
Drives and walks	0.75 - 0.85
Roofs	0.75 - 0.95
*Higher values are usually appropriate for steeply sloped areas and longer return periods because infiltration and other losses have a proportionally smaller effect on runoff in these cases.	


ZONE A
6 1/2
Sugarcane Drive
NE X
MILE
Mile 5 1/2 West Road
SCALE 1" = 2000'
2000
0
2000
FEET
LEGEND
SPECIAL FLOOD HAZARD AREAS INUNDATED BY 100-YEAR FLOOD
ZONE A No base flood elevations determined.
ZONE AE Base flood elevations determined.
ZONE AH Flood depths of 1 to 3 feet (usually areas of ponding); base flood elevations determined.
ZONE AO Flood depths of 1 to 3 feet (usually sheet flow on sloping terrain); average depths determined. For areas of alluvial fan flooding; velocities also determined.
ZONE A99 To be protected from 100-year flood by Federal flood protection system under construction; no base flood elevations determined.
ZONE V Coastal flood with velocity hazard (wave action); no base flood elevations determined.
ZONE VE Coastal flood with velocity hazard (wave action); base flood elevations determined.
FLOODWAY AREAS IN ZONE AE
OTHER FLOOD AREAS
ZONE X Areas of 500-year flood; areas of 100-year flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and area protected by levees from 100-year flood.
OTHER AREAS
ZONE X Areas determined to be outside 500-year floodplain.
ZONE D Areas in which flood hazards are undetermined.
NFIP
NATIONAL FLOOD INSURANCE PROGRAM
PANEL 0450 C
FIRM
FLOOD INSURANCE RATE MAP
HIDALGO COUNTY, TEXAS
(UNINCORPORATED AREAS)
(SEE MAP INDEX FOR PANELS NOT PRINTED)
COMMUNITY-PANEL NUMBER
480334 0450 C
MAP REVISED:
JUNE 6,2000
REVISED TO REFLECT LOMR DATED
Federal Emergency Management Agency

Soil Map—Hidalgo County, Texas



Map Scale: 1:1,120 if printed on A landscape (11" x 8.5") sheet.

N

Meters
0 15 30 60 90

Feet
0 50 100 200 300

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

MAP LEGEND

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

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

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

Water Features
- Streams and Canals

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

Background
- Aerial Photography

MAP INFORMATION

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

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

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

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

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

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

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

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

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

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

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

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
25	Hidalgo fine sandy loam, 0 to 1 percent slopes	2.2	92.3%
28	Hidalgo sandy clay loam, 0 to 1 percent slopes	0.2	7.7%
Totals for Area of Interest		**2.4**	**100.0%**

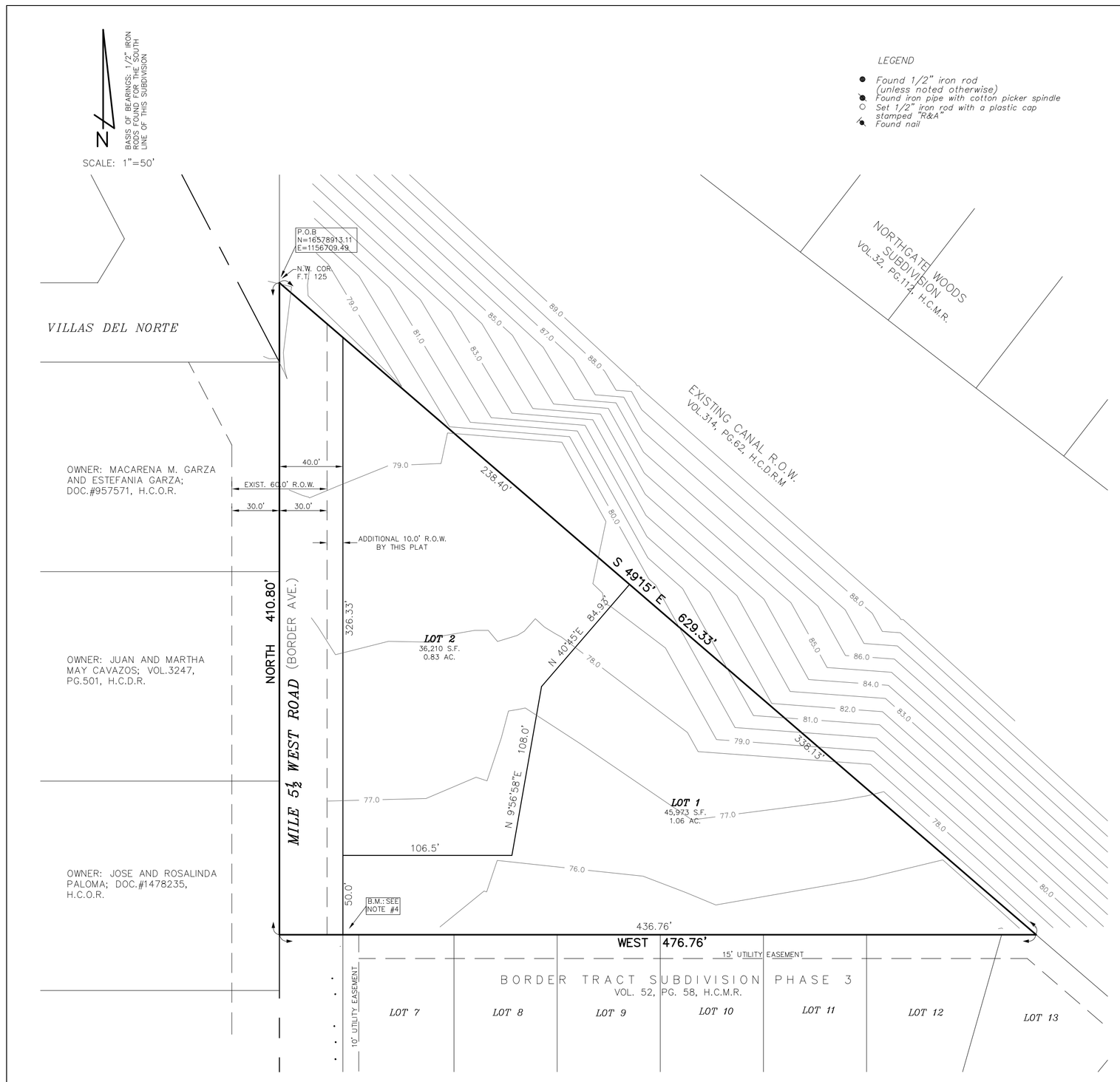
Report—Engineering Properties

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

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

DE LA GARZA RANCH

BEING A SUBDIVISION OF THE NORTH 2¼ ACRES OF FARM TRACT 125, BLOCK 162, WEST TRACT SUBDIVISION, AS PER MAP RECORDED IN VOLUME 2, PAGES 34-37 OF THE HIDALGO COUNTY MAP RECORDS



METES AND BOUNDS DESCRIPTION:

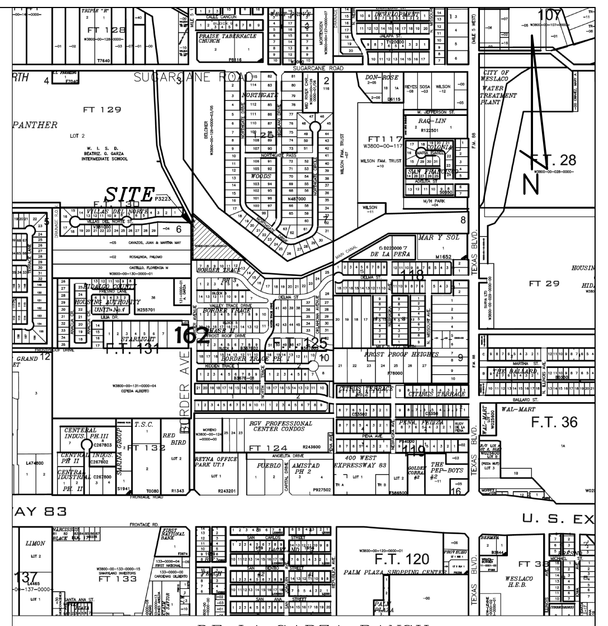
Being a 2.25 acres of land, and being the north 2¼ acres of Farm Tract 125, Block 162 of the West Tract Subdivision as per map recorded in Volume 2, Pages 34 to 37 of the Map Records of Hidalgo County, Texas, and said 2.25 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2-inch iron rod with a plastic cap stamped "R&A" set for the north corner of said Farm Tract 125 for the north corner of said tract herein described;

THENCE, SOUTH 49°15' EAST, 629.33 feet with the north line of said Farm Tract 125 and the south line of Irrigation right-of-way to a 1/2-inch iron rod found for the southeast corner of said tract herein described;

THENCE, WEST, with the north line of Border Trace Subdivision Phase 3, as per map recorded in Volume 52, Page 58 of the Hidalgo County Map Records, passing at a distance of 436.76 feet a 1/2-inch iron rod found on line for reference, passing at a distance of 446.76 feet the east right-of-way line of Mile 5½ West Road (Border Avenue) and continuing for a total distance of 476.76 feet to a point on the west line of said Farm Tract 125 for the southwest corner of said tract herein described;

THENCE, NORTH, 410.80 feet with the west line of said Farm Tract 125, the east line of Farm Tract 130 and the centerline of said Mile 5½ West to the POINT OF BEGINNING and containing 2.25 acres of land, more or less.



DE LA GARZA RANCH
LOCATION MAP
(SCALE 1" = 1,000')

STATE OF TEXAS
HIDALGO COUNTY

OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION:

I (WE), THE UNDERSIGNED, OWNER(S) OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED AS "DE LA GARZA RANCH" TO THE CITY OF WESLACO, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC ALL STREET, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE OF CONSIDERATION THEREIN EXPRESSED.

EUGENIO DE LA GARZA, JR. DATE
1902 N. BORDER AVENUE
WESLACO, TX 78596

STATE OF TEXAS
HIDALGO COUNTY

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED EUGENIO DE LA GARZA, JR. AND PROVED TO ME THROUGH THEIR TEXAS DEPARTMENT OF PUBLIC SAFETY DRIVER LICENSE TO BE THE PERSONS WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, WHO, BEING BY ME DULY SWORN, DECLARED THAT THEIR STATEMENTS THEREIN ARE TRUE, CORRECT AND ACKNOWLEDGED THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREBY EXPRESSED.

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

NOTARY PUBLIC, FOR THE STATE OF TEXAS

CERTIFICATION BY THE IRRIGATION DISTRICT

This plat is approved by Hidalgo and Cameron Counties Irrigation District No.9

Dated this _____day of _____20_____.

1. No improvements of any kind shall be placed upon Hidalgo and Cameron Counties Irrigation District No. 9 Right-of-Ways and/or Easements without the expressed written permission of HCCID #9.
2. It is understood that the rate of flow of Storm Water for the development will be no greater than the rate of flow of Storm Water when the land was in agricultural use.
3. HCCID #9 will not be responsible for the storm/drainage water system to any lot with in this subdivision. As well, HCCID #9 will not be responsible for the delivery of water to any lot with in this subdivision. If desired, this will NOT be at the Districts Expense.
4. HCCID #9 has not reviewed and does not certify that the storm sewer or utilities systems described are appropriate for the particular subdivision, based on generally accepted engineering criteria. The developer and his engineer are responsible for their determinations.
5. HCCID #9 Exclusive Easements shall be kept clear of buildings, sheds, fences, shrubs, trees, and other plantings and other obstructions that would interfere with the operations and maintenance of the easement.

_____
General Manager
Hidalgo & Cameron Counties Irrigation District No. 9

APPROVED BY THE DRAINAGE DISTRICT:

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

HIDALGO COUNTY DRAINAGE DISTRICT NO.1

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

CITY OF WESLACO
STATE OF TEXAS
CERTIFICATION BY THE CHAIRMAN OF THE COMMISSION:

THIS SUBDIVISION HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF WESLACO, AND IS HEREBY APPROVED BY SUCH COMMISSION.

CHAIRMAN, PLANNING COMMISSION DATE
CITY OF WESLACO

STATE OF TEXAS
HIDALGO COUNTY

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

_____ _____
REYNALDO ROBLES, JR DATE
R.P.L.S.#7087
PO BOX 476
WESLACO, TX, 78599

CITY OF WESLACO
STATE OF TEXAS
CERTIFICATION OF THE MAYOR OF THE CITY OF WESLACO:

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

MAYOR ADRIAN GONZALEZ DATE
CITY OF WESLACO

ATTEST:

CITY SECRETARY DATE

STATE OF TEXAS
HIDALGO COUNTY

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

_____ _____
REYNALDO ROBLES, JR. DATE
LICENSED PROFESSIONAL ENGINEER #102357
PO BOX 476
WESLACO, TX, 78599

GENERAL SUBDIVISION PLAT NOTES

1. FLOOD ZONE STATEMENT: FLOOD ZONE DESIGNATION: ZONE "X" (UNSHADED) (AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD) OF COMMUNITY-PANEL NO. 480334 0450 C, REVISED TO REFLECT LOMR DATED MAY 30, 2002.

2. SETBACKS: MINIMUM BUILDING SETBACKS SHALL BE AS FOLLOWS:
FRONT – 25 FEET OR EASEMENT, WHICHEVER IS GREATER;
REAR – 20% OF LOT DEPTH NOT TO EXCEED 25 FEET OR EASEMENT, WHICHEVER IS GREATER;
SIDE – 5 FEET OR EASEMENT, WHICHEVER IS GREATER;

3. FINISHED FLOOR ELEVATIONS ESTABLISHED MUST BE HIGHER THAN 78.9 OR OR 18" ABOVE TOP OF CURB OR CENTERLINE OF STREET, WHICHEVER IS GREATER, MEASURED FROM THE CENTER OF THE LOT.

4. BENCHMARK: ELEV. 76.23; TOP 1/2-INCH IRON ROD FOUND ON THE SOUTH LINE OF THIS SUBDIVISION AT THE NEW RIGHT OF WAY LINE OF MILE 5½ WEST ROAD.

5. IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND CITY OF WESLACO REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO DETAIN AN ESTIMATED TOTAL OF 4,184 CUBIC FEET (0.096 ACRE-FEET) (LOT 1– 2,092cf; LOTS 2&3–1,046cf) OF STORM WATER RUNOFF. DRAINAGE DETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS FOLLOWS: THROUGH ONSITE DETENTION EASEMENT ON THE SOUTH SIDE OF THIS SUBDIVISION.

6. THE DEVELOPER SHALL BE RESPONSIBLE TO DETAIN AND ACCOMODATE MORE THAN THE DETAINED VOLUME SHOWN ABOVE IF IT IS DETERMINED AT THE DEVELOPMENT PERMIT STAGE THAT THE DETENTION REQUIREMENTS ARE GREATER THAN STATED ABOVE DUE TO THE IMPERVIOUS AREA BEING GREATER THAN THE ENGINEER CONSIDERED FOR HIS CALCULATION OF THIS SUBDIVISION. AN APPROVED STORM WATER DETENTION PLAN WILL BE REQUIRED PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.

7. BUILDING PERMIT SHALL ACQUIRED FROM THE CITY OF WESLACO PRIOR TO CONSTRUCTION WITHIN ANY LOT.

8. NO PERMANENT STRUCTURES ARE PERMITTED OVER ANY EASEMENT. EASEMENTS SHALL BE KEPT CLEAR OF BUILDINGS, SHEDS, SHRUBS, TREES AND OTHER PLANTINGS (EXCEPT LOW, LESS THAN 18" MATURE HEIGHTS, GROUND COVER, GRASS OR FLOWERS) AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATIONS AND MAINTENANCE OF THE EASEMENT.

9. INTENDED USE FOR THIS SUBIDIVISION IS FOR RESIDENTIAL USE, ANY OTHER USE WILL REQUIRE APPROVAL FROM THE CITY OF WESLACO PLANNING AND ZONING DEPARTMENT.

10. THE DEVELOPER OF EACH LOT SHALL BE RESPONSIBLE FOR DETAINING AND ACCOMMODATING MORE THAN THE DETAIN VOLUME SHOWN ON THIS PLAT IF IT IS DETERMINED AT THE PERMIT STAGE THAT THE DETENTION REQUIREMENTS ARE GREATER THAN STATED ON THIS PLAT DUE TO THE IMPERVIOUS AREA BEING GREATER THAN THE PLAT ENGINEER CONSIDERED IN THE HYDRAULIC CALCULATIONS FOR THIS SUBDIVISION.

11. A 5 FOOT SIDEWALK IS REQUIRED ALONG THE EXTERIOR PERIMTER UPON ISSUANCE OF A NOTICE TO PROCEED. ANY DAMAGE TO EXISTING UNDERGROUND IRRIGATION LINE SHALL BE REPAIRED AT THE OWNER'S EXPENSE NOT THE IRRIGATION DISTRICT'S.

12. LANDSCAPING IS REQUIRED PER CITY ORDINANCE.

13. STREET LIGHT MUST BE LOCATED EVERY 300 FEET.

14. ALL DRAINAGE EASEMENTS SHALL BE PRIVATE WITHIN THE PROPERTY LINES AND MAINTAINED BY PROPERTY OWNERS AND/OR HOA.

15. DRAINAGE OUTPARCELS CANNOT BE RESUBDIVIDED FOR FUTURE DEVELOPEMENT.

	NAME	ADDRESS	PHONE
OWNER:	EUGENIO DE LA GARZA	1902 BORDER AVENUE, WESLACO,TX	(956) 651-9865
SURVEYOR:	REYNALDO ROBLES	PO BOX 476, WESLACO, TX 78599	(956) 968-2422
ENGINEER:	REYNALDO ROBLES, JR.	PO BOX 476, WESLACO, TX 78599	(956) 968-2422

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

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

BY:_____ DEPUTY

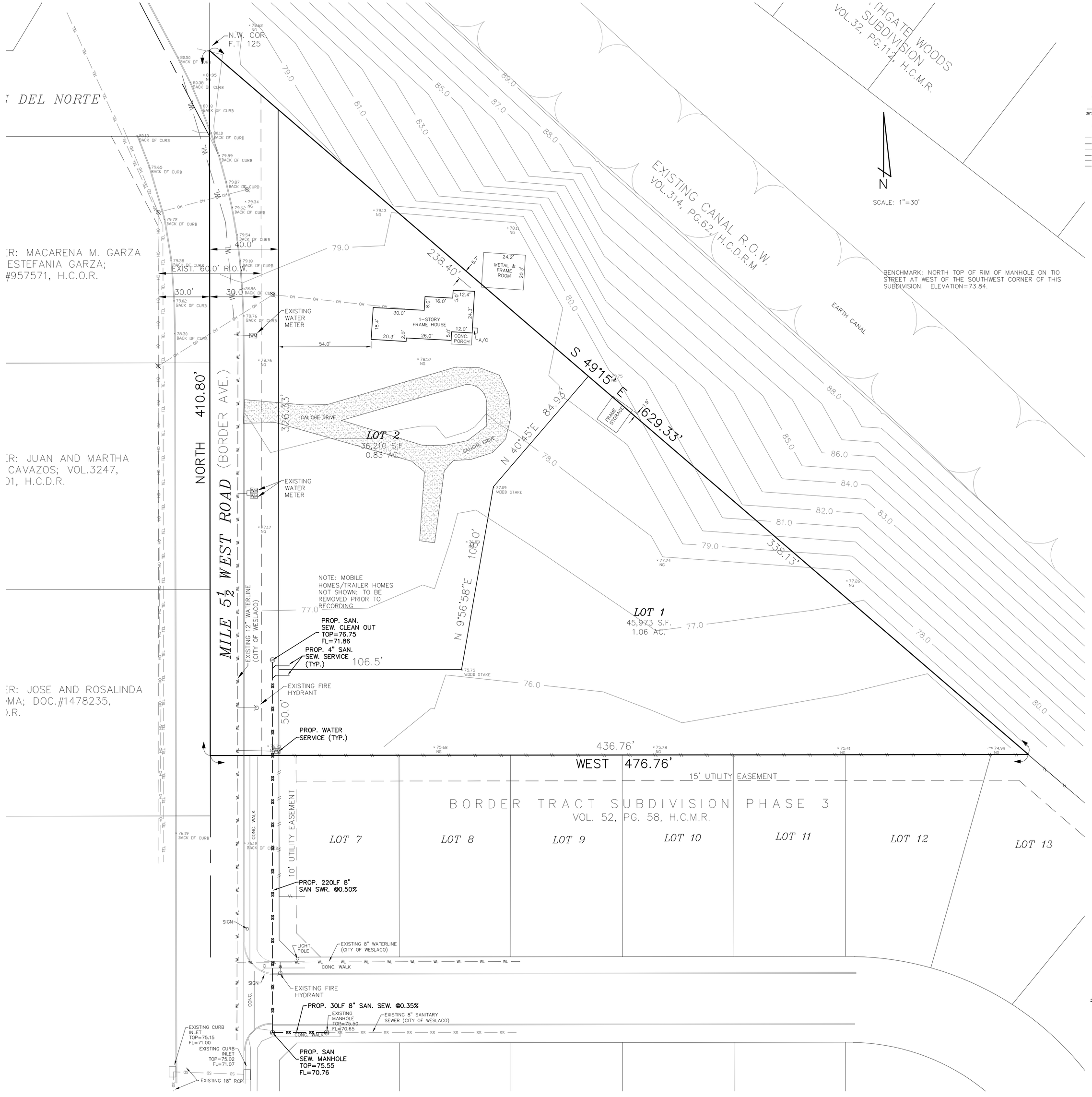
DRAWN BY: JR
DATE: 02-05-26
JOB NO. 195-26
REVIEWED BY: JR

ROBLES & ASSOCIATES, PLLC
PROFESSIONAL LAND SURVEYORS
P.O. BOX 476
107 W. HUISACHE ST.
WESLACO, TEXAS 78596
PHONE (956) 968-2422
FAX (956) 969-2011
FIRM No. 10096700

ROBLES ENGINEERING, LLC
FIRM NO.F-17381
PO BOX 476
107 W. HUISACHE ST.
WESLACO, TEXAS 78596
PHONE (956) 968-2422
FAX (956) 969-2011

PRELIMINARY– NOT FOR RECORDING– FOR REVIEW ONLY

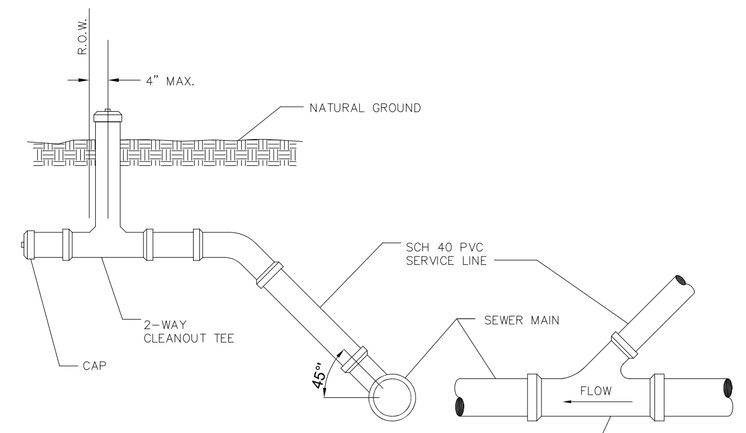
PLANNING AND ZONING
REGULAR MEETING
SEPTEMBER 2, 2026
PAGE 56



LEGEND

- Found 1/2" iron rod
- Set 1/2" iron rod with a plastic cap stamped "R&A"
- Found 5/8" iron rod
- Found 3/4" square iron rod
- Found concrete monument
- Found iron rod with aluminum disc
- Found cotton picker spindle
- Fence line
- Irrigation stand pipe
- Water meter
- Man Hole
- Power Pole
- Irrigation line (approx. location)
- Sanitary sewer line (approx. location)
- Underground cable (approx. location)
- Overhead powerline
- Storm drain line (approx. location)
- Water line (approx. location)

NOTE: ALL CONSTRUCTION TO BE PER CITY OF WESLACO STANDARDS

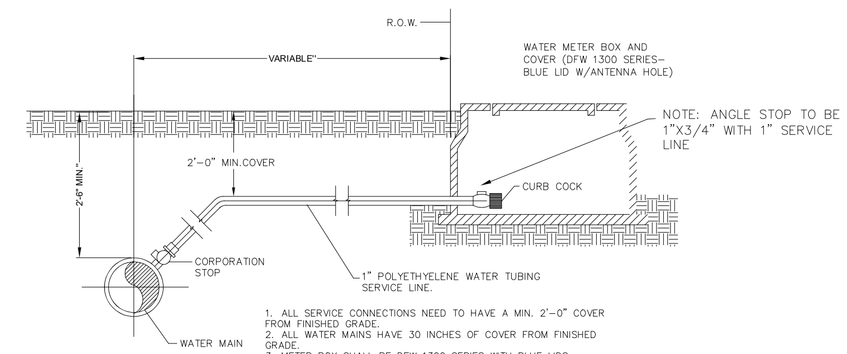


NOTES

INDIVIDUAL SERVICE LATERALS TO BE PROVIDED TO EACH LOT.

SINGLE FAMILY SERVICE SHALL BE 4" MIN. MULTI-FAMILY, COMMERCIAL, AND INDUSTRIAL SERVICE SHALL BE 6" OR GREATER AS REQUIRED.

STANDARD SERVICE CONNECTION



1. ALL SERVICE CONNECTIONS NEED TO HAVE A MIN. 2'-0" COVER FROM FINISHED GRADE.
2. ALL WATER MAINS HAVE 30 INCHES OF COVER FROM FINISHED GRADE.
3. METER BOX SHALL BE DFW 1300 SERIES WITH BLUE LIDS W/ANTENNA HOLE.
4. ALL CONCRETE TO HAVE A MIN. 28 DAYS COMPRESSIVE STRENGTH 3,000PSI.
5. 2" GATE VALVE ONLY REQUIRED FOR 2" SERVICE.
6. POLYETHELYNE TUBING ACCEPTABLE FOR LINE SIZES 1" OR LESS. SCHEDULE 40 PVC REQUIRED FOR LINE SERVICES GREATER THAN 1".

NOTE: 2" WATERLINE FOR COMMERCIAL USE. 1" WATERLINE FOR SPRINKLER OR IRRIGATION.

STANDARD WATER SERVICE CONNECTION

PRELIMINARY- FOR REVIEW ONLY

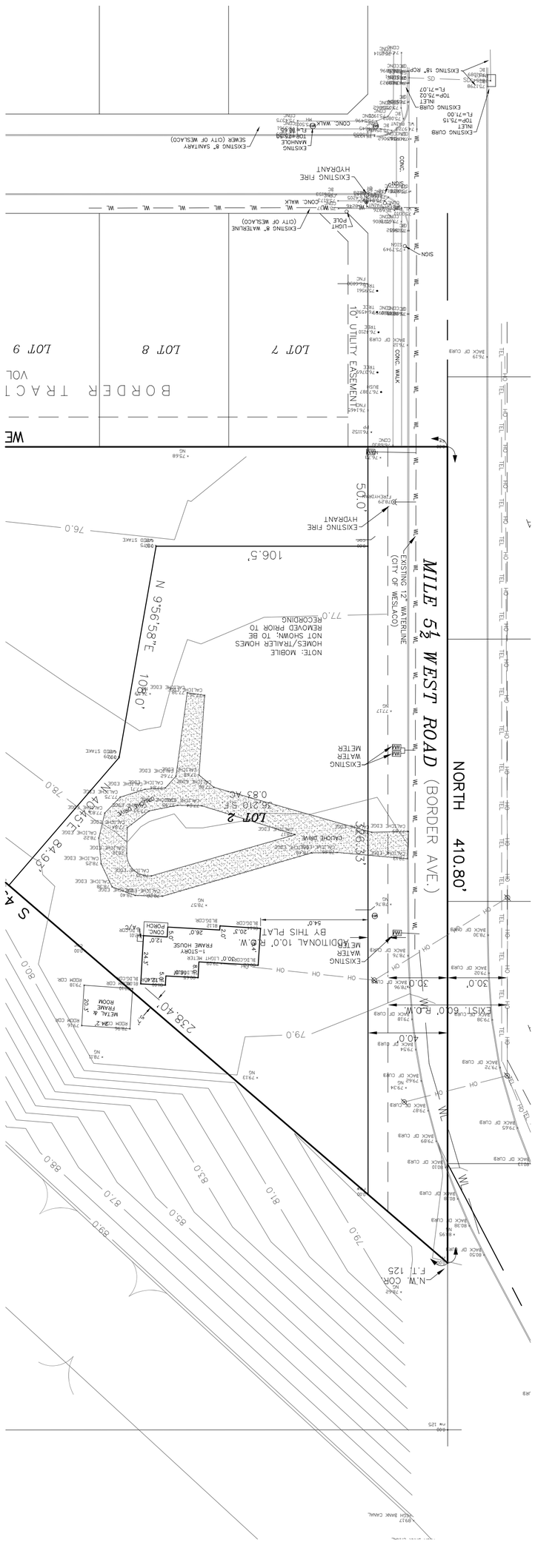
EXISTING CONDITION, WATER AND SEWER SERVICE LAYOUT AND DRAINAGE LAYOUT

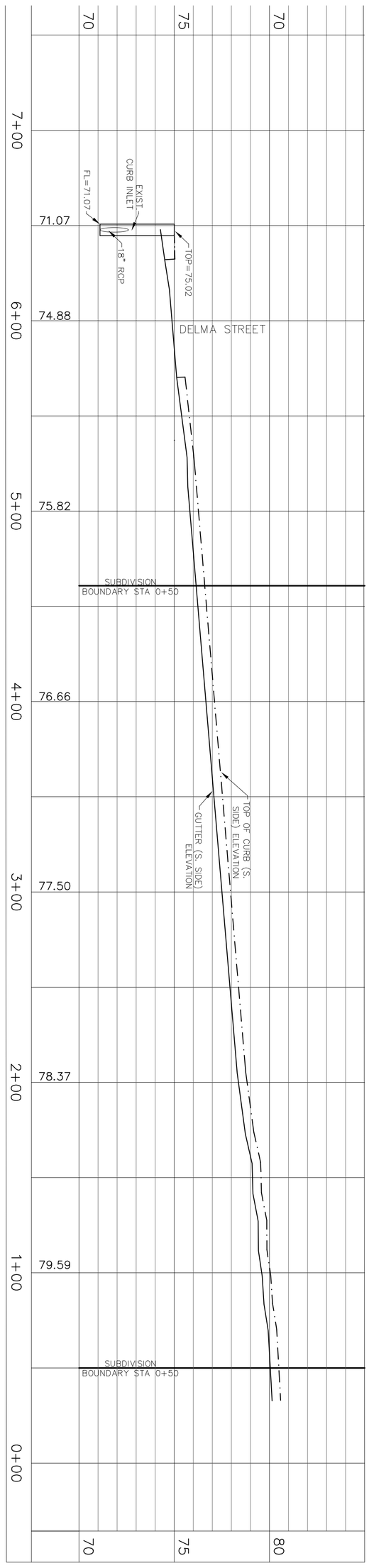
DE LA GARZA RANCH

BEING A SUBDIVISION OF THE NORTH 25 ACRES OF FARM TRACT 125, BLOCK 162, WEST TRACT SUBDIVISION, AS PER MAP RECORDED IN VOLUME 2, PAGES 34-37 OF THE HIDALGO COUNTY MAP RECORDS

DRAWN BY: JR
DATE: 02-08-26
JOB NO. 195-26
REVIEWED BY: JR
REVISED:

ROBLES ENGINEERING, LLC
FIRM NO F-17391
PO BOX 476
107 W. HUISACHE ST.
WESLACO, TEXAS 78596
PHONE (956) 968-2422
FAX (956) 969-2011





EXISTING CURB AND GUTTER PROFILE ELEVATION

SCALE: HOR. 1"= 40'; VERT. 1"= 4'

N

PRELIMINARY-FOR REVIEW ONLY NOT FOR RECORDING

PROJECT NAME:

DE LA GARZA RANCH

CITY OF WESLACO TEXAS

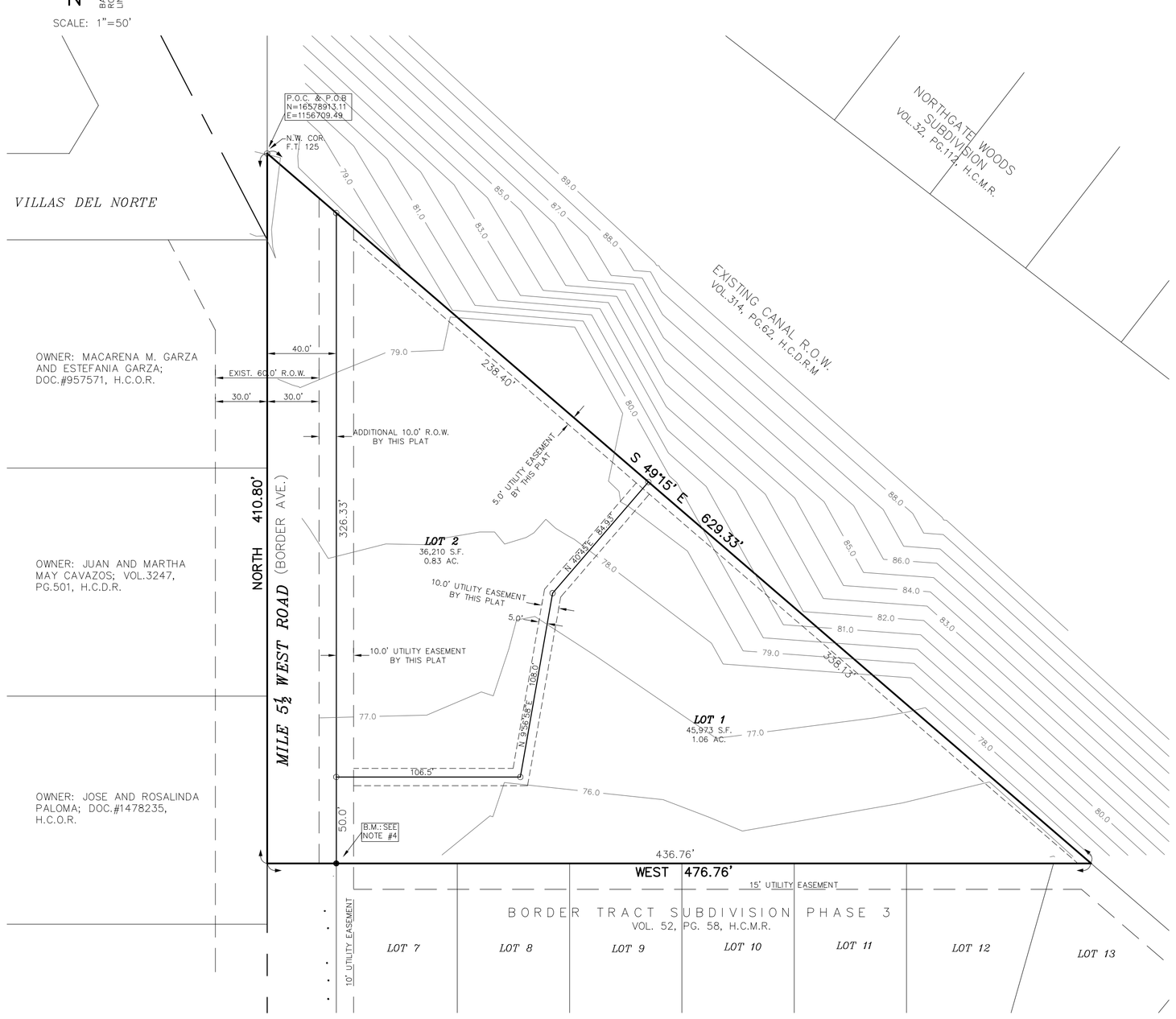
JOB No. 192-25
DATE: 3-26-26
DRAWN BY: JR
SCALE: 1"= 40'
REVISIONS:

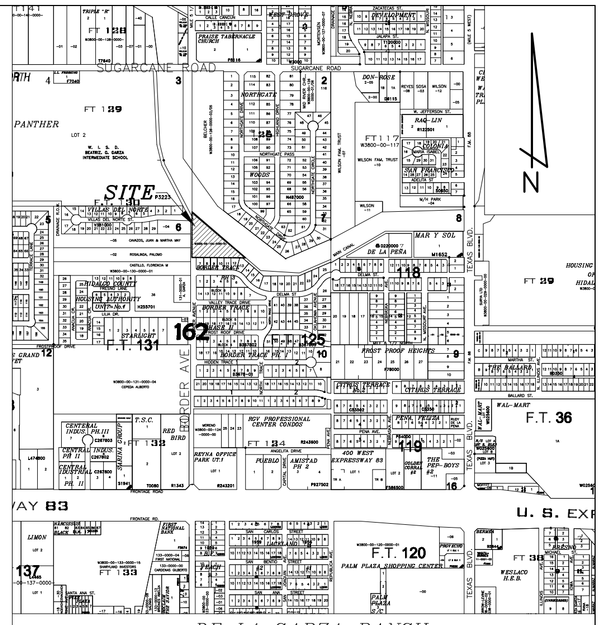
SHEET NO. 1 of 1

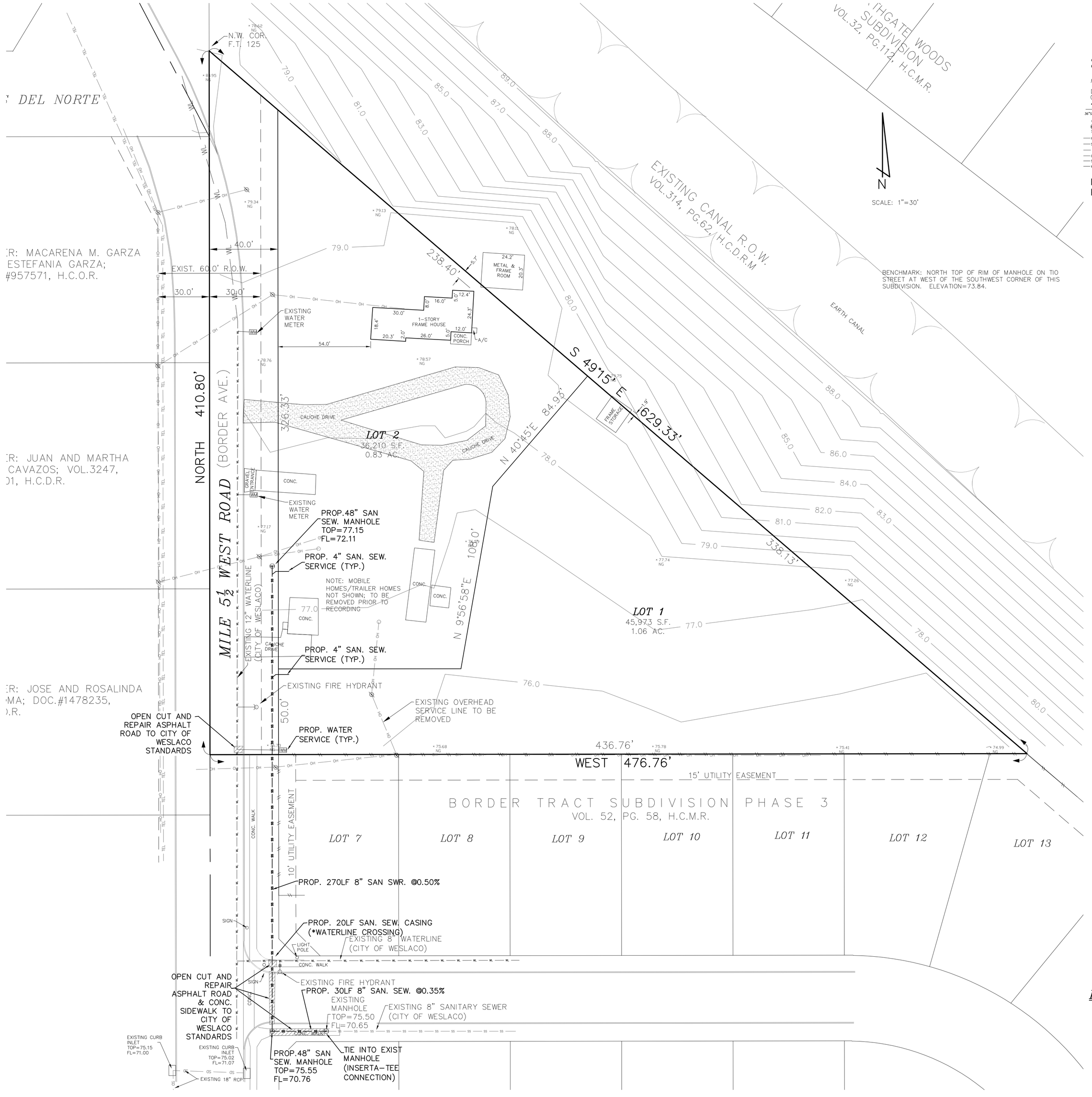
ROBLES ENGINEERING, LLC
FIRM NO.F-17391
PO BOX 476
107 W. HUISACHE ST.
WESLACO, TEXAS 78596
PHONE (956) 968-2422
FAX (956) 969-2011

