



AGENDA

PLANNING & ZONING COMMISSION SPECIAL MEETING

THURSDAY, MARCH 28, 2024, AT 5:30 P.M.

COUNCIL CHAMBERS, CITY HALL BUILDING

100 SOUTH MONROE STREET, EAGLE PASS, MAVERICK COUNTY, TEXAS

ESTABLISHMENT OF QUORUM

CITIZENS COMMUNICATIONS

PUBLIC HEARINGS

1. Public hearing on the proposed Final Re-Plat of Lot 1A in Block 1 of Chorgas-Foster Unit 2, including (1) a subdivision variance from Section 23-36(a) regulating preliminary plat requirements, and (2) a sidewalk waiver from Section 23-64 regulating sidewalks; closing of public hearing and possible action.
2. Public hearing on the proposed request submitted by Kathryn Kluge for the rezoning of Abstract A1013, G C & S FR R CO., Survey #5, also known as, 2175 N. Veterans Boulevard, from B-1 Neighborhood Business District to B-3 General Business District; closing of public hearing and possible action.
3. Public hearing on the proposed Final Re-Plat of Lot 1 in Block 1 of Seco Subdivision, creating DG Del Rio Subdivision, including (1) a subdivision variance from Section 23-36(a) regulating preliminary plat requirements, and (2) a sidewalk waiver from Section 23-64 regulating sidewalks; closing of public hearing and possible action.

NEW BUSINESS

4. Consideration and possible action on the final plat of the EPISD Student Activity Center Subdivision, including (1) a subdivision variance from Section 23-36(a) regulating preliminary plat requirements, and (2) a sidewalk waiver from Section 23-64 regulating sidewalks.

OLD BUSINESS

5. Consideration and possible action on the final plat of MGA Subdivision Unit 1.

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 COMMUNITY DEVELOPMENT 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 March 25, 2024, at 4:00 p.m.

Placido Madera
Community Development Director

Item #1



Community Development Department Executive Summary REPORT TO THE PLANNING AND ZONING COMMISSION

Final Re-Plat Approval of Lot 1A in Block 1 of Chorgas Foster Subdivision Unit 2

I. BACKGROUND

A. General Information

Applicant: Mountain View Engineering | 2107 Veterans Blvd, Ste 4 | Del Rio, Tx 78840

Developer: Adrian Ortiz & Jesus A. Mendoza | Eagle Pass, Texas 78852

Location: Industrial Boulevard

Property ID Number: 8708902

Legal Description: Lot 1A in Block 1 of Chorgas Foster Subdivision Unit 2 (Replat)

Request: Final replat approval to subdivide an approximately 3.621-acre tract into six (6) commercial lots, including (1) a variance to proceed to final plat directly without first having obtained preliminary replat approval, and (2) a sidewalk waiver request.

B. Subject Property Information

Parcel Size: 3.621-acres

Topography: Generally flat

Vegetation: Native vegetation

Existing Use: Vacant and undeveloped

Zoning: B-3 General Business District

Master Plan: Commercial

C. Vicinity Data

The site is completely inside city limits and is located within an area that features commercial development to the north, east, and south.

D. Infrastructure

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

Access to the site is provided by Industrial Boulevard.

II. PUBLIC NOTICE

Public notification of the subdivision with variance requests before the Planning and Zoning Commission was completed consistent with the provisions of *Chapter 211* of the *State of Texas Local Government Code Title 7*. A legal notice was published in the Eagle Pass News Gram on March 14, 2024.

III. RECOMMENDED FINDINGS OF FACT

A. Conclusions

1. The applicant's request contains sufficient information for consideration by the Planning and Zoning Commission. Information contained in this report and the Commission's public meeting 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 applicant is seeking a sidewalk waiver per Section 23-64(a) of the Subdivision Ordinance as part of his application for the replat. See Attachment 2 for a copy of the application.

City Staff recommends denial of sidewalk waiver for 1A-6 in Block 1 and suggested a plat note stipulating that the sidewalk be constructed before plat recordation.

3. The applicant seeks a subdivision variance from Section 23-36(a) regulating preliminary plat requirements. See Attachment 3 for a copy of the application.

The subdivision variance is consistent with the subdivision variance decision criteria set forth in *Section 23-11(a)(1)(2)(3)(4)* and *Section 23-11(c)*, as the granting of the variance will allow for the creation of a subdivision that was in harmony with the general purpose and intent of *City of Eagle Pass Code of Ordinances Chapter 23*. The subdivision contains design features which will secure public health, safety and welfare and provide for the fair and equitable processing of the final plat and therefore, should be granted.

4. The subdivision is consistent with City design and specifications, as the subsequent development of the site will be 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
- ✓ *Section 23-71* governing the installation and inspection of utility lines

Please refer to Attachment 4 for a copy of the *Final Engineering Report* for the subdivision.

5. The subdivision and the subsequent development of the property will be consistent with City design and specifications for landscape and tree preservation set forth in *Article VI* in *Eagle Pass Code of Ordinances Chapter 23*.
6. The subdivision of the property will conform to the parkland dedication requirements set forth in *Article V* in *Eagle Pass Code of Ordinances Chapter 23* as a one-time fee

will be collected as part of any subsequent building permits issued for each of the proposed properties.

7. 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 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 may have 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 attractive to people, commerce, and industry.
- Create the desire for a more pleasing appearance of the City 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 *B-3 General Business District* 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 business purpose of the *B-3 General Business District*.
- C. The subdivision is warranted because of the necessity to create additional building lots in the *B-3 General Business 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 *B-3 General Business District*.
- E. The subdivision will benefit the City 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.

Please refer to Attachment 5 for a copy of the *Master Plan* Map and a copy of the *Zoning District Map* for the City of Eagle Pass.

9. The approval of this final replat 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.

C. Community Development Department Recommendation

The Planning and Zoning Commission (1) **GRANT** the subdivision variance to proceed directly to Final Replat without first having obtained Preliminary Replat approval as required by *City of Eagle Pass Code of Ordinances Section 23-36(a)*, (2) **DENY** the sidewalk waiver request and install the sidewalk for Lot1A-6 at before plat recordation, and (3) **GRANT** final plat approval of the proposed *Replat of Lot 1A in Block 1 of Chorgas Foster Subdivision Unit 2*, subject to the plat comply 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:

Mountain View Engineering via e-mail

Eagle Pass Planning and Zoning Commission via e-mail

Community Development Department Report dated March 19, 2024

Attachment 1
Application



PLANNING DEPARTMENT

3295 Bob Rogers Drive, Eagle Pass, TX 78852 • Telephone: (830) 773-7781 • Fax: (830) 773-7803
www.eaglepasstx.us • planning@eaglepasstx.us

SUBDIVISION APPLICATION

TYPE OF SUBDIVISION (check one):

☐ Preliminary

☐ Final

☒ Replat

☐ Amendment

☐ Short Form Final

Property Legal Description: Lot 1A Block 1 Chorgas Foster #2

Maverick County Property Identification Number(s): 8708902

Name of Addition: _____

Location of Addition: _____

Number of Residential Lots: _____ Number of Commercial Lots: 8 Gross Acreage: 3.621

Number of New Street Intersections _____ Linear feet of Streets _____

Is Subdivision inside city limits? Yes ☒ No ☐; If so, Zoning District: B3

Existing Land Use: Commercial Proposed Land Use: Commercial

Requested Variances: Sidewalk & Proceed to Final

PROPERTY OWNER:

Name: Adria Ortiz

Contact: _____

Address: 1754 Champion Cir.

Phone: _____

City: Eagle Pass

Fax: _____

State: TX Zip: 78852

E-mail: _____

Signature: [Signature]

Date: _____

PROPERTY OWNER:

Name: _____

Contact: _____

Address: _____

Phone: _____

City: _____

Fax: _____

State: _____ Zip: _____

E-mail: _____

Signature: _____

Date: _____

APPLICANT/SUBDIVIDER:

Name: Hector Canales
Address: 2107 Veterans #4
City: Del Rio
State: TX Zip: 78840
Signature: [Signature]

Contact: _____
Phone: 830 734 2491
Fax: _____
E-mail: hcanales1463@yahoo.com
Date: _____

SURVEYOR:

Name: Richard Leone Assoc.
Address: 487 Memo Robinson
City: Eagle Pass
State: TX Zip: 78852
Signature: Fr Bay

Contact: Francisco Guj Tan
Phone: 830 773 8308
Fax: _____
E-mail: _____
Date: _____

ENGINEER:

Name: Mountain View Eng.
Address: 2107 Veterans #4
City: Del Rio
State: TX Zip: 78840
Signature: [Signature]

Contact: Hector Canales
Phone: 830 734 2491
Fax: _____
E-mail: hcanales1463@yahoo.com
Date: _____

PRINCIPAL CONTACT: _____ Owner _____ Applicant _____ Surveyor ☒ Engineer

All City communication regarding the subdivision will be directed only to the designated principal contact.

STATEMENT OF APPLICANT

The information contained in this subdivision application contains true and accurate information provided to the best of my ability. I acknowledge that the City of Eagle Pass will use the information contained herein as the basis for the review of the subdivision application's conformance with the provisions of City of Eagle Pass Code of Ordinances Chapter 23.

I understand that the City of Eagle Pass may use third party engineering peer review services. I acknowledge and agree that I am responsible for the payment of services attributable to my project, and that the preliminary approval process or final approval process will not proceed until and unless I have provided payment for the aforementioned services.

[Signature]
Applicant Signature

10/9/2023
Date

STATEMENT OF OWNER/SUBDIVIDER

I, the undersigned, hereby certify that: (1) I am the owner the land subject to this request for a subdivision; (2) I authorize Hector Canales to act as my agent for all documents pertaining to this subdivision application; (3) the information contained in this subdivision application or accompanying information is true and correct; (4) I will advise the City in writing of any inaccurate, misleading or false statements in the subdivision application or accompanying information; (5) the City will be advised in writing of any change in ownership of the property that is the subject of this subdivision application provided the change of ownership occurs prior to the recording of the final approved plat, if any; and (6) I will liable to the City of Eagle Pass for the completion of all site improvements required by Section 23 of the City's Code of Ordinance until such time as such improvements, if any, shall have been actually completed and accepted by the city.



Owner / Subdivider Signature

10-09-23

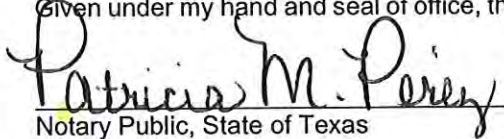
Date

STATE OF TEXAS §

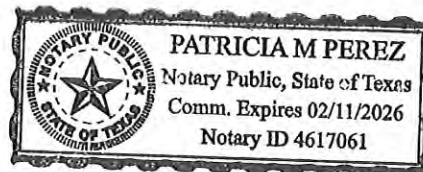
COUNTY OF Maverick §

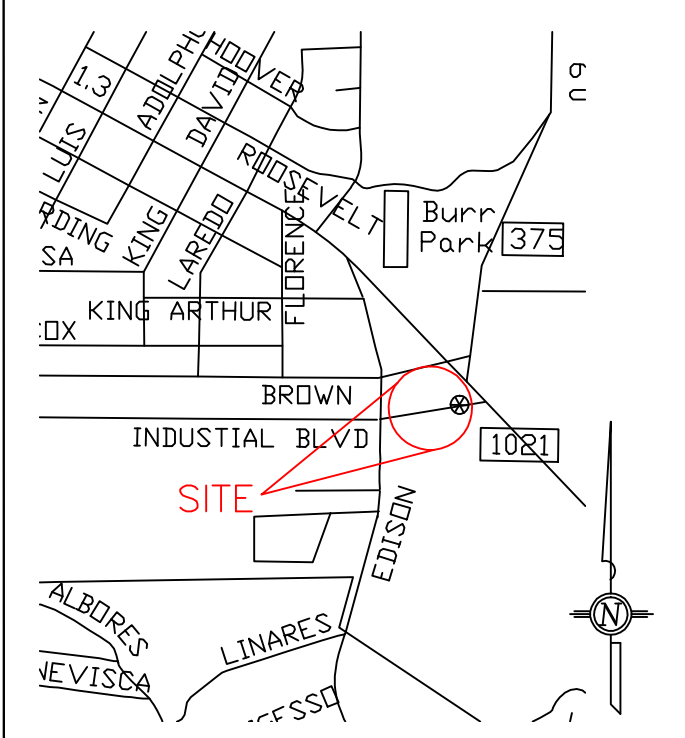
Before me, the undersigned authority, a notary public for the State of Texas, on this day personally appeared Hector Canales (Name), _____ (Title), known to me to be the person whose name is subscribed to the foregoing instrument and acknowledge to me that he executed the same for the purpose and consideration therein expressed.

Given under my hand and seal of office, this the 9th day of October, 20 23.



Notary Public, State of Texas





LOCATION MAP
NOT TO SCALE

MOUNTAIN VIEW
ENGINEERING F-15053

CONSULTING ENGINEER:
HECTOR CANALES, P.E.
2400 VETERANS BLVD SUITE 8
DEL RIO, TEXAS 78840

SURVEYOR:
FRANCISCO GAYTAN
RICHARD LANE AND ASSOCIATES
2605 ENCINO PARK DR.
EAGLE PASS, TEXAS 78852

STATE OF TEXAS)
COUNTY OF MAVERICK)

OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION

THE OWNERS OF LOT 1A, BLOCK 1, CHORGAS FOSTER UNIT #2 SUBDIVISION AND WHOSE NAMES ARE SUBSCRIBED HERETO AND IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, HEREBY DEDICATE TO PUBLIC USE THE STREET AND EASEMENTS SHOWN HEREIN, AND FURTHER CERTIFY THAT THIS PLAT COMPLIES WITH THE REQUIREMENTS OF TEXAS LOCAL GOVERNMENT CODE 212.032 AND THAT:

- (A) THE WATER QUALITY AND CONNECTION TO THE LOT(S) WILL MEET THE MINIMUM STATE STANDARDS
- (B) THE SEWER CONNECTION TO THE LOT(S) WILL MEET THE MINIMUM REQUIREMENTS OF THE STATE
- (C) ELECTRICAL CONNECTION PROVIDED TO THE LOT(S) MEETS THE MINIMUM STATE STANDARDS
- (D) THE GAS CONNECTIONS, IF AVAILABLE PROVIDED TO THE LOT(S) MEET OR WILL MEET THE MINIMUM STANDARDS, AND;

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

REPLAT CERTIFICATION (RESIDENTIAL DEED RESTRICTIONS)
I, ADRIAN ORTIZ & JESUS A. MENDOZA, THE OWNERS OF LOT 1A, BLOCK 1, AS SHOWN ON THIS REPLAT HEREBY CERTIFY THAT THIS REPLAT DOES NOT ALTER, AMEND OR REMOVE ANY COVENANTS OR RESTRICTIONS; I FURTHER CERTIFY THAT NO PORTION OF THE PROPOSED AREA TO BE REPLATED WAS LIMITED WITHIN THE IMMEDIATE PRECEDING FIVE YEARS BY ANY INTERIM OR PERMANENT ZONING CLASSIFICATION TO RESIDENTIAL USE FOR NOT MORE THAN ONE RESIDENTIAL UNIT PER LOT; WE FURTHER CERTIFY THAT NO LOT COVERED BY THE REPLAT OF LOT 1A BLOCK 1 CHORGAS FOSTER UNIT 2 SUBDIVISION APPROVED BY THE PLANNING COMMISSION IN THE PAST, WAS LIMITED BY DEED RESTRICTION TO RESIDENTIAL USE FOR NOT MORE THAN ONE RESIDENTIAL UNIT PER LOT.

ADRIAN ORTIZ JESUS A. MENDOZA

SWORN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____ 2024

BY ADRIAN ORTIZ

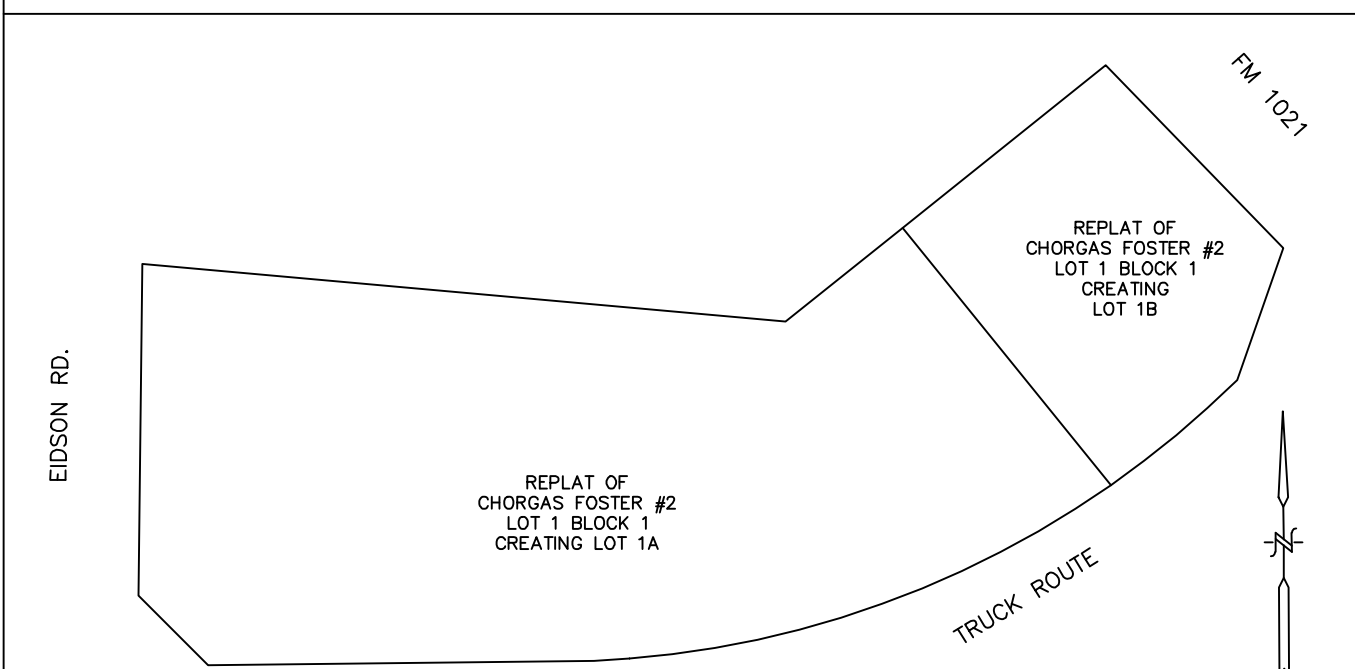
SIGNATURE NOTARY PUBLIC STATE OF TEXAS

MY COMMISSION EXPIRES: _____

BY JESUS A. MENDOZA

SIGNATURE NOTARY PUBLIC STATE OF TEXAS

MY COMMISSION EXPIRES: _____



ORIGINAL PLAT OF RECORD

CITY OF EAGLE PASS
CERTIFICATE OF PLAT APPROVAL

I, THE UNDERSIGNED, CERTIFY THAT THIS RE-PLAT OF LOT 1A, BLOCK 1, CHORGAS FOSTER UNIT #2 SUBDIVISION WAS REVIEWED AND APPROVED BY THE CITY COUNCIL OF EAGLE PASS AND APPROVED ON _____, 2023, BY THE CITY COUNCIL OF THE CITY OF EAGLE PASS, TEXAS.

MAYOR OF THE CITY OF EAGLE PASS _____ DATE _____

SWORN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____ 2024

NOTARY PUBLIC _____ STATE OF TEXAS

I, THE UNDERSIGNED, CERTIFY THAT THIS RE-PLAT OF LOT 1A, BLOCK 1, CHORGAS FOSTER UNIT #2 SUBDIVISION WAS REVIEWED AND APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF EAGLE PASS, TEXAS

CHAIRMAN OF THE CITY OF EAGLE PASS _____ DATE _____

SWORN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____ 2024

NOTARY PUBLIC _____ STATE OF TEXAS

I, THE UNDERSIGNED, CERTIFY THAT THIS RE-PLAT LOT 1A, BLOCK 1, CHORGAS FOSTER UNIT #2 SUBDIVISION WAS REVIEWED AND APPROVED BY THE CITY MANAGER OF THE CITY OF EAGLE PASS, TEXAS

CITY MANAGER OF THE CITY OF EAGLE PASS _____ DATE _____

SWORN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____ 2024

NOTARY PUBLIC _____ STATE OF TEXAS

STATE OF TEXAS)
COUNTY OF MAVERICK)

I, FRANCISCO GAYTAN, A REGISTERED PROFESSIONAL LAND SURVEYOR IN TEXAS, HEREBY CERTIFY THAT THE FOREGOING PLAT AND DESCRIPTION OF THE RE-PLAT LOT 1A, BLOCK 1, CHORGAS FOSTER UNIT #2 SUBDIVISION WAS PREPARED FROM A SURVEY OF THE PROPERTY MADE ON THE GROUND BY ME OR UNDER MY SUPERVISION.

FRANCISCO GAYTAN
REGISTERED PROFESSIONAL LAND SURVEYOR
REG. NO. 5474

SWORN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____ 2024

NOTARY PUBLIC _____ STATE OF TEXAS

STATE OF TEXAS
COUNTY OF MAVERICK

I, HON. SARA MONTEYAYOR, COUNTY CLERK OF MAVERICK COUNTY, TEXAS, DO HEREBY CERTIFY THAT THIS PLAT WAS

FILED IN MY OFFICE ON THE _____ DAY OF _____

2024 AT _____ IN THE RECORDS OF SAID COUNTY, IN

THE BOOK END _____, SLIDE _____ IN TESTIMONY

WHEREOF WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE

THIS THE _____ DAY OF _____ 2024.

HON. SARA MONTEYAYOR
MAVERICK COUNTY, TEXAS



STATE OF TEXAS)
COUNTY OF VAL VERDE)

I, HECTOR CANALES, A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS (NO. 97833), HEREBY CERTIFY THAT THE WATER AND WASTEWATER SERVICES FOR THIS PLAT WERE DESIGNED IN ACCORDANCE WITH THE REQUIREMENTS OF THE CITY OF EAGLE PASS, TEXAS, THAT THESE SERVICES ARE CONNECTED TO A PUBLIC WATER AND SEWER UTILITIES OPERATED AND MAINTAINED BY THE CITY OF EAGLE PASS, TEXAS. THESE WATER AND SEWER DESIGNS ARE IN COMPLIANCE WITH THE MODEL SUBDIVISION RULES ADOPTED UNDER 16.343, TEXAS WATER CODE.

HECTOR CANALES, P.E.
REGISTERED PROFESSIONAL ENGINEER

SWORN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____ 2024

NOTARY PUBLIC _____ STATE OF TEXAS



PLAT NOTES:

1. THIS SUBDIVISION IS LOCATED INSIDE THE CITY LIMITS OF EAGLE PASS, TEXAS.
2. THIS SUBDIVISION IS NOT LOCATED WITHIN THE FEMA REGULATED 1% ANNUAL FLOODPLAIN AS DEPICTED ON FIRM PANEL #48323C 0453D, EFFECTIVE APRIL 4, 2011.
3. THE LOTS IN THE SUBDIVISION ARE CURRENTLY SERVED BY A PUBLIC WATER SYSTEM OWNED, OPERATED, AND MAINTAINED BY EAGLE PASS WATER WORKS.
4. THE LOTS IN THE SUBDIVISION ARE CURRENTLY SERVED BY A PUBLIC SEWER SYSTEM OWNED, OPERATED, AND MAINTAINED BY EAGLE PASS WATER WORKS.
5. THE LOTS IN THE SUBDIVISION ARE CURRENTLY SERVED ELECTRICITY PROVIDED BY AMERICAN ELECTRIC POWER, A PUBLIC UTILITY OPERATED UNDER THE LAWS AND REGULATIONS OF THE STATE OF TEXAS.
6. THE LOTS ARE ZONED B3.
7. THIS SUBDIVISION HAS A DETENTION POND IN PLACE ORIGINALLY CONSTRUCTED AS PART OF THE FIRST RECORDED PLAT.
8. SIDEWALKS TO BE BUILT AT THE TIME OF DEVELOPMENT FOR LOT 1A-8.
9. FORTY FOOT SHARED DRIVEWAYS WILL BE LOCATED AS INDICATED ON THE PLAT DRAWING LOTS: 1A-2 & 1A-3; 1A-4 & 1A-5.

METES AND BOUNDS

A TRACT OF LAND CONTAINING 3.621 ACRES, LOT 1A, BLOCK 1, CHORGAS FOSTER UNIT 2 SUBDIVISION, ACCORDING TO THE ORIGINAL PLAT THEREOF RECORDED IN ENVELOPE 294, SIDE A, OF THE MAP RECORDS OF THE COUNTY CLERK OF MAVERICK COUNTY, TEXAS, (REFERENCE TO WHICH IS HERE MADE FOR ALL PURPOSES), SAID IS MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

POINT OF BEGINNING (P.O.B.) BEING AT A 1/2-INCH IRON ROD FOUND FOR THE APPARENT NORTHWEST CORNER OF SAID LOT 1A BLOCK 1 CHORGAS FOSTER UNIT 2 SD AND BEING THE APPARENT EXISTING EAST R.O.W. LINE OF EIDSON ROAD FOR THE NORTHWEST CORNER OF AND BEING THE P.O.B. OF SAID 3.621 ACRE TRACT HEREIN DESCRIBED;

THENCE, S 84°49'02" E, WITH THE SAID NORTH LOT LINE OF LOT 1A BLOCK 1, A DISTANCE OF 467.19 FEET TO A 1/2-INCH IRON ROD FOUND;

THENCE, N 50°56'07" E, WITH THE SAID NORTH LOT LINE OF LOT 1A BLOCK 1, A DISTANCE OF 99.43 FEET TO A 1/2-INCH IRON ROD FOUND;

THENCE, S 39°03'53" E, WITH THE SAID EAST LOT LINE OF LOT 1A BLOCK 1, A DISTANCE OF 234.47 FEET TO A 1/2-INCH IRON ROD FOUND;

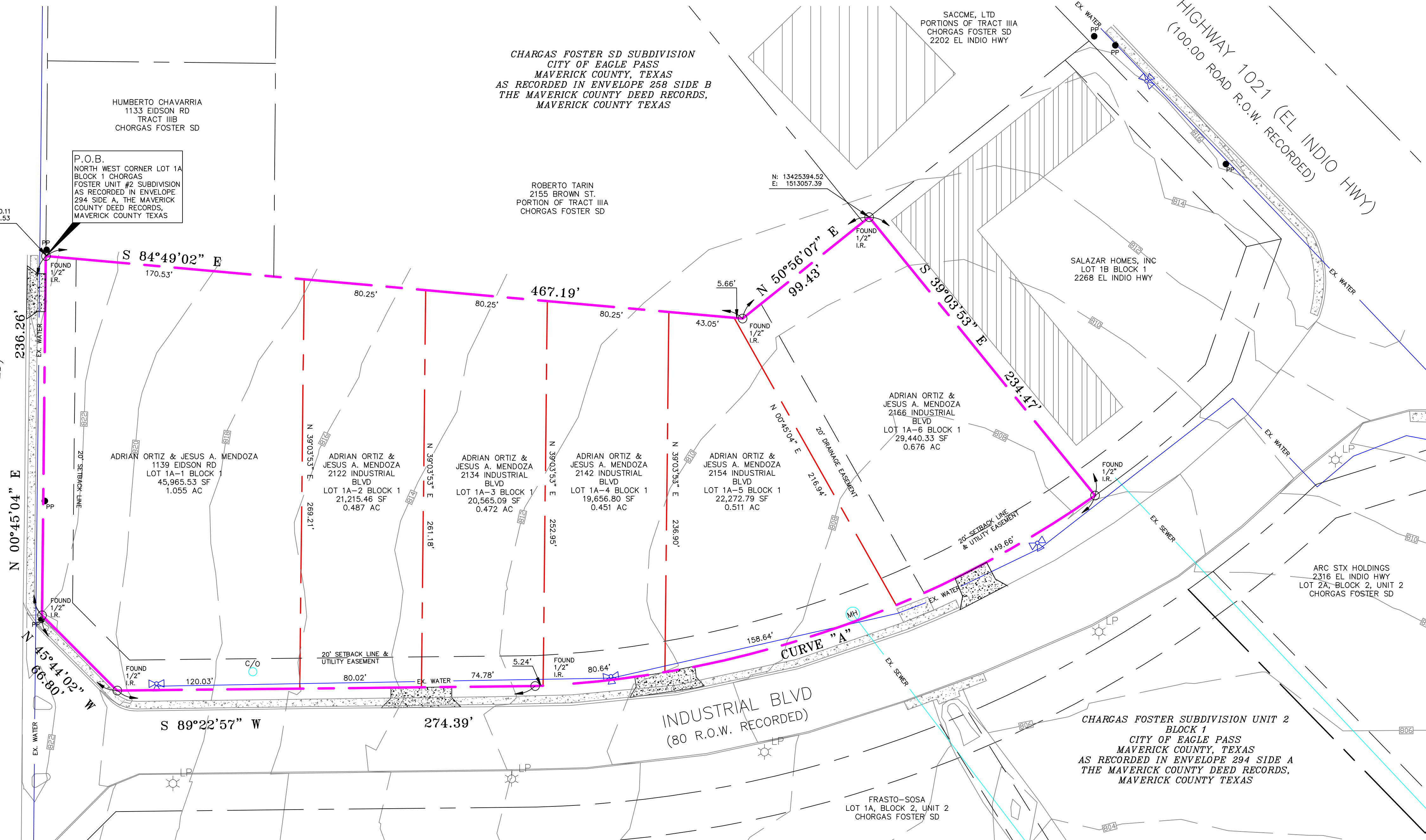
THENCE, ALONG CURVE "A" WITH SAID SOUTH LOT LINE OF LOT 1A BLOCK 1 AND APPARENT NORTH R.O.W. LINE OF INDUSTRIAL BLVD A DISTANCE OF 663.57' IRON ROD FOUND;

THENCE, S 89°22'57" W, WITH THE SAID SOUTH LOT LINE OF LOT 1A BLOCK 1 AND APPARENT NORTH R.O.W. LINE OF INDUSTRIAL BLVD, A DISTANCE OF 274.39 FEET TO A 1/2-INCH IRON ROD FOUND;

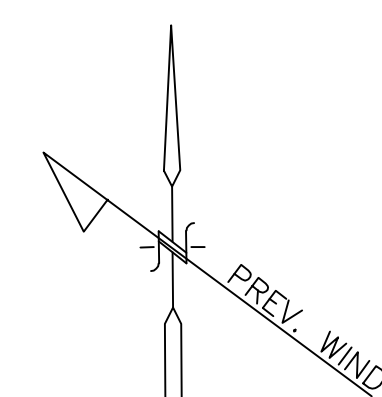
THENCE, N 45°44'02" W, WITH THE SAID SOUTH LOT LINE OF LOT 1A BLOCK 1 AND APPARENT R.O.W. LINE OF INDUSTRIAL BLVD, A DISTANCE OF 66.80 FEET TO A 1/2-INCH IRON ROD FOUND;

THENCE, N 00°45'04" E, WITH THE SAID WEST LOT LINE OF LOT 1A BLOCK 1, A DISTANCE OF 236.26 FEET TO A 1/2-INCH IRON ROD FOUND; ALSO BEING THE P.O.B. CONTAINING 3.621 ACRES.

