PLANNING AND ZONING COMMISSION
REGULAR MEETING
JULY 12, 2022 - 05:30 PM
CITY HALL-COUNCIL CHAMBERS
415 WEST UNIVERSITY DR.
EDINBURG, TEXAS 78539

AGENDA

1. Call Meeting To Order, Establish Quorum

   A. Prayer

   B. Pledge of Allegiance

2. Certification of Public Notice

3. Disclosure of Conflict of Interest

4. Meeting Procedures

   The following are the meeting procedures used by the Planning and Zoning Commission:

   A. All the items are generally considered as they appear on the agenda as each item is introduced.

   B. Staff will present its findings and recommendation on the item being considered.

   C. The party making the request may make a presentation and may address the Commission on any issues arising during the discussion of the item being considered.

   D. Anyone in the audience desiring to speak in favor or in opposition may do so. A 3-5 minute time limit will be given to each person interested in speaking on the item. The use of a spokesperson for large groups of people will be required.

   E. Once the Chair closes the public hearing, the Commission may question anyone and maintain any discussion which clarifies the proposal and will take what action it feels to be appropriate.

5. **MINUTES**

   A. Consider Approval of the Minutes for the June 14, 2022 Regular Meeting

6. **APPOINTMENTS**

   A. Consider the Appointment of the Vice-Chair

7. **PUBLIC HEARINGS**

A. Consider the Comprehensive Plan Amendment from General Commercial Uses to Urban Uses and the Rezoning Request from Neighborhood Conservation 5 (NC5) District to Urban Residential (UR) District, being Lots 6 and 8, Block 2, Vela Subdivision, Located at 309 and 313 South Raul Longoria Road, As Requested By Carranza Development

B. Consider the Comprehensive Plan Amendment from Industrial Uses to Auto-Urban Uses and the Rezoning Request from Commercial General (CG) District to Auto-Urban Residential (AU) District, being a 15.846 Acre Tract of Land Consisting of 5.872 Acres out of Lot 11, all of Lot 12 and 4.444 Acres out of Lot 13, Subdivision "C", Original Townsite, Amended City of Edinburg, Located at 221 East Schunior Street, As Requested By Treviño Engineering on Behalf of Mel Phillip, Tide Products, Inc.

C. Consider the Comprehensive Plan Amendment from Industrial Uses to General Commercial Uses and the Rezoning Request from Industrial (I) District to Commercial General (CG) District, being a 16.076 Acre Tract of Land out of Lot 6, Block 2, Steele and Pershing Subdivision, Located at 3300 South McColl Road, As Requested By Quintanilla, Headley & Associates, Inc. on Behalf of Brandon Vail, Campus Pastor, Palm Valley Church

D. Consider the Comprehensive Plan Amendment from General Commercial Uses to Urban Uses and the Rezoning Request from Commercial General (CG) and Auto-Urban Residential (AU) Districts to Urban Residential (UR) District, being 22.008 Acres out of Lots 6 & 7, La Sienna Development, and out of Lot 50, Santa Cruz Ranch Subdivision, Located at 4201 La Sienna Parkway, As Requested By Melden & Hunt, Inc. on Behalf of Burns Brothers, LTD

8. **SUBDIVISIONS (VARIANCES)**

A. Consider Variance Request to the City's Unified Development Code Section 8.204 Street Standards, Paving Width for Russell Oak Estates Subdivision, Being a 38.786 Acre Tract out of Land out of Lot 16, Block 53, Alamo Land & Sugar Company Subdivision, Located at 2300 North Cesar Chavez Road, As Requested By Melden & Hunt, Inc.

B. Consider Variance Request to the City's Unified Development Code Section 7.100(C) Purpose and Applicability, Applicability - subdivision plat for Juan R. Lopez, Being a 0.69 acres tract of land out of Lot 3, Block 3, John Closner Subdivision, As Requested By Juan R. Lopez.

9. **CONSENT AGENDA**

A. Consider the Preliminary Plat Approval of The Village on Monte Cristo Subdivision, being a 111.936 acre tract of land out of Lots 21, 22, 24, & 25, East Retama Subdivision, Located at 4220 N Seminary Rd, As Requested By Melden & Hunt, Inc.

B. Consider the Preliminary Plat Approval of Valencia Trail II Subdivision, being a 14.317 acre tract of land out of Lots 1 & 8, Section 238, Texas-Mexican Railway Company's Survey, Located at 1709 North Mon Mack Road, As Requested By Melden & Hunt, Inc.

C. Consider the Preliminary Plat Approval of Golden Acres Subdivision, being a 30.01-acre tract of land out of Lots 20, 21, & 22, Caledonia Estates Subdivision, Located at 3701 East Curry Road, As Requested By Melden & Hunt, Inc.

D. Consider the Preliminary Plat Approval of Water Lilly at La Sienna Subdivision, being a 25.16-acre tract of land out of Lot 7, La Sienna Development Subdivision, Located at 4201 La Sienna Parkway, As Requested By Melden & Hunt, Inc.

E. Consider the Final Plat Approval of Los Lagos Phase VII-B Subdivision, being a 29.60 acre tract consisting of all of Lot 2, Block 1, John Closner et al., Subdivision, Located at 2700 Los Lagos Road, As Requested By Rio Delta Engineering.

F. Consider Final Plat Approval for Atwood Estates Subdivision, being a 24.76-acre tract of land out of Lots 13, Section 238 Texas-Mexican Railway Company Survey Subdivision, located at 5101 West Schunior Street, as requested by Melden & Hunt, Inc.

10. **DIRECTOR'S REPORT**

A. Unified Development Code Update

11. **INFORMATION ONLY**

A. Attendance Roster

12. **ADJOURNMENT**

I hereby certify that this notice of meeting was posted in accordance with the Open Meetings Act, V.T.C.A., Government Code, Section 551.041, at the Edinburg City Hall Building, 415 West University Drive, Edinburg, Texas, visible and accessible to the general public after regular working hours, at 4:30 P.M. on Friday July 8, 2022.

_____

Claudia Mariscal, Administrative Assistant
Planning & Zoning Department

NOTICE

PERSONS WITH DISABILITIES WHO NEED TO COMMUNICATE MORE EFFECTIVELY WITH CITY OFFICIALS AND WHO MAY NEED AUXILIARY AIDS OR SERVICES SUCH AS INTERPRETERS FOR PERSONS WHO ARE DEAF OR HEARING IMPAIRED ARE REQUESTED TO CONTACT THE OFFICE OF THE CITY SECRETARY AT (956) 388-8204 THREE WORKING DAYS PRIOR TO ANY MEETING SO THAT APPROPRIATE ARRANGEMENTS CAN BE MADE.

PLANNING AND ZONING COMMISSION
REGULAR MEETING
JUNE 14, 2022 - 5:30 P.M.
CITY HALL-COUNCIL CHAMBERS
415 WEST UNIVERSITY DR.
EDINBURG, TEXAS 78539

PRESENT:
CHAIRPERSON- JOE OCHOA
COMMISSION MEMBERS:
JORGE SOTELO
RUBY CASAS
RENE OLIVARES
JORGE GONZALEZ
VICTOR DANIEC

ABSENT:
VICE CHAIRPERSON- HIREN GOVIND

MINUTES

1. Call Meeting To Order, Establish Quorum

   A. Prayer – Prayer was announced by Commission Member Ruby Casas.

   B. Pledge of Allegiance – The Pledge of Allegiance was said.

2. Certification of Public Notice **RITA GUERRERO- 06/20/2022- 4:00 P.M.**

3. Disclosure of Conflict of Interest

4. Meeting Procedures

   The following are the meeting procedures used by the Planning and Zoning Commission:

   A. All the items are generally considered as they appear on the agenda, as each item is introduced.

   B. Staff will present its findings and recommendation on the item being considered.

C. The party making the request may make a presentation and may address the Commission on any issues arising during the discussion of the item being considered.

D. Anyone in the audience desiring to speak in favor or in opposition may do so. A 3-5 Minute time limit will be given to each person interested in speaking on the item. The use of a spokesperson for large groups of people will be required.

E. Once the Chair close the public hearing, the commission may question anyone and maintain any discussion which clarifies the proposal and will take what action it feel to be appropriate.

5. **MINUTES**

A. Consider approval of the Minutes for the May 10, 2022 Regular Meeting

MOTION WAS MADE BY COMMISSION MEMBER JORGE SOTELO AND SECONDED BY COMMISSION MEMBER VICTOR DANIEC TO APPROVE. MOTION WAS CARRIED UNANIMOUSLY WITH A VOTE OF 5-0.

6. **PUBLIC COMMENTS**

A. If you would like to participate under public comments, you must submit a request beginning at 9:00 A.M. the day of the meeting by (a) sending an email to PublicHearing@cityofedinburg.com or (b) calling the Planning & Zoning Department at 956-388-8202. All request should include your name, address, and telephone number. We ask for everyone's cooperation in following this procedure.

THERE WAS NO PUBLIC COMMENTS.

7. **PUBLIC HEARINGS**

A. Consider the Comprehensive Plan Amendment from Urban Uses to Neighborhood Commercial Uses and the Rezoning Request from Neighborhood Conservation 7.1 (NC7.1) District to Commercial Neighborhood (CN) District, Lots 13 and 14, Block 15, Buena Vista Subdivision, located at 1421 East Sprague Street, as requested by Jose Santos Morales

NO COMMENTS IN FAVOR NOR AGAINST/ APPLICANT WAS NOT PRESENT.

THE BOARD ASKED STAFF WHAT TYPE OF BUSINESSES WERE GOING TO BE PUT IN THE PROPOSED PLAZA AND STAFF STATED THAT IT WOULD BE LIKE A CRICKET STORE AND CANDY SHOP. CHAIRPERSON JOE OCHOA ASKED WHAT STAFF RECOMMENDED AND IT WAS EXPLAINED THAT THEY RECOMMENDED DISAPPROVAL DUE TO THE SURROUNDING ZONES.

MOTION WAS MADE BY COMMISSION MEMBER RUBY CASAS AND SECONDED BY CHAIRPERSON JOE OCHOA TO DISAPPROVE WITH ONE MEMBER VOTING AGAINST DISAPPROVAL, MOTION WAS CARRIED 4-1.

B. Consider the Comprehensive Plan Amendment from Suburban Uses to Neighborhood Commercial Uses and the Rezoning Request from Agriculture District (AG) District to Commercial Neighborhood (CN) District, a 1.00 acre tract of land, more or less, out of the South 20.00 acres of Lot 16, Section 238, Texas-Mexican Railway Company's Survey, located at 805 North Mon Mack Road, as requested by Elizabeth Alaniz

Commission member Mr. Rene Olivarez joined the meeting.

NO COMMENTS IN FAVOR NOR AGAINST/ APPLICANT'S REPRESENTATIVE WAS PRESENT HOWEVER, APPLICANT WAS NOT PRESENT.

CHAIRPERSON JOE OCHOA ASKED IF STAFF RECOMMENDED APPROVAL AND STAFF CONFIRMED.

MOTION WAS MADE BY COMMISSION MEMBER JORGE SOTELO AND SECONDED BY COMMISSION MEMBER VICTOR DANIEC TO APPROVE. MOTION WAS CARRIED UNANIMOUSLY WITH A VOTE OF 6-0.

C. Consider the Comprehensive Plan Amendment from Office Business Park Uses to General Commercial Uses and the Rezoning Request from Agriculture District (AG) District to Commercial General (CG) District, 1.744 acres out of Lot 2, Block 4, Steele & Pershing Subdivision, located at 3000 West Trenton Road, as requested by Melden & Hunt, Inc. on behalf of Homer & Mary A. Zamora

NO COMMENTS IN FAVOR NOR AGAINST/ APPLICANT'S REPRESENTATIVE WAS PRESENT.

COMMISSION MEMBER VICTOR DANIEC ASKED WHAT TYPE OF BUSINESS WAS GOING TO BE AT THE PROPOSED PROPERTY, STAFF STATED THAT IT WAS GOING TO BE A CAFÉ. COMMISSION MEMBER VICTOR DANIEC ALSO INQUIRED WHETHER PROPERTY WOULD BE SUBDIVIDED AND IF IT WAS ONE LOT OR TWO, MR. COLINA STATED THAT IT WAS TWO LOTS.

AFTER THE BRIEF DISCUSSION A MOTION WAS MADE BY COMMISSION MEMBER VICTOR DANIEC AND SECONDED BY COMMISSION MEMBER RUBY CASAS TO APPROVE. MOTION WAS CARRIED UNANIMOUSLY WITH A VOTE OF 6-0.

D. Consider the Comprehensive Plan Amendment from Urban Uses to Auto-Urban Uses and the Rezoning Request from Agriculture District (AG) District to Auto-Urban Residential

(AU) District, 38.559 acres out of Lot 21, East Retama Subdivision, located at 4420 North Seminary Road, as requested by Melden & Hunt, Inc. on behalf of Texas Citrus Exchange

STAFF MADE TWO ITEMS OUT OF THE APPLICATION FOR THIS PROPERTY.

CALPINE ELECTRIC CORPORATION SENT AN EMAIL AGAINST THE PROPOSAL. MS. CYNTHIA SOTO WAS PRESENT WHO WAS AGAINST THE CONNECTING STREET, DUE TO TRAFFIC AND FLOODING. ROBERTO HERNANDEZ FROM ENGINEERING DEPARTMENT WAS PRESENT AND EXPLAINED THAT THERE HAD BEEN DISCUSSION WITH THE MELDEN AND HUNT ENGINEERS AND HIDALGO COUNTY DRAINAGE DISTRICT ABOUT NOT OPENING UP THE STREET AND USING THAT AREA OF LAND AS A REGIONAL DETENTION POND. COMMISSION MEMBER JORGE SOTELO ASKED WHAT THE REASON FOR CALPINE TO BE AGAINST THE PROPOSAL AND STAFF EXPLAINED THAT THEY HAD NOT SPOKEN TO THEM DIRECTLY JUST WHAT WAS RECEIVED VIA EMAIL. THE COMMISSION REQUESTED FOR STAFF TO GET FURTHER INFORMATION FROM CALPINE.

APPLICANT WAS NOT PRESENT NOR WAS THE PROJECT ENGINEER.

MOTION WAS MADE BY COMMISSION MEMBER VICTOR DANIEC AND SECONDED BY COMMISSION MEMBER JORGE SOTELO TO APPROVE. MOTION WAS CARRIED UNANIMOUSLY WITH A VOTE OF 6-0.

E. Consider the Rezoning Request from Agriculture District (AG) District to Auto-Urban Residential (AU) District, 59.377 acres out of Lots 21 and 25, East Retama Subdivision, located at 4420 North Seminary Road, as requested by Melden & Hunt, Inc. on behalf of Texas Citrus Exchange

APPLICANT WAS NOT PRESENT NOR WAS THE PROJECT ENGINEER.

BEING NO DISCUSSION A MOTION WAS MADE BY COMMISSION MEMBER RUBY CASAS AND SECONDED BY COMMISSION MEMBER VICTOR DANIEC TO APPROVE WITH THE CONDITION THAT STAFF SPEAKS WITH CALPINE ELECTRIC CORPORATION REGARDING THEIR REASON FOR OPPOSITION. MOTION WAS CARRIED UNANIMOUSLY WITH A VOTE OF 6-0.

F. Consider the Initial Zoning Request to Auto-Urban Residential (AU) District, a 12.78 acre tract of land out of Lot 11, Section 238, Texas-Mexican Railway Company's Survey Subdivision, located at 1315 Trooper Moises Sanchez Boulevard, as requested by Rio Delta Engineering on behalf of Carl Carlan

THE PROJECT ENGINEER IVAN GARCIA WAS PRESENT AND EXPLAINED THAT THE REQUEST WAS MORE OF AN ANNEXATION REQUEST. RIGOBERTO GOMEZ WAS PRESENT AND WAS INQUIRING ABOUT THE ANNEXATION PROCESS AND IF HIS PROPERTY WOULD BE ANNEXED AS WELL. THE COMMISSION EXPLAINED THAT ONLY THE PROPERTY PRESENTED WOULD BE VOLUNTARILY ANNEXED.

AFTER THE BRIEF DISCUSSION A MOTION WAS MADE BY COMMISSION MEMBER RUBY CASAS AND SECONDED BY COMMISSION MEMBER JORGE SOTELO TO APPROVE WITH ONE MEMBER VOTING AGAINST APPROVAL, MOTION WAS CARRIED 5-1.

8. **SUBDIVISIONS (VARIANCES)**

A. Consider Variance Request to the City's Unified Development Code: 1) Section 8.204 Street Standards, Paving Width, 2) Section 3.303 Multi Family Lot and Building Standards, Square Footage, and 3) Section 3.303 Multi Family Lot and Building Standards, Lot Width for the proposed Provence Ridge Subdivision, located at 3301 South Raul Longoria Road, as requested by I.N. Civil Designs, LLC, on behalf of Michael Cantu

APPROVED BASED ON STAFF'S RECOMMENDATION- SOTELO/ OLIVAREZ 5-1. ONE MEMBER VOTING AGAINST APPROVAL.

B. Consider Variance Request to the City's Unified Development Code Section 8.204 Street Standards, Paving Width for the proposed Santa Cruz Palms Subdivision, Santa Cruz Palms Subdivision, being a 12.81 acre tract of land out of Lot 6, Block 1, Santa Cruz Gardens Unit No. 3 Subdivision, located at 4016 North Doolittle Road, as requested by Rio Delta Engineering, Inc.

IVAN GARCIA, ENGINEER FROM RIO DELTA ENGINEERING WAS PRESENT AND THERE WAS A BRIEF DISCUSSION REGARDING CONNECTING STREETS TO THE PROPERTY PRESENTED.

APPROVED BASED ON STAFF'S RECOMMENDATION- DANIEC/ GONZALEZ 6-0.

C. Consider Variance Request to the City's Unified Development Code Section 8.204 Street Standards, Paving Width for The Heavens at Alamo Subdivision, being a 8.00 acre tract of land out of a part or portion of Lot 10, Block 24, Santa Cruz Gardens Unit No. 2 Subdivision, located at 5301 Benito A. Ramirez Road, as requested by Melden & Hunt Inc.

APPROVED BASED ON STAFF'S RECOMMENDATION- DANIEC/ SOTELO 6-0.

9. **CONSENT AGENDA**

A. Consider the Preliminary Plat of Stone Oak Subdivision, being a 12.43 acre tract of land out of Lots 3, and Lot 6, Section 236 Texas-Mexican Railway Company's Survey, located at 3101 North Trooper Moises Sanchez Boulevard, as requested by Supreme Engineering, PLLC

ITEMS 9A, 9B, 9C, 9D, 9E, 9F, AND 9G WERE VOTED ON ALTOGHER AND THERE WAS NO DISCUSSION.

APPROVED BASED ON STAFF'S RECOMMENDATION-SOTELO/GONZALEZ 6-0.

B. Consider the Preliminary Plat of City Place at Chapin Subdivision, being a 13.78 acre tract of land out of Lot 9, Section 246, Texas-Mexican Railway Company's Survey, located at 2200 East Chapin Road, as requested by M2 Engineering, PLLC

ITEMS 9A, 9B, 9C, 9D, 9E, 9F, AND 9G WERE VOTED ON ALTOGHER AND THERE WAS NO DISCUSSION.

APPROVED BASED ON STAFF'S RECOMMENDATION-SOTELO/GONZALEZ 6-0.

C. Consider the Preliminary Plat of Villages On Closner Subdivision, being a 76.687 acre tract of land out of Lots 1 & 2, Section, Texas-Mexican Railway Company's Survey, located at 500 East Russell Road (Mile 17 ½ North Road), as requested by Trevino Engineering

ITEMS 9A, 9B, 9C, 9D, 9E, 9F, AND 9G WERE VOTED ON ALTOGHER AND THERE WAS NO DISCUSSION.

APPROVED BASED ON STAFF'S RECOMMENDATION-SOTELO/GONZALEZ 6-0.

D. Consider the Preliminary Plat of Santa Cruz Palms Subdivision, being a 12.81 acre tract of land out of Lot 6, Block 1, Santa Cruz Gardens Unit No. 3 Subdivision, located at 4016 North Doolittle Road, as requested by Rio Delta Engineering, Inc.

ITEMS 9A, 9B, 9C, 9D, 9E, 9F, AND 9G WERE VOTED ON ALTOGHER AND THERE WAS NO DISCUSSION.

APPROVED BASED ON STAFF'S RECOMMENDATION-SOTELO/GONZALEZ 6-0.

E. Consider the Preliminary Plat of Owassa Place Subdivision, being a 19.31 acre tract of land out of Lot 15, Block 54, Alamo Land & Sugar Company's Subdivision, located at 8101 East Owassa Road, as requested by Melden & Hunt, Inc.

ITEMS 9A, 9B, 9C, 9D, 9E, 9F, AND 9G WERE VOTED ON ALTOGHER AND THERE WAS NO DISCUSSION.

APPROVED BASED ON STAFF'S RECOMMENDATION-SOTELO/GONZALEZ 6-0.

F. Consider the Preliminary Plat of Provence Ridge Subdivision, being a 20.00 acre tract of land out of a part or portion of Lot 5, Block 1, John Closner, ET AL., Subdivision, located at 3301 South Raul Longoria Road, as requested by I.N. Civil Designs, LLC

ITEMS 9A, 9B, 9C, 9D, 9E, 9F, AND 9G WERE VOTED ON ALTOGHER AND THERE WAS NO DISCUSSION.

APPROVED BASED ON STAFF'S RECOMMENDATION-SOTELO/GONZALEZ 6-0.

G. Consider the Final Plat of La Villita Estates No. 2 Subdivision, a 10.00 acre tract of land being all of Lot 14, Block 33, Santa Cruz Gardens Unit 2 Subdivision, located at 3417 East Ramseyer Road, as requested by Nain Engineering, LLC

ITEMS 9A, 9B, 9C, 9D, 9E, 9F, AND 9G WERE VOTED ON ALTOGHER AND THERE WAS NO DISCUSSION.

APPROVED BASED ON STAFF'S RECOMMENDATION-SOTELO/GONZALEZ 6-0.

11. **DIRECTOR'S REPORT**

A. Unified Development Code Update.

MS. RITA GUERRERO SPOKE ABOUT THE UNIFIED DEVELOPMENT CODE UPDATE SURVEY BEING ONLINE AND WHAT THE RESPONSE HAS BEEN SO FAR. CITY ATTORNEY OMAR OCHOA WAS PRESENT AND SPOKE ABOUT THE NEW ZONING MEETING PROCEDURE. MS. RITA GUERRERO ALSO SPOKE TO THE COMMISSION MEMBERS ABOUT THE NEXT JOINT UNIFIED DEVELOPMENT CODE UPDATE MEETING. CHAIRPERSON JOE OCHOA RECOMMENDED AUGUST 11, 2022 AS THE DATE FOR THE MEETING.

B. City Council Actions: May17, 2022 & June 7, 2022.

THERE WAS NO ACTIONS TO REPORT.

12. **INFORMATION ONLY**

A. Attendance Roster

13. **ADJOURNMENT**

I hereby certify that this notice of meeting was posted in accordance with the Open Meetings Act, V.T.C.A., Government Code, Section 551.041, at the Edinburg City Hall Building, 415 West University Drive, Edinburg, Texas, visible and accessible to the general public during regular working hours, at 4:00 P.M. on Friday, June 10, 2022.

Claudia Mariscal

Claudia Mariscal, Planning Assistant
Planning & Zoning Department

NOTICE

PERSONS WITH DISABILITIES WHO NEED TO COMMUNICATE MORE EFFECTIVELY WITH CITY OFFICIALS AND WHO MAY NEED AUXILIARY AIDS OR SERVICES SUCH AS INTERPRETERS FOR PERSONS WHO ARE DEAF OR HEARING IMPAIRED ARE REQUESTED TO CONTACT THE OFFICE OF THE CITY SECRETARY AT (956) 388-8204 THREE WORKING DAYS PRIOR TO ANY MEETING SO THAT APPROPRIATE ARRANGEMENTS CAN BE MADE.

City of Edinburg

PLANNING & ZONING COMMISSION

Regular Meeting: July 12, 2022

COMPREHENSIVE PLAN AMENDMENT AND REZONING REQUEST

AGENDA ITEM:

Consider the Comprehensive Plan Amendment from General Commercial Uses to Urban Uses and the Rezoning Request from Neighborhood Conservation 5 (NC5) District to Urban Residential (UR) District, being Lots 6 and 8, Block 2, Vela Subdivision, located at 309 and 313 South Raul Longoria Road, as requested by Carranza Development

DESCRIPTION / SCOPE:

The applicant is requesting the change of zone to establish a residential 8-plex at this location.

The property is located at the west side of South Raul Longoria Road, approximately 100 ft. south of East Magdalena Street and approximately 825 ft. south of East University Drive. The property has 100 ft. of frontage on South Raul Longoria Road and 130 ft. of depth for a lot area of 13,000 sq ft. The requested zoning designation allows for single-and multifamily uses on the subject property.

The property is currently zoned Neighborhood Conservation 5 (NC5) District. The adjacent zoning is Neighborhood Conservation 5 (NC5) District to the north, south, and west with Neighborhood Conservation 5 (NC5) and Commercial General (CG) Districts to the east. Adjacent land uses are single-family residential and commercial. The future land use designation is for General Commercial Uses.

Staff received a Zone Change Application for the subject property on June 8, 2022. The applicant indicated that the intended use is for a residential 8-plex at this location. Rezoning is required to accommodate the intended use.

Staff mailed a notice of the public hearing to 57 neighboring property owners on Friday, July 1, 2022, and had received no comments in favor or against this request at the time this report was prepared. Notice of this public hearing will be published in the newspaper on July 27, 2022.

ESTIMATED TIMELINE:

The recommendation of approval or denial of this public hearing is scheduled for consideration by the City Council on August 16, 2022. City Council's decision is the final step in the zoning process for this property. If denied the applicant may not request the proposed zoning classification for a 12 month period from the date of denial.

STAFF RECOMMENDATION:

Staff recommends disapproval of the Comprehensive Plan Amendment from General Commercial Uses to Urban Uses and the Rezoning Request from Neighborhood Conservation 5 (NC5) District to Urban Residential (UR) District based on the adjacent zoning and land use.

If approved, the applicant will need to comply with all requirements during the permitting process including compliance with subdivision regulations, building and fire codes, fire protection, parking, landscape buffer-yards, solid waste services, utility, and any other City requirements, as applicable.

JUSTIFICATION:
Staff recommendation is based on the adjacent zoning and land use.

Prepared by:
D. Austin Colina
Planner I

Reviewed by:
Rita Lee Guerrero
Management Analyst

MEETING DATES:
PLANNING & ZONING COMMISSION – 7/12/2022
CITY COUNCIL – 8/16/2022
DATE PREPARED – 6/29/2022

STAFF REPORT
GENERAL INFORMATION

APPLICATION: Comprehensive Plan Amendment from General Commercial Uses to Urban Uses and the Rezoning Request from Neighborhood Conservation 5 (NC5) District to Urban Residential (UR) District

APPLICANT: Carranza Development

AGENT: N/A

LEGAL: Lots 6 and 8, Block 2, Unrecorded Vela Subdivision

LOCATION: 309 and 313 South Raul Longoria Road

LOT/TRACT SIZE: 13,000 sq. ft.

CURRENT USE: Vacant

PROPOSED USE: Multi-family residential

EXISTING ZONING: Neighborhood Conservation 5 (NC5) District

ADJACENT ZONING:
North – Neighborhood Conservation 5 (NC5) District
South – Neighborhood Conservation 5 (NC5) District
East – Neighborhood Conservation 5 (NC5) District
West – Neighborhood Conservation 5 (NC5) and Commercial General (CG) Districts

LAND USE PLAN: General Commercial

PUBLIC SERVICES: North Alamo Water and City of Edinburg Sewer

RECOMMENDATION: Staff recommends disapproval of the Comprehensive Plan Amendment from General Commercial Uses to Urban Uses and the Rezoning Request from Neighborhood Conservation 5 (NC5) District to Urban Residential (UR) District.

COMPREHENSIVE PLAN AMENDMENT
REZONING REQUEST
CARRANZA DEVELOPMENT

EVALUATION

The following is staff's evaluation of the request.

1. The land use pattern for this area of the community consists of single-family residential uses with a single commercial use on the opposite side of S. Raul Longoria Rd.

2. Proposed 8-plex will exceed the density limits for this zoning district and require variance to current UDC standards.

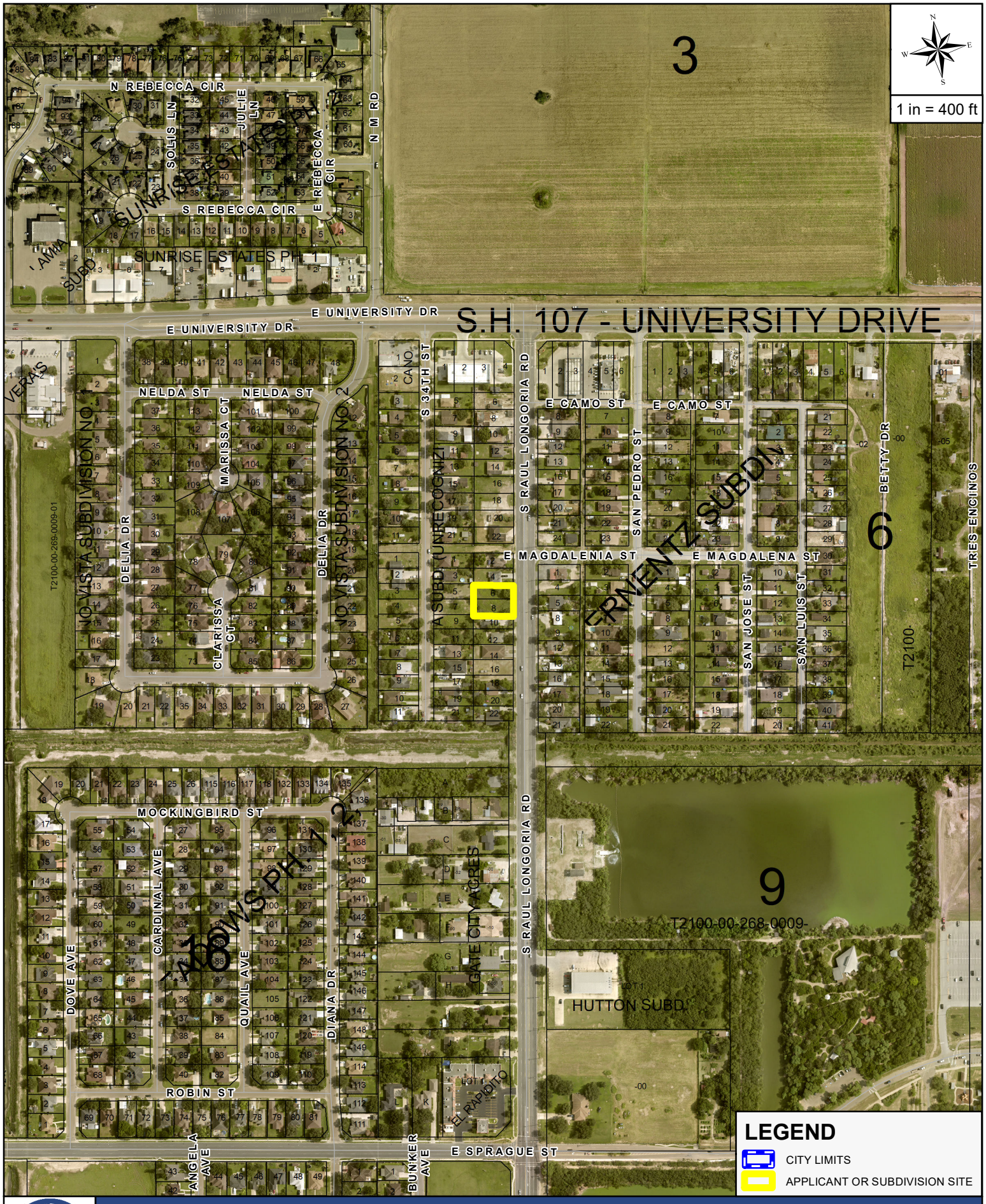
3. The style and character of the proposed development is incongruous with the surrounding neighborhood.

Staff recommends disapproval of the Comprehensive Plan Amendment from General Commercial Uses to Urban Uses and the Rezoning Request from Neighborhood Conservation 5 (NC5) District to Urban Residential (UR) District based on evaluation of the request and adjacent zoning and land uses.

If approved, the applicant will need to comply with all requirements during the permitting process including compliance with subdivision regulations, building and fire codes, fire protection, parking, landscape buffer-yards, solid waste services, utility, and any other City requirements, as applicable.

Staff mailed a notice of the public hearing to 57 neighboring property owners on Friday, July 1, 2022, and had received no comments in favor or against this request at the time this report was prepared. Notice of this public hearing will be published in the newspaper on July 27, 2022.

ATTACHMENTS: Aerial Photo
Site Map
Zoning Map
Future Land Use Map
Photo of site
Exhibits

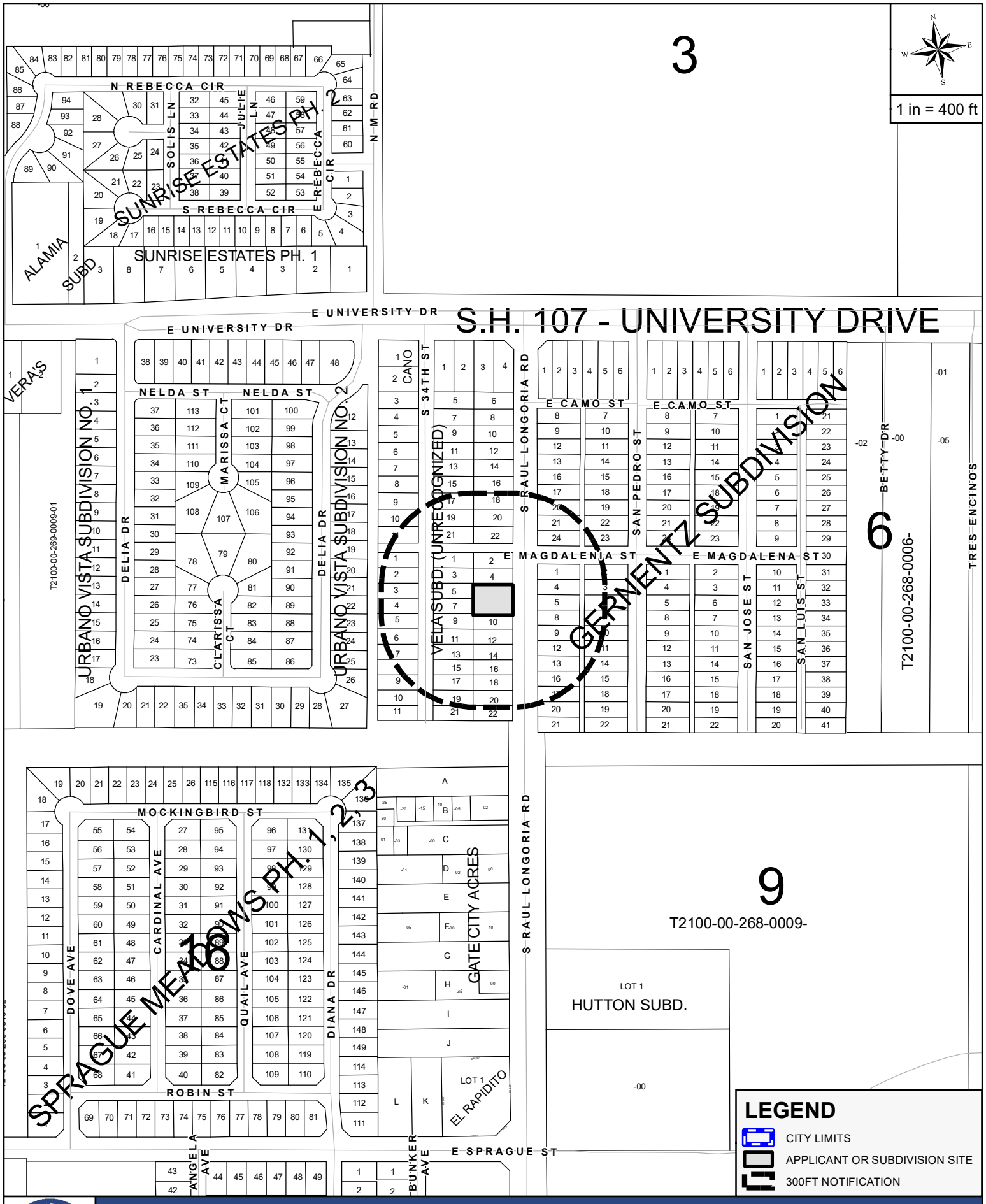


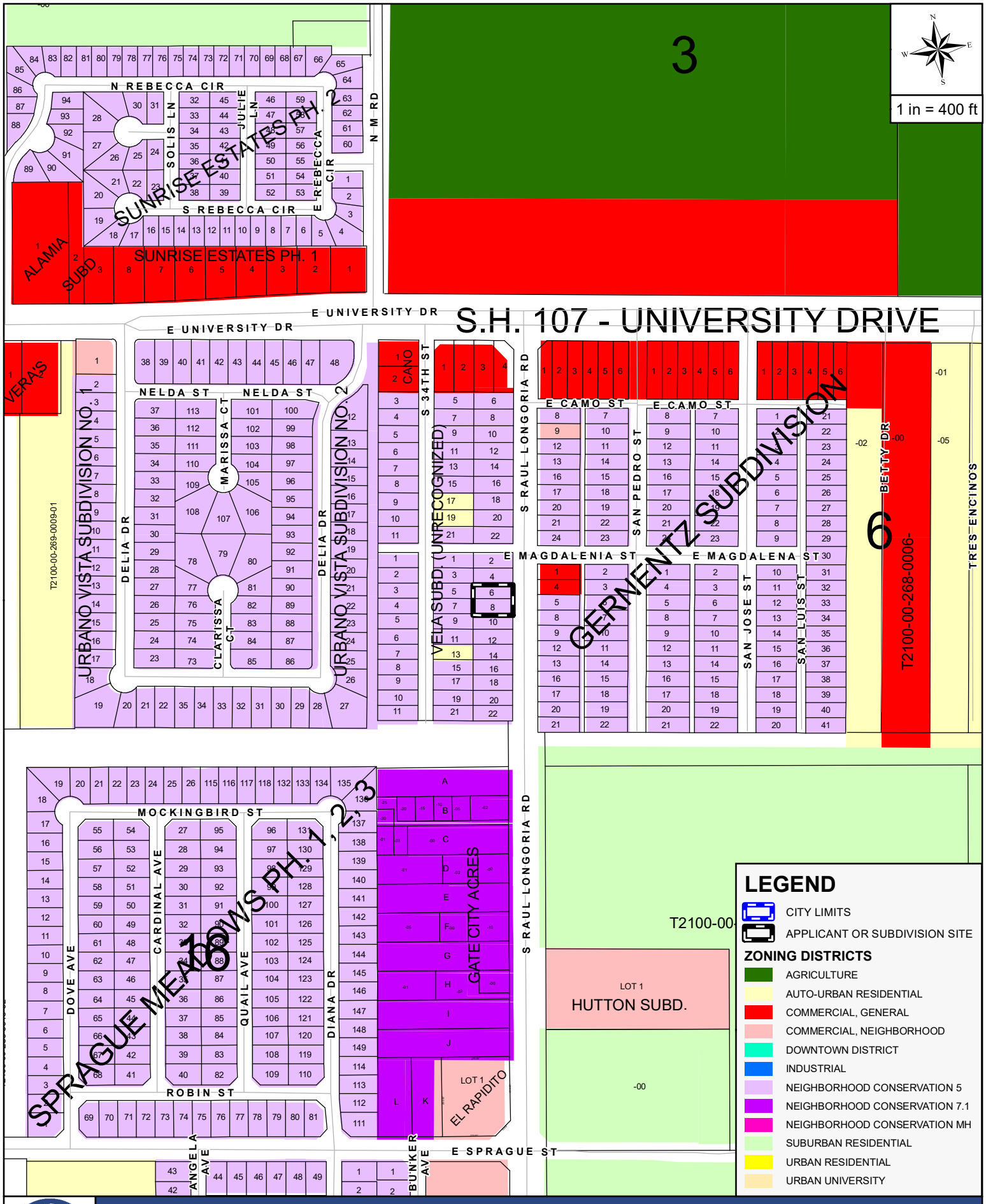
THE CITY OF EDINBURG TEXAS

AERIAL MAP

APPLICANT AND/OR SUBDIVISION:

CARRANZA DEVELOPMENT


3
1 in = 400 ft
N REBECCA CIR
S REBECCA CIR
SOLIS LN
JULIE LN
E REBECCA CIR
N M RD
SUNRISE ESTATES PH. 2
SUNRISE ESTATES PH. 1
ALAMIA SUBD
E UNIVERSITY DR
S.H. 107 - UNIVERSITY DRIVE
VERA LS
NELDA ST
URBANO VISTA SUBDIVISION NO. 1
URBANO VISTA SUBDIVISION NO. 2
MARISSA CT
CLARISSA CT
DELIA DR
T2100-00-269-0009-01
CANO
S 34TH ST
VELA SUBD. (UNRECOGNIZED)
S RAUL LONGORIA RD
E CAMO ST
SAN PEDRO ST
E MAGDALENA ST
SAN JOSE ST
SAN LUIS ST
BETTY DR
TRES ENCINOS
GERMENTZ SUBDIVISION
6
T2100-00-268-0006-
9
T2100-00-268-0009-
MOCKINGBIRD ST
CARDINAL AVE
DOVE AVE
QUAIL AVE
DIANA DR
ROBIN ST
SPRAGUE MEADOWS PH. 1, 2, 3
GATE CITY ACRES
EL RAPIDITO
LOT 1
HUTTON SUBD.
ANGELA AVE
BUNKER AVE
E SPRAGUE ST
LEGEND
CITY LIMITS
APPLICANT OR SUBDIVISION SITE
300FT NOTIFICATION
MAILOUT AND SITE MAP
APPLICANT AND/OR SUBDIVISION:
CARRANZA DEVELOPMENT

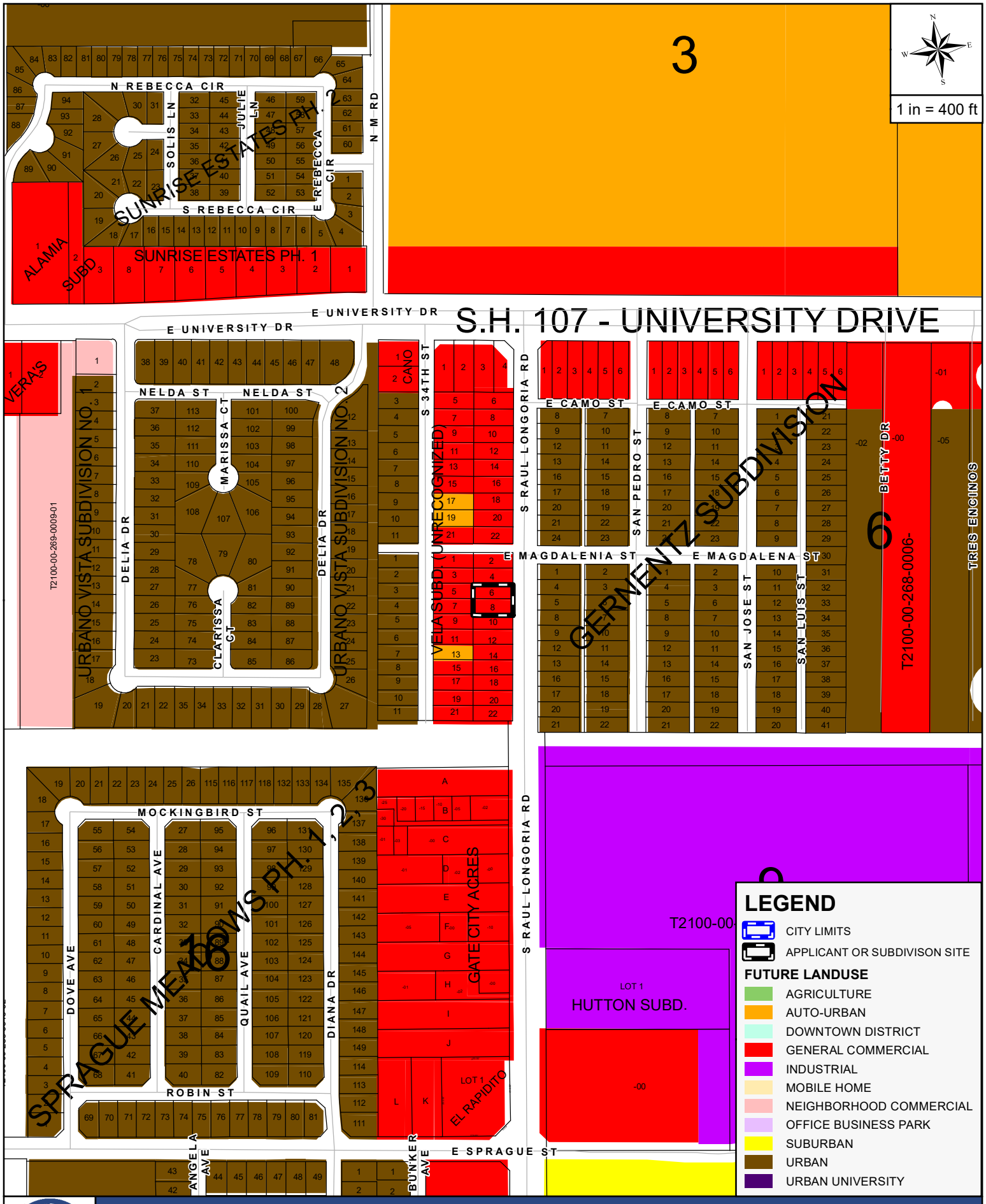


THE CITY OF EDINBURG TEXAS

ZONING MAP

APPLICANT AND/OR SUBDIVISION:

CARRANZA DEVELOPMENT



THE CITY OF EDINBURG TEXAS

FUTURE LANDUSE MAP

APPLICANT AND/OR SUBDIVISION:

CARRANZA DEVELOPMENT

Rezoning Request Site Photo

CARRANZA DEVELOPMENT

309 & 313 South Raul Longoria Road



Case # RZNE-2022-00066

THE CITY OF Edinburg

Planning & Zoning Department
415 W. University Drive
Edinburg, Texas 78539
(956) 388-8202

Zone Change Application

Date: May 9, 2022

1. Property Owner: CARRANZA DEVELOPMENT 2. Phone: (956) 627-4348

3. Mailing Address: 4119 CROSSPOINT BLVD

4. City: EDINBURG State: TEXAS Zip: 78539

5. Email Address: ADMIN@MYCJEHOME.COM 6. Cell No. (956) 207-0987

7. Agent: N/A 8. Agent's Phone: _____

9. Agent's Mailing Address: _____

10. City: _____ State: _____ Zip: _____

11. Agent's Email: _____

12. Address/Location being Rezoned: 313 & 309 S Raul Longoria

13. Legal Description of Property: 14. Property ID(s): 313950 +313952

LOT 6 & 8 BLOCK 2 VELA SUBDIVISION

15. Zone Change: From: NC5 To: UR - Urban Residential

16. Existing Land Use: RESIDENTIAL

17. Reason for Zone Change: RESIDENTIAL 8 PLEX

JULIO CARRANZA
(Please Print Name)

Signature

RECEIVED
JUN 08 2022

AMOUNT PAID $ 400.00 RECEIPT NUMBER _____

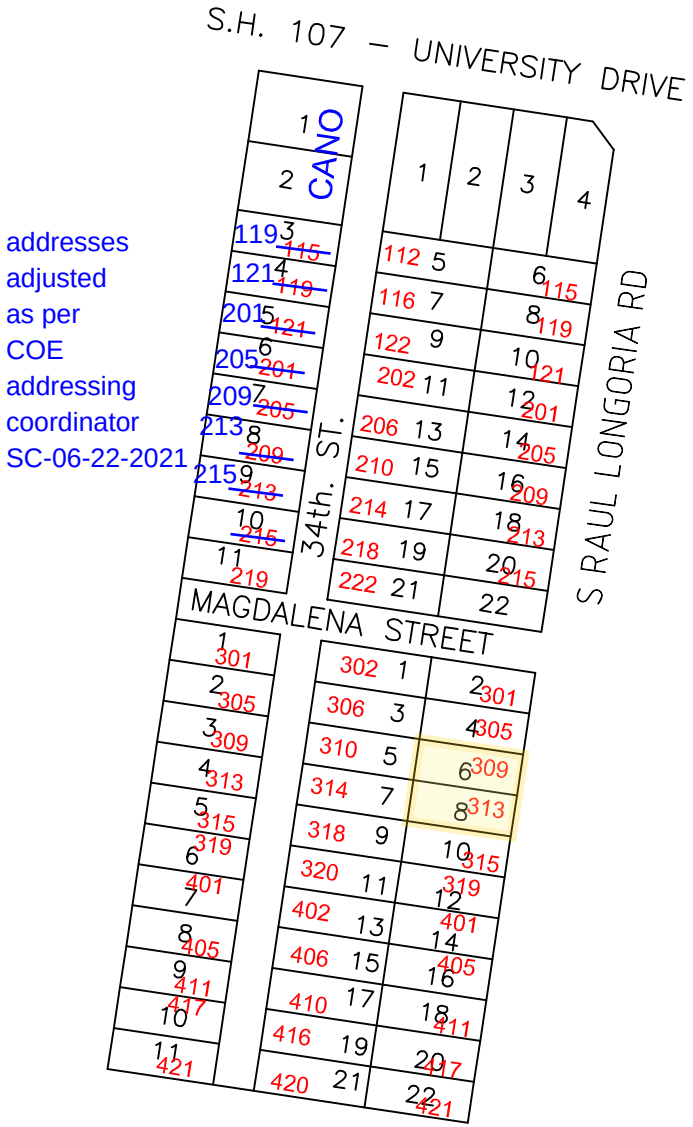
Name: _____

PUBLIC HEARING DATE (PLANNING & ZONING COMMISSION) – 4:00 PM: July 12

PUBLIC HEARING DATE (CITY COUNCIL) – 6:00 PM: Aug 2nd

(NOTE: BOTH MEETINGS ARE HELD AT THE EDINBURG CITY COUNCIL CHAMBERS)

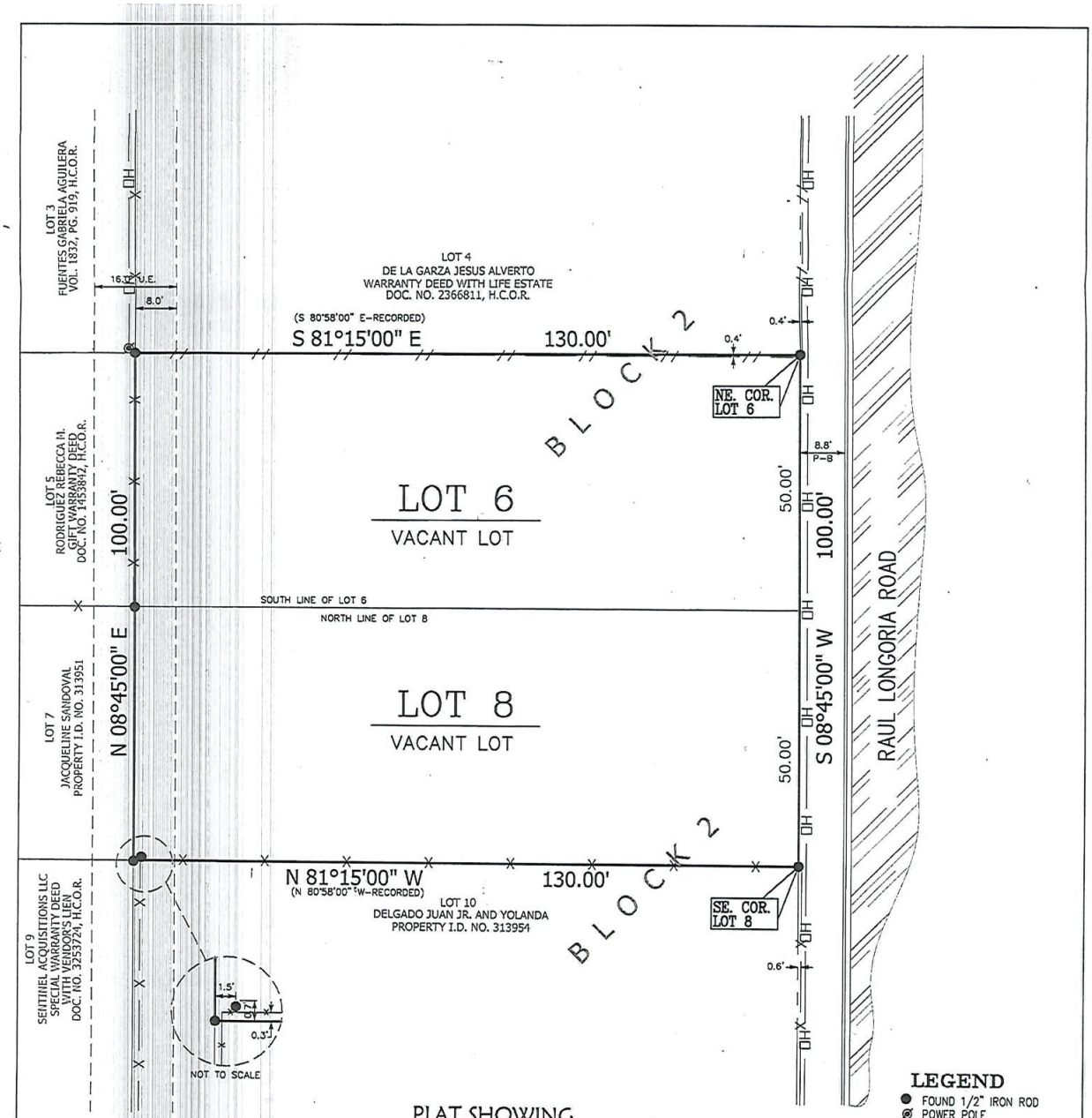
VELA SUBD. (UNRECOGNIZED)



addresses adjusted as per COE addressing coordinator SC-06-22-2021

N

9/27/2007 10:27:46 AM



PLAT SHOWING
ALL OF LOTS 6 AND 8, BLOCK 2,
UNRECORDED VELA SUBDIVISION,
A RESUBDIVISION OF LOT 7, SECTION 268,
TEXAS-MEXICAN RAILWAY COMPANY SURVEY,
HIDALGO COUNTY, TEXAS,
VOL. 1222, PG. 820, H.C.D.R.

LEGEND

- FOUND 1/2" IRON ROD
- POWER POLE
- -OH- OVERHEAD POWERLINE
- -//- WOOD FENCE
- -X- CHAINLINK FENCE
- U.E. UTILITY EASEMENT
- R.O.W. RIGHT OF WAY
- P-B PROPERTY LINE TO BACK OF CURB
- H.C.D.R. HIDALGO COUNTY DEED RECORDS
- H.C.O.R. HIDALGO COUNTY OFFICIAL RECORDS

FLOOD ZONE

ZONE "X" (SHADED)

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.

COMMUNITY-PANEL NUMBER: 480338 0020 E
MAP REVISED: JUNE 6, 2000

NOTES:

1. SURVEY IS VALID ONLY IF PRINT HAS ORIGINAL SEAL AND SIGNATURE OF SURVEYOR.
2. TITLE COMPANY: SIERRA TITLE CO.
   COMMITMENT OF No. 3194783
   EFFECTIVE DATE: APRIL 21, 2022
   ISSUED DATE: MAY 4, 2022
   FROM SCHEDULE B:
   10.b.- R.O.W. EASEMENT REC. IN VOL. 328, PG. 155, H.C.D.R. (BLANKET)
   10.b.- R.O.W. EASEMENT REC. IN VOL. 727, PG. 180, H.C.D.R. (BLANKET)
   10.d.- EASEMENTS, RIGHTS, RULES AND REGULATIONS IN FAVOR OF HIDALGO COUNTY IRRIGATION DISTRICT NO. 1. (BLANKET)
   10.e.- EASEMENTS OR CLAIMS OF EASEMENTS WHICH ARE NOT A PART OF THE PUBLIC RECORD.
4. MINIMUM FLOOR ELEVATIONS, SETBACK LINES, EASEMENTS AND RESTRICTIONS AS SHOWN ACCORDING TO THE MAP OF VELA SUBDIVISION.
5. THE EXISTENCE, IF ANY UNDERGROUND GAS LINES OR OTHER UNDERGROUND UTILITIES NOT SHOWN ON THIS SURVEY SHOULD BE THROUGHLY INVESTIGATED BY THE OWNER PRIOR TO ANY CONSTRUCTION ON THIS SITE. THE SURVEYOR HAS LIMITED HIS INVESTIGATION OF UNDERGROUND UTILITIES ON THIS SITE TO THAT WHICH CAN BE SEEN.
6. MINIMUM SETBACK LINE AS PER CITY ORDINANCE.

N
BEARING BASIS
EAST LINE OF LOTS 6 AND 8, BLOCK 2, VELA SUBDIVISION.
A RESUBDIVISION OF THE SOUTH 6.32 ACRES OF THE NORTH 14.40 ACRES OF LOT 7, SECTION 268, TEXAS-MEXICAN RAILWAY COMPANY SURVEY, VOL. 1222, PG. 820, H.C.D.R.
SCALE:1"=20'

THE UNDERSIGNED HEREBY CERTIFIES THAT THIS SURVEY AS DESCRIBED HEREON, WAS MADE ON THE GROUND ON 05/20/22 UNDER MY DIRECTION AND THAT THE ONLY IMPROVEMENTS ON THE PROPERTY ARE AS SHOWN, THAT THERE ARE NO VISIBLE ENCROACHMENTS, VISIBLE OVERLAPPING AGREEMENTS OR CONFLICTS, OR VISIBLE EASEMENTS EXCEPT AS SHOWN HEREON.

WILLIAM A. MANGUM, RPLS

WILLIAM A. MANGUM 4353 PROFESSIONAL LAND SURVEYOR

W & L MANGUM SURVEYING
2520 BUDDY OWENS BLVD.
McALLEN, TEXAS 78504
PHONE (956)249-8061
FIRM NUMBER 10113300
wlmangumsurveying@gmail.com

DATE: 05-23-22 JOB No.2022.05.33 BOOK: R, PG. X

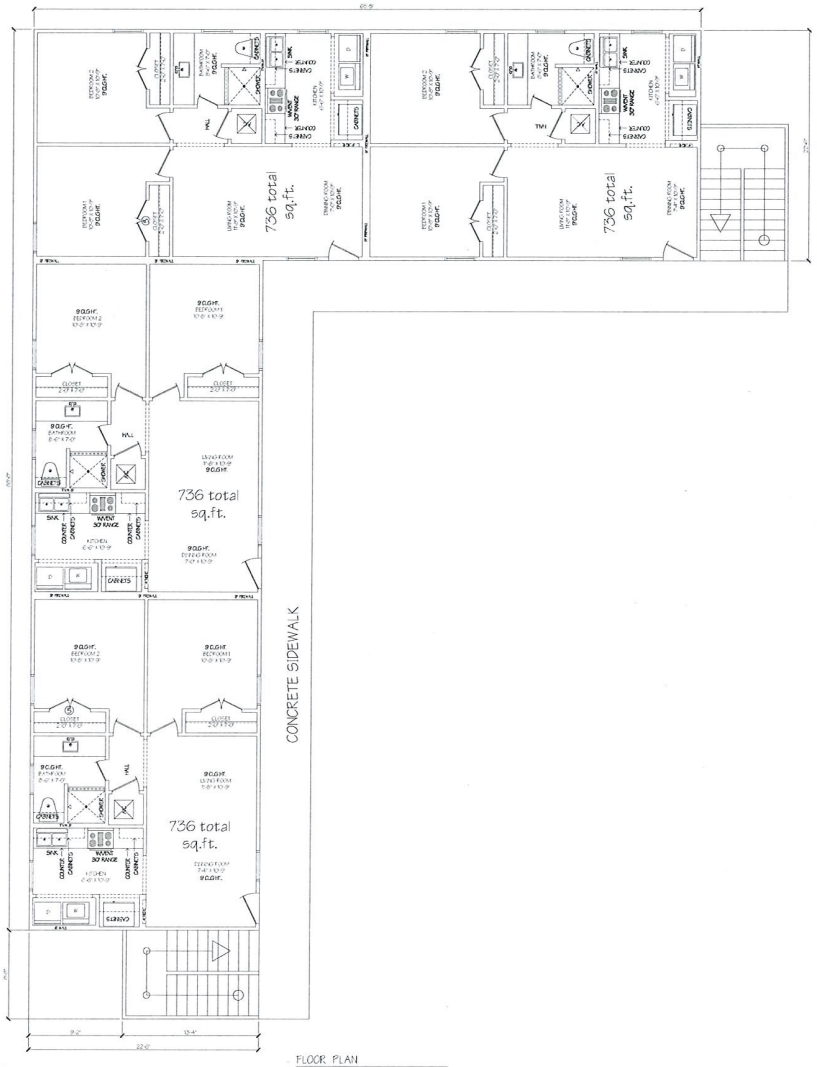
T.B.P.L.S. PHONE NO. 512-239-5263

© COPYRIGHT 2022 W & L MANGUM SURVEYING ALL RIGHTS RESERVED

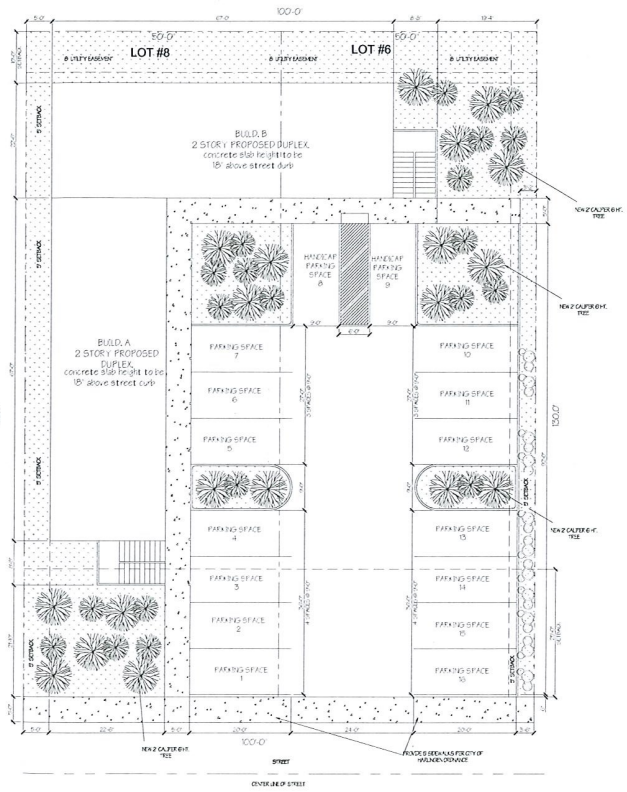
BORROWER: CARRANZA DEVELOPMENT, LLC

RECEIVED
JUN 08 2022

Name: _____



FLOOR PLAN



SITE PLAN

UNIT: 1	736 SQ. FT.
UNIT: 2	736 SQ. FT.
UNIT: 3	736 SQ. FT.
UNIT: 4	736 SQ. FT.
UNIT: 5	736 SQ.FT.
UNIT: 6	736 SQ.FT.
UNIT: 7	736 SQ.FT.
UNIT: 8	736 SQ.FT.
TOTAL AREA:	5,888 SQ. FT.

STRUCTURA
DESIGN GROUP
RESIDENTIAL & COMMERCIAL DESIGNS
WWW.STRUCTURAGROUP.NET
Carlos Vasquez
956-592-2484
STRUCTURADESIGNGROUP@GMAIL.COM
MEMBER
AIBD
AMERICAN INSTITUTE of BUILDING DESIGN

RECEIVED
JUN 08 2022
Name:

CONFIDENTIAL AGREEMENT
THIS DRAWING AND ITS CONTENTS, SPECIFICATIONS AND DESIGN CONTENTS ARE PROPRIETARY INFORMATION AND MAY NOT BE REPRODUCED, DISCLOSED OR USED IN CONSTRUCTION WITHOUT WRITTEN CONSENT FROM STRUCTURA DESIGN GROUP

DISCLAIMER
ALL PRINTED DIMENSIONS SHALL RULE OVER SCALE DIMENSIONS ON THESE DRAWING. IT IS THE CONTRACTORS RESPONSIBILITY TO VERIFY ALL DIMENSIONS ON THE PROJECT & NOTIFY STRUCTURA DESIGN GROUP IN WRITING OF ANY DISCREPANCIES FROM DIMENSIONS, SPECIFICATIONS AND/OR CONDITIONS. ALL PROJECT CONSTRUCTION SHALL BE IN ACCORDANCE WITH LATEST ADOPTED INTERNATIONAL RESIDENTIAL CODE, STATE AND LOCAL CODES.

PREPARED FOR:
CJE CONSTRUCTION

PROJECT INFO:
8PLEX
RAUL LONGORIA ROAD
LOT 6& 8 BLOCK 2
VELA SUBDIVISION
HIDALGO COUNTY , TX.

SDG PROJECT #: STRU 22-081

DRAWN BY: R.CABALLERO
REVISED BY:

DATE: 03JUN22

SCALE: 3/16"=1'-0"

DATE REVISED:

DWG TITLE: PROPOSED PLAN

SHEET: 1
OF: 1

City of Edinburg

PLANNING & ZONING COMMISSION

Regular Meeting: July 12, 2022

COMPREHENSIVE PLAN AMENDMENT AND REZONING REQUEST

AGENDA ITEM:

Consider the Comprehensive Plan Amendment from Industrial Uses to Auto-Urban Uses and the Rezoning Request from Commercial General (CG) District to Auto-Urban Residential (AU) District, being a 15.846 acre tract of land consisting of 5.872 acres out of Lot 11, all of Lot 12 and 4.444 acres out of Lot 13, Subdivision "C", Original Townsite, Amended City of Edinburg, located at 221 East Schunior Street, as requested by Treviño Engineering on behalf of Mel Phillip, Tide Products, Inc.

DESCRIPTION / SCOPE:

The applicant is requesting the change of zone to establish a multifamily residential subdivision at this location.

The property has an "L" shape and is located around the true corner of East Schunior Street and North Closner Boulevard. The lot has 955 ft. of frontage on East Schunior Street and 440 ft. of frontage on North Closner Boulevard. The tract consists of 15.846 acres and is vacant. The requested zoning designation is the primary residential district, intended to permit a wide range of residential use and encourage a variety of housing types. The proposed use is for a multifamily residential development.

The property is currently zoned Commercial General (CG) District. The surrounding zoning is Industrial (I) District to the north, Urban Residential (UR) and Commercial General (CG) Districts to the south, Urban Residential (UR) District to the east, and Commercial General (CG) District to the west. Adjacent land uses are light industrial to the north, residential and commercial to the south, multifamily residential to the east, and commercial to the west. The future land use designation is for industrial uses at this location.

Staff received a Zone Change Application for the subject property on January 7, 2022, and this request was brought before this Board at its regular meeting of February 8, 2022. Concerned citizens at this meeting inquired about possible contamination at the proposed site. Subsequently, the item was tabled. Since that time an environmental site assessment has been conducted by an independent engineering firm. A revised Zone Change Application and site plan were received on June 13, 2022. Rezoning is needed to accommodate the proposed multifamily subdivision.

Staff mailed a notice of the public hearing to 47 neighboring property owners on Friday, July 1, 2022, and had received no comments in favor or against this request at the time this report was prepared. Notice of this public hearing will be published in the newspaper on July 27, 2022.

ESTIMATED TIMELINE:

The recommendation of approval or denial of this public hearing is scheduled for consideration by the City Council on August 16, 2022. City Council's decision is the final step in the zoning process for this property. If denied the applicant may not request the proposed zoning classification for a 12 month period from the date of denial.

STAFF RECOMMENDATION:

Staff recommends approval of the Comprehensive Plan Amendment from Industrial Uses to Auto-Urban Uses and the Rezoning Request from Commercial General (CG) District to Auto-Urban Residential (AU) District based on adjacent zoning and land uses.

If approved, the applicant will need to comply with all requirements during the permitting process including compliance with subdivision regulations, building and fire codes, fire protection, parking, landscape buffer-yards, solid waste services, utility, and any other City requirements, as applicable.

JUSTIFICATION:

Staff recommendation is based on adjacent zoning and land uses. The proposed multifamily use is compatible with existing multifamily and other high-density residential uses in the area. The proposed use should not create a conflict with adjacent commercial or light industrial uses and is suitable for a zoning transitional area such as this one.

Prepared by:
D. Austin Colina
Planner I

Reviewed by:
Rita Lee Guerrero
Management Analyst

MEETING DATES:
PLANNING & ZONING COMMISSION – 7/12/2022
CITY COUNCIL – 8/16/2022
DATE PREPARED – 6/29/2022

STAFF REPORT
GENERAL INFORMATION

APPLICATION: Comprehensive Plan Amendment from Industrial Uses to Auto-Urban Uses and the Rezoning Request from Commercial General (CG) District to Auto-Urban Residential (AU) District

APPLICANT: Mel Phillip

AGENT: Iden I. Treviño

LEGAL: A 15.846 acre tract of land consisting of 5.872 acres out of Lot 11, all of Lot 12 and 4.444 acres out of Lot 13, Subdivision "C", Original Townsite, Amended City of Edinburg

LOCATION: 221 East Schunior Street

LOT/TRACT SIZE: 15.846 acres

CURRENT USE: Vacant

PROPOSED USE: Multi-family residential

EXISTING ZONING: Commercial General (CG) District

ADJACENT ZONING:
North – Industrial (I) District
South – Urban Residential (UR) and Commercial General (CG) Districts
East – Urban Residential (UR) District
West – Commercial General (CG) District

LAND USE PLAN: Industrial

PUBLIC SERVICES: City of Edinburg Water and Sewer

RECOMMENDATION: Staff recommends approval of the Comprehensive Plan Amendment from Industrial Uses to Auto-Urban Uses and the Rezoning Request from Commercial General (CG) District to Auto-Urban Residential (AU) District

COMPREHENSIVE PLAN AMENDMENT
REZONING REQUEST
MEL PHILLIP

EVALUATION

The following is staff's evaluation of the request.

1. The land use pattern for this area of the community consists of high-density residential mixed with commercial and light industrial uses.

2. The applicant is requesting the change of zone to construct a multifamily residential development.

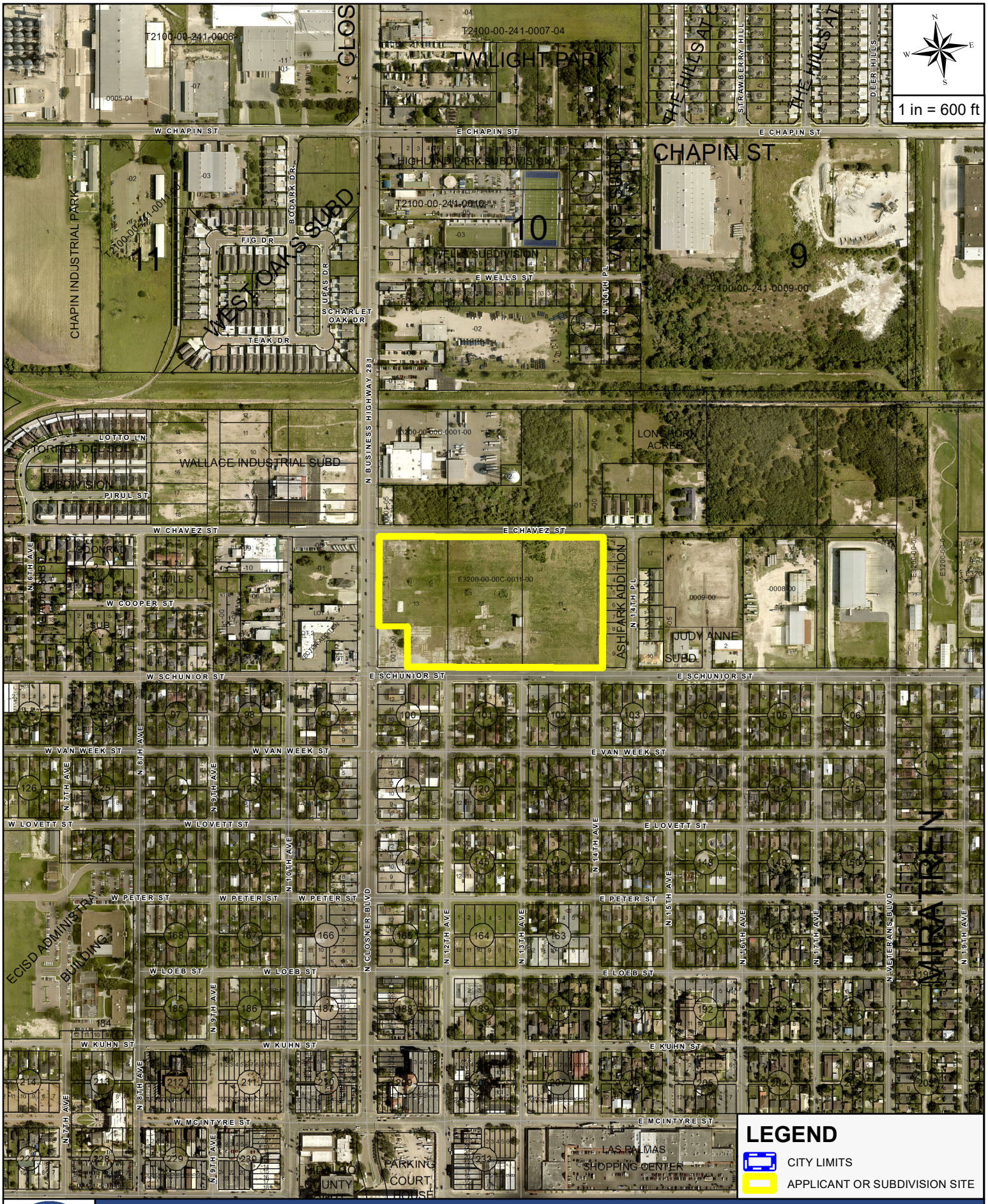
3. Multifamily use is suitable for a transitional area between commercial and residential uses such as this one.

Staff recommends approval of the Comprehensive Plan Amendment from Industrial Uses to Auto-Urban Uses and the Rezoning Request from Commercial General (CG) District to Auto-Urban Residential (AU) District based on the adjacent zoning and land uses. The intended use is compatible with the high-density residential land uses adjacent to the subject property. The requested zoning and proposed use should not present a conflict with nearby commercial and industrial uses. The proposed use is not in keeping with the Future Land Use Plan for this location.

If approved, the applicant will need to comply with all requirements during the permitting process including compliance with subdivision regulations, building and fire codes, fire protection, parking, landscape buffer-yards, solid waste services, utility, and any other City requirements, as applicable.

Staff mailed a notice of the public hearing to 47 neighboring property owners on Friday, July 1, 2022, and had received no comments in favor or against this request at the time this report was prepared. Notice of this public hearing will be published in the newspaper on July 27, 2022.

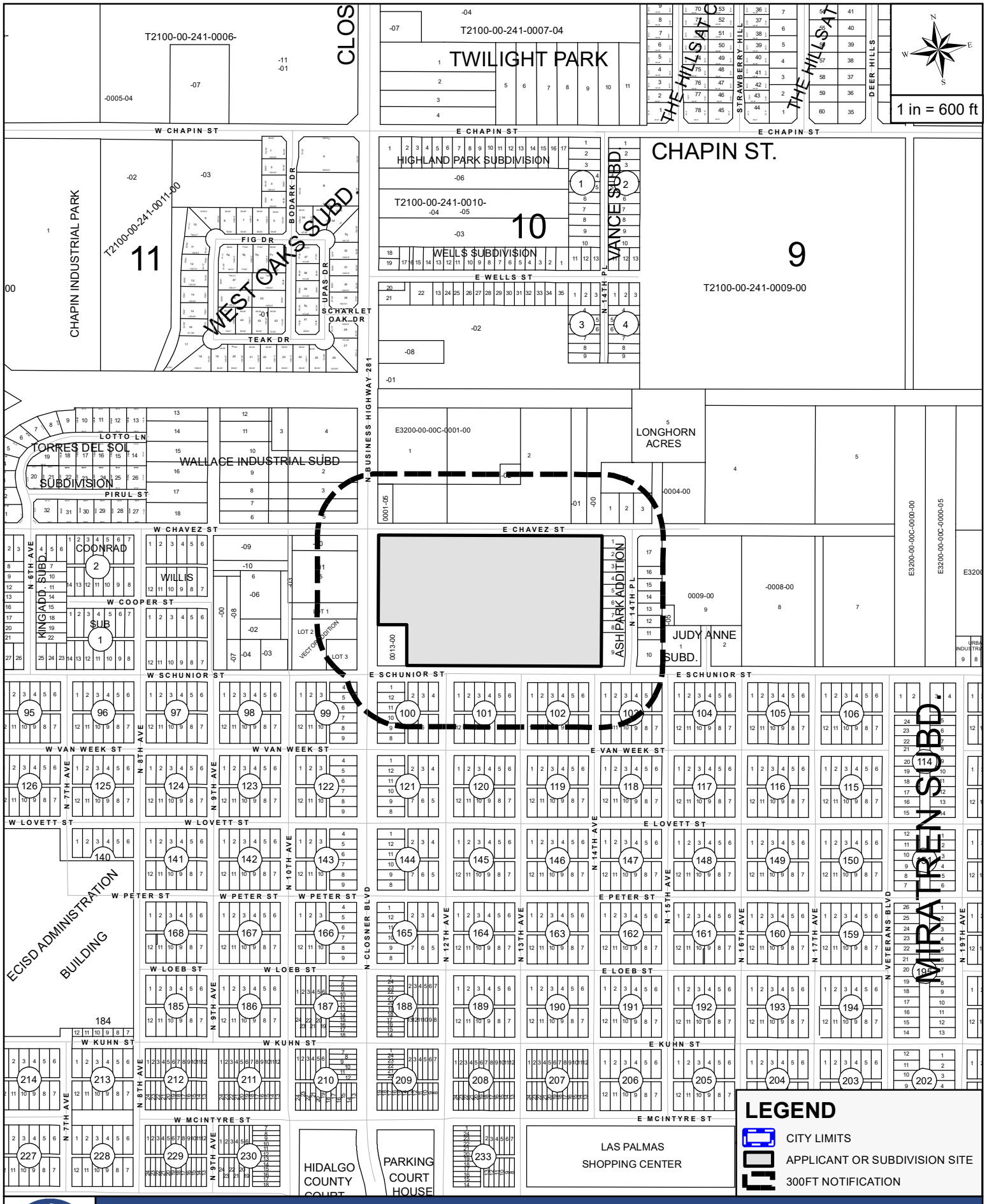
ATTACHMENTS: Aerial Photo
Site Map
Zoning Map
Future Land Use Map
Photo of site
Exhibits

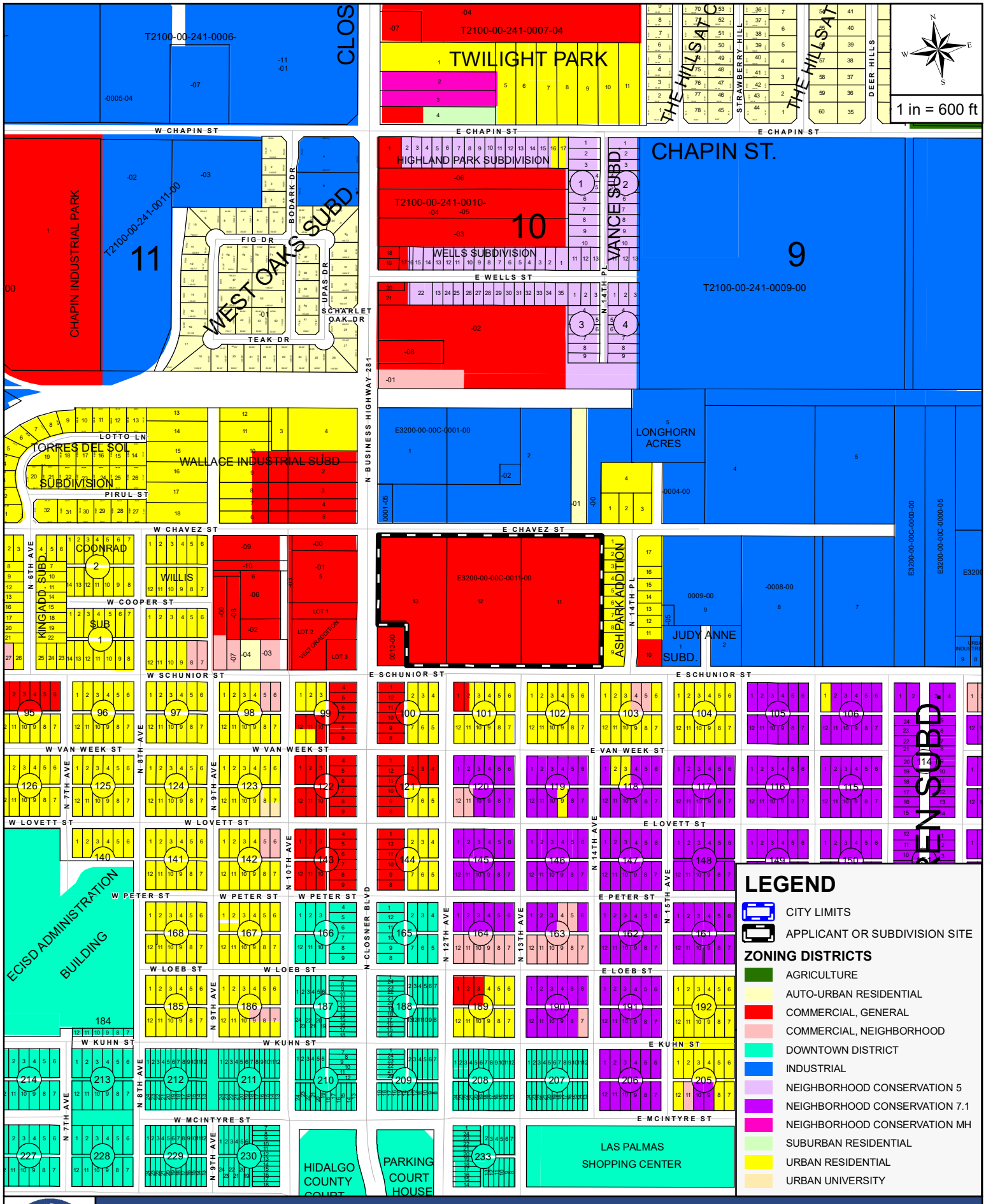


AERIAL MAP

APPLICANT AND/OR SUBDIVISION:

TREVINO ENGINEERING / TIDE PRODUCTS INC


1 in = 600 ft
CHAPIN ST.
TWILIGHT PARK
T2100-00-241-0007-04
T2100-00-241-0006-
HIGHLAND PARK SUBDIVISION
T2100-00-241-0010-
WELLS SUBDIVISION
VANCE SUBD.
T2100-00-241-0009-00
CHAPIN INDUSTRIAL PARK
T2100-00-241-0011-00
WEST OAKS SUBD.
BODARK DR
FIG DR
UPAS DR
SCHARLET OAK DR
TEAK DR
E WELLS ST
N 14TH PL
N BUSINESS HIGHWAY 281
TORRES DEL SOL SUBDIVISION
LOTTO LN
PIRUL ST
WALLACE INDUSTRIAL SUBD
E3200-00-00C-0001-00
LONGHORN ACRES
E3200-00-00C-0000-00
E3200-00-00C-0000-05
W CHAVEZ ST
E CHAVEZ ST
KINGADD SUBD
N 6TH AVE
CONRAD
WILLIS
W COOPER ST
SUB
VECTOR ADDITION
LOT 1
LOT 2
LOT 3
ASHPARK ADDITION
JUDY ANNE SUBD.
0009-00
-0008-00
W SCHUNIOR ST
E SCHUNIOR ST
W VAN WEEK ST
E VAN WEEK ST
W LOVETT ST
E LOVETT ST
W PETER ST
E PETER ST
W LOEB ST
E LOEB ST
W KUHN ST
E KUHN ST
W MCINTYRE ST
E MCINTYRE ST
N 7TH AVE
N 8TH AVE
N 9TH AVE
N 10TH AVE
N 12TH AVE
N 13TH AVE
N 14TH AVE
N 15TH AVE
N 16TH AVE
N 17TH AVE
N 19TH AVE
N CLOSNER BLVD
N VETERANS BLVD
MIRATREN SUBD
ECISD ADMINISTRATION BUILDING
HIDALGO COUNTY COURT
PARKING COURT HOUSE
LAS PALMAS SHOPPING CENTER
LEGEND
CITY LIMITS
APPLICANT OR SUBDIVISION SITE
300FT NOTIFICATION
MAILOUT AND SITE MAP
APPLICANT AND/OR SUBDIVISION:
TREVINO ENGINEERING / TIDE PRODUCTS INC

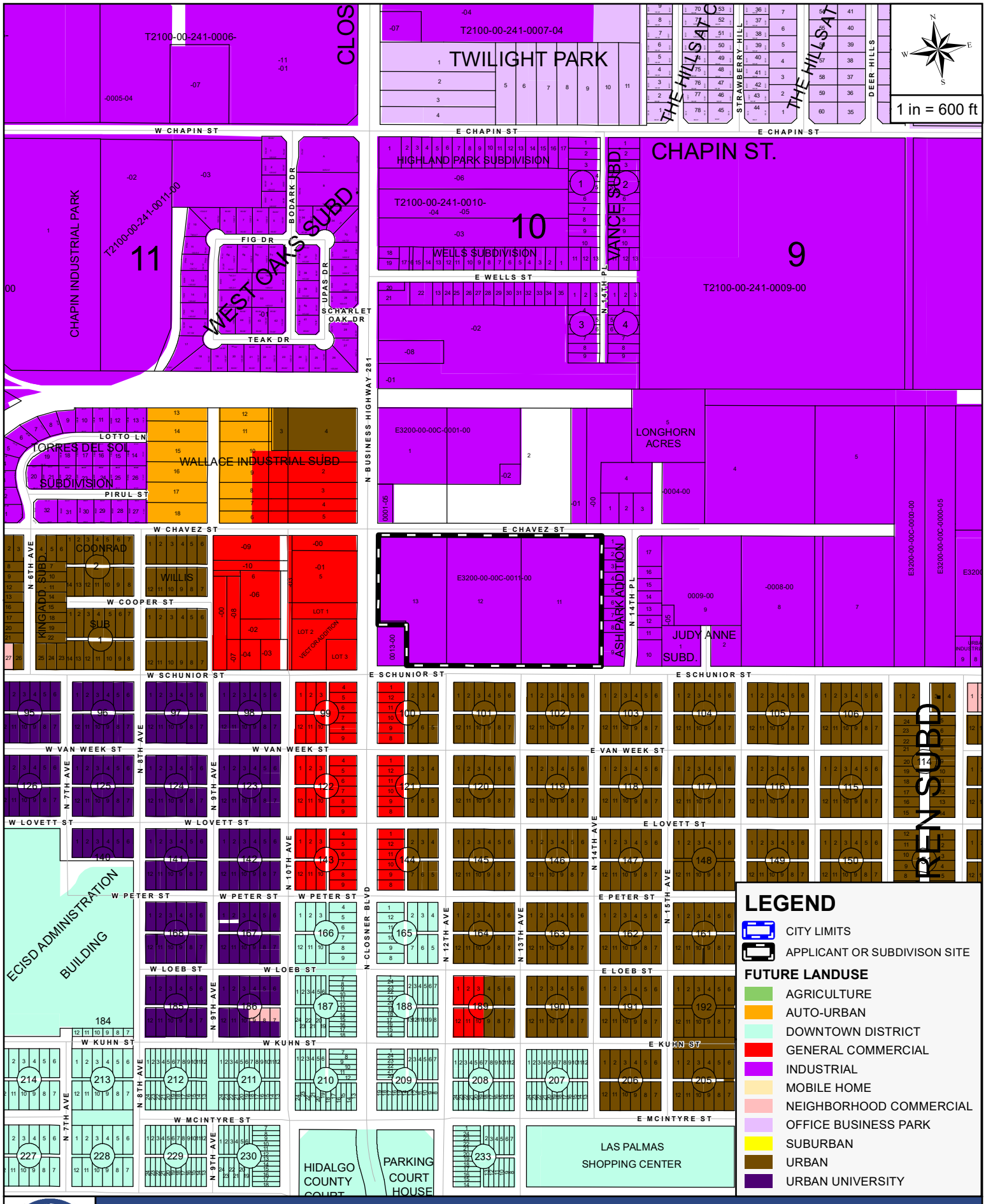


THE CITY OF EDINBURG TEXAS

ZONING MAP

APPLICANT AND/OR SUBDIVISION:

TREVINO ENGINEERING / TIDE PRODUCTS INC



THE CITY OF EDINBURG TEXAS

FUTURE LANDUSE MAP

APPLICANT AND/OR SUBDIVISION:

TREVINO ENGINEERING / TIDE PRODUCTS INC

Rezoning Request Site Photo

TREVIÑO ENGINEERING - MEL PHILLIP, TIDE PRODUCTS, INC.

221 East Schunior Street



Case # R2NE-2022-0067

THE CITY OF Edinburg

Planning & Zoning Department
415 W. University Drive
Edinburg, Texas 78539
(956) 388-8202

Zone Change Application

Date: June 10, 2022

1. Name: MEL PHILLIP 2. Phone: (956) 358-1212

3. Mailing Address: 601 PECAN SUITE 180

4. City: MCALLEN State: TEXAS Zip: 78501

5. Email Address: mlopez@urbancitytx.com 6. Cell No. (956) 358-1212

7. Agent: IDEN I. TREVINO 8. Agent's Phone: (956) 283-8847

9. Agent's Mailing Address: 200 S. 10TH ST. SUITE 1303

10. City: MCALLEN State: TEXAS Zip: 78501

11. Agent's Email: ident@trevinoengineering.com, karime@trevinoengineering.com

221 E SCHUNIOR ST

12. Address/Location being Rezoned: N. CLOSNER BLVD AND SCHUNIOR STREET

13. Legal Description of Property: 14. Property ID(s): 163895

A 15.846-ACRE TRACT OF LAND CONSISTING 5.872 ACRES OUT OF LOT 11, ALL OF LOT 12 (5.530 ACRES), AND 4.444 ACRES OUT OF LOT 13, SUBDIVISION "C", ORIGINAL TOWNSITE, AMENDED CITY OF EDINBURG, MAP OR PLAT THEREOF RECORDED IN VOLUME 1, PAGE 23, HIDALGO COUNTY MAP RECORDS, HIDALGO

15. Zone Change: From: CG - Commerical General To: AU - Auto-Urban Residential

16. Existing Land Use: Agriculture

17. Reason for Zone Change: New subdivision

Iden I. Trevino
(Please Print Name)

Signature

AMOUNT PAID $ 400.00 RECEIPT NUMBER

Viewed 6-13 Amk.

PUBLIC HEARING DATE (PLANNING & ZONING COMMISSION) – 4:00 PM: July 12

PUBLIC HEARING DATE (CITY COUNCIL) – 6:00 PM:

(NOTE: BOTH MEETINGS ARE HELD AT THE EDINBURG CITY COUNCIL CHAMBERS)

1-23

AMENDED MAP
OF
EDINBURG IN HIDALGO COUNTY, TEXAS.

DEDICATION OF THE STREETS, AVENUES, ALLEYS ETC. OF EDINBURG, TEXAS.

This dedication of the streets, avenues, alleys and roadways, of this the amended town plat of the town of Edinburg, Hidalgo County, Texas, is made with the express reservation in The Edinburg Townsite Co., of the right to occupy and use said streets, avenues, alleys and roadways and the space beneath them for the purpose of erecting, constructing and operating plants, pipe lines, pile and lines of for the transportation and sale of water, heat, light and power, and for telephone and telegraph lines, and for the purpose of operating lines of trains for the carriage of freight and passengers, and for the construction and operation of sewers and drains within the said town of Edinburg and to construct and maintain pipes, canal and ditches and their appurtenances for irrigation and drainage purposes, on along and beneath the streets, avenues, alleys and roadways abutting more lots, all of said rights, privileges and franchises in the streets, avenues alleys and roadways aforesaid are and shall be the property of and shall be used and exercised by the said "The Edinburg Townsite Company" or by any person or persons, corporation or corporations, to whom such rights, privileges and franchises may be respectively assigned by The Edinburg Townsite Co.

WITNESS the name of said corporation, signed by its President, with its corporate seal here to affixed attested by its Secretary, this, the 6th day of August, A.D. 1914

{Seal} Attest {J. R. Alamia} Secretary

The Edinburg Townsite Co
By {John Closner} President

STATE OF TEXAS
COUNTY OF HIDALGO } Before me, the undersigned authority on this day personally appeared John Closner and J. R. Alamia, to me well known to be the persons whose names are subscribed to the foregoing instrument and acknowledge to me that The Edinburg Townsite Company by them, the said John Closner, as president, and the said J. R. Alamia, as Secretary, signed, sealed with the corporate seal, and delivered the foregoing for the purposes and consideration therein expressed and in the capacity therein stated.

Given under my hand and seal of office, this the 6th of Aug, A.D. 1914.

{Seal} {W. H. Ibbetson}
NOTARY PUBLIC IN AND FOR HIDALGO, COUNTY, TEXAS.

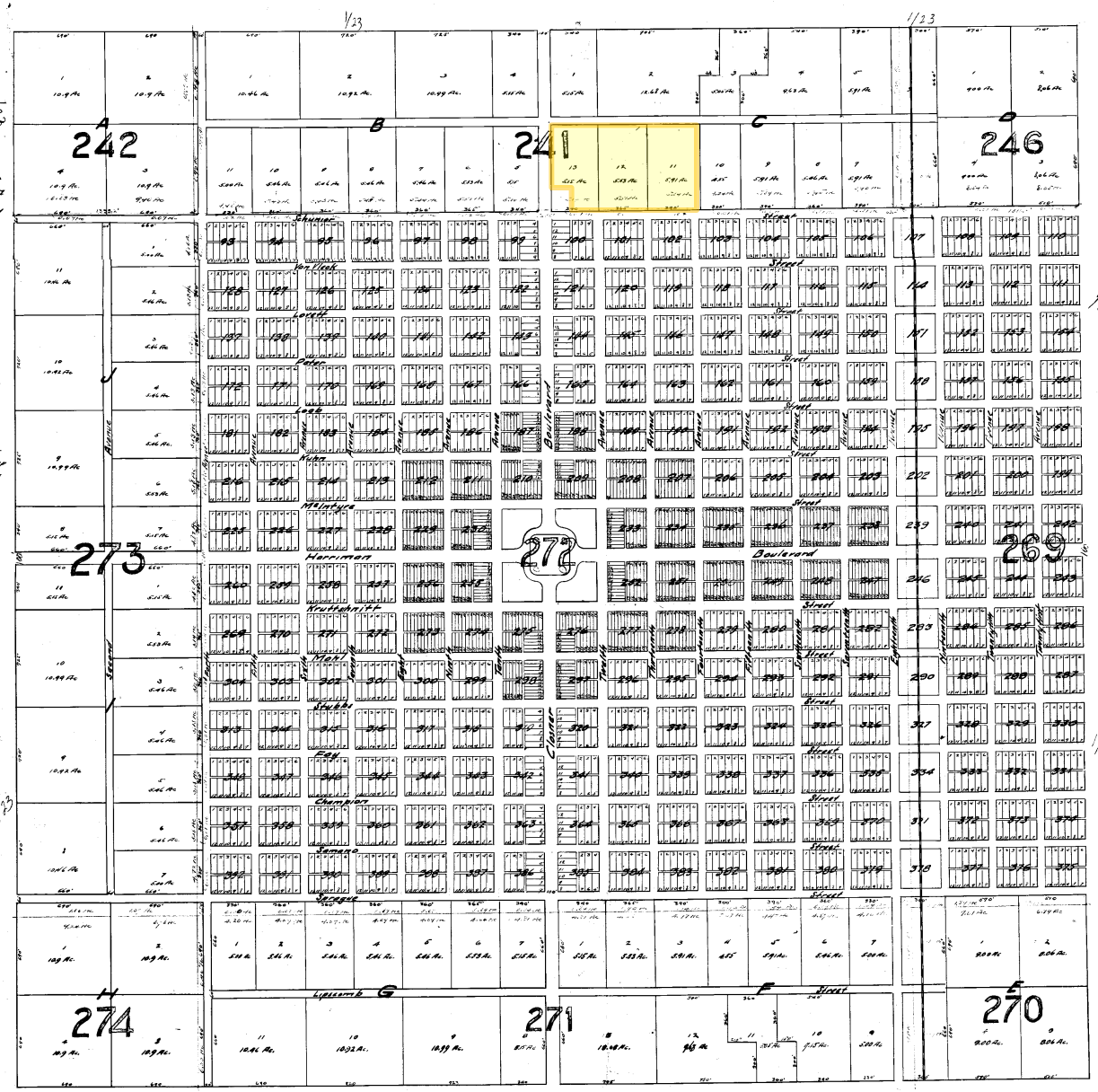
STATE OF TEXAS
COUNTY OF HIDALGO } I, Fred Warren Civil Engineer and surveyor, do hereby testify that the foregoing map of the town of Edinburg, platted by the Edinburg Townsite Company, of the County of Hidalgo, State of Texas, is a true and complete map of the said town, as surveyed by me for the said Edinburg Townsite Company, and of the blocks, lots streets alleys and recreations as actually surveyed and platted.

