AGENDA

PLANNING & ZONING COMMISSION SPECIAL MEETING
WEDNESDAY, DECEMBER 21, 2022, AT 5:30 P.M.
COUNCIL CHAMBERS, CITY HALL BUILDING
100 SOUTH MONROE STREET, EAGLE PASS, MAVERICK COUNTY, TEXAS

VIDEOCONFERENCE: This meeting will also be held by videoconference call. The location where the quorum of the governmental body will be physically present is in Council Chambers at 100 South Monroe, Eagle Pass, Texas, 78852 and it is the intent to have a quorum present at that location. The location where the presiding member is physically present will be open to the public during the open portions of the meeting. A member of the public may testify from a remote location by videoconference at: https://meet.goto.com/946290837

ESTABLISHMENT OF QUORUM

CITIZENS COMMUNICATIONS

OLD BUSINESS

1. Consideration and possible action on the final plat of Coronado Estates Subdivision Unit 3.

ADJOURNMENT

NOTE: The Commission reserves the right to consider business out of the posted agenda order and reserves the right to adjourn into executive session to discuss an item(s) not listed as an executive session on the posted agenda, but which qualifies to be discussed in closed session pursuant to Texas Government Code Chapter 551.

CERTIFICATION

I, THE UNDERSIGNED PLANNING DIRECTOR, do hereby certify that the agenda mentioned above was posted on the Bulletin Board located in the Lobby at City Hall, 100 S. Monroe Street, Eagle Pass, Texas on December 16, 2022 at 2:00 p.m.

_____
Placido Madera
Planning Director

Item #1

Planning Department Executive Summary
REPORT TO THE PLANNING & ZONING COMMISSION

Final Plat of the Coronado Estates Subdivision Unit 3

I. BACKGROUND

A. General Information

Applicant: Crane Engineering
1310 Junction Drive, Suite B
Laredo, Texas 78041

Property Owner: Alvin E. Stock Family Trust
Eagle Pass, Texas 78852

Location: Eidson Road and Casales Road **Property ID Number(s):** 4531

Legal Description: Being a 5.72 acres tract, located in the J. W. Mulholland Survey 28 ½, in Abstract 1074, Maverick Count, Texas and being out of a 39.13-acre tract described in conveyance document to the Mona Gail Wightman, Trustee, Alvin E. Stock Family Trust recorded Book 915, Page 305 of the Maverick County Official Public Records, Maverick County, Texas

Request: final plat approval to subdivide an approximately 5.72-acre tract into 32 residential lots.

Preliminary Plat approval was granted on October 16, 2021 by Eagle Pass City Council as follows: (1) **GRANT** a variance for the reduction of the front yard building setback area from 25-feet to 20-feet and the rear yard building setback area from 25 feet to 15 feet for lots 14-18, Block 10 (2) **GRANT** a variance to reduce lot depth from 100' minimum to lot depths that range from 78.59 feet to 98.52 feet and (3) **GRANT** preliminary plat approval of *Coronado Estates Unit 3,* subject to the plat complying with the provisions of *Article III* of *City of Eagle Pass Code of Ordinances Chapter 23* governing procedures and specifications for Final Plats.

B. Subject Property Information

Parcel Size: 5.72-acres **Vegetation:** native vegetation

Existing Use: This site is undeveloped **Zoning:** None , ETJ **Master Plan:** None

The project is designed to provide for a building lot density that is consistent with the purpose of the *R-2 Second One-Family Dwelling District*.

C. Vicinity Data

The surrounding area is comprised of developed residential-zoned tracts of land between Eidson Road and Casales Road.

D. Infrastructure

The property is currently served by public utilities/franchises, including water, sanitary sewer, storm sewer, telephone, electric service, and garbage service.

Access to the site is provided by Eisdon Road and Casales Road.

II. RECOMMENDED FINDINGS OF FACT

A. Conclusions

1. The applicant's request does contain sufficient information for consideration by the Eagle Pass Planning and Zoning Commission. Information contained in this report and the Planning and Zoning Commission's public meetings will be used as part of the City Council's deliberation process for final approval of the subdivision. Please refer to Attachment 1.

2. The site is not located within the boundary of the *City of Eagle Pass Master Plan Map*. The *City of Eagle Pass Master Plan* does, however, provide direction regarding the platting of property both within the City and within the City's 5-mile wide Extra Territorial Jurisdiction (ETJ). Please refer to Attachment 3 for a copy of the *Master Plan Map*.

3. The *Master Plan* emphasizes the importance of maintaining the character of the residential and commercial neighborhoods located within the City's 5-mile wide *Extraterritorial Jurisdiction* (ETJ).

    - ✓ The subdivision is consistent with the *Housing Goals* of the *Master Plan*, as the subdivision process will ensure appropriate land development regulation with appropriate lot sizes, paved streets with curb and gutters, and adequate utility services.

    - ✓ The subdivision is consistent with the *Land Use Development Goals* of the *Master Plan,* as the project is designed to provide for a building lot density that is consistent with the purpose of the *R-2 Second One-Family Dwelling District*. This design will allow for the development of the community while providing utility services in the most efficient and equitable manner.

    - ✓ The subdivision is consistent with the *Street Goal* of the *Master Plan*, as access to the site from Eidson Road has been designed to provide the residents of and visitors to Eagle Pass and Maverick County with a street system that will enable them to travel safely and conveniently.

    - ✓ The subdivision is consistent with the *Thoroughfare Goals* of the *Master Plan*, as Eidson Road and Casales Road have been designed to be part of a safe and efficient thoroughfare system.

    - ✓ The subdivision is consistent with the *Storm Drainage Goals* of the *Master Plan*, as the drainage for the proposed lot will be conveyed into a proposed on-site detention facility.

4. The subdivision is consistent with City design and specifications, as the development of the site is required to conform to the following sections of *Article IV* in *Eagle Pass Code of Ordinances Chapter 23*:

    - ✓ *Section 23-62* governing utility easements

    - ✓ *Section 23-64* governing sidewalks

    - ✓ Section 23-66 governing sanitary sewage disposal

- ✓ *Section 23-67* governing potable water supply and fire flow
- ✓ *Section 23-68* governing storm drainage
- ✓ *Section 23-69* governing the size of building lots, including lot width, lot depth, lot orientation, and building setback areas. Several variances were granted with preliminary plat.
- ✓ *Section 23-71* governing the installation and inspection of utility lines
- ✓ Section 23-88 governing landscape plan requirements.
- ✓ *Section 23-94* governing fences

Please refer to Attachment 2 for a copy of the E*ngineering Report* for the subdivision.

5. The subdivision is not required to be consistent with the City design and specifications for landscape and tree preservation set forth in *Article VI* in *Eagle Pass Code of Ordinances Chapter 23* because it is located outside the city limits.

1. The subdivision will conform with the parkland dedication requirements ser forth in *Article V* in *Eagle Pass Code of Ordinances Chapter 23*. Proof of payment to Maverick County has been provided and on file.

2. The subdivision of the property is in conformance with the provisions of the *Master Plan* and the *Eagle Pass Code of Ordinances* by facilitating the following benefits:

- Protect private rights while considering public health, safety and welfare.
- Provide for efficient and economical ways to move people and goods outside the City by an adequate plan for streets and highways.
- Guide future development in an orderly manner, by stages according to a pattern, so that the City and County may have a balanced land use.
- Encourage a diversified economic base, and encourage public and private investments in land and improvements.
- Prevent and eliminate blight and slums, making the City and County attractive to people, commerce, and industry.
- Create the desire for a more pleasing appearance of the City and County, and incorporate into its physical development the basic principles of good design.
- Protect and preserve the identity of each neighborhood through use of the guidance provided by the *Master Plan* and the *Code of Ordinances*.
- Locate all land uses on land best suited for their needs, arranged in such a way as to be mutually beneficial and functional, with ample area to meet long-term needs.
- Establish a proper relationship between open space, developed areas, building bulk, light and air space, in all future development programs of land use.

- Encourage and abet the development of civic, cultural, and other public and quasi-public buildings in harmonious and functional groupings.

8. The subdivision will allow for a use of the property that is consistent with the residential purpose of the *R-2 Second One-Family Dwelling District*, as well as the surrounding area for the following reasons:

   A. The subdivision design bears a substantial relationship to the public's health, safety, and welfare.

   B. The subdivision is in accordance with the policies of the Master Plan and the residential purpose of the *R-2 Second One-Family Dwelling District*.

   C. The subdivision is warranted because of the necessity to create additional building lots in the *R-2 Second One-Family Dwelling District*, and because the proposed development is appropriate to accomplish the reasonable use of the property.

   D. The subject property is suitable for development in general conformance with development standards of the *R-2 Second One-Family Dwelling District.*

   E. The subdivision will benefit the City and County as a whole and will not be detrimental to nearby land uses of a similar nature.

   F. The subsequent development will be designed and conditioned to comply with all applicable subdivision criteria and standards of the City of Eagle Pass.

9. The final approval of this plat request is warranted, as the project conforms to the *City of Eagle Pass Master Plan* and the *City of Eagle Pass Code of Ordinances* as noted in Conclusion 1 through and including Conclusion 8 of this report.

B. <u>Planning Department Recommendation</u>

The Planning and Zoning Commission **GRANT** final plat approval of *Coronado Estates Unit 3,* subject to the plat complying with the provisions of *Article III* of *City of Eagle Pass Code of Ordinances Chapter 23* governing procedures and specifications for Final Plats.

Action taken with Preliminary Plat:
Preliminary Plat approval was granted by the Eagle Pass Planning and Zoning Commission on September 16, 2021 and by City Council on October 16, 2021, as follows**:** (1) **GRANT** a variance for the reduction of the front yard building setback area from 25-feet to 20-feet and the rear yard building setback area from 25 feet to 15 feet for lots 14-18, Block 10 (2) **GRANT** a variance to reduce lot depth from 100' minimum to lot depths that range from 78.59 feet to 98.52 feet and (3) **GRANT** preliminary plat approval of *Coronado Estates Unit 3,* subject to the plat complying with the provisions of *Article III* of *City of Eagle Pass Code of Ordinances Chapter 23* governing procedures and specifications for Final Plats.

TRANSMITTED to the parties listed hereafter:

Crane Engineering via e-mail
City of Eagle Planning and Zoning Commission via e-mail
Maverick County Planning Director, Rex McBeath and Staff via e-mail
Eagle Pass Planning Department Report dated December 15, 2022

Attachment 1
Application

Exhibit "11"

CITY OF EAGLE PASS
APPLICATION FOR APPROVAL OF FINAL PLAT

INSTRUCTIONS: This form is to be completely filled out, signed, and dated by the subdivider when the subdivider requests final plat approval.

IDENTIFICATION OF SUBDIVISION AND PLAT

I, Mona G. Wightman, Trustee for Alvin E. Stock Family Trust, hereby request final plat approval for the proposed subdivision known as Coronado Estates, Unit 3 as shown on the accompanying plat, which consists of 1 (*number*) sheets and which was acknowledged by me on _____ (*date*).

SUBDIVIDER'S ACKNOWLEDGMENT

I understand that before the plat may be recorded I must provide to the City of Eagle Pass a financial guarantee for all unbuilt infrastructure in the amount to be set by the City Council. Otherwise, I believe that I have fulfilled the requirements under state laws and city ordinances for final plat approval by the City of Eagle Pass, based upon the plat as described above and the documents and information listed below. To the best of my knowledge the information provided on this request is true and complete.

_____ _____

Signature of Subdivider (or Authorized Agent) Date

PRELIMINARY PLAT APPROVAL

Check if applicable, and provide the date of City Council approval.

✓ A preliminary plat was approved by the City on 09/16/21 (*date*).

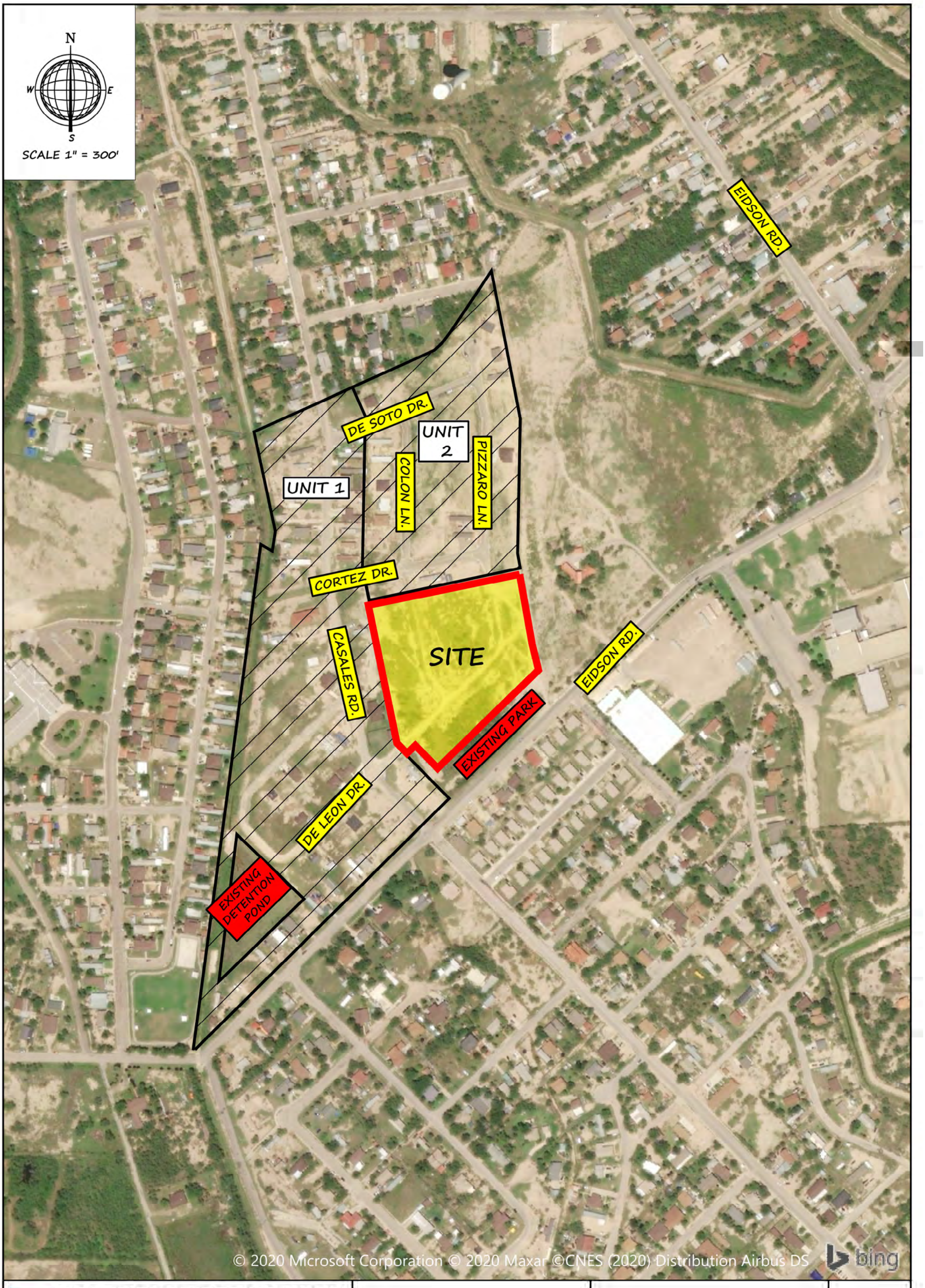
IDENTIFICATION OF PLAT SHEETS TO BE IN COUNTY'S MAP RECORD

I request, once the City of Eagle Pass has approved the plat and I have submitted any required financial guarantees, that sheets number _____(*list sheets*) of the plat be recorded in the Maverick County Map Records but that the other sheets of the plat not be recorded.