BEARING BASIS AS PER THE MAP OR PLAT THEREOF RECORD IN ENVELOPE 294, SIDE A, MAP RECORDS OF THE COUNTY CLERK OF MAVERICK COUNTY, TEXAS. FOUND EAST LINE OF EIDSON ROAD WITH BEARING N 00°45'04" E



CURVE DATA
"A"
DELTA = 34°08' 12"
RADIUS = 663.57'
LENGTH = 394.18'



Scale: 1" = 40'

LEGEND

- - FOUND 1/2" IRON ROD
- - SET 1/2" IRON ROD
- ⊙ - FOUND 1" PIPE
- - SET 60-D NAIL
- P.O.B. - POINT OF BEGINNING
- ☆ LP - LIGHT POLE
- ⛑ - FIRE HYDRANT
- + + + - 1% FLOODPLAIN
- EX CONCRETE
- EX BUILDING

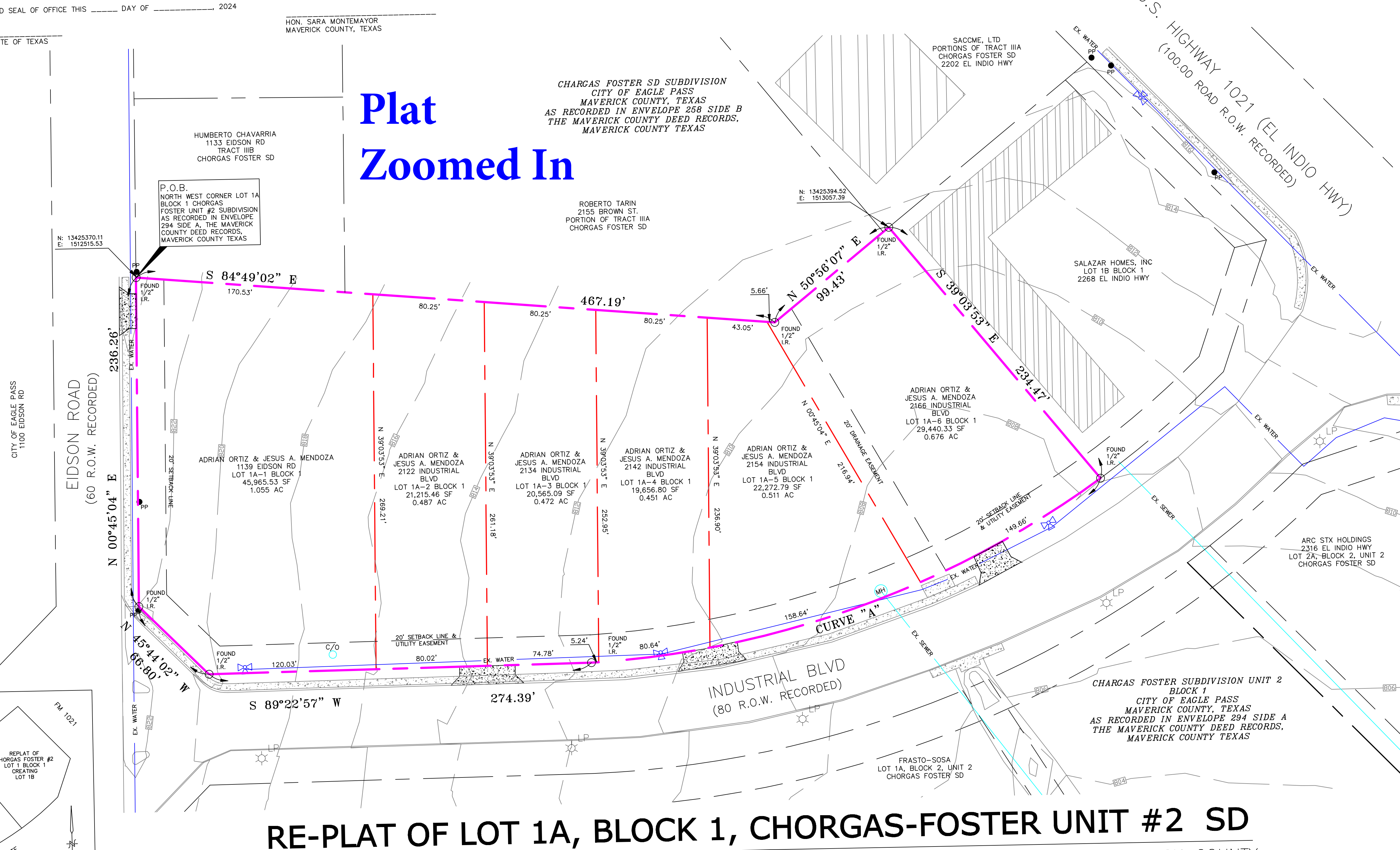
- PLAT BOUNDARY
- PLAT INT. BOUNDARY
- BOUNDARY OTHER
- EASEMENT

JAN. 2024

RE-PLAT OF LOT 1A, BLOCK 1, CHORGAS-FOSTER UNIT #2 SD

BEING LOT 1A, BLOCK 1, OF THE CHORGAS FOSTER UNIT #2 SUBDIVISION CITY OF EAGLE PASS, MAVERICK COUNTY
RECORDED IN ENVELOPE 294, SIDE A OF THE MAVERICK COUNTY DEED RECORDS, MAVERICK COUNTY TEXAS

REVISED
2/13/2024:mr







Attachment 2
Sidewalk Waiver Request



PLANNING DEPARTMENT

3295 Bob Rogers Drive, Eagle Pass, TX 78852 • Telephone: (830) 773-7781 • Fax: (830) 773-7803
www.eaglepasstx.us • planning@eaglepasstx.us

Subdivision Sidewalk Waiver Application

City of Eagle Pass Code of Ordinances Section 23-64(a). Concrete sidewalks shall be required to be constructed in all residential, commercial, industrial, public and multi-family subdivision sites. Sidewalks shall have a minimum width of 4-feet and a minimum thickness of 4-inches and shall be required to be placed adjacent and/or contiguous to the property line within the streets right-of-way. Sidewalks shall be required on the subdivision side of adjacent or perimeter streets and on both sides of interior streets.

City of Eagle Pass Code of Ordinances Section 23-64(d). The Planning and Zoning Commission may waive the requirement for sidewalks in any of the following situations or circumstances:

- (1) Where construction of a sidewalk by a subdivider on either or both sides of a street or a portion of a street would be either unnecessary or unsafe due to the particular physical characteristics of the terrain in the subdivision, the safety and necessity of which shall be determined by the Planning and Zoning Commission; however, such waiver may only be granted if the Commission determines that either sound engineering or safety considerations dictate that a sidewalk should not be constructed, for example, where a proposed sidewalk would cross an arroyo, creek or steep embankment; or
- (2) Where a proposed sidewalk would be located adjacent to a utility easement and the land adjacent to such easement is unusable for development because of the nature of such easement, for example, a natural gas or electric utility easement or a railroad right-of-way or where a proposed sidewalk would be located adjacent to an easement and the land on the other side of the easement is of insufficient depth to allow future development on that side, provided that in either event that there is, or will be, a sidewalk on the side of the road opposite the easement; or
- (3) Where a residential subdivision has double-frontage lots and the rear lots abut a collector or arterial street, a sidewalk on the side of such collector or arterial street on which the rear lot lines abut, does not have to be constructed, provided that a sidewalk is or will be, constructed on the other side of such collector or arterial street; or
- (4) When the lot size in a new residential subdivision is equal to or exceeds 22,000-square-feet in area.

Applicant Information

Applicant (if not owner): Hector Canales
Phone: 830 734 2991 Email: hcanales7463@yahoo.com
Owner: Adrian Ortiz
Owner Address: 1754 Champion Cir. City: Eagle Pass State: TX Zip: 78852
Phone: _____ Email: _____

Property Information

Site Address: _____
Legal description (from deed): Lot 1A Block 1 Chorgus Foster #2 SD
(Property must be legally subdivided or be lot of record)
Maverick County Identification Number: 8708902

Description of Subdivision Sidewalk Waiver Request, including exact location and distance

~~Deferr~~ Deferr Construction of Sidewalk on
Lot 1A-8 to Development of That Lot

Please check one or more of the following code sections under which you are requesting the waiver

- ☒ Where construction of a sidewalk by a subdivider on either or both sides of a street or a portion of a street would be either unnecessary or unsafe due to the particular physical characteristics of the terrain in the subdivision, the safety and necessity of which shall be determined by the Planning and Zoning Commission; however, such waiver may only be granted if the Commission determines that either sound engineering or safety considerations dictate that a sidewalk should not be constructed, for example, where a proposed sidewalk would cross an arroyo, creek or steep embankment.
- ☐ Where a proposed sidewalk would be located adjacent to a utility easement and the land adjacent to such easement is unusable for development because of the nature of such easement, for example, a natural gas or electric utility easement or a railroad right-of-way or where a proposed sidewalk would be located adjacent to an easement and the land on the other side of the easement is of insufficient depth to allow future development on that side, provided that in either event that there is, or will be, a sidewalk on the side of the road opposite the easement.
- ☐ Where a residential subdivision has double-frontage lots and the rear lots abut a collector or arterial street, a sidewalk on the side of such collector or arterial street on which the rear lot lines abut, does not have to be constructed, provided that a sidewalk is or will be, constructed on the other side of such collector or arterial street.
- ☐ When the lot size in a new residential subdivision is equal to or exceeds 22,000-square-feet in area.

Describe how your waiver request complies with the section or sections checked above

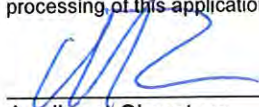
Requesting to deferr The construction of The
sidewalk on Lot 1A-8 to development of
That Lot. Rest of the SD has sidewalks

Applicant Authorization

I authorize the City of Eagle Pass to conduct any site visits necessary to evaluate this subdivision sidewalk waiver application.

I further understand that provisions of *City of Eagle Pass Code of Ordinances Section 23-64* apply to all subdivisions within the city limits and all subdivisions outside the city limits. For subdivisions outside the city limits, a guarantee of performance for sidewalks as set out in *Section 23-40* shall be furnished prior to plat approval. For subdivisions inside the city limits, sidewalks shall be required as a condition at the time the building permits are obtained and no guaranty of performance shall be required as set out in *Section 23-40*. However, inside the city limits, all sidewalks must be in place within 18-months after plat recordation and it shall be the responsibility of the subdivider to see that this deadline is met. If the sidewalks are not in place within 18-months after recordation, the subdivider of the property will be assessed the full cost of constructing the sidewalks plus \$100.00 per month for each month beyond the 18-month period during which said construction remained uncompleted.

I hereby state that I have prepared this application and that, to the best of my knowledge, the information contained herein is complete, accurate, and a true representation of the subdivision variance request. I further attest that I have the authority to submit this application and agree to comply with any and all conditions of subdivision sidewalk waiver approval by the Planning and Zoning Commission. I agree to provide any additional information requested by the City of Eagle Pass as they deem necessary for the processing of this application.


Applicant Signature

11/6/2023
Date

Attachment 3
Subdivision Variance Request(s)



PLANNING DEPARTMENT

3295 Bob Rogers Drive, Eagle Pass, Texas 78852 • Phone: (830) 773-778 • Fax: (830) 773-7803

SUBDIVISION VARIANCE APPLICATION

Applicant Information

Applicant (If not owner): Hector Canales
Address: 2107 Veterans Blvd #4 Del Rio TX 78840
Phone: 830 734 2991 E-mail: hcanales1463@yahoo.com
Owner: Adrian Ortiz
Address: 1754 Champion Circle Eagle Pass TX 78852
Phone: _____ E-mail: _____

Property Information

Site Address: _____ MCAD Property ID No. 8708902
Legal Description (from deed): Lot 1A Block 1 Chorgas Foster #2

Description of Subdivision Variance Request

Proceed to ~~Final~~ Final Plat

Detailed Explanation of Subdivision Variance Request

Please answer, on a separate sheet of paper if necessary, the following questions:

What are the special circumstances or conditions affecting the land involved such that the strict application of the provisions of the subdivision code would deprive the application of the reasonable use of their land?

Reduce time to complete process

How is the variance necessary for the preservation and enjoyment a substantial property right of the applicant?

N/A

Describe how the granting of the variance will not be detrimental to the public health, safety or welfare, or injurious to other property in the area.

There will be none

Describe how the granting of the variance will not have the effect of preventing the orderly subdivision of the other land in the area in accordance with the provisions of the subdivision code.

There will be none

Required Application Attachments

The following documentation is required to be attached to this application:

- A copy of a survey map prepared by a licensed surveyor.
- A copy of a 'run sheet' for the property detailing prior deed history, which can typically be obtained at a title company.

Applicant Authorization

I authorize the City of Eagle Pass to conduct any site visits necessary to evaluate this subdivision variance application.

I hereby state that I have prepared this application and that, to the best of my knowledge, the information contained herein is complete, accurate, and a true representation of the subdivision variance request. I further attest that I have the authority to submit this application and agree to comply with any and all conditions if a subdivision variance approval. I agree to provide any additional information requested by the City of Eagle Pass as they deem necessary for the processing of this application.



Applicant Signature

10/9/2023
Date

Attachment 4
Final Engineering Report

Mountain View Engineering

Re-Plat

Lots 1A Block 1 Chorgas Foster Unit 2 SD

Final Engineering Report

November 6, 2023



Approved by:

Hector Canales, P.E., C.F.M.

Mountain View Engineering

Mountain View Engineering (MVE) has been contracted for a Re-Plat in Maverick County TX, located in the Chorgas Foster Unit 2 Subdivision. This property is located within the City of Eagle Pass. The proposed re-plat will subdivide lot 1A into 8 new lots as shown in the accompanying re-plat document.



Figure 1: Location Map

There is an 8" waterline and 8" sewer line within the Truck Route and Eidson Road ROW that currently services the properties. There are fire hydrants along the fronting lots. The site is also serviced with electric power from Rio Grande Electric who own the poles and wires.

The proposed lots have roadway access via Truck Route and Eidson Road. No new streets will be constructed with this re-plat.

None of the property is located within FEMA regulated floodplain as shown in FEMA Firm Map 48323 C 0453 D made effective April 4, 2011. The designation of Zone "X" means the property does NOT reside within the FEMA regulated 1% chance flood zone.

The site is undeveloped and the proposed use will be commercial in nature. The original plat constructed a detention pond to service the subdivision. Storm water runoff will be mitigated with this re-plat within the existing detention pond. Photos below.



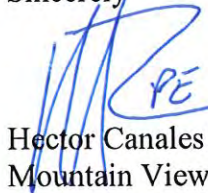
Photo 1: Drain From Block 1 To Detention Pond



Photo 2: Existing Detention Pond

Should you wish to discuss in more detail please contact me at 830-734-2991.

Sincerely

 PE 11/6/2023

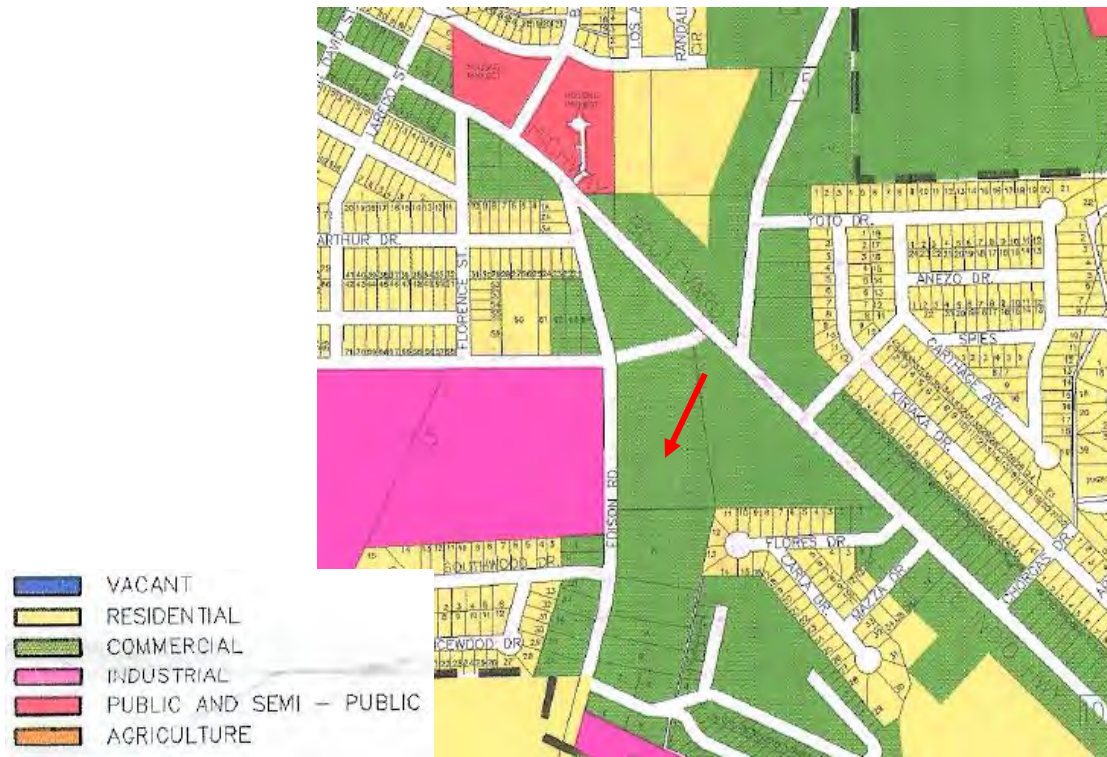
Hector Canales P.E. C.F.M.
Mountain View Engineering F-15053

2407 Veterans Blvd Suite 4
Del Rio, TX 78840

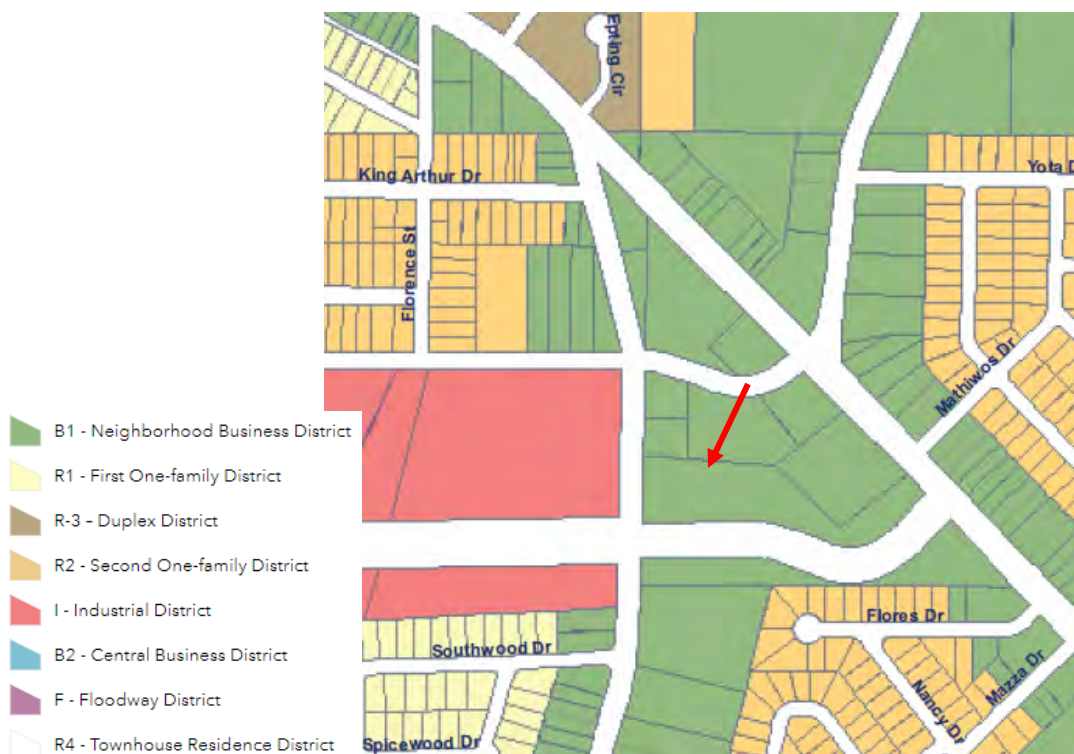


Attachment 5
Master Plan Map
Zoning District Map

Master Plan Map



Zoning District Map



Item #2



Community Development Department Executive Summary REPORT TO THE PLANNING & ZONING COMMISSION

2175 N. Veterans Boulevard Rezone Request

I. BACKGROUND

General Information

Applicant: Kathryn Kluge

Property Owner: High Country Road, LLC

Location: 2175 N. Veterans Blvd

PID: 8711898

Legal Description: Abstract A1013, G C & S FR R CO., Survey #5

Request: Rezone parcel from B-1 Neighborhood Business District to B-3 General Business District.

Subject Property Information

Parcel Size: 5.88 acres

Current Zoning District: B-1 District

Master Plan: Commercial

Current Use: Vacant, undeveloped, and unplatted

Proposed use: Applicant seeks to develop a self-storage facility.

Vicinity Data

The site is in an area that is primarily comprised of commercial uses and multi-family uses along Veterans Blvd and residential developments directly to the rear of the subject site.

Infrastructure

Property is currently served by public utilities/franchises, including water, sanitary sewer, storm sewer, telephone, electric service, gas, garbage, and cable. Seek comments from utilities as parcel is not platted.

Access to the site is provided by Veterans Blvd.

Aerial Map



Street View



II. PUBLIC NOTICE

Public Notification of the Planning and Zoning Commission public hearing to consider the rezone request was completed consistent with the provisions of *Chapter 211 of the State of Texas Local Government Code Title 7*. 26 notices were mailed to the abutting property owners within the 200 feet radius from the subject property on March 14, 2024.

III. RECOMMENDED FINDINGS OF FACT

A. Conclusions

1. *Section 1(b)(4) of Eagle Pass City Charter Article IX* authorizes the Planning and Zoning Commission to recommend or disapprove proposed changes to the *City of Eagle Pass Zoning Plan*. A request for a change in a zoning district designation for a property constitutes a change to the *Zoning Plan* and the *Zoning Plan Map*.
2. The applicant's request contains sufficient information for consideration by the Eagle Pass Planning and Zoning Commission. Information contained in this report and the Commission's associated public meeting will be used by the City Council in their consideration of the rezone request. Please refer to Attachment 1.
3. The *Master Plan* is the primary document used in the analysis as to the appropriateness of a rezone request. The *Master Plan Map* provides direction as to the areas of the City in which residential, commercial, and industrial development is to be situated.
4. The rezone, if granted, will result in construction activities that will include the enforcement of the appropriate land development regulations resulting in appropriate lot sizes, paved streets with curb gutters, sidewalks, and adequate utility services.
5. The rezone request is consistent with the 'Land Use Development Goals' of the *City of Eagle Pass Master Plan*. The request to change from the B-1 District to B-3 District will allow for a continuation of the development in the neighborhood while retaining the community's character and scale. The change will facilitate the ultimate development of urban uses in a compatible arrangement that will make the community attractive to both residents and visitors and desirable to quality investments, while improving the residential and commercial environment of the city.

The purpose of the rezone is to allow for subsequent construction of a self-storage facility, subject to conformance with all applicable city codes. What is being proposed is yet to be reviewed and accepted by the Review Team. The team consists of our City Planners, Building Official, Fire Marshall, City Engineer, Public Works, Waste Management, and Eagle Pass Water Works, and any Third-Party Engineer or Plan Reviewer.

6. The rezone request is consistent with the *Master Plan's* 'Street Objectives', 'Thoroughfare Goals', and 'Thoroughfare Objectives', as access to the rezone site will be provided by Veterans Blvd.
7. The rezone request conforms to the purpose of the City's zoning code, as the subsequent development of the property will result in a use that is consistent with intent of the *B-3 District* and consistent with commercial uses in the vicinity of the site, with a view to conserving the value of buildings and encouraging the most appropriate use of land adjacent that will have access to a public street. Please refer to Attachment 2 for a copy of the City's *Zoning District Map*

8. The property is in an area that has commercial use and should allow the property to be rezoned to a higher and better use. Please refer to Attachment 1 for a photograph of the rezone site.
9. The rezone request has been conditioned to ensure conformance with direction provided in the *Master Plan's* Storm Drainage Goals' and 'Storm Drainage Objectives'.
10. The rezone request is consistent with both the goals and objectives of the *Master Plan* and the purpose of the *City of Eagle Pass Code of Ordinances Appendix A* governing zoning as set forth in Conclusion 1 through 9 of this Report. The rezone request, therefore, should be approved.

B. Community Development Department Recommendation

That the Planning and Zoning Commission recommend that the City Council prepare and **ADOPT** an Ordinance granting a zoning district change from B-1 Neighborhood Business District to B-3 General Business District, for property legally known as 2175 N. Veterans Boulevard, subject to the following conditions:

1. Subsequent development of the property shall comply with the following sections in the City of Eagle Pass *Code of Ordinances*:
 - Chapter 23 governing subdivisions
 - Chapter 8 governing buildings
 - Chapter 12 governing the electrical code
 - Chapter 13 governing the fire code
 - Chapter 14 governing garbage and rubbish
 - Chapter 21 governing plumbing
 - Chapter 22 governing streets, sidewalks, and other public places
 - Chapter 23 governing landscaping and tree preservation
 - Chapter 27 governing water and sewers, including drainage & stormwater
 - Appendix A governing off-street parking
 - Appendix A governing signs and fences

TRANSMITTED to the parties listed hereafter:

Kathryn Kluge via e-mail

Planning and Zoning Commission Members via e-mail

Community Development Department Report dated March 19, 2024

Attachment 1

Application



ZONING CHANGE APPLICATION

Planning Department
3295 Bob Rogers Drive
Eagle Pass, TX 78852
(830) 773-7781
(830) 773-7803 fax
www.eaglepasstx.us

Applicant Information

Name Kathryn Kluge
Phone 830-776-7644 E-mail kkluge@klawtx.com
1858 E. Main Street EaglePass Texas 78852
Mailing Address City State Zip

Note: if you are not the owner of the property, you must attach a letter from the owner giving you permission to submit this application.

