



Anthony Uresti
Director of Planning

HIDALGO COUNTY PLANNING DEPARTMENT

2818 S. BUSINESS HWY 281
EDINBURG TEXAS 78539
Tel. 956-318-2840

HIDALGO COUNTY COMMISSIONERS COURT MEETING

DATE: 1-23-2024

PROPOSED THE DISTRICT NORTH WESLACO PHASE II SUBDIVISION, PRECINCT No. 1.

ENGINEER: SALINAS ENGINEER & ASSOCIATES. DEVELOPER: DREAMLAND ESTATES LLC

☐ PRELIMINARY APPROVAL ☐ FINAL APPROVAL ☒ FINAL APPROVAL WITH FINANCIAL GUARANTEE ☐ WITH VARIANCE

NUMBER OF LOTS: 54 ☒ *SINGLE FAMILY ☐ *MULTI-FAMILY ☐ COMMERCIAL ☐ INSTITUTIONAL

NUMBER OF STREETLIGHTS: 14

FILLING STATIONS: 9

LOCATION DESCRIPTION: SOUTHEAST CORNER OF MILE 11 NORTH ROAD & MILE 5 ½ WEST ROAD.

SUBDIVISION LIES WITHIN THE: ☒ ETJ OF WESLACO.

DRAINAGE REPORT WAS APPROVED BY HCDD#1: ON 1-13-2022 PROPERTY LIES WITHIN FLOOD ZONE: "X" AS PER FEMA.

DRAINAGE DESIGN: DRAINAGE WILL BE PROVIDED BY STORM SEWER SYSTEM AND DETENTION WILL BE PROVIDED BY WIDENING THE EXISTING DRAIN DITCH.

ROAD R.O.W. DEDICATION: 20 FEET ONTO BORDER ROAD & 40 FEET ONTO MILE 11 NORTH ROAD.

H.C.R.O.W. FINAL APPROVAL DATE: 12-07-2023 BY, PRECINCT 1 R.O.W. AGENT

H.C.H.D. FINAL APPROVAL DATE: 12-21-2023 BY, ENVIRONMENTAL HEALTH DIVISION MANAGER

SEWER SYSTEM: ☒ OSSF'S HAVE BEEN ESCROWED.

WATER SERVICE PROVIDER: N.A.W.S.C. LINE SIZE: 8" LOCATION: MILE 5 ½ WEST ROAD.

H.C.E.O.C. FINAL APPROVAL DATE: 1-16-2024 : BY ENVIRONMENTAL COMPLIANCE COORDINATOR

☒ **LARGE CONSTRUCTION**

The applicant has submitted the required NOI as per Part II, Section E of the TPDES General Permit for Construction Activities (TXR150000) along with a copy of the Erosion Control Plan for the proposed Project.

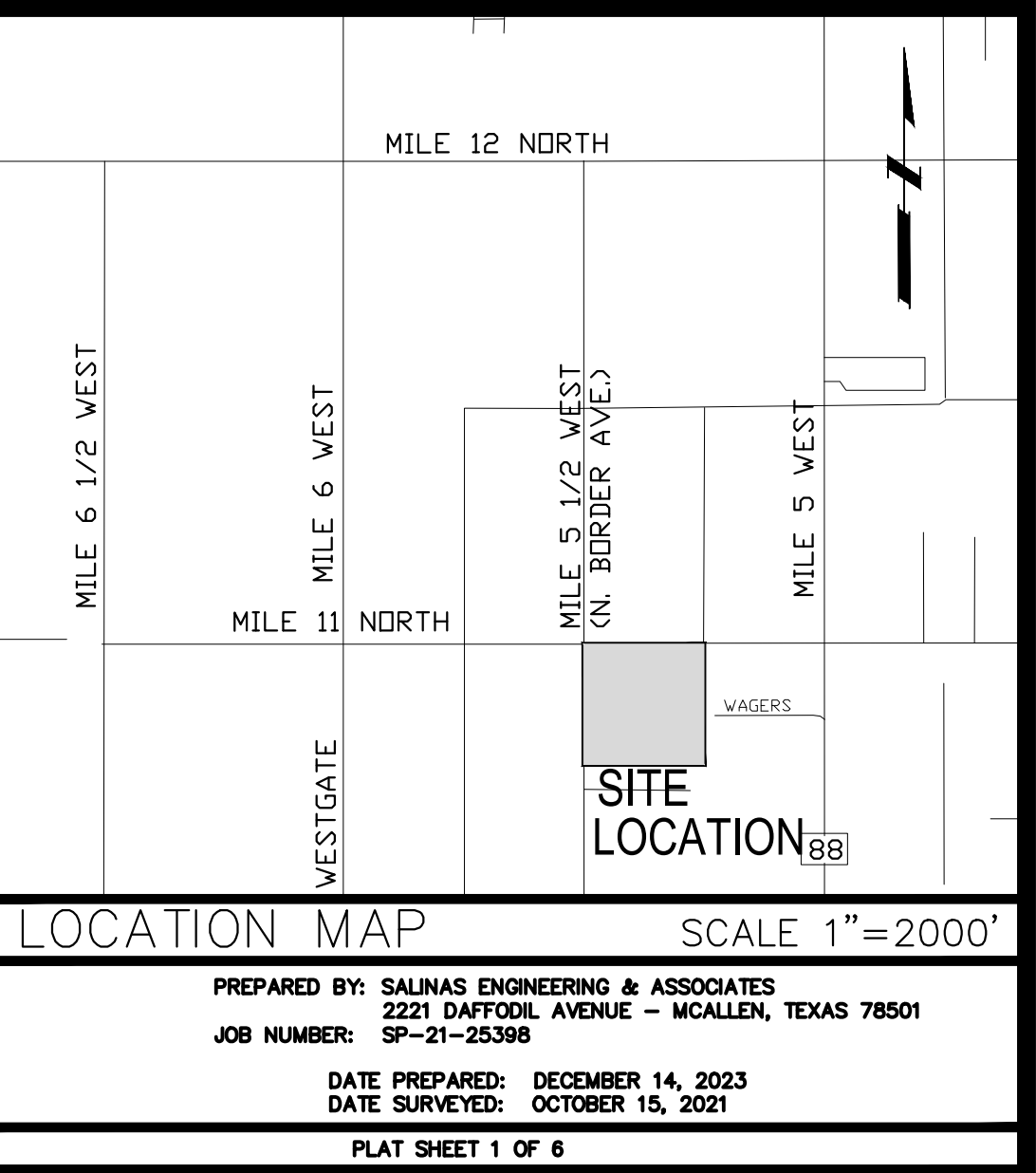
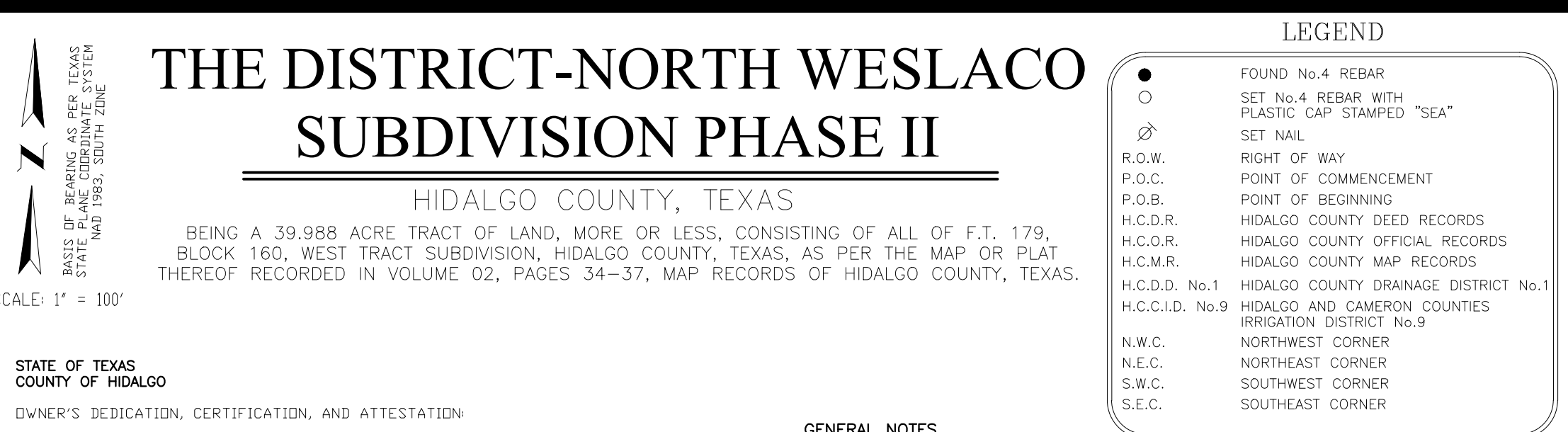
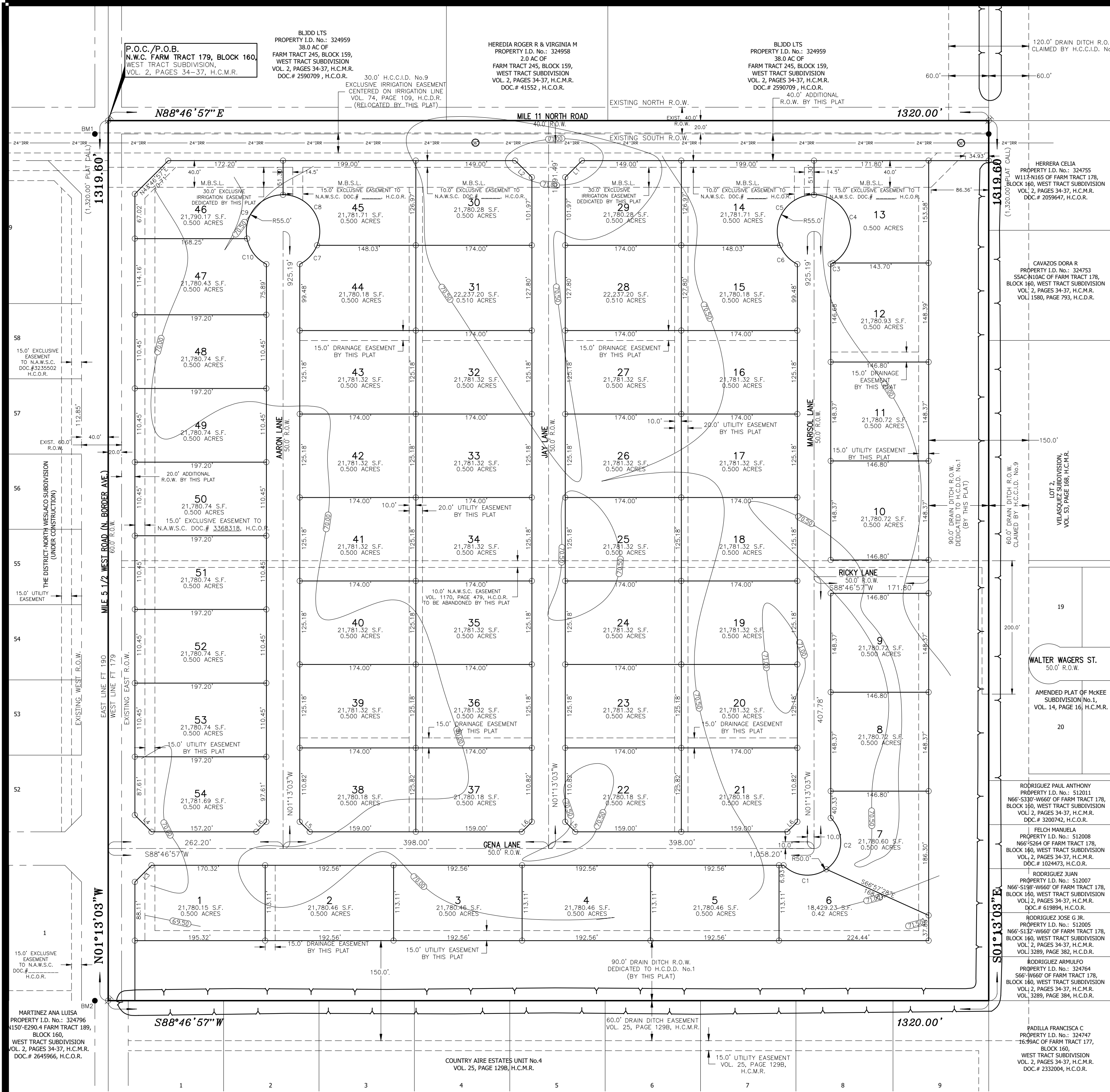
REQUEST FOR FINAL APPROVAL WITH: ☒ **CASH DEPOSIT:** Amount: \$81,000.00 For: (54 OSSF'S)

PRELIMINARY APPROVAL FROM THE
HIDALGO COUNTY COMMISSIONERS COURT ON: SEPTEMBER 27, 2022

STAFF RECOMMENDS: ☐ **Preliminary Approval** subject to comments and future recommendations by planning,
other departments and the approval of the City of WESLACO

☒ **Final Approval** with financial guarantee.

This subdivision plat has been reviewed and complies with the Hidalgo County Subdivision Rules,
Texas Water Development Board Model Subdivision Rules and The Texas Local Government Code.

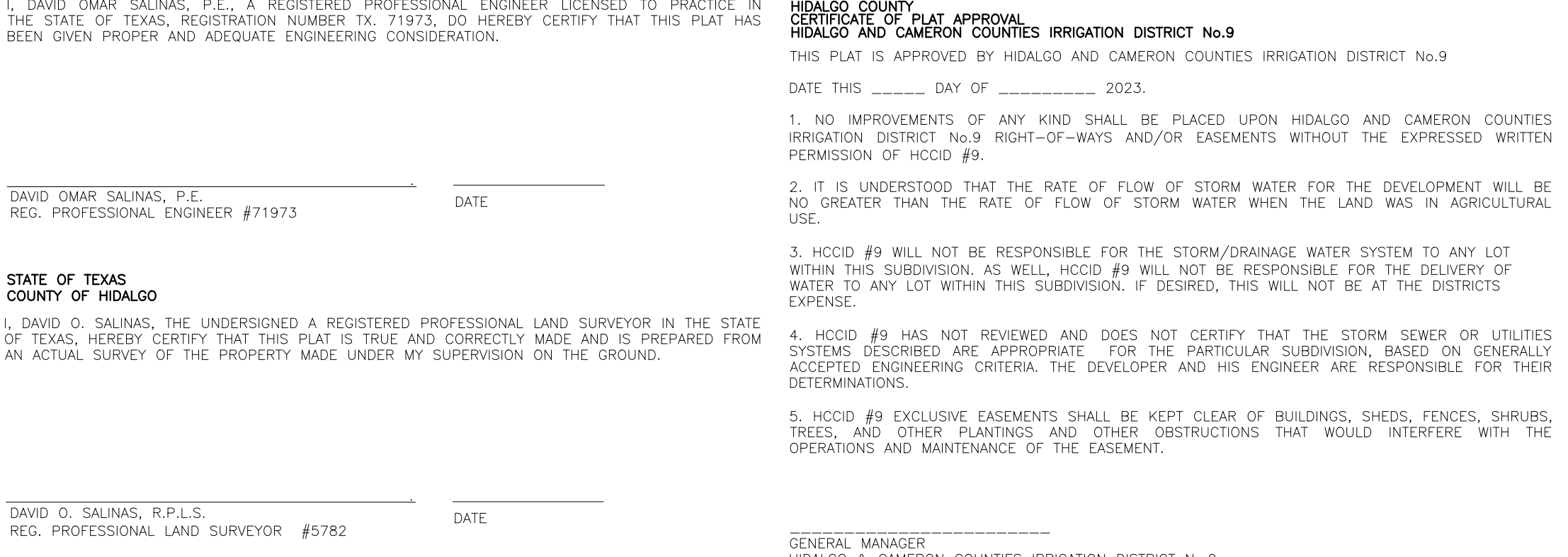


Parcel Line Table			
Line #	Length	Direction	
L1	35.36'	N43° 46' 57"E	
L2	35.36'	N46° 13' 03"W	
L3	35.36'	N43° 46' 57"E	
L4	35.36'	N46° 13' 03"W	
L5	21.21'	N46° 13' 03"W	
L6	21.21'	S43° 46' 57"W	