LIST OF DOCUMENTS ACCOMPANYING OR ATTACHED TO THE PLAT TO BE INCLUDED IN COUNTY'S MAP RECORD OF THE SUBDIVISION

The information below, if it is not included upon the plat itself, must be on a document signed by the subdivider and attached to or accompanying the final plat. For each item, indicate by a check mark where the information appears. The City of Eagle Pass will keep these documents (or their signed revisions) together during the subdivision review and approval process and through the recording of the subdivision with the County Clerk. If the subdivision does not have at least two or more lots of five acres or less intended for residential purposes, then the Model Rules do not apply and a final engineering report is not required.

on the final plat	attached to final plat	accompanies final plat	
_____	_____	✓	final engineering report
_____	_____	✓	description in English and Spanish of water and sewer facilities and easements and operable date (see attached)
✓	_____	_____	engineering certification of compliance of water and sewer facilities with Model Rules, and of estimated costs
✓	_____	_____	others (*described as follows:*) ---------- existing AEP overhead pole layout
✓	_____	_____	others (*described as follows:*) ---------- existing water & sewer layout



CRANE ENGINEERING CORP. 1310 JUNCTION DRIVE SUITE B LAREDO, TX 78041 956-712-1996 FIRM REGISTRATION NO. F-3353	*Coronado Subdivision* *UNIT 3*	Location Map	1


Aerial of Site
Eidson Road
De Soto Dr
Casales Rd
Colon Ln
Pizarro Ln
Cortez Cortez Dr
Eidson Rd
Colon Ln
Eidson Rd
Casales Rd
De Leon Dr
Olmo St
Pino St
Anacua St
Alamo St


Avenida Linares
Sosa Rd
Avenida Encuentro
Eidson Rd
Ferrer Rd
S Veterans Blvd
El Indio Hwy
Eagle Pass
Calle Potro
Lago Vista Dr
Calle Oaxaca
Calle Cedro
Calle Christian
Calle Frente
Callejon Teran Dr
Memo Robinson Rd
Buena Vista Dr
Eidson Road
Colon Ln
Balcones Blvd
Zaragoza Dr
Sandalo St
Las Brisas Dr
Calle Teresa
Yucca Loop
Peach St
Fig St
Venesa St

Photos of Site

LOT / BLOCK SUMMARY

Lot	Block	Gross Area (SF)	Gross Area (Acres)	Net Area (Acres)	911 Physical Address
12	5	5500	0.13	0.1	1093 Colon Lane
13	5	5500	0.13	0.1	1095 Colon Lane
14	5	5500	0.13	0.1	1097 Colon Lane
15	5	5500	0.13	0.1	1099 Colon Lane
16	5	5500	0.13	0.1	1101 Colon Lane
17	5	5518	0.13	0.1	1103 Colon Lane
18	5	6019	0.14	0.1	1105 Colon Lane
19	5	12362	0.28	0.1	1107 Colon Lane
3	9	6050	0.14	0.1	1094 Colon Lane
4	9	6050	0.14	0.1	1096 Colon Lane
5	9	6050	0.14	0.1	1098 Colon Lane
6	9	6050	0.14	0.1	1100 Colon Lane
7	9	6050	0.14	0.1	1102 Colon Lane
8	9	6065	0.14	0.1	1104 Colon Lane
9	9	8180	0.19	0.1	1095 Pizzaro Lane
10	9	5500	0.13	0.1	1093 Pizzaro Lane
11	9	5500	0.13	0.1	1091 Pizzaro Lane
12	9	5500	0.13	0.1	1089 Pizzaro Lane
13	9	5500	0.13	0.1	1087 Pizzaro Lane
14	10	5273	0.12	0.1	1088 Pizzaro Lane
15	10	5003	0.11	0.1	1090 Pizzaro Lane
16	10	4733	0.11	0.1	1092 Pizzaro Lane
17	10	4541	0.10	0.1	1094 Pizzaro Lane
18	10	7067	0.16	0.1	1096 Pizzaro Lane
19	10	7210	0.17	0.1	2204 De Leon Drive
20	10	6050	0.14	0.1	2208 De Leon Drive
21	10	6050	0.14	0.1	2212 De Leon Drive
22	10	6050	0.14	0.1	2216 De Leon Drive
23	10	6050	0.14	0.1	2220 De Leon Drive
24	10	6050	0.14	0.1	2224 De Leon Drive
25	10	6050	0.14	0.1	2228 De Leon Drive
26	10	6050	0.14	0.1	2232 De Leon Drive

ADJOINER PROPERTY OWNERS

Block 4		
Lot	MCAD PID	Owner
1	9003103	Mario Galvan III

Block 5		
Lot	MCAD PID	Owner
1	9003104	Martin Aranda
2	9003105	Eric & Denisse Ramos
3	9003106	Null
4	9003107	Emiliano Gomez
5	9003108	Edgar & Anahi Casillas
6	9003109	Maribel Tillery
7	9003110	Edwin De La Cruz
8	9003111	Mario Enrique Rivas
9	9003112	Juan Antonio Martinez
10	9003113	Juan Antonio Martinez
11	9004484	Fernando & Yasmin C Tobias

Block 9		
Lot	MCAD PID	Owner
1	9004520	Rosario E Parra
2	9004521	Victor Manuel Baca, Jr.

BLOCK 10		
Lot	MCAD PID	Owner
13	9004534	Jesus & Karla Garcia

PARCEL LINE TABLE

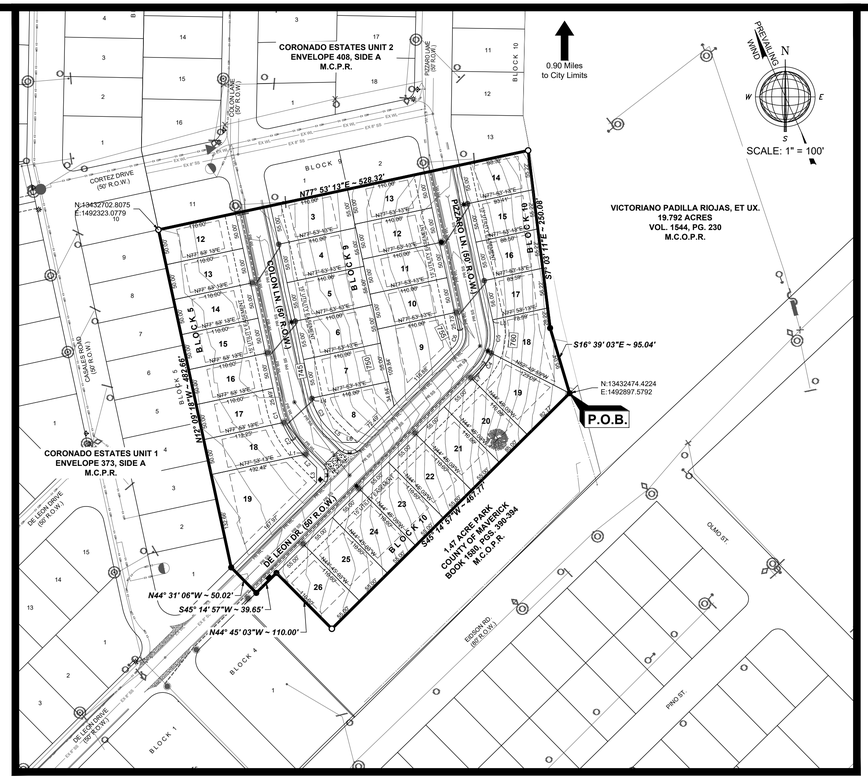
Line #	Length	Direction
L1	2.14'	N44° 45' 03"W
L2	25.35'	N44° 45' 03"W
L3	21.21'	N00° 14' 57"E
L4	0.45'	S12° 09' 18"E
L5	27.51'	S44° 45' 03"E
L6	21.21'	S89° 45' 03"E
L7	12.90'	S45° 14' 57"W
L8	4.70'	S12° 09' 18"E

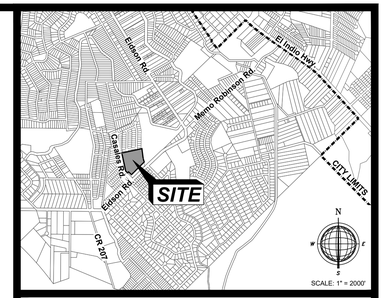
CURVE TABLE

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	24.65'	135.00'	10° 27' 42"	N17° 23' 09"W	24.62'
C2	52.15'	135.00'	22° 08' 03"	N33° 41' 01"W	51.83'
C3	48.36'	85.00'	32° 35' 45"	S28° 27' 10"E	47.71'
C4	32.70'	75.00'	24° 58' 43"	N32° 45' 36"E	32.44'
C5	42.45'	75.00'	32° 25' 32"	N04° 03' 28"E	41.88'
C6	25.05'	25.00'	57° 24' 15"	N16° 32' 50"E	24.01'

LEGEND

- ● - ½"Ø I.R. FOUND
- ○ - ½"Ø I.R. SET
- – – – – - SETBACK
- ------- - EASEMENT
- ✲ - EX STREET LIGHT
- ✷ - PR STREET LIGHT
- ✧ - EX FIRE HYDRANT
- ◆ - PR FIRE HYDRANT
- ▬ - PR MAILBOX CLUSTER
- ▭ - PR SIDEWALK





VICINITY MAP

NOTES

1. This subdivision plat of 5.72 acres has 32 residential lots and approximately 1119 linear feet of streets.
2. This plat is outside of city limits but within ETJ.
3. The area subdivided by this plat is located outside of the 100 year flood plain Zone 'A' and within Zone 'X' (Area of Minimal Flood Hazard), as shown on FIRM Panel No. 48323C0475D for Maverick County, Texas with an effective date of April 4, 2011.
4. Sidewalk will be installed along the back of the concrete curb and gutter in conjunction with the subsequent development of each lot.
5. No final electrical or sewer inspection will be finalized prior to the installation of the sidewalks.
6. The front and rear setback for Lots 12-19, Block 5, Lots 3-13, Block 9, and Lots 19-26, Block 10 is 25 feet. The front setback for Lots 14-18, Block 10 is 20 feet and the rear setback is 15 feet. The side yard setback is 5 feet for all interior lots and 10 feet for all corner lots.
7. Boundary survey of subdivision dated September 11, 2020.
8. No more than one (1) single family detached dwelling shall be located on each lot.

LEGAL DESCRIPTION - 5.72 ACRE TRACT

Being a 5.72 acre tract located in the JW Mulholland Survey 28 1/2 , Abstract 1074, Maverick County, Texas and being out of a 39.13 acre tract described in conveyance document to the Mona Gail Wightman, Trustee, Alvin E. Stock Family Trust recorded in Book 915, Page 305 et seq. and further described in Book 664, Page 328 et seq. of the Maverick County Official Public Records, Maverick County, Texas and further described by metes and bounds as follows:

BEGINNING at a found ½" diameter iron rod, same point being along the north boundary line of a 1.47 acre tract conveyed by deed to the County of Maverick recorded in Book 1580, Pages 390-394, M.C.O.P.R. and southeast corner;

THENCE S 45° 14' 57" W, along the common boundary of the 1.47 acre tract and this tract, a distance of 467.77 feet to a set ½" diameter iron rod, same point being an interior corner of the 1.47 acre tract and exterior corner hereof;

THENCE N 44° 45' 03" W, along the aforementioned common boundary, a distance of 110.00 feet to a found ½" diameter iron rod, same point being an exterior corner of the 1.47 acre tract and interior corner hereof;

THENCE S 45° 14' 57" W, along the aforementioned common boundary, a distance of 39.65 feet to a found ½" diameter iron rod, same point being along the north boundary line of the 1.47 acre tract, southeast line of De Leon Drive 50' right-of-way of the Coronado Estates Unit 1 recorded in Envelope 373, Side A, Maverick County Plat Records and exterior corner hereof;

THENCE N 44° 31' 06" W, along the common boundary of the Coronado Estates Unit 1 plat and this tract, a distance of 50.02 feet to a found ½" diameter iron rod, same point being the northeast corner of Lot 1, Block 5, Coronado Estates Unit 1, northeast line of De Leon Drive 50' right-of-way and exterior corner hereof;

THENCE N 12° 09' 18" W, along the aforementioned common boundary, a distance of 482.66 feet to a set ½" diameter iron rod, same point the northeast corner of Lot 9, Block 5, Coronado Estates Unit 1, southeast corner of Lot 10, Block 5, Coronado Estates Unit 2, southwest corner of Lot 11, Block 5, Coronado Estates Unit 2 recorded in Envelope 408, Side A, M.C.P.R. and northwest corner hereof;

THENCE N 77° 53' 13" E, along the common boundary of Coronado Estates Unit 2 and this tract, a distance of 528.32 feet to a set ½" diameter iron rod, same point along the south boundary of Lot 13, Block 10, Coronado Estates Unit 2 and northeast corner hereof;

THENCE S 07° 03' 11" E, along an existing fence line, a distance of 250.08 feet to a found ½" diameter iron rod, and point of deflection hereof;

THENCE S 16° 39' 03" E, along an existing fence line, a distance of 95.04 feet to the **POINT OF BEGINNING**, containing within these metes and bounds 5.72, more or less.