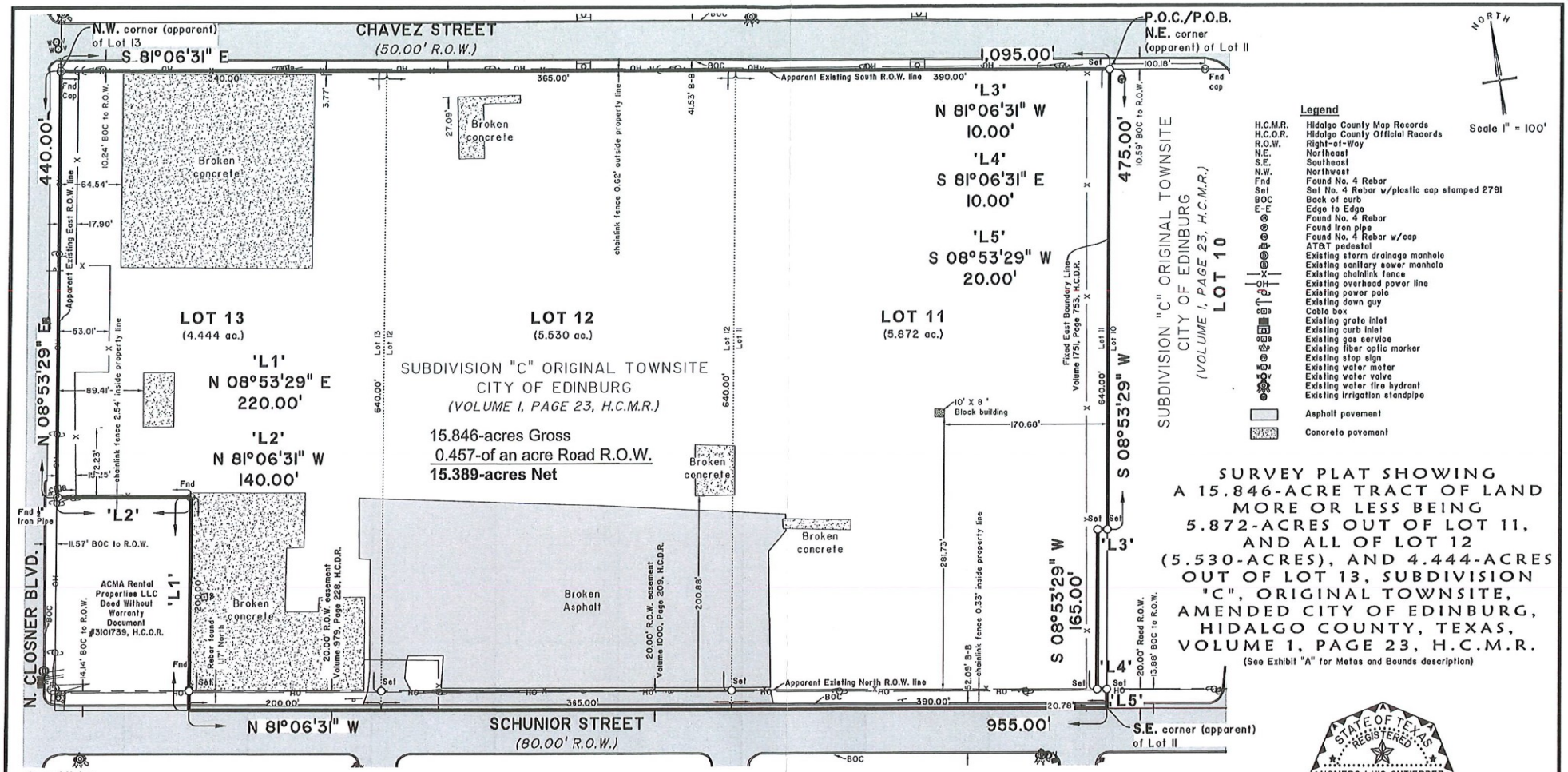
WITNESS my hand, this the 6th day of August, A.D. 1914.

{Fred Warren} CIVIL ENGR. and SURVEYOR.

Subscribed and sworn to before me, this the 6th day of Aug, A.D. 1914

{W. H. Ibbetson}
{Seal} Notary Public in and for Hidalgo County, Texas.





SURVEY PLAT SHOWING A 15.846-ACRE TRACT OF LAND MORE OR LESS BEING 5.872-ACRES OUT OF LOT 11, AND ALL OF LOT 12 (5.530-ACRES), AND 4.444-ACRES OUT OF LOT 13, SUBDIVISION "C", ORIGINAL TOWNSITE, AMENDED CITY OF EDINBURG, HIDALGO COUNTY, TEXAS, VOLUME 1, PAGE 23, H.C.M.R.

(See Exhibit "A" for Metes and Bounds description)

General Notes:

1. Survey is valid only if print has original electronic seal and signature of surveyor.
2. Bearing basis as per the NAD 1983 State Plane Texas South FIPS 4205 Feet.
3. Commitment of Title Insurance issued by First American Title Guaranty Company
   Reference: Tide Products, Inc. a Corporation
   To: Urban City Developers, LLC
   GF: No. 173800
   Also, see Schedule B. 10.a thru 10.n for additional easement and property matters.
4. Homero L. Gutierrez did not research or prepare a title report or abstract of title on the above property.
5. Building, zoning, platting and/or regulatory laws and/or ordinances of any municipal and/or other governmental authority will apply.
6. The existence, if any underground gas lines or other underground utilities not shown on this survey should be thoroughly investigated by the owner prior to any construction on this site. The Surveyor has limited his investigation of underground utilities on this site to that which can be seen.
7. Surveyor's statement: The property corners of the tract surveyed were staked out based on the best fit of monuments found for this property and others within the immediate vicinity, taking into account the intent of the surveyors' original foot steps. A survey of the original mother tracts to correctly establish minor discrepancies that were found in the property corners would not be a feasible option for the parties concerned. The client has been made aware of any discrepancies found and the respective action taken to stake out his property as per the found and set monuments shown hereon.
8. Flood Zone "X" - Areas determined to be outside 500-year floodplain.
   Community Panel No. 480338 0015E
   Map Revised: May 14, 2001
   Revised to Reflect LOMR Dated: May 14, 2001

I, Homero L. Gutierrez, a registered professional land surveyor in the State of Texas, hereby state that this survey is true and was correctly made on the ground on 08/03/2021 under my direction, that the existing improvements on the ground are as shown, and that there are no visible encroachments, protrusions, apparent conflicts and visible easements, except as shown hereon.

Homero Luis Gutierrez

Homero Luis Gutierrez, RPLS No. 2791
Date: 01/03/2021

STATE OF TEXAS REGISTERED HOMERO LUIS GUTIERREZ 2791 PROFESSIONAL LAND SURVEYOR

HOMERO L. GUTIERREZ
P.O. Box 548
McAllen, Texas 78505
(956) 369-0988

REV.: 01/03/2021
DATE: 08/10/2021 JOB No.: HLG21-135

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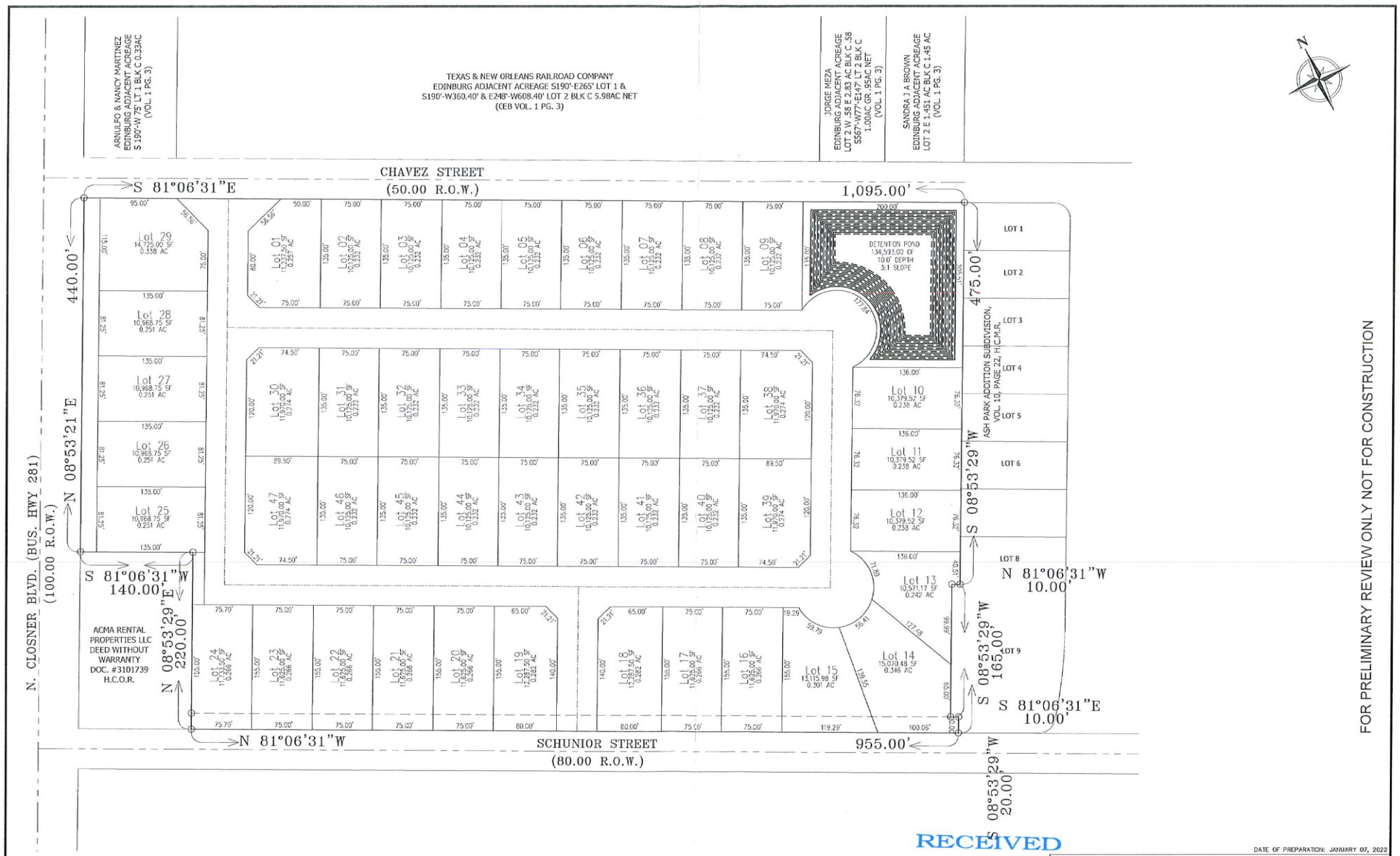

FOR PRELIMINARY REVIEW ONLY NOT FOR CONSTRUCTION

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Name:

SITE PLAN

SCALE: 1"=50'

DATE OF PREPARATION: JANUARY 07, 2022

TREVIÑO ENGINEERING
FIRM No. F-7906
TEL No. (956) 283-8847
200 S. 10th St. Ste. 1303
McAllen, Texas 78501
ident@trevinoengineering.com

LIMITED PHASE II
ENVIRONMENTAL SITE ASSESSMENT

15.5 Acre Tract
Corner of Shunior and Closner
Edinburg, Texas

Prepared for:

Urban City Developers
4501 West Expressway 83, Ste. 10
McAllen, Texas 78501

Prepared by:

ATLAS Engineering Consultants, LLC
TBPE Firm No. 17057
2820 Gull
McAllen, Texas 78504
(956) 379-3857

ATLAS Project No. CV21-024
June 10, 2022

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Name: _____

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Boring Logs
LABORATORY ANALYTICAL REPORTS AND CHAN OF CUSTODY RECORDS
SITE PHOTOGRAPHS

GENERAL INFORMATION

Project Number: CV21-024

Consultation Information:
ATLAS Engineering Consultants
2820 Gull
McAllen, Texas 78504
Phone: 956.379-3857
E-mail Address: lcastillo.atlas@gmail.com
Inspection Date: 07/19/2021
Report Date: 06/10/2022

Site Information:
15.5 Acre Tract
Northeast corner of Shunior & North Closner
Edinburg, Texas
County: Hidalgo
Latitude, Longitude: 26.3090, 98.1591
Site Access Contact: Mr. Marco Lopez

Client Information:
Urban City Developers
4501 West Expressway 83, Ste. 10
McAllen, Texas 78501
Contract/Proposal#: CVP21-009
Authorization Date: 06/21/2021
Authorization Party: Mr. Marco Lopez
Owner

Site Assessor:
Environmental Professional:

Lucas Castillo Jr., P.E.
Environmental Professional

Certifications:

I declare that, to the best of my professional knowledge and belief, I meet the definition of Environmental Professional as defined in 312.10 of this part. I have the specific qualifications based on education, training, and experience to assess a property of the nature, history, and setting of the subject property. I have developed and performed the all appropriate inquiries in conformance with the standards and practices set for the in 40 CFR Part 312.

Lucas Castillo Jr., P.E. – Environmental Professional

1. EXECUTIVE SUMMARY

ATLAS has conducted a Limited Phase II Environmental Site Assessment (ESA) of a vacant tract of land located on the northeast quadrant of the intersection of East Shunior and North Closner Boulevard in Edinburg, Hidalgo County, Texas. This assessment was performed in general accordance with scope and limitations of the American Society for Testing and Materials (ASTM) Standard E 1903-11 *Standard Practice for Environmental Site Assessments: Phase II Environmental Site Assessments* and the contract between ATLAS and Urban City Developers dated June 21, 2021. This limited assessment was performed for and can be relied upon by Urban City Developers. Any exceptions or deletions from the scope of work are described in Section 2.4 of this report.

The subject property consists of approximately 15.5 acres and is currently vacant. An assessment performed on the property (ATLAS Project No. CV21-015, dated June 24, 2021) revealed a Historic Recognized Environmental Condition (REC) for a facility previously located near the subject property's southwest corner. Tide Products, listed at 800 North Closner Boulevard, was registered under the Leaking Petroleum Storage Tank database (LPST, ID: 109879) and Industrial Hazardous Waste database. The facility previously utilized five underground storage tanks (USTs) installed circa the mid-1970s and removed in the mid-90s. The tanks stored diesel and gasoline fuel.

A release was reported in 1995 for this facility. Records from the Texas Commission of Environmental Quality (TCEQ) document the vertical extent of contamination has been defined and the assessment results that groundwater is not affected.

The general vicinity of the property can be described as commercial/residential. The adjoining properties are fully developed. Commercial and residential properties are located to the north, east and south. Various commercial entities (Stripes, Fast Eddies, Subway, Spin Plus Laundromat) are located to the west beyond North Closner Boulevard.

The scope of this Limited Phase II ESA was intended to determine the absence or presence of chemicals of concern (COC) at the subject site from past historical site uses. In addition, information gathered from these limited sampling and testing activities may serve for establishing limited soil background conditions/characteristics prior to any new activities or use of the property. This Limited Phase II assessment involved performing six (6) soil test borings and the collection and testing of subsurface soil samples.

For this purpose, a comparison of target constituents/analytes concentration results obtained from the site to respective constituent action levels established by the Texas Commission on Environmental Quality (TCEQ) under the Texas Risk Reduction Program (TRRP 30 TAC Chapter 350) was performed.

Composite subsurface soil samples were obtained at the subject property and were submitted for testing to the analytical laboratory for Metals, Total Petroleum Hydrocarbon (TPH) and Purgeable Aromatics analysis.

Based on the findings of this limited assessment, the concentration levels for arsenic, barium and lead exceed the Texas Risk Reduction Program (TRRP) Tier 1 Median Background Concentration levels but were below the Residential $^{Tot}Soil_{comb}$ action levels which are subject to TRRP.

The scope of work for this limited assessment was to *determine or observe the presence chemicals of concern at the subject site* by drilling soil test borings using traditional drilling and sampling methods. ATLAS recommended that additional soil sampling activities be performed at the site with six (6) additional soil test borings performed to the depth of about 5 feet below the surface. Soil samples were obtained and tested for Metals. Based on the results, the concentrations levels were below the Background Concentration levels. Nickel was noted in having higher concentration levels in soil test borings B-1, B-5 and B-6. However, it was below the TRRP Action Level for $^{Tot}Soil_{comb}$ and $^{GW}Soil_{ing}$.

This Limited Sampling Event revealed that the chemical concentrations for TPH, Purgeable Aromatics and Metals fell below the Tier 1 Residential Background concentrations. In accordance with the TCEQ memorandum *Determining Which Releases are Subject to TRRP,* "TRRP is not applicable and a report to the agency is not required".

ATLAS recommends no further assessment of the property at this time.

2 INTRODUCTION

ATLAS has conducted a Limited Phase II Environmental Site Assessment (ESA) of a vacant tract of land located on the northeast quadrant of the intersection of East Shunior and North Closner Boulevard in Edinburg, Hidalgo County, Texas. The purpose of this assessment was to develop information with respect to the recognized environmental conditions previously assessed and to evaluate whether chemicals of concern are present at the property. This report documents the scope of work, field investigation activities, laboratory analyses and evaluation of data obtained from the subject property. The assessment was conducted in general accordance with ASTM Standard E 1903-11, Standard Guide for Environmental Site Assessments: Phase II Environmental Site Assessment Process.

2.1 Authorization

Authorization to perform the assessment was given on June 21, 2021 by Mr. Marco Lopez of Urban City Development. Access to the property was provided by the Mr. Lopez.

2.2 Site Description

The subject property consists of an approximately 15.5-acres and is currently vacant, covered with grand and areas with remnants of concrete.

2.3 Project Background

An assessment performed on the property (ATLAS Project No. CV21-015, dated June 24, 2021) revealed a Historic Recognized Environmental Condition (REC) for a facility previously located near the subject property's southeast corner. Tide Products, listed at 800 North Closner Boulevard, was registered under the Leaking Petroleum Storage Tank database (LPST, ID: 109879) and Industrial Hazardous Waste database. The facility previously utilized five underground storage tanks (USTs) installed circa the mid-1970s and removed in the mid-90s. The tanks stored diesel and gasoline fuel.

A release was reported in 1995 for this facility. Records from the Texas Commission of Environmental Quality (TCEQ) document the vertical extent of contamination has been defined and the assessment results that groundwater is not affected.

2.4 Purpose and Scope

The purpose of this limited assessment was to develop information regarding the presence of COCs at the subject property due to past and present neighboring facilities.

ATLAS relied upon reviewing historic aerial photographs and past experience of environmental concerns related to the neighboring facilities to develop the scope of work for this limited assessment. The general scope of the Limited Phase II ESA consisted of the following activities:

- A subsurface investigation including six (6) soil test borings, each drilled to the depth of 10 feet below the ground surface;
- Six (6) supplemental soil test borings, each drilled to the depth of 5 feet below the ground surface;
- Collect soil samples for laboratory analysis; and,
- Evaluating and reporting the results.

This Limited Phase II ESA involved the collection and analytical testing of subsurface soils for target chemicals of concern (Total Metals, Total Petroleum Hydrocarbons (TPH), and Purgeable Aromatics) to establish limited soil background conditions/characteristics prior to new development.

The findings of this Phase II ESA are limited, based upon visual observations, twelve (12) soil test borings performed on site, limited sample collection and analyses, regulatory file review and interview with those knowledgeable of the site as available. This is not a comprehensive environmental site assessment and no warranty is either expressed or implied beyond the scope of this limited assessment. This assessment was completed in general accordance with the authorized scope of work.

3 ASSESSMENT ACTIVITIES

Field investigation and sampling activities were conducted on July 19, 2021, by Lucas Castillo, P.E. Drilling of six (6) soil test borings was performed by Southwest Drilling of Palmview, Texas, using direct push methods in accordance with appropriate applicable protocols.

The locations of the soil test borings are shown on the boring location plan included in the Appendix. Composite soil samples were continuously collected at 5-foot intervals from the surface to the depth of about 10 feet. The soil samples were collected with a Shelby tube sampler. Composite soil samples were submitted for laboratory testing from the soil test borings performed on site. Sample collection was to be based on physical evidence of contamination (soil staining, odor). In the absence of physical evidence, the samples were collected from the near surface or overlying cap soils. The samples selected for analysis were preserved as necessary and stored on ice in a laboratory supplied ice chest for shipment to the laboratory.

The soil samples were submitted to A & B Laboratory in Houston, Texas. The samples were delivered to the laboratory under chain-of-custody protocol via overnight carrier. A complete copy of the laboratory analytical report including QA/QC procedures is provided in the Appendix, and a summary of the analytes detected in the soil samples is attached in Tables 1, 2, 3 and 4.

3.1 Subject Site

Soil samples were collected from select areas throughout the subject property based on either site conditions (i.e., visual surface staining or historic usage of a select area) or adequate sample spacing throughout the site in the absence of the other conditions. A boring location plan is included in the Appendix.

3.2 Free Product Measurements

No free product measurements were conducted. No obvious free product was encountered.

3.3 Derived Wastes

Derived wastes were minimal due to the sampling methodology. The sampling methodology of direct push-probe combined numerous containers for the various required tests resulted in little derived waste generation. Based on lack of obvious contamination during the drilling operations, the soil samples and cuttings were used to fill in holes created by the sampling process.

4 DATA ANALYSIS & INTERPRETATION

A summary of the analytical results and laboratory analyses are presented in Tables 1, 2 and 3 included in the Appendix. The laboratory reports are provided in Appendix. Where appropriate, the results are compared with regulatory limits for the chemical and compounds identified in the applicable media.

4.1 Regulatory Screening Levels/Action Levels

The Texas Commission on Environmental Quality (TCEQ) has established Tier I Protective Concentration Levels (PCLs) for a wide variety of chemicals for both soil and groundwater under the Texas Risk Reduction Program (TRRP) (30 TAC 350). TRRP provides a regulatory framework for the initial evaluation of a property to determine if a release has occurred, as well as guidelines for conducting further assessment and corrective action on properties where a release is confirmed.

For soil, TRRP provides separate PCLs for direct exposure to the soil through ingestion, inhalation and dermal contact ($^{Tot}Soil_{comb}$) and for protection of groundwater resources ($^{Gw}Soil_{Ing}$). Both of these criteria must be considered when comparing detected chemical concentrations in the soil, and the lower of these two criteria for a given chemical is considered as the action level.

TCEQ acknowledges that heavy metals may be present in soil in some areas at concentrations exceeding the Tier I PCLs due to naturally occurring conditions. TCEQ has calculated typical state-wide background metals concentrations in soil for a number of heavy metals. If detected metals concentrations in the soil are below the state-wide background concentrations, then the metals are assumed to be naturally occurring.

It should be noted that TRRP also includes rather stringent reporting requirements when chemicals are detected in the soil or groundwater at concentrations exceeding the Tier I PCLs (or statewide background concentrations for metals). Reporting requirements are outlined in the TCEQ publication, Determining Which Releases Are Subject To TRRP, revised November 19, 2010. When chemical concentrations in the soil or groundwater exceed the Tier I PCLs and/or state-wide background concentrations for metals, TCEQ assumes that a release of hazardous substances has occurred and the release is subject to TRRP.

4.2 Site Hydrogeological Characteristics

The geology of the subject property consists of the Holocene and Pleistocene series of the Quaternary System which are part of the Lissie formation. These areas consist of clay, silt, sand gravel and caliche.

According to information from the USDA Soil Conservation Service Soil Survey of Hidalgo County, Texas, the soils at the subject site consist of Hidalgo, fine sandy loam soils. The Hidalgo series consists of deep, well drained loamy soils. Slopes range from 0 to 5 percent.

The description of the subsurface conditions provided herein was derived from on-site observations of soil samples collected only from the locations where the soil test borings were performed. The soil stratigraphy at the subject site was generally consistent between soil borings

4.3 Subject Property

Based on the findings of this limited assessment, the concentration levels for arsenic, barium and lead exceed the Texas Risk Reduction Program (TRRP) Tier 1 Median Background Concentration levels but were below the Residential $^{Tot}Soil_{comb}$ action levels which are subject to TRRP.

The scope of work for this limited assessment was to *determine or observe the presence chemicals of concern at the subject site* by drilling soil test borings using traditional drilling and sampling methods. The soils samples were collected using a Shelby tube sampler at 5-foot intervals to the depth of about 10 feet below the ground surface. The soil samples were collected using traditional drilling and sampling methods and may not meet the scrutiny of the TCEQ standards, ATLAS recommended that additional soil sampling activities be performed at the site with six (6) additional soil test borings performed to the depth of about 5 feet below the surface. Soil samples were obtained and tested for Metals. Based on the results, the concentrations levels were below the Background Concentration levels. Nickel was noted in having higher concentration levels in soil test borings B-1, B-5 and B-6. However, it was below the TRRP Action Level for $^{Tot}Soil_{comb}$ and $^{GW}Soil_{ing}$.

5 CONCLUSIONS

5.1 Areas of Environmental Concern

The scope of this Limited Phase II ESA was intended to determine the absence or presence of COCs at the subject site from the neighboring properties. In addition, information gathered from these limited sampling and testing activities may serve for establishing limited soil background conditions/characteristics prior to any new activities. This Limited Phase II assessment involved performing twelve (12) soil test borings and the collection and testing of subsurface soil samples.

For this purpose, a comparison of target constituents/analytes concentration results obtained from the site to respective constituent action levels established by the Texas Commission on Environmental Quality (TCEQ) under the Texas Risk Reduction Program (TRRP 30 TAC Chapter 350) was performed.

Composite soil samples collected at the subject property were submitted for testing to the analytical laboratory for Metals, Total Petroleum Hydrocarbon (TPH) and Purgeable Aromatics analysis.

Based on the findings of this limited study the subsurface observations are as follows,

- Lead concentration results were below the $^{Tot}Soil_{comb}$ action levels but above the background and $^{Gw}Soil_{ing}$ levels in each soil test boring which are subject to TRRP.
- Arsenic concentration results in boring S1 were below the $^{Tot}Soil_{comb}$ action levels but above the background and $^{Gw}Soil_{ing}$ levels which is subject to TRRP.
- Barium concentration results in boring S2 were below the $^{Tot}Soil_{comb}$ action levels but above the background and $^{Gw}Soil_{ing}$ levels which is subject to TRRP.
- Nickel concentration results in borings B-1, B-5 and B-6 were above the background level but below the $^{Tot}Soil_{comb}$ and $^{Gw}Soil_{ing}$ levels which is subject to TRRP.

Based on the findings of this limited assessment, the metals concentrations exceed the Texas Risk Reduction Program (TRRP) Tier 1 Residential $^{GW}Soil_{ing}$ action levels for arsenic, lead and barium in the composite soil samples collected. The arsenic, lead and barium concentration results measured in these soil samples appear to trigger release reporting requirements of the TRRP.

In accordance with the TCEQ memorandum *Determining Which Releases are Subject to TRRP*, if the concentrations exceed soil action levels ($^{GW}Soil_{ing}$ or $^{GW}GW_{Ing)}$, the release is subject to TRRP unless the groundwater exposure pathway is evaluated. Representative groundwater samples should be obtained, tested and compared to the groundwater action level. If COC concentrations exceed the groundwater action levels,

the release is subject to TRRP.In addition, the TRRP guidance document also requires the performance of an Ecological Exclusion Criteria Checklist to determine if ecological exposure pathways may be of concern.

The scope of work for this limited assessment was to *determine or observe the presence chemicals of concern at the subject site* by drilling soil test borings using traditional drilling and sampling methods. ATLAS recommended that additional soil sampling activities be performed at the site with six (6) additional soil test borings performed to the depth of about 5 feet below the surface. Soil samples were obtained and tested for Metals. Based on the results, the concentrations levels were below the Background Concentration levels. Nickel was noted in having higher concentration levels in soil test borings B-1, B-5 and B-6. However, it was below the TRRP Action Level for $^{Tot}Soil_{comb}$ and $^{GW}Soil_{ing}$.

This Limited Sampling Event revealed that the chemical concentrations for TPH, Purgeable Aromatics and Metals fell below the Tier 1 Residential Background concentrations. In accordance with the TCEQ memorandum *Determining Which Releases are Subject to TRRP,* "TRRP is not applicable and a report to the agency is not required".

ATLAS recommends no further assessment of the property at this time.

6 WARRANTY

6.1 Warranty

ATLAS warrants that the findings and conclusions reported herein were conducted in general accordance with ASTM Standard 1930-11 protocol. These methodologies are described by the standard guide as representing good commercial and customary practice for conducting a Phase II Environmental Site Assessment of a parcel of property for the purpose of evaluating recognized environmental conditions. However, these findings and conclusions contain all of the limitations inherent in these methodologies which are referred to in the standard guide and some of which are more specifically set forth below.

The Limited Phase II Environmental Site Assessment has been developed to provide the client with information regarding apparent indications of recognized environmental conditions relating to the subject property. It is necessarily limited to the conditions observed and to the information available at the time of the work. The assessment and conclusions presented herein were based upon the subjective evaluation of limited data. They may not represent all conditions at the subject site as they reflect the information gathered from specific locations. ATLAS warrants the findings and conclusions contained herein have been promulgated in accordance with generally accepted environmental investigation methodology and only for the site described in this report.

Due to the limited nature of the work, there is a possibility that there may exist conditions which could not be identified within the scope of the assessment or which were not apparent at the time of report preparation. It is also possible that the testing methods employs at the time of the report may later be superseded by other methods. The description, type, and composition of what are commonly referred to as "hazardous materials or conditions" can also change over time. ATLAS does not accept responsibility for changes in the state of the art, nor for changes in the scope of various lists of hazardous materials or conditions. ATLAS believes that the findings and conclusions provided in this report are reasonable. However, no other warranties are implied or expressed.

The findings of this Phase II ESA are limited, based upon visual observations, twelve (12) soil test borings, limited sample collection and analyses, regulatory file review and interview with those knowledgeable of the site as available. This is not a comprehensive Environmental Site Assessment and no warranty is either expressed or implied beyond the scope of this assessment.

6.2 Use by Third Parties

This report was prepared pursuant to the contract ATLAS has with Urban City Developers. The contractual relationship included an exchange of information about the subject site that was unique and between ATLAS and its client and serves as the basis upon which this report was prepared. Because of the importance of the communication

between ATLAS and its client, reliance or any use of this report by anyone other than Urban City Developers, for whom it was prepared, is prohibited and therefore not foreseeable to ATLAS.

Reliance or use by any such third party without explicit authorization in the report does not make said third party a third-party beneficiary to ATLAS's contract with Urban City Developers. Any such unauthorized reliance on or use of this report, including any of its information or conclusions, will be at third party's risk. For the same reasons, no warranties or representations, expressed or implied in this report, are made to any such third party.

Third party reliance letters may be issued on request and payment of the then current fee for such letters. All third parties relying on ATLAS's reports, by such reliance, agree to be bound by the proposal and ATLAS's Provisions. No reliance by any party is permitted without such agreement, regardless of the content of the reliance letter itself.

APPENDIX

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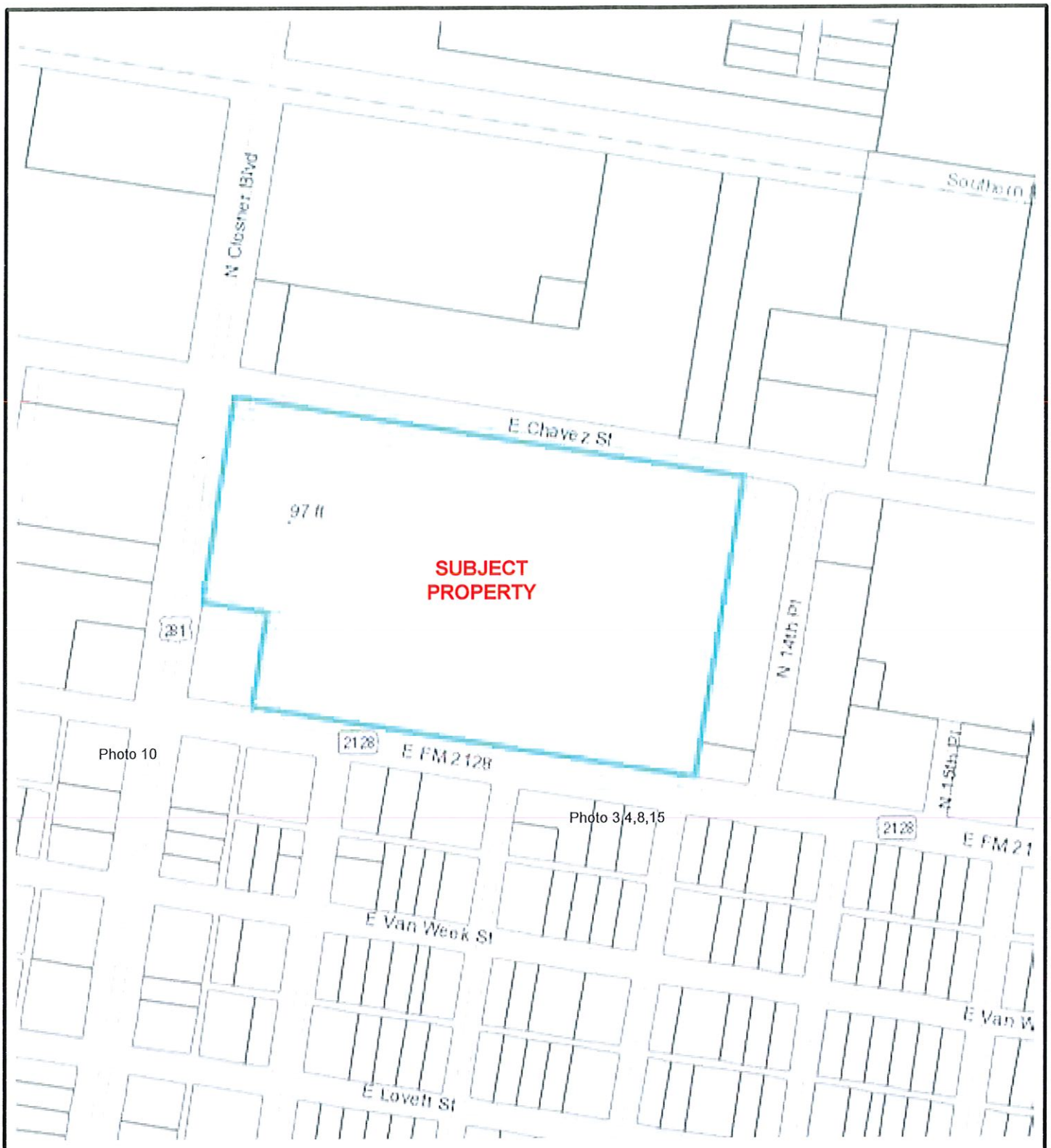
LIST OF APPENDICES

PHOTO LOG
LABORATORY ANALYTICAL REPORTS AND CHAIN OF CUSTODY RECORDS
RESUME

FIGURES

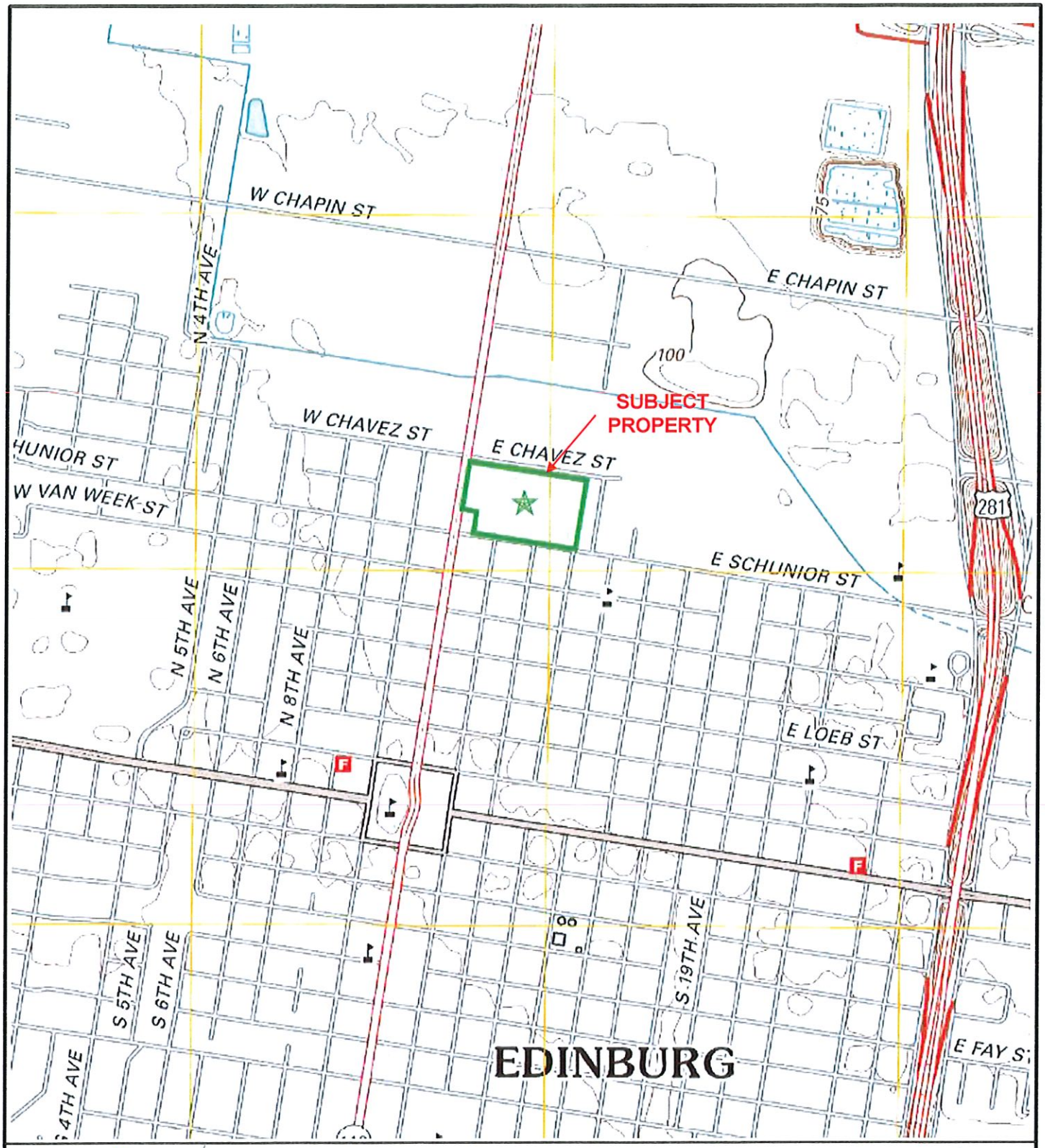


ATLAS Engineering Consultants
2820 Gull
McAllen, Texas 78504

FIGURE 1 – SITE VICINITY MAP

Project: SOIL SAMPLING EVENT
15.5 Acre Tract
Edinburg, Texas
ATLAS Project CV21-024 Not To Scale

N



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McAllen, Texas 78504

FIGURE 2 – TOPOGRAPHICAL MAP

Project: SOIL SAMPLING EVENT
15.5 Acre Tract
Edinburg, Texas
ATLAS Project CV21-024 Not To Scale



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2820 Gull
McAllen, Texas 78504

FIG. 3 SAMPLING LOCATION PLAN

Project: SOIL SAMPLING EVENT
15.5 Acre Tract
Edinburg, Texas
ATLAS Project CV21-024

Scale: N/A

N



ATLAS Engineering Consultants
2820 Gull
McAllen, Texas 78504

FIG. 4 SAMPLING LOCATION PLAN

Project: SOIL SAMPLING EVENT
15.5 Acre Tract
Edinburg, Texas
ATLAS Project CV21-024

Scale: N/A

N

TABLES

Table 1. Summary of soil sampling results - Metals

Limited Phase II ESA
15.5 Acre Tract
Edinburg, Texas

	S1	S2	S3	S4	S5	S6	TRRP Acton Levels (Residential/Commercial)		
Depth	0 - 10'	0 - 10'	0 - 10'	0 - 10'	0 - 10'	0 - 10'	$^{Tot}Soil_{Comb}$	$^{Gw}Soil_{ing}$	Background
Metals (mg/kg)									
Antimony	<0.15	<0.14	<0.14	<0.14	<0.14	<0.14	15/310	5.4/5.4	1
Arsenic	**8.7**	3.15	3.15	1.45	1.98	2.17	24/310	5/5	5.9
Barium	248	**1930**	245	96.3	57.3	89.2	2.8E3/1.25E5	440/440	300
Beryllium	0.4	0.17	0.3	0.32	0.25	0.39	38/250	1.8/1.8	1.5
Cadmium	0.44	0.534	0.41	0.35	0.39	0.33	52/850	1.5/1.5	NA
Chromium	8.86	8.89	7.83	6.71	7.03	7.17	3E4/1.25E5	2400/2400	30
Lead	**6.48**	**80.4**	**5.98**	**4.78**	**4.97**	**5.07**	500/1600	3/3	15
Nickel	7.56	7.81	7.36	6.53	6.43	6.99	840/8800	160/470	10
Selenium	<0.13	<0.13	<0.13	<0.13	<0.13	<0.13	310/4900	2.3/2.3	0.3
Silver	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	97/2300	0.48/1.4	NA
Vanadium	20.4	10.5	23.9	8.07	12.4	9.1	76/620	880/2600	50
Mercury	0.004	0.035	0.0058	0.0012	<.00102	0.0041	3.6/6.2	0.0078/0.0078	0.04

Notes:
1. Results reported in mg/Kg
2. Results highlighted exceed applicable TRRP action levels (**bolded**).
3. TRRP Action Levels for 0.5 Acre-Site - Residential/Commercial - 30 TAC 350 TRRP Program
4. "NA" = Not Available
5. < Below Reportable Limits (BRL)

Table 2. Summary of soil sampling results - Total Petroleum Hydrocarbons (TPH)

Limited Phase II ESA
15.5 Acre Tract
Edinburg, Texas

	S1	S2	S3	S4	S5	S6	TRRP Acton Levels (Residential/Commercial)		
Depth	0 - 10'	0 - 10'	0 - 10'	0 - 10'	0 - 10'	0 - 10'	$^{Tot}Soil_{Comb}$	$^{Gw}Soil_{ing}$	Background
Total Petroleum Hydrocarbons (mg/kg)									
C6 - C12	<11.5	<10.8	<10.8	<11.0	<11.0	<11.2	1600/3900	65/190	NA
C12 - C28	<15.8	<14.8	<14.9	<15.1	<15.1	<15.4	2300/1.2E4	200/590	NA
C28 - C35	<8.34	<7.82	<7.86	<8.01	<8.01	<8.14	2300/1.2E4	200/590	NA

Notes:
1. Results reported in mg/Kg
2. TRRP Action Levels for 0.5 Acre-Site - Residential/Commercial - 30 TAC 350 TRRP Program
3. "NA" = Not Available
4. < Below Reportable Limits (BRL)

Table 3. Summary of soil sampling results - Purgeable Aromatics

Limited Phase II ESA
15.5 Acre Tract
Edinburg, Texas

	S1	S2	S3	S4	S5	S6	TRRP Acton Levels (Residential/Commercial)		
Depth	0 - 10'	0 - 10'	0 - 10'	0 - 10'	0 - 10'	0 - 10'	$^{Tot}Soil_{Comb}$	$^{Gw}Soil_{ing}$	Background
Purgeable Aromatics (mg/kg)									
Benzene	<0.00034	<0.00028	<0.00033	<0.00030	<0.00034	<0.00031	1200/240	0.026/0.026	NA
Toluene	<0.00048	<0.00040	<0.00046	<0.00042	<0.00048	<0.00044	5900/4.2E4	8.2/8.2	NA
Ethylbenzene	<0.00048	<0.00040	<0.00046	<0.00042	<0.00048	<0.00044	6400/2.9E4	7.6/7.6	NA
m-Xylene	<0.00120	<0.00100	<0.00116	<0.00105	<0.00120	<0.00111	8900/1.3E4	110/110	NA
p-Xylene	<0.00120	<0.00100	<0.00116	<0.00105	<0.00120	<0.00111	5900/1.3E4	150/150	NA
o-Xylene	<0.00045	<0.00037	<0.00043	<0.00039	<0.00045	<0.00041	4.8E4/9.1E4	71/71	NA
Xylenes	<0.00161	<0.00135	<0.00156	<0.00141	<0.00162	<0.00149	6000/1.2E4	120/120	NA

Notes:
1. Results reported in mg/Kg
2. TRRP Action Levels for 0.5 Acre-Site - Residential/Commercial - 30 TAC 350 TRRP Program
3. "NA" = Not Available
4. < Below Reportable Limit (BRL)

Table 1-A. Summary of supplementary soil sampling results - Metals

Limited Phase II ESA
15.5 Acre Tract
Edinburg, Texas

	B-1	B-2	B-3	B-4	B-5	B-6	TRRP Acton Levels (Residential/Commercial)		
Depth	0 - 5'	0 - 5'	0 - 5'	0 - 5'	0 - 5'	0 - 5'	$^{Tot}Soil_{Comb}$	$^{Gw}Soil_{Ing}$	Background
Metals (mg/kg)									
Antimony	0.734	0.49	0.50	0.602	0.712	0.745	15/310	5.4/5.4	1
Arsenic	1.74	1.28	3.27	2.22	2.09	2.55	24/310	5/5	5.9
Barium	106	60.1	88.5	71.6	90.9	176	2.8E3/1.25E5	440/440	300
Beryllium	0.818	0.658	0.47	0.569	0.576	0.565	38/250	1.8/1.8	1.5
Cadmium	0.718	0.13	0.09	0.08	0.08	0.1	52/850	1.5/1.5	NA
Chromium	17.1	8.17	6.88	11.4	7.52	8.14	3E4/1.25E5	2400/2400	30
Lead	12.8	5.41	5.48	4.99	4.96	5.37	500/1600	3/3	15
Nickel	**14.5**	6.96	6.72	7.87	**11.9**	**13.2**	840/8800	160/470	10
Selenium	<0.13	<0.3	0.18	<0.12	0.19	<0.13	310/4900	2.3/2.3	0.3
Silver	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	97/2300	0.48/1.4	NA
Mercury	0.0157	0.00913	0.0188	0.0292	0.0133	0.00590	3.6/6.2	0.0078/0.0078	0.04

Notes:
1. Results reported in mg/Kg
2. Results highlighted exceed applicable TRRP action levels (**bolded**).
3. TRRP Action Levels for 0.5 Acre-Site - Residential/Commercial - 30 TAC 350 TRRP Program
4. "NA" = Not Available
5. < Below Reportable Limits (BRL)

APPENDICES



Photo 3 Southeast corner facing west.



Photo 4 Southwest corner facing north.



Photo 5 North adjacent properties.



Photo 6 North adjacent properties.



Photo 7 East adjoining property.



Photo 8 East adjoining property.



Photo 9 South adjacent property.



Photo 10 West adjoining property.

Laboratory Analysis Report

Total Number of Pages: 42

Job ID : 21071704

10100 East Freeway, Suite 100, Houston, TX 77029 tel: 713-453-6060, fax: 713-453-6091, http://www.ablabs.com

Client Project Name :
CV21-019 / 15.5 Acre - Tract

Report To :

Client Name: Atlas Consultants
Attn: Lucas Castillo
Client Address: 2820 Gull
City, State, Zip: McAllen, Texas, 78504

P.O.#.:
Sample Collected By: Lucas Castillo
Date Collected: 07/19/21

A&B Labs has analyzed the following samples...

Client Sample ID	Matrix	A&B Sample ID
1 - Composite (0-10')	Soil	21071704.01
2 - Composite (0-10')	Soil	21071704.02
3 - Composite (0-10')	Soil	21071704.03
4 - Composite (0-10')	Soil	21071704.04
5 - Composite (0-10')	Soil	21071704.05
6 - Composite (0-10')	Soil	21071704.06

Shantall Carpenter

Released By: Shantall Carpenter
Title: Senior Project Manager
Date: 7/28/2021

This Laboratory is NELAP (T104704213) accredited. Effective: 04/01/2021; Expires: 3/31/2022
Scope: Non-Potable Water, Drinking Water, Air, Solid, Biological Tissue, Hazardous Waste

I am the laboratory manager, or his/her designee, and I am responsible for the release of this data package. This laboratory data package has been reviewed and is complete and technically compliant with the requirements of the methods used, except where noted in the attached exception reports. I affirm, to the best of my knowledge that all problems/anomalies observed by this laboratory (and if applicable, any and all laboratories subcontracted through this laboratory) that might affect the quality of the data, have been identified in the Laboratory Review Checklist, and that no information or data have been knowingly withheld that would affect the quality of the data.

This report cannot be reproduced, except in full, without prior written permission of A&B Labs. Results shown relate only to the items tested. Results apply to the sample as received. Samples are assumed to be in acceptable condition unless otherwise noted. Blank correction is not made unless otherwise noted. Air concentrations reported are based on field sampling information provided by client. Soil samples are reported on a wet weight basis unless otherwise noted. Uncertainty estimates are available on request.

ab-q210-0321

Date Received : 07/21/2021 09:30

Laboratory Analysis Report

Total Number of Pages: 27

Job ID : 22052729

10100 East Freeway, Suite 100, Houston, TX 77029 tel: 713-453-6060, fax: 713-453-6091, http://www.ablabs.com

Client Project Name :
CV21-024 / Shunior Subdivision

Report To :	Client Name:	Atlas Consultants	P.O.#.:
	Attn:	Lucas Castillo	Sample Collected By: Lucas Castillo
	Client Address:	2820 Gull	Date Collected: 05/20/22
	City, State, Zip:	McAllen, Texas, 78504	

A&B Labs has analyzed the following samples...

Client Sample ID	Matrix	A&B Sample ID
B-1	Soil	22052729.01
B-2	Soil	22052729.02
B-3	Soil	22052729.03
B-4	Soil	22052729.04
B-5	Soil	22052729.05
B-6	Soil	22052729.06

Released By: Ashley Arnett
Title: Project Manager
Date: 6/2/2022

This Laboratory is NELAP (T104704213) accredited. Effective: 04/01/2022; Expires: 3/31/2023

Scope: Non-Potable Water, Drinking Water, Air, Solid, Biological Tissue, Hazardous Waste

I am the laboratory manager, or his/her designee, and I am responsible for the release of this data package. This laboratory data package has been reviewed and is complete and technically compliant with the requirements of the methods used, except where noted in the attached exception reports. I affirm, to the best of my knowledge that all problems/anomalies observed by this laboratory (and if applicable, any and all laboratories subcontracted through this laboratory) that might affect the quality of the data, have been identified in the Laboratory Review Checklist, and that no information or data have been knowingly withheld that would affect the quality of the data.

This report cannot be reproduced, except in full, without prior written permission of A&B Labs. Results shown relate only to the items tested. Results apply to the sample as received. Samples are assumed to be in acceptable condition unless otherwise noted. Blank correction is not made unless otherwise noted. Air concentrations reported are based on field sampling information provided by client. Soil samples are reported on a wet weight basis unless otherwise noted. Uncertainty estimates are available on request.

ab-q210-0321

Date Received : 05/25/2022 16:40

LABORATORY TEST RESULTS

Client Sample ID: B-1
A&B Job Sample ID: 22052729.01
Date: 6/2/2022

Client Name: Atlas Consultants
Attn: Lucas Castillo
Project Name: CV21-024 / Shunior Subdivision

Test Description:	**% Moisture**	Sample Matrix	Soil
Analytical Method:	SM 2540G	Date Collected	05/20/2022 14:00
QC Batch ID:	Qb22052665	Date Received	05/25/2022 16:40
Prep Method:	SM 2540G	Date Prepared	05/26/2022 17:00
Prepared By:	RPadmanaban		
Prep Batch ID	PB22052621		
Analyst Initial	RP	% Moisture	16.6

CAS Number	Parameter	Result	Flag	SDL	SQL	MDL	MQL	UQL	Units	DF	Date/Time
	% Moisture	16.6			0.1		0.1	----	%	1	05/26/22 17:30

ab-q212-0321
Soil results reported on dry weight basis

LABORATORY TEST RESULTS

Client Sample ID: B-1
A&B Job Sample ID: 22052729.01
Date: 6/2/2022

Client Name: Atlas Consultants
Attn: Lucas Castillo
Project Name: CV21-024 / Shunior Subdivision

Test Description:	**Total Metals**	Sample Matrix	Soil
Analytical Method:	SW-846 6010D	Date Collected	05/20/2022 14:00
QC Batch ID:	QB22052698	Date Received	05/25/2022 16:40
Prep Method:	SW-846 3050B	Date Prepared	05/26/2022 09:00
Prepared By:	M_Gonzalez		
Prep Batch ID	PB22052618		
Analyst Initial	JM	% Moisture	16.6

CAS Number	Parameter	Result	Flag	SDL	SQL	MDL	MQL	UQL	Units	DF	Date/Time
7440-36-0	Antimony	0.734		0.15	0.3	0.121	0.25	25	mg/Kg	1	05/26/22 13:54
7440-38-2T	Arsenic	1.74		0.17	0.3	0.142	0.25	25	mg/Kg	1	05/26/22 13:54
7440-39-3T	Barium	106		0.624	6	0.026	0.25	25	mg/Kg	20	05/26/22 13:58
7440-41-7	Beryllium	0.818		0.01	0.3	0.012	0.25	25	mg/Kg	1	05/26/22 13:54
7440-43-9	Cadmium	0.718		0.02	0.3	0.018	0.25	25	mg/Kg	1	05/26/22 13:54
7440-47-3T	Chromium	17.1		0.29	6	0.012	0.25	25	mg/Kg	20	05/26/22 13:58
7439-92-1T	Lead	12.8		1.82	6	0.076	0.25	25	mg/Kg	20	05/26/22 13:58
7440-02-0	Nickel	14.5		0.43	6	0.018	0.25	25	mg/Kg	20	05/26/22 13:58
7782-49-2	Selenium	<0.13	U	0.13	0.3	0.111	0.25	25	mg/Kg	1	05/26/22 13:54
7440-22-4	Silver	<0.05	U	0.05	0.3	0.045	0.25	25	mg/Kg	1	05/26/22 13:54

ab-q212-0321
Soil results reported on dry weight basis

LABORATORY TEST RESULTS

Client Sample ID: B-1
A&B Job Sample ID: 22052729.01
Date: 6/2/2022

Client Name: Atlas Consultants
Attn: Lucas Castillo
Project Name: CV21-024 / Shunior Subdivision

Test Description:	**Total Metals - Mercury**	Sample Matrix	Soil
Analytical Method:	SW-846 7470A	Date Collected	05/20/2022 14:00
QC Batch ID:	Qb22052693	Date Received	05/25/2022 16:40
Prep Method:	SW-846 7470A	Date Prepared	05/26/2022 09:00
Prepared By:	M_Gonzalez		
Prep Batch ID	PB22052633		
Analyst Initial	BDC	% Moisture	16.6

CAS Number	Parameter	Result	Flag	SDL	SQL	MDL	MQL	UQL	Units	DF	Date/Time
7439-97-6T	Mercury	0.0157		0.00120	0.0048	0.001	0.004	0.2	mg/Kg	1	05/26/22 13:22

ab-q212-0321
Soil results reported on dry weight basis

LABORATORY TEST RESULTS

Client Sample ID: B-2
A&B Job Sample ID: 22052729.02
Date: 6/2/2022

Client Name: Atlas Consultants
Attn: Lucas Castillo
Project Name: CV21-024 / Shunior Subdivision

Test Description:	**% Moisture**	Sample Matrix	Soil
Analytical Method:	SM 2540G	Date Collected	05/20/2022 14:00
QC Batch ID:	Qb22052665	Date Received	05/25/2022 16:40
Prep Method:	SM 2540G	Date Prepared	05/26/2022 17:00
Prepared By:	RPadmanaban		
Prep Batch ID	PB22052621		
Analyst Initial	RP	% Moisture	15.9

CAS Number Parameter	Result	Flag	SDL	SQL	MDL	MQL	UQL	Units	DF	Date/Time
% Moisture	15.9			0.1		0.1	----	%	1	05/26/22 17:30

ab-q212-0321
Soil results reported on dry weight basis

LABORATORY TEST RESULTS

Client Sample ID: B-2
A&B Job Sample ID: 22052729.02
Date: 6/2/2022

Client Name: Atlas Consultants
Attn: Lucas Castillo
Project Name: CV21-024 / Shunior Subdivision

Test Description:	**Total Metals**	Sample Matrix	Soil
Analytical Method:	SW-846 6010D	Date Collected	05/20/2022 14:00
QC Batch ID:	QB22052698	Date Received	05/25/2022 16:40
Prep Method:	SW-846 3050B	Date Prepared	05/26/2022 09:00
Prepared By:	M_Gonzalez		
Prep Batch ID	PB22052618		
Analyst Initial	JM	% Moisture	15.9

CAS Number	Parameter	Result	Flag	SDL	SQL	MDL	MQL	UQL	Units	DF	Date/Time
7440-36-0	Antimony	0.49		0.14	0.297	0.121	0.25	25	mg/Kg	1	05/26/22 14:03
7440-38-2T	Arsenic	1.28		0.17	0.297	0.142	0.25	25	mg/Kg	1	05/26/22 14:03
7440-39-3T	Barium	60.1		0.618	5.95	0.026	0.25	25	mg/Kg	20	05/26/22 14:08
7440-41-7	Beryllium	0.658		0.01	0.297	0.012	0.25	25	mg/Kg	1	05/26/22 14:03
7440-43-9	Cadmium	0.13	J	0.02	0.297	0.018	0.25	25	mg/Kg	1	05/26/22 14:03
7440-47-3T	Chromium	8.17		0.01	0.297	0.012	0.25	25	mg/Kg	1	05/26/22 14:03
7439-92-1T	Lead	5.41		0.09	0.297	0.076	0.25	25	mg/Kg	1	05/26/22 14:03
7440-02-0	Nickel	6.96		0.02	0.297	0.018	0.25	25	mg/Kg	1	05/26/22 14:03
7782-49-2	Selenium	<0.13	U	0.13	0.297	0.111	0.25	25	mg/Kg	1	05/26/22 14:03
7440-22-4	Silver	<0.05	U	0.05	0.297	0.045	0.25	25	mg/Kg	1	05/26/22 14:03

ab-q212-0321
Soil results reported on dry weight basis

LABORATORY TEST RESULTS

Client Sample ID: B-2
A&B Job Sample ID: 22052729.02
Date: 6/2/2022

Client Name: Atlas Consultants
Attn: Lucas Castillo
Project Name: CV21-024 / Shunior Subdivision

Test Description:	**Total Metals - Mercury**	Sample Matrix	Soil
Analytical Method:	SW-846 7470A	Date Collected	05/20/2022 14:00
QC Batch ID:	Qb22052693	Date Received	05/25/2022 16:40
Prep Method:	SW-846 7470A	Date Prepared	05/26/2022 09:00
Prepared By:	M_Gonzalez		
Prep Batch ID	PB22052633		
Analyst Initial	BDC	% Moisture	15.9

CAS Number	Parameter	Result	Flag	SDL	SQL	MDL	MQL	UQL	Units	DF	Date/Time
7439-97-6T	Mercury	0.00913		0.00119	0.0048	0.001	0.004	0.2	mg/Kg	1	05/26/22 13:25

ab-q212-0321
Soil results reported on dry weight basis

LABORATORY TEST RESULTS

Client Sample ID: B-3
A&B Job Sample ID: 22052729.03
Date: 6/2/2022

Client Name: Atlas Consultants
Attn: Lucas Castillo
Project Name: CV21-024 / Shunior Subdivision

Test Description:	**% Moisture**	Sample Matrix	Soil
Analytical Method:	SM 2540G	Date Collected	05/20/2022 14:00
QC Batch ID:	Qb22052665	Date Received	05/25/2022 16:40
Prep Method:	SM 2540G	Date Prepared	05/26/2022 17:00
Prepared By:	RPadmanaban		
Prep Batch ID	PB22052621		
Analyst Initial	RP	% Moisture	12.3

CAS Number Parameter	Result	Flag	SDL	SQL	MDL	MQL	UQL	Units	DF	Date/Time
% Moisture	12.3			0.1		0.1	----	%	1	05/26/22 17:30

ab-q212-0321
Soil results reported on dry weight basis

LABORATORY TEST RESULTS

Client Sample ID: B-3
A&B Job Sample ID: 22052729.03
Date: 6/2/2022

Client Name: Atlas Consultants
Attn: Lucas Castillo
Project Name: CV21-024 / Shunior Subdivision

Test Description:	**Total Metals**	Sample Matrix	Soil
Analytical Method:	SW-846 6010D	Date Collected	05/20/2022 14:00
QC Batch ID:	QB22052698	Date Received	05/25/2022 16:40
Prep Method:	SW-846 3050B	Date Prepared	05/26/2022 09:00
Prepared By:	M_Gonzalez		
Prep Batch ID	PB22052618		
Analyst Initial	JM	% Moisture	12.3

CAS Number	Parameter	Result	Flag	SDL	SQL	MDL	MQL	UQL	Units	DF	Date/Time
7440-36-0	Antimony	0.50		0.14	0.285	0.121	0.25	25	mg/Kg	1	05/26/22 14:12
7440-38-2T	Arsenic	3.27		0.16	0.285	0.142	0.25	25	mg/Kg	1	05/26/22 14:12
7440-39-3T	Barium	88.5		0.593	5.7	0.026	0.25	25	mg/Kg	20	05/26/22 14:17
7440-41-7	Beryllium	0.47		0.01	0.285	0.012	0.25	25	mg/Kg	1	05/26/22 14:12
7440-43-9	Cadmium	0.09	J	0.02	0.285	0.018	0.25	25	mg/Kg	1	05/26/22 14:12
7440-47-3T	Chromium	6.88		0.01	0.285	0.012	0.25	25	mg/Kg	1	05/26/22 14:12
7439-92-1T	Lead	5.48		0.09	0.285	0.076	0.25	25	mg/Kg	1	05/26/22 14:12
7440-02-0	Nickel	6.72		0.02	0.285	0.018	0.25	25	mg/Kg	1	05/26/22 14:12
7782-49-2	Selenium	0.18	J	0.13	0.285	0.111	0.25	25	mg/Kg	1	05/26/22 14:12
7440-22-4	Silver	<0.05	U	0.05	0.285	0.045	0.25	25	mg/Kg	1	05/26/22 14:12

ab-q212-0321
Soil results reported on dry weight basis

LABORATORY TEST RESULTS

Client Sample ID: B-3
A&B Job Sample ID: 22052729.03
Date: 6/2/2022

Client Name: Atlas Consultants
Attn: Lucas Castillo
Project Name: CV21-024 / Shunior Subdivision

Test Description:	**Total Metals - Mercury**	Sample Matrix	Soil
Analytical Method:	SW-846 7470A	Date Collected	05/20/2022 14:00
QC Batch ID:	Qb22052693	Date Received	05/25/2022 16:40
Prep Method:	SW-846 7470A	Date Prepared	05/26/2022 09:00
Prepared By:	M_Gonzalez		
Prep Batch ID	PB22052633		
Analyst Initial	BDC	% Moisture	12.3

CAS Number	Parameter	Result	Flag	SDL	SQL	MDL	MQL	UQL	Units	DF	Date/Time
7439-97-6T	Mercury	0.0188		0.00114	0.0046	0.001	0.004	0.2	mg/Kg	1	05/26/22 13:35

ab-q212-0321
Soil results reported on dry weight basis

LABORATORY TEST RESULTS

Client Sample ID: B-4
A&B Job Sample ID: 22052729.04
Date: 6/2/2022

Client Name: Atlas Consultants
Attn: Lucas Castillo
Project Name: CV21-024 / Shunior Subdivision

Test Description:	**% Moisture**	Sample Matrix	Soil
Analytical Method:	SM 2540G	Date Collected	05/20/2022 14:00
QC Batch ID:	Qb22052665	Date Received	05/25/2022 16:40
Prep Method:	SM 2540G	Date Prepared	05/26/2022 17:00
Prepared By:	RPadmanaban		
Prep Batch ID	PB22052621		
Analyst Initial	RP	% Moisture	9.09

CAS Number	Parameter	Result	Flag	SDL	SQL	MDL	MQL	UQL	Units	DF	Date/Time
	% Moisture	9.09			0.1		0.1	----	%	1	05/26/22 17:30

ab-q212-0321
Soil results reported on dry weight basis

LABORATORY TEST RESULTS

Client Sample ID: B-4
A&B Job Sample ID: 22052729.04
Date: 6/2/2022

Client Name: Atlas Consultants
Attn: Lucas Castillo
Project Name: CV21-024 / Shunior Subdivision

Test Description:	**Total Metals**	Sample Matrix	Soil
Analytical Method:	SW-846 6010D	Date Collected	05/20/2022 14:00
QC Batch ID:	QB22052698	Date Received	05/25/2022 16:40
Prep Method:	SW-846 3050B	Date Prepared	05/26/2022 09:00
Prepared By:	M_Gonzalez		
Prep Batch ID	PB22052618		
Analyst Initial	JM	% Moisture	9.09

CAS Number	Parameter	Result	Flag	SDL	SQL	MDL	MQL	UQL	Units	DF	Date/Time
7440-36-0	Antimony	0.602		0.13	0.275	0.121	0.25	25	mg/Kg	1	05/26/22 14:22
7440-38-2T	Arsenic	2.22		0.16	0.275	0.142	0.25	25	mg/Kg	1	05/26/22 14:22
7440-39-3T	Barium	71.6		0.572	5.5	0.026	0.25	25	mg/Kg	20	05/26/22 14:26
7440-41-7	Beryllium	0.569		0.01	0.275	0.012	0.25	25	mg/Kg	1	05/26/22 14:22
7440-43-9	Cadmium	0.08	J	0.02	0.275	0.018	0.25	25	mg/Kg	1	05/26/22 14:22
7440-47-3T	Chromium	11.4		0.26	5.5	0.012	0.25	25	mg/Kg	20	05/26/22 14:26
7439-92-1T	Lead	4.99		0.08	0.275	0.076	0.25	25	mg/Kg	1	05/26/22 14:22
7440-02-0	Nickel	7.87		0.02	0.275	0.018	0.25	25	mg/Kg	1	05/26/22 14:22
7782-49-2	Selenium	<0.12	U	0.12	0.275	0.111	0.25	25	mg/Kg	1	05/26/22 14:22
7440-22-4	Silver	<0.05	U	0.05	0.275	0.045	0.25	25	mg/Kg	1	05/26/22 14:22

ab-q212-0321
Soil results reported on dry weight basis

LABORATORY TEST RESULTS

Client Sample ID: B-4
A&B Job Sample ID: 22052729.04
Date: 6/2/2022

Client Name: Atlas Consultants
Attn: Lucas Castillo
Project Name: CV21-024 / Shunior Subdivision

Test Description:	**Total Metals - Mercury**	Sample Matrix	Soil
Analytical Method:	SW-846 7470A	Date Collected	05/20/2022 14:00
QC Batch ID:	Qb22052693	Date Received	05/25/2022 16:40
Prep Method:	SW-846 7470A	Date Prepared	05/26/2022 09:00
Prepared By:	M_Gonzalez		
Prep Batch ID	PB22052633		
Analyst Initial	BDC	% Moisture	9.09

CAS Number	Parameter	Result	Flag	SDL	SQL	MDL	MQL	UQL	Units	DF	Date/Time
7439-97-6T	Mercury	0.0292		0.00110	0.0044	0.001	0.004	0.2	mg/Kg	1	05/26/22 13:38

ab-q212-0321
Soil results reported on dry weight basis

LABORATORY TEST RESULTS

Client Sample ID: B-5
A&B Job Sample ID: 22052729.05
Date: 6/2/2022

Client Name: Atlas Consultants
Attn: Lucas Castillo
Project Name: CV21-024 / Shunior Subdivision

Test Description:	**% Moisture**	Sample Matrix	Soil
Analytical Method:	SM 2540G	Date Collected	05/20/2022 14:00
QC Batch ID:	Qb22052666	Date Received	05/25/2022 16:40
Prep Method:	SM 2540G	Date Prepared	05/26/2022 17:00
Prepared By:	RPadmanaban		
Prep Batch ID	PB22052621		
Analyst Initial	RP	% Moisture	15

CAS Number	Parameter	Result	Flag	SDL	SQL	MDL	MQL	UQL	Units	DF	Date/Time
	% Moisture	15.0			0.1		0.1	----	%	1	05/26/22 17:30

ab-q212-0321
Soil results reported on dry weight basis

LABORATORY TEST RESULTS

Client Sample ID: B-5
A&B Job Sample ID: 22052729.05
Date: 6/2/2022

Client Name: Atlas Consultants
Attn: Lucas Castillo
Project Name: CV21-024 / Shunior Subdivision

Test Description:	**Total Metals**	Sample Matrix	Soil
Analytical Method:	SW-846 6010D	Date Collected	05/20/2022 14:00
QC Batch ID:	QB22052698	Date Received	05/25/2022 16:40
Prep Method:	SW-846 3050B	Date Prepared	05/26/2022 09:00
Prepared By:	M_Gonzalez		
Prep Batch ID	PB22052618		
Analyst Initial	JM	% Moisture	15

CAS Number	Parameter	Result	Flag	SDL	SQL	MDL	MQL	UQL	Units	DF	Date/Time
7440-36-0	Antimony	0.712		0.14	0.294	0.121	0.25	25	mg/Kg	1	05/26/22 14:40
7440-38-2T	Arsenic	2.09		0.17	0.294	0.142	0.25	25	mg/Kg	1	05/26/22 14:40
7440-39-3T	Barium	90.9		0.612	5.88	0.026	0.25	25	mg/Kg	20	05/26/22 14:45
7440-41-7	Beryllium	0.576		0.01	0.294	0.012	0.25	25	mg/Kg	1	05/26/22 14:40
7440-43-9	Cadmium	0.08	J	0.02	0.294	0.018	0.25	25	mg/Kg	1	05/26/22 14:40
7440-47-3T	Chromium	7.52		0.01	0.294	0.012	0.25	25	mg/Kg	1	05/26/22 14:40
7439-92-1T	Lead	4.96		0.09	0.294	0.076	0.25	25	mg/Kg	1	05/26/22 14:40
7440-02-0	Nickel	11.9		0.42	5.88	0.018	0.25	25	mg/Kg	20	05/26/22 14:45
7782-49-2	Selenium	0.19	J	0.13	0.294	0.111	0.25	25	mg/Kg	1	05/26/22 14:40
7440-22-4	Silver	<0.05	U	0.05	0.294	0.045	0.25	25	mg/Kg	1	05/26/22 14:40

ab-q212-0321
Soil results reported on dry weight basis

LABORATORY TEST RESULTS

Client Sample ID:	B-5	Date:	6/2/2022
A&B Job Sample ID:	22052729.05		
Client Name:	Atlas Consultants	Attn:	Lucas Castillo
Project Name:	CV21-024 / Shunior Subdivision		

Test Description:	**Total Metals - Mercury**	Sample Matrix	Soil
Analytical Method:	SW-846 7470A	Date Collected	05/20/2022 14:00
QC Batch ID:	Qb22052693	Date Received	05/25/2022 16:40
Prep Method:	SW-846 7470A	Date Prepared	05/26/2022 09:00
Prepared By:	M_Gonzalez		
Prep Batch ID	PB22052633		
Analyst Initial	BDC	% Moisture	15

CAS Number	Parameter	Result	Flag	SDL	SQL	MDL	MQL	UQL	Units	DF	Date/Time
7439-97-6T	Mercury	0.0133		0.00118	0.0047	0.001	0.004	0.2	mg/Kg	1	05/26/22 13:41

ab-q212-0321
Soil results reported on dry weight basis

LABORATORY TEST RESULTS

Client Sample ID: B-6
A&B Job Sample ID: 22052729.06
Date: 6/2/2022

Client Name: Atlas Consultants
Attn: Lucas Castillo
Project Name: CV21-024 / Shunior Subdivision

Test Description:	**% Moisture**	Sample Matrix	Soil
Analytical Method:	SM 2540G	Date Collected	05/20/2022 14:00
QC Batch ID:	Qb22052666	Date Received	05/25/2022 16:40
Prep Method:	SM 2540G	Date Prepared	05/26/2022 17:00
Prepared By:	RPadmanaban		
Prep Batch ID	PB22052621		
Analyst Initial	RP	% Moisture	15.6

CAS Number Parameter	Result	Flag	SDL	SQL	MDL	MQL	UQL	Units	DF	Date/Time
% Moisture	15.6			0.1		0.1	----	%	1	05/26/22 17:30

ab-q212-0321
Soil results reported on dry weight basis

LABORATORY TEST RESULTS

Client Sample ID: B-6
A&B Job Sample ID: 22052729.06
Date: 6/2/2022

Client Name: Atlas Consultants
Attn: Lucas Castillo
Project Name: CV21-024 / Shunior Subdivision

Test Description:	**Total Metals**	Sample Matrix	Soil
Analytical Method:	SW-846 6010D	Date Collected	05/20/2022 14:00
QC Batch ID:	QB22052698	Date Received	05/25/2022 16:40
Prep Method:	SW-846 3050B	Date Prepared	05/26/2022 09:00
Prepared By:	M_Gonzalez		
Prep Batch ID	PB22052618		
Analyst Initial	JM	% Moisture	15.6

CAS Number	Parameter	Result	Flag	SDL	SQL	MDL	MQL	UQL	Units	DF	Date/Time
7440-36-0	Antimony	0.745		0.14	0.296	0.121	0.25	25	mg/Kg	1	05/26/22 14:49
7440-38-2T	Arsenic	2.55		0.17	0.296	0.142	0.25	25	mg/Kg	1	05/26/22 14:49
7440-39-3T	Barium	176		0.616	5.92	0.026	0.25	25	mg/Kg	20	05/26/22 14:54
7440-41-7	Beryllium	0.565		0.01	0.296	0.012	0.25	25	mg/Kg	1	05/26/22 14:49
7440-43-9	Cadmium	0.18	J	0.02	0.296	0.018	0.25	25	mg/Kg	1	05/26/22 14:49
7440-47-3T	Chromium	8.14		0.01	0.296	0.012	0.25	25	mg/Kg	1	05/26/22 14:49
7439-92-1T	Lead	5.37		0.09	0.296	0.076	0.25	25	mg/Kg	1	05/26/22 14:49
7440-02-0	Nickel	13.2		0.43	5.92	0.018	0.25	25	mg/Kg	20	05/26/22 14:54
7782-49-2	Selenium	<0.13	U	0.13	0.296	0.111	0.25	25	mg/Kg	1	05/26/22 14:49
7440-22-4	Silver	<0.05	U	0.05	0.296	0.045	0.25	25	mg/Kg	1	05/26/22 14:49

ab-q212-0321
Soil results reported on dry weight basis

LABORATORY TEST RESULTS

Client Sample ID: B-6
A&B Job Sample ID: 22052729.06
Date: 6/2/2022

Client Name: Atlas Consultants
Attn: Lucas Castillo
Project Name: CV21-024 / Shunior Subdivision

Test Description:	**Total Metals - Mercury**	Sample Matrix	Soil
Analytical Method:	SW-846 7470A	Date Collected	05/20/2022 14:00
QC Batch ID:	Qb22052693	Date Received	05/25/2022 16:40
Prep Method:	SW-846 7470A	Date Prepared	05/26/2022 09:00
Prepared By:	M_Gonzalez		
Prep Batch ID	PB22052633		
Analyst Initial	BDC	% Moisture	15.6

CAS Number	Parameter	Result	Flag	SDL	SQL	MDL	MQL	UQL	Units	DF	Date/Time
7439-97-6T	Mercury	0.00590		0.00118	0.0047	0.001	0.004	0.2	mg/Kg	1	05/26/22 13:44

ab-q212-0321
Soil results reported on dry weight basis

QUALITY CONTROL CERTIFICATE

Job ID : 22052729 **Date :** 6/2/2022

Analysis : % Moisture **Method :** SM 2540G **Reporting Units :** %

QC Batch ID : Qb22052665 **Created Date :** 05/26/22 **Created By :** RPadmanaban

Samples in This QC Batch : 22052729.01,02,03,04

Sample Preparation : PB22052621 **Prep Method :** SM 2540G **Prep Date :** 05/26/22 17:00 **Prep By :** RPadmanaban

QC Type: Method Blank

Parameter	CAS #	Result	Units	D.F.	MQL	MDL		Qual
% Moisture		< MQL	%	1	0.1			

QC Type: Duplicate

QC Sample ID: 22052640.01

Parameter	QCSample Result	Sample Result	Units	RPD	RPD CtrlLimit		Qual
% Moisture	11	11	%	0	20		

QUALITY CONTROL CERTIFICATE

Job ID : 22052729 **Date :** 6/2/2022

Analysis : % Moisture **Method :** SM 2540G **Reporting Units :** %

QC Batch ID : Qb22052666 **Created Date :** 05/26/22 **Created By :** RPadmanaban

Samples in This QC Batch : 22052729.05,06

Sample Preparation : PB22052621 **Prep Method :** SM 2540G **Prep Date :** 05/26/22 17:00 **Prep By :** RPadmanaban

QC Type: Method Blank

Parameter	CAS #	Result	Units	D.F.	MQL	MDL		Qual
% Moisture		< MQL	%	1	0.1			

QC Type: Duplicate

QC Sample ID: 22052729.05

Parameter	QCSample Result	Sample Result	Units	RPD	RPD CtrlLimit		Qual
% Moisture	14.9	15	%	0.7	20		

QUALITY CONTROL CERTIFICATE

Job ID : 22052729 **Date :** 6/2/2022

Analysis : Total Metals - Mercury **Method :** SW-846 7470A **Reporting Units :** mg/Kg

QC Batch ID : Qb22052693 **Created Date :** 05/26/22 **Created By :** BChristofer

Samples in This QC Batch : 22052729.01,02,03,04,05,06

Digestion : PB22052633 **Prep Method :** SW-846 7470A **Prep Date :** 05/26/22 09:00 **Prep By :** M_Gonzalez

QC Type: Method Blank

Parameter	CAS #	Result	Units	D.F.	MQL	MDL		Qual
Mercury	7439-97-6T	< MDL	mg/Kg	1	0.004	0.001		

QC Type: LCS and LCSD

Parameter	LCS Spk Added	LCS Result	LCS % Rec	LCSD Spk Added	LCSD Result	LCSD % Rec	RPD	RPD CtrlLimit	%Recovery CtrlLimit	Qual
Mercury	0.1	0.106	106	0.1	0.105	105	1.1	20	80-120	

QC Type: MS and MSD
QC Sample ID: 22052318.01

Parameter	Sample Result	MS Spk Added	MS Result	MS % Rec	MSD Spk Added	MSD Result	MSD % Rec	RPD	RPD CtrlLimit	%Rec CtrlLimit	Qual
Mercury	0.0101	0.1	0.111	101						80-120	

ab-q213-0321

Refer to the Definition page for terms.

QUALITY CONTROL CERTIFICATE

Job ID : 22052729 **Date :** 6/2/2022

Analysis : Total Recoverable Metals **Method :** SW-846 6010D **Reporting Units :** mg/Kg

QC Batch ID : QB22052698 **Created Date :** 05/26/22 **Created By :** Jmavani

Samples in This QC Batch : 22052729.01,02,03,04,05,06

Digestion : PB22052618 **Prep Method :** SW-846 3050B **Prep Date :** 05/26/22 09:00 **Prep By :** M_Gonzalez

QC Type: Method Blank

Parameter	CAS #	Result	Units	D.F.	MQL	MDL		Qual
Antimony	7440-36-0	< MDL	mg/Kg	1	0.25	0.121		
Arsenic	7440-38-2T	< MDL	mg/Kg	1	0.25	0.142		
Barium	7440-39-3T	< MDL	mg/Kg	1	0.25	0.026		
Beryllium	7440-41-7	< MDL	mg/Kg	1	0.25	0.012		
Cadmium	7440-43-9	< MDL	mg/Kg	1	0.25	0.018		
Chromium	7440-47-3T	< MDL	mg/Kg	1	0.25	0.012		
Lead	7439-92-1T	< MDL	mg/Kg	1	0.25	0.076		
Nickel	7440-02-0	< MDL	mg/Kg	1	0.25	0.018		
Selenium	7782-49-2	< MDL	mg/Kg	1	0.25	0.111		
Silver	7440-22-4	< MDL	mg/Kg	1	0.25	0.045		

QC Type: LCS and LCSD

Parameter	LCS Spk Added	LCS Result	LCS % Rec	LCSD Spk Added	LCSD Result	LCSD % Rec	RPD	RPD CtrlLimit	%Recovery CtrlLimit	Qual
Antimony	25	27.8	111	25	27.0	108	2.8	20	80-120	
Arsenic	25	25.0	99.9	25	24.9	99.7	0.3	20	82-111	
Barium	25	25.3	101	25	25.4	102	0.3	20	83-113	
Beryllium	25	25.2	101	25	25.2	101	0.2	20	83-117	
Cadmium	25	24.0	95.8	25	24.0	95.8	0.2	20	82-113	
Chromium	25	25.0	100	25	25.1	100	0.3	20	85-120	
Lead	25	23.8	95.2	25	23.9	95.6	0.4	20	81-112	
Nickel	25	24.7	98.7	25	24.7	98.8	0.1	20	83-115	
Selenium	25	22.2	88.7	25	22.0	87.9	0.8	20	80-111	
Silver	25	25.9	103	25	25.7	103	0.7	20	82-112	

QC Type: MS and MSD
QC Sample ID: 22052605.01

Parameter	Sample Result	MS Spk Added	MS Result	MS % Rec	MSD Spk Added	MSD Result	MSD % Rec	RPD	RPD CtrlLimit	%Rec CtrlLimit	Qual
Antimony	0.50	25	31.6	124	25	30.6	121	3	20	75-125	
Arsenic	BRL	25	27.4	110	25	28.8	115	5.1	20	75-125	
Barium	2.65	25	30.8	113	25	29.3	107	4.9	20	75-125	
Beryllium	0.10	25	26.9	107	25	27.4	109	1.7	20	75-125	
Cadmium	BRL	25	25.9	104	25	26.5	106	2.3	20	75-125	
Chromium	4.86	25	28.3	93.6	25	28.7	95.4	1.6	20	75-125	
Lead	BRL	25	28.0	112	25	27.5	108	1.8	20	75-125	
Nickel	1.56	25	27.6	104	25	27.8	105	0.7	20	75-125	

ab-q213-0321

Refer to the Definition page for terms.

QUALITY CONTROL CERTIFICATE

Job ID : 22052729 **Date :** 6/2/2022

Analysis : Total Recoverable Metals **Method :** SW-846 6010D **Reporting Units :** mg/Kg

QC Batch ID : QB22052698 **Created Date :** 05/26/22 **Created By :** Jmavani

Samples in This QC Batch : 22052729.01,02,03,04,05,06

QC Type: MS and MSD
QC Sample ID: 22052605.01

Parameter	Sample Result	MS Spk Added	MS Result	MS % Rec	MSD Spk Added	MSD Result	MSD % Rec	RPD	RPD CtrlLimit	%Rec CtrlLimit	Qual
Selenium	BRL	25	29.1	116	25	28.6	114	2	20	75-125	
Silver	BRL	25	26.6	106	25	25.0	100	6.1	20	75-125	

LABORATORY TERM AND QUALIFIER DEFINITION REPORT

Job ID : 22052729

Date: 6/2/2022

General Term Definition

Back-Wt	Back Weight	Post-Wt	Post Weight
BRL	Below Reporting Limit	ppm	parts per million
cfu	colony-forming units	Pre-Wt	Previous Weight
Conc.	Concentration	Q	Qualifier
D.F.	Dilution Factor	RegLimit	Regulatory Limit
Front-Wt	Front Weight	RPD	Relative Percent Difference
LCS	Laboratory Check Standard	RptLimit	Reporting Limit
LCSD	Laboratory Check Standard Duplicate	SDL	Sample Detection Limit
MS	Matrix Spike	surr	Surrogate
MSD	Matrix Spike Duplicate	T	Time
MW	Molecular Weight	TNTC	Too numerous to count
J	Estimation. Below calibration range but above MDL		

Qualifier Definition

J	Estimation. Below calibration range but above MDL.
U	Undetected at SDL (Sample Detection Limit).