Curve Table				
Curve #	Length	Radius	Chord Direction	Chord Length
C1	70.00'	50.00'	S85° 45' 06"E	64.42'
C2	98.08'	50.00'	N3° 40' 32"E	77.12'
C3	3.54'	55.00'	N59° 54' 09"E	3.54'
C4	143.29'	55.00'	N16° 34' 47"W	106.07'
C5	107.58'	55.00'	S32° 44' 42"W	91.23'
C6	39.25'	55.00'	S43° 44' 14"E	38.42'
C7	39.25'	55.00'	N41° 18' 08"E	38.42'
C8	107.58'	55.00'	N35° 10' 48"W	91.23'
C9	97.18'	55.00'	S38° 09' 46"W	85.02'
C10	49.65'	55.00'	S38° 19' 10"E	47.98'

PRINCIPAL CONTACTS				
OWNER:	NAME	ADDRESS	CITY & ZIP	PHONE
DREAMLAND ESTATES, L.L.C.	DAVID O. SALINAS	2221 DAFFODIL AVENUE	McALLEN, TEXAS 78501	(956) 682-9081
ENGINEER:	DAVID O. SALINAS	2221 DAFFODIL AVENUE	McALLEN, TEXAS 78501	(956) 682-9081
SURVEYOR:	DAVID O. SALINAS	2221 DAFFODIL AVENUE	McALLEN, TEXAS 78501	(956) 682-9081

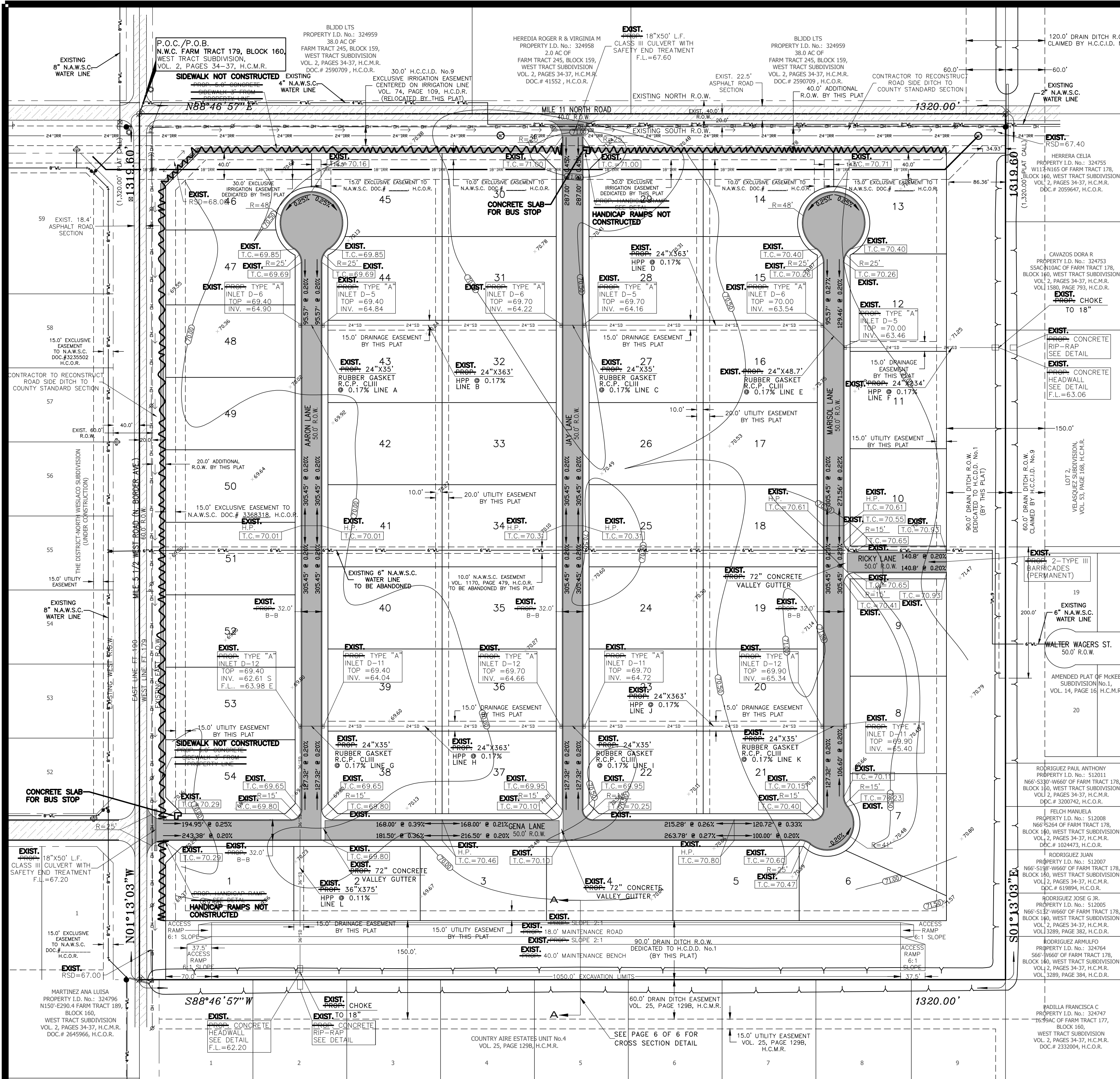
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SEA

SALINAS ENGINEERING & ASSOC.

(F-6675)-ENGINEER (10065700)-SURVEY
CONSULTING ENGINEERS & SURVEYORS
2221 DAFFODIL - McALLEN, TEXAS 78501
(956) 682-9081 (956) 688-1489 (FAX)



MAP OF PAVING AND DRAINAGE

NOTE: DEAD END SIGN TO BE PROVIDED AT NORTHEAST CORNER OF RICKY LANE AND MARISOL LANE.

THE DISTRICT-NORTH WESLACO SUBDIVISION PHASE II

HIDALGO COUNTY, TEXAS
BEING A 39.988 ACRE TRACT OF LAND, MORE OR LESS, CONSISTING OF ALL OF F.T. 179, BLOCK 160, WEST TRACT SUBDIVISION, HIDALGO COUNTY, TEXAS, AS PER THE MAP OR PLAT THEREOF RECORDED IN VOLUME 02, PAGES 34-37, MAP RECORDS OF HIDALGO COUNTY, TEXAS.

DRAINAGE REPORT NARRATIVE

Proposed The District North Weslaco Subdivision, Phase II, is a 54 - lot residential 1/4 Ac. lot plat containing 39.988 Gross (33.61 Net) Acres of land out of Farm Tract 160, West Tract Subdivision, Hidalgo County, Texas, and, located at the immediate southeast corner of Mile 11 North Road and Mile 5 1/2 West Road inside the ETJ of the City of Weslaco. The proposed single - family plat is located in part in Zone "X" (unshaded) as per the FIRM Community Panel No. 480334 0450 C, dated 06/06/2000 revised to reflect LOMR dated May 30, 2000. Zone "X" (unshaded) areas are defined as "areas to be outside the 500-year flood."

The site is vacant previously having been used as farmland and has two adjoining ditches along the east and south ends.

Soils of this proposed plat consist of two soils - first, a Hidalgo sandy clay loam (Map Unit 28) with slopes between 0 and 1 percent - these Group B soils are well drained with slow surface runoff with moderate permeabilities and are subsoils 11c irrigated and non-irrigated in the Gray sandy loam range. The second soil is a Racombes sandy clay loam (Map Unit 48) with slopes between 0 and 1 percent - these Group B soils are moderately well drained with slow runoffs and moderate permeabilities: capability subsoils 11w non-irrigated and irrigated and are in the Clay loam range site - all in accordance with the Soil Survey of Hidalgo County, Texas.

This tract is bound on the north by Mile 11 North road - a paved county section roadway with bar ditches and no curb & gutter or storm sewer improvements. On the west is located Mile 5 1/2 West Road also being paved with a county section of roadway with bar ditches and no curb & gutter or storm sewer. On the east and south ends are ditches known as Lateral 701 held by the HCD No. 9 and run the entire frontage length of this property subdivisions where they stop at the east side of Mile 5 1/2 West and Mile 11 North Roads. The north end of the east ditch has a 36" HDPE pipeline crossing under Mile 11 North Road that connects into an off-site irrigation ditch that continues northerly.

The plat is proposing 54 residential lots, four internal roadways and storm sewer with two outfalls - one into each of the two connected ditches. Widening of the east/west Lateral 701 ditch is being proposed using HCD No. 1 ditch widening details (for storage and ditch maintenance) and additional right-of-way dedication requirements. This plat shall dedicate an additional 90.0 feet of lands along both the inside of both ditches.

Via sheet flow waters within this property essentially flow via sheet flow in a westerly direction over the entire tract toward Mile 5 1/2 West Road. Drainage waters along both roadways appear to flow and empty into these two ditches via bar ditch overland flows.

In accordance with the drainage policies of the City of Weslaco, and the County of Hidalgo, this subdivision shall be required to provide detention equivalent to the total volume of water CREATED by the post-development of this 38.06 acre property. Using the Rational Method (For Reference: 1x001 Intensity-Frequency-Duration Coefficients for Texas Counties HDM (2004)) over a 10-year storm event, and, an existing drainage coefficient of 0.20 and a future computed drainage coefficient of 0.42 (future home and roadway improvements) using a 50-year storm event - For Reference: FHWA, Urban Drainage Design Manual HEC-22 (2001), an average drainage run of 1,210.0 feet and an average slope of 0.17%, it was computed that the improved condition would produce an additional total volume of 158,859.50 Cubic Feet, or, 3.65 Acre-Feet and 33.61 Net Acres. This volume of water is equivalent to a layer of water 1.30 inches deep if spread out evenly over the entire 33.61 net acre tract.

The calculated time of concentration of the undeveloped condition to the developed condition is reduced from 101.72 minutes to 76.86 min.

The developer is providing for a new dedication of 90.0 feet along the west and north sides of the two existing ditches. The development is proposing to widen both the west and north sides of the two existing ditch to create an additional volume of not less than 158,859.50 Cu. Ft.

ADDITIONAL STORAGE COMPUTATION

Proposed widening of the east/west Lateral 701 using Drain Ditch Cross Section A-A: 161,763.0 Cu. Ft. (TOTAL) > 158,859.50 Cu. Ft. Required - Okay.

Drainage waters shall be routed to the newly widened ditches via one 36" inch RCP storm sewer line into the south ditch, and, one 24" inch RCP storm sewer line into the east ditch. HCD No. 1 Entrance Permitting shall be applied for both pipe entrances. At this time no additional paving improvements are being proposed for Mile 11 North and Mile 5 1/2 North Roads are being proposed.

David Omar Salinas, P.E.
Plat Engineer

Date: December 14, 2021

DRAINAGE PIPE CALCULATIONS

DRAINAGE AREA: 33.61 Net Acres

SOUTH PIPE ENTRANCE
N=16601913.84 E=1148547.80
Size: 36"
Length: 234'
Drop: 1.78 Feet

Results in: Vel. 6.49 FPS Q = 45.85 CFS S = 0.47%

EAST PIPE ENTRANCE
N=16602888.27 E=1149592.33
Size: 24"
Roughness: 140
Length: 234'
Drop: 0.40 Feet

Results in: Vel. 2.98 FPS Q = 9.35 CFS S = 0.11%

DRAINAGE PIPE CALCULATIONS: (MANNING'S) (REFERENCE: SHEET 6)

LINE "A" Diameter 18 in LINE "C" Diameter 24 in
W.P. 4.71 ft W.P. 6.28 ft
Area 1.77 sf Area 6.28 ft
Slope0.0026 ft/ft Area 3.14 sf
Velocity 2.44 ft/s Slope0.0017 ft/ft
Q 4.34 cfs Velocity 2.98 ft/s
Q 9.35 cfs

LINE "B" Diameter 24 in LINE "D" Diameter 24 in
W.P. 6.28 ft W.P. 6.28 ft
Area 3.14 sf Area 3.14 sf
Slope0.0017 ft/ft Area 3.14 sf
Velocity 2.98 ft/s Slope0.0017 ft/ft
Q 9.35 cfs Velocity 2.98 ft/s
Q 9.35 cfs

LINE "E" Diameter 24 in LINE "F" Diameter 24 in
W.P. 6.28 ft W.P. 6.28 ft
Area 3.14 sf Area 3.14 sf
Slope0.0017 ft/ft Area 3.14 sf
Velocity 2.98 ft/s Velocity 3.15 ft/s
Q 9.36 cfs Q 9.90 cfs

LINE "G" Diameter 24 in LINE "H" Diameter 24 in
W.P. 6.28 ft W.P. 6.28 ft
Area 3.14 sf Area 3.14 sf
Slope0.0017 ft/ft Slope0.0017 ft/ft
Velocity 2.98 ft/s Velocity 2.98 ft/s
Q 9.36 cfs Q 9.35

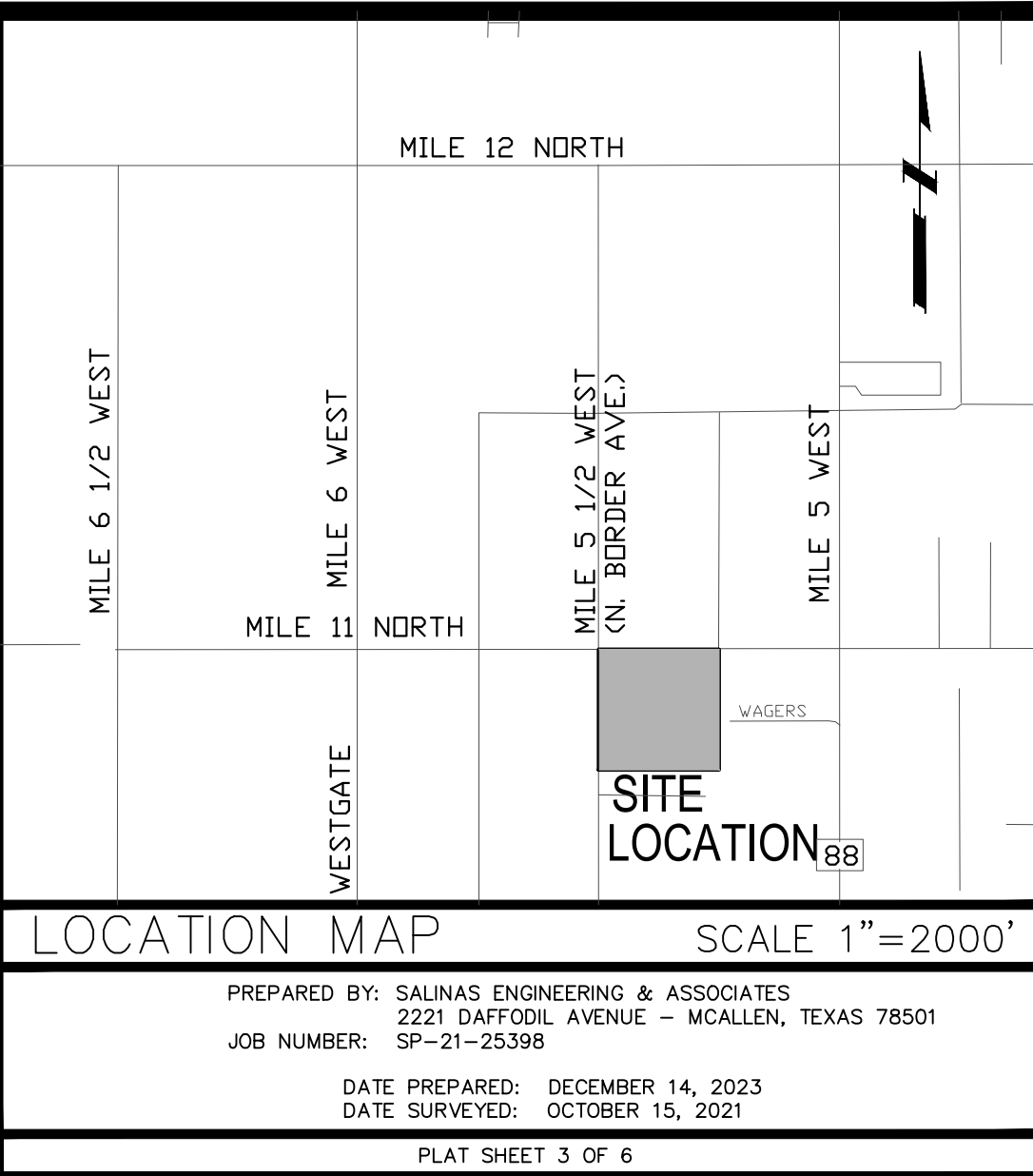
LINE "I" Diameter 24 in LINE "J" Diameter 24 in
W.P. 6.28 ft W.P. 6.28 ft
Area 3.14 sf Area 3.14 sf
Slope0.0017 ft/ft Slope0.0017 ft/ft
Velocity 2.98 ft/s Velocity 2.98 ft/s
Q 9.36 cfs Q 9.35

LINE "K" Diameter 24 in LINE "L" Diameter 36 in
W.P. 6.28 ft W.P. 9.42 ft
Area 3.14 sf Area 7.07 ft
Slope0.0017 ft/ft Slope0.0011 ft/ft
Velocity 2.98 ft/s Velocity 3.14 ft/s
Q 9.36 cfs Q 22.18 cfs

An 18" discharge plug shall be placed on the proposed 36" storm sewer line to help control the incoming Q into the south side ditch, and, a 12" discharge plug shall be placed on the 24" storm sewer line to help control the incoming Q into the east side ditch (in part requirements imposed by HCD No. 2).