(Basis of bearings: NAD83 Texas State Plane, South Central Zone)

CERTIFICATE OF OWNER

STATE OF TEXAS
COUNTY OF MAVERICK

OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION

The Owners of the land shown on this subdivision plat and whose name is subscribed hereto and in person or through a duly authorized agent, acknowledges that this plat was made from an actual survey and dedicates to the use of the public forever all streets, parks, easements, and public places thereon shown for the purposes and considerations therein expressed, and the same are dedicated to the City of Eagle Pass.
The Owner certifies that this plat complies with the requirements of the Texas Local Government Code 212.032 and that:
(A) the water quality and connections to the lots meet, or will meet, the minimum state standards;
(B) sewer connections to the lots meet, or will meet, the minimum requirements of state standards;
(C) electrical connections provided to the lots meet, or will meet, the minimum state standards; and
(D) gas connections, if available, provided to the lots meet, or will meet, the minimum standards.
The Owner attests that the matters asserted in this plat are true and complete.

_____
Mona Gail Wightman, Trustee
Alvin E. Stock Family Trust

STATE OF TEXAS
COUNTY OF MAVERICK

BEFORE ME, the undersigned notary public, on this day personally appeared, Mona Gail Wightman, proved to me to be the person whose name is subscribed to the foregoing instrument, who, being by me first duly sworn, declared that the statements therein are true and correct and acknowledged that she executed the same for the purposes and consideration thereby expressed.
Given under my hand and seal of office this _____ day of _____, _____.

_____
Signature Notary Public State of Texas

CERTIFICATE OF ENGINEER

STATE OF TEXAS
COUNTY OF WEBB

I hereby certify that the water and sewer for this subdivision were designed in accordance with the requirements of the City of Eagle Pass, Texas, that these services will be connected to the public water and sewer utilities operated and maintained by the City of Eagle Pass, Texas, all as shown on the drawings presented to, and approved by, the City of Eagle Pass, Texas. These water and sewer designs are in compliance with the Model Rules adopted under Section 16.343 of the Texas Water Code.

_____
Edward D. Garza, P.E. 75853

This instrument was acknowledged before me on the _____ day of _____, of _____ by Edward D. Garza, P.E.

_____
Signature Notary Public State of Texas

My commission expires on: _____

CERTIFICATE OF SURVEYOR

STATE OF TEXAS
COUNTY OF UVALDE

I certify that this plat was prepared from an actual survey conducted on _____ on the ground under my supervision and the monuments shown are within the positional tolerance required by 22TAC SEC 663.15.

_____
Mark E. Logrbrinck. R.P.L.S. 6418

This instrument was acknowledged before me on the _____ day of _____, of _____ by Mark E. Logrbrinck. R.P.L.S.

_____
Signature Notary Public State of Texas

My commission expires on: _____

CERTIFICATE OF PLAT APPROVAL, CITY OF EAGLE PASS

STATE OF TEXAS
COUNTY OF MAVERICK

WE THE UNDERSIGNED CERTIFY that CORONADO ESTATES UNIT 3 was reviewed an approved by the City Council of Eagle Pass on _____, _____.

_____ _____
Mayor of the City of Eagle Pass Date

Given under my hand and seal of office this _____ day of _____, _____.

_____
Signature Notary Public State of Texas

WE THE UNDERSIGNED CERTIFY that CORONADO ESTATES UNIT 3 was reviewed and approved by the Planning and Zoning Commission of the City of Eagle Pass on _____, _____.

_____ _____
Chairman - City of Eagle Pass Planning & Zoning Commission Date

Given under my hand and seal of office this _____ day of _____, _____.

_____
Signature Notary Public State of Texas

WE THE UNDERSIGNED CERTIFY that CORONADO ESTATES UNIT 3 was reviewed and approved by the City Manager of the City of Eagle Pass on _____, _____.

_____ _____
City Manager of the City of Eagle Pass Date

Given under my hand and seal of office this _____ day of _____, _____.

_____
Signature Notary Public State of Texas

CERTIFICATE OF MAVERICK COUNTY APPROVAL

STATE OF TEXAS
COUNTY OF MAVERICK

Maverick County Certificate of approval under local government code 232.028(a)
We, the undersigned, certify that the plat bearing this endorsement was reviewed and approved by the Maverick County Commissioner's Court on this _____ day of _____, _____.

_____ _____
County Judge Date

Given under my hand and seal of office this _____ day of _____, _____.

_____
Signature Notary Public State of Texas

CERTIFICATE OF COUNTY CLERK

STATE OF TEXAS
COUNTY OF MAVERICK

I, _____, County Clerk of Maverick County, certify that the plat bearing this certificate was filed for record at _____ o'clock ___M. on _____, _____ and was recorded in Envelope _____, Side _____ in the Map Records of Maverick County at _____ o'clock ___M. on _____, _____.

_____
Maverick County Clerk

SURVEYOR:
D.G. SMYTH & CO. INC.
MARK E. LOGRBRINCK, R.P.L.S.
235 N. GETTY STREET, SUITE B
UVALDE, TEXAS 78801
(830) 591-0858

Final Plat

February 26, 2021

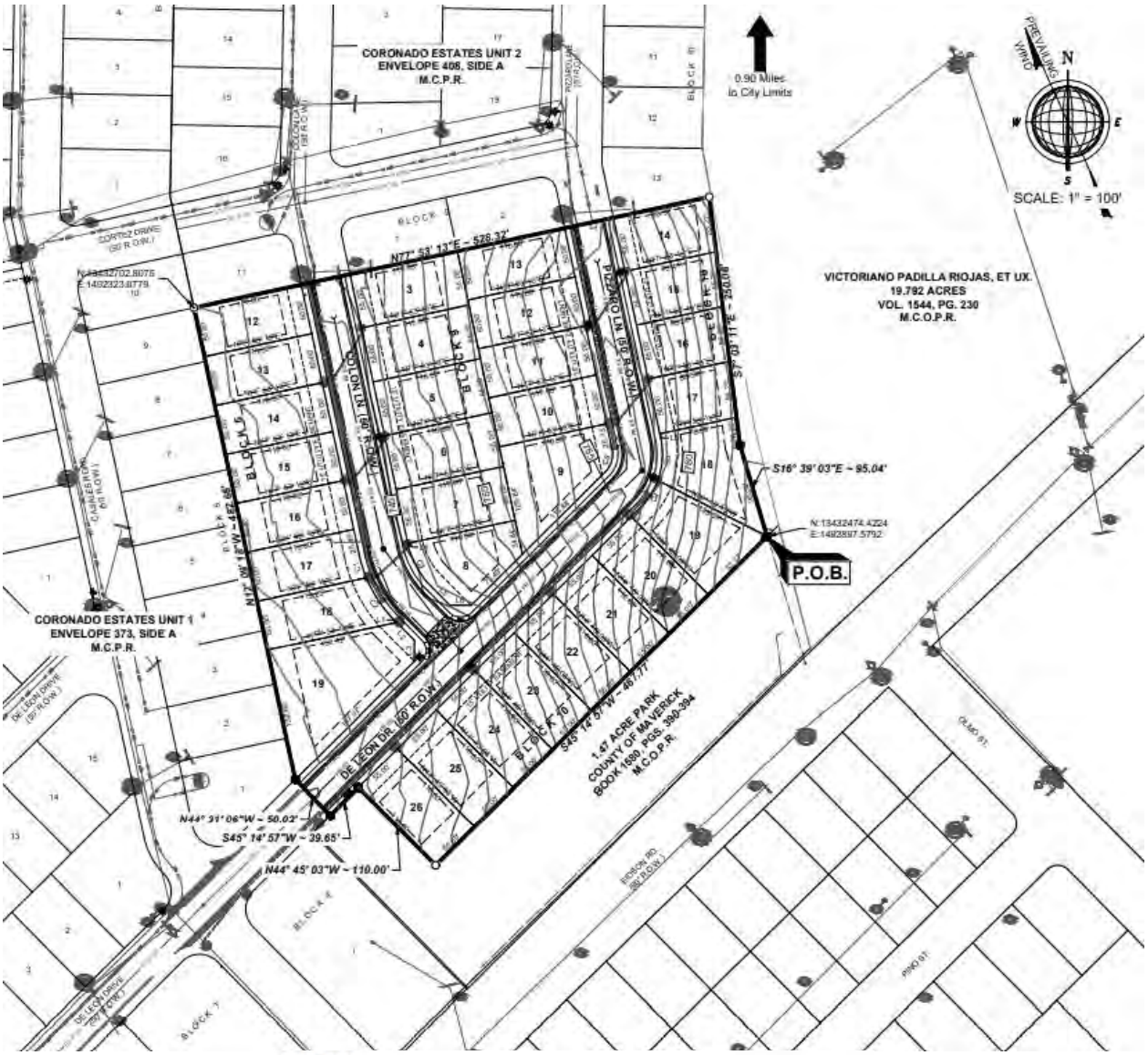
ENGINEER:
CRANE ENGINEERING CORP.
1310 JUNCTION DRIVE SUITE B
LAREDO, TX 78041 956-712-1996
FIRM REGISTRATION NO. F-3353

OWNER:
Alvin E. Stock Family Trust
7322 Carriage Ln.
San Antonio, TX 78249-2531
(210) 442-5579

Coronado Estates Unit 3

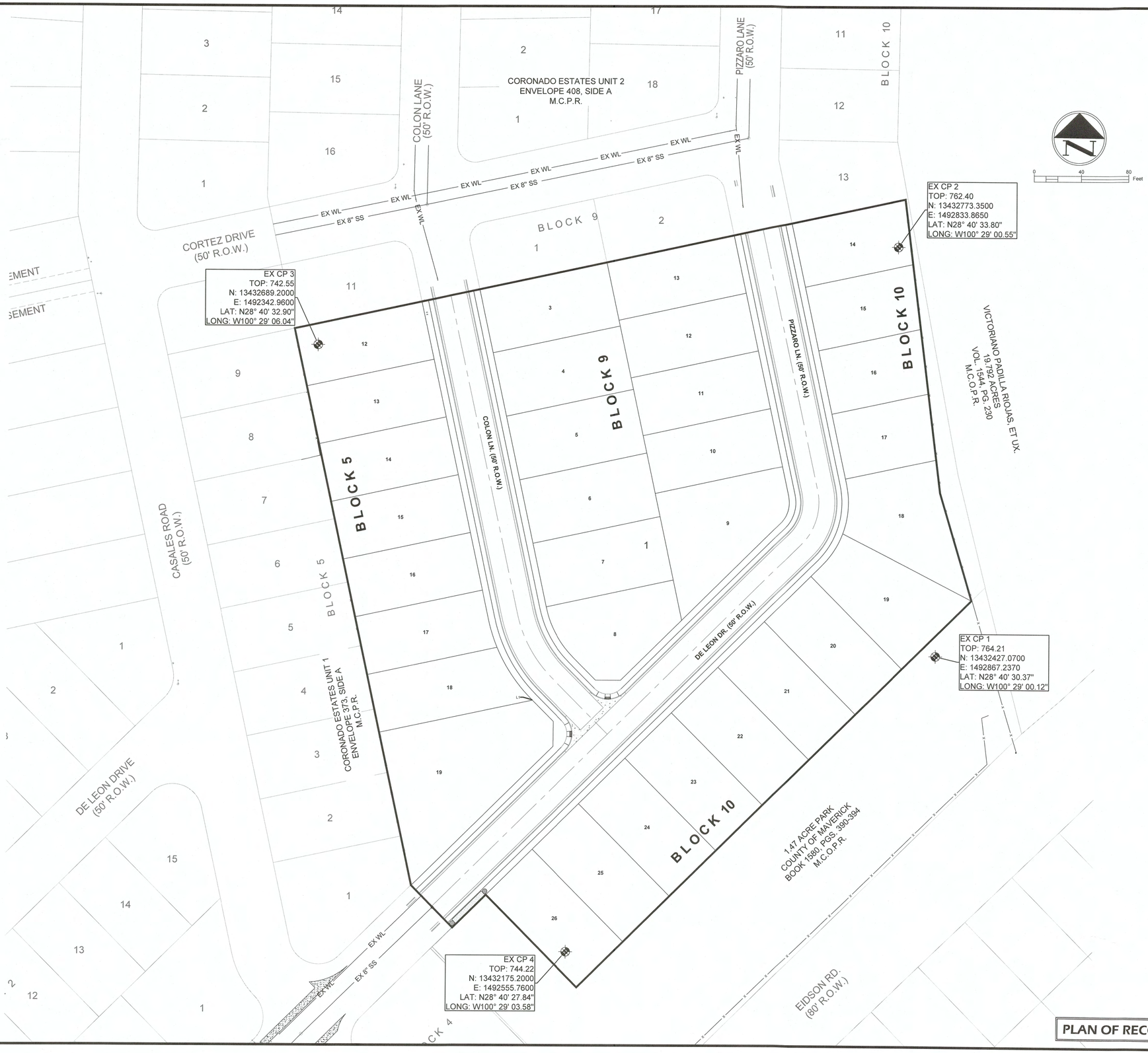
P1

ZOOMED-IN PLAT



NOTES

1. This subdivision plat of 5.72 acres has 32 residential lots and approximately 1119 linear feet of streets.
2. This plat is outside of city limits but within ETJ.
3. The area subdivided by this plat is located outside of the 100 year flood plain Zone 'A' and within Zone 'X' (Area of Minimal Flood Hazard), as shown on FIRM Panel No. 48323C0475D for Maverick County, Texas with an effective date of April 4, 2011.
4. Sidewalk will be installed along the back of the concrete curb and gutter in conjunction with the subsequent development of each lot.
5. No final electrical or sewer inspection will be finalized prior to the installation of the sidewalks.
6. The front and rear setback for Lots 12-19, Block 5, Lots 3-13, Block 9, and Lots 19-26, Block 10 is 25 feet. The front setback for Lots 14-18, Block 10 is 20 feet and the rear setback is 15 feet. The side yard setback is 5 feet for all interior lots and 10 feet for all corner lots.
7. Boundary survey of subdivision dated September 11, 2020.
8. No more than one (1) single family detached dwelling shall be located on each lot.