Property Owner Information

Name High Country Road, LLC
Phone _____ E-mail patrick@azaleadevelopment.com
1020 Jefferson Hwy #132 Baton Rouge LA 70809
Mailing Address City State Zip

Property Information

Site Address 2175 N. Veterans Blvd
Legal Description (from deed): Lot(s) NA Block NA Subdivision NA
(Property must be legally subdivided or be lot of record)
Survey Name(s) #5 Abstract No(s) A1013 Tract(s) _____
GC & S F R R CO.
Maverick County Identification # 8711898 Total Acreage & Square Feet 5.88 acres & 256, 135 sq ft
Front Yard Width (feet) _____ Rear Yard Width (feet) _____ Side Yard Width (feet) _____

Proposed Project

Amend Zoning Regulations contained in section 8
Amend the Official Zoning Map & Master Plan by changing 5.88 acres of land currently zoned
B-1 Neighborhood Business District to be zoned B-3 General Business District
Conforms with the Zoning Map? ☒ Yes ☐ No
Conforms with Master Plan Designation? ☒ Yes ☐ No
☒ Vacant Land ☐ Vacant Building ☐ Single Family Dwelling ☐ Commercial
☐ Multi-Family Dwellings ☐ Industrial ☐ Other _____

Detailed Explanation of Proposed Use

Please answer, on a separate sheet if necessary, the following:

- Proposed Use of Property/Reason for Change

Rezone to a B-3 general business district in order to develop property as a self storage
facility--Sec. 9.1A(37) of Appendix A Zoning Ordinance

- Describe the character and/or nature of uses surrounding the property.

business, residence, water works

- Will the rezoned designation be compatible with the classification and use of adjoining lands?

☒ Yes ☐ No

If No, how do you propose to reduce any adverse impact?

Applicant Authorization

I authorize the City of Eagle Pass to conduct any site visits necessary to evaluate this zoning change application.

I hereby state that I have prepared this application and that, to the best of my knowledge, the information contained herein is complete, accurate, and a true representation of the zoning change request. I further attest that I have the authority to submit this application and agree to comply with any and all conditions of the zoning change approval. I agree to provide any additional information requested by the City as they deem necessary for the processing of this application.



Applicant Signature

2/21/24

Date

Office Use

Application Accepted for Review: Date: 2/22/24 By: ML

Contact Date for Supplemental Info: NA Supplemental Info Received: NA

Completeness Review By: ML Date: 2/22/24

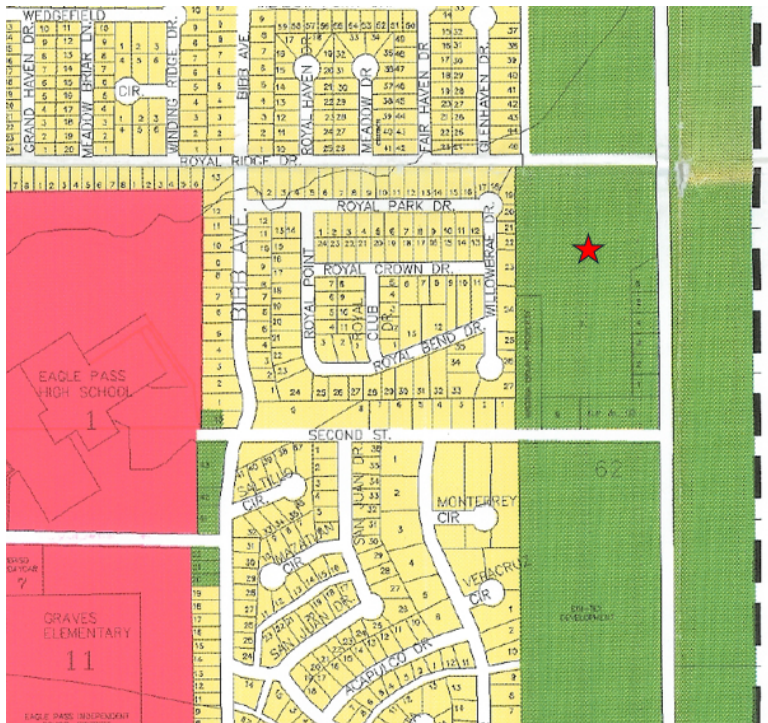
Fee Processing Date 2/22/24 Check # 003404 Receipt # 149590

Application Returned to Applicant: NA

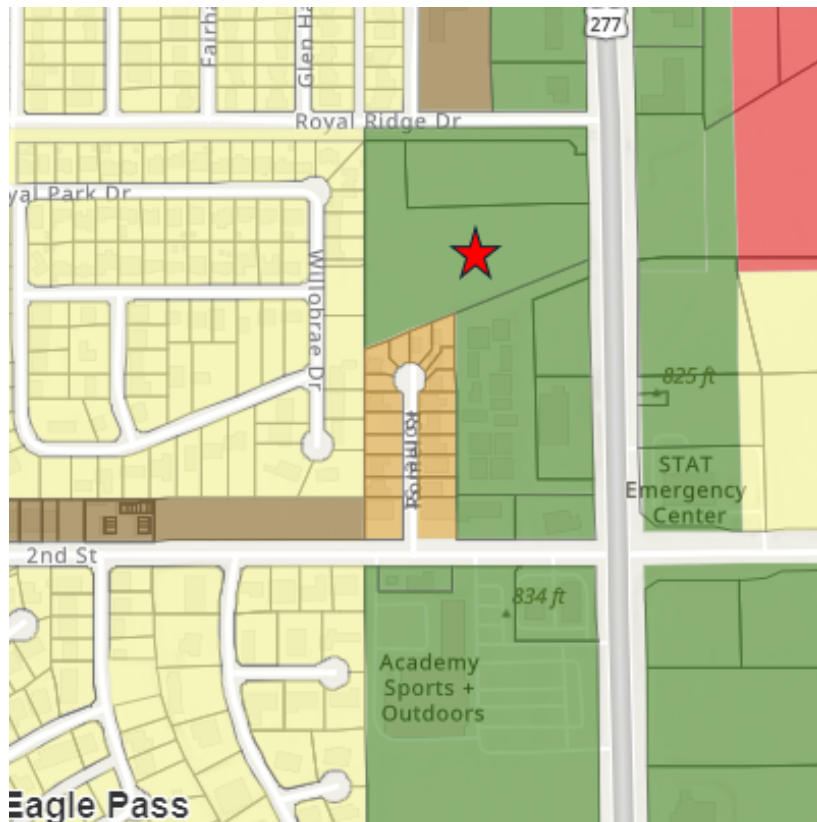


Attachment 2
Master Plan Map & Zoning District Map

Master Plan



Zoning Map



Item #3



Community Development Department Executive Summary REPORT TO THE PLANNING AND ZONING COMMISSION

Final Re-plat of Lot 1 in Block 1 of Seco Subdivision

I. BACKGROUND

A. General Information

Applicant: AEC Engineering LLC | 1116 S. 10th Ave | Edinburg, TX 78539

Developer: Eduardo Gonzalez Santos | Laredo, TX 78040

Location: Southwest corner of intersection for Seco Road and Hwy 277 (Del Rio Blvd)

Property ID Number: 18245

Legal Description: Lot 1 in Block 1 of Seco Subdivision

Request: Final replat approval to subdivide a 2.685-acre tract into two commercial lots, including (1) a subdivision variance from Section 23-36(a) regulating preliminary plat requirements, and (2) a waiver from Section 23-64 regulating sidewalks.

B. Subject Property Information

Parcel Size: 2.685

Topography: runoff flows in a southerly direction.

Vegetation: native vegetation

Existing Use: Vacant and undeveloped

Zoning: NA as it is in the ETJ

Master Plan: No designation on map

C. Vicinity Data

The site is located within an area that features commercial development along Del Rio Blvd and residential development directly to the rear of the subject site.

D. Infrastructure

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

Access to the site is provided by Del Rio Boulevard.

II. PUBLIC NOTICE

Public notification of the subdivision with variance requests before the Planning and Zoning Commission was completed consistent with the provisions of *Chapter 211* of the

State of Texas Local Government Code Title 7. 28 notices were mailed to the abutting property owners within a 500 feet radius of the subject property on March 14, 2024.

III. RECOMMENDED FINDINGS OF FACT

A. Conclusions

1. The applicant's request contains sufficient information for consideration by the Planning and Zoning Commission. Information contained in this report and the Commission's public meeting 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 subdivision is consistent with City design and specifications, as the subsequent development of the site will be 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
 - ✓ *Section 23-71* governing the installation and inspection of utility lines
 - ✓ *Sec. 23-94* governing fences for all new subdivisions

Please refer to Attachment 3 for a copy of the Engineering Report, Drainage Report, Water Agreement and Wastewater Agreement.

3. The subdivision and the subsequent development of the property is and will be consistent with City design and specifications for landscape and tree preservation set forth in *Article VI in Eagle Pass Code of Ordinances Chapter 23*.
4. The subdivision of the property will conform to the parkland dedication requirements set forth in *Article V in Eagle Pass Code of Ordinances Chapter 23* as a one-time fee will be collected as part of any subsequent building permit issued for the property, by the Maverick County Planning Department.
5. City of Eagle Pass Code of Ordinances Section 23-11 states that the Planning and Zoning Commission must find that the subdivision variance complies with the criteria to grant the subdivision variance. The following is a summary of this application's compliance with the criteria:

The subdivision variance is consistent with the subdivision variance decision criteria set forth in *Section 23-11(a)(1)(2)(3)(4)* and *Section 23-11(c)*, as the granting of the variance will allow for the creation of a subdivision that was in harmony with the general purpose and intent of *City of Eagle Pass Code of Ordinances Chapter 23*. The subdivision contains design features which will secure public health, safety and

welfare and provide for the fair and equitable processing of the final plat and therefore, should be granted.

Please refer to Attachment 2 for a copy of the Subdivision Variance Application.

6. 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 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 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.

7. The subdivision will allow for a use of the property that is consistent with the commercial purpose of the *B-3 General Business District* 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 business purpose of the *B-3 General Business District*.
- C. The subdivision is warranted because of the necessity to create additional building lots in the *B-3 General Business 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 *B-3 General Business 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.

Please refer to Attachment 4 for a copy of the *Master Plan Map* and a copy of the *Zoning District Map* for the City of Eagle Pass.

8. The approval of this final re-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 7 of this report.

B. Planning Department Recommendation

The Planning and Zoning Commission (1) **GRANT** the subdivision variance to proceed directly to Final Replat without first having obtained Preliminary Replat approval as required by *City of Eagle Pass Code of Ordinances Section 23-36(a)* and (2) **GRANT** Final approval of the proposed *Replat of Lot 1 in Block 1 of Seco Subdivision*, 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 and the following conditions:

1. Subject to the receipt of an approved TxDOT driveway permit or permits.
2. Subject to a compliant Fire Flow Test as required by Fire Code.

TRANSMITTED to the parties listed hereafter:

George De Zenea via e-mail

Eagle Pass Planning and Zoning Commission via e-mail

Eagle Pass Community Development Department Report dated March 19, 2024

Attachment 1
Application



PLANNING DEPARTMENT

3295 Bob Rogers Drive, Eagle Pass, TX 78852 • Telephone: (830) 773-7781 • Fax: (830) 773-7803
www.eaglepasstx.us • planning@eaglepasstx.us

SUBDIVISION APPLICATION

TYPE OF SUBDIVISION (check one):

- ☐ Preliminary Plat ☒ Final Plat ☐ Replat ☐ Amended Plat
☐ Short Form Final ☐ Vacating Plat ☐ Master Plan

Name of Subdivision: DG DEL RIO SUBDIVISION

Property Legal Description: A 2.685-ACRE (116,965 S.F.) TRACT OF LAND, MORE OR LESS, SITUATED IN THE COUNTY OF MAVERICK, TEXAS, BEING ALL OF TRACT 1 (LOT 1), BLOCK 1, SECO SUBDIVISION

Maverick County Property Identification Number(s): 18245

Location of Addition: SW Corner of intersection for Seco Rd. and Hwy 277

Number of Residential Lots: _____ Number of Commercial Lots: 2 Gross Acreage: 2.685

Number of New Street Intersections _____ Linear feet of Streets _____

Is Subdivision inside city limits? Yes ☐ No ☒ Zoning District: within ETJ

Existing Land Use: Vacant

Proposed Land Use: Commercial

Do you propose deed restrictions? Yes ☐ No ☒ (If yes, please attach copy)

Requested Variances: _____

PROPERTY OWNER:

Name: Eduardo Gonzalez Santos

Address: 3805 San Bernardo

City: Laredo

State: TX Zip: 78040

Signature: _____

Contact: _____

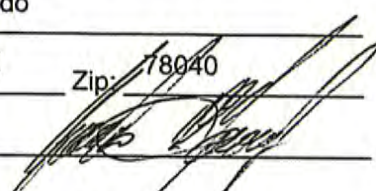
Phone: 956-285-9267

Fax: _____

E-mail: gonzalezd67@gmail.com

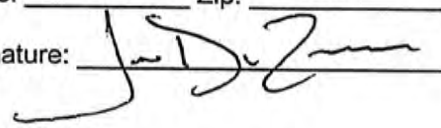
Date: 12-20-23

PROPERTY OWNER:

Name: Eduardo Gonzalez Santos
Address: 3805 San Bernardo
City: Laredo
State: TX Zip: 78040
Signature: 

Contact: _____
Phone: (956)285-9267
Fax: _____
E-mail: gonzalezd67@gmail.com
Date: 12-20-23

APPLICANT:

Name: AEC Engineering LLC
Address: 1116 S. 10th Avenue
City: Edinburg
State: TX Zip: 78539
Signature: 

Contact: Jorge De Zenea
Phone: 956-289-9654
Fax: _____
E-mail: george@aecengineering.net
Date: 12-20-23

SURVEYOR:

Name: Rio Delta Surveying
Address: 24593 FM 88
City: Monte Alto
State: TX Zip: 78538
Signature: 

Contact: Jose Mario Gonzalez
Phone: 956-380-5156
Fax: _____
E-mail: mario@riodeltasurveying.com
Date: 1-2-24

ENGINEER:

Name: AEC Engineering LLC
Address: 1116 S. 10th Avenue
City: Edinburg
State: TX Zip: 78539
Signature: 

Contact: Carlos Garza
Phone: 956-380-6558
Fax: _____
E-mail: carlos@aecengineering.net
Date: 1-4-24

PRINCIPAL CONTACT: ☐ Owner ☒ Applicant ☐ Surveyor ☐ Engineer

All City communication regarding the subdivision will be directed only to the designated principal contact.

Office
Use

Received _____ By _____
☐ Complete ☐ Incomplete
Case No. _____

STATEMENT OF APPLICANT

The information contained in this subdivision application contains true and accurate information provided to the best of my ability. I acknowledge that the City of Eagle Pass will use the information contained herein as the basis for the review of the subdivision application's conformance with the provisions of *City of Eagle Pass Code of Ordinances Chapter 23*.

I understand that the City of Eagle Pass may use third party engineering peer review services. I acknowledge and agree that I am responsible for the payment of services attributable to my project, and that the preliminary approval process or final approval process will not proceed until and unless I have provided payment for the aforementioned services.

[Signature]
Applicant Signature

12/20/23
Date

STATEMENT OF OWNER/SUBDIVIDER

I, the undersigned, hereby certify that: (1) I am the owner the land subject to this request for a subdivision; (2) I authorize AEC Engineering LLC to act as my agent for all documents pertaining to this subdivision application; (3) the information contained in this subdivision application or accompanying information is true and correct; (4) I will advise the City in writing of any inaccurate, misleading or false statements in the subdivision application or accompanying information; (5) the City will be advised in writing of any change in ownership of the property that is the subject of this subdivision application provided the change of ownership occurs prior to the recording of the final approved plat, if any; and (6) I will liable to the City of Eagle Pass for the completion of all site improvements required by Section 23 of the City's Code of Ordinance until such time as such improvements, if any, shall have been actually completed and accepted by the city.

[Signature]
Owner / Subdivider Signature

12/20/23
Date

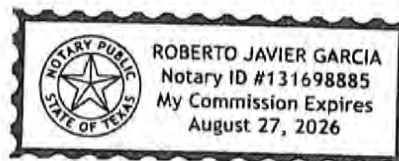
STATE OF TEXAS §

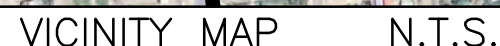
COUNTY OF webb §

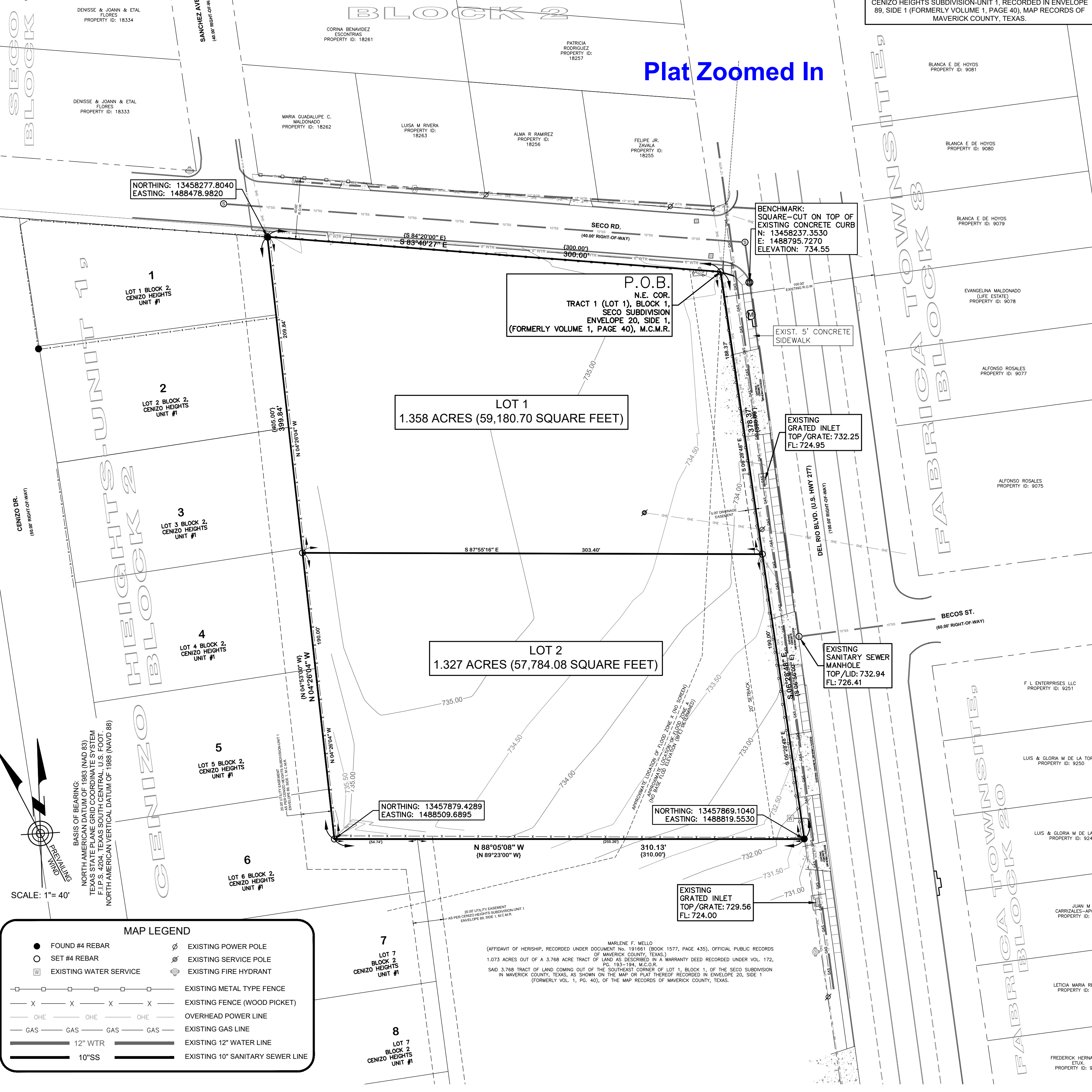
Before me, the undersigned authority, a notary public for the State of Texas, on this day personally appeared Eduardo Gonzalez (Name), owner (Title), known to me to be the person whose name is subscribed to the foregoing instrument and acknowledge to me that he executed the same for the purpose and consideration therein expressed.

Given under my hand and seal of office, this the 20 day of december, 2023.

R. Garcia
Notary Public, State of Texas







Plat Zoomed In

NORTHING: 13458277.8040
EASTING: 1488478.9820

BENCHMARK:
SQUARE-CUT ON TOP OF
EXISTING CONCRETE CURB
N: 13458237.3530
E: 1488795.7270
ELEVATION: 734.55

P.O.B.
N.E. COR.
TRACT 1 (LOT 1), BLOCK 1,
SECO SUBDIVISION
ENVELOPE 20, SIDE 1,
(FORMERLY VOLUME 1, PAGE 40), M.C.M.R.

LOT 1
1.358 ACRES (59,180.70 SQUARE FEET)

EXISTING
GRADED INLET
TOP/GRATE: 732.25
FL: 724.95

LOT 2
1.327 ACRES (57,784.08 SQUARE FEET)

EXISTING
SANITARY SEWER
MANHOLE
TOP/LID: 732.94
FL: 726.41

NORTHING: 13457879.4289
EASTING: 1488509.6895

NORTHING: 13457869.1040
EASTING: 1488819.5530

EXISTING
GRADED INLET
TOP/GRATE: 729.56
FL: 724.00

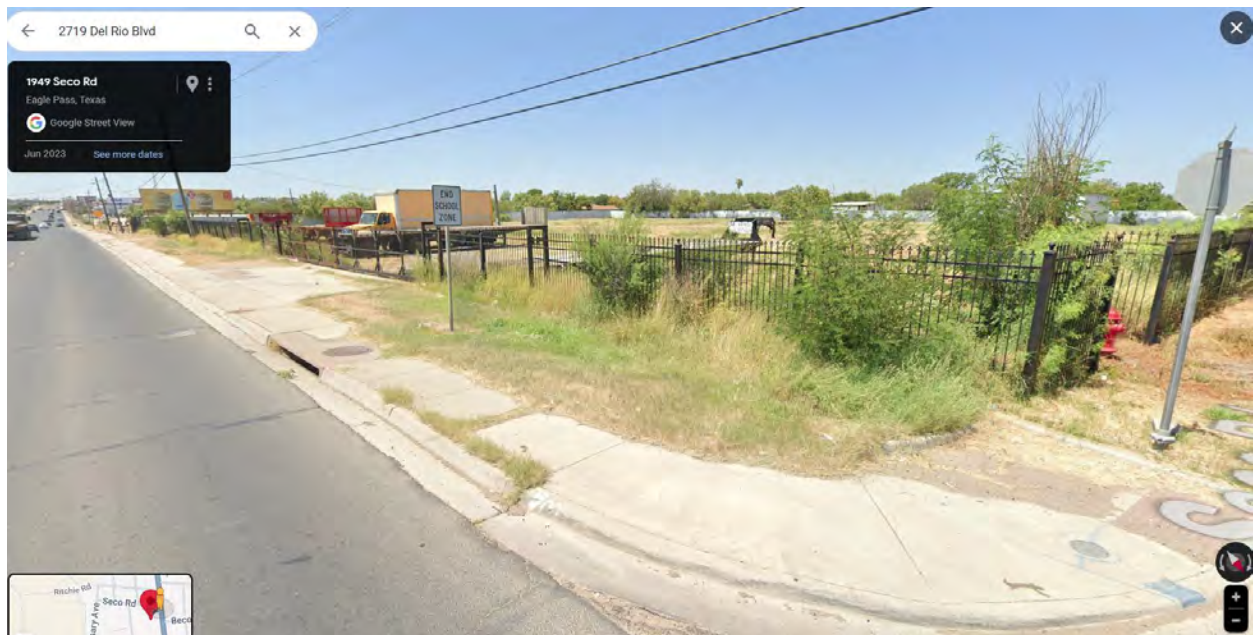
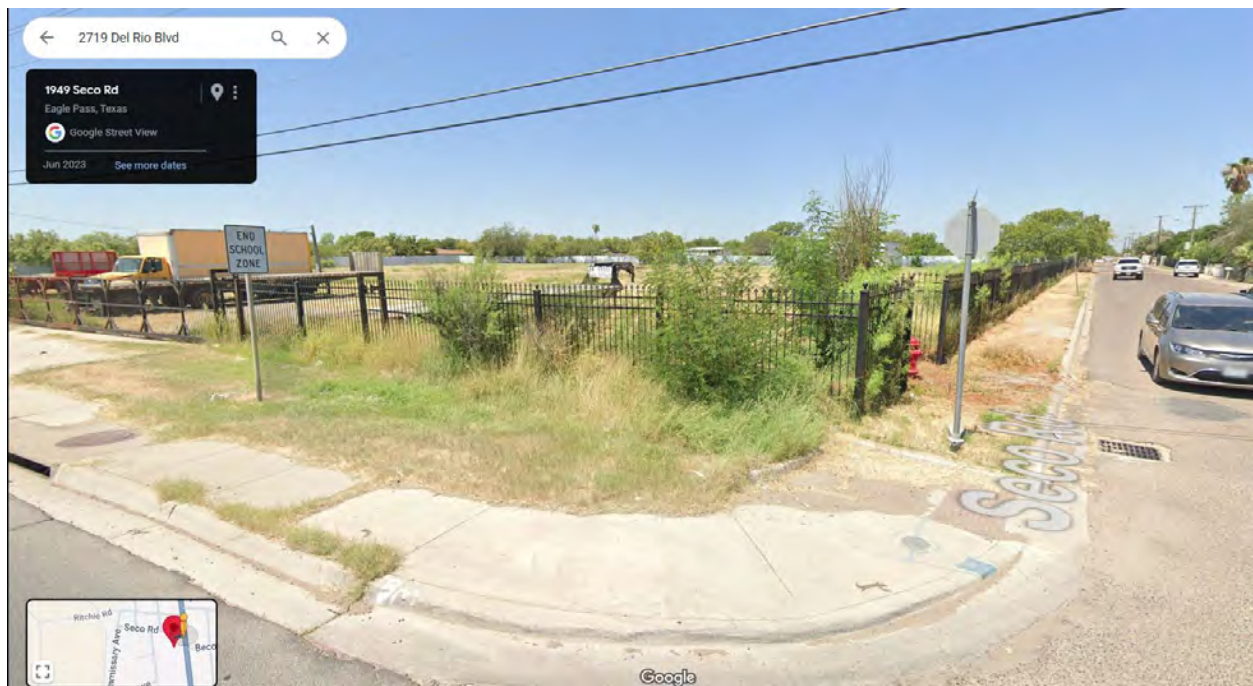
MAP LEGEND

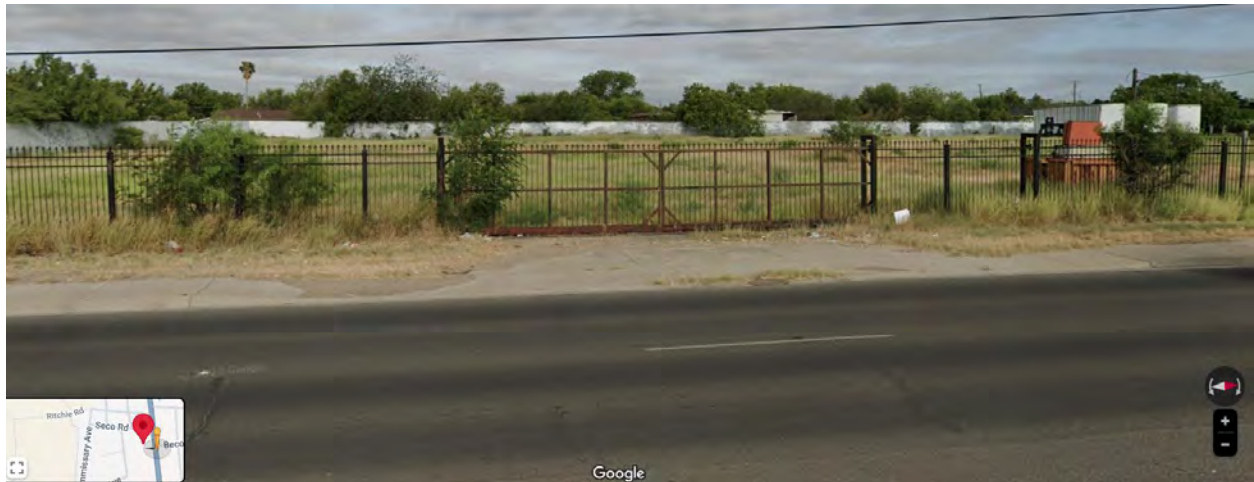
- | | |
|--|-------------------------|
| ● FOUND #4 REBAR | ⊘ EXISTING POWER POLE |
| ○ SET #4 REBAR | ⊙ EXISTING SERVICE POLE |
| W EXISTING WATER SERVICE | ⊕ EXISTING FIRE HYDRANT |
| — X — X — X — X — EXISTING METAL TYPE FENCE | |
| — OHE — OHE — OHE — EXISTING FENCE (WOOD PICKET) | |
| — GAS — GAS — GAS — GAS — EXISTING GAS LINE | |
| — 12" WTR — EXISTING 12" WATER LINE | |
| — 10"SS — EXISTING 10" SANITARY SEWER LINE | |

MARLENE F. MELLO
(AFFIDAVIT OF HERISHIP, RECORDED UNDER DOCUMENT No. 191661 (BOOK 1577, PAGE 435), OFFICIAL PUBLIC RECORDS
OF MAVERICK COUNTY, TEXAS.)
1.073 ACRES OUT OF A 3.768 ACRE TRACT OF LAND AS DESCRIBED IN A WARRANTY DEED RECORDED UNDER VOL. 172,
PG. 193-194, M.C.O.R.
SAID 3.768 TRACT OF LAND COMING OUT OF THE SOUTHEAST CORNER OF LOT 1, BLOCK 1, OF THE SECO SUBDIVISION
IN MAVERICK COUNTY, TEXAS, AS SHOWN ON THE MAP OR PLAT THEREOF RECORDED IN ENVELOPE 20, SIDE 1
(FORMERLY VOL. 1, PG. 40), OF THE MAP RECORDS OF MAVERICK COUNTY, TEXAS.