AS-BUILT

REVISION NOTES				
NO.	SHEET	REVISION	DATE	APPROVED



LOCATION OF SUBDIVISION WITH RESPECT TO THE EXTRATERRITORIAL JURISDICTION OF A MUNICIPALITY:
THE DISTRICT-NORTH WESLACO SUBDIVISION PHASE II, IS LOCATED WITHIN HIDALGO COUNTY PRECINCT NO.1 ON THE SOUTHEAST CORNER OF THE INTERSECTION OF MILE 11 NORTH ROAD AND MILE 5 1/2 WEST ROAD. ACCORDING TO THE OFFICIAL MAP IN THE OFFICE OF THE SECRETARY OF THE CITY OF WESLACO POPULATION AS PER 2020 CENSUS 40,160, THE DISTRICT-NORTH WESLACO SUBDIVISION PHASE II LIES APPROXIMATELY 3,960 FEET FROM THE CITY LIMITS AND IS WITHIN THE 3 MILE EXTRA TERRITORIAL JURISDICTION OF THE CITY OF WESLACO UNDER LOCAL GOVERNMENT CODE 42.021.

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

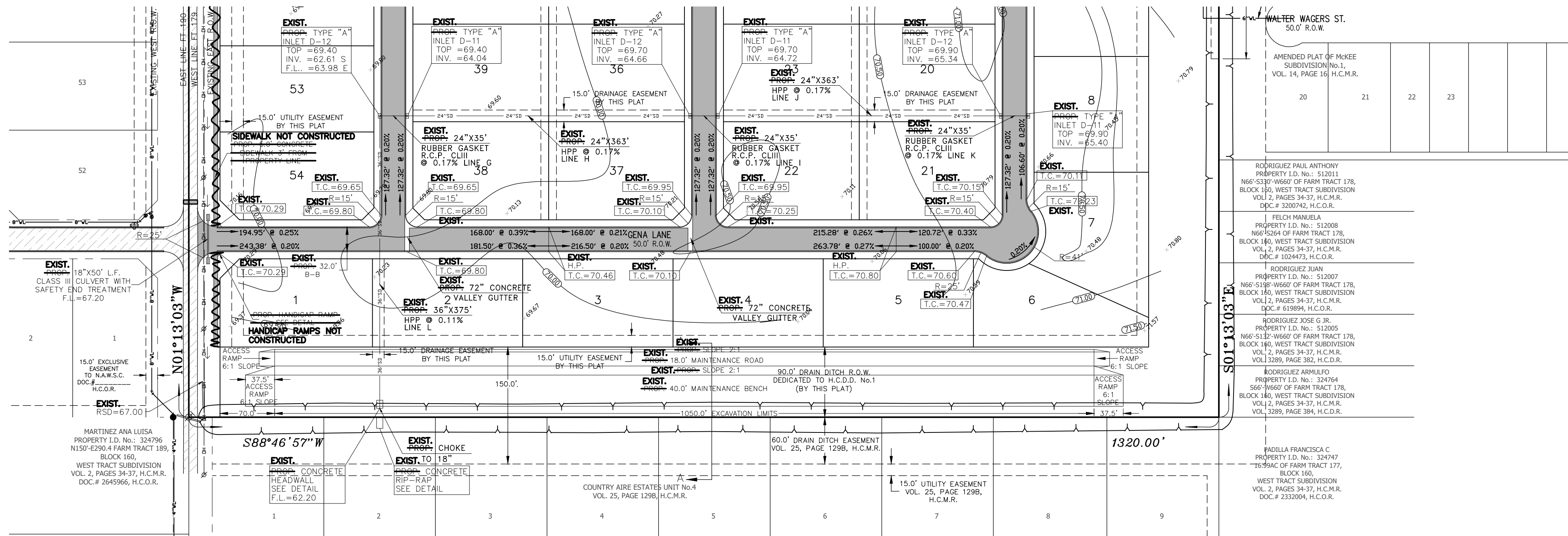
INDEX SHEET OF THE DISTRICT-NORTH WESLACO SUBDIVISION PHASE II	
SHEET 1	HEADING; INDEX; LOCATION MAP PRINCIPAL CONTACTS; PLAT WITH LOTS, STREETS, AND EASEMENT DESIGNATIONS; LEGAL DESCRIPTION (METES & BOUNDS); SURVEYOR'S AND ENGINEER'S CERTIFICATION; PLAT NOTES AND RESTRICTIONS; OWNERS' DEDICATION; CERTIFICATION; AND ATTESTATION; CITY APPROVAL CERTIFICATE; COUNTY CLERK'S RECORDING CERTIFICATE; HIDALGO COUNTY CERTIFICATE OF PLAT APPROVAL; DESCRIPTION OF LOCATION OF SUBDIVISION WITH RESPECT TO THE E.T.J. OF A MUNICIPALITY AND DESIGNATE THE PRECINCT THE PROJECT IS SITUATED; H.C.D. CERTIFICATION; IRRIGATION DISTRICT CERTIFICATE OF APPROVAL; N.A.W.S.C. EASEMENT DEDICATION; REVISION NOTES.
SHEET 2	WATER DISTRIBUTION AND SANITARY SEWER MAP, ENGINEERING REPORT (ENGLISH AND SPANISH VERSION), INCLUDING DESCRIPTION OF WATER AND WASTE WATER (OSSF) AND ENGINEER'S CERTIFICATION (ENGLISH AND SPANISH VERSION); SUBDIVIDER'S CERTIFICATE AND STATEMENT;
SHEET 3	DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE AND HOW IT WILL SERVE THIS DEVELOPMENT; MAP OF TOPOGRAPHY AND DRAINAGE; AND ENGINEER'S CERTIFICATION; REVISION NOTES; TYPICAL ROADWAY SECTION; CURB AND GUTTER SECTION.
SHEET 4	WATER AND WASTE WATER (OSSF) DETAILS
SHEET 5	PAVING AND DRAINAGE DETAILS
SHEET 6	DRAINAGE EXCAVATION MAP

SEA
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THE DISTRICT-NORTH WESLACO
SUBDIVISION PHASE II

HIDALGO COUNTY, TEXAS

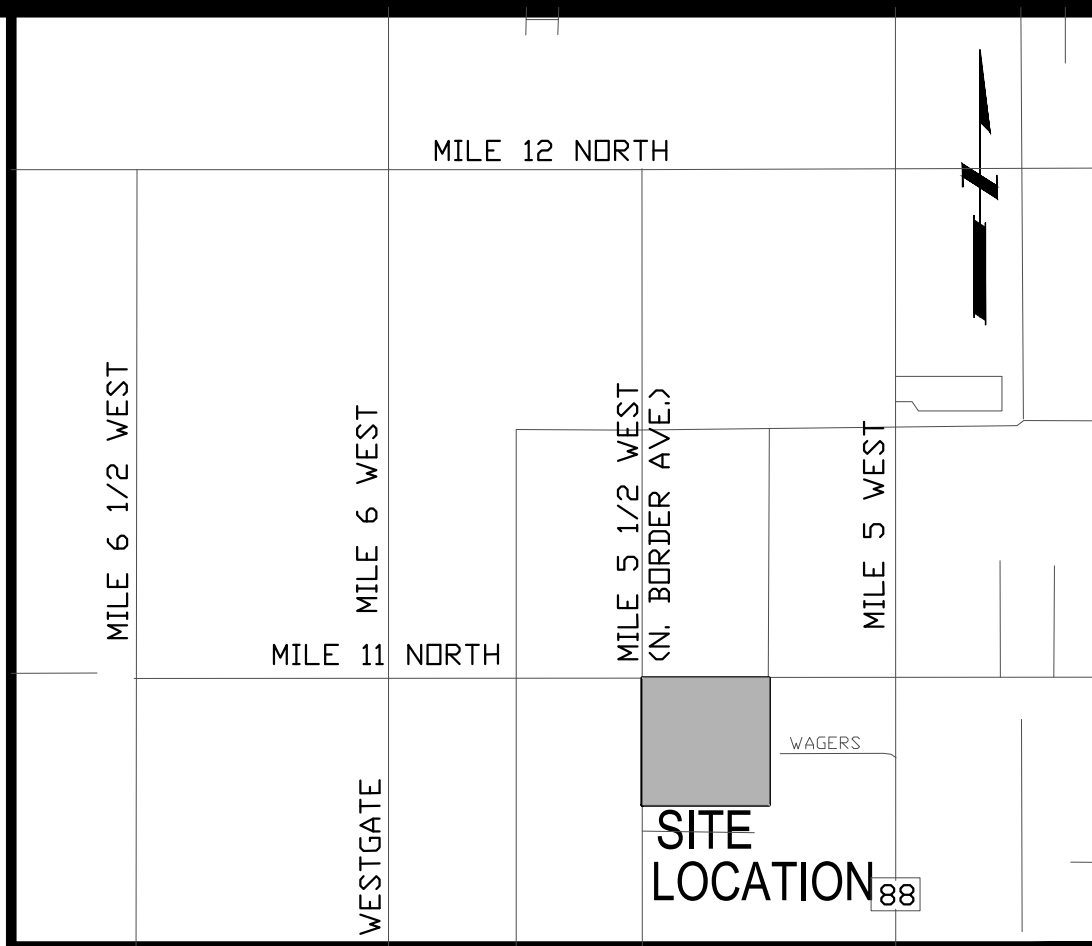
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SCALE: 1" = 100'

LEGEND

- SET No. 4 REBAR W/PLASTIC CAP STAMPED 3/82
- FOUND No. 4 REBAR
- SET 600 NAIL
- RIGHT OF WAY
- P.O.C.
- P.O.B.
- H.C.D.R.
- H.C.O.R.
- H.C.M.R.
- N.A.W.S.C.
- POWER POLE
- GUY WIRE
- ROAD SIGN
- TYPE "A" INLET
- TELEPHONE PEDESTAL
- FIRE HYDRANT
- WATER VALVE
- WATER METER
- IRRIGATION VALVE
- 30" IRRIGATION STAND PIPE
- 48" IRRIGATION STAND PIPE
- CHAIN LINK FENCE
- IRRIGATION LINE
- OVERHEAD POWER LINE
- HUG WIRE FENCE
- 4" WATER LINE
- 6" WATER LINE



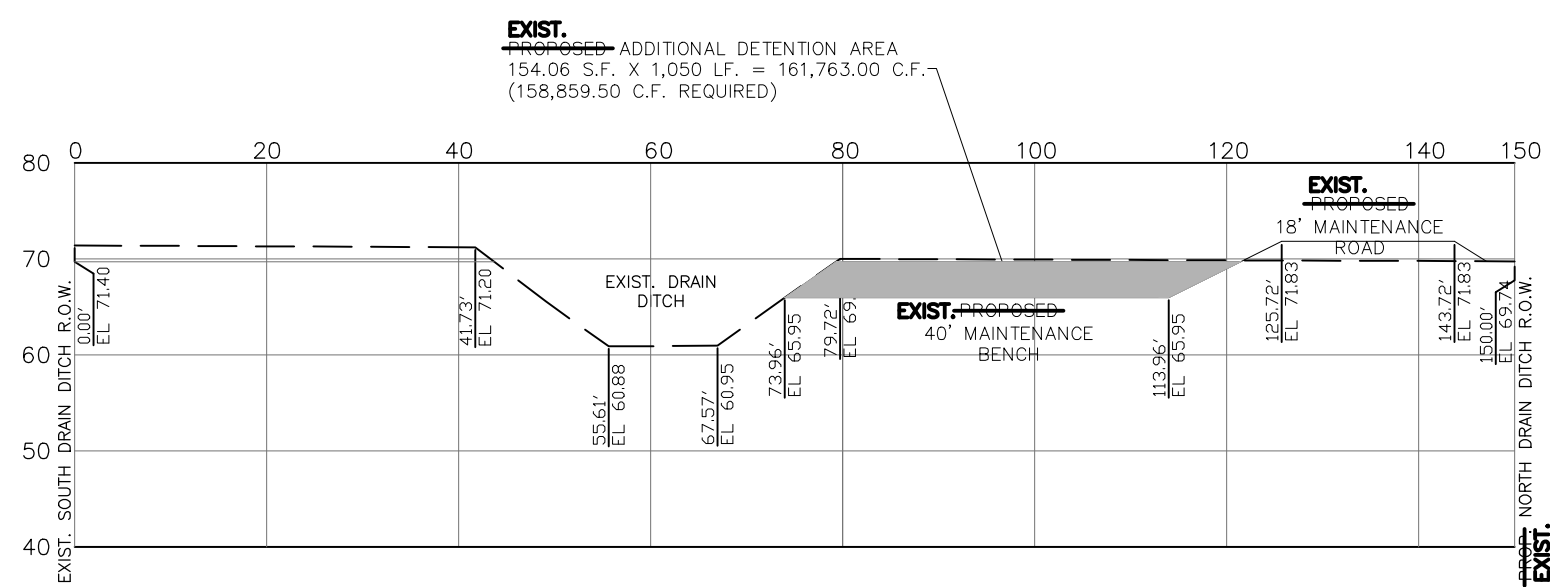
LOCATION MAP SCALE 1"=2000'

PREPARED BY: SALINAS ENGINEERING & ASSOCIATES
JOB NUMBER: SP-21-25398

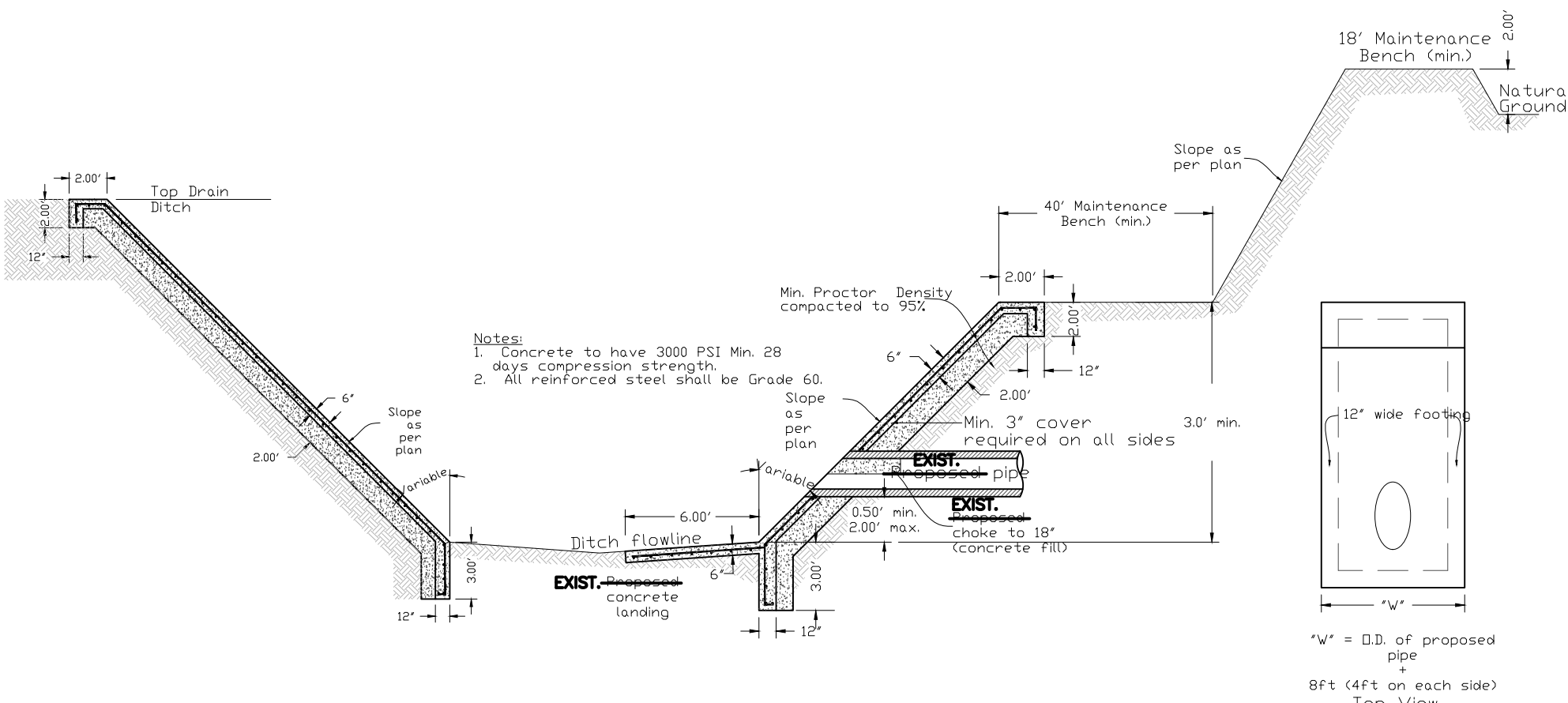
DATE PREPARED: DECEMBER 14, 2023
DATE SURVEYED: OCTOBER 15, 2021

PLAT SHEET 6 OF 6

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DRAIN DITCH CROSS SECTION "A-A"
SCALE: 1"=20'



EXIST. PROPOSED STORM DISCHARGE STRUCTURE
SCALE: N.T.S.