Job ID:22052729

05/25/2022 Atlas Consultants ANA

Chain of Custody

The Chain of Custody is a Legal Document

1-877-378-6000 Toll Free
713-453-6091 Fax
ablabs.com

REPORT TO:		INVOICE TO:	
Company:	Atlas Engineering Consultants	Company:	Same
Address:	2820 Gull McAllen, TX 78504	Address:	
Contact:	Lucas Castillo	Contact:	
Phone:	956-379-3857	Phone:	
Fax: ☐		Fax: ☐	
E-mail: ☑	lcastillo@atlas@gmail.com	E-mail: ☐	

A&B JOB ID #

5. Project # CV21-024

6. Project Name/Location: Sunrise Subdivision

3. PO #

3a. A&B Quote #

4. Turnaround Time (Business Days)

☐ 1 Day* ☐ Other:

☐ 2 Days*

☐ 3 Days* *Surcharge applies

☑ 7 Days - Standard

7. Reporting Requirement

☑ TRRP Limits only ☐ TRRP Rpt. Package ☐ See Attached ☐ Standard Level II ☐ PST ☐ MDL ☐ EDD

8. Sampler's Name & Company (PLEASE PRINT) Lucas Castillo Atlas Engineering Consultants

Sampler's Signature & Date

LAB USE ONLY	9. Sample ID and Description	10. Sampling Date	10. Sampling Time 24hr	11. Comp.	11. Grab	12. Matrix: Water	Soil	Sludge	Oil	Drinking Water	Air	Other	No. of Containers	13.	14. Containers*	15. Preservatives**	16. PH-Lab Only	17. Analyses/Methods: Total Metals (1)	18. REMARKS
U1A	B-1	5-20	1400	X			X												
U2A	B-2			X			X												
U3A	B-3			X			X												
U4A	B-4			X			X												
U5A	B-5			X			X												
U6A	B-6			X			X												

19. RELINQUISHED BY	DATE	TIME	20. RECEIVED BY	DATE	TIME
1 Lucas Castillo	5-24-22	13:38		5/24/22	13:38
2 TGH Bills-Hgn Gillo Fed Ex	5-24-22	17:46			
3	5/25/22	11640	Carey Rinaldi	5/25/22	11640

21. KNOWN HAZARDS/COMMENTS

Temperature: 3.6 °C

Thermometer ID IR3

Intact: Y or N Initials CLM

*Containers: VOA - 40 ml vial; 4 oz/8 oz - glass wide mouth; A/G - Amber Glass 1 Liter; P/O - Plastic/other

**Preservatives: C - Cool; H - HCl; N - HNO_3; S - H_2SO_4; OH - NaOH; T - $NA_2S_2O_3$; X - Other

METHOD OF SHIPMENT

BILL OF LADING/TRACKING #

A&B cannot accept verbal changes
Please FAX written changes to 713-453-6091

Samples will be disposed of after 30 days
A&B reserves the right to return samples

LAB USE ONLY SAMPLING _____ RENTAL _____ P/U _____

Sample Condition Checklist

A&B JobID : **22052729**	Date Received : **05/25/2022**	Time Received : **4:40PM**
Client Name : **Atlas Consultants**		
Temperature : **3.6°C**	Sample pH : **n/a**	
Thermometer ID : **IR3**	pH Paper ID : **n/a**	
Perservative :		

	Check Points	Yes	No	N/A
1.	Cooler Seal present and signed.		X	
2.	Sample(s) in a cooler.	X		
3.	If yes, ice in cooler.	X		
4.	Sample(s) received with chain-of-custody.	X		
5.	C-O-C signed and dated.	X		
6.	Sample(s) received with signed sample custody seal.		X	
7.	Sample containers arrived intact. (If No comment)	X		
8.	Matrix: Water ☐ Soil ☑ Liquid ☐ Sludge ☐ Solid ☐ Cassette ☐ Tube ☐ Bulk ☐ Badge ☐ Food ☐ Other ☐			
9.	Samples were received in appropriate container(s)	X		
10.	Sample(s) were received with Proper preservative			X
11.	All samples were tagged or labeled.	X		
12.	Sample ID labels match C-O-C ID's.	X		
13.	Bottle count on C-O-C matches bottles found.	X		
14.	Sample volume is sufficient for analyses requested.	X		
15.	Samples were received with in the hold time.	X		
16.	VOA vials completely filled.			X
17.	Sample accepted.	X		
18.	Has client been contacted about sub-out			X

Comments : Include actions taken to resolve discrepancies/problem:

Received by : CHendrix

Check in by/date : TGillespie / 05/25/2022

ab-s005-0321

LABORATORY TEST RESULTS

Client Sample ID:	1 - Composite (0-10')	Date:	7/28/2021
A&B Job Sample ID:	21071704.01		
Client Name:	Atlas Consultants	Attn:	Lucas Castillo
Project Name:	CV21-019 / 15.5 Acre - Tract		

Test Description:	**% Moisture**	Sample Matrix	Soil
Analytical Method:	SM 2540G	Date Collected	07/19/2021 08:00
QC Batch ID:	Qb21072660	Date Received	07/21/2021 09:30
Prep Method:	SM 2540G	Date Prepared	07/26/2021 08:40
Prepared By:	Surayah		
Prep Batch ID	PB21072624		
Analyst Initial	SL	% Moisture	17.5

CAS Number Parameter	Result	Flag	SDL	SQL	MDL	MQL	UQL	Units	DF	Date/Time
% Moisture	17.5			0.1		0.1	----	%	1	07/26/21 09:00

ab-q212-0321
Soil results reported on dry weight basis

LABORATORY TEST RESULTS

Client Sample ID: 1 - Composite (0-10')
A&B Job Sample ID: 21071704.01
Date: 7/28/2021

Client Name: Atlas Consultants
Attn: Lucas Castillo
Project Name: CV21-019 / 15.5 Acre - Tract

Test Description:	**Total Metals**	Sample Matrix	Soil
Analytical Method:	SW-846 6010D	Date Collected	07/19/2021 08:00
QC Batch ID:	Qb21072349	Date Received	07/21/2021 09:30
Prep Method:	SW-846 3050B	Date Prepared	07/22/2021 10:30
Prepared By:	Mwissman		
Prep Batch ID	PB21072296		
Analyst Initial	BRR	% Moisture	17.5

CAS Number	Parameter	Result	Flag	SDL	SQL	MDL	MQL	UQL	Units	DF	Date/Time
7440-36-0	Antimony	<0.15	U	0.15	0.303	0.121	0.5	125	mg/Kg	1	07/23/21 21:38
7440-38-2T	Arsenic	8.70		0.17	0.303	0.142	0.5	125	mg/Kg	1	07/23/21 21:38
7440-39-3T	Barium	248		0.630	6.06	0.026	0.5	125	mg/Kg	20	07/23/21 21:43
7440-41-7	Beryllium	0.40	J	0.01	0.303	0.012	0.5	125	mg/Kg	1	07/23/21 21:38
7440-43-9	Cadmium	0.44	J	0.02	0.303	0.018	0.5	125	mg/Kg	1	07/23/21 21:38
7440-47-3T	Chromium	8.86		0.01	0.303	0.012	0.5	125	mg/Kg	1	07/23/21 21:38
7439-92-1T	Lead	6.48		0.09	0.303	0.076	0.5	125	mg/Kg	1	07/23/21 21:38
7440-02-0	Nickel	7.56		0.02	0.303	0.018	0.5	125	mg/Kg	1	07/23/21 21:38
7782-49-2	Selenium	<0.13	U	0.13	0.303	0.111	0.5	125	mg/Kg	1	07/23/21 21:38
7440-22-4	Silver	<0.05	U	0.05	0.303	0.045	0.5	125	mg/Kg	1	07/23/21 21:38
7440-62-2	Vanadium	20.4		0.02	0.303	0.016	0.5	125	mg/Kg	1	07/23/21 21:38

ab-q212-0321
Soil results reported on dry weight basis

LABORATORY TEST RESULTS

Client Sample ID: 1 - Composite (0-10')
A&B Job Sample ID: 21071704.01
Date: 7/28/2021

Client Name: Atlas Consultants
Attn: Lucas Castillo
Project Name: CV21-019 / 15.5 Acre - Tract

Test Description:	**Total Metals - Mercury**	Sample Matrix	Soil
Analytical Method:	SW-846 7470A	Date Collected	07/19/2021 08:00
QC Batch ID:	Qb210722125	Date Received	07/21/2021 09:30
Prep Method:	SW-846 7470A	Date Prepared	07/22/2021 08:40
Prepared By:	BChristofer		
Prep Batch ID	PB21072283		
Analyst Initial	BDC	% Moisture	17.5

CAS Number	Parameter	Result	Flag	SDL	SQL	MDL	MQL	UQL	Units	DF	Date/Time
7439-97-6T	Mercury	0.00447	J	0.00213	0.0097	0.00088	0.004	0.2	mg/Kg	2	07/22/21 14:22

ab-q212-0321
Soil results reported on dry weight basis

LABORATORY TEST RESULTS

Client Sample ID: 1 - Composite (0-10')
A&B Job Sample ID: 21071704.01
Date: 7/28/2021

Client Name: Atlas Consultants
Attn: Lucas Castillo
Project Name: CV21-019 / 15.5 Acre - Tract

Test Description:	**Purgeable Aromatics**	Sample Matrix	Soil
Analytical Method:	SW-846 8260C	Date Collected	07/19/2021 08:00
QC Batch ID:	Qb21072149	Date Received	07/21/2021 09:30
Prep Method:	SW-846 5035A	Date Prepared	07/21/2021 12:00
Prepared By:	Rajeev		
Prep Batch ID	PB21072228		
Analyst Initial	RT	% Moisture	17.5

CAS Number	Parameter	Result	Flag	SDL	SQL	MDL	MQL	UQL	Units	DF	Date/Time
71-43-2	Benzene	<0.00034	U	0.00034	0.0055	0.00031	0.005	0.05	mg/Kg	0.90	07/22/21 00:04
108-88-3	Toluene	<0.00048	U	0.00048	0.0055	0.00044	0.005	0.05	mg/Kg	0.90	07/22/21 00:04
100-41-4	Ethylbenzene	<0.00048	U	0.00048	0.0055	0.00044	0.005	0.05	mg/Kg	0.90	07/22/21 00:04
179601-23-1	m- & p-Xylenes	<0.00120	U	0.00120	0.011	0.0011	0.010	0.10	mg/Kg	0.90	07/22/21 00:04
95-47-6	o-Xylene	<0.00045	U	0.00045	0.0055	0.00041	0.005	0.05	mg/Kg	0.90	07/22/21 00:04
1330-20-7	Xylenes	<0.00161	U	0.00161	0.016	0.00148	0.015	0.15	mg/Kg	0.90	07/22/21 00:04
17060-07-0	1,2-Dichloroethane-d4(surr)	106					70	130	%	0.90	07/22/21 00:04
1868-53-7	Dibromofluoromethane(surr)	102					70	130	%	0.90	07/22/21 00:04
2037-26-5	Toluene-d8(surr)	96.1					70	130	%	0.90	07/22/21 00:04
460-00-4	p-Bromofluorobenzene(surr)	98.7					70	130	%	0.90	07/22/21 00:04

ab-q212-0321
Soil results reported on dry weight basis

LABORATORY TEST RESULTS

Client Sample ID:	1 - Composite (0-10')	Date:	7/28/2021
A&B Job Sample ID:	21071704.01		
Client Name:	Atlas Consultants	Attn:	Lucas Castillo
Project Name:	CV21-019 / 15.5 Acre - Tract		

Test Description:	**Total Petroleum Hydrocarbons**	Sample Matrix	Soil
Analytical Method:	TX 1005	Date Collected	07/19/2021 08:00
QC Batch ID:	Qb210721105	Date Received	07/21/2021 09:30
Prep Method:	TX 1005	Date Prepared	07/21/2021 11:00
Prepared By:	AKumar		
Prep Batch ID	PB21072134		
Analyst Initial	AK	% Moisture	17.5

CAS Number	Parameter	Result	Flag	SDL	SQL	MDL	MQL	UQL	Units	DF	Date/Time
TPH-1005-1	C6-C12	<11.5	U	11.5	30.3	9.49	25	1000	mg/Kg	1.00	07/22/21 00:48
TPH-1005-2	>C12-C28	<15.8	U	15.8	30.3	13.0	25	1000	mg/Kg	1.00	07/22/21 00:48
TPH-1005-4	>C28-C35	<8.34	U	8.34	30.3	6.88	25	1000	mg/Kg	1.00	07/22/21 00:48
	Total C6-C35	< 8.34	U	8.34		6.88	----	----	mg/Kg	1.00	07/22/21 00:48
111-85-3	1-Chlorooctane(surr)	107					60	143	%	1.00	07/22/21 00:48
3386-33-2	Chlorooctadecane(surr)	109					60	150	%	1.00	07/22/21 00:48

ab-q212-0321
Soil results reported on dry weight basis

LABORATORY TEST RESULTS

Client Sample ID: 2 - Composite (0-10')
A&B Job Sample ID: 21071704.02
Date: 7/28/2021

Client Name: Atlas Consultants
Attn: Lucas Castillo
Project Name: CV21-019 / 15.5 Acre - Tract

Test Description:	**% Moisture**	Sample Matrix	Soil
Analytical Method:	SM 2540G	Date Collected	07/19/2021 08:00
QC Batch ID:	Qb21072660	Date Received	07/21/2021 09:30
Prep Method:	SM 2540G	Date Prepared	07/26/2021 08:40
Prepared By:	Surayah		
Prep Batch ID	PB21072624		
Analyst Initial	SL	% Moisture	12

CAS Number	Parameter	Result	Flag	SDL	SQL	MDL	MQL	UQL	Units	DF	Date/Time
	% Moisture	12.0			0.1		0.1	----	%	1	07/26/21 09:00

ab-q212-0321
Soil results reported on dry weight basis

LABORATORY TEST RESULTS

Client Sample ID: 2 - Composite (0-10')
A&B Job Sample ID: 21071704.02
Date: 7/28/2021

Client Name: Atlas Consultants
Attn: Lucas Castillo
Project Name: CV21-019 / 15.5 Acre - Tract

Test Description:	**Total Metals**	Sample Matrix	Soil
Analytical Method:	SW-846 6010D	Date Collected	07/19/2021 08:00
QC Batch ID:	Qb21072349	Date Received	07/21/2021 09:30
Prep Method:	SW-846 3050B	Date Prepared	07/22/2021 10:30
Prepared By:	Mwissman		
Prep Batch ID	PB21072296		
Analyst Initial	BRR	% Moisture	12

CAS Number	Parameter	Result	Flag	SDL	SQL	MDL	MQL	UQL	Units	DF	Date/Time
7440-36-0	Antimony	<0.14	U	0.14	0.284	0.121	0.5	125	mg/Kg	1	07/23/21 21:47
7440-38-2T	Arsenic	3.15		0.16	0.284	0.142	0.5	125	mg/Kg	1	07/23/21 21:47
7440-39-3T	Barium	1930	E	0.591	5.68	0.026	0.5	125	mg/Kg	20	07/23/21 21:51
7440-41-7	Beryllium	0.17	J	0.01	0.284	0.012	0.5	125	mg/Kg	1	07/23/21 21:47
7440-43-9	Cadmium	0.534	J	0.02	0.284	0.018	0.5	125	mg/Kg	1	07/23/21 21:47
7440-47-3T	Chromium	8.89		0.01	0.284	0.012	0.5	125	mg/Kg	1	07/23/21 21:47
7439-92-1T	Lead	80.4		1.73	5.68	0.076	0.5	125	mg/Kg	20	07/23/21 21:51
7440-02-0	Nickel	7.81		0.02	0.284	0.018	0.5	125	mg/Kg	1	07/23/21 21:47
7782-49-2	Selenium	<0.13	U	0.13	0.284	0.111	0.5	125	mg/Kg	1	07/23/21 21:47
7440-22-4	Silver	<0.05	U	0.05	0.284	0.045	0.5	125	mg/Kg	1	07/23/21 21:47
7440-62-2	Vanadium	10.5		0.02	0.284	0.016	0.5	125	mg/Kg	1	07/23/21 21:47

ab-q212-0321
Soil results reported on dry weight basis

LABORATORY TEST RESULTS

Client Sample ID: 2 - Composite (0-10')
A&B Job Sample ID: 21071704.02
Date: 7/28/2021

Client Name: Atlas Consultants
Attn: Lucas Castillo
Project Name: CV21-019 / 15.5 Acre - Tract

Test Description:	**Total Metals - Mercury**	Sample Matrix	Soil
Analytical Method:	SW-846 7470A	Date Collected	07/19/2021 08:00
QC Batch ID:	Qb210722125	Date Received	07/21/2021 09:30
Prep Method:	SW-846 7470A	Date Prepared	07/22/2021 08:40
Prepared By:	BChristofer		
Prep Batch ID	PB21072283		
Analyst Initial	BDC	% Moisture	12

CAS Number	Parameter	Result	Flag	SDL	SQL	MDL	MQL	UQL	Units	DF	Date/Time
7439-97-6T	Mercury	0.0357		0.00100	0.0045	0.00088	0.004	0.2	mg/Kg	1	07/22/21 13:58

ab-q212-0321
Soil results reported on dry weight basis

LABORATORY TEST RESULTS

Client Sample ID:	2 - Composite (0-10')	Date:	7/28/2021
A&B Job Sample ID:	21071704.02		
Client Name:	Atlas Consultants	Attn:	Lucas Castillo
Project Name:	CV21-019 / 15.5 Acre - Tract		

Test Description:	**Purgeable Aromatics**	Sample Matrix	Soil
Analytical Method:	SW-846 8260C	Date Collected	07/19/2021 08:00
QC Batch ID:	Qb21072149	Date Received	07/21/2021 09:30
Prep Method:	SW-846 5035A	Date Prepared	07/21/2021 12:00
Prepared By:	Rajeev		
Prep Batch ID	PB21072228		
Analyst Initial	RT	% Moisture	12

CAS Number	Parameter	Result	Flag	SDL	SQL	MDL	MQL	UQL	Units	DF	Date/Time
71-43-2	Benzene	<0.00028	U	0.00028	0.0045	0.00031	0.005	0.05	mg/Kg	0.80	07/22/21 00:36
108-88-3	Toluene	<0.00040	U	0.00040	0.0045	0.00044	0.005	0.05	mg/Kg	0.80	07/22/21 00:36
100-41-4	Ethylbenzene	<0.00040	U	0.00040	0.0045	0.00044	0.005	0.05	mg/Kg	0.80	07/22/21 00:36
179601-23-1	m- & p-Xylenes	<0.00100	U	0.00100	0.0091	0.0011	0.010	0.10	mg/Kg	0.80	07/22/21 00:36
95-47-6	o-Xylene	<0.00037	U	0.00037	0.0045	0.00041	0.005	0.05	mg/Kg	0.80	07/22/21 00:36
1330-20-7	Xylenes	<0.00135	U	0.00135	0.014	0.00148	0.015	0.15	mg/Kg	0.80	07/22/21 00:36
17060-07-0	1,2-Dichloroethane-d4(surr)	109					70	130	%	0.80	07/22/21 00:36
1868-53-7	Dibromofluoromethane(surr)	98.9					70	130	%	0.80	07/22/21 00:36
2037-26-5	Toluene-d8(surr)	96.5					70	130	%	0.80	07/22/21 00:36
460-00-4	p-Bromofluorobenzene(surr)	101					70	130	%	0.80	07/22/21 00:36

ab-q212-0321
Soil results reported on dry weight basis

LABORATORY TEST RESULTS

Client Sample ID: 2 - Composite (0-10')
A&B Job Sample ID: 21071704.02
Date: 7/28/2021

Client Name: Atlas Consultants
Attn: Lucas Castillo
Project Name: CV21-019 / 15.5 Acre - Tract

Test Description:	**Total Petroleum Hydrocarbons**	Sample Matrix	Soil
Analytical Method:	TX 1005	Date Collected	07/19/2021 08:00
QC Batch ID:	Qb210721107	Date Received	07/21/2021 09:30
Prep Method:	TX 1005	Date Prepared	07/21/2021 12:00
Prepared By:	AKumar		
Prep Batch ID	PB21072137		
Analyst Initial	AK	% Moisture	12

CAS Number	Parameter	Result	Flag	SDL	SQL	MDL	MQL	UQL	Units	DF	Date/Time
TPH-1005-1	C6-C12	<10.8	U	10.8	28.4	9.49	25	1000	mg/Kg	1.00	07/22/21 01:15
TPH-1005-2	>C12-C28	<14.8	U	14.8	28.4	13.0	25	1000	mg/Kg	1.00	07/22/21 01:15
TPH-1005-4	>C28-C35	<7.82	U	7.82	28.4	6.88	25	1000	mg/Kg	1.00	07/22/21 01:15
	Total C6-C35	< 7.82	U	7.82		6.88	----	----	mg/Kg	1.00	07/22/21 01:15
111-85-3	1-Chlorooctane(surr)	89.8					60	143	%	1.00	07/22/21 01:15
3386-33-2	Chlorooctadecane(surr)	109					60	150	%	1.00	07/22/21 01:15

ab-q212-0321
Soil results reported on dry weight basis

LABORATORY TEST RESULTS

Client Sample ID: 3 - Composite (0-10')
A&B Job Sample ID: 21071704.03
Date: 7/28/2021

Client Name: Atlas Consultants
Attn: Lucas Castillo
Project Name: CV21-019 / 15.5 Acre - Tract

Test Description:	**% Moisture**	Sample Matrix	Soil
Analytical Method:	SM 2540G	Date Collected	07/19/2021 08:00
QC Batch ID:	Qb21072660	Date Received	07/21/2021 09:30
Prep Method:	SM 2540G	Date Prepared	07/26/2021 08:40
Prepared By:	Surayah		
Prep Batch ID	PB21072624		
Analyst Initial	SL	% Moisture	12.5

CAS Number	Parameter	Result	Flag	SDL	SQL	MDL	MQL	UQL	Units	DF	Date/Time
	% Moisture	12.5			0.1		0.1	----	%	1	07/26/21 09:00

ab-q212-0321
Soil results reported on dry weight basis

LABORATORY TEST RESULTS

Client Sample ID: 3 - Composite (0-10')
A&B Job Sample ID: 21071704.03
Date: 7/28/2021

Client Name: Atlas Consultants
Attn: Lucas Castillo
Project Name: CV21-019 / 15.5 Acre - Tract

Test Description:	**Total Metals**	Sample Matrix	Soil
Analytical Method:	SW-846 6010D	Date Collected	07/19/2021 08:00
QC Batch ID:	Qb21072349	Date Received	07/21/2021 09:30
Prep Method:	SW-846 3050B	Date Prepared	07/22/2021 10:30
Prepared By:	Mwissman		
Prep Batch ID	PB21072296		
Analyst Initial	BRR	% Moisture	12.5

CAS Number	Parameter	Result	Flag	SDL	SQL	MDL	MQL	UQL	Units	DF	Date/Time
7440-36-0	Antimony	<0.14	U	0.14	0.286	0.121	0.5	125	mg/Kg	1	07/23/21 21:55
7440-38-2T	Arsenic	3.15		0.16	0.286	0.142	0.5	125	mg/Kg	1	07/23/21 21:55
7440-39-3T	Barium	245		0.594	5.71	0.026	0.5	125	mg/Kg	20	07/23/21 21:59
7440-41-7	Beryllium	0.30	J	0.01	0.286	0.012	0.5	125	mg/Kg	1	07/23/21 21:55
7440-43-9	Cadmium	0.41	J	0.02	0.286	0.018	0.5	125	mg/Kg	1	07/23/21 21:55
7440-47-3T	Chromium	7.83		0.01	0.286	0.012	0.5	125	mg/Kg	1	07/23/21 21:55
7439-92-1T	Lead	5.98		0.09	0.286	0.076	0.5	125	mg/Kg	1	07/23/21 21:55
7440-02-0	Nickel	7.36		0.02	0.286	0.018	0.5	125	mg/Kg	1	07/23/21 21:55
7782-49-2	Selenium	<0.13	U	0.13	0.286	0.111	0.5	125	mg/Kg	1	07/23/21 21:55
7440-22-4	Silver	<0.05	U	0.05	0.286	0.045	0.5	125	mg/Kg	1	07/23/21 21:55
7440-62-2	Vanadium	23.9		0.02	0.286	0.016	0.5	125	mg/Kg	1	07/23/21 21:55

ab-q212-0321
Soil results reported on dry weight basis

LABORATORY TEST RESULTS

Client Sample ID: 3 - Composite (0-10')
A&B Job Sample ID: 21071704.03

Date: 7/28/2021

Client Name: Atlas Consultants
Attn: Lucas Castillo
Project Name: CV21-019 / 15.5 Acre - Tract

Test Description:	**Total Metals - Mercury**	Sample Matrix	Soil
Analytical Method:	SW-846 7470A	Date Collected	07/19/2021 08:00
QC Batch ID:	Qb210722125	Date Received	07/21/2021 09:30
Prep Method:	SW-846 7470A	Date Prepared	07/22/2021 08:40
Prepared By:	BChristofer		
Prep Batch ID	PB21072283		
Analyst Initial	BDC	% Moisture	12.5

CAS Number	Parameter	Result	Flag	SDL	SQL	MDL	MQL	UQL	Units	DF	Date/Time
7439-97-6T	Mercury	0.00582		0.00101	0.0046	0.00088	0.004	0.2	mg/Kg	1	07/22/21 14:01

ab-q212-0321
Soil results reported on dry weight basis

LABORATORY TEST RESULTS

Client Sample ID:	3 - Composite (0-10')	Date:	7/28/2021
A&B Job Sample ID:	21071704.03		
Client Name:	Atlas Consultants	Attn:	Lucas Castillo
Project Name:	CV21-019 / 15.5 Acre - Tract		

Test Description:	**Purgeable Aromatics**	Sample Matrix	Soil
Analytical Method:	SW-846 8260C	Date Collected	07/19/2021 08:00
QC Batch ID:	Qb21072149	Date Received	07/21/2021 09:30
Prep Method:	SW-846 5035A	Date Prepared	07/21/2021 12:00
Prepared By:	Rajeev		
Prep Batch ID	PB21072228		
Analyst Initial	RT	% Moisture	12.5

CAS Number	Parameter	Result	Flag	SDL	SQL	MDL	MQL	UQL	Units	DF	Date/Time
71-43-2	Benzene	<0.00033	U	0.00033	0.0053	0.00031	0.005	0.05	mg/Kg	0.92	07/22/21 01:09
108-88-3	Toluene	<0.00046	U	0.00046	0.0053	0.00044	0.005	0.05	mg/Kg	0.92	07/22/21 01:09
100-41-4	Ethylbenzene	<0.00046	U	0.00046	0.0053	0.00044	0.005	0.05	mg/Kg	0.92	07/22/21 01:09
179601-23-1	m- & p-Xylenes	<0.00116	U	0.00116	0.011	0.0011	0.010	0.10	mg/Kg	0.92	07/22/21 01:09
95-47-6	o-Xylene	<0.00043	U	0.00043	0.0053	0.00041	0.005	0.05	mg/Kg	0.92	07/22/21 01:09
1330-20-7	Xylenes	<0.00156	U	0.00156	0.016	0.00148	0.015	0.15	mg/Kg	0.92	07/22/21 01:09
17060-07-0	1,2-Dichloroethane-d4(surr)	105					70	130	%	0.92	07/22/21 01:09
1868-53-7	Dibromofluoromethane(surr)	100					70	130	%	0.92	07/22/21 01:09
2037-26-5	Toluene-d8(surr)	95.4					70	130	%	0.92	07/22/21 01:09
460-00-4	p-Bromofluorobenzene(surr)	101					70	130	%	0.92	07/22/21 01:09

ab-q212-0321
Soil results reported on dry weight basis

LABORATORY TEST RESULTS

Client Sample ID: 3 - Composite (0-10')
A&B Job Sample ID: 21071704.03
Date: 7/28/2021

Client Name: Atlas Consultants
Attn: Lucas Castillo
Project Name: CV21-019 / 15.5 Acre - Tract

Test Description:	**Total Petroleum Hydrocarbons**	Sample Matrix	Soil
Analytical Method:	TX 1005	Date Collected	07/19/2021 08:00
QC Batch ID:	Qb21072202	Date Received	07/21/2021 09:30
Prep Method:	TX 1005	Date Prepared	07/21/2021 12:30
Prepared By:	AKumar		
Prep Batch ID	PB21072203		
Analyst Initial	AK	% Moisture	12.5

CAS Number	Parameter	Result	Flag	SDL	SQL	MDL	MQL	UQL	Units	DF	Date/Time
TPH-1005-1	C6-C12	<10.8	U	10.8	28.6	9.49	25	1000	mg/Kg	1.00	07/22/21 01:42
TPH-1005-2	>C12-C28	<14.9	U	14.9	28.6	13.0	25	1000	mg/Kg	1.00	07/22/21 01:42
TPH-1005-4	>C28-C35	<7.86	U	7.86	28.6	6.88	25	1000	mg/Kg	1.00	07/22/21 01:42
	Total C6-C35	< 7.86	U	7.86		6.88	----	----	mg/Kg	1.00	07/22/21 01:42
111-85-3	1-Chlorooctane(surr)	80.1					60	143	%	1.00	07/22/21 01:42
3386-33-2	Chlorooctadecane(surr)	92.7					60	150	%	1.00	07/22/21 01:42

ab-q212-0321
Soil results reported on dry weight basis

LABORATORY TEST RESULTS

Client Sample ID: 4 - Composite (0-10')
A&B Job Sample ID: 21071704.04
Date: 7/28/2021

Client Name: Atlas Consultants
Attn: Lucas Castillo
Project Name: CV21-019 / 15.5 Acre - Tract

Test Description:	**% Moisture**	Sample Matrix	Soil
Analytical Method:	SM 2540G	Date Collected	07/19/2021 08:00
QC Batch ID:	Qb21072660	Date Received	07/21/2021 09:30
Prep Method:	SM 2540G	Date Prepared	07/26/2021 08:40
Prepared By:	Surayah		
Prep Batch ID	PB21072624		
Analyst Initial	SL	% Moisture	14.1

CAS Number Parameter	Result	Flag	SDL	SQL	MDL	MQL	UQL	Units	DF	Date/Time
% Moisture	14.1			0.1		0.1	----	%	1	07/26/21 09:00

ab-q212-0321
Soil results reported on dry weight basis

LABORATORY TEST RESULTS

Client Sample ID: 4 - Composite (0-10')
A&B Job Sample ID: 21071704.04
Date: 7/28/2021

Client Name: Atlas Consultants
Attn: Lucas Castillo
Project Name: CV21-019 / 15.5 Acre - Tract

Test Description:	**Total Metals**	Sample Matrix	Soil
Analytical Method:	SW-846 6010D	Date Collected	07/19/2021 08:00
QC Batch ID:	Qb21072349	Date Received	07/21/2021 09:30
Prep Method:	SW-846 3050B	Date Prepared	07/22/2021 10:30
Prepared By:	Mwissman		
Prep Batch ID	PB21072296		
Analyst Initial	BRR	% Moisture	14.1

CAS Number	Parameter	Result	Flag	SDL	SQL	MDL	MQL	UQL	Units	DF	Date/Time
7440-36-0	Antimony	<0.14	U	0.14	0.291	0.121	0.5	125	mg/Kg	1	07/23/21 22:03
7440-38-2T	Arsenic	1.45		0.17	0.291	0.142	0.5	125	mg/Kg	1	07/23/21 22:03
7440-39-3T	Barium	96.3		0.605	5.82	0.026	0.5	125	mg/Kg	20	07/23/21 22:07
7440-41-7	Beryllium	0.32	J	0.01	0.291	0.012	0.5	125	mg/Kg	1	07/23/21 22:03
7440-43-9	Cadmium	0.35	J	0.02	0.291	0.018	0.5	125	mg/Kg	1	07/23/21 22:03
7440-47-3T	Chromium	6.71		0.01	0.291	0.012	0.5	125	mg/Kg	1	07/23/21 22:03
7439-92-1T	Lead	4.78		0.09	0.291	0.076	0.5	125	mg/Kg	1	07/23/21 22:03
7440-02-0	Nickel	6.53		0.02	0.291	0.018	0.5	125	mg/Kg	1	07/23/21 22:03
7782-49-2	Selenium	<0.13	U	0.13	0.291	0.111	0.5	125	mg/Kg	1	07/23/21 22:03
7440-22-4	Silver	<0.05	U	0.05	0.291	0.045	0.5	125	mg/Kg	1	07/23/21 22:03
7440-62-2	Vanadium	8.07		0.02	0.291	0.016	0.5	125	mg/Kg	1	07/23/21 22:03

ab-q212-0321
Soil results reported on dry weight basis

LABORATORY TEST RESULTS

Client Sample ID: 4 - Composite (0-10')
A&B Job Sample ID: 21071704.04
Date: 7/28/2021

Client Name: Atlas Consultants
Attn: Lucas Castillo
Project Name: CV21-019 / 15.5 Acre - Tract

Test Description:	**Total Metals - Mercury**	Sample Matrix	Soil
Analytical Method:	SW-846 7470A	Date Collected	07/19/2021 08:00
QC Batch ID:	Qb210722125	Date Received	07/21/2021 09:30
Prep Method:	SW-846 7470A	Date Prepared	07/22/2021 08:40
Prepared By:	BChristofer		
Prep Batch ID	PB21072283		
Analyst Initial	BDC	% Moisture	14.1

CAS Number	Parameter	Result	Flag	SDL	SQL	MDL	MQL	UQL	Units	DF	Date/Time
7439-97-6T	Mercury	0.00120	J	0.00102	0.0047	0.00088	0.004	0.2	mg/Kg	1	07/22/21 14:05

ab-q212-0321
Soil results reported on dry weight basis

LABORATORY TEST RESULTS

Client Sample ID:	4 - Composite (0-10')	Date:	7/28/2021
A&B Job Sample ID:	21071704.04		
Client Name:	Atlas Consultants	Attn:	Lucas Castillo
Project Name:	CV21-019 / 15.5 Acre - Tract		

Test Description:	**Purgeable Aromatics**	Sample Matrix	Soil
Analytical Method:	SW-846 8260C	Date Collected	07/19/2021 08:00
QC Batch ID:	Qb21072149	Date Received	07/21/2021 09:30
Prep Method:	SW-846 5035A	Date Prepared	07/21/2021 12:00
Prepared By:	Rajeev		
Prep Batch ID	PB21072228		
Analyst Initial	RT	% Moisture	14.1

CAS Number	Parameter	Result	Flag	SDL	SQL	MDL	MQL	UQL	Units	DF	Date/Time
71-43-2	Benzene	<0.00030	U	0.00030	0.0048	0.00031	0.005	0.05	mg/Kg	0.82	07/22/21 01:42
108-88-3	Toluene	<0.00042	U	0.00042	0.0048	0.00044	0.005	0.05	mg/Kg	0.82	07/22/21 01:42
100-41-4	Ethylbenzene	<0.00042	U	0.00042	0.0048	0.00044	0.005	0.05	mg/Kg	0.82	07/22/21 01:42
179601-23-1	m- & p-Xylenes	<0.00105	U	0.00105	0.0095	0.0011	0.010	0.10	mg/Kg	0.82	07/22/21 01:42
95-47-6	o-Xylene	<0.00039	U	0.00039	0.0048	0.00041	0.005	0.05	mg/Kg	0.82	07/22/21 01:42
1330-20-7	Xylenes	<0.00141	U	0.00141	0.014	0.00148	0.015	0.15	mg/Kg	0.82	07/22/21 01:42
17060-07-0	1,2-Dichloroethane-d4(surr)	108					70	130	%	0.82	07/22/21 01:42
1868-53-7	Dibromofluoromethane(surr)	99.1					70	130	%	0.82	07/22/21 01:42
2037-26-5	Toluene-d8(surr)	96.4					70	130	%	0.82	07/22/21 01:42
460-00-4	p-Bromofluorobenzene(surr)	99.4					70	130	%	0.82	07/22/21 01:42

ab-q212-0321
Soil results reported on dry weight basis

LABORATORY TEST RESULTS

Client Sample ID:	4 - Composite (0-10')	Date:	7/28/2021
A&B Job Sample ID:	21071704.04		
Client Name:	Atlas Consultants	Attn:	Lucas Castillo
Project Name:	CV21-019 / 15.5 Acre - Tract		

Test Description:	**Total Petroleum Hydrocarbons**	Sample Matrix	Soil
Analytical Method:	TX 1005	Date Collected	07/19/2021 08:00
QC Batch ID:	Qb21072202	Date Received	07/21/2021 09:30
Prep Method:	TX 1005	Date Prepared	07/21/2021 12:30
Prepared By:	AKumar		
Prep Batch ID	PB21072203		
Analyst Initial	AK	% Moisture	14.1

CAS Number	Parameter	Result	Flag	SDL	SQL	MDL	MQL	UQL	Units	DF	Date/Time
TPH-1005-1	C6-C12	<11.0	U	11.0	29.1	9.49	25	1000	mg/Kg	1.00	07/22/21 02:09
TPH-1005-2	>C12-C28	<15.1	U	15.1	29.1	13.0	25	1000	mg/Kg	1.00	07/22/21 02:09
TPH-1005-4	>C28-C35	<8.01	U	8.01	29.1	6.88	25	1000	mg/Kg	1.00	07/22/21 02:09
	Total C6-C35	< 8.01	U	8.01		6.88	----	----	mg/Kg	1.00	07/22/21 02:09
111-85-3	1-Chlorooctane(surr)	105					60	143	%	1.00	07/22/21 02:09
3386-33-2	Chlorooctadecane(surr)	109					60	150	%	1.00	07/22/21 02:09

ab-q212-0321
Soil results reported on dry weight basis

LABORATORY TEST RESULTS

Client Sample ID: 5 - Composite (0-10')
A&B Job Sample ID: 21071704.05
Date: 7/28/2021

Client Name: Atlas Consultants
Attn: Lucas Castillo
Project Name: CV21-019 / 15.5 Acre - Tract

Test Description:	**% Moisture**	Sample Matrix	Soil
Analytical Method:	SM 2540G	Date Collected	07/19/2021 08:00
QC Batch ID:	Qb21072660	Date Received	07/21/2021 09:30
Prep Method:	SM 2540G	Date Prepared	07/26/2021 08:40
Prepared By:	Surayah		
Prep Batch ID	PB21072624		
Analyst Initial	SL	% Moisture	14.1

CAS Number Parameter	Result	Flag	SDL	SQL	MDL	MQL	UQL	Units	DF	Date/Time
% Moisture	14.1			0.1		0.1	----	%	1	07/26/21 09:00

ab-q212-0321
Soil results reported on dry weight basis

LABORATORY TEST RESULTS

Client Sample ID: 5 - Composite (0-10')
A&B Job Sample ID: 21071704.05
Date: 7/28/2021

Client Name: Atlas Consultants
Attn: Lucas Castillo
Project Name: CV21-019 / 15.5 Acre - Tract

Test Description:	**Total Metals**	Sample Matrix	Soil
Analytical Method:	SW-846 6010D	Date Collected	07/19/2021 08:00
QC Batch ID:	Qb21072349	Date Received	07/21/2021 09:30
Prep Method:	SW-846 3050B	Date Prepared	07/22/2021 10:30
Prepared By:	Mwissman		
Prep Batch ID	PB21072296		
Analyst Initial	BRR	% Moisture	14.1

CAS Number	Parameter	Result	Flag	SDL	SQL	MDL	MQL	UQL	Units	DF	Date/Time
7440-36-0	Antimony	<0.14	U	0.14	0.291	0.121	0.5	125	mg/Kg	1	07/23/21 22:12
7440-38-2T	Arsenic	1.98		0.17	0.291	0.142	0.5	125	mg/Kg	1	07/23/21 22:12
7440-39-3T	Barium	57.3		0.605	5.82	0.026	0.5	125	mg/Kg	20	07/23/21 22:16
7440-41-7	Beryllium	0.25	J	0.01	0.291	0.012	0.5	125	mg/Kg	1	07/23/21 22:12
7440-43-9	Cadmium	0.39	J	0.02	0.291	0.018	0.5	125	mg/Kg	1	07/23/21 22:12
7440-47-3T	Chromium	7.03		0.01	0.291	0.012	0.5	125	mg/Kg	1	07/23/21 22:12
7439-92-1T	Lead	4.97		0.09	0.291	0.076	0.5	125	mg/Kg	1	07/23/21 22:12
7440-02-0	Nickel	6.43		0.02	0.291	0.018	0.5	125	mg/Kg	1	07/23/21 22:12
7782-49-2	Selenium	<0.13	U	0.13	0.291	0.111	0.5	125	mg/Kg	1	07/23/21 22:12
7440-22-4	Silver	<0.05	U	0.05	0.291	0.045	0.5	125	mg/Kg	1	07/23/21 22:12
7440-62-2	Vanadium	12.4		0.02	0.291	0.016	0.5	125	mg/Kg	1	07/23/21 22:12

ab-q212-0321
Soil results reported on dry weight basis

LABORATORY TEST RESULTS

Client Sample ID: 5 - Composite (0-10')
A&B Job Sample ID: 21071704.05
Date: 7/28/2021

Client Name: Atlas Consultants
Attn: Lucas Castillo
Project Name: CV21-019 / 15.5 Acre - Tract

Test Description:	**Total Metals - Mercury**	Sample Matrix	Soil
Analytical Method:	SW-846 7470A	Date Collected	07/19/2021 08:00
QC Batch ID:	Qb210722125	Date Received	07/21/2021 09:30
Prep Method:	SW-846 7470A	Date Prepared	07/22/2021 08:40
Prepared By:	BChristofer		
Prep Batch ID	PB21072283		
Analyst Initial	BDC	% Moisture	14.1

CAS Number	Parameter	Result	Flag	SDL	SQL	MDL	MQL	UQL	Units	DF	Date/Time
7439-97-6T	Mercury	<0.00102	U	0.00102	0.0047	0.00088	0.004	0.2	mg/Kg	1	07/22/21 14:15

ab-q212-0321
Soil results reported on dry weight basis

LABORATORY TEST RESULTS

Client Sample ID:	5 - Composite (0-10')	Date:	7/28/2021
A&B Job Sample ID:	21071704.05		
Client Name:	Atlas Consultants	Attn:	Lucas Castillo
Project Name:	CV21-019 / 15.5 Acre - Tract		

Test Description:	**Purgeable Aromatics**	Sample Matrix	Soil
Analytical Method:	SW-846 8260C	Date Collected	07/19/2021 08:00
QC Batch ID:	Qb21072149	Date Received	07/21/2021 09:30
Prep Method:	SW-846 5035A	Date Prepared	07/21/2021 12:00
Prepared By:	Rajeev		
Prep Batch ID	PB21072228		
Analyst Initial	RT	% Moisture	14.1

CAS Number	Parameter	Result	Flag	SDL	SQL	MDL	MQL	UQL	Units	DF	Date/Time
71-43-2	Benzene	<0.00034	U	0.00034	0.0055	0.00031	0.005	0.05	mg/Kg	0.94	07/22/21 02:14
108-88-3	Toluene	<0.00048	U	0.00048	0.0055	0.00044	0.005	0.05	mg/Kg	0.94	07/22/21 02:14
100-41-4	Ethylbenzene	<0.00048	U	0.00048	0.0055	0.00044	0.005	0.05	mg/Kg	0.94	07/22/21 02:14
179601-23-1	m- & p-Xylenes	<0.00120	U	0.00120	0.011	0.0011	0.010	0.10	mg/Kg	0.94	07/22/21 02:14
95-47-6	o-Xylene	<0.00045	U	0.00045	0.0055	0.00041	0.005	0.05	mg/Kg	0.94	07/22/21 02:14
1330-20-7	Xylenes	<0.00162	U	0.00162	0.016	0.00148	0.015	0.15	mg/Kg	0.94	07/22/21 02:14
17060-07-0	1,2-Dichloroethane-d4(surr)	105					70	130	%	0.94	07/22/21 02:14
1868-53-7	Dibromofluoromethane(surr)	99.4					70	130	%	0.94	07/22/21 02:14
2037-26-5	Toluene-d8(surr)	95.3					70	130	%	0.94	07/22/21 02:14
460-00-4	p-Bromofluorobenzene(surr)	102					70	130	%	0.94	07/22/21 02:14

ab-q212-0321
Soil results reported on dry weight basis

LABORATORY TEST RESULTS

Client Sample ID: 5 - Composite (0-10')
A&B Job Sample ID: 21071704.05
Date: 7/28/2021

Client Name: Atlas Consultants
Attn: Lucas Castillo
Project Name: CV21-019 / 15.5 Acre - Tract

Test Description:	**Total Petroleum Hydrocarbons**	Sample Matrix	Soil
Analytical Method:	TX 1005	Date Collected	07/19/2021 08:00
QC Batch ID:	Qb21072202	Date Received	07/21/2021 09:30
Prep Method:	TX 1005	Date Prepared	07/21/2021 12:30
Prepared By:	AKumar		
Prep Batch ID	PB21072203		
Analyst Initial	AK	% Moisture	14.1

CAS Number	Parameter	Result	Flag	SDL	SQL	MDL	MQL	UQL	Units	DF	Date/Time
TPH-1005-1	C6-C12	<11.0	U	11.0	29.1	9.49	25	1000	mg/Kg	1.00	07/22/21 02:36
TPH-1005-2	>C12-C28	<15.1	U	15.1	29.1	13.0	25	1000	mg/Kg	1.00	07/22/21 02:36
TPH-1005-4	>C28-C35	<8.01	U	8.01	29.1	6.88	25	1000	mg/Kg	1.00	07/22/21 02:36
	Total C6-C35	< 8.01	U	8.01		6.88	----	----	mg/Kg	1.00	07/22/21 02:36
111-85-3	1-Chlorooctane(surr)	107					60	143	%	1.00	07/22/21 02:36
3386-33-2	Chlorooctadecane(surr)	110					60	150	%	1.00	07/22/21 02:36

ab-q212-0321
Soil results reported on dry weight basis

LABORATORY TEST RESULTS

Client Sample ID:	6 - Composite (0-10')	Date:	7/28/2021
A&B Job Sample ID:	21071704.06		
Client Name:	Atlas Consultants	Attn:	Lucas Castillo
Project Name:	CV21-019 / 15.5 Acre - Tract		

Test Description:	**% Moisture**	Sample Matrix	Soil
Analytical Method:	SM 2540G	Date Collected	07/19/2021 08:00
QC Batch ID:	Qb21072660	Date Received	07/21/2021 09:30
Prep Method:	SM 2540G	Date Prepared	07/26/2021 08:40
Prepared By:	Surayah		
Prep Batch ID	PB21072624		
Analyst Initial	SL	% Moisture	15.5

CAS Number	Parameter	Result	Flag	SDL	SQL	MDL	MQL	UQL	Units	DF	Date/Time
	% Moisture	15.5			0.1		0.1	----	%	1	07/26/21 09:00

ab-q212-0321
Soil results reported on dry weight basis

LABORATORY TEST RESULTS

Client Sample ID: 6 - Composite (0-10')
A&B Job Sample ID: 21071704.06
Date: 7/28/2021

Client Name: Atlas Consultants
Attn: Lucas Castillo
Project Name: CV21-019 / 15.5 Acre - Tract

Test Description:	**Total Metals**	Sample Matrix	Soil
Analytical Method:	SW-846 6010D	Date Collected	07/19/2021 08:00
QC Batch ID:	Qb21072349	Date Received	07/21/2021 09:30
Prep Method:	SW-846 3050B	Date Prepared	07/22/2021 10:30
Prepared By:	Mwissman		
Prep Batch ID	PB21072296		
Analyst Initial	BRR	% Moisture	15.5

CAS Number	Parameter	Result	Flag	SDL	SQL	MDL	MQL	UQL	Units	DF	Date/Time
7440-36-0	Antimony	<0.14	U	0.14	0.296	0.121	0.5	125	mg/Kg	1	07/23/21 22:28
7440-38-2T	Arsenic	2.17		0.17	0.296	0.142	0.5	125	mg/Kg	1	07/23/21 22:28
7440-39-3T	Barium	89.2		0.615	5.92	0.026	0.5	125	mg/Kg	20	07/23/21 22:32
7440-41-7	Beryllium	0.39	J	0.01	0.296	0.012	0.5	125	mg/Kg	1	07/23/21 22:28
7440-43-9	Cadmium	0.33	J	0.02	0.296	0.018	0.5	125	mg/Kg	1	07/23/21 22:28
7440-47-3T	Chromium	7.17		0.01	0.296	0.012	0.5	125	mg/Kg	1	07/23/21 22:28
7439-92-1T	Lead	5.07		0.09	0.296	0.076	0.5	125	mg/Kg	1	07/23/21 22:28
7440-02-0	Nickel	6.99		0.02	0.296	0.018	0.5	125	mg/Kg	1	07/23/21 22:28
7782-49-2	Selenium	<0.13	U	0.13	0.296	0.111	0.5	125	mg/Kg	1	07/23/21 22:28
7440-22-4	Silver	<0.05	U	0.05	0.296	0.045	0.5	125	mg/Kg	1	07/23/21 22:28
7440-62-2	Vanadium	9.10		0.02	0.296	0.016	0.5	125	mg/Kg	1	07/23/21 22:28

ab-q212-0321
Soil results reported on dry weight basis

LABORATORY TEST RESULTS

Client Sample ID: 6 - Composite (0-10')
A&B Job Sample ID: 21071704.06
Date: 7/28/2021

Client Name: Atlas Consultants
Attn: Lucas Castillo
Project Name: CV21-019 / 15.5 Acre - Tract

Test Description:	**Total Metals - Mercury**	Sample Matrix	Soil
Analytical Method:	SW-846 7470A	Date Collected	07/19/2021 08:00
QC Batch ID:	Qb210722125	Date Received	07/21/2021 09:30
Prep Method:	SW-846 7470A	Date Prepared	07/22/2021 08:40
Prepared By:	BChristofer		
Prep Batch ID	PB21072283		
Analyst Initial	BDC	% Moisture	15.5

CAS Number	Parameter	Result	Flag	SDL	SQL	MDL	MQL	UQL	Units	DF	Date/Time
7439-97-6T	Mercury	0.00417	J	0.00104	0.0047	0.00088	0.004	0.2	mg/Kg	1	07/22/21 14:18

ab-q212-0321
Soil results reported on dry weight basis

LABORATORY TEST RESULTS

Client Sample ID:	6 - Composite (0-10')	Date:	7/28/2021
A&B Job Sample ID:	21071704.06		
Client Name:	Atlas Consultants	Attn:	Lucas Castillo
Project Name:	CV21-019 / 15.5 Acre - Tract		

Test Description:	**Purgeable Aromatics**	Sample Matrix	Soil
Analytical Method:	SW-846 8260C	Date Collected	07/19/2021 08:00
QC Batch ID:	Qb21072149	Date Received	07/21/2021 09:30
Prep Method:	SW-846 5035A	Date Prepared	07/21/2021 12:00
Prepared By:	Rajeev		
Prep Batch ID	PB21072228		
Analyst Initial	RT	% Moisture	15.5

CAS Number	Parameter	Result	Flag	SDL	SQL	MDL	MQL	UQL	Units	DF	Date/Time
71-43-2	Benzene	<0.00031	U	0.00031	0.005	0.00031	0.005	0.05	mg/Kg	0.85	07/22/21 02:47
108-88-3	Toluene	<0.00044	U	0.00044	0.005	0.00044	0.005	0.05	mg/Kg	0.85	07/22/21 02:47
100-41-4	Ethylbenzene	<0.00044	U	0.00044	0.005	0.00044	0.005	0.05	mg/Kg	0.85	07/22/21 02:47
179601-23-1	m- & p-Xylenes	<0.00111	U	0.00111	0.01	0.0011	0.010	0.10	mg/Kg	0.85	07/22/21 02:47
95-47-6	o-Xylene	<0.00041	U	0.00041	0.005	0.00041	0.005	0.05	mg/Kg	0.85	07/22/21 02:47
1330-20-7	Xylenes	<0.00149	U	0.00149	0.015	0.00148	0.015	0.15	mg/Kg	0.85	07/22/21 02:47
17060-07-0	1,2-Dichloroethane-d4(surr)	109					70	130	%	0.85	07/22/21 02:47
1868-53-7	Dibromofluoromethane(surr)	97.8					70	130	%	0.85	07/22/21 02:47
2037-26-5	Toluene-d8(surr)	94.5					70	130	%	0.85	07/22/21 02:47
460-00-4	p-Bromofluorobenzene(surr)	99.1					70	130	%	0.85	07/22/21 02:47

ab-q212-0321
Soil results reported on dry weight basis

LABORATORY TEST RESULTS

Client Sample ID:	6 - Composite (0-10')	Date:	7/28/2021
A&B Job Sample ID:	21071704.06		
Client Name:	Atlas Consultants	Attn:	Lucas Castillo
Project Name:	CV21-019 / 15.5 Acre - Tract		

Test Description:	**Total Petroleum Hydrocarbons**	Sample Matrix	Soil
Analytical Method:	TX 1005	Date Collected	07/19/2021 08:00
QC Batch ID:	Qb21072202	Date Received	07/21/2021 09:30
Prep Method:	TX 1005	Date Prepared	07/21/2021 12:30
Prepared By:	AKumar		
Prep Batch ID	PB21072203		
Analyst Initial	AK	% Moisture	15.5

CAS Number	Parameter	Result	Flag	SDL	SQL	MDL	MQL	UQL	Units	DF	Date/Time
TPH-1005-1	C6-C12	<11.2	U	11.2	29.6	9.49	25	1000	mg/Kg	1.00	07/22/21 03:02
TPH-1005-2	>C12-C28	<15.4	U	15.4	29.6	13.0	25	1000	mg/Kg	1.00	07/22/21 03:02
TPH-1005-4	>C28-C35	<8.14	U	8.14	29.6	6.88	25	1000	mg/Kg	1.00	07/22/21 03:02
	Total C6-C35	< 8.14	U	8.14		6.88	----	----	mg/Kg	1.00	07/22/21 03:02
111-85-3	1-Chlorooctane(surr)	107					60	143	%	1.00	07/22/21 03:02
3386-33-2	Chlorooctadecane(surr)	110					60	150	%	1.00	07/22/21 03:02

ab-q212-0321
Soil results reported on dry weight basis

QUALITY CONTROL CERTIFICATE

Job ID : 21071704 **Date :** 7/28/2021

Analysis : Total Petroleum Hydrocarbons **Method :** TX 1005 **Reporting Units :** mg/Kg

QC Batch ID : Qb210721105 **Created Date :** 07/21/21 **Created By :** AKumar

Samples in This QC Batch : 21071704.01

Sample Preparation : PB21072134 **Prep Method :** TX 1005 **Prep Date :** 07/21/21 11:00 **Prep By :** AKumar

QC Type: Method Blank

Parameter	CAS #	Result	Units	D.F.	MQL	MDL		Qual
C6-C12	TPH-1005-1	< MDL	mg/Kg	1.00	25	9.49		
>C12-C28	TPH-1005-2	< MDL	mg/Kg	1.00	25	13.0		
>C28-C35	TPH-1005-4	< MDL	mg/Kg	1.00	25	6.88		
Total C6-C35		< MDL	mg/Kg	1.00	----	6.88		
Chlorooctadecane(surr)	3386-33-2	103	%	1.00				
1-Chlorooctane(surr)	111-85-3	91.1	%	1.00				

QC Type: LCS and LCSD

Parameter	LCS Spk Added	LCS Result	LCS % Rec	LCSD Spk Added	LCSD Result	LCSD % Rec	RPD	RPD CtrlLimit	%Recovery CtrlLimit	Qual
C6-C12	500	486	97.3	500	457	91.4	6.2	20	75-125	
>C12-C28	500	550	110	500	505	101	8.5	20	75-125	
>C28-C35	500	433	86.5	500	468	93.7	7.9	20	75-125	

QC Type: MS and MSD
QC Sample ID: 21071704.01

Parameter	Sample Result	MS Spk Added	MS Result	MS % Rec	MSD Spk Added	MSD Result	MSD % Rec	RPD	RPD CtrlLimit	%Rec CtrlLimit	Qual
C6-C12	1.95	500	536	107	500	490	97.5	9	20	75-125	
>C12-C28	3.96	500	544	108	500	503	99.7	7.9	20	75-125	
>C28-C35	1.54	500	546	109	500	470	93.6	15	20	75-125	

QUALITY CONTROL CERTIFICATE

Job ID : 21071704 **Date :** 7/28/2021

Analysis : Total Petroleum Hydrocarbons **Method :** TX 1005 **Reporting Units :** mg/Kg

QC Batch ID : Qb210721107 **Created Date :** 07/21/21 **Created By :** AKumar

Samples in This QC Batch : 21071704.02

Sample Preparation : PB21072137 **Prep Method :** TX 1005 **Prep Date :** 07/21/21 12:00 **Prep By :** AKumar

QC Type: Method Blank

Parameter	CAS #	Result	Units	D.F.	MQL	MDL		Qual
C6-C12	TPH-1005-1	< MDL	mg/Kg	1.00	25	9.49		
>C12-C28	TPH-1005-2	< MDL	mg/Kg	1.00	25	13.0		
>C28-C35	TPH-1005-4	< MDL	mg/Kg	1.00	25	6.88		
Total C6-C35		< MDL	mg/Kg	1.00	----	6.88		
Chlorooctadecane(surr)	3386-33-2	84.7	%	1.00				
1-Chlorooctane(surr)	111-85-3	83.8	%	1.00				

QC Type: LCS and LCSD

Parameter	LCS Spk Added	LCS Result	LCS % Rec	LCSD Spk Added	LCSD Result	LCSD % Rec	RPD	RPD CtrlLimit	%Recovery CtrlLimit	Qual
C6-C12	500	478	95.5	500	477	95.3	0.1	20	75-125	
>C12-C28	500	525	105	500	541	108	3.1	20	75-125	
>C28-C35	500	461	92.2	500	466	93.2	1.1	20	75-125	

QC Type: MS and MSD
QC Sample ID: 21071704.02

Parameter	Sample Result	MS Spk Added	MS Result	MS % Rec	MSD Spk Added	MSD Result	MSD % Rec	RPD	RPD CtrlLimit	%Rec CtrlLimit	Qual
C6-C12	2.32	500	507	101	500	526	105	3.7	20	75-125	
>C12-C28	4.70	500	508	101	500	531	105	4.4	20	75-125	
>C28-C35	5.79	500	484	95.6	500	518	102	6.8	20	75-125	

QUALITY CONTROL CERTIFICATE

Job ID : 21071704 **Date :** 7/28/2021

Analysis : Purgeable Aromatics **Method :** SW-846 8260C **Reporting Units :** mg/Kg

QC Batch ID : Qb21072149 **Created Date :** 07/21/21 **Created By :** Rajeev

Samples in This QC Batch : 21071704.01,02,03,04,05,06

Sample Preparation : PB21072228 **Prep Method :** SW-846 5035A **Prep Date :** 07/21/21 12:00 **Prep By :** Rajeev

QC Type: Method Blank

Parameter	CAS #	Result	Units	D.F.	MQL	MDL		Qual
Benzene	71-43-2	< MDL	mg/Kg	1.00	0.005	0.00107		
Ethylbenzene	100-41-4	< MDL	mg/Kg	1.00	0.005	0.00138		
m- & p-Xylenes	179601-23-1	< MDL	mg/Kg	1.00	0.01	0.00273		
o-Xylene	95-47-6	< MDL	mg/Kg	1.00	0.005	0.00126		
Toluene	108-88-3	< MDL	mg/Kg	1.00	0.005	0.00119		
Xylenes	1330-20-7	< MDL	mg/Kg	1.00	0.005	0.001		
Dibromofluoromethane(surr	1868-53-7	102	%	1.00				
1,2-Dichloroethane-d4(surr	17060-07-0	101	%	1.00				
Toluene-d8(surr)	2037-26-5	99.8	%	1.00				
p-Bromofluorobenzene(surr	460-00-4	97	%	1.00				

QC Type: LCS and LCSD

Parameter	LCS Spk Added	LCS Result	LCS % Rec	LCSD Spk Added	LCSD Result	LCSD % Rec	RPD	RPD CtrlLimit	%Recovery CtrlLimit	Qual
Benzene	0.02	0.0207	103	0.02	0.0215	108	4	30	77-121	
Ethylbenzene	0.02	0.0206	103	0.02	0.0203	101	1.6	30	76-122	
m- & p-Xylenes	0.04	0.0412	103	0.04	0.0407	102	1.3	30	77-124	
o-Xylene	0.02	0.0201	101	0.02	0.0201	100	0.2	30	77-123	
Toluene	0.02	0.0210	105	0.02	0.0206	103	1.9	30	77-121	
Xylenes	0.06	0.0613	102	0.06	0.0608	101	0.9	30	78-124	

QC Type: MS and MSD
QC Sample ID: 21071577.04

Parameter	Sample Result	MS Spk Added	MS Result	MS % Rec	MSD Spk Added	MSD Result	MSD % Rec	RPD	RPD CtrlLimit	%Rec CtrlLimit	Qual
Benzene	BRL	0.019	0.0206	108						74-126	
Ethylbenzene	BRL	0.019	0.0196	103						72.2-128	
m- & p-Xylenes	BRL	0.038	0.0397	105						70.7-131	
o-Xylene	BRL	0.019	0.0193	102						71.6-130	
Toluene	BRL	0.019	0.0198	104						73.3-127	
Xylenes	BRL	0.057	0.059	104						69.2-133	

QUALITY CONTROL CERTIFICATE

Job ID : 21071704 **Date :** 7/28/2021

Analysis : Total Petroleum Hydrocarbons **Method :** TX 1005 **Reporting Units :** mg/Kg

QC Batch ID : Qb21072202 **Created Date :** 07/21/21 **Created By :** AKumar

Samples in This QC Batch : 21071704.03,04,05,06

Sample Preparation : PB21072203 **Prep Method :** TX 1005 **Prep Date :** 07/21/21 12:30 **Prep By :** AKumar

QC Type: Method Blank

Parameter	CAS #	Result	Units	D.F.	MQL	MDL		Qual
C6-C12	TPH-1005-1	< MDL	mg/Kg	1.00	25	9.49		
>C12-C28	TPH-1005-2	< MDL	mg/Kg	1.00	25	13.0		
>C28-C35	TPH-1005-4	< MDL	mg/Kg	1.00	25	6.88		
Total C6-C35		< MDL	mg/Kg	1.00	----	6.88		
Chlorooctadecane(surr)	3386-33-2	104	%	1.00				
1-Chlorooctane(surr)	111-85-3	104	%	1.00				

QC Type: LCS and LCSD

Parameter	LCS Spk Added	LCS Result	LCS % Rec	LCSD Spk Added	LCSD Result	LCSD % Rec	RPD	RPD CtrlLimit	%Recovery CtrlLimit	Qual
C6-C12	500	432	86.4	500	444	88.7	2.8	20	75-125	
>C12-C28	500	485	97.1	500	489	97.8	0.7	20	75-125	
>C28-C35	500	464	92.7	500	461	92.3	0.6	20	75-125	

QC Type: MS and MSD
QC Sample ID: 21071704.04

Parameter	Sample Result	MS Spk Added	MS Result	MS % Rec	MSD Spk Added	MSD Result	MSD % Rec	RPD	RPD CtrlLimit	%Rec CtrlLimit	Qual
C6-C12	BRL	500	529	106	500	501	99.8	5.5	20	75-125	
>C12-C28	BRL	500	545	109	500	515	102	5.6	20	75-125	
>C28-C35	BRL	500	528	106	500	490	98	7.3	20	75-125	

ab-q213-0321

Refer to the Definition page for terms.

QUALITY CONTROL CERTIFICATE

Job ID : 21071704 **Date :** 7/28/2021

Analysis : Total Metals - Mercury **Method :** SW-846 7470A **Reporting Units :** mg/Kg

QC Batch ID : Qb210722125 **Created Date :** 07/22/21 **Created By :** BChristofer

Samples in This QC Batch : 21071704.01,02,03,04,05,06

Digestion : PB21072283 **Prep Method :** SW-846 7470A **Prep Date :** 07/22/21 08:40 **Prep By :** BChristofer

QC Type: Method Blank

Parameter	CAS #	Result	Units	D.F.	MQL	MDL		Qual
Mercury	7439-97-6T	< MDL	mg/Kg	1	0.004	0.00088		

QC Type: LCS and LCSD

Parameter	LCS Spk Added	LCS Result	LCS % Rec	LCSD Spk Added	LCSD Result	LCSD % Rec	RPD	RPD CtrlLimit	%Recovery CtrlLimit	Qual
Mercury	0.1	0.109	109	0.1	0.106	106	2.9	20	80-120	

QC Type: MS and MSD
QC Sample ID: 21071667.01

Parameter	Sample Result	MS Spk Added	MS Result	MS % Rec	MSD Spk Added	MSD Result	MSD % Rec	RPD	RPD CtrlLimit	%Rec CtrlLimit	Qual
Mercury	BRL	0.1	0.104	104						80-120	

QUALITY CONTROL CERTIFICATE

Job ID : 21071704 **Date :** 7/28/2021

Analysis : Total Recoverable Metals **Method :** SW-846 6010D **Reporting Units :** mg/Kg

QC Batch ID : Qb21072349 **Created Date :** 07/23/21 **Created By :** BRena

Samples in This QC Batch : 21071704.01,02,03,04,05,06

Digestion : PB21072296 **Prep Method :** SW-846 3050B **Prep Date :** 07/22/21 10:30 **Prep By :** Mwissman

QC Type: Method Blank

Parameter	CAS #	Result	Units	D.F.	MQL	MDL		Qual
Antimony	7440-36-0	< MDL	mg/Kg	1	0.25	0.121		
Arsenic	7440-38-2T	< MDL	mg/Kg	1	0.25	0.142		
Barium	7440-39-3T	< MDL	mg/Kg	1	0.25	0.026		
Beryllium	7440-41-7	< MDL	mg/Kg	1	0.25	0.012		
Cadmium	7440-43-9	< MDL	mg/Kg	1	0.25	0.018		
Chromium	7440-47-3T	< MDL	mg/Kg	1	0.25	0.012		
Lead	7439-92-1T	< MDL	mg/Kg	1	0.25	0.076		
Nickel	7440-02-0	< MDL	mg/Kg	1	0.25	0.018		
Selenium	7782-49-2	< MDL	mg/Kg	1	0.25	0.111		
Silver	7440-22-4	< MDL	mg/Kg	1	0.25	0.045		
Vanadium	7440-62-2	< MDL	mg/Kg	1	0.25	0.016		

QC Type: LCS and LCSD

Parameter	LCS Spk Added	LCS Result	LCS % Rec	LCSD Spk Added	LCSD Result	LCSD % Rec	RPD	RPD CtrlLimit	%Recovery CtrlLimit	Qual
Antimony	25	26.8	107.0	25	26.8	107.0	0.2	20	80-120	
Arsenic	25	25.1	100.0	25	25.1	100.0	0.0	20	82-111	
Barium	25	25.2	101.0	25	25.2	101.0	0.2	20	83-113	
Beryllium	25	25.9	104.0	25	25.8	103.0	0.4	20	83-117	
Cadmium	25	24.7	98.9	25	24.7	98.6	0.1	20	82-113	
Chromium	25	25.6	102.0	25	25.5	102.0	0.4	20	85-120	
Lead	25	24.8	99.4	25	24.7	98.8	0.6	20	81-112	
Nickel	25	24.9	99.8	25	24.9	99.5	0.2	20	83-115	
Selenium	25	23.5	94.1	25	23.5	94.1	0.1	20	80-111	
Silver	25	26.9	108.0	25	26.8	107.0	0.3	20	82-112	
Vanadium	25	26.4	105.0	25	26.2	105.0	0.6	20	82-120	

QC Type: MS and MSD
QC Sample ID: 21071464.01

Parameter	Sample Result	MS Spk Added	MS Result	MS % Rec	MSD Spk Added	MSD Result	MSD % Rec	RPD	RPD CtrlLimit	%Rec CtrlLimit	Qual
Antimony	BRL	25	10.6	42.5						75-125	M2
Arsenic	0.914	25	27.0	104.0						75-125	
Barium	96.9	25	99.0	8.40						75-125	M2
Beryllium	BRL	25	25.0	99.9						75-125	
Cadmium	BRL	25	21.9	87.6						75-125	
Chromium	4.39	25	27.6	92.8						75-125	

ab-q213-0321

Refer to the Definition page for terms.

QUALITY CONTROL CERTIFICATE

Job ID : 21071704 **Date :** 7/28/2021

Analysis : Total Recoverable Metals **Method :** SW-846 6010D **Reporting Units :** mg/Kg

QC Batch ID : Qb21072349 **Created Date :** 07/23/21 **Created By :** BRena

Samples in This QC Batch : 21071704.01,02,03,04,05,06

QC Type: MS and MSD
QC Sample ID: 21071464.01

Parameter	Sample Result	MS Spk Added	MS Result	MS % Rec	MSD Spk Added	MSD Result	MSD % Rec	RPD	RPD CtrlLimit	%Rec CtrlLimit	Qual
Lead	3.33	25	24.6	85.1						75-125	
Nickel	2.21	25	23.5	85.0						75-125	
Selenium	BRL	25	23.9	95.5						75-125	
Silver	BRL	25	28.4	114.0						75-125	
Vanadium	8.58	25	33.3	99.1						75-125	

QUALITY CONTROL CERTIFICATE

Job ID : 21071704 **Date :** 7/28/2021

Analysis : % Moisture **Method :** SM 2540G **Reporting Units :** %

QC Batch ID : Qb21072660 **Created Date :** 07/26/21 **Created By :** Surayah

Samples in This QC Batch : 21071704.01,02,03,04,05,06

Sample Preparation : PB21072624 **Prep Method :** SM 2540G **Prep Date :** 07/26/21 08:40 **Prep By :** Surayah

QC Type: Method Blank

Parameter	CAS #	Result	Units	D.F.	MQL	MDL		Qual
% Moisture		< MQL	%	1	0.1			

QC Type: Duplicate

QC Sample ID: 21071714.01

Parameter	QCSample Result	Sample Result	Units	RPD	RPD CtrlLimit		Qual
% Moisture	0.488	0.517	%	5.8	20		

LABORATORY TERM AND QUALIFIER DEFINITION REPORT

Job ID : 21071704

Date: 7/28/2021

General Term Definition

Back-Wt	Back Weight	Post-Wt	Post Weight
BRL	Below Reporting Limit	ppm	parts per million
cfu	colony-forming units	Pre-Wt	Previous Weight
Conc.	Concentration	Q	Qualifier
D.F.	Dilution Factor	RegLimit	Regulatory Limit
Front-Wt	Front Weight	RPD	Relative Percent Difference
LCS	Laboratory Check Standard	RptLimit	Reporting Limit
LCSD	Laboratory Check Standard Duplicate	SDL	Sample Detection Limit
MS	Matrix Spike	surr	Surrogate
MSD	Matrix Spike Duplicate	T	Time
MW	Molecular Weight	TNTC	Too numerous to count
J	Estimation. Below calibration range but above MDL		

Qualifier Definition

E	Estimation. Above calibration range.
J	Estimation. Below calibration range but above MDL.
M2	Matrix Spike and/or Matrix Spike Duplicate recovery is below laboratory control limits due to matrix interference."The sample randomly selected as QC for this batch was not part of your project. Therefore, this sample matrix is not applicable to your project samples."
U	Undetected at SDL (Sample Detection Limit).

Job ID:21071704

07/21/2021 Atlas Consultants SC

Chain of Custody

The Chain of Custody is a Legal Document

Page 1 of 1

REPORT TO:

Company: Atlas Engineering Consultants
Address: 2820 Cull
Mesquite, TX 75150
Contact: Lucas Castillo
Phone: 956-329-3857
Fax: ☐
E-mail: ☐ Lcastillo.atlas@gmail.com

INVOICE TO:

Company: Same
Address:
Contact:
Phone:
Fax: ☐
E-mail: ☐

3. PO #

4. Turnaround Time (Business Days)
☐ 1 Day* ☐ Other
☐ 2 Days*
☐ 3 Days* *Surcharge applies
☑ 7 Days - Standard

ablabs.com

A&B JOB ID #

5. Project # CV21-019

6. Project Name/Location
15.5 Acre - tract

7. Reporting Requirement:
☑ TRRP Limits only ☐ TRRP Rpt Package ☐ See Attached ☐ Standard Level II

8. Sampler's Name & Company (PLEASE PRINT) Sampler's Signature & Date
Lucas Castillo Atlas Eng. Consultants 7-20-21

LAB USE ONLY	9. Sample ID and Description	10. Sampling Date	Time	11. Comp.	Grab	12. Matrix Water	Soil	Sludge	Oil	Air	Other	No. of Containers	Analyses/Methods: Total Metals (11)	Mercury	TPH	BTEX	18. REMARKS
01A	1 - composite (0-10')	7-19-21	5:00pm		X		X										
02A	2 -				X		X										
03A	3 -				X		X										
04A	4 -				X		X										
05A	5 -				X		X										
06A	6 -				X		X										

13. 14. Containers*
15. Preservatives**
16. pH-Lab Only
17.

19. RELINQUISHED BY	DATE	TIME	20. RECEIVED BY	DATE	TIME	22. KNOWN HAZARDS/COMMENTS
1 Lucas Castillo	7-20-21	9:43	[illegible] KING CA	7-20-21	9:43 CA	5.7-0.1 = 5.6
2 To G+A ELS - Hgr [illegible]	7-20-21	17:30	[illegible]	7/21/21	1730	Temperature: 5.6 °C
3 CA	7/21/21	1730	21. RECEIVED BY LABORATORY	7/21/21	1730	1709629

*Containers VOA - 40 ml vial; A/G - Amber/Glass 1 Liter CA 930; 4 oz/8 oz - glass wide mouth; P/O - Plastic/other

**Preservatives C - Cool; H - HCl; N - HNO_3; S - H_2SO_4 0730; OH - NaOH; T - $Na_2S_2O_3$; X - Other

Intact (Y) or N Initials CA

METHOD OF SHIPMENT

BILL OF LADING/TRACKING #

LAB USE ONLY SAMPLING _____ RENTAL _____ P/U _____

A&B cannot accept verbal changes
Please FAX written changes to 713-453-6091

Samples will be disposed of after 30 days
A&B reserves the right to return samples

Sample Condition Checklist

A&B JobID : **21071704**	Date Received : **07/21/2021**	Time Received : **9:30AM**
Client Name : **Atlas Consultants**		
Temperature : **5.7-0.1cf=5.6°C**	Sample pH : **N/A**	
Thermometer ID : **1709629**	pH Paper ID : **N/A**	
Perservative :		

	Check Points	Yes	No	N/A
1.	Cooler seal present and signed.		X	
2.	Sample(s) in a cooler.	X		
3.	If yes, ice in cooler.	X		
4.	Sample(s) received with chain-of-custody.	X		
5.	C-O-C signed and dated.	X		
6.	Sample(s) received with signed sample custody seal.		X	
7.	Sample containers arrived intact. (If no comment).	X		
8.	Matrix : Water ☐ Soil ☑ Liquid ☐ Sludge ☐ Solid ☐ Cassette ☐ Tube ☐ Bulk ☐ Badge ☐ Food ☐ Other ☐			
9.	Sample(s) were received in appropriate container(s).		X	
10.	Sample(s) were received with proper preservative			X
11.	All samples were logged or labeled.	X		
12.	Sample ID labels match C-O-C ID's	X		
13.	Bottle count on C-O-C matches bottles found.	X		
14.	Sample volume is sufficient for analyses requested.	X		
15.	Samples were received within the hold time.	X		
16.	VOA vials completely filled.			X
17.	Sample accepted.	X		
18	Has client been contacted about sub-out			X

Comments : Include actions taken to resolve discrepancies/problem:

01-05=Bulk jar, 06=ziploc bag. -CH 07/21/21

Received by : CHendrix

Check in by/date : CHendrix / 07/21/2021

Lucas Castillo P.E.
Environmental Professional

ATLAS ENGINEERING CONSULTANTS

PROFESSIONAL EXPERIENCE

Mr. Castillo serves as the project manager for environmental projects. He has over 14 years' experience in the engineering industry and vast knowledge in environmental, geotechnical engineering and construction materials testing in the South Texas area. Environmental projects that Mr. Castillo has been involved with include Phase I and Phase II Environmental Site Assessments, Air Quality Permitting and Monitoring, Storm Water Pollution Prevention Plans (SWPPP), Asbestos Inspections and Soil and Groundwater sampling.

Mr. Castillo's responsibilities as an Environmental Professional include project management, site reconnaissance and due diligence, coordination with regulatory agencies.

He has prepared Environmental Engineering and Preliminary Engineering Reports for infrastructure projects in small communities and rural development. The reports were prepared to obtain funding from USDA prior to development. Improvements included waterlines, sewer lines and waste water treatment plants for rural communities. This involved a direct relationship with the regulating government agencies prior to development and grant funding.

PROJECT EXPERIENCE

PHASE I ESA

- Speedy Stop Stores (13 Site Portfolio) – Rio Grande Valley, Texas
- Dollar General Stores (10 Site Portfolio) – Rio Grande Valley, Corpus Christi and Beeville, Texas
- Longhorn Steakhouse (3 Site Portfolio) – McAllen & Weslaco, Texas
- KFC (12 Site Portfolio) – Rio Grande Valley, Texas

Education

Bachelors of Science in Civil Engineering
Texas A&M University, Kingsville
2007

Master of Science in Civil Engineering
Texas A&M University, Kingsville
2015

Registrations

Texas Board of Professional Engineers:
Registration Number 119990 is Current

Affiliations

American Society of Civil Engineers
Rio Grande Valley Chapter
President

Work History

Professional Services Industries, Inc.
Geotechnical/Environmental Engineer,
2008-2009 & 2010-2015

JF Fontaine & Associates
Staff Engineer,
2009-2010

University of Texas Rio Grande Valley
Lecturer,
2015 - Present

PHASE I ESA

- Sealy Warehouse (5 Site Portfolio) – Rio Grande Valley, Texas
- Maverick Terminals – Port of Brownsville, Texas
- Sun Valley Mall – Harlingen, Texas
- GSA Facilities – Donna, Texas

PHASE II ESA

- Maverick Terminals – Port of Brownsville, Texas
- Howard Energy Partners – Port of Brownsville, Texas
- Tejano Mart – McAllen, Texas
- Carmax – Pharr, Texas
- Arturo Galvan Park – Port Isabel, Texas

SPECIAL PROJECTS

- Santa Anita Tire Facility, Semi-Annual Well Sampling – Lynn, Texas
- City of Palm Valley WWTP, Semi-Annual Effluent and soil sampling – Palm Valley, Texas
- Brownfield Wells – Robstown Texas
- Resaca Dredging Project – Brownsville, Texas
- Chinese Drywall Assessment – McAllen, Texas
- F Street Soil Sampling Event – Harlingen, Texas
- Bales Molding Air Quality Permit – Harlingen, Texas
- McAllen Die Cast Facility – Air Quality Permit, McAllen, Texas
- Brownsville Housing Authority Rehabilitation Project (6 Sites) Brownville, Texas
- La Joya Landfill Sampling Event – La Joya, Texas

ENVIRONMENTAL AND PRELIMINARY ENGINEERING

- Rio Water Supply Corporation – Rio Grande City, Texas
- El Sauz Water Supply Corporation – El Sauz, Texas
- Military Highway Water Supply Corporation – Progreso, Texas

City of Edinburg

PLANNING & ZONING COMMISSION

Regular Meeting: July 12, 2022

COMPREHENSIVE PLAN AMENDMENT AND REZONING REQUEST

AGENDA ITEM:
Consider the Comprehensive Plan Amendment from Industrial Uses to General Commercial Uses and the Rezoning Request from Industrial (I) District to Commercial General (CG) District, being a 16.076 acre tract of land out of Lot 6, Block 2, Steele and Pershing Subdivision, located at 3300 South McColl Road, as requested by Quintanilla, Headley & Associates, Inc. on behalf of Brandon Vail, Campus Pastor, Palm Valley Church

DESCRIPTION / SCOPE:
The applicant is requesting the change of zone to establish a church at this location.

The property is on the east side of South McColl Road, approximately 650 ft. north of West Wisconsin Road. The lot has 659.06 ft. of frontage on South McColl Road and an irregular shape with a total lot area of 16.76 acres. The property contains three abandoned buildings and a covered concrete area. The requested zoning designation is the primary commercial district, intended to permit a wide range of commercial uses. The proposed use is for a church at this location.

The property is currently zoned Industrial (I) District. The surrounding zoning is Commercial General (CG) District to the north and south, Urban Residential (UR) District to the east, and Neighborhood Conservation 7.1 (NC7.1) District to the west. Adjacent land uses are mixed and include residential and commercial uses with vacant land. The future land use designation is for industrial uses at this location.

Staff received a Zone Change Application for the subject property on June 15, 2022. The applicant stated that the proposed uses is for a church at this location. Rezoning is needed to accommodate the proposed use.

Staff mailed a notice of the public hearing to 14 neighboring property owners on Friday, July 1, 2022, and had received no comments in favor or against this request at the time this report was prepared. Notice of this public hearing will be published in the newspaper on July 27, 2022.

ESTIMATED TIMELINE:
The recommendation of approval or denial of this public hearing is scheduled for consideration by the City Council on August 16, 2022. City Council's decision is the final step in the zoning process for this property. If denied the applicant may not request the proposed zoning classification for a 12 month period from the date of denial.

STAFF RECOMMENDATION:
Staff recommends approval of the Comprehensive Plan Amendment from Industrial Uses to General Commercial Uses and the Rezoning Request from Industrial (I) District to Commercial General (CG) District based on the proposed use and surrounding uses.

If approved, the applicant will need to comply with all requirements during the permitting process including compliance with subdivision regulations, building and fire codes, fire protection, parking, landscape buffer-yards, solid waste services, utility, and any other City requirements, as applicable.

JUSTIFICATION:

Staff recommendation is based on adjacent zoning and land uses. The proposed church is compatible with surrounding uses in the area.

Prepared by:
D. Austin Colina
Planner I

Reviewed by:
Rita Lee Guerrero
Management Analyst

MEETING DATES:
PLANNING & ZONING COMMISSION – 7/12/2022
CITY COUNCIL – 8/16/2022
DATE PREPARED – 6/30/2022

STAFF REPORT
GENERAL INFORMATION

APPLICATION: Comprehensive Plan Amendment from Industrial Uses to General Commercial Uses and the Rezoning Request from Industrial (I) District to Commercial General (CG) District

APPLICANT: Brandon Vail

AGENT: Quintanilla, Headley & Associates, Inc.

LEGAL: A 16.076 acre tract of land out of Lot 6, Block 2, Steele and Pershing Subdivision

LOCATION: 3300 South McColl Road

LOT/TRACT SIZE: 16.076 acres

CURRENT USE: Vacant

PROPOSED USE: Institutional

EXISTING ZONING: Industrial (I) District

ADJACENT ZONING:
North – Commercial General (CG) District
South – Commercial General (CG) District
East – Urban Residential (UR) District
West – Neighborhood Conservation 7.1 (NC7.1) District

LAND USE PLAN: Industrial

PUBLIC SERVICES: City of Edinburg Water and Sewer

RECOMMENDATION: Staff recommends approval of the Comprehensive Plan Amendment from Industrial Uses to General Commercial Uses and the Rezoning Request from Industrial (I) District to Commercial General (CG) District

COMPREHENSIVE PLAN AMENDMENT
REZONING REQUEST
BRANDON VAIL

EVALUATION

The following is staff's evaluation of the request.

1. The land use pattern for this area of the community consists of residential mixed with commercial uses and vacant land.

2. The applicant is requesting the change of zone to establish a church at this location.

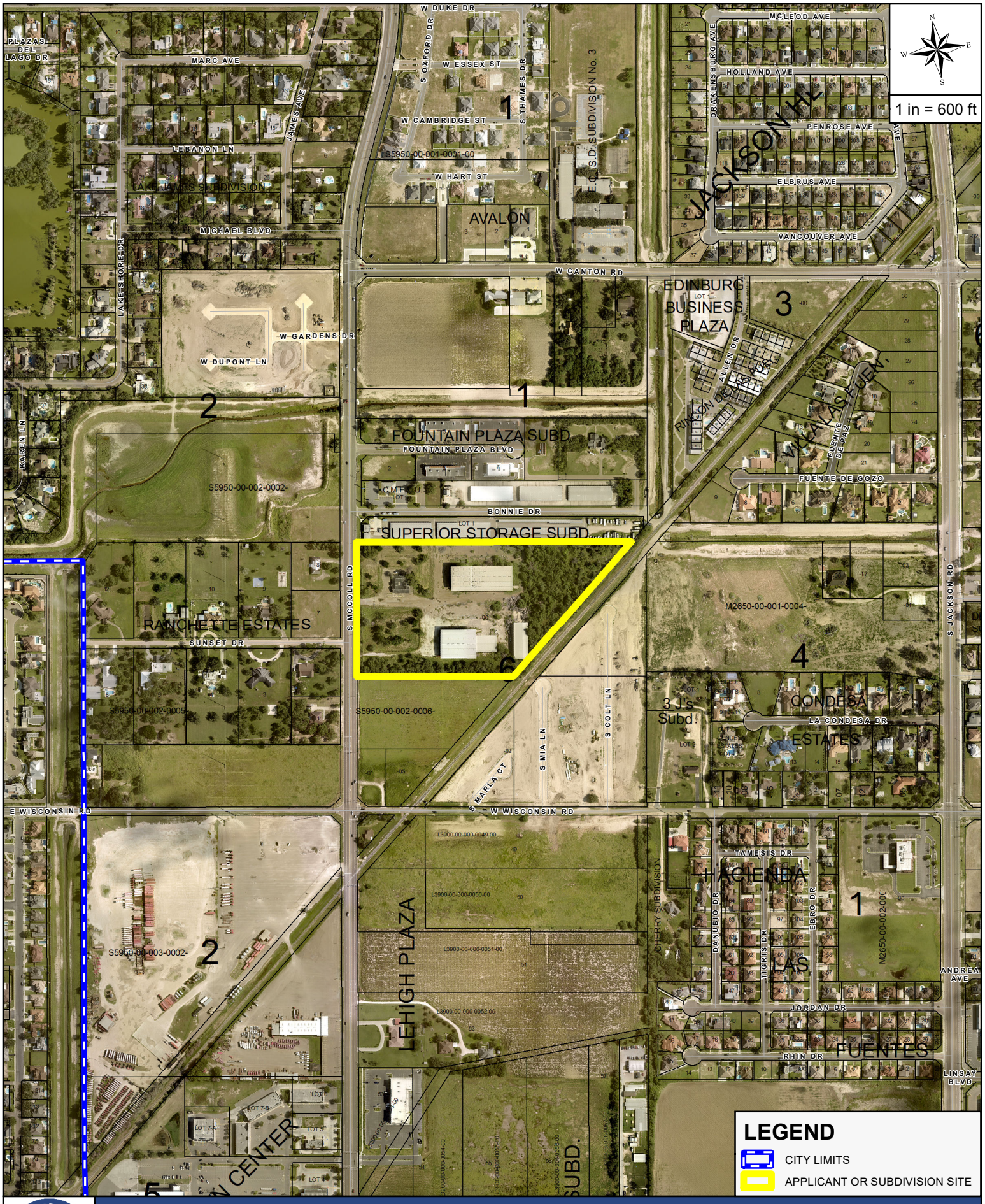
3. Institutional uses such as the one proposed is a suitable use for this location.

Staff recommends approval of the Comprehensive Plan Amendment from Industrial Uses to General Commercial Uses and the Rezoning Request from Industrial (I) District to Commercial General (CG) District based on the proposed use and adjacent land uses. The intended use is compatible with most other uses, including those adjacent to the subject property. The proposed use is not in keeping with the Future Land Use Plan for this location.

If approved, the applicant will need to comply with all requirements during the permitting process including compliance with subdivision regulations, building and fire codes, fire protection, parking, landscape buffer-yards, solid waste services, utility, and any other City requirements, as applicable.

Staff mailed a notice of the public hearing to 14 neighboring property owners on Friday, July 1, 2022, and had received no comments in favor or against this request at the time this report was prepared. Notice of this public hearing will be published in the newspaper on July 27, 2022.

ATTACHMENTS: Aerial Photo
Site Map
Zoning Map
Future Land Use Map
Photo of site
Exhibits

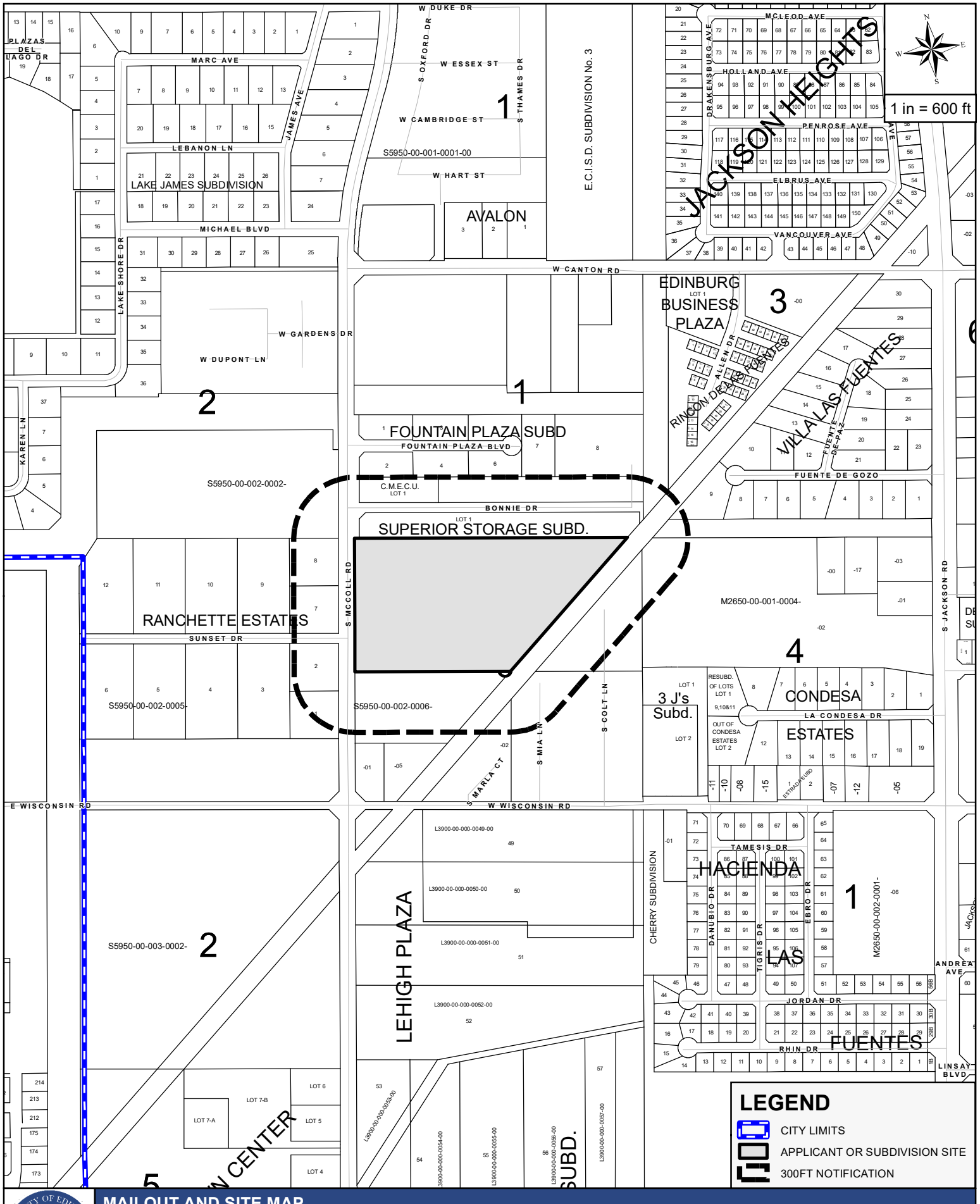


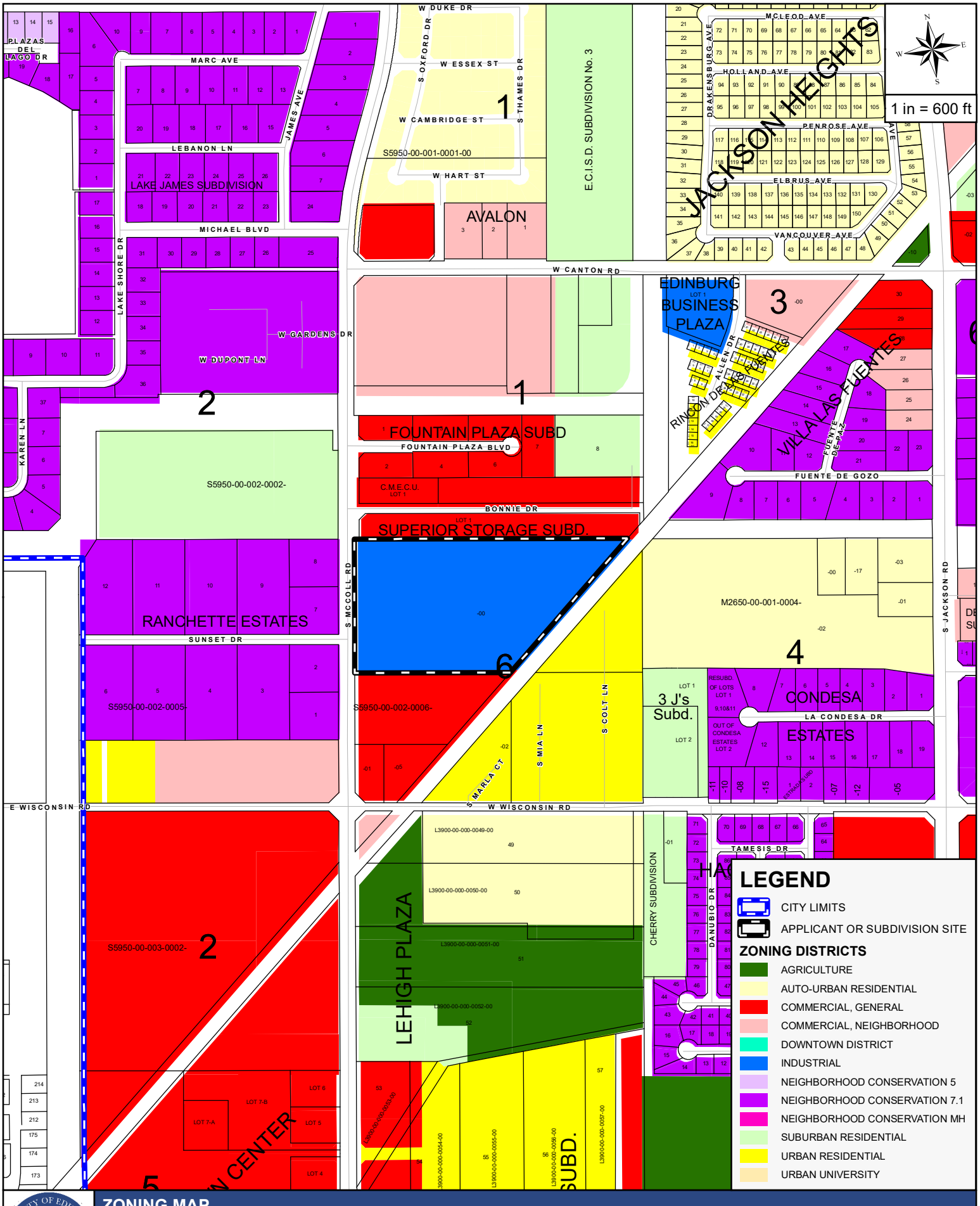
THE CITY OF EDINBURG TEXAS

AERIAL MAP

APPLICANT AND/OR SUBDIVISION:

QUINTANILLA HEADLEY & ASSOCIATES- PALM VALLEY CHURCH


W DUKE DR
S OXFORD DR
W ESSEX ST
S THAMES DR
W CAMBRIDGE ST
W HART ST
S5950-00-001-0001-00
E.C.I.S.D. SUBDIVISION No. 3
AVALON
JACKSON HEIGHTS
MCLEOD AVE
HOLLAND AVE
DRAKENSBURG AVE
PENROSE AVE
ELBRUS AVE
VANCOUVER AVE
1 in = 600 ft
PLAZAS DEL LAGO DR
MARC AVE
JAMES AVE
LEBANON LN
LAKE JAMES SUBDIVISION
MICHAEL BLVD
LAKE SHORE DR
W GARDENS DR
W DUPONT LN
W CANTON RD
EDINBURG BUSINESS PLAZA
ALLEN DR
RINCON DE LAS FUENTES
VILLA LAS FUENTES
FUENTE DE PAZ
FUENTE DE GOZO
FOUNTAIN PLAZA SUBD
FOUNTAIN PLAZA BLVD
C.M.E.C.U.
LOT 1
BONNIE DR
SUPERIOR STORAGE SUBD.
KAREN LN
S5950-00-002-0002-
S5950-00-002-0005-
S5950-00-002-0006-
RANCHETTE ESTATES
SUNSET DR
S MCCOLL RD
S JACKSON RD
M2650-00-001-0004-
3 J's Subd.
LOT 2
RESUBD. OF LOTS LOT 1 9,10&11
OUT OF CONDESA ESTATES LOT 2
CONDESA
ESTATES
LA CONDESA DR
S MARLA CT
S MIA LN
S COLT LN
E WISCONSIN RD
W WISCONSIN RD
S5950-00-003-0002-
LEHIGH PLAZA
L3900-00-000-0049-00
L3900-00-000-0050-00
L3900-00-000-0051-00
L3900-00-000-0052-00
L3900-00-000-0053-00
L3900-00-000-0054-00
L3900-00-000-0055-00
L3900-00-000-0056-00
L3900-00-000-0057-00
HACIENDA
CHERRY SUBDIVISION
TAMESIS DR
DANUBIO DR
TIGRIS DR
EBRO DR
JORDAN DR
RHIN DR
FUENTES
LAS
M2650-00-002-0001-
ANDREA AVE
LINSAY BLVD
LOT 4
LOT 5
LOT 6
LOT 7-A
LOT 7-B
LEGEND
CITY LIMITS
APPLICANT OR SUBDIVISION SITE
300FT NOTIFICATION
MAILOUT AND SITE MAP
APPLICANT AND/OR SUBDIVISION:
QUINTANILLA HEADLEY & ASSOCIATES- PALM VALLEY CHURCH

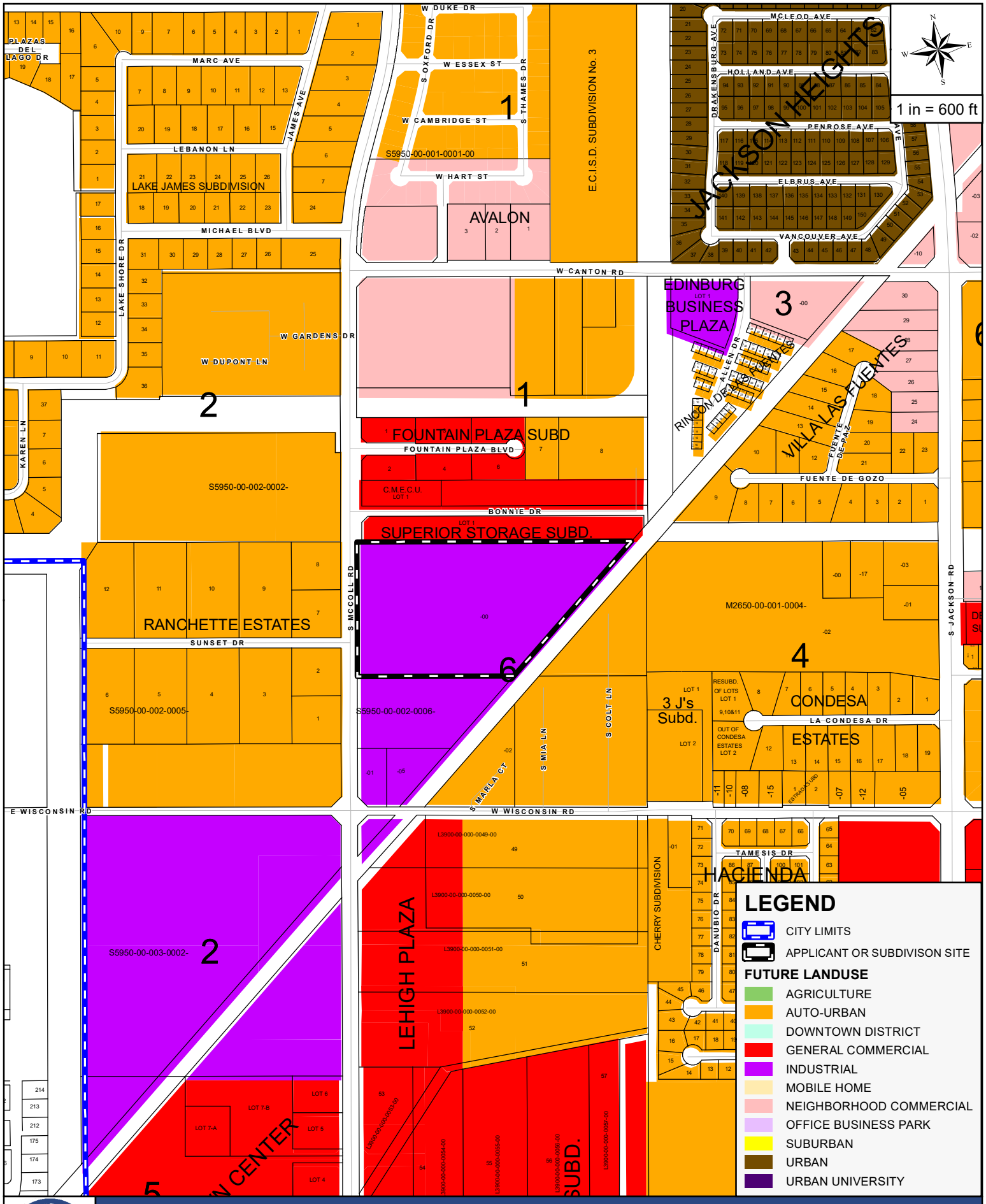


THE CITY OF EDINBURG TEXAS

ZONING MAP

APPLICANT AND/OR SUBDIVISION:

QUINTANILLA HEADLEY & ASSOCIATES- PALM VALLEY CHURCH



THE CITY OF EDINBURG TEXAS

FUTURE LANDUSE MAP

APPLICANT AND/OR SUBDIVISION:

QUINTANILLA HEADLEY & ASSOCIATES- PALM VALLEY CHURCH

Rezoning Request Site Photo

BRANDON VAIL

3300 South McColl Road



Case # RZNE-2022-0068

THE CITY OF Edinburg

Planning & Zoning Department
415 W. University Drive
Edinburg, Texas 78539
(956) 388-8202

Zone Change Application

1. Name: **Brandon Vail, Campus Pastor** Phone No. 956-585-3203
2. Mailing Address: **1720 E. Griffin Parkway**
3. City: **Mission** State: **TX** Zip: **78572**
4. Email Address: **brandonv@palmvalleychurch.com** Cell No. [redacted]
5. Agent: **Quintanilla, Headley & Associates, Inc.** Phone No. **(956) 381-6480**
6. Agent's Mailing Address: **124 E. Stubbs St.**
7. City: **Edinburg** State: **TX** Zip: **78539**
8. Email Address: **alfonsoq@qha-eng.com**
9. Address/Location being Rezoned: **3810 S. McColl Road**
10. Legal Description of Property: Property ID: **289965**
    A 16.76 acre tract of land out of Lot 6, Block 2, Steele and Pershing Subdivision, Hidalgo County, Texas.
11. Zone Change: From: **I - Industrial** To: **CG - Commerical General**
12. Existing Land Use: **Buildings not in use**
13. Reason for Zone Change: **Proposed church**

BRANDON VAIL (Please Print Name)

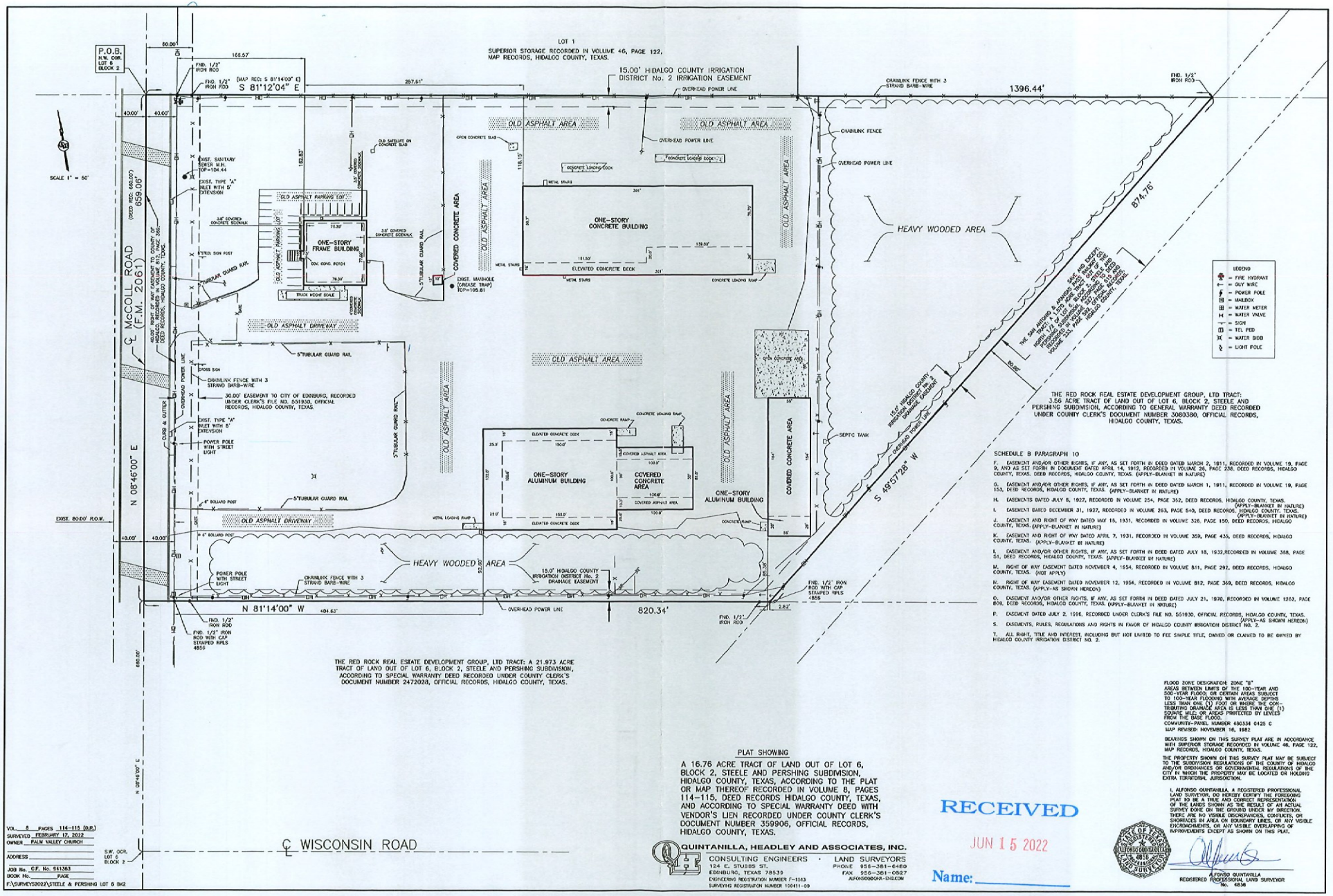
Brandon Vail Signature

AMOUNT PAID $ 400.00 RECEIPT NUMBER R01740369

PUBLIC HEARING DATE (PLANNING & ZONING COMMISSION) – 4:00 PM: ~~August 9~~ July 12

PUBLIC HEARING DATE (CITY COUNCIL) – 6:00 PM:

(NOTE: BOTH MEETINGS ARE HELD AT THE EDINBURG CITY COUNCIL CHAMBERS)



SCALE 1" = 50'

THE RED ROCK REAL ESTATE DEVELOPMENT GROUP, LTD TRACT: A 21.973 ACRE TRACT OF LAND OUT OF LOT 6, BLOCK 2, STEELE AND PERSHING SUBDIVISION, ACCORDING TO SPECIAL WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 2472028, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

THE RED ROCK REAL ESTATE DEVELOPMENT GROUP, LTD TRACT: 3.56 ACRE TRACT OF LAND OUT OF LOT 6, BLOCK 2, STEELE AND PERSHING SUBDIVISION, ACCORDING TO GENERAL WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 3080380, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

SCHEDULE B PARAGRAPH 10

F. EASEMENT AND/OR OTHER RIGHTS, IF ANY, AS SET FORTH IN DEED DATED MARCH 2, 1911, RECORDED IN VOLUME 19, PAGE 9, AND AS SET FORTH IN DOCUMENT DATED APRIL 14, 1912, RECORDED IN VOLUME 26, PAGE 238, DEED RECORDS, HIDALGO COUNTY, TEXAS. DEED RECORDS, HIDALGO COUNTY, TEXAS. (APPLY-BLANKET IN NATURE)

G. EASEMENT AND/OR OTHER RIGHTS, IF ANY, AS SET FORTH IN DEED DATED MARCH 1, 1911, RECORDED IN VOLUME 19, PAGE 153, DEED RECORDS, HIDALGO COUNTY, TEXAS. (APPLY-BLANKET IN NATURE)

H. EASEMENTS DATED JULY 8, 1927, RECORDED IN VOLUME 254, PAGE 352, DEED RECORDS, HIDALGO COUNTY, TEXAS. (APPLY-BLANKET IN NATURE)

I. EASEMENT DATED DECEMBER 31, 1927, RECORDED IN VOLUME 263, PAGE 540, DEED RECORDS, HIDALGO COUNTY, TEXAS. (APPLY-BLANKET IN NATURE)

J. EASEMENT AND RIGHT OF WAY DATED MAY 15, 1931, RECORDED IN VOLUME 326, PAGE 150, DEED RECORDS, HIDALGO COUNTY, TEXAS. (APPLY-BLANKET IN NATURE)

K. EASEMENT AND RIGHT OF WAY DATED APRIL 7, 1931, RECORDED IN VOLUME 359, PAGE 435, DEED RECORDS, HIDALGO COUNTY, TEXAS. (APPLY-BLANKET IN NATURE)

L. EASEMENT AND/OR OTHER RIGHTS, IF ANY, AS SET FORTH IN DEED DATED JULY 18, 1932, RECORDED IN VOLUME 368, PAGE 51, DEED RECORDS, HIDALGO COUNTY, TEXAS. (APPLY-BLANKET IN NATURE)

M. RIGHT OF WAY EASEMENT DATED NOVEMBER 4, 1954, RECORDED IN VOLUME B11, PAGE 292, DEED RECORDS, HIDALGO COUNTY, TEXAS. (NOT APPLY)

N. RIGHT OF WAY EASEMENT DATED NOVEMBER 12, 1954, RECORDED IN VOLUME B12, PAGE 369, DEED RECORDS, HIDALGO COUNTY, TEXAS. (APPLY-AS SHOWN HEREON)

O. EASEMENT AND/OR OTHER RIGHTS, IF ANY, AS SET FORTH IN DEED DATED JULY 21, 1970, RECORDED IN VOLUME 1262, PAGE 809, DEED RECORDS, HIDALGO COUNTY, TEXAS. (APPLY-BLANKET IN NATURE)

P. EASEMENT DATED JULY 2, 1996, RECORDED UNDER CLERK'S FILE NO. 551930, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS. (APPLY-AS SHOWN HEREON)

S. EASEMENTS, RULES, REGULATIONS AND RIGHTS IN FAVOR OF HIDALGO COUNTY IRRIGATION DISTRICT NO. 2.

T. ALL RIGHT, TITLE AND INTEREST, INCLUDING BUT NOT LIMITED TO FEE SIMPLE TITLE, OWNED OR CLAIMED TO BE OWNED BY HIDALGO COUNTY IRRIGATION DISTRICT NO. 2.