Property currently counts with 3 driveways but the plat depicts 2





No sidewalk off Seco Road – Engineer of record proposed that the sidewalk be built when the lots are developed.

Attachment 2
Variance Application



PLANNING DEPARTMENT

3295 Bob Rogers Drive, Eagle Pass, Texas 78852 • Telephone: (830) 773-7781 • Fax: (830) 773-7803
www.eaglepasstx.us • planning@eaglepasstx.us

SUBDIVISION VARIANCE APPLICATION

Applicant Information

Applicant (If not owner): AEC ENGINEERING LLC (JORGE DE ZENEA)

Address: 1116 S. 10th AVENUE, EDINBURG, TX 78539

Phone: 956-380-6558

E-mail: GEORGE@AECENGINEERING.NET

Owner: EDUARDO GONZALEZ SANTOS

Address: 814 FRENTE, EAGLE PASS, TX 78852

Phone: 830-352-4311

E-mail: _____

Property Information

Site Address: 2719 DEL RIO BLVD. MCAD Property ID No. 18245

Legal Description (from deed): 2.685 AC TRACT OF LAND BEING ALL OF TRACT 1, SECO SUBDIVISION

Description of Subdivision Variance Request

Requesting to proceed directly to final plat.

Detailed Explanation of Subdivision Variance Request

Please answer, on a separate sheet of paper if necessary, the following questions:

What are the special circumstances or conditions affecting the land involved such that the strict application of the provisions of the subdivision code would deprive the application of the reasonable use if their land?

This variance request is not regarding any special circumstance or conditions that would

would affect the property, we will be adhering to all provisions of the subdivision code,

this variance is being requested to accelerate the recordation process in hopes of starting the development of the Dollar General on Lot 2 of this subdivision as soon as possible.

How is the variance necessary for the preservation and enjoyment a substantial property right of the applicant?

The process of trying to attain a building permit for the Dollar General project being proposed on

this property started back sometime in the month of May of last year. At the time we were initially

under the impression we were not going to have to subdivide. This variance will help us shorten the time of the subdividing process, so we may ultimately attain a building permit.

Describe how the granting of the variance will not be detrimental to the public health, safety or welfare, or injurious to other property in the area.

As mentioned before, we will be adhering to all provisions of the subdivision code, and upon completion of this subdivision we will leave Lot 1 ready with both water and sewer services.

All necessary permits have been attained, and once built, the Dollar General store will provide both revenue in the form of property (commercial) taxes, as well as development in the community.

Describe how the granting of the variance will not have the effect of preventing the orderly subdivision of the other land in the area in accordance with the provisions of the subdivision code.

The land to west has already been subdivided; it is a residential subdivision by name of Cenizo Heights, and this Dollar General will provide the people that live in the immediate area a place to shop for home goods. No negative effects will come from this variance.

Required Application Attachments

The following documentation is required to be attached to this application:

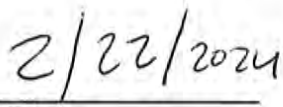
- A copy of a survey map prepared by a licensed surveyor.
- A copy of a 'run sheet' for the property detailing prior deed history, which can typically be obtained at a title company.

Applicant Authorization

I authorize the City of Eagle Pass to conduct any site visits necessary to evaluate this subdivision variance application.

I hereby state that I have prepared this application and that, to the best of my knowledge, the information contained herein is complete, accurate, and a true representation of the subdivision variance request. I further attest that I have the authority to submit this application and agree to comply with any and all conditions if a subdivision variance approval. I agree to provide any additional information requested by the City of Eagle Pass as they deem necessary for the processing of this application.


Applicant Signature

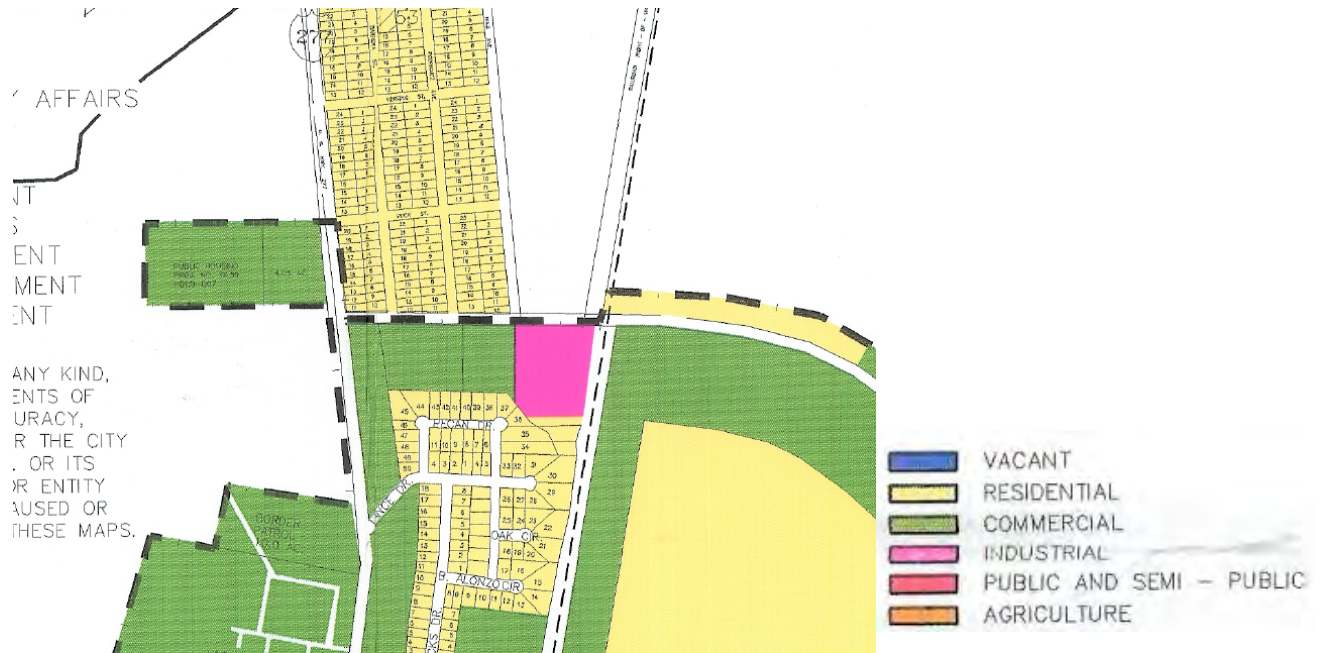

Date

Attachment 3
Final Engineering Report

Attachment 4
Master Plan Map
Zoning District Map

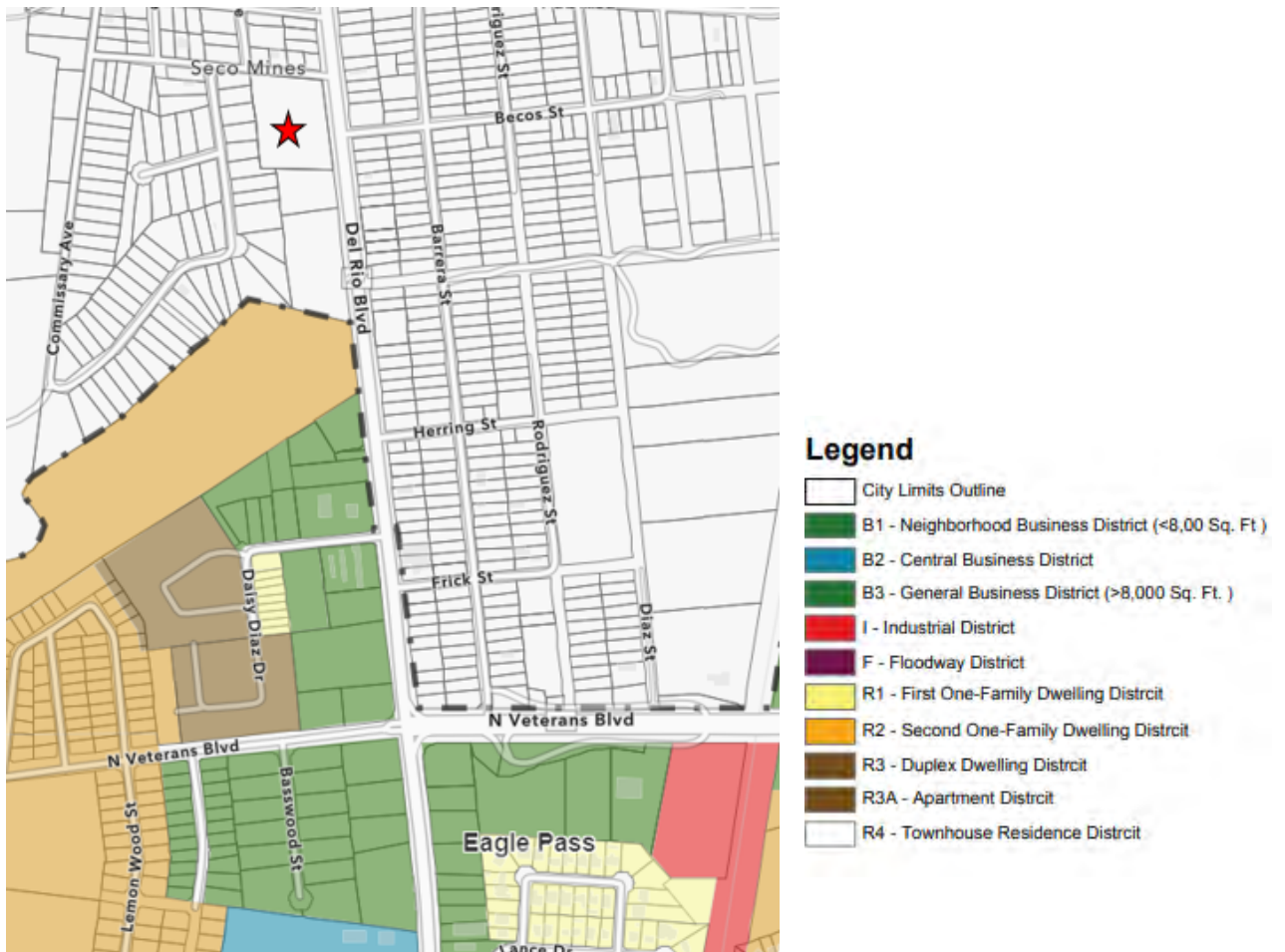
Master Plan

Outside City Limits



Zoning Map

Outside City Limits



Item #4



Community Development Department Executive Summary REPORT TO THE PLANNING AND ZONING COMMISSION

Final Plat of the EPISD Student Activity Center Subdivision

I. BACKGROUND

A. General Information

Applicant: Dirksen Engineering | 441 Fort Clark Rd. Ste B | Uvalde, Tx 78801

Developer: Eagle Pass Independent School District

Location: 5021 E. Main Street (northwest corner of intersection of US 277 and Loop 480)

Property ID Numbers: 8711285 and 8711286

Legal Description: Being 79.92 acres, located in the L. H. Townsend, Survey 513, Abstract 627, Maverick County composed of a 26.24 acres tract and a 53.36 acres tract both described in conveyance document to Eagle Pass Independent School District described respectively in Volume 1120, Pages 402-et seq., and Volume 1120, Pages 407-et seq., of the Maverick County Official Public Records, Maverick County, Texas.

Request: Approval of the final plat of the EPISD Student Activity Center Subdivision, including (1) a subdivision variance from Section 23-36(a) regulating preliminary plat requirements, and (2) a sidewalk waiver from Section 23-64 regulating sidewalks.

B. Subject Property Information:

Vegetation: commercial landscaping

Existing Use: fully developed student sports activity center

Current & Proposed Zoning: B-3 General Business District

Master Plan: No designation depicted.

C. Vicinity Data

The site is surrounded by large undeveloped land and located across from the Texas Department of Public Safety on US Highway 277 and Loop 480.

D. Infrastructure

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

Access to the site is provided by Main Street, also known as US Highway 277 and Loop 480.

II. RECOMMENDED FINDINGS OF FACT

A. Conclusions

1. The applicant's request contains sufficient information for consideration by the Planning and Zoning Commission. Information contained in this report and the Commission's public meeting will be used as part of the City Council's deliberation process for approval of the subdivision's final plat. Please refer to Attachment 1 for a copy of the application.
2. Final plat approval is contingent upon the Commission's approval of a sidewalk waiver request and subdivision variance request.

The final plat is contingent upon the approval of a sidewalk waiver request. The applicant is seeking a sidewalk waiver per Section 23-64(a) of the Subdivision Ordinance as part of his application for the final plat.

Staff recommends that the sidewalk be installed before plat recordation as the property is fully developed. Please refer to Attachment 2 for a copy of the sidewalk waiver application.

3. The applicant demonstrated that the proposal complies with the subdivision variance criteria set forth on *Section 23-11(a)* and *Section 23-11(c)* and, therefore, the variance to skip the preliminary plat and go directly to final plat should be granted. Please refer to Attachment 3 for a copy of the subdivision variance request.
4. The City of Eagle Pass Master Plan provides direction to the Planning and Zoning Commission in their deliberation of a plat.

The plat site is located within an area designated as Commercial on a Master Plan Map. Please refer to Attachment 5 for a copy of the Master Plan Map.

The use of the plat site for commercial business operations is consistent with the Master Plan Map. The policies of the Master Plan provide direction regarding the creation of a 79.92-acre lot.

5. The *Master Plan* emphasizes the importance of maintaining the character of the City's commercial neighborhoods. The following is a summary of the applicable sections of the Master Plan to the preliminary plat:
 - ✓ 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 *B-3 District*. This design will allow for the continuing development of the community while retaining the commercial character and scale 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 lot from US Highway 277 and Lopp 480 have 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 US Highway 277 and Lopp 480 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 there is currently drainage infrastructure in place that meet City specifications. Drainage from this site is south towards US 277 and east toward Loop 480. Detention Ponds are developed along US 277 at the access point and the soccer fields at the southwest corner. Hydraulic design for the site was performed by Tetra Tech when the project was constructed in 2008. The report and hydraulic calculations were submitted for review and acceptance. City Engineering Department accepted the hydrology report prepared by Halff Associates when the SAC was developed on March 21, 2024.

6. 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 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 may have 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 attractive to people, commerce, and industry.
- Create the desire for a more pleasing appearance of the City 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.

7. The subdivision design is consistent with the commercial uses permitted in the *B-3 General Business District*. Please refer to Attachment 5 for a copy of the City Zoning Map.

8. The plat will allow for use of the property that is consistent with the commercial purpose of the *B-3 General Business District*, as well as the surrounding, for the following reasons:

- A. The subdivision design bears a substantial relationship to the public's health, safety, and welfare.
- B. The subdivision will be in accordance with the policies of the Master Plan

and the business purpose of the *B-3 General Business District*.

- C. The subdivision is warranted because of the necessity to create additional building lots in the *B-3 General Business 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 *B-3 General Business District*.
 - E. The subdivision will benefit the city as a whole and will not be detrimental to nearby land uses of a similar nature.
 - F. The Subdivision will be designed and conditioned to comply with all applicable subdivision criteria and standards of the City of Eagle Pass.
9. The subdivision is consistent with City design and specifications, as the subsequent development of the site will be 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, a waiver was filed
 - ✓ *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
 - ✓ *Section 23-71* governing the installation and inspection of utility lines
- Please refer to Attachment 4 for a copy of the *Final Engineering Report* for the subdivision.
10. The subdivision and the subsequent development of the property will conform to the landscaping and tree preservation requirements set forth in *Article VI in Eagle Pass Code of Ordinances Chapter 23*.
11. The final plat will conform to the parkland dedication requirements set forth in *Article V in Eagle Pass Code of Ordinances Chapter 23*, as future development of the site will be subject to a one-time building permit parkland fee assessment.
12. The granting of final approval of this subdivision 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 11 of this report.

B. Community Development Department Recommendation

The Planning and Zoning Commission (1) **DENY** a sidewalk waiver request from Section 23-64, (2) **GRANT** a subdivision variance from Section 23-36(a) regulating preliminary plat requirements, and (3) **GRANT** final plat approval of the proposed *EPISD Sports Activity Center Subdivision*, subject to the final 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 and the following stipulations before plat recordation:

1. That the Developer submit payment of a \$12,000.00 filing fee, payable to the City of Eagle Pass.
2. That a sidewalk be installed along perimeter of the property on the north side along the lot frontage off Us Hwy 277.

TRANSMITTED to the parties listed hereafter:

Dirksen Engineering via e-mail
Eagle Pass Independent School District c/o Samuel Mijares via e-mail
Planning and Zoning Commission via e-mail
Eagle Pass Community Development Department Report dated March 19, 2024

Attachment 1
Application



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, KEVINETH R. DERSEN, hereby request final plat approval for the proposed subdivision known as EPISD STUDENT ACTIVITY CENTER as shown on the accompanying plat, which consists of _____ (number) sheets and which was acknowledged by me on 1/16/2024 (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)

01-16-2024
 Date

PRELIMINARY PLAT APPROVAL

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

_____ A preliminary plat was approved by the City on _____ (date).

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

RECEIVED

2/16/24
 correction to subd. name

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
_____	_____	_____	engineering certification of compliance of water and sewer facilities with Model Rules, and of estimated costs
_____	_____	_____	others (described as follows:) _____ _____ _____
_____	_____	_____	others (described as follows:) _____ _____ _____

DESCRIPTION OF SUBDIVISION INFRASTRUCTURE THAT HAS BEEN COMPLETED OR INSTALLED AS OF THE DATE OF THIS APPLICATION

NOTE: You may refer to the plat in describing the completed infrastructure -- for example, by stating, "The water lines shown on sheet 3 of the final plat have been installed." Use the back side of this page if more room is needed. The City of Eagle Pass' Subdivision Ordinance require a subdivider to enter into a Subdivision Construction Agreement secured by a financial guarantee (a bond, letter of credit, or cash deposit) for completion of streets and drainage and water and wastewater facilities not constructed or installed when the subdivider applies for final plat approval.

Streets. *(Provide names of streets and extent of their completed improvements.)*

Drainage facilities. *(Describe location and nature of completed drainage facilities.)*

Water facilities. *(Describe installed locations and sizes of water lines, water meters, and other devices involved in providing water.)*

Wastewater facilities. *(Describe installed location and sizes of such items as sewer lines, septic systems, or other on-site sewerage facilities.)*

**LIST OF DOCUMENTS AND OTHER INFORMATION SUBMITTED DURING
SUBDIVISION REVIEW CONSTITUTING BASIS FOR FULFILLING
REQUIREMENTS FOR FINAL PLAT APPROVAL**

I believe that I have submitted to the City of Eagle Pass all the documents and other information required for final plat approval, except any financial guarantee(s). OTHER THAN THE DOCUMENTS AND INFORMATION ALREADY LISTED ABOVE, those required documents and other information and the dates they were submitted are as follows:

Description of Document	Date Submitted	# of Item on City Submittal Log
(attach additional sheet if needed)		

EPISD STUDENT ACTIVITY CENTER

EAGLE PASS INDEPENDENT SCHOOL DISTRICT

Being 79.92 acres, located in the L.H. Townsend, Survey 513, Abstract 1139 and the I.&G.N.R.R.CO., Survey 21, Block 6, Abstract 627, Maverick County composed of a 26.64 acres tract and a 53.36 acres tract both described in conveyance document to Eagle Pass Independent School District described respectively in Volume 1120, Pages 402-et seq., and Volume 1120, Pages 407-et seq., of the Maverick County Official Public Records, Maverick County, Texas.

ENGINEER AND SURVEYOR CERTIFICATION:

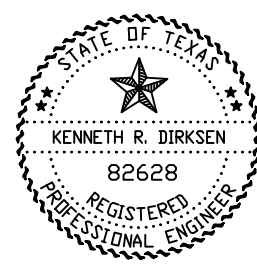
STATE OF TEXAS
COUNTY OF UVALDE
I CERTIFY THAT THE WATER AND WASTEWATER SERVICE FACILITIES DESCRIBED IN THE FINAL ENGINEERING REPORT ATTACHED HERETO ARE IN COMPLIANCE WITH THE MODEL SUBDIVISION RULES ADOPTED UNDER § 16.343, TEXAS WATER CODE.

I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM AN ACTUAL SURVEY CONDUCTED ON MAY 9, 2023 UNDER MY SUPERVISION ON THE GROUND AND THE MONUMENTS SHOWN ARE WITHIN THE POSITIONAL TOLERANCE REQUIRED BY 22 TAC § 663.15.

KENNETH R. DIRKSEN, P.E. 82628, R.P.L.S. 6260
DIRKSEN ENGINEERING PROJECT 23-3123

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE ____ DAY OF _____ OF _____ BY KENNETH R. DIRKSEN, P.E.

SIGNATURE NOTARY PUBLIC
STATE OF TEXAS MY COMMISSION EXPIRES ON: _____



WECO & Associates, LTD.
1,127.34 Acres
Doc. No. 204028 M.C.O.P.R.
Doc. No. 204029 M.C.O.P.R.
Doc. No. 204030 M.C.O.P.R.
(Remainder)

WECO & Associates, LTD.
429/98 M.C.O.P.R.
(Remainder)

SS FND
N:13444881.52
E:1506911.26

S 89°05'10" E 2501.82'

LONG JUMP
TRIPLE JUMP
I.&G.N.R.R.CO.
Survey 21
Block 6
Abstract 627

SOFTBALL FIELD

BASEBALL FIELD

Ostensible Survey Line & Existing City Limits

TOTAL AREA 79.92 ACRES

Eagle Pass Independent School District
53.36 AC
1120/407 M.C.O.P.R.

FOOTBALL FIELD

Eagle Pass Independent School District
26.64 AC
1120/402 M.C.O.P.R.

5021 EAST MAIN STREET

AUDITORIUM

SOCCER FIELDS
&
DETENTION POND

TENNIS COURTS

DETENTION POND

20' FRONT SETBACK & 20' UTILITY EASEMENT

U.S. HIGHWAY 277

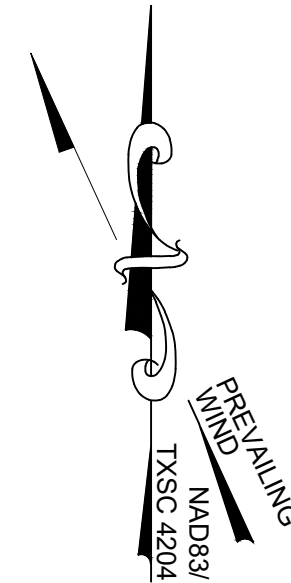
LOOP 480

P.O.B.
N:13443483.57
E:1506888.96

WECO & Associates, LTD.
1,127.34 Acres
Doc. No. 204028 M.C.O.P.R.
Doc. No. 204029 M.C.O.P.R.
Doc. No. 204030 M.C.O.P.R.
(Remainder)

Vantage Ventures, LTD.
8.180 Acres
Doc. No. 218307 M.C.O.P.R.

EPISD STUDENT
ACTIVITY CENTER



SCALE: 1 to 100

LEGEND	
BOUNDARY LINE	
SET 1/2" STEEL STAKE	
FOUND MONUMENT	
SANITARY SEWER SEWER	
MANHOLE, CO	
PLAT LINES	
DEED LINES	
EASEMENT	
FENCE	
GAS LINE	
WATER LINE	
WATER VALVE/METER	
ELECTRIC	
TELEPHONE	
911 ADDRESS	919
FIRE HYDRANT	
LUMINAIRE	

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FIRM NAME & ADDRESS



DIRKSEN
ENGINEERING

UVALDE EAGLE PASS
TBPE FIRM #F-8848, TBPLS FIRM #10193741
107 W. SOUTH STREET, UVALDE, TX 78801
PH: (830) 278-2100, FAX: (830) 278-2102
EMAIL: KENDIRKSEN@SBGGLOBAL.NET
WEBSITE: WWW.DIRKSENENGINEERING.COM

PROJECT# 23-3123

PROJECT NAME & ADDRESS

EPISD STUDENT ACTIVITY CENTER
Eagle Pass, TX

SHEET TITLE

PLAT

PREPARED FOR:

Samuel Mijares
Eagle Pass I.S.D.
1654 Veterans Blvd.
Eagle Pass, Tx 78852

SHEET

1 of 2

DES'D : KRD
DRAWN : WMS
APP'VD : KRD
DATE : 2024-02-09

SS FND
N:13444881.52
E:1506911.26
(Remainder)

S 89°05'10" E 2501.82'

Plat Zoomed In

I.&G. N.R.R.CO.
Survey 21
Block 6
Abstract 627

Ostensible Survey Line & Existing City Limits

TOTAL AREA 79.92 ACRES

Eagle Pass Independent School District
53.36 AC
1120/407 M.C.O.P.R.

L.H. Townsend
Survey 513
Abstract 1139

A=2619.7'
B=2820.99"
C=2018.8'
D=400.00'

Eagle Pass Independent School District
26.64 AC
1120/402 M.C.O.P.R.

5021 EAST MAIN STREET

AUDITORIUM

DETENTION POND

TENNIS COURTS

SOCCER FIELDS
&
DETENTION POND

20' FRONT SETBACK & 20' UTILITY EASEMENT

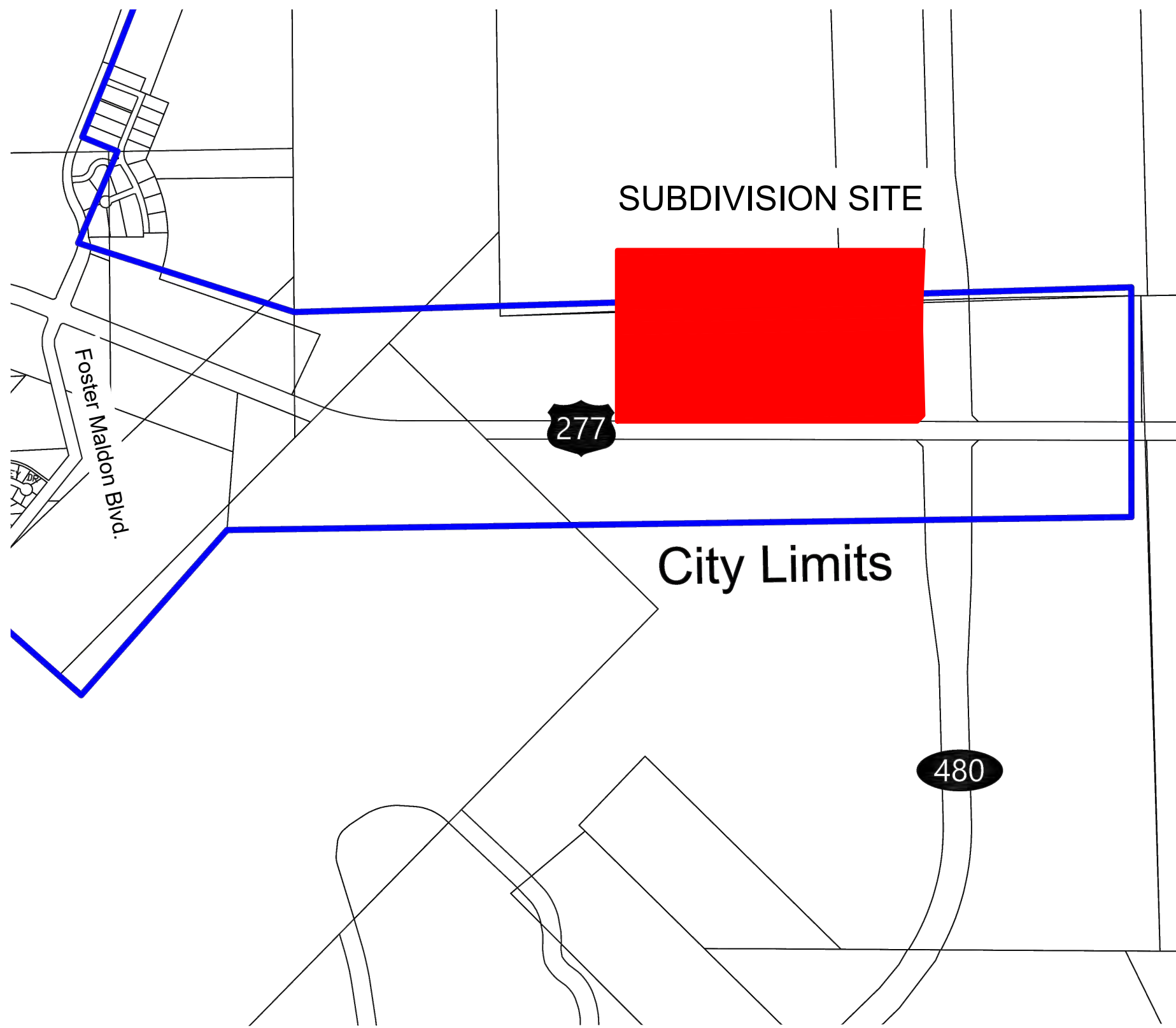
P.O.B.
N:13443483.57
E:1506888.96

N 82°06'10" W 129.632'

N 89°04'12" W 12715.87'

N 89°03'10" W 56.87'

S 45°08'05" W 68.70'



EPISD STUDENT ACTIVITY CENTER

EAGLE PASS INDEPENDENT SCHOOL DISTRICT

Being 79.92 acres, located in the L.H. Townsend, Survey 513, Abstract 1139 and the I&G.N.R.R.CO., Survey 21, Block 6, Abstract 627, Maverick County composed of a 26.64 acres tract and a 53.36 acres tract both described in conveyance document to Eagle Pass Independent School District described respectively in Volume 1120, Pages 402-et seq., and Volume 1120, Pages 407-et seq., of the Maverick County Official Public Records, Maverick County, Texas and more particularly described by metes and bounds as follows: (The bearings and distances shown herein conform to the Texas Coordinate System, North American Datum 1983, Texas South Central Zone.) (All corners called for as being set are marked on the ground with ½ inch steel stakes with plastic identification caps stamped "DIRKSEN/6260" attached unless otherwise noted or shown.)