DE LA GARZA RANCH

BEING A SUBDIVISION OF THE NORTH 2¼ ACRES OF FARM TRACT 125, BLOCK 162, WEST TRACT SUBDIVISION, AS PER MAP RECORDED IN VOLUME 2, PAGES 34-37 OF THE HIDALGO COUNTY MAP RECORDS







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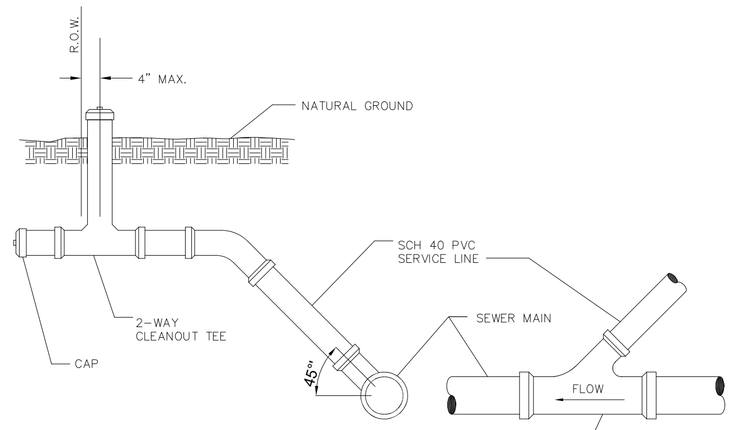
NOTE: ALL CONSTRUCTION TO BE PER CITY OF WESLACO STANDARDS



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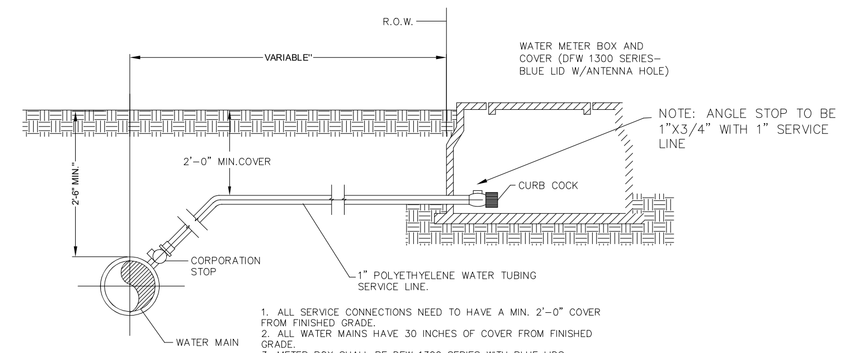
STANDARD SERVICE CONNECTION



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PRELIMINARY- FOR REVIEW ONLY

EXISTING CONDITION, WATER AND SEWER SERVICE LAYOUT AND DRAINAGE LAYOUT

DE LA GARZA RANCH

BEING A SUBDIVISION OF THE NORTH 5 ACRES OF FARM TRACT 125, BLOCK 162, WEST TRACT SUBDIVISION, AS PER MAP RECORDED IN VOLUME 2, PAGES 34-37 OF THE HIDALGO COUNTY MAP RECORDS

DRAWN BY: JR
DATE: 02-08-26
JOB NO. 195-26
REVIEWED BY: JR
REVISED:

ROBLES ENGINEERING, LLC
FIRM NO F-17391
P.O. BOX 476
107 W. HUISACHE ST.
WESLACO, TEXAS 78596
PHONE (956) 968-2422
FAX (956) 969-2011

Planning & Zoning Commission
Standardized Agenda Request Form

Date of Meeting: **September 2, 2026**	**Agenda Item No.** (to be assigned by PCE)**:** **V.B.**
From: Rebekah de la Fuente, Planning Director, on behalf of Carlos Garza.	
Subject/Agenda Item: Discussion and consideration of the Preliminary Plat for McDonald's 42-3818 Weslaco Subdivision– being a 2629 N Westgate also being a 1.091 acres tract of land, more or less, out of Farm Tract 143, Block 180, The West and Adams Tracts Subdivision, Weslaco, Hidalgo County, and Texas. Located approximately 265ft Northwest of W. Sugarcane Dr. and Westgate Dr. Possible Action.	
Discussion/Overview: The proposed one (1) lot subdivision is located inside the City of Weslaco. This subdivision is being serviced with water by North Alamo Water Supply through an 8" waterline and sewer by City of Weslaco through an 15" sewer line. The property is within a Flood Zone "X".	
If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners: N/A	
Staff recommendation for Commission's Action: Staff recommends approval of Preliminary Plat.	
Additional Action Prompted: [X] Mayor's Signature [ ] Public Hearing [ ] Budget Amendment [ ] Resolution [ ] Ordinance – First Reading [ ] Ordinance – Final Reading	
Advisory Review, (if any): (name of board/committee, date of action, recommendation)**:** N/A	
If item previously considered, provide date and action by Commission: N/A	
Attachments, (if any): Application for Subdivision platting, Staff's comments, Drainage Report, Subdivision plat and Utility layout.	
Responsibilities upon Commission's Action: Planning staff will advise applicant.	

SUBDIVISION PLATTING APPLICATION

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

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

FILE NO._____

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

STAFF USE ONLY

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

GENERAL INFORMATION

Name of Subdivision: McDonald's 42-3818 Weslaco

Location: West side of N. Westgate Drive, approx. 326 feet north of Sugarcane

Legal Description: A 1.091-acre tract of land, more or less, out of Farm Tract 143, Block 180, "The West and Tracts Subdivision", according to the Map or Plat thereof recorded in Volume 2, Pages 34-37,

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: B2 Secondary & Highway District

Existing Land Use: Vacant Proposed Land Use: Commercia

Number of Lots Proposed: 1 Gross Acreage: 1.091

Title Report Submitted: ☒ YES ☐ NO

OWNER INFORMATION

Owner's Name: Jesus De Telephone:

Address: P.O. Box Fax:

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

ENGINEER INFORMATION

Name: Telephone: Carlos Garza, President Address: 1116 S. 10th Avenue, Edinburg

AEC Engineering, LLC. Ph #: (956) Fax:

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

UTILITY PROVISIONS

Will proposed subdivision connect to:

☒ YES ☐ NO Water Provision: North Alamo Water Supply Corporation (8"

☒ YES ☐ NO Wastewater Provision: City of Weslaco (15"

☒ YES ☐ NO Electric Company: MVE

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

Proposed subdivision is in the following districts:

☒ YES ☐ NO Drainage District HCDD No.	☒ YES ☐ NO Irrigation District HCCID No.

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

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

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

SUBMITTALS REQUIRED FOR MINOR PLAT REVIEW

_____**Two (2)** sets of plats **folded and stapled** (24 x 36) and forward a copy in PDF format to **rdelafuente@weslacotx.gov**
_____PDF copy of all documents submitted (emailed or USB)
_____ Planning Review fee **$300 + $25/lot for residential (excluding apartment complexes) or $400 + $200 (0-5 acres), $400 + $300 (5.01 - 10 acres, $400 + $400 (10 acres or greater) for commercial, industrial, or apartment.**, Fire Review fee **$100.00**
_____One 11" X 17" reduced copy of plat
_____Plat Layout
- _____Existing & Proposed Easements
- _____Existing & Proposed ROW
- _____Existing & Proposed Drainage Easements
- _____Contours X
- _____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)

X_____**Twelve (12)** sets of preliminary plat **folded and stapled** (24 x 36) and forward a copy in PDF format to **rdelafuente@weslacotx.gov**
X_____PDF copy of all documents submitted (emailed or USB)
X_____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**
X_____One 11" X 17" reduced copy of plat

X Plat Layout
- X Existing & Proposed Easements
- X Existing & Proposed ROW ____ Existing & Proposed Drainage Easements
- X Contours
- X Flood Zones
- X Adjoiners
- X Existing & Proposed street names

X Utility Layout
- X Existing & Proposed Utilities
- X Proposed Fire Hydrants
- X Adjoiners
- X Street names

X Drainage plans and calculations with engineer's seal
- X Elevations
- X Flood directional arrows
- X Detention areas
- X Street names

X Proof of ownership of the property
N/A If septic tank system required, submit soil evaluation report
_____ Water Rights associated with the property
X Tax Receipt for all taxing entities showing that taxes are paid in full
X Number of fire hydrants proposed for subdivision

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

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

SUBMITTALS REQUIRED FOR FINAL (City Commission)

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

SUBMITTALS REQUIRED FOR PRE-CONSTRUCTION MEETING

_____ Seven (7) full sets of construction plans 24 x 36 and one (1) 11 x 17 with plan & profile.
_____ Material Testing are obtained by the city, developer will pay the full cost of the proposal
_____ $85.00 per hour inspection fee to be billed monthly
_____ Traffic Impact Analysis (If required)
_____ Notice of Intent
_____ SW3P

SUBMITTALS REQUIRED FOR RECORDING OR HIDALGO COUNTY PLANNING

_____ Electronic file of final plat and as-builds
_____ Reproducible plat to be recorded with all required signatures
_____ Checks or Receipts: HCCID #9; HCDD #1; County Clerk
_____ Tax certificates
_____ Memo from engineering inspector releasing subdivision
_____ Water Rights shall be paid prior to recordation at $2,896.81 per acre ft
_____ 30 Year Water and 30 Year Sewer Service Agreements
_____ Park dedication/Fees in lieu of

SUBMITTALS REQUIRED FOR RECORDING BY SECURITY

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

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

AUTHORIZATION AND ACKNOWLEDGEMENTS

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

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

Owner Printed Name: **Jesus De Leon**

Owner Signature: _____ Date: **08/05/2026**

_____ is the authorized agent

Authorized Agent Signature: _____ Date: _____

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

****

THIS PAGE FOR STAFF USE ONLY

Date Received: _____ Received By: _____ Date Paid _____

P & Z Commission Approval on Preliminary Plat: _____

P & Z Commission Approval on Final Plat: _____

City Commission Approval on Final Plat: _____

Preconstruction Meeting Date: _____

Date Recorded: _____ Instrument No. _____

General Comments: _____

_____

APPLICATION FOR VOLUNTARY ANNEXATION

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

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

FILE NO._____

GENERAL INFORMATION

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

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

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

_____Petition for annexation signed and notarized by property owners.
_____Detailed dimensioned site plan/map must be submitted with this request.
_____Survey and metes and bounds.
_____City and school tax receipts attached.

OWNER INFORMATION

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

Address: P.O. Box 1624 Fax: _____

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

ENGINEER INFORMATION

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

Address: 1116 S. 10th Avenue Fax: _____

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

AUTHORIZATION AND ACKNOWLEDGEMENTS

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

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

Owner Printed Name: _____

Owner Signature: _____ Date: _____

_____ is the authorized agent

Authorized Agent Signature: Date: 3/26/26

Authorized Agent Printed Name: Carlos Garza

****

THIS PAGE FOR STAFF USE ONLY

Date Received: _____ Received By: _____

Staff Review Date: _____

P & Z Commission Approval: _____

City Commission Approval on First Reading: _____

City Commission Approval on Final Reading: _____

Rebekah M. De La Fuente

From: Rebekah M. De La Fuente
Sent: Monday, July 27, 2026 8:08 AM
To: Jorge G. De Zenea; Felix Salazar; Peter Hermida; Mike Swinnea; Kayla A. Arevalo; David Arce
Cc: Carlos Garza; Roel Hernandez; George de Zenea; Adrian Abularach
Subject: RE: McDonald's 42-3818 Weslaco Subdivision.
Attachments: Subdivision Fees chart (002).pdf; subdivision review report.pdf

Good morning,

Attached is the subdivision review report. Please note that your project has been approved with comments and may require minor changes to plat prior to submission for plat consideration. The following items will be required for the plat submittal

- Subdivision platting application
- Platting fee- reference the attached fee chart for cost
- $100.00 fire review fee
- 12 sets of plats (plat, drainage, utility and paving sheets only)
- Updated/approved drainage report

Rebekah de la Fuente, CFM, CPM
Planning & Code Enforcement Director
City of Weslaco
255 S. Kansas Avenue
Weslaco, TX 78596
Ph: (956) 447-3403
Fax: (956) 973-3128
rdelafuente@weslacotx.gov

From: Jorge G. De Zenea <Jorge@aecengineering.net>
Sent: Tuesday, July 7, 2026 1:17 PM
To: Felix Salazar <fsalazar@weslacotx.gov>; Peter Hermida <phermida@weslacotx.gov>; Mike Swinnea <mswinnea@weslacotx.gov>; Kayla A. Arevalo <karevalo@weslacotx.gov>; David Arce <DARCE@weslacotx.gov>; Rebekah M. De La Fuente <rdelafuente@weslacotx.gov>
Cc: Carlos Garza <Carlos@aecengineering.net>; Roel Hernandez <Roel@aecengineering.net>; George de Zenea <george@aecengineering.net>; Adrian Abularach <adrian@aecengineering.net>
Subject: McDonald's 42-3818 Weslaco Subdivision.

Good afternoon,

Please find below the link provided, which will give you access to the following:

- Updated Plat
- Updated Site Plan

- Updated Utility Plan
- Updated Grading Plan
- Trip Generation Count (3 sheets)
- Response Letter to the 1st round of comments from the City of Weslaco

Subd Review 2

The Utility Plan has been updated to show a proposed fire hydrant. Please let us know whether the City of Weslaco has an agreement with NAWSC regarding the installation of fire hydrants. In our experience on other projects where NAWSC serves as the water supplier, we have encountered some resistance from NAWSC regarding the installation of fire hydrants. We would like to avoid any potential delays that could arise from the
requirement for the City of Weslaco to install the fire hydrant, as well as possible opposition from NAWSC.

Regarding the proposed drive on the north side of the proposed site, and According to Sec. 26-319, Table 26-1 (Minimum Spacing Between Driveways), the required distance between the north edge of the access to N. Westgate (a 45-mph roadway) provided by the gas station (currently under construction) and the access to N. Westgate proposed by McDonald's is 250 feet. The total distance provided between these two drives is 255 feet (see Site Plan and Grading Plan). McDonald's will establish an agreement with the seller to use the land for construction of an off-site drive, which will be located approximately 78 feet north of the subdivision's northern boundary (see Response Letter).

The Shared Access Agreement between the gas station and McDonald's will be established after the access/opening has been constructed. We will then send our surveying crew to tie down the access and establish the correct location and elevations that will allow this access to serve its purpose. According to McDonald's, this Shared Access Agreement will be recorded by separate document once the subdivision plat for the gas station has been recorded.

If you have any questions or comments, please feel free to reach out.

Respectfully,

Jorge G. de Zenea

ENGINEERING DESIGNER

AEC
ENGINEERING, LLC.

PLAN CORRECTIONS REPORT PAR-001060-2026
FOR CITY OF WESLACO

PLAN ADDRESS: Mcdonald'S 42-3818 Weslaco Subdivision
Weslaco, TX 78596

PARCEL:

APPLICATION DATE: 06/04/2026 **SQUARE FEET:** 0.00 **DESCRIPTION:** inside city limits/ McDonald's 42-3818 Weslaco Subd.

EXPIRATION DATE: 06/04/2027 **VALUATION:** $0.00

CONTACTS	Name	Company	Address
Engineer	CARLOS GARZA	AEC ENGINEERING LLC	Po Box 480 Edinburg, 78540
Owner	Jesus and Maricela De Leon		S 1116 10Th Ave Edinburg, TX 78539

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	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	Approved with Comments	David Arce Ph: 956-793-8735 email: darce@weslacotx.gov

CONDITION(S) Engineering Review - 2nd Revision

Comment: Plat:
-Provide 26' access easement through property and going north matching driveway entrances, the north section must be approved through a separate instrument
Utility Plat:
-Manhole connection must be a drop structure

Approved as submitted with notes - Approved as submitted with notes with notes

Comment: 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. Shall comply with Appendix B of the 2015 IFC or loop water lines. Shall provide or show a fire hydrant on Civil Plans prior to vertical construction that meets this distance requirement.

McDONALD'S 42-3818
WESLACO SUBDIVISION

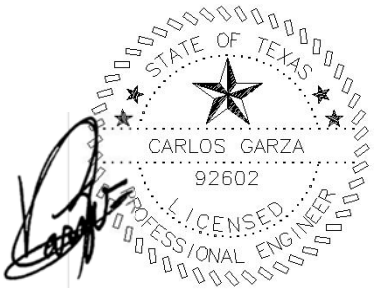
Site Location: West side of Westgate Drive (Mile 6 W. Road), approximately 326 feet north of Sugarcane Drive, City of Weslaco, County of Hidalgo, Texas

Prepared By

AEC ENGINEERING, LLC.

On: May 23, 2026

PROJECT # 1132.144



05-23-2026

Carlos Garza, P.E., P.G., SIT, CAPM, CFM, CESSWI

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

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

Send Package Deliveries to:
2112 W. University Drive #804
Edinburg, Texas 78539

Table of Contents

I. Drainage Statement and Report with Hydraulic Calculations

II. Project Location Map

III. Flood Insurance Rate Map (FIRM) and Legend

IV. USGS Map with Project Location

V. Soil Survey Resource Report

VI. Plans

SECTION I
Drainage Statement and Report with Hydraulic Calculations

ENGINEERING, LLC.

Drainage Statement for:
McDONALD'S 42-3818 WESLACO SUBDIVISION
City of Weslaco, County of Hidalgo, Texas
May 23, 2026

Project Location and Description

McDONALD'S 42-3818 WESLACO SUBDIVISION is a one lot commercial development consisting of a 1.091-acre tract of land, more or less, situated in the City of Weslaco, County of Hidalgo, Texas, out of and forming a part or portion of Farm Tract 143, Block 180, The West and Adams Tracts Subdivision, Hidalgo county, Texas, according to the map or plat recorded in Volume 2, Pages 34-37, of the Map Records of Hidalgo County, Texas. This subdivision is located on the west side of Westgate Drive (Mile 6 West Road), approximately 326 feet north of Sugarcane Drive, in the City of Weslaco, County of Hidalgo, Texas.

Floodplain (FEMA Information)

This tract of land is currently vacant, and its proposed future use is commercial. The site lies in Flood Zone "X" (Unshaded), as per FEMA FIRM Panel 480334 0450 C, map revised June 6, 2000.

Zone "X" (Unshaded) is defined as areas determined to be outside the 500-year floodplain.

Soils Information

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

Drainage Pattern Determination

The natural topography of the site indicates that stormwater runoff flows in a southwesterly direction. Post-development storm drainage incorporates a detention area located along the west side of the site. The detention facility provides a total storage capacity of approximately **9,486 cubic feet** and is designed to attenuate peak runoff prior to discharge into the existing storm sewer system.

Stormwater is conveyed to the detention area through **three (3) concrete chutes**, which direct surface runoff into the basin. Supporting conveyance infrastructure includes **two (2) segments of 18-inch reinforced concrete pipe (RCP)** with lengths of **223.50 linear feet** and **64.00 linear feet**, respectively, as well as **one (1) segment of 12-inch RCP** measuring **58.50 linear feet**.

The system also includes **three (3) grated inlets**, two (2) 48”x48”, and one (1) 36”x36” that are placed at the east side the site in a north-to-south alignment. Approximately **30% of the total stormwater runoff** is captured by these inlets. The **central inlet** is directly connected to the downstream storm sewer system and serves as the primary structure conveying collected runoff to an existing storm sewer manhole that is located on the west side of Westgate Drive (Mile 6 West Road).

Outflow from the system is ultimately discharged through a **31-linear-foot section of PVC pipe**, which connects to the existing storm sewer infrastructure. The remaining **70% of site runoff** is routed to the detention area, allowing for controlled release and reduction of peak discharge rates.

Overall, the system is designed to effectively manage stormwater runoff by combining detention storage with direct conveyance, ensuring compliance with drainage requirements and minimizing downstream impacts.

According to engineered calculations, the development must detain a minimum of 9,122 cubic feet (0.21 acre-feet) of stormwater runoff. This volume was determined using the weighted runoff coefficient (“C value”) as shown in the attached calculations. The detention area has a storage capacity of approximately 9,486 cubic feet, exceeding the required volume by 364 cubic feet.

Necessary Detention Quantification

As per County of Hidalgo’s drainage policy, the site will detain the difference in volume between pre-development and post-development conditions, based on a 50-year storm event with a pre-development release rate as indicated below.

As per attached Engineered Calculations, this 1-lot commercial subdivision shall detain no less than 9,122 c.f. cumulatively for the 1.091-acre tract of land.

Pre-Development Quantifications

Site is currently vacant (Shorth Grass Pasture)

Q = 1.41 cfs
I = 6.47 in/hr
Tc = 19.03 min

Post Development Quantifications

Upon site development, this will be a one-lot commercial subdivision.

Q = 8.36 cfs
I = 10.70 in/hr
Tc = 10.29 min

The pre-development flow rate averages 1.41 cfs while the post-development flow rate averages 8.36 cfs; creating an incremental average flow rate of 6.95 cfs. The incremental flow rate will be handled by storm sewer improvements as previously described. Site drainage and detention improvements for the proposed development will conform to current Hidalgo County Drainage District No. 1 ordinances and/or policies and approved by the **City of Weslaco, TX** at the time of issuance of building permit.

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

Prepared by: AEC Engineering, LLC

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

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

☐ REJECTED
☑ APPROVED FOR SUBMITTAL
☐ TO H.C. PLANNING DEPT.
☑ TO CITY
☐ DISCHARGE PERMIT REQUIRED
☐ DISTRICT FACILITY
☑ CITY FACILITY
☐ OTHER_____

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

Alexis Lozano
H.C.D.D. NO. 1

6/17/26
DATE

Submit a TxDot permit if

AEC ENGINEERING, LLC.
DRAINAGE REPORT/STATEMENT

Version: 03-10-23

PROJECT NAME: McDonald's 42-3818 Weslaco Subdivision
PROJECT NUMBER: 1132.144
DATE: May 23, 2026
PREPARED BY: Jorge G. de Zenea
PHONE NUMBER: (956) 380-6558

COUNTY: Hidalgo
CITY: Weslaco
Number of Lots: 1
Analysis Method: Rational Method

I. Pre Development (Existing) Conditions

Existing Surface Conditons: Short grass pasture

Storm Frequency:	10-year	Intercept Coefficient "k":	0.213 ft/sec
Existing Area:	47,532.58 ft^2		
Existing Area:	1.09 ac (Net - Development Area)	Ku=3.28 (constant)	
		Hydraulic Length (L):	319.00 ft
		Ruoff Velocity *"v"*:	0.28 ft/sec
Existing Slope :	0.16 %		
Time of Concentration:	19.03 min		
Rainfall Intensity	6.47 **in/hr** **based on frequency of** **10-year**		
Type of Drainage Area:	Short Grass Pasture		
Runoff Coeff (c factor):	0.20		
Q peak existing condition:	1.41 cfs		

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

II. Post Development (Future) Conditions

Storm Frequency:	50-year
Future development area:	47,532.58 ft^2
Future development area:	1.09 ac (Net - Development Area)
Proposed Slope (s) :	1.00 %
Time of Concentration:	10.29 min
Rainfall Intensity (i)=	10.70 **in/hr** **based on frequency of** **50-year**
Type of Drainage Area:	Concrete
Runoff Coeff (c factor):	0.72
Q future conditon (ciA)=	8.36 cfs

Time	Time	I	Post Development		Pre Development		Required
			Flow (Q)	Volume (V)	Flow (Q)	Volume (V)	Storage Volume
(min)	(sec)	(in/hr)	ft^3/sec	ft^3	ft^3/sec	ft^3	ft^3
10.29	617.35	10.70	8.36	5,158	1.41	871	4,287
20.29	1,217.35	7.85	6.13	7,458	1.41	1,294	6,164
30.29	1,817.35	6.31	4.92	8,947	1.41	1,717	7,230
40.29	2,417.35	5.33	4.16	10,050	1.41	2,140	7,910
50.29	3,017.35	4.64	3.62	10,929	1.41	2,563	8,366
60.29	3,617.35	4.13	3.22	11,663	1.41	2,987	8,676
70.29	4,217.35	3.74	2.92	12,295	1.41	3,410	8,885
80.29	4,817.35	3.42	2.67	12,851	1.41	3,833	9,018
90.29	5,417.35	3.16	2.46	13,349	1.41	4,256	9,093
100.29	6,017.35	2.94	2.29	13,801	1.41	4,679	9,122
110.29	6,617.35	2.75	2.15	14,216	1.41	5,102	9,113
120.29	7,217.35	2.59	2.02	14,599	1.41	5,526	9,073
130.29	7,817.35	2.45	1.91	14,956	1.41	5,949	9,007
140.29	8,417.35	2.33	1.82	15,290	1.41	6,372	8,918
150.29	9,017.35	2.22	1.73	15,604	1.41	6,795	8,809

Storage Required: **9,122** ft^3
w/ release rate of: **1.41** ft^3/sec
Storage Required for Development: **0.21** Ac.Ft.
Storage Required per Lot: **0.21** Ac.Ft.

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

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

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

	Development Area	Calculated c Factor
Enter the Pre-Development c factor:	Short Grass Pasture	0.20
Enter the Post-Development c factor:	Concrete	0.72

PRE-DEVELOPMENT				POST-DEVELOPMENT			
Asphalt Areas				*Asphalt Areas*			
0.95	0.00 / 1.09	=	0.00	0.95	0.00 / 1.09	=	0.00
Roof Areas				*Roof Areas*			
0.95	0.00 / 1.09	=	0.00	0.95	0.10 / 1.09	=	0.09
Green Areas				*Green Areas*			
0.20	1.09 / 1.09	=	0.20	0.20	0.34 / 1.09	=	0.06
Concrete Areas				*Concrete Areas*			
0.95	0.00 / 1.09	=	0.00	0.95	0.65 / 1.09	=	0.57
TOTAL			*0.20*	**TOTAL**			*0.72*

Pre Development

Total Area	1.09	ac
Roof Areas	0.00	ac
Green Area	1.09	ac
Concrete Pavement	0.00	ac
Asphalt Pavement	0.00	ac

Post Development

Total Area	1.09	ac
Roof Areas	0.10	ac
Green Area	0.34	ac
Concrete Pavement	0.65	ac
Asphalt Pavement	0.00	ac

C values		
Asphalt		0.95
Roof Areas		0.95
Green		0.20
Concrete		0.95

Pre-Development Conditions

Name of Segment	Ku constant	Intercept coeff k	Avg Slope %	Velocity fps	Segment Length ft	Tc min
1	3.28	0.213	0.1600	0.28	319.00	**19.03**
2	3.28	0.213	0.0000	0.00	0.00	0.00
3	3.28	0.213	0.0000	0.00	0.00	0.00
4	3.28	0.213	0.0000	0.00	0.00	0.00
5	3.28	0.213	0.0000	0.00	0.00	0.00
6	3.28	0.213	0.0000	0.00	0.00	0.00
7	3.28	0.213	0.0000	0.00	0.00	0.00
8	3.28	0.213	0.0000	0.00	0.00	0.00
9	3.28	0.213	0.0000	0.00	0.00	0.00
10	3.28	0.213	0.0000	0.00	0.00	0.00
Total Results					**319.00**	**19.03**

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

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

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

Post-Development Conditions

	Name of Segment	Ku constant	Intercept coeff k	Avg Slope %	Velocity fps	Segment Length ft	Tc min
GREEN	1	3.28	0.457	1.0000	1.50	20.00	0.22
CONC	2	3.28	0.619	0.2500	1.02	174.00	2.86
GREEN	3	3.28	0.457	0.5000	1.06	120.00	1.89
PIPE	4	3.28	0.619	0.2000	0.91	223.00	4.09
PIPE	5	3.28	0.619	0.4370	1.34	58.00	0.72
PIPE	6	3.28	0.619	0.3000	1.11	34.00	0.51
Total Results						**629.00**	**10.29**

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

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

County	Coefficient	2-year	5-year	10-year	25-year	50-year	100-year
Hidalgo	e (in)	0.831	0.795	0.778	0.771	0.749	0.740
Henderson	b	74	80	87	98	99	103
Hidalgo	d (mins)	9.6	9.2	9.2	9.2	9.2	9.6
Hill	Intensity (in/hr)*	4.56	5.62	6.47	7.46	8.11	8.61
Hockley							
Hood							
Hopkins							
Houston							

Coefficient	2-year	5-year	10-year	25-year	50-year	100-year
e (mm)	0.831	0.795	0.778	0.771	0.749	0.740
b	1880	2032	2210	2489	2515	2616
d (mins)	9.6	9.2	9.2	9.2	9.2	9.6
Intensity (mm/hr)*	115.75	142.78	164.35	189.50	206.04	218.61

* for time of Concentration = **19.03** mins

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

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

County	Coefficient	2-year	5-year	10-year	25-year	50-year	100-year
Hidalgo	e (in)	0.831	0.795	0.778	0.771	0.749	0.740
Henderson	b	74	80	87	98	99	103
Hidalgo	d (mins)	9.6	9.2	9.2	9.2	9.2	9.6
Hill	Intensity (in/hr)*	6.17	7.55	8.63	9.93	10.70	11.27
Hockley							
Hood							
Hopkins							
Houston							

Coefficient	2-year	5-year	10-year	25-year	50-year	100-year
e (mm)	0.831	0.795	0.778	0.771	0.749	0.740
b	1880	2032	2210	2489	2515	2616
d (mins)	9.6	9.2	9.2	9.2	9.2	9.6
Intensity (mm/hr)*	156.64	191.66	219.23	252.13	271.90	286.22

* for time of Concentration = **10.29** mins

SECTION II

Project Location Map

McDonald's®

42-3818

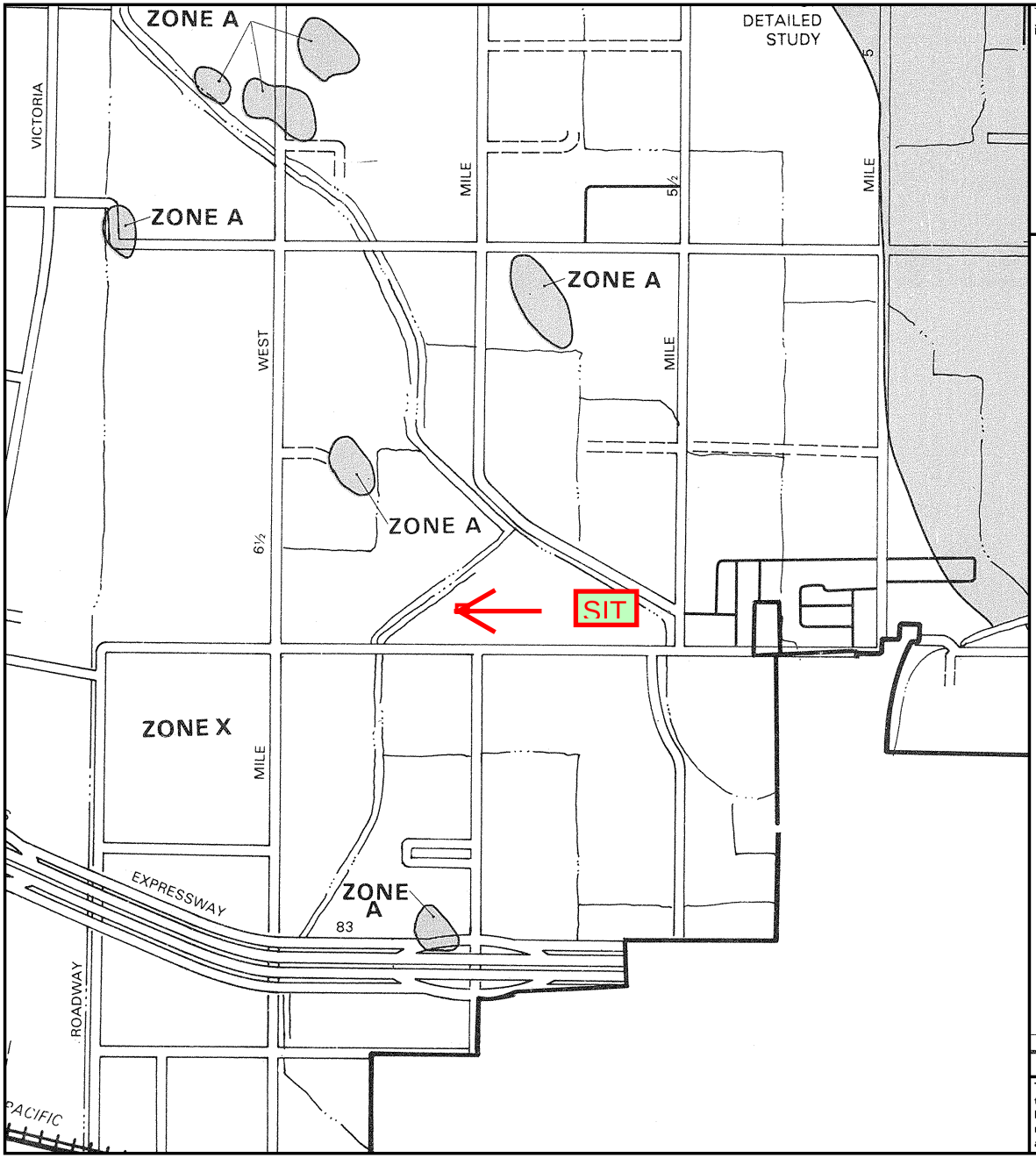
VICINITY MAP

N.T.S.

WEST SIDE OF N. WESTGATE DRIVE (MILE 6 W. RD.), APPROXIMATELY
326 FEET NORTH OF SUGARCANE DRIVE

SECTION III

Flood Plain Information



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

APPROXIMATE SCALE

2000 0 2000 FEET

NATIONAL FLOOD INSURANCE PROGRAM

FIRM

FLOOD INSURANCE RATE MAP

HIDALGO COUNTY, TEXAS
(UNINCORPORATED AREAS)

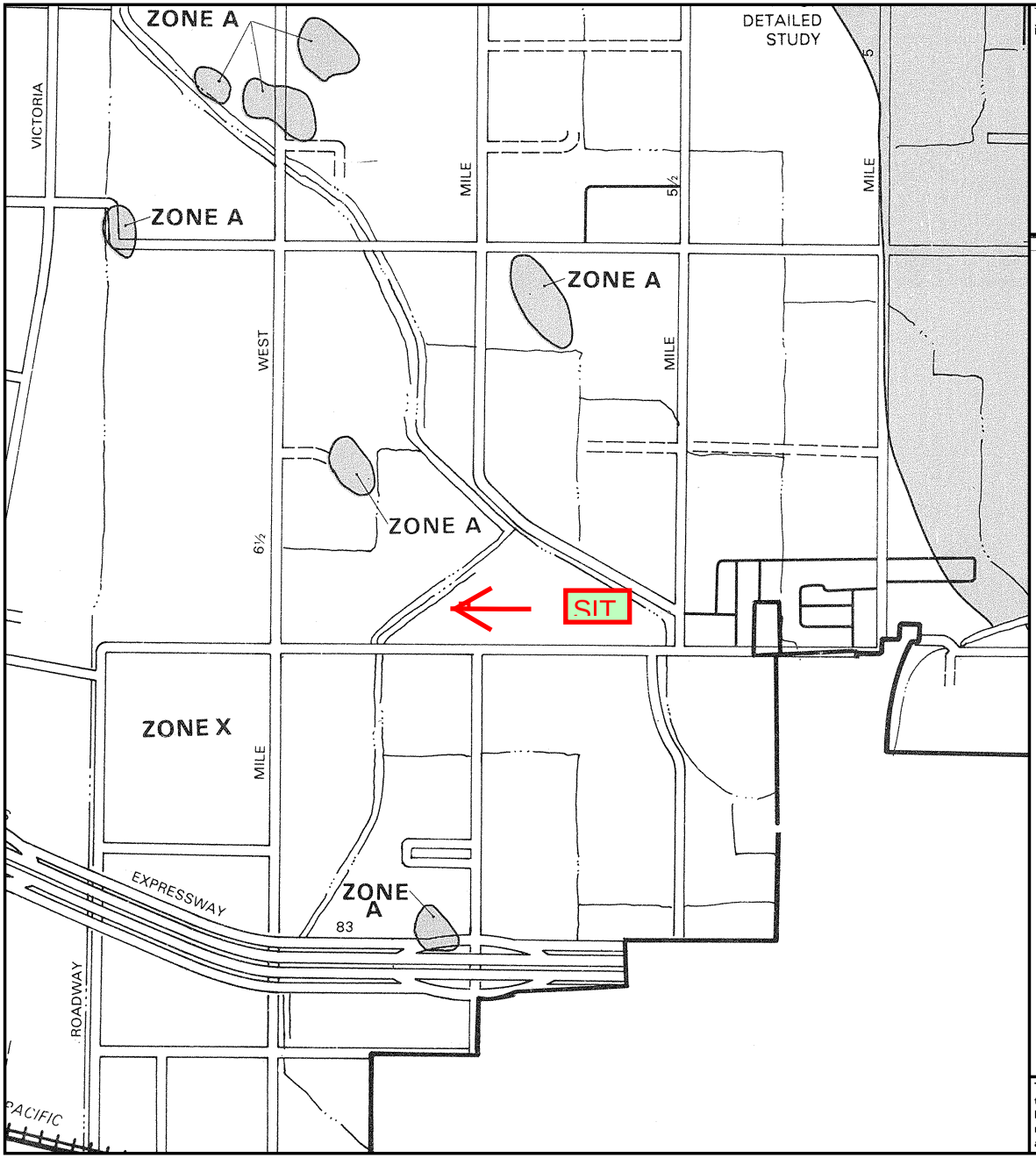
(SEE MAP INDEX FOR PANELS NOT PRINTED)

COMMUNITY-PANEL NUMBER
480334 0450 C

MAP REVISED:
JUNE 6, 2000

Federal Emergency Management Agency

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



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

APPROXIMATE SCALE

2000 0 2000 FEET

LEGEND

SPECIAL FLOOD HAZARD AREAS INUNDATED BY 100-YEAR FLOOD

- ZONE A — No base flood elevations determined.
- ZONE AE — Base flood elevations determined.
- ZONE AH — Flood depths of 1 to 3 feet (usually areas of ponding); base flood elevations determined.
- ZONE AO — Flood depths of 1 to 3 feet (usually sheet flow on sloping terrain); average depths determined. For areas of alluvial fan flooding, velocities also determined.
- ZONE A99 — To be protected from 100-year flood by Federal flood protection system under construction; no base flood elevations determined.
- ZONE V — Coastal flood with velocity hazard (wave action); no base flood elevations determined.
- ZONE VE — Coastal flood with velocity hazard (wave action); base flood elevations determined.