FLOOD ZONE DESIGNATION: ZONE "B" AREAS BETWEEN LIMITS OF THE 100-YEAR AND 500-YEAR FLOOD; OR CERTAIN AREAS SUBJECT TO 100-YEAR FLOODING WITH AVERAGE DEPTHS LESS THAN ONE (1) FOOT OR WHERE THE CONTRIBUTING DRAINAGE AREA IS LESS THAN ONE (1) SQUARE MILE; OR AREAS PROTECTED BY LEVEES FROM THE BASE FLOOD.
COMMUNITY-PANEL NUMBER 480334 0425 C
MAP REVISED: NOVEMBER 16, 1982

BEARINGS SHOWN ON THIS SURVEY PLAT ARE IN ACCORDANCE WITH SUPERIOR STORAGE RECORDED IN VOLUME 46, PAGE 122, MAP RECORDS, HIDALGO COUNTY, TEXAS.

THE PROPERTY SHOWN ON THIS SURVEY PLAT MAY BE SUBJECT TO THE SUBDIVISION REGULATIONS OF THE COUNTY OF HIDALGO AND/OR ORDINANCES OR GOVERNMENTAL REGULATIONS OF THE CITY IN WHICH THE PROPERTY MAY BE LOCATED OR HOLDING EXTRA TERRITORIAL JURISDICTION.

I, ALFONSO QUINTANILLA, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THE FOREGOING PLAT TO BE A TRUE AND CORRECT REPRESENTATION OF THE LANDS SHOWN AS THE RESULT OF AN ACTUAL SURVEY DONE ON THE GROUND UNDER MY DIRECTION. THERE ARE NO VISIBLE DISCREPANCIES, CONFLICTS, OR SHORTAGES IN AREA ON BOUNDARY LINES, OR ANY VISIBLE ENCROACHMENTS, OR ANY VISIBLE OVERLAPPING OF IMPROVEMENTS EXCEPT AS SHOWN ON THIS PLAT.

ALFONSO QUINTANILLA
REGISTERED PROFESSIONAL LAND SURVEYOR
No. 4856

PLAT SHOWING

A 16.76 ACRE TRACT OF LAND OUT OF LOT 6, BLOCK 2, STEELE AND PERSHING SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE PLAT OR MAP THEREOF RECORDED IN VOLUME 8, PAGES 114-115, DEED RECORDS HIDALGO COUNTY, TEXAS, AND ACCORDING TO SPECIAL WARRANTY DEED WITH VENDOR'S LIEN RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 359906, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

QUINTANILLA, HEADLEY AND ASSOCIATES, INC.
CONSULTING ENGINEERS · LAND SURVEYORS
124 E. STUBBS ST.
EDINBURG, TEXAS 78539
ENGINEERING REGISTRATION NUMBER F-1513
SURVEYING REGISTRATION NUMBER 100411-00
PHONE 956-381-6480
FAX 956-381-0527
ALFONSOQHEA-INC.COM

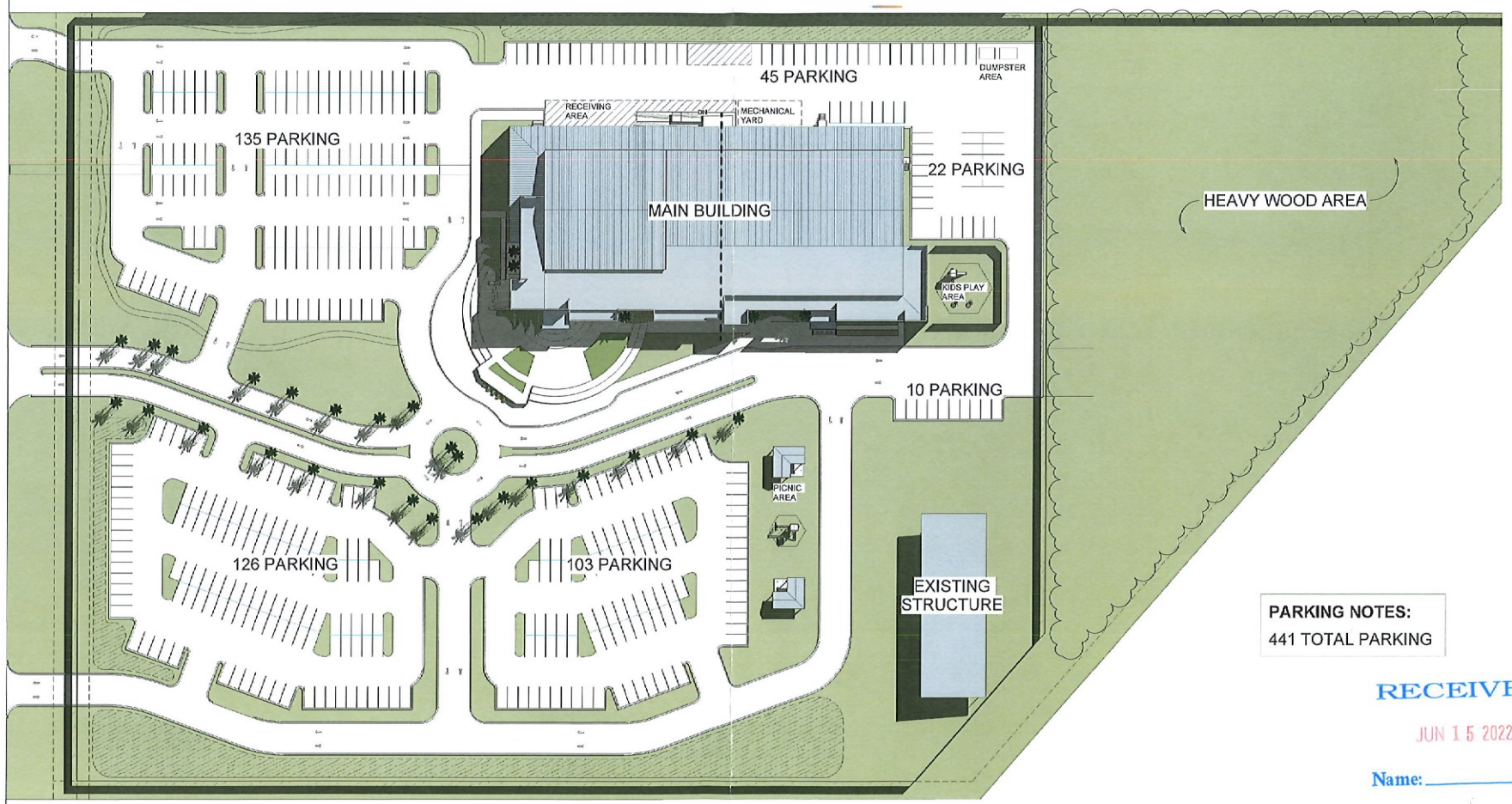
RECEIVED
JUN 15 2022
Name: _____

VOL. 8 PAGES 114-115 (D.R.)
SURVEYED FEBRUARY 17, 2022
OWNER PALM VALLEY CHURCH
ADDRESS _____
JOB No. C.F. No. 511363
BOOK No. _____ PAGE _____
F:\SURVEYS2022\STEELE & PERSHING LOT 6 BK2

S.W. COR. LOT 6 BLOCK 2

C WISCONSIN ROAD

TEXAS ARCHITECT
FIRM No: BR4247
WWW.CG5ARCHITECT.COM



PARKING NOTES:
441 TOTAL PARKING

RECEIVED
JUN 15 2022

Name: _____

PRELIMINARY SITE PLAN

① Site
1" = 40'-0"

PALM VALLEY CHURCH

SK-3
6-6-2022

City of Edinburg

PLANNING & ZONING COMMISSION

Regular Meeting: July 12, 2022

COMPREHENSIVE PLAN AMENDMENT AND REZONING REQUEST

AGENDA ITEM:

Consider the Comprehensive Plan Amendment from General Commercial Uses to Urban Uses and the Rezoning Request from Commercial General (CG) and Auto-Urban Residential (AU) District to Urban Residential (UR) District, being 22.008 acres out of Lots 6 & 7, La Sienna Development, and out of Lot 50, Santa Cruz Ranch Subdivision, located at 4201 La Sienna Parkway, as requested by Melden & Hunt, Inc. on behalf of Burns Brothers, LTD

DESCRIPTION / SCOPE:

The applicant is requesting the change of zone to establish a single-family residential subdivision at this location.

The property is on the west side of La Sienna Parkway, approximately 600 ft. north of Burns Boulevard. The property has approximately 925 ft. of frontage on La Sienna Parkway and an irregular shape with a total lot area of 25.165 acres. The property is currently vacant. The requested zoning designation is the highest intensity residential district, intended to permit a wide range of residential uses and encourage a variety of housing types. The proposed use is for a single-family subdivision at this location.

The property is currently zoned Commercial General (CG) and Auto-Urban Residential (AU) Districts. The surrounding zoning is Commercial General (CG) and Auto-Urban Residential Districts to the north and south, Auto-Urban Residential (AU) District to the east, and Commercial General (CG) District to the west. Adjacent land uses are single-family residential with vacant land. The future land use designation is for commercial and urban uses at this location.

Staff received a Zone Change Application for the subject property on June 15, 2022. The applicant stated that the proposed uses is for a single-family development at this location. Staff received a Subdivision Application for the Water Lilly at Sienna on June 16, 2022, a proposed 96-lot single-family subdivision. Rezoning is needed to accommodate the proposed project.

Staff mailed a notice of the public hearing to 14 neighboring property owners on Friday, July 1, 2022, and had received no comments in favor or against this request at the time this report was prepared. Notice of this public hearing will be published in the newspaper on July 27, 2022.

ESTIMATED TIMELINE:

The recommendation of approval or denial of this public hearing is scheduled for consideration by the City Council on August 16, 2022. City Council's decision is the final step in the zoning process for this property. If denied the applicant may not request the proposed zoning classification for a 12 month period from the date of denial.

STAFF RECOMMENDATION:

Staff recommends approval of the Comprehensive Plan Amendment from General Commercial Uses to Urban Uses and the Rezoning Request from Commercial General (CG) and Auto-Urban Residential (AU) District to Urban Residential (UR) District based on the proposed use and surrounding uses.

If approved, the applicant will need to comply with all requirements during the permitting process including compliance with subdivision regulations, building and fire codes, fire protection, parking, landscape buffer-yards, solid waste services, utility, and any other City requirements, as applicable.

JUSTIFICATION:

Staff recommendation is based on adjacent zoning and land uses. The proposed single-family subdivision is compatible with surrounding uses in the area.

Prepared by:
D. Austin Colina
Planner I

Reviewed by:
Rita Lee Guerrero
Management Analyst

MEETING DATES:
PLANNING & ZONING COMMISSION – 7/12/2022
CITY COUNCIL – 8/16/2022
DATE PREPARED – 6/30/2022

STAFF REPORT
GENERAL INFORMATION

APPLICATION: Comprehensive Plan Amendment from General Commercial Uses to Urban Uses and the Rezoning Request from Commercial General (CG) and Auto-Urban Residential (AU) Districts to Urban Residential (UR) District

APPLICANT: Burns Brothers, LTD

AGENT: Melden & Hunt, Inc.

LEGAL: 22.008 acres out of Lots 6 & 7, La Sienna Development, and out of Lot 50, Santa Cruz Ranch Subdivision

LOCATION: 4201 La Sienna Parkway

LOT/TRACT SIZE: 22.008

CURRENT USE: Vacant

PROPOSED USE: Single-family residential

EXISTING ZONING: Commercial General (CG) and Auto-Urban Residential Districts

ADJACENT ZONING:
North – Commercial General (CG) and Auto-Urban Residential Districts
South – Commercial General (CG) and Auto-Urban Residential Districts
East – Auto-Urban Residential District
West – Commercial General (CG) District

LAND USE PLAN: General Commercial and Urban

PUBLIC SERVICES: City of Edinburg Water and Sewer

RECOMMENDATION: Staff recommends approval of the Comprehensive Plan Amendment from General Commercial Uses to Urban Uses and the Rezoning Request from Commercial General (CG) and Auto-Urban Residential (AU) Districts to Urban Residential (UR) District

COMPREHENSIVE PLAN AMENDMENT
REZONING REQUEST
BURNS BROTHERS, LTD

EVALUATION

The following is staff's evaluation of the request.

1. The land use pattern for this area of the community consists of single-family residential with vacant land.

2. The applicant is requesting the change of zone to develop a single-family residential subdivision at this location.

3. The proposed use is compatible with surrounding uses.

Staff recommends approval of the Comprehensive Plan Amendment from General Commercial Uses to Urban Uses and the Rezoning Request from Commercial General (CG) and Auto-Urban Residential (AU) Districts to Urban Residential (UR) District based on the proposed use and adjacent land uses. A portion of the proposed project area is not in keeping with the Future Land Use Plan for this location.

If approved, the applicant will need to comply with all requirements during the permitting process including compliance with subdivision regulations, building and fire codes, fire protection, parking, landscape buffer-yards, solid waste services, utility, and any other City requirements, as applicable.

Staff mailed a notice of the public hearing to 14 neighboring property owners on Friday, July 1, 2022, and had received no comments in favor or against this request at the time this report was prepared. Notice of this public hearing will be published in the newspaper on July 27, 2022.

ATTACHMENTS: Aerial Photo
Site Map
Zoning Map
Future Land Use Map
Photo of site
Exhibits

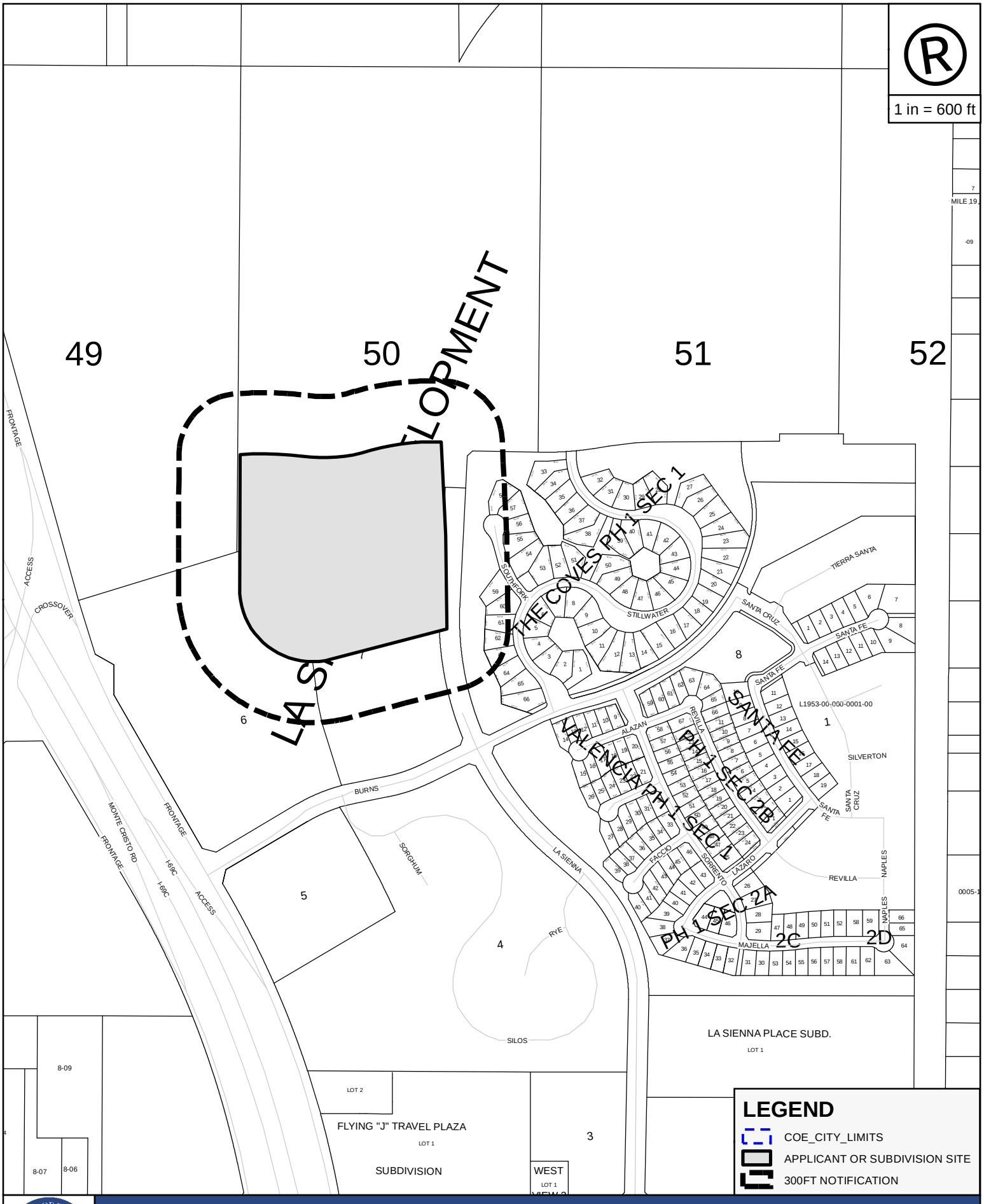


THE CITY OF EDINBURG TEXAS

AERIAL MAP

APPLICANT AND/OR SUBDIVISION:

MELDEN & HUNT / WATERLILLY AT LA SIENNA

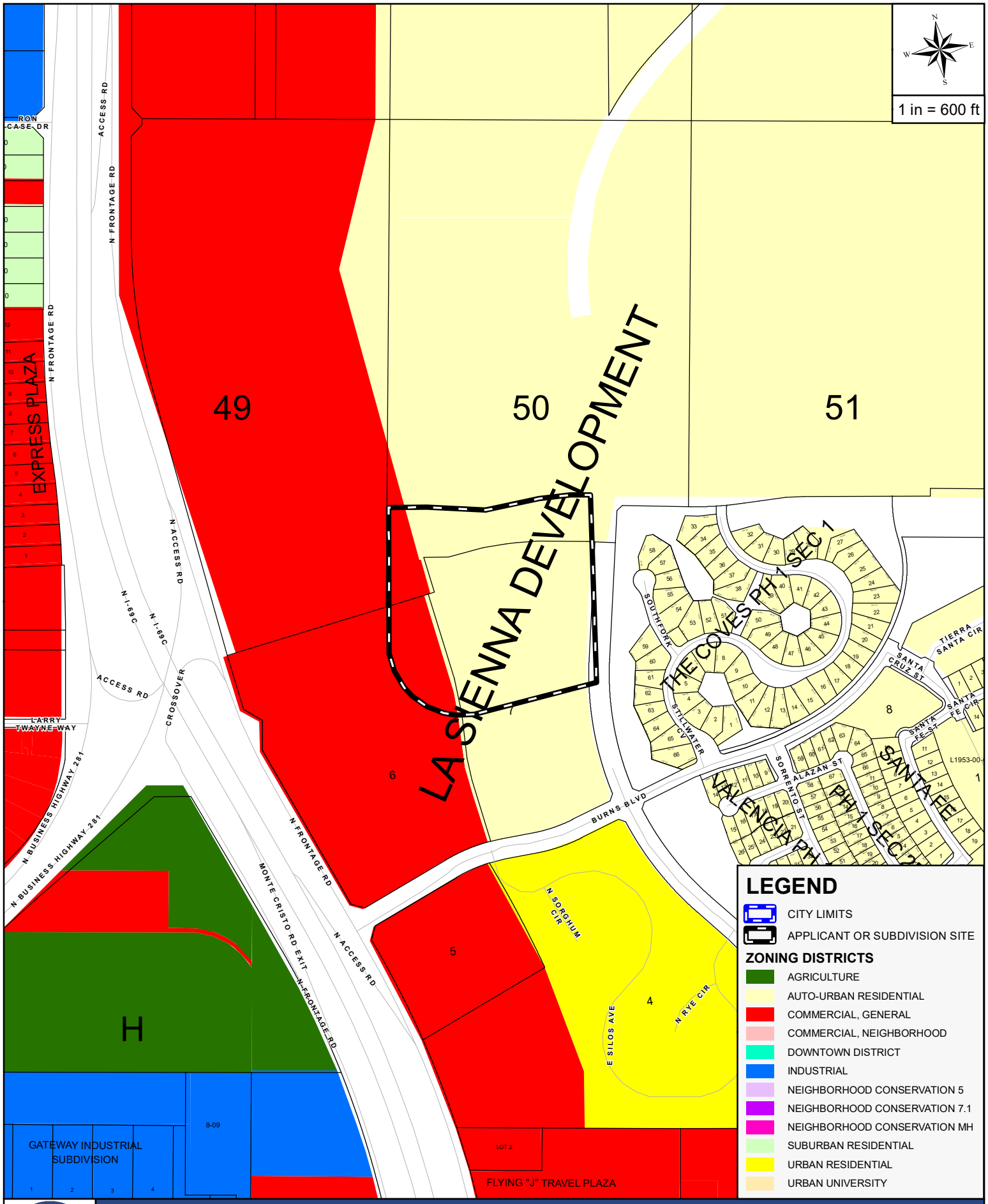


THE CITY OF EDINBURG TEXAS

MAIL OUT & SITE MAP

APPLICANT AND/OR SUBDIVISION:

WATER LILLY AT LA SIENNA

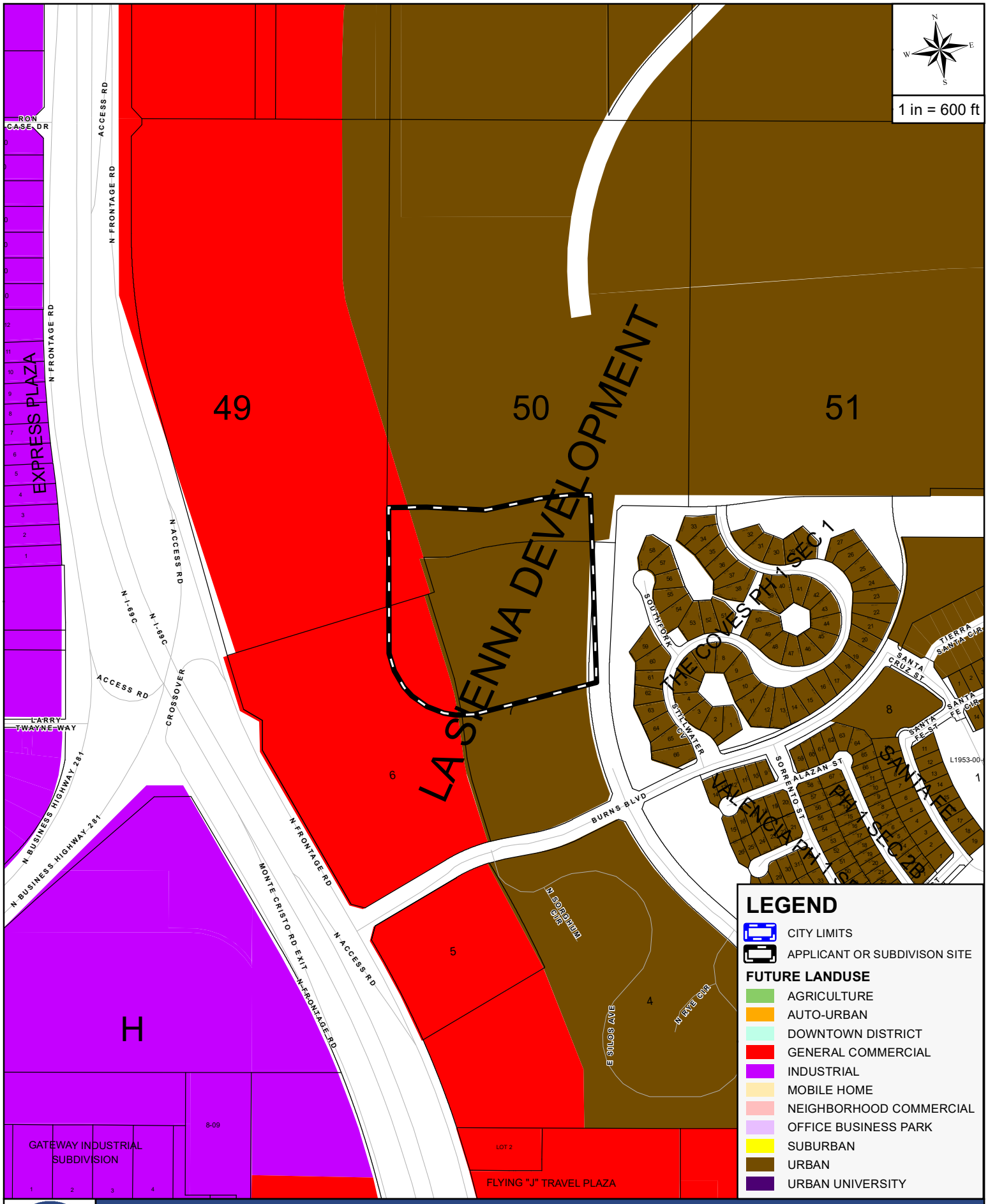


THE CITY OF EDINBURG TEXAS

ZONING MAP

APPLICANT AND/OR SUBDIVISION:

MELDEN & HUNT / WATERLILLY AT LA SIENNA



THE CITY OF EDINBURG TEXAS

FUTURE LANDUSE MAP

APPLICANT AND/OR SUBDIVISION:

MELDEN & HUNT / WATERLILLY AT LA SIENNA

Rezoning Request Site Photo

BURNS BROTHERS, LTD

4201 la Sienna Parkway



Case # RZNE-2022-0069

THE CITY OF Edinburg

Planning & Zoning Department
415 W. University Drive
Edinburg, Texas 78539
(956) 388-8202

Zone Change Application

Date: June 13, 2022

1. Property Owner: Burns Brothers, LTD 2. Phone: (956) 381-0981

3. Mailing Address: 4216 N. US Hwy 281

4. City: Edinburg State: TX Zip: 78541

5. Email Address: c/o mario@meldenandhunt.com 6. Cell No. (956) 500-2734

7. Agent: Melden & Hunt, Inc. c/o Mario Reyna 8. Agent's Phone: (956) 381-0981

9. Agent's Mailing Address: 115 W. McIntyre Street

10. City: Edinburg State: TX Zip: 78541

11. Agent's Email: mario@meldenandhunt.com/lydia@meldenandhunt.com

12. Address/Location being Rezoned:

13. Legal Description of Property: 14. Property ID(s): 722372

22.008 Acres % Lots 6+7 La Sienna Development

15. Zone Change: From: AU - Auto-Urban Residential To: UR - Urban Residential

16. Existing Land Use: Vacant

17. Reason for Zone Change: Conforms to character for this use and location

Water July Subd.

RECEIVED
JUN 15 2022
By MSC 10:45am

Mario A. Reyna
(Please Print Name)

Signature

Digitally signed by Mario A. Reyna
DN: CN = Mario A. Reyna email = mario@meldenandhunt.com C = US O = Melden and Hunt Inc OU = VE
Date: 2022.05.14 14:11:01 -05'00'

AMOUNT PAID $ 400.00 RECEIPT NUMBER

PUBLIC HEARING DATE (PLANNING & ZONING COMMISSION) – 4:00 PM: ~~August 9~~ July 12

PUBLIC HEARING DATE (CITY COUNCIL) – 6:00 PM:

(NOTE: BOTH MEETINGS ARE HELD AT THE EDINBURG CITY COUNCIL CHAMBERS)

METES AND BOUNDS DESCRIPTION

A TRACT OF LAND CONTAINING 25.165 ACRES SITUATED IN THE CITY OF EDINBURG, HIDALGO COUNTY, TEXAS, BEING OUT OF LOT 7, LA SIENNA DEVELOPMENT, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 53, PAGES 124-125, HIDALGO COUNTY MAP RECORDS, AND OUT OF LOT 50, SANTA CRUZ RANCH SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME Z, PAGE 161, HIDALGO COUNTY DEED RECORDS, WHICH SAID 25.165 TRACT IS OUT OF A CERTAIN TRACT CONVEYED TO SKC DEVELOPMENT, LTD., A TEXAS LIMITED PARTNERSHIP, BY VIRTUE OF A WARRANTY DEED RECORDED UNDER DOCUMENT NUMBER 1205101, HIDALGO COUNTY OFFICIAL RECORDS, SAID 25.165 ACRES ALSO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

POINT OF COMMENCING & POINT OF BEGINNING AT A NO. 5 REBAR FOUND [NORTHING: 16649601.391, EASTING: 1101608.301] AT THE SOUTHERNMOST SOUTHEAST CORNER OF SAID LOT 7

THENCE, N 29° 09' 14" E A DISTANCE OF 36.45 FEET;

THENCE, IN A NORTHWESTERLY DIRECTION, ALONG A CURVE TO THE RIGHT, WITH A CENTRAL ANGLE OF 03° 13' 52", A RADIUS OF 1540.58 FEET, AN ARC LENGTH OF 86.88 FEET, A TANGENT OF 43.45 FEET, AND A CHORD THAT BEARS N 11° 58' 22" W A DISTANCE OF 86.87 FEET TO A NO. 5 REBAR FOUND FOR THE SOUTHWEST CORNER AND POINT OF BEGINNING OF THIS HEREIN DESCRIBED TRACT;

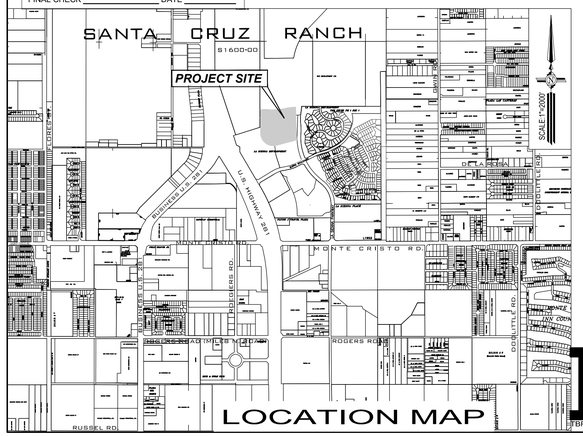
1. THENCE, IN A NORTHWESTERLY DIRECTION, ALONG A CURVE TO THE RIGHT, WITH A CENTRAL ANGLE OF 15° 31' 28" A RADIUS OF 1,660.42 FEET, AN ARC LENGTH OF 449.89 FEET, A TANGENT OF 226.33 FEET, AND A CHORD THAT BEARS N 02° 49' 02" E A DISTANCE OF 448.52 FEET TO A NO. 4 REBAR SET FOR AN ANGLE POINT OF THIS TRACT;
2. THENCE, N 04° 58' 54" E A DISTANCE OF 17.64 FEET TO A NO. 4 REBAR SET FOR AN INSIDE CORNER OF THIS TRACT;
3. THENCE, S 84° 05' 45" W A DISTANCE OF 588.13 FEET TO A NO. 4 REBAR SET FOR AN ANGLE POINT OF THIS TRACT;
4. THENCE, IN A NORTHWESTERLY DIRECTION, ALONG A CURVE TO THE RIGHT, WITH A CENTRAL ANGLE OF 104° 55' 28", A RADIUS OF 360.00 FEET, AN ARC LENGTH OF 659.26 FEET, A TANGENT OF 468.52 FEET, AND A CHORD THAT BEARS N 43° 26' 31" W A DISTANCE OF 570.93 FEET TO A NO. 4 REBAR SET FOR AN ANGLE POINT OF THIS TRACT;
5. THENCE, N 09° 01' 14" E A DISTANCE OF 654.78 FEET TO A NO. 4 REBAR SET FOR THE NORTHWEST CORNER OF THIS TRACT;
6. THENCE, IN A SOUTHEASTERLY DIRECTION, ALONG A CURVE TO THE RIGHT, WITH A CENTRAL ANGLE OF 12° 09' 41", A RADIUS OF 1,450.00 FEET, AN ARC LENGTH OF 307.77 FEET, A TANGENT OF 154.47 FEET, AND A CHORD THAT BEARS S 79° 45' 37" E A DISTANCE OF 307.19 FEET TO A NO. 4 REBAR SET FOR AN ANGLE POINT OF THIS TRACT;
7. THENCE, IN A SOUTHEASTERLY DIRECTION, ALONG A CURVE TO THE LEFT, WITH A CENTRAL ANGLE OF 24° 25' 45", A RADIUS OF 780.00 FEET, AN ARC LENGTH OF 332.57 FEET, A TANGENT OF 168.85 FEET, AND A CHORD THAT BEARS S 85° 53' 39" E A DISTANCE OF 330.06 FEET TO A NO. 4 REBAR SET FOR AN ANGLE POINT OF THIS TRACT;
8. THENCE, IN A SOUTHEASTERLY DIRECTION, ALONG A CURVE TO THE RIGHT, WITH A CENTRAL ANGLE OF 17° 12' 20", A RADIUS OF 1,030.00 FEET, AN ARC LENGTH OF 309.30 FEET, A TANGENT OF 155.82 FEET, AND A CHORD THAT BEARS S 89° 30' 21" E A DISTANCE OF 308.14 FEET TO A NO. 4 REBAR SET FOR AN ANGLE POINT OF THIS TRACT;
9. THENCE, S 80° 54' 11" E A DISTANCE OF 47.15 FEET TO A NO. 4 REBAR SET FOR AN ANGLE POINT OF THIS TRACT;
10. THENCE, S 88° 13' 07" E A DISTANCE OF 100.78 FEET TO A NO. 4 REBAR SET FOR THE NORTHEAST CORNER OF THIS TRACT;
11. THENCE, IN A SOUTHWESTERLY DIRECTION, ALONG A CURVE TO THE LEFT, WITH A CENTRAL ANGLE OF 03° 55' 14", A RADIUS OF 13,518.49 FEET, AN ARC LENGTH OF 925.01 FEET, A TANGENT OF 462.69 FEET, AND A CHORD THAT BEARS S 06° 58' 45" W A DISTANCE OF 924.83 FEET TO A NO. 4 REBAR SET FOR AN ANGLE POINT OF THIS TRACT;
12. THENCE, S 04° 58' 54" W A DISTANCE OF 17.57 FEET TO A NO. 4 REBAR SET FOR AN ANGLE POINT OF THIS TRACT;
13. THENCE, IN A SOUTHEASTERLY DIRECTION, ALONG A CURVE TO THE LEFT, WITH A CENTRAL ANGLE OF 15° 28' 40", A RADIUS OF 1,560.17 FEET, AN ARC LENGTH OF 421.46 FEET, A TANGENT OF 212.02 FEET, AND A CHORD THAT BEARS S 02° 47' 43" E A DISTANCE OF 420.18 FEET TO A NO. 4 REBAR SET FOR THE SOUTHEAST CORNER OF THIS TRACT;
14. THENCE, S 78° 41' 38" W A DISTANCE OF 100.02 FEET TO THE POINT OF BEGINNING AND CONTAINING 25.165 ACRES OF LAND, MORE OR LESS.

GENERAL PLAT NOTES & RESTRICTIONS

1. BUILDING SETBACKS:
   A. FRONT YARD SETBACK LINE SHALL BE TEN (10) FEET OR EASEMENT WHICHEVER IS GREATER.
   B. REAR YARD SETBACK LINE SHALL BE FIFTEEN (15) FEET OR EASEMENT WHICHEVER IS GREATER.
   C. SIDE YARD SETBACK LINE SHALL BE FIVE (5) FEET OR EASEMENT WHICHEVER IS GREATER.
   D. CUL-DE-SAC FRONT AND REAR YARD SETBACK LINE SHALL BE FIFTEEN (15) FEET OR EASEMENT WHICHEVER IS GREATER.
2. THIS ENTIRE DEVELOPMENT IS ZONED AUTO URBAN RESIDENTIAL DISTRICT (AU).
3. ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY LOMR-F CASE NUMBER 09-06-0555A, DATED SEPTEMBER 17, 2009 FOR FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 480338 0020 E, FOR CITY OF EDINBURG, HIDALGO COUNTY, TEXAS DATED JUNE 6, 2000, WHICH COVERS THE SUBJECT PROPERTY, THIS TRACT OF LAND SHOWN HEREON LIES WITHIN ZONE "X" (SHADED), DESCRIBED AS AREAS OF 500-YEAR FLOOD; AREAS OF 100-YEAR FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 100-YEAR FLOOD.
4. THE STREETS AS REFLECTED UPON THE SUBDIVISION PLAT, HAVE NOT BEEN DEDICATED TO THE PUBLIC FOR PUBLIC ACCESS NOR HAVE BEEN ACCEPTED BY THE CITY AS PUBLIC IMPROVEMENTS, AND THE STREETS, STREET LIGHTS, TRAFFIC CONTROL DEVICES, SIDEWALKS AND OTHER IMPROVEMENTS SHALL BE MAINTAINED BY THE HOMEOWNER'S ASSOCIATION WITHIN THE SUBDIVISION. THE STREETS SHALL ALWAYS BE OPEN TO EMERGENCY VEHICLES, PUBLIC AND PRIVATE UTILITY SERVICE PERSONNEL, THE U.S. POSTAL SERVICE AND GOVERNMENTAL EMPLOYEES IN PURSUIT OF THEIR OFFICIAL DUTIES.
5. THE OWNERS OF THE LOTS SERVED BY THE PRIVATE STREETS, ALLEYS AND ACCESS EASEMENTS WITHIN THIS PLAT AGREE TO RELEASE, INDEMNIFY, DEFEND AND HOLD HARMLESS ANY GOVERNMENTAL ENTITY FOR DAMAGES TO THE PRIVATE STREETS, ALLEYS, AND ACCESS EASEMENTS OCCASIONED BY THE REASONABLE USE THEREOF BY THE GOVERNMENT ENTITY FOR GOVERNMENTAL PURPOSES, AND TO RELEASE, INDEMNIFY, DEFEND AND HOLD HARMLESS ANY GOVERNMENTAL ENTITY FOR DAMAGES ARISING FROM THE CONDITION OF PRIVATE STREETS, ALLEYS, OR PRIVATE ACCESS EASEMENTS. THE MAINTENANCE OF PRIVATE STREET SIGNS SHALL NOT BE RESPONSIBILITY OF THE CITY OF EDINBURG.
6. MINIMUM FINISHED FLOOR ELEVATION SHALL BE 18 INCHES ABOVE THE TOP OF CURB OR BASE FLOOD ELEVATION WHICH EVER IS GREATER.
7. A 5 FOOT SIDEWALK WITH ADA RAMPS IS REQUIRED ALONG THE EAST SIDE OF LA SIENNA PARKWAY BY DEVELOPER DURING SUBDIVISION CONSTRUCTION. LOT OWNER WILL BE RESPONSIBLE FOR 5 FOOT SIDEWALK AND ADA RAMPS AS PER CITY OF EDINBURG STANDARDS AT BUILDING PERMIT STAGE.
8. A SEPARATE PERMIT IS REQUIRED FOR SIDEWALKS DURING BUILDING PERMIT STAGE FOR RESIDENTIAL AREAS.
9. NO PERMANENT STRUCTURES SHALL BE ALLOWED WITHIN UTILITY EASEMENTS, GAS EASEMENTS, IRRIGATION EASEMENTS OR LOT LINES.
10. ALL INTERIOR LOT CORNERS WILL HAVE A NO.4 REBAR SET WITH PLASTIC CAP STAMPED MELDEN & HUNT, INC.
11. BENCHMARK NOTES:
    THE FOLLOWING IS IDENTIFIED AS BM #1 ON THE FACE OF THE PLAT:
    ALUMINUM DISK ELEVATION = 86.24'
    NORTHING: 16649523.4080
    EASTING: 1101642.0370

    THE FOLLOWING IS IDENTIFIED AS BM #2 ON THE FACE OF THE PLAT:
    ALUMINUM DISK ELEVATION = 87.49'
    NORTHING: 16648197.7350
    EASTING: 1102243.5220
12. NO MORE THAN ONE SINGLE FAMILY DETACHED DWELLING SHALL BE LOCATED PER LOT.
13. ALL MONUMENTS, PARKING, LANDSCAPING AREAS, COMMON AREAS, COMMON ACCESS, SIGNAGE, LIGHTING, LINEAR PARKWAY, DRAINAGE EASEMENTS AND OTHER NON-PUBLIC IMPROVEMENTS SHALL BE MAINTAINED BY THE HOMEOWNER'S ASSOCIATION OR FUTURE LOT OWNERS WITHIN THE SUBDIVISION.
14. 50% PARK LAND DEDICATION DUE AT BUILDING PERMIT STAGE. ($300.00 PER UNIT)
15. ALL CONSTRUCTION SHALL COMPLY WITH STORM WATER POLLUTION PREVENTION PLAN (SW3P) REQUIREMENTS.
16. THE PRIVATE WATER WALK AT LA SIENA HOA AND/OR DEVELOPER, BURNS BROTHERS, LTD SHALL INSTALL AND MAINTAIN AT ALL TIMES A CENTRALIZED MAIL DELIVERY SYSTEM ACCEPTABLE TO THE USPS WITHIN PRIVATE WATER WALK AT LA SIENA.
17. DRAINAGE NOTE:
    IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT No.1 AND HIDALGO COUNTY DRAINAGE REQUIREMENTS, THIS DEVELOPMENT IS REQUIRED TO DETAIN A TOTAL OF 187,745 C.F (4.310 AC.-FT.) OF STORM WATER RUNOFF. DRAINAGE DETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS STATED IN THE DRAINAGE REPORT AND THAT THIS DETENTION WAS APPROVED AS A MASTER PLAN AND NOT A RECENT 50-YEAR STORM REVIEW.
18. ALL RESIDENTIAL LOTS ARE TO BE SLOPED AT 1%.

DRAWN BY: OG DATE 6/13/2022
SURVEYED, CHECKED _____ DATE _____
FINAL CHECK _____ DATE _____



LOCATION MAP




Entertainment
& Event Plaza
15,836.8 ft²
Event Area
14,852.1 ft²
Cantina
3,000.0 ft²
Lazy River
13 Carport
13 Carport
13 Carport
13 Carport
Retail: Outfitters
Water Sports - Gun Shop
40,000 sq.ft. (1st floor)

City of Edinburg

PLANNING & ZONING COMMISSION
Regular Meeting: 07/12/2022

— SUBDIVISION VARIANCE —

RUSSELL OAK SUBDIVISION

Agenda Item: Consider Variance Request to the City's Unified Development Code Section 8.204 Street Standards, Paving Width for Russell Oak Subdivision, being a 38.786 acre tract out of land out of Lot 16, Block 53, Alamo Land & Sugar Company Subdivision, located at 2300 North Cesar Chavez Road, As Requested by Melden & Hunt, Inc.

Description/Scope: The property is located at the northeast corner of West Cesar Chavez Road and East Mile 17 ½ Road and is within the City of Edinburg's Extra Territorial Jurisdiction. The 38.786 acre tract is currently vacant. The proposed subdivision is for a single-family residential development consisting of fifty (50) lots averaging approximately 22,000 sq. ft. each. Melden & Hunt Inc., on behalf of the developer, is requesting a variance to the City's Unified Development Code (UDC) for the aforementioned subdivision.

Variance Request: 8.204 Streets and Right of Way, Perimeters Streets; Dedication & Pavement or Fee in Lieu Required
This Variance Request is to lessen the required paving improvements to that of county standards for the proposed through road, which is an extension of North Cesar Chavez Road. UDC Section 8.204 requires dedication of Right of Way to the Rio Grande Valley Metropolitan Planning Organization (RGVMPO) classification standard ROW that classifies Cesar Chavez as a collector ROW. The developer is proposing to dedicate their half of the right-of-way to meet the required 80 ft. The developer is proposing to pave only 24 ft., being a 17.79% reduction in paving with an additional 2 ft. of caliche on each side, and a 26 ft. bar ditch on their side. This road does not have paving going north or south at this time, but the improvements will provide possible future connectivity. Estimated cost of proposed street construction is $140,805.00 which is a 2.7% reduction from UDC improvement cost.

Staff's Recommendation: Staff recommends approval of the variance. The proposed subdivision is dedicating the ROW, improving both sides of the ROW, and there is currently and unimproved surface of mostly caliche there currently. The need for the paving section to be at 57 ft. back-to-back is not warranted at this time. Staff recommends the developer escrow the fee in lieu of improvements as required by UDC Section 7.502C.

Prepared By:
Adan A. Elizondo, MPA
Planner I

Approved By:
Rita Lee Guerrero
Management Analyst

Attachments:

Unified Development Code
Aerial Photo
Site Map
Subdivision Plat& Reduced
Application
Cost Estimate

Sec. 8.204 Street Standards

A. **Streets.** The standards in Table 8.204, *Street Standards*, shall govern all street construction, except with regard to State highways, which shall meet Texas Department of Transportation (TxDOT) specifications.

Table 8.204
Street Standards[1]

Right-of-way Width	Paving Width[2]	Paving Sections Escrow
50 ft. (w/5 ft. U.E.) Minor (60 ft. with street trees)	32 ft. B-B	8-inch Caliche 2-inch HMAC
60 ft. Residential Collector[3]	43 ft. 2 lanes (+) 2 park (+) C&G[4]	8-inch Caliche 2-inch HMAC
80 ft. Collector	57 ft. B-B 2 lanes (1 OL) (+) 2 park (+) C&G	10-inch Caliche 2-inch HMAC
100 ft. Minor Arterial	65 ft. B-B 5 lanes (1CL) (+) C&G	12-inch Caliche 3-inch HMAC
120 ft. Arterial	81 ft. B-B 5 lanes (1CL) (+) 2 park (+) C&G 1 side	12-inch Caliche 3-inch HMAC

[1] Source: City Standards Manual, Section II-3.
[2] Travel lanes are 12 ft. wide and parking lanes ("park") are 8 ft. wide. Continuous Left (CL) and Occasional Left (OL) lanes are 14 ft. wide.
[3] Multi-family subdivisions shall be required to comply with residential collector street standards.
[4] C&G means 1.5 ft. wide curb and gutter on each side of the street.

B. **Adjustments.** The City shall, where feasible, require the street's design to minimize the disturbance of natural resources, including floodplains. Where additional right-of-way is needed to obtain vertical curve, grade, clear sight triangles, turn lanes, or medians, the required right-of-way shall be adjusted to the extent necessary in accordance with local needs as determined by the Planning and Engineering Departments.

C. **Half Streets Prohibited.** No half-streets shall be permitted in new subdivision plats.

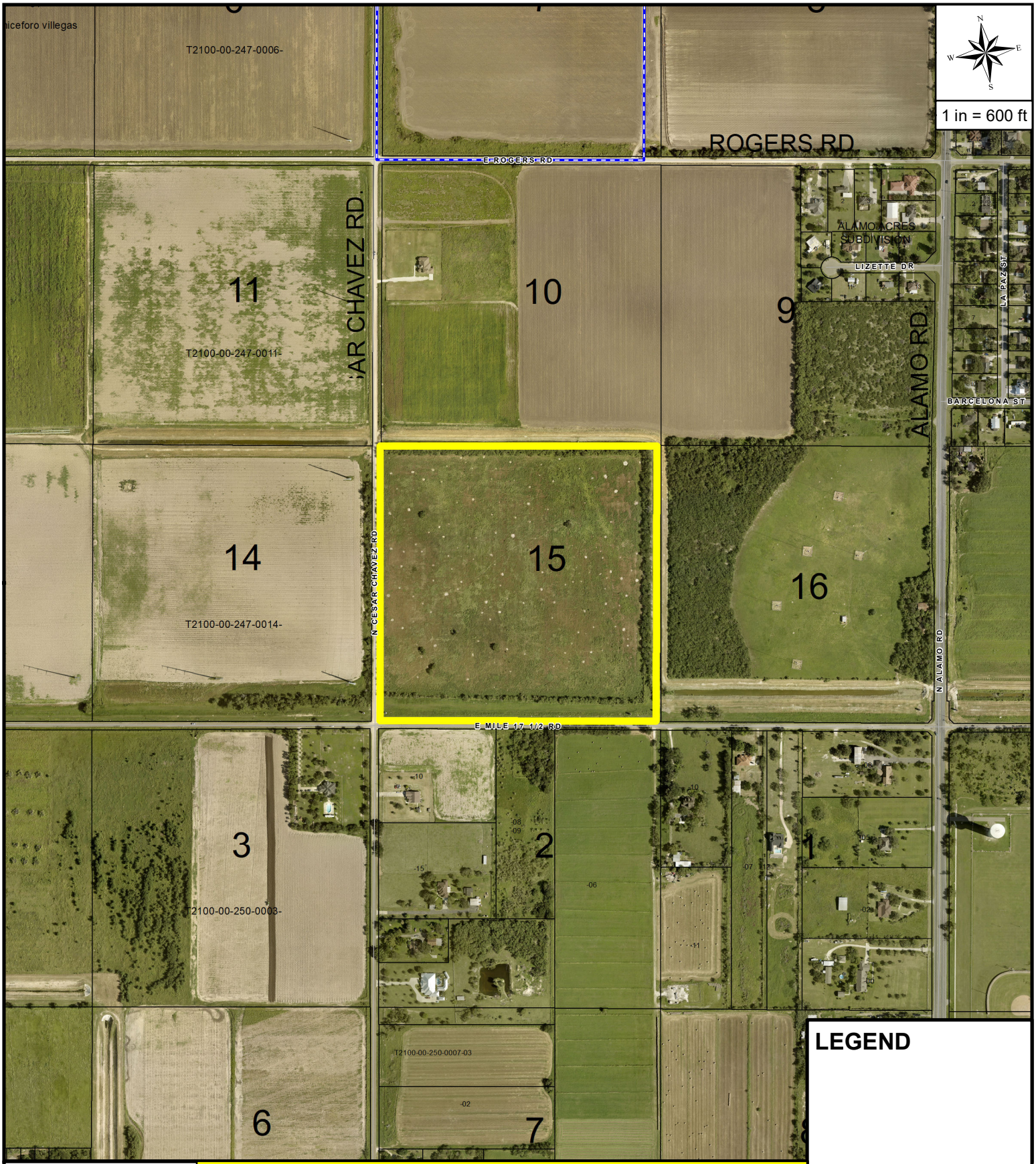
Sec. 7.502 Streets and Rights of Way

A. **Within Proposed Development.** Streets, alleys, and other rights-of-way within proposed development shall be appropriately dedicated for the purposes they are intended to serve.

B. **Perimeter Streets; Dedication.** Where the proposed subdivision abuts upon an existing street or half-street that does not conform to the right-of-way standards of Division 8.200, *Streets, Sidewalks, and Trails*, or to an adopted thoroughfare plan, whichever provides for a wider pavement section, the subdivider shall dedicate right-of-way width sufficient to make the full right-of-way width conform to such Division.

C. **Perimeter Streets; Pavement or Fee in Lieu Required.**

1. The subdivider shall pave so much of the dedicated right-of-way as to make the full pavement width comply with Division 8.200, *Streets, Sidewalks, and Trails*, or an adopted thoroughfare plan, whichever provides for a wider pavement section. Before any pavement is laid to widen existing pavement, the existing pavement shall be cut back two feet to assure an adequate sub-base and pavement joint. Pavement shall be installed according to specifications promulgated by the City Engineer.
2. Alternatively, if the length of the perimeter street is less than 1/4 mile or its improvement at the time of subdivision would in the City Engineer's professional opinion create a traffic safety hazard because it does not create a complete widened street segment between off-site street intersections, then the subdivider shall deposit with the City an amount equal to the cost of the improvement required by C1 above so that the City can make the improvement when sufficient right-of-way is dedicated from adjacent properties to do so in manner that is safe and practical for motorists. Amounts deposited pursuant to this Section shall be kept in segregated accounts and shall be subject to the reimbursement provisions of Section 7.506.C.1. Requests for reimbursement shall be made to the Administrator, shall be reviewed by the City Engineer, and forwarded to the Planning and Zoning Commission and City Council for review and action on the request.



THE CITY OF EDINBURG TEXAS

AERIAL MAP

APPLICANT AND/OR SUBDIVISION:

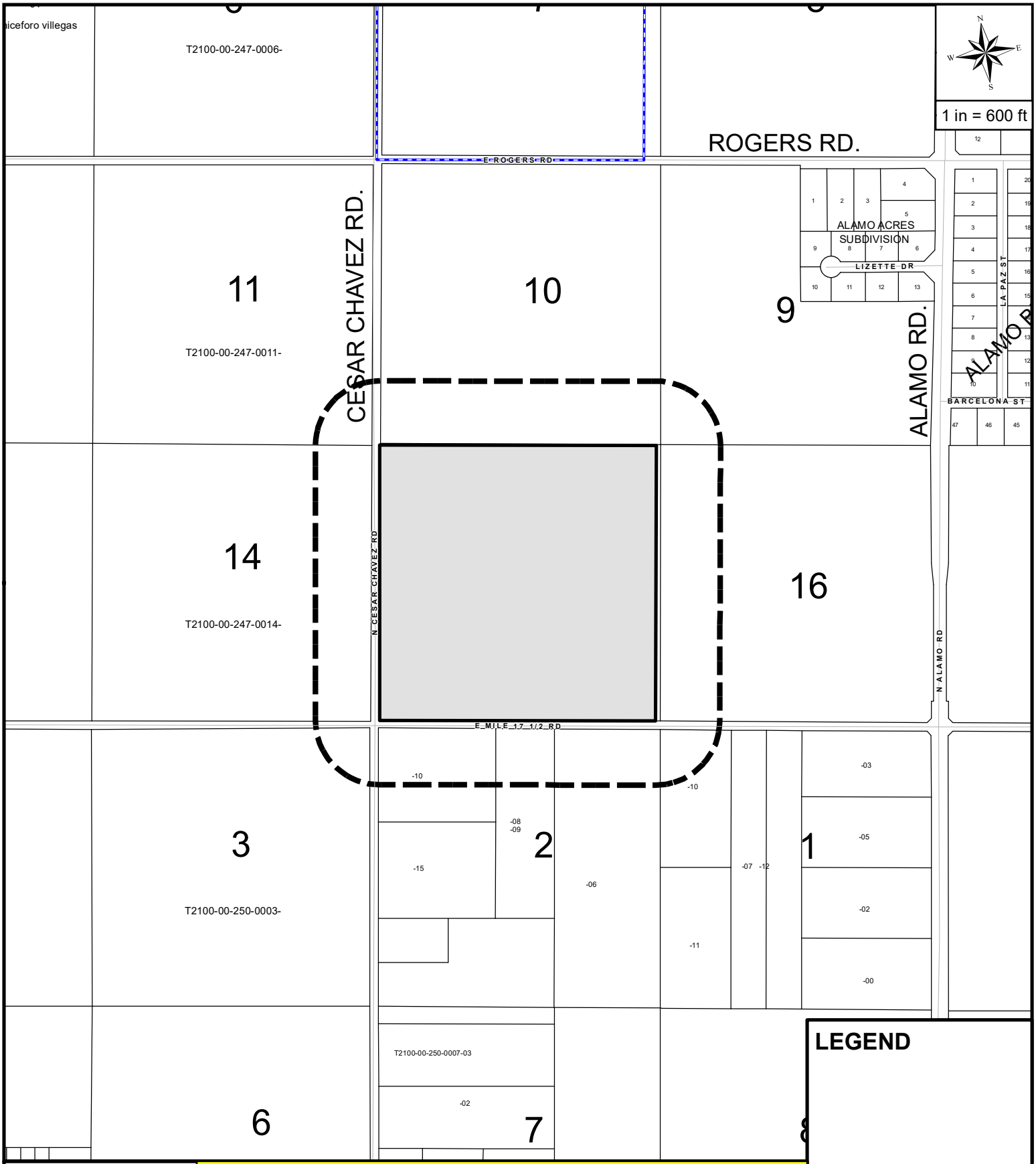
MELDEN AND HUNT, INC.

RUSSEL OAKS ESTATES

LEGEND

SUBDIVISION SITE

CITY LIMITS



SITE MAP

APPLICANT AND/OR SUBDIVISION:

MELDEN AND HUNT, INC.

RUSSEL OAKS ESTATES

LEGEND

- SUBDIVISION SITE
- 300FT NOTIFICATION
- CITY LIMITS

Case #

Planning & Zoning Department
415 W. University Drive
Edinburg, Texas 78539
(956) 388-8202

Subdivision Appeals / Variance Application

Submittal Date: **June 13, 2022**

Legal Description:

Being a subdivision of 38.796 acres situated in the City of Edinburg, County of Hidalgo, Texas, Being a part or portion out of Lot 15, Section 247, Texas-Mexican Railway Company's Survey, According to the Plat thereof recorded in Volume 2, Pases 29, Hidalgo County Map Records

Variance Requested (Identify section of code for which variance is being requested):

1. Article 8 – Streets, Utilities and Drainage, Section 8.204 Street Standards

Reason for Request:

There is not currently a road in place but developer is proposing to dedicate future ROW for Cesar Chavez Road to meet the thoroughfare and proposed to widen to construct a rural cross section per County requirements

Gomez Paving, LLC	**Melden & Hunt, Inc. c/o Mario A. Reyna**
Property Owner (Print legibly or type)	Applicant / Agent (Print legibly or type)
3421 North Trosper	**115 W. McIntyre Street**
Address	Address
Mission, Texas 78573	**Edinburg, Texas 78541**
City, State, Zip	City, State, Zip
(956) 381-0981	**(956) 381-0981**
Telephone	Telephone
c/o mario@meldenandhunt.com	**mario@meldenandhunt.com**
Email address	Email address
Signature	Signature

$450 Application Fee: _____

Received By: _____

MELDEN & HUNT INC.
CONSULTANTS • ENGINEERS • SURVEYORS
MARIO A. REYNA • ALLAN F. BOOE • KELLEY A. HELLER-VELA • ROBERTO N. TAMEZ • RUBEN JAMES DE JESUS • MICHAEL HERNANDEZ
TBPELS Firm # F-1435
TBPELS # 10096900

June 13, 2022

Abel Beltran, Subdivision Coordinator
CITY OF EDINBURG PLANNING DEPARTMENT
415 W. University Dr.
Edinburg, TX 78539

Re: RUSSELL OAK ESTATES SUBDIVISION – Variance Request

Dear Mr. Beltran:

On behalf of the developer, Gomez Paving, LLC, and regarding **RUSSELL OAK ESTATES SUBDIVISION**, we are respectfully requesting a variance from the City of Edinburg UDC Code:

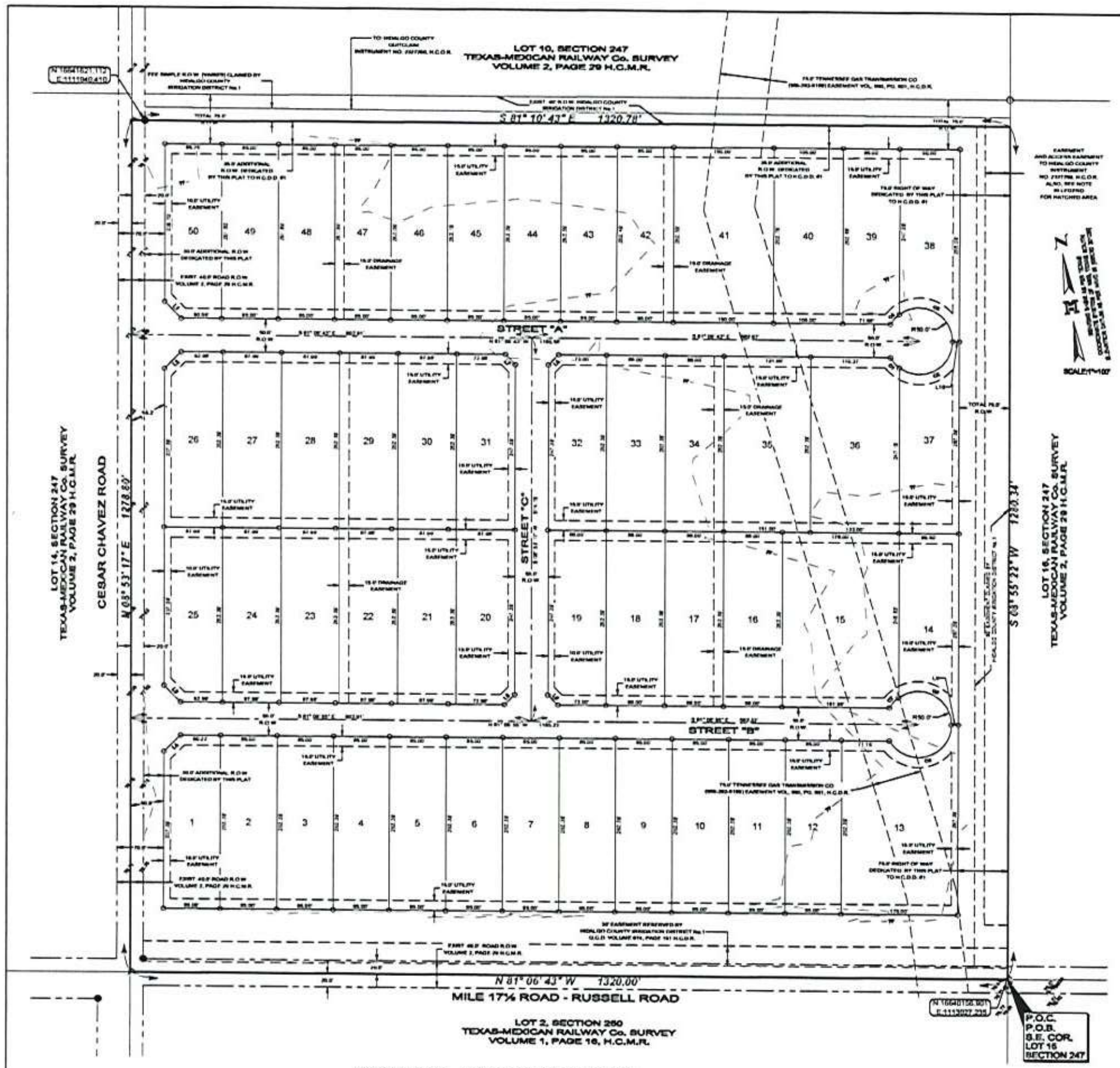
1. Article 8 – Streets, Utilities and Drainage, Section 8.204 Street Standards – To widen Russell Road with rural cross section

Please place this request on your next P&Z Meeting Agenda for review and approval.

If you have any questions or concerns, please contact our office. Thank you.

Sincerely,
MELDEN & HUNT, INC.

Mario A. Reyna, P.E.
President



SUBDIVISION MAP OF
RUSSELL OAK ESTATES

BEING A SUBDIVISION OF 38.786 ACRES SITUATED IN THE CITY OF EDINBURG, COUNTY OF HIDALGO, TEXAS, BEING A PART OF PORTION OUT OF LOT 15, SECTION 247, TEXAS-MEXICAN RAILWAY COMPANY'S SURVEY, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 2, PAGES 29, HIDALGO COUNTY MAP RECORDS

METES AND BOUNDS DESCRIPTION:

A TRACT OF LAND CONTAINING 38.786 ACRES SITUATED IN THE CITY OF EDINBURG, COUNTY OF HIDALGO, TEXAS, BEING A PART OF PORTION OUT OF LOT 15, SECTION 247, TEXAS-MEXICAN RAILWAY COMPANY'S SURVEY, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 2, PAGES 29, HIDALGO COUNTY MAP RECORDS, WHICH SAID 38.786 ACRES ARE OUT OF A CERTAIN THAT THAT WAS CONVEYED TO MARIA ELENA FALCON, TRUSTEE OF THE ANTONIO GABRIEL VILLEDA IRREVOCABLE TRUST II BY VIRTUE OF A SPECIAL WARRANTY DEED RECORDED IN INSTRUMENT NUMBER 2466307, HIDALGO COUNTY OFFICIAL RECORDS; SAID 38.786 ACRES ALSO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A NAIL SET AT THE SOUTHEAST CORNER OF SAID LOT 15, SECTION 247 AND BEING WITHIN THE EXISTING RIGHT-OF-WAY OF MILE 17 ½ ROAD (RUSSELL ROAD) FOR THE SOUTHEAST CORNER OF THIS HEREIN DESCRIBED TRACT;

1. THENCE, N 81° 06' 43" W ALONG THE SOUTH LINE OF SAID LOT 15, SECTION 247 AND WITHIN THE EXISTING RIGHT-OF-WAY OF MILE 17 ½ ROAD (RUSSELL ROAD), A DISTANCE OF 1,320.00 FEET TO A NAIL SET AT THE SOUTHWEST CORNER OF SAID LOT 15, SECTION 247, FOR THE SOUTHWEST CORNER OF THIS TRACT;
2. THENCE, S 08° 53' 17" E ALONG THE WEST LINE OF SAID LOT 15, SECTION 247 AND WITHIN THE EXISTING RIGHT-OF-WAY OF CESAR CHAVEZ ROAD, A DISTANCE OF 1,278.80 FEET TO A NAIL SET FOR THE NORTHWEST CORNER OF THIS TRACT;
3. THENCE, S 81° 10' 43" E AT A DISTANCE OF 20.00 FEET PASS A NO. 4 REBAR FOUND WITH A MELDEN AND HUNT CAP (NORTHING: 16641621.112, EASTING: 1111940.410) ON THE EXISTING EAST RIGHT-OF-WAY LINE OF CESAR CHAVEZ ROAD, CONTINUING A TOTAL DISTANCE OF 1,320.78 FEET TO A NO. 4 REBAR SET ON THE EAST LINE OF SAID LOT 15, SECTION 247, FOR THE NORTHEAST CORNER OF THIS TRACT;
4. THENCE, S 08° 55' 22" W ALONG THE EAST LINE OF SAID LOT 15, SECTION 247, AT A DISTANCE OF 1,260.34 FEET PASS THE EXISTING NORTH RIGHT-OF-WAY OF MILE 17 ½ ROAD (RUSSELL ROAD), CONTINUING A TOTAL DISTANCE OF 1,280.34 FEET TO THE POINT OF BEGINNING AND CONTAINING 38.786 ACRES, OF WHICH 1.184 ACRES LIE WITHIN THE EXISTING RIGHT-OF-WAY OF CESAR CHAVEZ ROAD AND MILE 17 ½ ROAD (RUSSELL ROAD), LEAVING AN EXISTING NET OF 37.602 ACRES OF LAND, MORE OR LESS.

Lot Area Table

Lot #	SQ. FT.	Area
1	[illegible]	[illegible]
2	[illegible]	[illegible]
3	[illegible]	[illegible]
4	[illegible]	[illegible]
5	[illegible]	[illegible]
6	[illegible]	[illegible]
7	[illegible]	[illegible]
8	[illegible]	[illegible]
9	[illegible]	[illegible]
10	[illegible]	[illegible]
11	[illegible]	[illegible]
12	[illegible]	[illegible]
13	[illegible]	[illegible]
14	[illegible]	[illegible]
15	[illegible]	[illegible]
16	[illegible]	[illegible]
17	[illegible]	[illegible]
18	[illegible]	[illegible]
19	[illegible]	[illegible]
20	[illegible]	[illegible]

Lot Area Table

Lot #	SQ. FT.	Area
21	[illegible]	[illegible]
22	[illegible]	[illegible]
23	[illegible]	[illegible]
24	[illegible]	[illegible]
25	[illegible]	[illegible]
26	[illegible]	[illegible]
27	[illegible]	[illegible]
28	[illegible]	[illegible]
29	[illegible]	[illegible]
30	[illegible]	[illegible]
31	[illegible]	[illegible]
32	[illegible]	[illegible]
33	[illegible]	[illegible]
34	[illegible]	[illegible]
35	[illegible]	[illegible]
36	[illegible]	[illegible]
37	[illegible]	[illegible]
38	[illegible]	[illegible]
39	[illegible]	[illegible]
40	[illegible]	[illegible]

Lot Area Table

Lot #	SQ. FT.	Area
41	[illegible]	[illegible]
42	[illegible]	[illegible]
43	[illegible]	[illegible]
44	[illegible]	[illegible]
45	[illegible]	[illegible]
46	[illegible]	[illegible]
47	[illegible]	[illegible]
48	[illegible]	[illegible]
49	[illegible]	[illegible]

Curve Table

Curve #	Length	Radius	Delta	Chord Direction	Chord Length	Tangent
C1	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C2	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C3	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C4	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C5	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C6	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C7	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]

Line Table

Line #	Length
L1	[illegible]
L2	[illegible]
L3	[illegible]
L4	[illegible]
L5	[illegible]
L6	[illegible]
L7	[illegible]
L8	[illegible]
L9	[illegible]
L10	[illegible]

LEGEND

- ● FOUND No.4 REBAR
- ○ SET No.4 REBAR WITH PLASTIC CAP STAMPED MELDEN & HUNT
- SET NAIL
- R.O.W. - RIGHT OF WAY
- H.C.M.R. - HIDALGO COUNTY MAP RECORDS
- H.C.D.R. - HIDALGO COUNTY DEED RECORDS
- H.C.O.R. - HIDALGO COUNTY OFFICIAL RECORDS
- S.E. COR. - SOUTHEAST CORNER
- Sq. Ft. - SQUARE FEET
- Q.C.D. - QUIT CLAIM DEED

GENERAL PLAT NOTES & RESTRICTIONS:

1. FLOOD ZONE STATEMENT: ZONE "X" (SHADED). ZONE "X" (SHADED) ARE 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.

   CONSTRUCTION OF RESIDENTIAL HOUSING WITHIN ANY AREA OF THE SUBDIVISION THAT IS IN THE 100-YEAR FLOOD PLAIN IS PROHIBITED UNLESS THE HOUSING QUALIFIES FOR INSURANCE UNDER THE NATIONAL FLOOD INSURANCE ACT OF 1968 (42 U.S.C. SECTIONS 4001 THROUGH 4127).

   COMMUNITY-PANEL NUMBER 480334 0325 D, MAP REVISED NOVEMBER 6, 2000 REVISED TO REFLECT LOMR: MAY 17, 2001

2. SETBACKS:
   - FRONT: 20.00 FEET OR EASEMENT, WHICHEVER IS GREATER
   - REAR: 10.00' OR EASEMENT, WHICHEVER IS GREATER
   - SIDE: 5.00 FEET OR EASEMENT, WHICHEVER IS GREATER
   - CUL-A-SAC: 15.00 FEET OR EASEMENT, WHICHEVER IS GREATER

3. MINIMUM FINISHED FLOOR ELEVATION SHALL BE 18" ABOVE THE CENTER LINE OF STREET OR 18" ABOVE NATURAL GROUND, WHICHEVER IS GREATER. ELEVATION CERTIFICATE MAY BE REQUIRED FOR LOTS LOCATED OUTSIDE A DESIGNATED FLOOD ZONE AT THE TIME OF APPLICATION FOR CONSTRUCTION TO VERIFY PRE AND POST CONSTRUCTION FINISHED FLOOR ELEVATIONS. AN ELEVATION CERTIFICATE SHALL BE REQUIRED FOR ALL LOTS WITHIN A DESIGNATED FLOOD ZONE AT THE TIME FOR A DEVELOPMENT PERMIT APPLICATION.

4. THE FOLLOWING BENCHMARKS ARE IDENTIFIED ON THE FACE OF THE PLAT AND ON THE ATTACHED ENGINEERING PLANS, AS PER NAVD 88 (GEOID 2003).

   BENCH MARK NO.1:- DISK SET AT THE NORTHWEST CORNER THIS SUBDIVISION. N:16613355424, E: 1113688.9570, ELEVATION: 91.82.

5. IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND HIDALGO COUNTY REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO DETAIN A TOTAL OF 285,191 CUBIC-FEET (6.547 ACRE-FEET) OF STORM WATER RUNOFF.

6. THE DEVELOPER SHALL BE RESPONSIBLE TO DETAIN AND ACCOMMODATE MORE THAN THE DETAINED VOLUME SHOWN ON THIS PLAT IF IT IS DETERMINED, AT THE DEVELOPMENT STAGE, AT 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 OF THIS SUBDIVISION.

7. A 5 FOOT SIDEWALK WITH ADA RAMPS IS REQUIRED ALONG EAST SIDE OF CESAR CHAVES ROAD BY DEVELOPER DURING SUBDIVISION CONSTRUCTION. LOT OWNER WILL BE RESPONSIBLE FOR 5 FOOT SIDEWALK AND ADA RAMPS AS PER CITY OF EDINBURG STANDARDS AT BUILDING PERMIT STAGE.

8. ALL CONSTRUCTION SHALL COMPLY WITH STORM WATER POLLUTION PREVENTION PLAN (SW3P) REQUIREMENTS.

9. NO MORE THAN ONE-SINGLE FAMILY DETACHED DWELLING SHALL BE LOCATED ON EACH LOT. THIS MUST BE STIPULATED ON ALL DEEDS AND CONTRACTS FOR DEEDS. APPLICATIONS FOR CONSTRUCTION ARE REQUIRED PRIOR TO OCCUPYING THE LOT.

10. ALL LOTS SHALL HAVE A POST DEVELOPMENT FINISH GRADE FROM THE REAR OF THE LOT TO THE CURB AND/OR ROADSIDE DITCH AT A 1.0% SLOPE TO ACCOMPLISH POSITIVE DRAINAGE. THIS IS IN ACCORDANCE WITH HIDALGO COUNTY APPENDIX 5: COUNTY CONSTRUCTION.

11. 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.

12. EACH PURCHASE CONTRACT MADE BETWEEN A SUBDIVIDER AND PURCHASER OF A LOT IN THIS SUBDIVISION SHALL CONTAIN A STATEMENT DESCRIBING HOW AND WHEN WATER, SEWER, ELECTRICITY, AND GAS SERVICES WILL BE MADE AVAILABLE TO THE SUBDIVISION.

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 OCCUPYING AN EASEMENT.

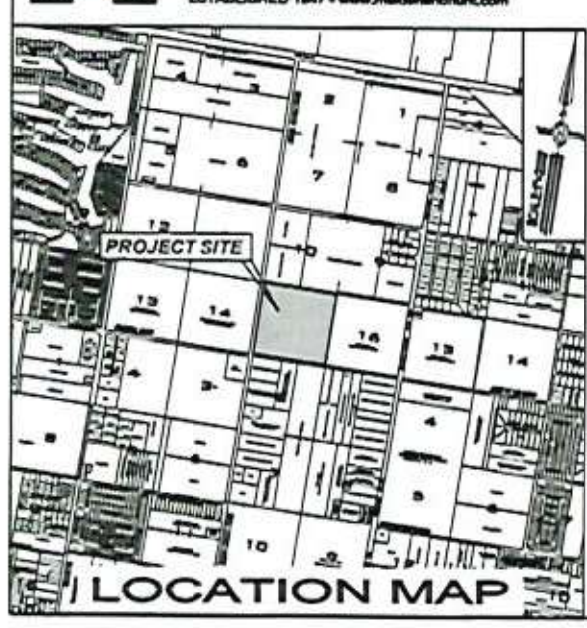
14. NO ACCESS SHALL BE PERMITTED FROM RUSSELL ROAD ONTO LOTS 1-13.

15. BUFFER FENCE IS REQUIRED BY DEVELOPER ALONG THE REAR SIDE OF ALL THE PROPOSED LOTS ABUTTING OWASSA ROAD.

16. THERE ARE NO VISIBLE WATER WELLS WITHIN 150 FEET FROM THE BOUNDARIES ON THIS SUBDIVISION.

17. CLEARANCES FOR WATER METERS: (ONLY FOR LOTS BEING AS PER LOCAL GOVERNMENT CODE REQUIREMENTS, SANITARY SEWER MUST BE CONNECTED TO A RESIDENCE PRIOR TO THE COUNTY PROCESSING A FINAL CLEARANCE FOR A WATER METER. A SEWER TAP INSPECTION SHALL BE PROVIDED FROM THE ENTITY SERVICE PROVIDER PRIOR TO RECEIVING A CLEARANCE FOR WATER METER(S).

MELDEN & HUNT INC.
CONSULTANTS • ENGINEERS • SURVEYORS
115 W. McINTYRE - EDINBURG, TX 78541
PH: (956) 381-0981 - FAX: (956) 381-1839
ESTABLISHED 1947 - www.meldenandhunt.com



LOCATION MAP

INDEX TO SHEET OF RUSSELL OAK ESTATES SUBDIVISION

SHEET 1: HEADING, INDEX, LOCATION MAP AND ETJ, PRINCIPAL CONTACTS; MAP: LOT, STREETS, AND EASEMENT LAYOUT; DESCRIPTION (METES AND BOUNDS), SURVEYOR'S CERTIFICATION; PLAT NOTES AND RESTRICTIONS.

SHEET 2: OWNER'S DEDICATION, CERTIFICATION, ATTESTATION: ENGINEERING CERTIFICATION CITY; APPROVAL CERTIFICATE; COUNTY CLERK'S RECORDING CERTIFICATE; REVISION NOTES, IRRIGATION DISTRICT, H.C.D.D. NO. 1., HIDALGO COUNTY HEALTH DEPARTMENT CERTIFICATE, NORTH ALAMO WATER SUPPLY CORPORATION CERTIFICATION.

SHEET 3: ENGINEERING REPORT, INCLUDING DESCRIPTION OF WATER AND ENGINEERS CERTIFICATION (ENGLISH AND SPANISH VERSION).

SHEET 4: ENGINEERING REPORT, INCLUDING DESCRIPTION OF WASTE WATER / OSSF AND ENGINEERS CERTIFICATION (ENGLISH AND SPANISH VERSION).

SHEET 5: MAP OF TOPOGRAPHY AND DRAINAGE; DRAINAGE SWALES REVISION NOTES, DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE AND DRAINAGE SWALES, ENGINEERING CERTIFICATION; CONSTRUCTION DETAILS.

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

RUSSELL OAK ESTATES SUBDIVISION IS LOCATED IN THE NORTHEAST PART OF HIDALGO COUNTY ON THE NORTH SIDE OF RUSSELL ROAD, LOCATED ON THE NORTH EAST CORNER OF THE INTERSECTION OF RUSSELL ROAD AND CESAR CHAVES ROAD. THE ONLY NEARBY MUNICIPALITY IS THE CITY OF EDINBURG. ACCORDING TO THE OFFICIAL MAP IN THE OFFICE OF THE SECRETARY OF THE CITY EDINBURG (POPULATION 83,970), RUSSELL OAK ESTATES SUBDIVISION LIES APPROXIMATELY 0.62 MILES FROM THE CITY LIMITS (AND IS WITHIN THE 2 OR 5 MILE EXTRATERRITORIAL JURISDICTION (ETJ) UNDER LOCAL GOVERNMENT CODE § 212.001 AND 42.021. THIS SUBDIVISION FALLS WITHIN PRECINCT 4.

PRINCIPAL CONTACTS	NAME	ADDRESS	CITY & ZIP	PHONE	FAX
OWNER	MARIA ELENA FALCON	6316 N 10TH ST BLDG B	MCALLEN, TX 78504	(956)-381-0981	(956)-381-1839
ENGINEER	MARIO A REYNA	115 W. McINTYRE	EDINBURG, TX 78541	(956) 381-0981	(956) 381-1839
SURVEYOR	FRED L. KURTH	115 W. McINTYRE	EDINBURG, TX 78541	(956) 381-0981	(956) 381-1839

DRAWN BY: Cesar P.	DATE: 12-09-21
SURVEYED, CHECKED	DATE:
FINAL CHECK	DATE:

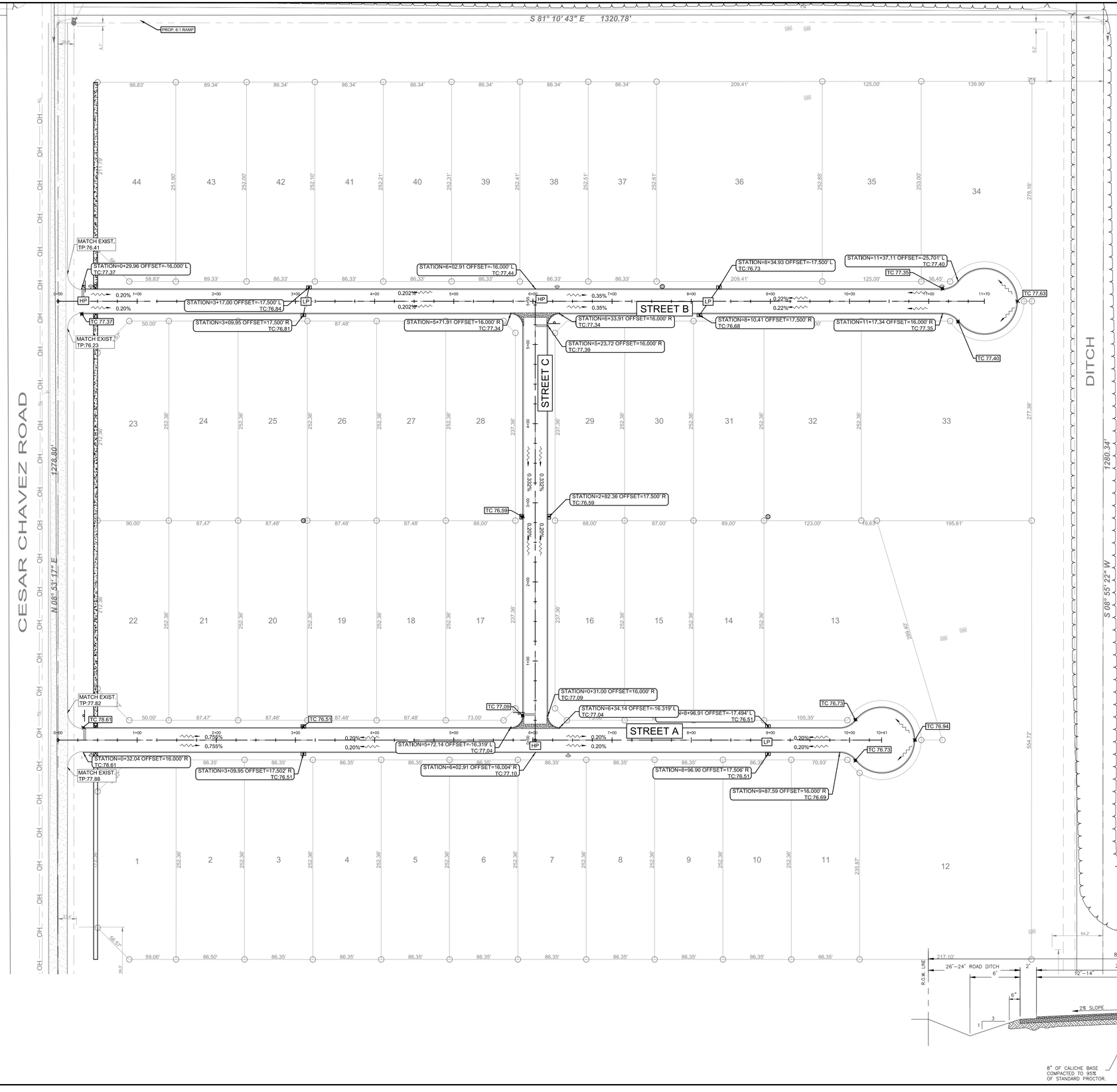
RECEIVED
DEC 07 2021
BY: 5:12pm

COUNTY COURT · COUNTY OF HIDALGO, TEXAS

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

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

BY: ________ DEPUTY



SCALE:1"=60'

LEGEND

- PROPERTY LINE
- 24"SD — PROPOSED 24" STORM DRAIN LINE
- 30"SD — PROPOSED 30" STORM DRAIN LINE
- 36"SD — PROPOSED 36" STORM DRAIN LINE
- 42"SD — PROPOSED 42" STORM DRAIN LINE
- PROPOSED STORM DRAIN MANHOLE

GENERAL NOTES:

1. ALL PROPOSED CURB AND GUTTER TO BE LOW PROFILE.

JOB No. 21176.00

REVISION	DATE	BY

MELDEN & HUNT INC.
CONSULTANTS ENGINEERS SURVEYORS
145 W. FREEMAN AVE. TX F-7187
EDINBURG, TEXAS 78541 RIO GRANDE CITY, TX. 78582
PH: (956) 381-0981 PH: (956) 487-5603
FAX: (956) 381-1839 FAX: (956) 487-8501
ESTABLISHED 1947 www.meldenandhunt.com

BEARINGS BASED ON TEXAS COORDINATE SYSTEM OF 1983 (SOUTH CENTRAL ZONE) (4204) NAD 83 (2011) ELEVATION DATUM AS PER NAVD 88 (GEOID 12A)

ENG. TECH: OG
PROJECT ENG.: M.A.R.
T-BOOK ----, PG. --
1. RELEASE DATE:
2. RELEASE DATE:
3. RELEASE DATE:
SCALE:

MELDEN & HUNT, INC.
TEXAS REGISTRATION F-1435

STATE OF TEXAS
MARIO A. REYNA
117368
LICENSED
PROFESSIONAL ENGINEER

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY MARIO A. REYNA, P.E. 117368

5/27/2022

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

RUSSELL OAKS ESTATES
EDINBURG, TEXAS

OVERALL STREET PLAN

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File Name: 21176.00

SHEET 17 OF 28

Date: Jun 16, 2022, 11:06am User ID: orlando
File: Y:\Land Development\Residential\Edinburg\21176 - Gomez Paving-Chavez Russell Rds (russell oak estates)\Autocad files\Civil\ST21176.00.dwg

CERTIFICATE OF PROJECT PRELIMINARY ESTIMATE, containing
Engineering Preliminary Estimated Quantities for Funding Purposes.

PERLIMINARY

ESTIMATED NUMBER : 1
PROJECT NO. :

A	B	C	D	E	F
ITEM NO.	DESCRIPTION OF WORK Date: July 6, 2022 Approved By : Peter Hermida, E.I.T., Engineer X	ESTIMATED QUANTITY	SCHEDULED UNIT	ESTIMATED COST	ESTIMATED TOTAL (C*E)
	RUSSELL OAKS ESTATES (CEASAR CHAVEZ ROAD) IMPROVEMENTS : (24-FT RURAL STREET SECTION)				
	ESTIMATED BID : (Using City Unit Cost Development Prices)	**SCHUNIOR ROAD (80-ft ROW - 57-ft B-B)**			
1	8" Subgrade Preparation	**3,976**	SY	$ 3.00	$ 11,928.00
	1278 28 9				
2	10" Flexible Caliche Base Material	**3,976**	SY	$ 12.75	$ 50,694.00
	1278 28 9				
3	2" Hot Mix Asphalt Material	**3,408**	SY	$ 12.00	$ 40,896.00
	1278 24 9				
4	24-inch Concrete Curb & Gutter (Subject to Change)	**1,920**	LF	$ 19.00	$ 36,480.00
	0 0 0 (57-feet Street Section + Curb Radius 0-feet)				
5	5-foot Concrete Sidewalk (Subject to Change)	0	LF	$ 25.00	$ -
	0 0 0 (57-feet Street Section + Curb Radius 0-feet)				
6	ADA Ramps	0	EA	$ 850.00	$ -
7	24-inch RCP CULVERT	**144**	LF	$ 32.00	$ 4,608.00
8	Type A Inlets	0	EA	$ -	$ -
	BASE BID ESTIMATE TOTAL :				**$ 144,606.00**
				Pre/Foot	**$ 113.1502**
	PERMITTING STAGE : (ESCROW)				
	5-foot Concrete Sidewalk	**0**	LF	$ 25.00	$ -
	0 0 0 (57-feet Street Section + Curb Radius 20-feet)				
	BASE BID ESTIMATE TOTAL :				**$ -**

CERTIFICATE OF PROJECT PRELIMINARY ESTIMATE, containing ESTIMATED NUMBER : 1
Engineering Preliminary Estimated Quantities for Funding Purposes. **PERLIMINARY** PROJECT NO. :

A	B	C	D	E	F
ITEM NO.	DESCRIPTION OF WORK Date: July 6, 2022 Approved By : Peter Hermida, E.I.T., Engineer X	ESTIMATED QUANTITY	SCHEDULED UNIT	ESTIMATED COST	ESTIMATED TOTAL (C*E)
	RUSSELL OAKS ESTATES (CEASAR CHAVEZ ROAD) IMPROVEMENTS : (28.5-FT COLLECTOR ROAD 57-ft. SECTION)				
	ESTIMATED BID : (Using City Unit Cost Development Prices)	**N. HOEHN ROAD (80-ft ROW - 57-ft B-B)**			
1	8" Subgrade Preparation	**4,260**	SY	$ 3.00	$ 12,780.00
	1278 30 9				
2	10" Flexible Caliche Base Material	**4,260**	SY	$ 12.75	$ 54,315.00
	1278 30 9				
3	2" Hot Mix Asphalt Material	**3,834**	SY	$ 12.00	$ 46,008.00
	1278 27 9				
4	24-inch Concrete Curb & Gutter (Subject to Change)	**1,126**	LF	$ 19.00	$ 21,394.00
	1270 72 2 (57-feet Street Section + Curb Radius 0-feet)				
5	5-foot Concrete Sidewalk (Subject to Change)	**0**	LF	$ 25.00	$ -
	0 0 0 (57-feet Street Section + Curb Radius 0-feet)				
6	ADA Ramps	**2**	EA	$ 850.00	$ 1,700.00
7	24-inch RCP CULVERT	**144**	LF	$ 32.00	$ 4,608.00
8	Type A Inlets	0	EA	$ -	$ -
	BASE BID ESTIMATE TOTAL :				**$ 140,805.00**
				Pre/Foot	**$ 110.1761**
	PERMITTING STAGE : (ESCROW)				
	5-foot Concrete Sidewalk	**0**	LF	$ 25.00	$ -
	0 0 0 (57-feet Street Section + Curb Radius 20-feet)				
	BASE BID ESTIMATE TOTAL :				**$ -**

Paving Improvements (COE)

Item	Description	Unit	COE Unit Cost
1	**2" Hot Mix Includes Prime Coat MC-30**	**SY**	**$ 12.00**
2	8" Caliche Base	SY	$ 10.00
3	6" Caliche Base	SY	$ 4.00
4	6" Subgrade Preparation	SY	$ 2.50
5	3% Lime Stabilization	SY	$ 1.00
6	18" Curb & Gutter	LF	$ 14.00
7	**24" Curb & Gutter**	**LF**	**$ 19.00**
8	6.0' Valley Grading	LF	$ 60.00
9	Lot Grading	EA	$ 100.00
10	Chevron	EA	$ 200.00
11	12" Caliche Base	SY	$ 15.50
12	10" Subgrade Preparation	SY	$ 3.50
13	5.0 Sidewalk	LF	$ 25.00
14	ADA Handicap Ramps	EA	$ 850.00
15	3" Hot Mix Includes Prime Coat MC-30	SY	$ 13.50
16	10' Concrete Appron	SY	$ 75.00
17	Stop Signs w/street names	EA	$ 325.00
18	Stop Bar strip (24" Thermoplastic paint)	LF	$ 250.00
19	Handicap Sidewalk Ramp	LF	$ 850.00
20	Excavation & Grading	SY	$ 3.50
21	5% Lime Treated Subgrade	SY	$ 3.00
22	**8" Subgrade Preparation**	**SY**	**$ 3.00**
23	**10" Caliche Flexible Base**	**SY**	**$ 12.75**

MPO - Principal Arterial Street Requirements ;

Street Right-of-Way at **80**-ft Total.

Street width at **57**-feet B-B.

Existing XX-ft E-E XX.X ft. Widening Each Side

Subgrade Preparation :	**8**	inch
Caliche Base Material :	**10**	inch
Hot Mix Asphalt Concrete Material :	**2**	inch
Concrete Curb :	**24**	inch
Concrete Sidewalk :	**5**	feet

City of Edinburg

PLANNING & ZONING COMMISSION
Regular Meeting: 07/12/2022

— SUBDIVISION VARIANCE —

BONAFACIO A. SALINAS

Agenda Item: Consider Variance Request to the City's Unified Development Code Section 7.100G Purpose and Applicability, General Exceptions and Exemptions for Bonafacio A. Salinas, being a 0.69 acre tract, out of Lot three (3), Block three (3), John Closner et al Subdivision, Hidalgo County, Texas, located at 1723 East Wisconsin Road, as requested by Juan Lopez.

Description/Scope: The property is located on a private road approximately 465 ft. north of East Wisconsin Road and 1,500 ft. east of South Veterans Boulevard. The 0.69 acre tract is in the Edinburg City Limits and currently vacant. The property is intended to be used for a single-family residential development consisting of one (1) lot at approximately 29,500 sq. ft. Juan Lopez., on behalf of the developer, is requesting a variance to the City's Unified Development Code (UDC) for the aforementioned property.

Variance Request: 7.100G Purpose and Applicability, General Exceptions and Exemptions
This Variance Request is to not have to plat the property. UDC Section 7.100G exemption requires the platting process if the subject property does not have frontage on an existing publicly dedicated and accepted road. The property is located on a private road that approximately 470 ft. from the public road.

Staff's Recommendation: Staff recommends approval of the variance. The proposed property meets all other requirements of the exemption, which are existing without change to property boundaries since before March 9, 1987 and having demonstrated that water service is available to the subject property by a public water supply approved by the Texas Department of Health.

Prepared By:
Adan A. Elizondo, MPA
Planner I

Approved By:
Rita Lee Guerrero
Management Analyst

Attachments:
Unified Development Code
Aerial Photo
Site Map
Sit Photo
Application

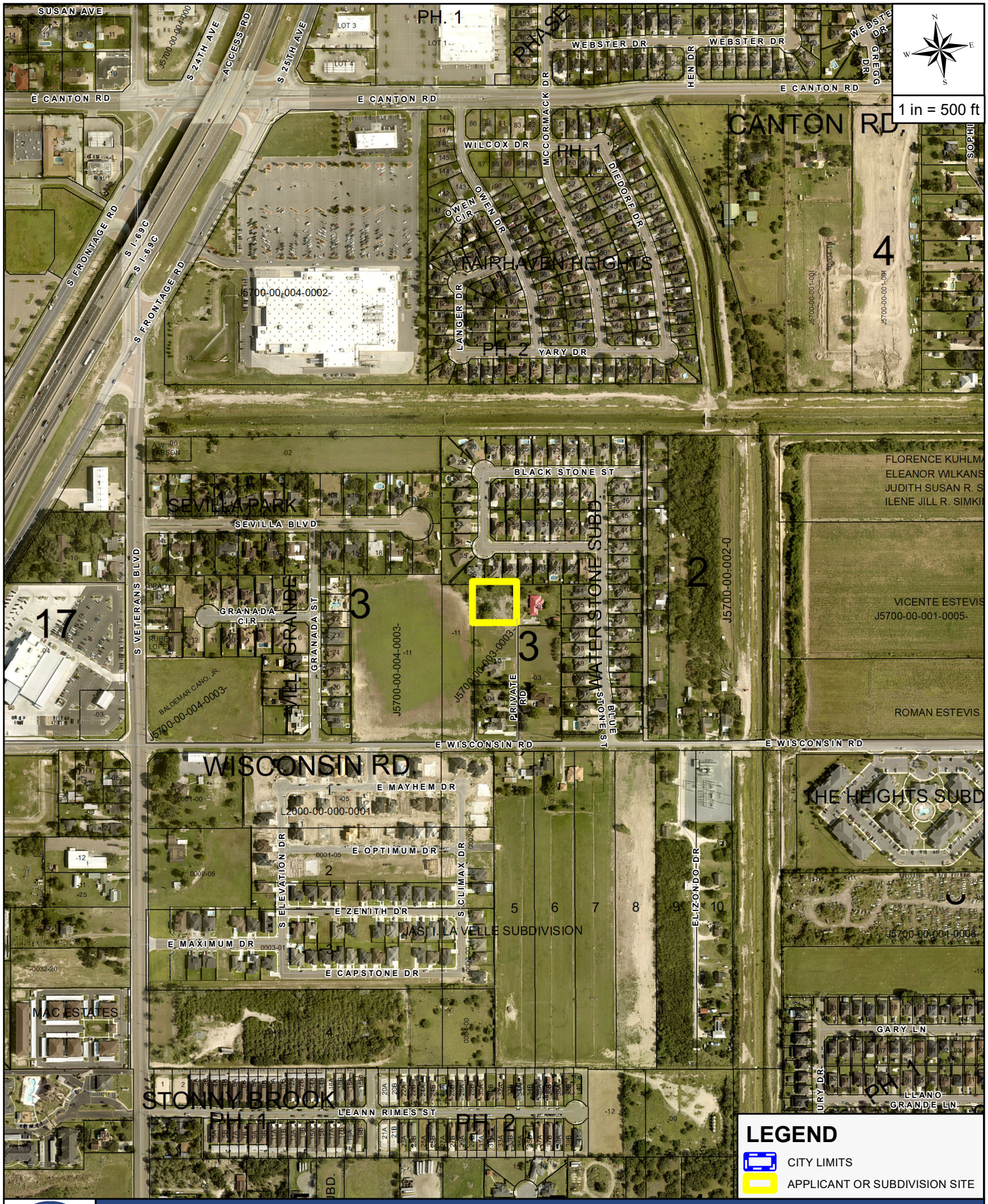
ARTICLE 7 PLAT AND SITE PLAN DESIGN

DIVISION 7.100 PURPOSE AND APPLICABILITY

This Article sets forth regulations for the substantive review of subdivision plats, development plats, and site plans to be considered in addition to the other applicable land development regulations of this UDC.