PLAN OF RECORD

GENERAL NOTES

No.	Revision/Issue	Date

FIRM NAME AND ADDRESS
CRANE ENGINEERING CORP.
1310 JUNCTION DRIVE SUITE B
LAREDO, TX 78041 956-712-1996
FIRM REGISTRATION NO. F-3353

Project Name and Address
CORONADO ESTATES, UNIT 3
EAGLE PASS, TX

Sheet Title
Survey & Control Points Map

Date: 5/6/2021
Scale: As Noted
Sheet: 02

Survey & Control Points Map.dwg

Attachment 2
Engineering & Drainage Reports

Final Engineering Report

Coronado Estates Subdivision
Unit 3

Eagle Pass, Maverick County, Texas

A Development By: Alvin E. Stock Family Trust
7322 Carriage Lane
San Antonio, Texas 78249

Submitted By:

CRANE ENGINEERING
CIVIL . PUBLIC WORKS . PLANNING . HYDROLOGY

Firm # F-3353
1310 Junction Drive, Ste. B
Laredo, Texas 78041

November 22, 2022

Final Engineering Report

Coronado Estates Subdivision
Unit 3

Eagle Pass, Maverick County, Texas

A Development By:

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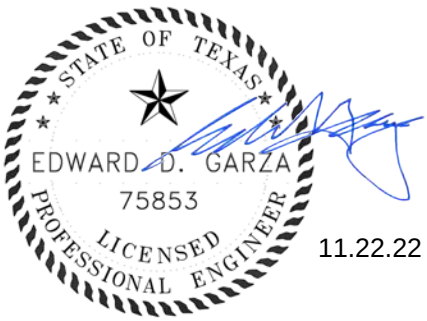


11.22.22

November 22, 2022

Table of Contents

Executive Summary

I. General Description

Coronado Estates Unit 3 is part of a 39.13-acre development and has a total area of 5.72 acres. The site lies outside of Eagle Pass city limits but within Maverick County in the City's Extra Territorial Jurisdiction (ETJ). Refer to Attachment 1 for Site Location Map. Unit 3 is located south of East Garrison Street (US 57), west of El Indio Highway (FM 1021), and north of Casales Road and Eidson Road intersection. The proposed 32 lots have areas ranging from 4,541 SF to 12,362 SF. Refer to Attachment 2 for "City Zoning Map" identifying project location on the City zoning map.

Unit 1 platted 21.28 acres and a 1.84 acre detention pond. Unit 2 platted 10.21 acres and a 1.47 acre park to serve this development.

II. Drainage Analysis

A. Existing Drainage Conditions

The proposed development lies clear of the nearest effective floodplain as identified on FIRM panel number 48323C0475D (Attachment 3). The existing undeveloped site conditions indicate two (2) watershed areas (WS-1 and WS-2), total in 3.6 and 4.27 acres respectively, contributing runoff to this site, which naturally drains runoff to the west towards an existing detention pond. As per City of Eagle Pass Construction Specifications Manual – Division G, the hydrologic calculations of the existing conditions have been developed for the 10-yr, 25-yr, 50-yr, and 100-yr storm events utilizing the Rational Method.

Q = C x I x A Where Q = Peak Discharge (cfs)
C* = Runoff Coefficient
I = Rainfall intensity (in/hr)
A = Watershed Area (acres)

*Runoff coefficients have been modified for each storm event as per Table 1 Notes of the above-mentioned manual.

Below is a summary of existing conditions hydrologic calculations for 10-yr, 25-yr, and 100-yr storm event, resulting from the respective watershed characteristics:

Area	Time of Conc. (min)	I-10	I-25	I-50	I-100	Area (acres)	"C"-10yr	Q-10 (cfs)	Q-25 (cfs)	Q-50 (cfs)	Q-100 (cfs)
WS-1	10.00	6.20	7.15	7.89	8.63	3.60	0.35	7.81	9.91	11.93	13.59
WS-2	10.00	6.20	7.15	7.89	8.63	4.27	0.35	9.27	11.75	14.15	16.12

Refer to Attachment 4 for Existing Conditions Watershed Map. Refer to Attachment #10 “Pre-Development Hydrologic Analysis Calculations” for Pre development Hydrologic Calculations.

B. Future Drainage Conditions

The post development analysis was updated to reflect As Built grading conditions.

Post development watersheds P1,P2,P3,P4 and P5 total in areas 4.20,0.80,1.32,1.32 and 0.23 acres respectively were delineated based on the as built grading plan, where the existing drainage patterns follow as built finish grade.

Post development peak discharge rates were calculated using the rational method mentioned in Section II-A of this report. The hydrologic calculations of the post development conditions are computed as follows:

Calculated (in/hr)						Post-Development Conditions					
Area	Time of Conc. (min)	I-10	I-25	I-50	I-100	Area (acres)	"C"-10yr	Q-10 (cfs)	Q-25 (cfs)	Q-50 (cfs)	Q-100 (cfs)
P-1	10.00	6.20	7.15	7.89	8.63	4.20	0.55	14.32	16.52	18.23	19.94
P-2	10.00	6.20	7.15	7.89	8.63	0.80	0.55	2.73	3.15	3.47	3.80
P-3	10.00	6.20	7.15	7.89	8.63	1.32	0.55	4.50	5.19	5.73	6.27
P-4	10.00	6.20	7.15	7.89	8.63	1.32	0.55	4.50	5.19	5.73	6.27
P-5	10.00	6.20	7.15	7.89	8.63	0.23	0.55	0.78	0.90	1.00	1.09

Refer to Attachment #5 for Post Development Conditions Watershed Map. Refer to Attachment #12 “Post Development Hydrologic Analysis Calculations” for Post development Hydrologic Calculations.

Watersheds P1 through P4 drains toward streets and collect at De Leon Drive where runoff continues along streets to update detention pond plated with phase 1 and updated with this phase.Watershed P5 distributes its flow as sheet flow to existing adjoining lot 1-9 of Block 5; Platted with Unit 1. These lots have been receiving pre-development flow ranging from 9.27 CFS for 10 years to 16.12 CFS for 100 years. With this new development and revised grading plan, the 10 year flow reduces to 0.78 CFS to 1.09 CFS for the 100 year event. The chart below illustrates the distribution of pre and post flow on individual lots:

P5 Watershed distributes its flow as sheet flow to existing adjoining lots. In predevelopment conditions, these lots received:							
Q-10 (pre)	9.27	cfs	/	8 lots	=	1.16	cfs/lot
Q-25 (pre)	11.75	cfs	/	8 lots	=	1.47	cfs/lot
Q-50 (pre)	14.15	cfs	/	8 lots	=	1.77	cfs/lot
Q-100 (pre)	16.12	cfs	/	8 lots	=	2.02	cfs/lot

P5 Watershed distributes its flow as sheet flow to existing adjoining lots. In postdevelopment conditions, these lots received:							
Q-10 (pre)	0.78	cfs	/	8 lots	=	0.10	cfs/lot
Q-25 (pre)	0.9	cfs	/	8 lots	=	0.11	cfs/lot
Q-50 (pre)	1	cfs	/	8 lots	=	0.13	cfs/lot
Q-100 (pre)	1.09	cfs	/	8 lots	=	0.14	cfs/lot

Post condition reduces drainage flow to existing lots 1-9, Block 5 of Coronado Estates Unit 1

C. Detention Pond Requirements

As mentioned in Section II.B, the increased runoff rates from existing vs. future conditions will be conveyed by proposed streets and discharged into an existing detention pond that was platted with Coronado Estates Unit 1 to serve the full development of Coronado Estates. Refer to Attachment 6 "Pre-Development Overall Watershed Map" for a pre-development overall watershed of the entire development including the previously platted Units 1 and 2, in addition to the proposed plat of Unit 3. As per City of Eagle Pass Construction Specifications Manual – Division G, the existing detention pond was analyzed to detain the increased storm water runoff resulting from the proposed development for a 100-yr storm event, while maintaining 1' of freeboard. Computed flows of pre-development vs. existing / post development conditions of the entire development are as follows:

Watershed Area (acres)	Storm Event Flow (cfs)	Pre-Development (cfs)	Existing/ Post Development (cfs)
47.66	Q-10	66.78	100.19
	Q-25	78.75	116.95
	Q-50	88.08	130.86
	Q-100	97.35	144.7

Refer to Attachment 7 "Existing / Post Development Overall Watershed Map" for an overall watershed of the entire development, at existing condition for Units 1 and 2 and post development condition for Unit 3.

A topographic survey of the existing detention pond was performed to analyze the existing pond volume, which results in an existing storage of 3.683 ac-ft (160,431.48 ft^3) while maintaining the one-foot (1') freeboard at a maximum water surface elevation of 735.82 ft. If the one-foot (1') freeboard is not maintained at an elevation of 736.82 ft, the existing pond volume is increases to 5.161 ac-ft (224,813.16 ft^3). Attached to this preliminary plat submittal, the engineering report prepared by Dirksen Engineering for Coronado Estates Unit 1 dated June 4, 2013, discusses the design calculations for this existing pond. Looking at page 7 of the mentioned report, the listed estimated detention volume of the pond at elevation 736 ft is 238,153 ft^3, which is within reach of our findings of detention volume at an elevation of 736.82 ft.

Utilizing the Pre-Development and Existing/ Post Development flows mentioned above, the required detention volume for Coronado Estates Units 1, 2, and 3 is computed at 3.683 ac-ft (160,431.48 ft^3). As the existing top of pond elevation meets the required maximum water surface elevation and the additional 1' freeboard elevation of 735.82 and 736.82 respectively, no improvements are necessary to satisfy the required detention volume. Refer to Attachment 8 "PondPack Master Report for Existing Detention Facility" For runoff flows and detention volumes calculations. As the existing pond accepts stormwater runoff through a slotted curb at its east boundary, a 10-foot valley gutter within De Leon Drive and 10-foot concrete flume along the pond top of berm and embankment are proposed to transfer runoff

more efficiently from De Leon Dr ROW to the detention pond. This will improve the removal of runoff from De Leon Dr and reduce ponding in the City's ROW while runoff drains into the pond. Refer to Drainage Plan attached with this preliminary plat submittal.

III. Water Service

Water is available at the boundary of the project site through a water main owned by Eagle Pass Waterworks and Sewer System (EPWWS) which is proposed to be extended to feed each individual lot. Improvements for the proposed development include a tie-in to the mentioned existing City of Eagle Pass 8" waterline, and extend it for approximately 1,100 LF including single and double services (to serve each individual lot), fire hydrants, air release valves, etc.

Demand flows specified in City of Eagle Pass Waterworks and Sewer System Code (EPWWS), were used in the analysis for the design of the waterline serving the proposed development. Based on water demand calculations a 6" waterline is the minimum adequate but an 8" pipe recommended for the development which is calculated to accommodate for the average day demand of 165 gal/capita/day, peak day demand of 500 gal/capita/day, and peak hour demand of 750 gal/capita/day. Refer to table below for water demand calculations summary.

# of Units	Capacity / Unit	Average Day Demand (GPD)	Peak Day Demand (GPD)	Peak Flow (GPD)	Average Flow (GPM)	Peak Flow (CFS)	Minimum Pipe Ø (in)	Recommended Minimum Pipe Ø (in)
32	4	165	500	64,000	44.44	0.10	3.01	8

IV. Sanitary Sewer Service

Sewer system owned by Eagle Pass Waterworks and Sewer System (EPWWS) is available at the boundary of the project, which is proposed to be extended to service each individual lot. Wastewater improvements for the proposed development include a tie-in to the mentioned existing City of Eagle Pass 8" sanitary sewer line, and extend it for approximately 1,050 LF including single and double services (to serve each individual lot), manholes, and cleanouts.

Parameters used in the sewer demand calculations include the average day flow for a single family of 100 gal/capita/day specified in EPWWS code, an average of 4 people per dwelling unit, and a peak factor (M); where $M = 1+14/(4+P^{0.5})$, and P= the population serve (thousands). A 6" sewer line is the minimum pipe required but an 8" pipe is recommended for the proposed development, calculations summary listed below.

# of Units	Capacity / Unit	Flow (GPD)	Average Flow (GPD)	Average Flow (GPM)	EPWWS Peaking Factor (M)	Peak Flow (GPM)	Peak Flow (CFS)	Roughness (n)	Minimum Slope (ft/ft)	Minimum Pipe Ø (in)	Recommended Minimum Pipe Ø (in)
32	4	100	12,800	8.89	4.21	37.42	0.08	0.013	0.0033	3.62	8

V. Streets

Streets proposed within this development will consist of the extension of two (2) streets, De Leon Drive to be extended for 715 LF to tie into existing Pizzaro Lane, and Colon Lane to be extended for 390 LF. Width of Right-Of-Way (ROW) of each street is proposed at 50', consisting of a paved area with concrete curb and gutter for a total width of 31' B/B. As per City of Eagle Pass Code of Ordinances, both of the proposed streets classify as minor streets and shall have a minimum design grade of 0.20% and a maximum of 7.0%.