FLOODWAY AREAS IN ZONE AE

OTHER FLOOD AREAS

- ZONE X — Areas of 500-year flood; areas of 100-year flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 100-year flood.

OTHER AREAS

- ZONE X — Areas determined to be outside 500-year floodplain.
- ZONE D — Areas in which flood hazards are undetermined.

UNDEVELOPED COASTAL BARRIERS†

Identified 1983 | Identified 1990 | Otherwise Protected Areas

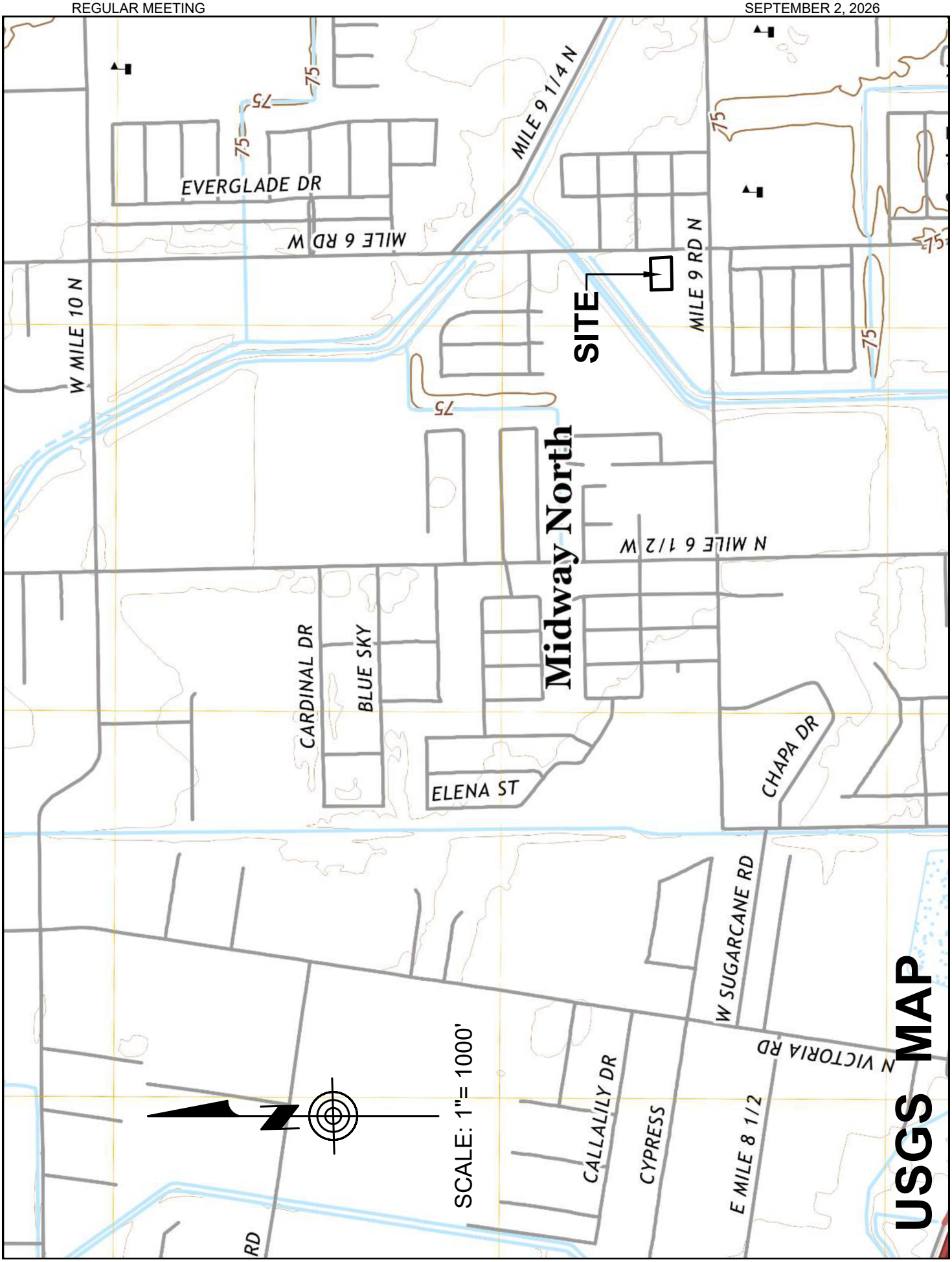
†Coastal barrier areas are normally located within or adjacent to special flood hazard areas.

- Floodplain Boundary
- Floodway Boundary
- Zone D Boundary
- Boundary Dividing Special Flood Hazard Zones, and Boundary Dividing Areas of Different Coastal Base Flood Elevations Within Special Flood Hazard Zones.
- 513 — Base Flood Elevation Line; Elevation in Feet*
- (D)—(D) — Cross Section Line
- (EL 987) — Base Flood Elevation in Feet Where Uniform Within Zone*
- RM 7x — Elevation Reference Mark
- •M1.5 — River Mile

*Referenced to the National Geodetic Vertical Datum of 1929

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

SECTION IV
USGS Map with Project Location


EVERGLADE DR
MILE 9 1/4 N
MILE 6 RD W
MILE 9 RD N
SITE
W MILE 10 N
Midway North
N MILE 6 1/2 W
CARDINAL DR
BLUE SKY
ELENA ST
CHAPA DR
W SUGARCANE RD
N VICTORIA RD
CALLALILY DR
CYPRESS
E MILE 8 1/2
SCALE: 1"= 1000'
USGS MAP

SECTION V
Soil Survey Resource Report

Hydrologic Soil Group—Hidalgo County, Texas
(McDonald's 42-3818 Weslaco Subdivision)
28
Soil Map may not be valid at this scale.
Map Scale: 1:464 if printed on A landscape (11" x 8.5") sheet.
Meters
Feet
Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 14N WGS84
Web Soil Survey
National Cooperative Soil Survey
Natural Resources
Conservation Service
5/28/2026
Page 1 of 4

MAP LEGEND

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

Soils

Soil Rating Polygons
- A
- A/D
- B
- B/D
- C
- C/D
- D
- Not rated or not available

Soil Rating Lines
- A
- A/D
- B
- B/D
- C
- C/D
- D
- Not rated or not available

Soil Rating Points
- A
- A/D
- B
- B/D
- 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

MAP INFORMATION

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

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

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

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

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

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

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

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

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

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

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

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	1.1	100.0%
Totals for Area of Interest			**1.1**	**100.0%**

Description

Hydrologic soil groups are based on estimates of runoff potential. Soils are assigned to one of four groups according to the rate of water infiltration when the soils are not protected by vegetation, are thoroughly wet, and receive precipitation from long-duration storms.

The soils in the United States are assigned to four groups (A, B, C, and D) and three dual classes (A/D, B/D, and C/D). The groups are defined as follows:

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

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

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

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

If a soil is assigned to a dual hydrologic group (A/D, B/D, or C/D), the first letter is for drained areas and the second is for undrained areas. Only the soils that in their natural condition are in group D are assigned to dual classes.

Rating Options

Aggregation Method: Dominant Condition

Aggregation is the process by which a set of component attribute values is reduced to a single value that represents the map unit as a whole.

A map unit is typically composed of one or more "components". A component is either some type of soil or some nonsoil entity, e.g., rock outcrop. For the attribute being aggregated, the first step of the aggregation process is to derive one attribute value for each of a map unit's components. From this set of component attributes, the next step of the aggregation process derives a single value that represents the map unit as a whole. Once a single value for each map unit is derived, a thematic map for soil map units can be rendered. Aggregation must be done because, on any soil map, map units are delineated but components are not.

For each of a map unit's components, a corresponding percent composition is recorded. A percent composition of 60 indicates that the corresponding component typically makes up approximately 60% of the map unit. Percent composition is a critical factor in some, but not all, aggregation methods.

The aggregation method "Dominant Condition" first groups like attribute values for the components in a map unit. For each group, percent composition is set to the sum of the percent composition of all components participating in that group. These groups now represent "conditions" rather than components. The attribute value associated with the group with the highest cumulative percent composition is returned. If more than one group shares the highest cumulative percent composition, the corresponding "tie-break" rule determines which value should be returned. The "tie-break" rule indicates whether the lower or higher group value should be returned in the case of a percent composition tie. The result returned by this aggregation method represents the dominant condition throughout the map unit only when no tie has occurred.

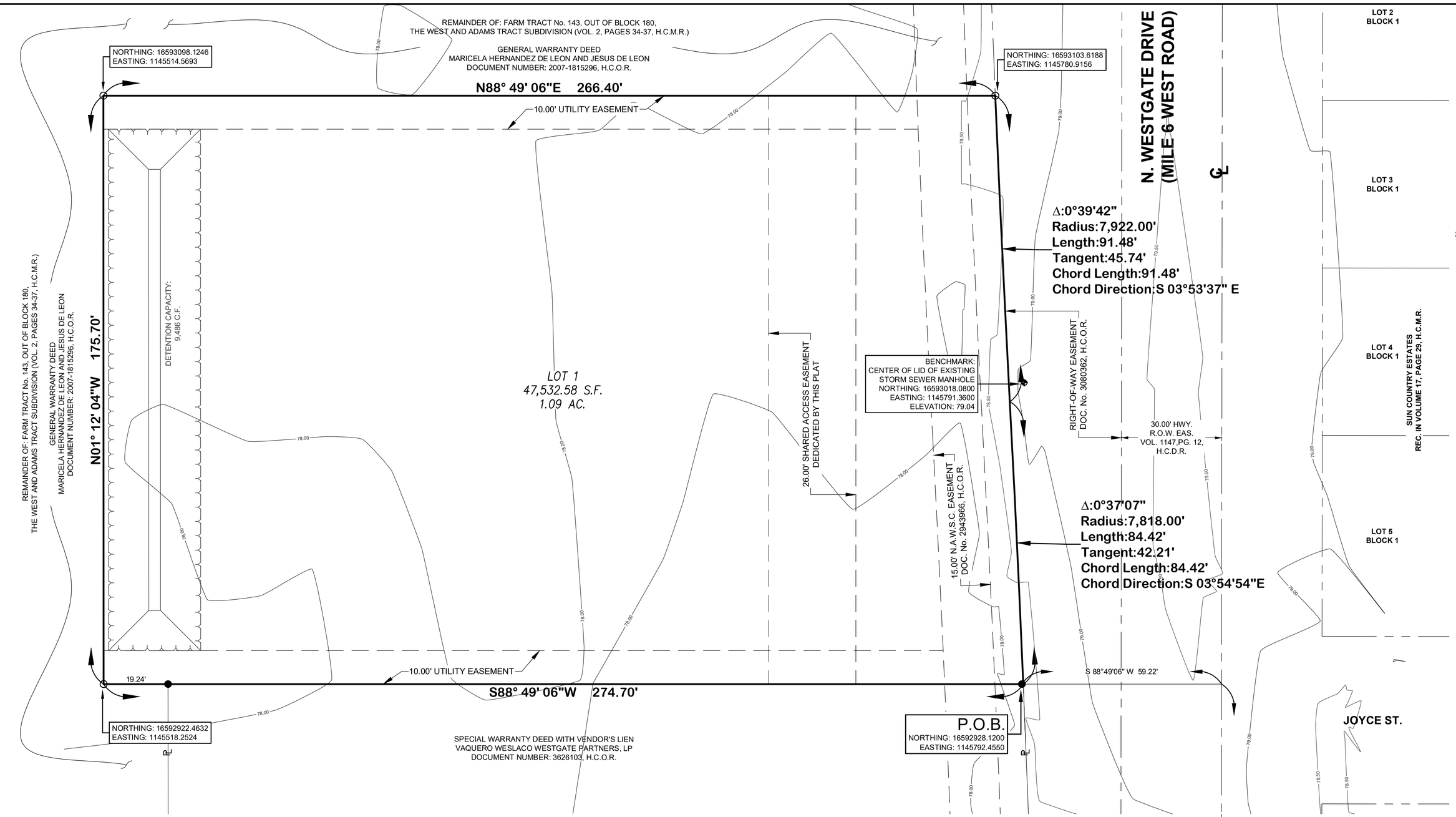
Component Percent Cutoff: None Specified

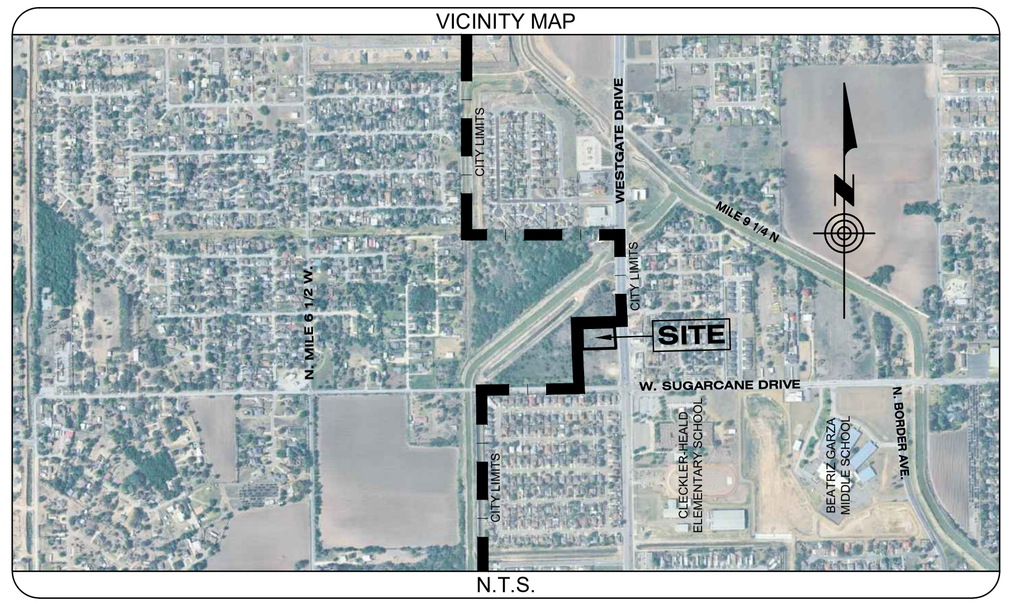
Components whose percent composition is below the cutoff value will not be considered. If no cutoff value is specified, all components in the database will be considered. The data for some contrasting soils of minor extent may not be in the database, and therefore are not considered.

Tie-break Rule: Higher

The tie-break rule indicates which value should be selected from a set of multiple candidate values, or which value should be selected in the event of a percent composition tie.

Section VI
Plans





METES AND BOUNDS DESCRIPTION

A 1.091-ACRE (47,532.58 SQUARE FEET) TRACT OF LAND, MORE OR LESS, OUT OF AND FORMING A PART OR PORTION OF FARM TRACT 143, BLOCK 180, "THE WEST ADAMS TRACTS SUBDIVISION", HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 2, PAGES 34-37, MAP RECORDS OF HIDALGO COUNTY, TEXAS; SAID 1.091-ACRE (47,532.58 SQUARE FEET) BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID FARM TRACT 143, BLOCK 180, BEING ALSO THE SOUTHWEST CORNER OF FARM TRACT 141, BLOCK 161, THE NORTHEAST CORNER OF FARM TRACT 144, BLOCK 179 AND THE NORTHWEST CORNER OF FARM TRACT 140, BLOCK 162, THENCE;

N 01°06'58" W, ALONG THE EAST LINE OF SAID FARM TRACT 143, BLOCK 180, A DISTANCE OF 325.70 FEET TO A POINT, THENCE;

S 88°49'06" W, A DISTANCE OF 59.22 FEET TO A #4 REBAR FOUND AT THE WEST RIGHT-OF-WAY LINE OF WESTGATE DRIVE, FOR THE SOUTHEAST CORNER AND POINT OF BEGINNING OF THIS HEREIN DESCRIBED TRACT;

1) THENCE, S 88°49'06" W, AT A DISTANCE OF 255.46 FEET PASS A #4 REBAR FOUND IN LINE, AND CONTINUE A TOTAL DISTANCE OF 274.70 FEET TO A #4 REBAR SET FOR THE SOUTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT;

2) THENCE, N 01°12'04" W, A DISTANCE OF 175.70 FEET TO A #4 REBAR SET FOR THE NORTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT;

3) THENCE, N 88°49'06" E, A DISTANCE OF 266.40 TO A #4 REBAR SET AT THE WEST RIGHT-OF-WAY LINE OF SAID WESTGATE DRIVE, FOR A POINT OF CURVATURE AND NORTHEAST CORNER OF THIS HEREIN DESCRIBED TRACT;

4) THENCE, IN A SOUTHEASTERLY DIRECTION AND ALONG THE WEST RIGHT-OF-WAY LINE OF SAID WESTGATE DRIVE, BEING A CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 0°39'42", A RADIUS OF 7,922.00 FEET, A LENGTH OF 91.48 FEET, A TANGENT OF 45.74 FEET, AND A CHORD THAT BEARS S 03°53'37" E, WITH A DISTANCE OF 91.48 FEET TO A POINT OF CURVATURE OF THIS HEREIN DESCRIBED TRACT;

5) THENCE, IN A SOUTHEASTERLY DIRECTION AND CONTINUING ALONG THE WEST RIGHT-OF-WAY LINE OF SAID WESTGATE DRIVE, BEING A CURVE TO THE THE RIGHT, HAVING A CENTRAL ANGLE OF 0°37'07", A RADIUS OF 7,818.00 FEET, A LENGTH OF 84.42 FEET, A TANGENT OF 42.41 FEET, AND A CHORD THAT BEARS S 03°54'54" E, WITH A DISTANCE OF 84.42 FEET TO THE POINT OF BEGINNING, CONTAINING 1.091 ACRES (47,532.58 SQUARE FEET) OF LAND, MORE OR LESS.

PLAT NOTES AND RESTRICTIONS

1. FLOOD ZONE STATEMENT:
   FLOOD ZONE DESIGNATION: ZONE "X" (SHADED). ZONE "X" (SHADED) IS DEFINED AS AREAS OF 500-YEAR FLOOD; AREAS OF 100-YEAR FLOOD WITH AVERAGE DEPTHS OF LESS THAN ONE (1) FOOT OR WITH DRAINAGE AREAS LESS THAN ONE (1) SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 100-YEAR FLOOD. COMMUNITY-PANEL NUMBER: 480334 0450 C, EFFECTIVE DATE: JUNE 6, 2000.
   IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT No. 1 AND HIDALGO COUNTY REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO DETAIN A TOTAL OF 9,122 CUBIC FEET (0.21 ACRE-FEET) OF STORM WATER RUNOFF. DRAINAGE DETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS FOLLOWS: THE DEVELOPER SHALL BE RESPONSIBLE FOR DETAINING AND ACCOMMODATING MORE THAN THE DETAINED VOLUME SHOWN ON THIS PLAT IF IT IS DETERMINED, AT THE DEVELOPMENT PERMIT STAGE, THAT THE DETENTION REQUIREMENTS ARE GREATER THAN WHAT IS STATED ON THIS PLAT, DUE TO THE IMPERVIOUS AREA BEING GREATER THAN WHAT THE PLATTING ENGINEER CONSIDERED IN THE HYDRAULIC CALCULATIONS FOR THE SUBDIVISION.
2. LOT 1 SHALL BE FOR COMMERCIAL USE ONLY. THERE SHALL BE NO OTHER USE OTHER THAN COMMERCIAL. LOT 1 IS FOR NON-RESIDENTIAL USE. THIS MUST BE STIPULATED ON ALL DEEDS AND CONTRACT FOR DEEDS.
3. INSTALLATION OF A BUFFER FENCE IS REQUIRED TO BE INSTALLED BY THE DEVELOPER ALONG ALL ABUTTING RESIDENTIAL LOTS (WHEN APPLICABLE).
4. MINIMUM BUILDING SETBACKS LINES SHALL BE AS FOLLOWS:
   FRONT: PER CITY OF WESLACO ZONING ORDINANCE
   REAR: PER CITY OF WESLACO ZONING ORDINANCE
   SIDE: PER CITY OF WESLACO ZONING ORDINANCE
5. THE MINIMUM FINISHED FLOOR ELEVATION FOR ANY PROPOSED BUILDING SHALL BE SET 18 INCHES ABOVE THE TOP OF CURB ELEVATION OF N. WESTGATE DRIVE, MEASURED FROM THE CENTER OF THE LOT, OR 18 INCHES ABOVE NATURAL GROUND ELEVATION, WHICHEVER IS GREATER. THE FINISHED FLOOR ELEVATION FOR THE BUILDING HAS BEEN SET AT THE ELEVATION 81.20, WHICH IS 2 FEET ABOVE THE EXISTING TOP OF CURB ELEVATION OF N. WESTGATE DRIVE, AND APPROXIMATELY 3.20 FEET ABOVE THE NATURAL GROUND ELEVATION.
6. THE FOLLOWING BENCHMARK IS IDENTIFIED ON THE FACE OF THE PLAT AND ON THE ATTACHED ENGINEERING PLANS: CENTER OF LID OF EXISTING STORM SEWER MANHOLE (AS INDICATED HEREIN). NORTHING: 16593018.0800, EASTING: 1145791.3600, ELEVATION: 79.04
7. NO STRUCTURE SHALL BE PERMITTED OVER ANY EASEMENT. EASEMENTS SHALL BE KEPT CLEAR OF BUILDINGS, SHEDS, SHRUBS TREES, AND OTHER PLANTINGS (EXCEPT LOW, LESS THAN 18 INCHES MATURE HEIGHT, GROUND COVER, GRASS, OR FLOWERS) AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATIONS AND MAINTENANCE OF THE EASEMENT.
8. THERE ARE NO VISIBLE WATER WELLS WITHIN 150 FEET FROM THE BOUNDARIES ON THIS SUBDIVISION.
9. No. 4 REBARS SET ON ALL LOT CORNERS IN THIS SUBDIVISION, AS REQUIRED. SET No. 4 REBARS SHALL INCLUDE A PLASTIC CAP WITH R.P.L.S. No. 5571.
10. ALL CONSTRUCTION SHALL COMPLY WITH STORMWATER POLLUTION PREVENTION PLAN (SWP3) REQUIREMENTS.
11. ALL IRRIGATION EASEMENTS, AS APPLICABLE, ARE EXCLUSIVE TO HIDALGO AND CAMERON COUNTIES IRRIGATION DISTRICT No. 9.
12. LOT GRADING: ALL LOTS SHALL BE GRADED SO THAT THE STORM WATER RUNOFF IS DIRECTED TO THE STREET FRONTING THE LOT. IF A LOT HAS DOUBLE FRONTAGE, THE CITY ENGINEER AND/OR PLANNING DIRECTOR MAY ALLOW FOR THE DRAINAGE OF THE LOT TO BE SPLIT SUCH THAT A PORTION OF THE RUNOFF IS DIRECTED TO THE STREET IN FRONT OF THE LOT WITH THE REMAINDER OF THE RUNOFF DIRECTED TO THE STREET AT THE REAR OF THE LOT.
13. ALL DRAINAGE EASEMENTS AND/OR STORM DRAINAGE DETENTION AREAS WITHIN THE BOUNDARY OF THIS SUBDIVISION, SHALL BE PRIVATE AND MAINTAINED BY THE PROPERTY'S OWNERS OR H.O.A.
14. A 5-FOOT CONCRETE SIDEWALK IS REQUIRED ALONG THE EXTERIOR PERIMETER UPON THE ISSUANCE OF A NOTICE TO PROCEED (AS APPLICABLE).
15. LANDSCAPING IS REQUIRED AS PER THE CITY OF WESLACO ORDINANCE.

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

I, THE UNDERSIGNED, OWNER OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS "McDONALD'S 42-3818 WESLACO SUBDIVISION" TO THE CITY OF WESLACO, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, DO HEREBY DEDICATE TO THE USE OF THE PUBLIC, ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS, WATER LINES, WASTEWATER LINES, STORM SEWER LINES, FIRE HYDRANTS, AND PUBLIC PLACES WHICH ARE INSTALLED OR WHICH I WILL CAUSE TO BE INSTALLED THEREON, WHETHER SHOWN OR NOT SHOWN, IF REQUIRED TO BE INSTALLED OR DEDICATED UNDER THE SUBDIVISION APPROVAL PROCESS OF THE CITY OF WESLACO. ALL SUCH ARE DEDICATED FOR THE PURPOSES EXPRESSED THEREON, EITHER ON THIS PLAT OR ON THE OFFICIAL MINUTES OF THE APPLICABLE AUTHORITIES OF THE CITY OF WESLACO, TEXAS.

_____
JESUS DE LEON
P.O. BOX 8308
WESLACO, TX 78599-8308

STATE OF TEXAS
COUNTY OF HIDALGO

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

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

_____ _____
NOTARY PUBLIC DATE

STATE OF TEXAS
COUNTY OF HIDALGO

APPROVED BY DRAINAGE DISTRICT:

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

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1.

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

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

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

DATED THIS _____ DAY OF _____ 20_____

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

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

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

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

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

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

STATE OF TEXAS
COUNTY OF HIDALGO
CITY OF WESLACO

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

WE, THE UNDERSIGNED, CERTIFY THAT THIS PLAT OF "McDONALD'S 42-3818 WESLACO SUBDIVISION" WAS REVIEWED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF WESLACO

ON _____ 20 _____

_____ _____
MAYOR OF THE CITY OF WESLACO DATE

ATTEST: _____ _____
SECRETARY OF THE CITY OF WESLACO DATE

STATE OF TEXAS
COUNTY OF HIDALGO

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

_____ _____
LICENSED PROFESSIONAL ENGINEER DATE
No. 92602 STATE OF TEXAS

CARLOS GARZA, P.E. - AEC ENGINEERING, L.L.C.
1116 SOUTH 10TH AVENUE
EDINBURG, TEXAS 78539
TEL: 956-380-6558
carlos@aecengineering.net

STATE OF TEXAS
COUNTY OF HIDALGO

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

_____ _____
REGISTERED PROFESSIONAL SURVEYOR DATE
JOSE MARIO GONZALEZ R.P.L.S.
TEL. (956) 262-0222
mario@riodeltasurveying.com

STATE OF TEXAS
COUNTY OF HIDALGO
CITY OF WESLACO

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

I, THE UNDERSIGNED, CERTIFY THAT THIS PLAT OF "McDONALD'S 42-3818 WESLACO SUBDIVISION" WAS REVIEWED AND APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF WESLACO

ON _____, 20 _____

_____ _____
P&Z CHAIRMAN OF THE CITY OF WESLACO DATE

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

ON: _____ AT _____ AM/PM

INSTRUMENT NUMBER_____

OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS

BY: _____ DEPUTY

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

McDONALD'S 42-3818
WESLACO SUBDIVISION

1 COMMERCIAL LOT

A 1.091-ACRE (47,532.58 SQUARE FEET) TRACT OF LAND, MORE OR LESS, OUT OF AND FORMING A PART OR PORTION OF FARM TRACT 143, BLOCK 180, "THE WEST AND ADAMS TRACTS SUBDIVISION", HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 2, PAGES 34-37, OF THE MAP RECORDS OF HIDALGO. COUNTY, TEXAS.

JOB # 1132.144 Prepared by: J. d' Z.
Preparation Date: July 07, 2026

PRINCIPAL CONTACTS:			
CITY:	WESLACO	255 KANSAS AVE., WESLACO, TX 78596	PHONE: (956) 447-3403
OWNER:	McDONALD'S CORPORATION	110 N. CARPENTER ST, CHICAGO, IL 60607	PHONE: (832) 309-2673
ENGINEER:	CARLOS GARZA, P.E.	P.O. BOX 480, EDINBURG, TX 78540	PHONE: (956) 380-6558
SURVEYOR:	JOSE MARIO GONZALEZ, R.P.L.S.	24593 F.M. 88, MONTE ALTO, TX 78538	PHONE: (956) 262-0222

PAVING, GRADING and DRAINAGE CONSTRUCTION PLAN KEYNOTES

1. PROPOSED 6" LIGHT DUTY CONCRETE PAVING AREAS WITH 6" MOISTURE CONDITION SUBGRADE – LIGHT TO MEDIUM TRAFFIC. SEE PAVING DETAIL SHEET FOR ADDITIONAL SPECIFICATIONS.
2. PROPOSED 7" HEAVY DUTY CONCRETE PAVING AREAS WITH 6" MOISTURE CONDITIONED SUBGRADE. HEAVY CONCRETE DUTY AREAS ASSUMED WITH HEAVY TRAFFIC, SUCH AS TRASH PICKUP AREAS AND MAIN ACCESS DRIVES. SEE PAVING DETAIL SHEET FOR ADDITIONAL SPECIFICATIONS.

THE MATERIALS AND PROPERTIES OF REINFORCED CONCRETE PAVEMENT SHALL MEET APPLICABLE REQUIREMENTS IN THE ACI MANUAL OF CONCRETE PRACTICE. THE PORTLAND CEMENT CONCRETE MIX SHOULD HAVE A MINIMUM 28-DAY COMPRESSIVE STRENGTH OF 4,000 PSI.

	DOWELS: 6" CONC.	DOWELS: 7" CONC.
REINFORCING STEEL – 6" CONCRETE SHOULD CONSIST OF THE FOLLOWING: –#3 @ 12" O.C.E.W., GRADE 60 or #4 SPACED @ 18" O.C.E.W., GRADE 60	–3/4" DIAMETER –12" ON CENTER	–7/8" DIAMETER –12" ON CENTER
REINFORCING STEEL – 7" CONCRETE SHOULD CONSIST OF THE FOLLOWING: –#4 @ 12" O.C.E.W., GRADE 60	–14" LONG –6" EMBEDMENT	–14" LONG –6" EMBEDMENT

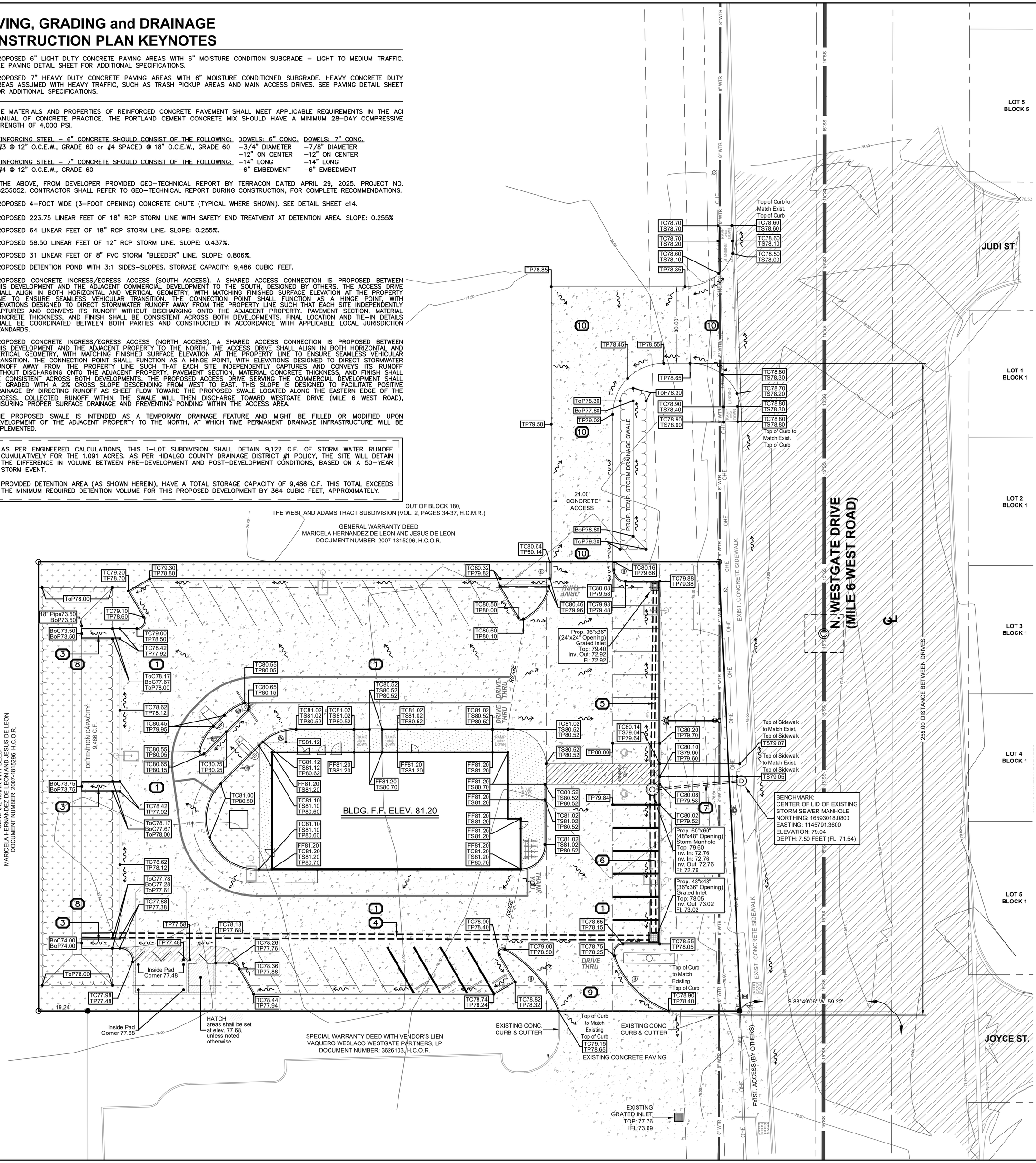
**THE ABOVE, FROM DEVELOPER PROVIDED GEO–TECHNICAL REPORT BY TERRACON DATED APRIL 29, 2025. PROJECT NO. 88255052. CONTRACTOR SHALL REFER TO GEO–TECHNICAL REPORT DURING CONSTRUCTION, FOR COMPLETE RECOMMENDATIONS.

3. PROPOSED 4–FOOT WIDE (3–FOOT OPENING) CONCRETE CHUTE (TYPICAL WHERE SHOWN). SEE DETAIL SHEET c14.
4. PROPOSED 223.75 LINEAR FEET OF 18" RCP STORM LINE WITH SAFETY END TREATMENT AT DETENTION AREA. SLOPE: 0.255%
5. PROPOSED 64 LINEAR FEET OF 18" RCP STORM LINE. SLOPE: 0.255%.
6. PROPOSED 58.50 LINEAR FEET OF 12" RCP STORM LINE. SLOPE: 0.437%.
7. PROPOSED 31 LINEAR FEET OF 8" PVC STORM "BLEEDER" LINE. SLOPE: 0.806%.
8. PROPOSED DETENTION POND WITH 3:1 SIDES–SLOPES. STORAGE CAPACITY: 9,486 CUBIC FEET.
9. PROPOSED CONCRETE INGRESS/EGRESS ACCESS (SOUTH ACCESS). A SHARED ACCESS CONNECTION IS PROPOSED BETWEEN THIS DEVELOPMENT AND THE ADJACENT COMMERCIAL DEVELOPMENT TO THE SOUTH, DESIGNED BY OTHERS. THE ACCESS DRIVE SHALL ALIGN IN BOTH HORIZONTAL AND VERTICAL GEOMETRY, WITH MATCHING FINISHED SURFACE ELEVATION AT THE PROPERTY LINE TO ENSURE SEAMLESS VEHICULAR TRANSITION. THE CONNECTION POINT SHALL FUNCTION AS A HINGE POINT, WITH ELEVATIONS DESIGNED TO DIRECT STORMWATER RUNOFF AWAY FROM THE PROPERTY LINE SUCH THAT EACH SITE INDEPENDENTLY CAPTURES AND CONVEYS ITS RUNOFF WITHOUT DISCHARGING ONTO THE ADJACENT PROPERTY. PAVEMENT SECTION, MATERIAL CONCRETE THICKNESS, AND FINISH SHALL BE CONSISTENT ACROSS BOTH DEVELOPMENTS. FINAL LOCATION AND TIE–IN DETAILS SHALL BE COORDINATED BETWEEN BOTH PARTIES AND CONSTRUCTED IN ACCORDANCE WITH APPLICABLE LOCAL JURISDICTION STANDARDS.
10. PROPOSED CONCRETE INGRESS/EGRESS ACCESS (NORTH ACCESS). A SHARED ACCESS CONNECTION IS PROPOSED BETWEEN THIS DEVELOPMENT AND THE ADJACENT PROPERTY TO THE NORTH. THE ACCESS DRIVE SHALL ALIGN IN BOTH HORIZONTAL AND VERTICAL GEOMETRY, WITH MATCHING FINISHED SURFACE ELEVATION AT THE PROPERTY LINE TO ENSURE SEAMLESS VEHICULAR TRANSITION. THE CONNECTION POINT SHALL FUNCTION AS A HINGE POINT, WITH ELEVATIONS DESIGNED TO DIRECT STORMWATER RUNOFF AWAY FROM THE PROPERTY LINE SUCH THAT EACH SITE INDEPENDENTLY CAPTURES AND CONVEYS ITS RUNOFF WITHOUT DISCHARGING ONTO THE ADJACENT PROPERTY. PAVEMENT SECTION, MATERIAL CONCRETE THICKNESS, AND FINISH SHALL BE CONSISTENT ACROSS BOTH DEVELOPMENTS. THE PROPOSED ACCESS DRIVE SERVING THE COMMERCIAL DEVELOPMENT SHALL BE GRADED WITH A 2% CROSS SLOPE DESCENDING FROM WEST TO EAST. THIS SLOPE IS DESIGNED TO FACILITATE POSITIVE DRAINAGE BY DIRECTING RUNOFF AS SHEET FLOW TOWARD THE PROPOSED SWALE LOCATED ALONG THE EASTERN EDGE OF THE ACCESS. COLLECTED RUNOFF WITHIN THE SWALE WILL THEN DISCHARGE TOWARD WESTGATE DRIVE (MILE 6 WEST ROAD), ENSURING PROPER SURFACE DRAINAGE AND PREVENTING PONDING WITHIN THE ACCESS AREA.

THE PROPOSED SWALE IS INTENDED AS A TEMPORARY DRAINAGE FEATURE AND MIGHT BE FILLED OR MODIFIED UPON DEVELOPMENT OF THE ADJACENT PROPERTY TO THE NORTH, AT WHICH TIME PERMANENT DRAINAGE INFRASTRUCTURE WILL BE IMPLEMENTED.

AS PER ENGINEERED CALCULATIONS, THIS 1–LOT SUBDIVISION SHALL DETAIN 9,122 C.F. OF STORM WATER RUNOFF CUMULATIVELY FOR THE 1.091 ACRES. AS PER HIDALGO COUNTY DRAINAGE DISTRICT #1 POLICY, THE SITE WILL DETAIN THE DIFFERENCE IN VOLUME BETWEEN PRE–DEVELOPMENT AND POST–DEVELOPMENT CONDITIONS, BASED ON A 50–YEAR STORM EVENT.

PROVIDED DETENTION AREA (AS SHOWN HEREIN), HAVE A TOTAL STORAGE CAPACITY OF 9,486 C.F. THIS TOTAL EXCEEDS THE MINIMUM REQUIRED DETENTION VOLUME FOR THIS PROPOSED DEVELOPMENT BY 364 CUBIC FEET, APPROXIMATELY.