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

ON: _____ AT _____ AM/PM
INSTRUMENT NUMBER _____
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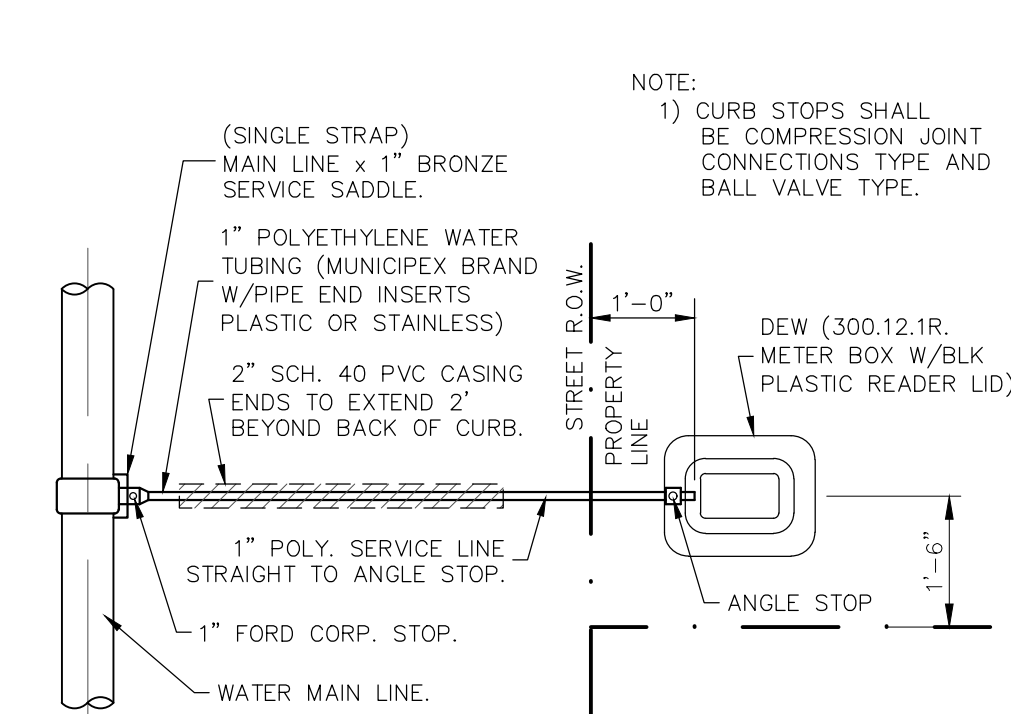
AS-BUILT

REVISION NOTES

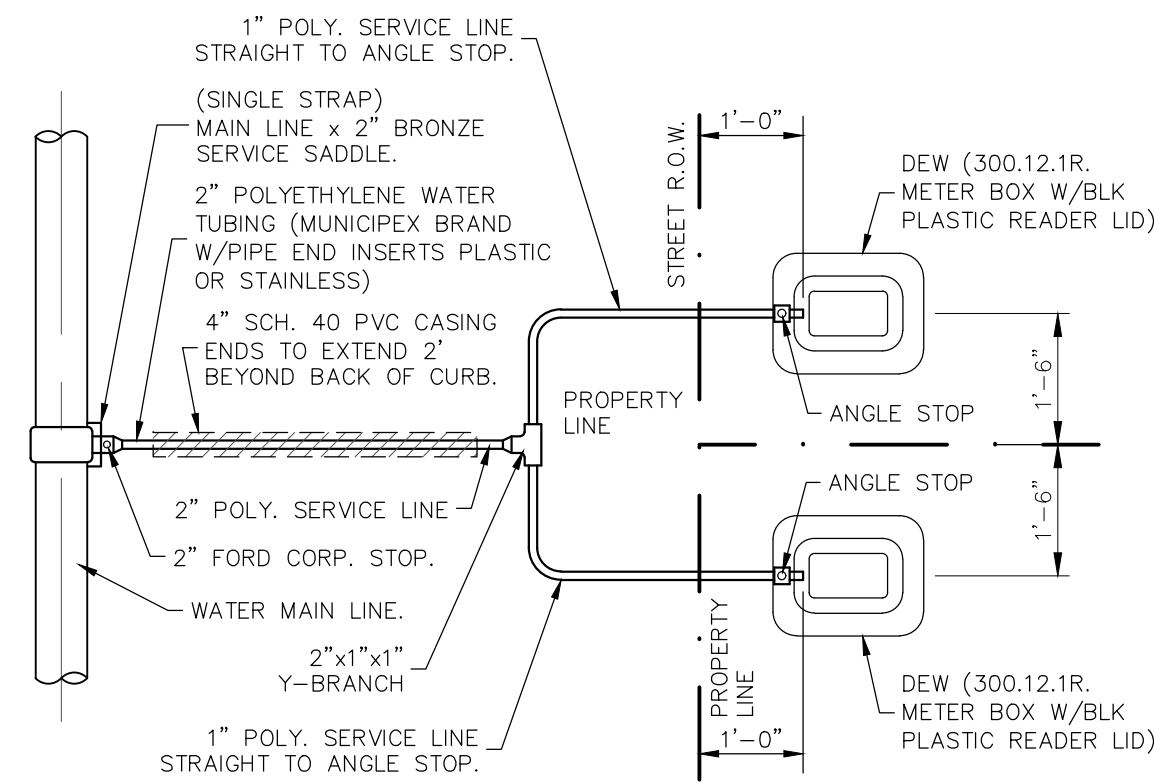
NO.	SHEET	REVISION	DATE	APPROVED

SEA

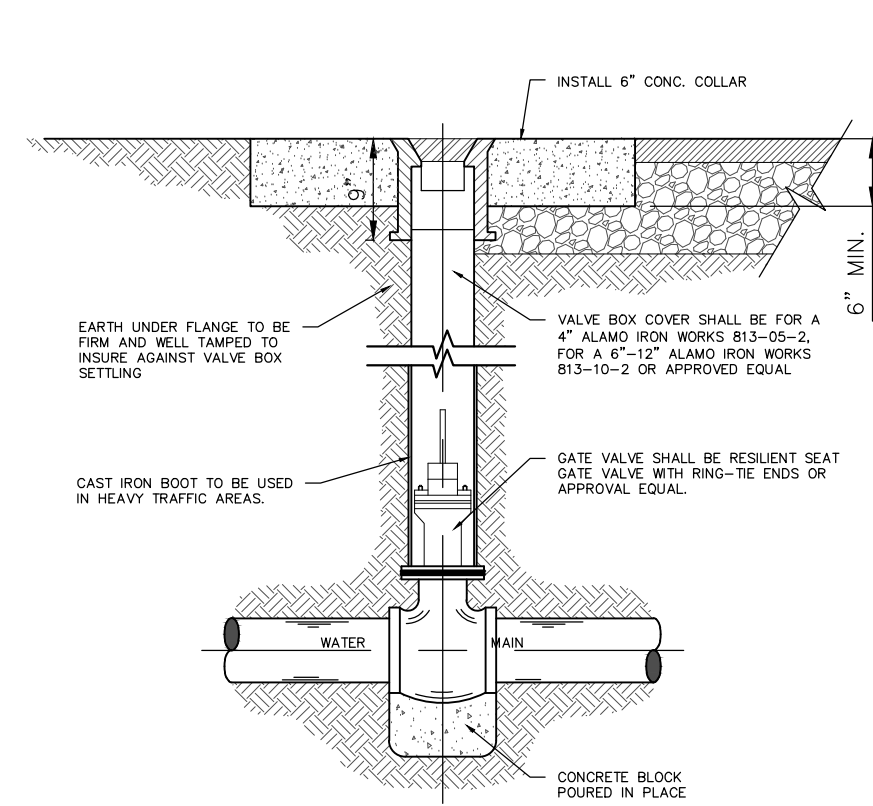
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RESIDENTIAL SINGLE WATER SERVICE CONNECTION
NOT TO SCALE

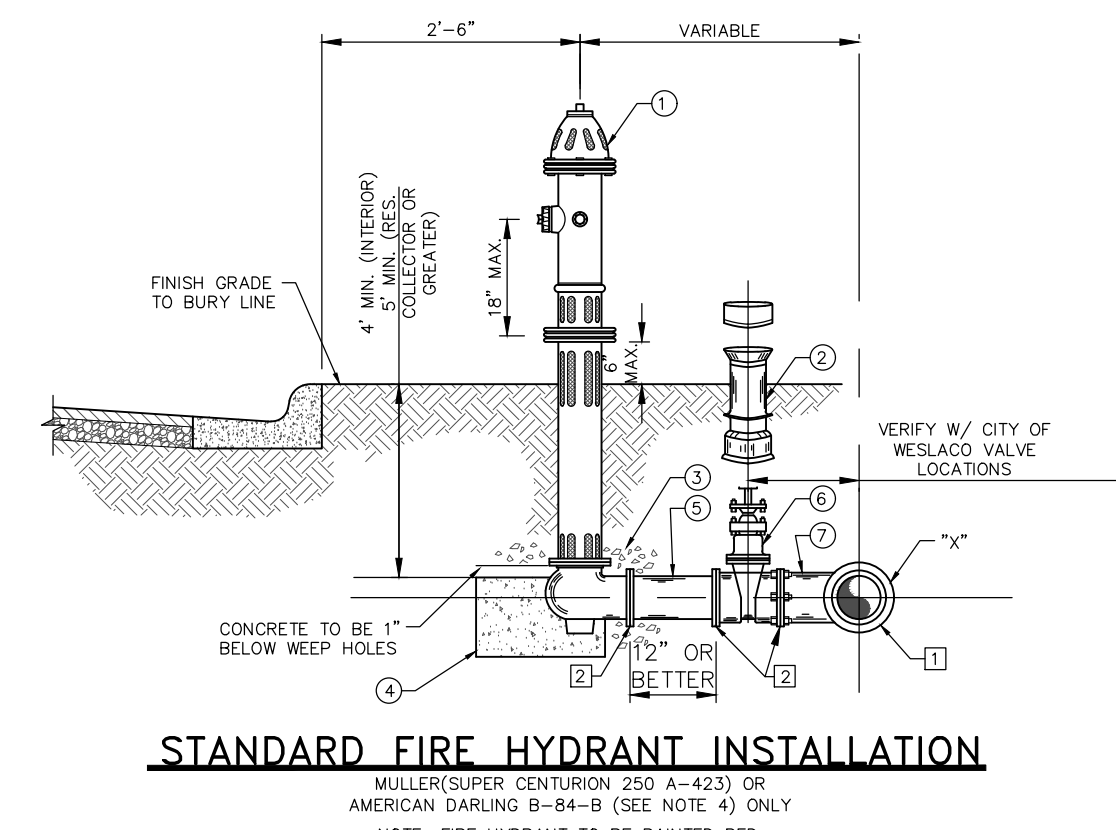


RESIDENTIAL DUAL WATER SERVICE CONNECTION
NOT TO SCALE



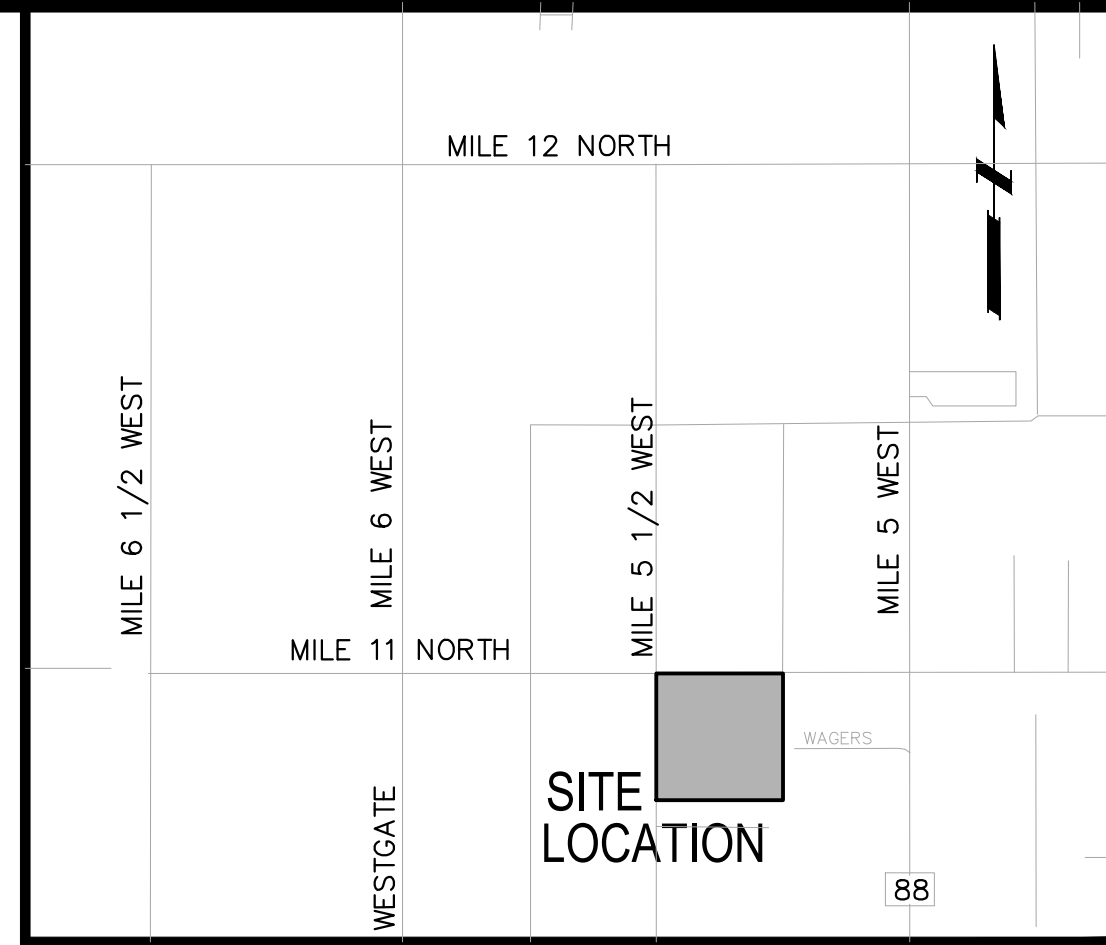
TYPICAL VALVE AND VALVE BOX
INSTALLATION ON MAIN LINE

MUELLER (A-2360 SERIES) OR AMERICAN FLOW CONTROL (AFC-2500) ONLY
NOTE: ALL FITTINGS TO BE GREASED AND WRAPPED IN PLASTIC.