VI. Parkland Dedication

As this proposed project is in the ETJ limits, it is our understanding that Maverick County requires a park development fee for single family development. The developer shall contribute a fee of $575 per dwelling unit for single family, and is obligated to contribute a total of $18,400 to satisfy County requirements.

Coronado Estates Unit 2 platted and dedicated 1.47 acres of parkland for this development. We recommend that park fees derived with Unit 3 be dedicated to park improvements on this tract.

Coronado Estates Watershed Calculations

Subsection: Modified Rational Grand Summary **Attachment #8**

Modified Rational Method

Q = CiA * Units Conversion; Where conversion = 43560 / (12 * 3600)

Pre-Development Condition

Frequency (years)	Area (acres)	Adjusted C Coefficient	Duration (hours)	Intensity (in/h)	Flow (Peak) (ft^3/s)	Flow (Allowable) (ft^3/s)	Volume (inflow) (ac-ft)	Volume (Storage) (ac-ft)
10	47.660	0.350	0.524	3.970	66.78	66.78	6.976	0.000
25	47.660	0.350	0.524	4.682	78.75	78.75	6.976	0.000
50	47.660	0.350	0.524	5.236	88.08	88.08	6.976	0.000
100	47.660	0.350	0.524	5.788	97.35	97.35	6.976	0.000

Post Development Condition

Frequency (years)	Area (acres)	Adjusted C Coefficient	Duration (hours)	Intensity (in/h)	Flow (Peak) (ft^3/s)	Flow (Allowable) (ft^3/s)	Volume (inflow) (ac-ft)	Volume (Storage) (ac-ft)
10	47.660	0.540	0.567	3.861	100.19	66.78	4.692	1.684
25	47.660	0.540	0.583	4.507	116.95	78.75	5.638	1.981
50	47.660	0.540	0.583	5.043	130.86	88.08	6.309	2.213
100	47.660	0.540	0.583	5.576	144.70	97.35	6.976	2.444

Coronado Estates
Time of Concentration Calculations

Subsection: Time of Concentration Calculations (Pre-Development)
Return Event: 10, 25, 50, 100 years
Label: coronado Estates Watershed
Storm Event: EP-Hydro 35 - 10,25, 50, 100 Year
Scenario: Pre Development 10yr

Time of Concentration Results (Pre-Development)

Segment #1: TR-55 Sheet Flow	
Hydraulic Length	100.00 ft
Manning's n	(N/A)
Slope	0.037 ft/ft
2 Year 24 Hour Depth	3.8 in
Average Velocity	0.33 ft/s
Segment Time of Concentration	0.085 hours

Segment #2: TR-55 Shallow Concentrated Flow	
Hydraulic Length	2,887.00 ft
Is Paved?	False
Slope	0.013 ft/ft
Average Velocity	1.83 ft/s
Segment Time of Concentration	0.439 hours

Time of Concentration (Composite)	
Time of Concentration (Composite)	0.524 hours = 31.44 minutes

= = = = SCS Channel Flow

Tc = R = Qa / Wp
V = (1.49 * (R**(2/3)) * (Sf**-0.5)) / n

(Lf / V) / 3600

Where:
R= Hydraulic radius
Aq= Flow area, square feet
Wp= Wetted perimeter, feet
V= Velocity, ft/sec
Sf= Slope, ft/ft
n= Manning's n
Tc= Time of concentration, hours
Lf= Flow length, feet

= = = = SCS TR-55 Shallow Concentration Flow

Tc = Unpaved surface:
V = 16.1345 * (Sf**0.5)

Paved Surface:
V = 20.3282 * (Sf**0.5)

(Lf / V) / 3600

Where:
V= Velocity, ft/sec
Sf= Slope, ft/ft
Tc= Time of concentration, hours
Lf= Flow length, feet

Coronado Estates
Time of Concentration Calculations

Subsection: Time of Concentration Calculations (Post-Development)

Return Event: 10, 25, 50, 100 years

Label: coronado Estates Watershed

Storm Event: EP-Hydro 35 - 10,25, 50, 100 Year

Scenario: Post Development 10yr

Time of Concentration Results (Post-Development)

Segment #1: TR-55 Sheet Flow		
Hydraulic Length	100.00	ft
Manning's n	0.020	
Slope	0.037	ft/ft
2 Year 24 Hour Depth	3.8	in
Average Velocity	1.18	ft/s
Segment Time of Concentration	0.023	hours

Segment #2: TR-55 Shallow Concentrated Flow		
Hydraulic Length	2,887.00	ft
Is Paved?	True	
Slope	0.013	ft/ft
Average Velocity	2.30	ft/s
Segment Time of Concentration	0.349	hours

Time of Concentration (Composite)	
Time of Concentration (Composite)	0.372 hours = 22.32 minutes

= = = = SCS Channel Flow

Tc = R = Qa / Wp
V = (1.49 * (R**(2/3)) * (Sf**-0.5)) / n

(Lf / V) / 3600

Where:
R= Hydraulic radius
Aq= Flow area, square feet
Wp= Wetted perimeter, feet
V= Velocity, ft/sec
Sf= Slope, ft/ft
n= Manning's n
Tc= Time of concentration, hours
Lf= Flow length, feet

= = = = SCS TR-55 Shallow Concentration Flow

Tc = Unpaved surface:
V = 16.1345 * (Sf**0.5)

Paved Surface:
V = 20.3282 * (Sf**0.5)

(Lf / V) / 3600

Where:
V= Velocity, ft/sec
Sf= Slope, ft/ft
Tc= Time of concentration, hours
Lf= Flow length, feet

Level Pool Pond Routing Summary

Subsection: Level Pool Pond Routing Summary
Label: Coronado Estates Pond (IN)
Scenario: Post -Development 100yr

Return Event: 100 years
Storm Event: EP-Hydro 35 - 100 Year

Infiltration	
Infiltration Method (Computed)	No Infiltration

Initial Conditions	
Elevation (Water Surface, Initial)	732.30 ft
Volume (Initial)	0.000 ac-ft
Flow (Initial Outlet)	0.00 ft³/s
Flow (Initial Infiltration)	0.00 ft³/s
Flow (Initial, Total)	0.00 ft³/s
Time Increment	0.050 hours

Inflow/Outflow Hydrograph Summary			
Flow (Peak In)	144.70 ft³/s	Time to Peak (Flow, In)	0.400 hours
Flow (Peak Outlet)	87.90 ft³/s	Time to Peak (Flow, Outlet)	0.750 hours

Elevation (Water Surface, Peak)	735.82 ft
Volume (Peak)	3.683 ac-ft

Mass Balance (ac-ft)	
Volume (Initial)	0.000 ac-ft
Volume (Total Inflow)	6.961 ac-ft
Volume (Total Infiltration)	0.000 ac-ft
Volume (Total Outlet Outflow)	6.961 ac-ft
Volume (Retained)	0.000 ac-ft
Volume (Unrouted)	0.000 ac-ft
Error (Mass Balance)	0.0 %

Coronado Estates
Existing Pond Detention Volume

Subsection: Elevation-Area Volume Curve
Label: Coronado Estates Pond
Scenario: Pre Development 100yr

Return Event: 100 years
Storm Event: EP-Hydro 35 - 100 Year

Elevation (ft)	Planimeter (ft^2)	Area (acres)	A1+A2+sqr(A1*A2) (acres)	Volume (ac-ft)	Volume (Total) (ac-ft)	Volume (Total) (ft^3)
732.30	0.0	0.010	0.000	0.000	0.000	0
732.50	0.0	0.083	0.122	0.008	0.008	348.48
733.00	0.0	0.930	1.291	0.215	0.223	9713.88
733.50	0.0	1.080	3.012	0.502	0.725	31581
734.00	0.0	1.230	3.463	0.577	1.302	56715.12
734.50	0.0	1.275	3.757	0.626	1.929	84027.24
735.00	0.0	1.330	3.907	0.651	2.580	112384.8
735.50	0.0	1.354	4.026	0.671	3.251	141613.56
736.20	0.0	1.425	4.168	0.973	4.223	183953.88
736.82	0.00	1.6	4.535	0.937	5.161	224813.16

Bentley Systems, Inc. Haestad Methods Solution Center
27 Siemon Company Drive Suite 200 W Watertown, CT
06795 USA +1-203-755-1666

Coronado Estates
Post Development Pond Detention Volume

Subsection: Master Network Summary

Catchments Summary

Label	Scenario	Return Event (years)	Hydrograph Volume (ac-ft)	Time to Peak (hours)	Peak Flow (ft³/s)
coronado Estates Watershed	Post -Development 100yr	100	6.961	0.400	144.70

Pond Summary

Label	Scenario	Return Event (years)	Hydrograph Volume (ac-ft)	Time to Peak (hours)	Peak Flow (ft³/s)	Maximum Water Surface Elevation (ft)	Maximum Pond Storage (ac-ft)
Coronado Estates Pond (IN)	Post - Development 100yr	100	6.961	0.400	144.70	(N/A)	(N/A)
Coronado Estates Pond (OUT)	Post - Development 100yr	100	6.961	0.750	87.90	735.82	3.683

Subsection: Elevation-Area Volume Curve
Return Event: 100 years
Label: Coronado Estates Pond
Storm Event: EP-Hydro 35 - 100 Year
Scenario: Post -Development 100yr

Elevation (ft)	Planimeter (ft²)	Area (acres)	A1+A2+sqr(A1*A2) (acres)	Volume (ac-ft)	Volume (Total) (ac-ft)	Maximum Pond Storage (ft³)
732.30	0.0	0.010	0.000	0.000	0.000	0
732.50	0.0	0.083	0.122	0.008	0.008	348.48
733.00	0.0	0.930	1.291	0.215	0.223	9713.88
733.50	0.0	1.080	3.012	0.502	0.725	31581
734.00	0.0	1.230	3.463	0.577	1.302	56715.12
734.50	0.0	1.275	3.757	0.626	1.929	84027.24
735.00	0.0	1.330	3.907	0.651	2.580	112384.8
735.50	0.0	1.354	4.026	0.671	3.251	141613.56
736.20	0.0	1.425	4.168	0.973	4.223	183953.88
736.82	0.0	1.6	4.535	0.937	5.161	224813.16

Subsection: Volume Equations
Return Event: 100 years
Label: Coronado Estates Pond
Storm Event: EP-Hydro 35 - 100 Year
Scenario: Post -Development 100yr

Pond Volume Equations
*** Incremental volume computed by the Conic Method for Reservoir Volumes.**

Volume = (1/3) * (EL2 - El1) * (Area1 + Area2 + sqr(Area1 * Area2))

where: EL1, EL2 — Lower and upper elevations of the increment
Area1, Area2 — Areas computed for EL1, EL2, respectively
Volume — Incremental volume between EL1 and EL2

Composite Outlet Structure Detailed Report: Composite Outlet Structure

Element Details			
Label	Composite Outlet Structure	Notes	

Headwater Range			
Headwater Type	User Defined Headwater	Increment (Headwater)	0.50 ft
Minimum (Headwater)	732.30 ft	Maximum (Headwater)	736.20 ft

SpotElevation (ft)

Tailwater Setup	
Tailwater Type	Free Outfall

Tailwater Tolerances			
Maximum Iterations	30	Tailwater Tolerance (Maximum)	0.50 ft
Headwater Tolerance (Minimum)	0.01 ft	Flow Tolerance (Minimum)	0.001 ft³/s
Headwater Tolerance (Maximum)	0.50 ft	Flow Tolerance (Maximum)	10.000 ft³/s
Tailwater Tolerance (Minimum)	0.01 ft		

Outlet Structure			
Outlet Structure Type	Culvert	Culvert Type	Circular

Outlet Structure (IDs and Direction)			
Outlet ID	Conduit	Downstream ID	Tailwater
Flow Direction	Forward Flow Only	Notes	

Outlet Structure (Advanced)			
Elevation (On)	0.00 ft	Elevation (Off)	0.00 ft

Culvert Data			
Number of Barrels	3	Downstream Invert	732.00 ft
Length	50.00 ft	Diameter	24.0 in
Upstream Invert	732.30 ft		

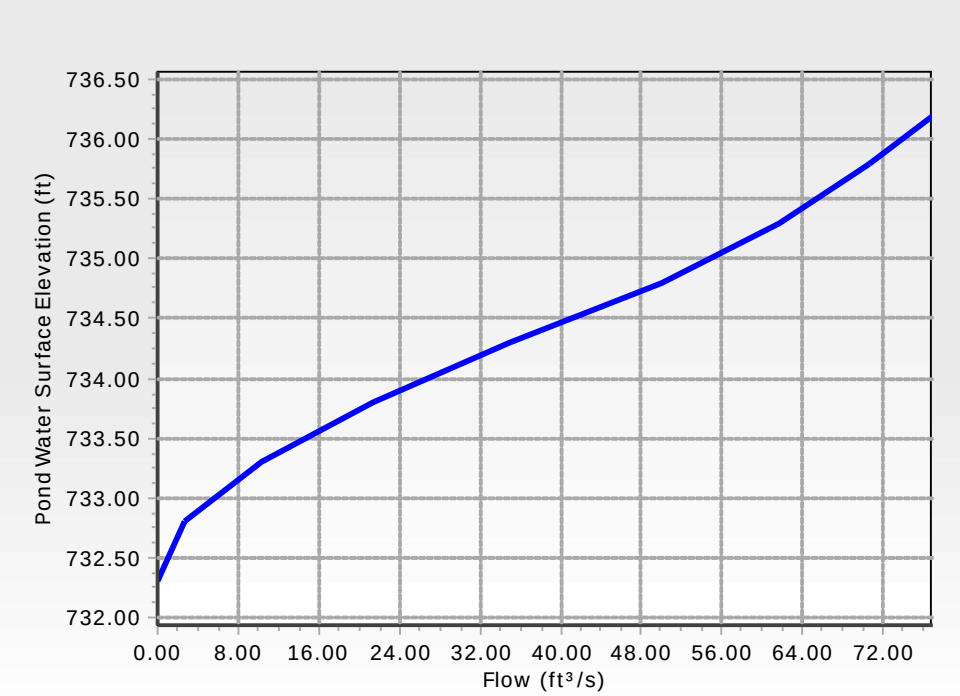
Unsubmerged->Submerged			
Specify Transitions	False	Compute Inlet Control Only	False