PROJECT LOCATION AND DESCRIPTION

MCDONALD'S 42-3818 WESLACO SUBDIVISION IS A ONE LOT COMMERCIAL DEVELOPMENT CONSISTING OF A 1.091-ACRE TRACT OF LAND, MORE OR LESS, SITUATED IN THE CITY OF WESLACO, COUNTY OF HIDALGO, TEXAS, OUT OF AND FORMING A PART OR PORTION OF FARM TRACT 143, BLOCK 180, THE WEST AND ADAMS TRACTS SUBDIVISION, HIDALGO COUNTY, TEXAS. ACCORDING TO THE MAP OR PLAT RECORDED IN VOLUME 2, PAGES 34-37, OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS. THIS SUBDIVISION IS LOCATED ON THE WEST SIDE OF WESTGATE DRIVE (MILE 6 WEST ROAD), APPROXIMATELY 326 FEET NORTH OF SUGARCANE DRIVE, IN THE CITY OF WESLACO, COUNTY OF HIDALGO, TEXAS.

FLOODPLAIN (FEMA INFORMATION)

THIS TRACT OF LAND IS CURRENTLY VACANT, AND ITS PROPOSED FUTURE USE IS COMMERCIAL. THE SITE LIES IN FLOOD ZONE "X" (UNSHADED), AS PER FEMA FIRM PANEL 480334 0450 C, MAP REVISED JUNE 6, 2000.

ZONE "X" (UNSHADED) IS DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN.

SOILS INFORMATION

ACCORDING TO THE USDA NRCS SOILS SURVEY OF HIDALGO COUNTY, TEXAS, THE SOILS IN THIS SITE ARE LABELED AS 28, WHICH ARE IN HYDROLOGIC GROUP B. GROUP B SOILS HAVE A MODERATE INFILTRATION RATE WHEN THOROUGHLY WET. THESE CONSIST CHIEFLY OF MODERATELY DEEP OR DEEP, MODERATELY WELL DRAINED, OR WELL DRAINED SOILS THAT HAVE MODERATELY FINE TEXTURE TO MODERATELY COARSE TEXTURE. THESE SOILS HAVE A MODERATE RATE OF WATER TRANSMISSION.

DRAINAGE PATTERN DETERMINATION

THE NATURAL TOPOGRAPHY OF THE SITE INDICATES THAT STORMWATER RUNOFF FLOWS IN A SOUTHWESTERLY DIRECTION. POST-DEVELOPMENT STORM DRAINAGE INCORPORATES A DETENTION AREA LOCATED ALONG THE WEST SIDE OF THE SITE. THE DETENTION FACILITY PROVIDES A TOTAL STORAGE CAPACITY OF APPROXIMATELY **9,486 CUBIC FEET** AND IS DESIGNED TO ATTENUATE PEAK RUNOFF PRIOR TO DISCHARGE INTO THE EXISTING STORM SEWER SYSTEM.

STORMWATER IS CONVEYED TO THE DETENTION AREA THROUGH **THREE (3) CONCRETE CHUTES**, WHICH DIRECT SURFACE RUNOFF INTO THE BASIN. SUPPORTING CONVEYANCE INFRASTRUCTURE INCLUDES **TWO (2) SEGMENTS OF 18-INCH REINFORCED CONCRETE PIPE (RCP)** WITH LENGTHS OF **223.50 LINEAR FEET** AND **64.00 LINEAR FEET**, RESPECTIVELY, AS WELL AS **ONE (1) SEGMENT OF 12-INCH RCP** MEASURING **58.50 LINEAR FEET**.

THE SYSTEM ALSO INCLUDES **THREE (3) GRATED INLETS**, TWO (2) 48"X48", AND ONE (1) 36"X36" THAT ARE PLACED AT THE EAST SIDE THE SITE IN A NORTH-TO-SOUTH ALIGNMENT. APPROXIMATELY **30% OF THE TOTAL STORMWATER RUNOFF** IS CAPTURED BY THESE INLETS. THE **CENTRAL INLET** IS DIRECTLY CONNECTED TO THE DOWNSTREAM STORM SEWER SYSTEM AND SERVES AS THE PRIMARY STRUCTURE CONVEYING COLLECTED RUNOFF TO AN EXISTING STORM SEWER MANHOLE THAT IS LOCATED ON THE WEST SIDE OF WESTGATE DRIVE (MILE 6 WEST ROAD).

OUTFLOW FROM THE SYSTEM IS ULTIMATELY DISCHARGED THROUGH A **31-LINEAR-FOOT SECTION OF PVC PIPE**, WHICH CONNECTS TO THE EXISTING STORM SEWER INFRASTRUCTURE. THE REMAINING **70% OF SITE RUNOFF** IS DIRECTED TO THE DETENTION AREA, ALLOWING FOR CONTROLLED RELEASE AND REDUCTION OF PEAK DISCHARGE RATES.

OVERALL, THE SYSTEM IS DESIGNED TO EFFECTIVELY MANAGE STORMWATER RUNOFF BY COMBINING DETENTION STORAGE WITH DIRECT CONVEYANCE, ENSURING COMPLIANCE WITH DRAINAGE REQUIREMENTS AND MINIMIZING DOWNSTREAM IMPACTS.

ACCORDING TO ENGINEERED CALCULATIONS, THE DEVELOPMENT MUST DETAIN A MINIMUM OF 9,122 CUBIC FEET (0.21 ACRE-FEET) OF STORMWATER RUNOFF. THIS VOLUME WAS DETERMINED USING THE WEIGHTED RUNOFF COEFFICIENT ('C' VALUE') AS SHOWN IN THE ATTACHED CALCULATIONS. THE DETENTION AREA HAS A STORAGE CAPACITY OF APPROXIMATELY 9,486 CUBIC FEET, EXCEEDING THE REQUIRED VOLUME BY 364 CUBIC FEET.

NECESSARY DETENTION QUANTIFICATION

AS PER COUNTY OF HIDALGO'S DRAINAGE POLICY, THE SITE WILL DETAIN THE DIFFERENCE IN VOLUME BETWEEN PRE-DEVELOPMENT AND POST-DEVELOPMENT CONDITIONS, BASED ON A 50-YEAR STORM EVENT WITH A PRE-DEVELOPMENT RELEASE RATE AS INDICATED BELOW.

AS PER ATTACHED ENGINEERED CALCULATIONS, THIS 1-LOT COMMERCIAL SUBDIVISION SHALL DETAIN NO LESS THAN 9,122 C.F. CUMULATIVELY FOR THE 1.091-ACRE TRACT OF LAND.

PRE-DEVELOPMENT QUANTIFICATIONS

SITE IS CURRENTLY VACANT (SHORTH GRASS PASTURE)

Q = 1.41 CFS
I = 6.47 IN/HR
TC = 19.03 MIN

POST DEVELOPMENT QUANTIFICATIONS

UPON SITE DEVELOPMENT, THIS WILL BE A ONE-LOT COMMERCIAL SUBDIVISION.

Q = 8.36 CFS
I = 10.70 IN/HR
TC = 10.29 MIN

THE PRE-DEVELOPMENT FLOW RATE AVERAGES 1.41 CFS WHILE THE POST-DEVELOPMENT FLOW RATE AVERAGES 8.36 CFS; CREATING AN INCREMENTAL AVERAGE FLOW RATE OF 6.95 CFS. THE INCREMENTAL FLOW RATE WILL BE HANDLED BY STORM SEWER IMPROVEMENTS AS PREVIOUSLY DESCRIBED. SITE DRAINAGE AND DETENTION IMPROVEMENTS FOR THE PROPOSED DEVELOPMENT WILL CONFORM TO CURRENT HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 ORDINANCES AND/OR POLICIES AND APPROVED BY THE **CITY OF WESLACO, TX** AT THE TIME OF ISSUANCE OF BUILDING PERMIT.

THE INFORMATION PROVIDED ON THIS DRAINAGE REPORT IS INFORMATION PREPARED UNDER THE DIRECTION AND SUPERVISION OF CARLOS GARZA, P.E., P.G.

DRAINAGE REPORT APPROVED BY H.C.D.D. No. 1, ON 6/17/26.

STATE OF TEXAS — CARLOS GARZA — 92602 — LICENSED PROFESSIONAL ENGINEER — 05-23-2026

STATE OF TEXAS — CARLOS GARZA — SOIL SCIENCE 1267 — LICENSED PROFESSIONAL GEOSCIENTIST

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

THIS DOCUMENT APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY CARLOS GARZA P.E. #92602 JULY 07, 2026

FOR CONSTRUCTION

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

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

Designed/Drawn Jorge G. de Zenea	Job Type CIVIL
Checked R. Hernandez/C. Garza, P.E.	Job No. 1132.144
Approved C. Garza, P.E.	Prep. Date JULY 07, 2026

REV	DATE	DESCRIPTION	BY	ISSUE REF

GRAPHIC SCALE
0 20 30 40
1 inch = 20 ft.

CALL BEFORE YOU DIG!
Texas 811
Know what's below. Call before you dig.
PARTICIPANTS REQUEST 48 HOURS NOTICE BEFORE YOU DIG, DRILL, OR BLAST – STOP AND CALL CONSTRUCTION
811
THE LONE STAR NOTIFICATION COMPANY AT 1–800–669–8344

1. *Earthwork and Pavement recommendations as per Geo–Technical Report by TERRACON dated MARCH 17, 2026. Project No. 88265007 UNLESS SPECIFIED OTHERWISE. Any and all testing results shall be submitted to Engineer..*
1. *Follow ACI Manual of Concrete Practice.*
2. *Unless specified otherwise, final graded material adjacent to ANY concrete surfaces, shall be graded to no less than 2" below surface's top elevation. Grading shall be provided by site 'dirtwork' contractor, unless specified otherwise.*
3. *The contractor shall be sure to apply standard ADA requirements along all pedestrian 'traveled ways'. Accessible routes as shown on this plan shall in no way exceed 2% cross slope in any direction.*
4. *BENCHMARK DESCRIPTION:*
One BENCHMARK has been established for this site, and are identified on this plan.

GRADE DESIGNATION

FF	-	Finish Floor Elevation
TC	-	Top of Curb Elevation
TP	-	Top of Concrete Elevation
TS	-	Top of Sidewalk Elevation
GT	-	Gutter Elevation
TPad	-	Top of Pad Elevation
ToP	-	Top of Pond Elevation
BoP	-	Bottom of Pond Elevation
ToC	-	Top of Concrete Chute Elevation
BoC	-	Bottom of Concrete Chute Elevation
Pipe	-	Pipe Flow Line Elevation
Png	-	Proposed Natural Grade

PAVING, GRADING & STORM DRAINAGE PLAN

McDonald's®

THESE PLANS AND SPECIFICATIONS ARE THE PROPERTY OF McDONALD'S CORPORATION AND SHALL NOT BE REPRODUCED WITHOUT THEIR WRITTEN PERMISSION.

STREET ADDRESS or GENERAL LOCATION
WEST SIDE OF N. WESTGATE DRIVE (MILE 6 W. RD.), APPROXIMATELY 326 FEET NORTH OF SUGARCANE DRIVE

CITY	COUNTY	STATE
WESLACO	HIDALGO	TEXAS

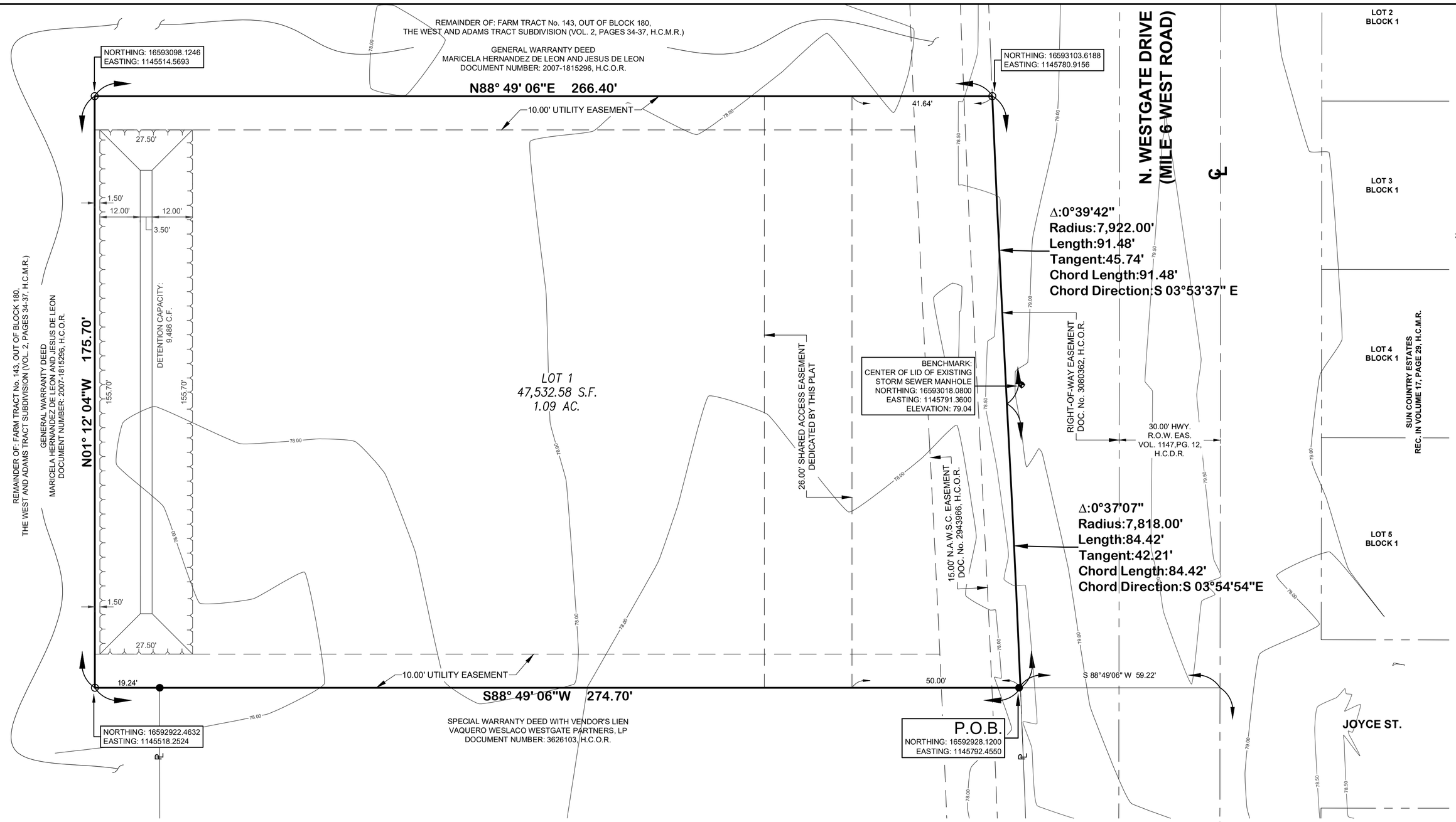
SITE IDENTIFICATION	42-3818	BASE BUILDING IDENTIFICATION	45 90

FACILITY PARKING INFORMATION

TOTAL SPACES PROVIDED: 39	23	SPACES	20'–0" X 9'–0"	@	60°
	15	SPACES	20'–0" X 9'–0"	@	90°
TOTAL SPACES REQUIRED: 25	THIS PROJECT IS WITHIN THE CITY OF WESLACO'S JURISDICTION. PARKING REQUIREMENTS: 1 SPACE PER 100 SQUARE FEET OF FLOOR AREA, OR 1 SPACE PER EVERY 4 SEATS, WHICHEVER IS GREATER.				

DWG TITLE	McDs 42–3818_BASE.dwg	SHEET No.	c12 of 23

PLANNING AND ZONING REGULAR MEETING
SEPTEMBER 2, 2026
PAGE 98



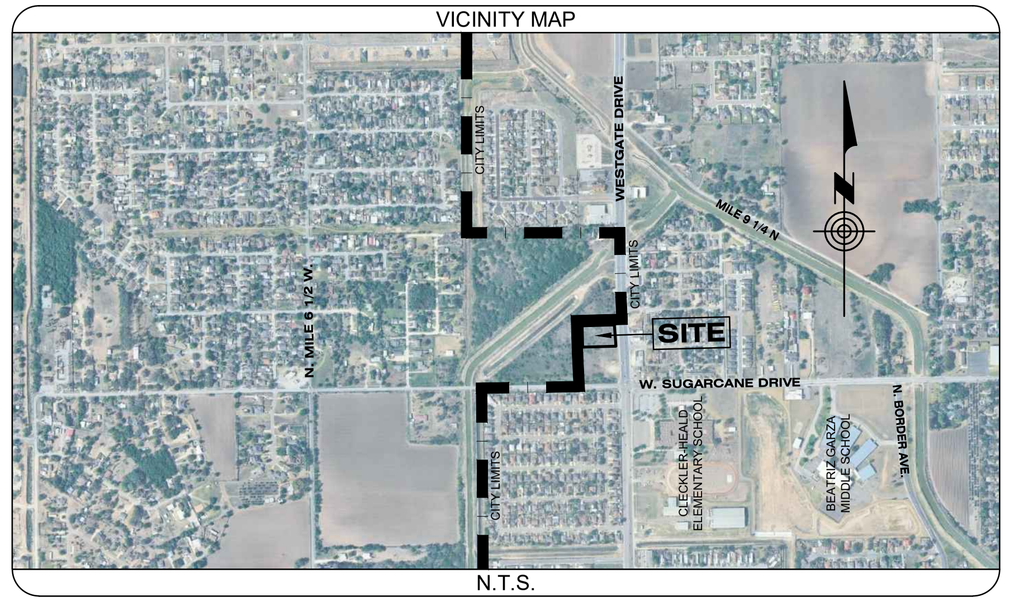
BEARING BASIS AS PER TEXAS STATE
PLANE GRID COORDIATE SYSTEM NAD 83
TEXAS SOUTH 4205

SCALE: 1"-20'

MAP LEGEND

- SET #4 REBAR
- FOUND #4 REBAR
- PROPERTY LINE
- BENCHMARK: CENTER OF LID OF STORM SEWER MANHOLE
  NORTHING: 16593018.0800
  EASTING: 1145791.3600
  ELEVATION: 79.04

VICINITY MAP



N.T.S.

METES AND BOUNDS DESCRIPTION

A 1.091-ACRE (47,532.58 SQUARE FEET) TRACT OF LAND, MORE OR LESS, OUT OF AND FORMING A PART OR PORTION OF FARM TRACT 143, BLOCK 180, "THE WEST ADAMS TRACTS SUBDIVISION", HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 2, PAGES 34-37, MAP RECORDS OF HIDALGO COUNTY, TEXAS; SAID 1.091-ACRE (47,532.58 SQUARE FEET) BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID FARM TRACT 143, BLOCK 180, BEING ALSO THE SOUTHWEST CORNER OF FARM TRACT 141, BLOCK 161, THE NORTHEAST CORNER OF FARM TRACT 144, BLOCK 179 AND THE NORTHWEST CORNER OF FARM TRACT 140, BLOCK 162, THENCE;

N 01°06'58" W, ALONG THE EAST LINE OF SAID FARM TRACT 143, BLOCK 180, A DISTANCE OF 325.70 FEET TO A POINT, THENCE;

S 88°49'06" W, A DISTANCE OF 59.22 FEET TO A #4 REBAR FOUND AT THE WEST RIGHT-OF-WAY LINE OF WESTGATE DRIVE, FOR THE SOUTHEAST CORNER AND POINT OF BEGINNING OF THIS HEREIN DESCRIBED TRACT;

1) THENCE, S 88°49'06" W, AT A DISTANCE OF 255.46 FEET PASS A #4 REBAR FOUND IN LINE, AND CONTINUE A TOTAL DISTANCE OF 274.70 FEET TO A #4 REBAR SET FOR THE SOUTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT;

2) THENCE, N 01°12'04" W, A DISTANCE OF 175.70 FEET TO A #4 REBAR SET FOR THE NORTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT;

3) THENCE, N 88°49'06" E, A DISTANCE OF 266.40 TO A #4 REBAR SET AT THE WEST RIGHT-OF-WAY LINE OF SAID WESTGATE DRIVE, FOR A POINT OF CURVATURE AND NORTHEAST CORNER OF THIS HEREIN DESCRIBED TRACT;

4) THENCE, IN A SOUTHEASTERLY DIRECTION AND ALONG THE WEST RIGHT-OF-WAY LINE OF SAID WESTGATE DRIVE, BEING A CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 0°39'42", A RADIUS OF 7,922.00 FEET, A LENGTH OF 91.48 FEET, A TANGENT OF 45.74 FEET, AND A CHORD THAT BEARS S 03°53'37" E, WITH A DISTANCE OF 91.48 FEET TO A POINT OF CURVATURE OF THIS HEREIN DESCRIBED TRACT;

5) THENCE, IN A SOUTHEASTERLY DIRECTION AND CONTINUING ALONG THE WEST RIGHT-OF-WAY LINE OF SAID WESTGATE DRIVE, BEING A CURVE TO THE THE RIGHT, HAVING A CENTRAL ANGLE OF 0°37'07", A RADIUS OF 7,818.00 FEET, A LENGTH OF 84.42 FEET, A TANGENT OF 42.41 FEET, AND A CHORD THAT BEARS S 03°54'54" E, WITH A DISTANCE OF 84.42 FEET TO THE POINT OF BEGINNING, CONTAINING 1.091 ACRES (47,532.58 SQUARE FEET) OF LAND, MORE OR LESS.

PLAT NOTES AND RESTRICTIONS

1. FLOOD ZONE STATEMENT:
   FLOOD ZONE DESIGNATION: ZONE "X" (SHADED). ZONE "X" (SHADED) IS DEFINED AS AREAS OF 500-YEAR FLOOD; AREAS OF 100-YEAR FLOOD WITH AVERAGE DEPTHS OF LESS THAN ONE (1) FOOT OR WITH DRAINAGE AREAS LESS THAN ONE (1) SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 100-YEAR FLOOD. COMMUNITY-PANEL NUMBER: 480334 0450 C, EFFECTIVE DATE: JUNE 6, 2000.
   IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT No. 1 AND HIDALGO COUNTY REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO DETAIN A TOTAL OF 9,122 CUBIC FEET (0.21 ACRE-FEET) OF STORM WATER RUNOFF. DRAINAGE DETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS FOLLOWS: THE DEVELOPER SHALL BE RESPONSIBLE FOR DETAINING AND ACCOMMODATING MORE THAN THE DETAINED VOLUME SHOWN ON THIS PLAT IF IT IS DETERMINED, AT THE DEVELOPMENT PERMIT STAGE, THAT THE DETENTION REQUIREMENTS ARE GREATER THAN WHAT IS STATED ON THIS PLAT, DUE TO THE IMPERVIOUS AREA BEING GREATER THAN WHAT THE PLATTING ENGINEER CONSIDERED IN THE HYDRAULIC CALCULATIONS FOR THE SUBDIVISION.
2. LOT 1 SHALL BE FOR COMMERCIAL USE ONLY. THERE SHALL BE NO OTHER USE OTHER THAN COMMERCIAL. LOT 1 IS FOR NON-RESIDENTIAL USE. THIS MUST BE STIPULATED ON ALL DEEDS AND CONTRACT FOR DEEDS.
3. INSTALLATION OF A BUFFER FENCE IS REQUIRED TO BE INSTALLED BY THE DEVELOPER ALONG ALL ABUTTING RESIDENTIAL LOTS (WHEN APPLICABLE).
4. MINIMUM BUILDING SETBACKS LINES SHALL BE AS FOLLOWS:
   FRONT: PER CITY OF WESLACO ZONING ORDINANCE
   REAR: PER CITY OF WESLACO ZONING ORDINANCE
   SIDE: PER CITY OF WESLACO ZONING ORDINANCE
5. THE MINIMUM FINISHED FLOOR ELEVATION FOR ANY PROPOSED BUILDING SHALL BE SET 18 INCHES ABOVE THE TOP OF CURB ELEVATION OF N. WESTGATE DRIVE, MEASURED FROM THE CENTER OF THE LOT, OR 18 INCHES ABOVE NATURAL GROUND ELEVATION, WHICHEVER IS GREATER. THE FINISHED FLOOR ELEVATION FOR THE BUILDING HAS BEEN SET AT THE ELEVATION 81.20, WHICH IS 2 FEET ABOVE THE EXISTING TOP OF CURB ELEVATION OF N. WESTGATE DRIVE, AND APPROXIMATELY 3.20 FEET ABOVE THE NATURAL GROUND ELEVATION.
6. THE FOLLOWING BENCHMARK IS IDENTIFIED ON THE FACE OF THE PLAT AND ON THE ATTACHED ENGINEERING PLANS: CENTER OF LID OF EXISTING STORM SEWER MANHOLE (AS INDICATED HEREIN). NORTHING: 16593018.0800, EASTING: 1145791.3600, ELEVATION: 79.04
7. NO STRUCTURE SHALL BE PERMITTED OVER ANY EASEMENT. EASEMENTS SHALL BE KEPT CLEAR OF BUILDINGS, SHEDS, SHRUBS TREES, AND OTHER PLANTINGS (EXCEPT LOW, LESS THAN 18 INCHES MATURE HEIGHT, GROUND COVER, GRASS, OR FLOWERS) AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATIONS AND MAINTENANCE OF THE EASEMENT.
8. THERE ARE NO VISIBLE WATER WELLS WITHIN 150 FEET FROM THE BOUNDARIES ON THIS SUBDIVISION.
9. No. 4 REBARS SET ON ALL LOT CORNERS IN THIS SUBDIVISION, AS REQUIRED. SET No. 4 REBARS SHALL INCLUDE A PLASTIC CAP WITH R.P.L.S. No. 5571.
10. ALL CONSTRUCTION SHALL COMPLY WITH STORMWATER POLLUTION PREVENTION PLAN (SWP3) REQUIREMENTS.
11. ALL IRRIGATION EASEMENTS, AS APPLICABLE, ARE EXCLUSIVE TO HIDALGO AND CAMERON COUNTIES IRRIGATION DISTRICT No. 9.
12. LOT GRADING: ALL LOTS SHALL BE GRADED SO THAT THE STORM WATER RUNOFF IS DIRECTED TO THE STREET FRONTING THE LOT. IF A LOT HAS DOUBLE FRONTAGE, THE CITY ENGINEER AND/OR PLANNING DIRECTOR MAY ALLOW FOR THE DRAINAGE OF THE LOT TO BE SPLIT SUCH THAT A PORTION OF THE RUNOFF IS DIRECTED TO THE STREET IN FRONT OF THE LOT WITH THE REMAINDER OF THE RUNOFF DIRECTED TO THE STREET AT THE REAR OF THE LOT.
13. ALL DRAINAGE EASEMENTS AND/OR STORM DRAINAGE DETENTION AREAS WITHIN THE BOUNDARY OF THIS SUBDIVISION, SHALL BE PRIVATE AND MAINTAINED BY THE PROPERTY'S OWNERS OR H.O.A.
14. A 5-FOOT CONCRETE SIDEWALK IS REQUIRED ALONG THE EXTERIOR PERIMETER UPON THE ISSUANCE OF A NOTICE TO PROCEED (AS APPLICABLE).
15. LANDSCAPING IS REQUIRED AS PER THE CITY OF WESLACO ORDINANCE.

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

I, THE UNDERSIGNED, OWNER OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS "McDONALD'S 42-3818 WESLACO SUBDIVISION" TO THE CITY OF WESLACO, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, DO HEREBY DEDICATE TO THE USE OF THE PUBLIC, ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS, WATER LINES, WASTEWATER LINES, STORM SEWER LINES, FIRE HYDRANTS, AND PUBLIC PLACES WHICH ARE INSTALLED OR WHICH I WILL CAUSE TO BE INSTALLED THEREON, WHETHER SHOWN OR NOT SHOWN, IF REQUIRED TO BE INSTALLED OR DEDICATED UNDER THE SUBDIVISION APPROVAL PROCESS OF THE CITY OF WESLACO. ALL SUCH ARE DEDICATED FOR THE PURPOSES EXPRESSED THEREON, EITHER ON THIS PLAT OR ON THE OFFICIAL MINUTES OF THE APPLICABLE AUTHORITIES OF THE CITY OF WESLACO, TEXAS.

_____
JESUS DE LEON
P.O. BOX 8308
WESLACO, TX 78599-8308

STATE OF TEXAS
COUNTY OF HIDALGO

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

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

_____ _____
NOTARY PUBLIC DATE

RIOEL HERNANDEZ
NOTARY PUBLIC
STATE OF TEXAS
ID#131331343
EXP. 10-27-2019

STATE OF TEXAS
COUNTY OF HIDALGO

APPROVED BY DRAINAGE DISTRICT:

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

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1.

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

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

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

DATED THIS _____ DAY OF _____ 20_____

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

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

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

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

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

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

STATE OF TEXAS
COUNTY OF HIDALGO
CITY OF WESLACO

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

WE, THE UNDERSIGNED, CERTIFY THAT THIS PLAT OF "McDONALD'S 42-3818 WESLACO SUBDIVISION" WAS REVIEWED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF WESLACO

ON _____ 20 _____

_____ _____
MAYOR OF THE CITY OF WESLACO DATE

ATTEST: _____ _____
SECRETARY OF THE CITY OF WESLACO DATE

STATE OF TEXAS
COUNTY OF HIDALGO

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

_____ _____
LICENSED PROFESSIONAL ENGINEER DATE
No. 92602 STATE OF TEXAS

CARLOS GARZA, P.E. - AEC ENGINEERING, L.L.C.
1116 SOUTH 10TH AVENUE
EDINBURG, TEXAS 78539
TEL: 956-380-6558
carlos@aecengineering.net

STATE OF TEXAS
CARLOS GARZA
92602
LICENSED
PROFESSIONAL ENGINEER

STATE OF TEXAS
COUNTY OF HIDALGO

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

_____ _____
REGISTERED PROFESSIONAL SURVEYOR DATE
JOSE MARIO GONZALEZ R.P.L.S.
TEL. (956) 262-0222
mario@riodeltasurveying.com

STATE OF TEXAS
REGISTERED
JOSE MARIO GONZALEZ
5571
PROFESSIONAL
LAND SURVEYOR

STATE OF TEXAS
COUNTY OF HIDALGO
CITY OF WESLACO

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

I, THE UNDERSIGNED, CERTIFY THAT THIS PLAT OF "McDONALD'S 42-3818 WESLACO SUBDIVISION" WAS REVIEWED AND APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF WESLACO

ON _____, 20 _____

_____ _____
P&Z CHAIRMAN OF THE CITY OF WESLACO DATE

THE COUNTY OF HIDALGO TEXAS

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

ON: _____ AT _____ AM/PM

INSTRUMENT NUMBER _____

OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS

BY: _____ DEPUTY

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

McDONALD'S 42-3818
WESLACO SUBDIVISION

1 COMMERCIAL LOT

A 1.091-ACRE (47,532.58 SQUARE FEET) TRACT OF LAND, MORE OR LESS, OUT OF AND FORMING A PART OR PORTION OF FARM TRACT 143, BLOCK 180, "THE WEST AND ADAMS TRACTS SUBDIVISION", HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 2, PAGES 34-37, OF THE MAP RECORDS OF HIDALGO. COUNTY, TEXAS.

JOB # 1132.144 Prepared by: J. d' Z.
Preparation Date: July 07, 2026

PRINCIPAL CONTACTS:			
CITY:	WESLACO	255 KANSAS AVE., WESLACO, TX 78596	PHONE: (956) 447-3403
OWNER:	McDONALD'S CORPORATION	110 N. CARPENTER ST, CHICAGO, IL 60607	PHONE: (832) 309-2673
ENGINEER:	CARLOS GARZA, P.E.	P.O. BOX 480, EDINBURG, TX 78540	PHONE: (956) 380-6558
SURVEYOR:	JOSE MARIO GONZALEZ, R.P.L.S.	24593 F.M. 88, MONTE ALTO, TX 78538	PHONE: (956) 262-0222

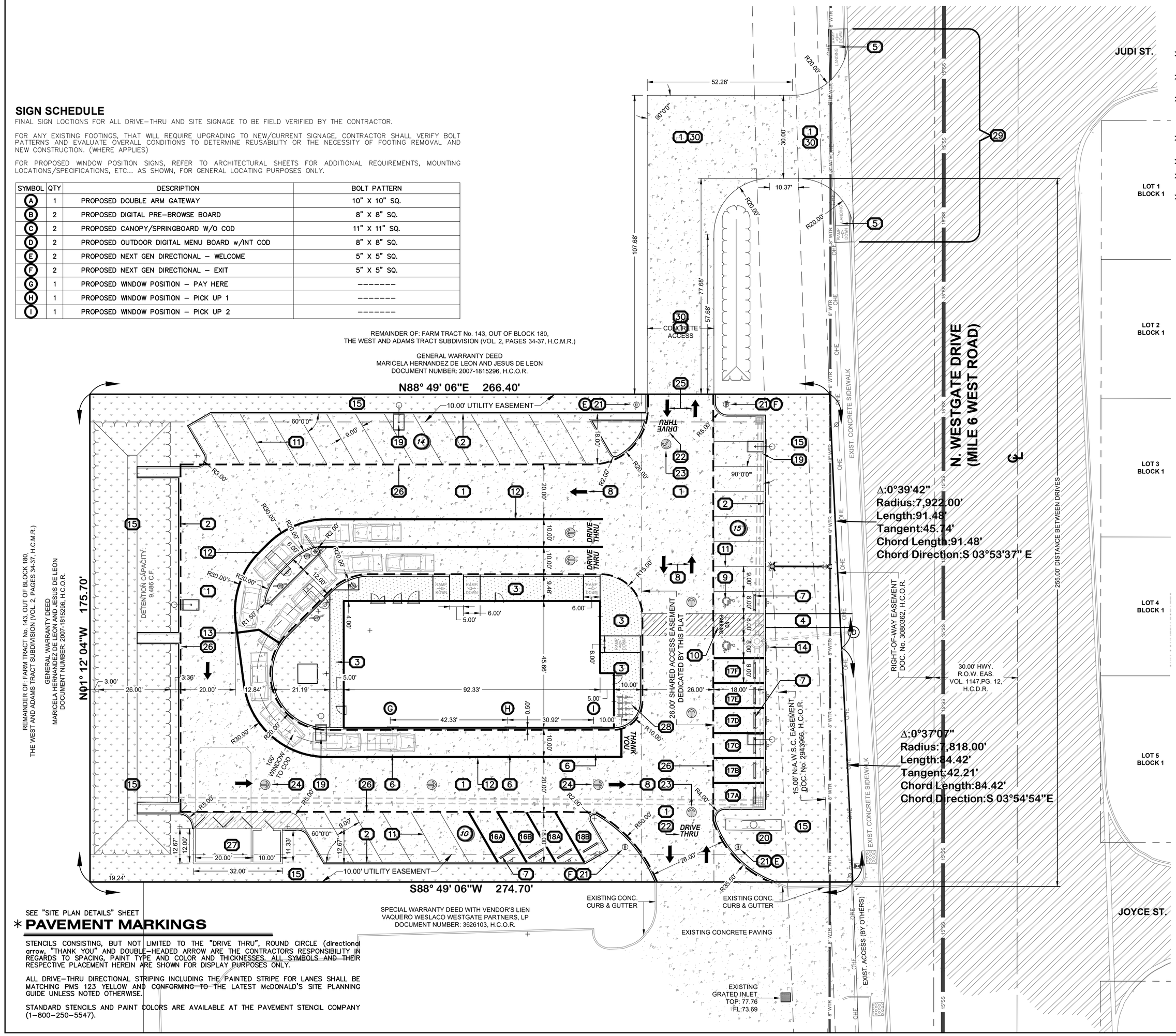
SIGN SCHEDULE

FINAL SIGN LOCTIONS FOR ALL DRIVE-THRU AND SITE SIGNAGE TO BE FIELD VERIFIED BY THE CONTRACTOR.

FOR ANY EXISTING FOOTINGS, THAT WILL REQUIRE UPGRADING TO NEW/CURRENT SIGNAGE, CONTRACTOR SHALL VERIFY BOLT PATTERNS AND EVALUATE OVERALL CONDITIONS TO DETERMINE REUSABILITY OR THE NECESSITY OF FOOTING REMOVAL AND NEW CONSTRUCTION. (WHERE APPLIES)

FOR PROPOSED WINDOW POSITION SIGNS, REFER TO ARCHITECTURAL SHEETS FOR ADDITIONAL REQUIREMENTS, MOUNTING LOCATIONS/SPECIFICATIONS, ETC... AS SHOWN, FOR GENERAL LOCATING PURPOSES ONLY.

SYMBOL	QTY	DESCRIPTION	BOLT PATTERN
A	1	PROPOSED DOUBLE ARM GATEWAY	10" X 10" SQ.
B	2	PROPOSED DIGITAL PRE-BROWSE BOARD	8" X 8" SQ.
C	2	PROPOSED CANOPY/SPRINGBOARD W/O COD	11" X 11" SQ.
D	2	PROPOSED OUTDOOR DIGITAL MENU BOARD w/INT COD	8" X 8" SQ.
E	2	PROPOSED NEXT GEN DIRECTIONAL - WELCOME	5" X 5" SQ.
F	2	PROPOSED NEXT GEN DIRECTIONAL - EXIT	5" X 5" SQ.
G	1	PROPOSED WINDOW POSITION - PAY HERE	--------
H	1	PROPOSED WINDOW POSITION - PICK UP 1	--------
I	1	PROPOSED WINDOW POSITION - PICK UP 2	--------



SEE "SITE PLAN DETAILS" SHEET

* PAVEMENT MARKINGS

STENCILS CONSISTING, BUT NOT LIMITED TO THE "DRIVE THRU", ROUND CIRCLE (directional arrow, "THANK YOU" AND DOUBLE-HEADED ARROW ARE THE CONTRACTORS RESPONSIBILITY IN REGARDS TO SPACING, PAINT TYPE AND COLOR AND THICKNESSES. ALL SYMBOLS AND THEIR RESPECTIVE PLACEMENT HEREIN ARE SHOWN FOR DISPLAY PURPOSES ONLY.

ALL DRIVE-THRU DIRECTIONAL STRIPING INCLUDING THE PAINTED STRIPE FOR LANES SHALL BE MATCHING PMS 123 YELLOW AND CONFORMING TO THE LATEST McDONALD'S SITE PLANNING GUIDE UNLESS NOTED OTHERWISE.

STANDARD STENCILS AND PAINT COLORS ARE AVAILABLE AT THE PAVEMENT STENCIL COMPANY (1-800-250-5547).

30 McDONALD'S WILL ESTABLISH AN AGREEMENT WITH THE SELLER TO USE THE LAND FOR THE CONSTRUCTION OF AN OFF-SITE DRIVE, AS ILLUSTRATED ON THIS SHEET. THE PROPOSED DRIVE'S SOUTH EDGE SHALL BE LOCATED 255 FEET NORTH FROM THE NORTH EDGE OF THE ACCESS CONSTRUCTED BY THE DEVELOPMENT TO THE SOUTH OF THIS SITE, AND SHALL CONFORM WITH THE THE CITY OF WESLACO CODE SECTION 26-319:

"THE SPACING AND LOCATION OF DRIVEWAYS SHALL BE RELATED TO BOTH EXISTING ADJACENT DRIVEWAYS AND THOSE SHOWN ON DEVELOPMENT PLANS. THE SPACING BETWEEN DRIVEWAYS SHALL DEPEND UPON THE SPEED LIMIT OR DESIGN SPEED OF THE INTERSECTING COLLECTOR OR ARTERIAL STREET AS SHOWN IN TABLE 26-1. DRIVEWAYS SHALL NOT BE PERMITTED IN THE TRANSITION AREA OF ANY DECELERATION LANE, INCLUDING TAPERS, OR RIGHT TURN LANE. SPACING BETWEEN DRIVEWAYS WILL BE MEASURED ALONG THE TRAVELED PATH OF THE ROADWAY FROM THE EDGE OF ONE DRIVEWAY TO THE CLOSEST EDGE OF THE NEXT DRIVEWAY MEASURED AT THE LOCATION WHERE THE DRIVEWAY CONTACTS THE ABUTTING ROADWAY".