G. General exceptions and exemptions.

1. Within the City limits, the provisions of this Article shall not be construed to prohibit the issuance of building, repair, plumbing or electrical permits with respect to any lots or building tract ("subject property"), nor prohibit the repair, maintenance or installation of any street or public utility services for, to or abutting any subject property, if:
   a. It is demonstrated that any of the following conditions existed with respect to the use or legal description of the subject property prior to March 9, 1987:
      i. The boundaries of the subject property have not changed except for changes resulting from public improvements and was identified by metes and bounds; or
      ii. A building was in existence on the subject property; or
      iii. The subject property was legally or functionally subdivided, either by recorded plat or by actual occupancy and use; and
   b. The subject property has frontage on an existing publicly dedicated and accepted road; and
   c. It is demonstrated that water service is available to the subject property by a public water supply approved by the Texas Department of Health. Such demonstration shall include:
      i. A survey of the property; and
      ii. A letter of commitment from a public water supply agreeing to supply the subject property

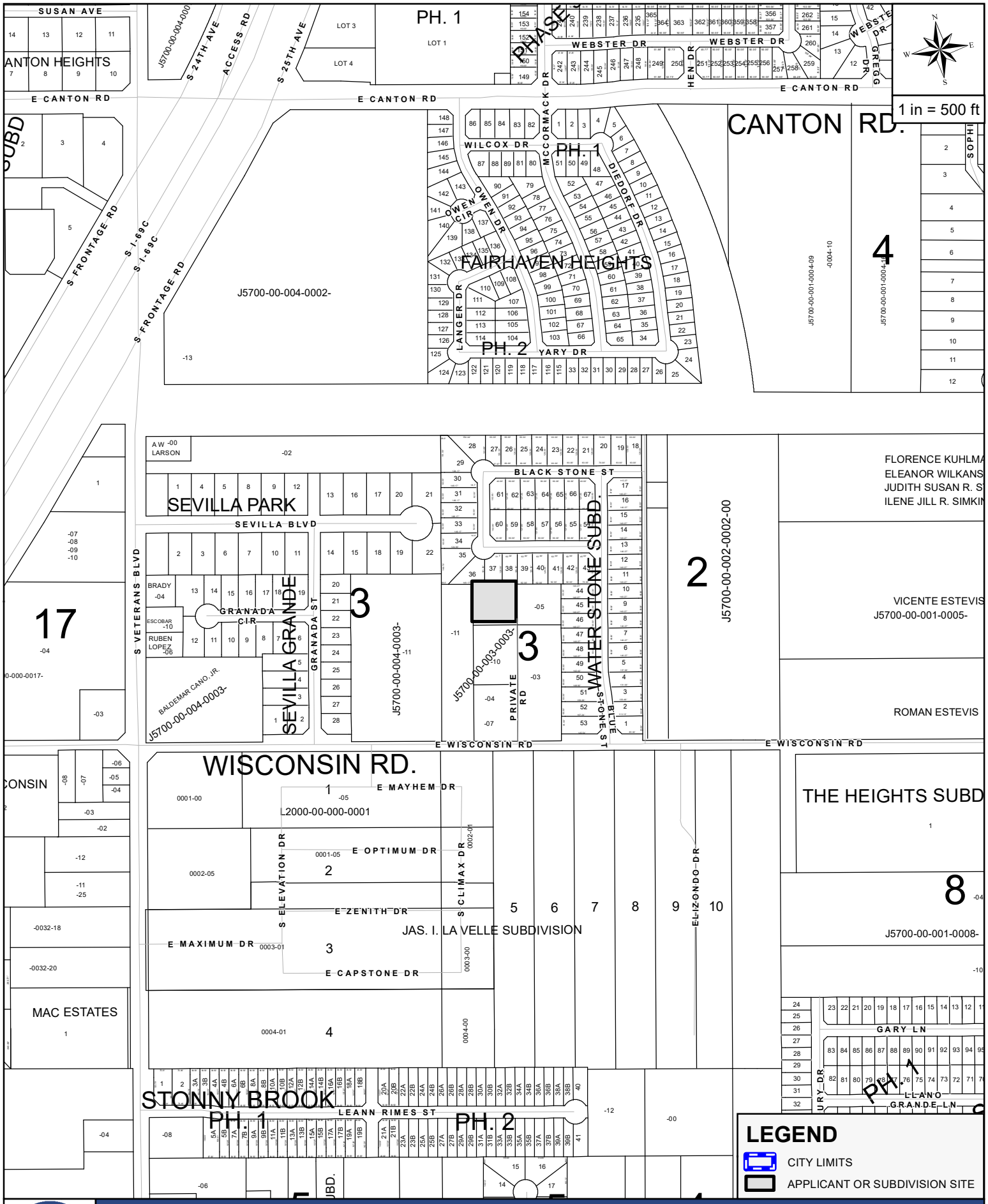


THE CITY OF EDINBURG TEXAS

AERIAL MAP

APPLICANT AND/OR SUBDIVISION:

JUAN LOPEZ & RUBY FLORES



SITE MAP

APPLICANT AND/OR SUBDIVISION:

JUAN LOPEZ & RUBY FLORES



RECEIVED
JUN 17 2022

Name: _____

Case # VAR-2022-0108

Planning & Zoning Department
415 W. University Drive
Edinburg, Texas 78539
(956) 388-8202

Subdivision Appeals / Variance Application

Submittal Date: June 17, 2022

Legal Description:

E. 179.45-W309.45-N166.82-S652.3 Lot 3 Block 3, John Closner Subdivision, being a 0.69 acre tract.
PID 199699 - Geo ID j5700-00-003-0003-08

Variance Requested (Identify section of code for which variance is being requested):

Article 7-Plat and Site Plan Design, Section C. Applicability-Subdivision Plat and Section G. General Exceptions and Exemptions, Subsection b.

Reason for Request:

The owner is not subdividing the subject tract. This tract was conveyed to the property owner on March 6, 1987. According to the UDC, tracts conveyed prior to March 9, 1987 are exempted from the City's subdivision plat regulations subject to certain requirments, including frontage on a public road and water service from a public water supply. This and other properties front on a private road which access to water service from NAWSC.

Bonafacio A. Salinas	Juan R. Lopez, Agent
Property Owner (Print legibly or type)	Applicant / Agent (Print legibly or type)
1049 North Avenue	3116 Garza Street
Address	Address
Aurora, Illinois 60505-3841	Edinburg, Texas 78539
City, State, Zip	City, State, Zip
	956-292-6880
Telephone	Telephone
	juan@brick-stonerealty.com
Email address	Email address
	JUAN R. LOPEZ
Signature	Signature

$450 Application Fee: 6/17/2022

Received By: Nikki Cavazos

RECEIVED
JUN 17 2022
By NC 11:32am

THE CITY OF Edinburg
PLANNING AND ZONING DEPARTMENT

STAFF REPORT: THE VILLAGES ON MONTE CRISTO SUBDIVISION

Date Prepared: June 22, 2022
Planning and Zoning Meeting: July 12, 2022

Subject: Consider the Preliminary Plat approval of **THE VILLAGE ON MONTE CRISTO SUBDIVISION**, being a 111.936 acre tract of land out of Lots 21, 22, 24, & 25, East Retama Subdivision, located at 4220 N Seminary Rd, as requested by Melden & Hunt, Inc.

Location: The property is located at the northwest corner of Monte Cristo Road (FM 1925), and east of Seminary Road intersection, and is within the City of Edinburg's City Limits.

Setbacks: Setbacks will be determined once the proper zoning has been established.

Zoning: Current Zoning is Agriculture (AG) District

Analysis: The Preliminary Plat consists of 1 Commercial, 109 Single Family and 57 Multi-Family Residential lots. Multi-Family lots are averaging approximately 10,250 square feet and 109 Single Family residential lots averaging 6,150 square feet. These shall be in compliance of lot width, lot length, lot area for proposed development.

Utilities: Water Distribution System and Sanitary Sewer Collection System is within the City of Edinburg - CCN. All utility improvements within the proposed subdivision that are not limited to water system, sewer system, curb & gutter, and fire hydrants will be installed by the developer in accordance with the approved 2014 Standards Manual.

Recommendations:

Planning Comments:

In Accordance to the Unified Development Code (UDC) the purpose is to implement the City of Edinburg's Comprehensive Plan. This code is adopted pursuant to the authority granted by the constitution and laws of the State of Texas Local Government Code, Texas Water Code and pursuant to the home rule authority provided in the City's Home Rule Chapter.

- All Lot corner must be marked
- Topographic map needed
- Indicate flood zones properly
- Set backs to be called out per zoning designation
- Verify plat note 9
- Verify plat note 10
- Differentiate zoning designation by blocks
- Parkland fee not collected for commercial

- Signature blocks for the variances
- Provide list of street names to Engineering/GIS Department for approval
- Provide City Street lighting standards
- Please mark all lot corners
- Please provide interior street width

Engineering Comments:

- Provide a stub out north of the lower residential portion connecting Multi family and single family lots.
- needs a trip gen worksheet
- 50' X 50' corner clip for Lot 1 along Monte Cristo
- FEMA Map panel Number must be revised and referred to correct panel number and date
- Seminary road need an additional 10' of dedication
- 40' X 40' corner clips required along Seminary Rd.
- Ensure general notes are correct general notes
- Contact GIS Team to verify addressing and road names
- Contact USPS for cluster boxes
- sidewalk required along Seminary
- Provide sidewalk along Monte Cristo
- Subdivision must be removed from flood zone, a LOMR will be required
- Inlet spacing max. 600LF
- Provide Complete PDF Set for Review.
- Provide Curve Number Calculations and study of adjacent subdivision runoff to the new regional detention facility.

Utlities Comments:
-recommend use bore from Los Pinos
-Need temp flash valve on Lot 68, 59, 23, 41 (next to hydrant), 19 (next to hydrant), 24 (next to valve), 27(west side), 31 (west side), 2, 8, 12 (next to hydrant), and 13 (west side)
-Man hole at no more than 400 ft apart
-Look at lift station to see if it's going to impact #27

Public Work Comments
Please see attachment, if applicable

Solid Waste Comments
Please see attachment, if applicable

Fire Comments
Please see attachment, if applicable

THE CITY OF Edinburg

ENGINEERING DEPARTMENT

Preliminary Staff Review

June 28, 2020

Mario Reyna, P.E.
Melden & Hunt Inc.
115 W. McIntyre
Edinburg, TX 78541
(956) 381-0981

RE: THE VILLAGE AT MONTE CRISTO – PRELIMINARY REVIEW

Mr. Reyna,

Attached are the Preliminary Phase Submittal comments for The Village at Monte Cristo Subdivision. Submittal is adequate as presented and recommended for preliminary approval.

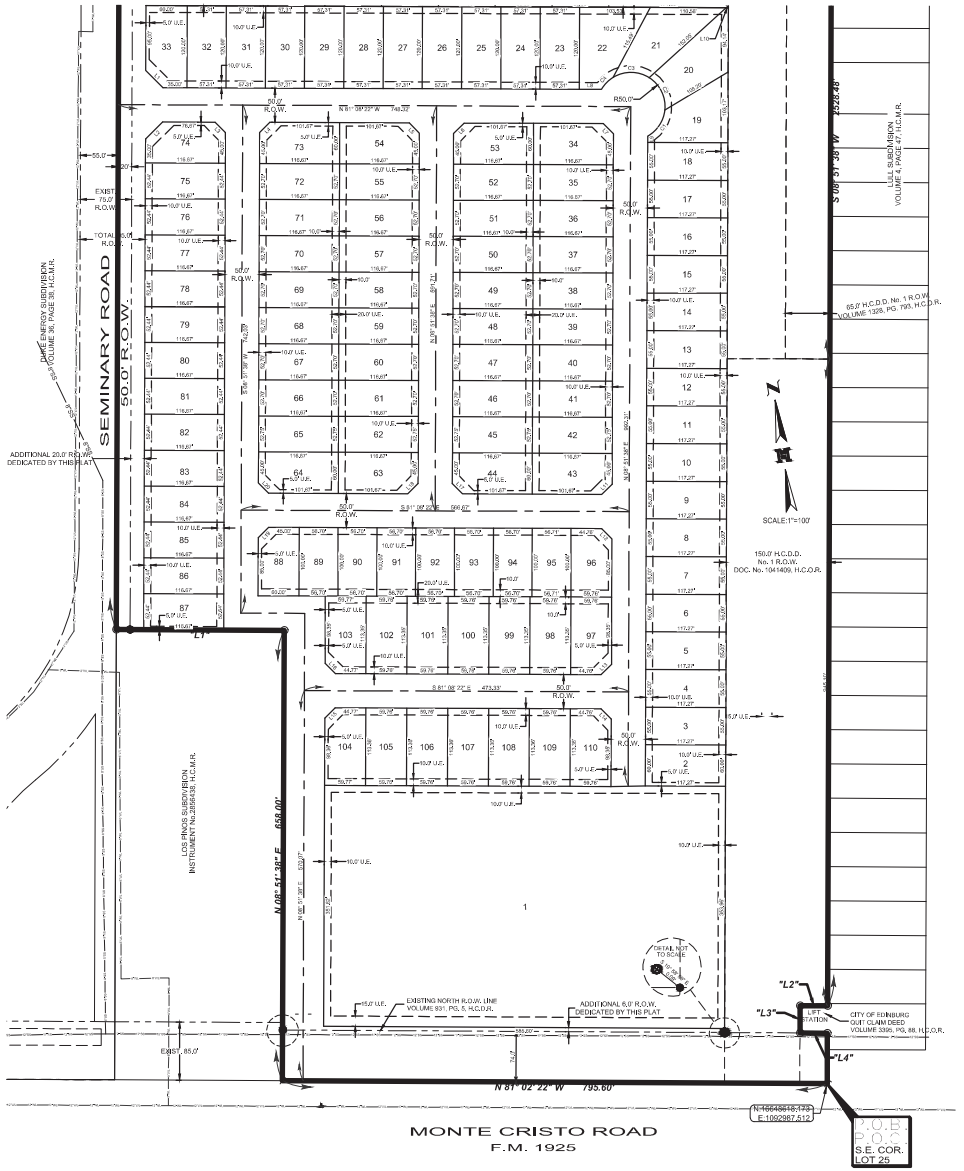
Any questions feel free to contact us.

Thanks,

Peter Hermida, P.E.
Email: phermida@cityofedinburg.com
415 W. University Drive
Edinburg, Texas 78539

Cc: Mardoqueo Hinojosa, P.E., CFM, City Engineer, Patrizia Longoria, Engineer III, Roberto Hernandez, Engineer II, Abel Beltran, Planner I, Vince Romero, Director of Public Works, Robert Valenzuela, Storm Water Specialist, Kimberly Mendoza, Director of Planning and Zoning, Rita Lee Guerrero, Planner I, Jaime Xavier Ayala, Planner II, Gerardo Carmona P.E., Director of Utilities, Jose Flores, Systems Superintendent, Omar Garza, Fire Marshal, Ramiro Gomez, Director of Solid Waste

REFERENCES:
City of Edinburg – 2014 Standard Manual – Construction and Development Requirements; Unified Development Code; and if required a TX-Dot Permitting UIR permitting process.



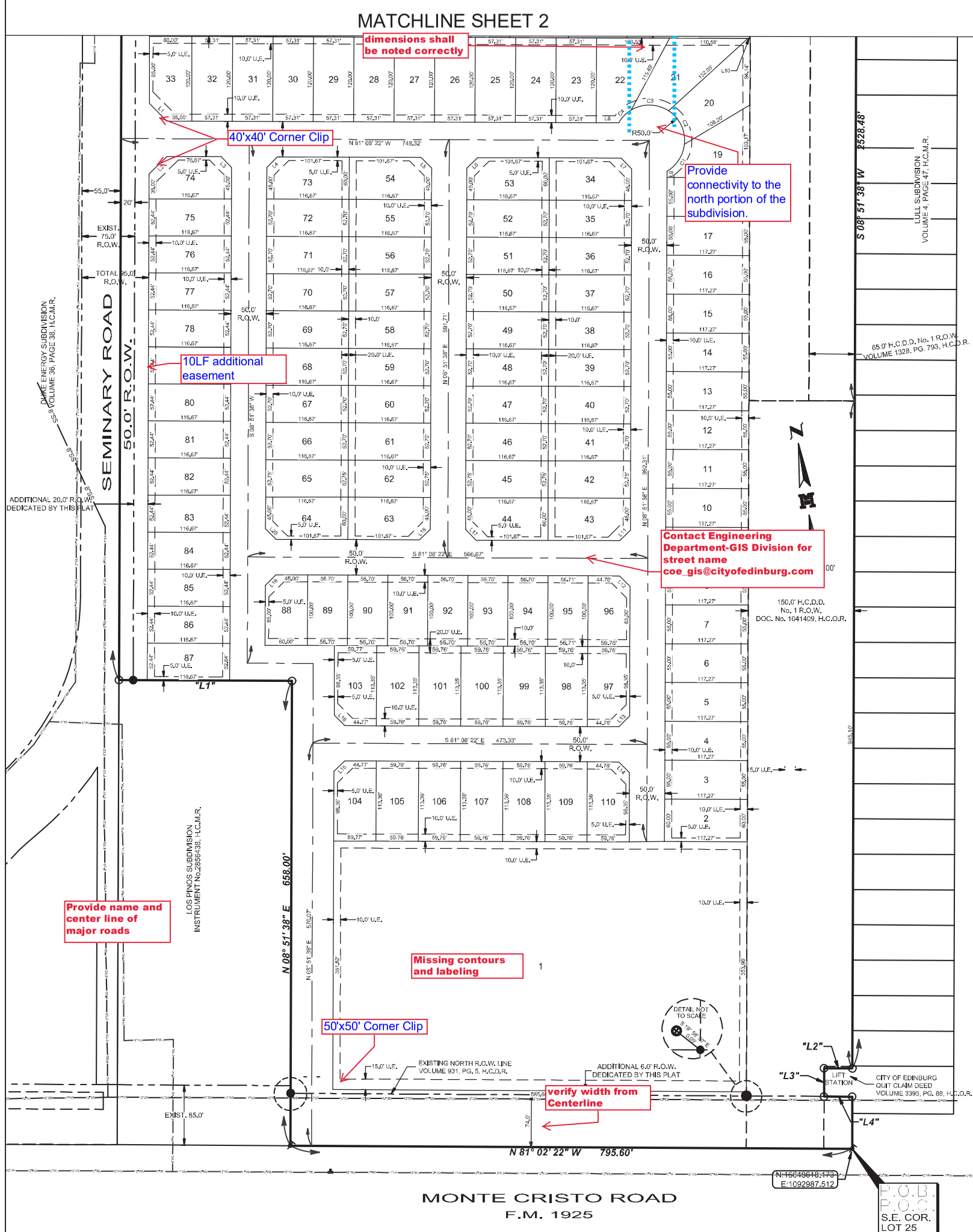
SUBDIVISION MAP OF

THE VILLAGE AT MONTE CRISTO SUBDIVISION

BEING A SUBDIVISION OF 111.936 ACRES SITUATED IN THE CITY OF EDINBURG, HIDALGO COUNTY, TEXAS, BEING A PART OR PORTION OUT OF LOTS 21, 22, 24, AND 25, EAST RETAMA SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 2, PAGE 57, HIDALGO COUNTY MAP RECORDS

Include cover sheet with sheet name list

Y:\Land Development\Residential\Edinburg\22111 - The Village at Monte Cristo - BS Properties\Autocad files\22111.00.dwg, 6/14/2022 11:20:57 AM, DWG To PDF.pc3



LEGEND

- FOUND No.4 REBAR
- FOUND COTTON PICKER SPINDLE
- FOUND PIPE 1"
- FOUND METAL DISK
- FOUND No.5 REBAR
- SET No.4 REBAR WITH PLASTIC CAP STAMPED MELDEN & HUNT
- SET NAIL

B-B - BACK OF CURB TO BACK OF CURB
R.O.W. - RIGHT OF WAY
H.C.M.R. - HIDALGO COUNTY MAP RECORDS
H.C.D.R. - HIDALGO COUNTY DEED RECORDS
H.C.O.R. - HIDALGO COUNTY OFFICIAL RECORDS
H.C.D.D. - HIDALGO COUNTY DRAINAGE DISTRICT
S.E. COR. - SOUTHEAST CORNER
N.E. COR. - NORTHEAST CORNER
P.O.B. - POINT OF BEGINNING
P.O.C. - POINT OF COMMENCING

MELDEN & HUNT INC.
CONSULTANTS • ENGINEERS • SURVEYORS
115 W. McINTYRE - EDINBURG, TX 78541
PH: (956) 381-0981 - FAX: (956) 381-1839
ESTABLISHED 1947 - www.meldenandhunt.com
TBPLS No. 10096900

DRAWN BY: Cesar P. DATE: 06/13/22
SURVEYED, CHECKED ______ DATE: ______
FINAL CHECK ______ DATE: ______

SUBDIVISION MAP OF THE VILLAGE AT MONTE CRISTO SUBDIVISION

BEING A SUBDIVISION OF 111.936 ACRES SITUATED IN THE CITY OF EDINBURG, HIDALGO COUNTY, TEXAS, BEING A PART OR PORTION OUT OF LOTS 21, 22, 24, AND 25, EAST RETAMA SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 2, PAGE 57, HIDALGO COUNTY MAP RECORDS

GENERAL PLAT NOTES & RESTRICTIONS:

FLOOD ZONE STATEMENT: ZONE "AE" & ZONE "AH". FLOOD ZONE "AE" ARE BASE FLOOD ELEVATIONS DETERMINED.
COMMUNITY-PANEL NUMBER: 480334 0325 D

Refer to panel 4803380015E to verify flood zone

DATED: JUNE 6, 2000
REVISED TO REFLECT LOMR: MAY17, 2021

FLOOD ZONE "AH" ARE AREAS OF 100-YEAR SHALLOW FLOODING WHERE DEPTHS ARE BETWEEN ONE(1) AND THREE(3) FEET; BASE FLOOD ELEVATION HAS BEEN DETERMINED TO BE 88, BUT NO FLOOD HAZARD FACTORS ARE DETERMINED.

COMMUNITY-PANEL NUMBER: 480338 0015 E

DATED: JUNE 6, 2000
REVISED TO REFLECT LOMR: MAY114, 2021

correct date

1. SETBACKS:
   FRONT: 20.00' FEET OR EASEMENT, WHICHEVER IS GREATER
   REAR: 20.00 FEET OR EASEMENT, WHICHEVER IS GREATER
   SIDE: 6.00 FEET OR EASEMENT, WHICHEVER IS GREATER
   FRONT CUL-DE-SAC: 15.00 FEET OR EASEMENT, WHICHEVER IS GREATER
   REAR CUL-DE-SAC: 15.00 FEET OR EASEMENT, WHICHEVER IS GREATER
   SIDE CORNER: 10.00 FEET OR EASEMENT, WHICHEVER IS GREATER
   SIDE CORNER GARAGE: 18.00 FEET OR EASEMENT, WHICHEVER IS GREATER
2. MINIMUM FINISHED FLOOR ELEVATION SHALL BE 18" ABOVE THE CENTER LINE OF STREET OR 18" ABOVE NATURAL GROUND, WHICHEVER IS GREATER. ELEVATION CERTIFICATE MAY BE REQUIRED FOR LOTS LOCATED OUTSIDE A DESIGNATED FLOOD ZONE AT THE TIME OF APPLICATION FOR CONSTRUCTION TO VERIFY PRE AND POST CONSTRUCTION FINISHED FLOOR ELEVATIONS. AN ELEVATION CERTIFICATE SHALL BE REQUIRED FOR ALL LOTS WITHIN A DESIGNATED FLOOD ZONE AT THE TIME FOR A DEVELOPMENT PERMIT APPLICATION.
3. THE FOLLOWING BENCHMARKS ARE IDENTIFIED ON THE FACE OF THE PLAT AND ON THE ATTACHED ENGINEERING PLANS, AS PER NAVD 88 [GEOID 2003].

   BENCH MARK #1- IRON ROD SET APPROXIMATELY 10.5 FT. EAST FROM THE SOUTHEAST CORNER OF LOT 1, N:16643340.3080, E: 1082763.7260
   ELEVATION: 97.24

   BENCH MARK #2- IRON ROD SET APPROXIMATELY 95' EAST FROM THE SOUTHWEST CORNER OF BOUNDARY, N: 16643085.3610, E: 1081514.002
   ELEVATION: 97.37
4. IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND HIDALGO COUNTY REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO DETAIN A TOTAL OF 867,527 CUBIC-FEET (19.916 ACRE-FEET) OF STORM WATER RUNOFF. DRAINAGE DETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS FOLLOWS: THE DEVELOPER SHALL BE RESPONSIBLE TO DETAIN AND ACCOMMODATE MORE THAN THE DETAINED VOLUME SHOWN ABOVE IF IT DETERMINES AT THE DEVELOPMENT PERMIT STAGE THAT THE DETENTION REQUIREMENTS ARE GREATER THAT STATED ABOVE DUE TO THE IMPERVIOUS AREA BEING GREATER THAT ENGINEER CONSIDERED FOR HIS CALCULATIONS OF THIS SUBDIVISION. LOT 54 SHALL ACCOMMODATE FOR DETENTION AT BUILDING PERMIT STAGE.
5. 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.
6. A 5 FOOT SIDEWALK WITH ADA RAMPS IS REQUIRED ALONG N. SUGAR ROAD, CHAPIN ROAD & JENI REY LANE BY DEVELOPER DURING SUBDIVISION CONSTRUCTION. LOT OWNER WILL BE RESPONSIBLE FOR 5 FOOT SIDEWALK AND ADA RAMPS AS PER CITY OF EDINBURG STANDARDS AT BUILDING PERMIT STAGE.
7. ALL CONSTRUCTION SHALL COMPLY WITH STORM WATER POLLUTION PREVENTION PLAN (SW3P) REQUIREMENTS.
8. ALL LOT GRADING TO BE AT 1% FROM REAR TO FRONT OF LOT
9. LOT 1 & 37 SHALL NOT HAVE ACCESS FROM SUGAR ROAD, LOTS 52 & 53 SHALL HAVE ACCESS FROM JENI REY LANE & LOT 54 SHALL HAVE ACCESS FROM CHAPIN ROAD.
10. 50% OF PARK LAND FEE ($300.00 PER UNIT WILL BE DUE AT BUILDING PERMIT STAGE FOR LOT 18 & 19
    50% OF PARK LAND FEE ($400.00 PER UNIT WILL BE DUE AT BUILDING PERMIT STAGE FOR LOTS 1-17 & 20-54.
11. PRIVATE DETENTION TO BE MAINTAINED BY HOME OWNERS ASSOCIATION AND NOT THE CITY OF EDINBURG.

General Notes appear to be from a different project, revise

Residential Lots Area		
Lot #	SQ. FT.	Area
1	206485.63	4.740
2	7036.11	0.162
3	6449.77	0.148
4	6449.77	0.148
5	6449.77	0.148
6	6449.77	0.148
7	6449.77	0.148
8	6449.77	0.148
9	6449.77	0.148
10	6449.77	0.148
11	6449.77	0.148
12	6449.77	0.148
13	6449.77	0.148
14	6449.77	0.148
15	6449.77	0.148
16	6449.77	0.148
17	6449.77	0.148
18	6449.77	0.148
19	7480.28	0.172
20	8170.63	0.188
21	8124.35	0.187
22	8517.24	0.196
23	6877.20	0.158
24	6877.20	0.158
25	6877.20	0.158
26	6877.20	0.158
27	6877.20	0.158
28	6877.20	0.158
29	6877.20	0.158
30	6877.20	0.158
31	6877.20	0.158
32	6877.20	0.158
33	6887.50	0.158
34	6887.50	0.158
35	6148.33	0.141
36	6148.33	0.141
37	6148.33	0.141
38	6148.33	0.141
39	6148.33	0.141
40	6148.33	0.141

Residential Lots Area		
Lot #	SQ. FT.	Area
41	6148.33	0.141
42	6154.01	0.141
43	6887.50	0.158
44	6887.50	0.158
45	6154.01	0.141
46	6148.33	0.141
47	6148.33	0.141
48	6148.33	0.141
49	6148.33	0.141
50	6148.33	0.141
51	6148.33	0.141
52	6148.33	0.141
53	6887.50	0.158
54	6887.50	0.158
55	6148.34	0.141
56	6148.34	0.141
57	6148.34	0.141
58	6148.34	0.141
59	6148.34	0.141
60	6148.34	0.141
61	6148.34	0.141
62	6154.01	0.141
63	6887.50	0.158
64	6887.50	0.158
65	6154.01	0.141
66	6148.34	0.141
67	6148.34	0.141
68	6148.34	0.141
69	6148.34	0.141
70	6148.34	0.141
71	6148.34	0.141
72	6148.34	0.141
73	6887.50	0.158
74	6575.00	0.151
75	6118.00	0.140
76	6118.00	0.140
77	6118.00	0.140
78	6118.00	0.140
79	6117.99	0.140
80	6117.99	0.140

Lot #	SQ. FT.	Area
81	6117.99	0.140
82	6117.99	0.140
83	6117.99	0.140
84	6117.99	0.140
85	6117.99	0.140
86	6117.99	0.140
87	6129.67	0.141
88	5887.50	0.135
89	5670.00	0.130
90	5670.00	0.130
91	5670.00	0.130
92	5670.00	0.130
93	5670.00	0.130
94	5670.00	0.130
95	5670.53	0.130
96	5863.64	0.135
97	6661.73	0.153
98	6774.23	0.156
99	6774.23	0.156
100	6774.23	0.156
101	6774.23	0.156
102	6774.23	0.156
103	6662.16	0.153
104	6662.18	0.153
105	6774.26	0.156
106	6774.26	0.156
107	6774.26	0.156
108	6774.26	0.156
109	6774.26	0.156
110	6661.76	0.153

Line Table		
Line #	Length	Direction
"L1"	245.00'	N81° 02' 22"W
"L2"	40.00'	N81° 08' 22"W
"L3"	40.00'	S08° 51' 38"W
"L4"	40.00'	S81° 08' 22"E
L1	35.36'	S36° 08' 22"E
L2	35.36'	S53° 51' 38"W
L3	21.21'	S36° 08' 22"E
L4	21.21'	S53° 51' 38"W
L5	21.21'	S36° 08' 22"E
L6	21.21'	N53° 51' 38"E
L7	21.21'	S36° 08' 22"E
L8	31.93'	N81° 08' 22"W
L9	9.01'	S08° 51' 38"W
L10	3.39'	S81° 08' 22"E
L11	21.21'	S53° 51' 38"W
L12	21.21'	S36° 08' 22"E
L13	21.21'	N53° 51' 38"E
L14	21.21'	S36° 08' 22"E
L15	21.21'	S53° 51' 38"W
L16	21.21'	N36° 08' 22"W
L17	21.21'	S36° 08' 22"E
L18	21.21'	S53° 51' 38"W
L19	21.21'	S53° 51' 38"W
L20	21.21'	N36° 08' 22"W

Curve Table						
Curve #	Length	Radius	Delta	Chord Direction	Chord Length	Tangent
C1	47.15'	50.00'	054° 01' 39"	N41° 50' 48"E	45.42'	25.49
C2	55.36'	50.00'	063° 26' 16"	N16° 53' 09"W	52.58'	30.90
C3	55.36'	50.00'	063° 26' 16"	N80° 19' 25"W	52.58'	30.90
C4	25.39'	50.00'	029° 05' 49"	S53° 24' 32"W	25.12'	12.98

STATE OF TEXAS
COUNTY OF HIDALGO

I, THE UNDERSIGNED, OWNERS OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS THE VILLAGE AT MONTE CRISTO SUBDIVISION DO HEREBY GRANT AN EASEMENT TO THE CITY OF EDINBURG AND THOSE WHO MAY NOW OR HEREAFTER HOLD FRANCHISE UNDER SAID CITY. THE STREETS, STREET LIGHTS, TRAFFIC CONTROL DEVICES, SIDEWALKS AND OTHER IMPROVEMENTS AND EASEMENTS THEREON SHOWN, SURFACE USE OF THE STREET AND ALLEYS IS RESTRICTED TO THE EMPLOYEES OR AGENTS OF THE CITY OF EDINBURG. EMPLOYEES OF UTILITIES OPERATING UNDER FRANCHISE TO THE CITY ON EDINBURG AND RESIDENTS OF THE SUBDIVISION AND THEIR GUESTS. THE STREETS, AS REFLECTED UPON THE SUBDIVISION PLAT, HAVE NOT BEEN DEDICATED TO THE PUBLIC FOR PUBLIC ACCESS NOR HAVE BEEN ACCEPTED BY THE CITY AS PUBLIC IMPROVEMENTS, AND THE STREETS, STREET LIGHTS, TRAFFIC CONTROL DEVICES, SIDEWALKS AND OTHER IMPROVEMENTS SHALL BE MAINTAINED BY THE HOMEOWNERS' ASSOCIATION WITHIN THE SUBDIVISION. THE STREETS SHALL ALWAYS BE OPEN TO EMERGENCY VEHICLES, PUBLIC AND PRIVATE UTILITY SERVICE PERSONNEL, THE U.S. POSTAL SERVICE AND GOVERNMENTAL EMPLOYEES IN PURSUIT OF THEIR OFFICIAL DUTIES. THE OWNERS OF LOTS SERVED BY THE PRIVATE STREETS, ALLEYS, AND ACCESS EASEMENTS WITHIN THIS PLAT AGREE TO RELEASE, INDEMNIFY, DEFEND AND HOLD HARMLESS ANY GOVERNMENTAL ENTITY FOR DAMAGES TO THE PRIVATE STREETS, ALLEYS, AND ACCESS EASEMENTS OCCASIONED BY THE REASONABLE USE THEREOF BY THE GOVERNMENTS ENTITY FOR GOVERNMENTAL PURPOSES, AND TO RELEASE, INDEMNIFY, DEFEND AND HOLD HARMLESS ANY GOVERNMENTAL ENTITY FOR DAMAGES ARISING FROM THE CONDITION OF PRIVATE STREETS, ALLEYS, OR PRIVATE ACCESS EASEMENTS. THE MAINTENANCE OF PRIVATE STREET SIGNS SHALL NOT BE RESPONSIBILITY OF THE CITY OF EDINBURG.

TEXAS CITRUS EXCHANGE
A TEXAS NON-PROFIT CORPORATION
EARL NEUHAUS, PRESIDENT
P.O. BOX 428
EDINBURG, TEXAS 78540

STATE OF TEXAS
COUNTY OF HIDALGO:

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED EARL NEHAUS, AND KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, WHO, BEING BY ME, FIRST DULLY SWORN AND DECLARED THAT THE STATEMENTS THEREIN ARE TRUE AND CORRECT AND ACKNOWLEDGED THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREBY EXPRESSED.

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

NOTARY PUBLIC IN THE STATE OF TEXAS
MY COMMISSION EXPIRES:

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 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/HER ENGINEER TO MAKE THEIR DETERMINATIONS.

HIDALGO COUNTY DRAINAGE DISTRICT NO.1

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

DATE

THIS PLAT APPROVED BY THE HIDALGO COUNTY IRRIGATION DISTRICT No. 1 ON THIS

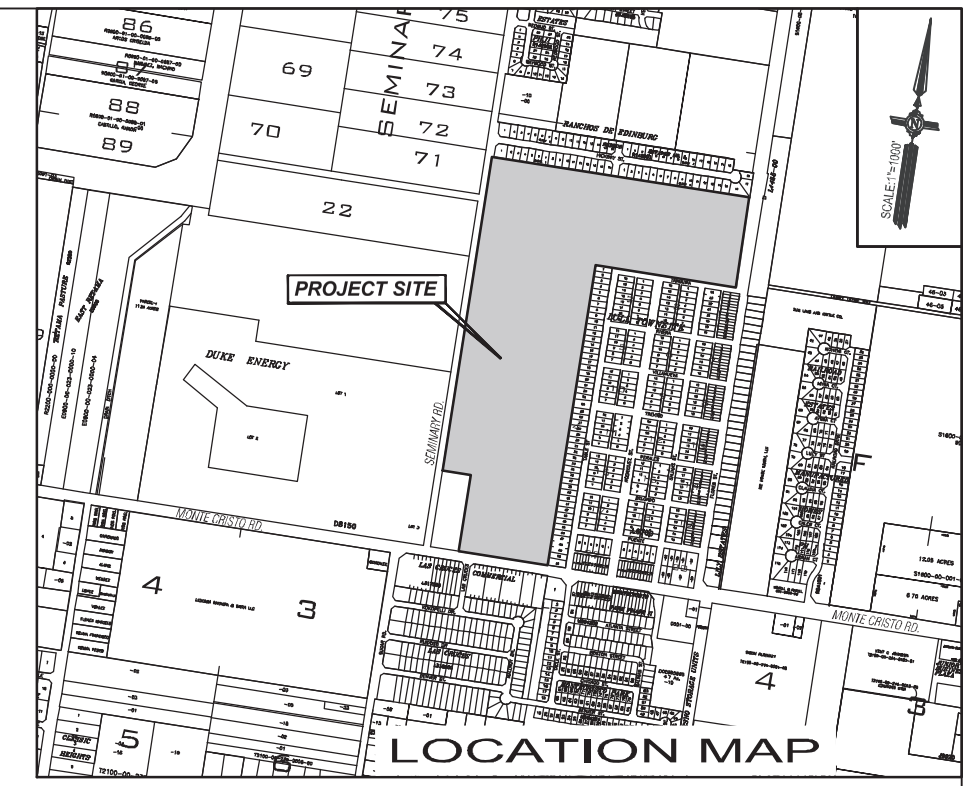
THE ____________ DAY OF ______________________ 20_____.

HIDALGO COUNTY IRRIGATION DISTRICT No. 1 WILL NOT BE RESPONSIBLE FOR DRAINAGE OR DELIVERY OF WATER TO ANY LOT IN THIS SUBDIVISION. ALSO, THERE WILL NOT BE ANY PERMANENT STRUCTURES ON THE DISTRICT RIGHT-OF-WAYS AND/OR EASEMENTS.

NO IMPROVEMENTS OF ANY KIND SHALL BE PLACED UPON THE HCID#1 RIGHT-OF-WAYS OR EASEMENTS WITHOUT THE EXPRESSED WRITTEN PERMISSION OF HCID#1.

PRESIDENT

SECRETARY



STATE OF TEXAS
COUNTY OF HIDALGO

I, THE UNDERSIGNED, MARIO A. REYNA, A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT AND IS A TRUE AND ACCURATE REPRESENTATION OF THE SUBDIVISION OF THE LANDS HEREON DESCRIBED.

MARIO A. REYNA, PE # 117368
DATE SURVEYED: 04-05-2021
JOB No. 21092.00

DATE:

MELDEN & HUNT, INC.
TEXAS REGISTRATION F-1435

STATE OF TEXAS
COUNTY OF HIDALGO

I, ROBERTO N. TAMEZ, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE FROM AN ACTUAL SURVEY MADE ON THE GROUND OF THE PROPERTY LEGALLY DESCRIBED HEREON, AND THAT THERE ARE NO APPARENT DISCREPANCIES, CONFLICTS, OVERLAPPING OF IMPROVEMENTS, VISIBLE UTILITY LINES OR ROADS IN PLACE, EXCEPT AS SHOWN ON THE ACCOMPANYING PLAT, AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY SUPERVISION IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE COUNTY OF HIDALGO, TEXAS.

DATED THIS THE____DAY OF__________20____.

ROBERTO N. TAMEZ, R.P.L.S. No.6238
STATE OF TEXAS

DATE SURVEYED: 05-20-2022
T-1044, PG. 29-31
SURVEY JOB # 21999.57

"I, THE UNDERSIGNED, CHAIRPERSON OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF EDINBURG, TEXAS DO HEREBY CERTIFY THE MINOR SUBDIVISION PLAT KNOWN AS THE VILLAGE AT MONTE CRISTO SUBDIVISION CONFORMS TO ALL SUBDIVISION REQUIREMENTS OF THIS CITY WHEREIN MY APPROVAL IS REQUIRED AND HAS BEEN

APPROVED FOR RECORDING ON THIS THE ______ DAY OF ____________, 2022.

CHAIRPERSON PLANNING AND ZONING COMMISSION

General Comments:

1. Revise FEMA firm panel # must be revised and referred to correct panel number and date
2. Provide 50' x 50' corner clip along Monte Cristo
3. Seminary Rd requires additional 10' easement
4. Provide 40' x 40' corner clip along Seminary
5. Ensure general notes are adjust according to development
6. Subdivision must be removed from flood zone, LOMR required.
7. Stub out required, between subdivision required
8. Must Contact Engineering Department- GIS Division for street name coe_gis@cityofedinburg.com
9. Include Index Notes/ Cover Sheet
10. Plat and Metes and Bound description should include a POB and POC and have coordinates (Northing and Easting)
11. Provide Plan and Profiles for Storm Sewer, and Paving. Details for lighting, Signage and Striping, Paving and Grading w/Flow Arrows and their corresponding details.
12. Must contact the Growth Coordinator from the United States Postal Service, Ismael Medina (956)383-5383 for cluster box locations and pad details.
13. Provide Trip Generation (Worksheet is included in the preliminary comment package from Engineering Department).
14. All materials shall be Domestic.
15. All pipes shall have a minimum cover of 3'.
16. All ring and covers shall be at least 32" in diameter and the covers shall have the City of Edinburg logo.
17. Provide an approved Drainage Report from HCDD #1 prior to recording.
18. Full Set was not provided electronically

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

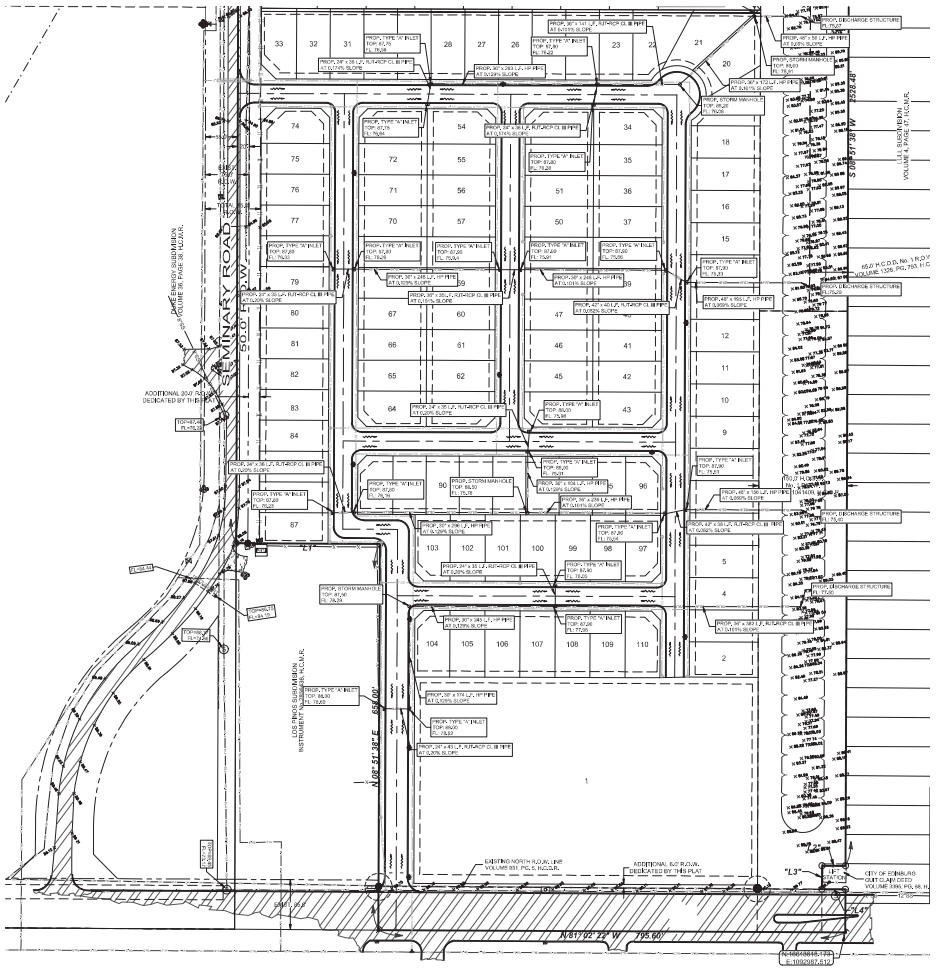
ON: ____________ AT__________ AM/PM

INSTRUMENT NUMBER____________________
OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS

BY:____________________ DEPUTY

General Utility Storm Comments:

1. Specify the street width.
2. Provide cross section of the ditch/pond with dimensions and stations to verify detention volume.
3. The lowest top of curb elevation of the subdivision is to be at top of pond elevation.
4. Provide Erosion Control Plan.
5. Provide profiles of storm systems.
6. Provide striping and signage plan.
7. Any Trench Excavation Deeper than 5LF shall Require "Support, Shoring, Benching or Shielding" system approved by OSHA
8. Tongue and Groove RCP shall not be accepted in lieu of Rubber Gasketed RCP (Bell and Spigot only)
9. Plan appears to be a schematic and does not include notes, legend stationing, etc for plan review.





21188.00

NO.	REVISION	DATE	BY

MELDEN & HUNT INC.
CONSULTANTS ■ ENGINEERS ■ SURVEYORS
115 E. TRENTON ROAD, EDINBURG, TX 78539
P.O. BOX 1749, EDINBURG, TX 78540-1749
PH: (956) 381-0981 FAX: (956) 381-1839
TBPE Firm No. 3937 TBPLS Firm No. 10064500
ESTABLISHED 1947

ENG. TECH.: CESAR / DAVID C.
PROJECT ENG.: MARIO REYNA
1.BOOK: 1 PAG. PG. 39
1. RELEASE DATE:
2. RELEASE DATE:
3. RELEASE DATE:
SCALE:

THE VILLAGE AT MONTE CRISTO
EDINBURG, TEXAS
HIDALGO COUNTY

DRAINAGE LAYOUT

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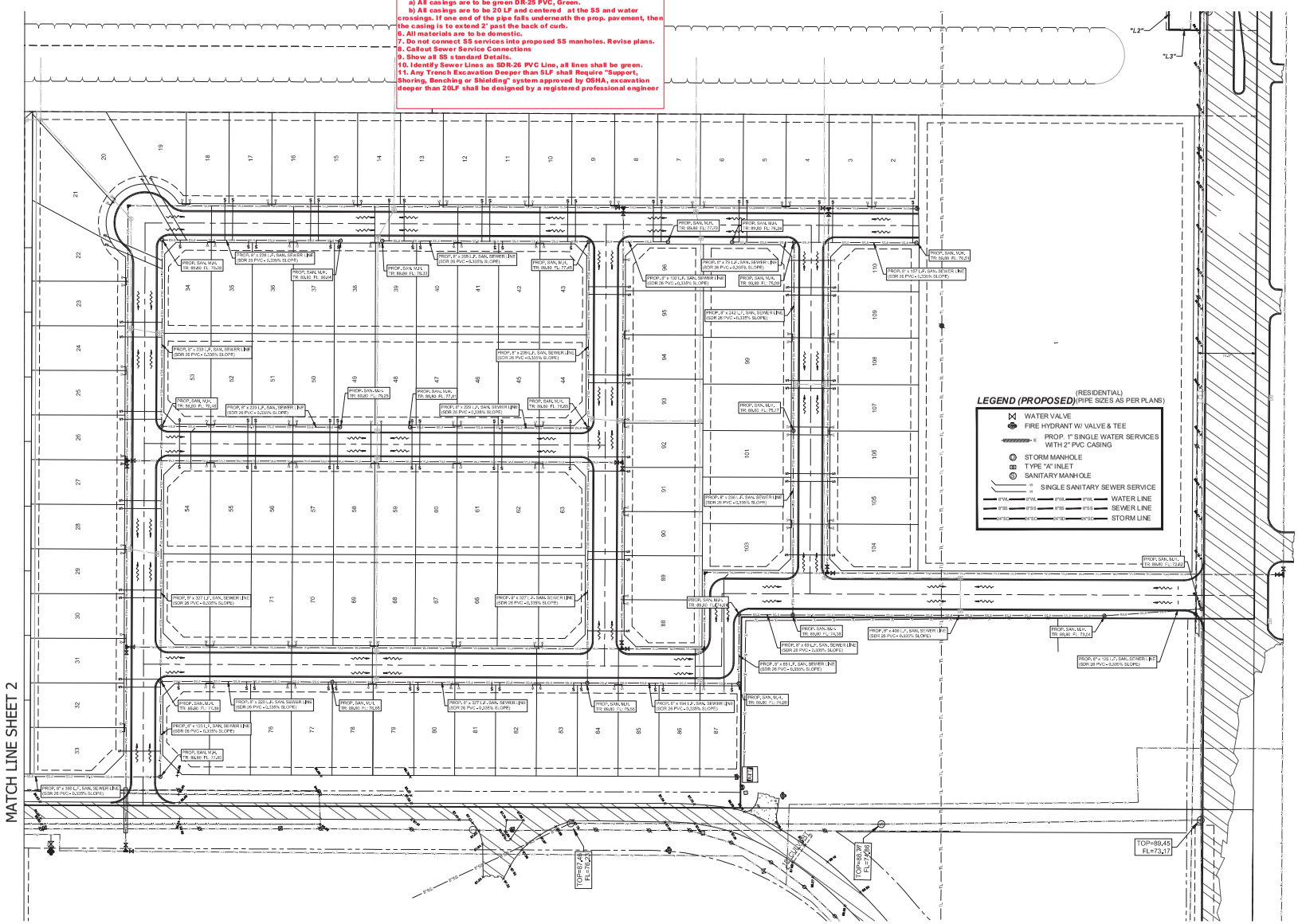
File Name: 19223.00

SHEET 1 OF 2

Sheet numbering is not consistent

COE CCN water and sewer

1. Provide station numbers for all utilities and display them on each layout or provide on centerline of roads and reference utilities to them.
2. Provide in a separate sheet for legibility on context, "COE Sewer Supply Detail Sheet".
3. Include Profiles for sewer
4. SS lines do not comply with TCEQ min pipe slope requirements. Revise plans. Pipe slopes are labeled incorrectly on the plans. (0.335% for 8")
5. All prop. casings on the SS lines are to meet the following criteria:
   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.
6. All materials are to be domestic.
7. Do not connect SS services into proposed SS manholes. Revise plans.
8. Callout Sewer Service Connections
9. Show all SS standard Details.
10. Identify Sewer Lines as SDR-26 PVC Line, all lines shall be green.
11. Any Trench Excavation Deeper than 5LF shall Require "Support, Shoring, Benching or Shielding" system approved by OSHA, excavation deeper than 20LF shall be designed by a registered professional engineer



21188.00

REVISION | DATE | BY

MELDEN & HUNT INC.
CONSULTANTS • ENGINEERS • SURVEYORS
115 W. McINTYRE
EDINBURG, TX 78541
PH: (956) 381-0981
FAX: (956) 381-1839
ESTABLISHED 1947
CONSULTANTS • ENGINEERS • SURVEYORS
227 N. FM 3167
SUGARLAND, TX 78582
PH: (956) 487-8256
FAX: (956) 487-8691
www.meldenandhunt.com
BTI Lic No. 10029500

ENG. TECH: CESAR / DAVID C.
PROJECT ENG: MARIO REYNA
T-BOOK: T-1010, PG. 39
1. RELEASE DATE:
2. RELEASE DATE:
3. RELEASE DATE:
SCALE:

THE VILLAGE AT
MONTE CRISTO
EDINBURG, TEXAS
HIDALGO COUNTY

SANITARY SEWER LAYOUT

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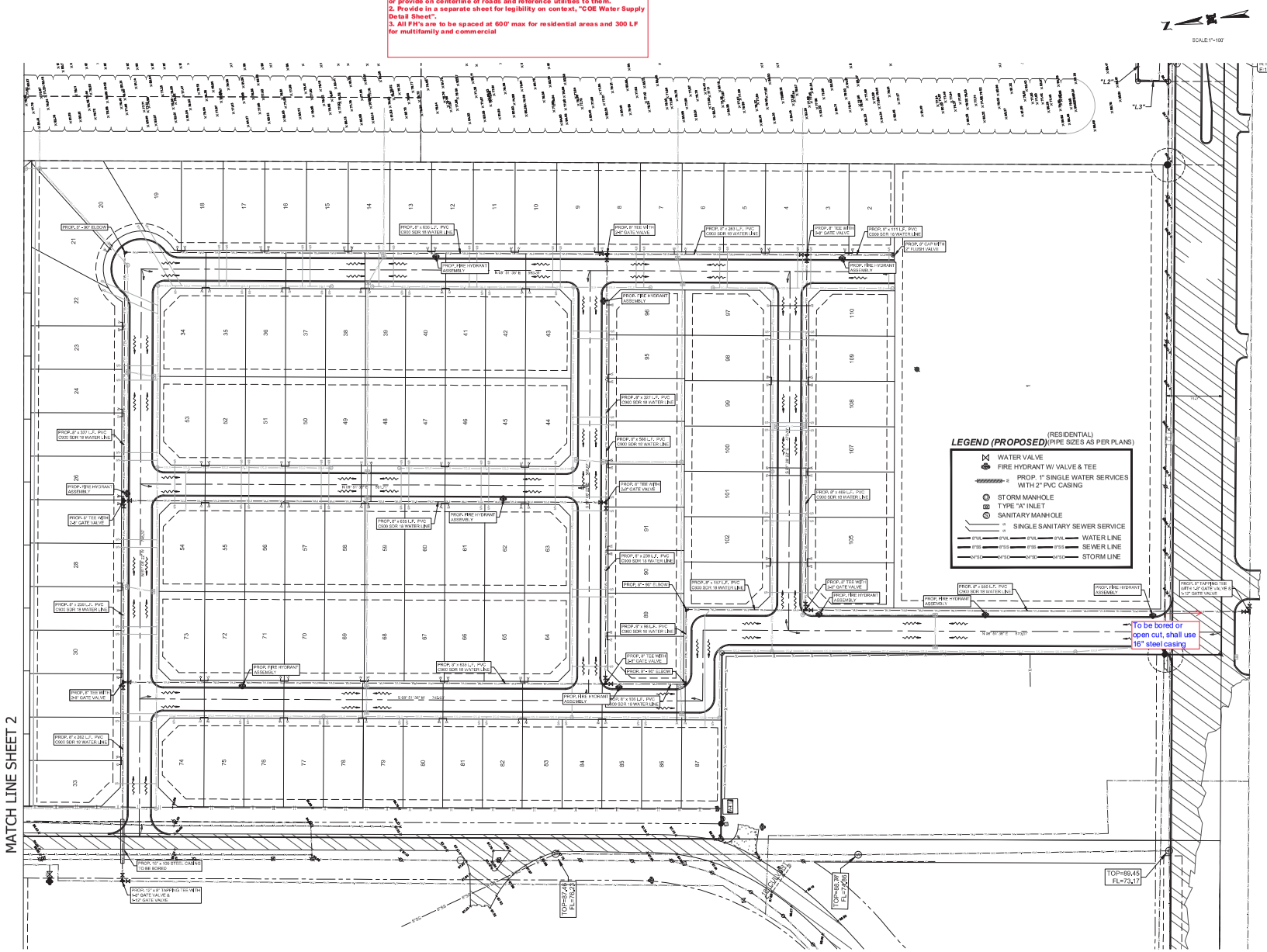
File Name: 19223.00

SHEET 1 OF 2

COE CCN water and sewer

1. Provide station numbers for all utilities and display them on each layout or provide on centerline of roads and reference utilities to them.
2. Provide in a separate sheet for legibility on context, "COE Water Supply Detail Sheet".
3. All FH's are to be spaced at 600' max for residential areas and 300 LF for multifamily and commercial



21188.00

REVISION | DATE | BY

MELDEN & HUNT INC.
CONSULTANTS • ENGINEERS • SURVEYORS
115 W. McINTYRE 227 N. FAIRVIEW 107
EDINBURG, TX 78541 BROWNSVILLE, TX 78520
PH: (956) 381-0981 PH: (956) 487-8256
FAX: (956) 381-1839 FAX: (956) 486-3891
ESTABLISHED 1947 www.meldenandhunt.com
TBPLS No. 10095900

ENG. TECH: CESAR / DAVID C.
PROJECT ENG: MARIO REYNA
T-BOOK: T-1010, PG. 39
1. RELEASE DATE:
2. RELEASE DATE:
3. RELEASE DATE:
SCALE:

THE VILLAGE AT
MONTE CRISTO
EDINBURG, TEXAS
HIDALGO COUNTY

WATER LAYOUT

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File Name: 19223.00

SHEET 1 OF 2

THE CITY OF Edinburg Engineering

415 W University Dr. ▫ Edinburg, TX 78539 ▫ (956) 388-8211

Trip Generation Worksheet

Subdivision Name: _____

Project Location: _____

(select one) ◯ C.O.E ◯ Edinburg ETJ

Applicant: _____ ◯ Owner ◯ Agent

Address: _____

Email: _____ Phone: _____

Date: _____

Proposed Type of Development

◯ New Development ◯ Re-Development ◯ Additional Development

Anticipated Land Use	Project Size			AM Peak Hour Trips	PM Peak Hour Trips	Weekday Trips	Wknd Trips	ITE Code
	Acres	GFA	# of Units					

*Multibuilding development or Master Plan-Multi Phase developments, please submit a tabulation sheet showing all proposed land uses

Previous TIA Report (if on file) TIA # _____

Peak Hour Trips Projected in TIA on file	Peak Hour Trips Projected in Updated Development Plan

Difference in PHT (Proposed PHT - Previous Development PHT or TIA PHT)

Increase in Peak Hour Trips (if an increase of 76 PHT or an increase of 10% of the total PHT, a new TIA is required)

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

_____ A TIA is required. The individual preparing the study must meet with City staff to discuss the scope and requirements of the study before beginning the study.

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

Comments: _____

_____

Reviewed by: _____ Date: _____

NOTE: GFA = Gross Floor Area (bldg. size)
TIA = Traffic Impact Analysis
ITE = Institute of Transportation Engineers, Trip Generation, 10th Edition

THE CITY OF Edinburg
FIRE DEPARTMENT

Preliminary Staff Review

June 23, 2022

Melden & Hunt Inc.
115 W McIntyre St
Edinburg, TX 78541
(956) 381-0981
mario@meldenandhunt.com

RE: PLAT-2022-0103
THE VILLAGE AT MONTE CRISTO SUBDIVISION

To Whom It May Concern:

After reviewing the above referenced plat, the following are the preliminary phase submittal comments:

1. Need to provide fire lane 15 feet wide in front of all the fire hydrants.
2. Need to provide double face blue fire hydrant street markers.
3. Need to provide street names.
4. Need temp turn around between lot 110 and 2

If you have any questions, please feel free to contact me.

Sincerely,

Omar Garza
Fire Marshal
Email: ogarza@cityofedinburg.com
212 W. McIntyre St.
Edinburg, TX 78539

References:
Unified Development Code and 2012 International Fire Code

THE CITY OF Edinburg
DEPARTMENT OF PUBLIC WORKS

To: Melden & Hunt INC

CC. Adam Elizondo, Planning and Zoning Department

From: Robert Valenzuela, Stormwater Manager

Valentin Sanchez, Traffic Manager

Date: June 22, 2022

Subject: The Village At Monte Cristo Subdivision

Public Works

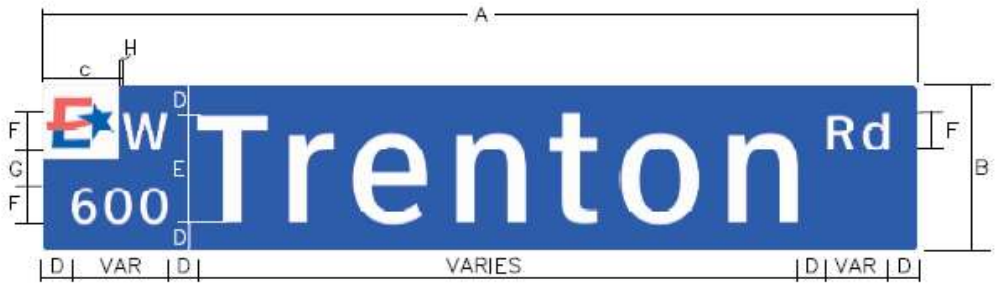
Required Information

1. Traffic Stop Signs
   - Size 30" (Aluminum)
   - Film HIP
   - Metal Pole 2 3/8" Minimum of 7' from Ground
   - Socket & Wedge (Wedge Facing oncoming Traffic)
   - Pole Installation Minimum of 24" deep (back fill with Concert)
2. Street Name Signs
   - Please refer to the attached street name sign spec's
3. Curb Painting
   - Fire lane 15' in width shall be painted in front of all fire hydrants
   - Provide double face blue fire hydrant street marker on center of the street in front of fire hydrant
   - Stop bar, minimum of 24" from curb to center of street

Comments

- Please Submit plans with for review
- City of Edinburg follows the TMUTCD (Manual on Uniform Traffic Control Devices.
- https://ftp.txdot.gov/pub/txdot-info/trf/tmutcd/2011-rev-2/revision-2.pdf
- If there are any questions or concerns please reach out to Mr. Larry Ayala, Assistant Public Works Director or Mr. Valentin Sanchez, Traffic Manager, 956-388-8210

Street Name Sign Spec's



ITEM	ITEM DESCRIPTION	ITEM SIZE BY SIGN HEIGHT (INCHES)			
A	Sign Length	VAR	VAR	VAR	VAR
B	Sign Height	8	12	18	24
C	Logo Size	3"x3"	5"x5"	6"x6"	8"x8"
D	Spacing between edge of plate and elements	1	2	4	6
E	Street name initial letter height	6CV-3W	8CV-3W	10CV-3W	12CV-3W
F	Pre-directional, block range and street type height	2CV-3W	3CV-3W	4CV-3W	5CV-3W
G	Spacing between pre-directional and block range	2	2	2	2
H	Spacing between logo and pre-directional	VAR	VAR	VAR	VAR
NOTE; PLATE BACKGROUND COLOR IS BLUE (RGB; 0,0,255)					

Stormwater

The Village At Monte Cristo Subdivision 111.936 Acres

Required Information

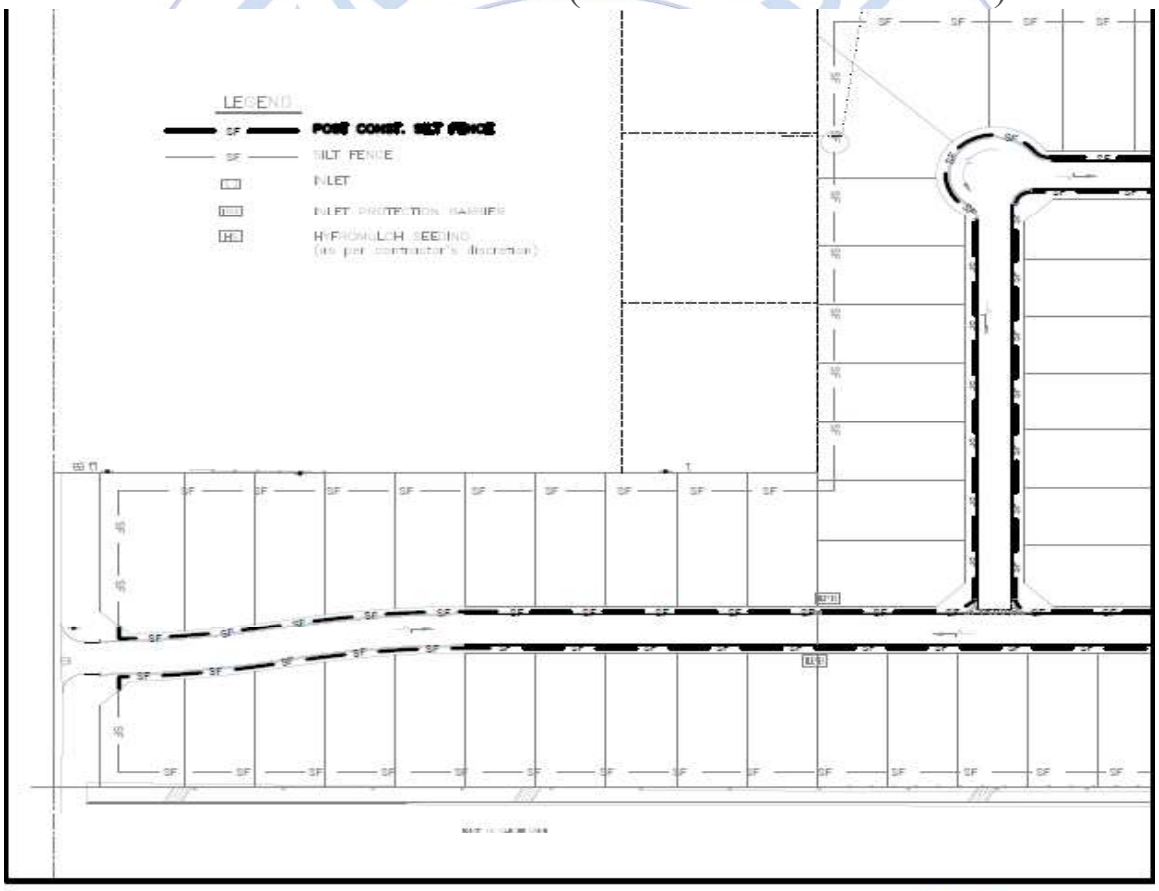
*The following items are required by TCEQ and the City of Edinburg. Please Submit the following at your earliest convinces.

1. **SW3P** (Storm Water Pollution Prevention Plan)
2. **NOI** (Notice of Intent)
3. **Large Construction Notice** (Per TCEQ Inventory)
4. **Detailed Erosion Control Plan** (Silt Fence, Construction Entrance, Inlet Protection, Concrete Washout)
5. **Detailed Post Construction BMP Plan** (Silt Fence back of Curb, Example Attached)
6. **Plat Note** (All Construction shall comply with Stormwater Pollution Prevention Plan (SW3P) requirements. Erosion and Sedimentation Controls constructed in accordance with the Stormwater Ordinance 98.30 of the City of Edinburg are required for all construction on each lot including single family and duplex/multi-family construction)
7. **NOT** (Notice of Termination, Per TCEQ) Will now be required once the final walk thru is completed.

Comments

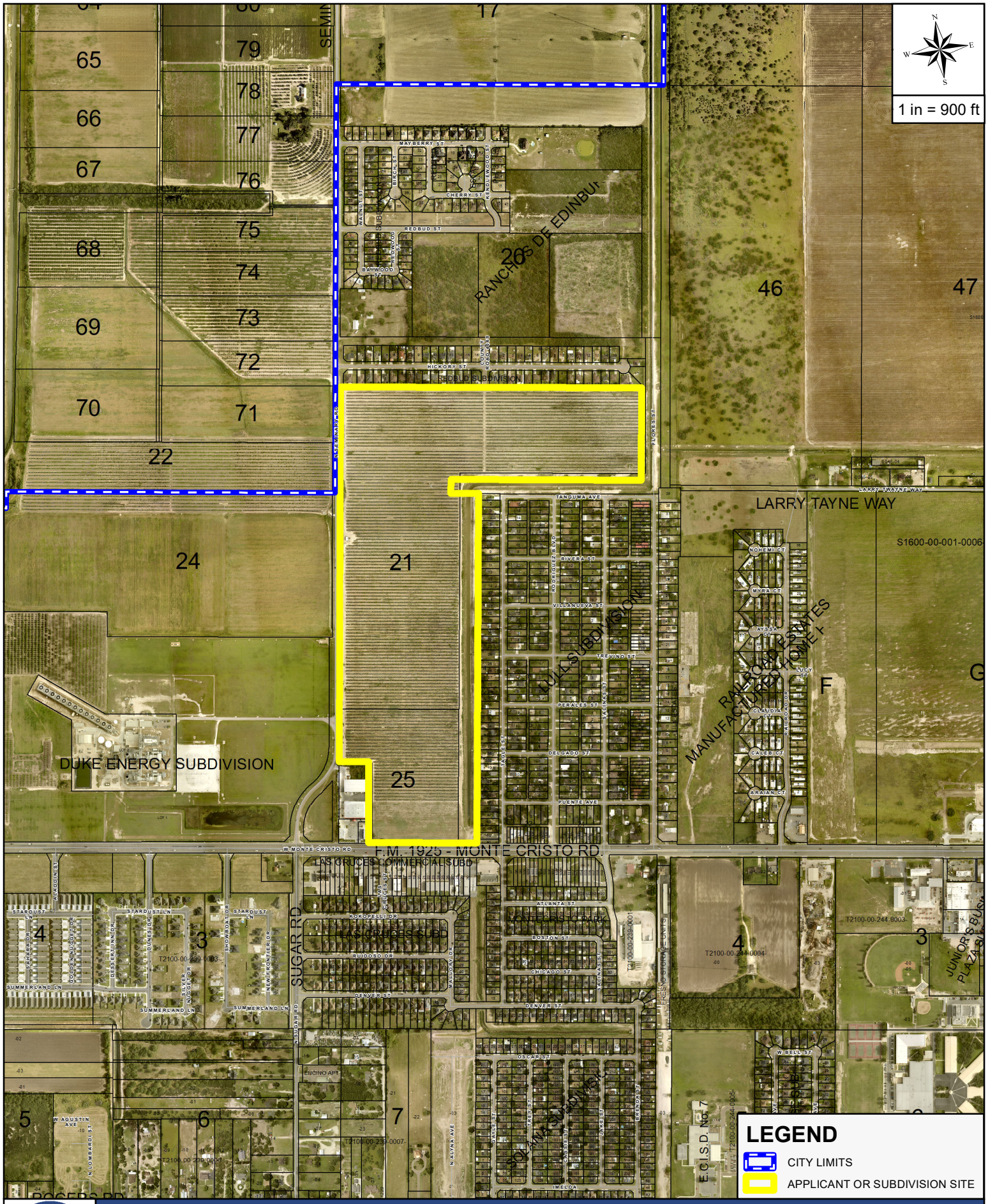
- SW3P Plat Note has been revised, Please see the note for your reference in the above required information (#6)
- Stormwater is now requiring a Post Construction BMP Plan (#5) to be submitted for review.
- Silt Fence should be placed around the entire project.
- Large Construction Notice needs to be submitted with contractors contact information
- NOT will need to be submitted once the final walk thru is completed.
- All items must be submitted before the NTP is issued.
- Please email pending items to rvalenzuela@cityofedinburg.com

Post Construction BMP (Silt Fence Back of Curb)



POST CONSTRUCTION
SILT FENCE

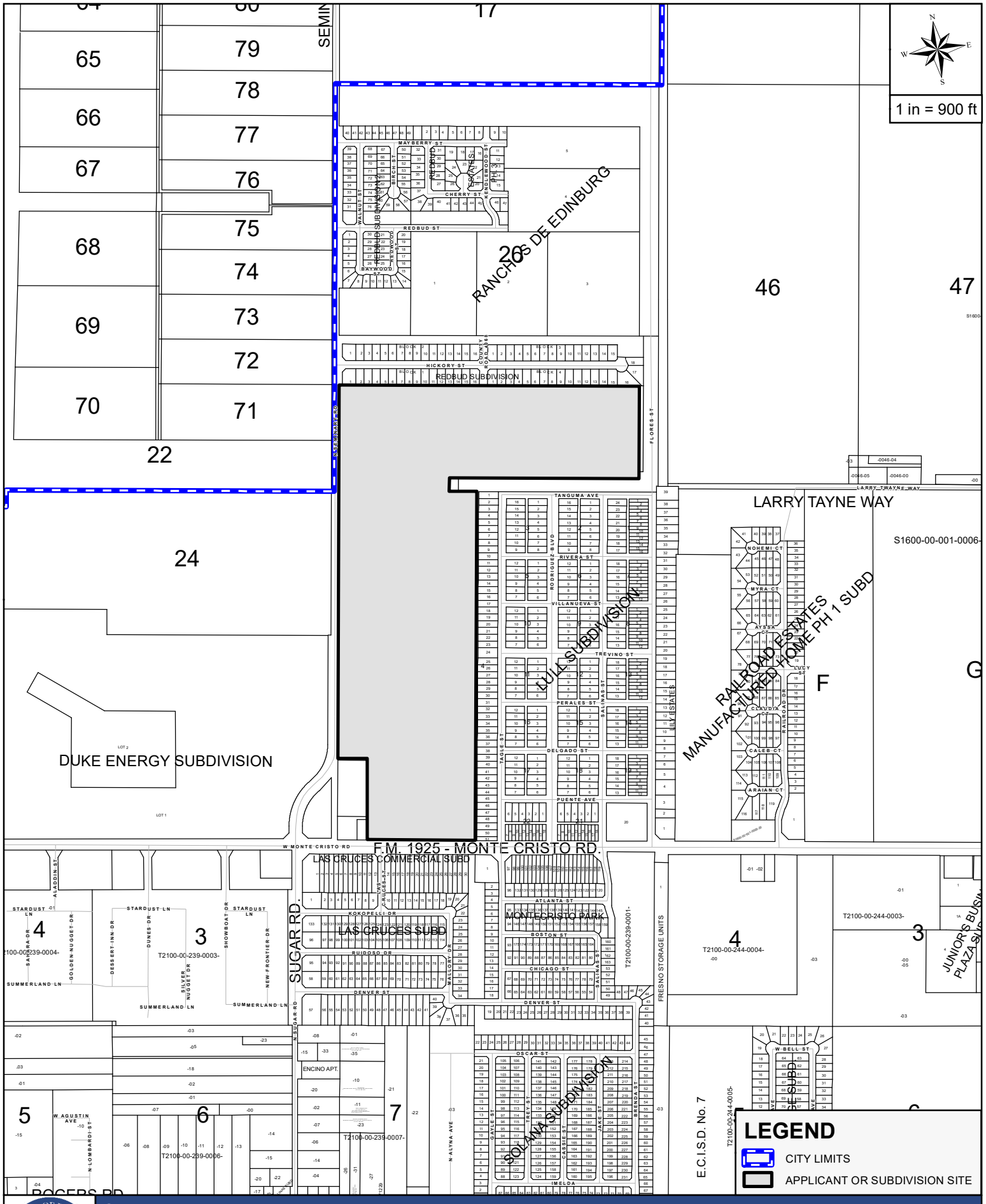
SCALE: N.T.S.	REVISED:
DATE: JUNE, 2021	DRAWN BY: RMM



AERIAL MAP

APPLICANT AND/OR SUBDIVISION:

MELDEN & HUNT / THE VILLAGE AT MONTE CRISTO

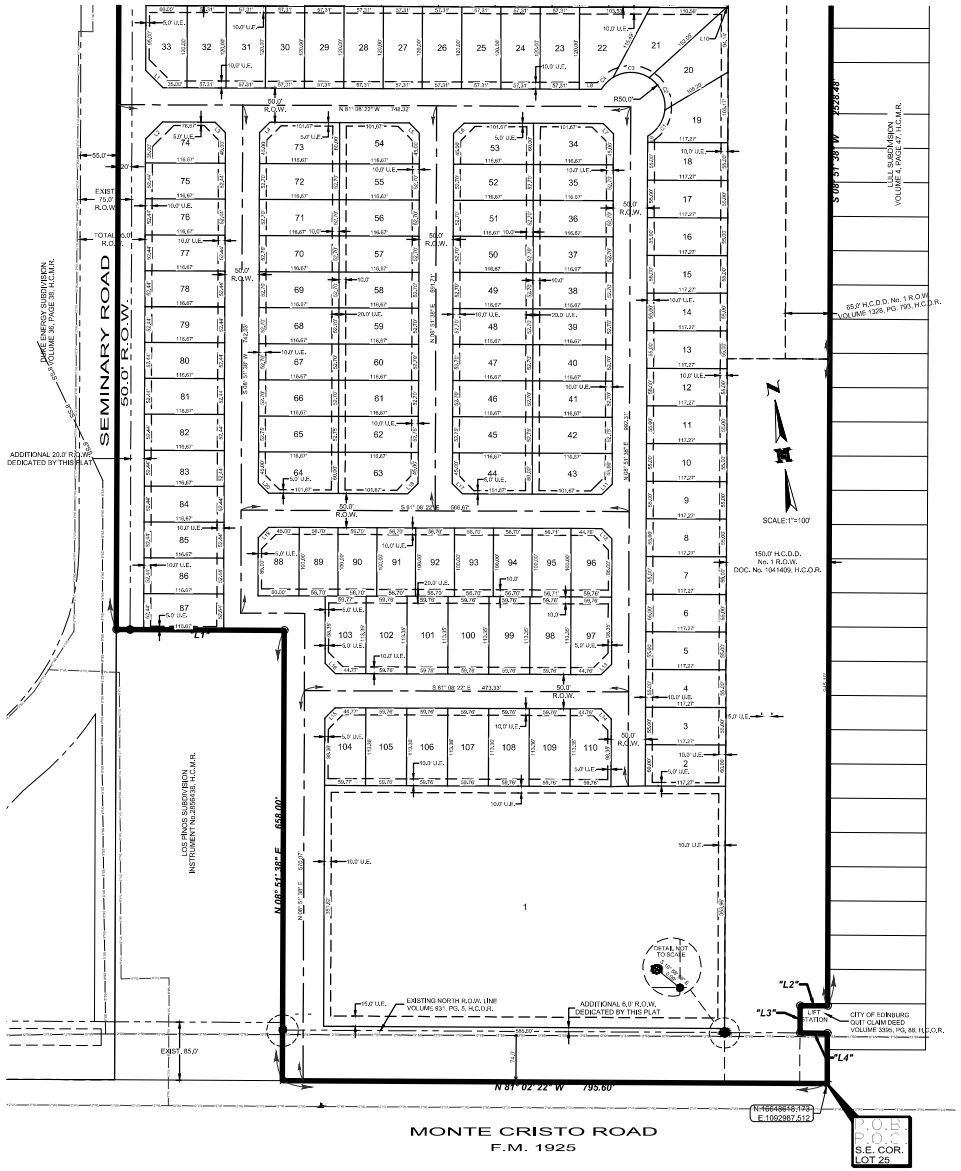


THE CITY OF EDINBURG TEXAS

SITE MAP

APPLICANT AND/OR SUBDIVISION:

MELDEN & HUNT / THE VILLAGE AT MONTE CRISTO

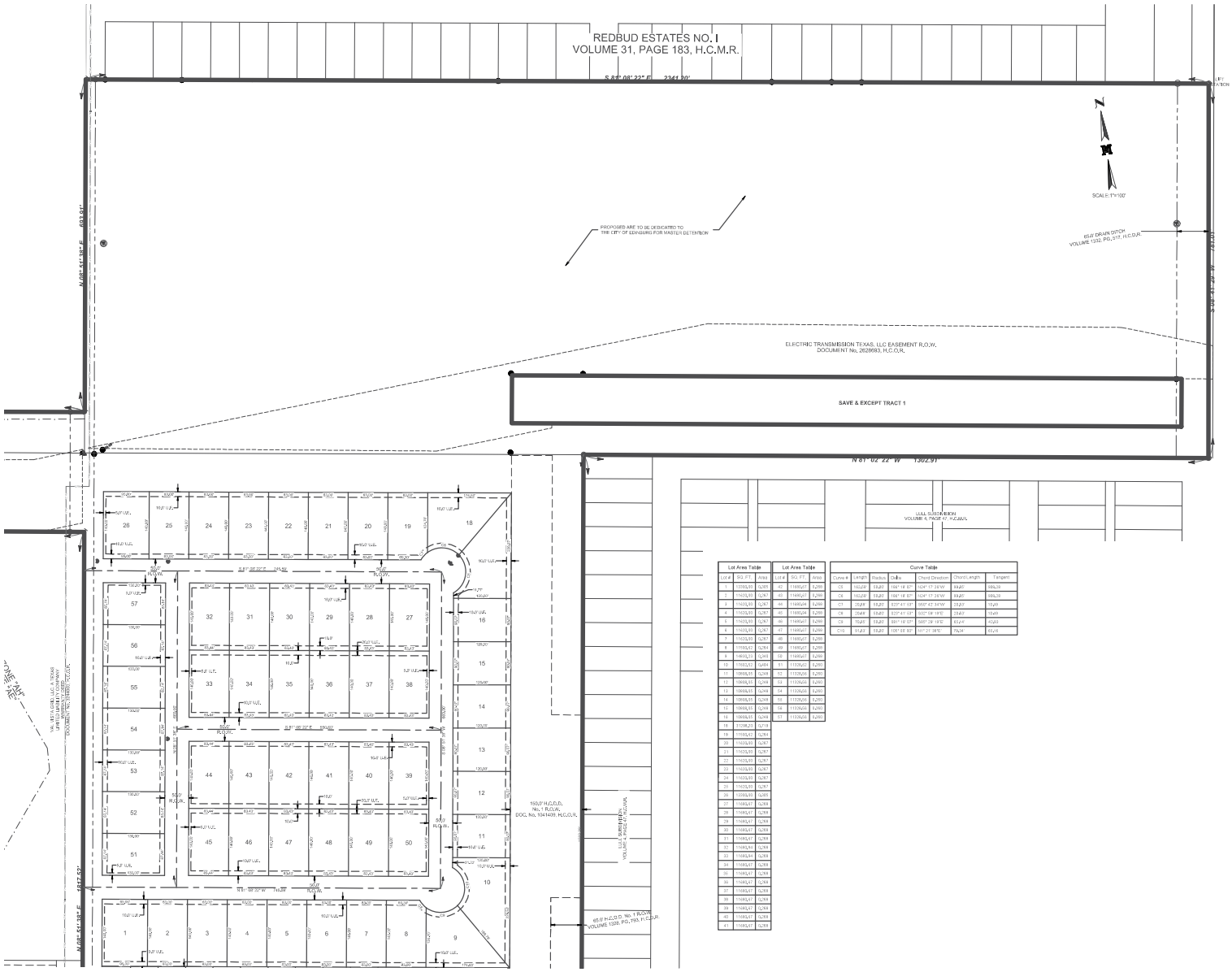


SUBDIVISION MAP OF

THE VILLAGE AT MONTE CRISTO SUBDIVISION

BEING A SUBDIVISION OF 111.936 ACRES SITUATED IN THE CITY OF EDINBURG, HIDALGO COUNTY, TEXAS, BEING A PART OR PORTION OUT OF LOTS 21, 22, 24, AND 25, EAST RETAMA SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 2, PAGE 57, HIDALGO COUNTY MAP RECORDS

Y:\Land Development\Residential\Edinburg\22111 - The Village at Monte Cristo - BS Properties\Autocad files\22111.00.dwg, 6/14/2022 11:20:57 AM, DWG To PDF.pc3



Lot Area Table		
Lot #	SQ. FT.	Area
1	10000.00	0.265
2	11620.00	0.267
3	11620.00	0.267
4	11620.00	0.267
5	11620.00	0.267
6	11620.00	0.267
7	11620.00	0.267
8	11600.52	0.264
9	11600.00	0.266
10	11600.52	0.264
11	10000.00	0.248
12	10000.00	0.248
13	10000.00	0.248
14	10000.00	0.248
15	10000.00	0.248
16	10000.00	0.248
18	11200.20	0.218
19	11600.52	0.264
20	11620.00	0.267
21	11620.00	0.267
22	11620.00	0.267
23	11620.00	0.267
24	11620.00	0.267
25	11620.00	0.267
26	10000.00	0.265
27	11600.47	0.266
28	11600.47	0.266
29	11600.47	0.266
30	11600.47	0.266
31	11600.47	0.266
32	11600.94	0.266
33	11600.94	0.266
34	11600.47	0.266
35	11600.47	0.266
36	11600.47	0.266
37	11600.47	0.266
38	11600.47	0.266
39	11600.47	0.266
40	11600.47	0.266
41	11600.47	0.266

Lot Area Table		
Lot #	SQ. FT.	Area
42	11600.01	0.266
43	11600.01	0.266
44	11600.04	0.266
45	11600.04	0.266
46	11600.01	0.266
47	11600.01	0.266
48	11600.01	0.266
49	11600.01	0.266
50	11600.01	0.266
51	11320.00	0.260
52	11320.00	0.260
53	11320.00	0.260
54	11320.00	0.260
55	11320.00	0.260
56	11320.00	0.260
57	11320.00	0.260

Curve Table						
Curve #	Length	Radius	Delta	Chord Direction	Chord Length	Tangent
C5	162.08'	59.80'	156° 18' 07"	104° 17' 39"W	99.80'	589.39
C6	162.08'	59.80'	156° 18' 07"	104° 17' 39"W	99.80'	589.39
C7	20.68'	59.80'	020° 41' 03"	050° 42' 34"W	20.57'	10.49
C8	20.68'	59.80'	020° 41' 03"	050° 58' 19"E	20.57'	10.49
C9	70.85'	59.80'	081° 18' 07"	065° 29' 19"E	65.24'	40.00
C10	91.83'	59.80'	105° 58' 02"	101° 21' 38"E	79.34'	63.26

SUBDIVISION MAP OF

THE VILLAGE AT MONTE CRISTO SUBDIVISION

BEING A SUBDIVISION OF 111.936 ACRES SITUATED IN THE CITY OF EDINBURG, HIDALGO COUNTY, TEXAS, BEING A PART OR PORTION OUT OF LOTS 21, 22, 24, AND 25, EAST RETAMA SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 2, PAGE 57, HIDALGO COUNTY MAP RECORDS

Y:\Land Development\Residential\Edinburg 22111 - The Village at Monte Cristo - RS Properties\Autocad files\22111.00.dwg, 6/14/2022 11:21:44 AM, DWG To PDF.pc3

Case #

THE CITY OF Edinburg
Planning & Zoning Department
415 W. University Drive
Edinburg, Texas 78539
(956) 388-8202

Subdivision Application

Date: June 13, 2022 Request Type: Preliminary Plat Final Plat

1. Exact Name of Subdivision: The Village at Monte Cristo Subdivision

2. Property Owner: Texas Citrus Exchange 3. Developer: BS Management LLC

4. Owner Phone: (956) 381-0981 5. Owner Email: c/o mario@meldenandhunt.com

6. Owner Address: P.O. Box 428 Edinburg, Texas 78540-0428

7. Current Zoning: AG - Agriculture 8. Required Zoning AU - Auto-Urban Residential

9. Legal Description:

111.936 acres being a part or portion out of Lots 21, 22, 24 & 25 East Retama Subdivision Volume 2, Page 57 H.C.M.R.

10. Property ID: 162438

11. Inside City Limits? Yes If "No," is in the _____ Comprehensive Development Area _____ Rural Development Area

12. Primary Consulting Firm: Melden & Hunt, Inc. 13. Phone: (956) 381-0981

14. Consulting Firm Address: 115 W. McIntyre Street Edinburg, TX 78541

15. Consulting Firm Email(s): mario@meldenandhunt.com/lydia@meldenandhunt.com

16. Desired Land Use Option: Multifamily

17. Number of Lots: Single Family 109 Multi-Family 57 Commercial 1 Industrial _____

18. Proposed Wastewater Treatment: ✔ Sanitary Sewer _____ OSSF (On-Site Sewage Facility)

19. Electric Power and Light Company to Serve the Proposed Subdivision: AEP (Central Power & Light)

20. Irrigation District: Santa Cruz No. 15 Potable-water Retailer: City of Edinburg

Owner of record, holding title to real estate within the proposed subdivision. Ownership instrument (i.e. Title Policy, Warranty Deed and Deed of Trust) shall be submitted with application. All such owners are listed immediately below.

Name(s) (Print or Type)	Mailing Address & Zip Code
Texas Citrus Exchange	P.O. Box 428 Edinburg, Texas 78540-0428
Phone Number	Email
(956) 381-0981	c/o mario@meldenandhunt.com

RECEIVED
JUN 14 2022

Have any of said owners designated agents to submit and revise this plat application on their behalf?

✔ Yes _____ No (If "Yes" attached duly notarized documentation to that effect, signed by each such owner.)

Name: A.B. 11:50 a.m.

The undersigned owners of record (or their authorized agents) hereby agree to make all the improvements, and to meet all the requirements and standards as specified in the City of Edinburg Code of Ordinances. The undersigned hereby request that the Edinburg Planning & Zoning Commission and the City Commission approve the attached subdivision plat. The undersigned hereby declared that we have made a diligent effort to ensure that all items contained in this application (including all construction plans) are true and complete. Developer's requirement sheet must be completed, signed, and submitted with the application form.

Signature _____ **Date** 6/13/22

THE CITY OF Edinburg

PLANNING & ZONING DEPARTMENT

SUBDIVISION WITHIN CITY LIMITS CHECK LIST — **PRELIMINARY STAGE**

PLANNING & ZONING DEPARTMENT (956) 388-8202 — **SUBDIVISION PROCESS** — **Date : June 22, 2022**

Date Filed:	June 13, 2022	P&Z Preliminary:	July 12, 2022	P&Z Final:		City Council:	

Reviewed By:	Abel Beltran, Subd. Coor. abeltran@cityofedinburg.com	Staff Review :	June 23, 2022	Time Line :	365 Days	Expires :	
		Staff / Engineer :	June 30, 2022	1st Extension :	0 Days	Expires 1:	
				2nd Extension :	0 Days	Expires 2:	

Director of Planning & Zoning :	Rita Guerrero, Intermin Director	Email :	rguerrero@cityofedinburg.com	City Office #:	(956) 388-8202
Director of Utilities	Gerardo Carmona, P.E.	Email :	gcarmona@cityofedinburg.com	City Office #:	(956) 388-8212
Dircetor of Public Works	Vincent Romero	Email :	layala@cityofedinburg.com	City Office #:	(956) 388-8210
Director of Engineering	Mardoqueo Hinojosa, P.E., CPM	Email :	mhinojosa@cityofedinburg.com	City Office #:	(956) 388-8211

Owner:	**BS Management, LLC**	P.O. Box 428 Edinburg, Texas 78540-0428	Mario A. Reyna, P.E., Project Engineer

THE VILLAGE at MONTE CRISTO SUBDIVISION — Consultant : MELDEN & HUNT, INC. ENGINEERING

DESCRIPTION	Provided	Need to Provide	Not Applicable	Need to Revise	COMMENTS
Subdivision Process:					
Subdivision Plat Submittal	√				
Warranty Deed	√				
Topography Survey	√				
Drainage Report Submittal (As Per City Drainage Policy)	√				Approved by H.C.D.D.#1 Date: Pending Approval
Zoning : City Limits - ETJ	√				
Flood Zone	√				Zone "X" (Un-Shaded) Panel # 480338-0015 E
Preliminary Submittals:					
Existing & Proposed Water Distribution Layout	√				City of Edinburg Water Supply - Water Distribution System
Water Distribution System Provider:	√				City of Edinburg Water Supply - Water Distribution System
Existing & Proposed Sewer Collection Layout	√				City of Edinburg - Sanitary Sewer Collection System
Sanitary Sewer Collection System Provider:	√				City of Edinburg - Sanitary Sewer Collection System
Existing and Proposed Drainage Layout System:	√				Private Drainage System onto H.C.D.D. # 1
Minor Arterial Street Right-of-way Dedication (50-ft B-B)	√				Proposed Street Section (**32-ft B-B**)
Minor / Major Collector Street pavement Section	√				In Accordance to Standard Street Policy
Variances Appeals Request: 2022	√				Planning & Zoning Meeting / Results / City Council Meeting
Street Widening Improvements	√				
Street 5-ft Sidewalk Improvements	√				
Drainage Improvements		√			
Construction Plans Review Submittals:					**(See Section 4 Construction Plans Submittals Policy, 2014 STANDARD POLICY MANUAL)**
Cover Sheet		√			
Topography Sheet (Utilities, Bench Marks)		√			
Sanitary Sewer Improvements: On-Site & Off-Site		√			City of Edinburg Sanitary Sewer Standard Policy's
Sanitary Sewer Detail Sheets		√			See Section 3 Utility Policy, 2014 Standard Policy Manual
Water Distribution Improvements: On-Site & Off-Site		√			Sharyland Water Supply Standard Policy's
Water Distribution Detail Sheet (Fire Hydrant Assembly)		√			See Section 3 Utility Policy, 2014 Standard Policy Manual
Drainage Improvements:		√			
Drainage Detail Sheets		√			See Section 1 Drainage Policy, 2014 Standard Policy Manual
Minor/Major Collector Streets Improvements:		√			See Section 2 Streets Policy, 2014 Standard Policy Manual
Street Sign Sheet:		√			
Street Detail Sheets		√			See Section 2 Streets Policy, 2014 Standard Policy Manual
Street Lighting Sheet:		√			
Traffic Control Plan:		√			
Erosion Control Plan		√			
Erosion Control Plan Detail Sheet		√			See Storm Water Management, 2014 Standard Policy Manual

DESCRIPTION	Provided	Need to Provide	Not Applicable	Need to Revise	COMMENTS
Pre-Construction Meeting:					
Notice To Proceed		√			Dated:
Roadway Open-Cut or Bore Permit Application		√			Dated:
TX-Dot Water UIR Permit			√		
TX-Dot Sewer UIR Permit			√		
N.O.I. Submittal		√			Dated:
SWPP Booklet Submittal		√			Dated:
RFI #1 Request		√			Dated:
Change Orders		√			Dated:
Final Walk Though		√			Dated:
Punch List		√			Dated:
Punch List ()		√			Dated:
Letter of Acceptance		√			Dated:
1-year Warranty (Water/Sewer/Paving/Drainage)		√			Dated:
Backfill Testing Results		√			Dated:
As-Builts (Revised Original Submittal)		√			Dated:
Recording Process:					
Public Improvements with (Letter of Credit)		√			Dated: Expires:
Recording Fees $ 106.00		√			As required by County Clerks office
Copy of H.C.D.D. #1 of invoice		√			Required to be paid prior to Final Stages
Street Light Escrow $ -		√			Required: 0 EA. @ $ -
Street Escrow (Seminary Rd) (100-ft ROW) $ -		√			Required: 0 EA. @ $ -
Sidewalk Escrow (Seminary Road) $ -		√			Required: 0 LF @ $ -
TOTAL OF ESCROWS: $ -					
Total Developer's Construction Cost: (Letter of Credit)					Date : Lender :
Laboratory Testing Fee: 3% $ -		√			$ - Estimated Construction Cost
Inspection Fee: 2% $ -		√			$ - Final Construction Cost
Park Land Fees: Park Zone # 2 $ -			√		0 Lots @ $ - Full rate within the ETJ
109 Residential **$ 300.00** **$ 32,700.00**		√			**50%** Development **50%** Building Stage
57 Multi-Family **$ 300.00** **$ 17,100.00**		√			**50%** Development **50%** Building Stage
Water Rights: COE - CCN **$ 385,619.52**			√		**111.94** Acres **$ 3,445.00**
Water 30-year Letter (Commerical) **$ 2,110.00**					**1** Lots @ **$ 2,110.00**
Water 30-year Letter (Single-Family) **$ 53,950.00**			√		**166** Units @ **$ 325.00** COE WATER-CCN
Sewer 30-year Letter COE - CCN **$ 14,940.00**			√		**166** Lots @ **$ 90.00** COE SEWER-CCN
TOTAL OF FEES: $ 506,419.52					
Reimbursements:					
Developer Sewer Improvements $ -			√		Off-Site System: 0.000 AC $ -
Developer Water Improvements $ -			√		Off-Site System 0.00 AC $ -
TOTAL OF REINBURSEMENTS: $ -					
Buyouts:					
North Alamo Water Supply Corporation $ -			√		Required Buyout 0.00 AC. $ -
Sharyland Water Supply Corporation			√		Not Applicable
Tax Certificates					
County of Hidalgo / School District		√			
Water District		√			Hidalgo County Irrigation District # 1

Total of Escrows, Fees, Reimbursements and Buyouts:

Escrows	**$ -**	Street & Sidewalk Improvements for Mon Mack Road
Material Testing Fee Inspection Fees, Other F	**$ 471,609.52**	Parkland Fees, Water Rights/Water & Sewer 30-year Agreements
Reimbursements	**$ -**	Reimbursement to the Developer of **Subdivision**
City of Edinburg	**$ -**	15% Payable to the City of Edinburg for Administrative Fee
To the Developer of Record	**$ -**	85% Payable to the Developer of Record Owner / Developer
Buyouts	**$ -**	Based on Subdivision (Need Request and Approval rate from NAWSC Broad)
TOTAL :	**$ 471,609.52**	Developer Total Cost of Fees, Escrows, Reimbursements & Buyouts

THE CITY OF Edinburg
PLANNING AND ZONING DEPARTMENT

STAFF REPORT: VALENCIA TRAIL II SUBDIVISION

Date Prepared: June 22, 2022
Planning and Zoning Meeting: July 12, 2022

Subject:	Consider the Preliminary Plat approval of **VALENCIA TRAIL II SUBDIVISION**, being a 14.317 acre tract of land out of Lots 1 & 8, Section 238, Texas-Mexican Railway Company's Survey Subdivision, located at 1709 North Mon Mack Road, as requested by Melden & Hunt, Inc.
Location:	The property is located at the west side of North Mon Mack Road, and 1320 feet south of Russell Road (Mile 17 ½ Road), and is within the City of Edinburg's City Limits.
Setbacks:	Setbacks will be determined once the proper zoning has been established
Zoning:	Current Zoning is Agriculture (AG) District
Analysis:	The Preliminary Plat proposes a Multi-Family residential development with 44 lots averaging approximately 9,250 square feet that will require rezoning to Auto-Urban Residential (AU) District and shall be in compliance of lot width, lot length, lot area for proposed development.
Utilities:	Water Distribution System is within the Sharyland Water Supply Corporation - CCN and Sanitary Sewer Collection System is within the City of Edinburg - CCN. All utility improvements within the proposed subdivision that are not limited to water system, sewer system, curb & gutter, and fire hydrants will be installed by the developer in accordance with the approved 2014 Standards Manual.