STANDARD FIRE HYDRANT INSTALLATION

- NOTE: 1. OIL SHALL BE PLACED IN HYDRANT AT THE TIME OF INSTALLATION.
2. PUMPER NOZZLE SHALL FACE ROADWAY (50° N.S.T.).
3. IN CERTAIN INSTANCES, WHERE DISTANCES PERMITS, A PARALLEL TEE OR UNION-TEE 90° ELBOW WITH RESTRAINING LUGS MAY BE USED IN LIEU OF STANDARD TEE. FINAL APPROVAL BY N.A.W.S.C.
4. IF AMERICAN DARLING IS USED MODEL B-84-B WITH EPOXY COAT VALVE PLATE AND INTERIOR SHOE.
5. TAPPING SLEEVES TO HAVE STAINLESS STEEL BOLTS AND NUTS.
6. ALL VALVES, FITTINGS AND HYDRANTS AND ACCESSORIES TO BE GREASED WRAPPED IN PLASTIC.
7. ALL VALVES, FITTINGS AND ACCESSORIES, VALVE BOXES, METER BOXES AND COVERS MUST BE APPROVED BY N.A.W.S.C.
- FIRE HYDRANT INSTALLATION SHALL INCLUDE:
1. FIRE HYDRANT WITH (4½" PUMPER NOZZLE)
2. VALVE BOX (DOMESTIC)
3. 3 CU. FT. GRAVEL
4. 3 CU. FT. CONCRETE 1" BELOW HYDRANT WEEPHOLES
5. 1" OR BETTER PVD SPOOLS
6. 6" RESILIENT SEAT GATE VALVE (FLANGED X M.J.)
7. 4" x 6" CAST IRON TEE (FLANGED X M.J.) "X" WATER MAIN DIA.
1. MECHANICAL JOINT
2. FLANGE

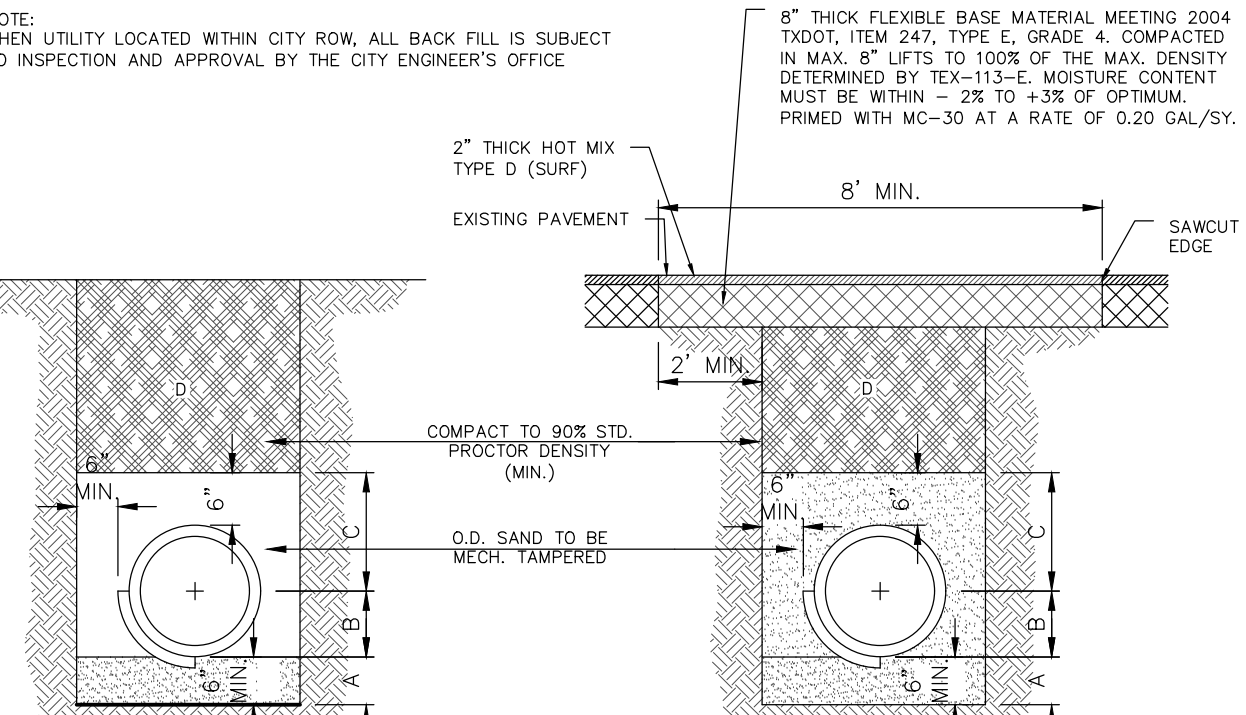


LOCATION MAP SCALE 1"=2000'

PREPARED BY: SALINAS ENGINEERING & ASSOCIATES
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PLAT SHEET 4 OF 6

LOCATION OF SUBDIVISION WITH RESPECT TO THE EXTRATERRITORIAL JURISDICTION OF A MUNICIPALITY:
THE DISTRICT-NORTH WESLACO SUBDIVISION PHASE II, IS LOCATED WITHIN HIDALGO COUNTY PRECINCT NO.1 ON THE SOUTHEAST CORNER OF THE INTERSECTION OF MILE 11 NORTH ROAD AND MILE 5 1/2 WEST ROAD. ACCORDING TO THE OFFICIAL MAP IN THE OFFICE OF THE SECRETARY OF THE CITY OF WESLACO POPULATION AS PER 2020 CENSUS 40,160, THE DISTRICT-NORTH WESLACO SUBDIVISION PHASE II LIES APPROXIMATELY 3,960 FEET FROM THE CITY LIMITS AND IS WITHIN THE 3 MILE EXTRA TERRITORIAL JURISDICTION OF THE CITY OF WESLACO UNDER LOCAL GOVERNMENT CODE 42.021.

* ALL MATERIAL AND CONSTRUCTION TO COMPLY WITH NORTH ALAMO WATER SUPPLY CORPORATION AND HIDALGO COUNTY STANDARDS.



STANDARD PIPE BEDDING
(MAIN & SERVICE LATERALS)

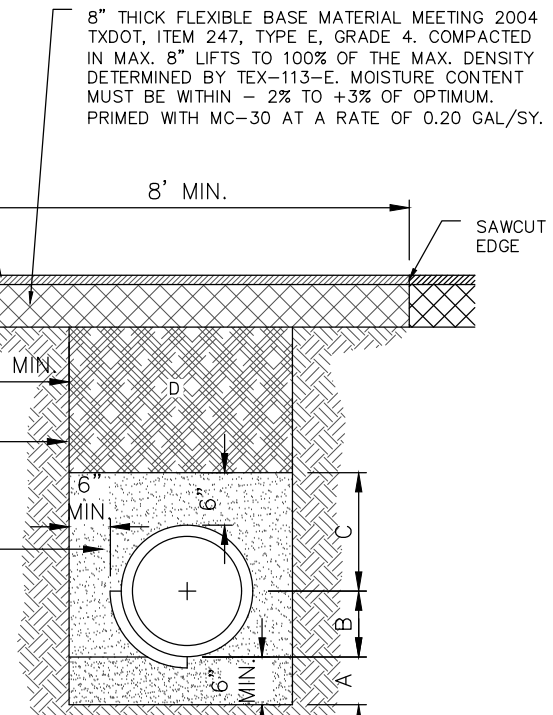
APPLICABLE BENEATH FUTURE/UNPAVED STREETS

- A. SAND BEDDING PLACED BEFORE PIPE IS LAID TO FLOW LINE OF PIPE (MIN. THICKNESS = 6")
B. SAND BACK FILL PLACED AFTER PIPE IS LAID FROM BOTTOM OF PIPE TO SPRING LINE OF PIPE (4" LIFTS, MECH. TAMPED)
C. SAND BACK FILL PLACED FROM SPRING LINE OF PIPE TO 6" ABOVE TOP OF PIPE (6" LIFTS, MECH. TAMPED)
D. FILL TRENCH WITH SELECT BACKFILL WITH 12" LIFTS COMPACT TO 90% STD. PROCTOR.

FOUNDATION PREPARATION (WELL POINTS), GRAVEL OR CEMENT STABILIZATION, OR APPROVED SUBSTITUTE SHALL BE REQUIRED WHEN TRENCH BOTTOM IS UNSTABLE.

BACK FILLING AT STRUCTURES SHALL BE PLACED IN UNIFORM LAYERS, MOISTENED AS REQUIRED TO APPROXIMATE OPTIMUM MOISTURE CONTENTS AND COMPACTED TO 95% STANDARD PROCTOR DENSITY. THE THICKNESS OF EACH LOOSE LAYER SHALL BE SAND, APPROVED SITE SOIL OR OTHER APPROVED SUBSTITUTE.

NOTE: ALL EXISTING/ACTIVE STREET CROSSING SHALL REQUIRE SAND BACKFILL OF ENTIRE TRENCH. (SEE DETAIL S-6)



STANDARD PIPE BEDDING
(MAIN ONLY)

(PARALLEL WITHIN EXIST. STREET)

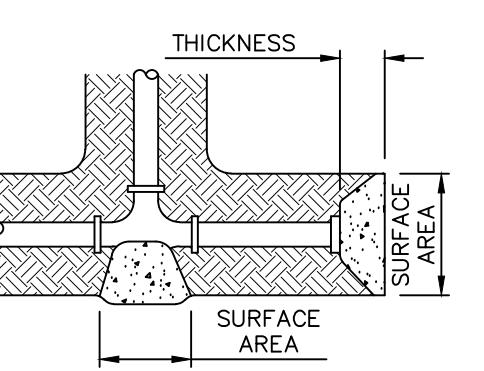
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FOUNDATION PREPARATION (WELL POINTS), GRAVEL OR CEMENT STABILIZATION, OR APPROVED SUBSTITUTE SHALL BE REQUIRED WHEN TRENCH BOTTOM IS UNSTABLE.

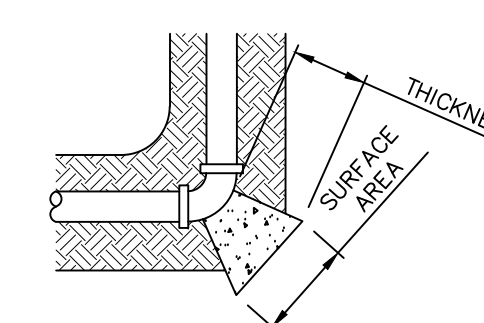
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THRUST BLOCK SIZE			
HORIZONTAL BENDS			
DIAMETER OF PIPE IN INCHES	SURFACE AREA SQ. FT.	THICKNESS IN INCHES	WEIGHT AT VERTICAL BENDS-LBS.
22-1/2" BENDS			
6 OR LESS	2	8	1,700
8	3	12	3,000
10	3.5	12	4,500
12	4	14	6,600
14	5	18	9,000
16	6	18	11,800
45° BEND			
6 OR LESS	4	12	3,200
8	5	14	5,800
10	6	18	8,000
12	7	18	13,000
14	8	24	17,000
16	11.5	24	23,200
90° BEND			
6 OR LESS	6	12	6,000
8	8	15	10,700
10	10	18	16,700
12	12	18	24,000
14	18	24	32,600
16	21	24	42,700
TEES & DEAD ENDS			
6 OR LESS	3	12	---
8	4	15	---
10	6	18	---
12	8.5	18	---
14	11.5	24	---
16	15	24	---

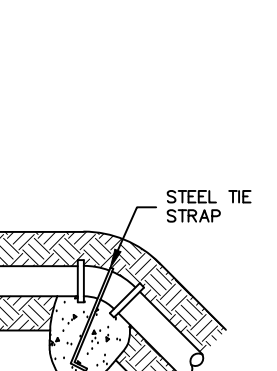
NOTE: ALL VALUES SHOWN ARE MIN. FOR A HYDROSTATIC PRESSURE OF 150 P.S.I. AND A SOIL RESISTANCE OF 2,000 LBS. PER SQ. FT. WITH PIPELINE HAVING A MIN. OF 3 FT. OF COVER WITH CURB & GUTTER AND A 5 FT. MIN. WITHOUT CURB & GUTTER



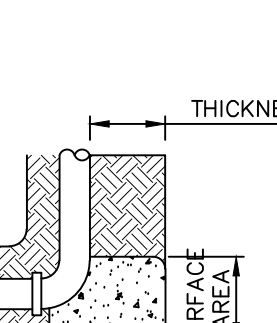
TEES & DEAD ENDS



HORIZONTAL BENDS



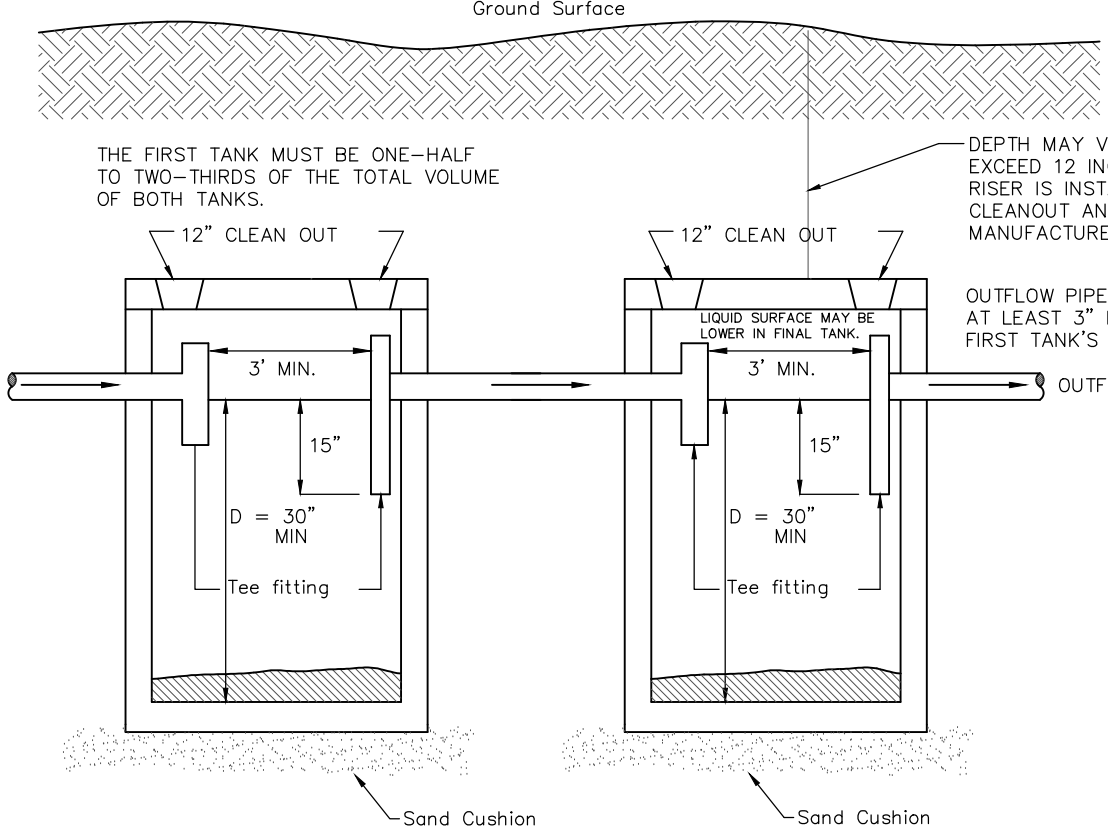
VERTICAL BENDS



HYDRANT BURYS

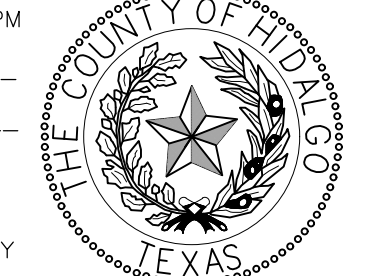
THRUST BLOCKS DETAILS

NOTE: SEE THRUST BLOCK SIZE CHART FOR PROPER THICKNESS AND SURFACE AREAS



TWO 500-GALLON SEPTIC TANKS IN SERIES
N.T.S.