Culvert Coefficients

Composite Outlet Structure Detailed Report: Composite Outlet Structure

Culvert Coefficients			
Inlet Description	CMP - Headwall	C	0.0379
Chart	Chart 2	Y	0.6900
Nomograph	Nomograph 2	Manning's n	0.013
Equation Form	Form 1	Ke	0.500
K	0.0078	Kr	0.000
M	2.0000	Slope Correction Factor	-0.500

Culvert (Advanced)			
Convergence Tolerance	0.00 ft	Specify Number of Backwater Sections	False



RATING TABLE FOR ONE OUTLET TYPE
Structure ID = Conduit (Culvert-Circular)

Mannings open channel maximum capacity: 18.85 ft³/s
Upstream ID = (Pond Water Surface)
Downstream ID = Tailwater (Pond Outfall)

Water Surface Elevation (ft)	Flow (ft³/s)	Tailwater Elevation (ft)	Convergence Error (ft)
732.30	0.00	(N/A)	0.00

Composite Outlet Structure Detailed Report: Composite Outlet Structure

RATING TABLE FOR ONE OUTLET TYPE
Structure ID = Conduit (Culvert-Circular)

Mannings open channel maximum capacity: 18.85 ft³/s
Upstream ID = (Pond Water Surface)
Downstream ID = Tailwater (Pond Outfall)

Water Surface Elevation (ft)	Flow (ft³/s)	Tailwater Elevation (ft)	Convergence Error (ft)
732.80	2.74	(N/A)	0.00
733.30	10.27	(N/A)	0.00
733.80	21.42	(N/A)	0.00
734.30	34.90	(N/A)	0.00
734.80	50.06	(N/A)	0.00
735.30	61.73	(N/A)	0.00
735.70	68.91	(N/A)	0.00
735.80	70.60	(N/A)	0.00
736.20	76.94	(N/A)	0.00

Computation Messages
Upstream HW & DNstream TW < Inv.El
CRIT.DEPTH CONTROL Vh= .114ft Dcr= .329ft
CRIT.DEPTH Hev= .00ft
CRIT.DEPTH CONTROL Vh= .235ft Dcr= .647ft
CRIT.DEPTH Hev= .00ft
CRIT.DEPTH CONTROL Vh= .368ft Dcr= .949ft
CRIT.DEPTH Hev= .00ft
CRIT.DEPTH CONTROL Vh= .517ft Dcr= 1.225ft
CRIT.DEPTH Hev= .00ft
BACKWATER CONTROL.. Vh= .629ft hwDi= 1.556ft Lbw= 50.0ft Hev= .00ft
INLET CONTROL... Submerged: HW =3.00
INLET CONTROL... Submerged: HW =3.40
INLET CONTROL... Submerged: HW =3.50
INLET CONTROL... Submerged: HW =3.90

Outlet Structure	
Outlet Structure Type	Weir

Composite Outlet Structure Detailed Report: Composite Outlet Structure

Outlet Structure (IDs and Direction)			
Outlet ID	Weir - 1	Downstream ID	Tailwater
Flow Direction	Forward Flow Only	Notes	

Outlet Structure (Advanced)			
Elevation (On)	0.00 ft	Elevation (Off)	0.00 ft

Outlet Structure (Weir)			
Weir	Irregular Weir	Weir Coefficient	3.00 (ft^0.5)/s
Vary Coefficient with Depth	False		

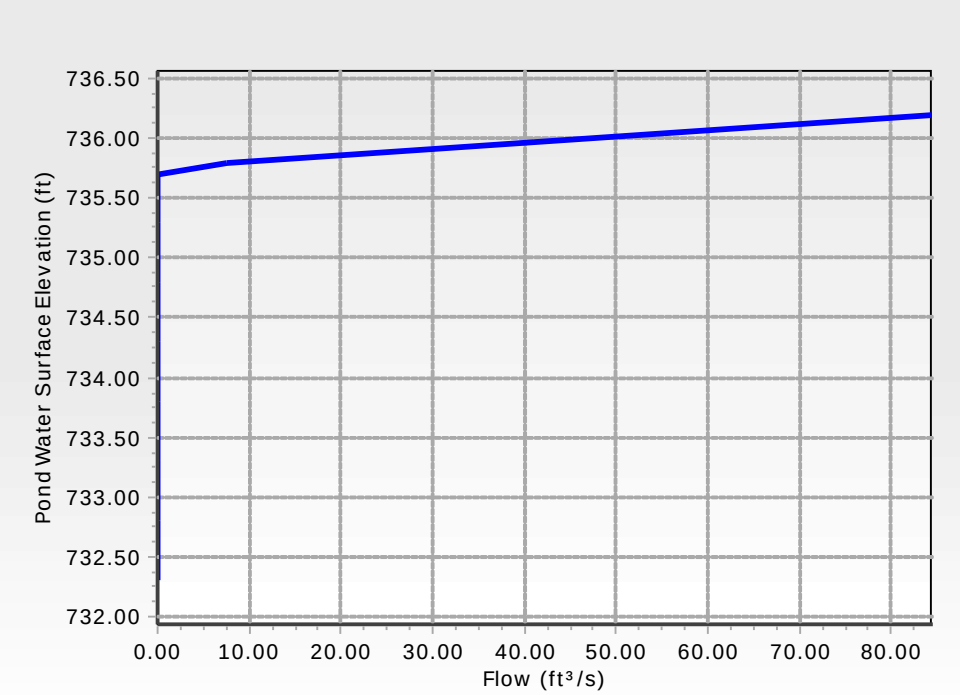
Irregular Weir Cross-section

Station (ft)	Elevation (ft)
0.00	736.20
1.00	735.70
80.00	735.70
81.00	736.20

Outlet Structure (Common)	
Elevation	0.00 ft

Outlet Structure (Weir, Advanced)	
User Defined Table	False

Composite Outlet Structure Detailed Report: Composite Outlet Structure



RATING TABLE FOR ONE OUTLET TYPE
Structure ID = Weir - 1 (Irregular Weir)

Upstream ID = (Pond Water Surface)
Downstream ID = Tailwater (Pond Outfall)

Water Surface Elevation (ft)	Flow (ft³/s)	Tailwater Elevation (ft)	Convergence Error (ft)
732.30	0.00	(N/A)	0.00
732.80	0.00	(N/A)	0.00
733.30	0.00	(N/A)	0.00
733.80	0.00	(N/A)	0.00
734.30	0.00	(N/A)	0.00
734.80	0.00	(N/A)	0.00
735.30	0.00	(N/A)	0.00
735.70	0.00	(N/A)	0.00
735.80	7.51	(N/A)	0.00
736.20	84.54	(N/A)	0.00

Computation Messages
E < Y min=735.70
E < Y min=735.70
E < Y min=735.70
E < Y min=735.70

Composite Outlet Structure Detailed Report: Composite Outlet Structure

RATING TABLE FOR ONE OUTLET TYPE
Structure ID = Weir - 1 (Irregular Weir)

Upstream ID = (Pond Water Surface)
Downstream ID = Tailwater (Pond Outfall)

Computation Messages
E < Y min=735.70
E < Y min=735.70
E < Y min=735.70
E = Y min=735.70
Max.H=.10; Max.Htw=free out;; W(ft) =79.40
Max.H=.50; Max.Htw=free out;; W(ft) =81.00

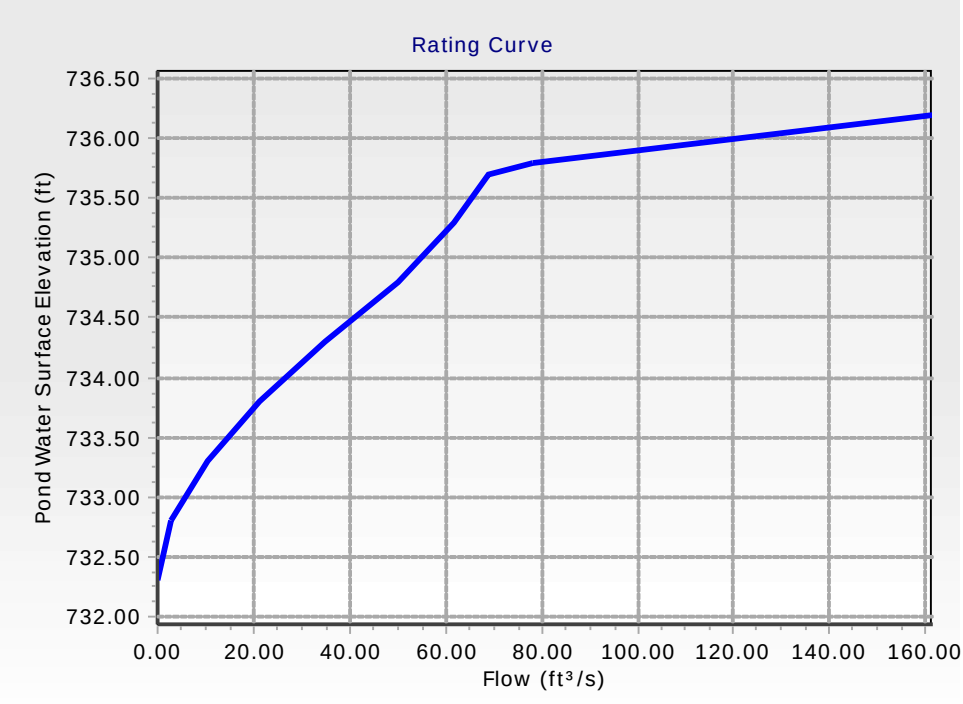
Composite Outlet Structure Detailed Report: Composite Outlet Structure

Composite Rating Table
Tailwater Elevation = Free Outfall (Composite Outlet Structure)

Water Surface Elevation (ft)	Flow (ft^3/s)	Tailwater Elevation (ft)	Convergence Error (ft)
732.30	0.00	(N/A)	0.00
732.80	2.74	(N/A)	0.00
733.30	10.27	(N/A)	0.00
733.80	21.42	(N/A)	0.00
734.30	34.90	(N/A)	0.00
734.80	50.06	(N/A)	0.00
735.30	61.73	(N/A)	0.00
735.70	68.91	(N/A)	0.00
735.80	78.10	(N/A)	0.00
736.20	161.49	(N/A)	0.00

Contributing Structures
None Contributing
Conduit
Conduit
Conduit
Conduit
Conduit
Conduit
Conduit + Weir - 1
Conduit + Weir - 1
Conduit + Weir - 1

Composite Outlet Structure Detailed Report: Composite Outlet Structure



Attachment #9

Coronado Estates Subdivision Unit 3
Engineer's Opinion of Cost Estimate
(Final)

12/07/22

I. Street, Site & Drainage Improvements

Item #	Description	Estimated Quantity	Unit	Unit Price	Extended
1	Mobilization	1.00	LS	$ 6,800.00	$ 6,800.00
2	Clearing & Grubbing	5.72	AC	$ 600.00	$ 3,432.00
3	8" Subgrade Prep	4,040	SY	$ 1.81	$ 7,300.00
4	10" Flexible Base (Under Pavement)	3,300	SY	$ 14.76	$ 48,708.00
5	2 1/2" Type "D" HMAC	3,300	SY	$ 21.28	$ 70,224.00
6	Type "A" Curb and Gutter	2,170	LF	$ 17.46	$ 37,887.50
7	ADA Ramp Type 10 (Directional Ramps)	2	EA	$ 1,800.00	$ 3,600.00
8	Striping, Signage, and Reflectors	1	LS	$ 3,800.00	$ 3,800.00
9	Surface Course Treatment	1	LS	$ 10,868.00	$ 10,868.00
10	Mailbox Clusters	1	LS	$ 16,240.00	$ 16,240.00
11	Concrete Valley Gutter	30	LF	$ 150.00	$ 4,500.00
12	Concrete Drainage	450	SF	$ 23.96	$ 10,780.00
13	Silt Fence	570	LF	$ 4.34	$ 2,475.00
14	Stabilized Construction Entrance	1	EA	$ 3,800.00	$ 3,800.00
15	Cut (Compacted Measure)	6,650	CY	$ 7.81	$ 51,924.00
16	Fill From Site (Compacted Measure)	4,750	CY	$ 1.74	$ 8,282.00
17	Haul off Cut	1	LS	$ 26,600.00	$ 26,600.00
18	Testing	1	LS	$ 4,100.00	$ 4,100.00
				Total Street Improvements	**$ 321,320.50**

II. Water Distribution

Item #	Description	Estimated Quantity	Unit	Unit Price	Extended
19	8” C-900 DR 18 PVC Water Main	1,140	LF	$ 56.50	$ 64,410.00
20	Trench Excavation Protection	1,140	LF	$ 4.00	$ 4,560.00
21	Tie into Existing 8" Watermain	3	EA	$ 2,500.00	$ 7,500.00
22	Fire Hydrant Assembly	2	EA	$ 5,517.00	$ 11,034.00
23	8" Gate Valves w/ Concrete Collars	2	EA	$ 2,244.00	$ 4,488.00
24	Double Water Service 1" (-30)	5	EA	$ 2,478.00	$ 12,390.00
25	Double Water Service 1" (+30)	8	EA	$ 2,478.00	$ 19,824.00
26	Single Water Service 3/4" (-30)	3	EA	$ 1,228.50	$ 3,685.50
27	Single Water Service 3/4" (+30)	3	EA	$ 1,228.50	$ 3,685.50
28	2" Temporary Blow off	3	EA	$ 1,762.00	$ 5,286.00
29	D.I. Fittings	0.94	TON	$ 14,038.00	$ 13,195.72
30	Hydro Test & Disinfect	1	LS	$ 1,674.00	$ 1,674.00
31	Clear & Haul Off	1	LS	$ 16,849.00	$ 16,849.00
32	Density Test	1	LS	$ 18,652.00	$ 18,652.00
33	Asphalt Repair	27	SY	$ 101.00	$ 2,727.00
				Total Water Distribution	**$ 189,960.72**