ACCORDING TO SEC. 26-319, TABLE 26-1, AND THE SPEED LIMIT OF NORTH WESTGATE DRIVE BEING 45 M.P.H., THE MINIMUM DRIVEWAY DISTANCE IS 250 FEET.

SITE PLAN CONSTRUCTION KEYNOTES

1. PROPOSED CONCRETE PAVING THROUGHOUT PARKING FACILITIES. SEE "PAVING, GRADING, DRAINAGE & TYPICAL DETAILS" SHEET FOR CONCRETE SPECIFICATIONS AND DETAILS.
2. 6" RAISED CONCRETE CURBING ON 6" CONCRETE PAVEMENT (WHERE APPLICABLE). FOR DETAILS SEE "PAVING, GRADING & STORM DRAINAGE PLAN TYPICAL DETAILS" SHEET (TYPICAL WHERE SHOWN).
3. 4-INCH THICK CONCRETE SIDEWALK CONSISTING OF NO LESS THAN 4,000 PSI CONCRETE MATERIAL. UPON CONSTRUCTION, SIDEWALK SHALL HAVE A STANDARD BROOM FINISH. CROSS-SLOPE SHALL NOT EXCEED 2%, AND RUNNING-SLOPE SHALL NOT EXCEED 5%. REFER TO STRUCTURAL DRAWINGS FOR LOCATION OF CONTROL JOINTS ADJACENT TO BUILDING PERIMETER (SEE "TYPICAL SIDEWALK DETAIL" ON "SITE PLAN DETAILS" SHEET).
4. 5-FOOT WIDE, 4-INCH THICK SIDEWALK CONSISTING OF NO LESS THAN 4,000 PSI CONCRETE MATERIAL. UPON CONSTRUCTION, SIDEWALK SHALL HAVE A STANDARD BROOM FINISH. CROSS-SLOPE SHALL NOT EXCEED 2%, AND RUNNING-SLOPE SHALL NOT EXCEED 5% (SEE "TYPICAL SIDEWALK DETAIL" ON "SITE PLAN DETAILS" SHEET).
5. DIRECTIONAL RAMP AND LANDING. HANDICAP RAMP AND LANDING SHALL CONFORM TO MINIMUM A.D.A. REQUIREMENTS. RAMP SHALL UTILIZE DETECTABLE WARNING MATERIAL FOR THE FULL WIDTH. RUNNING SLOPES SHALL NOT EXCEED 1:12, AND CROSS SLOPE SHALL NOT EXCEED 2%. THE MINIMUM LENGTH OF THE LANDING SHALL BE 5 FEET. (SEE DETAIL ON "SITE PLAN DETAILS" SHEET).
6. DRIVE THRU FACILITY DETECTOR LOOP (TYPICAL WHERE SHOWN).
7. PRECAST CONCRETE WHEEL STOPS. FOR DETAIL, SEE "SITE PLAN DETAILS" SHEET (TYPICAL WHERE SHOWN).
8. * SURFACE PAINTED TRAFFIC ARROWS. SEE "SITE PLAN DETAILS" SHEET (TYPICAL WHERE SHOWN).
9. * SURFACE PAINTED SYMBOL OF INTERNATIONAL ACCESSIBILITY. SEE "SITE PLAN DETAILS" SHEET.
10. * PROPOSED SURFACE PAINTED "NO PARKING" - PAINTED ON ACCESS AISLE ADJACENT TO HANDICAP DESIGNATED STALLS. LETTERS MUST BE CAPITAL LETTERS AT LEAST 12" IN HEIGHT AND STROKE WIDTH OF NOT LESS THAN 2". ALL WORDING SHALL BE CENTERED WITHIN AISLE.
11. * PARKING FACILITY PAINTED STRIPING CONSISTING OF 4" WIDE YELLOW PAINT (TYPICAL WHERE SHOWN).
12. * 6" WIDE YELLOW PAINTED STRIPE, DRIVE-THRU LANE.
13. * 6" WIDE YELLOW PAINTED STRIPE ("MERGE POINT") POSITIONED ACROSS THE DRIVE-THRU LANE.
14. * HANDICAP ACCESSIBLE SIGNAGE (POLE MOUNTED OR WALL MOUNTED). SEE "SITE PLAN DETAILS" SHEET (TYPICAL WHERE SHOWN).
15. PROPOSED GREEN/LANDSCAPED AREAS, INCLUDING STORMWATER RUNOFF DETENTION AREAS. SEE "LANDSCAPING PLANS".
16A "PULL FORWARD" STALLS. 16B
17A 17C 17E "MOBILE ORDER" STALLS. 17B 17D 17F
18A "McDELIVERY" STALLS. 18B
19. PARKING FACILITY PROPOSED LIGHT POLES (TYPICAL WHERE SHOWN). REFER TO MEP/PHOTOMETRIC DESIGN SHEET FOR EXACT SPECIFICATIONS. ALL LOCATIONS SHOWN HEREIN ARE FOR DISPLAY PURPOSES ONLY. POLE INSTALLATION SHALL BE NOT CLOSER THAN 10' FROM AN AERIAL ELECTRICAL LINE, UNLESS OTHERWISE ALLOWED DURING CONSTRUCTION BY ELECTRICAL COMPANY.
20. PROPOSED PYLON POLE / SIGN.
21. McDONALD'S DIRECTIONAL SIGNAGE. REFERENCE TO SITE PLAN SIGN SCHEDULE, THIS SHEET. SIGN CONTRACTOR SHALL APPLY FOR PERMITTING WITH THE CITY OF MISSION AS REQUIRED. SIGNAGE SUBJECT TO PERMIT CONDITIONS AND MINIMUM REQUIREMENTS.
22. "DRIVE THRU" PLACED AT ALL ENTRANCES TO THE LOT, APPROXIMATELY 25-30' FROM CURB OR SIDEWALKS (TYPICAL WHERE SHOWN).
23. CIRCLE DIRECTIONAL ARROW CENTERED ABOVE THE WORD "DRIVE" APPROXIMATELY 5' FURTHER INTO THE PARKING LOT (TYPICAL WHERE SHOWN).
24. CIRCLE DIRECTIONAL ARROWS SHOULD BE SPACED EVERY 40-60' (TYPICAL WHERE SHOWN).
25. ENTRANCES WILL ALL HAVE A WHITE INGRESS-EGRESS ARROW AND SHALL BE WITHIN 10' FROM INGRESS POINT (TYPICAL WHERE SHOWN).
26. FIRE LANE SHALL BE AN 6" RED STRIPE PAINTED ON DRIVE SURFACE or 4" FOR CURB APPLICATIONS. (SEE "SITE PLAN TYPICAL DETAILS"). PAINTED LANE SHALL BE NOT LESS THAN 18' WIDE, FIELD ADJUST AS NEEDED.
27. PROPOSED "FRONT LOADING" ACCESSIBLE MASONRY TRASH ENCLOSURE WITH DRY STORAGE ROOM. NEW TPO ROOF SYSTEM IN ACCORDANCE WITH McDONALD'S STANDARD SPECIFICATIONS. FLASH AND VENT AS REQUIRED. SEE SITE PLAN DETAIL SHEETS FOR STRUCTURAL/FRAMING SPECIFICATIONS.
28. PROPOSED BICYCLE RACK, BELSON OUTDOOR MODEL# CBBR-5UR-BKB (4 SPACES), 36" IN HEIGHT AS MINIMUM. (SEE DETAIL ON "SITE PLAN DETAILS" SHEET).
29. APPROXIMATELY 77 LINEAR FEET OF EXISTING CONCRETE CURB & GUTTER AND SIDEWALK TO BE SAW CUT AND REMOVED FOR THE CONSTRUCTION OF PROPOSED ACCESS, DIRECTIONAL RAMPS AND LANDINGS.

CONTRACTOR NOTE:

EXERCISE EXTREME CAUTION DURING ALL CONSTRUCTION ACTIVITIES. UNDERGROUND UTILITIES (WET AND DRY) MAY BE PRESENT. FIELD ADJUSTMENTS MAY BE NECESSARY.

MAP LEGEND

- SET #4 REBAR
- FOUND #4 REBAR
- BENCHMARK: TOP (CENTER) OF STORM SEWER MANHOLE NORTHING: 16593018.0800 EASTING: 1145791.3600 ELEVATION: 79.04
- EXISTING POWER POLE
- OHE — OHE — EXISTING OVERHEAD POWER LINE
- EXISTING SIGN
- EXISTING POLE-MOUNTED ELECTRIC-POWERED SPEED LIMIT SIGN
- EXISTING TRAFFIC CONTROL BOX
- 8"WTR — EXISTING 8" WATER LINE (N.A.W.S.C.)
- S — EXISTING SANITARY SEWER MANHOLE
- 15"SS — EXISTING 12" SANITARY SEWER LINE (CITY OF WESLACO)
- D — EXISTING STORM SEWER MANHOLE
- EXISTING ASPHALT PAVED SURFACES

STATE OF TEXAS
CARLOS GARZA
92602
LICENSED PROFESSIONAL ENGINEER
THIS DOCUMENT APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY CARLOS GARZA P.E. #92602 JULY 31, 2026

FOR CONSTRUCTION

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

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

Designed/Drawn Jorge G. de Zenea	Job Type CIVIL
Checked R. Hernandez/C. Garza, P.E.	Job No. 1132.144
Approved C. Garza, P.E.	Prep. Date JULY 31, 2026

REV	DATE	DESCRIPTION	BY	ISSUE REF

GRAPHIC SCALE
0 20 30 40
1 inch = 20 ft.

CALL BEFORE YOU DIG!
Texas 811
Know what's below. Call before you dig.
PARTICIPANTS REQUEST 48 HOURS NOTICE BEFORE YOU DIG, DRILL, OR BLAST - STOP AND CALL CONSTRUCTION
811
THE LONE STAR NOTIFICATION COMPANY AT 1-800-669-8344

1. *Earthwork and Pavement recommendations as per Geo-Technical Report by TERRACON dated MARCH 17, 2026. Project No. 88265007 UNLESS SPECIFIED OTHERWISE. Any and all testing results shall be submitted to Engineer.*
2. *Contractor shall refer to architectural building plans for exact location and orientation of exterior doors.*
3. *The location of any proposed pylon and directional signage is shown as approximate ONLY. It is the responsibility of the sign contractor to verify compliance with setback, size, height, and related zoning requirements prior to setting ANY signage in place.*
4. *All existing utility appurtenances that are called to remain, shall be adjusted to finished grade as necessary by proposed design.*
5. *All radial and linear dimensions shown herein are to be considered to be measured to and from the FACE OF CURB unless noted otherwise on these plans.*
6. *Any lot lighting concrete footing symbols or calls shown on these plans shall always conform to the soils report recommendations as provided for this specific site.*
7. *6' buffer required around dumpsters/compactors, loading/unloading areas if visible from main streets or as required by the City of Weslaco, TX.*
8. *ALL existing structures and utilities WITHIN the limits of this property to be cleared unless noted otherwise. Refer to demolition sheet (when applicable).*
9. *The Fire Lane shall be an 8" red stripe painted on drive surfaces with 4" white lettering spaced evenly every 25 feet (as shown).*
10. *Contractor responsible to field adjust any and all proposed improvements as necessary for proper installation.*

SITE GENERAL INFORMATION

LOT AREA:	1.09 ACRES (47,532.58 SQUARE FEET)
BLDG. SQUARE FOOTAGE (GROSS):	4,315 (9%)
IMPERVIOUS AREA (EXCEPT BLDG.):	28,958 SQUARE FEET (61%)
LANDSCAPE AREA:	14,260 SQUARE FEET (30%)
LOT COVERAGE:	68%

SITE PLAN

McDonald's

THESE PLANS AND SPECIFICATIONS ARE THE PROPERTY OF McDONALD'S CORPORATION AND SHALL NOT BE REPRODUCED WITHOUT THEIR WRITTEN PERMISSION.

STREET ADDRESS or GENERAL LOCATION

WEST SIDE OF N. WESTGATE DRIVE (MILE 6 W. RD.), APPROXIMATELY 326 FEET NORTH OF SUGARCANE DRIVE

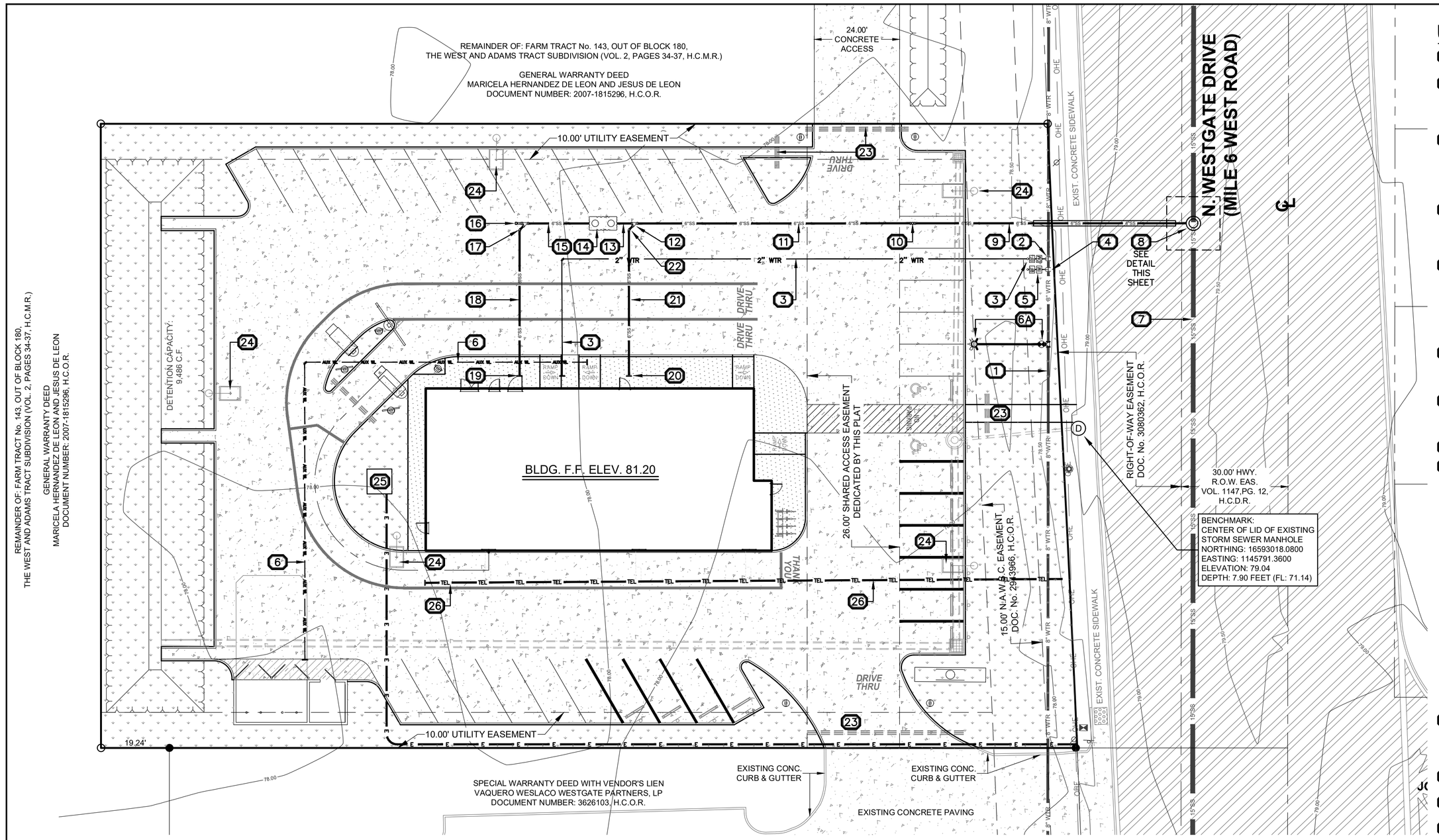
CITY	COUNTY	STATE
WESLACO	HIDALGO	TEXAS

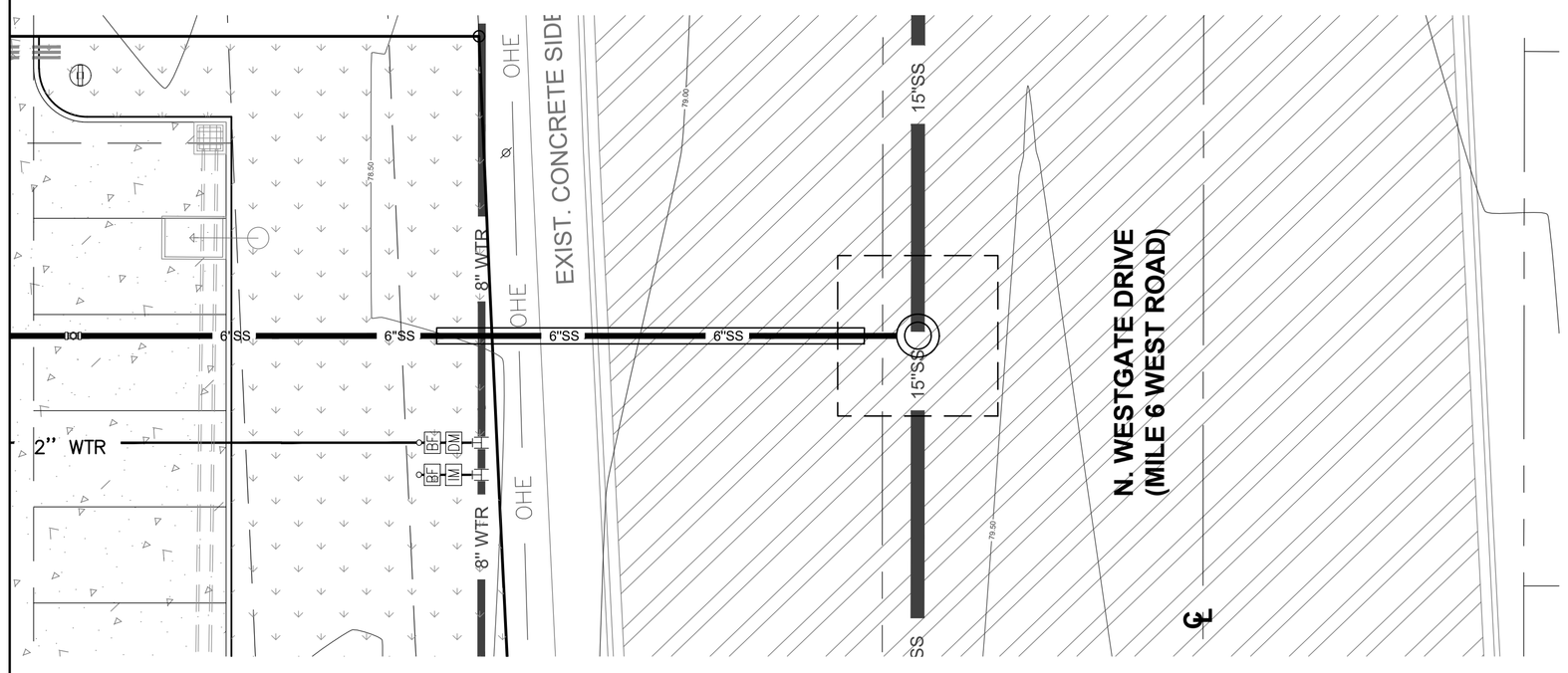
SITE IDENTIFICATION	42-3818	BASE BUILDING IDENTIFICATION	45 90

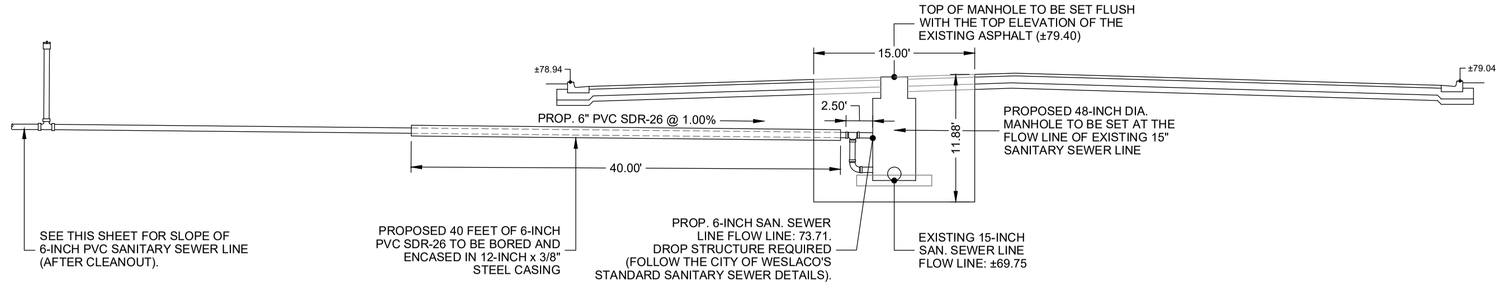
FACILITY PARKING INFORMATION

TOTAL SPACES PROVIDED 39	23	SPACES	20'-0" X 9'-0"	@	60°
	15	SPACES	20'-0" X 9'-0"	@	90°
TOTAL SPACES REQUIRED 25	THIS PROJECT IS WITHIN THE CITY OF WESLACO'S JURISDICTION. PARKING REQUIREMENTS: 1 SPACE PER 100 SQUARE FEET OF FLOOR AREA, OR 1 SPACE PER EVERY 4 SEATS, WHICHEVER IS GREATER.				

DWG TITLE	McDs 42-3818_BASE.dwg	SHEET No.	c6 of 23







PROPOSED SANITARY SEWER MANHOLE INSTALLATION DETAIL TOP AND CROSS-SECTION

SCALE: 1"=10'

MAP LEGEND

- SET #4 REBAR
- FOUND #4 REBAR
- BENCHMARK: TOP (CENTER) OF STORM SEWER MANHOLE NORTHING: 16593018.0800 EASTING: 1145791.3600 ELEVATION: 79.04
- EXISTING POWER POLE
- EXISTING OVERHEAD POWER LINE
- EXISTING SIGN
- EXISTING POLE-MOUNTED ELECTRIC-POWERED SPEED LIMIT SIGN
- EXISTING TRAFFIC CONTROL BOX
- EXISTING 8" WATER LINE (N.A.W.S.C.)
- EXISTING SANITARY SEWER MANHOLE
- EXISTING 12" SANITARY SEWER LINE (CITY OF WESLACO)
- EXISTING STORM SEWER MANHOLE
- EXISTING ASPHALT PAVED SURFACES

UTILITY PLAN CONSTRUCTION KEYNOTES

1. APPROXIMATE LOCATION OF EXISTING NORTH ALAMO WATER SUPPLY CORPORATION (NAWSC) 8-INCH PVC WATER LINE.
2. THE UTILITY CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING A 2-INCH BRONZE SADDLE WITH DOUBLE BRONZE STRAPS AND TEFLON BALL CORPORATION STOP (DOMESTIC SERVICE LINE). SERVICE SHALL BE TERMINATED WITH A 2-INCH CAP/PLUG FOR THE INSTALLATION OF 2-INCH METER. UTILITY CONTRACTOR TO COORDINATE WITH NAWSC AND THE CITY OF WESLACO FOR FIELD SCHEDULING.
3. UTILITY CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION OF A 2-INCH WATER METER FOR DOMESTIC USE. THE APPROPRIATELY SIZED BACKFLOW DEVICE (AFTER WATER METER), AND CONTINUE WITH APPROXIMATELY 170 L.F. OF 2-INCH PVC SCH 80 SERVICE PIPE, ENDING WITH A 2-INCH CAP/PLUG AT 5 FEET FROM NEAREST BUILDING WALL, UNLESS NOTED OTHERWISE. FITTINGS AS NEEDED FOR PROPER INSTALLATION. PLUMBER SHALL REFERENCE MEP PLANS FOR WORK/INSTALLATIONS INSIDE BUILDING.
4. THE UTILITY CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION OF A 1-INCH BRONZE SADDLE WITH DOUBLE BRONZE STRAPS AND TEFLON BALL CORPORATION STOP (IRRIGATION SERVCE LINE). SERVICE SHALL BE TERMINATED WITH A 1-INCH CAP/PLUG FOR THE INSTALLATION OF 1-INCH METER. UTILITY CONTRACTOR TO COORDINATE WITH NAWSC AND THE CITY OF WESLACO FOR FIELD SCHEDULING.
5. UTILITY CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION OF A 1-INCH WATER METER FOR IRRIGATION USE. THE LANDSCAPING CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION OF THE APPROPRIATELY SIZED BACKFLOW DEVICE (AFTER WATER METER), AND CONTINUE WITH APPROXIMATELY 4 LINEAR FEET OF 1-INCH POLYETHYLENE TUBING, ENDING WITH A 1-INCH CAP/PLUG FOR FUTURE USE. FITTINGS AS NEEDED FOR PROPER INSTALLATION. LANDSCAPING CONTRACTOR SHALL REMOVE CAP, CONNECT AND COORDINATE TOWARDS ALL GREEN AREAS WITH APPROPRIATELY SIZED CONDUIT RUNS, AS WELL AS ANY NECESSARY WIRING/HARDWARE WITHIN THE PROPOSED FACILITY FOR INTERNAL CONTROL.
6. APPROXIMATELY 163 LF OF PROPOSED 3/4-INCH AUXILIARY WATER LINE SHALL BE EXTENDED TOWARDS THE PROPOSED DUMPSTER LOCATION FOR FUTURE USE (FITTINGS AS NEEDED FOR PROPER INSTALLATION). CONTRACTOR SHALL EXIT THE PROPOSED FACILITY AS SHOWN AND PLUG NEAR THE PROPOSED TRASH ENCLOSURE AS NEEDED.

6A. PROPOSED FIRE HYDRANT (COMPLETE ASSEMBLY), **FLANGE ELEVATION: XXX.XX.** 4 1/2" PUMPER OUTLET SHALL BE FACING N. WESTGATE DRIVE. FIRE HYDRANT SHALL HAVE A 3-FOOT CLEARANCE FROM ANY FENCES, POLES, BRUSH, ETC. FIRE HYDRANT LOCATIONS SHALL BE IDENTIFIED ON THE ROADWAY USING REFLECTIVE BLUE PAVEMENT MARKERS.

7. APPROXIMATE LOCATION OF EXISTING 15-INCH PVC SANITARY SEWER LINE (CITY OF WESLACO).
8. UTILITY CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION OF A 48" DIAMETER SANITARY SEWER MANHOLE (FOR DETAIL SEE THE "UTILITY PLAN TYPICAL DETAILS", SHEET). THE TOP OF THE MANHOLE SHALL BE SET FLUSH WITH THE TOP OF THE PAVEMENT ON N. WESTGATE DRIVE, AND THE FLOW LINE WILL BE SET AT THE FLOW LINE OF THE EXISTING 15" SANITARY SEWER LINE **(±69.75).** THE CONTRACTOR WILL OPEN CUT THE PAVEMENT TO HAVE A PIT OF APPROXIMATELY 15'x15' THAT WILL PROVIDE SUFFICIENT MANEUVERING SPACE FOR THE INSTALLATION OF THE MANHOLE. THE DEPTH OF THE PIT WILL BE APPROXIMATELY 12 FEET, WHICH IS THE APPROXIMATE DEPTH OF THE EXISTING 15" SANITARY SEWER LINE (TRENCH PROTECTION REQUIRED). AFTER THE MANHOLE AND THE 6" SANITARY SEWER LINE HAVE BEEN INSTALLED, THE AREA AFFECTED SHALL BE REPAIRED WITH A LAYER OF H.M.A.C. THAT MATCHES THE THICKNESS OF THE EXISTING BUT NO LESS THAN 2", AND 8" OF LIMESTONE FLEX BASE, COMPACTED AT 8% COMPACTED DENSITY. FINISH GRADE OF ASPHALT SHALL FOLLOW THE SLOPE PATTERN OF THE ROAD. THE FLOW LINE ELEVATION OF THE PROPOSED 6" SERVICE LINE SHALL BE **73.71** (DROP STRUCTURE REQUIRED), INSTALLATION SHALL BE IN ACCORDANCE TO THE CITY OF WESLACO CONSTRUCTION STANDARDS. TRENCHES, EXCAVATIONS AND/OR PITS SHALL NOT BE LEFT OPEN OVERNIGHT, UNLESS AUTHORIZED IN WRITING BY THE ENGINEERING DEPARTMENT OF THE CITY OF WESLACO; IN SUCH CASES, THE CONTRACTOR MUST PROVIDE 1" STEEL PLATES WITH ANCHORING AS PER SPECIFICATIONS TO BE PROVIDED BY THE CITY.

   THE COMPLETION FOR INSTALLATION OF THE SANITARY SEWER MANHOLE WILL TAKE APPROXIMATELY 5 WORKING DAYS (WEATHER PERMITTING), IN WHICH TIME THE LEFT TURN LANE, AS WELL AS THE TWO SOUTH-BOUND LANES AND SHOULDER LANE WILL REMAIN CLOSED TO TRAFFIC. REFER TO TxDOT TCP (1-4)-18 "TRAFFIC CONTROL PLAN, LANE CLOSURES ON MULTILANE CONVENTIONAL ROADS", -TWO LANES CLOSED- OPTION. UTILITY CONTRACTOR TO COORDINATE WITH THE CITY OF WESLACO FOR FIELD SCHEDULING.
9. APPROXIMATELY 77.00 LINEAR FEET OF 6-INCH SDR-26 PVC SANITARY SEWER SERVICE LINE, OF WHICH 40 FEET SHALL BE BORED AND ENCASED IN 12"x3/8" STEEL CASING (SEE DETAIL THIS SHEET). 6-INCH SERVICE LINE SHALL HAVE A SLOPE OF **1.00%**, ENDING WITH A 6-INCH TWO-WAY CLEANOUT. UTILITY CONTRACTOR TO COORDINATE WITH THE CITY OF WESLACO FOR FIELD SCHEDULING.
10. PROPOSED 6-INCH TWO-WAY CLEANOUT. TOP TO BE SET FLUSH WITH CONCRETE PAVEMENT SURFACE. CLEANOUT SHALL INCLUDE TRAFFIC RATED LOCKING LID. **FLOW LINE ELEVATION: 74.48.**
11. PROPOSED 78.00 LINEAR FEET OF 6-INCH SDR-26 PVC SANITARY SEWER SERVIC LINE @ **1.00%**
12. PROPOSED 6-INCH PVC WYE, **FLOW LINE ELEVATION: 75.26.**
13. PROPOSED 4.00 LINEAR FEET OF 6-INCH SDR-26 PVC SANITARY SEWER SERVICE LINE @ **2.50%**
14. PROPOSED SCHIER 500 GALLON GREASE INTERCEPTOR (100 GPM) WITH 6-INCH INLETS/OUTLETS WITH CAST IRON COVERS – MODEL GM-500. CONTRACTOR SHALL UTILIZE CORRUGATED RISER PIPES (FOR MHs) AS NEEDED, BASED ON PROPOSED DEPTH OF UNIT, PER DESIGN ELEVATIONS AS SHOWN. CONTRACTOR SHALL REFER TO PAVING / GRADING / DRAINAGE DETAILS FOR CONCRETE SLAB REQUIREMENTS / SPECS & REFER TO MANUFACTURER'S INSTALLATION INSTRUCTION FOR ADDITIONAL REQUIREMENTS DURING CONSTRUCTION. **6" INLET FLOW LINE: 75.53 6" OUTLET FLOW LINE: 75.36.**
15. PROPOSED 17.00 LINEAR FEET OF 6-INCH SDR-26 PVC SANITARY SEWER SERVICE LINE @ **1.00%**
16. PROPOSED 6-INCH PVC WYE AND CLEANOUT. TOP OF CLEANOUT TO BE SET FLUSH WITH THE CONCRETE PAVEMENT SURFACE. CLEANOUT SHALL BE TRAFFIC RATED AND INCLUDE LOCKING LID. **FLOW LINE ELEVATION: 75.70.**
17. PROPOSED 6-INCH PVC 45° ELBOW AND ONE (1) LINEAR FOOT OF 6-INCH SDR-26 PVC SANITARY SEWER SERVICE LINE. **45° ELBOW FLOW LINE ELEVATION: 75.80.**
18. PROPOSED 40.50 LINEAR FEET OF 6-INCH SDR-26 PVC SANITARY SEWER SERVICE LINE @ **1.00%.** 6-INCH SERVICE LINE SHALL END WITH A 6-INCH CAP/PLUG AT 3 FEET FROM THE NEAREST BUILDING WALL, UNLESS NOTED OTHERWISE. PLUMBER SHALL REFERENCE MEP PLANS FOR WORK/INSTALLATIONS INSIDE BUILDING.
19. PROPOSED 6-INCH PVC SANITARY SEWER PLUG/CLEANOUT **(FROM KITCHEN AREAS), FLOW LINE ELEVATION: 76.20.**
20. PROPOSED 6-INCH PVC SANITARY SEWER PLUG/CLEANOUT **(FROM RESTROOMS AREAS), FLOW LINE ELEVATION: 75.77.**
21. PROPOSED 40.50 LINEAR FEET OF 6-INCH SDR-26 PVC SANITARY SEWER SERVICE LINE @ **1.00%.** 6-INCH SERVICE LINE SHALL END WITH A 6-INCH CAP/PLUG AT 3 FEET FROM THE NEAREST BUILDING WALL, UNLESS NOTED OTHERWISE. PLUMBER SHALL REFERENCE MEP PLANS FOR WORK/INSTALLATIONS INSIDE BUILDING.
22. PROPOSED 6-INCH PVC 45° ELBOW AND ONE (1) LINEAR FOOT OF 6-INCH SDR-26 PVC SANITARY SEWER SERVICE LINE. **45° ELBOW FLOW LINE ELEVATION: 75.36.**
23. APPROXIMATE LOCATION OF PROPOSED BURIED 4-INCH CONDUIT/SLEEVES RUNS. MINIMUM OF THREE (3) RUNS, INCLUDING 90° ELBOWS AND "TURN UPS" FOR FACILITY ELECTRICAL, LIGHTING AND IRRIGATION SYSTEMS. THE CONTRACTOR SHALL VERIFY ALL CONDUIT RUNS AND UTILITY CONNECTIONS TO THE PROPOSED FACILITY AGAINST THE MEP PLANS PRIOR TO COMMENCING ANY CONSTRUCTION. ADDITIONAL CONDUIT/SLEEVES MAY BE REQUIRED; ROUTING SHOWN IS FOR REFERENCE ONLY (TYPICAL WHERE SHOWN).
24. PROPOSED PARKING FACILITY LIGHT POLES (TYPICAL WHERE SHOWN). REFER TO MEP AND PHOTOMETRIC DESIGN PLANS FOR EXACT SPECIFICATIONS. ALL LOCATIONS SHOWN HEREIN ARE FOR ILLUSTRATIVE PURPOSES ONLY. LIGHT POLE INSTALLATION SHALL NOT BE CLOSER THAN 10 FEET FROM ANY AERIAL ELECTRICAL LINE(S), UNLESS OTHERWISE APPROVED BY THE ELECTRICAL COMPANY DURING CONSTRUCTION.
25. APPROXIMATE LOCATION OF PAD MOUNTED TRANSFORMER. THE CONTRACTOR SHALL COORDINATE WITH THE ELECTRIC UTILITY PROVIDER REGARDING THE INSTALLATION OF THE BURIED ELECTRICAL CONDUIT AND THE PROPOSED TRANSFORMER PAD LOCATION. (TYPICALLY THE CONTRACTOR PROVIDES THE BURIED CONDUIT; THE WIRE IS PROVIDED BY THE UTILITY PROVIDER). THE ELECTRIC UTILITY PROVIDER WILL DETERMINE THE FINAL TRANSFORMER SPECIFICATIONS, INCLUDING LOADS AND OTHER REQUIREMENTS FOR THE NEW FACILITY. A NEW DEDICATED 15.00-FOOT EASEMENT FOR THE ELECTRIC UTILITY PROVIDER, IS NOT PART OF THIS PLAN. EASEMENT, IF REQUIRED, WILL BE PREPARED SEPARATELY.
26. TELEPHONE SERVICE IS AVAILABLE FOR THIS LOCATION. THE CONTRACTOR SHALL COORDINATE WITH TELEPHONE COMPANY FOR ALL REQUIREMENTS RELATED TO NEW CONSTRUCTION. THE PROPOSED ROUTING SHOWN IS APPROXIMATE; THE TELEPHONE COMPANY WILL HAVE FINAL AUTHORITY REGARDING THE ROUTE DURING CONSTRUCTION.

STATE OF TEXAS – CARLOS CARZA – 92602 – LICENSED PROFESSIONAL ENGINEER

THIS DOCUMENT APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY CARLOS CARZA P.E. #92602 JULY 07, 2026

FOR CONSTRUCTION

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

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

Designed/Drawn Jorge G. de Zenea	Job Type CIVIL
Checked R. Hernandez/C. Garza, P.E.	Job No. 1132.144
Approved C. Garza, P.E.	Prep. Date JULY 07, 2026

REV	DATE	DESCRIPTION	BY	ISSUE REF

GRAPHIC SCALE
0 20 30 40
1 inch = 20 ft.

CALL BEFORE YOU DIG!
Texas 811
Know what's below. Call before you dig.
PARTICIPANTS REQUEST 48 HOURS NOTICE BEFORE YOU DIG, DRILL, OR BLAST – STOP AND CALL CONSTRUCTION 811
THE LONE STAR NOTIFICATION COMPANY AT 1-800-669-8344

1. *Earthwork and Pavement recommendations as per Geo-Technical Report by TERRACON dated MARCH 17, 2026. Project No. 88265007 UNLESS SPECIFIED OTHERWISE. Any and all testing results shall be submitted to Engineer.*
2. *The location of any proposed pylon and directional signage is shown as approximate ONLY. It is the responsibility of the sign contractor to verify compliance with setback, size, height, and related zoning requirements prior to setting ANY signage in place.*
3. *Conduit installation for parking lot lighting shall be coordinated by the General Contractor for, but not limited to light fixtures, poles, bases, conduit, wiring and irrigation. All conduits might not be shown herein.*
4. *Contractor responsible to field adjust any and all proposed improvements as necessary for proper installation.*
5. *Contractor responsible for all line(s) pressure testing & approval by the City (if applicable).*
6. *AsBuilt locations of utilities shown herein were provided by the City of Weslaco and the Surveyor. Contractor shall be responsible to verify ALL utility conditions Vertically and Horizontally and notify the Engineer of any discrepancy prior to construction. NO WORK SHALL BE PERFORMED UNTIL AS-BUILT CONDITIONS HAVE BEEN VERIFIED AND THE PLANS AGREE WITH THESE CONDITIONS.*
7. *Utility and electrical conduits shown herein are shown for schematic purposes only. It shall be the responsibility of the Contractor to coordinate accordingly with utility companies prior to bidding of this project. Contractor shall also be responsible to verify ALL conduit runs and utility ties into proposed facility with MEP plans prior to commencement of ANY construction.*
8. *Contractor shall coordinate utility line work with the City of Weslaco prior to commencing work.*
9. *All utility connections shall be coordinated with the MEP plans. Notify the engineer of any conflicts prior to construction.*
10. *The contractor shall install any bends, fittings, etc., along the water lines as required to avoid conflicts with other utilities.*

UTILITY PLAN

McDonald's®

THESE PLANS AND SPECIFICATIONS ARE THE PROPERTY OF McDONALD'S CORPORATION AND SHALL NOT BE REPRODUCED WITHOUT THEIR WRITTEN PERMISSION.