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



INDEX SHEET OF THE DISTRICT-NORTH WESLACO SUBDIVISION PHASE II	
SHEET 1	HEADING; INDEX; LOCATION MAP PRINCIPAL CONTACTS; PLAT WITH LOTS, STREETS, AND EASEMENT DESIGNATIONS; LEGAL DESCRIPTION (METES & BOUNDS); SURVEYOR'S AND ENGINEER'S CERTIFICATION; PLAT NOTES AND RESTRICTIONS; OWNERS' DEDICATION; CERTIFICATION; AND ATTESTATION; CITY APPROVAL CERTIFICATE; COUNTY CLERK'S RECORDING CERTIFICATE; HIDALGO COUNTY CERTIFICATE OF PLAT APPROVAL; DESCRIPTION OF LOCATION OF SUBDIVISION WITH RESPECT TO THE E.T.J. OF A MUNICIPALITY AND DESIGNATE THE PRECINCT THE PROJECT IS SITUATED; H.C.O.D. CERTIFICATION; IRRIGATION DISTRICT CERTIFICATE OF APPROVAL; N.A.W.S.C. EASEMENT DEDICATION; REVISION NOTES.
SHEET 2	WATER DISTRIBUTION AND SANITARY SEWER MAP, ENGINEERING REPORT (ENGLISH AND SPANISH VERSION), INCLUDING DESCRIPTION OF WATER AND WASTE WATER (OSSF) AND ENGINEER'S CERTIFICATION (ENGLISH AND SPANISH VERSION); SUBDIVIDER'S CERTIFICATE AND STATEMENT;
SHEET 3	DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE AND HOW IT WILL SERVE THIS DEVELOPMENT; MAP OF TOPOGRAPHY AND DRAINAGE; AND ENGINEER'S CERTIFICATION; REVISION NOTES; TYPICAL ROADWAY SECTION; CURB AND GUTTER SECTION.
SHEET 4	WATER AND WASTE WATER (OSSF) DETAILS
SHEET 5	PAVING AND DRAINAGE DETAILS
SHEET 6	DRAINAGE EXCAVATION MAP

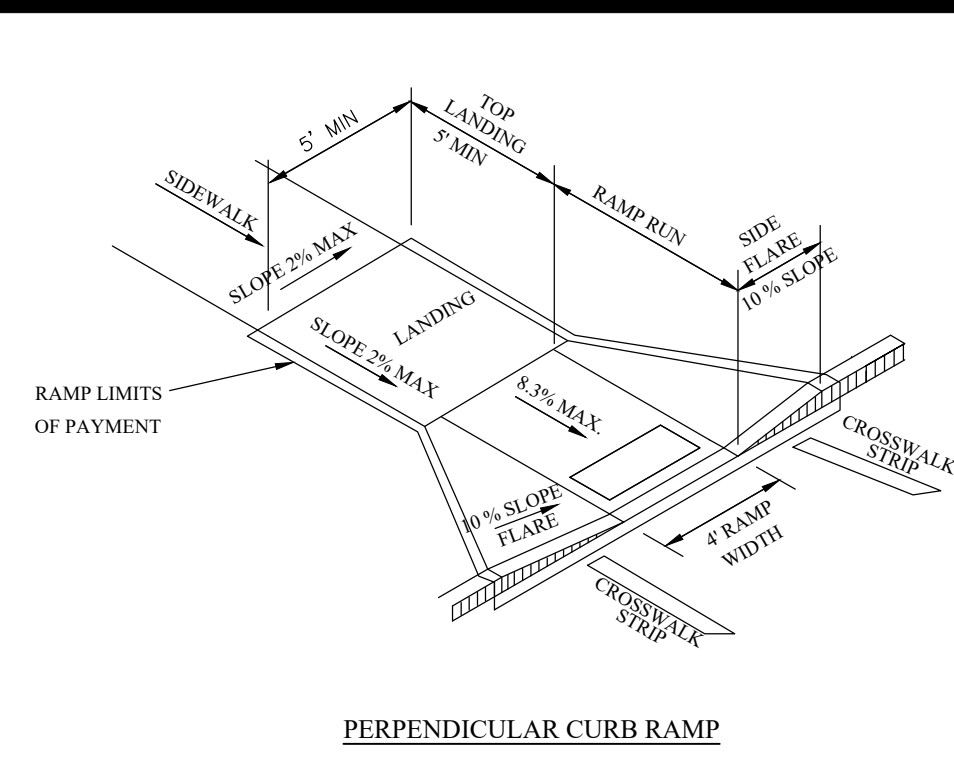
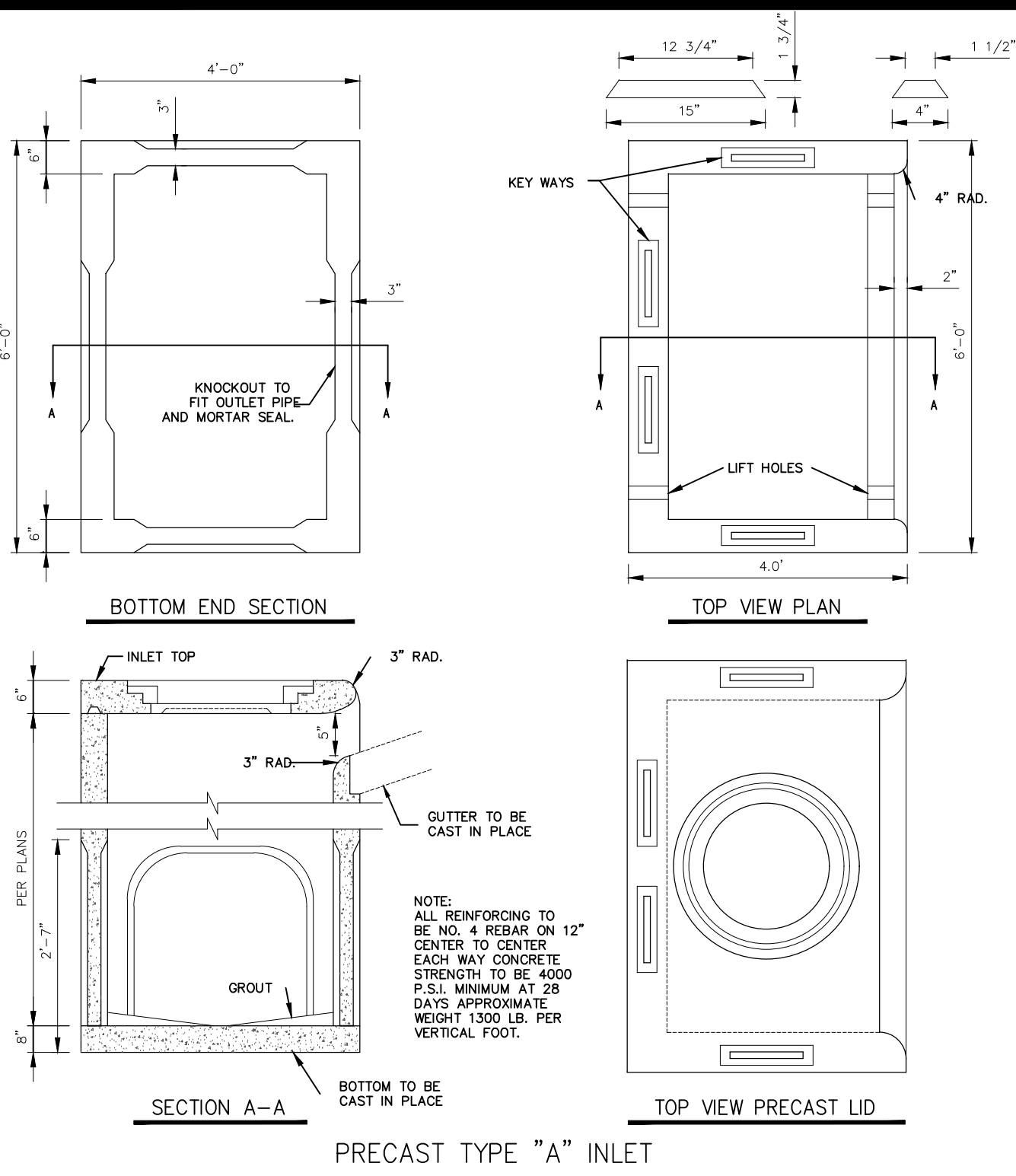
AS-BUILT

THE DISTRICT-NORTH WESLACO SUBDIVISION PHASE II

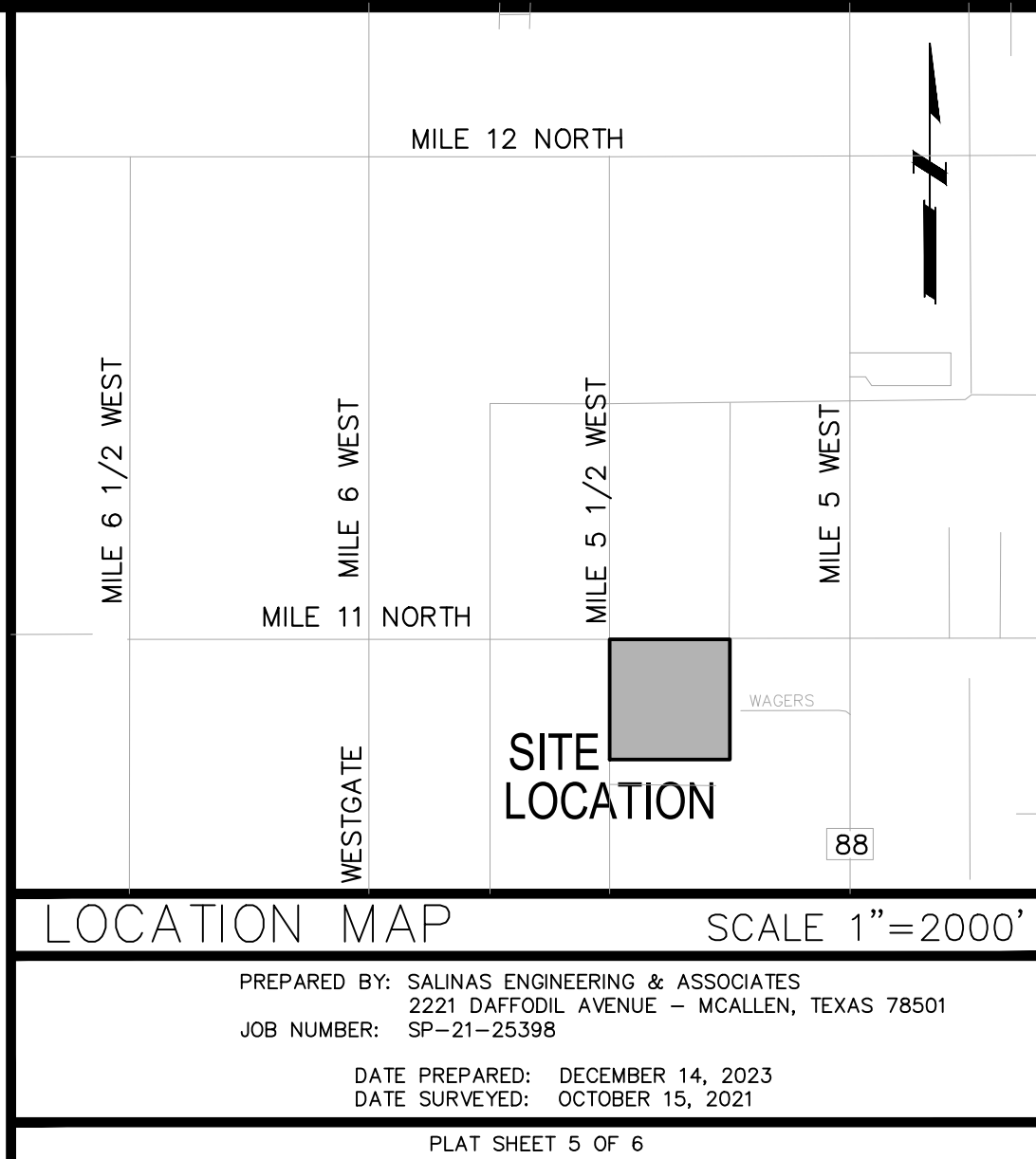
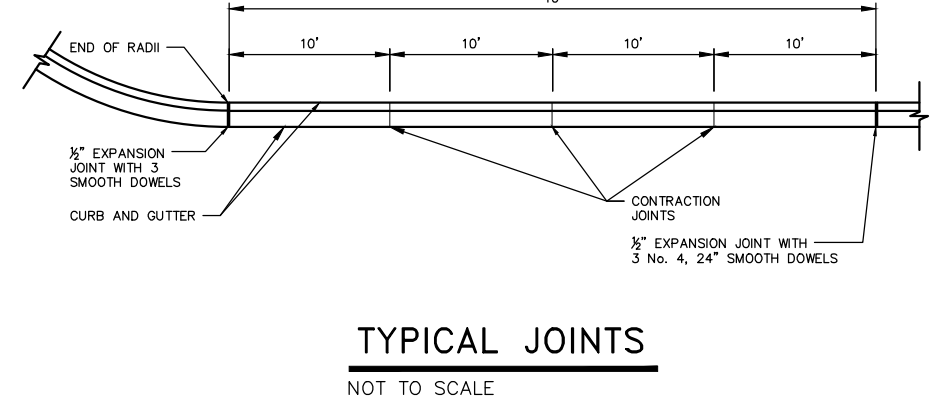
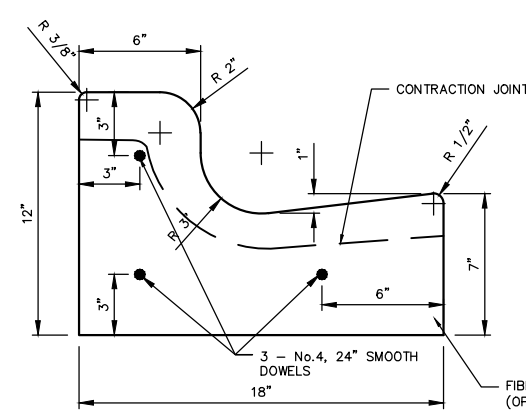
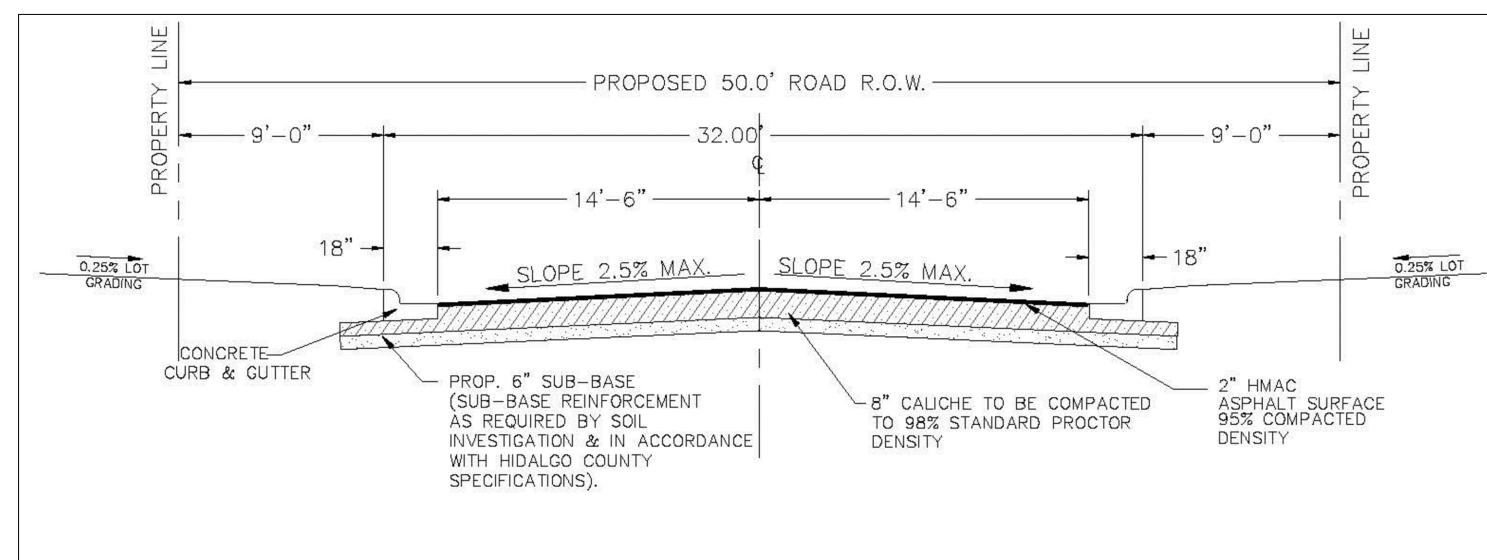
HIDALGO COUNTY, TEXAS

BEING A 39.988 ACRE TRACT OF LAND, MORE OR LESS, CONSISTING OF ALL OF F.T. 179, BLOCK 160, WEST TRACT SUBDIVISION, HIDALGO COUNTY, TEXAS, AS PER THE MAP OR PLAT THEREOF RECORDED IN VOLUME 02, PAGES 34-37, MAP RECORDS OF HIDALGO COUNTY, TEXAS.