Recommendations:

The following is the staff's evaluation and requirements for the approval of this plat application. The requirements represent a comprehensive review but do not preclude the City of Edinburg from identifying other requirements deemed necessary for the proper development of the subdivision.

Planning Comments:
In Accordance to the Unified Development Code (UDC) the purpose is to implement the City of Edinburg's Comprehensive Plan. This code is adopted pursuant to the authority granted by the constitution and laws of the State of Texas Local Government Code, Texas Water Code and pursuant to the home rule authority provided in the City's Home Rule Chapter.

- Need Lot square footage table
- Removed plat note 9
- Plat note 10 to state "a multi-family development"

- Verify Metes & Bounds
- Remove pipe description bubbles
- Parkland fee is to be paid at Building Permit Stage
- Removed front cul-de-sac set back note
- Remove rear cul-de-sac setback note
- Removed side corner garage setback note
- Need Lot and section description from Tex-Mex subdivision Legal Description
- Should be a cause with Texas P.E. seal
- Should be a cause with the Texas Land Surveyor seal
- Remove ""x" (unshaded) are areas determined to be outside 500 year floodplain"
- Need West street name
- Need North street name
- Label adjacent subdivision lots numbers
- Label adjacent subdivision names

Engineering Comments

- needs a trip gen worksheet
- need to look at road layout
- Ensure general notes are correct general notes
- -Contact GIS Team to verify addressing and road names
- -Contact USPS for cluster boxes
- -provide drainage connection further downstream and concrete slope pavement
- -signal warrant from previous phase must be provided
- -alley way has incorrect dimensions must be revised
- -convert alley way to full sized road 50 ft ROW with 32 ft Back-to-back paved area
- -rear of lots are missing 10 ft UE, with 20 ft total

Please see attachment

Utlities Comments:
-will there be a lift station proposed
-Destination of forced main
Please see attachment, if applicable

Public Work Comments
Please see attachment, if applicable

Solid Waste Comments
Please see attachment, if applicable

Fire Comments
Please see attachment, if applicable

THE CITY OF Edinburg

ENGINEERING DEPARTMENT

Preliminary Staff Review

June 29,2022

Mario Reyna, P.E.
Melden & Hunt Inc.
115 W. McIntyre
Edinburg, TX 78541
(956) 381-0981

RE: VALENCIA TRAILS PHASE II – PRELIMINARY REVIEW

Mr. Reyna,

Attached are the Preliminary Phase Submittal comments for Valencia Trails Phase II Subdivision. Submittal is adequate as presented and recommended for preliminary approval.

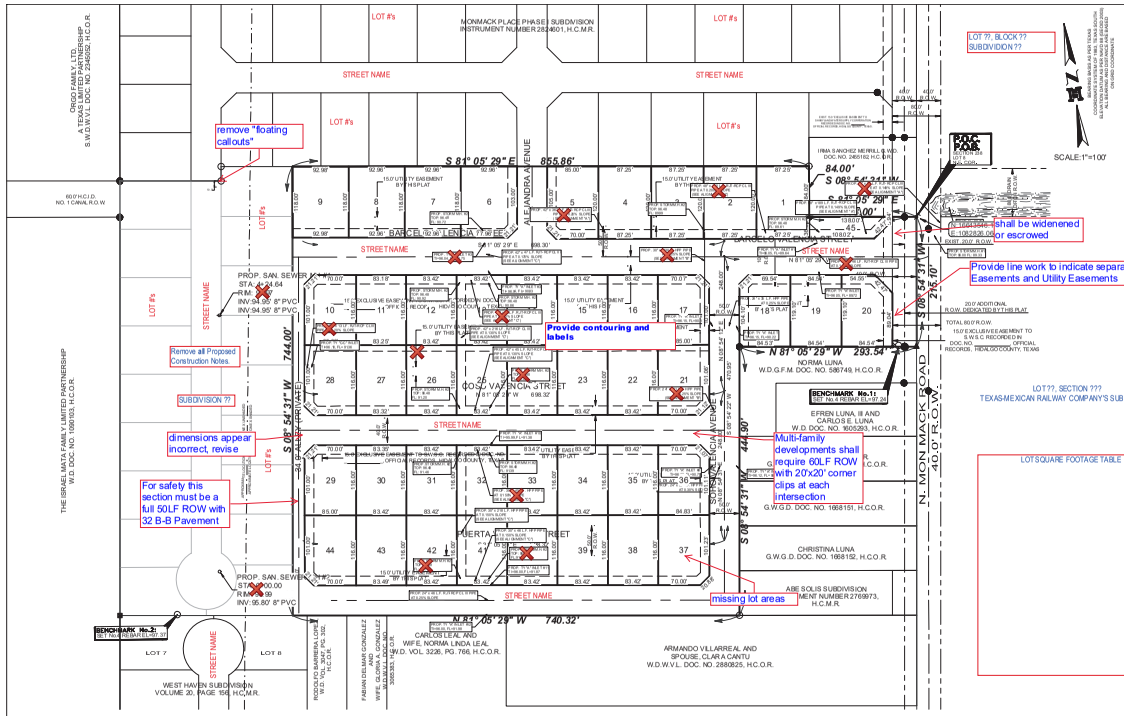
Any questions feel free to contact us.

Thanks,

Peter Hermida, P.E.
Email: phermida@cityofedinburg.com
415 W. University Drive
Edinburg, Texas 78539

Cc: Mardoqueo Hinojosa, P.E., CFM, City Engineer, Patrizia Longoria, Engineer III, Roberto Hernandez, Engineer II, Abel Beltran, Planner I, Vince Romero, Director of Public Works, Robert Valenzuela, Storm Water Specialist, Kimberly Mendoza, Director of Planning and Zoning, Rita Lee Guerrero, Planner I, Jaime Xavier Ayala, Planner II, Gerardo Carmona P.E., Director of Utilities, Jose Flores, Systems Superintendent, Omar Garza, Fire Marshal, Ramiro Gomez, Director of Solid Waste

REFERENCES:
City of Edinburg – 2014 Standard Manual – Construction and Development Requirements; Unified Development Code; and if required a TX-Dot Permitting UIR permitting process.



General Comments:

1. Provide Trip Generation (Worksheet is included in the preliminary comment package from Engineering Department).
2. Must Contact the Growth Coordinator from the United States Postal Service Ismael Medina (956)383-5383 for cluster box locations and pad details.
3. Provide profiles for SW3P, Signage and Striping, Storm, and Paving and grading w/flow arrow and their corresponding details.
4. All materials shall be Domestic.
5. All pipes shall have a minimum cover of 3'.
6. All ring and covers shall be at least 22" in diameter and the covers shall have the City of Edinburg logo.
7. Provide an approved Drainage Report from HCDD #1 prior to recording. Provide a preliminary drainage report for city review.
8. Need to look at road layout
9. Ensure general notes are correct.
10. Provide drainage connection further downstream and concrete slope pavement
11. Signal warrant from previous phase must be provided
12. Alley way has incorrect dimensions must be revised
13. Convert alley way to full sized road 50 ft ROW with 32 ft Back-to-back paved area
14. Rear of lots are missing 10 ft. Utility Easement, with 20 ft. total

LEGEND

- FOUND No.4 REBAR
- FOUND COTTON PICKER SPINDLE
- FOUND PIPE
- SET No.4 REBAR WITH PLASTIC CAP STAMPED MELDEN & HUNT
- FOUND NAIL
- COLUMN

N.E. COR - NORTHEAST CORNER
H.C.O.R. - HIDALGO COUNTY OFFICIAL RECORDS
H.C.M.R. - HIDALGO COUNTY MAP RECORDS
G.W.G.D. - GENERAL WARRANTY GFT DEED
W.D.W.V.L. - WARRANTY DEED WITH VENDOR'S LIEN
R.O.W. - RIGHT OF WAY
P.O.B. - POINT OF BEGINNING
W.D. - WARRANTY DEED
A-A - EDGE OF ASPHALT TO EDGE OF ASPHALT
D.O.C. - DOCUMENT
VOL. - VOLUME
PG. - PAGE
NO. - NUMBER
N.T.S. - NOT TO SCALE
Ac - OF ONE ACRE

SUBDIVISION MAP OF
VALENCIA TRAILS
PHASE II SUBDIVISION

BEING A SUBDIVISION OF 14.317 ACRES SITUATED IN HIDALGO COUNTY, TEXAS, BEING PART OR PORTION OUT OF LOTS 1 AND 8, SECTION 238, TEXAS-MEXICAN RAILWAY COMPANY'S SURVEY, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 1, PAGE 12, HIDALGO COUNTY MAP RECORDS.

METES AND BOUNDS DESCRIPTION:

A TRACT OF LAND CONTAINING 14.317 ACRES SITUATED IN HIDALGO COUNTY, TEXAS, BEING PART OR PORTION OUT OF LOTS 1 AND 8, SECTION 238, TEXAS-MEXICAN RAILWAY COMPANY'S SURVEY, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 1, PAGE 12, HIDALGO COUNTY MAP RECORDS, WHICH SAID 14.317 ACRES WERE CONVEYED TO MONMACK DEVELOPMENT, LLC., BY VIRTUE OF A WARRANTY DEED RECORDED UNDER DOCUMENT NUMBER 2690350, HIDALGO COUNTY OFFICIAL RECORDS AND A WARRANTY DEED RECORDED UNDER DOCUMENT NUMBER 2690351, HIDALGO COUNTY OFFICIAL RECORDS, SAID 14.317 ACRES ALSO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING ON A NAIL FOUND ON THE NORTHEAST CORNER OF SAID LOT 8, SECTION 238, FOR THE NORTHEAST CORNER OF THIS HEREIN TRACT;

1. THENCE, S 08° 54' 31" W, ALONG THE EAST LINE OF SAID LOT 8, AND WITHIN THE EXISTING RIGHT-OF-WAY OF MONMACK ROAD, A DISTANCE OF 215.10 FEET TO A COTTON PICKER SPINDLE FOUND FOR AN OUTSIDE CORNER OF THIS TRACT;
2. THENCE, N 81° 05' 29" W AT A DISTANCE OF 20.00 FEET PASS A NO. 4 REBAR FOUND AT THE WEST RIGHT-OF-WAY LINE OF MONMACK ROAD, CONTINUING A TOTAL DISTANCE OF 293.54 FEET TO A NO. 4 REBAR FOUND FOR AN INSIDE CORNER OF THIS TRACT; VERIFY ONE LAST TIME
3. THENCE, S 08°54' 31" W AT A DISTANCE OF 148.40 FEET PASS A NO. 4 REBAR FOUND IN LINE, AT A DISTANCE OF 222.45 FEET PASS A NO. 4 REBAR FOUND IN LINE, AT A DISTANCE OF 296.80 FEET PASS A NO. 4 REBAR FOUND IN LINE, CONTINUING A TOTAL DISTANCE OF 444.80 FEET TO A NO. 4 REBAR SET FOR THE SOUTHEAST CORNER OF THIS TRACT;
4. THENCE, N 81° 05' 29" W, AT A DISTANCE OF 684.46 FEET PASS THE NORTHEAST CORNER OF A TRACT CONVEYED TO FABIAN DELMAR GONZALEZ BY VIRTUE OF A WARRANTY DEED RECORDED UNDER DOCUMENT NO. 3066383, HIDALGO COUNTY OFFICIAL RECORDS, (FROM WHICH A NO. 4 REBAR BEARS S 83° 15' 07" W A DISTANCE OF 1.05 FEET), AT A DISTANCE OF 639.46 FEET PASS THE NORTHEAST CORNER OF A TRACT CONVEYED TO RODOLFO BARRERA LOPEZ, BY VIRTUE OF A WARRANTY DEED RECORDED IN VOLUME 3047, PAGE 302, HIDALGO COUNTY OFFICIAL RECORDS, (FROM WHICH A NO. 4 REBAR BEARS S 09° 19' 18" W A DISTANCE OF 0.73 FEET), AT A DISTANCE OF 716.46 FEET PASS THE NORTHWEST CORNER OF SAID TRACT CONVEYED TO RODOLFO BARRERA LOPEZ (FROM WHICH A NO. 4 REBAR BEARS S 04° 02' 57" W A DISTANCE OF 0.68 FEET), CONTINUING A TOTAL DISTANCE OF 740.32 FEET TO A NO. 4 REBAR SET FOR THE SOUTHWEST CORNER OF THIS TRACT;
5. THENCE, N 08° 54' 31" E, A DISTANCE OF 744.00 FEET TO A NO.4 REBAR SET FOR THE NORTHWEST CORNER OF THIS TRACT;
6. THENCE, S 81° 05' 29" E A DISTANCE OF 855.86 FEET TO A NO. 4 REBAR SET FOR AN OUTSIDE CORNER OF THIS TRACT;
7. THENCE, S 08° 54' 31" W A DISTANCE OF 84.00 FEET TO A NO. 4 REBAR FOUND FOR AN INSIDE CORNER OF THIS TRACT;
8. THENCE, S 81° 05' 29" E, ALONG THE NORTH LINE OF SAID LOT 8, AT A DISTANCE OF 158.00 FEET PASS A NO. 4 REBAR FOUND ON THE WEST RIGHT-OF-WAY LINE OF MONMACK ROAD, CONTINUING A TOTAL DISTANCE OF 178.00 FEET TO THE POINT OF BEGINNING, AND CONTAINING 14.317 ACRES OF LAND, OF WHICH 0.098 OF ONE ACRES LIES WITHIN THE EXISTING RIGHT-OF-WAY OF N. MONMACK ROAD, LEAVING AN EXISTING NET OF 14.218 ACRES OR LAND, MORE OR LESS.

Plat and Metes and Bounds Description shall include a POB and POC and have GPS coordinates (Northing and Easting).

DRAWN BY: Cesar P. DATE: 2/02/21
SURVEYED, CHECKED DATE:
FINAL CHECK DATE:

MELDEN & HUNT INC.
CONSULTANTS • ENGINEERS • SURVEYORS
115 W. McINTYRE - EDINBURG, TX 78541
PH: (956) 381-0981 - FAX: (956) 381-1839
TBPLS No. 10108500 ESTABLISHED 1947 - www.meldenandhunt.com

GENERAL PLAT NOTES & RESTRICTIONS:

FLOOD ZONE STATEMENT: ZONE ~~"X" (UNSHADED) ARE AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN,~~ "X" (SHADED) ARE 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 MILES; AND AREAS PROJECTED BY LEVEES FROM 100-YEAR FLOOD.

COMMUNITY-PANEL NUMBER: 480334 0325 D
DATED: JUNE 6, 2000
MAP REVISED: MAY 17, 2001

1. SETBACKS:
FRONT: 20.00' FEET OR EASEMENT, WHICHEVER IS GREATER
REAR: 20.00 FEET OR EASEMENT, WHICHEVER IS GREATER
SIDE: 6.00 FEET OR EASEMENT, WHICHEVER IS GREATER
~~FRONT GUL DE SAC: 15.00 FEET OR EASEMENT, WHICHEVER IS GREATER~~
~~REAR GUL DE SAC: 15.00 FEET OR EASEMENT, WHICHEVER IS GREATER~~
SIDE CORNER: 10.00 FEET OR EASEMENT, WHICHEVER IS GREATER
~~SIDE CORNER GARAGE: 18.00 FEET OR EASEMENT, WHICHEVER IS GREATER~~

MINIMUM FINISHED FLOOR ELEVATION SHALL BE 18" ABOVE THE CENTER LINE OF STREET OR 18" ABOVE NATURAL GROUND, WHICHEVER IS GREATER. ELEVATION CERTIFICATE MAY BE REQUIRED FOR LOTS LOCATED OUTSIDE A DESIGNATED FLOOD ZONE AT THE TIME OF APPLICATION FOR CONSTRUCTION TO VERIFY PRE AND POST CONSTRUCTION FINISHED FLOOR ELEVATIONS. AN ELEVATION CERTIFICATE SHALL BE REQUIRED FOR ALL LOTS WITHIN A DESIGNATED FLOOD ZONE AT THE TIME FOR A DEVELOPMENT PERMIT APPLICATION.

THE FOLLOWING BENCHMARKS ARE IDENTIFIED ON THE FACE OF THE PLAT AND ON THE ATTACHED ENGINEERING PLANS, AS PER NAVD 88 [GEOID 2003].

BENCH MARK #1– IRON ROD SET APPROXIMATELY 10.5 FT. EAST FROM THE SOUTHEAST CORNER OF LOT 1, N:16643340.3080, E: 1082763.7260
ELEVATION: 97.24

BENCH MARK #2– IRON ROD SET APPROXIMATELY 95' EAST FROM THE SOUTHWEST CORNER OF BOUNDARY, N: 16643085.3610, E: 1081514.002
ELEVATION: 97.37

IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND HIDALGO COUNTY REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO DETAIN A TOTAL OF 67.228 CUBIC-FEET (1.543 ACRE-FEET) OF STORM WATER RUNOFF. DRAINAGE DETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS FOLLOWS: THE DEVELOPER SHALL BE RESPONSIBLE TO DETAIN AND ACCOMMODATE MORE THAN THE DETAINED VOLUME SHOWN ABOVE IF IT DETERMINES AT THE DEVELOPMENT PERMIT STAGE THAT THE DETENTION REQUIREMENTS ARE GREATER THAT STATED ABOVE DUE TO THE IMPERVIOUS AREA BEING GREATER THAT ENGINEER CONSIDERED FOR HIS CALCULATIONS OF THIS SUBDIVISION.

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.

A 5 FOOT SIDEWALK WITH ADA RAMPS IS REQUIRED ALONG N. MON MACK ROAD BY DEVELOPER DURING SUBDIVISION CONSTRUCTION. LOT OWNER WILL BE RESPONSIBLE FOR 5 FOOT SIDEWALK AND ADA RAMPS AS PER CITY OF EDINBURG STANDARDS AT BUILDING PERMIT STAGE.

ALL CONSTRUCTION SHALL COMPLY WITH STORM WATER POLLUTION PREVENTION PLAN (SWSP) REQUIREMENTS.

ALL LOT GRADING TO BE AT 1%

~~9. LOT 1 SHALL HAVE ACCESS TO MON MACK ROAD.~~ A MULTI-FAMILY DEVELOPMENT.

10. THIS SUBDIVISION INTENDED TO BE ~~SINGLE FAMILY RESIDENTIAL &~~ MULTIFAMILY.

ALL SHARYLAND WATER SUPPLY CORPORATION EASEMENTS ARE EXCLUSIVE. NO OTHER USE OF EASEMENT IS PERMITTED WITHOUT THE EXPRESS WRITTEN APPROVAL OF SHARYLAND WATER SUPPLY CORPORATION.

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 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 HER ENGINEER TO MAKE THEIR DETERMINATIONS.

HIDALGO COUNTY DRAINAGE DISTRICT NO.1

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

THIS PLAT APPROVED BY THE HIDALGO COUNTY IRRIGATION DISTRICT No. 1 ON THIS

THE _____ DAY OF _____ 20_____

HIDALGO COUNTY IRRIGATION DISTRICT No. 1 WILL NOT BE RESPONSIBLE FOR DRAINAGE OR DELIVERY OF WATER TO ANY LOT IN THIS SUBDIVISION. ALSO, THERE WILL NOT BE ANY PERMANENT STRUCTURES ON THE DISTRICT RIGHT-OF-WAYS AND/OR EASEMENTS.

NO IMPROVEMENTS OF ANY KIND SHALL BE PLACED UPON THE HCID#1 RIGHT-OF-WAYS OR EASEMENTS WITHOUT THE EXPRESSED WRITTEN PERMISSION OF HCID#1.

PRESIDENT SECRETARY

MAYOR'S SIGNATURE BLOCK REQUIRED: IF VARIANCE IS REQUIRED (STREET), OTHERS, PUBLIC IMPROVEMENTS, SEWER SHEET & DRAINAGE IMPROVEMENTS?

STATE OF TEXAS
COUNTY OF HIDALGO

WE, THE UNDERSIGNED, OWNERS OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED AS VALENCIA TRAILS SUBDIVISION ADDITION OF THE OF, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATED TO THE USE OF THE PUBLIC FOREVER ALL STREET, ALLEYS, PARKS, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE OF CONSIDERATION HEREIN EXPRESSED.

appears to reference a general layout, and must be Phase II

_____ _____
_____OPMENT, LLC A TEXAS LIMITED DATE
_____COMPANY
LEONEL CANTU, MANAGER MEMBER
5105 B N. 10TH ST.
McALLEN, TX 78504 - 2835

STATE OF TEXAS
COUNTY OF HIDALGO:

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED LEONEL CANTU, AND KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, WHO, BEING BY ME, FIRST DULLY SWORN AND DECLARED THAT THE STATEMENTS THEREIN ARE TRUE AND CORRECT AND ACKNOWLEDGED THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREBY EXPRESSED.

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

NOTARY PUBLIC IN THE STATE OF TEXAS
MY COMMISSION EXPIRES:

STATE OF TEXAS
COUNTY OF HIDALGO

I, THE UNDERSIGNED, MARIO A. REYNA, A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT AND IS A TRUE AND ACCURATE REPRESENTATION OF THE SUBDIVISION OF THE LANDS HEREON DESCRIBED.

MELDEN & HUNT, INC.
TEXAS REGISTRATION F-1435

MARIO A. REYNA, P.E # 117368 DATE:
DATE SURVEYED: 03-02-2020
JOB No. 20340.00

SHOULD BE A CAUSE WITH SEAL

STATE OF TEXAS
COUNTY OF HIDALGO

I, FRED L. KURTH, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE FROM AN ACTUAL SURVEY MADE ON THE GROUND OF THE PROPERTY LEGALLY DESCRIBED HEREON, AND THAT THERE ARE NO APPARENT DISCREPANCIES, CONFLICTS, OVERLAPPING OF IMPROVEMENTS, VISIBLE UTILITY LINES OR ROADS IN PLACE, EXCEPT AS SHOWN ON THE ACCOMPANYING PLAT, AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY SUPERVISION IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE COUNTY OF HIDALGO, TEXAS.

DATED THIS THE____DAY OF_____20____

FRED L. KURTH, R.P.L.S. No.4750
STATE OF TEXAS

DATE SURVEYED: 03-02-2020
T-1044, PG. 23-31
SURVEY JOB # 20340.08

SHOULD BE A CAUSE WITH SEAL

I, THE UNDERSIGNED, CHAIRPERSON OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF EDINBURG, TEXAS DO HEREBY CERTIFY THE MINOR SUBDIVISION PLAT KNOWN AS VALENCIA TRAILS SUBDIVISION CONFORMS TO ALL SUBDIVISION REQUIREMENTS OF THIS CITY WHEREIN MY APPROVAL IS REQUIRED AND HAS BEEN

APPROVED FOR RECORDING ON THIS THE _____ DAY OF _____, 2020

2022

CHAIRPERSON PLANNING AND ZONING COMMISSION

I, SHERILYN DAHLBERG, HEREBY CONDITIONALLY CERTIFY THAT POTABLE WATER SERVICE IS AVAILABLE FOR THE VALENCIA TRAILS SUBDIVISION SUBDIVISION LOCATED IN CITY OF EDINBURG IN HIDALGO COUNTY, TEXAS SUBJECT TO THE SUBDIVISION'S POTABLE WATER SYSTEM MEETING THE APPROVAL OF THE DEVELOPER'S DESIGN ENGINEER, ALL APPLICABLE RULES AND REGULATIONS OF SHARYLAND WATER SUPPLY CORPORATION, AND LOCAL, STATE, AND/F EDERAL AGENCIES.

DEVELOPER AND ITS DESIGN ENGINEER SHALL BEAR FULL RESPONSIBILITY TO ENSURE THAT THE ABOVE REFERENCED POTABLE WATER SYSTEM IS CONSTRUCTED WITHIN THE DESIGNATED SHARYLAND WATER SUPPLY CORPORATION EXCLUSIVE EASEMENT.

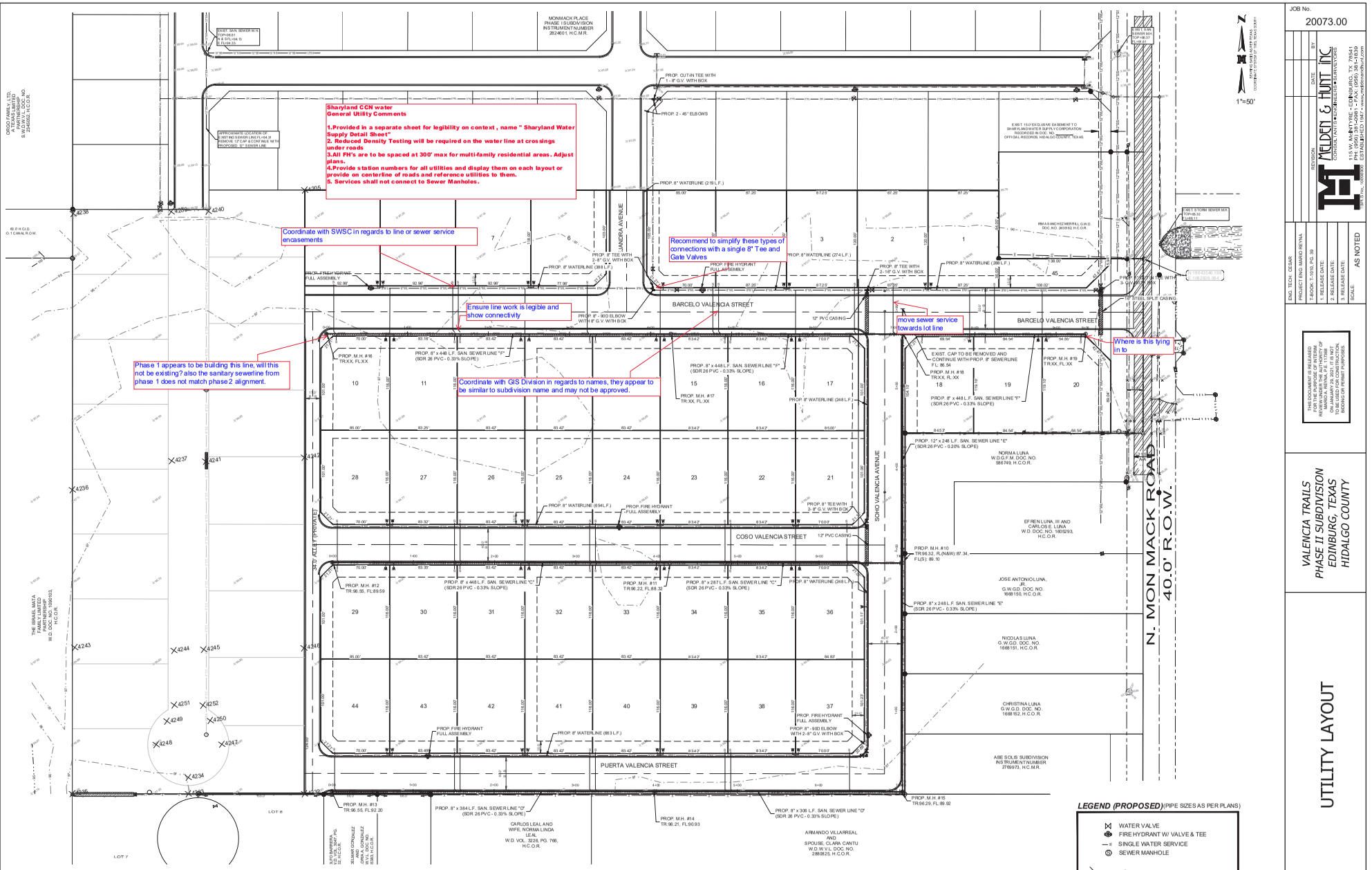
_____ _____
SHERILYN DAHLBERG DATE
GENERAL MANAGER
SHARYLAND WATER SUPPLY CORPORATION

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

CONSTRUCTION STAGE:
AT 100%, OR PRECENT OF WATER, SEWER, DRAINAGE, STREETS IMPROVEMENTS COMPLETED. ANY FINANCIAL ESCROWS, LOC, SUBMITTED?



JOB No. 20073.00

BY	DATE	REVISION

MELDEN & HUNT, INC.
CONSULTANTS • ENGINEERS • SURVEYORS
115 W. McINTYRE - EDINBURG, TX. 78541
PH: (956) 381-0981 - FAX: (956) 381-1839
TBPE FIRM No. 1000600 TBPLS FIRM No. 10018300
COPYRIGHT 2021 MELDEN & HUNT, INC.

ENG. TECH: CESAR
PROJECT ENG: MARIO REYNA
T-BOOK: T-1910, PG. 39
1. RELEASE DATE:
2. RELEASE DATE:
3. RELEASE DATE:
SCALE: AS NOTED

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW UNDER THE AUTHORITY OF ROLANDO ORTEGA, P.E. ON JANUARY 29, 2021. IT IS NOT TO BE USED FOR CONSTRUCTION, BIDDING OR PERMIT PURPOSES.

VALENCIA TRAILS
PHASE II SUBDIVISION
EDINBURG, TEXAS
HIDALGO COUNTY

UTILITY LAYOUT

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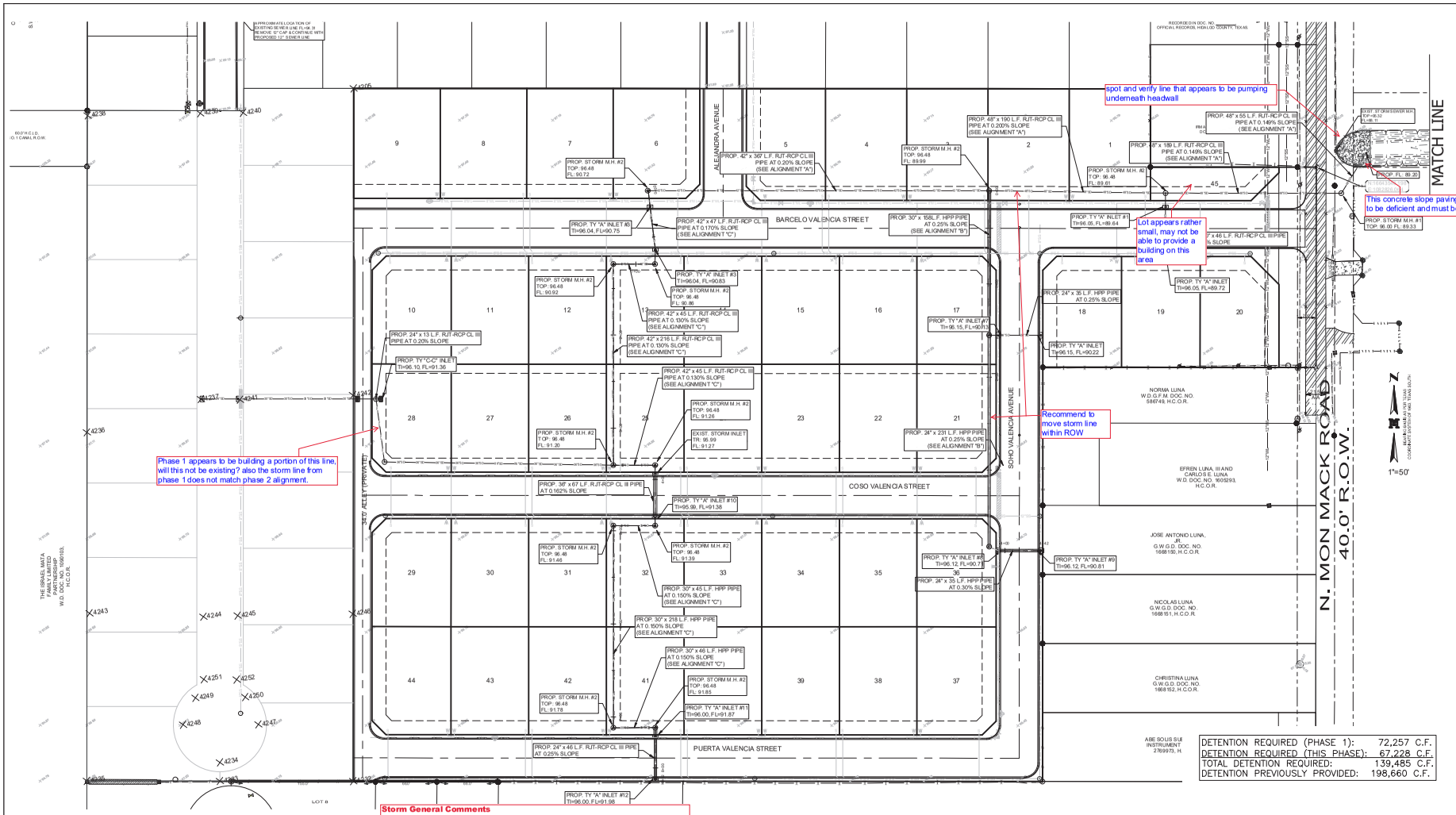
File Name: 20073.00

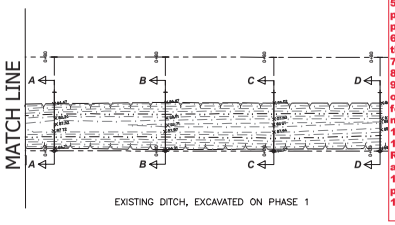
SHEET 4 OF 17



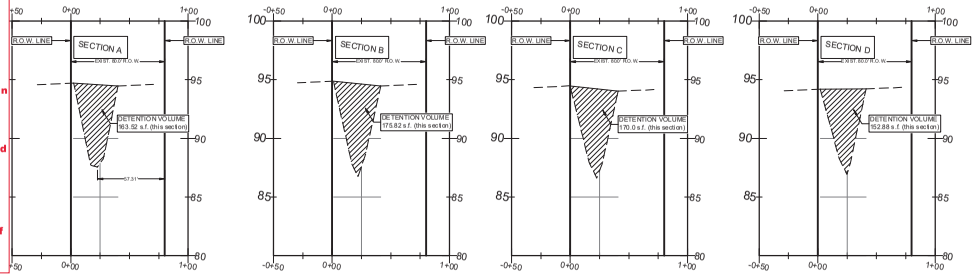
DETENTION REQUIRED (PHASE 1):	72,257 C.F.
DETENTION REQUIRED (THIS PHASE):	67,228 C.F.
TOTAL DETENTION REQUIRED:	139,485 C.F.
DETENTION PREVIOUSLY PROVIDED:	198,660 C.F.

Storm General Comments

1. Provide all city details that correspond with the project.
2. Add drainage easements 15LF for storm.
3. Provide plan and profiles of storm sewer system.
4. Include Legend
5. Provide downstream improvements to existing ditch where both projects are draining in to and provide concrete sloped pavement(canasta) on both ends.
6. All material being furnished must follow the Buy American Act within the City, Material shall be domestic.
7. Size subsurface system to a 10-YR Storm (Manning's Equation).
8. Missing Drainage Area map and preliminary Drainage Report
9. Subsequent review of Drainage Area Maps and Drainage Lines will occur once Maps and Profiles are provided, ensure storm lines are sized for a 10-YR Storm as per Engineering Standards manual or provide a model of this development.
10. Max Inlet spacing shall be 600LF and 300 LF crest to curve
11. Storm crossings under roads shall be RCP. RCP lines shall be Rubber Gasketed Bell and Spigot Only, Tongue and Groove will not be accepted
12. Lowest top of curb elevation of the subdivision is to be at the top of pond elevation.
13. Provide detention pond



EXISTING DITCH, EXCAVATED ON PHASE 1



165.55 S.F. (C.S.A.) X 1,200 LINEAR FEET= 198,660 C.F.

JOB No. 20073.00

MELDEN & HUNT INC.
CONSULTANTS ■ ENGINEERS ■ SURVEYORS
115 W. McINTYRE - EDINBURG, TX. 78541
P.O. BOX 1269 - EDINBURG, TX. 78540-1269
ESTABLISHED 1947 - www.meldenandhunt.com
FIRM No. 10096600

REVISION	DATE	BY

ENG. TECH: CESAR
PROJECT ENG: MARIO REYNA
T.BOOK: T-, PG.
1. RELEASE DATE:
2. RELEASE DATE:
3. RELEASE DATE:
SCALE: AS NOTED

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW UNDER THE AUTHORITY OF MARIO A. REYNA, P.E. 120615 ON JANUARY 29, 2021. IT IS NOT TO BE USED FOR CONSTRUCTION, BIDDING OR PERMIT PURPOSES.

VALENCIA TRAILS
PHASE II SUBDIVISION
EDINBURG, TEXAS
HIDALGO COUNTY

DRAINAGE LAYOUT

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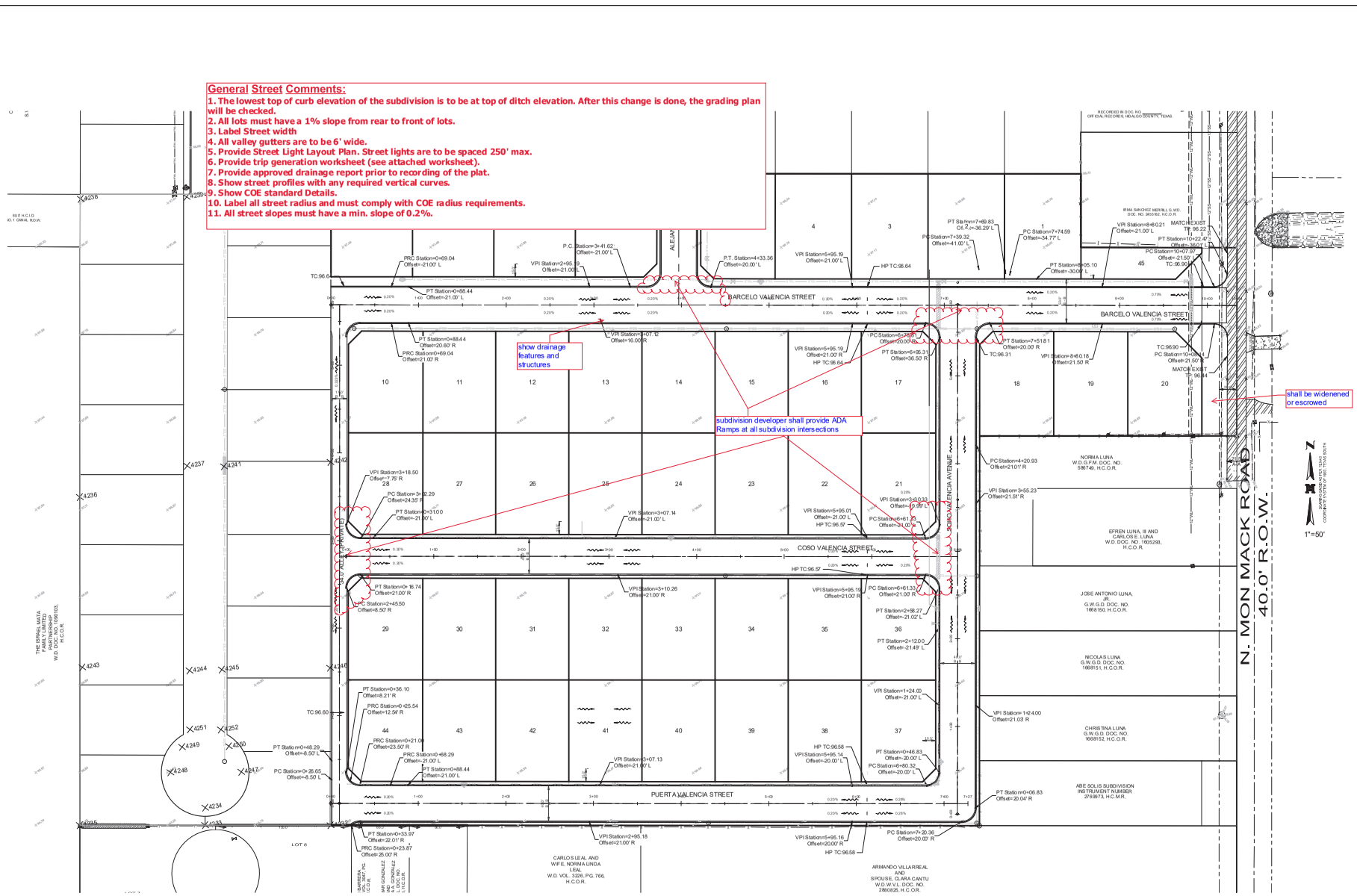
File Name: 20073.00



JOB No.
20073.00

BY	DATE	REVISION

MELDEN & HUNT INC
CONSULTANTS ● ENGINEERS ● SURVEYORS
115 W. McINTYRE
EDINBURG, TEXAS 78539
PH: (956) 381-0981
FAX: (956) 381-1839
www.meldenhunt.com
TBPE No. F-2000 TBPLS No. 10018000

ENG. TECH: CESAR
PROJECT ENG: MARIO REYNA
T-BOOK: 1 - PG.
1. RELEASE DATE:
2. RELEASE DATE:
3. RELEASE DATE:
SCALE: AS NOTED

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW UNDER THE AUTHORITY OF MARIO REYNA, P.E. 115961 ON JANUARY 29, 2021. IT IS NOT TO BE USED FOR CONSTRUCTION, BIDDING OR PERMIT PURPOSES.

VALENCIA TRAILS
PHASE II SUBDIVISION
EDINBURG, TEXAS
HIDALGO COUNTY

PROPOSED STREET GRADING PLAN VIEW

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File Name: 20073.00

SHEET 11 OF 19

THE CITY OF Edinburg Engineering

415 W University Dr. ▫ Edinburg, TX 78539 ▫ (956) 388-8211

Trip Generation Worksheet

Subdivision Name: _____

Project Location: _____

(select one) ◯ C.O.E ◯ Edinburg ETJ

Applicant: _____ ◯ Owner ◯ Agent

Address: _____

Email: _____ Phone: _____

Date: _____

Proposed Type of Development

◯ New Development ◯ Re-Development ◯ Additional Development

Anticipated Land Use	Project Size			AM Peak Hour Trips	PM Peak Hour Trips	Weekday Trips	Wknd Trips	ITE Code
	Acres	GFA	# of Units					

*Multibuilding development or Master Plan-Multi Phase developments, please submit a tabulation sheet showing all proposed land uses

Previous TIA Report (if on file) TIA # _____

Peak Hour Trips Projected in TIA on file	Peak Hour Trips Projected in Updated Development Plan

Difference in PHT (Proposed PHT - Previous Development PHT or TIA PHT)

Increase in Peak Hour Trips (if an increase of 76 PHT or an increase of 10% of the total PHT, a new TIA is required)

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

_____ A TIA is required. The individual preparing the study must meet with City staff to discuss the scope and requirements of the study before beginning the study.

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

Comments: _____

_____

Reviewed by: _____ Date: _____

NOTE: GFA = Gross Floor Area (bldg. size)
TIA = Traffic Impact Analysis
ITE = Institute of Transportation Engineers, Trip Generation, 10th Edition

THE CITY OF
Edinburg
FIRE DEPARTMENT

Preliminary Staff Review

June 23, 2022

Melden & Hunt Inc.
115 W McIntyre St
Edinburg, TX 78541
(956) 381-0981
mario@meldenandhunt.com

RE: PLAT-2022-0107
VALENCIA TRAILS II

To Whom It May Concern:

After reviewing the above referenced plat, the following are the preliminary phase submittal comments:

1. Need to provide fire lane 15 feet wide in front of all the fire hydrants.
2. Need to provide double face blue fire hydrant street markers.
3. Alley on the west side of the property should be a 32 feet wide street.

If you have any questions, please feel free to contact me.

Sincerely,

Omar Garza
Fire Marshal
Email: ogarza@cityofedinburg.com
212 W. McIntyre St.
Edinburg, TX 78539

References:
Unified Development Code and 2012 International Fire Code

THE CITY OF Edinburg
DEPARTMENT OF PUBLIC WORKS

To: Melden & Hunt INC

CC. Adam Elizondo, Planning and Zoning Department

From: Robert Valenzuela, Stormwater Manager

Valentin Sanchez, Traffic Manager

Date: June 22, 2022

Subject: Valencia Trails Phase II Subdivision

Public Works

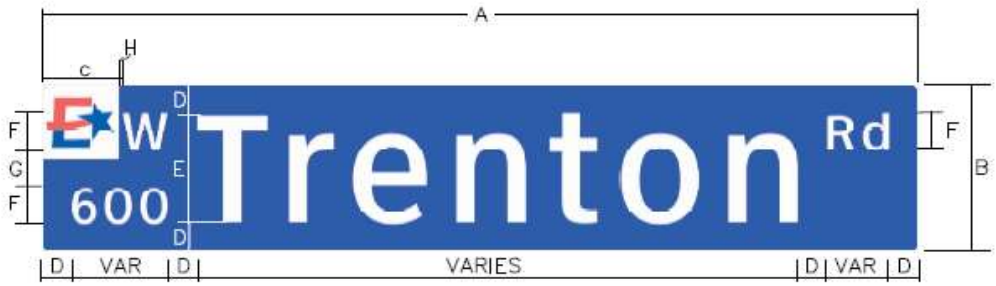
Required Information

1. Traffic Stop Signs
   - Size 30" (Aluminum)
   - Film HIP
   - Metal Pole 2 3/8" Minimum of 7' from Ground
   - Socket & Wedge (Wedge Facing oncoming Traffic)
   - Pole Installation Minimum of 24" deep (back fill with Concert)
2. Street Name Signs
   - Please refer to the attached street name sign spec's
3. Curb Painting
   - Fire lane 15' in width shall be painted in front of all fire hydrants
   - Provide double face blue fire hydrant street marker on center of the street in front of fire hydrant
   - Stop bar, minimum of 24" from curb to center of street

Comments

- Please Submit plans with for review
- City of Edinburg follows the TMUTCD (Manual on Uniform Traffic Control Devices.
- https://ftp.txdot.gov/pub/txdot-info/trf/tmutcd/2011-rev-2/revision-2.pdf
- If there are any questions or concerns please reach out to Mr. Larry Ayala, Assistant Public Works Director or Mr. Valentin Sanchez, Traffic Manager, 956-388-8210

Street Name Sign Spec's



ITEM	ITEM DESCRIPTION	ITEM SIZE BY SIGN HEIGHT (INCHES)			
A	Sign Length	VAR	VAR	VAR	VAR
B	Sign Height	8	12	18	24
C	Logo Size	3"x3"	5"x5"	6"x6"	8"x8"
D	Spacing between edge of plate and elements	1	2	4	6
E	Street name initial letter height	6CV-3W	8CV-3W	10CV-3W	12CV-3W
F	Pre-directional, block range and street type height	2CV-3W	3CV-3W	4CV-3W	5CV-3W
G	Spacing between pre-directional and block range	2	2	2	2
H	Spacing between logo and pre-directional	VAR	VAR	VAR	VAR
NOTE; PLATE BACKGROUND COLOR IS BLUE (RGB; 0,0,255)					

Stormwater

Valencia Trails Phase II 14.317 Acres

Required Information

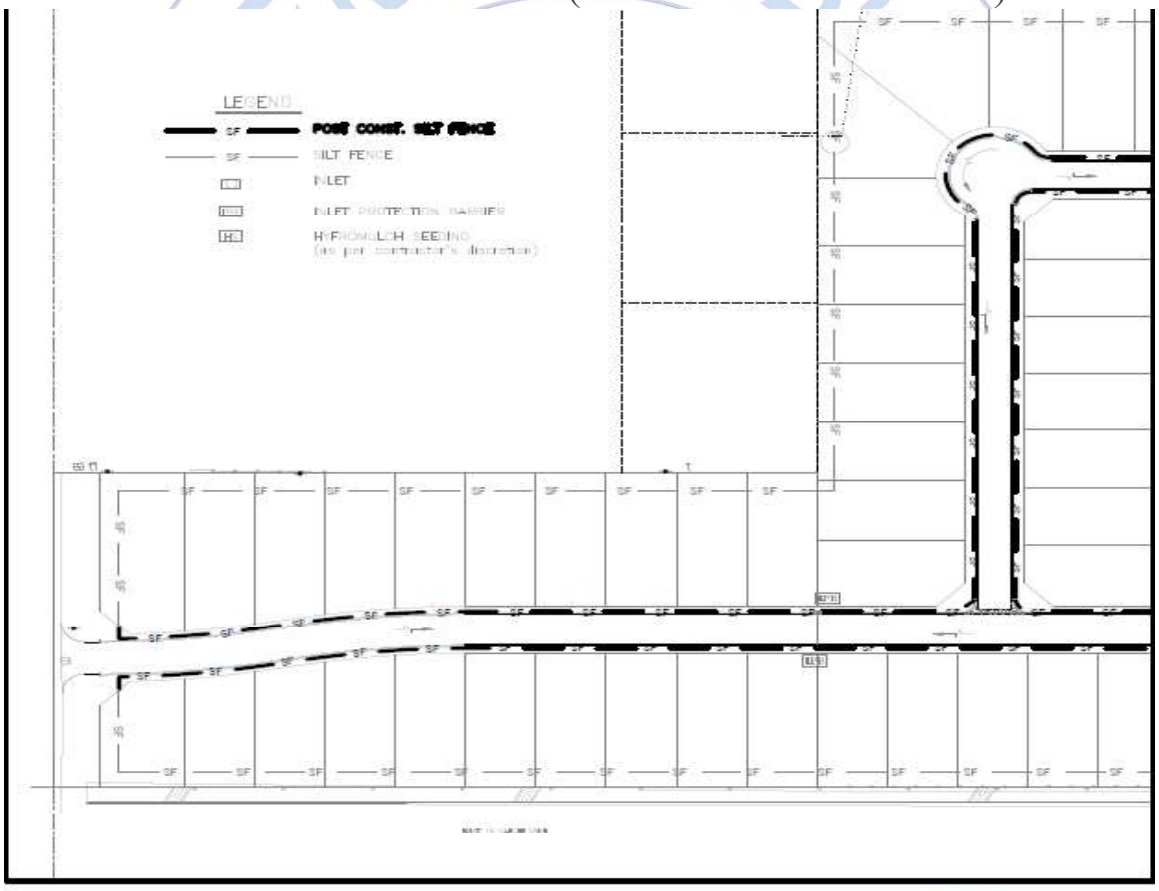
*The following items are required by TCEQ and the City of Edinburg. Please Submit the following at your earliest convinces.

1. **SW3P** (Storm Water Pollution Prevention Plan)
2. **NOI** (Notice of Intent)
3. **Large Construction Notice** (Per TCEQ Inventory)
4. **Detailed Erosion Control Plan** (Silt Fence, Construction Entrance, Inlet Protection, Concrete Washout)
5. **Detailed Post Construction BMP Plan** (Silt Fence back of Curb, Example Attached)
6. **Plat Note** (All Construction shall comply with Stormwater Pollution Prevention Plan (SW3P) requirements. Erosion and Sedimentation Controls constructed in accordance with the Stormwater Ordinance 98.30 of the City of Edinburg are required for all construction on each lot including single family and duplex/multi-family construction)
7. **NOT** (Notice of Termination, Per TCEQ) Will now be required once the final walk thru is completed.

Comments

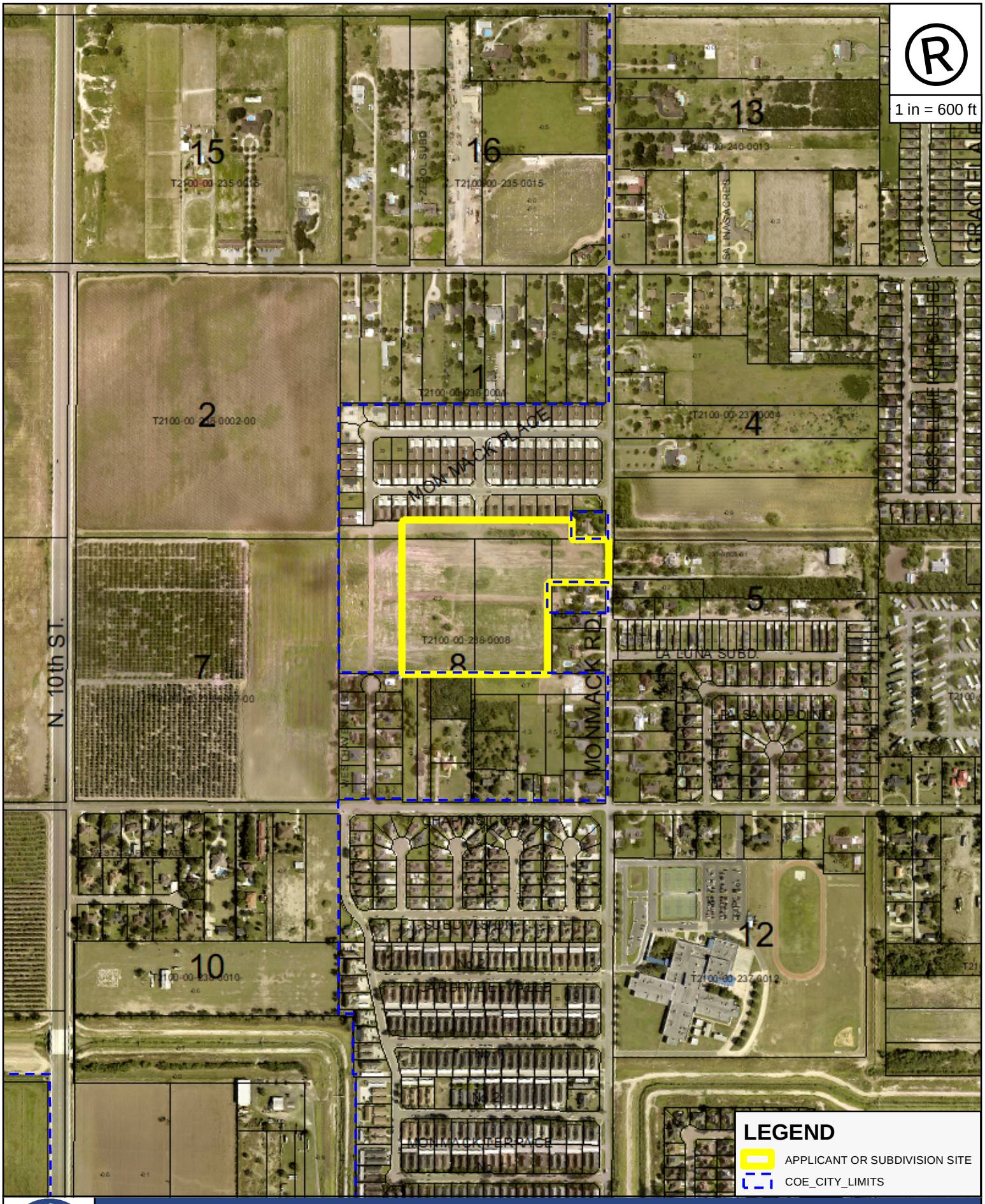
- SW3P Plat Note has been revised, Please see the note for your reference in the above required information (#6)
- Stormwater is now requiring a Post Construction BMP Plan (#5) to be submitted for review.
- Silt Fence should be placed around the entire project.
- Large Construction Notice needs to be submitted with contractors contact information
- NOT will need to be submitted once the final walk thru is completed.
- All items must be submitted before the NTP is issued.
- Please email pending items to rvalenzuela@cityofedinburg.com

Post Construction BMP (Silt Fence Back of Curb)



POST CONSTRUCTION
SILT FENCE

SCALE: N.T.S.	REVISED:
DATE: JUNE, 2021	DRAWN BY: RMM

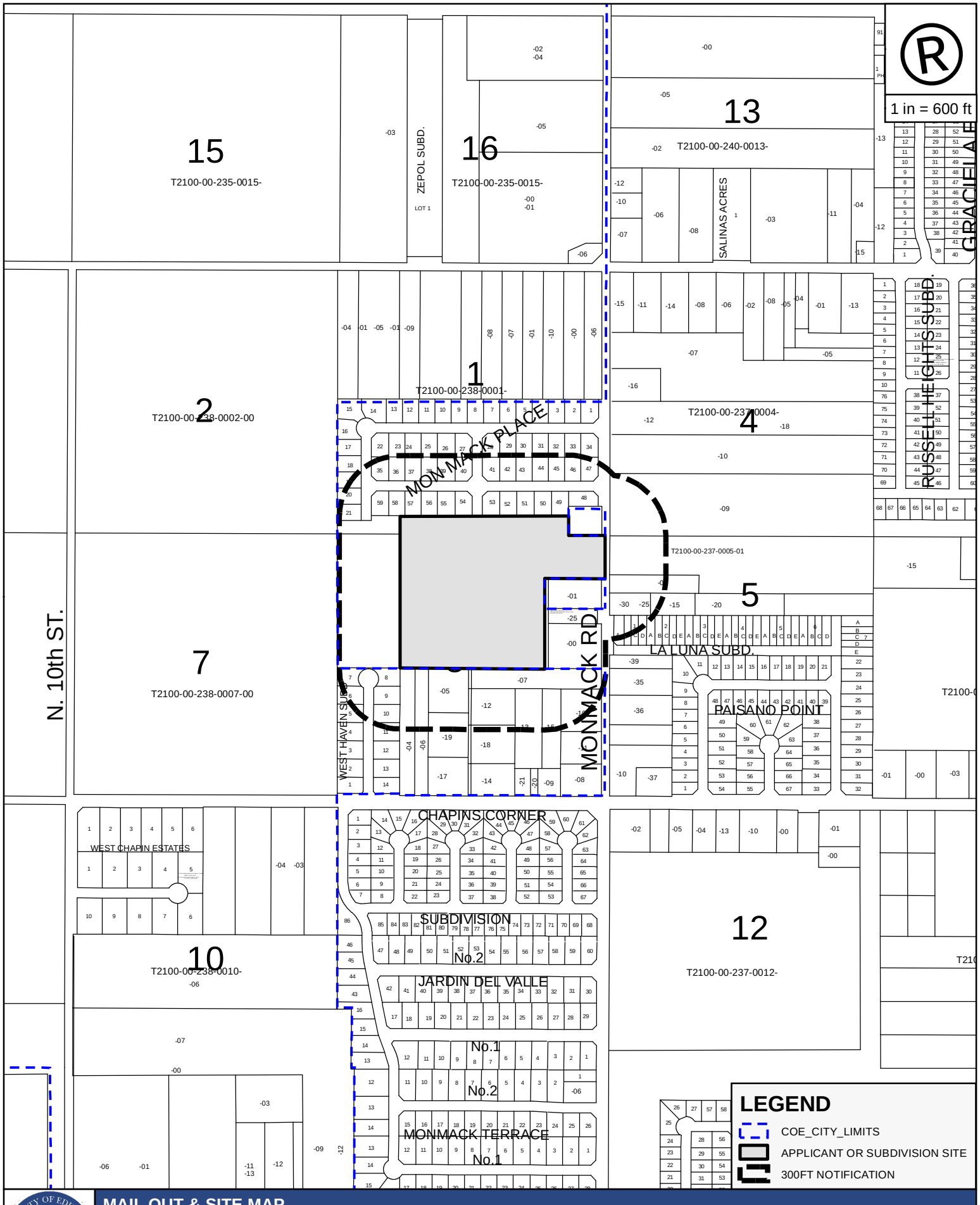


THE CITY OF EDINBURG TEXAS

AERIAL MAP

APPLICANT AND/OR SUBDIVISION:

VALENCIA TRAIL PH II



THE CITY OF EDINBURG TEXAS

MAIL OUT & SITE MAP

APPLICANT AND/OR SUBDIVISION:

VALENCIA TRAIL PH II

Case # PLAT-2022-0107

Edinburg THE CITY OF

Planning & Zoning Department
415 W. University Drive
Edinburg, Texas 78539
(956) 388-8202

Subdivision Application

Valencia Trails Phase II

Date: June 13, 2022 Request Type: Preliminary Plat Final Plat

1. Developer: Cabe Construction
2. Owner/Contact Name: c/o Mario A. Reyna
3. Owner/Contact Phone: (956) 381-0981
4. Owner/Contact Email: c/o mario@meldenandhunt.com
5. Owner Address: c/o 115 W McIntyre Street Edinburg, TX 78541
6. Exact Name of Subdivision: Valencia Trails II Subdivision
7. Property ID: 295152
8. Current Zoning: AU - Auto-Urban Residential
   Required Zoning: AU - Auto-Urban Residential
10. Legal Description:
    14.317 acres out of Lots 1 & 8, Section 238, Texas Mexican Railway Company Survey
11. Inside City Limits? Yes If "No," is in the _____ Comprehensive Development Area _____ Rural Development Area
12. Primary Consulting Firm: Melden & Hunt, Inc. c/o Mario A. Reyna, P.E.
    13. Phone: (956) 381-0981
14. Consulting Firm Address: 115 W. McIntyre Street Edinburg, TX 78541
15. Consulting Firm Email(s): mario@meldenandhunt.com & drobles@meldenandhunt.com
16. Desired Land Use Option: Multifamily
17. Number of Lots: Single Family _____ Multi-Family 44 Commercial _____ Industrial _____
18. Proposed Wastewater Treatment: ✔ Sanitary Sewer ____ OSSF (On-Site Sewage Facility)
19. Electric Power and Light Company to Serve the Proposed Subdivision: Magic Valley Electric Co-op
20. Irrigation District: Hidalgo County No. 1
    Potable-water Retailer: Sharyland Water Supply Corp.

Owner of record, holding title to real estate within the proposed subdivision. Ownership instrument (i.e. Title Policy, Warranty Deed and Deed of Trust) shall be submitted with application. All such owners are listed immediately below.

Owner Name(s) (Print or Type)	Owner Mailing Address & Zip Code
Monmack Development, LLC	4900 N 10th Street, Suite C4, McAllen, Tx 78504
Owner Phone Number	Owner Email
(956) 381-0981	c/o mario@meldenandhunt.com

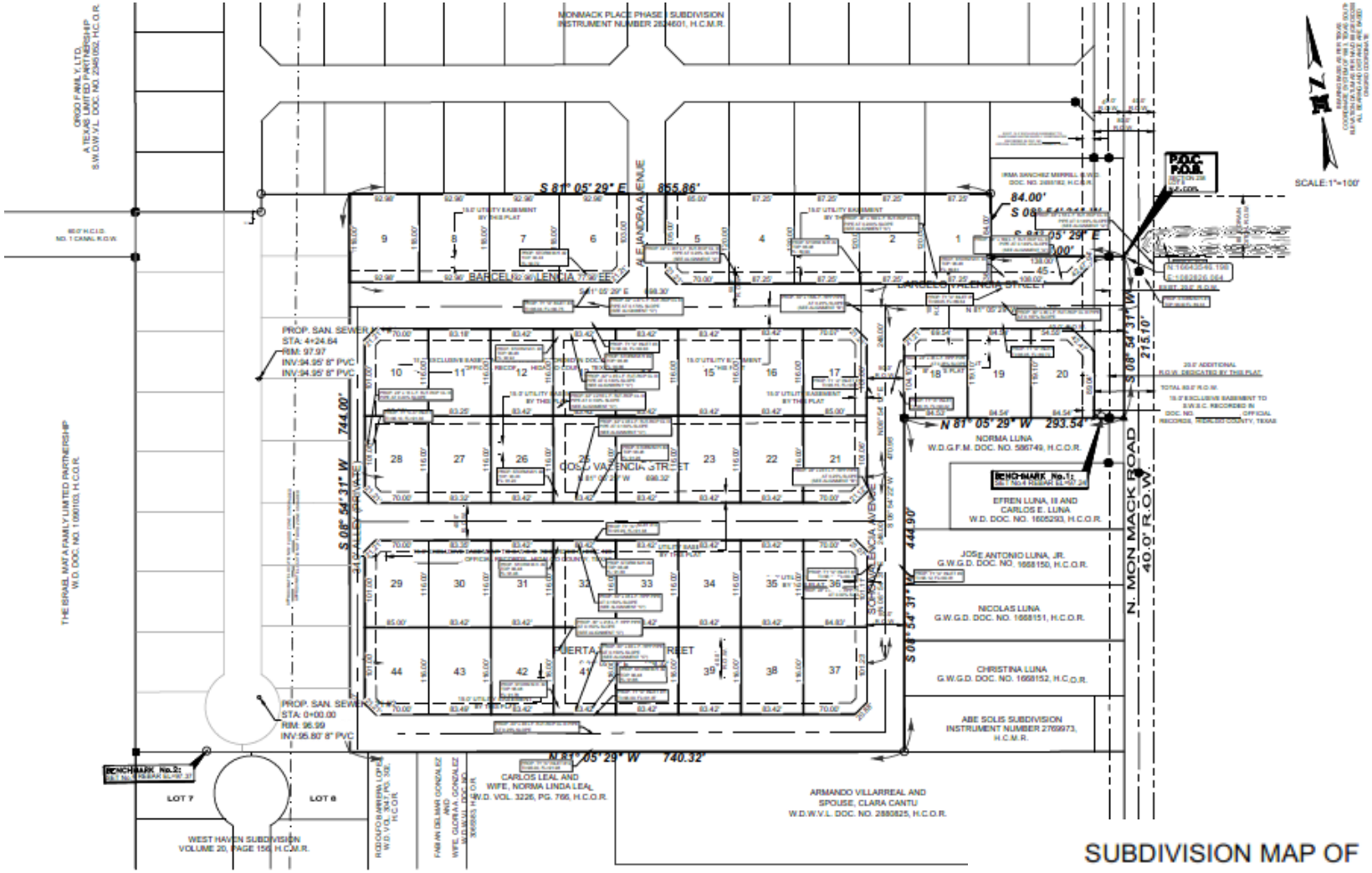
RECEIVED
JUN 15 2022
By MC 11:01am

Have any of said owners designated agents to submit and revise this plat application on their behalf?

✔ Yes _____ No (If "Yes" attached duly notarized documentation to that effect, signed by each such owner.)

The undersigned owner(s) of record (or their authorized agents) hereby agree to make all improvements and meet all requirements and standards as specified in the City of Edinburg Unified Development Code and Ordinances. The undersigned hereby request that the Edinburg Planning & Zoning Commission and the City Commission approve the attached subdivision plat. I certify that all items contained in this application and attachments (including all construction plans) are true and correct to the best of my knowledge and not in conflict with any deed restrictions or restrictive covenants. Furthermore, I understand that any omittance or incorrect information may result in approval or permit being denied or revoked. Developer's requirement sheet must be completed, signed, and submitted with the application form.

Signature _____ Date June 13, 2022



SUBDIVISION MAP OF

VALENCIA TRAILS PHASE II SUBDIVISION

BEING A SUBDIVISION OF 14.317 ACRES SITUATED IN HIDALGO COUNTY, TEXAS, BEING PART OR PORTION OUT OF LOTS 1 AND 8, SECTION 238, TEXAS-MEXICAN RAILWAY COMPANY'S SURVEY, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 1, PAGE 12, HIDALGO COUNTY MAP RECORDS.

THE CITY OF Edinburg

PLANNING & ZONING DEPARTMENT

SUBDIVISION WITHIN CITY LIMITS CHECK LIST — **PERLIMINARY STAGE**

PLANNING & ZONING DEPARTMENT (956) 388-8202 — **SUBDIVISION PROCESS** — **Date :** **June 22, 2022**

Date Filed:	June 15, 2022	P&Z Preliminary:	July 12, 2022	P&Z Final:		City Council:	

Reviewed :		Staff Review :	June 23, 2022	Time Line :	365	Days	Expires :	
By:	Abel Beltran, Subd. Coor.	Staff / Engineer :	June 30, 2022	1st Extension :	0	Days	Expires 1:	
	abeltran@cityofedinburg.com			2nd Extension :	0	Days	Expires 2:	

Director of Planning & Zoning :	Rita Guerrero, Intermin Director	Email :	rguerrero@cityofedinburg.com	City Office #:	(956) 388-8202
Director of Utilities	Gerardo Carmona, P.E.	Email :	gcarmona@cityofedinburg.com	City Office #:	(956) 388-8212
Director of Public Works	Vincent Romero	Email :	layala@cityofedinburg.com	City Office #:	(956) 388-8210
Director of Engineering	Mardoqueo Hinojosa, P.E., CPM	Email :	mhinojosa@cityofedinburg.com	City Office #:	(956) 388-8211

Owner:	Monmack Development, LLC.	4900 N. 10th Street, Suite C4, McAllen, TX 78504	Mario Reyna, P.E., Project Engineer

VALLENCIA TRAIL II SUBDIVISION — Consultant : **MELDEN & HUNT, INC., EDINBURG**, TX.

DESCRIPTION	Provided	Need to Provide	Not Applicable	Need to Revise	COMMENTS
Subdivision Process:					
Subdivision Plat Submittal	√				
Warranty Deed	√				
Topography Survey	√				
Drainage Report Submittal (As Per City Drainage Policy)	√				Approved by H.C.D.D.#1 Date: Pending Approval
Zoning : City Limits - ETJ	√				
Flood Zone	√				Zone "X" (Shaded) Panel # 480338-0015 E (MAY 17, 2001)
Preliminary Submittals:					
Existing & Proposed Water Distribution Layout	√				Sharyland Water Supply Corporation - Water Distribution System
Water Distribution System Provider:	√				Sharyland Water Supply Corporation - Water Distribution System
Existing & Proposed Sewer Collection Layout	√				City of Edinburg Sanitary Sewer Collection System
Sanitary Sewer Collection System Provider:	√				City of Edinburg Sanitary Sewer Collection System
Existing and Proposed Drainage Layout System:	√				Private Drainage System onto H.C.D.D. # 1
Major Arterial Street Right-of-way Dedication (**80-ft ROW**)	√				Street Section (Existing 22-ft E-E)
Minor / Major Collector Street pavement Section (**57-ft**)	√				In Accordance to Standard Street Policy
Variances Appeals Request: 2022					Planning & Zoning Meeting / Results / City Council Meeting
Street Widening Improvements (Monmack Road)		√			Monmack Road Widening
Street 5-ft Sidewalk Improvements (Monmack Road)		√			Monmack Road Sidewalk
Drainage Improvements	√				
Construction Plans Review Submittals:	**(See Section 4 Construction Plans Submittals Policy, 2014 STANDARD POLICY MANUAL)**				
Cover Sheet	√				
Topography Sheet (Utilities, Bench Marks)	√				
Sanitary Sewer Improvements: On-Site & Off-Site	√				City of Edinburg Sanitary Sewer Collection System - CCN
Sanitary Sewer Detail Sheets	√				See Section 3 Utility Policy, 2014 Standard Policy Manual
Water Distribution Improvements: On-Site & Off-Site	√				Sharyland Water Suppy Corporation System - CCN
Water Distribution Detail Sheet (Fire Hydrant Assembly)	√				See Section 3 Utility Policy, 2014 Standard Policy Manual
Drainage Improvements:	√				
Drainage Detail Sheets	√				See Section 1 Drainage Policy, 2014 Standard Policy Manual
Principal/Major Arterial Streets Improvements:	√				See Section 2 Streets Policy, 2014 Standard Policy Manual
Street Sign Sheet:	√				
Street Detail Sheets	√				See Section 2 Streets Policy, 2014 Standard Policy Manual
Street Lighting Sheet:	√				
Traffic Control Plan:	√				
Erosion Control Plan	√				
Erosion Control Plan Detail Sheet	√				See Storm Water Management, 2014 Standard Policy Manual

DESCRIPTION	Provided	Need to Provide	Not Applicable	Need to Revise	COMMENTS
Pre-Construction Meeting:					
Notice To Proceed		√			Dated:
Roadway Open-Cut or Bore Permit Application		√			Dated:
TX-Dot Water UIR Permit			√		Dated:
TX-Dot Sewer UIR Permit			√		Dated:
N.O.I. Submittal		√			Dated:
SWPP Booklet Submittal		√			Dated:
RFI #1 Request		√			Dated:
Change Orders		√			Dated:
Final Walk Though		√			Dated:
Punch List - 1st Draft		√			Dated:
Punch List - Final		√			Dated:
Letter of Acceptance		√			Dated:
1-year Warranty (Water/Sewer/Paving/Drainage)		√			Dated:
Backfill Testing Results		√			Dated:
As-Built (Revised Original Submittal)		√			Dated:
Recording Process:					
Public Improvements with (Letter of Credit)			√		Dated: Expires:
Recording Fees $ 106.00		√			As required by County Clerks office
Copy of H.C.D.D. #1 of invoice $ 250.00		√			Required to be paid prior to Final Stages
Street Light Escrow $ -		√			Required: 0 EA. @ $ -
Street Escrow (Monmack Road) $ 20,399.17		√			Required: 215 EA. @ $ 94.88
Sidewalk Escrow (Monmack Road) $ 5,125.00		√			Required: 205 LF @ $ 25.00
TOTAL OF ESCROWS: $ 25,524.17					
Total Developer's Construction Cost: (Letter of Credit)		√			Date : Lender :
Laboratory Testing Fee: 3% $ 765.73		√			$ 25,524.17 Estimate FINAL Construction Cost
Inspection Fee: 2% $ 510.48		√			$ 25,524.17 Estimate FINAL Construction Cost
Park Land Fees: **Park Zone # 5** $ -		√			0 Lots @ $ - Full rate within the ETJ
0 Residential $ 300.00 $ -		√			50% Development 50% Building Stage
44 Multi-Family **$ 600.00** $ 26,400.00		√			**50%** Development **50%** Building Stage
Water Rights: SWSC - CCN $ -			√		14.32 Acres $ 3,445.00
Water 30-year Letter (Commercial) $ -			√		0 Lots @ $ - SWSC - CCN
Water 30-year Letter (Single-Family) (3/4") $ -			√		0 Lots @ $ - SWSC - CCN
Sewer 30-year Letter (4") COE - CCN $ 2,860.00		√			**44** Lots @ **$ 65.00** COE SEWER-CCN
TOTAL OF FEES: $ 29,770.48					
Reimbursements:					
Developer Sewer Improvements $ -			√		Off-Site System: 0.00 AC $ -
Developer Water Improvements $ -			√		Off-Site System 0.00 AC $ -
TOTAL OF REINBURSEMENTS: $ -					
Buyouts:					
North Alamo Water Supply Corporation $ -			√		Required Buyout 0.00 AC. $ -
Sharyland Water Supply Corporation			√		Not Applicable
Tax Certificates					
County of Hidalgo / School District		√			
Water District		√			Hidalgo County Irrigation District # 1

Total of Escrows, Fees, Reimbursements and Buyouts:

Escrows	$ 25,524.17	Street & Sidewalk Improvements for (Chapin Road)
Material Testing Fee Inspection Fees, Other F	$ 29,770.48	Parkland Fees, Water Rights/Water & Sewer 30-year Agreements
Reimbursements	$ -	Reimbursement to the Developer of Subdivision
City of Edinburg	$ -	15% Payable to the City of Edinburg for Administrative Fee
To the Developer of Record	$ -	85% Payable to the Developer of Record Owner / Developer
Buyouts	$ -	Based on Subdivision (Need Request and Approval rate from SWSC/NAWSC Broads)
TOTAL :	$ 55,294.65	Developer Total Cost of Fees, Escrows, Reimbursements & Buyouts

THE CITY OF Edinburg
PLANNING AND ZONING DEPARTMENT

STAFF REPORT: GOLDEN ACRES SUBDIVISION

Date Prepared: June 23, 2022
Planning and Zoning Meeting: July 12, 2022

Subject: Consider the Preliminary Plat of **GOLDEN ACRES SUBDIVISION**, being a 30.01 acre tract of land out of Lots 20, 21, & 22, Caledonia Estates Subdivision, located at 3701 East Curry Road, as requested by Melden & Hunt, Inc.

Location: The property is located 660 ft east of Doolittle Road, south of Curry Road and north of Curve Road, and within the City of Edinburg's City Limits.

Setbacks: Setbacks will be determined once the proper zoning has been established.

Zoning: Current Zoning is Agriculture (AG) District

Analysis: The Preliminary Plat proposes a Single-Family residential development with 28 Lots averaging approximately 43,500 sq. ft. that will require rezoning to Suburban Residential (S) District and shall be in compliance of lot width, lot length, lot area for proposed development.

Utilities: Water Distribution System is within the North Alamo Water Supply Corporation - CCN and Sanitary Sewer Collection System is within the City of Edinburg - CCN. All utility improvements within the proposed subdivision that are not limited to water system, sewer system, curb & gutter, and fire hydrants will be installed by the developer in accordance with the approved 2014 Standards Manual.

Recommendations:

The following is the staff's evaluation and requirements for the approval of this plat application. The requirements represent a comprehensive review but do not preclude the City of Edinburg from identifying other requirements deemed necessary for the proper development of the subdivision.

Planning Comments:

In Accordance to the Unified Development Code (UDC) the purpose is to implement the City of Edinburg's Comprehensive Plan. This code is adopted pursuant to the authority granted by the constitution and laws of the State of Texas Local Government Code, Texas Water Code and pursuant to the home rule authority provided in the City's Home Rule Chapter.

- Rezoning will be required (Urban Residential) or setbacks changed to match current zoning

- Add plat note stating Zoning (Suburban Residential as requested by Engineer)
- Change setbacks to reflect proper zoning Below setbacks table
- Provide City Street lighting standards
- Verify Metes & Bounds
- Parkland fee is to be paid at Building Permit Stage
- Please mark all lot corners
- Topography map needs to be provided
- Distinguish flood zones
- Parkland Dedication Fee to be paid before recording 28 lots at $300.00 (96 x $300.00= **$8,400**)
- Label ROW "existing"
- Label adjacent subdivision lots by number if applicable

ENGINEERING/UTILITIES COMMENTS
-See attached

SOLID WASTE COMMENTS
-See attached

FIRE COMMENTS
-See attached

THE CITY OF Edinburg

ENGINEERING DEPARTMENT

Preliminary Staff Review

June 28, 2022

Mario Reyna, P.E.
Melden & Hunt Inc.
115 W. McIntyre
Edinburg, TX 78541
(956) 381-0981

RE: GOLDEN ACRES SUBDIVISION – PRELIMINARY REVIEW

Mr. Reyna,

Attached are the Preliminary Phase Submittal comments for Golden Acres Subdivision. Submittal is adequate as presented and recommended for preliminary approval.

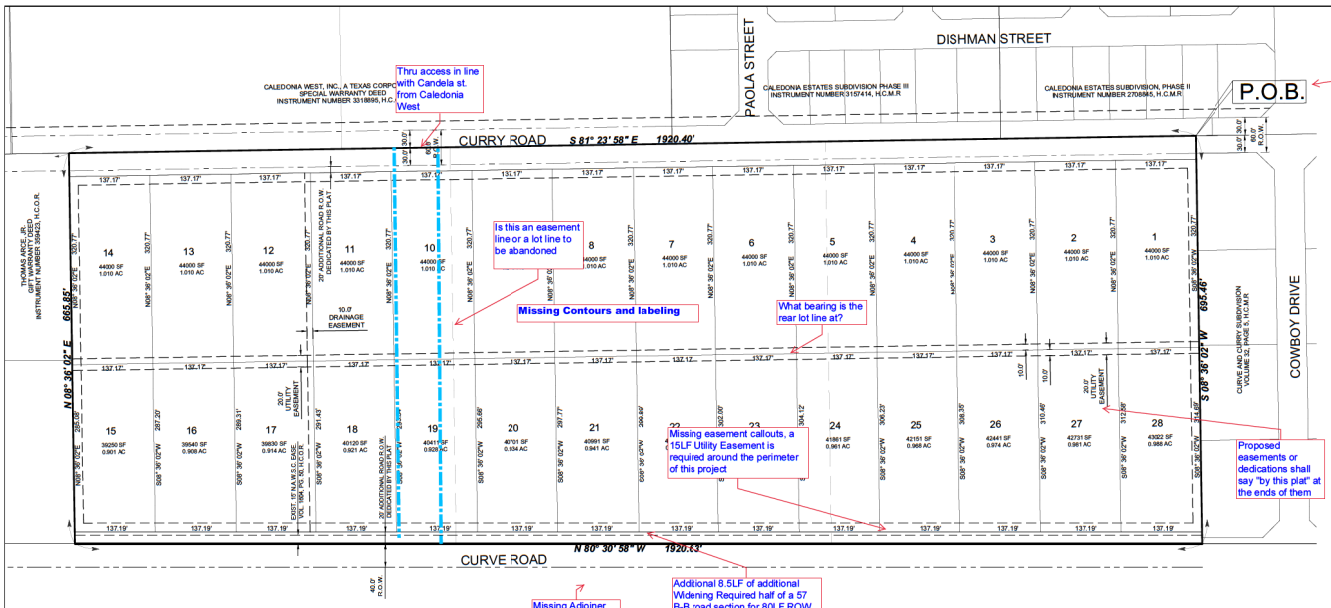
Any questions feel free to contact us.

Thanks,

Peter Hermida, P.E.
Email: phermida@cityofedinburg.com
415 W. University Drive
Edinburg, Texas 78539

Cc: Mardoqueo Hinojosa, P.E., CFM, City Engineer, Patrizia Longoria, Engineer III, Roberto Hernandez, Engineer II, Abel Beltran, Planner I, Vince Romero, Director of Public Works, Robert Valenzuela, Storm Water Specialist, Kimberly Mendoza, Director of Planning and Zoning, Rita Lee Guerrero, Planner I, Jaime Xavier Ayala, Planner II, Gerardo Carmona P.E., Director of Utilities, Jose Flores, Systems Superintendent, Omar Garza, Fire Marshal, Ramiro Gomez, Director of Solid Waste

REFERENCES:
City of Edinburg – 2014 Standard Manual – Construction and Development Requirements; Unified Development Code; and if required a TX-Dot Permitting UIR permitting process.



SUBDIVISION MAP OF

GOLDEN ACRES

BEING A RESUBDIVISION OF 30.008 ACRES SITUATED IN THE CITY OF EDINBURG, HIDALGO COUNTY, TEXAS, BEING ALL OF LOTS 20, 21 & 22, CALEDONIAN ESTATES, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 5, PAGE 31, HIDALGO COUNTY MAP RECORDS

METES AND BOUNDS DESCRIPTION

A TRACT OF LAND CONTAINING 30.008 ACRES SITUATED IN THE COUNTY OF HIDALGO, TEXAS, BEING A PART OR PORTION OUT OF LOTS 20, 21 AND 22, CALEDONIAN ESTATES, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 5, PAGE 31, HIDALGO COUNTY MAP RECORDS, SAID 30.008 ACRES OUT OF A CERTAIN TRACT CONVEYED TO PABLO RODRIGUEZ AND ROSE MARY RODRIGUEZ BY VIRTUE OF A SPECIAL WARRANTY DEED WITH VENDOR'S LIEN RECORDED UNDER DOCUMENT NUMBER 3107203, HIDALGO COUNTY OFFICIAL RECORDS, SAID 30.008 ACRES ALSO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 20, FOR THE NORTHEAST CORNER OF THIS HEREIN DESCRIBED TRACT;

1. THENCE, S 08° 36' 02" W ALONG THE EAST LINE OF SAID LOT 20, A DISTANCE OF 695.46 FEET TO A NO. 4 REBAR SET FOR THE SOUTHEAST CORNER OF THIS TRACT;

2. THENCE, N 80° 30' 58" W ALONG THE SOUTH LINES OF SAID LOTS 20, 21 AND 22, A DISTANCE OF 1,920.63 FEET TO A NO. 4 REBAR SET FOR THE SOUTHWEST CORNER OF THIS TRACT;

3. THENCE, N 08° 36' 02" E ALONG THE WEST LINE OF SAID LOT 22, A DISTANCE OF 695.85 FEET TO A NO. 4 REBAR SET FOR THE NORTHWEST CORNER OF THIS TRACT;

4. THENCE, S 81° 23' 58" E ALONG THE NORTH LINES OF SAID LOTS 20, 21 AND 22, A DISTANCE OF 665.85 FEET TO THE POINT OF BEGINNING AND CONTAINING 30.008 ACRES OF LAND, MORE OR LESS.

GENERAL PLAT NOTES & RESTRICTIONS

1. BUILDING SETBACKS:
   A. FRONT YARD SETBACK LINE SHALL BE TEN (10) FEET OR EASEMENT WHICHEVER IS GREATER.
   B. REAR YARD SETBACK LINE SHALL BE FIFTEEN (15) FEET OR EASEMENT WHICHEVER IS GREATER.
   C. SIDE YARD SETBACK LINE SHALL BE FIVE (5) FEET OR EASEMENT WHICHEVER IS GREATER.
   D. CUL-DE-SAC FRONT AND REAR YARD SETBACK LINE SHALL BE FIFTEEN (15) FEET OR EASEMENT WHICHEVER IS GREATER.
2. MINIMUM FINISHED FLOOR ELEVATION SHALL BE 18 INCHES ABOVE THE TOP OF CURB OR BASE FLOOD ELEVATION WHICH EVER IS GREATER.
3. A SEPARATE PERMIT IS REQUIRED FOR SIDEWALKS DURING BUILDING PERMIT STAGE FOR RESIDENTIAL AREAS.
4. NO PERMANENT STRUCTURES SHALL BE ALLOWED WITHIN UTILITY EASEMENTS, GAS EASEMENTS, IRRIGATION EASEMENTS OR LOT LINES.
5. ALL INTERIOR LOT CORNERS WILL HAVE A NO.4 REBAR SET WITH PLASTIC CAP STAMPED MELDEN & HUNT, INC.
6. BENCHMARK NOTES:
7. NO MORE THAN ONE SINGLE FAMILY DETACHED DWELLING SHALL BE LOCATED PER LOT.
8. ALL CONSTRUCTION SHALL COMPLY WITH STORM WATER POLLUTION PREVENTION PLAN (SWSP) REQUIREMENTS.
9. DRAINAGE NOTE:
   IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT No.1 AND HIDALGO COUNTY DRAINAGE REQUIREMENTS, THIS DEVELOPMENT IS REQUIRED TO DETAIN A TOTAL OF XXXXX C.F (XXXX AC.-FT.) OF STORM WATER RUNOFF. DRAINAGE DETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS STATED IN THE DRAINAGE REPORT AND THAT THIS DETENTION WAS APPROVED AS A MASTER PLAN AND NOT A RECENT 50-YEAR STORM REVIEW.

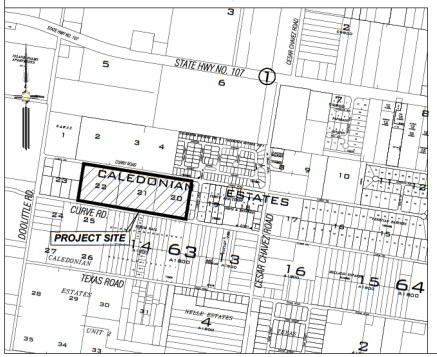
Provide detention volumes and drainage report

General Comments:

1. All materials shall be Domestic.
2. All pipes shall have a minimum cover of 3'.
3. All ring and covers shall be at least 32" in diameter and the covers shall have the City of Edinburg logo.
4. Provide an approved Drainage Report from HCDD #1 prior to recording.
5. Must Contact the Growth Coordinator from the United States Postal Service Ismael Medina (956)383-5383 for cluster box locations and pad details.
6. Caledonia West has a street projected to go through this development. Candela St shall be extended through from Curry to Curve Road. Subdivision 32' back to back paving section North and South (50' ROW and 32' Paved)
7. Detention Pond Reqired

LOCATION MAP

SCALE: 1" = 1,000'



MELDEN & HUNT, INC.
CONSULTANTS • ENGINEERS • SURVEYORS
115 W. McINTYRE • EDINBURG, TX 78541
PH: (956) 381-0981 • FAX: (956) 381-1839
ESTABLISHED 1947 • www.meldenandhunt.com
TBPLS No. 10096900

DRAWN BY: R.N. DATE 4-20-2022
SURVEYED, CHECKED _____ DATE _____
FINAL CHECK _____ DATE _____

STATE OF TEXAS
COUNTY OF HIDALGO:

WE, THE UNDERSIGNED, OWNER OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS GOLDEN ACRES, DO HEREBY GRANT AN EASEMENT TO THE CITY OF EDINBURG AND THOSE WHO MAY NOW OR HEREAFTER HOLD FRANCISE UNDER SAID CITY. THE STREETS, STREET LIGHTS, TRAFFIC CONTROL DEVICES, SIDEWALKS AND OTHER IMPROVEMENTS AND EASEMENTS THEREON SHOWN, SURFACE USE OF THE STREET AND ALLEYS IS RESTRICTED TO THE EMPLOYEES OR AGENTS OF THE CITY OF EDINBURG EMPLOYEES OF UTILITIES OPERATING UNDER FRANCISE TO THE CITY OF EDINBURG AND RESIDENTS OF TEH SUBDIVISION AND THEIR GUESTS.

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

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

OWNER: SHAVI MAHTANI

DATE:

STATE OF TEXAS
COUNTY OF HIDALGO:

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED SHAVI MAHTANI KNOWN TO ME TO BE THE PIERSON 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 _____ DAY OF _____, 20____.

NOTARY PUBJC, HIDALGO COUNTY, TEXAS
MY COMMISSION EXPIRES:

STATE OF TEXAS
COUNTY OF HIDALGO

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

DATED THIS THE_____DAY OF_____20____.

MELDEN & HUNT, INC.
TEXAS REGISTRATION F-1431

MARIO A. REYNA, PROFESSIONAL ENGINEER No. 117368
STATE OF TEXAS

DATE PREPARED: 04/20/22
ENGINEERING JOB # 22080

STATE OF TEXAS
COUNTY OF HIDALGO

I, ROBERTO N. TAMEZ, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE FROM AN ACTUAL SURVEY MADE ON THE GROUND OF THE PROPERTY LEGALLY DESCRIBED HEREON, AND THAT THERE ARE NO APPARENT DISCREPANCIES, CONFLICTS, OVERLAPPING OF IMPROVEMENTS, VISIBLE UTILITY LINES OR ROADS IN PLACE, EXCEPT AS SHOWN ON THE ACCOMPANYING PLAT, AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY SUPERVISION IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF MISSION, TEXAS.

DATED THIS THE_____DAY OF_____20____.

ROBERTO N. TAMEZ, PROFESSIONAL LAND SURVEYOR No.6238
STATE OF TEXAS

DATE SURVEYED:
T-
SURVEY JOB # 22060.08

I, THE UNDERSIGNED, MAYOR OF THE CITY OF EDINBURG, 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 EDINBURG — DATE

CITY SECRETARY — DATE

*I, THE UNDERSIGNED, CHAIRPERSON OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF EDINBURG, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT KNOWN AS GOLDEN ACRES CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THIS CITY WHEREIN MY APPROVAL IS REQUIRED

AND HAS BEEN APPROVED FOR RECORDING ON THE_____DAY OF _____20____.*

CHAIRPERSON PLANNING AND ZONING COMMISSION

STATE OF TEXAS
COUNTY OF HIDALGO

APPROVED BY DRAINAGE DISTRICT:

HDALGO 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/HER ENGINEER TO MAKE THEIR DETERMINATIONS.

HDALGO COUNTY DRAINAGE DISTRICT NO.1

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

THIS PLAT APPROVED BY THE HIDALGO COUNTY IRRIGATION NO. 1 ON THIS THE _____DAY OF _____20____

HIDALGO COUNTY IRRIGATION DISTRICT NO. ONE WILL NOT BE RESPONSIBLE FOR DRAINAGE OR DELIVERY OF WATER TO ANY LOT IN THIS SUBDIVISION. THERE WILL NOT BE ANY PERMANENT STRUCTURES ON THE DISTRICT RIGHT-OF-WAYS AND/OR EASEMENTS.

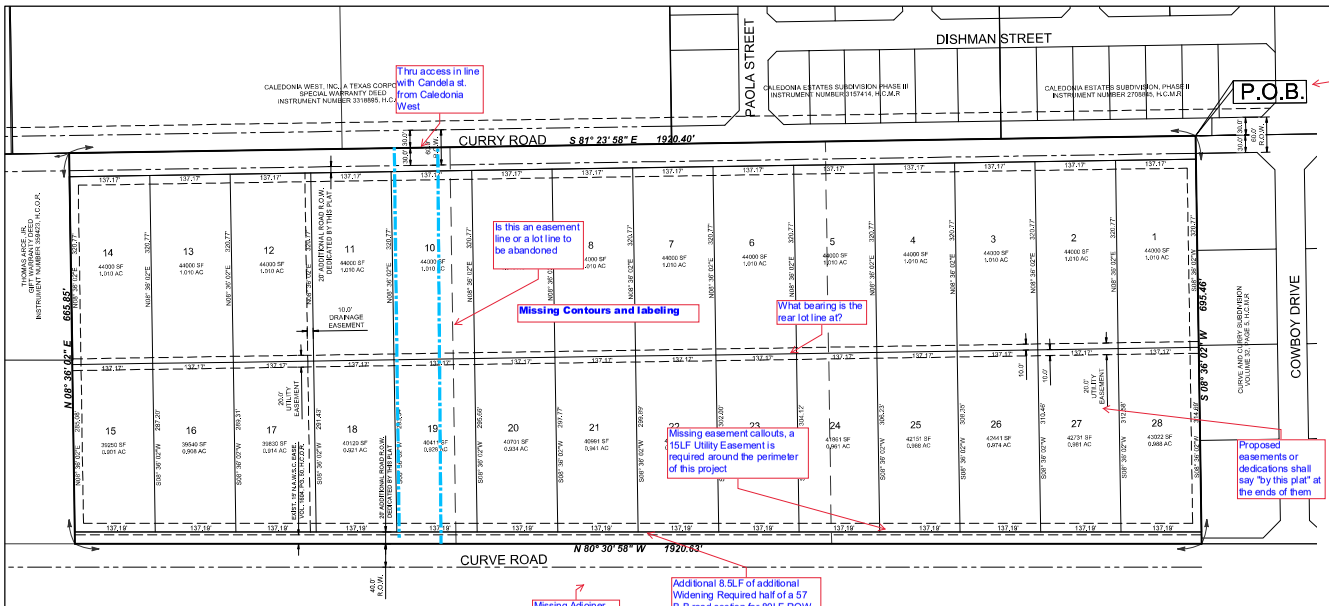
NO IMPROVEMENTS OF ANY KIND SHALL BE PLACED UPON THE HCID#1 RIGHT-OF-WAYS OR EASEMENTS WITHOUT THE EXPRESSED WRITTEN PERMISSION OF HCID#1.

PRESIDENT — SECRETARY

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



SUBDIVISION MAP OF

GOLDEN ACRES

BEING A RESUBDIVISION OF 30.008 ACRES SITUATED IN THE CITY OF EDINBURG, HIDALGO COUNTY, TEXAS, BEING ALL OF LOTS 20, 21 & 22, CALEDONIAN ESTATES, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 5, PAGE 31, HIDALGO COUNTY MAP RECORDS

METES AND BOUNDS DESCRIPTION

A TRACT OF LAND CONTAINING 30.008 ACRES SITUATED IN THE COUNTY OF HIDALGO, TEXAS, BEING A PART OR PORTION OUT OF LOTS 20, 21 AND 22, CALEDONIAN ESTATES, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 5, PAGE 31, HIDALGO COUNTY MAP RECORDS, SAID 30.008 ACRES OUT OF A CERTAIN TRACT CONVEYED TO PABLO RODRIGUEZ AND ROSE MARY RODRIGUEZ BY VIRTUE OF A SPECIAL WARRANTY DEED WITH VENDOR'S LIEN RECORDED UNDER DOCUMENT NUMBER 3180930, HIDALGO COUNTY OFFICIAL RECORDS, SAID 30.008 ACRES ALSO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 20, FOR THE NORTHEAST CORNER OF THIS HEREIN DESCRIBED TRACT;

1. THENCE, S 08° 36' 02" W ALONG THE EAST LINE OF SAID LOT 20, A DISTANCE OF 695.46 FEET TO A NO. 4 REBAR SET FOR THE SOUTHEAST CORNER OF THIS TRACT;
2. THENCE, N 80° 30' 58" W ALONG THE SOUTH LINES OF SAID LOTS 20, 21 AND 22, A DISTANCE OF 1,920.63 FEET TO A NO. 4 REBAR SET FOR THE SOUTHWEST CORNER OF THIS TRACT;
3. THENCE, N 08° 36' 02" E ALONG THE WEST LINE OF SAID LOT 22, A DISTANCE OF 695.85 FEET TO A NO. 4 REBAR SET FOR THE NORTH-WEST CORNER OF THIS TRACT;
4. THENCE, S 81° 23' 58" E ALONG THE NORTH LINES OF SAID LOTS 20, 21 AND 22, A DISTANCE OF 665.85 FEET TO THE POINT OF BEGINNING AND CONTAINING 30.008 ACRES OF LAND, MORE OR LESS.

GENERAL PLAT NOTES & RESTRICTIONS

1. BUILDING SETBACKS:
   A. FRONT YARD SETBACK LINE SHALL BE TEN (10) FEET OR EASEMENT WHICHEVER IS GREATER.
   B. REAR YARD SETBACK LINE SHALL BE FIFTEEN (15) FEET OR EASEMENT WHICHEVER IS GREATER.
   C. SIDE YARD SETBACK LINE SHALL BE FIVE (5) FEET OR EASEMENT WHICHEVER IS GREATER.
   D. CUL-DE-SAC FRONT AND REAR YARD SETBACK LINE SHALL BE FIFTEEN (15) FEET OR EASEMENT WHICHEVER IS GREATER.
2. MINIMUM FINISHED FLOOR ELEVATION SHALL BE 18 INCHES ABOVE THE TOP OF CURB OR BASE FLOOD ELEVATION WHICH EVER IS GREATER.
3. A SEPARATE PERMIT IS REQUIRED FOR SIDEWALKS DURING BUILDING PERMIT STAGE FOR RESIDENTIAL AREAS.
4. NO PERMANENT STRUCTURES SHALL BE ALLOWED WITHIN UTILITY EASEMENTS, GAS EASEMENTS, IRRIGATION EASEMENTS OR LOT LINES.
5. ALL INTERIOR LOT CORNERS WILL HAVE A NO.4 REBAR SET WITH PLASTIC CAP STAMPED MELDEN & HUNT, INC.
6. BENCHMARK NOTES:
7. NO MORE THAN ONE SINGLE FAMILY DETACHED DWELLING SHALL BE LOCATED PER LOT.
8. ALL CONSTRUCTION SHALL COMPLY WITH STORM WATER POLLUTION PREVENTION PLAN (SW3P) REQUIREMENTS.
9. DRAINAGE NOTE:
   IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT No.1 AND HIDALGO COUNTY DRAINAGE REQUIREMENTS, THIS DEVELOPMENT IS REQUIRED TO DETAIN A TOTAL OF XXXXX C.F (XXXX AC-FT.) OF STORM WATER RUNOFF. DRAINAGE DETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS STATED IN THE DRAINAGE REPORT AND THAT THIS DETENTION WAS APPROVED AS A MASTER PLAN AND NOT A RECENT 50-YEAR STORM REVIEW.