STREET ADDRESS or GENERAL LOCATION
WEST SIDE OF N. WESTGATE DRIVE (MILE 6 W. RD.), APPROXIMATELY 326 FEET NORTH OF SUGARCANE DRIVE

CITY	COUNTY	STATE
WESLACO	HIDALGO	TEXAS

SITE IDENTIFICATION	42-3818	BASE BUILDING IDENTIFICATION	45 90

FACILITY PARKING INFORMATION

TOTAL SPACES PROVIDED: **39**

23	SPACES	20'-0" X 9'-0"	@	60°
15	SPACES	20'-0" X 9'-0"	@	90°

TOTAL SPACES REQUIRED: **25**

THIS PROJECT IS WITHIN THE CITY OF WESLACO'S JURISDICTION.

PARKING REQUIREMENTS: 1 SPACE PER 100 SQUARE FEET OF FLOOR AREA, OR 1 SPACE PER EVERY 4 SEATS, WHICHEVER IS GREATER.

DWG TITLE	McDs 42-3818_BASE.dwg	SHEET No.	c7 of 23

PLANNING AND ZONING REGULAR MEETING

SEPTEMBER 2, 2026

PAVING, GRADING and DRAINAGE CONSTRUCTION PLAN KEYNOTES

1. PROPOSED 6" LIGHT DUTY CONCRETE PAVING AREAS WITH 6" MOISTURE CONDITION SUBGRADE – LIGHT TO MEDIUM TRAFFIC. SEE PAVING DETAIL SHEET FOR ADDITIONAL SPECIFICATIONS.
2. PROPOSED 7" HEAVY DUTY CONCRETE PAVING AREAS WITH 6" MOISTURE CONDITIONED SUBGRADE. HEAVY CONCRETE DUTY AREAS ASSUMED WITH HEAVY TRAFFIC, SUCH AS TRASH PICKUP AREAS AND MAIN ACCESS DRIVES. SEE PAVING DETAIL SHEET FOR ADDITIONAL SPECIFICATIONS.

THE MATERIALS AND PROPERTIES OF REINFORCED CONCRETE PAVEMENT SHALL MEET APPLICABLE REQUIREMENTS IN THE ACI MANUAL OF CONCRETE PRACTICE. THE PORTLAND CEMENT CONCRETE MIX SHOULD HAVE A MINIMUM 28-DAY COMPRESSIVE STRENGTH OF 4,000 PSI.

	DOWELS: 6" CONC.	DOWELS: 7" CONC.
REINFORCING STEEL – 6" CONCRETE SHOULD CONSIST OF THE FOLLOWING: –#3 @ 12" O.C.E.W., GRADE 60 or #4 SPACED @ 18" O.C.E.W., GRADE 60	–3/4" DIAMETER –12" ON CENTER	–7/8" DIAMETER –12" ON CENTER
REINFORCING STEEL – 7" CONCRETE SHOULD CONSIST OF THE FOLLOWING: –#4 @ 12" O.C.E.W., GRADE 60	–14" LONG –6" EMBEDMENT	–14" LONG –6" EMBEDMENT

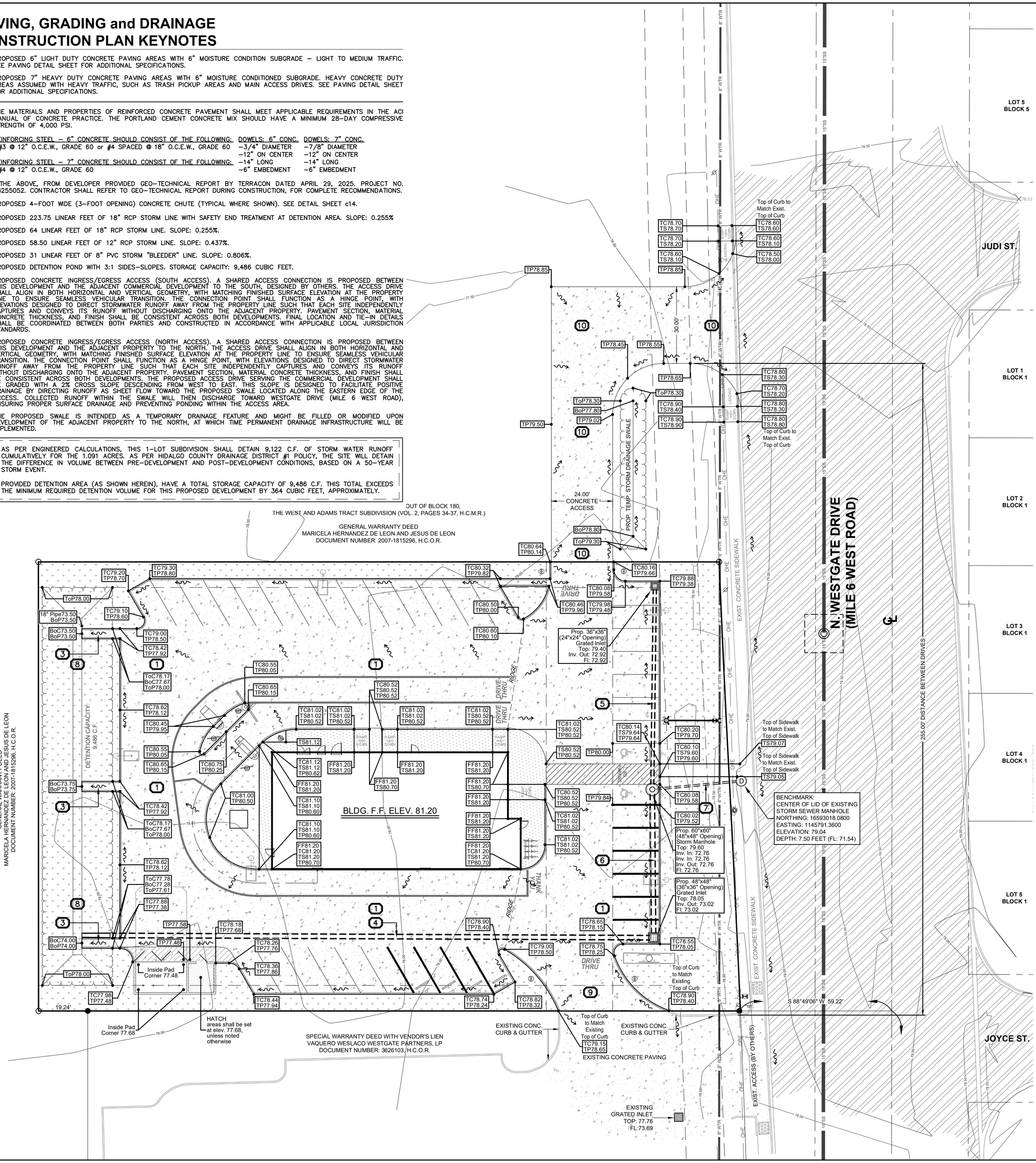
**THE ABOVE, FROM DEVELOPER PROVIDED GEO–TECHNICAL REPORT BY TERRACON DATED APRIL 29, 2025. PROJECT NO. 88255052. CONTRACTOR SHALL REFER TO GEO–TECHNICAL REPORT DURING CONSTRUCTION, FOR COMPLETE RECOMMENDATIONS.

3. PROPOSED 4–FOOT WIDE (3–FOOT OPENING) CONCRETE CHUTE (TYPICAL WHERE SHOWN). SEE DETAIL SHEET c14.
4. PROPOSED 223.75 LINEAR FEET OF 18" RCP STORM LINE WITH SAFETY END TREATMENT AT DETENTION AREA. SLOPE: 0.255%
5. PROPOSED 64 LINEAR FEET OF 18" RCP STORM LINE. SLOPE: 0.255%.
6. PROPOSED 58.50 LINEAR FEET OF 12" RCP STORM LINE. SLOPE: 0.437%.
7. PROPOSED 31 LINEAR FEET OF 8" PVC STORM "BLEEDER" LINE. SLOPE: 0.806%.
8. PROPOSED DETENTION POND WITH 3:1 SIDES–SLOPES. STORAGE CAPACITY: 9,486 CUBIC FEET.
9. PROPOSED CONCRETE INGRESS/EGRESS ACCESS (SOUTH ACCESS). A SHARED ACCESS CONNECTION IS PROPOSED BETWEEN THIS DEVELOPMENT AND THE ADJACENT COMMERCIAL DEVELOPMENT TO THE SOUTH, DESIGNED BY OTHERS. THE ACCESS DRIVE SHALL ALIGN IN BOTH HORIZONTAL AND VERTICAL GEOMETRY, WITH MATCHING FINISHED SURFACE ELEVATION AT THE PROPERTY LINE TO ENSURE SEAMLESS VEHICULAR TRANSITION. THE CONNECTION POINT SHALL FUNCTION AS A HINGE POINT, WITH ELEVATIONS DESIGNED TO DIRECT STORMWATER RUNOFF AWAY FROM THE PROPERTY LINE SUCH THAT EACH SITE INDEPENDENTLY CAPTURES AND CONVEYS ITS RUNOFF WITHOUT DISCHARGING ONTO THE ADJACENT PROPERTY. PAVEMENT SECTION, MATERIAL CONCRETE THICKNESS, AND FINISH SHALL BE CONSISTENT ACROSS BOTH DEVELOPMENTS. FINAL LOCATION AND TIE–IN DETAILS SHALL BE COORDINATED BETWEEN BOTH PARTIES AND CONSTRUCTED IN ACCORDANCE WITH APPLICABLE LOCAL JURISDICTION STANDARDS.
10. PROPOSED CONCRETE INGRESS/EGRESS ACCESS (NORTH ACCESS). A SHARED ACCESS CONNECTION IS PROPOSED BETWEEN THIS DEVELOPMENT AND THE ADJACENT PROPERTY TO THE NORTH. THE ACCESS DRIVE SHALL ALIGN IN BOTH HORIZONTAL AND VERTICAL GEOMETRY, WITH MATCHING FINISHED SURFACE ELEVATION AT THE PROPERTY LINE TO ENSURE SEAMLESS VEHICULAR TRANSITION. THE CONNECTION POINT SHALL FUNCTION AS A HINGE POINT, WITH ELEVATIONS DESIGNED TO DIRECT STORMWATER RUNOFF AWAY FROM THE PROPERTY LINE SUCH THAT EACH SITE INDEPENDENTLY CAPTURES AND CONVEYS ITS RUNOFF WITHOUT DISCHARGING ONTO THE ADJACENT PROPERTY. PAVEMENT SECTION, MATERIAL CONCRETE THICKNESS, AND FINISH SHALL BE CONSISTENT ACROSS BOTH DEVELOPMENTS. THE PROPOSED ACCESS DRIVE SERVING THE COMMERCIAL DEVELOPMENT SHALL BE GRADED WITH A 2% CROSS SLOPE DESCENDING FROM WEST TO EAST. THIS SLOPE IS DESIGNED TO FACILITATE POSITIVE DRAINAGE BY DIRECTING RUNOFF AS SHEET FLOW TOWARD THE PROPOSED SWALE LOCATED ALONG THE EASTERN EDGE OF THE ACCESS. COLLECTED RUNOFF WITHIN THE SWALE WILL THEN DISCHARGE TOWARD WESTGATE DRIVE (MILE 6 WEST ROAD), ENSURING PROPER SURFACE DRAINAGE AND PREVENTING PONDING WITHIN THE ACCESS AREA.

THE PROPOSED SWALE IS INTENDED AS A TEMPORARY DRAINAGE FEATURE AND MIGHT BE FILLED OR MODIFIED UPON DEVELOPMENT OF THE ADJACENT PROPERTY TO THE NORTH, AT WHICH TIME PERMANENT DRAINAGE INFRASTRUCTURE WILL BE IMPLEMENTED.

AS PER ENGINEERED CALCULATIONS, THIS 1–LOT SUBDIVISION SHALL DETAIN 9,122 C.F. OF STORM WATER RUNOFF CUMULATIVELY FOR THE 1.091 ACRES. AS PER HIDALGO COUNTY DRAINAGE DISTRICT #1 POLICY, THE SITE WILL DETAIN THE DIFFERENCE IN VOLUME BETWEEN PRE–DEVELOPMENT AND POST–DEVELOPMENT CONDITIONS, BASED ON A 50–YEAR STORM EVENT.

PROVIDED DETENTION AREA (AS SHOWN HEREIN), HAVE A TOTAL STORAGE CAPACITY OF 9,486 C.F. THIS TOTAL EXCEEDS THE MINIMUM REQUIRED DETENTION VOLUME FOR THIS PROPOSED DEVELOPMENT BY 364 CUBIC FEET, APPROXIMATELY.



PROJECT LOCATION AND DESCRIPTION

MCDONALD'S 42-3818 WESLACO SUBDIVISION IS A ONE LOT COMMERCIAL DEVELOPMENT CONSISTING OF A 1.091-ACRE TRACT OF LAND, MORE OR LESS, SITUATED IN THE CITY OF WESLACO, COUNTY OF HIDALGO, TEXAS, OUT OF AND FORMING A PART OR PORTION OF FARM TRACT 143, BLOCK 180, THE WEST AND ADAMS TRACTS SUBDIVISION, HIDALGO COUNTY, TEXAS. ACCORDING TO THE MAP OR PLAT RECORDED IN VOLUME 2, PAGES 34-37, OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS. THIS SUBDIVISION IS LOCATED ON THE WEST SIDE OF WESTGATE DRIVE (MILE 6 WEST ROAD), APPROXIMATELY 326 FEET NORTH OF SUGARCANE DRIVE, IN THE CITY OF WESLACO, COUNTY OF HIDALGO, TEXAS.

FLOODPLAIN (FEMA INFORMATION)

THIS TRACT OF LAND IS CURRENTLY VACANT, AND ITS PROPOSED FUTURE USE IS COMMERCIAL. THE SITE LIES IN FLOOD ZONE "X" (UNSHADED), AS PER FEMA FIRM PANEL 480334 0450 C, MAP REVISED JUNE 6, 2000.

ZONE "X" (UNSHADED) IS DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN.

SOILS INFORMATION

ACCORDING TO THE USDA NRCS SOILS SURVEY OF HIDALGO COUNTY, TEXAS, THE SOILS IN THIS SITE ARE LABELED AS 28, WHICH ARE IN HYDROLOGIC GROUP B. GROUP B SOILS HAVE A MODERATE INFILTRATION RATE WHEN THOROUGHLY WET. THESE CONSIST CHIEFLY OF MODERATELY DEEP OR DEEP, MODERATELY WELL DRAINED, OR WELL DRAINED SOILS THAT HAVE MODERATELY FINE TEXTURE TO MODERATELY COARSE TEXTURE. THESE SOILS HAVE A MODERATE RATE OF WATER TRANSMISSION.

DRAINAGE PATTERN DETERMINATION

THE NATURAL TOPOGRAPHY OF THE SITE INDICATES THAT STORMWATER RUNOFF FLOWS IN A SOUTHWESTERLY DIRECTION. POST-DEVELOPMENT STORM DRAINAGE INCORPORATES A DETENTION AREA LOCATED ALONG THE WEST SIDE OF THE SITE. THE DETENTION FACILITY PROVIDES A TOTAL STORAGE CAPACITY OF APPROXIMATELY **9,486 CUBIC FEET** AND IS DESIGNED TO ATTENUATE PEAK RUNOFF PRIOR TO DISCHARGE INTO THE EXISTING STORM SEWER SYSTEM.

STORMWATER IS CONVEYED TO THE DETENTION AREA THROUGH **THREE (3) CONCRETE CHUTES**, WHICH DIRECT SURFACE RUNOFF INTO THE BASIN. SUPPORTING CONVEYANCE INFRASTRUCTURE INCLUDES **TWO (2) SEGMENTS OF 18-INCH REINFORCED CONCRETE PIPE (RCP)** WITH LENGTHS OF **223.50 LINEAR FEET** AND **64.00 LINEAR FEET**, RESPECTIVELY, AS WELL AS **ONE (1) SEGMENT OF 12-INCH RCP** MEASURING **58.50 LINEAR FEET**.

THE SYSTEM ALSO INCLUDES **THREE (3) GRATED INLETS**, TWO (2) 48"X48", AND ONE (1) 36"X36" THAT ARE PLACED AT THE EAST SIDE THE SITE IN A NORTH-TO-SOUTH ALIGNMENT. APPROXIMATELY **30% OF THE TOTAL STORMWATER RUNOFF** IS CAPTURED BY THESE INLETS. THE **CENTRAL INLET** IS DIRECTLY CONNECTED TO THE DOWNSTREAM STORM SEWER SYSTEM AND SERVES AS THE PRIMARY STRUCTURE CONVEYING COLLECTED RUNOFF TO AN EXISTING STORM SEWER MANHOLE THAT IS LOCATED ON THE WEST SIDE OF WESTGATE DRIVE (MILE 6 WEST ROAD).

OUTFLOW FROM THE SYSTEM IS ULTIMATELY DISCHARGED THROUGH A **31-LINEAR-FOOT SECTION OF PVC PIPE**, WHICH CONNECTS TO THE EXISTING STORM SEWER INFRASTRUCTURE. THE REMAINING **70% OF SITE RUNOFF** IS DIRECTED TO THE DETENTION AREA, ALLOWING FOR CONTROLLED RELEASE AND REDUCTION OF PEAK DISCHARGE RATES.

OVERALL, THE SYSTEM IS DESIGNED TO EFFECTIVELY MANAGE STORMWATER RUNOFF BY COMBINING DETENTION STORAGE WITH DIRECT CONVEYANCE, ENSURING COMPLIANCE WITH DRAINAGE REQUIREMENTS AND MINIMIZING DOWNSTREAM IMPACTS.

ACCORDING TO ENGINEERED CALCULATIONS, THE DEVELOPMENT MUST DETAIN A MINIMUM OF 9,122 CUBIC FEET (0.21 ACRE-FEET) OF STORMWATER RUNOFF. THIS VOLUME WAS DETERMINED USING THE WEIGHTED RUNOFF COEFFICIENT ('C' VALUE') AS SHOWN IN THE ATTACHED CALCULATIONS. THE DETENTION AREA HAS A STORAGE CAPACITY OF APPROXIMATELY 9,486 CUBIC FEET, EXCEEDING THE REQUIRED VOLUME BY 364 CUBIC FEET.

NECESSARY DETENTION QUANTIFICATION

AS PER COUNTY OF HIDALGO'S DRAINAGE POLICY, THE SITE WILL DETAIN THE DIFFERENCE IN VOLUME BETWEEN PRE-DEVELOPMENT AND POST-DEVELOPMENT CONDITIONS, BASED ON A 50-YEAR STORM EVENT WITH A PRE-DEVELOPMENT RELEASE RATE AS INDICATED BELOW.

AS PER ATTACHED ENGINEERED CALCULATIONS, THIS 1-LOT COMMERCIAL SUBDIVISION SHALL DETAIN NO LESS THAN 9,122 C.F. CUMULATIVELY FOR THE 1.091-ACRE TRACT OF LAND.

PRE-DEVELOPMENT QUANTIFICATIONS

SITE IS CURRENTLY VACANT (SHORTH GRASS PASTURE)

Q = 1.41 CFS
I = 6.47 IN/HR
TC = 19.03 MIN

POST DEVELOPMENT QUANTIFICATIONS

UPON SITE DEVELOPMENT, THIS WILL BE A ONE-LOT COMMERCIAL SUBDIVISION.

Q = 8.36 CFS
I = 10.70 IN/HR
TC = 10.29 MIN

THE PRE-DEVELOPMENT FLOW RATE AVERAGES 1.41 CFS WHILE THE POST-DEVELOPMENT FLOW RATE AVERAGES 8.36 CFS; CREATING AN INCREMENTAL AVERAGE FLOW RATE OF 6.95 CFS. THE INCREMENTAL FLOW RATE WILL BE HANDLED BY STORM SEWER IMPROVEMENTS AS PREVIOUSLY DESCRIBED. SITE DRAINAGE AND DETENTION IMPROVEMENTS FOR THE PROPOSED DEVELOPMENT WILL CONFORM TO CURRENT HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 ORDINANCES AND/OR POLICIES AND APPROVED BY THE **CITY OF WESLACO, TX** AT THE TIME OF ISSUANCE OF BUILDING PERMIT.

THE INFORMATION PROVIDED ON THIS DRAINAGE REPORT IS INFORMATION PREPARED UNDER THE DIRECTION AND SUPERVISION OF CARLOS GARZA, P.E., P.G.

DRAINAGE REPORT APPROVED BY H.C.D.D. No. 1, ON 6/17/26.

STATE OF TEXAS — CARLOS GARZA — 92602 — LICENSED PROFESSIONAL ENGINEER — 05-23-2026

STATE OF TEXAS — CARLOS GARZA — SOIL SCIENCE 1267 — LICENSED PROFESSIONAL GEOSCIENTIST

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

THIS DOCUMENT APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY CARLOS GARZA P.E. #92602 JULY 07, 2026

FOR CONSTRUCTION

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

Designed/Drawn Jorge G. de Zenea	Job Type CIVIL
Checked R. Hernandez/C. Garza, P.E.	Job No. 1132.144
Approved C. Garza, P.E.	Prep. Date JULY 07, 2026

REV	DATE	DESCRIPTION	BY	ISSUE REF

GRAPHIC SCALE
0 20 30 40
1 inch = 20 ft.

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

1. *Earthwork and Pavement recommendations as per Geo–Technical Report by TERRACON dated MARCH 17, 2026. Project No. 88265007 UNLESS SPECIFIED OTHERWISE. Any and all testing results shall be submitted to Engineer..*
1. *Follow ACI Manual of Concrete Practice.*
2. *Unless specified otherwise, final graded material adjacent to ANY concrete surfaces, shall be graded to no less than 2" below surface's top elevation. Grading shall be provided by site 'dirtwork' contractor, unless specified otherwise.*
3. *The contractor shall be sure to apply standard ADA requirements along all pedestrian 'traveled ways'. Accessible routes as shown on this plan shall in no way exceed 2% cross slope in any direction.*
4. *BENCHMARK DESCRIPTION:*
One BENCHMARK has been established for this site, and are identified on this plan.

GRADE DESIGNATION

FF	-	Finish Floor Elevation
TC	-	Top of Curb Elevation
TP	-	Top of Concrete Elevation
TS	-	Top of Sidewalk Elevation
GT	-	Gutter Elevation
TPad	-	Top of Pad Elevation
ToP	-	Top of Pond Elevation
BoP	-	Bottom of Pond Elevation
ToC	-	Top of Concrete Chute Elevation
BoC	-	Bottom of Concrete Chute Elevation
Pipe	-	Pipe Flow Line Elevation
Png	-	Proposed Natural Grade

PAVING, GRADING & STORM DRAINAGE PLAN

McDonald's®

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STREET ADDRESS or GENERAL LOCATION
WEST SIDE OF N. WESTGATE DRIVE (MILE 6 W. RD.), APPROXIMATELY 326 FEET NORTH OF SUGARCANE DRIVE

CITY	COUNTY	STATE
WESLACO	HIDALGO	TEXAS

SITE IDENTIFICATION	42-3818	BASE BUILDING IDENTIFICATION	45 90

FACILITY PARKING INFORMATION

TOTAL SPACES PROVIDED: 39	23	SPACES	20'–0" X 9'–0"	@	60°
	15	SPACES	20'–0" X 9'–0"	@	90°
TOTAL SPACES REQUIRED: 25	THIS PROJECT IS WITHIN THE CITY OF WESLACO'S JURISDICTION. PARKING REQUIREMENTS: 1 SPACE PER 100 SQUARE FEET OF FLOOR AREA, OR 1 SPACE PER EVERY 4 SEATS, WHICHEVER IS GREATER.				

DWG TITLE	McDs 42–3818_BASE.dwg	SHEET No.	c12 of 23

Planning & Zoning Commission
Standardized Agenda Request Form

Date of Meeting: **September 2, 2026**	**Agenda Item No.** (to be assigned by PCE)**:** **V.C.**
From: Rebekah de la Fuente, Planning Director, on behalf of Nain Engineering.	
Subject/Agenda Item: Discussion and consideration of the Preliminary Plat for Hanks Estates Subdivision being a 2.50-acre out of Farm Tract 189, Farm Tract Subdivision, Weslaco, Hidalgo County, Texas. Located approximately 3,265ft North of Mile 10. Possible Action.	
Discussion/Overview: The proposed two (2) lot subdivision is located outside the City of Weslaco. This subdivision is being serviced with water by North Alamo Water Supply Corporation through an 8" waterline and sewer by OSSF. The property is within a Flood Zone "X". Applicant is requesting a variance for OSSF. The nearest sanitary sewer line is located approximately 0.56 miles south at the intersection of Border and Mile 10 N.	
If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners: N/A	
Staff recommendation for Commission's Action: Staff recommends approval of Preliminary Plat and compliance with ordinance for the variance request.	
Additional Action Prompted: [X] Mayor's Signature [ ] Public Hearing [ ] Budget Amendment [ ] Resolution [ ] Ordinance – First Reading [ ] Ordinance – Final Reading	
Advisory Review, (if any): (name of board/committee, date of action, recommendation)**:** N/A	
If item previously considered, provide date and action by Commission: N/A	
Attachments, (if any): Application for Subdivision platting and variance, Staff's comments, Drainage Report, Subdivision plat and Utility layout.	
Responsibilities upon Commission's Action: Planning staff will advise applicant.	

SUBDIVISION PLATTING APPLICATION

PLAT-008-2026

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
AUG 25 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.

STAFF USE ONLY

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

GENERAL INFORMATION

Name of Subdivision: Hanks Estates

Location: WEST SIDE OF MILE S ½ WEST, 3,265 FEET NORTH OF MILE 10 NORTH

Legal Description: A 2.50 ACRE TRACT OF LAND OUT OF FARM TRACT 189, FARM TRACT SUBDIVISION, HIDALGO COUNTY, TEXAS

Is subdivision inside city limits? ☐ YES ☑ NO

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

If no submit letter of Annexation (Contiguous or Consensual)

Existing Zoning: RESIDENTIAL

Existing Land Use: LOT1 RESIDENTIAL LOT2 VACANT Proposed Land Use: SINGLE FAMILY RESIDENTIAL

Number of Lots Proposed: 2 Gross Acreage:

Title Report Submitted: ☐ YES ☑ NO

OWNER INFORMATION

Owner's Name: AEBERT HANKS Telephone: 956-630-0216

Address: 502 E EXPRESSWAY 83 SUITE 6 Fax:

City: WESLACO State: TX Zip: 78596 E-mail:

ENGINEER INFORMATION

Name: WILLIE ARNAIZ Telephone: 956-784-0218

Address: 526 N. 5th ST. Fax: —

City: DONNA State: TX Zip: 78537 E-mail: nainengineering@yahoo.com

UTILITY PROVISIONS

Will proposed subdivision connect to:

☑ YES ☐ NO Water Provision: NAWSC

☐ YES ☑ NO Wastewater Provision: OSSF

☑ YES ☐ NO Electric Company: MAGIC VALLEY

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

Proposed subdivision is in the following districts:

☑ YES ☐ NO Drainage District No. 1	☑ YES ☐ NO Irrigation District No. 9

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

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

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

SUBMITTALS REQUIRED FOR MINOR PLAT REVIEW

_____**Two (2)** sets of plats **folded and stapled** (24 x 36) and forward a copy in PDF format to **mhinojosa@weslacotx.gov & rdelafuente@weslacotx.gov**
_____**$350.00** Planning Review fee
_____One 11" X 17" reduced copy of plat
_____Plat Layout
- _____Existing & Proposed Easements
- _____Existing & Proposed ROW
- _____Existing & Proposed Drainage Easements
- _____Contours
- _____Flood Zones
- _____Adjoiners
- _____Existing street names

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

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

SUBMITTALS REQUIRED FOR PRELIMINARY (P & Z)

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

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

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

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

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

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

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

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

AUTHORIZATION AND ACKNOWLEDGEMENTS

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

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

Owner Printed Name: Albert Hawke

Owner Signature: _____ Date: 8/16/26

_____ is the authorized agent

Authorized Agent Signature: _____ Date: 8/16/26

Authorized Agent Printed Name: Willie Arratia

****

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 VARIANCE

VAR-001099-2026

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.

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AUG 25 2026
By

GENERAL INFORMATION

Name of Subdivision: HANKS ESTATES

Location: WEST SIDE OF MILE S 1/2 WEST, 3,265 FEET NORTH OF MILE 10 NORTH

Legal Description: A 2.50 ACRE TRACT OF LAND OUT OF FARM TRACT 169, FARM TRACT SUBDIVISION, 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:

THERE IS NO SANITARY SEWER AVAILABLE AT THIS LOCATION, A OSSF WILL BE USE

□ Fire Hydrants □ YES □ NO

Describe in detail the reason for the variance request:

□ Setbacks □ YES □ NO

Describe in detail the reason for the variance request:

□ Drainage □ YES □ NO

Describe in detail the reason for the variance request:

□ Minimum Lot Size □ YES □ NO

Describe in detail the reason for the variance request:

_____

_____

□ Sidewalks □ YES □ NO

Describe in detail the reason for the variance request:

_____

_____

□ Easement Requirements □ YES □ NO

Describe in detail the reason for the variance request:

_____

_____

OWNER INFORMATION

Owner's Name: Albert Hawks Telephone: 956-638-0216

Address: 502 E Expressway 83, Ste G Fax: _____

City: Weslaco State: Tx Zip: 78596 E-mail: hawksaj@yahoo.com

AUTHORIZATION AND ACKNOWLEDGEMENTS

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

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

Owner Printed Name: Albert Hawks

Owner Signature: _____ Date: 8/16/26

_____ is the authorized agent

Authorized Agent Signature: _____ Date: 8/16/26

Authorized Agent Printed Name: Willie Arratia

PLAN CORRECTIONS REPORT PAR-001020-2026 FOR CITY OF WESLACO

PLAN ADDRESS: Hanks Estates
Weslaco, TX 78596

PARCEL:

APPLICATION DATE: 04/13/2026 **SQUARE FEET:** 0.00 **DESCRIPTION:** OUTSIDE CITY LIMITES /ETJ 3.5

EXPIRATION DATE: 04/13/2027 **VALUATION:** $0.00

CONTACTS	Name	Company	Address
Engineer	WILLIE ARRATIA	NAIN ENGINEERING	N 526 5Th St Donna, TX 78531
Owner	ALBERT HANKS		502 E Expressway 83 Weslaco, TX 78596

Pre-Application Subdivision Review

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

CONDITION(S) Planning Review Conditions -
Comment: Must update plat sheet to show detention area

Rebekah M. De La Fuente

From: Rebekah M. De La Fuente
Sent: Wednesday, April 29, 2026 1:19 PM
To: Guilermo Arratia
Cc: Kayla A. Arevalo; Flor Acuna
Subject: RE: HANKS
Attachments: Subdivision review report.pdf; Subdivision Fees chart.pdf

Good afternoon:

Attached is the subdivision review report, your project has been approved with comments. Please submit the following documents for your packet:

- Subdivision Platting application
- Application fee
- $100 Fire review fee
- 12 sets of plats (plat, drainage, utility, paving sheets only)
- Approved drainage report
- Variance application, fee and support letters if proposing off-site drainage

Please note that our application fees have changed as referenced in the attached document

Rebekah de la Fuente, CFM, CPM
Planning & Code Enforcement Director
City of Weslaco
255 S. Kansas Avenue
Weslaco, TX 78596
Ph: (956) 447-3403
Fax: (956) 973-3128
rdelafuente@weslacotx.gov

From: Guilermo Arratia <nainengineering@yahoo.com>
Sent: Thursday, April 23, 2026 9:22 PM
To: Rebekah M. De La Fuente <rdelafuente@weslacotx.gov>
Subject: Re: HANKS

Hi Rebekah
attached are the revised plans

thank you

On Thursday, April 23, 2026 at 08:16:05 AM CDT, Rebekah M. De La Fuente <rdelafuente@weslacotx.gov> wrote:

Good Morning,

Attached is the subdivision review report, please make the required revisions and email back a PDF copy for staff to review

Rebekah de la Fuente, CFM, CPM
Planning & Code Enforcement Director

City of Weslaco
255 S. Kansas Avenue
Weslaco, TX 78596
Ph: (956) 447-3403
Fax: (956) 973-3128
rdelafuente@weslacotx.gov

From: Guillermo <nainengineering@yahoo.com>
Sent: Tuesday, April 14, 2026 12:39 PM
To: Rebekah M. De La Fuente <rdelafuente@weslacotx.gov>
Subject: Fwd: HANKS

Good afternoon
As requested see attached files
Sent from my iPhone

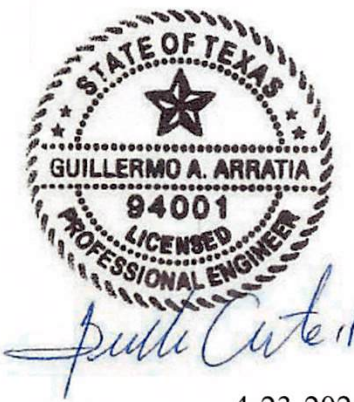
Begin forwarded message:

> **From:** Guilermo Arratia <nainengineering@yahoo.com>
> **Date:** April 12, 2026 at 9:33:11 PM CDT
> **To:** garratia@rrpeng.com
> **Subject: HANKS**

NAIN ENGINEERING, L.L.C.
CONSULTING ENGINEER
526 N. 5TH STREET, DONNA, TEXAS. 78537 PH. (956) 784-0218
FIRM No. F-9050

DRAINAGE REPORT
For
HANKS ESTATES

Prepared by : Guillermo A. Arratia, P.E.



4-23-2026

INDEX OF SHEETS

1. Cover Sheet
2. Index of Sheets
3. Drainage Report
4. Drainage Calculations – Exhibit "A"
5. Rainfall Intensity Table
6. Runoff Coeficient Table
7. Location Map – Exhibit "B"
8-9 FEMA Map Location "Exhibit "C"
10-11 Soil Map – Exhibit "D"

NAIN ENGINEERING, L.L.C.
CONSULTING ENGINEER
526 N. 5TH STREET, DONNA, TEXAS. 78537 PH. (956) 784-0218
FIRM No. F-9050

DRAINAGE REPORT
For
HANKS ESTATES

I. PROJECT LOCATION

A 2.50 acre Tract of land out of Farm Tract 189,Fram Tract Subdivision, according to the map recorded in volume 2, pages 34-37, map records, Hidalgo County, Texas, and is located on the west side of Mile 5 ½ North Road, 3,265 feet north of Mile 10 North Road and is located in the County of Hidalgo and lies within the 3.5 mile ETJ of the city of Weslaco. (Refer to Exhibit B).

II. FLOOD PLAIN

The subject tract lies in Zone "X", Areas determined to be outside 500-year flood plain . F.E.M.A.-F.I.R.M. Map No. 480334 0450 C, Map Revised June 6, 2000. Map Revised to Reflect LOMR: May 30, 2002. (Refer to Exhibit C).

III. SOIL CONDITIONS

A review of the Soil Survey of Hidalgo County indicates the subject tract lies in an area of predominantly Hidalgo (25) (28) sandy clay loam soil that has a pour low shrink-swell potential and is listed in Hydrological Group B. (Refer to Exhibit D)

IV. EXISTING CONDITIONS

The subject tract is currently developed, Lot 1 has an existing house. The existing terrain has a grade of approximately (0.1%). Existing runoff (1.70 cfs) from the site is by form of sheet flow runs towards the east side of this tract.

V. PROPOSED CONDITIONS

The proposed conditions for this subject tract is for 2 lots for residential use. The storm runoff after development will be increase 2.1 cfs for a total 3.8 cfs, I have calculated that 6,057 cf of storm runoff for a 50 year design frequency and will be detain within the property by front Green areas and outfalling into the road side ditch via sheet flow

☐ REJECTED
☑ APPROVED FOR SUBMITTAL
☑ TO H.C. PLANNING DEPT.
☑ TO CITY
☐ DISCHARGE PERMIT REQUIRED
☐ DISTRICT FACILITY
☐ CITY FACILITY
☐ OTHER_____

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

Alexis Lozano
H.C.D.D. NO. 1

7/25/2026
DATE

STATE OF TEXAS
GUILLERMO A. ARRATIA
94001
LICENSED
PROFESSIONAL ENGINEER

P.E
4-23-2026

DRAINAGE CALCULATIONS EXHIBIT "A"
HANKS ESTATES

AREA= 2.5 Ac.

TxDOT Intensity Constants for I=b/(Tc+d)^e

Existing Conditions

Length=	250	ft.
Slope=	0.1	%
Cexist.=	0.2	
Time of Concentration=	55	min.
Texist. =	55	min.
Iexist.=	3.41	in/hr
Qexist.=	1.70	cfs.