III. Wastewater Collection

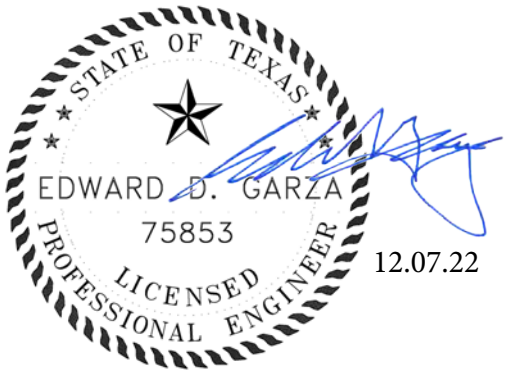
Item #	Description	Estimated Quantity	Unit	Unit Price	Extended
34	Tie-In to Existing Sewer Cleanout	1	EA	$ 2,413.00	$ 2,413.00
35	8" SDR 35 PVC Pipe	1,050	LF	$ 49.20	$ 51,660.00
36	Fiberglass Manhole w/ Concrete Collar	3	EA	$ 7,692.00	$ 23,076.00
37	Sanitary Sewer Cleanout w/ Concrete Collar	3	EA	$ 1,865.00	$ 5,595.00
38	Trench Excavation Protection	1,050	LF	$ 4.96	$ 5,208.00
39	Single Sewer Service (-30)	2	EA	$ 1,626.00	$ 3,252.00

Coronado Estates Subdivision Unit 3
Engineer's Opinion of Cost Estimate
(Final)

III. Wastewater Collection (Continued)

Item #	Description	Estimated Quantity	Unit	Unit Price	Extended
40	Double Sewer Service (-30)	15	EA	$ 3,379.00	$ 50,685.00
41	Air Test Mandrel	1	LS	$ 1,426.00	$ 1,426.00
42	Haul Off Material	1	LS	$ 13,727.00	$ 13,727.00
43	Density Test	1	LS	$ 19,096.00	$ 19,096.00
				Total Wastewater Collection	**$ 176,138.00**

Summary		
I. Street, Site & Drainage Improvements	$	321,320.50
II. Water Distribution	$	189,960.72
III. Wastewater Collection	$	176,138.00
Construction Cost (Final)	**$**	**687,419.22**



12.07.22

CRANE ENGINEERING CORP.
1310 Junction Drive, Suite B
Laredo, Texas 78041
(956) 712-1996
Firm Registration # F-3353

This opinion of probable construction cost is made on the basis of the Engineer's experience and qualifications and represent the Engineer's best judgment as an experienced and qualified professional. The Engineer cannot guarantee that actual construction cost will not vary from this opinion of probable construction cost as the Engineer has no control over the cost of labor, materials, equipment or services furnished, by others

Formulas:
Rational Method (Q=CIA)

Time of Concentration (Tc)

$$T_c = \frac{.0007\ (nL)^{.8}}{P^{.5}S^{.4}}$$

$$T_c = \frac{L}{3600V}$$

$$V_{Shallow} = 16.1345\sqrt{S}\ (Unpaved)$$

$$V_{Shallow} = 20.3282\sqrt{20.3282}\ (Paved)$$

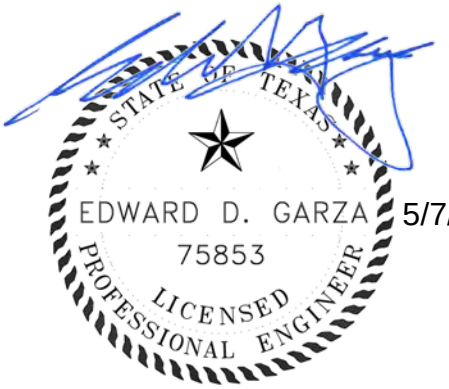
Predevelpment (WS-1)	Reach	Length (L)	Manning's "n"	Slope (s)	Two-yr 24-hr Rainfall	Cross-Sectional Area (A)	Wetted Perimeter (Pw)	Hydraulic Radius (Rh)	Velocity (V)	Time (t)
Sheet Flow		100.00	0.100	2.59%	3.80	N/A	N/A	N/A	N/A	5.86
Shallow Concentrated 1		743.00	-	4.15%	3.80	N/A	N/A	N/A	3.29	3.77
										9.63

Predevelpment (WS-2)	Reach	Length (L)	Manning's "n"	Slope (s)	Two-yr 24-hr Rainfall	Cross-Sectional Area (A)	Wetted Perimeter (Pw)	Hydraulic Radius (Rh)	Velocity (V)	Time (t)
Sheet Flow		100.00	0.100	4.47%	3.80	N/A	N/A	N/A	N/A	4.71
Shallow Concentrated 1		645.00	-	4.24%	3.80	N/A	N/A	N/A	3.32	3.24
										7.95

Discharge (Q)

		Calculated (in/hr)					Existing Conditions				
Area	Time of Conc. (min)	I-10	I-25	I-50	I-100	Area (acres)	"C"-10yr	Q-10 (cfs)	Q-25 (cfs)	Q-50 (cfs)	Q-100 (cfs)
WS-1	10.00	6.20	7.15	7.89	8.63	3.60	0.35	7.81	9.91	11.93	13.59
WS-2	10.00	6.20	7.15	7.89	8.63	4.27	0.35	9.27	11.75	14.15	16.12

Attachment #10



5/7/21

CORONADO ESTATES UNIT 3 EAGLE PASS TX **11/22/2022**
POST DEVELOPMENT AS BUILT ASSESSMENT

Formulas:
Rational Method (Q=CIA)

Time of Concentration (Tc)

$$T_c = \frac{.007\ (nL)^{.8}}{P^{.5} S^{.4}} \qquad T_c = \frac{L}{3600V}$$

$$V_{Shallow} = 16.1345\sqrt{S}\ (Unpaved)$$

$$V_{Shallow} = 20.3282\sqrt{20.3282}\ (Paved)$$

WATER SHED (P-1)	Reach	Length (L)	Manning's "n"	Slope (s)	Two-yr 24-hr Rainfall	Cross-Sectional Area (A)	Wetted Perimeter (Pw)	Hydraulic Radius (Rh)	Velocity (V)	Time (t)
Sheet Flow		100.00	0.020	4.10%	3.80	N/A	N/A	N/A	N/A	1.35
Shallow Concentrated 1		740.00	0.020	4.10%	3.80	N/A	N/A	N/A	3.27	3.78
										5.12

WATER SHED (P-2)	Reach	Length (L)	Manning's "n"	Slope (s)	Two-yr 24-hr Rainfall	Cross-Sectional Area (A)	Wetted Perimeter (Pw)	Hydraulic Radius (Rh)	Velocity (V)	Time (t)
Sheet Flow		100.00	0.016	2.00%	3.80	N/A	N/A	N/A	N/A	1.50
Shallow Concentrated 1		279.00	0.016	2.00%	3.80	N/A	N/A	N/A	2.28	2.04
										3.54

WATER SHED (P-3)	Reach	Length (L)	Manning's "n"	Slope (s)	Two-yr 24-hr Rainfall	Cross-Sectional Area (A)	Wetted Perimeter (Pw)	Hydraulic Radius (Rh)	Velocity (V)	Time (t)
Sheet Flow		100.00	0.016	2.50%	3.80	N/A	N/A	N/A	N/A	1.37
Shallow Concentrated 1		321.00	0.016	2.50%	3.80	N/A	N/A	N/A	2.55	2.10
										3.47

WATER SHED (P-4)	Reach	Length (L)	Manning's "n"	Slope (s)	Two-yr 24-hr Rainfall	Cross-Sectional Area (A)	Wetted Perimeter (Pw)	Hydraulic Radius (Rh)	Velocity (V)	Time (t)
Sheet Flow		100.00	0.016	0.90%	3.80	N/A	N/A	N/A	N/A	2.07
Shallow Concentrated 1		428.00	0.016	0.90%	3.80	N/A	N/A	N/A	1.53	4.66
										6.73

WATER SHED (P-5)	Reach	Length (L)	Manning's "n"	Slope (s)	Two-yr 24-hr Rainfall	Cross-Sectional Area (A)	Wetted Perimeter (Pw)	Hydraulic Radius (Rh)	Velocity (V)	Time (t)
Sheet Flow		100.00	0.016	0.70%	3.80	N/A	N/A	N/A	N/A	2.28
Shallow Concentrated 1		379.00	0.016	0.70%	3.80	N/A	N/A	N/A	1.35	4.68
										6.96

POST-DEVELOPMENT (Q)

Calculated (in/hr)						Post-Development Conditions					
Area	Time of Conc. (min)	I-10	I-25	I-50	I-100	Area (acres)	"C"-10yr	Q-10 (cfs)	Q-25 (cfs)	Q-50 (cfs)	Q-100 (cfs)
P-1	10.00	6.20	7.15	7.89	8.63	4.20	0.55	14.32	16.52	18.23	19.94
P-2	10.00	6.20	7.15	7.89	8.63	0.80	0.55	2.73	3.15	3.47	3.80
P-3	10.00	6.20	7.15	7.89	8.63	1.32	0.55	4.50	5.19	5.73	6.27
P-4	10.00	6.20	7.15	7.89	8.63	1.32	0.55	4.50	5.19	5.73	6.27
P-5	10.00	6.20	7.15	7.89	8.63	0.23	0.55	0.78	0.90	1.00	1.09

P5 Watershed distributes its flow as sheet flow to existing adjoining lots. In postdevelopment conditions, these lots received:

Q-10 (pre)	0.78	cfs	/	8 lots	=	0.10	cfs/lot
Q-25 (pre)	0.9	cfs	/	8 lots	=	0.11	cfs/lot
Q-50 (pre)	1	cfs	/	8 lots	=	0.13	cfs/lot
Q-100 (pre)	1.09	cfs	/	8 lots	=	0.14	cfs/lot

2015 Eagle Drainage Design Standards
Figure 6-Eagle Pass I-D-F Curves

Rainfall Intensities (inches/hour)

Duration (min.)	Return Period (years)						
	1	2	5	10	25	50	100
5	0.00	5.64	6.67	7.43	8.56	9.44	10.32
10	0.00	4.70	5.56	6.20	7.15	7.89	8.63
15	0.00	4.00	4.74	5.29	6.10	6.73	7.36
30	0.00	2.81	3.53	4.03	4.75	5.32	5.88
60	0.00	1.83	2.37	2.74	3.27	3.67	4.08
120	0.88	1.06	1.41	1.64	1.93	2.18	2.43
180	0.65	0.76	1.03	1.21	1.40	1.58	1.77
360	0.39	0.44	0.61	0.71	0.83	0.94	1.07
720	0.23	0.26	0.35	0.42	0.50	0.56	0.63
1440	0.13	0.15	0.20	0.24	0.29	0.33	0.37

STATE OF TEXAS
EDWARD D. GARZA
75853
LICENSED
PROFESSIONAL ENGINEER

11.22.22

AGREEMENT REGARDING WATER SERVICE FOR THE PROPOSED
Coronado Estates Unit III Subdivision

PARTIES: This Agreement is by and between "the Utility" and "the Subdivider", to wit:

"The Utility" is the governing board or owner of a supplier of drinking water known as **EAGLE PASS WATER & WASTEWATER SYSTEM**.

"The Subdivider is Alvin E. Stock Family Trust, who is the owner, or the authorized agent of the owner, of a tract of land in Maverick County, Texas, that has been proposed to be divided into a subdivision ("the Subdivision") known as Coronado Estates Unit III Subdivision

TERMS: This Agreement is entered into in partial satisfaction of requirements under the Texas Water Development's Board Economically Distressed Areas Program "Model Subdivision Rules". The Subdivider has prepared a plat of the Subdivision for submission to Maverick County and the City of Eagle Pass for their respective approval.

The Subdivider plans to construct for the Subdivision a drinking water distribution system to be connected to the Utility's water supply system. The Utility has reviewed the plans for this subdivision ("the Plans") and has estimated the drinking water flow anticipated to be needed by the Subdivision under fully built-out conditions ("the estimated water flow") to be approximately 64,000 gallons daily.

The Utility warrants that necessary arrangements have been made to supply the anticipated water flow for at least thirty years (30). The Utility covenants that it has or will have the capacity to provide the anticipated water flow, and that it will provide that water flow. The covenants will be in effect until thirty years (30) after the plat of the Subdivision has been recorded and the Subdivision's water distribution has been connected to the Utility's water supply system.

The Subdivider covenants that the water distribution system be constructed as shown in the Plans and as provided for through the plat approval process so that the residents of the lots of the Subdivision may receive drinking water service from the Utility. Upon completion of the water distribution system and upon its approval and acceptance by the Utility, the Subdivider will convey to the Utility all right and title to the water distribution system.

The above provisions notwithstanding, this Agreement shall no longer be in effect if the plat of the Subdivision is not approved by Maverick County and the City of Eagle Pass.

By affixing his or her signature to the Agreement, the person signing for the Utility warrants that he or she is authorized to sign this Agreement on behalf of the Utility. By affixing his or her signature to this Agreement, the person signing for the Subdivider warrants that he or she is authorized to sign this Agreement on behalf of the Subdivider.

This Agreement is effective on 5/19/2021

The Utility	The Subdivider
By: Marco Salinas	By: Mona G. Wightman
Printed Name: MARCO SALINAS	Printed Name: Mona G. Wightman
Office or Position: VICE CHAIRMAN	Office or Position: Trustee
Date: 5/19/2021	Date: April 30, 2021

Note: The above form of agreement may be used when required under Model Rule Sections 2.2 (a) (2) and 3.2 (c) (1), which appear respectively as Sections 4.2.2.A.2 and 4.3.4.C.1 in both Title A and Title B of the Maverick County Subdivision Rules, Revised July 1996.