BEGINNING at a steel stake set (S.P.C. N:13443483.57, E:1506888.96) in the north line of U.S. Highway 277, at the remainder of a southeast corner of a tract described in conveyance document to WECO & Associates, LTD recorded in Volume 429, Pages 98-et seq., for the southwest corner of the herein described tract;

THENCE N 00°54'50" E, 1398.13 feet to a steel stake found for the northwest corner of the herein described tract;

THENCE S 89°05'10" E, 2501.82 feet to a steel stake found in the west line of Loop 480, at a southeast corner of a remainder of a 1127.34 acres tract described in conveyance document to WECO & Associates, LTD recorded in Document Numbers 204028, 204029, and 204030 for the northeast corner of the herein described tract;

THENCE With the west line of Loop 480 for the following four (4) calls;
1. S 03°20'19" W, 450.71 feet to a point;
2. Southwesterly with a curve to the left having a radius of 2892.29 feet, chord S 01°20'19" W, 201.88 feet, central angle of 4°00'00", for an arc length of 201.92 feet to a right of way monument found;
3. S 00°39'41" E, 697.62 feet to a steel stake set;
4. S 45°08'05" W, 68.70 feet to a steel stake set in the north line of U.S. Highway 277 for a southeast corner of the herein described tract;

THENCE With the north line of U.S. Highway 277 for the following four (4) calls;
1. N 89°03'10" W, 56.87 feet to a steel stake found;
2. N 89°04'12" W, 715.87 feet to a point;
3. N 89°06'10" W, 129.63 feet to a point;
4. N 89°04'10" W, 1550.16 feet to the **POINT OF BEGINNING** containing 79.92 acres of land within the herein described boundary surveyed by Dirksen Engineering on December 6, 2023.

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 TEXAS LOCAL GOVERNMENT CODE 212.032 AND THAT:
(A) THE WATER QUALITY AND SERVICE TO THE LOTS MEET, OR WILL MEET, THE STATE STANDARDS;
(B) SANITARY SEWER SERVICE TO THE LOTS MEET OR WILL MEET STATE STANDARDS;
(C) ELECTRIC SERVICE PROVIDED TO THE LOTS MEET, OR WILL MEET, THE STATE STANDARDS
(D) GAS SERVICE PROVIDED TO THE LOTS MEET, OR WILL MEET, MINIMUM STANDARDS.
THE OWNER ATTESTS THAT THE MATTERS ASSERTED IN THIS PLAT ARE TRUE AND COMPLETE.

Eagle Pass Independent School District

SIGNATURE : _____

Samuel Mijares

STATE OF TEXAS
COUNTY OF MAVERICK
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON _____ BY Samuel Mijares on behalf of said Eagle Pass Independent School District.

SIGNATURE NOTARY PUBLIC STATE OF TEXAS

MY COMMISSION EXPIRES ON: _____

PLANNING & ZONING COMMISSION CERTIFICATION:

THIS SUBDIVISION OF EPISD STUDENT ACTIVITY CENTER SUBDIVISION WAS PRESENTED TO THE PLANNING AND ZONING COMMISSION AND APPROVED ON _____, 20____, BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF EAGLE PASS, TEXAS.
SIGNED THIS ____ DAY OF _____, 20____.

CHAIRMAN _____

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

SIGNATURE NOTARY PUBLIC STATE OF TEXAS

MY COMMISSION EXPIRES ON: _____

CITY COUNCIL CERTIFICATION:

THIS SUBDIVISION OF EPISD STUDENT ACTIVITY CENTER SUBDIVISION WAS PRESENTED TO THE CITY COUNCIL OF EAGLE PASS AND APPROVED ON _____, 20____, BY THE CITY COUNCIL OF THE CITY OF EAGLE PASS, TEXAS.
SIGNED THIS ____ DAY OF _____, 20____.

MAYOR _____

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

SIGNATURE NOTARY PUBLIC STATE OF TEXAS

MY COMMISSION EXPIRES ON: _____

CITY MANAGER CERTIFICATION:

WE THE UNDERSIGNED CERTIFY THAT THIS SUBDIVISION OF THE EPISD STUDENT ACTIVITY CENTER WAS REVIEWED AND APPROVED BY THE CITY MANAGER OF THE CITY OF EAGLE PASS ON _____,

____ DATE: _____

CITY MANAGER OF THE CITY OF EAGLE PASS

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

SIGNATURE NOTARY PUBLIC STATE OF TEXAS

MY COMMISSION EXPIRES ON: _____

ENGINEER AND SURVEYOR CERTIFICATION:

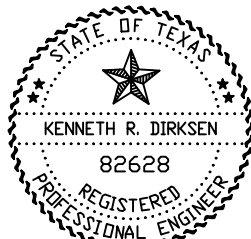
STATE OF TEXAS
COUNTY OF UVALDE
I CERTIFY THAT THE WATER AND WASTEWATER SERVICE FACILITIES DESCRIBED IN THE FINAL ENGINEERING REPORT ATTACHED HERETO ARE IN COMPLIANCE WITH THE MODEL SUBDIVISION RULES ADOPTED UNDER § 16.343, TEXAS WATER CODE.

I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM AN ACTUAL SURVEY CONDUCTED ON MAY 9, 2023 UNDER MY SUPERVISION ON THE GROUND AND THE MONUMENTS SHOWN ARE WITHIN THE POSITIONAL TOLERANCE REQUIRED BY 22 TAC § 663.15.

KENNETH R. DIRKSEN, P.E. 82628, R.P.L.S. 6260
DIRKSEN ENGINEERING PROJECT 23-3123

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE ____ DAY OF _____, OF _____ BY KENNETH R. DIRKSEN, P.E.

SIGNATURE NOTARY PUBLIC
STATE OF TEXAS MY COMMISSION EXPIRES ON: _____



COUNTY CLERK'S RECORDING CERTIFICATE

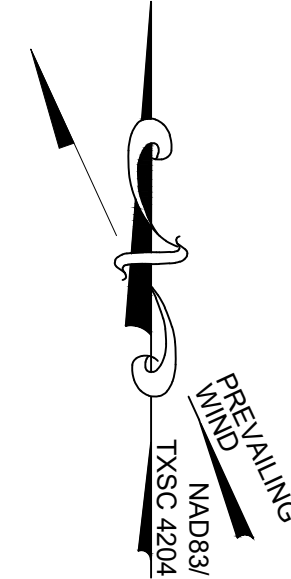
I, _____, COUNTY CLERK OF MAVERICK COUNTY, CERTIFY THAT THE PLAT BEARING THIS CERTIFICATE WAS FILED FOR RECORD AT ____ O'CLOCK ____ M. ON _____, ____ AND WAS RECORDED IN ENVELOPE _____, SIDE ____ IN THE MAP RECORDS OF MAVERICK COUNTY AT ____ O'CLOCK ____ M. ON _____, ____.

MAVERICK COUNTY CLERK

NOTES:

- THIS PLAT CREATES THE EPISD SPORTS CENTER SUBDIVISION.
- THE LAND SHOWN ON THIS PLAT IS ENTIRELY WITHIN THE CITY LIMITS OF EAGLE PASS, TEXAS.
- PROPOSED ZONING IS B3.
- THE SUBDIVISION SHOWN ON THIS PLAT IS NOT LOCATED IN SPECIAL FLOOD HAZARD AREAS (SFHAS) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD, AS SHOWN ON FLOOD INSURANCE RATE MAPS NUMBER 48323C0455D AND 48323C075D FOR MAVERICK COUNTY, TEXAS AND INCORPORATED AREAS DATED APRIL 4, 2011. ANY CONSTRUCTION WITHIN A FLOOD PLAIN WILL REQUIRE A FLOOD PLAIN DEVELOPMENT PERMIT FROM CITY OF EAGLE PASS.

EPISD STUDENT
ACTIVITY CENTER



SCALE: 1 to 1000

LEGEND

BOUNDARY LINE

SET 1/2" STEEL STAKE
FOUND MONUMENT
SANITARY SEWER SEWER
MANHOLE, CO
PLAT LINES
DEED LINES
EASEMENT
FENCE
GAS LINE
WATER LINE
WATER VALVE/METER
ELECTRIC
TELEPHONE
911 ADDRESS
FIRE HYDRANT
LUMINAIRE

THESE DRAWINGS ARE THE PROPERTY OF DIRKSEN ENGINEERING AND SHALL NOT BE USED ON OTHER WORK WITHOUT THEIR APPROVAL. IF THIS SHEET DOES NOT MEASURE 24"X36" IT HAS BEEN MODIFIED. COPYRIGHT 2024.

FIRM NAME & ADDRESS

DIRKSEN ENGINEERING
UVALDE EAGLE PASS
TBPE FIRM #F-8848, TBPLS FIRM #10193741
107 W. SOUTH STREET, UVALDE, TX 78801
PH: (830) 278-2100, FAX: (830) 278-2102
EMAIL: KENDIRKSEN@SBCGLOBAL.NET
WEBSITE: WWW.DIRKSENENGINEERING.COM

PROJECT# 23-3123

PROJECT NAME & ADDRESS

EPISD SPORTS CENTER
Eagle Pass, TX

SHEET TITLE

PLAT

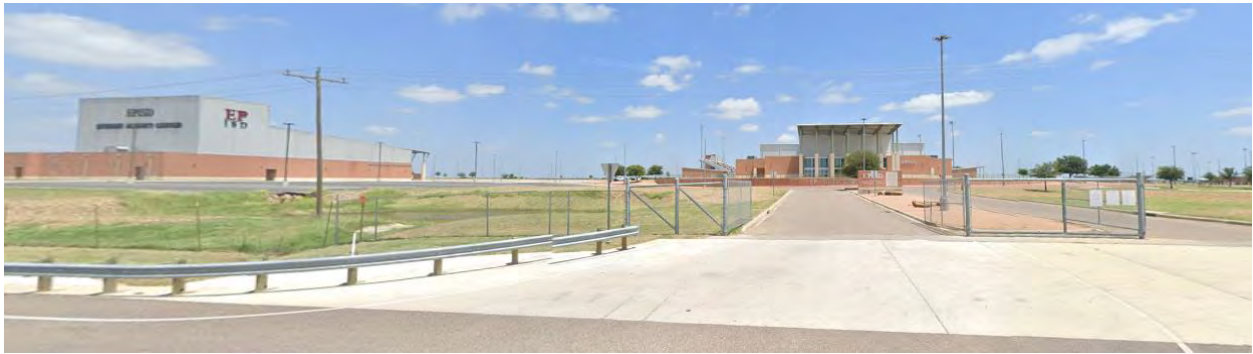
PREPARED FOR:

Samuel Mijares
Eagle Pass I.S.D.
1654 Veterans Blvd.
Eagle Pass, Tx 78852

SHEET

2 of 2

DES'D : KRD
DRAWN : WMS
APPVD : KRD
DATE : 12-06-2023



Attachment 2
Sidewalk Waiver



PLANNING DEPARTMENT

3295 Bob Rogers Drive, Eagle Pass, Texas 78852 • Phone: (830) 773-7781 • Fax: (830) 773-7803

Subdivision Sidewalk Waiver Application

City of Eagle Pass Code of Ordinances Section 23-64(a). Concrete sidewalks shall be required to be constructed in all residential, commercial, industrial, public and multi-family subdivision sites. Sidewalks shall have a minimum width of 4-feet and a minimum thickness of 4-inches and shall be required to be placed adjacent and/or contiguous to the property line within the streets right-of-way. Sidewalks shall be required on the subdivision side of adjacent or perimeter streets and on both sides of interior streets.

City of Eagle Pass Code of Ordinances Section 23-64(d). The Planning and Zoning Commission may waive the requirement for sidewalks in any of the following situations or circumstances:

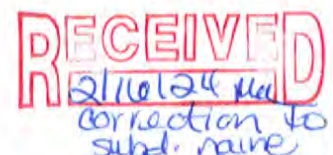
- (1) Where construction of a sidewalk by a subdivider on either or both sides of a street or a portion of a street would be either unnecessary or unsafe due to the particular physical characteristics of the terrain in the subdivision, the safety and necessity of which shall be determined by the Planning and Zoning Commission; however, such waiver may only be granted if the Commission determines that either sound engineering or safety considerations dictate that a sidewalk should not be constructed, for example, where a proposed sidewalk would cross an arroyo, creek or steep embankment; or
- (2) Where a proposed sidewalk would be located adjacent to a utility easement and the land adjacent to such easement is unusable for development because of the nature of such easement, for example, a natural gas or electric utility easement or a railroad right-of-way or where a proposed sidewalk would be located adjacent to an easement and the land on the other side of the easement is of insufficient depth to allow future development on that side, provided that in either event that there is, or will be, a sidewalk on the side of the road opposite the easement; or
- (3) Where a residential subdivision has double-frontage lots and the rear lots abut a collector or arterial street, a sidewalk on the side of such collector or arterial street on which the rear lot lines abut, does not have to be constructed, provided that a sidewalk is or will be, constructed on the other side of such collector or arterial street; or
- (4) When the lot size in a new residential subdivision is equal to or exceeds 22,000-square-feet in area.

Applicant Information

Applicant (if not owner): Ken Dirksen dba Dirksen Engineering
Phone: 830-278-2100 Email: kendirksen@sbcglobal.net
Owner: Eagle Pass ISD
Owner Address: 1420 Eidson Rd City: Eagle Pass State: TX Zip: 78852
Phone: 830-773-5181 Email: samijares@eaglepassisd.net

Property Information

Site Address: 5021 E. Main St., Eagle Pass, TX 78852
Legal description (from deed): EPISD STUDENT ACTIVITY CENTER
(Property must be legally subdivided or be lot of record)
Maverick County Identification Number: 8711285 & 8711286



Description of Subdivision Sidewalk Waiver Request, including exact location and distance

Waiver of Sidewalk requirement at EPISD STUDENT ACTIVITY CENTER

Please check one or more of the following code sections under which you are requesting the waiver

☒ Where construction of a sidewalk by a subdivider on either or both sides of a street or a portion of a street would be either unnecessary or unsafe due to the particular physical characteristics of the terrain in the subdivision, the safety and necessity of which shall be determined by the Planning and Zoning Commission; however, such waiver may only be granted if the Commission determines that either sound engineering or safety considerations dictate that a sidewalk should not be constructed, for example, where a proposed sidewalk would cross an arroyo, creek or steep embankment.

☐ Where a proposed sidewalk would be located adjacent to a utility easement and the land adjacent to such easement is unusable for development because of the nature of such easement, for example, a natural gas or electric utility easement or a railroad right-of-way or where a proposed sidewalk would be located adjacent to an easement and the land on the other side of the easement is of insufficient depth to allow future development on that side, provided that in either event that there is, or will be, a sidewalk on the side of the road opposite the easement.

☐ Where a residential subdivision has double-frontage lots and the rear lots abut a collector or arterial street, a sidewalk on the side of such collector or arterial street on which the rear lot lines abut, does not have to be constructed, provided that a sidewalk is or will be, constructed on the other side of such collector or arterial street.

☐ When the lot size in a new residential subdivision is equal to or exceeds 22,000-square-feet in area.

Describe how your waiver request complies with the section or sections checked above

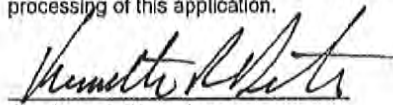
EPISD STUDENT ACTIVITY CENTER is accessed by vehicle only. Sidewalk along
US 277 & Coop 480 is impracticable. Sidewalk would be under authority of
TX DOT.

Applicant Authorization

I authorize the City of Eagle Pass to conduct any site visits necessary to evaluate this subdivision sidewalk waiver application.

I further understand that provisions of *City of Eagle Pass Code of Ordinances Section 23-64* apply to all subdivisions within the city limits and all subdivisions outside the city limits. For subdivisions outside the city limits, a guarantee of performance for sidewalks as set out in *Section 23-40* shall be furnished prior to plat approval. For subdivisions inside the city limits, sidewalks shall be required as a condition at the time the building permits are obtained and no guaranty of performance shall be required as set out in *Section 23-40*. However, inside the city limits, all sidewalks must be in place within 18-months after plat recordation and it shall be the responsibility of the subdivider to see that this deadline is met. If the sidewalks are not in place within 18-months after recordation, the subdivider of the property will be assessed the full cost of constructing the sidewalks plus \$100.00 per month for each month beyond the 18-month period during which said construction remained uncompleted.

I hereby state that I have prepared this application and that, to the best of my knowledge, the information contained herein is complete, accurate, and a true representation of the subdivision variance request. I further attest that I have the authority to submit this application and agree to comply with any and all conditions of subdivision sidewalk waiver approval by the Planning and Zoning Commission. I agree to provide any additional information requested by the City of Eagle Pass as they deem necessary for the processing of this application.


Applicant Signature

01-09-2024
Date

Attachment 3
Variance Application



PLANNING DEPARTMENT

3295 Bob Rogers Drive, Eagle Pass, Texas 78852 • Phone: (830) 773-778 • Fax: (830) 773-7803

SUBDIVISION VARIANCE APPLICATION

Applicant Information

Applicant (If not owner): Ken Dirksen dba Dirksen Engineering

Address: 441 Fort Clark Rd, Ste. B, Uvalde, TX 78801

Phone: 830-278-2100

E-mail: kendirksen@sbcglobal.net

Owner: Eagle Pass ISD

Address: 1420 Eidson Rd, Eagle Pass, TX 78852

Phone: 830-773-5181

E-mail: samijares@eaglepassisd.net

Property Information

Site Address: 5021 E. Main St., Eagle Pass MCAD Property ID No. 8711285& 8711286

Legal Description (from deed): EPISD STUDENT ACTIVITY CENTER

Description of Subdivision Variance Request

Variance from section 23-36. Processing of the final plat to allow preliminary and final approval of the Plat at the same meeting.

Detailed Explanation of Subdivision Variance Request

Please answer, on a separate sheet of paper if necessary, the following questions:

What are the special circumstances or conditions affecting the land involved such that the strict application of the provisions of the subdivision code would deprive the application of the reasonable use if their land?

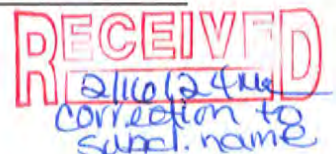
All streets and utilities required by subdivision code are constructed and in place.

No additional construction is required before recording this Plat.

How is the variance necessary for the preservation and enjoyment a substantial property right of the applicant?

Requiring the Plat to be reviewed for preliminary and then final at a

different time will place unnecessary delay to the developer.



Describe how the granting of the variance will not be detrimental to the public health, safety or welfare, or injurious to other property in the area.

The property is being used as a school sports center and will remain.

Describe how the granting of the variance will not have the effect of preventing the orderly subdivision of the other land in the area in accordance with the provisions of the subdivision code.

The use of this property will not change. This property will remain a school sports center.

Required Application Attachments

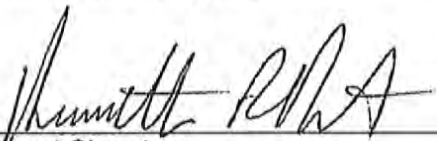
The following documentation is required to be attached to this application:

- A copy of a survey map prepared by a licensed surveyor.
- A copy of a 'run sheet' for the property detailing prior deed history, which can typically be obtained at a title company.

Applicant Authorization

I authorize the City of Eagle Pass to conduct any site visits necessary to evaluate this subdivision variance application.

I hereby state that I have prepared this application and that, to the best of my knowledge, the information contained herein is complete, accurate, and a true representation of the subdivision variance request. I further attest that I have the authority to submit this application and agree to comply with any and all conditions if a subdivision variance approval. I agree to provide any additional information requested by the City of Eagle Pass as they deem necessary for the processing of this application.


Applicant Signature

12-18-2023
Date

Attachment 4
Final Engineering Report

Dirksen Engineering

441 Fort Clark St, Ste B.

Uvalde, TX 78801

TBPE FIRM #F-8848

TBPLS FIRM #10193741

Phone: 830-278-2100

Fax: 830-278-2102

Cell: (830) 279-9447

kendirksen@sbcglobal.net

December 15, 2023

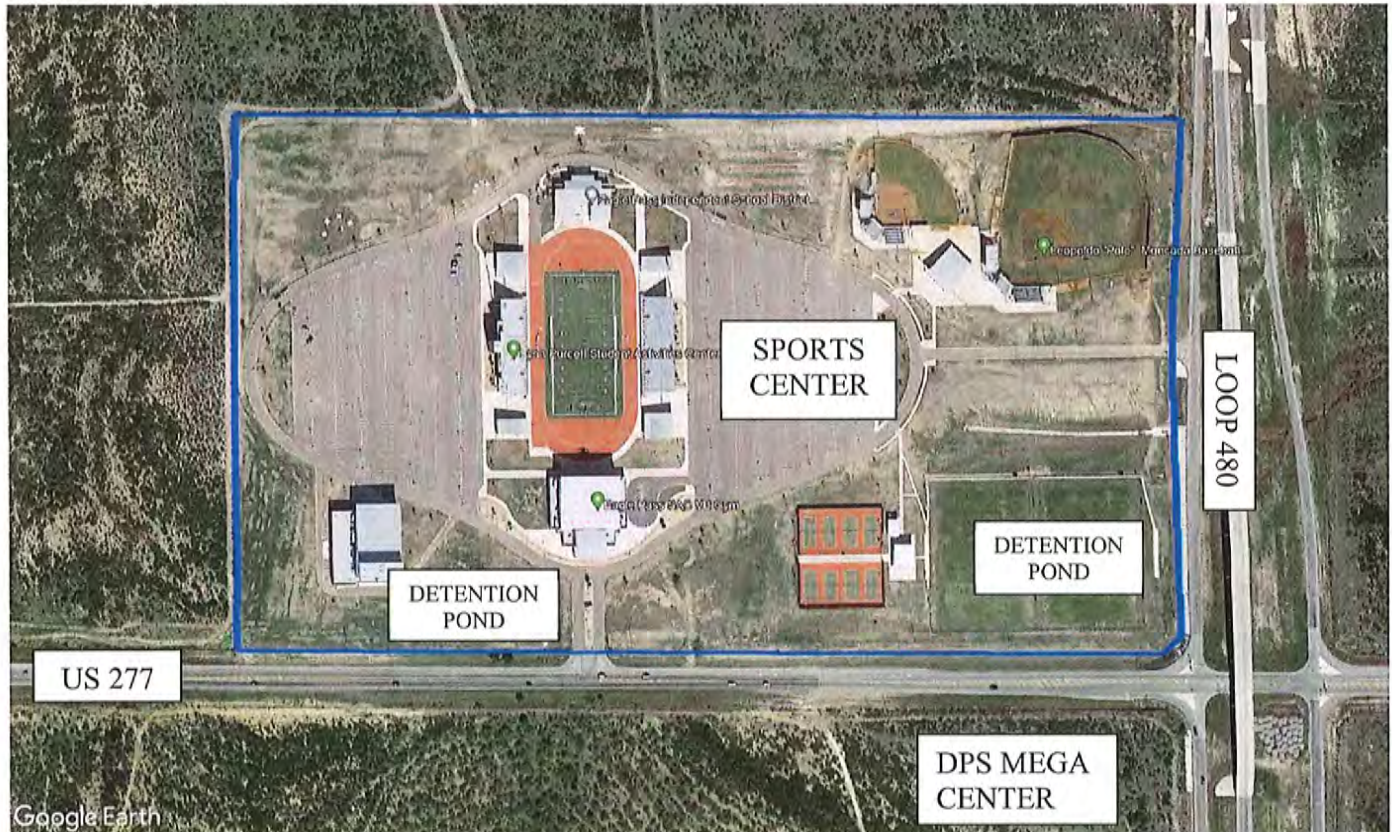
Placido Madera
Planning Director City of Eagle Pass
3295 Bob Rogers Drive
Eagle Pass, Tx 78852

Re: Final Engineering and Drainage Report – EPISD STUDENT ACTIVITY CENTER

To Whom It May Concern:

Introduction:

EPISD STUDENT ACTIVITY CENTER is 79.92 acres located in Abstract 627 and 1139 at the northwest corner of the intersection of US 277 and Loop 480. The Maverick CAD Tax ID Number is 8711285 and 8711286.



RECEIVED
2/16/24
correction to subd. name

Development

The activity center was first constructed in 2008. The development has direct access to US 277 and the south bound frontage road of Loop 480. The site is nearly fully developed as a activity center. Two parking lots have been added since the activity center was constructed.

Part of the activity center is located within the City Limits of Eagle Pass. A voluntary annexation has been submitted to annex the remaining part into the City of Eagle Pass. Zoning is B-3 General Business.

Street Development

The activity center has direct access to US 277 and the south bound frontage road of Loop 480. No additional roadway development is proposed.

Water Development

Water service is provided to the site by a 12 inch water main on the north side of US 277. No additional water development is proposed.

Fire protection is provided by existing fire hydrants. No additional fire protection is proposed.

Sanitary Sewer Facilities

Sanitary sewer is provided by public sewer which crosses under US 277 and flows south and west toward Quintas Fronterizas.

Drainage Development

The soils are Zapata Association, El Indio Association and Maverick Association. The drainage classification is C and D. The entire site is located outside the special flood hazard area shown on FEMA FIRM 48323C0455D and 48323C0475

D dated April 4, 2011. The Soil Report and a Firmette of the flood plane panel are attached to this report.

Drainage from this site is south toward US 277 and east toward Loop 480. Detention ponds are developed along US 277 at the access point and the soccer fields at the southeast corner.

Hydraulic design for the site was performed by Tetra Tech when the project was constructed. The report and hydraulic calculations are attached to this report.

Electric Facilities, Telephone and Cable Television

Electric service is provided by AEP.

Gas Service

Gas service is provided by Texas State Natural Gas..

Construction Cost

No public utilities will be constructed for this project.

Your review of this plat application is greatly appreciated. Contact me for discussion and questions.
Sincerely,

Kenneth R. Dirksen, P. E.