Provide detention volumes and drainage report

General Comments:
1. All materials shall be Domestic.
2. All pipes shall have a minimum cover of 3'.
3. All ring and covers shall be at least 32" in diameter and the covers shall have the City of Edinburg logo.
4. Provide an approved Drainage Report from HCDD #1 prior to recording.
5. Must Contact the Growth Coordinator from the United States Postal Service Ismael Medina (956)383-5383 for cluster box locations and pad details.
6. Caledonia West has a street projected to go through this development. Candela St shall be extended through from Curry to Curve Road. Subdivision 32' back to back paving section North and South (50' ROW and 32' Paved)
7. Detention Pond Required

LOCATION MAP

SCALE: 1" = 1,000'



MELDEN & HUNT, INC.
CONSULTANTS • ENGINEERS • SURVEYORS
115 W. McINTYRE - EDINBURG, TX 78541
PH: (956) 381-0981 - FAX: (956) 381-1839
ESTABLISHED 1947 - www.meldenandhunt.com
TBPLS No. 10006900

DRAWN BY: R.N. DATE 4-26-2022
SURVEYED, CHECKED _____ DATE _____
FINAL CHECK _____ DATE _____

STATE OF TEXAS
COUNTY OF HIDALGO:

WE, THE UNDERSIGNED, OWNER OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS GOLDEN ACRES, DO HEREBY GRANT AN EASEMENT TO THE CITY OF EDINBURG AND THOSE WHO MAY NOW OR HEREAFTER HOLD FRANCISE UNDER SAID CITY, THE STREETS, STREET LIGHTS, TRAFFIC CONTROL DEVICES, SIDEWALKS AND OTHER IMPROVEMENTS AND EASEMENTS THERON SHOWN, SURFACE USE OF THE STREET AND ALLEYS IS RESTRICTED TO THE EMPLOYEES OR AGENTS OF THE CITY OF EDINBURG, EMPLOYEES OF UTILITIES OPERATING UNDER FRANCISE TO THE CITY OF EDINBURG AND RESIDENTS OF TEH SUBDIVISION AND THEIR GUESTS.

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

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

OWNER: SHAVI MAHTANI _____ DATE: _____

STATE OF TEXAS
COUNTY OF HIDALGO:

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED SHAVI MAHTANI 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 _____ DAY OF _____, 20____.

NOTARY PUBLIC, HIDALGO COUNTY, TEXAS
MY COMMISSION EXPIRES:

STATE OF TEXAS
COUNTY OF HIDALGO

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

DATED THIS THE _____ DAY OF _____, 20____.

MARIO A. REYNA, PROFESSIONAL ENGINEER No. 117368
STATE OF TEXAS

DATE PREPARED: 04/20/22
ENGINEERING JOB # 22080

MELDEN & HUNT, INC.
TEXAS REGISTRATION F-1435

STATE OF TEXAS
COUNTY OF HIDALGO

I, ROBERTO N. TAMEZ, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE FROM AN ACTUAL SURVEY MADE ON THE GROUND OF THE PROPERTY LEGALLY DESCRIBED HEREON, AND THAT THERE ARE NO APPARENT DISCREPANCIES, CONFLICTS, OVERLAPPING OF IMPROVEMENTS, VISIBLE UTILITY LINES OR ROADS IN PLACE, EXCEPT AS SHOWN ON THE ACCOMPANYING PLAT, AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY SUPERVISION IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF MISSION, TEXAS.

DATED THIS THE _____ DAY OF _____, 20____.

ROBERTO N. TAMEZ, PROFESSIONAL LAND SURVEYOR No.6238
STATE OF TEXAS

DATE SURVEYED:
T-
SURVEY JOB # 22080.08

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 CODE §48.211 (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 HISHER ENGINEER TO MAKE THEIR DETERMINATIONS.

HIDALGO COUNTY DRAINAGE DISTRICT NO.1

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

THIS PLAT APPROVED BY THE HIDALGO COUNTY IRRIGATION NO. 1 ON THIS THE _____ DAY OF _____, 20____

HIDALGO COUNTY IRRIGATION DISTRICT NO. ONE WILL NOT BE RESPONSIBLE FOR DRAINAGE OR DELIVERY OF WATER TO ANY LOT IN THIS SUBDIVISION. THERE WILL NOT BE ANY PERMANENT STRUCTURES ON THE DISTRICT RIGHT-OF-WAYS AND/OR EASEMENTS.

NO IMPROVEMENTS OF ANY KIND SHALL BE PLACED UPON THE HCID#1 RIGHT-OF-WAYS OR EASEMENTS WITHOUT THE EXPRESSED WRITTEN PERMISSION OF HCID#1.

PRESIDENT _____ SECRETARY _____

I, THE UNDERSIGNED, MAYOR OF THE CITY OF EDINBURG, 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 EDINBURG _____ DATE _____

CITY SECRETARY _____ DATE _____

"I, THE UNDERSIGNED, CHAIRPERSON OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF EDINBURG, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT KNOWN AS GOLDEN ACRES CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THIS CITY WHEREIN MY APPROVAL IS REQUIRED

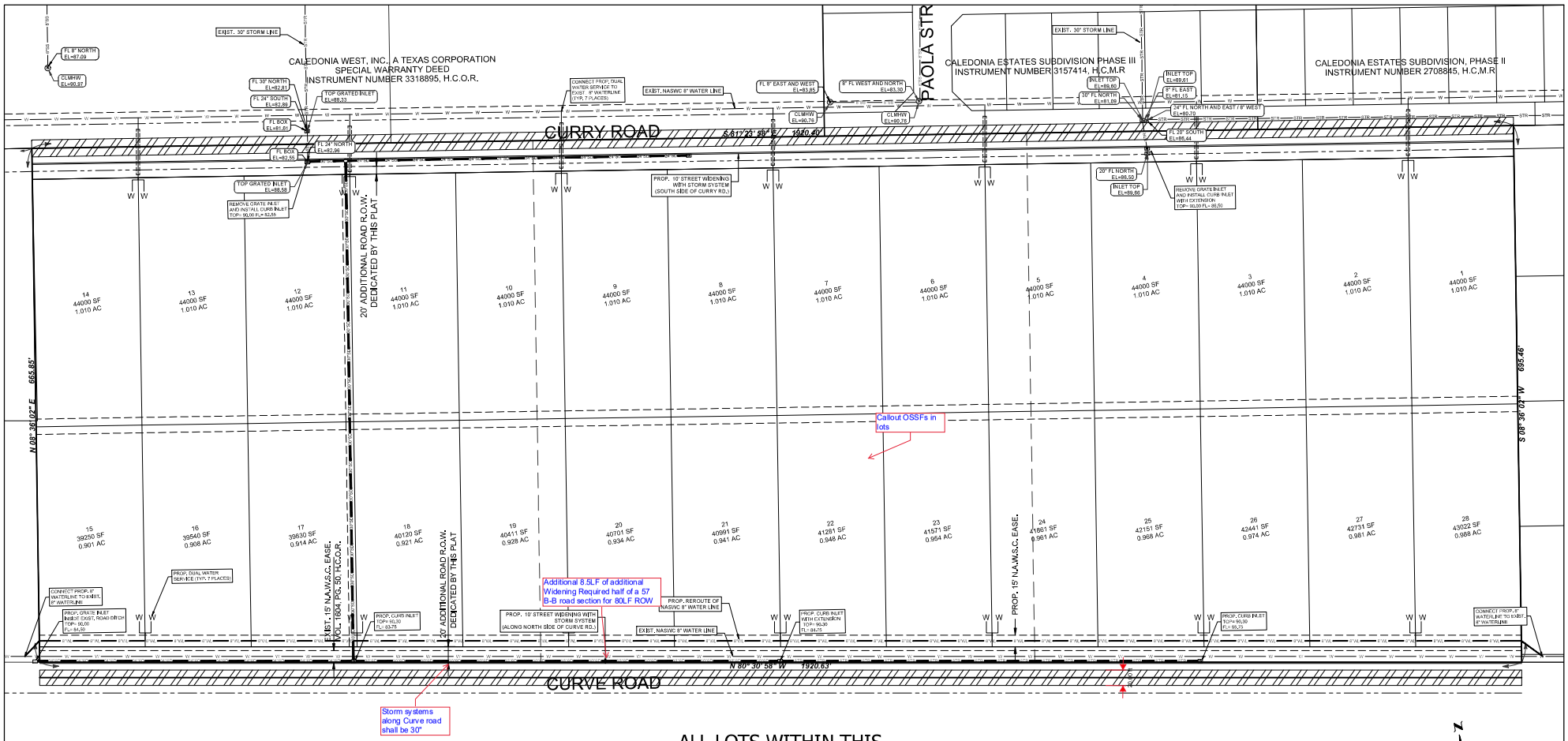
AND HAS BEEN APPROVED FOR RECORDING ON THE _____ DAY OF _____, 20____."

CHAIRPERSON PLANNING AND ZONING COMMISSION

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



ALL LOTS WITHIN THIS
SUBDIVISION SHALL UTILIZE OSSF

General Utility Comments:

1. Specify the street width.
2. Provide a Detention Pond
3. Provide Fire Hydrants
4. Provide Erosion Control Plan.
5. Provide profiles of storm systems.
6. Provide striping and signage plan.
7. Any Trench Excavation Deeper than 5LF shall Require "Support, Shoring, Benching or Shielding" system approved by OSHA
8. Tongue and Groove RCP shall not be accepted in lieu of Rubber Gasketed RCP (Bell and Spigot only)
8. Until changes to layout are made, hydraulic review will commence.

SHEET X OF XX	Copyright 2019 Melden & Hunt, Inc. All Rights Reserved. Exercise of This Layout-Base.dwg	WATER & SEWER LAYOUT	GOLDEN ACRES EDINBURG, TEXAS	ENGINEERING TECH: R.N. PROJECT ENGINEER: M.A.R. T-BOOK: , PG. 1. RELEASE DATE: 2. RELEASE DATE: 3. RELEASE DATE: SCALE: AS SHOWN

REVISION | DATE | BY

MELDEN & HUNT INC.
CONSULTANTS • ENGINEERS • SURVEYORS
115 W. McINTYRE - EDINBURG, TX 78541
PH: (956) 381-0981 - FAX: (956) 381-1839
ESTABLISHED 1947 - www.meldenandhunt.com
TBPLS No. 10056000

JOB No. 22080

Y:\Land Development\Residential\Edinburg\22080 - Domain-Golden Acres\Autocad files\Plat for Shaw.dwg, 5/13/2022 2:33:02 PM, Reyes

THE CITY OF Edinburg
DEPARTMENT OF PUBLIC WORKS

To: Melden & Hunt INC

CC. Adam Elizondo, Planning and Zoning Department

From: Robert Valenzuela, Stormwater Manager

Valentin Sanchez, Traffic Manager

Date: June 22, 2022

Subject: Golden Acres

Public Works

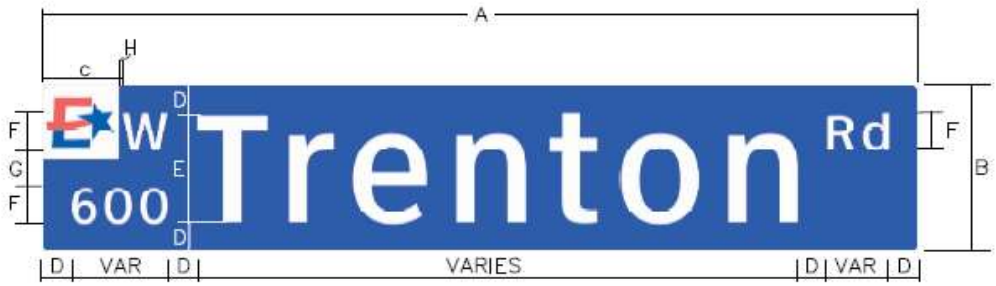
Required Information

1. Traffic Stop Signs
   - Size 30" (Aluminum)
   - Film HIP
   - Metal Pole 2 3/8" Minimum of 7' from Ground
   - Socket & Wedge (Wedge Facing oncoming Traffic)
   - Pole Installation Minimum of 24" deep (back fill with Concert)
2. Street Name Signs
   - Please refer to the attached street name sign spec's
3. Curb Painting
   - Fire lane 15' in width shall be painted in front of all fire hydrants
   - Provide double face blue fire hydrant street marker on center of the street in front of fire hydrant
   - Stop bar, minimum of 24" from curb to center of street

Comments

- Please Submit plans with for review
- City of Edinburg follows the TMUTCD (Manual on Uniform Traffic Control Devices.
- https://ftp.txdot.gov/pub/txdot-info/trf/tmutcd/2011-rev-2/revision-2.pdf
- If there are any questions or concerns please reach out to Mr. Larry Ayala, Assistant Public Works Director or Mr. Valentin Sanchez, Traffic Manager, 956-388-8210

Street Name Sign Spec's



ITEM	ITEM DESCRIPTION	ITEM SIZE BY SIGN HEIGHT (INCHES)			
A	Sign Length	VAR	VAR	VAR	VAR
B	Sign Height	8	12	18	24
C	Logo Size	3"x3"	5"x5"	6"x6"	8"x8"
D	Spacing between edge of plate and elements	1	2	4	6
E	Street name initial letter height	6CV-3W	8CV-3W	10CV-3W	12CV-3W
F	Pre-directional, block range and street type height	2CV-3W	3CV-3W	4CV-3W	5CV-3W
G	Spacing between pre-directional and block range	2	2	2	2
H	Spacing between logo and pre-directional	VAR	VAR	VAR	VAR
NOTE; PLATE BACKGROUND COLOR IS BLUE (RGB; 0,0,255)					

Stormwater

Golden Acres 30.008 Acres

Required Information

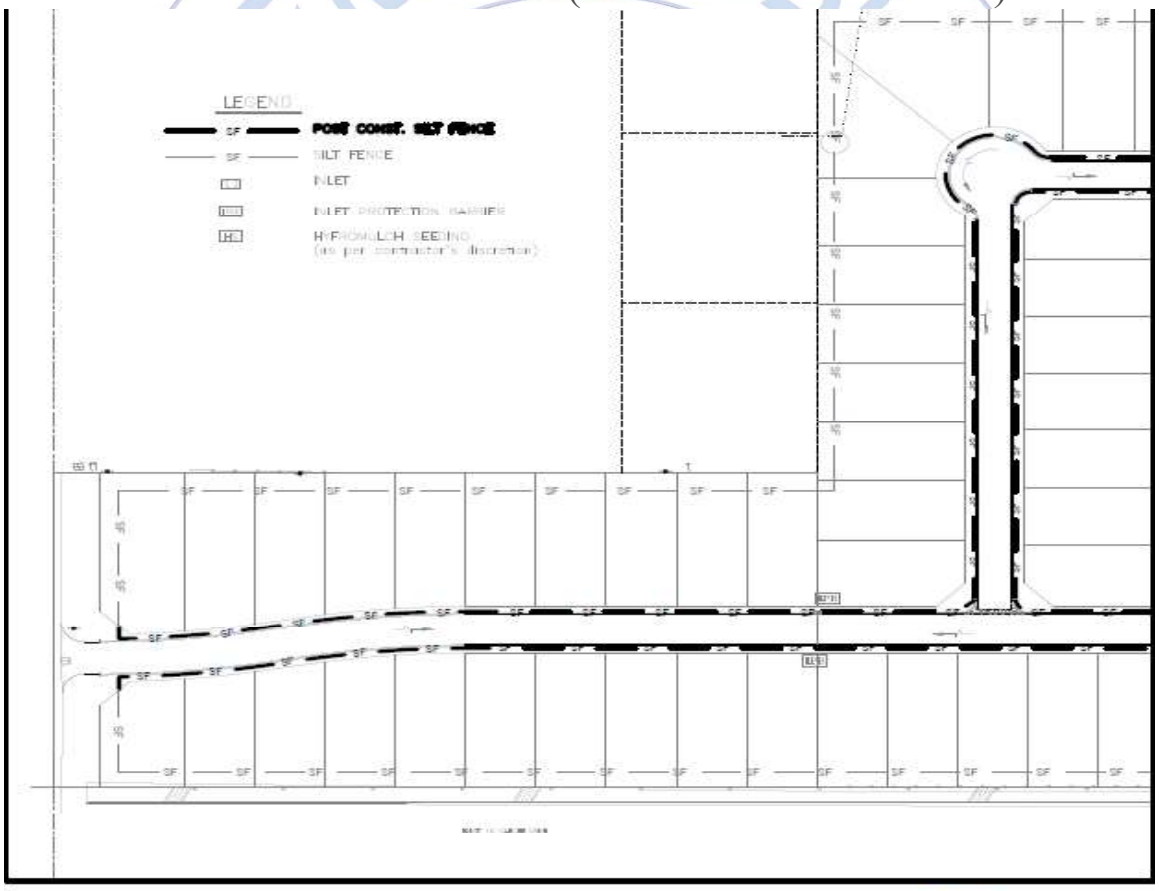
*The following items are required by TCEQ and the City of Edinburg. Please Submit the following at your earliest convinces.

1. **SW3P** (Storm Water Pollution Prevention Plan)
2. **NOI** (Notice of Intent)
3. **Large Construction Notice** (Per TCEQ Inventory)
4. **Detailed Erosion Control Plan** (Silt Fence, Construction Entrance, Inlet Protection, Concrete Washout)
5. **Detailed Post Construction BMP Plan** (Silt Fence back of Curb, Example Attached)
6. **Plat Note** (All Construction shall comply with Stormwater Pollution Prevention Plan (SW3P) requirements. Erosion and Sedimentation Controls constructed in accordance with the Stormwater Ordinance 98.30 of the City of Edinburg are required for all construction on each lot including single family and duplex/multi-family construction)
7. **NOT** (Notice of Termination, Per TCEQ) Will now be required once the final walk thru is completed.

Comments

- SW3P Plat Note has been revised, Please see the note for your reference in the above required information (#6)
- Stormwater is now requiring a Post Construction BMP Plan (#5) to be submitted for review.
- Silt Fence should be placed around the entire project.
- Large Construction Notice needs to be submitted with contractors contact information
- NOT will need to be submitted once the final walk thru is completed.
- All items must be submitted before the NTP is issued.
- Please email pending items to rvalenzuela@cityofedinburg.com

Post Construction BMP (Silt Fence Back of Curb)



POST CONSTRUCTION
SILT FENCE

SCALE: N.T.S.	REVISED:
DATE: JUNE, 2021	DRAWN BY: RMM

THE CITY OF Edinburg
FIRE DEPARTMENT

Preliminary Staff Review

June 23, 2022

Melden & Hunt Inc.
115 W McIntyre St
Edinburg, TX 78541
(956) 381-0981
mario@meldenandhunt.com

RE: PLAT-2022-0108
GOLDEN ACRES SUBDIVISION

To Whom It May Concern:

After reviewing the above referenced plat, the following are the preliminary phase submittal comments:

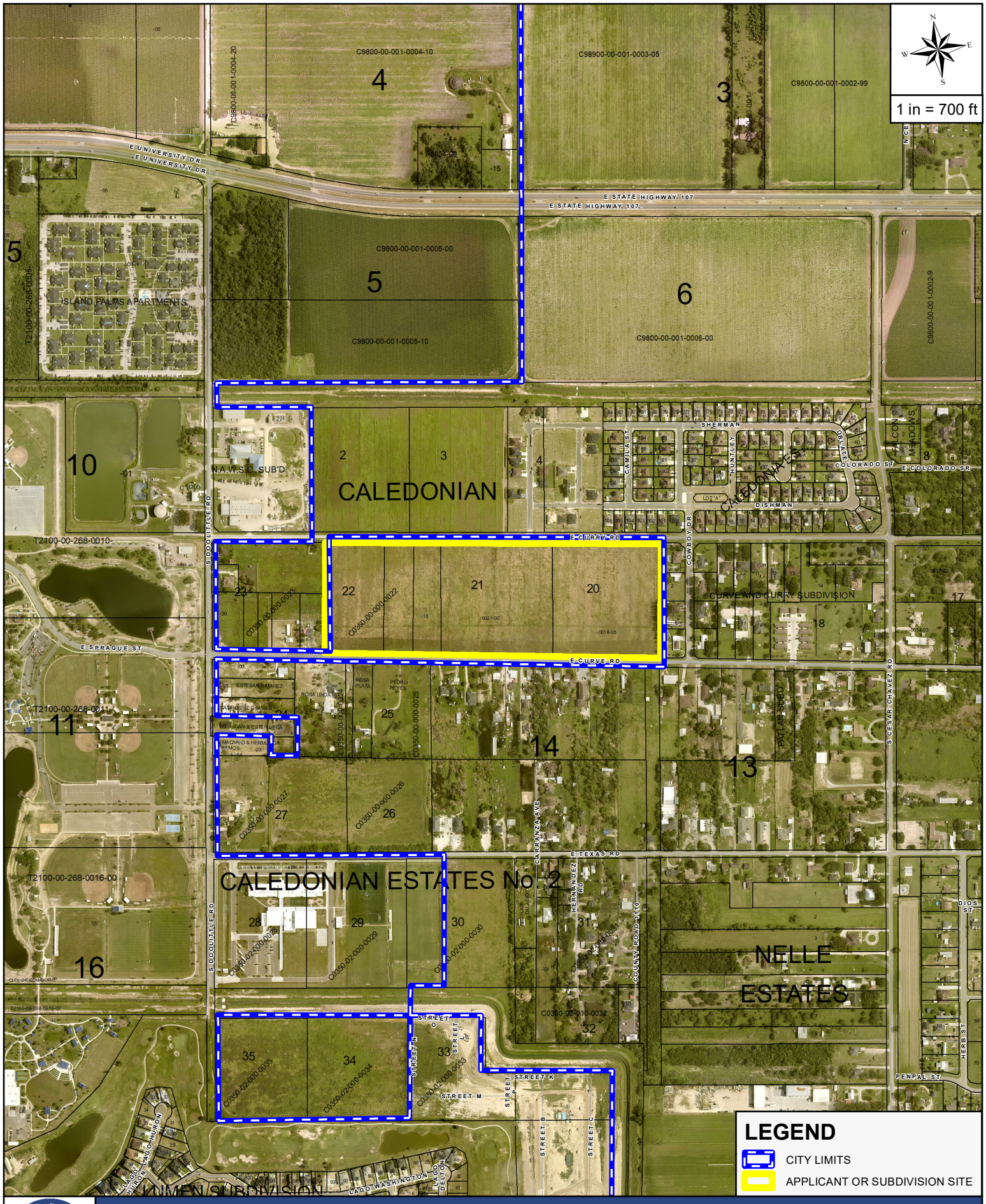
1. Need to provide fire lane 15 feet wide in front of all the fire hydrants.
2. Need to provide double face blue fire hydrant street markers.
3. Need to provide fire hydrants every 600 feet on Curve Rd. and Curry Rd.
4. Water line should be on the south side of Curry Rd.

If you have any questions, please feel free to contact me.

Sincerely,

Omar Garza
Fire Marshal
Email: ogarza@cityofedinburg.com
212 W. McIntyre St.
Edinburg, TX 78539

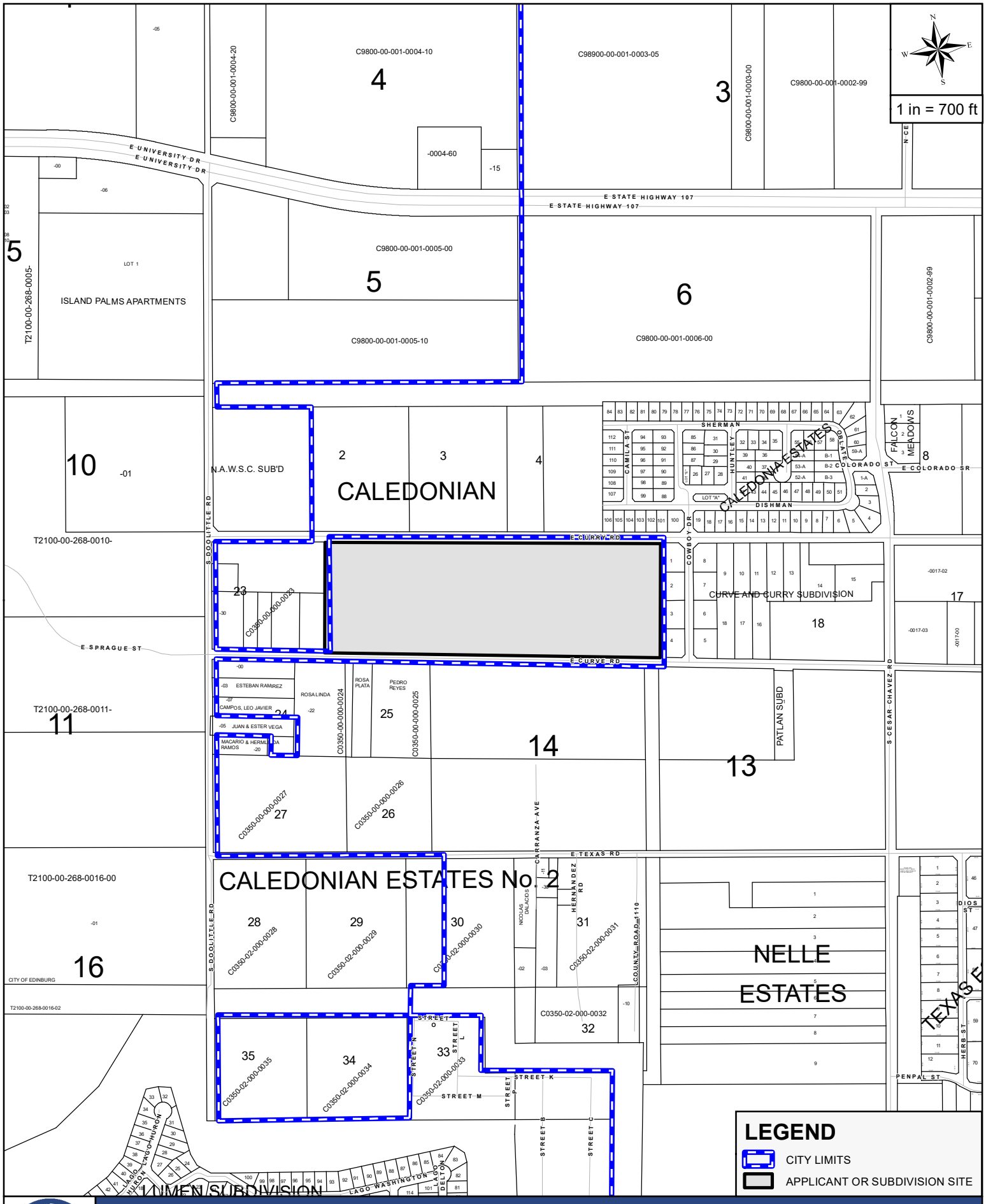
References:
Unified Development Code and 2012 International Fire Code



AERIAL MAP

APPLICANT AND/OR SUBDIVISION:

MELDEN & HUNT / GOLDEN ACRES SUBDIVISION



LEGEND

- CITY LIMITS
- APPLICANT OR SUBDIVISION SITE

THE CITY OF EDINBURG TEXAS

SITE MAP

APPLICANT AND/OR SUBDIVISION:

MELDEN & HUNT / GOLDEN ACRES SUBDIVISION

Case # PLAT-2022-0108

THE CITY OF Edinburg
Planning & Zoning Department
415 W. University Drive
Edinburg, Texas 78539
(956) 388-8202

Subdivision Application

Golden Acres

Date: 06/15/2022 Request Type: Preliminary Plat Final Plat

1. Exact Name of Subdivision: GOLDEN ACRES SUBDIVISION

2. Property Owner: Pablo & Rose Mary Rodriguez 3. Developer: Domain Development Corp

4. Owner Phone: c/o (956) 381-0981 5. Owner Email: None

6. Owner Address: 710 Amistad Circle Edinburg, Texas 78539

7. Current Zoning: Surburban Residential 8. Required Zoning Surburban Residential

9. Legal Description: Being all of Lots 20, 21, & 22, Caledonian Estates Subdivision, Hidalgo County, Texas, according to the map recorded in Volume 5, Page 31, Map Records.

10. Property ID: 629409, 129386 & 692039

11. Inside City Limits? Yes If "No," is in the _____ Comprehensive Development Area _____ Rural Development Area

12. Primary Consulting Firm: Melden & Hunt, Inc 13. Phone: (956) 381-0981

14. Consulting Firm Address: 115 West McIntyre Street, Edinburg, Texas 78541

15. Consulting Firm Email(s): mario@meldenandhunt.com cc: drobles@meldenandhunt.com

16. Desired Land Use Option: Residential

17. Number of Lots: Single Family 28 Multi-Family _____ Commercial _____ Industrial _____

18. Proposed Wastewater Treatment: ✔ Sanitary Sewer _____ OSSF (On-Site Sewage Facility)

19. Electric Power and Light Company to Serve the Proposed Subdivision: A.E.P.

20. Irrigation District: H.C.I.D.#1 Potable-water Retailer: N.A.W.S.C.

Owner of record, holding title to real estate within the proposed subdivision. Ownership instrument (i.e. Title Policy, Warranty Deed and Deed of Trust) shall be submitted with application. All such owners are listed immediately below.

Name(s) (Print or Type)	Mailing Address & Zip Code
Pablo and Rose Mary Rodriguez	710 Amistad Circle Edinburg, Texas 78539
Phone Number	**Email**
c/o (956) 381-0981	c/o mario@meldenandhunt.com

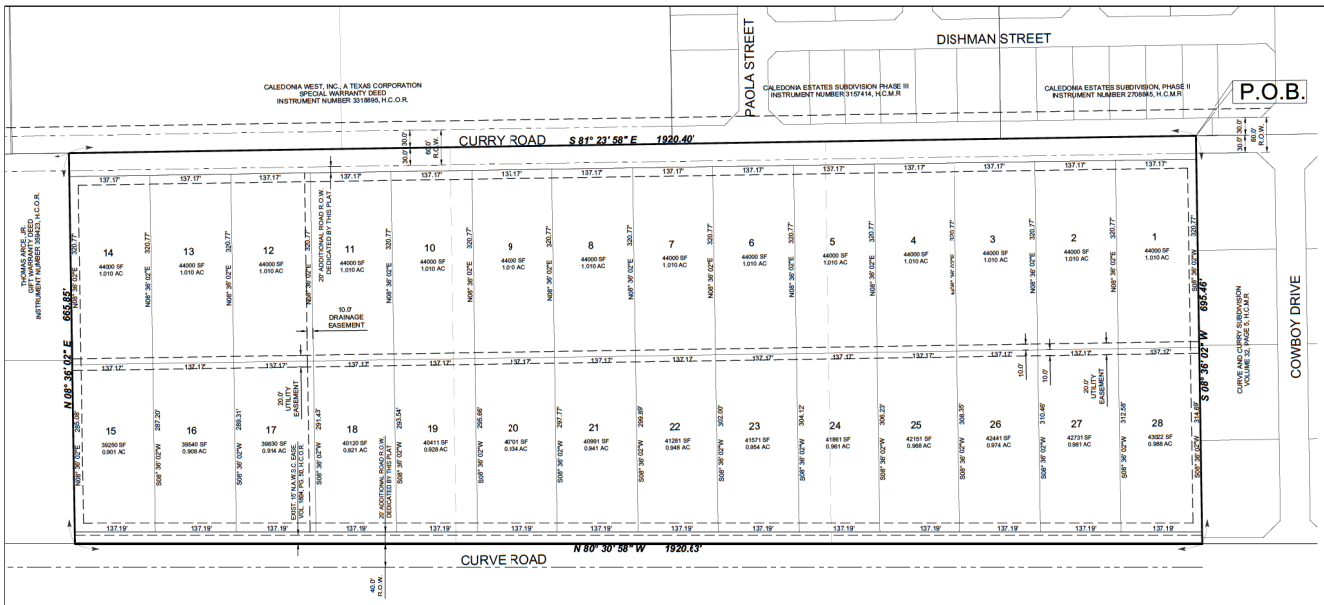
RECEIVED
JUN 15 2022
By

Have any of said owners designated agents to submit and revise this plat application on their behalf?

✔ Yes _____ No (If "Yes" attached duly notarized documentation to that effect, signed by each such owner.)

The undersigned owners of record (or their authorized agents) hereby agree to make all the improvements, and to meet all the requirements and standards as specified in the City of Edinburg Code of Ordinances. The undersigned hereby request that the Edinburg Planning & Zoning Commission and the City Commission approve the attached subdivision plat. The undersigned hereby declared that we have made a diligent effort to ensure that all items contained in this application (including all construction plans) are true and complete. Developer's requirement sheet must be completed, signed, and submitted with the application form.

Signature _____ **Date** 6-12-22



STATE OF TEXAS
COUNTY OF HIDALGO:

WE, THE UNDERSIGNED, OWNER OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS GOLDEN ACRES, DO HEREBY GRANT AN EASEMENT TO THE CITY OF EDINBURG AND THOSE WHO MAY NOW OR HEREAFTER HOLD FRANCISE UNDER SAID CITY. THE STREETS, STREET LIGHTS, TRAFFIC CONTROL DEVICES, SIDEWALKS AND OTHER IMPROVEMENTS AND EASEMENTS THEREON SHOWN, SURFACE USE OF THE STREET AND ALLEYS IS RESTRICTED TO THE EMPLOYEES OR AGENTS OF THE CITY OF EDINBURG EMPLOYEES OF UTILITIES OPERATING UNDER FRANCISE TO THE CITY OF EDINBURG AND RESIDENTS OF TEH SUBDIVISION AND THEIR GUESTS.

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

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

OWNER:
SHAVI MAHTANI

DATE:

STATE OF TEXAS
COUNTY OF HIDALGO:

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED SHAVI MAHTANI KNOWN TO ME TO BE THE PIERSON 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 UNDEF MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 20____.

NOTARY PUBJC, HIDALGO COUNTY, TEXAS
MY COMMISSION EXPIRES:

STATE OF TEXAS
COUNTY OF HIDALGO

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

DATED THIS "HE_____DAY OF_____20____.

MELDEN & HUNT, INC
TEXAS REGISTRATION F-1431

MARIO A. REYNA, PROFESSIONAL ENGINEER No. 117368
STATE OF TEXAS

DATE PREPARED: 04/20/22
ENGINEERING JOB # 22080

STATE OF TEXAS
COUNTY OF HIDALGO

I, ROBERTO 4. TAMEZ, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE FROM AN ACTUAL SURVEY MADE ON THE GROUND OF THE PROPERTY LEGALLY DESCRIBED HEREON, AND THAT THERE ARE NO APPARENT DISCREPANCIES, CONFLICTS, OVERLAPPING OF IMPROVEMENTS, VISIBLE UTILITY LINES OR ROADS IN PLACE, EXCEPT AS SHOWN ON THE ACCOMPANYING PLAT, AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY FLACED UNDER MY SUPERVISION IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF MISSION, TEXAS.

DATED THIS THE_____DAY OF_____20____.

ROBERTO N. TAMEZ, PROFESSIONAL LAND SURVEYOR No.6238
STATE OF TEXAS
6238

DATE SURVE"ED:
T-
SURVEY JOB # 22080.08

I, THE UNDERSIGNED, MAYOR OF THE CITY OF EDINBURG, 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 EDINBURG

DATE

CITY SECRETARY

DATE

*I, THE UNDERSIGNED, CHAIRPERSON OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF EDINBURG, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT KNOWN AS GOLDEN ACRES CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THIS CITY WHEREIN MY APPROVAL IS REQUIRED

AND HAS BEEN APPROVED FOR RECORDING ON THE_____DAY OF _____20____."

CHAIRPERSON PLANNING AND ZONING COMMISSION

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

SUBDIVISION MAP OF

GOLDEN ACRES

BEING A RESUBDIVISION OF 30.008 ACRES SITUATED IN THE CITY OF EDINBURG, HIDALGO COUNTY, TEXAS, BEING ALL OF LOTS 20, 21 & 22, CALEDONIAN ESTATES, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 5, PAGE 31, HIDALGO COUNTY MAP RECORDS

METES AND BOUNDS DESCRIPTION

A TRACT OF LAND CONTAINING 30.008 ACRES SITUATED IN THE COUNTY OF HIDALGO, TEXAS, BEING A PART OR PORTION OUT OF LOTS 20, 21 AND 22, CALEDONIAN ESTATES, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 5, PAGE 31, HIDALGO COUNTY MAP RECORDS, SAID 30.008 ACRES OUT OF A CERTAIN TRACT CONVEYED TO PABLO RODRIGUEZ AND ROSE MARY RODRIGUEZ BY VIRTUE OF A SPECIAL WARRANTY DEED WITH VENDOR'S LIEN RECORDED UNDER DOCUMENT NUMBER 3109203, HIDALGO COUNTY OFFICIAL RECORDS, SAID 30.008 ACRES ALSO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 20, FOR THE NORTHEAST CORNER OF THIS HEREIN DESCRIBED TRACT;

1. THENCE, S 08° 36' 02" W ALONG THE EAST LINE OF SAID LOT 20, A DISTANCE OF 695.46 FEET TO A NO. 4 REBAR SET FOR THE SOUTHEAST CORNER OF THIS TRACT;

2. THENCE, N 80° 30' 58" W ALONG THE SOUTH LINES OF SAID LOTS 20, 21 AND 22, A DISTANCE OF 1,920.63 FEET TO A NO. 4 REBAR SET FOR THE SOUTHWEST CORNER OF THIS TRACT;

3. THENCE, N 08° 36' 02" E ALONG THE WEST LINE OF SAID LOT 22, A DISTANCE OF 665.85 FEET TO A NO. 4 REBAR SET FOR THE NORTHWEST CORNER OF THIS TRACT;

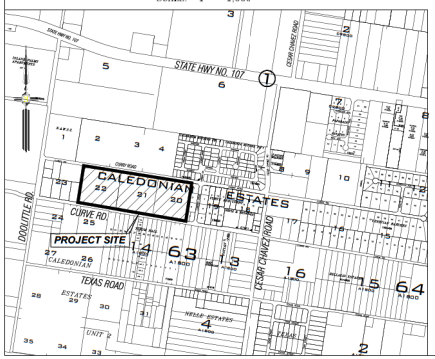
4. THENCE, S 81° 23' 58" E ALONG THE NORTH LINES OF SAID LOTS 20, 21 AND 22, A DISTANCE OF 665.85 FEET TO THE POINT OF BEGINNING AND CONTAINING 30.008 ACRES OF LAND, MORE OR LESS.

GENERAL PLAT NOTES & RESTRICTIONS

1. BUILDING SETBACKS:
   A. FRONT YARD SETBACK LINE SHALL BE TEN (10) FEET OR EASEMENT WHICHEVER IS GREATER.
   B. REAR YARD SETBACK LINE SHALL BE FIFTEEN (15) FEET OR EASEMENT WHICHEVER IS GREATER.
   C. SIDE YARD SETBACK LINE SHALL BE FIVE (5) FEET OR EASEMENT WHICHEVER IS GREATER.
   D. CUL-DE-SAC FRONT AND REAR YARD SETBACK LINE SHALL BE FIFTEEN (15) FEET OR EASEMENT WHICHEVER IS GREATER.
2. MINIMUM FINISHED FLOOR ELEVATION SHALL BE 18 INCHES ABOVE THE TOP OF CURB OR BASE FLOOD ELEVATION WHICH EVER IS GREATER.
3. A SEPARATE PERMIT IS REQUIRED FOR SIDEWALKS DURING BUILDING PERMIT STAGE FOR RESIDENTIAL AREAS.
4. NO PERMANENT STRUCTURES SHALL BE ALLOWED WITHIN UTILITY EASEMENTS, GAS EASEMENTS, IRRIGATION EASEMENTS OR LOT LINES.
5. ALL INTERIOR LOT CORNERS WILL HAVE A NO.4 REBAR SET WITH PLASTIC CAP STAMPED MELDEN & HUNT, INC.
6. BENCHMARK NOTES:
7. NO MORE THAN ONE SINGLE FAMILY 3ETACHED DWELLING SHALL BE LOCATED PER LOT.
8. ALL CONSTRUCTION SHALL COMPLY WITH STORM WATER POLLUTION PREVENTION PLAN (SW3P) REQUIREMENTS.
9. DRAINAGE NOTE:
   IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT No.1 AND HIDALGO COUNTY DRAINAGE REQUIREMENTS, THIS DEVELOPMENT IS REQUIRED "O DETAIN A TOTAL OF XXXXX C.F (XXXX AC.-FT.) OF STORM WATER RUNOFF. DRAINAGE DETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS STATED IN THE DRAINAGE REPORT AND THAT THIS DETENTION WAS APPROVED AS A MASTER PLAN AND NOT A RECENT 50-YEAR STORM REVIEW.

LOCATION MAP

SCALE: 1" = 1,000'



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 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/HER ENGINEER TO MAKE THEIR DETERMINATIONS.

HDALGO COUNTY DRAINAGE DISTRICT NO.!

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

DATE

THIS PLAT APPROVED BY THE HIDALGO COUNTY IRRIGATION NO. 1 ON THIS THE _____DAY OF _____, 20_____

HIDALGO COUNTY IRRIGATION DISTRICT NO. ONE WILL NOT BE RESPONSIBLE FOR DRAINAGE OR DELIVERY OF WATER TO ANY LOT IN THIS SUBDIVISION. THERE WILL NOT BE ANY PERMANENT STRUCTURES ON THE DISTRICT RIGHT-OF-WAYS AND/OR EASEMENTS.

NO IMPROVEMENTS OF ANY KIND SHALL BE PLACED UION THE HCID#1 RIGHT-OF-WAYS OR EASEMENTS WITHOUT THE EXPRESSED WRITTEN PERMISSION OF HCID#1.

PRESIDENT

SECRETARY

MELDEN & HUNT, INC.
CONSULTANTS • ENGINEERS • SURVEYORS
115 W. McINTYRE - EDINBURG, TX 78541
PH: (956) 381-0981 - FAX: (956) 381-1839
ESTABLISHED 1947 - www.meldenandhunt.com
TBPLS No. 10096900

DRAWN BY: R.N.	DATE 4-20-2022
SURVEYED, CHECKED	DATE
FINAL CHECK	DATE

THE CITY OF Edinburg

PLANNING & ZONING DEPARTMENT

SUBDIVISION WITHIN CITY LIMITS CHECK LIST — **PRELIMINARY STAGE**

PLANNING & ZONING DEPARTMENT (956) 388-8202 — **SUBDIVISION PROCESS** — **Date : June 22, 2022**

Date Filed:	June 15, 2022	P&Z Preliminary:	July 12, 2022	P&Z Final:		City Council:	

Reviewed By:	Abel Beltran, Subd. Coor.	Staff Review :	June 23, 2022	Time Line :	365 Days	Expires :	
	abeltran@cityofedinburg.com	Staff / Engineer :	June 30, 2022	1st Extension :	0 Days	Expires 1:	
				2nd Extension :	0 Days	Expires 2:	

Director of Planning & Zoning :	Rita Guerrero, Intermin Director	Email :	rguerrero@cityofedinburg.com	City Office #:	(956) 388-8202
Director of Utilities	Gerardo Carmona, P.E.	Email :	gcarmona@cityofedinburg.com	City Office #:	(956) 388-8212
Dircetor of Public Works	Vincent Romero	Email :	layala@cityofedinburg.com	City Office #:	(956) 388-8210
Director of Engineering	Mardoqueo Hinojosa, P.E., CPM	Email :	mhinojosa@cityofedinburg.com	City Office #:	(956) 388-8211

Owner:	Pablo & Rose Mary Rodriguez	710 Amistad Circle, Edinburg, TX 78539	Mario A. Reyna, P.E., Project Engineer

GOLDEN ACRES SUBDIVISION — Consultant : MELDEN & HUNT, INC. ENGINEERING

DESCRIPTION	Provided	Need to Provide	Not Applicable	Need to Revise	COMMENTS
Subdivision Process:					
Subdivision Plat Submittal	√				
Warranty Deed	√				
Topography Survey	√				
Drainage Report Submittal (As Per City Drainage Policy)	√				Approved by H.C.D.D.#1 Date: Pending Approval
Zoning : City Limits - ETJ	√				
Flood Zone	√				Zone "X" (Un-Shaded) Panel # 480338-0015 E
Preliminary Submittals:					
Existing & Proposed Water Distribution Layout	√				City of Edinburg Water Supply - Water Distribution System
Water Distribution System Provider:	√				City of Edinburg Water Supply - Water Distribution System
Existing & Proposed Sewer Collection Layout	√				City of Edinburg - Sanitary Sewer Collection System
Sanitary Sewer Collection System Provider:	√				City of Edinburg - Sanitary Sewer Collection System
Existing and Proposed Drainage Layout System:	√				Private Drainage System onto H.C.D.D. # 1
Minor Arterial Street Right-of-way Dedication (50-ft B-B)	√				Proposed Street Section (**32-ft B-B**)
Minor / Major Collector Street pavement Section	√				In Accordance to Standard Street Policy
Variances Appeals Request: 2022	√				Planning & Zoning Meeting / Results / City Council Meeting
Street Widening Improvements	√				
Street 5-ft Sidewalk Improvements	√				
Drainage Improvements		√			
Construction Plans Review Submittals:					**(See Section 4 Construction Plans Submittals Policy, 2014 STANDARD POLICY MANUAL)**
Cover Sheet		√			
Topography Sheet (Utilities, Bench Marks)		√			
Sanitary Sewer Improvements: On-Site & Off-Site		√			City of Edinburg Sanitary Sewer Standard Policy's
Sanitary Sewer Detail Sheets		√			See Section 3 Utility Policy, 2014 Standard Policy Manual
Water Distribution Improvements: On-Site & Off-Site		√			Sharyland Water Supply Standard Policy's
Water Distribution Detail Sheet (Fire Hydrant Assembly)		√			See Section 3 Utility Policy, 2014 Standard Policy Manual
Drainage Improvements:		√			
Drainage Detail Sheets		√			See Section 1 Drainage Policy, 2014 Standard Policy Manual
Minor/Major Collector Streets Improvements:		√			See Section 2 Streets Policy, 2014 Standard Policy Manual
Street Sign Sheet:		√			
Street Detail Sheets		√			See Section 2 Streets Policy, 2014 Standard Policy Manual
Street Lighting Sheet:		√			
Traffic Control Plan:		√			
Erosion Control Plan		√			
Erosion Control Plan Detail Sheet		√			See Storm Water Management, 2014 Standard Policy Manual

DESCRIPTION	Provided	Need to Provide	Not Applicable	Need to Revise	COMMENTS
Pre-Construction Meeting:					
Notice To Proceed		√			Dated:
Roadway Open-Cut or Bore Permit Application		√			Dated:
TX-Dot Water UIR Permit			√		
TX-Dot Sewer UIR Permit			√		
N.O.I. Submittal		√			Dated:
SWPP Booklet Submittal		√			Dated:
RFI #1 Request		√			Dated:
Change Orders		√			Dated:
Final Walk Though		√			Dated:
Punch List		√			Dated:
Punch List ()		√			Dated:
Letter of Acceptance		√			Dated:
1-year Warranty (Water/Sewer/Paving/Drainage)		√			Dated:
Backfill Testing Results		√			Dated:
As-Builts (Revised Original Submittal)		√			Dated:
Recording Process:					
Public Improvements with (Letter of Credit)		√			Dated: Expires:
Recording Fees $ 106.00		√			As required by County Clerks office
Copy of H.C.D.D. #1 of invoice		√			Required to be paid prior to Final Stages
Street Light Escrow $ -		√			Required: 0 EA. @ $ -
Street Escrow (Curry & Curve Roads) $ -		√			Required: 0 EA. @ $ -
Sidewalk Escrow (Curry & Curve Roads) $ -		√			Required: 0 LF @ **$ 25.00**
TOTAL OF ESCROWS: **$ -**					
Total Developer's Construction Cost: (Letter of Credit)					Date : Lender :
Laboratory Testing Fee: **3%** $ -		√			**$ -** Estimated Construction Cost
Inspection Fee: **2%** $ -		√			**$ -** Final Construction Cost
Park Land Fees: **Park Zone # 2** $ -			√		0 Lots @ $ - Full rate within the ETJ
28 Residential **$ 300.00** **$ 8,400.00**		√			**50%** Development **50%** Building Stage
0 Multi-Family $ - $ -			√		50% Development 50% Building Stage
Water Rights: NAWSC - CCN $ -			√		30.08 Acres $ -
Water 30-year Letter (Commerical) $ -					0 Lots @ $ -
Water 30-year Letter (Single-Family) **$ 140.00**			√		**28** Units @ **$ 5.00** **Tranfer Fee** NAWSC WATER-CCN
Sewer 30-year Letter NAWSC - CCN **$ -**			√		**28** Lots @ $ - NAWSC SEWER-CCN
TOTAL OF FEES: $ 8,540.00					
Reimbursements:					
Developer Sewer Improvements $ -			√		Off-Site System: 0.000 AC $ -
Developer Water Improvements $ -			√		Off-Site System 0.00 AC $ -
TOTAL OF REINBURSEMENTS: $ -					
Buyouts:					
North Alamo Water Supply Corporation $ -			√		Required Buyout 0.00 AC. $ -
Sharyland Water Supply Corporation			√		Not Applicable
Tax Certificates					
County of Hidalgo / School District		√			
Water District		√			Hidalgo County Irrigation District # 1

Total of Escrows, Fees, Reimbursements and Buyouts:

Escrows	**$ -**	Street & Sidewalk Improvements for Mon Mack Road
Material Testing Fee Inspection Fees, Other F	**$ 140.00**	Parkland Fees, Water Rights/Water & Sewer 30-year Agreements
Reimbursements	**$ -**	Reimbursement to the Developer of **Subdivision**
City of Edinburg	**$ -**	15% Payable to the City of Edinburg for Administrative Fee
To the Developer of Record	**$ -**	85% Payable to the Developer of Record Owner / Developer
Buyouts	**$ -**	Based on Subdivision (Need Request and Approval rate from NAWSC Broad)
TOTAL :	**$ 140.00**	Developer Total Cost of Fees, Escrows, Reimbursements & Buyouts

THE CITY OF Edinburg
PLANNING AND ZONING DEPARTMENT

STAFF REPORT: WATER LILLY at LA SIENNA SUBDIVISION

Date Prepared: June 22, 2022
Planning and Zoning Meeting: July 12, 2022

Subject: Consider the Preliminary Plat of **WATER LILLY at LA SIENNA SUBDIVISION**, being a 25.16-acre tract of land out of Lot 7, La Sienna Development Subdivision, located at 4201 La Sienna Parkway, as requested by Melden & Hunt, Inc.

Location: The property is located at the northwest corner of (Future) Burns Blvd. and (Future) La Sienna Parkway Street extension intersection, and within the City of Edinburg's City Limits.

Setbacks: Setbacks will be determined once the proper zoning has been established.

Zoning: Current Zoning is Agriculture (AG) District.

Analysis: The Preliminary Plat proposes a 96 single family residential lots averaging approximately 4,625 sq. ft. that will require to comply with Auto-Urban Residential (AU) District setbacks, and shall be in compliance of lot width, lot length, lot area for proposed development.

Utilities: Water Distribution System and Sanitary Sewer Collection System is within the City of Edinburg - CCN. All utility improvements within the proposed subdivision that are not limited to water system, sewer system, curb & gutter, and fire hydrants will be installed by the developer in accordance with the approved 2014 Standards Manual.

Recommendations:

PLANNING COMMENTS:
In Accordance to the Unified Development Code (UDC) the purpose is to implement the City of Edinburg's Comprehensive Plan. This code is adopted pursuant to the authority granted by the constitution and laws of the State of Texas Local Government Code, Texas Water Code and pursuant to the home rule authority provided in the City's Home Rule Chapter.

- Rezoning will be required (Urban Residential)
- Add plat note stating Zoning (Urban Residential as requested by Engineer)
- Correct Owners Acknowledgement block (City of Edinburg)
- Change setbacks to reflect proper zoning below setbacks table
- Provide list of street names to Engineering/GIS Department for approval
- Provide City Street lighting standards

Water Lilly at La Sienna Subdivision
Preliminary Comments Page 2

- Verify Metes & Bounds
- Parkland fee is to be paid at Building Permit Stage
- Plat notes #16 misspelling "La Sienna"
- Please mark all lot corners
- Please provide corner clips
- Topography map needs to be provided
- Please provide interior street width
- Distinguish flood zones
- Cul-de-sacs need to be at 50 ft. radius 8.207C (Cul-De-Sacs)
  - Dimensional standards. All cul-de-sacs shall be designed to permit vehicles to turn around without backing, except on private roads serving less than five lots. Cul-de-sacs shall have minimum radii of 50 feet to the property line and 40 feet to the back of curb.

- Block Length: exceeds 800 ft
  - UDC 7.404 (Blocks)
  - Block Length. Where possible, blocks shall be laid out to have their short length abutting arterials, collectors, or the development's major road. The blocks should not, in most instances, exceed nine lots in length on one side of the street, except for attached units on individual lots, which shall not exceed 15 lots (or, in the case of condominiums, cooperatives, or rental housing, 15-unit footprints plus required building side yards). No block may exceed 800 feet in length. The length, width, and shape of blocks should be determined with due regard to the provision of adequate sites for buildings of the type proposed, zoning requirements, fire access, emergency service, and police protection.
- Right of Way Width: ROW and paving below UDC Standards
  - UDC 8.204 (Street Standards)
  - The Right of Way width for a residential collector has a ROW width of 60 ft with a Back-to-back paving section of 43 ft. The Plat shows 38 ft of ROW
  - Lot Width: (Single-Family Lot and Building Standards)
  - UDC 3.301 (Single-Family Lot and Building Standards)
  - The width standard for Single-Family Lot and Building Standards, for a Urban Residential lot is 40 ft of lot frontage
- Parkland Dedication Fee to be paid before recording 96 lots at $300.00 (96 x $300.00= $28,800)

ENGINEERING COMMENTS
Please see attachment, if applicable

UTLITIES COMMENTS
Please see attachment, if applicable

PUBLIC WORK COMMENTS
Please see attachment, if applicable

SOLID WASTE COMMENTS
Please see attachment, if applicable

THE CITY OF Edinburg

ENGINEERING DEPARTMENT

Preliminary Staff Review

June 29, 2022

Mario Reyna, P.E.
Melden & Hunt Inc.
115 W. McIntyre
Edinburg, TX 78541
(956) 381-0981

RE: WATER LILLY AT LA SIENNA – PRELIMINARY REVIEW

Mr. Reyna,

Attached are the Preliminary Phase Submittal comments for Water Lilly at La Sienna Subdivision. Submittal is adequate as presented and recommended for preliminary approval.

Any questions feel free to contact us.

Thanks,

Peter Hermida, P.E.
Email: phermida@cityofedinburg.com
415 W. University Drive
Edinburg, Texas 78539

Cc: Mardoqueo Hinojosa, P.E., CFM, City Engineer, Patrizia Longoria, Engineer III, Roberto Hernandez, Engineer II, Abel Beltran, Planner I, Vince Romero, Director of Public Works, Robert Valenzuela, Storm Water Specialist, Kimberly Mendoza, Director of Planning and Zoning, Rita Lee Guerrero, Planner I, Jaime Xavier Ayala, Planner II, Gerardo Carmona P.E., Director of Utilities, Jose Flores, Systems Superintendent, Omar Garza, Fire Marshal, Ramiro Gomez, Director of Solid Waste

REFERENCES:
City of Edinburg – 2014 Standard Manual – Construction and Development Requirements; Unified Development Code; and if required a TX-Dot Permitting UIR permitting process.

METES AND BOUNDS DESCRIPTION

A TRACT OF LAND CONTAINING 25.165 ACRES SITUATED IN THE CITY OF EDINBURG, HIDALGO COUNTY, TEXAS, BEING OUT OF LOT 7, LA SIENNA DEVELOPMENT, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 53, PAGES 124-125, HIDALGO COUNTY MAP RECORDS, AND OUT OF LOT 50, SANTA CRUZ RANCH SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME Z, PAGE 161, HIDALGO COUNTY DEED RECORDS, WHICH SAID 25.165 TRACT IS OUT OF A CERTAIN TRACT CONVEYED TO SKC DEVELOPMENT, LTD., A TEXAS LIMITED PARTNERSHIP, BY VIRTUE OF A WARRANTY DEED RECORDED UNDER DOCUMENT NUMBER 1205101, HIDALGO COUNTY OFFICIAL RECORDS, SAID 25.165 ACRES ALSO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

POINT OF COMMENCING & POINT OF BEGINNING AT A NO. 5 REBAR FOUND [NORTHING: 16649601.391, EASTING: 1101608.301] AT THE SOUTHERNMOST SOUTHEAST CORNER OF SAID LOT 7

THENCE, N 29° 09' 14" E A DISTANCE OF 36.45 FEET;

THENCE, IN A NORTHWESTERLY DIRECTION, ALONG A CURVE TO THE RIGHT, WITH A CENTRAL ANGLE OF 03° 13' 52", A RADIUS OF 1540.58 FEET, AN ARC LENGTH OF 86.88 FEET, A TANGENT OF 43.45 FEET, AND A CHORD THAT BEARS N 11° 58' 22" W A DISTANCE OF 86.87 FEET TO A NO. 5 REBAR FOUND FOR THE SOUTHWEST CORNER AND POINT OF BEGINNING OF THIS HEREIN DESCRIBED TRACT;

1. THENCE, IN A NORTHWESTERLY DIRECTION, ALONG A CURVE TO THE RIGHT, WITH A CENTRAL ANGLE OF 15° 31' 28" A RADIUS OF 1,660.42 FEET, AN ARC LENGTH OF 449.89 FEET, A TANGENT OF 226.33 FEET, AND A CHORD THAT BEARS N 02° 49' 02" E A DISTANCE OF 448.52 FEET TO A NO. 4 REBAR SET FOR AN ANGLE POINT OF THIS TRACT;
2. THENCE, N 04° 58' 54" E A DISTANCE OF 17.64 FEET TO A NO. 4 REBAR SET FOR AN INSIDE CORNER OF THIS TRACT;
3. THENCE, S 84° 05' 45" W A DISTANCE OF 588.13 FEET TO A NO. 4 REBAR SET FOR AN ANGLE POINT OF THIS TRACT;
4. THENCE, IN A NORTHWESTERLY DIRECTION, ALONG A CURVE TO THE RIGHT, WITH A CENTRAL ANGLE OF 104° 55' 28", A RADIUS OF 360.00 FEET, AN ARC LENGTH OF 659.26 FEET, A TANGENT OF 468.52 FEET, AND A CHORD THAT BEARS N 43° 26' 31" W A DISTANCE OF 570.93 FEET TO A NO. 4 REBAR SET FOR AN ANGLE POINT OF THIS TRACT;
5. THENCE, N 09° 01' 14" E A DISTANCE OF 654.78 FEET TO A NO. 4 REBAR SET FOR THE NORTHWEST CORNER OF THIS TRACT;
6. THENCE, IN A SOUTHEASTERLY DIRECTION, ALONG A CURVE TO THE RIGHT, WITH A CENTRAL ANGLE OF 12° 09' 41", A RADIUS OF 1,450.00 FEET, AN ARC LENGTH OF 307.77 FEET, A TANGENT OF 154.47 FEET, AND A CHORD THAT BEARS S 79° 45' 37" E A DISTANCE OF 307.19 FEET TO A NO. 4 REBAR SET FOR AN ANGLE POINT OF THIS TRACT;
7. THENCE, IN A SOUTHEASTERLY DIRECTION, ALONG A CURVE TO THE LEFT, WITH A CENTRAL ANGLE OF 24° 25' 45", A RADIUS OF 780.00 FEET, AN ARC LENGTH OF 332.57 FEET, A TANGENT OF 168.85 FEET, AND A CHORD THAT BEARS S 85° 53' 39" E A DISTANCE OF 330.06 FEET TO A NO. 4 REBAR SET FOR AN ANGLE POINT OF THIS TRACT;
8. THENCE, IN A SOUTHEASTERLY DIRECTION, ALONG A CURVE TO THE RIGHT, WITH A CENTRAL ANGLE OF 17° 12' 20", A RADIUS OF 1,030.00 FEET, AN ARC LENGTH OF 309.30 FEET, A TANGENT OF 155.82 FEET, AND A CHORD THAT BEARS S 89° 30' 21" E A DISTANCE OF 308.14 FEET TO A NO. 4 REBAR SET FOR AN ANGLE POINT OF THIS TRACT;
9. THENCE, S 80° 54' 11" E A DISTANCE OF 47.15 FEET TO A NO. 4 REBAR SET FOR AN ANGLE POINT OF THIS TRACT;
10. THENCE, S 88° 13' 07" E A DISTANCE OF 100.78 FEET TO A NO. 4 REBAR SET FOR THE NORTHEAST CORNER OF THIS TRACT;
11. THENCE, IN A SOUTHWESTERLY DIRECTION, ALONG A CURVE TO THE LEFT, WITH A CENTRAL ANGLE OF 03° 55' 14", A RADIUS OF 13,518.49 FEET, AN ARC LENGTH OF 925.01 FEET, A TANGENT OF 462.69 FEET, AND A CHORD THAT BEARS S 06° 58' 45" W A DISTANCE OF 924.83 FEET TO A NO. 4 REBAR SET FOR AN ANGLE POINT OF THIS TRACT;
12. THENCE, S 04° 58' 54" W A DISTANCE OF 17.57 FEET TO A NO. 4 REBAR SET FOR AN ANGLE POINT OF THIS TRACT;
13. THENCE, IN A SOUTHEASTERLY DIRECTION, ALONG A CURVE TO THE LEFT, WITH A CENTRAL ANGLE OF 15° 28' 40", A RADIUS OF 1,560.17 FEET, AN ARC LENGTH OF 421.46 FEET, A TANGENT OF 212.02 FEET, AND A CHORD THAT BEARS S 02° 47' 43" E A DISTANCE OF 420.18 FEET TO A NO. 4 REBAR SET FOR THE SOUTHEAST CORNER OF THIS TRACT;
14. THENCE, S 78° 41' 38" W A DISTANCE OF 100.02 FEET TO THE POINT OF BEGINNING AND CONTAINING 25.165 ACRES OF LAND, MORE OR LESS.

GENERAL PLAT NOTES & RESTRICTIONS

1. BUILDING SETBACKS:
   A. FRONT YARD SETBACK LINE SHALL BE TEN (10) FEET OR EASEMENT WHICHEVER IS GREATER.
   B. REAR YARD SETBACK LINE SHALL BE FIFTEEN (15) FEET OR EASEMENT WHICHEVER IS GREATER.
   C. SIDE YARD SETBACK LINE SHALL BE FIVE (5) FEET OR EASEMENT WHICHEVER IS GREATER.
   D. CUL-DE-SAC FRONT AND REAR YARD SETBACK LINE SHALL BE FIFTEEN (15) FEET OR EASEMENT WHICHEVER IS GREATER.
2. THIS ENTIRE DEVELOPMENT IS ZONED AUTO URBAN RESIDENTIAL DISTRICT (AU).
3. ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY LOMR-F CASE NUMBER 09-06-0555A, DATED SEPTEMBER 17, 2009 FOR FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 480338 0020 E, FOR CITY OF EDINBURG, HIDALGO COUNTY, TEXAS DATED JUNE 6, 2000, WHICH COVERS THE SUBJECT PROPERTY, THIS TRACT OF LAND SHOWN HEREON LIES WITHIN ZONE "X" (SHADED) DESCRIBED AS AREAS OF 500-YEAR FLOOD; AREAS OF 100-YEAR FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 100-YEAR FLOOD. [verify, Zone A]
4. THE STREETS AS REFLECTED UPON THE SUBDIVISION PLAT, HAVE NOT BEEN DEDICATED TO THE PUBLIC FOR PUBLIC ACCESS NOR HAVE BEEN ACCEPTED BY THE CITY AS PUBLIC IMPROVEMENTS, AND THE STREETS, STREET LIGHTS, TRAFFIC CONTROL DEVICES, SIDEWALKS AND OTHER IMPROVEMENTS SHALL BE MAINTAINED BY THE HOMEOWNER'S ASSOCIATION WITHIN THE SUBDIVISION. THE STREETS SHALL ALWAYS BE OPEN TO EMERGENCY VEHICLES, PUBLIC AND PRIVATE UTILITY SERVICE PERSONNEL, THE U.S. POSTAL SERVICE AND GOVERNMENTAL EMPLOYEES IN PURSUIT OF THEIR OFFICIAL DUTIES.
5. THE OWNERS OF THE LOTS SERVED BY THE PRIVATE STREETS, ALLEYS AND ACCESS EASEMENTS WITHIN THIS PLAT AGREE TO RELEASE, INDEMNIFY, DEFEND AND HOLD HARMLESS ANY GOVERNMENTAL ENTITY FOR DAMAGES TO THE PRIVATE STREETS, ALLEYS, AND ACCESS EASEMENTS OCCASIONED BY THE REASONABLE USE THEREOF BY THE GOVERNMENT ENTITY FOR GOVERNMENTAL PURPOSES, AND TO RELEASE, INDEMNIFY, DEFEND AND HOLD HARMLESS ANY GOVERNMENTAL ENTITY FOR DAMAGES ARISING FROM THE CONDITION OF PRIVATE STREETS, ALLEYS, OR PRIVATE ACCESS EASEMENTS, THE MAINTENANCE OF PRIVATE STREET SIGNS SHALL NOT BE RESPONSIBILITY OF THE CITY OF EDINBURG.
6. MINIMUM FINISHED FLOOR ELEVATION SHALL BE 18 INCHES ABOVE THE TOP OF CURB OR BASE FLOOD ELEVATION WHICH EVER IS GREATER. [verify according to corresponding Zone]
7. A 5 FOOT SIDEWALK WITH ADA RAMPS IS REQUIRED ALONG THE EAST SIDE OF LA SIENNA PARKWAY BY DEVELOPER DURING SUBDIVISION CONSTRUCTION, LOT OWNER WILL BE RESPONSIBLE FOR 5 FOOT SIDEWALK AND ADA RAMPS AS PER CITY OF EDINBURG STANDARDS AT BUILDING PERMIT STAGE.
8. A SEPARATE PERMIT IS REQUIRED FOR SIDEWALKS DURING BUILDING PERMIT STAGE FOR RESIDENTIAL AREAS.
9. NO PERMANENT STRUCTURES SHALL BE ALLOWED WITHIN UTILITY EASEMENTS, GAS EASEMENTS, IRRIGATION EASEMENTS OR LOT L[…]
10. ALL INTERIOR LOT CORNERS WILL HAVE A NO.4 REBAR SET WITH PLASTIC CAP STAMPED MELDEN & HUNT, INC.
11. BENCHMARK NOTES:
    THE FOLLOWING IS IDENTIFIED AS BM #1 ON THE FACE OF THE PLAT:
    ALUMINUM DISK ELEVATION = 86.24'
    NORTHING: 16649523.4080
    EASTING: 1101642.0370

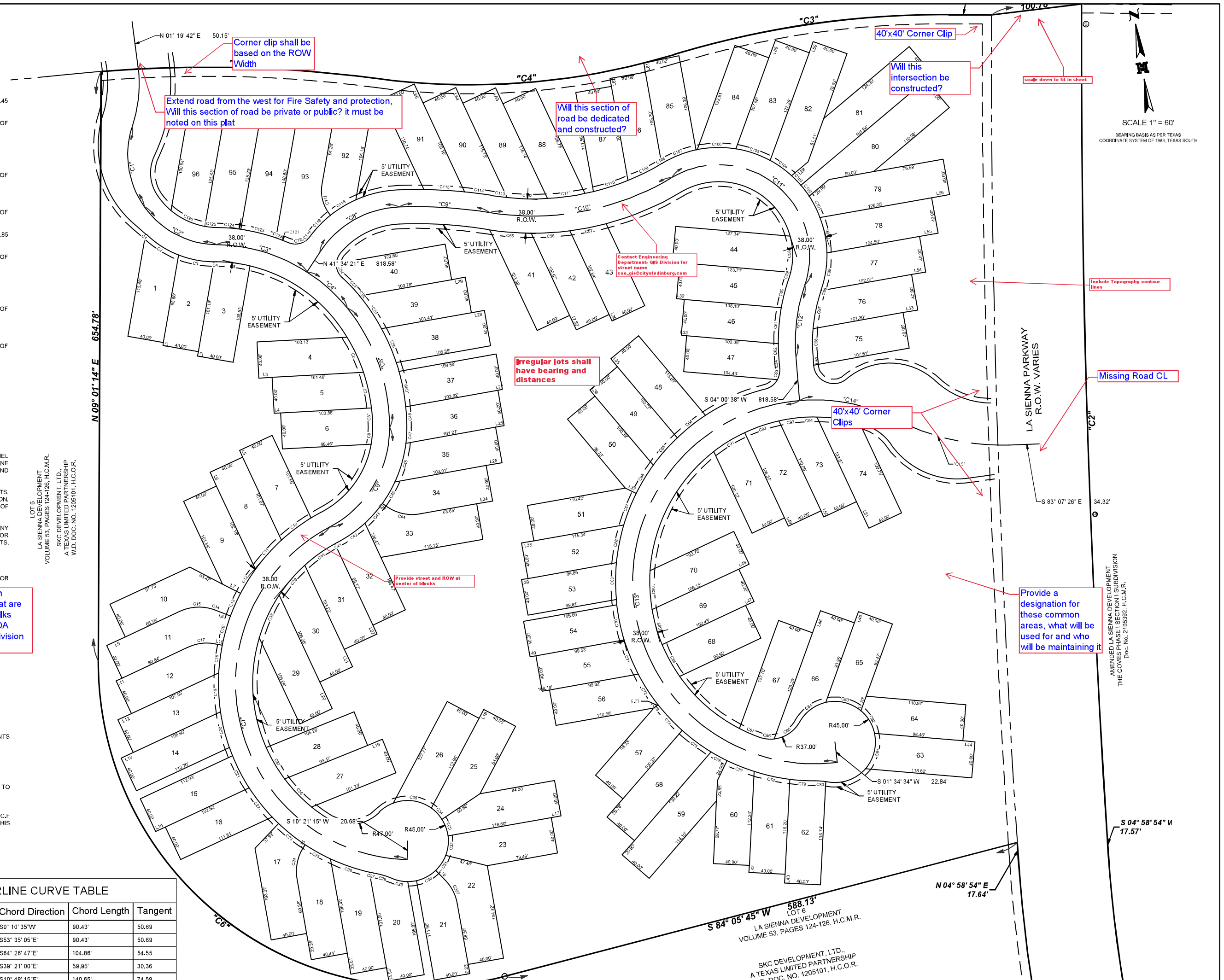
    THE FOLLOWING IS IDENTIFIED AS BM #2 ON THE FACE OF THE PLAT:
    ALUMINUM DISK ELEVATION = 87.49'
    NORTHING: 16648197.7350
    EASTING: 1102243.5220
12. NO MORE THAN ONE SINGLE FAMILY DETACHED DWELLING SHALL BE LOCATED PER LOT.
13. ALL MONUMENTS, PARKING, LANDSCAPING AREAS, COMMON AREAS, COMMON ACCESS, SIGNAGE, LIGHTING, LINEAR PARKWAY, DRAINAGE EASEMENTS AND OTHER NON-PUBLIC IMPROVEMENTS SHALL BE MAINTAINED BY THE HOMEOWNER'S ASSOCIATION OR FUTURE LOT OWNERS WITHIN THE SUBDIVISION.
14. 50% PARK LAND DEDICATION DUE AT BUILDING PERMIT STAGE. ($300.00 PER UNIT)
15. ALL CONSTRUCTION SHALL COMPLY WITH STORM WATER POLLUTION PREVENTION PLAN (SW3P) REQUIREMENTS.
16. THE PRIVATE WATER WALK AT LA SIENA HOA AND/OR DEVELOPER, BURNS BROTHERS, LTD SHALL INSTALL AND MAINTAIN AT ALL TIMES A CENTRALIZED MAIL DELIVERY SYSTEM ACCEPTABLE TO THE USPS WITHIN PRIVATE WATER WALK AT LA SIENA.
17. DRAINAGE NOTE:
    IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT No.1 AND HIDALGO COUNTY DRAINAGE REQUIREMENTS, THIS DEVELOPMENT IS REQUIRED TO DETAIN A TOTAL OF 187,745 C.F (4.310 AC.-FT.) OF STORM WATER RUNOFF. DRAINAGE DETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS STATED IN THE DRAINAGE REPORT AND THAT THIS DETENTION WAS APPROVED AS A MASTER PLAN AND NOT A RECENT 50-YEAR STORM REVIEW.
18. ALL RESIDENTIAL LOTS ARE TO BE SLOPED AT 1%.

Provide a sidewalk layout, due to the skips on property lines and some are common ares that are fronting ROW, those areas shall have sidewalks furnished by the subdivision developer, all ADA Ramps shall be the responsibility of the subdivision developer

show on plat layout

Remove references to Water Walk at La Sienna

DRAWN BY: OG	DATE 6/13/2022
SURVEYED, CHECKED	DATE
FINAL CHECK	DATE



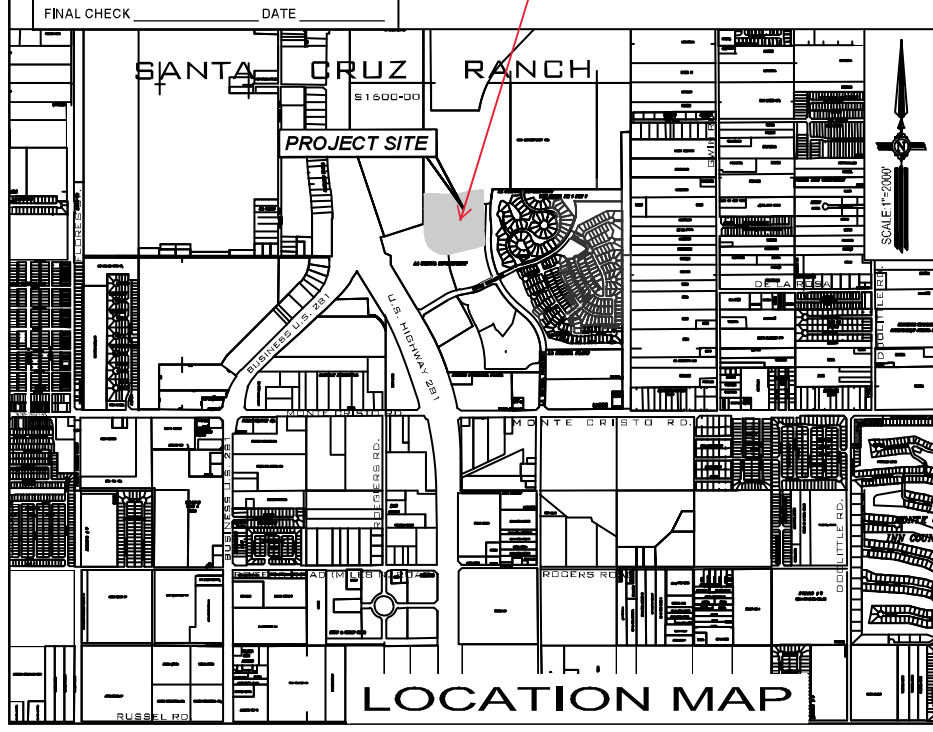
Curve #	Length	Radius	Delta	Chord Direction	Chord Length	Tangent
"C1"	93.83'	100.00'	053° 45' 41"	S0° 10' 35"W	90.43'	50.69
"C2"	93.83'	100.00'	053° 45' 41"	S53° 35' 05"E	90.43'	50.69
"C3"	106.24'	190.00'	032° 02' 17"	S64° 26' 47"E	104.86'	54.55
"C4"	60.20'	190.00'	018° 09' 18"	S39° 21' 00"E	59.95'	30.36
"C5"	143.39'	211.00'	038° 56' 11"	S10° 48' 15"E	140.65'	74.59
"C6"	135.80'	125.00'	062° 14' 52"	S39° 47' 16"W	129.22'	75.48
"C7"	515.03'	196.00'	150° 33' 27"	S4° 22' 01"E	379.13'	745.98
"C8"	105.38'	110.00'	054° 53' 14"	N69° 00' 58"E	101.39'	57.13
"C9"	100.71'	500.00'	011° 32' 24"	S77° 46' 12"E	100.54'	50.52
"C10"	210.42'	300.00'	040° 11' 14"	N87° 54' 23"E	206.13'	109.75
"C11"	246.12'	101.00'	139° 37' 12"	S42° 22' 38"E	189.59'	274.66
"C12"	81.76'	200.00'	023° 25' 20"	S15° 43' 18"W	81.19'	41.46
"C13"	643.18'	202.00'	182° 26' 04"	S2° 47' 35"W	403.91'	9,506.69
"C14"	112.69'	202.00'	031° 57' 46"	S70° 00' 30"E	111.23'	57.85
"C15"	126.96'	250.00'	029° 05' 49"	S68° 34' 31"E	125.60'	64.88

Table: STREET CENTERLINE CURVE TABLE

Use different label name to distinguish information

Boundary Curve Table

Curve #	Length	Radius	Delta	Chord Direction	Chord Length	Tangent
"C1"	421.47'	1,560.17'	015° 28' 40"	S2° 47' 43"E	420.18'	212.02
"C2"	925.01'	13,518.49'	003° 55' 14"	S6° 58' 45"W	924.83'	462.69
"C3"	309.30'	1,030.00'	017° 12' 20"	S89° 30' 21"E	308.14'	155.82
"C4"	332.57'	780.00'	024° 25' 45"	S85° 53' 39"E	330.06'	168.85
"C5"	307.77'	1,450.00'	012° 09' 41"	S79° 45' 37"E	307.19'	154.47
"C6"	659.26'	360.00'	104° 55' 28"	N43° 26' 31"W	570.93'	468.52
"C7"	449.89'	1,660.42'	015° 31' 28"	N2° 49' 02"W	448.52'	226.33



LOCATION MAP

MELDEN & HUNT INC.
CONSULTANTS • ENGINEERS • SURVEYORS
115 W. McINTYRE - EDINBURG, TX 78541
PH: (956) 381-0981 - FAX: (956) 381-1839
ESTABLISHED 1947 - www.meldenandhunt.com
TBPLS No. 10096900

	NAME	ADDRESS	CITY & ZIP
OWNER:	KENT BURNS	4216 N. U.S. 281	EDINBURG, TX 78542
ENGINEER:	MARIO A. REYNA, P.E.	115 W. McINTYRE	EDINBURG, TX 78541
SURVEYOR:	ROBERTO N. TAMEZ, R.P.L.S.	115 W. McINTYRE	EDINBURG, TX 78541

SUBDIVISION MAP OF

WATER LILLY AT LA SIENNA SUBDIVISION

BEING A RESUBDIVISION OF 25.165 ACRES SITUATED IN THE CITY OF EDINBURG, HIDALGO COUNTY, TEXAS, BEING OUT OF LOT 7, LA SIENNA DEVELOPMENT, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 53, PAGES 124-125, HIDALGO COUNTY MAP RECORDS

LEGEND

- FOUND No.4 REBAR
- FOUND No.5 REBAR
- SET No.4 REBAR WITH PLASTIC CAP STAMPED MELDEN & HUNT
- SET NAIL

R.O.W. - RIGHT OF WAY
H.C.M.R. - HIDALGO COUNTY MAP RECORDS
H.C.O.R. - HIDALGO COUNTY OFFICIAL RECORDS
N.E. COR. - NORTHEAST CORNER
P.O.B. - POINT OF BEGINNING
INSTR. NO. - INSTRUMENT NUMBER
DOC. NO. - DOCUMENT NUMBER
U.E. - UTILITY EASEMENT
D.E. - DRAINAGE EASEMENT
N.T.S. - NOT TO SCALE
AC. - ACRES
SQ. FT. - SQUARE FEET

General Notes:

1. Missing Sheets; Cover, Paving , Signage, Profiles, Sidewalk Layout, Details for proposed development. Also, include corresponding sheet number.
2. Make sure all sheets are numbered correctly
3. Provide Trip Generation (Worksheet is included in the preliminary comment package from Engineering Department).
4. Must Contact the Growth Coordinator from the United States Postal Service Ismael Medina (956)383-5383 for cluster box locations and pad details.
5. Update notes to reflect development type.
6. Plat and Metes and Bounds description shall include POB and POC and have coordinates (Northing and Easting)
7. Subdivision perimeter and fronts and sides of lots shall have a 15LF Utility Easement for electrical, rears shall have a 10LF
8. Provide and approved Drainage Report

ON: ____________ AT ____________ AM/PM

INSTRUMENT NUMBER ____________
OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS

BY: ____________ DEPUTY

Lot Area Table		
Lot #	SQ. FT.	Area
1	4218.22	0.097
2	4008.55	0.092
3	4326.80	0.099
4	4363.89	0.100
5	4219.18	0.097
6	4027.04	0.092
7	4202.73	0.096
8	4383.68	0.101
9	4415.25	0.101
10	5319.32	0.122
11	5260.76	0.121
12	4553.80	0.105
13	4574.86	0.105
14	4680.06	0.107
15	4523.75	0.104

Lot Area Table		
Lot #	SQ. FT.	Area
16	4259.71	0.098
17	4933.98	0.113
18	4682.83	0.108
19	4721.50	0.108
20	4540.60	0.104
21	4425.92	0.102
22	4904.15	0.113
23	4411.71	0.101
24	4704.41	0.108
25	4591.02	0.105
26	4659.40	0.107
27	4407.36	0.101
28	4126.39	0.095
29	4956.70	0.114
30	4683.15	0.107

Lot Area Table		
Lot #	SQ. FT.	Area
31	4308.62	0.099
32	4087.55	0.094
33	5259.29	0.121
34	4406.85	0.101
35	4388.12	0.101
36	4286.12	0.098
37	4349.98	0.100
38	4418.62	0.101
39	4381.20	0.101
40	4627.78	0.106
41	4455.66	0.102
42	4401.40	0.101
43	4201.78	0.096
44	5245.78	0.120
45	4794.45	0.110

Curve Table						
Curve #	Length	Radius	Delta	Chord Direction	Chord Length	Tangent
C1	1.41'	500.00'	000° 09' 41"	N39° 44' 09"W	1.41'	0.70
C2	42.31'	108.07'	022° 25' 53"	N48° 41' 59"W	42.04'	21.43
C3	40.24'	108.07'	021° 19' 53"	N70° 34' 52"W	40.00'	20.35
C4	2.62'	108.07'	001° 23' 23"	N81° 56' 30"W	2.62'	1.31
C5	37.54'	171.00'	012° 34' 47"	N74° 10' 32"W	37.47'	18.85
C6	43.24'	192.00'	012° 54' 11"	N16° 21' 42"W	43.15'	21.71
C7	40.63'	192.00'	012° 07' 31"	N3° 50' 51"W	40.56'	20.39
C8	21.61'	192.00'	006° 26' 56"	N5° 26' 22"E	21.60'	10.82
C9	18.61'	106.00'	010° 03' 28"	N13° 41' 34"E	18.58'	9.33
C10	40.93'	215.00'	010° 54' 24"	N61° 50' 51"E	40.86'	20.53
C11	43.55'	215.00'	011° 36' 20"	N50° 35' 29"E	43.48'	21.85
C12	31.58'	215.00'	008° 24' 58"	N40° 34' 50"E	31.55'	15.82
C13	27.27'	215.00'	007° 16' 00"	N32° 44' 21"E	27.25'	13.65
C14	0.00'	3.64'	000° 00' 07"	S60° 53' 39"E	0.00'	0.00
C15	39.66'	50.00'	045° 26' 57"	S83° 37' 08"E	38.63'	20.94
C16	33.98'	215.00'	009° 03' 23"	N24° 34' 39"E	33.95'	17.03
C17	31.76'	50.00'	036° 23' 35"	S88° 08' 50"E	31.23'	16.44
C18	30.78'	215.00'	008° 12' 12"	N15° 56' 52"E	30.76'	15.42
C19	43.34'	215.00'	011° 33' 01"	N6° 04' 15"E	43.27'	21.74
C20	40.84'	215.00'	010° 52' 58"	N5° 08' 45"W	40.78'	20.48

Curve Table						
Curve #	Length	Radius	Delta	Chord Direction	Chord Length	Tangent
C21	40.09'	215.00'	010° 41' 00"	N18° 36' 08"W	40.03'	20.10
C22	41.13'	215.00'	010° 57' 37"	N29° 25' 26"W	41.07'	20.63
C23	37.97'	215.00'	010° 07' 09"	N42° 41' 20"W	37.92'	19.04
C24	38.04'	50.00'	043° 35' 43"	N20° 27' 15"E	37.13'	20.00
C25	32.05'	215.00'	008° 32' 30"	N52° 01' 09"W	32.02'	16.06
C26	45.80'	215.00'	012° 12' 18"	N62° 23' 33"W	45.71'	22.99
C27	5.11'	215.00'	001° 21' 46"	N69° 10' 35"W	5.11'	2.56
C28	21.65'	117.00'	010° 36' 06"	N64° 33' 25"W	21.62'	10.86
C29	17.22'	45.00'	021° 55' 36"	N70° 13' 10"W	17.12'	8.72
C30	24.41'	45.00'	031° 05' 09"	S70° 29' 16"W	24.12'	12.52
C31	20.11'	45.00'	025° 36' 20"	S42° 08' 31"W	19.94'	10.23
C32	21.83'	45.00'	027° 47' 36"	S15° 26' 33"W	21.62'	11.13
C33	19.74'	45.00'	025° 08' 01"	S11° 01' 15"E	19.58'	10.03
C34	17.13'	45.00'	021° 48' 27"	S34° 29' 30"E	17.02'	8.67
C35	44.45'	45.00'	056° 35' 30"	S73° 41' 28"E	42.66'	24.23
C36	43.19'	177.00'	013° 58' 53"	S35° 09' 23"E	43.08'	21.70
C37	40.51'	177.00'	013° 06' 46"	S21° 36' 33"E	40.42'	20.34
C38	52.27'	177.00'	016° 55' 10"	S33° 50' 14"W	52.08'	26.33
C39	43.98'	177.00'	014° 14' 13"	S49° 24' 56"W	43.87'	22.10
C40	40.77'	177.00'	013° 11' 56"	S63° 08' 00"W	40.68'	20.48

Curve Table						
Curve #	Length	Radius	Delta	Chord Direction	Chord Length	Tangent
C41	3.64'	177.00'	001° 10' 44"	S70° 19' 20"W	3.64'	1.82
C42	37.04'	144.00'	014° 44' 16"	S63° 32' 34"W	36.94'	18.62
C43	29.33'	144.00'	011° 40' 10"	S50° 20' 21"W	29.28'	14.72
C44	40.01'	50.00'	045° 50' 53"	N68° 25' 10"W	38.95'	21.15
C45	27.80'	144.00'	011° 03' 39"	S38° 58' 27"W	27.76'	13.94
C46	44.65'	144.00'	017° 45' 52"	S24° 33' 41"W	44.47'	22.50
C47	17.63'	144.00'	007° 00' 55"	S12° 10' 18"W	17.62'	8.83
C48	23.06'	230.00'	005° 44' 37"	S5° 47' 32"W	23.05'	11.54
C49	40.05'	230.00'	009° 58' 40"	S2° 04' 06"E	40.00'	20.08
C50	41.17'	230.00'	010° 15' 18"	S14° 41' 41"E	41.11'	20.64
C51	41.95'	230.00'	010° 27' 01"	S25° 02' 50"E	41.89'	21.03
C52	1.88'	209.00'	000° 30' 57"	S30° 31' 49"E	1.88'	0.94
C53	27.98'	209.00'	007° 40' 13"	S34° 37' 24"E	27.96'	14.01
C54	17.55'	20.00'	050° 17' 20"	S13° 18' 51"E	17.00'	9.39
C55	46.04'	319.00'	008° 16' 08"	N76° 45' 22"W	46.00'	23.06
C56	43.05'	319.00'	007° 43' 56"	N84° 45' 24"W	43.02'	21.56
C57	41.26'	319.00'	007° 24' 36"	S87° 40' 20"W	41.23'	20.66
C58	40.64'	82.00'	028° 23' 44"	N7° 36' 11"E	40.22'	20.75
C59	8.06'	82.00'	005° 37' 54"	N24° 37' 00"E	8.06'	4.03
C60	32.57'	219.00'	008° 31' 14"	N23° 10' 20"E	32.54'	16.31

Lot Line Table		
Line #	Length	Direction
L1	3.17'	S18° 39' 23"W
L2	5.00'	S18° 39' 23"W
L3	14.90'	N84° 20' 37"W
L4	7.12'	N84° 20' 37"W
L5	8.04'	N16° 20' 37"W
L6	16.73'	N16° 20' 37"W
L7	22.39'	S53° 37' 39"E
L8	18.84'	N80° 53' 39"W
L9	22.92'	N73° 39' 23"E
L10	7.16'	S69° 57' 02"E
L11	7.22'	N73° 39' 23"E
L12	16.35'	S73° 39' 23"W
L13	14.71'	S73° 39' 23"W
L14	11.99'	S73° 39' 23"W
L15	2.73'	N42° 15' 06"E
L16	15.84'	S35° 03' 19"E
L17	10.89'	N88° 39' 23"E
L18	11.09'	N36° 39' 23"E
L19	17.77'	N76° 39' 23"E
L20	32.42'	S16° 20' 37"E

Lot Line Table		
Line #	Length	Direction
L21	21.38'	S16° 20' 37"E
L22	10.86'	S16° 20' 37"E
L23	5.11'	N45° 29' 44"W
L24	17.86'	S88° 39' 23"W
L25	17.69'	N88° 39' 23"E
L26	9.63'	N88° 39' 23"E
L27	5.16'	N88° 39' 23"E
L28	14.43'	N88° 39' 23"E
L29	15.39'	N88° 39' 23"E
L30	7.85'	S16° 20' 37"E
L31	7.87'	N76° 20' 37"W
L32	8.71'	N76° 20' 37"W
L33	6.00'	N76° 20' 37"W
L34	10.67'	N04° 00' 38"E
L35	114.51'	N31° 20' 37"W
L36	109.44'	N31° 20' 37"W
L37	13.49'	S54° 51' 02"E
L38	115.34'	S88° 39' 23"W
L39	7.06'	S88° 39' 23"W
L40	106.19'	S88° 39' 23"W

Lot Line Table		
Line #	Length	Direction
L42	112.24'	N11° 39' 23"E
L43	115.20'	N11° 39' 23"E
L44	13.58'	S76° 20' 37"E
L45	13.27'	N28° 39' 23"E
L46	26.07'	N28° 39' 23"E
L47	10.09'	N73° 39' 23"E
L48	12.91'	N73° 39' 23"E
L49	9.93'	S16° 20' 37"E
L50	7.54'	S16° 20' 37"E
L51	32.50'	S16° 20' 37"E
L52	10.18'	S04° 00' 38"W
L53	118.08'	N88° 39' 23"E
L54	16.07'	N88° 39' 23"E
L55	20.93'	N88° 39' 23"E
L56	20.03'	N88° 39' 23"E
L57	9.89'	N58° 39' 23"E
L58	23.91'	S58° 39' 23"W
L59	13.21'	N28° 39' 23"E
L60	20.58'	N28° 39' 23"E
L61	10.26'	N01° 20' 37"W

Lot Area Table		
Lot #	SQ. FT.	Area
46	4299.26	0.099
47	4180.77	0.096
48	4579.77	0.105
49	4229.07	0.097
50	4230.72	0.097
51	4472.38	0.103
52	4273.84	0.098
53	4104.95	0.094
54	4199.67	0.096
55	4128.27	0.095
56	4295.21	0.099
57	4071.89	0.093
58	5122.95	0.118
59	5644.26	0.130
60	4312.54	0.099

Lot Area Table		
Lot #	SQ. FT.	Area
61	4330.30	0.099
62	4592.81	0.105
63	4481.47	0.103
64	4336.92	0.100
65	4071.02	0.093
66	4939.92	0.113
67	5134.01	0.118
68	4076.55	0.094
69	4403.94	0.101
70	4473.17	0.103
71	4123.42	0.095
72	4521.43	0.104
73	4460.90	0.102
74	4969.67	0.114
75	4204.03	0.097

Lot Area Table		
Lot #	SQ. FT.	Area
76	4439.96	0.102
77	4399.97	0.101
78	4984.85	0.114
79	5857.07	0.134
80	6021.73	0.138
81	6615.07	0.152
82	5684.49	0.130
83	5065.95	0.116
84	4554.82	0.105
85	4349.55	0.100
86	4386.33	0.101
87	4371.68	0.100
88	4920.33	0.113
89	5052.89	0.116
90	4873.12	0.112

Lot Area Table		
Lot #	SQ. FT.	Area
91	4847.85	0.111
92	4595.37	0.105
93	6235.23	0.143
94	5435.80	0.125
95	4943.74	0.113
96	4312.54	0.099

Curve Table						
Curve #	Length	Radius	Delta	Chord Direction	Chord Length	Tangent
C61	40.06'	219.00'	010° 28' 47"	N13° 40' 20"E	40.00'	20.08
C62	16.90'	219.00'	004° 25' 19"	N8° 13' 17"E	16.90'	8.46
C63	13.01'	22.00'	033° 53' 25"	N20° 57' 20"E	12.82'	6.70
C64	40.07'	221.00'	010° 23' 20"	N60° 20' 29"E	40.02'	20.09
C65	40.53'	221.00'	010° 30' 27"	N49° 53' 35"E	40.47'	20.32
C66	36.60'	221.00'	009° 29' 23"	N39° 53' 40"E	36.56'	18.34
C67	37.60'	221.00'	009° 44' 50"	N30° 16' 33"E	37.55'	18.84
C68	42.96'	221.00'	011° 08' 20"	N19° 49' 59"E	42.90'	21.55
C69	40.72'	221.00'	010° 33' 22"	N8° 59' 08"E	40.66'	20.42
C70	40.07'	221.00'	010° 23' 21"	N3° 02' 49"W	40.02'	20.09
C71	40.98'	221.00'	010° 37' 32"	N13° 33' 15"W	40.93'	20.55
C72	40.50'	221.00'	010° 29' 56"	N24° 08' 59"W	40.44'	20.30
C73	39.16'	221.00'	010° 09' 08"	N34° 26' 31"W	39.11'	19.63
C74	39.16'	221.00'	010° 09' 08"	N34° 26' 31"W	39.11'	19.63
C75	40.17'	221.00'	010° 24' 54"	N44° 43' 32"W	40.12'	20.14
C76	20.23'	221.00'	005° 14' 43"	N52° 33' 21"W	20.22'	10.12
C77	32.31'	221.00'	008° 22' 33"	N59° 21' 58"W	32.28'	16.18
C78	40.62'	221.00'	010° 31' 48"	N68° 49' 09"W	40.56'	20.37
C79	28.26'	221.00'	007° 19' 40"	N77° 44' 53"W	28.24'	14.15
C80	11.77'	87.00'	007° 44' 57"	N77° 32' 14"W	11.76'	5.89

Curve Table						
Curve #	Length	Radius	Delta	Chord Direction	Chord Length	Tangent
C81	42.05'	45.00'	053° 32' 31"	S23° 00' 15"W	40.54'	22.70
C82	29.34'	45.00'	037° 21' 44"	S22° 26' 53"E	28.83'	15.22
C83	41.73'	45.00'	053° 07' 36"	S67° 41' 33"E	40.25'	22.50
C84	37.38'	45.00'	047° 35' 40"	N61° 56' 49"E	36.32'	19.84
C85	34.97'	37.00'	054° 09' 03"	N65° 13' 30"E	33.68'	18.91
C86	16.85'	37.00'	026° 05' 12"	S74° 39' 22"E	16.70'	8.57
C87	23.81'	183.00'	007° 27' 15"	S57° 53' 09"E	23.79'	11.92
C88	40.16'	183.00'	012° 34' 24"	S19° 55' 50"E	40.08'	20.16
C89	40.59'	183.00'	012° 42' 28"	S7° 17' 24"E	40.50'	20.38
C90	43.30'	183.00'	013° 33' 24"	S5° 50' 32"W	43.20'	21.75
C91	40.33'	183.00'	012° 37' 35"	S67° 18' 34"W	40.25'	20.25
C92	40.32'	183.00'	012° 37' 29"	S79° 56' 06"W	40.24'	20.24
C93	24.80'	183.00'	007° 45' 47"	N89° 52' 16"W	24.78'	12.42
C94	17.67'	183.00'	005° 31' 52"	N83° 13' 26"W	17.66'	8.84
C95	48.06'	183.00'	015° 02' 45"	N72° 56' 08"W	47.92'	24.17
C96	30.37'	181.00'	009° 36' 50"	S8° 49' 03"W	30.34'	15.22
C97	43.18'	181.00'	013° 40' 12"	S20° 27' 34"W	43.08'	21.70
C98	0.44'	181.00'	000° 08' 18"	S27° 21' 49"W	0.44'	0.22
C99	42.05'	120.00'	020° 04' 37"	S17° 23' 39"W	41.83'	21.24
C100	40.19'	120.00'	019° 11' 26"	S2° 14' 23"E	40.00'	20.29

Curve Table						
Curve #	Length	Radius	Delta	Chord Direction	Chord Length	Tangent
C101	26.65'	120.00'	012° 43' 28"	S18° 11' 49"E	26.60'	13.38
C102	15.03'	120.00'	007° 10' 40"	S28° 08' 53"E	15.02'	7.53
C103	15.05'	120.00'	007° 11' 03"	S35° 19' 45"E	15.04'	7.53
C104	29.17'	120.00'	013° 55' 36"	S45° 53' 04"E	29.10'	14.66
C105	40.20'	120.00'	019° 11' 30"	S62° 26' 37"E	40.01'	20.29
C106	43.07'	120.00'	020° 33' 53"	S82° 19' 19"E	42.84'	21.77
C107	39.29'	120.00'	018° 45' 33"	N77° 11' 32"E	39.11'	19.82
C108	1.78'	281.00'	000° 21' 47"	N67° 59' 39"E	1.78'	0.89
C109	41.70'	281.00'	008° 30' 08"	N72° 25' 37"E	41.66'	20.89
C110	40.41'	281.00'	008° 14' 25"	N80° 47' 54"E	40.38'	20.24
C111	41.99'	281.00'	008° 33' 40"	S88° 48' 44"E	41.95'	21.03
C112	44.69'	281.00'	009° 06' 46"	S79° 58' 30"E	44.65'	22.39
C113	16.77'	281.00'	003° 25' 08"	S73° 42' 34"E	16.76'	8.39
C114	30.74'	519.00'	003° 23' 38"	S73° 41' 49"E	30.74'	15.38
C115	45.50'	519.00'	005° 01' 24"	S77° 54' 20"E	45.49'	22.77
C116	32.95'	129.00'	014° 38' 01"	N67° 29' 27"E	32.86'	16.56
C117	36.23'	40.38'	051° 24' 08"	S7° 10' 51"E	35.03'	19.44
C118	33.48'	129.00'	014° 52' 10"	N52° 44' 21"E	33.38'	16.83
C119	33.48'	129.00'	014° 52' 10"	N52° 44' 21"E	33.38'	16.83
C120	26.72'	20.00'	076° 32' 31"	N83° 34' 34"E	24.78'	15.78

Lot Line Table		
Line #	Length	Direction
L62	8.90'	N01° 20' 37"W
L63	18.43'	N16° 20' 37"W
L64	18.97'	N16° 20' 37"W
L65	23.31'	N16° 20' 37"W
L66	84.26'	S18° 39' 23"W
L67	148.50'	N18° 39' 23"E
L68	135.23'	N18° 39' 23"E
L69	125.43'	N18° 39' 23"E

Curve Table						
Curve #	Length	Radius	Delta	Chord Direction	Chord Length	Tangent
C121	13.11'	209.00'	003° 35' 40"	S59° 57' 00"E	13.11'	6.56
C122	1.28'	209.00'	000° 21' 07"	S61° 55' 24"E	1.28'	0.64
C123	40.15'	209.00'	011° 00' 22"	S67° 36' 08"E	40.09'	20.14
C124	26.85'	209.00'	007° 21' 37"	S76° 47' 08"E	26.83'	13.44
C125	13.35'	81.00'	009° 26' 25"	S75° 44' 44"E	13.33'	6.69
C126	41.90'	81.00'	029° 38' 27"	S56° 12' 18"E	41.44'	21.43
C257	29.42'	50.00'	033° 42' 42"	S18° 11' 58"E	29.00'	15.15

Assign correct page number to sheets
Include Title Block

STATE OF TEXAS
COUNTY OF HIDALGO:

WE, THE UNDERSIGNED, OWNER OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS WATER LILLY AT LA SIENNA SUBDIVISION, DO HEREBY GRANT AN EASEMENT TO THE CITY OF EDINBURG AND THOSE WHO MAY NOW OR HEREAFTER HOLD FRANCHISE UNDER SAID CITY, THE STREETS, STREET LIGHTS, TRAFFIC CONTROL DEVICES, SIDEWALKS AND OTHER IMPROVEMENTS AND EASEMENTS THEREON SHOWN, SURFACE USE OF THE STREET AND ALLEYS IS RESTRICTED TO THE EMPLOYEES OR AGENTS OF THE CITY OF EDINBURG, EMPLOYEES OF UTILITIES OPERATING UNDER FRANCHISE TO THE CITY OF EDINBURG AND RESIDENTS OF THE SUBDIVISION AND THEIR GUESTS.