SEA
SALINAS ENGINEERING & ASSOC.
(F-6675)-ENGINEER (10065700)-SURVEY
CONSULTING ENGINEERS & SURVEYORS
2221 DAFFODIL - McALLEN, TEXAS 78501
(956) 682-9081 (956) 686-1489 (FAX)



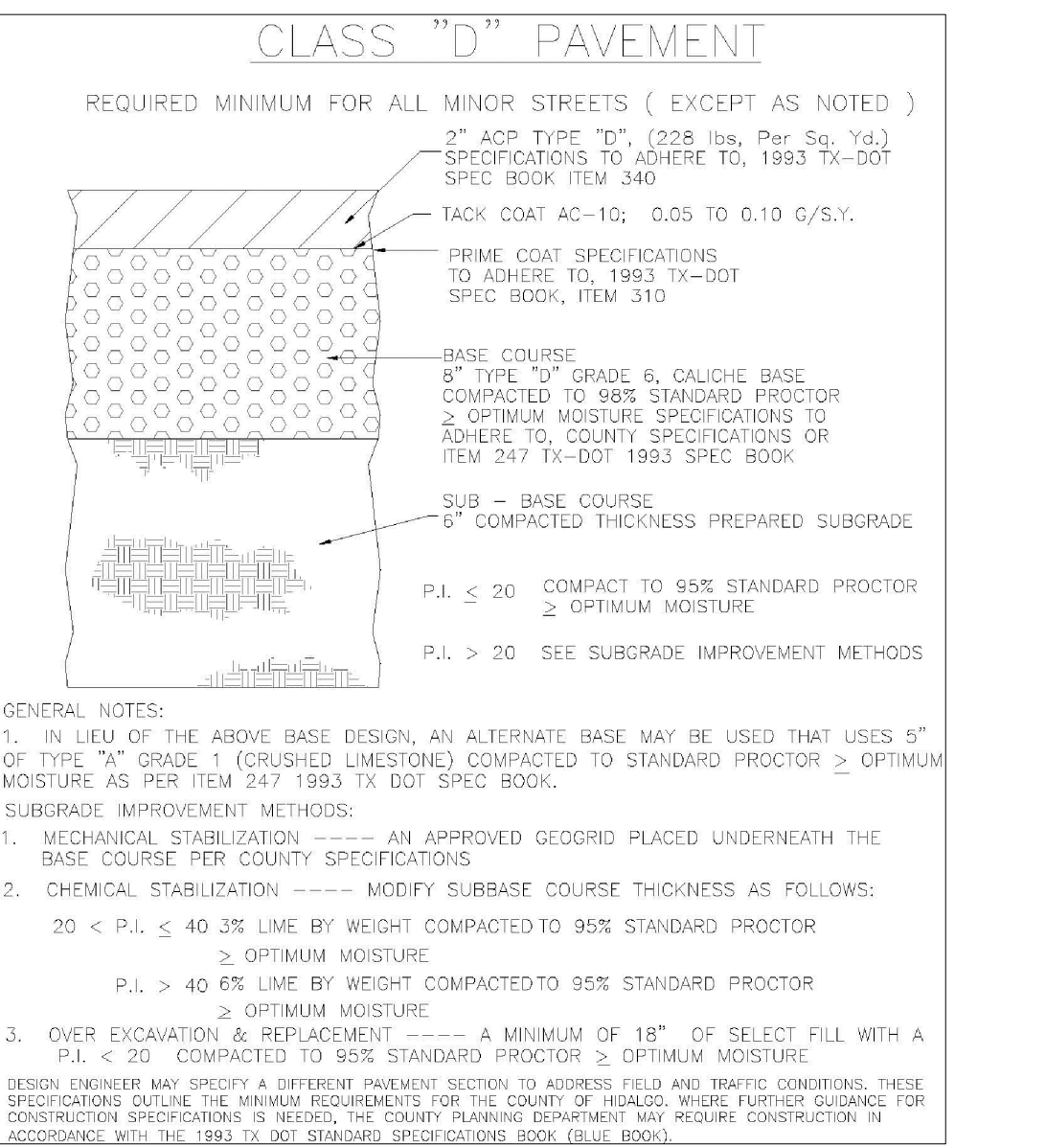
- GENERAL NOTES:**
- PUBLIC SIDEWALK CURB RAMPS SHALL BE CONSTRUCTED IN THE PUBLIC RIGHT OF WAY AT LOCATIONS THAT WILL PROVIDE CONTINUOUS PEDESTRIAN CIRCULATION PATHS TO PEDESTRIAN AREAS, ELEMENTS AND FACILITIES IN THE PUBLIC RIGHT OF WAY AND TO ACCESSIBLE PEDESTRIAN ROUTES ON ADJACENT SITES. CURBED FACILITIES WITH SIDEWALKS AND THOSE WITHOUT SIDEWALKS ARE TO HAVE CURB RAMPS CONSTRUCTED AT ALL STREET INTERSECTIONS. AND AT TURNAROUNDS THAT HAVE CURBED RETURNS. PARTIAL CURB RETURNS SHALL EXTEND TO ACCOMMODATE CURB RAMPS. RAMPS CONSTRUCTED AT LOCATIONS WITHOUT SIDEWALKS SHALL HAVE A LANDING CONSTRUCTED AT THE TOP OF EACH RAMP.
 - THE LOCATION AND ORIENTATION OF CURB RAMPS SHALL BE AS SHOWN IN THE PLANS. CURB RAMP RUNNING SLOPES AT UNRESTRAINED SITES SHALL NOT BE STEEPER THAN 1:12 AND CROSS SLOPE SHALL BE 0:02 OR FLATTER. TRANSITION SLOPES SHALL NOT BE STEEPER THAN 1:12.
 - WHEN ALTERING EXISTING PEDESTRIAN FACILITIES WHERE EXISTING SITE DEVELOPMENT PRECLUDES THE ACCOMMODATION OF A RAMP SLOPE OF 1:12, A RUNNING SLOPE BETWEEN 1:12 AND 1:10 IS PERMITTED FOR A RISE OF 6" MAXIMUM AND A RUNNING SLOPE OF BETWEEN 1:10 AND 1:8 IS PERMITTED FOR A RISE OF 3" MAXIMUM. WHERE COMPLIANCE WITH THE REQUIREMENTS FOR CROSS SLOPE CANNOT BE FULLY MET, THE MINIMUM FEASIBLE CROSS SLOPE SHALL BE PROVIDED. RAMP RUNNING SLOPE IS NOT REQUIRED TO EXCEED 8' IN LENGTH, EXCEPT AT SITES WHERE THE PLANS SPECIFY A GREATER LENGTH.
 - IF A CURB RAMP IS LOCATED WHERE PEDESTRIANS MUST WALK ACROSS THE RAMP, THEN THE WALK SHALL HAVE TRANSITION SLOPES TO THE RAMP. THE MAXIMUM SLOPE OF THE TRANSITIONS SHALL BE 1:12. RAMPS WITH CURB RETURNS MAY BE USED AT LOCATIONS WHERE OTHER IMPROVEMENTS PROVIDED GUIDANCE AWAY FROM THAT PORTION OF CURB PERPENDICULAR TO THE SIDEWALK. IMPROVEMENTS FOR GUIDANCE ARE NOT REQUIRED AT CURB RAMPS FOR LINEAR PEDESTRIAN TRAFFIC.
 - CURB RAMP DETECTABLE WARNING SURFACES SHALL EXTEND THE FULL WIDTH OF THE RAMP AND IN THE DIRECTION OF TRAVEL 24" FROM THE BACK OF CURB. DETECTABLE WARNING SURFACES SHALL BE CONSTRUCTED BY TEXTURING A TRUNCATED DOME PATTERN IN CONFORMANCE WITH U.S. DEPARTMENT OF JUSTICE A.D.A. STANDARDS FOR ACCESSIBLE DESIGN, A.D.A. ACCESSIBILITY GUIDELINES, SECTION 4-29.2. TRANSITION SLOPES ARE NOT TO HAVE DETECTABLE WARNINGS.
 - UNLESS OTHERWISE CALLED OUT IN THE PLANS, THE RAMP DETECTABLE WARNING SURFACE SHALL BE COLORED IN ACCORDANCE WITH SECTION 301 OF THE STANDARD SPECIFICATIONS.



PREPARED BY: SALINAS ENGINEERING & ASSOCIATES
2221 DAFFODIL AVENUE - McALLEN, TEXAS 78501
JOB NUMBER: SP-21-25398
DATE PREPARED: DECEMBER 14, 2023
DATE SURVEYED: OCTOBER 15, 2021
PLAT SHEET 5 OF 6

LOCATION OF SUBDIVISION WITH RESPECT TO THE EXTRATERRITORIAL JURISDICTION OF A MUNICIPALITY:
THE DISTRICT-NORTH WESLACO SUBDIVISION PHASE II, IS LOCATED WITHIN HIDALGO COUNTY PRECINCT NO.1 ON THE SOUTHEAST CORNER OF THE INTERSECTION OF MILE 11 NORTH ROAD AND MILE 5 1/2 WEST ROAD. ACCORDING TO THE OFFICIAL MAP IN THE OFFICE OF THE SECRETARY OF STATE, THE WESLACO POPULATION AS PER 2020 CENSUS 40,160, THE DISTRICT-NORTH WESLACO SUBDIVISION PHASE II LIES APPROXIMATELY 3,960 FEET FROM THE CITY LIMITS AND IS WITHIN THE 3 MILE EXTRA TERRITORIAL JURISDICTION OF THE CITY OF WESLACO UNDER LOCAL GOVERNMENT CODE 42.021.