Att: EPISD activity Center Plat
Web Soil Survey Soil Map
FEMA Firmette
Hydraulic Calculations by Tetra Tech dated 11-20-2008

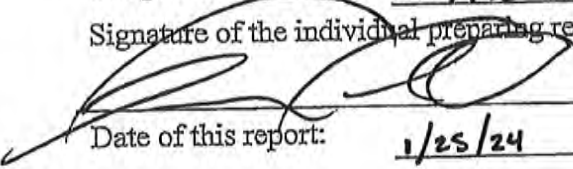
FIRE FLOW TEST REPORT

PROJECT INFORMATION:

Project Name: EPISD ACTIVITY CENTER
Street Address: US 277 & LOOP 480
City, State, Zip Code: EAGLE PASS, TX 78852

FIRE FLOW TESTING COMPANY INFORMATION:

Name of individual preparing this report: JOSE RAMA
Company represented: ALLEGIANCE FIRE PROTECTION
Street Address: PO BOX 34504
City, State, Zip Code: SAN ANTONIO, TX 78265
Telephone number: (210) 493-2830
Signature of the individual preparing report attesting to the accuracy of data contained herein:


Date of this report: 1/25/24

WITNESS INFORMATION:

Name of individual witnessing flow test: RAÚL GUARDIOLA
Company Represented: EPWWS
Telephone Number: 830-773-2357
Signature of the witness attesting to the accuracy of data in this report:

FIRE FLOW INFORMATION:

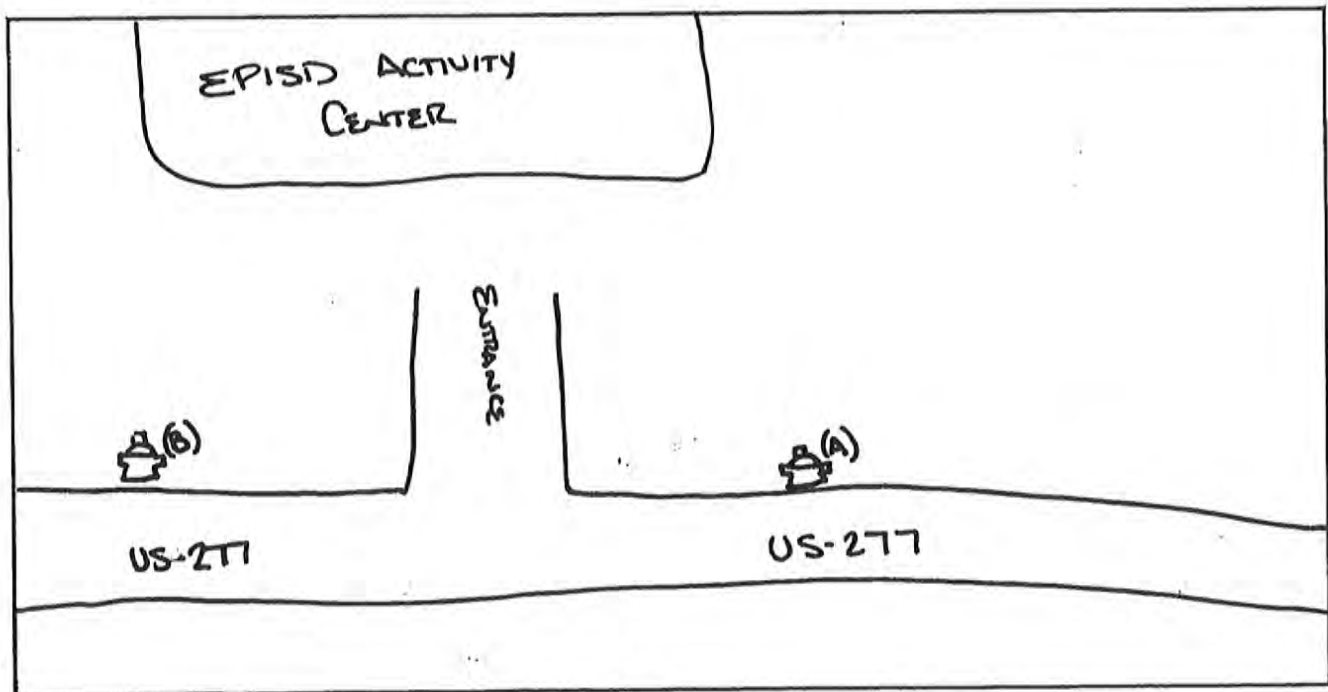
Date and time of flow test: 1/25/24 @ 1:00 PM
Location of "flow" hydrant(s): SEE CHART (A)
Location of "test" hydrant: SEE CHART (B)
***Theoretical fire flow (gpm) available at twenty-five (25) psi: 2995 GPM

***For Building Permit Application

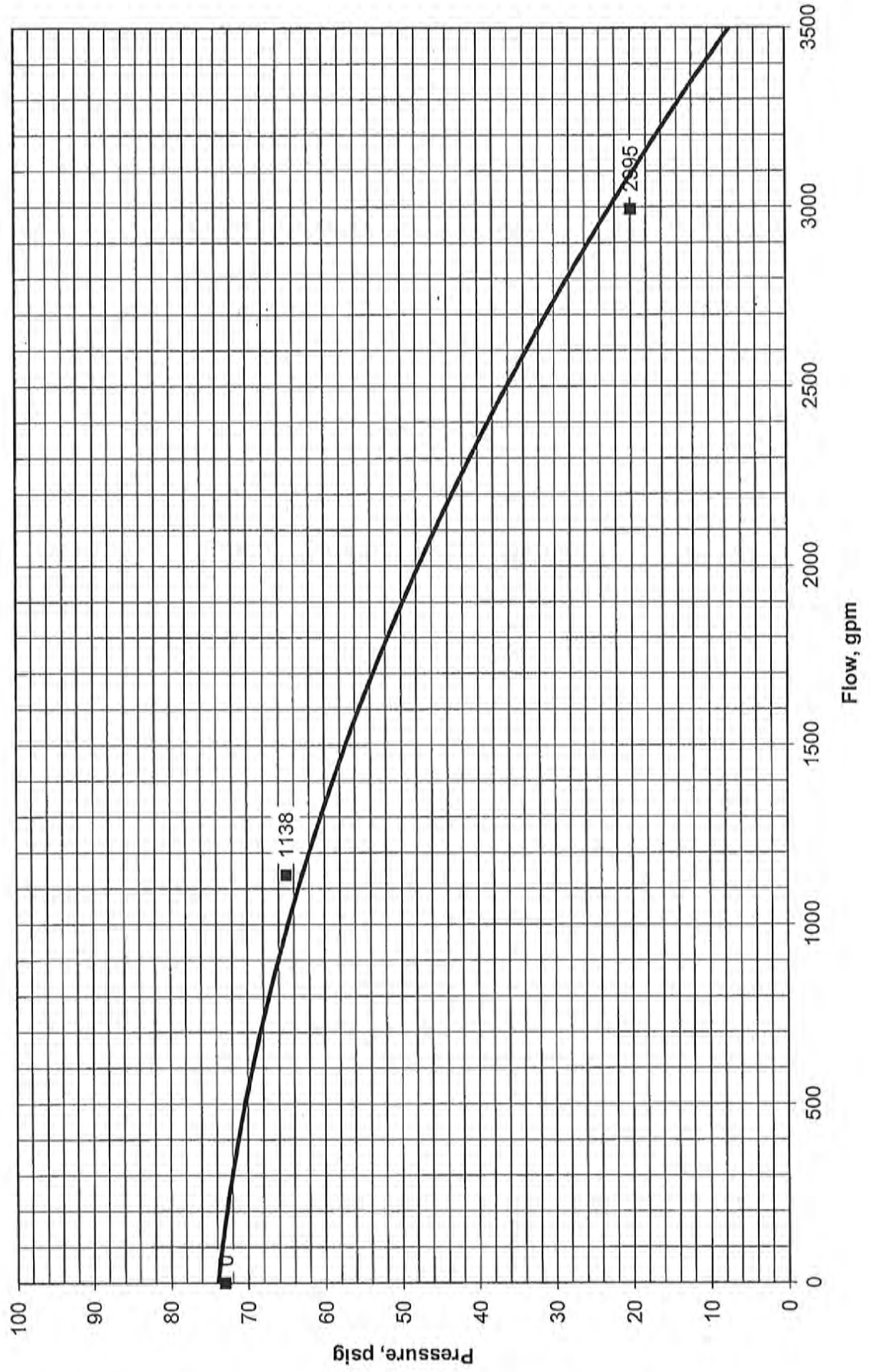
FIRE FLOW TEST DATA SHEET

PROJECT INFORMATION:Project Name: EPISD ACTIVITY CENTERStreet Address: US 277 & LOOP 480City, State, Zip Code: EAGLE PASS, TX 78852

DATE	TIME AM PM	TEST HYDRANT		FLOWING HYDRANT					FLOWING HYDRANT					TOTAL FLOW	
		STATIC (psi)	RESI- DUAL (psi)	PISTOT (psi)	DIA (in)	THEOR FLOW (gpm)	HYD COEF	ACTUAL FLOW (gpm)	PISTOT (psi)	DIA (in)	THEOR FLOW (gpm)	HYD COEF	ACTUAL FLOW (gpm)	ACTUAL (gpm)	AT 25 psi (gpm)
1/25	1:00	673	65	46	2.5"	1264	.9	1138							2995

SKETCH FLOW TEST LOCATION:

WATER FLOW TEST CHART





AGREEMENT REGARDING WATER SERVICE FOR THE PROPOSED
EPISD STUDENT ACTIVITY CENTER 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 Eagle Pass ISD, 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 _____
EPISD STUDENT ACTIVITY CENTER.

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
10,000 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.

RECEIVED
2/16/24

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 DEC 19, 2023.

The Utility

By: Mar. Sal.

Printed Name: MARCO SALINAS

Office or Position: CHAIRMAN

Date: 12/19/2023

The Subdivider

By: S. Mijares

Printed Name: Samuel Mijares

Office or Position: Superintendent

Date: 12/12/23

Note: The above form of agreement may be used when required under Model Rule Sections 2.2 (a) (2) and 3.2 (c) (I), 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 EPISD STUDENT ACTIVITY CENTER 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 Eagle Pass ISD, 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
EPISD STUDENT ACTIVITY CENTER.

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 6,000 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.

RECEIVED
2/16/24 ML
direction to subd name

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 DEC 19, 2023.

The Utility

By:

Marco Salinas

Printed Name: MARCO SALINAS

Office or Position: CHAIRMAN

Date: 12/19/2023

The Subdivider

By:

Samuel Mijares

Printed Name: Samuel Mijares

Office or Position: Superintendent

Date: 12/12/23

Note: The above form of agreement may be used when required under Model Rule Sections 2.2 (a) (2) and 3.2 (c) (I), 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.

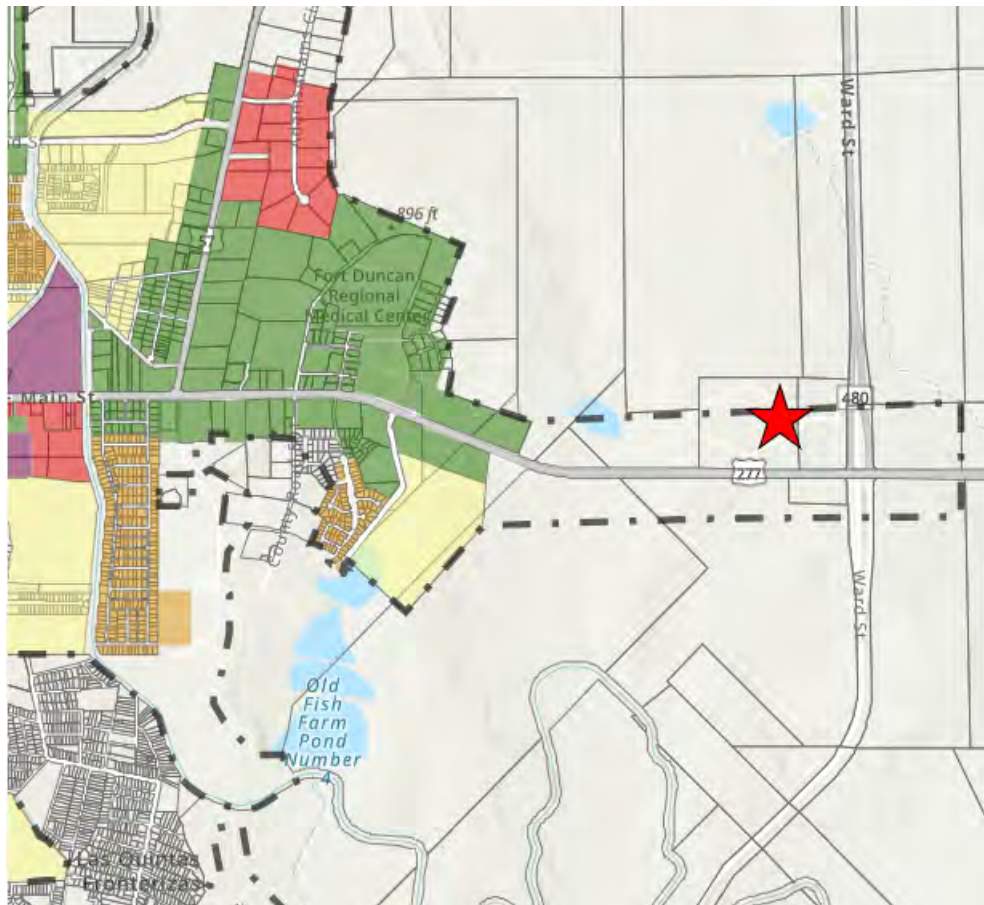
Attachment 5
Master Plan & Zoning District Map

Master Plan Map

subject area not depicted



Zoning District Map



Item #5



Community Development Department Executive Summary REPORT TO THE PLANNING AND ZONING COMMISSION

Final Plat Approval of the MGA Subdivision Unit 1

I. BACKGROUND

A. General Information

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

Developer/Subdivider: Desarrollos Y Proyectos del Aguila, LLC I Uvalde, Tx 78801

Location: South of Daisy Diaz Drive, west of Del Rio Blvd, east of Rio Grande River, and north of Rio Road.

Property ID Number: 2419

Legal Description: Being an 15.07-acre tract of land lying and situated in Maverick County Texas, being out of and pats of R. Casanova Survey 40, Abstract No. 76 and J. Tremino Survey 41, Abstract No. 836 and also being out of 21.86 acre tract described in conveyance document to Desarrollos y Proyectos del Aguila, LLC recorded in Book 1830, page 416 et seq. and further described in Book 1627, Page 391 seq. of the Maverick County Official Public Records, Maverick County, Texas.

Request: Final plat approval to subdivide an approximately 15.07-acre tract into 43 single family lots, 1 detention pond, and 1 3.65-acre park lot.

B. Subject Property Information

Parcel Size: 11.98-acres **Vegetation:** Cleared **Existing Use:** Vacant

Zoning: R-2 Second One-Family Dwelling District **Master Plan:** Residential

C. Vicinity Data

The site is located within an area that features residential developments.

D. Infrastructure

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

Access to the site is provided by Paso Del Rio Boulevard and Ceniza Drive.

II. RECOMMENDED FINDINGS OF FACT

A. Conclusions

1. The applicant's request contains sufficient information for consideration by the Planning and Zoning Commission. Information contained in this report and the Commission's public meeting 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 subdivision is consistent with City design and specifications, as the subsequent development of the site will be required to conform to the following sections of *Article IV in Eagle Pass Code of Ordinances Chapter 23*:
- ✓ *Section 23-61* governing streets
 - ✓ *Section 23-62* governing alleys and 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
 - ✓ *Section 23-71* governing the installation and inspection of utility lines
 - ✓ *Sec. 23-94* governing fences

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

3. The subdivision and the subsequent development of the property is consistent with City design and specifications for landscape and tree preservation set forth in *Article VI in Eagle Pass Code of Ordinances Chapter 23*.
4. The subdivision of the property will be required to conform to cash contribution in lieu of parkland dedication requirements set forth in *Article V in Eagle Pass Code of Ordinances Chapter 23*. Unless The Planning and Zoning Commission votes in favor of the proposition made by the applicant to dedicate land.
5. 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 efficient and economical ways to move people and goods in 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 may have 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 attractive to people, commerce, and industry.
 - Create the desire for a more pleasing appearance of the City 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.
6. 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* 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 business 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 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.

Please refer to Attachment 3 for a copy of the *Master Plan* Map and a copy of the *Zoning District Map* for the City of Eagle Pass.

7. The approval of this preliminary 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 6 of this report.

B. Community Development Department Recommendation

The Planning and Zoning Commission (1) **DENY** the request to dedicate parkland and require the payment of fees in lieu thereof, and (2) **GRANT** final plat approval of the *MGA Subdivision Unit 1* subject to 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
Planning and Zoning Commission via e-mail
Eagle Pass Planning Department Report dated March 22, 2024

Attachment 1

Application



CITY OF EAGLE PASS
APPLICATION FOR APPROVAL OF FINAL PLAT

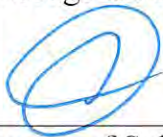
INSTRUCTIONS: This form is to be completely filled out, signed, and dated by the subdivider when the subdivider requests final plat approval.

IDENTIFICATION OF SUBDIVISION AND PLAT

I, Desarrollos y Proyectos del Aguila, LLC, hereby request final plat approval for the proposed subdivision known as MGA Subdivision Phase 1 as shown on the accompanying plat, which consists of 1 (number) sheets and which was acknowledged by me on 1/26/24 (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)

1/26/24

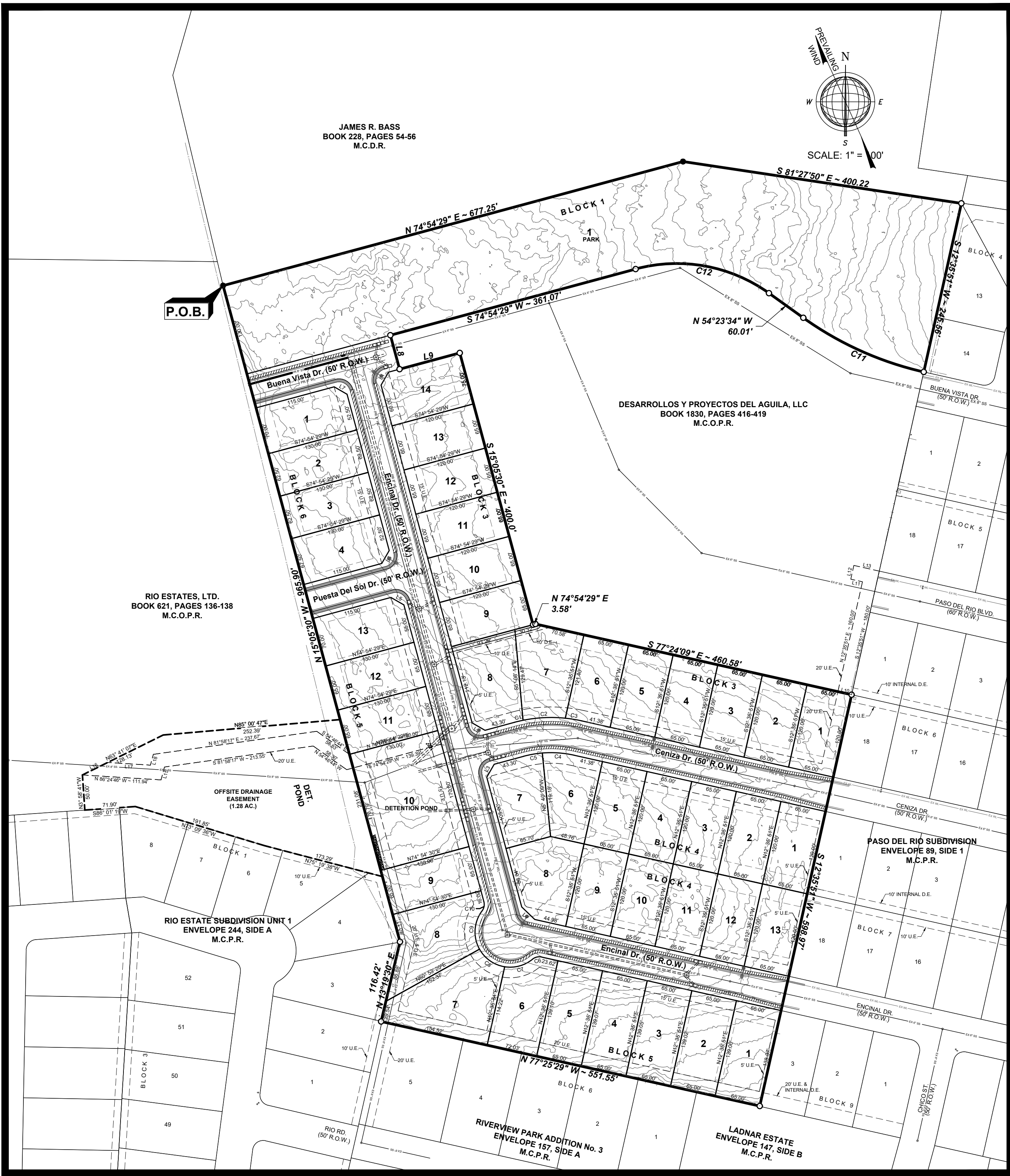
 Date

PRELIMINARY PLAT APPROVAL

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

☒ A preliminary plat was approved by the City on 01/04/22 (date).

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



LEGAL DESCRIPTION - 15.07 ACRE TRACT

A tract of land containing 15.07 acres, more or less, lying in Maverick County, Texas, being out of and parts of R. Casanova Survey 40, Abstract No. 76 and J. Tremino Survey 41, Abstract No. 836 and also being out of 21.86 acre tract described in conveyance document to Desarrollos y Proyectos del Aguila, LLC recorded in Book 1830, Page 416 et seq. and further described in Book 1627, Page 391 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 the northwest corner of the 21.86 acre tract, southwest corner of the James R. Bass tract recorded in Book 228, Pages 54-56, M.C.D.R. and a point along the east boundary line of Rio Estates, Ltd. tract recorded in Book 621, Pages 136-138, M.C.O.P.R. and exterior corner;

THENCE N 74° 54' 29" E, along the common boundary of the 21.86 acre tract, James R. Bass tract, and this tract, a distance of 677.25 feet to a found ½" diameter iron rod and exterior corner hereof;

THENCE S 81° 27' 50" E, along the aforementioned common boundary, a distance of 400.22 feet to a set ½" diameter iron rod, same point being along the east boundary of the 21.86 acre tract, west boundary of the Paso Del Rio Subdivision recorded in Envelope 89, Side 1 and exterior corner hereof;

THENCE S 12° 35' 51" W, along the aforementioned common boundary, a distance of 245.56 feet to a set ½" diameter iron rod for a point of curvature right and exterior corner hereof;

THENCE through the interior of the 21.86 acre tract, the following calls and distances;

Along said curve right having a radius of 475.00 feet, delta angle of 22° 47' 50", tangent of 95.77 feet, chord bearing of N 65° 47' 29" W and chord distance of 187.75 feet, a curve distance of 189.00 feet to a set ½" diameter iron rod and interior corner hereof;

N 54° 23' 34" W, a distance of 60.001 feet to a set ½" diameter iron rod for a point of curvature left and interior corner hereof;

Along said curve left having a radius of 225.00 feet, delta angle of 50° 41' 57", tangent of 106.59 feet, chord bearing of N 79° 44' 32" W and chord distance of 192.66 feet, a curve distance of 199.09 feet to a set ½" diameter iron rod and interior corner hereof;

S 74° 54' 29" W, a distance of 361.07 feet to a set ½" diameter iron rod and interior corner hereof;

S 15° 05' 30" E, a distance of 50.00 feet to a set ½" diameter iron rod and interior corner hereof;

N 74° 54' 29" E, a distance of 88.67 feet to a set ½" diameter iron rod and exterior corner hereof;

S 15° 05' 30" E, a distance of 400.00 feet to a set ½" diameter iron rod and interior corner hereof;

N 74° 54' 29" E, a distance of 3.58 feet to a set ½" diameter iron rod and point of deflection hereof;

S 77° 24' 09" E, a distance of 460.58 feet to a set ½" diameter iron rod, same point being along the east boundary of the 21.86 acre tract, west boundary of the Paso Del Rio Subdivision and exterior corner hereof;

THENCE S 12° 35' 51" W, along the aforementioned common boundary, a distance of 598.97 feet to a set ½" diameter iron rod, same point being the southeast corner of the 21.86 acre tract, southwest corner of Paso Del Rio Subdivision, a point along the north boundary of the Landar Estate Subdivision recorded in Envelope 147, Side B, M.C.P.R. and exterior corner hereof;

THENCE N 77° 25' 29" W, along the common boundary of the 21.86 acre tract, Landar Estate Subdivision and this tract, at 91.84 feet passing the northwest corner of the Landar Estate Subdivision and northeast corner of the Riverview Park Addition No. 3 Subdivision recorded in Envelope 157, Side A, M.C.P.R., continuing along said bearing a total distance of 551.55 feet to a set ½" diameter iron rod, same point the southwest corner of the 21.86 acre tract, northwest corner of Riverview Park Addition No. 3 Subdivision, a point along the east boundary of Rio Estate Subdivision Unit 1 recorded in Envelope 244, Side A, M.C.P.R. and exterior corner hereof;

THENCE N 13° 19' 30" E, along the common boundary of the 21.86 acre tract, Rio Estate Subdivision Unit 1 and this tract, a distance of 116.42 feet to a set ½" diameter iron rod and point of deflection hereof; **THENCE** N 15° 05' 30" W, along the aforementioned common boundary, at 96.49 feet passing the northeast corner of Rio Estate Subdivision Unit 1, continuing along said bearing a total distance of 965.90 feet to the **POINT OF BEGINNING**, containing within these metes and bounds 15.07 acres, more or less.

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

LOT / BLOCK SUMMARY

Lot	Block	Area (SF)	Area (Acres)	911 Physical Address
1	1	150.03	3.45	771 Buena Vista Dr.
1	3	7800	0.18	843 Ceniza Dr.
2	3	7800	0.18	837 Ceniza Dr.
3	3	7800	0.18	831 Ceniza Dr.
4	3	7800	0.18	825 Ceniza Dr.
5	3	7800	0.18	819 Ceniza Dr.
6	3	7811	0.18	813 Ceniza Dr.
7	3	10210	0.23	807 Ceniza Dr.
8	3	10327	0.24	803 Ceniza Dr.
9	3	7800	0.18	713 Encinal Dr.
10	3	7800	0.18	711 Encinal Dr.
11	3	7800	0.18	709 Encinal Dr.
12	3	7800	0.18	707 Encinal Dr.
13	3	7800	0.18	703 Encinal Dr.
14	3	8887	0.20	701 Encinal Dr.
1	4	7800	0.18	824 Ceniza Dr.
2	4	7800	0.18	820 Ceniza Dr.
3	4	7800	0.18	816 Ceniza Dr.
4	4	7800	0.18	812 Ceniza Dr.
5	4	7800	0.18	808 Ceniza Dr.
6	4	8119	0.19	804 Ceniza Dr.
7	4	8944	0.21	802 Ceniza Dr.
8	4	9744	0.22	739 Encinal Dr.
9	4	7800	0.18	741 Encinal Dr.
10	4	7800	0.18	743 Encinal Dr.
11	4	7800	0.18	745 Encinal Dr.
12	4	7800	0.18	747 Encinal Dr.
13	4	7800	0.18	749 Encinal Dr.
1	5	9034	0.21	748 Encinal Dr.
2	5	9036	0.21	746 Encinal Dr.
3	5	9037	0.21	744 Encinal Dr.
4	5	9039	0.21	742 Encinal Dr.
5	5	9040	0.21	740 Encinal Dr.
6	5	9320	0.21	733 Encinal Dr.
7	5	13931	0.32	734 Encinal Dr.
8	5	12057	0.28	730 Encinal Dr.
9	5	8450	0.19	728 Encinal Dr.
10	5	22203	0.51	728 Encinal Dr.
11	5	8450	0.19	714 Encinal Dr.
12	5	8450	0.19	712 Encinal Dr.
13	5	6987	0.21	710 Encinal Dr.
1	6	8662	0.20	702 Encinal Dr.
2	6	8125	0.19	704 Encinal Dr.
3	6	8125	0.19	706 Encinal Dr.
4	6	8662	0.20	708 Encinal Dr.

ADJOINER PROPERTY OWNERS

Paso Del Rio Subdivision, Block 8		
Lot	MCAD PID	Owner
1	20413	Ivan Renteria
18	20430	Pedro L. Ortiz

Paso Del Rio Subdivision, Block 7		
Lot	MCAD PID	Owner
1	20431	Alfredo Jr. & Martha N. Rodriguez
18	20488	Reily Jr. & Jacqueline Del Rio

Paso Del Rio Subdivision, Block 9		
Lot	MCAD PID	Owner
3	20459	Giovanna & Luis F. Munoz Ortiz

Landar Estate Subdivision		
Lot	MCAD PID	Owner
N/A	54056	Dora Elia Randall

Riverview Park Addition No. 3 Subdivision, Block 6		
Lot	MCAD PID	Owner
1	55657	Tomas D & Rebecca Aguilar
2	55658	JOBEL Construction, LLC
3	55659	Maricela Valdez
4	55660	Carlos & Mayra De Los Santos
5	55661	David J. Hernandez, Sr.