10 year storm

b=	87
e=	0.778
d=	9.2

Proposed Conditions

Length=	250	ft.
Slope=	0.15	%
Cfut.=	0.3	
Time of Concentration=	43	min.
Tfut.=	43	min.
Ifut.=	5.13	in/hr
Qfut.=	3.8	cfs.
Qin=	0.75	i

50 year storm

b=	99
e=	0.749
d=	9.2

tp (Min.)	I50 (in/hr)	Qin (cfs)	Vin (cubic ft.)	Qout (cfs)	Vout (cubic ft.)	Ev (cubic ft.)
10	10.83	8.12	4871	1.70	2700	2,171
20	7.91	5.93	7117	1.70	3211	3,906
30	6.34	4.76	8562	1.70	3722	4,840
40	5.35	4.01	9630	1.70	4233	5,397
50	4.66	3.49	10480	1.70	4744	5,735
60	4.14	3.11	11188	1.70	5255	5,933
70	3.75	2.81	11798	1.70	5766	6,032
80	3.43	2.57	12334	1.70	6277	6,057
90	3.16	2.37	12815	1.70	6788	6,026
110	2.76	2.07	13649	1.70	7810	5,839
120	2.60	1.95	14018	1.70	8321	5,697

Storage Requires= 6,057 cubic feet = 0.14 ac-ft

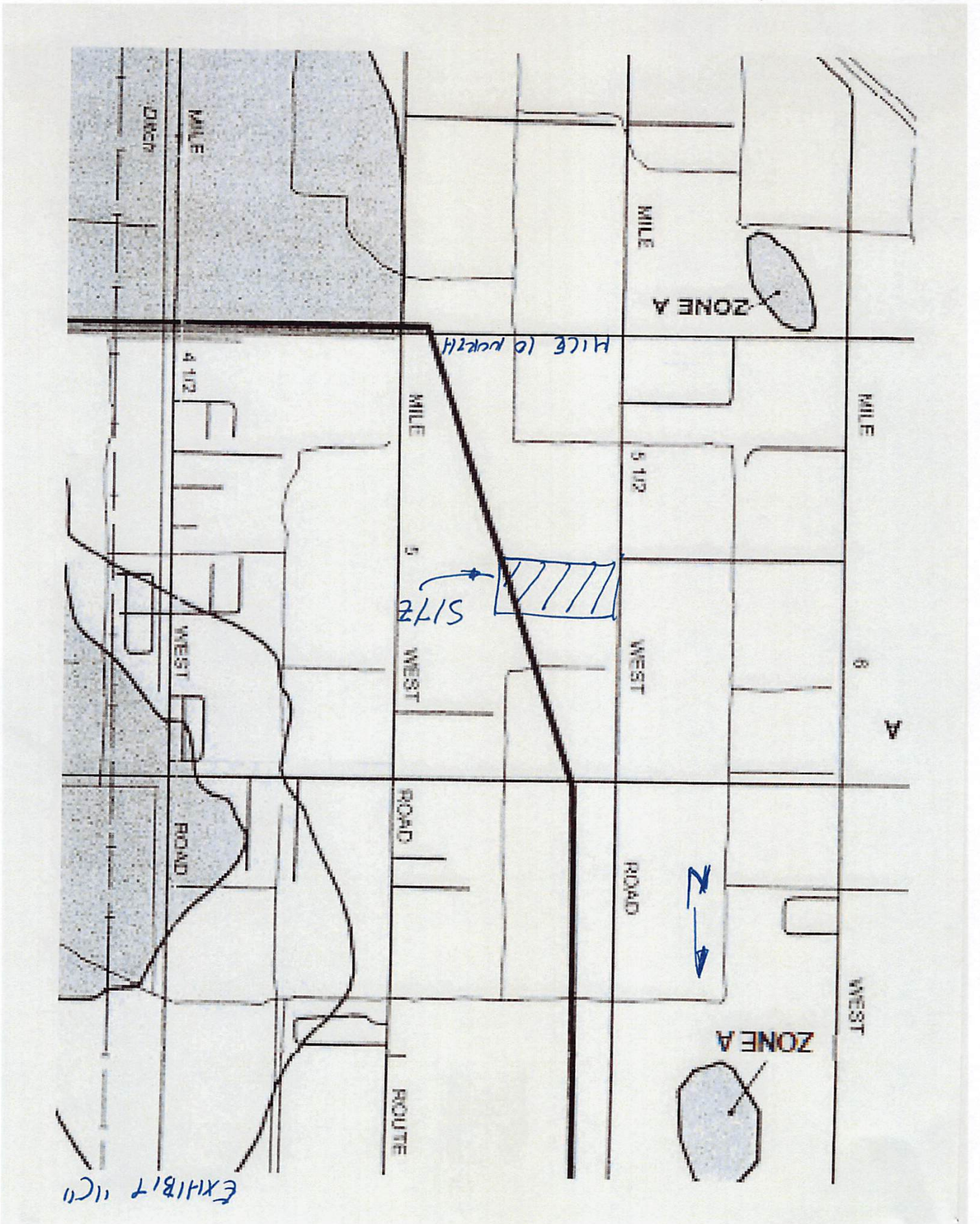
4-23-2026

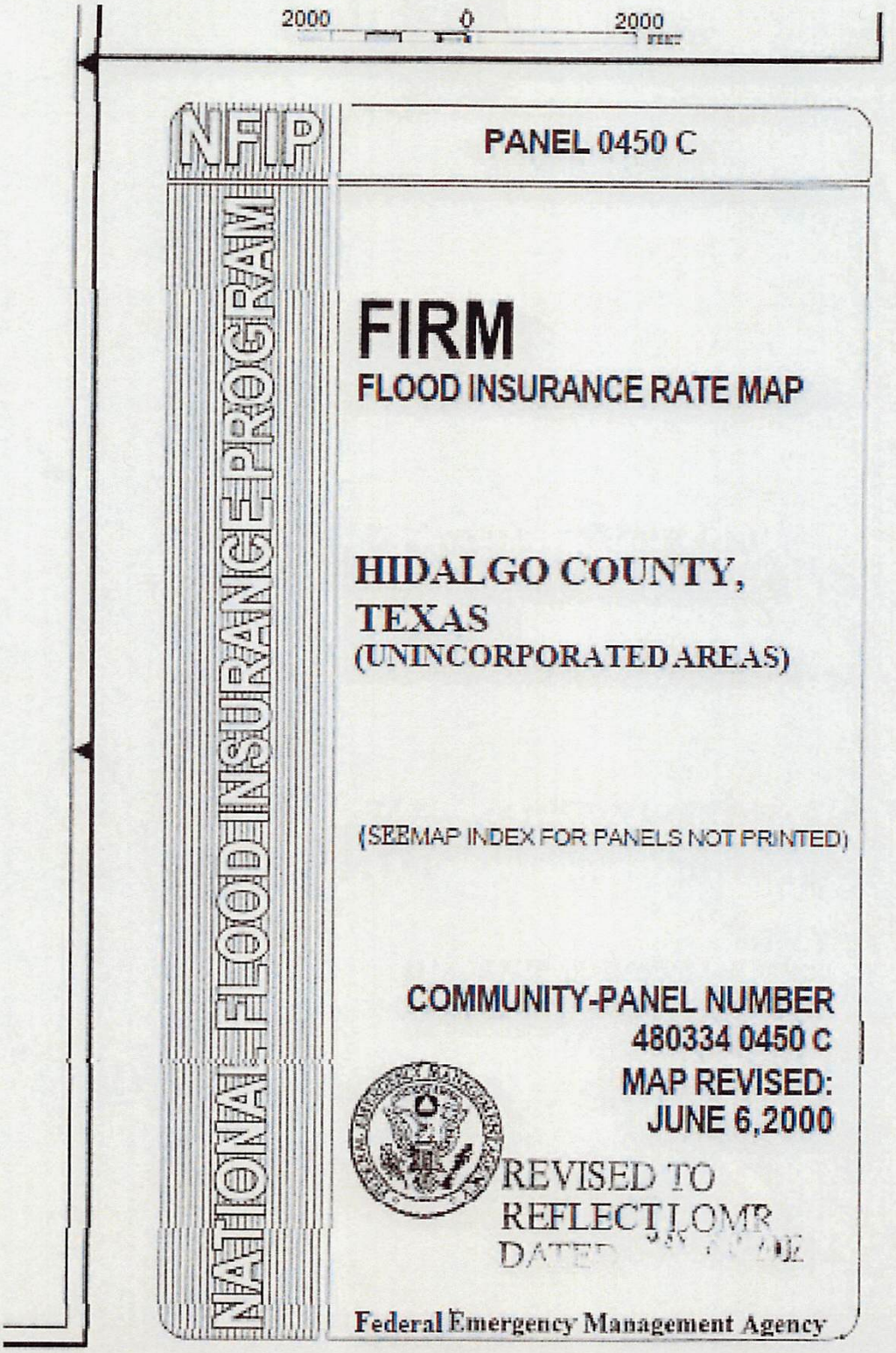
TABLE 6. CONSTANTS FOR USE IN FORMULA $I = b/(t_c+d)^e$ (Continued)

COUNTY	2 year			5 year			10 year			25 year			50 year			100 year		
	e	b	d	e	b	d	e	b	d	e	b	d	e	b	d	e	b	d
Hemphill	0.845	56	10.6	0.851	76	10.7	0.842	87	10.7	0.843	103	10.7	0.840	115	10.7	0.847	132	10.6
Henderson	0.800	60	8.7	0.796	77	9.0	0.770	79	9.0	0.773	93	9.0	0.752	93	9.0	0.749	102	8.7
Hidalgo	0.831	74	9.6	0.795	80	9.2	0.778	87	9.2	0.771	98	9.2	0.749	99	9.2	0.740	103	9.6
Hill	0.799	57	8.2	0.790	72	8.8	0.777	78	8.8	0.773	91	8.8	0.764	98	8.8	0.759	105	8.2
Hockley	0.832	46	9.9	0.832	60	10.0	0.807	64	10.0	0.812	78	10.0	0.810	87	10.0	0.817	101	9.9
Hood	0.782	48	7.7	0.773	63	8.3	0.773	75	8.3	0.782	90	8.3	0.773	98	8.3	0.766	105	7.7
Hopkins	0.788	54	8.3	0.783	70	9.1	0.775	77	9.1	0.767	88	9.1	0.754	93	9.1	0.750	100	8.3
Houston	0.797	63	8.2	0.780	73	8.3	0.757	78	8.3	0.748	86	8.3	0.740	93	8.3	0.727	94	8.2
Howard	0.805	42	9.2	0.800	56	10.1	0.802	65	10.0	0.796	76	10.1	0.791	86	10.1	0.788	95	9.2
Hudspeth	0.800	27	9.4	0.840	44	11.4	0.827	50	11.4	0.819	60	11.4	0.856	78	11.4	0.833	77	7.4
Hunt	0.793	55	8.4	0.785	69	9.2	0.783	80	9.2	0.776	93	9.2	0.764	99	9.2	0.758	104	8.4
Hutchinson	0.860	56	10.4	0.844	70	11.0	0.837	80	11.0	0.851	100	11.0	0.863	121	11.0	0.837	115	10.4
Irion	0.780	37	8.1	0.789	55	9.6	0.778	61	9.6	0.783	77	9.6	0.759	81	9.6	0.770	90	8.1
Jack	0.789	48	8.5	0.779	63	8.5	0.786	75	8.5	0.782	88	8.5	0.782	98	8.5	0.775	109	8.5
Jackson	0.809	68	8.8	0.769	73	8.5	0.757	80	8.5	0.745	89	8.5	0.737	95	8.5	0.720	97	8.8
Jasper	0.782	66	8.1	0.743	65	7.4	0.736	73	7.4	0.719	78	7.4	0.715	84	7.4	0.700	87	8.1
Jeff Davis	0.821	35	9.6	0.865	63	10.8	0.853	69	10.8	0.802	65	10.8	0.818	77	10.8	0.832	93	9.6
Jefferson	0.799	74	9.2	0.733	65	7.5	0.727	74	7.5	0.730	86	7.5	0.710	87	7.5	0.687	84	9.2
Jim Hogg	0.831	73	9.4	0.813	82	9.4	0.786	87	9.4	0.780	98	9.4	0.756	99	9.4	0.750	104	9.4
Jim Wells	0.825	71	9.4	0.797	79	8.9	0.765	80	8.9	0.768	94	8.9	0.748	98	8.9	0.740	102	9.4
Johnson	0.789	52	8.1	0.779	67	8.6	0.773	77	8.6	0.776	90	8.6	0.771	99	8.6	0.763	106	8.1
Jones	0.780	41	8.5	0.771	55	9.0	0.794	73	9.0	0.780	82	9.0	0.803	102	9.0	0.784	104	8.5
Karnes	0.800	60	8.8	0.791	75	8.9	0.766	77	8.9	0.767	91	8.9	0.751	95	8.9	0.749	106	8.8
Kaufman	0.797	57	8.6	0.790	72	9.0	0.776	80	9.0	0.777	93	9.0	0.763	98	9.0	0.757	104	8.6
Kendall	0.791	53	8.6	0.771	64	8.3	0.773	74	8.3	0.764	84	8.3	0.762	94	8.3	0.763	104	8.6
Kenedy	0.826	73	9.2	0.793	79	8.7	0.771	84	8.7	0.763	94	8.7	0.735	96	8.7	0.731	100	9.2
Kent	0.801	43	9.0	0.801	60	10.0	0.796	70	10.0	0.806	85	10.0	0.799	93	10.0	0.798	104	9.0
Kerr	0.789	49	8.4	0.765	58	8.0	0.764	69	8.0	0.763	80	8.0	0.768	91	8.0	0.768	104	8.4
Kimble	0.775	42	8.2	0.758	53	7.6	0.763	66	7.6	0.757	75	7.6	0.772	88	7.6	0.768	100	8.2
King	0.804	45	9.4	0.794	59	9.6	0.804	74	9.6	0.802	87	9.6	0.811	103	9.6	0.802	111	9.4
Kinney	0.812	53	8.8	0.780	62	8.0	0.773	70	8.0	0.777	82	8.0	0.790	97	8.0	0.781	108	8.8
Kleberg	0.826	72	9.4	0.794	79	8.7	0.764	81	8.7	0.761	93	8.7	0.739	96	8.7	0.731	99	9.4
Knox	0.800	46	9.4	0.788	58	9.3	0.801	76	9.3	0.798	88	9.3	0.809	104	9.3	0.798	111	9.4
Lamar	0.783	53	8.2	0.777	66	8.9	0.770	74	8.9	0.769	87	8.9	0.759	93	8.9	0.752	98	8.2
Lamb	0.837	47	10.1	0.828	60	9.6	0.800	63	9.6	0.821	80	9.6	0.818	88	9.6	0.820	103	10.1

Table 5.7. Runoff Coefficients for Rational Formula (ASCE, 1960)

Type of Drainage Area	Runoff Coefficient
Business:	
Downtown area	0.70-0.95
Neighborhood areas	0.50-0.70
Residential:	
Single-family areas	0.30-0.50
Multi-units, detached	0.40-0.60
Multi-units, attached	0.60-0.75
Suburban	0.25-0.40
Apartment dwelling areas	0.50-0.70
Industrial:	
Light areas	0.50-0.80
Heavy areas	0.60-0.90
Parks, cemeteries	0.10-0.25
Playgrounds	0.20-0.40
Railroad yard areas	0.20-0.40
Unimproved areas	0.10-0.30
Lawns:	
Sandy soil, flat, < 2%	0.05-0.10
Sandy soil, average, 2 to 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 to 7%	0.18-0.22
Heavy soil, steep, > 7%	0.25-0.35
Streets:	
Asphalt	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


MILE
DRAIN
MILE
ZONE A
MILE TO NORTH
4 1/2
MILE
5
5 1/2
MILE
6
A
SITE
WEST
WEST
WEST
ROAD
ROAD
ROAD
ROUTE
N
ZONE A
WEST
EXHIBIT "C"


2000
0
2000
NFIP
NATIONAL FLOOD INSURANCE PROGRAM
PANEL 0450 C
FIRM
FLOOD INSURANCE RATE MAP
HIDALGO COUNTY,
TEXAS
(UNINCORPORATED AREAS)
(SEE MAP INDEX FOR PANELS NOT PRINTED)
COMMUNITY-PANEL NUMBER
480334 0450 C
MAP REVISED:
JUNE 6,2000
REVISED TO
REFLECT LOMR
Federal Emergency Management Agency

LEGEND

SPECIAL FLOOD HAZARD AREAS INUNDATED BY 100-YEAR FLOOD

ZONE A No base flood elevations determined.

ZONE AE Base flood elevations determined.

ZONE AH Flood depths of 1 to 3 feet (usually areas of ponding); base flood elevations determined.

ZONE AO Flood depths of 1 to 3 feet (usually sheet flow on sloping terrain); average depths determined. For areas of alluvial fan flooding, velocities also determined.

ZONE A99 To be protected from 100-year flood by Federal flood protection system under construction; no base flood elevations determined.

ZONE V Coastal flood with velocity hazard (wave action); no base flood elevations determined.

ZONE VE Coastal flood with velocity hazard (wave action); base flood elevations determined.

FLOODWAY AREAS IN ZONE AE

OTHER FLOOD AREAS

ZONE X Areas of 500-year flood; areas of 100-year flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and area protected by levees from 100-year flood.

OTHER AREAS

ZONE X Areas determined to be outside 500-year floodplain.

ZONE D Areas in which flood hazards are undetermined.

UNDEVELOPED COASTAL BARRIERS

Identified 1983 | Identified 1990 | Otherwise Protected Area

Coastal barrier areas are normally located within or adjacent to special flood hazard areas.

Floodplain Boundary

Floodway Boundary

Zone D Boundary

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

513 — Base Flood Elevation line; Elevation in Feet*

D — D — Cross Section Line

(EL 987) — Base Flood Elevation in Feet Where Uniform Within Zone *

RM 7 — Elevation Bench Mark (See notes below)

• M1.5 — River Mile

Referenced to the National Geodetic Vertical Datum of 1929

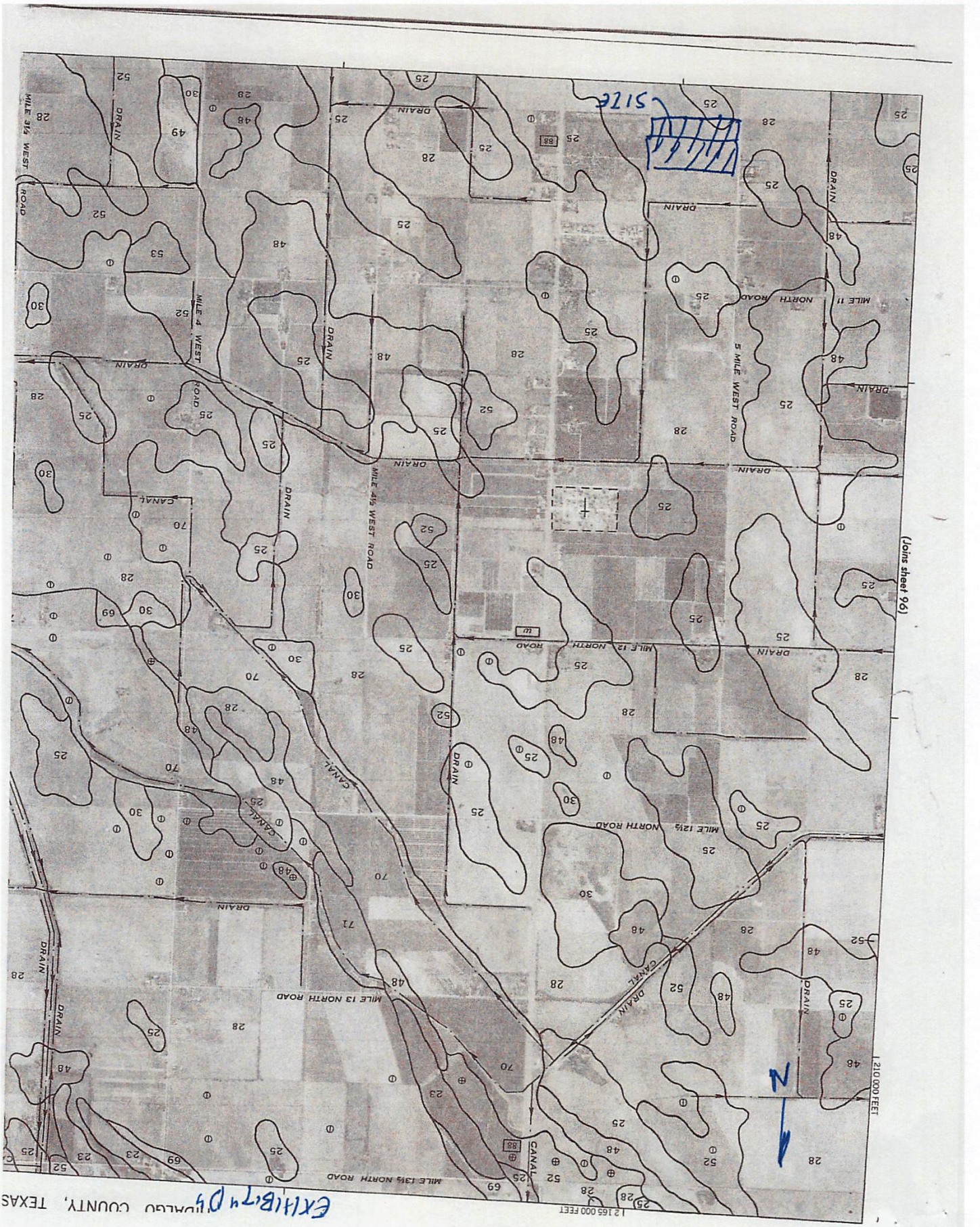
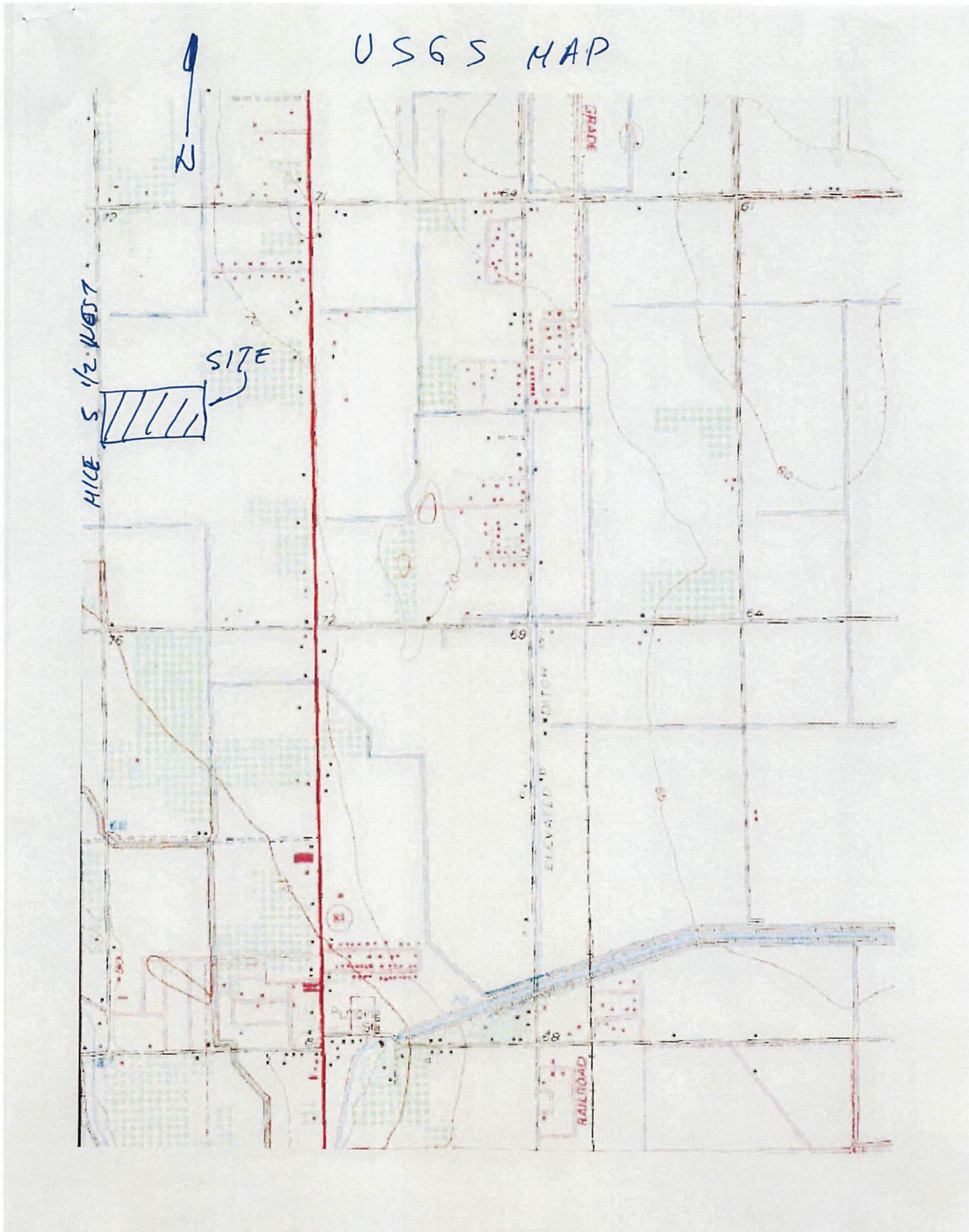

5126
EXHIBIT D
(Joins sheet 96)
N
MILE 3½ WEST ROAD
MILE 4 WEST ROAD
MILE 4½ WEST ROAD
5 MILE WEST ROAD
MILE 11 NORTH ROAD
MILE 12 NORTH ROAD
MILE 12½ NORTH ROAD
MILE 13 NORTH ROAD
MILE 13½ NORTH ROAD
DRAIN
CANAL
1 210 000 FEET
1 165 000 FEET

TABLE 18.--SOIL AND WATER FEATURES

["Flooding" and "water table" and terms such as "rare," "brief," "apparent," and "perched" are explained in the text. The symbol > means more than. Absence of an entry indicates that the feature is not a concern]

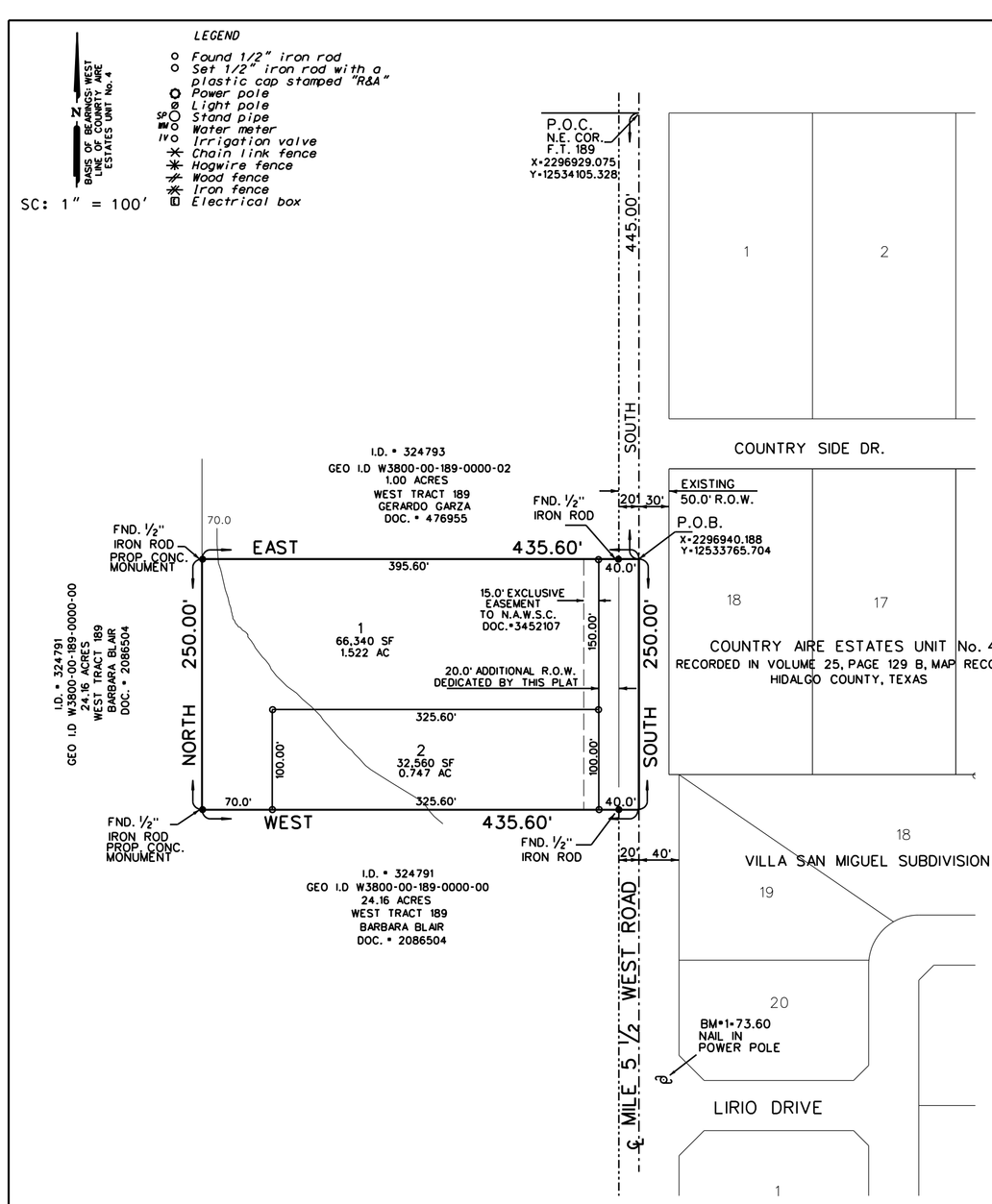
Map symbol and soil name	Hydrologic group	Flooding			High water table			Cemented pan		Risk of corrosion	
		Frequency	Duration	Months	Depth	Kind	Months	Depth	Hardness	Uncoated steel	Concrete
					Ft			In			
1.* Arents											
2---- Benito	D	Occasional	Long------	Sep-May	4.0-6.0	Apparent	Sep-May	---	---	High-----	Low.
3, 4---- Brennan	B	None--------	---	---	>6.0	---	---	---	---	Moderate	Low.
5, 6---- Camargo	B	Rare--------	Brief-----	Sep-May	>6.0	---	---	---	---	Moderate	Low.
7---- Cameron	D	None--------	---	---	5.0-6.0	Apparent	Sep-May	---	---	High-----	Low.
8---- Comitas	A	None--------	---	---	>6.0	---	---	---	---	Low------	Low.
9, 10, 11---- Delfina	B	None--------	---	---	2.5-5.0	Apparent	Sep-May	---	---	High-----	Low.
12---- Delmita	C	None--------	---	---	>6.0	---	---	20-40	Thin	Moderate	Low.
13:* Delmita----------	C	None--------	---	---	>6.0	---	---	20-40	Thin	Moderate	Low.
Randado----------	C	None--------	---	---	>6.0	---	---	8-20	Thin	Moderate	Low.
14---- Falfurrias	A	None--------	---	---	>6.0	---	---	---	---	Low------	Low.
15**---- Grulla	D	Frequent----	Very long	Sep-May	+2-6.0	Apparent	Sep-May	---	---	High-----	Low.
16, 17, 18---- Hargill	B	None--------	---	---	>6.0	---	---	---	---	High-----	Low.
19---- Harlingen	D	None--------	---	---	>6.0	---	---	---	---	High-----	Low.
20---- Harlingen	D	None--------	---	---	5.0-6.0	---	---	---	---	High-----	Moderate.
21:* Harlingen-------- Urban land.	D	None to rare	---	---	>6.0	---	---	---	---	High-----	Low.
22, 23, 24---- Hebbronville	B	None--------	---	---	>6.0	---	---	---	---	Low------	Low.
25, 26, 27, 28, 29---- Hidalgo	B	None--------	---	---	>6.0	---	---	---	---	High-----	Low.
30---- Hidalgo	B	None--------	---	---	2.5-5.0	Apparent	Sep-May	---	---	High-----	Low.
31:* Hidalgo---------- Urban land.	B	None--------	---	---	>6.0	---	---	---	---	High-----	Low.
32:* Jimenez----------	C	None--------	---	---	>6.0	---	---	7-20	Thin	High-----	Low.

See footnotes at end of table.


USGS MAP
N
S 1/2 WEST
SIZE
HICE
GRADE
ELEVATION
RAILROAD
72
69
68

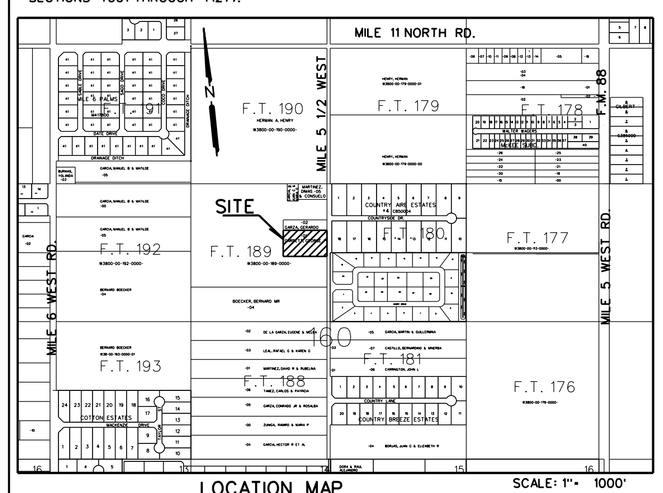
HANKS ESTATES

A 2.50 ACRE TRACT OF LAND OUT OF FARM TRACT 189,
WEST TRACT SUBDIVISION A PER MAP RECORDED IN VOLUME 2,
PAGES 34-37, MAP RECORDS, HIDALGO COUNTY, TEXAS.



GENERAL NOTES:

1. MIN. BUILDING SETBACK LINES:
   FRONT 40.0'
   SIDE 6.0' OR EASEMENT WHICH EVER IS GREATER
   REAR 25.0' OR EASEMENT WHICH EVER IS GREATER
   18.00' GARAGE / CAR PORT FRONT SET BACK
2. MINIMUM FINISH FLOOR NOTE:
   MINIMUM FINISH FLOOR ELEVATION SHALL BE 18" ABOVE TOP OF CURB 18" ABOVE NATURAL GROUND, WHICHEVER IS GREATER
   ELEVATION CERTIFICATE MAY BE REQUIRED FOR LOTS LOCATED OUTSIDE A DESIGNATED FLOOD ZONE AT THE TIME FOR APPLICATION FOR CONSTRUCTION TO VERIFY PRE AND POST CONSTRUCTION FINISH FLOOR ELEVATIONS. AN ELEVATION CERTIFICATE SHALL BE REQUIRED FOR ALL LOTS WITHIN A DESIGNATED FLOOD ZONE AT THE TIME FOR A DEVELOPMENT PERMIT APPLICATION. MIN. F.F. ELEV.=74.50
3. ● -DENOTES ½" IRON ROD FOUND UNLESS OTHERWISE NOTED.
   O -DENOTES ½" IRON ROD SET UNLESS OTHERWISE NOTED.
   ^ -DENOTES NAIL FOUND UNLESS OTHERWISE NOTED.
4. - *BENCH MARK No. 1 •73.60' NAIL IN POWER POLE NAVD 88*
   BENCH MARK No. 2 •72.30' ½" IRON ROD SET AT THE SOUTHWEST CORNER OF THIS SUBDIVISION. NAVD 88
5. FLOOD ZONE DESIGNATION: ZONE "X"
   AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD PLAIN.
   C.P.N. 480334 0450 C
   MAP REVISED TO REFLECT LOMR: MAY-30-2002. MAP REVISED: JUNE 6, 2000
   CONSTRUCTION OF RESIDENTIAL HOUSING WITHIN ANY OF THE SUBDIVISION THAT IS IN THE 100-YEAR FLOOD PLAIN IS PROHIBITED UNLESS THE HOUSING QUALIFIES FOR FOR INSURANCE UNDER THE NATIONAL FLOOD INSURANCE ACT OF 1968 (42 U.S.C. SECTIONS 4001 THROUGH 4127).



LOCATION MAP SCALE: 1"= 1000'

LOCATION OF SUBDIVISION WITH RESPECT TO THE EXTRATERRITORIAL JURISDICTION OF A MUNICIPALITY:

HANKS ESTATES IS LOCATED WITHIN HIDALGO COUNTY PRECINCT No. 1 IN THE CENTRAL WEST OF HIDALGO COUNTY ON THE EAST SIDE OF MILE 5 ½ WEST ROAD.½ MILE NORTH OF MILE 10 NORTH ROAD. THE ONLY NEARBY MUNICIPALY IS THE CITY OF WESLACO ACCORDING TO THE MAP IN THE OFFICE OF THE SECRETARY OF THE CITY OF WESLACO (POPULATION 37,791/2015 CENSUS). HANKS ESTATES LIES APPROXIMATELY 1.1 MILES FROM THE CITY LIMITS OF WESLACO AND LIES WITHIN THE CITY'S 3.5 MILE EXTRATERRITORIAL JURISDICTION (ETJ) UNDER LOCAL GOVERNMENT CODE § 42.021

6. DRAINAGE:
   IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND HIDALGO COUNTY REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO DETAIN A TOTAL OF 6.057 CUBIC -FEET 0.14 ACRE-FEET) OF STORM WATER RUNOFF. DRAINAGE DETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS FOLLOWS: THE DRAINAGE FOR THIS DEVELOPMENT WILL BE SELF-CONTAINED WITHIN THE SUBDIVISION
   LOT 1: 4,063 CF, LOT 2: 1,994 CF
   THE DEVELOPER SHALL BE RESPONSIBLE FOR DETAINING AND ACCOMMODATING MORE THAN THE DETAINED VOLUME SHOWN ON THIS PLAT IF IT IS DETERMINED, AT THE PERMIT STAGE, THAT THE DETENTION REQUIREMENTS ARE GREATER THAN STATED ON THIS PLAT, DUE TO THE IMPERVIOUS ARE BEING GREATER THAN THE PLAT ENGINEER CONSIDERED IN THE HYDRAULIC CALCULATIONS FOR THIS SUBDIVISION
7. NO STRUCTURE SHALL BE PERMITTED OVER ANY EASEMENT.
   EASEMENTS SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, SHEDS, SHRUBS TREES, AND OTHER PLANTINGS (EXCEPT LOW, LESS THAN 18 INCHES MATURE HEIGHT, GROUND COVER, GRASS, OR FLOWERS) AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATIONS AND MAINTENANCE OF THE EASEMENT.
8. GENERAL NOTE FOR SINGLE FAMILY RESIDENCES:
   NO MORE THAN ONE-SINGLE FAMILY DETACHED DWELLING SHALL BE LOCATED ON EACH LOT.
9. ON-SITE SEWAGE FACILITIES (OSSF) NOTE:
   THIS SUBDIVISION SHALL USE ON-SITE SEWAGE FACILITIES IN ACCORDANCE WITH TCEQ AND HIDALGO COUNTY REGULATIONS FOR SEWAGE DISPOSAL.
   THE SUBDIVIDER IS RESPONSIBLE FOR PROVIDING AN OSSF ON ALL LOTS.
   A. OSSF SYSTEM IS BEING DESIGNED FOR DISPOSAL OF DOMESTIC SEWERAGE ONLY.
   B. EACH LOT ON THIS PLAT COMPLIES WITH THE MINIMUM 21,780 SQUARE FEET LOT AREA WITH POTABLE WATER SUPPLY.
   C. OSSF SYSTEM SHALL REQUIRE INSPECTION AND APPROVAL BY HIDALGO COUNTY AUTHORIZED DEPARTMENT
   D. SOIL ANALYSIS HAVE BEEN SUBMITTED TO THE AUTHORIZED HIDALGO COUNTY DEPARTMENT AND EXCERPTS MAY BE ALSO SEEN ON THE UTILITY LAYOUT FOR THIS SUBDIVISION AS SUBMITTED TO THE HIDALGO COUNTY PLANNING DEPARTMENT. THE ENGINEER HAS DETERMINED THAT THE SOIL IS SUITABLE FOR A STANDARD SEPTIC TANK AND ABSORPTIVE DRAINFIELD SYSTEM.
   E. APPROVED "OSSF" PERMIT APPLICATION IS REQUIRED INCLUDING INDIVIDUAL LOT PLANNING MATERIALS PRIOR TO OCCUPYING A LOT.
   F. A SPECIAL DESIGN IS REQUIRED FOR ALL OSSF SYSTEMS LOCATED WITH IN A DESIGNATED FLOOD ZONE. THE DESIGN SHALL INCLUDE BUT NOT LIMITED TO THE FOLLOWING ITEMS:
      1. ANCHORING OF SEPTIC TANK(s)
      2. BACK FLOW VALVES
      3. SEPTIC TANK COVER SHALL BE ABLE TO SEAL
10. THERE ARE NO WATER WELLS WITHIN 150 FEET FROM THE BOUNDARIES OF THIS SUBDIVISION
11. ALBERT J. HANKS, THE OWNER & SUBDIVIDERS OF HANKS ESTATES RETAINS AN EASEMENT UPON EACH LOT FOR THE PURPOSE OF INSTALLING AN APPROVED OSSF ON THE LOT AS DESCRIBED ON SHEET No. 2 OF THIS PLAT.
12. EACH PURCHASED CONTRACT MADE BETWEEN A SUBDIVIDER AND PURCHASER OF A LOT IN THIS SUBDIVISION SHALL CONTAIN A STATEMENT DESCRIBING HOW AND WHEN WATER, SEWER, ELECTRICITY, AND GAS SERVICES WILL BE MADE AVAILABLE TO THE SUBDIVISION.
13. ALL PUBLIC UTILITIES EASEMENTS DEDICATED BY THIS PLAT SHALL BE A MINIMUM WIDTH OF 15.00 FEET AS PER THE HIDALGO COUNTY MODEL SUBDIVISION RULES. BY SIGNING THIS PLAT DEVELOPER AND ENGINEER CERTIFY THAT ALL OTHER EASEMENTS SHOWN COMPLY WITH THE SIZE REQUIRED BY EACH UTILITY PROVIDER OCCUPANCY AN EASEMENT.
14. FIRE HYDRANTS INSTALLED WITHIN THE CORPORATION'S DISTRIBUTION SYSTEM ARE PROVIDED AT THE CONVENIENCE OF THE CORPORATION AND DO NOT IMPLY ANY RESPONSIBILITY ON THE PART OF THE CORPORATION TO MEET FIRE FLOW REQUIREMENTS.
15. ALL LOTS SHALL HAVE A POST DEVELOPEMT FINISHED GRADE FROM THE REAR OF THE LOT TO THE CURB AND/OR ROADSIDE DITCH AT A 0.25% SLOPE TO ACCOMPLISH POSITIVE DRAINAGE. THIS IS IN ACCORDANCE WITH HIDALGO COUNTY APPENDIX 5: COUNTY CONSTRUCTION SPECIFICATIONS 3.1.4
16. STREET LIGHTS MUST BE AT EVERY 300 FEET
17. A 5.0' CONC SIDEWALK IS REQUIRED ALONG EXTERIOR PERIMETER UPON THE ISSUANCE OF A NOTICE TO PROCEED
18. LANDSCAPING IS REQUIRED PER CITY ORDINANCE

REVISION NOTES

No.	SHEET	REVISION	DATE	APPROVED

PRINCIPAL CONTACTS:

	NAME	ADDRESS	CITY & ZIP	PHONE
OWNER:	ALBERT HANKS	502 E. EXPRESSWAY 83, SUITE G	WESLACO, TEXAS. 78596	956-630-0216
ENGINEER:	GUILLERMO A. ARRATIA	526 N. 5TH ST,	DONNA, TX 78537,	(956) 784-0218
SURVEYOR:	HOMERO L. GUTIERREZ	2600 SAN DIEGO	MISSION, TEXAS 78572	(956) 583-5479

RIGHT OF WAY EASEMENT

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED, OWNERS OF THE PROPERTY SHOWN ON THIS PLAT, THEIR SUCCCESSORS, ASSIGNS. AND TRANSFEREES (HEREINAFTER CALLED "GRANTOR" WHETHER ONE OR MORE PERSONS ARE NAMED), IN CONSIDERATION OF ONE DOLLAR ($1.00) AND OTHER GOOD AND VALUABLE CONSIDERATION PAID BY NORTH ALAMO WATER SUPPLY CORPORATION, (HEREINAFTER CALLED "GRANTEE") THE RECEIPT AND SUFFICIENCY OF WHICH IS HEREBY ACKNOWLEDGED, DOES HEREBY GRANT, BARGAIN, SELL, TRANSFER, AND CONVEY TO SAID GRANTEE, ITS SUCCESSORS, AND ASSIGNS, AN EXCLUSIVE EASEMENT WITH THE RIGHT TO ERECT, CONSTRUCT, INSTALL AND THEREAFTER USE, OPERATE, INSPECT, REPAIR, MAINTAIN, REPLACE, AND REMOVE WATER DISTRIBUTION LINES AND APPURTENANCES OVER AND ACROSS THE LANDS SHOWN ON THIS PLAT, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LANDS OF THE PURPOSE FOR WHICH THE ABOVE MENTIONED RIGHTS ARE GRANTED. THE EASEMENT HEREBY GRANTED SHALL NOT EXCEED 15' IN WIDTH, AND GRANTEE IS HEREBY AUTHORIZED TO DESIGNATE THE COURSE OF THE EASEMENT HEREIN CONVEYED EXCEPT THAT WHEN THE PIPELINE(S) IS INSTALLED, THE EASEMENT HEREIN GRANTED SHALL BE LIMITED TO A STRIP OF LAND 15' IN WIDTH, THE CENTER LINE THEREOF BEGIN THE PIPELINE INSTALLED. IN THE EVENT THE EASEMENT HEREBY GRANTED ABUTS ON A PUBLIC ROAD AND THE CITY, COUNTY OR STATE HEREAFTER WIDENS OR RELOCATES THE PUBLIC ROAD SO AS TO REQUIRE THE RELOCATION OF THIS WATERLINE AS INSTALLED, GRANTOR FURTHER GRANTS TO GRANTEE AN ADDITIONAL EASEMENT OVER AND ACROSS THE LAND SHOWN ON THIS PLAT FOR THE PURPOSE OF LATERALLY RELOCATE SAID WATER LINE AS MAY BE NECESSARY TO CLEAR THE ROAD IMPROVEMENTS, WHICH EASEMENT HERBY GRANTED SHALL BE LIMITED TO A STRIP OF LAND 15' IN WIDTH, THE CENTER LINE THEREOF BEING THE PIPELINE AS RELOCATED. THE CONSIDERATION RECITED HERIN SHALL CONSTITUTE PAYMENT IN FULL FOR ALL DAMAGES SUSTAINED BY GRANTOR BY REASON OF THE INSTALLATION, MAINTENANCE, REPAIR, REPLACEMENT AND RELOCATION OF THE STRUCTURES REFERRED TO HEREIN, THUS AGREEMENT TOGETHER WITH OTHER PROVISIONS OF THIS GRANT SHALL CONSTITUTE AN EASEMENT FOR THE BENEFIT OF THE GRANTEE, ITS SUCCESSORS, AND ASSIGNS, THE GRANTOR CONVENANTS THAT IT IS THE OWNER OF THE ABOVE-DESCRIBED LANDS AND THAT SAID LANDS ARE FREE AND CLEAR OF ALL ENCUMBRANCES AND LIES EXCEPT THE FOLLOWING: THE EASEMENT CONVEYED HEREIN WAS OBTAINED OR IMPROVED THROUGHT FEDERAL FINANCIAL ASSISTANCE. THIS EASEMENT IS SUBJECT TO THE PROVISIONS OF TITLE VI OF THE CIVIL RIGHTS ACT OF 1964 AND THE REGULATIONS ISSUED PURSUANT THERETO FOR SO LONG AS THE EASEMENT CONTINUES TO BE USED FOR THE SAME OR SIMILAR PURPOSE FOR WHICH FINANCIAL ASSISTANCE WAS EXTENDED OR FOR SO LONG AS THE GRANTEE OWNS IT. WHICHEVER IS LONGER.