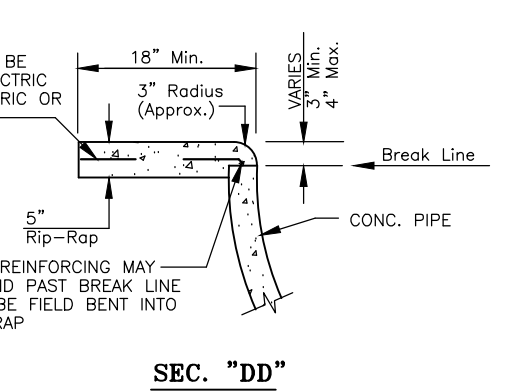
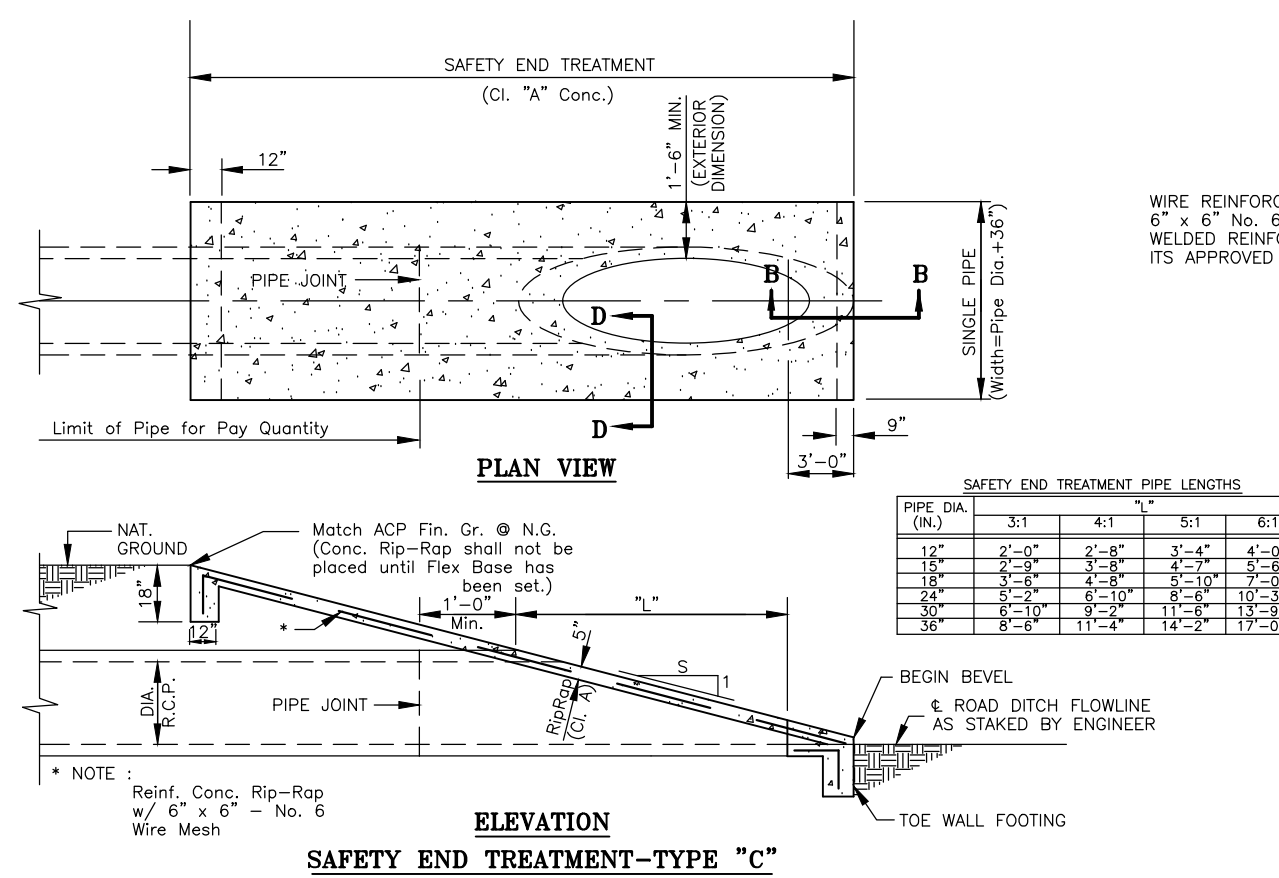
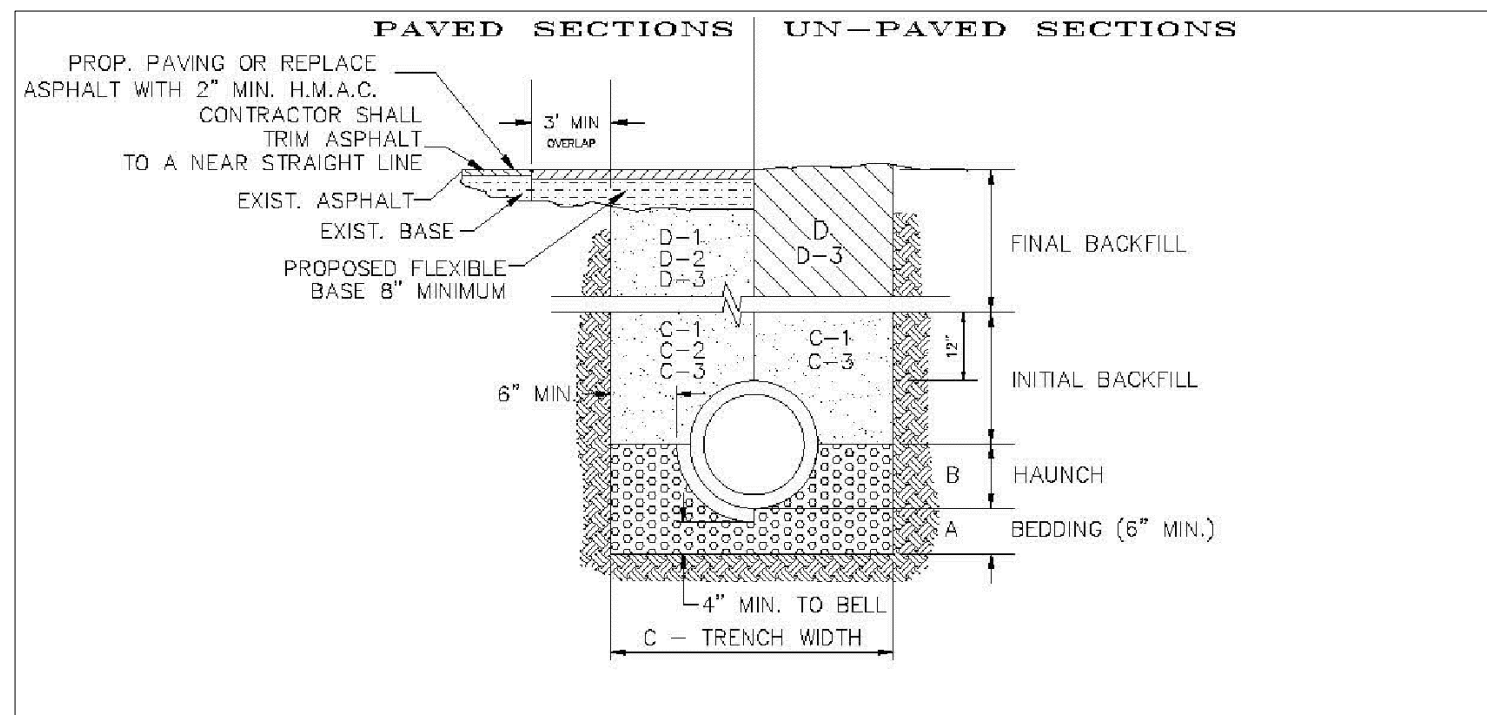
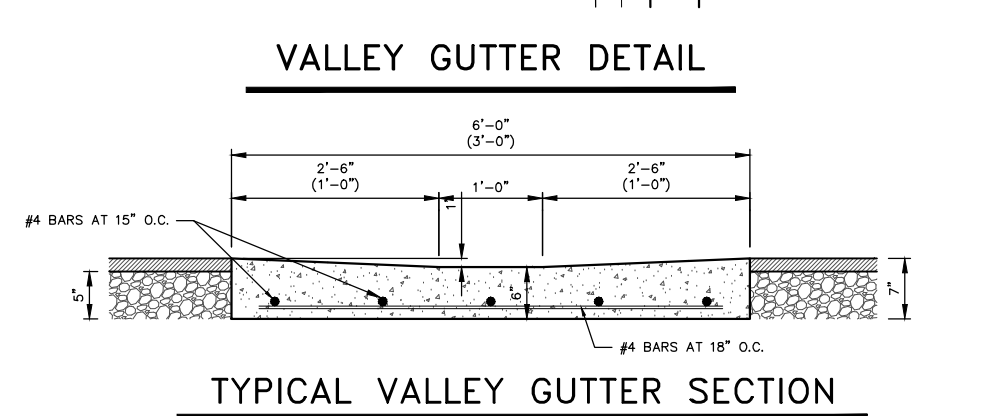
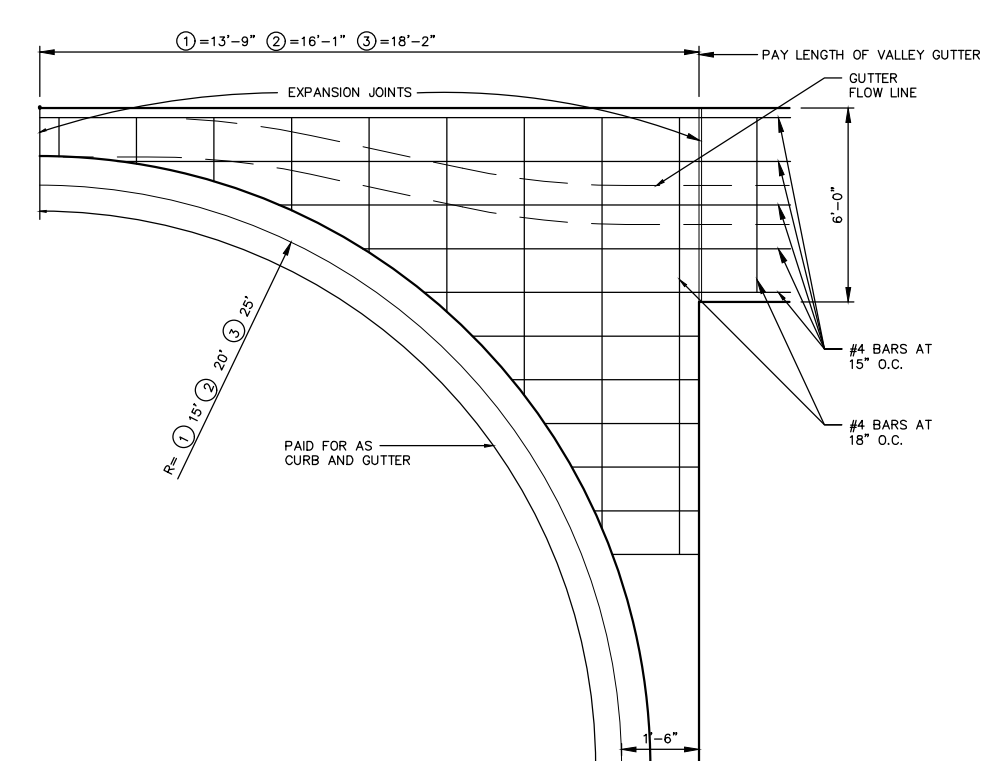
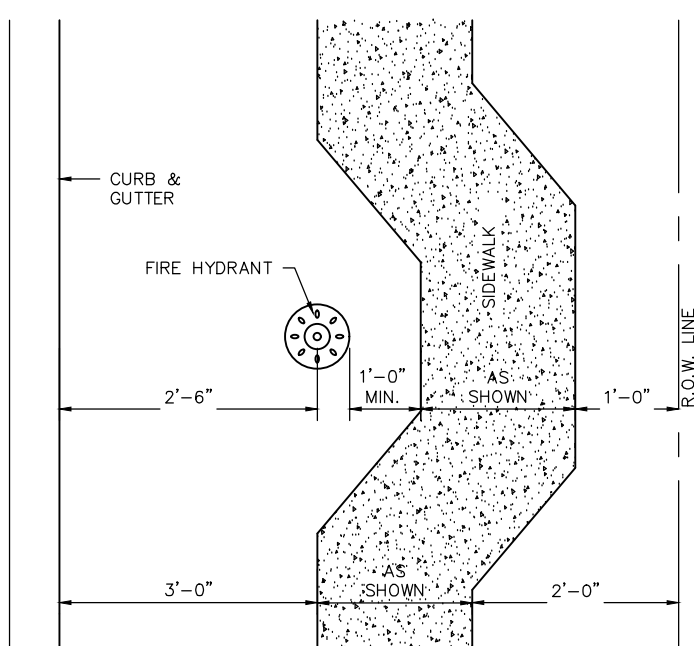
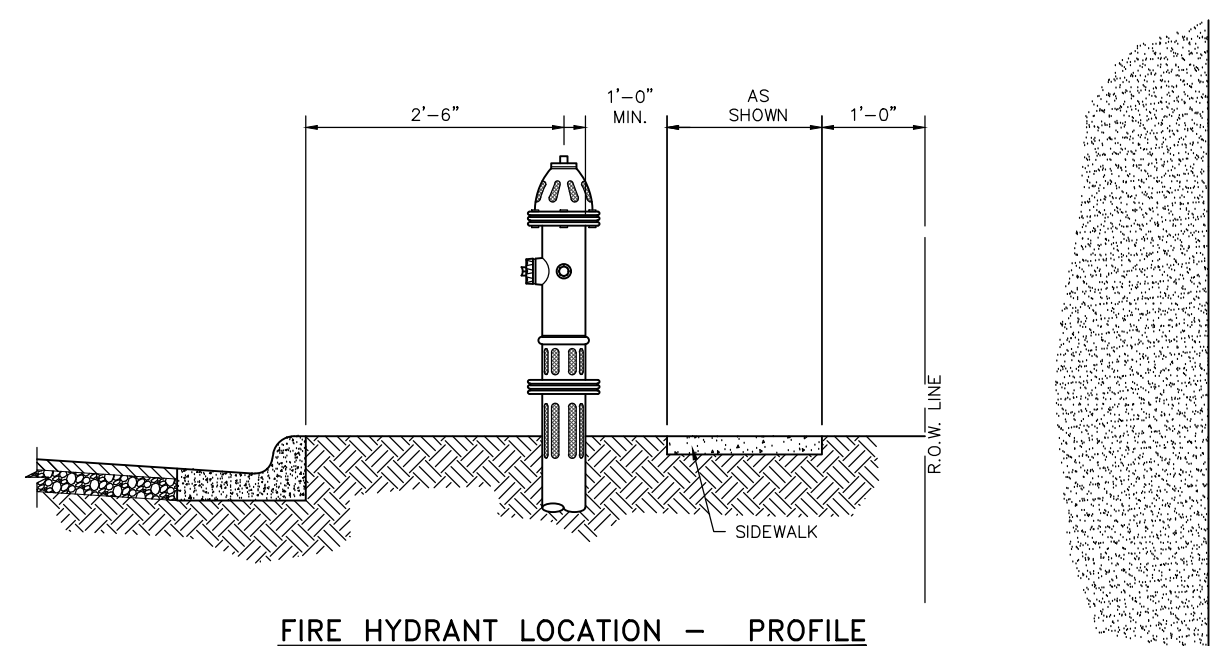
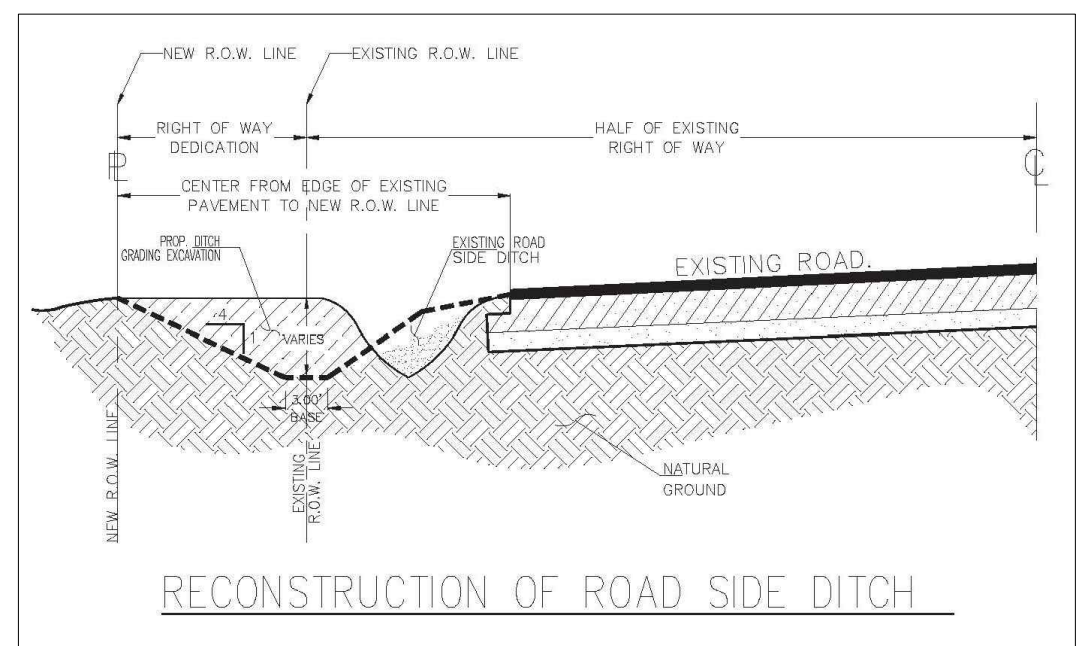
* ALL CONSTRUCTION DETAILS MUST COMPLY WITH COUNTY OF HIDALGO, N.A.W.S.C. AND CITY OF WESLACO SPECIFICATIONS.



GENERAL NOTES:
1. IN LIEU OF THE ABOVE BASE DESIGN, AN ALTERNATE BASE MAY BE USED THAT USES 5" OF TYPE "A" GRADE 1 (CRUSHED LIMESTONE) COMPACTED TO STANDARD PROCTOR $\geq$ OPTIMUM MOISTURE AS PER ITEM 247 1993 TX DOT SPEC BOOK.
SUBGRADE IMPROVEMENT METHODS:
1. MECHANICAL STABILIZATION ----- AN APPROVED GEDORID PLACED UNDERNEATH THE BASE COURSE PER COUNTY SPECIFICATIONS
2. CHEMICAL STABILIZATION ----- MODIFY SUBBASE COURSE THICKNESS AS FOLLOWS:
20 < P.L. $\leq$ 40 3% LIME BY WEIGHT COMPACTED TO 95% STANDARD PROCTOR $\geq$ OPTIMUM MOISTURE
P.L. > 40 6% LIME BY WEIGHT COMPACTED TO 95% STANDARD PROCTOR $\geq$ OPTIMUM MOISTURE
3. OVER EXCAVATION & REPLACEMENT ----- A MINIMUM OF 18" OF SELECT FILL WITH A P.L. < 20 COMPACTED TO 95% STANDARD PROCTOR $\geq$ OPTIMUM MOISTURE
DESIGN ENGINEER MAY SPECIFY A DIFFERENT PAVEMENT SECTION TO ADDRESS FIELD AND TRAFFIC CONDITIONS. THESE SPECIFICATIONS OUTLINE THE MINIMUM REQUIREMENTS FOR THE COUNTY OF HIDALGO WHERE FURTHER GUIDANCE FOR CONSTRUCTION SPECIFICATIONS IS NEEDED, THE COUNTY PLANNING DEPARTMENT MAY REQUIRE CONSTRUCTION IN ACCORDANCE WITH THE 1993 TX DOT STANDARD SPECIFICATIONS BOOK (BLUE BOOK).

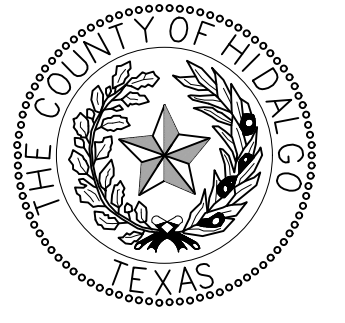
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- NOTE**
- CONCRETE SHALL HAVE 3000 PSI COMPRESSIVE STRENGTH AT 28 DAYS.
 - SUBGRADE SHALL BE COMPACTED TO 90% MAX DENSITY.
 - SIDEWALK SHALL BE CONSTRUCTED WITH STREET R.O.W.
 - CROSS-SLOPE AT 1.5% USUAL AND 2.0% MAX.
 - CONTRACTION JOINTS EVERY 6 FT.; EXPANSION JOINT EVERY 30 FT. AND ALONG CURB AND GUTTER WHEN SIDEWALK ADJACENT TO CURB AND ALONG ANY STRUCTURE EXISTING.

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



THE DISTRICT-NORTH WESLACO SUBDIVISION PHASE II
HIDALGO COUNTY, TEXAS

BEING A 39.988 ACRE TRACT OF LAND, MORE OR LESS, CONSISTING OF ALL OF F.T. 179, BLOCK 160, WEST TRACT SUBDIVISION, HIDALGO COUNTY, TEXAS, AS PER THE MAP OR PLAT THEREOF RECORDED IN VOLUME 02, PAGES 34-37, MAP RECORDS OF HIDALGO COUNTY, TEXAS.

AS-BUILT

- NOTES:**
- MAXIMUM COVER SHALL BE IN ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS.
 - FOR D-1 AND D-2 THE COMPACTION REQUIREMENT SHALL BE 95% S.P.D. WITHIN 12 IN. BELOW THE FLEXIBLE BASE.
 - FOR PAVED SECTIONS THE ABOVE REQUIREMENTS SHALL APPLY WHEN ANY PART OF THE TRENCH WIDTH IS WITHIN 5 FT. FROM THE E.D.P./B.O.C.
 - THE ABOVE REQUIREMENTS SHALL APPLY TO UTILITY PIPELINES AND UTILITY STRUCTURES OF OTHER UTILITY ENTITIES.