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

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

_____ DATE: _____

OWNER: BURNS BROTHERS, LTD
KENT BURNS, MANAGING PARTNER
4216 N. U.S. 281
EDINBURG, TX 78542

STATE OF TEXAS
COUNTY OF HIDALGO:

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED KENT BURNS 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 _____ DAY OF _____, 20____.

_____
NOTARY PUBLIC, HIDALGO COUNTY, TEXAS
MY COMMISSION EXPIRES:

STATE OF TEXAS
COUNTY OF HIDALGO

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

DATED THIS THE_____DAY OF_____20_____.

MELDEN & HUNT, INC.
TEXAS REGISTRATION F-1435

_____
MARIO A. REYNA, PROFESSIONAL ENGINEER No. 117368
STATE OF TEXAS

DATE PREPARED: 12/16/20
ENGINEERING JOB # 19221.00

STATE OF TEXAS
COUNTY OF HIDALGO

I, ROBERTO N. TAMEZ, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE FROM AN ACTUAL SURVEY MADE ON THE GROUND OF THE PROPERTY LEGALLY DESCRIBED HEREON, AND THAT THERE ARE NO APPARENT DISCREPANCIES, CONFLICTS, OVERLAPPING OF IMPROVEMENTS, VISIBLE UTILITY LINES OR ROADS IN PLACE, EXCEPT AS SHOWN ON THE ACCOMPANYING PLAT, AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY SUPERVISION IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF MISSION, TEXAS.

DATED THIS THE_____DAY OF_____20_____.

_____
ROBERTO N. TAMEZ, PROFESSIONAL LAND SURVEYOR No.6238
STATE OF TEXAS

DATE SURVEYED: 01/23/2022
T-1062, PG. 77
SURVEY JOB # 19221.08

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 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 HISHER ENGINEER TO MAKE THEIR DETERMINATIONS.

HIDALGO COUNTY DRAINAGE DISTRICT NO.1

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

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

_____ _____ DATE
MAYOR CITY OF EDINBURG

_____ _____ DATE
CITY SECRETARY

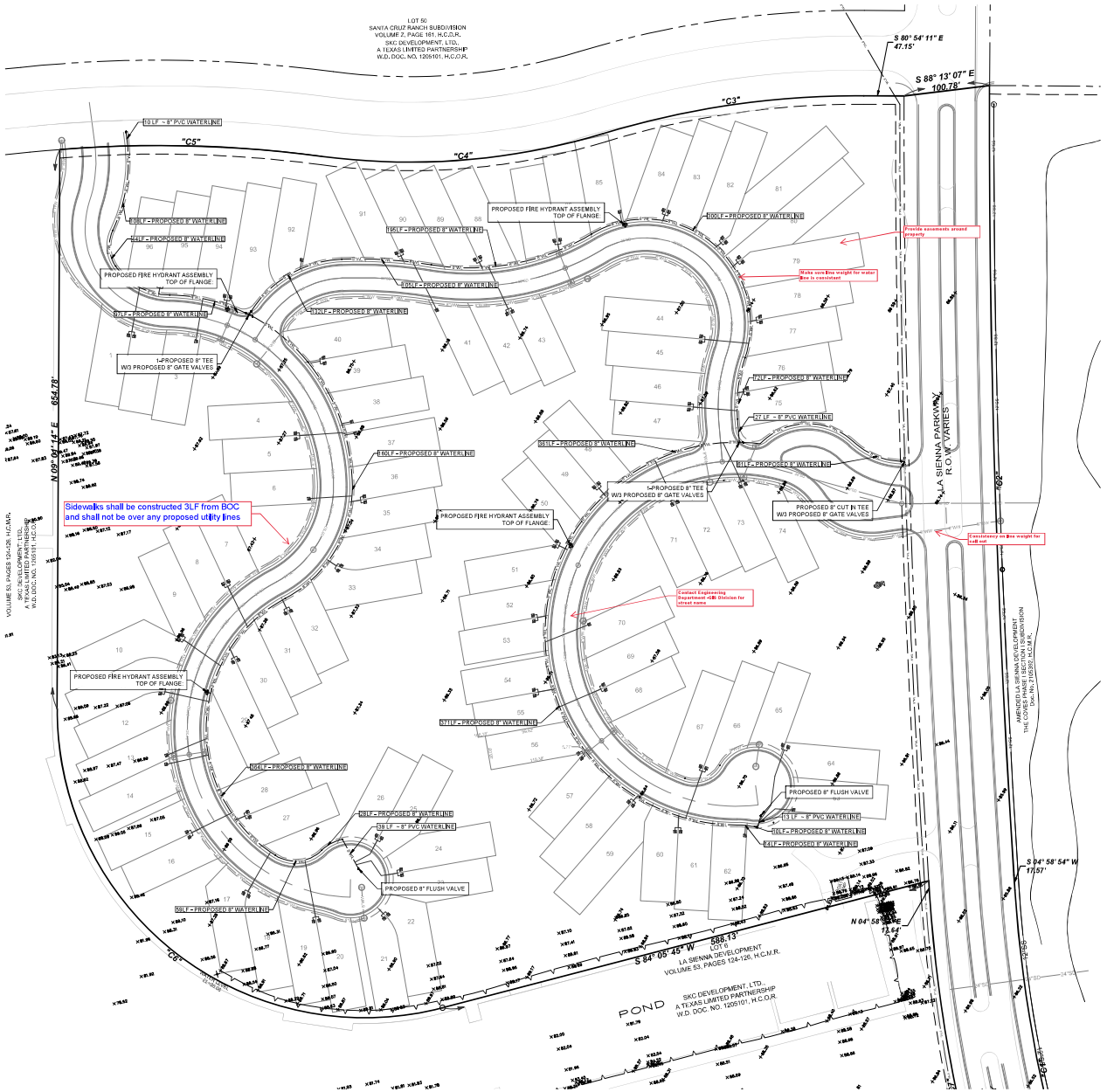
"I, THE UNDERSIGNED, CHAIRPERSON OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF EDINBURG, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT KNOWN AS WATER WALK AT LA SIENNA SUBDIVISION CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THIS CITY WHEREIN MY APPROVAL IS REQUIRED

AND HAS BEEN APPROVED FOR RECORDING ON THE_____DAY OF _____, 20____."

_____
CHAIRPERSON PLANNING AND ZONING COMMISSION

Title Block Needed

Assign correct page number to sheets



SCALE 1" = 60'

LEGEND

- PROPERTY LINE
- PROPOSED 8" WASTEWATER LINE
- PROPOSED 8" WATERLINE
- PROPOSED WASTEWATER MANHOLE
- PROPOSED FIRE HYDRANT
- PROPOSED WATER VALVE
- PROPOSED 8" TEE
- PROPOSED 8"- 45° BEND
- PROPOSED DOUBLE WATER SERVICE
- PROPOSED SINGLE WATER SERVICE
- PROPOSED SINGLE WASTEWATER SERVICE

GENERAL NOTES:

1. THE DEVELOPER SHALL INSTALL REFLECTIVE BLUE MARKERS IN FRONT OF ALL HYDRANTS.
2. WATER SERVICE TO BE PROVIDED BY NORTH ALAMO WATER SUPPLY CORPORATION.

1. COE CCN water standards shall be implimented
2. Include details for water complying with COE
3. All FH's are to be spaced at 600' max for residential areas, Adjust in plans.
4. Provide station numbers for all utilities and display them on each layout or provide on centerline of roads and reference utilities to them.
5. The design consideration of this development cannot support any overhead or carport type structures to be constructed over any easements whatsoever.

JOB No.
21115.00

REVISION	DATE	BY

MELDEN & HUNT INC
CONSULTING ENGINEERS & SURVEYORS
115 W. McMURTRY
STE 100
SPRING, TEXAS 77373
PH: (936) 291-2091
FAX: (936) 441-3807
227 N. FM. 3167
STE 100
ALVIN, TEXAS 77511
PH: (936) 407-8286
FAX: (936) 488-8581
WWW.MELDENHUNT.COM

ENG. DESIGNER: CG
PROJECT ENG.: M.A.R.
T-BOOK ----, PG. ---
1. RELEASE DATE:
2. RELEASE DATE:
3. RELEASE DATE:
SCALE:

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW ONLY AND IS NOT INTENDED FOR CONSTRUCTION, BIDDING OR PERMIT PURPOSES.

WATER LILLY AT LA SIENNA
EDINBURG, TEXAS

OVERALL WATER PLAN

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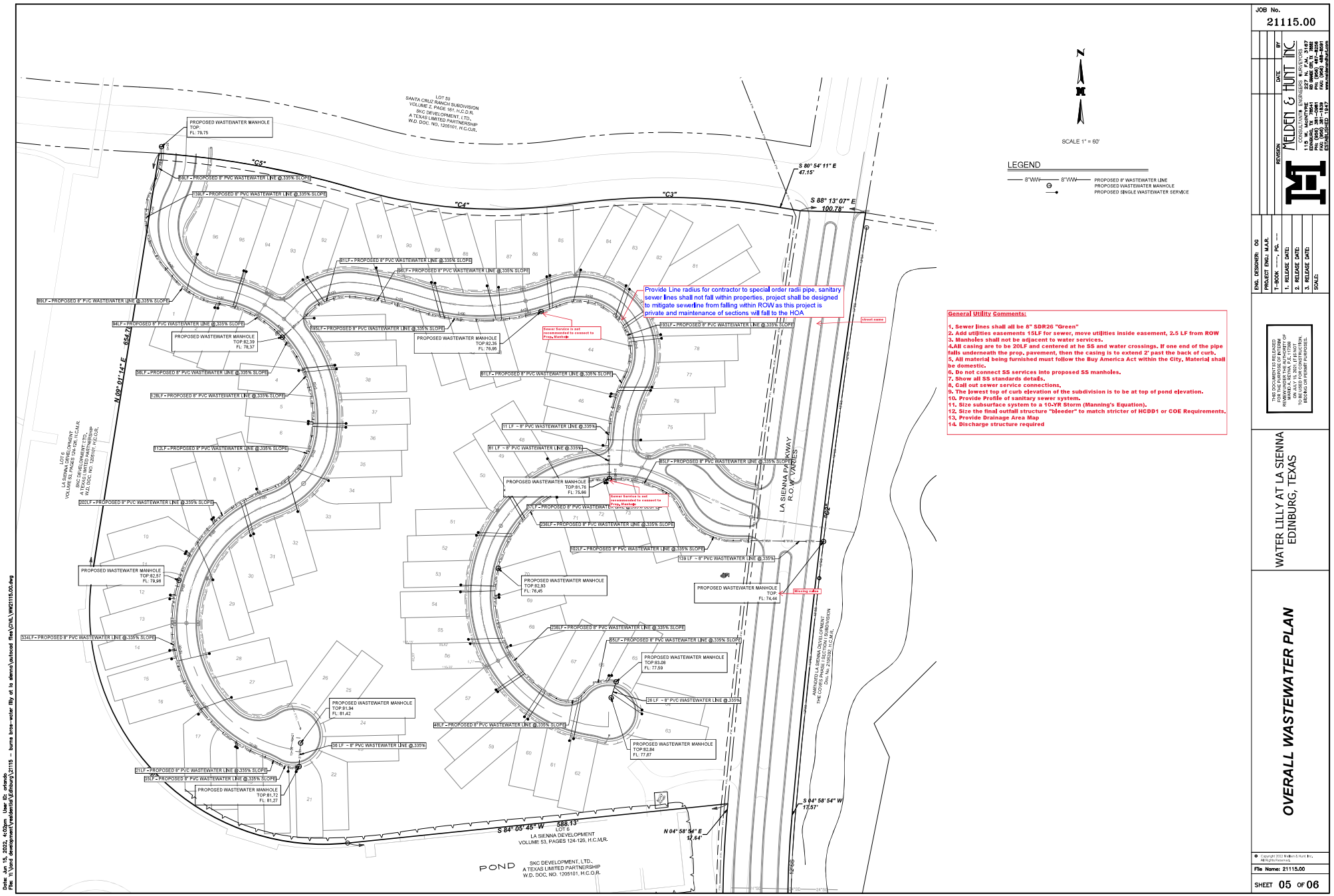
File Name: 21115.00

SHEET 04 OF 06

Date: Jun 15, 2022, 4:30pm User ID: orlando
File: I:\Land development\residential\Edinburg\21115 - buena brea--water lilly at la sienna\autocad files\CIVIL\WT21115.00.dwg



Date: Jun 15, 2022, 4:02pm User ID: orlando
File: X:\Land development\residential\Edinburg\21115 - buma bros--water lilly at la sienna\autocad files\CIVIL\WW21115.00.dwg

JOB No. 21115.00

REVISION	DATE	BY

MELDEN & HUNT INC
CONSULTING ENGINEERS & SURVEYORS
115 W. McINTYRE 227 N. F.M. 3167
EDINBURG, TEXAS 78541 BRIDGEPORT, TX 76426
PH: (956) 381-0981 PH: (940) 627-3256
FAX: (956) 381-1839 FAX: (940) 627-3258
TBPE#455 TBPLS#10194454

ENG. DESIGNER: CG
PROJECT ENG.: M.A.R.
T-BOOK ----, PG. ---
1. RELEASE DATE:
2. RELEASE DATE:
3. RELEASE DATE:
SCALE:

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW UNDER THE AUTHORITY OF MARIO A. REYNA, P.E. ON JULY 15, 2021. IT IS NOT TO BE USED FOR CONSTRUCTION, BIDDING OR PERMIT PURPOSES.

WATER LILLY AT LA SIENNA
EDINBURG, TEXAS

OVERALL WASTEWATER PLAN

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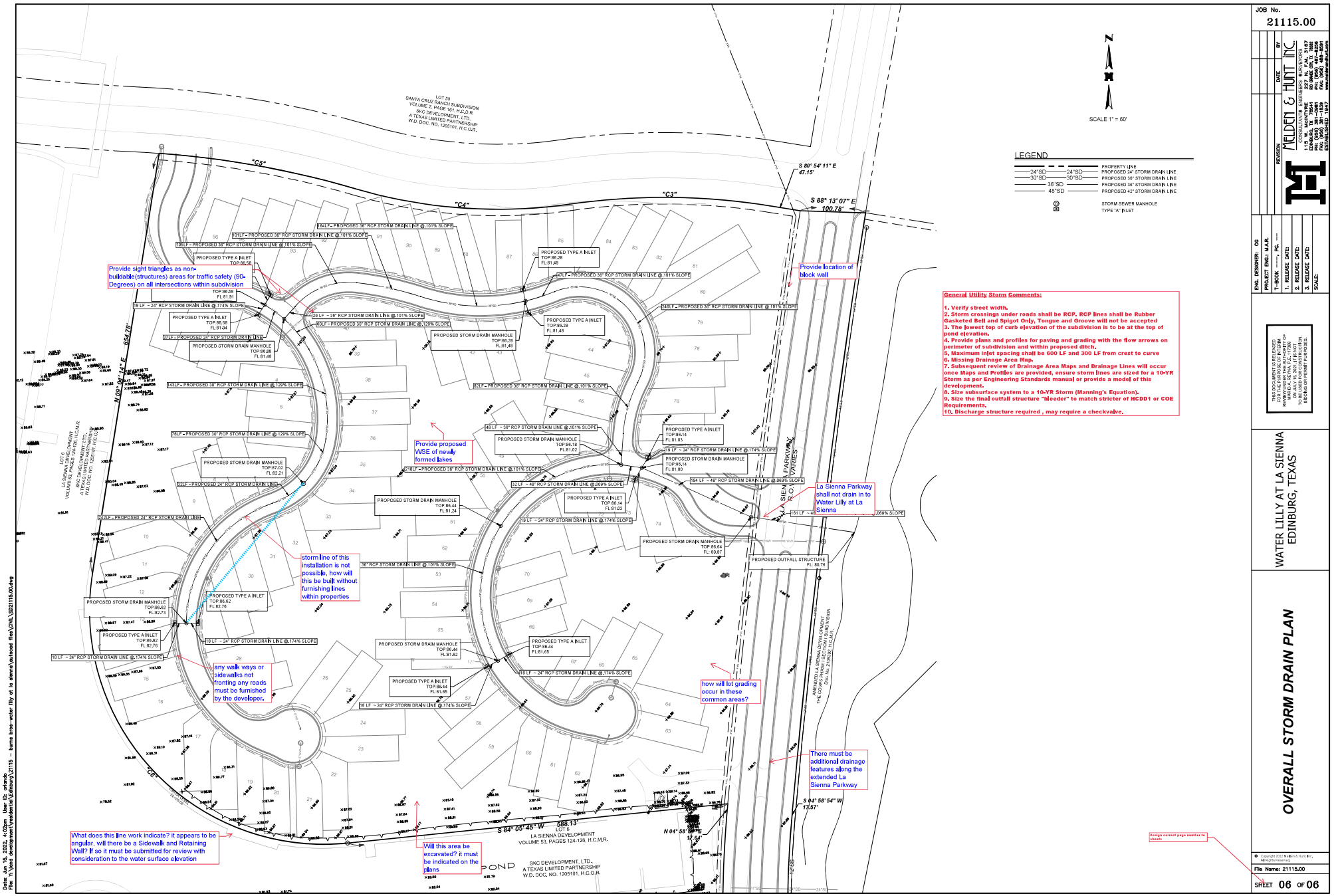
File Name: 21115.00

SHEET 05 OF 06



General Utility Storm Comments:

1. Verify street width.
2. Storm crossings under roads shall be RCP. RCP lines shall be Rubber Gasketed Bell and Spigot Only, Tongue and Groove will not be accepted
3. The lowest top of curb elevation of the subdivision is to be at the top of pond elevation.
4. Provide plans and profiles for paving and grading with the flow arrows on perimeter of subdivision and within proposed ditch.
5. Maximum inlet spacing shall be 600 LF and 300 LF from crest to curve
6. Missing Drainage Area Map.
7. Subsequent review of Drainage Area Maps and Drainage Lines will occur once Maps and Profiles are provided, ensure storm lines are sized for a 10-YR Storm as per Engineering Standards manual or provide a model of this development.
8. Size subsurface system to a 10-YR Storm (Manning's Equation).
9. Size the final outfall structure "bleeder" to match stricter of HCDD1 or COE Requirements.
10. Discharge structure required , may require a checkvalve.

JOB No. 21115.00

REVISION	DATE	BY

MELDEN & HUNT INC
CONSULTING ENGINEERS & SURVEYORS
115 W. McINTYRE 227 N. F.M. 3167
GEORGETOWN, TEXAS 78626 BRENHAM, TEXAS 77833
PH: (512) 381-0661 PH: (979) 421-3286
FAX: (512) 381-1839 FAX: (979) 421-3287
TBPE/TBPLS FIRM REGISTRATION #10124500

ENG. DESIGNER: CG
PROJECT ENG.: M.A.R.
T-BOOK ----, PG. ---
1. RELEASE DATE:
2. RELEASE DATE:
3. RELEASE DATE:
SCALE:

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW UNDER THE AUTHORITY OF MARK A. RUSSELL, P.E. ON JULY 15, 2021. IT IS NOT TO BE USED FOR CONSTRUCTION, BIDDING OR PERMIT PURPOSES.

WATER LILLY AT LA SIENNA
EDINBURG, TEXAS

OVERALL STORM DRAIN PLAN

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File Name: 21115.00

SHEET 06 OF 06

Date: Jun 15, 2022, 4:02pm User ID: orlando
File: Y:\Land development\residential\Edinburg\21115 - buma bros-water lilly at la sienna\autocad files\CIVIL\2021115.00.dwg

THE CITY OF Edinburg Engineering

415 W University Dr. ▫ Edinburg, TX 78539 ▫ (956) 388-8211

Trip Generation Worksheet

Subdivision Name: _____

Project Location: _____

(select one) ◯ C.O.E ◯ Edinburg ETJ

Applicant: _____ ◯ Owner ◯ Agent

Address: _____

Email: _____ Phone: _____

Date: _____

Proposed Type of Development

◯ New Development ◯ Re-Development ◯ Additional Development

Anticipated Land Use	Project Size			AM Peak Hour Trips	PM Peak Hour Trips	Weekday Trips	Wknd Trips	ITE Code
	Acres	GFA	# of Units					

*Multibuilding development or Master Plan-Multi Phase developments, please submit a tabulation sheet showing all proposed land uses

Previous TIA Report (if on file) TIA # _____

Peak Hour Trips Projected in TIA on file	Peak Hour Trips Projected in Updated Development Plan

Difference in PHT (Proposed PHT - Previous Development PHT or TIA PHT)

Increase in Peak Hour Trips (if an increase of 76 PHT or an increase of 10% of the total PHT, a new TIA is required)

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

_____ A TIA is required. The individual preparing the study must meet with City staff to discuss the scope and requirements of the study before beginning the study.

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

Comments: _____

_____

Reviewed by: _____ Date: _____

NOTE: GFA = Gross Floor Area (bldg. size)
TIA = Traffic Impact Analysis
ITE = Institute of Transportation Engineers, Trip Generation, 10th Edition

THE CITY OF
Edinburg
FIRE DEPARTMENT

Preliminary Staff Review

June 23, 2022

Melden & Hunt Inc.
115 W McIntyre St
Edinburg, TX 78541
(956) 381-0981
mario@meldenandhunt.com

RE: PLAT-2022-0109
WATER LILY AT LA SIENNA

To Whom It May Concern:

After reviewing the above referenced plat, the following are the preliminary phase submittal comments:

1. Need to provide fire lane 15 feet wide in front of all the fire hydrants.
2. Need to provide double face blue fire hydrant street markers.
3. Need to loop water line.
4. Street are over block length.
5. What will be the setbacks on homes in the subdivision?

If you have any questions, please feel free to contact me.

Sincerely,

Omar Garza
Fire Marshal
Email: ogarza@cityofedinburg.com
212 W. McIntyre St.
Edinburg, TX 78539

References:
Unified Development Code and 2012 International Fire Code

THE CITY OF Edinburg
DEPARTMENT OF PUBLIC WORKS

To: Melden & Hunt INC

CC. Adam Elizondo, Planning and Zoning Department

From: Robert Valenzuela, Stormwater Manager

Valentin Sanchez, Traffic Manager

Date: June 22, 2022

Subject: Water Lilly at La Sienna Subdivision

Public Works

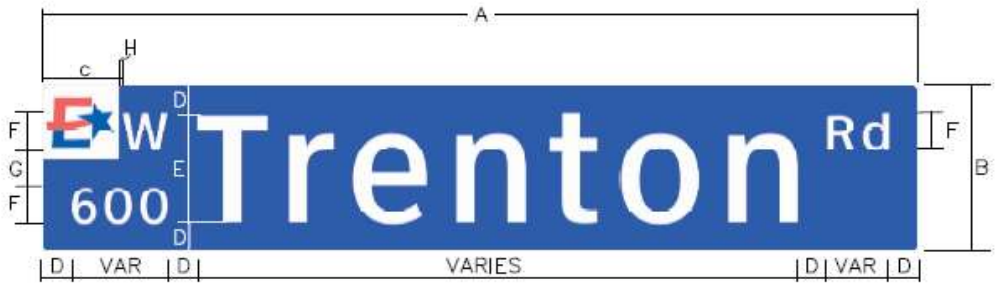
Required Information

1. Traffic Stop Signs
   - Size 30" (Aluminum)
   - Film HIP
   - Metal Pole 2 3/8" Minimum of 7' from Ground
   - Socket & Wedge (Wedge Facing oncoming Traffic)
   - Pole Installation Minimum of 24" deep (back fill with Concert)
2. Street Name Signs
   - Please refer to the attached street name sign spec's
3. Curb Painting
   - Fire lane 15' in width shall be painted in front of all fire hydrants
   - Provide double face blue fire hydrant street marker on center of the street in front of fire hydrant
   - Stop bar, minimum of 24" from curb to center of street

Comments

- Please Submit plans with for review
- City of Edinburg follows the TMUTCD (Manual on Uniform Traffic Control Devices.
- https://ftp.txdot.gov/pub/txdot-info/trf/tmutcd/2011-rev-2/revision-2.pdf
- If there are any questions or concerns please reach out to Mr. Larry Ayala, Assistant Public Works Director or Mr. Valentin Sanchez, Traffic Manager, 956-388-8210

Street Name Sign Spec's



ITEM	ITEM DESCRIPTION	ITEM SIZE BY SIGN HEIGHT (INCHES)			
A	Sign Length	VAR	VAR	VAR	VAR
B	Sign Height	8	12	18	24
C	Logo Size	3"x3"	5"x5"	6"x6"	8"x8"
D	Spacing between edge of plate and elements	1	2	4	6
E	Street name initial letter height	6CV-3W	8CV-3W	10CV-3W	12CV-3W
F	Pre-directional, block range and street type height	2CV-3W	3CV-3W	4CV-3W	5CV-3W
G	Spacing between pre-directional and block range	2	2	2	2
H	Spacing between logo and pre-directional	VAR	VAR	VAR	VAR
NOTE; PLATE BACKGROUND COLOR IS BLUE (RGB; 0,0,255)					

Stormwater

Water Lilly at La Sienna Subdivision 25.165 Acres

Required Information

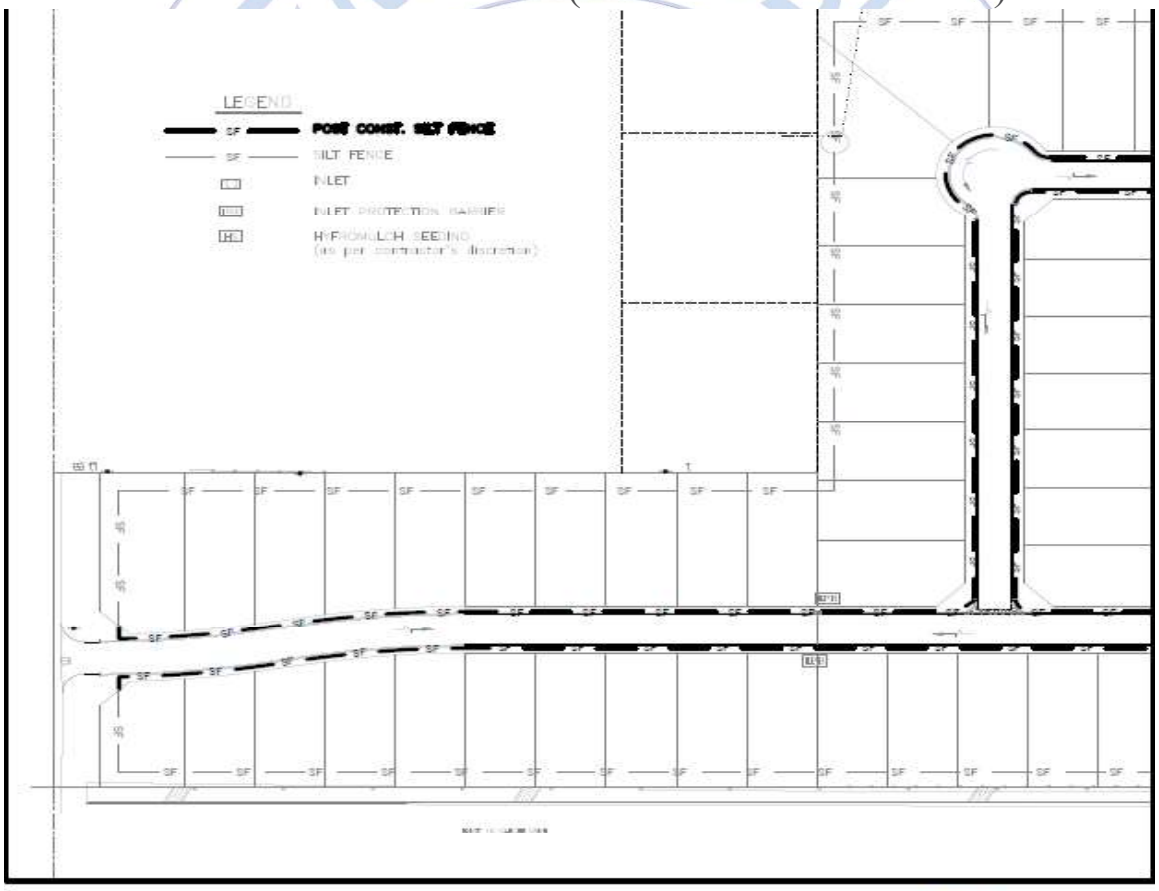
*The following items are required by TCEQ and the City of Edinburg. Please Submit the following at your earliest convinces.

1. **SW3P** (Storm Water Pollution Prevention Plan)
2. **NOI** (Notice of Intent)
3. **Large Construction Notice** (Per TCEQ Inventory)
4. **Detailed Erosion Control Plan** (Silt Fence, Construction Entrance, Inlet Protection, Concrete Washout)
5. **Detailed Post Construction BMP Plan** (Silt Fence back of Curb, Example Attached)
6. **Plat Note** (All Construction shall comply with Stormwater Pollution Prevention Plan (SW3P) requirements. Erosion and Sedimentation Controls constructed in accordance with the Stormwater Ordinance 98.30 of the City of Edinburg are required for all construction on each lot including single family and duplex/multi-family construction)
7. **NOT** (Notice of Termination, Per TCEQ) Will now be required once the final walk thru is completed.

Comments

- SW3P Plat Note has been revised, Please see the note for your reference in the above required information (#6)
- Stormwater is now requiring a Post Construction BMP Plan (#5) to be submitted for review.
- Silt Fence should be placed around the entire project.
- Large Construction Notice needs to be submitted with contractors contact information
- NOT will need to be submitted once the final walk thru is completed.
- All items must be submitted before the NTP is issued.
- Please email pending items to rvalenzuela@cityofedinburg.com

Post Construction BMP (Silt Fence Back of Curb)



POST CONSTRUCTION
SILT FENCE

SCALE: N.T.S.	REVISED:
DATE: JUNE, 2021	DRAWN BY: RMM

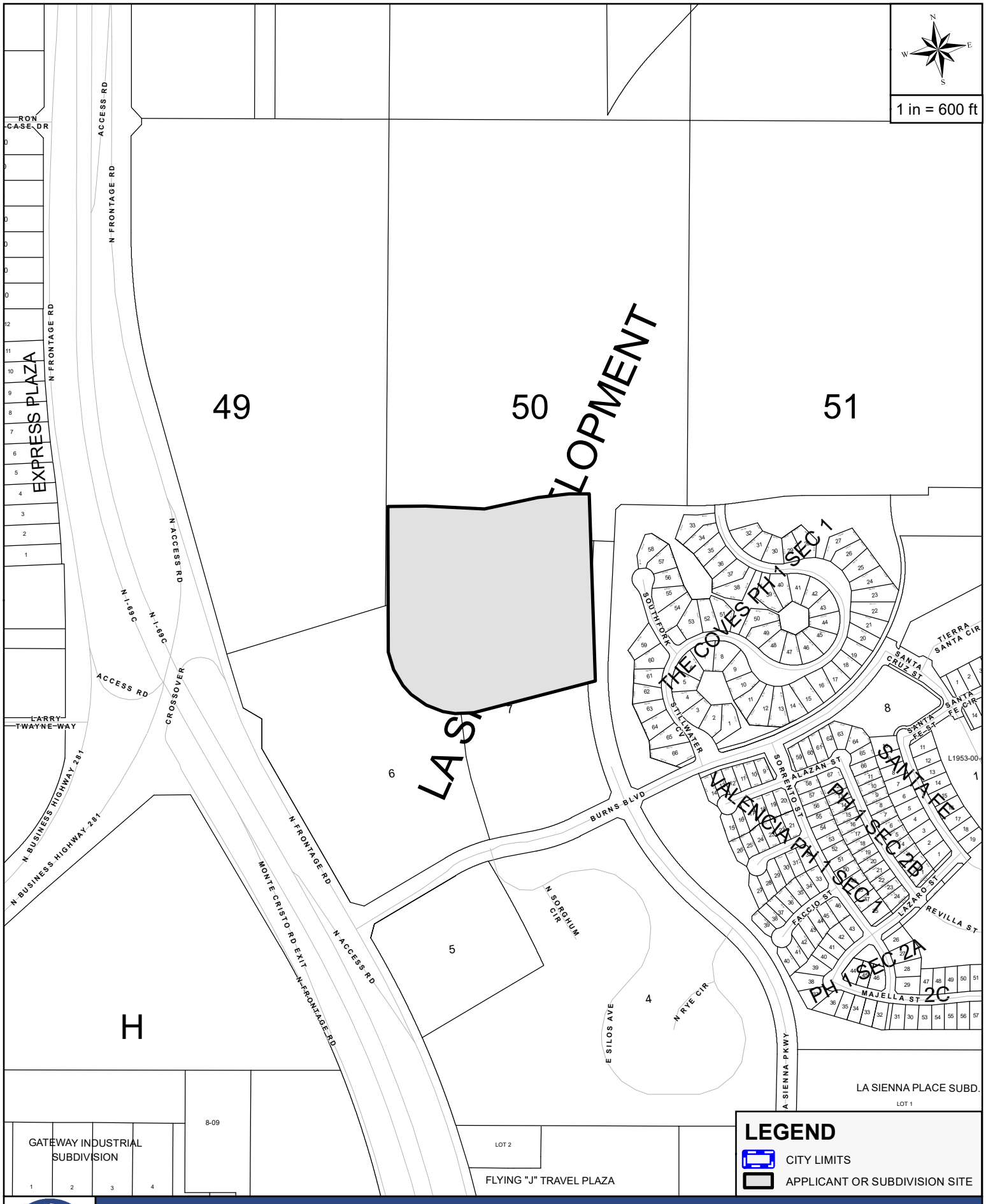


THE CITY OF EDINBURG TEXAS

AERIAL MAP

APPLICANT AND/OR SUBDIVISION:

MELDEN & HUNT / WATERLILLY AT LA SIENNA



THE CITY OF EDINBURG TEXAS

SITE MAP

APPLICANT AND/OR SUBDIVISION:

MELDEN & HUNT / WATERLILLY AT LA SIENNA

Case # PLAT-2022-0109

THE CITY OF Edinburg
Planning & Zoning Department
415 W. University Drive
Edinburg, Texas 78539
(956) 388-8202

Subdivision Application

Date: June 13, 2022 Request Type: Preliminary Plat Final Plat

1. Developer: Burns Brother, LTD
2. Owner/Contact Name: Kent Burns
3. Owner/Contact Phone: (956) 381-0981
4. Owner/Contact Email: c/o mario@meldenandhunt.com
5. Owner Address: 4216 N. US Hwy 281 Edinburg, Texas 78541
6. Exact Name of Subdivision: Water Lilly at La Sienna
7. Property ID: 722372
8. Current Zoning: AU - Auto-Urban Residential
   Required Zoning: UR - Urban Residential
10. Legal Description:

Being a resubdivision of 25.165 acres o/o Lot 7, La Sienna Development Volume 53, Pages 124-125 HCMR.

11. Inside City Limits? Yes If "No," is in the _____ Comprehensive Development Area _____ Rural Development Area
12. Primary Consulting Firm: Melden & Hunt, Inc.
    13. Phone: (956) 381-0981
14. Consulting Firm Address: 115 W. McIntyre Street Edinburg, Texas 78541
15. Consulting Firm Email(s): mario@meldenandhunt.com
16. Desired Land Use Option: Single Family
17. Number of Lots: Single Family 96 Multi-Family _____ Commercial _____ Industrial _____
18. Proposed Wastewater Treatment: ✔ Sanitary Sewer ____ OSSF (On-Site Sewage Facility)
19. Electric Power and Light Company to Serve the Proposed Subdivision: Magic Valley Electric Co-op
20. Irrigation District: Other:
    Potable-water Retailer: City of Edinburg

Owner of record, holding title to real estate within the proposed subdivision. Ownership instrument (i.e. Title Policy, Warranty Deed and Deed of Trust) shall be submitted with application. All such owners are listed immediately below.

Owner Name(s) (Print or Type)	Owner Mailing Address & Zip Code
Burns Brother, LTD	4216 N. US Hwy 281 Edinburg, Texas 78541
Owner Phone Number	Owner Email
(956) 381-0981	c/o mario@meldenandhunt.com

RECEIVED
JUN 16 2022

Have any of said owners designated agents to submit and revise this plat application on their behalf?

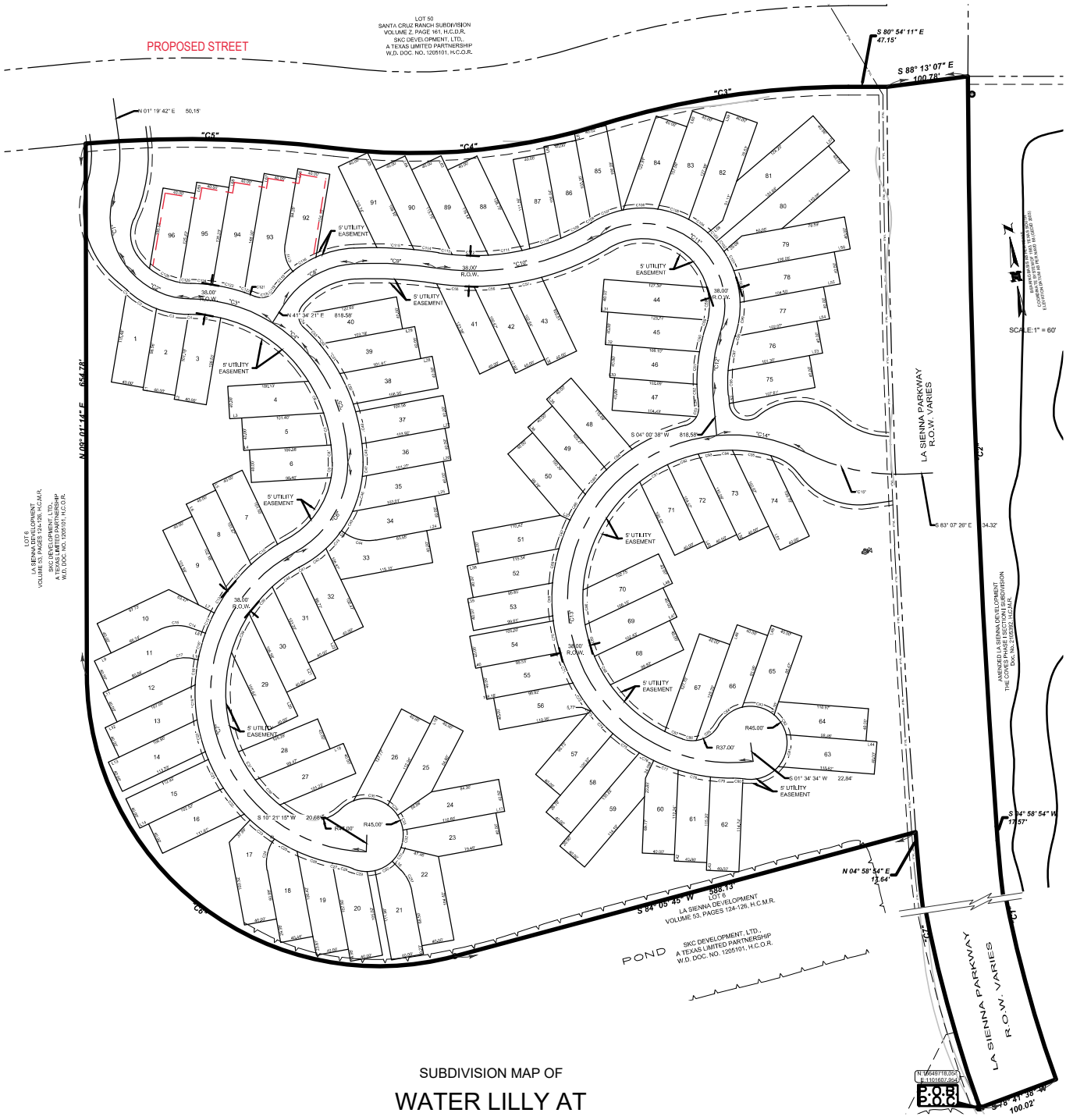
✔ Yes _____ No (If "Yes" attached duly notarized documentation to that effect, signed by each such owner.)

Name: _____

The undersigned owner(s) of record (or their authorized agents) hereby agree to make all improvements and meet all requirements and standards as specified in the City of Edinburg Unified Development Code and Ordinances. The undersigned hereby request that the Edinburg Planning & Zoning Commission and the City Commission approve the attached subdivision plat. I certify that all items contained in this application and attachments (including all construction plans) are true and correct to the best of my knowledge and not in conflict with any deed restrictions or restrictive covenants. Furthermore, I understand that any omittance or incorrect information may result in approval or permit being denied or revoked. Developer's requirement sheet must be completed, signed, and submitted with the application form.

Signature _____ Digitally signed by: Mario A. Reyna DN: CN = Mario A. Reyna email = Mario@meldenandhunt.com C = US O = Melden and Hunt Inc OU = FE Date: 2022.06.13 16:47:35 -05'00'

Date _____



SUBDIVISION MAP OF

WATER LILLY AT LA SIENNA SUBDIVISION

BEING A RESUBDIVISION OF 25.165 ACRES SITUATED IN THE CITY OF EDINBURG, HIDALGO COUNTY, TEXAS, BEING OUT OF LOT 7, LA SIENNA DEVELOPMENT, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 53, PAGES 124-125, HIDALGO COUNTY MAP RECORDS

THE CITY OF Edinburg

PLANNING & ZONING DEPARTMENT

SUBDIVISION WITHIN CITY LIMITS CHECK LIST — **PRELIMINARY STAGE**

PLANNING & ZONING DEPARTMENT (956) 388-8202 — **SUBDIVISION PROCESS** — **Date :** **June 17, 2022**

Date Filed:	June 16, 2022	P&Z Preliminary:	July 12, 2022	P&Z Final:		City Council:	

Reviewed By:	Abel Beltran, Subd. Coor.	Staff Review :	June 23, 2022	Time Line :	365 Days	Expires :	
	abeltran@cityofedinburg.com	Staff / Engineer :	June 30, 2022	1st Extension :	0 Days	Expires 1:	
				2nd Extension :	0 Days	Expires 2:	

Director of Planning & Zoning :	Rita Guerrero, Intermin Director	Email :	rguerrero@cityofedinburg.com	City Office #:	(956) 388-8202
Director of Utilities	Gerardo Carmona, P.E.	Email :	gcarmona@cityofedinburg.com	City Office #:	(956) 388-8212
Dircetor of Public Works	Vincent Romero	Email :	layala@cityofedinburg.com	City Office #:	(956) 388-8210
Director of Engineering	Mardoqueo Hinojosa, P.E., CPM	Email :	mhinojosa@cityofedinburg.com	City Office #:	(956) 388-8211

Owner:	Burns Brother, LTD	4216 N. US Hwy. 281, Edinburg, TX. 78541	Mario A. Reyna, P.E., Project Engineer

WATER LILLY at LA SIENNA SUBDIVISION — Consultant : **MELDEN & HUNT, INC. ENGINEERING**

DESCRIPTION	Provided	Need to Provide	Not Applicable	Need to Revise	COMMENTS
Subdivision Process:					
Subdivision Plat Submittal	√				
Warranty Deed	√				
Topography Survey	√				
Drainage Report Submittal (As Per City Drainage Policy)	√				Approved by H.C.D.D.#1 Date: Pending Approval
Zoning : City Limits - ETJ	√				
Flood Zone	√				Zone "X" (Un-Shaded) Panel # 480338-0015 E
Preliminary Submittals:					
Existing & Proposed Water Distribution Layout	√				City of Edinburg Water Supply - Water Distribution System
Water Distribution System Provider:	√				City of Edinburg Water Supply - Water Distribution System
Existing & Proposed Sewer Collection Layout	√				City of Edinburg - Sanitary Sewer Collection System
Sanitary Sewer Collection System Provider:	√				City of Edinburg - Sanitary Sewer Collection System
Existing and Proposed Drainage Layout System:	√				Private Drainage System onto H.C.D.D. # 1
Minor Arterial Street Right-of-way Dedication (50-ft B-B)	√				Proposed Street Section (**32-ft B-B**)
Minor / Major Collector Street pavement Section	√				In Accordance to Standard Street Policy
Variances Appeals Request: 2022	√				Planning & Zoning Meeting / Results / City Council Meeting
Street Widening Improvements	√				
Street 5-ft Sidewalk Improvements	√				
Drainage Improvements		√			
Construction Plans Review Submittals:					**(See Section 4 Construction Plans Submittals Policy, 2014 STANDARD POLICY MANUAL)**
Cover Sheet		√			
Topography Sheet (Utilities, Bench Marks)		√			
Sanitary Sewer Improvements: On-Site & Off-Site		√			City of Edinburg Sanitary Sewer Standard Policy's
Sanitary Sewer Detail Sheets		√			See Section 3 Utility Policy, 2014 Standard Policy Manual
Water Distribution Improvements: On-Site & Off-Site		√			Sharyland Water Supply Standard Policy's
Water Distribution Detail Sheet (Fire Hydrant Assembly)		√			See Section 3 Utility Policy, 2014 Standard Policy Manual
Drainage Improvements:		√			
Drainage Detail Sheets		√			See Section 1 Drainage Policy, 2014 Standard Policy Manual
Minor/Major Collector Streets Improvements:		√			See Section 2 Streets Policy, 2014 Standard Policy Manual
Street Sign Sheet:		√			
Street Detail Sheets		√			See Section 2 Streets Policy, 2014 Standard Policy Manual
Street Lighting Sheet:		√			
Traffic Control Plan:		√			
Erosion Control Plan		√			
Erosion Control Plan Detail Sheet		√			See Storm Water Management, 2014 Standard Policy Manual

DESCRIPTION	Provided	Need to Provide	Not Applicable	Need to Revise	COMMENTS
Pre-Construction Meeting:					
Notice To Proceed		√			Dated:
Roadway Open-Cut or Bore Permit Application		√			Dated:
TX-Dot Water UIR Permit			√		
TX-Dot Sewer UIR Permit			√		
N.O.I. Submittal		√			Dated:
SWPP Booklet Submittal		√			Dated:
RFI #1 Request		√			Dated:
Change Orders		√			Dated:
Final Walk Though		√			Dated:
Punch List		√			Dated:
Punch List ()		√			Dated:
Letter of Acceptance		√			Dated:
1-year Warranty (Water/Sewer/Paving/Drainage)		√			Dated:
Backfill Testing Results		√			Dated:
As-Builts (Revised Original Submittal)		√			Dated:
Recording Process:					
Public Improvements with (Letter of Credit)		√			Dated: Expires:
Recording Fees $ 106.00		√			As required by County Clerks office
Copy of H.C.D.D. #1 of invoice		√			Required to be paid prior to Final Stages
Street Light Escrow $ -		√			Required: 0 EA. @ $ -
Street Escrow (La Sienna Parkway Blvd) $ -		√			Required: 0 EA. @ $ -
Sidewalk Escrow (La Sienna Parkway Blvd) $ -		√			Required: 0 LF @ $ -
TOTAL OF ESCROWS: $ -					
Total Developer's Construction Cost: (Letter of Credit)					Date : Lender :
Laboratory Testing Fee: 3% $ -		√			$ - Estimated Construction Cost
Inspection Fee: 2% $ -		√			$ - Final Construction Cost
Park Land Fees: Park Zone # 2 $ -			√		0 Lots @ $ - Full rate within the ETJ
96 Residential $ 300.00 $ 28,800.00		√			50% Development 50% Building Stage
0 Multi-Family $ - $ -			√		50% Development 50% Building Stage
Water Rights: COE - CCN $ 86,693.43			√		25.17 Acres $ 3,445.00
Water 30-year Letter (Commerical) $ -					0 Lots @ $ -
Water 30-year Letter (Single-Family) $ 31,200.00			√		96 Units @ $ 325.00 COE WATER-CCN
Sewer 30-year Letter NAWSC - CCN $ 6,240.00			√		96 Lots @ $ 65.00 COE SEWER-CCN
TOTAL OF FEES: $ 152,933.43					
Reimbursements:					
Developer Sewer Improvements $ -			√		Off-Site System: 0.000 AC $ -
Developer Water Improvements $ -			√		Off-Site System 0.00 AC $ -
TOTAL OF REINBURSEMENTS: $ -					
Buyouts:					
North Alamo Water Supply Corporation $ -			√		Required Buyout 0.00 AC. $ -
Sharyland Water Supply Corporation			√		Not Applicable
Tax Certificates					
County of Hidalgo / School District		√			
Water District		√			Hidalgo County Irrigation District # 1

Total of Escrows, Fees, Reimbursements and Buyouts:

Escrows	$ -	Street & Sidewalk Improvements for Mon Mack Road
Material Testing Fee Inspection Fees, Other F	$ 124,133.43	Parkland Fees, Water Rights/Water & Sewer 30-year Agreements
Reimbursements	$ -	Reimbursement to the Developer of **Subdivision**
City of Edinburg	$ -	15% Payable to the City of Edinburg for Administrative Fee
To the Developer of Record	$ -	85% Payable to the Developer of Record Owner / Developer
Buyouts	$ -	Based on Subdivision (Need Request and Approval rate from NAWSC Broad)
TOTAL :	$ 124,133.43	Developer Total Cost of Fees, Escrows, Reimbursements & Buyouts

THE CITY OF Edinburg
PLANNING AND ZONING DEPARTMENT

STAFF REPORT:LOS LAGOS PHASE VII SUBDIVISION - "B"

Prepared on: July 6, 2022
Planning and Zoning Meeting: July 12, 2022

Subject: Consider Final Plat approval for **LOS LAGOS PHASE VII SUBDIVISION - "B"**, being a 27.11 acre tract of land out of Lot 2, Block 1, John Closner et al Subdivision, located at 2700 Los Lagos Drive, as requested by Rio Delta Engineering, Inc.

Location: The property is located on the southeast corner of South Raul Longoria Road and Los Lagos Drive intersection.

Zoning: This property is within the City Limits currently zoned Auto Urban Residential (AU) District with Setbacks as follow: 20 ft. Front, 6 ft. Side, & 20 ft. Rear.

Analysis: The Preliminary Plat was approved by the Planning and Zoning Commission on July 13, 2021 for a Single Family residential development with one hundred twenty (120) lots averaging approximatley 6,500 sq. ft. per lot.

Utilities: Water Distribution System and Sanitary Sewer Collection is served by the City of Edinburg. All utility improvements within the proposed subdivision that are not limited to water, sewer, curb and gutter, fire hydrants, storm drain inlets and pavement will be installed by the developer in accordance with City of Edinburg's Unified Development code and approved 2014 Standards Manual.

Recommendations:

City of Edinburg

Saff recommends approval of the Final Plat, subject to compliance with the Unified Development Code, accepted cost estimates by City of Edinburg, and accepance of the financial guarantee for the completion of the subdivision improvements prior to recording the subdivision plat. Financial Guarantee will be released upon completion and inspection of public improvements



THE CITY OF EDINBURG TEXAS

AERIAL MAP

CASE CAPTION:

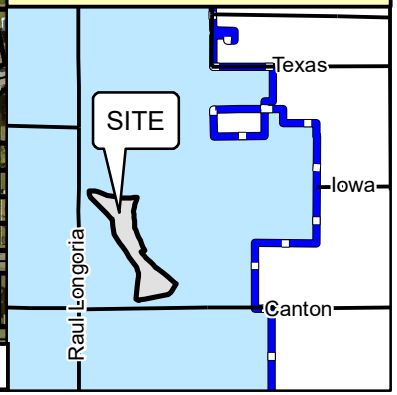
SUBDIVISION NAME:
LOS LAGOS PHASE VII-B SUBDIVISION

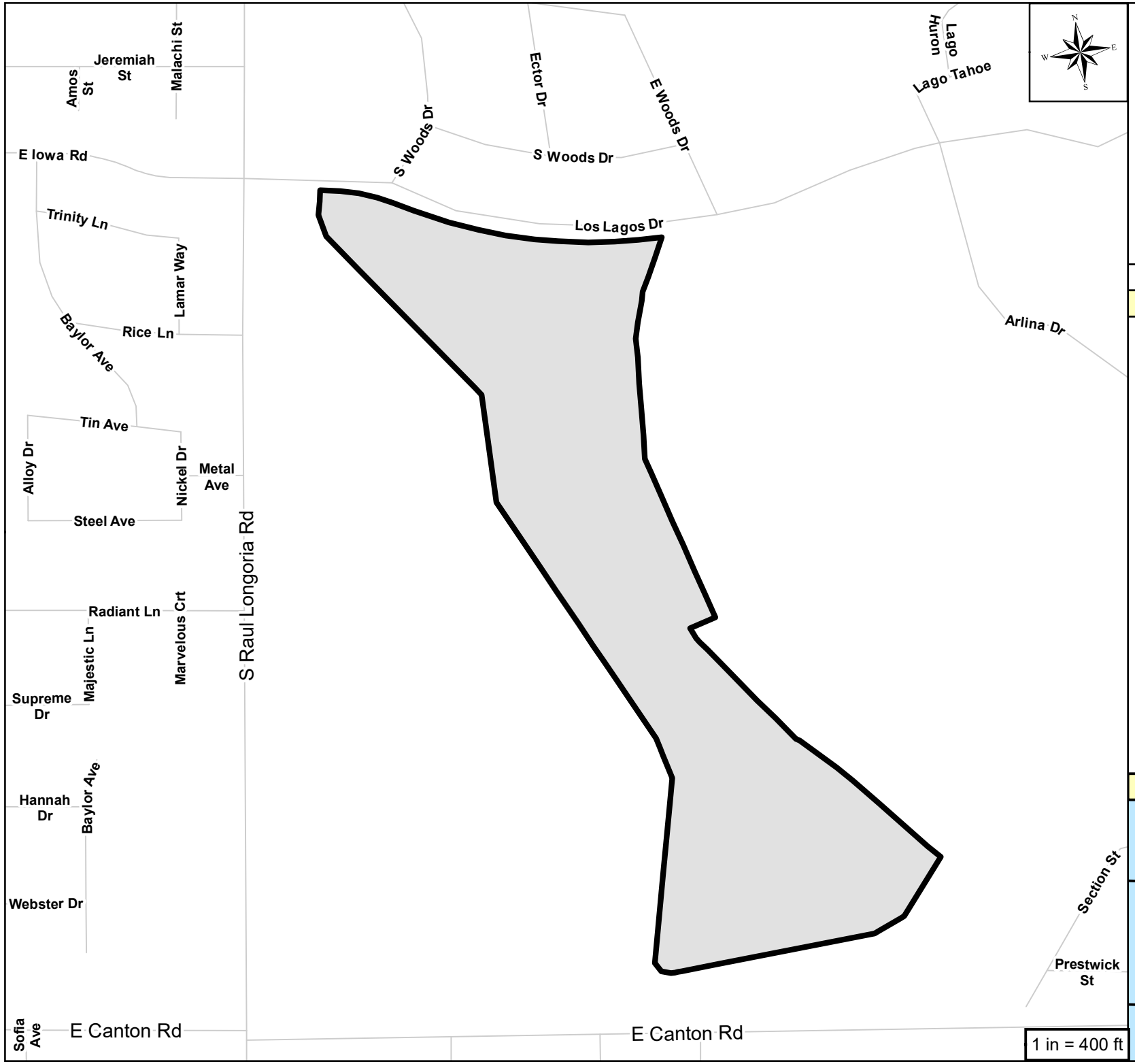
Consider the Preliminary Plat of LOS LAGOS PHASE VII-B SUBDIVISION, being a 14.83 acre tract consisting of all of Lot 2, Block 1, John Closner, et al., Subdivision, as per map or plat thereof recorded in Volume 0, Page 4 & 5, and Lots 7 & 8, Swearengen Tract, in Hidalgo County, Texas recorded in Volume 2 page 26 Map Records of Hidalgo County, Texas, located at the 2700 Block of Los Lagos Road, as requested by Rio Delta Engineering & Associates.

Legend

- CITY LIMITS
- SUBDIVISION SITE

SITE LOCATION MAP





THE CITY OF EDINBURG TEXAS

SITE MAP

CASE CAPTION:

SUBDIVISION NAME:
LOS LAGOS PHASE VII-B SUBDIVISION

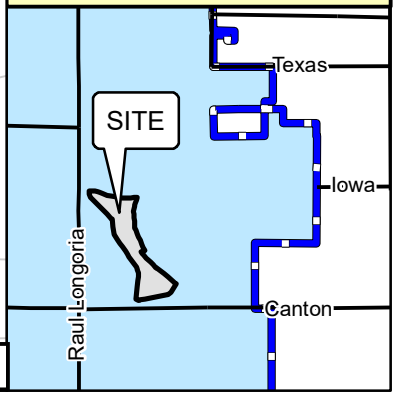
Consider the Preliminary Plat of LOS LAGOS PHASE VII-B SUBDIVISION, being a 14.83 acre tract consisting of all of Lot 2, Block 1, John Closner, et al., Subdivision, as per map or plat thereof recorded in Volume 0, Page 4 & 5, and Lots 7 & 8, Swearengen Tract, in Hidalgo County, Texas recorded in Volume 2 page 26 Map Records of Hidalgo County, Texas, located at the 2700 Block of Los Lagos Road, as requested by Rio Delta Engineering & Associates.

Legend

CITY LIMITS

SUBDIVISION SITE

SITE LOCATION MAP



DATE OF PREPARATION: JUNE 18, 2021

LOS LAGOS PHASE VII SUBDIVISION - "B"

BEING A 29.60 ACRES TRACT OF LAND MORE OR LESS, BEING OUT OF LOT 2, BLOCK 1, JOHN CLOSNER ET AL SUBDIVISION, HIDALGO COUNTY, TEXAS, RECORDED IN VOLUME 0, PAGES 4 THROUGH 5, MAP RECORDS OF HIDALGO COUNTY, TEXAS, RECORDED IN VOLUME 1, PAGES 24 THROUGH 26, MAP RECORDS OF HIDALGO COUNTY, TEXAS, AND OUT OF LOTS 7 AND 8, SWEARENGEN TRACT, HIDALGO COUNTY, TEXAS, RECORDED IN VOLUME 2, PAGE 26, MAP RECORDS OF HIDALGO COUNTY, TEXAS.

SCALE: 1"=100'
BASIS OF BEARING
TEXAS STATE PLANE COORDINATES
NAD 83
TEXAS SOUTH ZONE (4205)
WESTERN DATA SYSTEMS NETWORK

CITY OF EDINBURG
DOC# 736134,
M.R.H.C.

CITY OF EDINBURG
DOC. 736134,
O.R.H.C.

PHASE VII SUBDIVISION A
(NOT PART OF THIS SUBDIVISION)

LOS LAGOS PHASE VII
SUBDIVISION A (FUTURE)
REMAINDER OF 44.44 ACRES
DOC#2013-2657816, O.R.

CITY OF EDINBURG
DOC. 736134,
O.R.H.C.

LOS LAGOS
PHASE II
VOL. 40, PG. 127,
M.R.H.C.

℄ LOS LAGOS DRIVE

N: 16626885.11
E: 1103447.88
P.O.C.

S8° 59' 00"W
178.85'

N80° 53' 00"W
1.47'

S28° 33' 38"W
177.62'

S17° 53' 15"W
43.68'

P.O.B.

EXIST. 100.00' R.O.W.

L=389.20,
R=1751.09
CHORD: S80° 37' 08"E 388.40'
TANGENT: 195.40'
D=12.73°

L=215.89,
R=601.41
CHORD: S69° 30' 19"E 214.73'
TANGENT: 109.12'
D=20.57°

L=132.22,
R=1550.75
CHORD: S61° 10' 45"E 132.18'
TANGENT: 66.15'
D=4.89°

S35° 51' 54"E
364.90'

N35° 51' 54"W
680.86'

N11° 22' 54"W
68.69'

N13° 57' 17"E
34.75'

N10° 12' 39"E
40.97'

S74° 44' 01"W
87.19'

N2° 32' 30"E
313.55'

N25° 32' 59"W
893.54'

N13° 28' 53"W
130.54'

N16° 00' 31"E
464.78'

N4° 30' 10"E
106.42'

N30° 11' 22"W
31.97'

N69° 22' 32"W
30.03'

S40° 05' 14"W
208.85'

S68° 08' 55"W
109.17'

S87° 31' 15"W
635.77'

℄ STREET B
℄ STREET C
℄ STREET D
℄ STREET E
℄ STREET F
℄ STREET G
℄ STREET H
℄ STREET I
℄ STREET J

COMMON LOT A
10134 SF

L=43.05
R=55.00

L=79.73
R=55.00

L=10.00
R=2376.09

L=9.53
R=1876.09

L=10.41
R=2126.09

L=41.47
R=2101.09

L=40.89
R=2151.09

L=21.78
R=1551.09

L=110.44
R=1551.09

L=9.35
R=601.41

L=145.43
R=601.41

L=26.61
R=270.29
R=550.75

10.00' U.E.

50.00' R.O.W.

60.00' R.O.W.

30.00' R.O.W.

25.00' R.O.W.

20.00' U.E.

Lots 1–119 and 121–125 (6500 SF unless noted); Lot 120 (6355 SF); Lot 126 (9734 SF); Lot 127 (9325 SF); Lots 128–129 (11387 SF and 8213 SF); Lots 130–131 (9982 SF and 7982 SF); Lots 132–133 (8893 SF and 8269 SF); Lots 134–135 (7755 SF and 7013 SF); Lots 136–137 (5750 SF and 5934 SF); Lots 138–139 (7189 SF and 6939 SF); Lots 140–141 (8435 SF and 7189 SF); Lots 142–143 (6503 SF and 6844 SF); Lots 144–145 (6515 SF and 6535 SF); Lots 146–147 (6768 SF and 6075 SF); Lots 148–149 (6739 SF and 5706 SF); Lots 150–151 (5555 SF and 5540 SF); Lots 152–153 (6261 SF and 6276 SF); Lots 154–155 (6185 SF and 6635 SF); Lots 156–157 (6262 SF and 6278 SF); Lots 158–159 (11440 SF and 6047 SF); Lots 160–161 (5874 SF and 9606 SF); Lots 162–163 (6735 SF and 9852 SF); Lots 164–165 (6516 SF and 6457 SF); Lots 166–167 (6456 SF and 10164 SF); Lots 168–169 (7537 SF and 6147 SF); Lots 170–171 (6913 SF and 6147 SF); Lots 172–173 (6441 SF and 6178 SF); Lots 174–175 (6077 SF and 6088 SF); Lots 176–177 (6512 SF and 6090 SF); Lots 178–179 (6090 SF and 6088 SF); Lots 180–181 (6086 SF and 6084 SF); Lots 182–183 (6082 SF and 6080 SF); Lots 184–185 (6078 SF and 6076 SF); Lots 186–187 (6074 SF and 5747 SF); Lots 188–189 (6986 SF and 6506 SF); Lots 190–191 (6504 SF and 6502 SF); Lots 192–193 (6500 SF and 6498 SF); Lots 194–195 (6496 SF and 6494 SF); Lots 196–197 (6492 SF and 6490 SF); Lots 198–199 (6488 SF and

THE CITY OF Edinburg

PLANNING & ZONING DEPARTMENT

PLANNING & ZONING DEPARTMENT (956) 388-8202

SUBDIVISION WITHIN CITY LIMITS CHECK LIST
SUBDIVISION PROCESS

RECORDING STAGE
Date : **July 6, 2022**

Date Filed:	April 6, 2020	P&Z Preliminary:	May 12, 2020	P&Z Final:		City Council:	

Reviewed By:	Abel Beltran, Subd. Coor. abeltran@cityofedinburg.com	Staff Review :	April 23, 2020	Time Line :	365 Days	Expires :	
		Staff / Engineer :	April 30, 2020	1st Extension :	0 Days	Expires 1:	
				2nd Extension :	0 Days	Expires 2:	

Director of Planning & Zoning :	Kimberly A. Mendoza, MPA	Email : kmendoza@cityofedinburg.com	City Office #: (956) 388-8202
Director of Utilities	Gerardo Carmona, P.E.	Email : gcarmona@cityofedinburg.com	City Office #: (956) 388-8212
Director of Public Works	Vincent Romero	Email : layala@cityofedinburg.com	City Office #: (956) 388-8210
Director of Engineering	Mardoqueo Hinojosa, P.E., CPM	Email : mhinojosa@cityofedinburg.com	City Office #: (956) 388-8211

Owner:	Edvardo Lopez, Owner	1911 Lago Huron, Edinburg, TX., 78542	Raul Garcia, PE, RPLS, Project Engineer

LOS LAGOS PHASE VII SUBDIVISION "B" Consultant : **RIO DELTA ENGINEERING, PLLC**, EDINBURG, TX.

DESCRIPTION	Provided	Need to Provide	Not Applicable	Need to Revise	COMMENTS
Subdivision Process:					
Subdivision Plat Submittal	√				
Warranty Deed	√				
Topography Survey	√				
Drainage Report Submittal (As Per City Drainage Policy)	√				Approved by H.C.D.D.#1 Date: Pending Approval
Zoning : City Limits - ETJ	√				
Flood Zone	√				Zone "X" (Shaded) Panel # 480338-0035 E (JUNE 6, 2000)
Preliminary Submittals:					
Existing & Proposed Water Distribution Layout	√				City of Edinburg Water Supply Corporation - Water Distribution
Water Distribution System Provider:	√				City of Edinburg Water Supply Corporation - Water Distribution
Existing & Proposed Sewer Collection Layout	√				City of Edinburg Sanitary Sewer Collection System
Sanitary Sewer Collection System Provider:	√				City of Edinburg Sanitary Sewer Collection System
Existing and Proposed Drainage Layout System:	√				Private Drainage System onto H.C.D.D. # 1
Collector Street Right-of-way Dedication (XX-ft ROW)			√		Street Section (Existing Original Plat Street Section - XX-ft E-E)
Minor / Major Collector Street pavement Section (XX-ft)			√		In Accordance to Standard Street Policy
Variances Appeals Request: 2022			√		Planning & Zoning Meeting / Results / City Council Meeting
Street Widening Improvements (Chapin Road)			√		
Street 5-ft Sidewalk Improvements (On Chapin Road)			√		
Drainage Improvements	√				
Construction Plans Review Submittals:	**(See Section 4 Construction Plans Submittals Policy, 2014 STANDARD POLICY MANUAL)**				
Cover Sheet	√				
Topography Sheet (Utilities, Bench Marks)	√				
Sanitary Sewer Improvements: On-Site & Off-Site	√				City of Edinburg Sanitary Sewer Collection System - CCN
Sanitary Sewer Detail Sheets	√				See Section 3 Utility Policy, 2014 Standard Policy Manual
Water Distribution Improvements: On-Site & Off-Site	√				North Alamo Water Distribution Supply System - CCN
Water Distribution Detail Sheet (Fire Hydrant Assembly)	√				See Section 3 Utility Policy, 2014 Standard Policy Manual
Drainage Improvements:	√				
Drainage Detail Sheets	√				See Section 1 Drainage Policy, 2014 Standard Policy Manual
Principal/Major Arterial Streets Improvements:	√				See Section 2 Streets Policy, 2014 Standard Policy Manual
Street Sign Sheet:	√				
Street Detail Sheets	√				See Section 2 Streets Policy, 2014 Standard Policy Manual
Street Lighting Sheet:	√				
Traffic Control Plan:	√				
Erosion Control Plan	√				
Erosion Control Plan Detail Sheet	√				See Storm Water Management, 2014 Standard Policy Manual

DESCRIPTION	Provided	Need to Provide	Not Applicable	Need to Revise	COMMENTS
Pre-Construction Meeting:					
Notice To Proceed	√				Dated:
Roadway Open-Cut or Bore Permit Application	√				Dated:
TX-Dot Water UIR Permit			√		Dated:
TX-Dot Sewer UIR Permit			√		Dated:
N.O.I. Submittal	√				Dated:
SWPP Booklet Submittal	√				Dated:
RFI #1 Request	√				Dated:
Change Orders	√				Dated:
Final Walk Though	√				Dated:
Punch List - 1st Draft	√				Dated:
Punch List - Final	√				Dated:
Letter of Acceptance	√				Dated:
1-year Warranty (Water/Sewer/Paving/Drainage)	√				Dated:
Backfill Testing Results	√				Dated:
As-Built (Revised Original Submittal)	√				Dated:
Recording Process:					
Public Improvements with (Letter of Credit)			√		Dated: Expires:
Recording Fees $ 106.00		√			As required by County Clerks office
Copy of H.C.D.D. #1 of invoice $ 250.00		√			Required to be paid prior to Final Stages
Street Light Escrow $ -		√			Required: 0 EA. @ $ -
Street Escrow (Chapin Road) $ -		√			Required: 0 EA. @ $ -
Sidewalk Escrow (Chapin Road) $ -		√			Required: 0 LF @ $ -
TOTAL OF ESCROWS: $ -					
Total Developer's Construction Cost: (Letter of Credit)		√			Date : Lender :
Laboratory Testing Fee: 3% $ -		√			$ - **FINAL Construction Cost**
Inspection Fee: 2% $ -		√			$ - **FINAL Construction Cost**
Park Land Fees: **Park Zone # 5** $ -		√			0 Lots @ $ - Full rate within the ETJ
120 Residential $ - $ -			√		50% Development 50% Building Stage
0 Multi-Family $ - $ -		√			50% Development 50% Building Stage
Water Rights: COE - CCN $ 93,393.95		√			**27.11** Acres **$ 3,445.00**
Water 30-year Letter (Commercial) $ -		√			0 Lots @ $ -
Water 30-year Letter (Single-Family) (3/4") $ 39,000.00		√			**120** Lots @ **$ 325.00** COE WATER - CCN
Sewer 30-year Letter (4") COE - CCN $ 7,800.00		√			**120** Lots @ **$ 65.00** COE SEWER - CCN
TOTAL OF FEES: $ 140,193.95					
Reimbursements:					
Developer Sewer Improvements $ -			√		Off-Site System: 0.00 AC $ -
Developer Water Improvements $ -			√		Off-Site System 0.00 AC $ -
TOTAL OF REINBURSEMENTS: $ -					
Buyouts:					
North Alamo Water Supply Corporation $ -			√		Required Buyout 0.00 AC. $ -
Sharyland Water Supply Corporation			√		Not Applicable
Tax Certificates					
County of Hidalgo / School District		√			
Water District		√			Hidalgo County Irrigation District # 1

Total of Escrows, Fees, Reimbursements and Buyouts:

Escrows	$ -	Street & Sidewalk Improvements for (Chapin Road)
Material Testing Fee Inspection Fees, Other F	$ 140,193.95	Parkland Fees, Water Rights/Water & Sewer 30-year Agreements
Reimbursements	$ -	Reimbursement to the Developer of Subdivision
City of Edinburg	$ -	15% Payable to the City of Edinburg for Administrative Fee
To the Developer of Record	$ -	85% Payable to the Developer of Record Owner / Developer
Buyouts	$ -	Based on Subdivision (Need Request and Approval rate from SWSC/NAWSC Broads)
TOTAL :	**$ 140,193.95**	Developer Total Cost of Fees, Escrows, Reimbursements & Buyouts

THE CITY OF Edinburg
PLANNING AND ZONING DEPARTMENT

STAFF REPORT:ATWOOD ESTATES SUBDIVISION

Prepared By: July 5, 2022
Planning and Zoning Meeting: July 12, 2022

Subject: Consider Final Plat for **ATWOOD ESTATES SUBDIVISION**, being a 24.76-acre tract of land out of Lots 13, Section 238 Texas-Mexican Railway Company Survey Subdivision, located at 5101 West Schunior Street, as requested by Melden & Hunt, Inc.

Location: The property is located at the northeast corner of Schunior Road and Hoehn Road.

Zoning: This property is within the City Limits currently zoned Auto-Urban Residential (AR) District with Setbacks as follow: 20-ft Front, 6 ft Side, & 20 ft Rear.

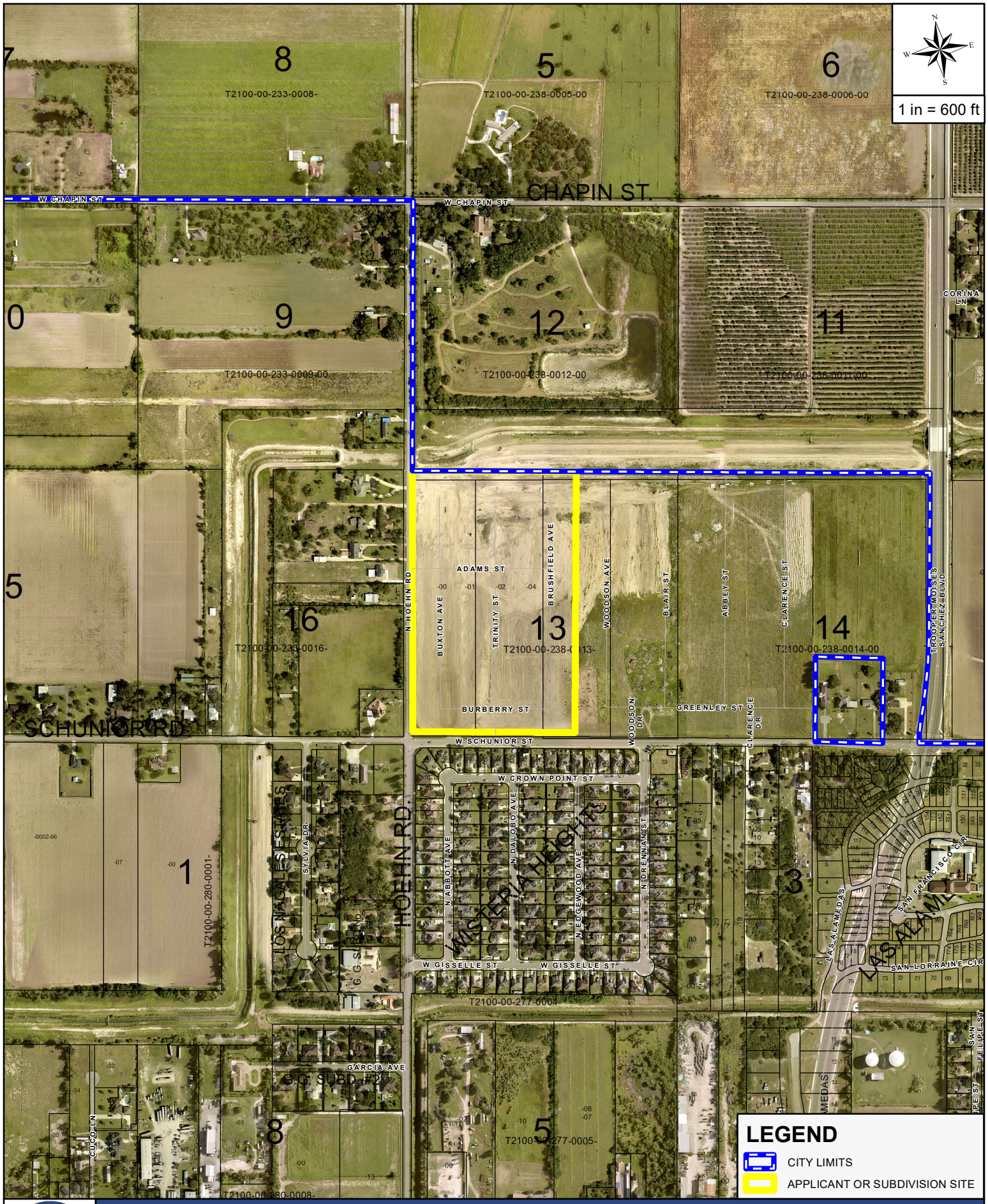
Analysis: The Preliminary Plat was approved by the Planning and Zoning Commission on May 12, 2020 for a Single Family residential development with one-hundred fifteen (115) lots averaging approximatley 6,300 sq. ft. per lot.

Utilities: Water Distribution System and Sanitary Sewer Collection is served by the City of Edinburg. All utility improvements within the proposed subdivision that are not limited to water, sewer, curb and gutter, fire hydrants, storm drain inlets and pavement will be installed by the developer in accordance with City of Edinburg's Unified Development code and approved 2014 Standards Manual.

Recommendations:

City of Edinburg

Saff recommends approval of the Final Plat, subject to compliance with the Unified Development Code, accepted cost estimates by City of Edinburg, and accepance of the financial guarantee for the completion of the subdivision improvements prior to recording the subdivision plat. Financial Guarantee will be released upon completion and inspection of public improvements

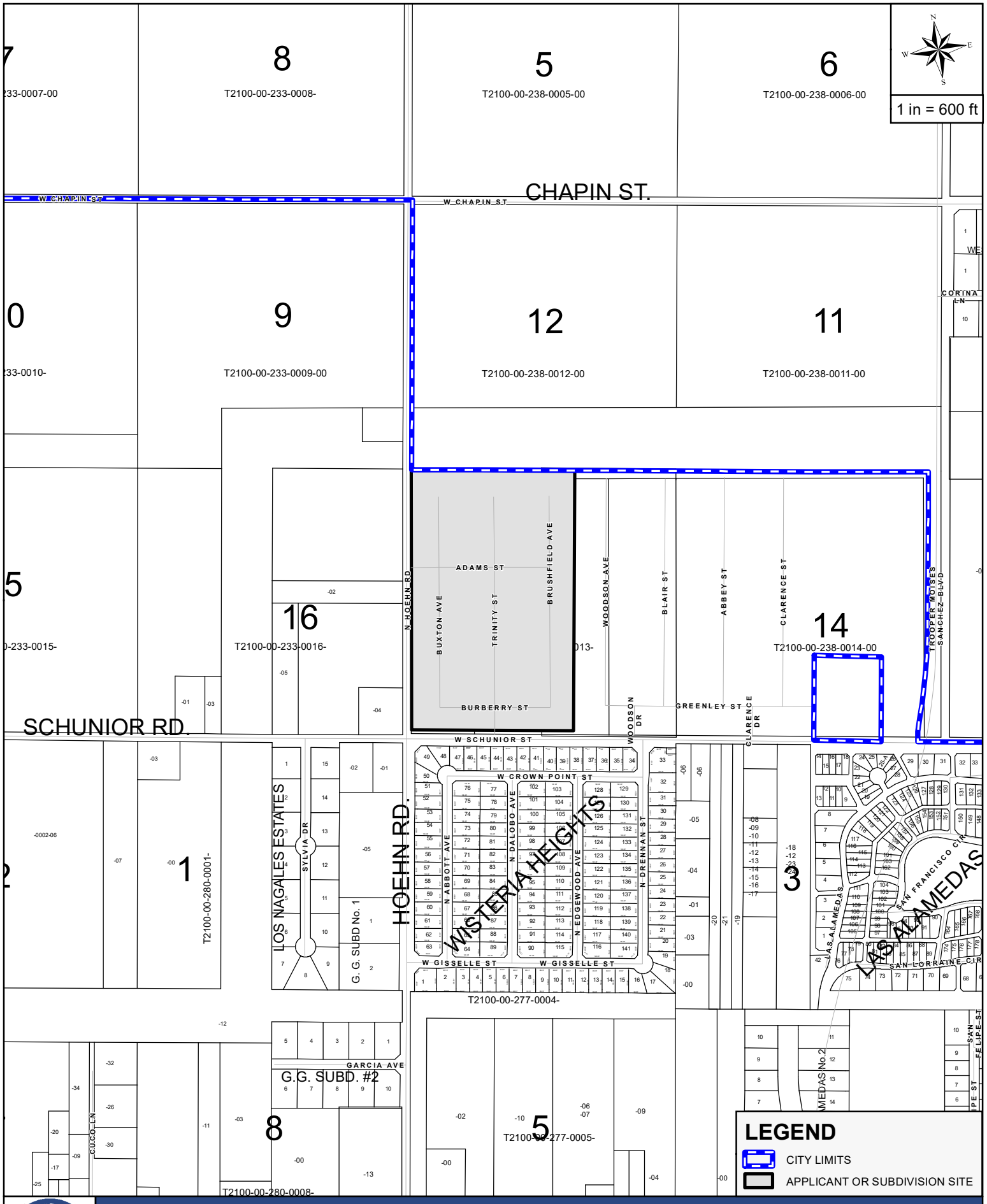


THE CITY OF EDINBURG TEXAS

AERIAL MAP

APPLICANT AND/OR SUBDIVISION:

ATWOOD ESTATES SUBDIVISION

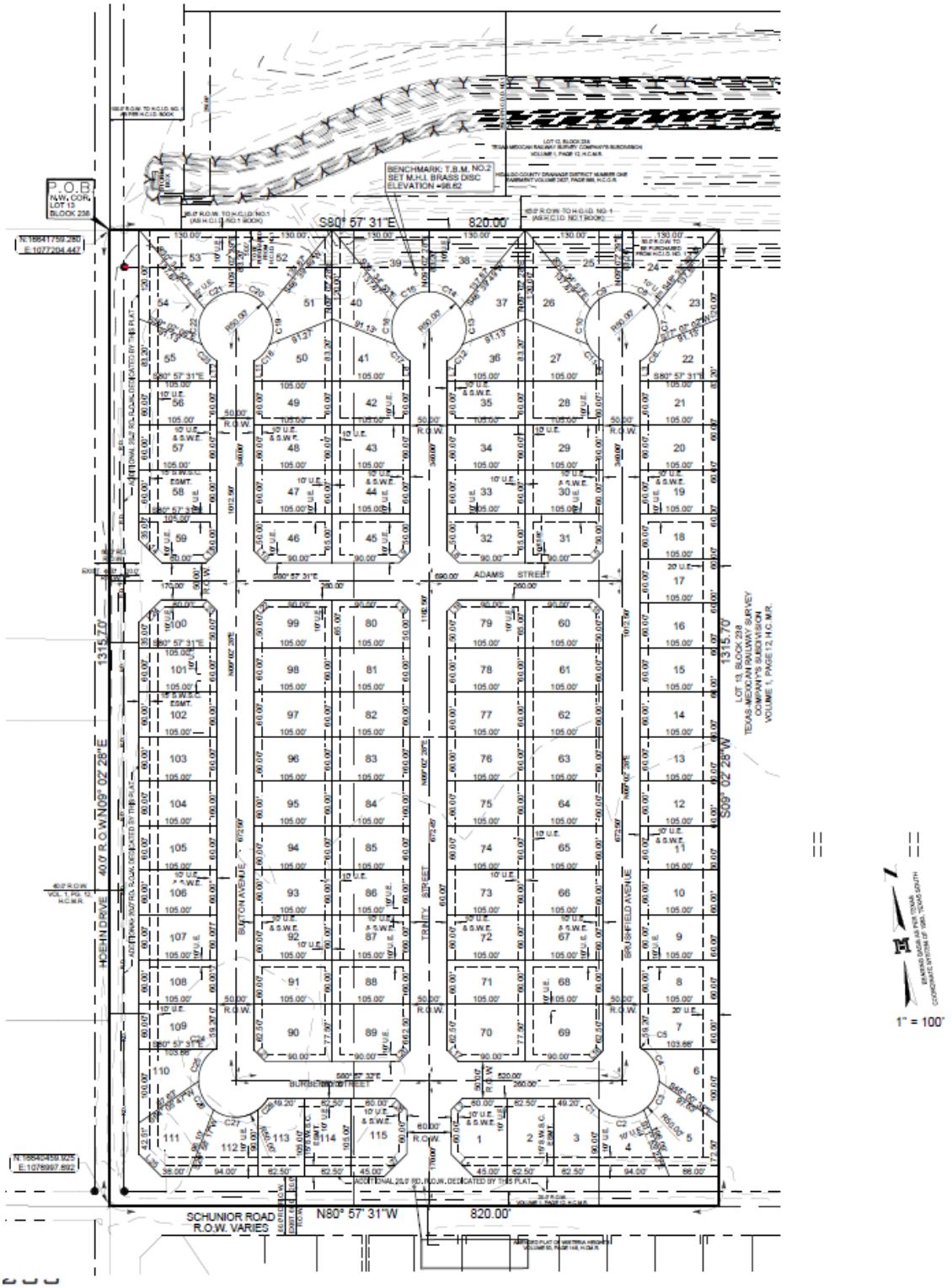


THE CITY OF EDINBURG TEXAS

SITE MAP

APPLICANT AND/OR SUBDIVISION:

ATWOOD ESTATES SUBDIVISION



MALDEN & HUNT INC.
CONSULTANTS • ENGINEERS • SURVEYORS

115 W. McINTYRE • EDINBURG, TX 78541
PH: (956) 381-0981 • FAX: (956) 381-1839
ESTABLISHED 1947 • www.meldenandhunt.com

PLS No. 100699400

SUBDIVISION MAP OF

ATWOOD ESTATES SUBDIVISION

BEING 24.768 ACRES
OUT OF LOT 13, SECTION 238
TEXAS-MEXICAN RAILWAY COMPANY SURVEY
VOLUME 1, PAGE 12 H.C.M.R.
CITY OF EDINBURG,
HIDALGO COUNTY, TEXAS

THE CITY OF Edinburg

PLANNING & ZONING DEPARTMENT

PLANNING & ZONING DEPARTMENT (956) 388-8202

SUBDIVISION WITHIN CITY LIMITS CHECK LIST
SUBDIVISION PROCESS

FINAL - RECORDING STAGE
Date : July 5, 2022

Date Filed:	July 6, 2020	P&Z Preliminary:	May 12, 2020	P&Z Final:		City Council:	

Reviewed By:	Abel Beltran, Subd. Coor. abeltran@cityofedinburg.com	Staff Review :	April 23, 2020	Time Line :	365 Days	Expires :	
		Staff / Engineer :	April 30, 2020	1st Extension :	0 Days	Expires 1:	
				2nd Extension :	0 Days	Expires 2:	

Director of Planning & Zoning :	Jesus A. Saenz, Assist. Manager	Email : jsaenz@cityofedinburg.com	City Office #: (956) 388-8202
Director of Utilities	Gerardo Carmona, P.E.	Email : gcarmona@cityofedinburg.com	City Office #: (956) 388-8212
Director of Public Works	Vincent Romero	Email : layala@cityofedinburg.com	City Office #: (956) 388-8210
Director of Engineering	Mardoqueo Hinojosa, P.E., CPM	Email : mhinojosa@cityofedinburg.com	City Office #: (956) 388-8211

Owner: Domain Development Corporation	100 E. Nolana Ave. Ste. 130, McAllen, TX	Mario A. Reyna, PE, Project Engineer

RESIDENCE @ ATTWOOD ESTATES SUBDIVISION — Consultant : **MELDEN & HUNT, INC.**, EDINBURG, TX.

DESCRIPTION	Provided	Need to Provide	Not Applicable	Need to Revise	COMMENTS
Subdivision Process:					
Subdivision Plat Submittal	√				
Warranty Deed	√				
Topography Survey	√				
Drainage Report Submittal (As Per City Drainage Policy)	√				Approved by H.C.D.D.#1 Date: Pending Approval
Zoning : City Limits - ETJ	√				
Flood Zone	√				Zone "X" (Un-Shaded) Panel # 480334-0325 E (JUNE 6, 2000)
Preliminary Submittals:					
Existing & Proposed Water Distribution Layout	√				City of Edinburg Water Supply Corporation - Water Distribution
Water Distribution System Provider:	√				City of Edinburg Water Supply Corporation - Water Distribution
Existing & Proposed Sewer Collection Layout	√				City of Edinburg Sanitary Sewer Collection System
Sanitary Sewer Collection System Provider:	√				City of Edinburg Sanitary Sewer Collection System
Existing and Proposed Drainage Layout System:	√				Private Drainage System onto H.C.D.D. # 1
Collector Street Right-of-way Dedication (80-ft ROW)		√			Street Section (Existing Original Plat Street Section - 32-ft BC-E)
Minor / Major Collector Street pavement Section (57-ft)		√			In Accordance to Standard Street Policy
Variances Appeals Request: 2022		√			Planning & Zoning Meeting / Results / City Council Meeting
Street Widening Improvements (Schunior & Hoehn Road)		√			
Street 5-ft Sidewalk Improvements (Schunior & Hoehn Road)		√			
Drainage Improvements	√				
Construction Plans Review Submittals:	**(See Section 4 Construction Plans Submittals Policy, 2014 STANDARD POLICY MANUAL)**				
Cover Sheet	√				
Topography Sheet (Utilities, Bench Marks)	√				
Sanitary Sewer Improvements: On-Site & Off-Site	√				City of Edinburg Sanitary Sewer Collection System - CCN
Sanitary Sewer Detail Sheets	√				See Section 3 Utility Policy, 2014 Standard Policy Manual
Water Distribution Improvements: On-Site & Off-Site	√				City of Edinburg Water Distribution Supply System - CCN
Water Distribution Detail Sheet (Fire Hydrant Assembly)	√				See Section 3 Utility Policy, 2014 Standard Policy Manual
Drainage Improvements:	√				
Drainage Detail Sheets	√				See Section 1 Drainage Policy, 2014 Standard Policy Manual
Principal/Major Arterial Streets Improvements:	√				See Section 2 Streets Policy, 2014 Standard Policy Manual
Street Sign Sheet:	√				
Street Detail Sheets	√				See Section 2 Streets Policy, 2014 Standard Policy Manual
Street Lighting Sheet:	√				
Traffic Control Plan:	√				
Erosion Control Plan	√				
Erosion Control Plan Detail Sheet	√				See Storm Water Management, 2014 Standard Policy Manual

DESCRIPTION	Provided	Need to Provide	Not Applicable	Need to Revise	COMMENTS
Pre-Construction Meeting:					
Notice To Proceed	√				Dated:
Roadway Open-Cut or Bore Permit Application	√				Dated:
TX-Dot Water UIR Permit			√		Dated:
TX-Dot Sewer UIR Permit			√		Dated:
N.O.I. Submittal	√				Dated:
SWPP Booklet Submittal	√				Dated:
RFI #1 Request	√				Dated:
Change Orders	√				Dated:
Final Walk Though	√				Dated:
Punch List - 1st Draft	√				Dated:
Punch List - Final	√				Dated:
Letter of Acceptance	√				Dated:
1-year Warranty (Water/Sewer/Paving/Drainage)	√				Dated:
Backfill Testing Results	√				Dated:
As-Built (Revised Original Submittal)	√				Dated:
Recording Process:					
Public Improvements with (Letter of Credit)			√		Dated: Expires:
Recording Fees $ 106.00		√			As required by County Clerks office
Copy of H.C.D.D. #1 of invoice $ 250.00		√			Required to be paid prior to Final Stages
Street Light Escrow $ -		√			Required: 0 EA. @ $ -
Street Escrow: (Schunior & Hoehn Rd.) $ -		√			Required: 0 EA. @ $ -
Sidewalk Escrow: (Schunior & Hoehn Rd.) $ 52,375.00		√			Required: 2095 LF @ $ 25.00
TOTAL OF ESCROWS: $ 52,375.00					
Total Developer's Construction Cost: (Letter of Credit)		√			Date : Lender :
Laboratory Testing Fee: 3% $ -		√			$ - FINAL Construction Cost
Inspection Fee: 2% $ -		√			$ - FINAL Construction Cost
Park Land Fees: Park Zone # 5 $ -		√			0 Lots @ $ - Full rate within the ETJ
115 Residential $ 300.00 $ 34,500.00			√		50% Development 50% Building Stage
0 Multi-Family $ - $ -		√			50% Development 50% Building Stage
Water Rights: COE - CCN $ 81,614.03		√			23.69 Acres $ 3,445.00
Water 30-year Letter (Commercial) $ -		√			0 Lots @ $ -
Water 30-year Letter (Single-Family) (3/4") $ 37,375.00		√			115 Lots @ $ 325.00 COE WATER - CCN
Sewer 30-year Letter (4") COE - CCN $ 7,475.00		√			115 Lots @ $ 65.00 COE SEWER - CCN
TOTAL OF FEES: $ 160,964.03					
Reimbursements:					
Developer Sewer Improvements $ -			√		Off-Site System: 0.00 AC $ -
Developer Water Improvements $ -			√		Off-Site System 0.00 AC $ -
TOTAL OF REINBURSEMENTS: $ -					
Buyouts:					
North Alamo Water Supply Corporation $ -			√		Required Buyout 0.00 AC. $ -
Sharyland Water Supply Corporation			√		Not Applicable
Tax Certificates					
County of Hidalgo / School District		√			
Water District		√			Hidalgo County Irrigation District # 1

Total of Escrows, Fees, Reimbursements and Buyouts:

Escrows	$ 52,375.00	Street & Sidewalk Improvements for (Chapin Road)
Material Testing Fee Inspection Fees, Other F	$ 160,964.03	Parkland Fees, Water Rights/Water & Sewer 30-year Agreements
Reimbursements	$ -	Reimbursement to the Developer of Subdivision
City of Edinburg	$ -	15% Payable to the City of Edinburg for Administrative Fee
To the Developer of Record	$ -	85% Payable to the Developer of Record Owner / Developer
Buyouts	$ -	Based on Subdivision (Need Request and Approval rate from SWSC/NAWSC Broads)
TOTAL :	$ 213,339.03	Developer Total Cost of Fees, Escrows, Reimbursements & Buyouts

Planning and Zoning Commission

Attendance - 2022

			2022											
First Name	Last Name	Position	Jan	Feb	Mar	Apr	May	June	July	August	September	October	November	December
Joe	Ochoa	Chairperson	P	P	P	A	P							
Hiren	Govind	Vice-Chair	P	P	P	P	A							
Jorge	Sotelo	Commissioner	P	P	P	P	P							
Ruby	Casas	Commissioner	P	P	P	P	P							
Jorge	Gonzalez	Commissioner	P	P	P	P	P							
Victor	Daniec	Commissioner	P	P	P	P	P							
Rene	Olivarez	Commissioner	P	P	P	P	P							