Rio Estate Subdivision Unit 1, Block 1		
Lot	MCAD PID	Owner
2	62633	Jaime & Vanessa C. Flores
3	62634	Jose Angel Jr. & Celia Gonzalez
4	62634	Jose Angel Jr. & Celia Gonzalez

PARCEL LINE TABLE

Line #	Length	Direction
L1	21.21'	S29° 54' 30"W
L2	21.21'	S60° 05' 30"E
L3	21.21'	S29° 54' 30"W
L4	25.67'	S46° 14' 49"E
L5	21.21'	N60° 05' 30"W
L6	21.21'	N29° 54' 30"E
L7	21.21'	N60° 05' 30"W
L8	50.00'	S15° 05' 30"E
L9	88.67'	N74° 54' 29"E
L10	20.00'	N77° 24' 09"W
L11	17.00'	N77° 24' 08"W
L12	20.00'	N12° 35' 51"E
L13	37.00'	S77° 24' 08"E
L14	20.00'	S15° 05' 30"W
L15	18.98'	S15° 09' 31"W
L16	40.12'	N63° 41' 07"E
L17	60.85'	S 86°24'46"E
L18	15.85'	N15° 09' 31"E

RECOMMENDED MINIMUM FINISHED FLOOR ELEVATIONS

BLOCK	LOT	FF ELEVATION
3	7	727.00
3	8	727.25
3	9	727.75
3	10	727.25
3	14	730.50
4	7	726.50
4	11	736.75
4	12	737.00
5	2	738.50
5	3	738.00
5	7	731.50
5	8	729.50
5	9	727.50
5	11	724.50
5	12	725.00
5	13	725.50
6	1	729.00
6	4	726.00

CURVE TABLE

Curve #	Radius	Delta	Tangent	Curve Length	Chord Length	Chord Direction
C1	200.00'	3° 36' 28"	6.30'	12.59'	12.59'	N76° 42' 43"E
C2	200.00'	17° 17' 53"	30.42'	60.38'	60.15'	N87° 09' 53"E
C3	200.00'	6° 47' 02"	11.85'	23.68'	23.67'	S80° 47' 40"E
C4	150.00'	17° 21' 15"	22.89'	45.43'	45.26'	N86° 04' 46"W
C5	150.00'	10° 20' 07"	13.57'	27.06'	27.02'	S80° 04' 33"W
C6	15.50'	51° 48' 15"	7.53'	14.01'	13.54'	S76° 41' 44"W
C7	50.00'	48° 17' 25"	22.41'	42.14'	40.90'	S74° 56' 19"W
C8	50.00'	51° 48' 19"	24.28'	45.21'	43.68'	N55° 00' 49"W
C9	50.00'	65° 49' 24"	32.36'	57.44'	54.33'	N3° 48' 03"E
C10	15.50'	51° 48' 15"	7.53'	14.01'	13.54'	N10° 48' 37"E
C11	475.00'	22° 47' 50"	95.77'	189.00'	187.75'	N65° 47' 29"W
C10	225.00'	50° 41' 57"	106.59'	199.09'	192.66'	N79° 44' 32"W

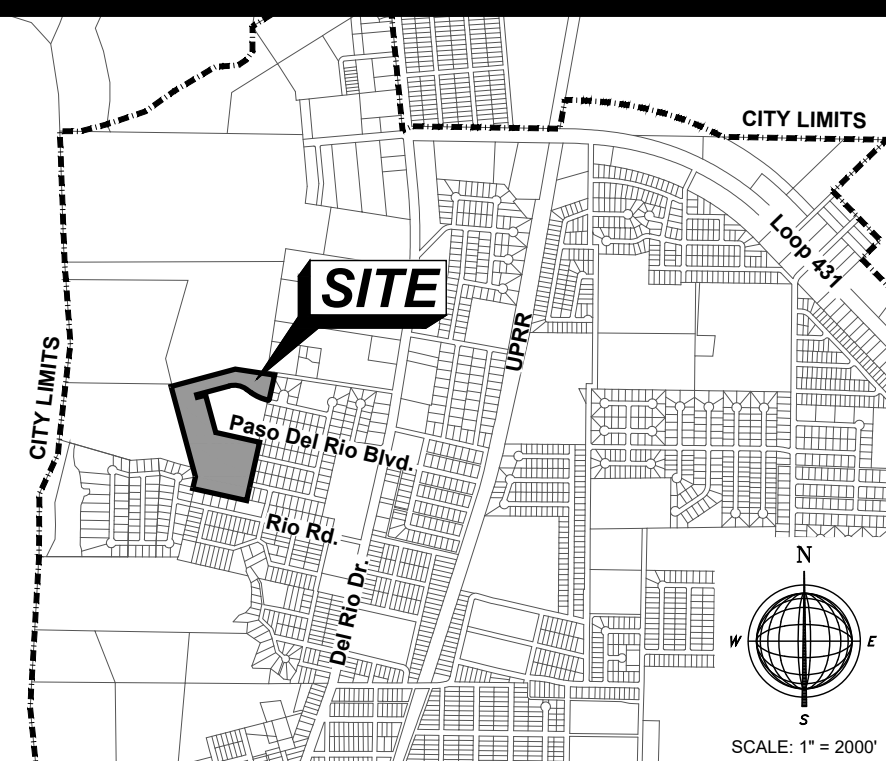
LEGEND

●	- 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

NOTES

- This subdivision plat of 15.07 acres has 43 residential lots, 1 detention pond lot, 1 park lot and approximately 2125 linear feet of streets.
- Streets, detention pond, and utilities to be dedicated to the city of Eagle Pass.
- This plat is inside of city limits.
- This subdivision is Zoned R-2 (Second One-Family Dwelling District).
- 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. 48323C0435D for Maverick County, Texas with an effective date of April 4, 2011.
- Sidewalk will be installed along the back of the concrete curb and gutter in conjunction with the subsequent development of each lot.
- No final electrical or sewer inspection will be finalized prior to the installation of the sidewalks.
- The front setback is 25 feet for all lots. The rear setback is 20 feet for all lots. The side yard setback is 5 feet for all interior lots and 10 feet for all corner lots.
- No more than one (1) single family detached dwelling shall be located on each lot.
- Lots zoned R-2 must have at least one (1) tree in the front yard as per city of Eagle Pass Subdivision Code Section 23-88 (d)(6).
- Lot 1, Block 1 to receive pre-development drainage runoff from north adjoiner. Builders shall not revise the grades or construct any improvements in such a way as to impede the established drainage flow as indicated on the post development contour map. Fence / wall which has the potential to block drainage runoff must be constructed with adequate number and size of openings to permit surface water runoff to continue to flow.
- Lots 1-14, Block 3 will receive drainage runoff from Lots 15-25 Block 3, MGA Subdivision, Phase 2. Builders and homeowners shall not revise the grades or construct any improvements in such a way as to impede the established drainage flow as indicated on the post development contour map. Fence / wall which has the potential to block drainage runoff must be constructed with adequate number of size openings to permit surface water runoff to continue to flow.
- Lots 1-7, Block 4 will receive drainage runoff from Lots 8-13, Block 4. Builders and homeowners shall not revise the grades or construct any improvements in such a way as to impede the established drainage flow as indicated on the post development contour map. Fence / wall which has the potential to block drainage runoff must be constructed with adequate number and size of openings to permit surface water runoff to continue to flow.
- Rio Estates, LTD. to receive drainage runoff from Lots 1-4, Block 6 and Lots 11-13, Block 5. Builders and homeowners shall not revise the grades or construct any improvements in such a way as to impede the established drainage flow as indicated on the post development contour map. Fence / wall which has the potential to block drainage runoff must be constructed with adequate number and size of the openings to permit surface water runoff to continue to flow.
- Fencing is recommended and shall comply with the City of Eagle Pass Subdivision Code Section 23-94.
- Temporary berm between Phase 1 & 2 not required due to majority of runoff traveling east to west along Paso Del Rio future right-of-way. Runoff for Lots 1-14, Block 3 to receive sheet flow from bordering Phase 2 lots following acceptable runoff discharge from adjoining lots.
- A parkland credit of 1.72 acres to be used for future residential development within the city.

VICINITY MAP



SURVEYOR:

D.G. SMYTH & CO. INC.
MARK E. LOGRBRINCK, R.P.L.S.
235 N. GETTY STREET, SUITE B
UVALDE, TEXAS 78801

Final Plat

March 19, 2021

ENGINEER:



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

OWNER:

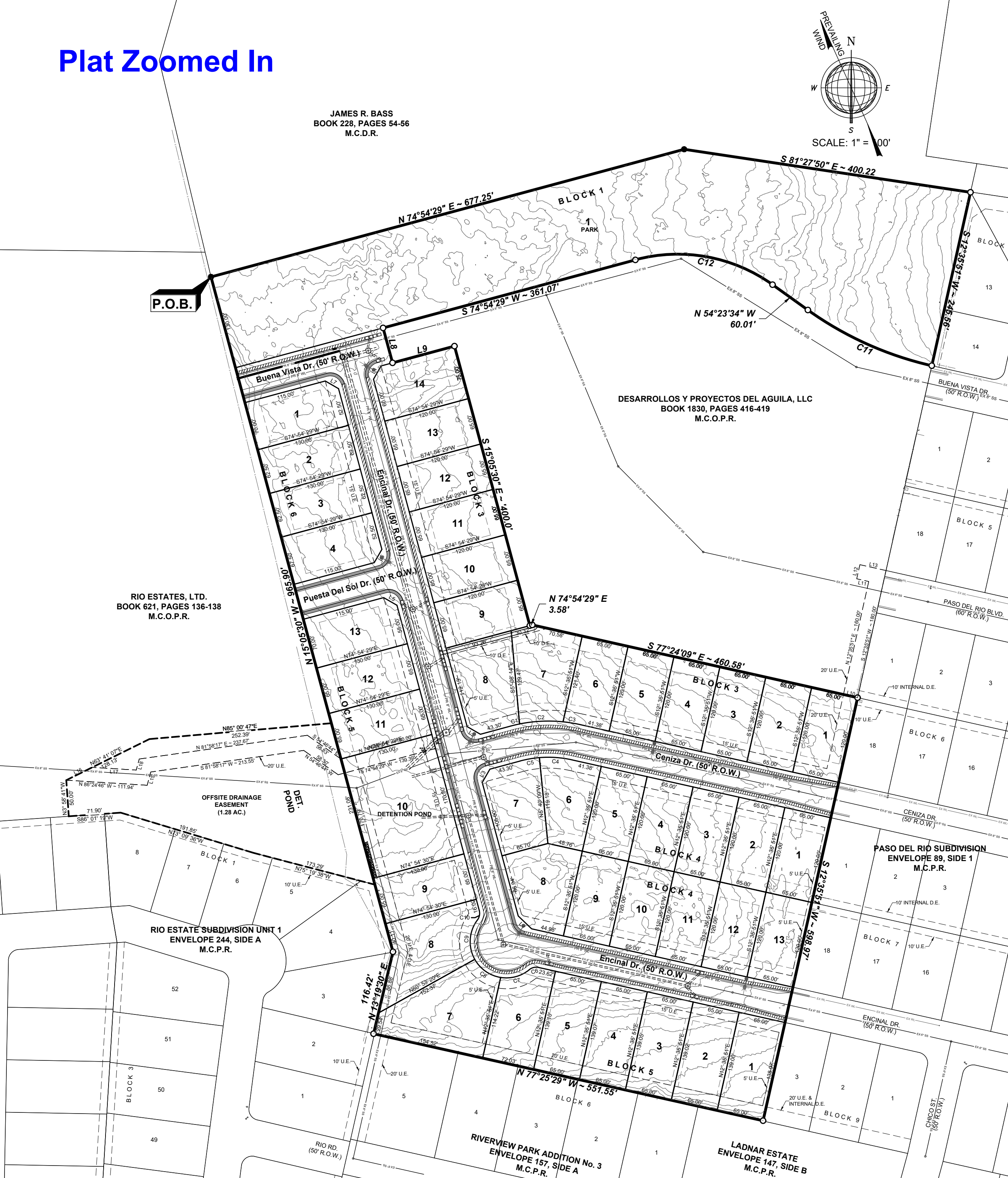
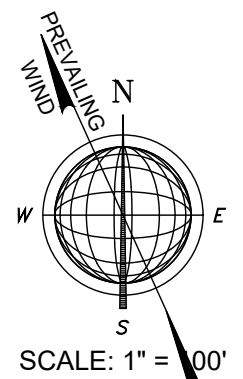
Desarrollos y Proyectos del Aguila, LLC
106 N. East Street
Uvalde, TX 78801

MGA Subdivision Phase 1

P1

Plat Zoomed In

**JAMES R. BASS
BOOK 228, PAGES 54-56
M.C.D.R.**



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.

Desarrollos y Proyectos del Aguila, LLC
General Manager

STATE OF TEXAS
COUNTY OF MAVERICK

BEFORE ME, the undersigned notary public, on this day personally appeared, _____, 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 MGA SUBDIVISION PHASE 1 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 MGA SUBDIVISION PHASE 1 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 MGA SUBDIVISION PHASE 1 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 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

Final Plat

March 19, 2021

ENGINEER:



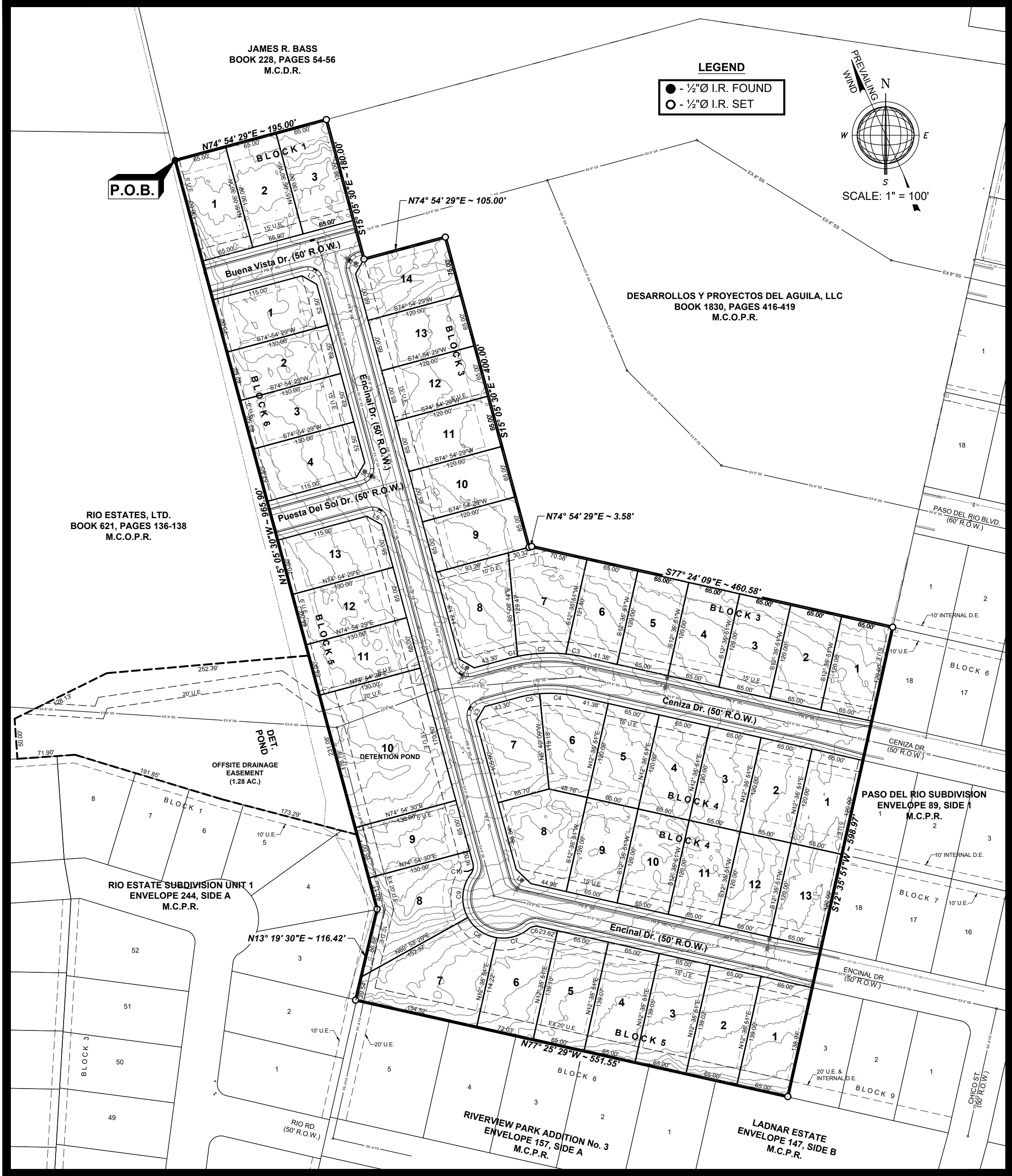
CRANE ENGINEERING CORP.
1310 JUNCTION DRIVE SUITE B
LAREDO, TX 78041 956-712-1996
FIRM REGISTRATION NO. F-3353

OWNER:

Desarrollos y Proyectos del Aguila, LLC
106 N. East Street
Uvalde, TX 78801

MGA Subdivision Phase 1

P2



LEGAL DESCRIPTION - 11.98 ACRE TRACT

A tract of land containing 11.98 acres, more or less, lying in Maverick County, Texas, being out of and parts of R. Casanova Survey 40, Abstract No. 76 and J. Tremino Survey 41, Abstract No. 836 and also being out of 21.86 acre tract described in conveyance document to Desarrollos y Proyectos del Aguila, LLC recorded in Book 1830, Page 416 et seq. and further described in Book 1627, Page 391 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 1/2" diameter iron rod, same point being the northwest corner of the 21.86 acre tract, southwest corner of the James R. Bass tract recorded in Book 228, Pages 54-56, M.C.D.R. and a point along the east boundary line of Rio Estates, Ltd. tract recorded in Book 621, Pages 136-138, M.C.O.P.R. and exterior corner hereof;

THENCE N 74° 54' 29" E, along the common boundary of the 21.86 acre tract, James R. Bass tract, and this tract, a distance of 195.00 feet to a set 1/2" diameter iron rod and exterior corner hereof;

THENCE through the interior of the 21.86 acre tract, the following calls and distances;

S 15° 05' 30" E, a distance of 180.00 feet to a set 1/2" diameter iron rod and interior corner hereof;

N 74° 54' 29" E, a distance of 105.00 feet to a set 1/2" diameter iron rod and exterior corner hereof;

S 15° 05' 30" E, a distance of 400.00 feet to a set 1/2" diameter iron rod and interior corner hereof;

N 74° 54' 29" E, a distance of 3.58 feet to a set 1/2" diameter iron rod and point of deflection hereof;

S 77° 24' 09" E, a distance of 460.58 feet to a set 1/2" diameter iron rod, same point being along the east boundary of the 21.86 acre tract, west boundary of the Paso Del Rio Subdivision recorded in Envelope 89, Side 1 and exterior corner hereof;

THENCE S 12° 35' 51" W, along the aforementioned common boundary, a distance of 598.97 feet to a set 1/2" diameter iron rod, same point being the southeast corner of the 21.86 acre tract, southwest corner of Paso Del Rio Subdivision, a point along the north boundary of the Landar Estate Subdivision recorded in Envelope 147, Side B, M.C.P.R. and exterior corner hereof;

THENCE N 77° 25' 29" W, along the common boundary of the 21.86 acre tract, Landar Estate Subdivision and this tract, at 91.84 feet passing the northwest corner of the Landar Estate Subdivision and northeast corner of the Riverview Park Addition No. 3 Subdivision recorded in Envelope 157, Side A, M.C.P.R., continuing along said bearing a total distance of 551.55 feet to a set 1/2" diameter iron rod, same point the southwest corner of the 21.86 acre tract, northwest corner of Riverview Park Addition No. 3 Subdivision, a point along the east boundary of Rio Estate Subdivision Unit 1 recorded in Envelope 244, Side A, M.C.P.R. and exterior corner hereof;

THENCE N 13° 19' 30" E, along the common boundary of the 21.86 acre tract, Rio Estate Subdivision Unit 1 and this tract, a distance of 116.42 feet to a set 1/2" diameter iron rod and point of deflection hereof;

THENCE N 15° 05' 30" W, along the aforementioned common boundary, at 96.49 feet passing the northeast corner of Rio Estate Subdivision Unit 1, continuing along said bearing a total distance of 965.90 feet to the **POINT OF BEGINNING**, containing within these metes and bounds 11.98 acres, 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.

Desarrollos y Proyectos del Aguila, LLC
General Manager

STATE OF TEXAS
COUNTY OF MAVERICK

BEFORE ME, the undersigned notary public, on this day personally appeared, _____, 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 PLAT APPROVAL, CITY OF EAGLE PASS

STATE OF TEXAS
COUNTY OF MAVERICK

WE THE UNDERSIGNED CERTIFY that MGA SUBDIVISION PHASE 1 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 MGA SUBDIVISION PHASE 1 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 MGA SUBDIVISION PHASE 1 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 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. Logbrinck, R.P.L.S. 6418

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

Signature Notary Public State of Texas

My commission expires on: _____

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

LOT / BLOCK SUMMARY

Lot	Block	Area (SF)	Area (Acres)	911 Physical Address
1	1	8450	0.19	771 Buena Vista Dr.
2	1	8450	0.19	775 Buena Vista Dr.
3	1	8450	0.19	779 Buena Vista Dr.
1	3	7800	0.18	843 Ceniza Dr.
2	3	7800	0.18	837 Ceniza Dr.
3	3	7800	0.18	831 Ceniza Dr.
4	3	7800	0.18	825 Ceniza Dr.
5	3	7800	0.18	819 Ceniza Dr.
6	3	7811	0.18	813 Ceniza Dr.
7	3	10210	0.23	807 Ceniza Dr.
8	3	10237	0.24	803 Ceniza Dr.
9	3	7800	0.18	713 Encinal Dr.
10	3	7800	0.18	711 Encinal Dr.
11	3	7800	0.18	709 Encinal Dr.
12	3	7800	0.18	707 Encinal Dr.
13	3	7800	0.18	705 Encinal Dr.
14	3	8887	0.20	701 Encinal Dr.
1	4	7800	0.18	824 Ceniza Dr.
2	4	7800	0.18	820 Ceniza Dr.
3	4	7800	0.18	816 Ceniza Dr.
4	4	7800	0.18	812 Ceniza Dr.
5	4	7800	0.18	808 Ceniza Dr.
6	4	8116	0.19	804 Ceniza Dr.
7	4	8944	0.21	800 Ceniza Dr.
8	4	9744	0.22	739 Encinal Dr.
9	4	7800	0.18	741 Encinal Dr.
10	4	7800	0.18	743 Encinal Dr.
11	4	7800	0.18	745 Encinal Dr.
12	4	7800	0.18	747 Encinal Dr.
13	4	7800	0.18	749 Encinal Dr.
1	5	9034	0.21	748 Encinal Dr.
2	5	9036	0.21	745 Encinal Dr.
3	5	9037	0.21	744 Encinal Dr.
4	5	9038	0.21	742 Encinal Dr.
5	5	9040	0.21	740 Encinal Dr.
6	5	9320	0.21	733 Encinal Dr.
7	5	13931	0.32	734 Encinal Dr.
8	5	12057	0.28	730 Encinal Dr.
9	5	8450	0.19	728 Encinal Dr.
10	5	22203	0.51	722 Encinal Dr.
11	5	8450	0.19	714 Encinal Dr.
12	5	8450	0.19	712 Encinal Dr.
13	5	8988	0.21	710 Encinal Dr.
1	6	8663	0.20	702 Encinal Dr.
2	6	8125	0.19	704 Encinal Dr.
3	6	8125	0.19	706 Encinal Dr.
4	6	8663	0.20	708 Encinal Dr.

ADJOINER PROPERTY OWNERS

Paso Del Rio Subdivision, Block 6		
Lot	MCAD PID	Owner
1	20413	Ivan Rentena
18	20430	Pedro L. Ortiz

Paso Del Rio Subdivision, Block 7		
Lot	MCAD PID	Owner
1	20451	Alfredo Jr. & Martha N. Rodriguez
18	20488	Rely Jr. & Jacqueline Del Rio

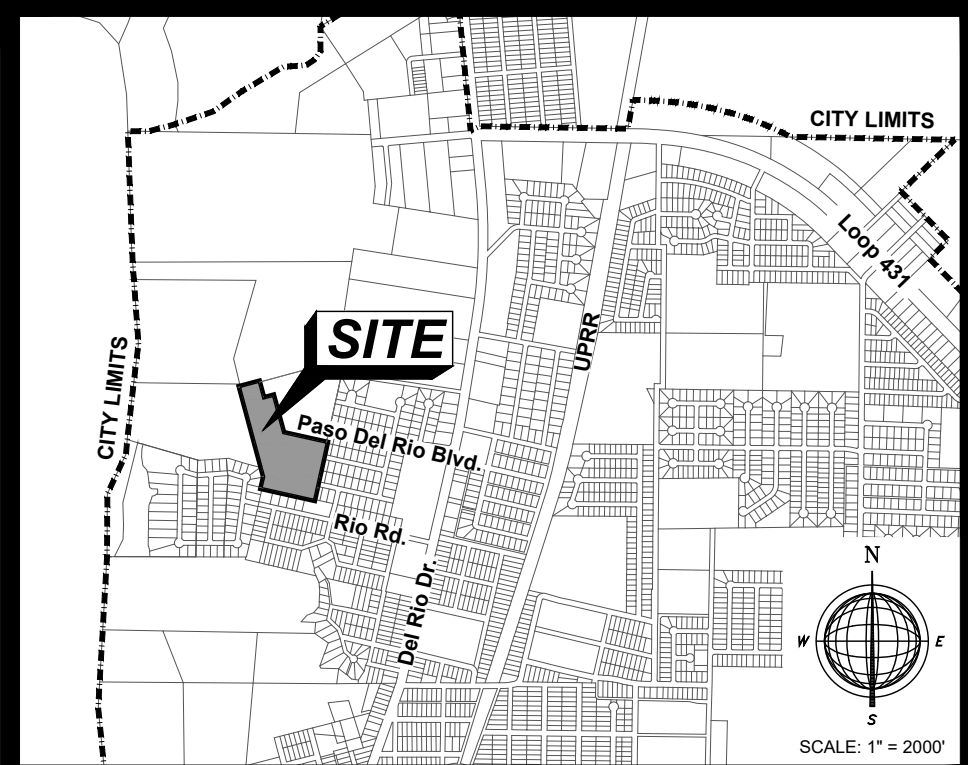
Paso Del Rio Subdivision, Block 8		
Lot	MCAD PID	Owner
3	20459	Stavannia & Luis F. Munoz Ortiz

Landar Estate Subdivision		
Lot	MCAD PID	Owner
N/A	54058	Dora Elia Randall

Riverview Park Addition No. 3 Subdivision, Block 6		
Lot	MCAD PID	Owner
1	55657	Tomas D. & Rebecca Aguilar
2	55658	JDEL Construction, LLC
3	55659	Marcelo Valdez
4	55660	Carlos & Mayra De Los Santos
5	55661	David J. Hernandez, Sr.

Rio Estate Subdivision Unit 1, Block 1		
Lot	MCAD PID	Owner
2	62633	Jaime & Vanessa C. Flores
3	62634	Jose Angel Jr. & Celia Gonzalez
4	62634	Jose Angel Jr. & Celia Gonzalez

LEGEND	
●	- 1/2" I.R. FOUND
○	- 1/2" 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

- This subdivision plat of 11.98 acres has 46 residential lots, 1 detention pond and approximately 2125 linear feet of streets.
- Streets, detention pond, and utilities to be dedicated to the City of Eagle Pass.
- This plat is inside of city limits.
- This subdivision is Zoned R-1 (First Single One-Family Dwelling District and R-2 (Second One-Family Dwelling District).
- The area subdivided by this plat is located outside of the 100 year flood plain Zone 'X' and within Zone 'X' (Area of Minimal Flood Hazard), as shown on FIRM Panel No. 48323C0435D for Maverick County, Texas with an effective date of April 4, 2011.
- Sidewalk will be installed along the back of the concrete curb and gutter in conjunction with the subsequent development of each lot.
- No final electrical or sewer inspection will be finalized prior to the installation of the sidewalks.
- The front setback is 25 feet for all lots. The rear setback is 20 feet for all lots. The side yard setback is 5 feet for all interior lots and 10 feet for all corner lots.
- No more than one (1) single family detached dwelling shall be located on each lot.
- Lots zoned R-1 must have at least two (2) trees with at least one (1) in the front yard and lots zoned R-2 must have at least one (1) tree in the front yard as per City of Eagle Pass Subdivision Code Section 23-88 (d)(6).
- Lots 1-3, Block 1 to receive pre-development drainage runoff from north adjoiner. Builders and home owners shall not revise the grades or construct any improvements in such a way as to impede the established drainage flow as indicated on the post development contour map. Fence / wall which has the potential to block drainage runoff must be constructed with adequate number and size of openings to permit surface water runoff to continue to flow.
- Lots 1-14, Block 3 will receive drainage runoff from Lots 15-25, Block 3, MGA Subdivision, Phase 2. Builders and home owners shall not revise the grades or construct any improvements in such a way as to impede the established drainage flow as indicated on the post development contour map. Fence / wall which has the potential to block drainage runoff must be constructed with adequate number and size of openings to permit surface water runoff to continue to flow.
- Lots 1-7, Block 4 will receive drainage runoff from Lots 8-13, Block 4, MGA Subdivision, Phase 2. Builders and home owners shall not revise the grades or construct any improvements in such a way as to impede the established drainage flow as indicated on the post development contour map. Fence / wall which has the potential to block drainage runoff must be constructed with adequate number and size of openings to permit surface water runoff to continue to flow.
- Rio Estates, LTD. to receive drainage runoff from Lots 1-4, Block 6 and Lots 11-13, Block 5. Builders and home owners shall not revise the grades or construct any improvements in such a way as to impede the established drainage flow as indicated on the post development contour map. Fence / wall which has the potential to block drainage runoff must be constructed with adequate number and size of openings to permit surface water runoff to continue to flow.
- Fencing for each lot is recommended and shall comply with the City of Eagle Pass Subdivision Code Section 23-94.