WITNESS WHEREOF THE SAID GRANTOR EXECUTED THIS INSTRUMENT THIS _____ DAY OF _____ ,2026

OWNER: ALBERT J. HANKS
ADDRESS: 1305 S. TEXAS BLVD.
WESLACO, TEXAS 78596

THIS SUBDIVISION PLAT OF HANKS ESTATES BEEN SUBMITED SUBDIVISION TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF WESLACO, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION. DATED THIS _____ DAY OF _____ ,2026 A.D.

_____
CHAIRMAN, PLANNING & ZONING COMMISSION

COUNTY OF HIDALGO
CERTIFICATE OF PLAT APPROVAL

I THE UNDERSIGNED CERTIFY THAT THIS PLAT OF HANK ESTATES WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARMENT ON _____ , _____

_____ _____
HIDALGO COUNTY ENVIRONMENTAL HEALTH DIVISION MANAGER DATE

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

WE THE UNDERSIGNED CERTIFY THAT THIS PLAT OF HANKS ESTATES WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONERS COURT ON _____ , 2026

_____
HIDALGO COUNTY JUDGE DATE

ATTEST:_____
HIDALGO COUNTY CLERK DATE

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

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

DATE OF PREPARATION: APRIL 3, 2026

NAIN ENGINEERING, L.L.C.
CONSULTING ENGINEER
526 N. 5TH STREET
DONNA, TEXAS. 78537
FIRM NO. F-9050
PH. (956) 784-0218
E-MAIL:NAINENGINEERING@YAHOO.COM

STATE OF TEXAS
COUNTY OF HIDALGO

OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION
I ALBERT HANKS OWNERS OF THE 2.50 ACRES TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED HANKS ESTATES HEREBY SUBDIVIDE THE LAND AS DEPICTED IN THIS SUBDIVISION PLAT AND DEDICATE TO PUBLIC USE THE STREETS, PARK AND EASEMENTS SHOWN HEREIN.
WE CERTIFY THAT WE HAVE COMPLIED WITH THE REQUIREMENTS OF TEXAS LOCAL GOVERNMENT CODE § 232.032 AND THAT

(A) THE WATER QUALITY AND CONNECTION TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS:
(B) SEWER CONNECTION TO THE LOTS OR SEPTIC TANKS MEET, OR WILL MEET, THE MINIMUM REQUIREMENTS OF STATE STANDARDS:
(C) ELECTRICAL CONNECTION PROVIDED TO THE LOTS MEET, OR WILL MEET, MINIMUM STATE STANDARDS: AND
(D) GAS CONNECTION, IF AVAILABLE, PROVIDED TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS.

WE ATTEST THAT THE MATTERS ASSERTED IN THIS PLAT IS TRUE AND COMPLETE.

OWNER: ALBERT J. HANKS
ADDRESS: 1305 S. TEXAS BLVD.
WESLACO, TEXAS 78596

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED ALBERT HANKS PROVED TO BE THROUGH THEIR TEXAS SUBSCRIBED OF PUBLIC SAFETY DRIVER LICENSE TO BE THE PERSON WHOSE NAME IS TO THE FOREGOING INSTRUMENT, WHO, BEING BY ME DULY SWORN, DECLARED THAT THEIR STATEMENTS THEREIN ARE TRUE AND CORRECT AND ACKNOWLEDGED THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREBY EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____ , 2026

LEONOR ARRATIA
My commision Expires
12/19/2026
ID No. 125946672

_____
NOTARY PUBLIC, FOR THE STATE OF TEXAS

APPROVED BY DRAINAGE DISTRICT:

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

HIDALGO COUNTY DRAINAGE DISTRICT NO.1

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

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

DATED THIS _____ DAY OF _____, 2026

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

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

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

_____ _____ _____
MAYOR, CITY OF WESLACO DATE CITY SECRETARY DATE

STATE OF TEXAS
COUNTY OF HIDALGO

I, HOMERO LUIS GUTIERREZ, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE AND IS PREPARED FROM AN ACTUAL SURVEY THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND AND THAT THE CORNER MONUMENTS WERE PROPERLY PLACED UNDER MY SUPERVISION.

STATE OF TEXAS REGISTERED HOMERO LUIS GUTIERREZ 2791 PROFESSIONAL LAND SURVEYOR

_____
HOMERO LUIS GUTIERREZ
REGISTERED PROFESSIONAL LAND SURVEYOR No. 2791
2600 SAN DIEGO
MISSION, TEXAS 78572

STATE OF TEXAS
COUNTY OF HIDALGO

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

Guillermo Arratia P.E. 6/7/2026

STATE OF TEXAS GUILLERMO A. ARRATIA 94001 LICENSED PROFESSIONAL ENGINEER

GUILLERMO A. ARRATIA
LICENSED PROFESSIONAL ENGINEER No. 94001
526 N. 5TH ST.
DONNA, TEXAS. 78537

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	PLAT WITH LOTS, STREETS, AND EASEMENT DESIGNATIONS: LEGAL DESCRIPTION (METES AND BOUNDS): SURVEYOR'S AND ENGINEER'S CERTIFICATION: PLAT NOTES AND RESTRICTIONS: OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION: COUNTY APPROVAL
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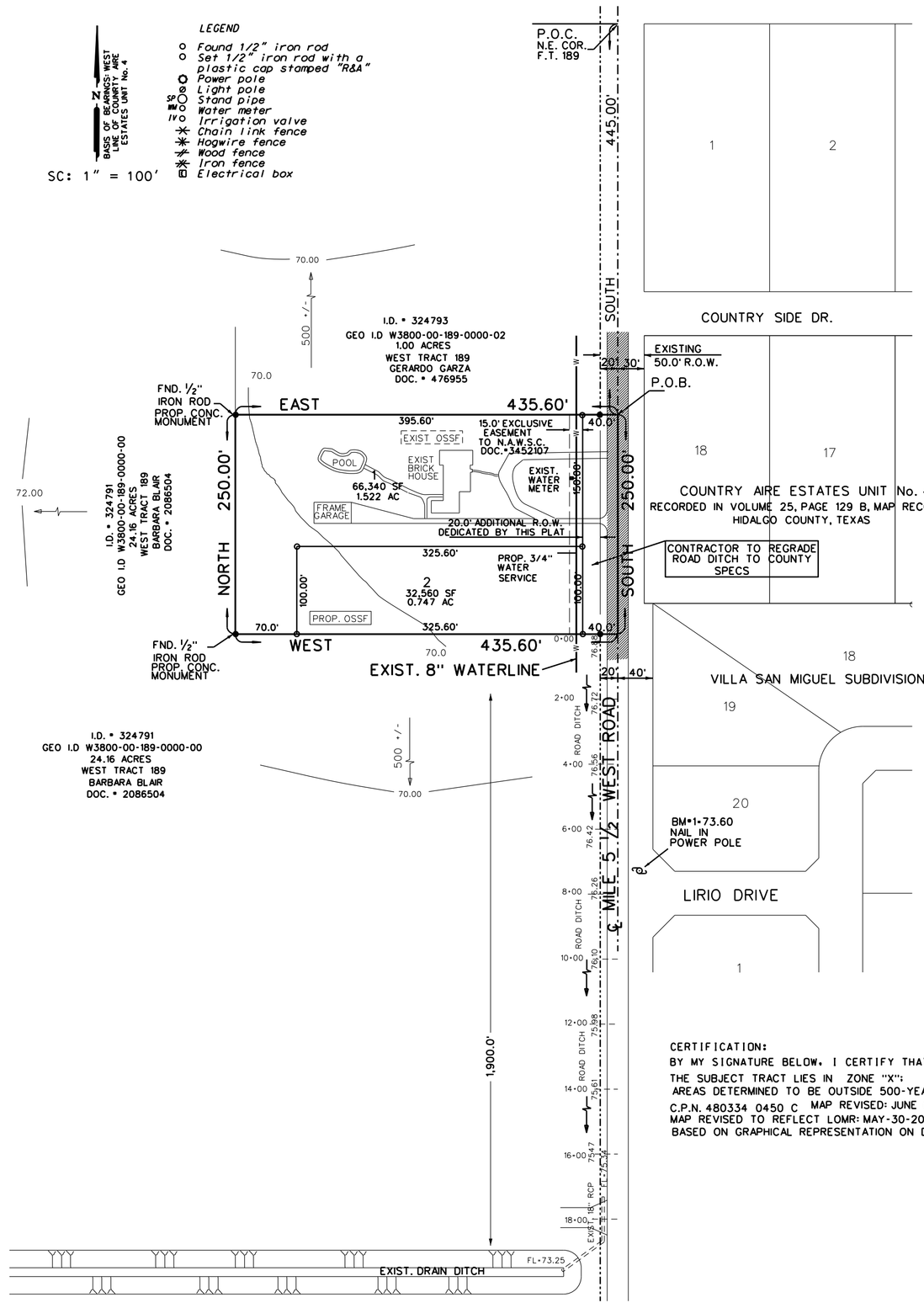
MAP OF WATER DISTRIBUTION SYSTEM
MAPA DE TOPOGRAFIA Y DRENAJE



SUBDIVIDER CERTIFICATION:

1.- BY COMPLETING THE IMPROVEMENTS DESCRIBED ON THE PLAT. SUBDIVIDER WILL COMPLY WITH MINIMUM STATE STANDARDS AND THAT (a) WATER QUALITY AND CONNECTIONS INCLUDING WATER METERS TO THE LOT MEET SUCH STANDARDS AND (b) SEWER CONNECTIONS TO THE LOT OR SEPTIC TANK MEET OR WILL MEET SUCH STANDARDS AND WILL BE BY STATE AND COUNTY REGULATIONS.

SUBDIVIDER STATEMENT:

1.- ALBERT HANK SUBDIVIDER OF HANKS ESTATES HEREBY CERTIFY SEWER PERMITS HAVE BEEN PAID AND ARE ON FILE WITH THE HIDALGO COUNTY HEALTH DEPARMENT THAT ANY ADEQUATE DRINKING WATER SOURCE IS IMMEDIATELY AVAILABLE TO EACH LOT OF THE TYPE. QUALITY & QUANTITY TO ENABLE EACH PERSON PURCHASING A LOT HAVE ADEQUATE WATER TO COMPL WITH THE REGULATIONS AND THE LAWS TO THE STATE AS REQUIRED BY STATE AND COUNTY REGULATIONS.

OWNER: ALBERT J. HANKS
ADDRESS: 1305 S. TEXAS BLVD.
WESLACO, TEXAS 78596

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED ALBERT HANKS PROVED TO BE THROUGH THEIR TEXAS SUBSCRIBED OF PUBLIC SAFETY DRIVER LICENSE TO BE THE PERSON WHOSE NAME IS TO THE FOREGOING INSTRUMENT, WHO, BEING BY ME DULY SWORN, DECLARED THAT THEIR STATEMENTS THEREIN ARE TRUE AND CORRECT AND ACKNOWLEDGED THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREBY EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 2026

LEONOR ARRATIA
My commision Expires
12/19/2026
ID No. 125946612

NOTARY PUBLIC, FOR THE STATE OF TEXAS

DRAINAGE REPORT

DRAINAGE REPORT:
BY: GUILLERMO A. ARRATIA. P.E.

HANKS ESTATES
HIDALGO COUNTY. TEXAS

PROJECT LOCATION:
THE PROPERTY IS LOCATED ON THE WEST SIDE OF MILE 5 ½ WEST ROAD, 3,265 FEET NORTH OF MILE 10 NORTH ROAD

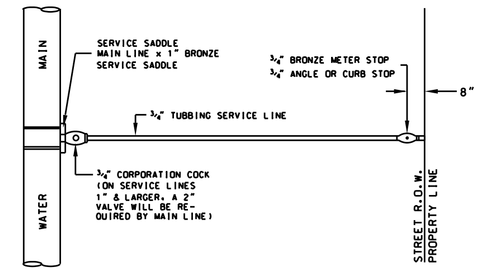
FLOOD ZONE DESIGNATION: ZONE "X"
AREAS OF 500-YEAR FLOOD: AREAS 100-YEAR FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LASS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 100-YEAR FLOOD.
C.P.N. 480334 0450 C MAP REVISED: JUNE 6, 2000

SOIL CONDITIONS:
A REVIEW OF THE SOIL SURVEY OF HIDALGO COUNTY INDICATES THE SUBJECT TRACT LIES IN AN AREA OF PREDOMINANTLY HIDALGO (25) (28) SANDY CLAY LOAM SOIL THAT HAS A POOR LOW SHRINK-SWALE POTENTIAL AND IS LISTED IN HYDROLOGICAL GROUP B.

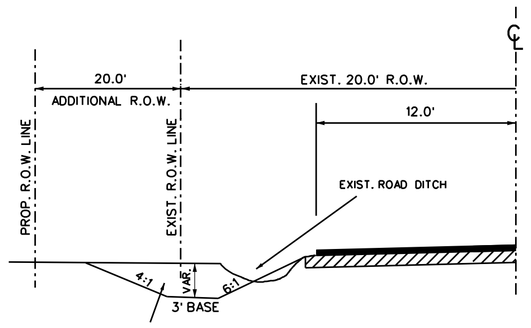
EXISTING CONDITIONS:
THE SUBJECT TRACT IS CURRENTLY DEVELOPED. LOT 1 HAS AN EXISTING HOUSE. THE EXISTING TERRAIN HAS A GRADE OF APPROXIMATLEY 0.1%. EXISTING RUNOFF (1.70 CFS) FROM THE SITE IS BY FORM OF SHEET FLOW RUNS TOWARDS THE EAST SIDE OF THIS TRACT.

PROPOSED CONDITIONS:
THE PROPOSED CONDITIONS FOR THIS SUBJECT TRACT CONSIST OF 2 RESIDENTIAL LOTS. THE STORM SEWER RUNOFF AFTER DEVELOPMENT WILL INCREASED 2.1 CFS FOR A TOTAL 3.8 CFS I HAVE CALCULATED THAT 6,057 CF OF STORM RUNOFF FOR A 50 YEAR DESIGN FREQUENCT AND WILL DETAIN WITHIN THE PROPERTY BY FRONT GREEN AREAS AND OUTFALLING INTO THE ROAD SIDE DITCH VIA SHEET FLOW
LOT 1: 4,063 CF, LOT 2: 1,994 CF

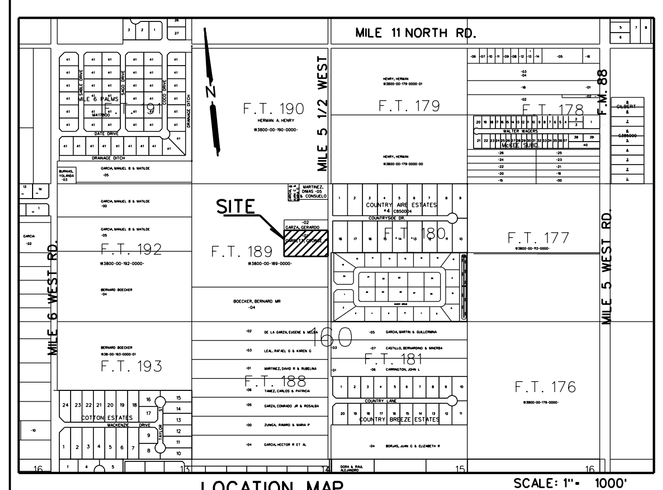
CERTIFICATION:
BY MY SIGNATURE BELOW, I CERTIFY THAT THIS SUBDIVISION LIES IN A
THE SUBJECT TRACT LIES IN ZONE "X":
AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD PLAIN.
C.P.N. 480334 0450 C MAP REVISED: JUNE 6, 2000
MAP REVISED TO REFLECT LOMR: MAY-30-2002.
BASED ON GRAPHICAL REPRESENTATION ON DATE SIGN.



SINGLE WATER SERVICE CONNECTION

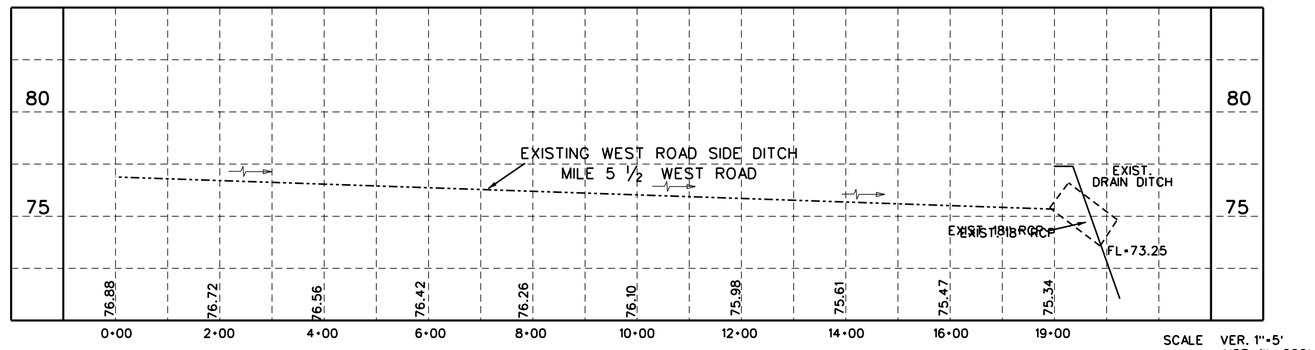


RECONSTRUCTION OF ROAD SIDE DITCH
N.T.S.



LOCATION MAP SCALE: 1"= 1000'

WEST DITCH PROFILE



SCALE VER. 1"=5' HOR. 1" =200'

LOCATION OF SUBDIVISION WITH RESPECT TO THE EXTRATERRITORIAL JURISDICTION OF A MUNICIPALITY:

HANKS ESTATES IS LOCATED WITHIN HIDALGO COUNTY PRECINCT No. 1 IN THE CENTRAL WEST OF HIDALGO COUNTY ON THE EAST SIDE OF MILE 5 ½ WEST ROAD. ½ MILE NORTH OF MILE 10 NORTH ROAD. THE ONLY NEARBY MUNICIPALY IS THE CITY OF WESLACO ACCORDING TO THE MAP IN THE OFFICE OF THE SECRETARY OF THE CITY OF WESLACO (POPULATION 37,791/2015 CENSUS). HANKS ESTATES LIES APPROXIMATELY 1.1 MILES FROM THE CITY LIMITS OF WESLACO AND LIES WITHIN THE CITY'S 3.5 MILE EXTRATERRITORIAL JURISDICTION (ETJ) UNDER LOCAL GOVERNMENT CODE § 42.021

REVISION NOTES

No.	SHEET	REVISION	DATE	APPROVED

PRINCIPAL CONTACTS:

	NAME	ADDRESS	CITY & ZIP	PHONE
OWNER:	ALBERT HANKS 502 E. EXPRESSWAY 83, SUITE G		WESLACO, TEXAS, 78596	956-630-0216
ENGINEER:	GUILLERMO A. ARRATIA	526 N. 5TH ST.	DONNA, TX 78537.	(956) 784-0218
SURVEYOR:	HOMERO L. GUTIERREZ	2600 SAN DIEGO	MISSION, TEXAS 78572	(956) 583-5479

DATE OF PREPARATION: APRIL 3, 2026

NAIN ENGINEERING, L.L.C.
CONSULTING ENGINEER
526 N. 5TH STREET
DONNA, TEXAS. 78537
FIRM NO. F-9050
PH. (956) 784-0218
E-MAIL:NAINENGINEERING@YAHOO.COM

FINAL WATER AND SEWER ENGINEERING REPORT

WATER SUPPLY: DESCRIPTION, COST, AND OPERABILITY DATE:

HANKS ESTATES WILL BE PROVIDED WITH POTABLE WATER BY THE NORTH ALAMO WATER SUPPLY (N.A.W.S.C.) THE SUBDIVIDER, AND N.A.W.S.C.., HAVE ENTERED INTO A CONTRACT IN WHICH N.A.W.S.C. HAS PROMISED TO PROVIDE SUFFICIENT WATER TO THE SUBDIVISION FOR AT LEAST 30 YEARS AND N.A.W.S.C. HAS PROVIDED DOCUMENTATION TO SUFFICIENTLY ESTABLISH THE LONG TERM QUANTITY AND QUALITY OF THE AVAILABLE WATER SUPPLIES TO SERVE THE FULL DEVELOPMENT OF THIS SUBDIVISION.
N.A.W.S.C.. HAS AN EXISTING 8" DIAMETER WATERLINE RUNNING ALONG THE WEST RIGHT-OF-WAY OF MILE 5 1/2 WEST ROAD. LOT 1 HAS AND0 EXISTING WATER METER, A 3/4" WATER SERVICE WILL BE INSTALLED FOR LOT 2 ON THIS SUBDIVISION, SAID SERVICE TERMINATE AT THE WATER METER BOX, AND THE METER BOX HAVE ALREADY BEEN INSTALLED AT A TOTAL COST OF $ 1,500.00, IN ADDITION THE THE SUBDIVIDER HAS PAID N.A.W.S.C. THE SUM OF $ 6,500.00, WHICH COVERS THE COST FOR ALL THE LOTS , AS STATED IN THE 30 YEAR WATER SERVICE AGREEMENT WHICH SUM REPRESENTS THE TOTAL COST OF THE WATER METER, RIGHTS ACQUISITION FEES, AND ALL MEMBERSHIP OR OTHER FEES ASSOCIATED WITH CONNECTING THE INDIVIDUAL LOT IN THE SUBDIVISION TO N.A.W.S.C.. UPON REQUEST BY THE LOT OWNER, N.A.W.S.C.. WILL PROMPTLY INSTALL AT NO CHARGE THE WATER METER.

THE ENTIRE WATER FACILITIES HAVE BEEN APPROVED AND ACCEPTED BY N.A.W.S.C.. ,AND SAID DISTRIBUTION SYSTEM IS OPERABLE AS OF THE DATE OF THE RECORDING OF THE PLAT.

SEWAGE FACILITIES: DESCRIPTION. COSTS. AND OPERABILITY DATES:

SEWAGE FROM HANKS ESTATES WILL BE TREATED BY INDIVIDUAL ON-SITE SEWAGE FACILITIES ("OSSF"), CONSISTING OF A STANDARD DESIGN DUAL COMPARTMENTS SEPTIC TANK AND A DRAIN FIELD ON THIS LOT. THE SITE EVALUATOR GUSTAVO CHAPA REG. # 9754. HAS EVALUATED THE SUITABILITY OF THE SUBDIVISION SITE FOR OSSF AND SUBMITTED A REPORT CONCLUDING THAT THE SITE IS SUITABLE FOR OSSF. THE REPORT WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT. EACH LOT HAS ADEQUATE AREA FOR A REPLACEMENTS DRAIN FIELD.

EACH LOT IN THE PROPOSED SUBDIVISION IS AT LEAST ½ ACRE IN SIZE. THE NATURAL RESOURCE CONSERVATION SERVICE SOIL SURVEY BOOK INDICATED A SANDY LOAM SOIL FOR THE AREA. AT LEAST TWO SOIL EXCAVATIONS WERE PERFORMED ON THE SITE, AT OPPOSITE ENDS OF THE SOIL IS A TEXTURE CLASS III SANDY LOAM BLOCKY EXTENDING UP TO 36" BELOW THE BOTTOM OF ANY PROPOSED EXCAVATIONS. THERE IS NO INDICATION OF GROUNDWATER OR A RESRICTIVE LAYER WITHIN 24" OF BOTTOM OF THE PROPOSED EXCAVATIONS. THE SUBDIVISION DRAINS WELL.

THE ESTIMATED COST TO INSTALL A SEPTIC SYSTEM ON AN INDIVIDUAL LOT IS $ 3,500.00 INCLUDING THE COST FOR THE REQUIRED PERMIT AND LICENSE. ALL OSSF'S HAVE BEEN INSTALLED AS OF THE TIME OF APPLICATION FOR FINAL PLAT APPROVAL, WITH THE FILING OF THIS PLAT, THE SUBDIVIDER IS PROVIDING ADEQUATE FINANCIAL GUARANTEES OF PERFORMANCE IN THE FORM OF A (CASHIERS CHECK OR PERSONAL CHECK) REPRESENTING A "CASH DEPOSIT TO BE HELD BY THE COUNTY OF HIDALGO IN ESCROW IN THE AMOUNT OF $3,500.00 WHICH IS THE ESTIMATED TOTAL COST TO INSTALL A SEPTIC TANK SYSTEM ON EACH LOT. THE SUBDIVIDER WILLINCLUDE THE COST OF A SEPTIC TANK SYSTEM IN THE SALE PRICE OF THE LOT.
AT ANY TIME AFTER THE LOT IS SOLD, THE PURCHASER MAY INITIATE INSTALLATION OF AN OSSF SYSTEM BY WRITTING OR CALLING THE SUBDIVIDER. SUBDIVIDER SHALL BE RESPONSIBLE TO FILE WITH THE HIDALGO COUNTY HEALTH DEPARTMENT AN APPLICATION FOR A PERMITTO INSTALL AN OSSF. THE OSSF SYSTEM SHALL BE INSTALLED ON THE LOT PRIOR TO THE COUNTY ISSUING A FINAL LIGHT AND WATER CLEARANCE.
THERE IS AN EXISTING SEPTIC TANK SYSTEM IN THIS SUBDIVISION

ENGINEER CERTIFICATION:
BY MY SIGNATURE BELOW, I CERTIFY THAT THE WATER AND SEWAGE SERVICE FACILITIES DESCRIBED ABOVE ARE IN COMPLIANCE WITH THE MODEL RULES ADOPTED UNDER SECTION 16.343, WATER CODE. I CERTIFY THAT THE COST TO INSTALL THE WATER DISTRIBUTION SYETEM AND ONSITE SEWAGE FACILITIES, DISCUSSED ABOVE, ARE AS FOLLOWS:

WATER FACILITIES - THESE FACILITIES FULLY CONSTRUCTED, WITH THE INSTALLATION OF WATER METERS, WILL COST A GRAND TOTAL OF $1,500.00
SEWAGE FACILITIES - SEPTIC SYSTEM IS ESTIMATED TO COST $3,500.00 PER LOT (ALL INCLUSIVE), FOR A TOTAL OF $ 9,000.00 FOR THE ENTIRE SUBDIVISION.

FINAL WATER AND SEWER ENGINEERING REPORT IN SPANISH

PROVISION DE AGUA: DESCRIPCION, GASTOS Y FECHA DE INICIO

LA SUBDIVISION DE HANKS ESTATES RECIBIRA SU PROVISION DE AGUA DE NORTH ALAMO WATER SUPPLY. EL DUENO DE LA SUBDIVISION Y LA COMPANIA AGUA N.A.W.S.C.. HAN FIRMADO UN CONTRATO POR EL CUAL LA SUBDIVISION RECIBIRA SU PROVISION DE AGUA POR LOS PROXIMOS 30 ANOS. N.A.W.S.C.. HA PRESENTADO DOCUMENTACION PARA DEMOSTRAR A LARGO PLAZO LA CANTIDAD Y CALIDAD DE AGUA ACCESIBLE PARA SERVIR EL FUTURO DESARROLLO DE LA SUBDIVISION.

EL SISTEMA DE PROVISION DE AGUA PARA LA SUBDIVISION DE SIENNA SUBDIVISION CONSISTE DE UN CONDUCTO DE AGUA EXISTENTE DE 8 PULGADAS DE DIAMETRO QUE PASA POR EL LADO OESTE DEL DERECHO DE VIA (RIGHT-OF-WAY) DE LA CARRETERA MILE 5 1/2 WEST ROAD, EL LOTE 1 YA TIENE UN MEDIDOR DE AGUA, SE INSTALARA UN SERVICIO DE 3/4" DE PULGADA PARA ESTA SUBDIVISION Y EL MEDIDOR MECANICO DE AGUA TENDRA UN COSTO TOTAL DE $ 1,500.00
EL DUENO DE LA SUBDIVISION TAMBIEN LE HA PAGADO A N.A.W.S.C. $ 6,500.00 POR LOS LOTES QUE CUBRE EL COSTO DEL MEDIDOR MECANICO DE AGUA PARA CADA LOTE. ESTE PRECIO INCLUYE EL COSTO DE LA INSTALACION DEL MEDIDOR Y LOS GASTOS DE CONEXION. CUANDO EL DUENO DEL LOTE SOLICITE EL MEDIDOR DE AGUA, LA COMPANIA DE N.A.W.S.C.., LO INSTALARA SIN COSTO ALGUNO AL DUENO DE LA SUBDIVISION, EL SISTEMA DE AGUA ESTARA EN FUNCIONAMIENTO COMPLETO ANTES O EN LA FECHA, EN LA CUAL LA SUBDIVISION SEA REGISTRADA EN EL CONDADO DE HIDALGO.

DRENAJE: DESCRIPCION, GASTOS Y FECHA DE INICIO PARA FACILITAR EL DRENAJE PARA LA SUBDIVISION.

SE INSTALARA UNA FOSA SEPTICA EN CADA SOLAR. ESTA FOSA SEPTICA CONSISTE DE UN TANQUE SEPTICO DE MODELO DUAL Y DE UN CAMPO DE DRENAJE PARA EL SOLAR. GUSTAVO CHAPA AUTOR DE ESTE DOCUMENTO HA EVALUADO EL AREA DONDE SE ENCUENTRA LA SUBDIVISION Y HA PREPARADO UN REPORTE QUE CONCLUYE QUE ESTE TERRENO ES ADECUADO PARA ESAS FOSA SEPTICAS (OSSF). EL REPORTE FUE APROVADO POR EL DEPARTAMENTO DE SALUBRIDAD DEL CONDADO DE HIDALGO (HIDALGO COUNTY HEALTH DEPARTMENT) SEGUN EL REPORTE.
CADA LOTE EN LA SUBDIVISION MIDE MEDIO ACRE. SE HICIERON DOS EXCAVACIONES DE EVALUACION EN LOS LUGARES OPUESTOS EN LA SUBDIVISION (EXCAVACIONES ADICIONALES NO FUERON NECESARIAS PORQUE EL TERRENO EN ESTA AREA ES SIGNIFICANTEMENTE UNIFORME) EL TERRENO ES UNIFORME (TERRENO ARCILLOSO Y SUELO FRANCO) Y SE EXTIENDE A 60 PULGADAS BAJO TODAS LAS EXCAVACIONES PROPUESTAS. NO EXISTE EVIDENCIA DE AGUA 24 PULGADAS MAS ARRIBA DE LO MAS BAJO DE LAS EXCAVACIONES PROPUESTAS. EL AGUA EN ESTA AREA FLUYE BIEN.

EL COSTO TOTAL PARA LA INSTALACION DEL SISTEMA INDIVIDUAL DE FOSAS SEPTICA PARA LA SUBDIVISION ES DE $3,500.00 INCLUYENDO EL COSTO DEL PERMISO REQUERIDO Y LICENCIA. EN ESTOS MOMENTOS NINGUNA FOSAS SEPTICAS HA SIDO INSTALLADA EN EL PROCESO DE LA APROVACION FINAL.
EN CUALQUIER MOMENTO DESPUES QUE EL TERRENO SEA VENDIDO, EL COMPRADOR PUEDE INCIAR LA INSTALLACION DE UN SISTEMA SEPTICO ESCRIBIENDO O LLAMANDO AL DUENO DE LA SUBDIVISION Y ENTONCES ARCHIVANDO EN EL DEPARTAMENTO DE SALUD DEL CONDADO DE HIDALGO UNA APLICACION PARA UN PERMISO DE CONSTRUIR PARA UN SISTEMA SEPTICO. LAS FOSAS SEPTICAS DEBEN DE ESTAR INSTALLADAS ANTES QUE EL CONDADO DE HIDALGO PUEDA APROBAR LA AUTORIZACION DE LUZ Y AGUA.

CERTIFICATION:

CON MI FIRMA. CERTIFICO QUE LOS SERVICIOS Y SISTEMAS DE AGUA Y DE DRENAJE. DESCRITOS EN ESTE DOCUMENTO CUMPLEN CON LAS MODEL SUBDIVISION RULES (LAS REGLAS GOBERNANDO A LAS SUBDIVISIONES). ADOPTADAS EL LA SECCION 16.343 DEL TEXAS WATER CODE (CODIGO DE AGUA TEXAS). CERTIFICO QUE LOS GASTOS PARA INSTALAR LOS SISTEMAS DE AGUA Y DE DRENAJE SON:

AGUA: EL SISTEMA/SERVICIO DE AGUA SERA INSTALADO Y COMPLETAMENTE CONSTRUIDO MENOS EL MEDIDOR MECANICO DE AGUA QUE COSTARA UN TOTAL DE $ 8,000.00
DENAJE: SE ESTIMA QUE LAS FOSAS SEPTICAS COSTARAN $ 3,500.00 PARA TODA LA SUBDIVISION

Guillermo Arratia P.E. 7/17/2026
GUILLERMO A. ARRATIA
LICENSED PROFESSIONAL ENGINEER NO. 94001
526 N. 5TH ST.
DONNA, TEXAS. 78537

STATE OF TEXAS
GUILLERMO A. ARRATIA
94001
LICENSED PROFESSIONAL ENGINEER

COST ESTIMATE:

STREET PAVING:	$0.00
WATER SUPPLY SYSTEM	$1,500.00
OSSF SYSTEM	$3,500.00
DRAINAGE	$0.00

INDEX TO SHEET OF HANKS ESTATES

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SHEET 2	WATER DISTRIBUTION AND ON-SITE SEWAGE FACILITY. ENGINEERING REPORT (ENGLISH AND SPANISH VERSION). INCLUDING DESCRIPTION OF WATER AND WASTE WATER AND ENGINEER'S CERTIFICATION (ENGLISH AND SPANISH VERSION): TYPICAL WATER SERVICE CONNECTION: OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION. DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE AND HOW IT WILL SERVE THIS DEVELOPMENT: MAP OF TOPOGRAPHY AND DRAINAGE, AND ENGINEER'S CERTIFICATION: REVISION NOTES: CONSTRUCTION DETAILS

PLANNING AND ZONING REGULAR MEETING

SEPTEMBER 2, 2026