AGREEMENT REGARDING WASTEWATER TREATMENT SERVICE FOR THE

PROPOSED Coronado Estates Unit III Subdivision

PARTIES: This Agreement is by and between "the Utility" and "the Subdivider", to wit:

"The Utility" is the governing board or owner of a provider of wastewater treatment known as

EAGLE PASS WATER & WASTEWATER SYSTEM.

"The Subdivider is Alvin E. Stock Family Trust, who is the owner, or the authorized agent of the owner, of a tract of land in Maverick County, Texas, that has been proposed to be divided into a subdivision ("the Subdivision") known as Coronado Estates Unit III Subdivision.

TERMS: This Agreement is entered into in partial satisfaction of requirements under the Texas Water Development's Board Economically Distressed Areas Program "Model Subdivision Rules". The Subdivider has prepared a plat of the Subdivision for submission to Maverick County and the City of Eagle Pass for their respective approval.

The Subdivider plans to construct for the Subdivision a wastewater collection system to be connected to the Utility's wastewater treatment system. Such wastewater will consist of domestic sewage, i.e., waterborne human waste and waste from domestic activities such as bathing, washing, and food preparation. The Utility has reviewed the plans for this subdivision ("the Plans") and has estimated the wastewater flow projected by the Subdivision under fully built-out conditions ("the projected wastewater flow") to be approximately 53,885 gallons daily.

The Utility warrants that necessary arrangements have been made to supply the anticipated water flow for at least thirty years (30). The Utility covenants that it has or will have the capacity to provide the anticipated water flow, and that it will provide that water flow. The covenants will be in effect until thirty years (30) after the plat of the Subdivision has been recorded and the Subdivision's water distribution has been connected to the Utility's water supply system.

The Subdivider covenants that the wastewater collection system be constructed as shown in the Plans and as provided for through the plat approval process so that the residents of the lots of the Subdivision may receive wastewater treatment service from the Utility. Upon completion of the wastewater collection system and upon its approval and acceptance by the Utility, the Subdivider will convey all right and title to the wastewater collection system.

The above provisions notwithstanding, this Agreement shall no longer be in effect if the plat of the Subdivision is not approved by Maverick County and the City of Eagle Pass.

By affixing his or her signature to the Agreement, the person signing for the Utility warrants that he or she is authorized to sign this Agreement on behalf of the Utility. By affixing his or her signature to this Agreement, the person signing for the Subdivider warrants that he or she is authorized to sign this Agreement on behalf of the Subdivider.

This Agreement is effective on 5/19/2021

The Utility	The Subdivider
By: Marco Salinas	By: Mona G. Wightman
Printed Name: MARCO SALINAS	Printed Name: Mona G. Wightman
Office or Position: VICE CHAIRMAN	Office of Position: Trustee
Date: 5/19/2021	Date: 4-30-21

Note: The above form of agreement may be used when required under Model Rule Sections 2.2 (a) (2) and 3.2 (c) (l), which appear respectively as Sections 4.2.2.A.2 and 4.3.4.C.1 in both Title A and Title B of the Maverick County Subdivision Rules, Revised July 1996.

November 30, 2022

Mr. Placido Madera
City of Eagle Pass - Planning Director
3295 Bob Rogers Drive
Eagle Pass, Tx 78852

Re: Letter of Approval – Coronado Estates Subdivision Unit III

Mr. Madera,

Eagle Pass Water Works System inspected and approves the water lines, sanitary sewer lines and all related infrastructure on Coronado Estates Subdivision Unit III. The recently installed water and sanitary sewer infrastructure of the mentioned subdivision have passed all tests performed and have met the requirements set forth under Section 23-66 and Section 23-67 of The City of Eagle Pass - Code of Ordinances, as well as those pertaining to EPWWS Standards & Construction Specifications.

If any additional information is needed, please don't hesitate to contact me at (830) 773-2351.

Regards,

Jorge L. Flores
Asst. General Manager
Eagle Pass Water Works System

Cc: Mariebelle Rodriguez – Asst. Planning Director
Matthew Stock – Alvin E. Stock Contractor, LLC

FIRE FLOW TEST REPORT

PROJECT INFORMATION:

Project Name: Coronado Estates

Street Address: DeLeon Dr & Colon Ln

City, State, Zip Code: EAGLE PASS, TEXAS

FIRE FLOW TESTING COMPANY INFORMATION:

Name of individual preparing this report: Martin Aguilar

Company represented: Allegiance Fire Protection

Street Address: 4242 Gatecrest

City, State, Zip Code: San Antonio Texas 78217

Telephone number: 210 493-2850

Signature of the individual preparing report attesting to the accuracy of data contained herein:

Date of this report: 11-08-22

WITNESS INFORMATION:

Name of individual witnessing flow test: Juan Antonio Molina

Company Represented: EPWUS

Telephone Number: 830-213-9877

Signature of the witness attesting to the accuracy of data in this report:

FIRE FLOW INFORMATION:

Date and time of flow test: 11-08-22 11:30 Am

Location of "flow" hydrant(s): See Page 2

Location of "test" hydrant: See Page 2

***Theoretical fire flow (gpm) available at twenty-five (25) psi:

FIRE FLOW TEST DATA SHEET

PROJECT INFORMATION:

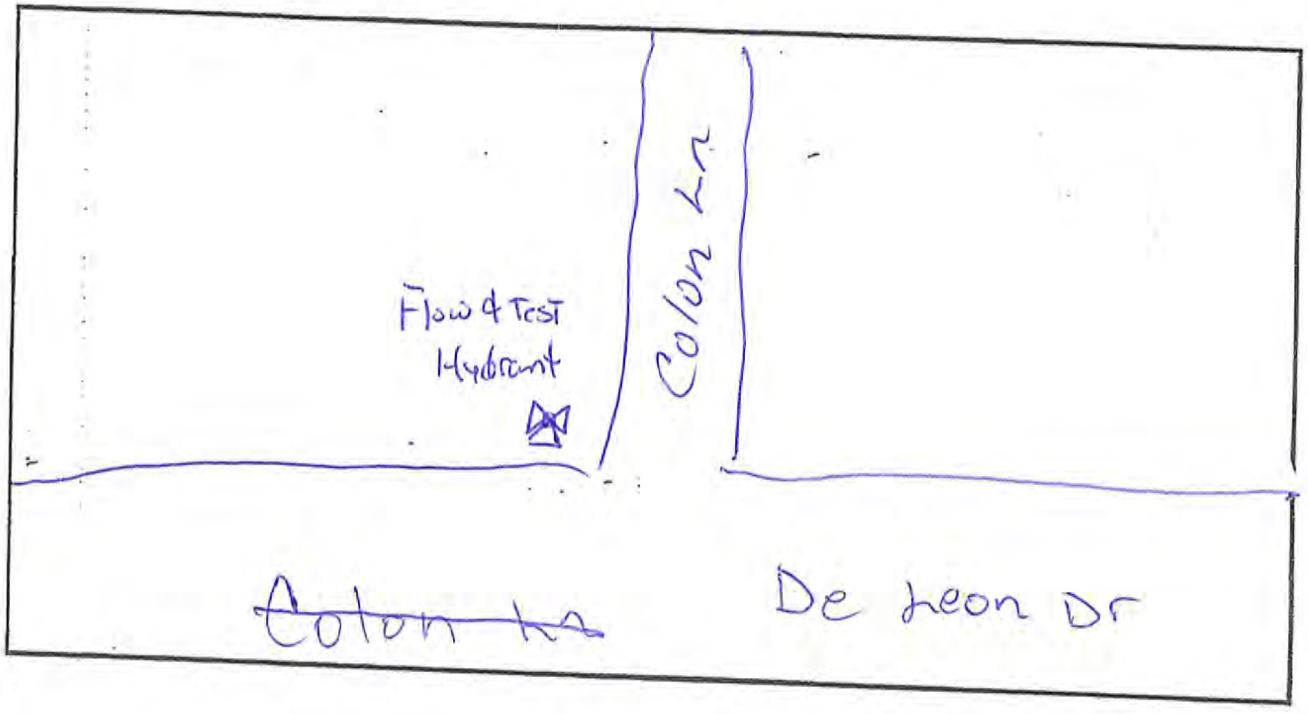
Project Name: Coronado Estates

Street Address: DeLeon Dr. & Colon Ln

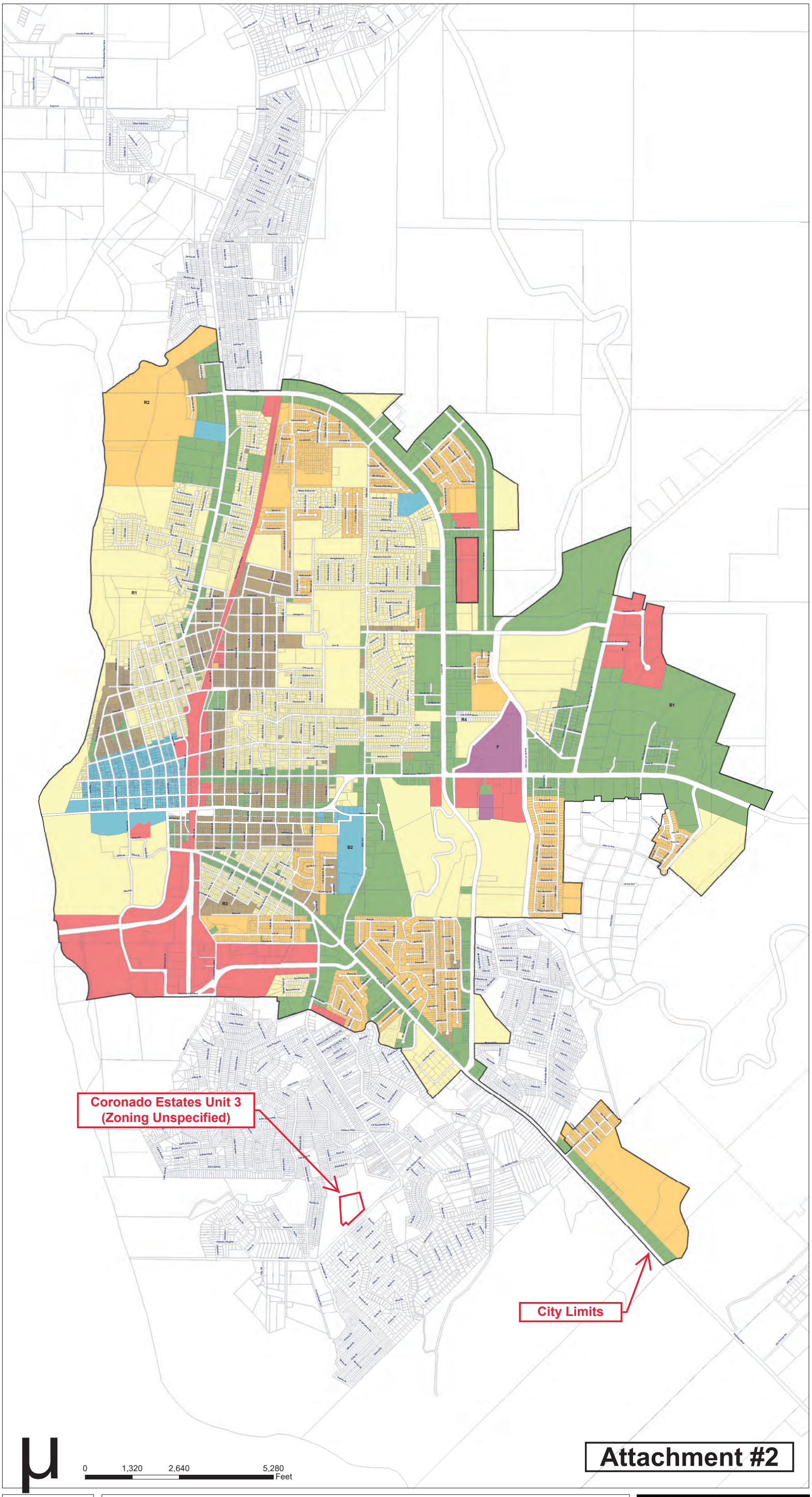
City, State, Zip Code: EAGLE PASS, TEXAS

DATE	TIME (AM / PM)	TEST HYDRANT		FLOWING HYDRANT					FLOWING HYDRANT					TOTAL FLOW	
		STATIC (psi)	RESI-DUAL (psi)	PITOT (psi)	DIA (in)	THEOR FLOW (gpm)	HYD COEF	ACTUAL FLOW (gpm)	PITOT (psi)	DIA (in)	THEOR FLOW (gpm)	HYD COEF	ACTUAL FLOW (gpm)	ACTUAL (gpm)	AT 25 psi (gpm)
4/22	11:30	75	45	54	2.5		.9	1233							

SKETCH FLOW TEST LOCATION:



Attachment 3
Zoning Map



Legend

- City Limits Outline
- B1 - Neighborhood Business District (<8,000 Sq. Ft.)
- B2 - Central Business District
- B3 - General Business District (>8,000 Sq. Ft.)
- I - Industrial District
- F - Floodway District
- R1 - First One-Family Dwelling District
- R2 - Second One-Family Dwelling District
- R3 - Duplex Dwelling District
- R3A - Apartment District
- R4 - Townhouse Residence District

Eagle Pass, Texas

NAD_1983_StatePlane_Texas_South_Central_FIPS_4204_Feet
Projection: Lambert_Conformal_Conic
False_Easting: 1968500.000000 False_Northing: 3123333.333333
Central_Meridian: -99.000000 Standard_Parallel_1: 28.383333
Standard_Parallel_2: 30.283333 Latitude_Of_Origin: 27.833333

October 1, 2007 (Updated)

TRUE AUTOMATION, INC.
2600 Technology Dr Suite 900
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Fax: 972.633.0533
Plano, TX 75074
www.trueautomation.com