SURVEYOR:

D.G. SMYTH & CO. INC.
MARK E. LOGRBRINCK, R.P.L.S.
235 N. GETTY STREET, SUITE B
UVALDE, TEXAS 78801

Preliminary Plat

March 19, 2021

ENGINEER:



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

OWNER:

Desarrollos y Proyectos del Aguila, LLC
106 N. East Street
Uvalde, TX 78801

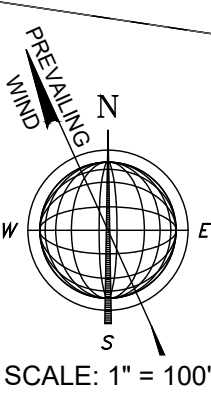
MGA Subdivision Phase 1

P1

Plat Zoomed In

LEGEND

- - ½"Ø I.R. FOUND
- - ½"Ø I.R. SET



P.O.B.

DESARROLLOS Y PROYECTOS DEL AGUILA, LLC
BOOK 1830, PAGES 416-419
M.C.O.P.R.

RIO ESTATES, LTD.
BOOK 621, PAGES 136-138
M.C.O.P.R.

OFFSITE DRAINAGE
EASEMENT
(1.28 AC.)

RIO ESTATE SUBDIVISION UNIT 1
ENVELOPE 244, SIDE A
M.C.P.R.

N13° 19' 30"E ~ 116.42'

RIVERVIEW PARK ADDITION No. 3
ENVELOPE 157, SIDE A
M.C.P.R.

LADNAR ESTATE
ENVELOPE 147, SIDE B
M.C.P.R.

PASO DEL RIO SUBDIVISION
ENVELOPE 89, SIDE 1
M.C.P.R.

CHICO ST.
(50' R.O.W.)

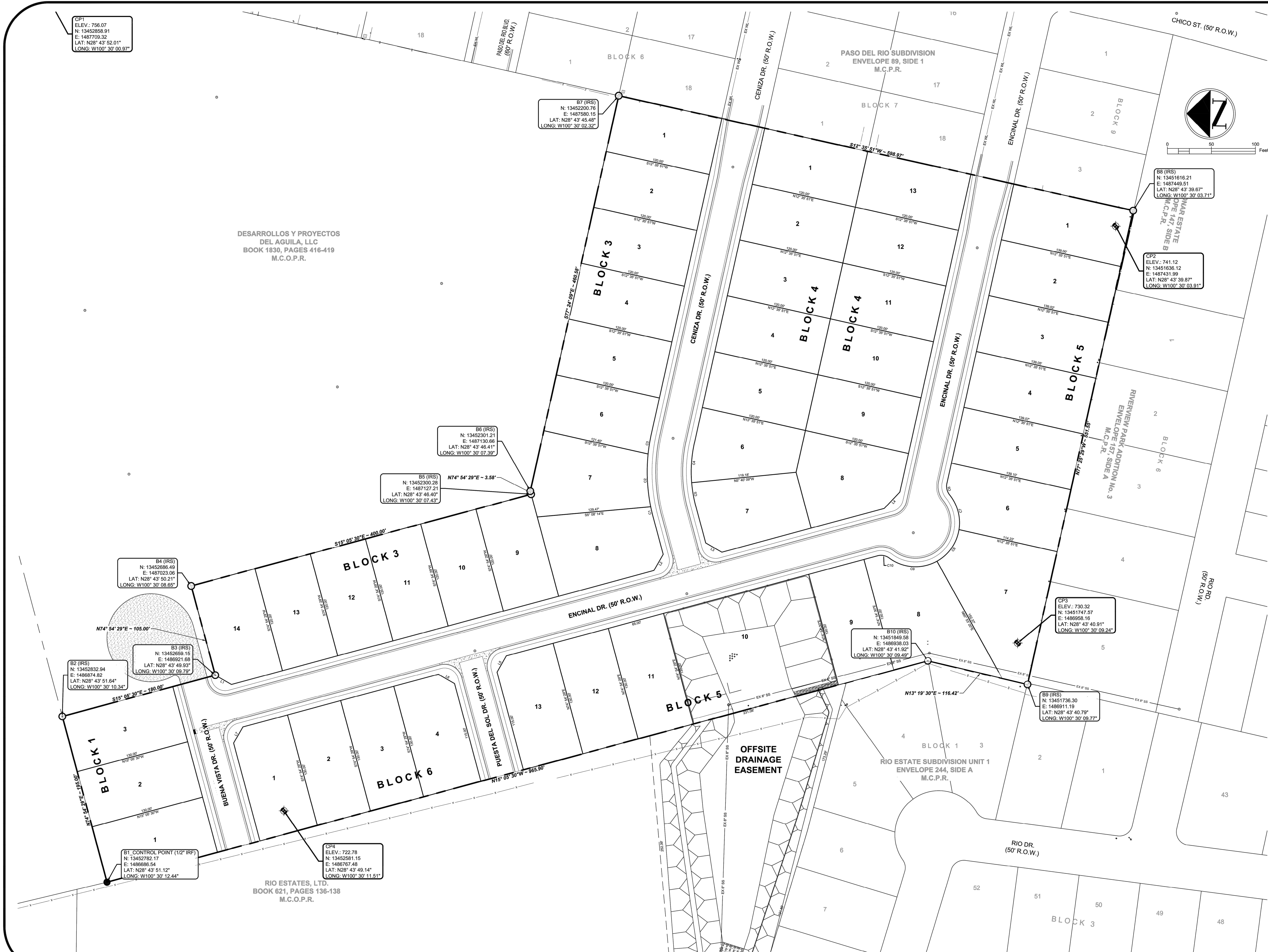
ENCINAL DR.
(50' R.O.W.)

Encinal Dr. (50' R.O.W.)

Ceniza Dr. (50' R.O.W.)

Puesta Del Sol Dr. (50' R.O.W.)

Buena Vista Dr. (50' R.O.W.)



GENERAL NOTES

LEGEND

● 1/2" I.R. FOUND

○ 1/2" I.R. SET (IRS)

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

MGA SUBDIVISION, PHASE 1
EAGLE PASS, TX

Sheet Title

Survey & Control Points Map

Date

10/8/2021

Scale

1"=50'

Sheet

02

PLAN OF RECORD

Attachment 2
Final Engineering Report

Final Engineering Report

MGA Subdivision Phase 1

Eagle Pass, Maverick County, Texas

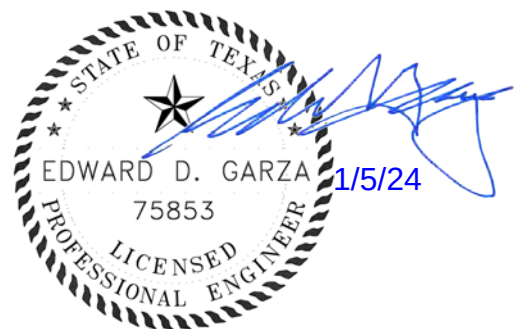


A Development By: Desarrollos y Proyectos del Aguila, LLC
106 N. East Street
Uvalde, Texas 78801

Submitted By:



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



January 5, 2024

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- I. General Description
- II. Drainage Analysis
 - A. Existing Drainage Condition
 - B. Future Drainage Condition
 - C. Detention Pond Requirements
- III. Water Service
- IV. Sanitary Sewer Service
- V. Streets
- VI. Grading
- VII. Parkland Dedication

Attachments

- 1. Project Location Map
- 2. City of Eagle Pass Zoning Map
- 3. FEMA Firmette Map
- 4. Existing Condition Watershed Map
- 5. Existing Condition Hydrologic Analysis Calculations
- 6. Post Development Condition Watershed Map
- 7. Post Development Condition Hydrologic Analysis Calculations
- 8. StormCAD Hydraulic Analysis
- 9. PondPack Master Report
- 10. Existing Information Provided by EPWWS
- 11. Street Capacity
- 12. Final Cost Estimate
- 13. Trip Generation Data
- 14. Fire Hydrants Flow Test Report



Executive Summary

I. General Description

MGA Subdivision is a proposed residential development consisting of a total of 21.86 acres planned to be platted in two phases. As part of the plat submittal for Phase 1, this preliminary engineering report discusses proposed improvements for Phase 1, however, drainage analysis of the total development including both Phases 1 and 2 is discussed in Section II of this report. This submittal updates the preliminary report to reflect updates during construction and is submitted as a final engineer's report.

MGA Subdivision Phase 1 is part of a 21.86-acre development and has a total area of 15.07 acres forming 43 proposed single-family lots, 1 detention pond lot, and 1 – 3.65-acre park lot. This site lies within Eagle Pass city limits and is located south of Daisy Diaz Drive, west of Del Rio Boulevard (US-277), east of the Rio Grande River, and north of Rio Road. Refer to Attachment 1 "Location Map" for the proposed site location.

The site originally included two different City zoning districts, R-1 (First One-Family Dwelling District) and R-2 (Second One-Family Dwelling District). Both districts require minimum lot area of 7,700 SF and lot depth of 110' for R-1 and 100' for R-2. Minimum required lot area and depth are being satisfied for the proposed 43 lots, however, a variance application is included in the submittal package for a proposed lot width of 65' instead of 70' for this development. Refer to Attachment 2 for "City Zoning Map" identifying project location on Eagle Pass City zoning map. The variance request was not necessary as the Planning and Zoning Commission approved a R-2 zone for this development when the preliminary plat was approved on 12/16/21.

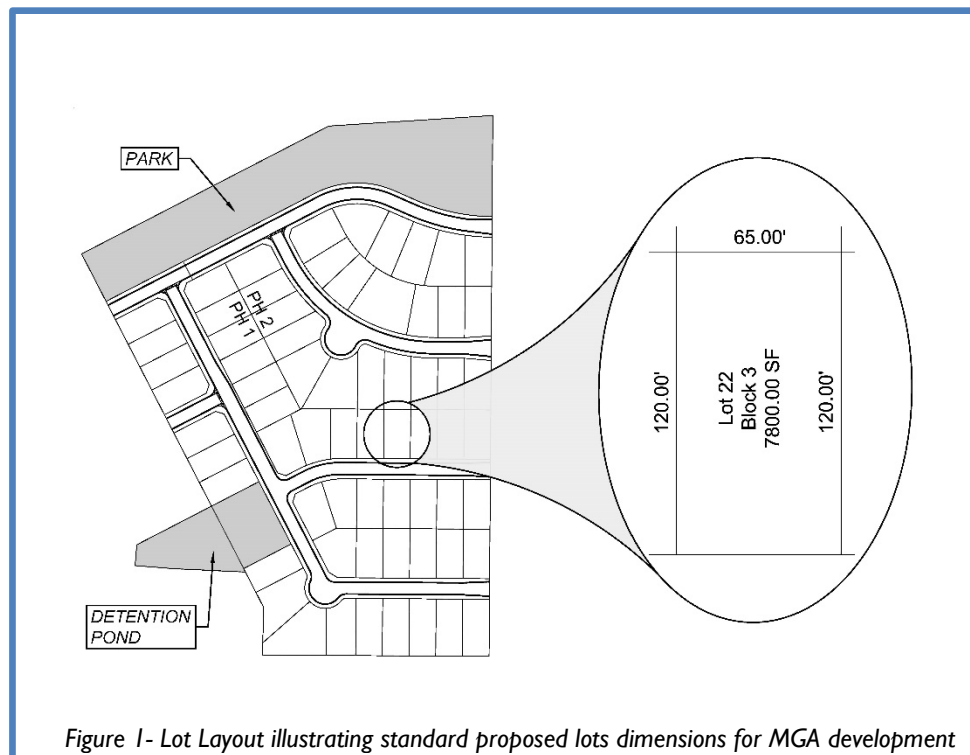


Figure 1 - Lot Layout illustrating standard proposed lots dimensions for MGA development

II. Drainage Analysis

Discussion of drainage analysis in this section including pre-development watershed, post development watersheds, runoff flowrates, and detention facility requirements includes both Phases 1 and 2.

A. Existing Drainage Conditions

The proposed development lies over 400' from the effective floodplain as identified on FIRM panel number 48323C0435D, refer to Attachment 3 "FEMA FIRMette Map" for FIRM panel and floodplain representation. The existing site conditions indicate an 88-acre watershed, which consists of 2 sub watersheds (WS-1 & WS-2) contributing runoff to the proposed site, which naturally drains runoff to the west towards the Rio Grande River. Since watershed area is smaller than 100 acres, 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;

$$Q = C \times I \times A$$

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, 50-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	10.63	6.20	7.15	7.89	8.63	67.04	0.52	216.64	274.82	330.83	376.93
WS-2	11.46	6.20	7.15	7.89	8.63	21.17	0.35	45.93	58.26	70.14	79.91

Hydrologic calculations for sub watersheds WS-1 were computed utilizing existing condition parameters as 68% of the sub watershed WS-1 was previously developed and is discharging post development flow freely into the proposed development via adjacent streets. Sub watershed WS-2 is fully undeveloped so the hydrologic calculations were based on pre-development condition parameters. The computed flows are used to verify the allowable discharge from a detention facility as recognized in section 15.A of Division G of City of Eagle Pass Construction Specifications Manual, which is thoroughly discussed in section II.C of this report.

Refer to Attachment 4 "Existing Condition Watershed Map" for existing-condition watershed delineation. Refer to Attachment 5 "Existing Conditions Hydrologic Analysis Calculations" for existing watershed peak discharge flow calculations for 10-yr through 100-yr storm events.

B. Future Drainage Conditions

The 88-acre post development watershed indicates 15 sub watersheds (EX-1, EX-2, EX-2, EX-3, EX-4, EX-5, EX-6, P-1, P-2, P-3, P-4, P-5, P-6, P-7, P-8, and P-9). Utilizing the Rational Method, flows computed for sub watersheds P-1 through P-9 were based on post development condition parameters, and EX-1 through EX-6 were computed at existing condition flowrates. The hydrologic calculations of the mentioned sub watersheds for 10-yr, 25-yr, 50-yr, and 100-yr storm event resulting from the respective watershed characteristics are shown below:

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)
EX-1	10.00	6.20	7.15	7.89	8.63	9.34	0.46	26.39	33.48	40.30	45.92
EX-2	14.97	6.20	7.15	7.89	8.63	14.33	0.56	49.43	62.70	75.48	86.00
EX-3	14.63	6.20	7.15	7.89	8.63	10.31	0.60	38.35	48.64	58.56	66.72
EX-4	15.15	6.20	7.15	7.89	8.63	15.38	0.55	52.80	66.98	80.64	91.87
EX-5	10.00	6.20	7.15	7.89	8.63	1.66	0.60	6.16	7.82	9.41	10.72
EX-6	10.00	6.20	7.15	7.89	8.63	0.37	0.60	1.38	1.75	2.10	2.40
P-1	10.00	6.20	7.15	7.89	8.63	18.34	0.42	47.45	60.19	72.46	82.56
P-2	10.00	6.20	7.15	7.89	8.63	2.97	0.60	11.06	14.03	16.88	19.24
P-3	10.00	6.20	7.15	7.89	8.63	3.12	0.60	11.61	14.73	17.73	20.20
P-4	10.00	6.20	7.15	7.89	8.63	4.81	0.60	17.91	22.72	27.35	31.16
P-5	10.00	6.20	7.15	7.89	8.63	2.80	0.60	10.41	13.20	15.90	18.11
P-6	10.00	6.20	7.15	7.89	8.63	2.84	0.60	10.56	13.39	16.12	18.37
P-7	10.00	6.20	7.15	7.89	8.63	0.15	0.60	0.57	0.73	0.88	1.00
P-8	10.00	6.20	7.15	7.89	8.63	0.69	0.60	2.55	3.23	3.89	4.44
P-9	10.00	6.20	7.15	7.89	8.63	0.93	0.51	2.93	3.72	4.48	5.11

Sub watershed areas EX-1 through EX-6 total 51.4-acres which is 58.4% of the entire 88-acre watershed, and are freely discharging post development flow into this proposed development via adjacent streets without any control or detention measures. It is important to note that this situation has directly impacted the magnitude and the cost of the proposed stormwater management improvements, as the developer is exceeding his obligation to convey post development flows from adjacent developments in addition to the runoff from this proposed 21.86-acre development.

Refer to Attachment 6 "Post Development Condition Watershed Map" for post development watershed delineation, and attachment 7 "Post Development Condition Hydrologic Analysis Calculations" for calculations of the above-mentioned peak flows.

C. Detention Pond Requirements

The increased runoff rates from existing vs. post development conditions will be conveyed by proposed streets, collected by underground conventional drainage systems, and discharged into the proposed detention facility within MGA Subdivision, Phase 1 to serve the full development of MGA Subdivision including Phases 1 and 2. Refer to Attachment 8 "StormCAD Hydraulic Analysis" for proposed underground drainage system hydraulic analysis. As per City of Eagle Pass Construction Specifications Manual – Division G, the 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. The hydraulic analysis developed to



confirm compliance with City of Eagle Pass ordinances included the use of a Bentley PondPack model to calculate detention storage and outlet structure performance. Computed flows of pre-development/ existing vs. post development/ existing conditions of the entire development are as follows:

MGA at pre-development condition Vs. remaining area at existing condition			MGA at post-development condition Vs. remaining area at existing condition				
Watershed Area (acres)	Storm Event	Flow Discharge (cfs)	Watershed Area (acres)	Storm Event	Flow Discharge	Maximum Pond Storage (AC-ft)	Flow Released from Pond (cfs)
67	Q-10	169.30	85.7	Q-10	231.47	2.63	163.81
	Q-25	196.53		Q-25	264.23	3.09	186.59
	Q-50	217.85		Q-50	292.98	3.455	201.87
	Q-100	239.06		Q-100	316.87	3.882	217.86

As shown in table above, with a proposed 3-36" outlet structure, and a pond storage exceeding the 3.882 Ac-ft, flows released from detention facility do not exceed the existing development peak flows.

Utilizing these flows, while discharging flows no higher than the existing development runoff and detaining the increased flow from the development, the maximum water elevation at the pond for the 100-yr storm is computed to be at 718.52', note that the proposed pond has a top elevation of 721' which achieves the maximum water elevation for the 100-yr storm in addition to the 1' freeboard requirement. A conceptual detention pond site plan is provided below to illustrate required storage for MGA development. Ultimately, the detention pond discussed in this report is to be dedicated to the City of Eagle Pass.

Refer to Attachment 9 "PondPack Master Report" for proposed detention facility runoff flows and detention volumes calculations, and construction plans for detention pond plan and profile.

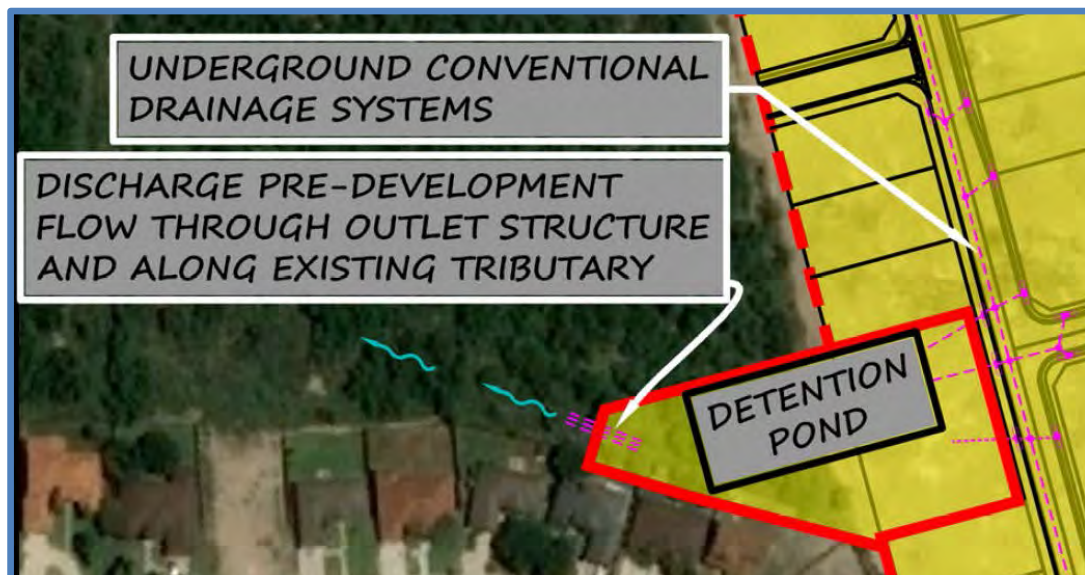


Figure 2 - Site plan illustrating the proposed detention pond for MGA development

III. Water Service

Water improvements for the proposed development include tie-ins into existing waterlines and extension of approximately 2,150 LF of waterline, including single and double services, fire hydrants, air release valves, etc. Field change number 3 was introduced around march of 2023 that includes an additional 330 LF of pipe. The change came about from the discovery, during construction, that our 6" tie-in on Ceniza Dr. was in fact a 4". This addition now provides a compliant/improved pressure loop for the proposed and existing surrounding developments as it combines a 12" main on Paseo Del Rio Blvd to the proposed 8" on Ceniza Dr. which then ties into the 4" on Ceniza completing the loop.

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. Water demand analysis was conducted for entire master plan and Phase 1. Based on water demand calculations, a 6" waterline is the minimum diameter required but an 8" pipe is recommended for the proposed 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	Recommended Minimum Pipe Ø
67 (Masterplan)	4	165	500	134,000	93.06	0.21	4.36	8
43 (Phase 1)	4	165	500	86,000	59.72	0.13	3.49	8

IV. Sanitary Sewer Service

6", 8", 10", and 12" sanitary sewer lines are existing within the site of the proposed project; however, some inverts of existing manholes could not be confirmed due to sealed manholes or inability to locate exact locations of manhole. EPWWS provided an exhibit that showed manholes depths based on their field assessment which was utilized in plan development of the existing sewer system, Refer to Attachment 10 "Existing Information Provided by EPWWS" for the information received from EPWWS. Project will respect the existing system and provide public streets to allow maintenance access of the existing lines. Developer and EPWWS have come to an agreement to accomplish the following at a shared cost between EPWWS and the Developer, percentages are yet to be determined:

- 1) The existing man-holes lids will be replaced with a 32" tops and apply epoxy coat liner on existing manhole walls and bench
- 2) Remove / Replace 100' of Bent 8" Sewer Line
- 3) Correct/ Adjust Deflection of 500' of Existing Sewer Line
- 4) Developer to provide utility easements by plat or a separate instrument for the existing lines on developer's land.
- 5) All additional wastewater improvements will be on the developer's expense.

Since sewer lines are existing throughout the extent of the proposed project, additional wastewater improvements will include extension of an 8" sewer line to the west, while also providing single and double services extensions to all proposed lots.



Although sewer lines are existing, sewer demand analysis was calculated to verify if existing lines can accommodate the proposed development. The sewer demand analysis only included the adequacy evaluation of existing pipes to serve the proposed MGA development, it doesn't take into account the demands of other adjacent developments being served by the existing sewer system. We recommend that EPWWS conduct an assessment of its sewer collection system within this service area to confirm existing lines are of sufficient size and capacity.

Parameters used in the sewer demand calculations listed below 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 size required to accommodate the proposed development, but an 8" pipe is recommended, 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)
67 (Masterplan)	4	100	26,800	18.61	4.16	77.42	0.17	0.013	0.0033	4.76	8
43 (Phase 1)	4	100	17,200	11.94	4.16	49.69	0.11	0.013	0.0033	4.03	8

V. Streets

Streets proposed within this development will consist of the extension of three (3) streets, Encinal Drive (50' R.O.W.) to be extended for 1,240 LF to tie into the proposed extension of Buena Vista Drive which is extended for 195 LF (50' R.O.W), and Ceniza Drive to be extended for a total of 690 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, all of the proposed streets classify as minor streets and shall be constructed as per diagram below and have a minimum design grade of 0.20% and a maximum of 7.0%. Refer to Attachment 11 "Street Capacity" for street capacity calculations.

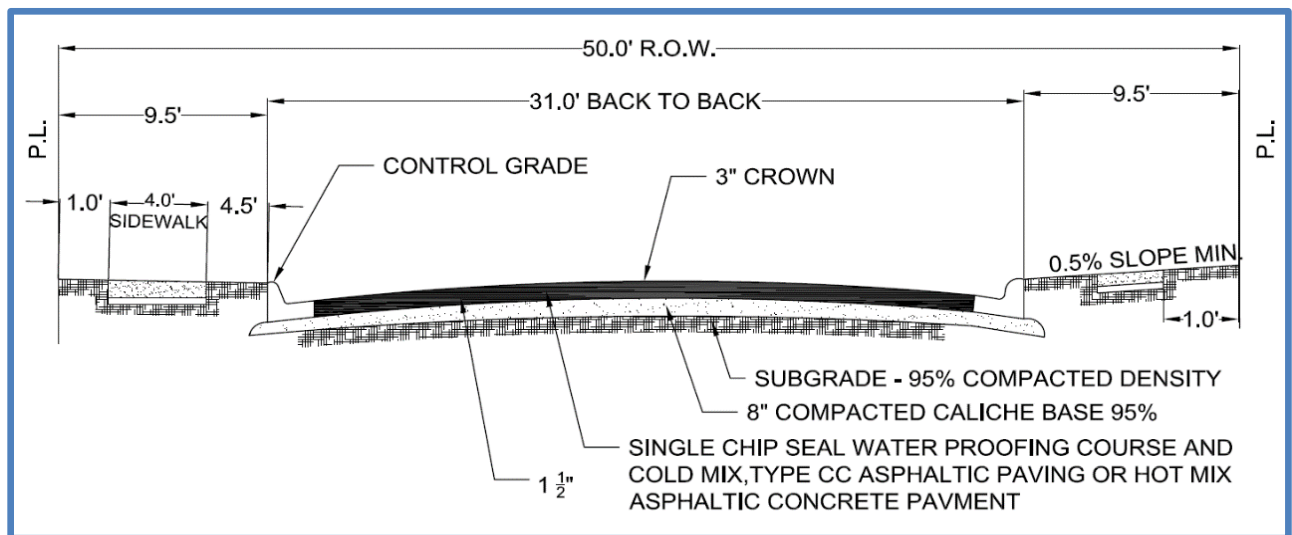


Figure 3 - City of Eagle Pass construction specification manual recommended street cross section

VI. Grading

Proposed grading will include cut and fill for phase one of the development. Due to low required volume of cut compared to a high volume of required fill in phase 1, we are seeking permission to clear and cut phase 2 of the development to reduce the amount of imported select fill needed for phase 1 from 20,530 CY to 9,845 CY.

VII. Parkland Dedication

The entire development including Phases 1 and 2 consist of a total of 67 lots that requires 1.93 acres of parkland. As per City of Eagle Pass Code of Ordinances, MGA Subdivision is classified as a major residential subdivision. Developers of major subdivisions with fifty (50) lots or more may be required to dedicate parkland, then the Planning & Zoning Commission will decide if the proposed dedicated property is desirable, if not, developer shall pay cash contribution in lieu of parkland dedication.

In our parkland dedication assessment, we evaluated the total land area required for Phases 1 & 2 and compared to available land that can serve as a park. The City of Eagle Pass allows for the dedication of land, cash contribution, or a combination of both to satisfy park requirements. Formulas used to determine the amounts of cash contribution and parkland dedication were obtained from City of Eagle Pass Code of Ordinances; where,

$$\text{Acres to be dedicated} = \frac{(8) \times (\text{number of units}) \times (3.6 \text{ persons/unit (for single family)})}{1000}$$

$$\text{Cash contribution in lieu of parkland} = 1150 \times \text{Number of units}$$

The following tables represent our findings of parkland options:

MGA Subdivision	Number of Dwelling Units for Single Family	Required Parkland Dedication (Acres)	Cash Contribution In Lieu of Parkland Dedication	Proposed Parkland Dedication (Acres)	Proposed Cash Contribution in Addition of Proposed Parkland Dedication	Credit Parkland Dedication (Acres)
Proposed layout after parkland dedication	67	1.93	\$77,050	3.65	\$0.00 <i>*Infrastructure installed for park use</i>	1.72

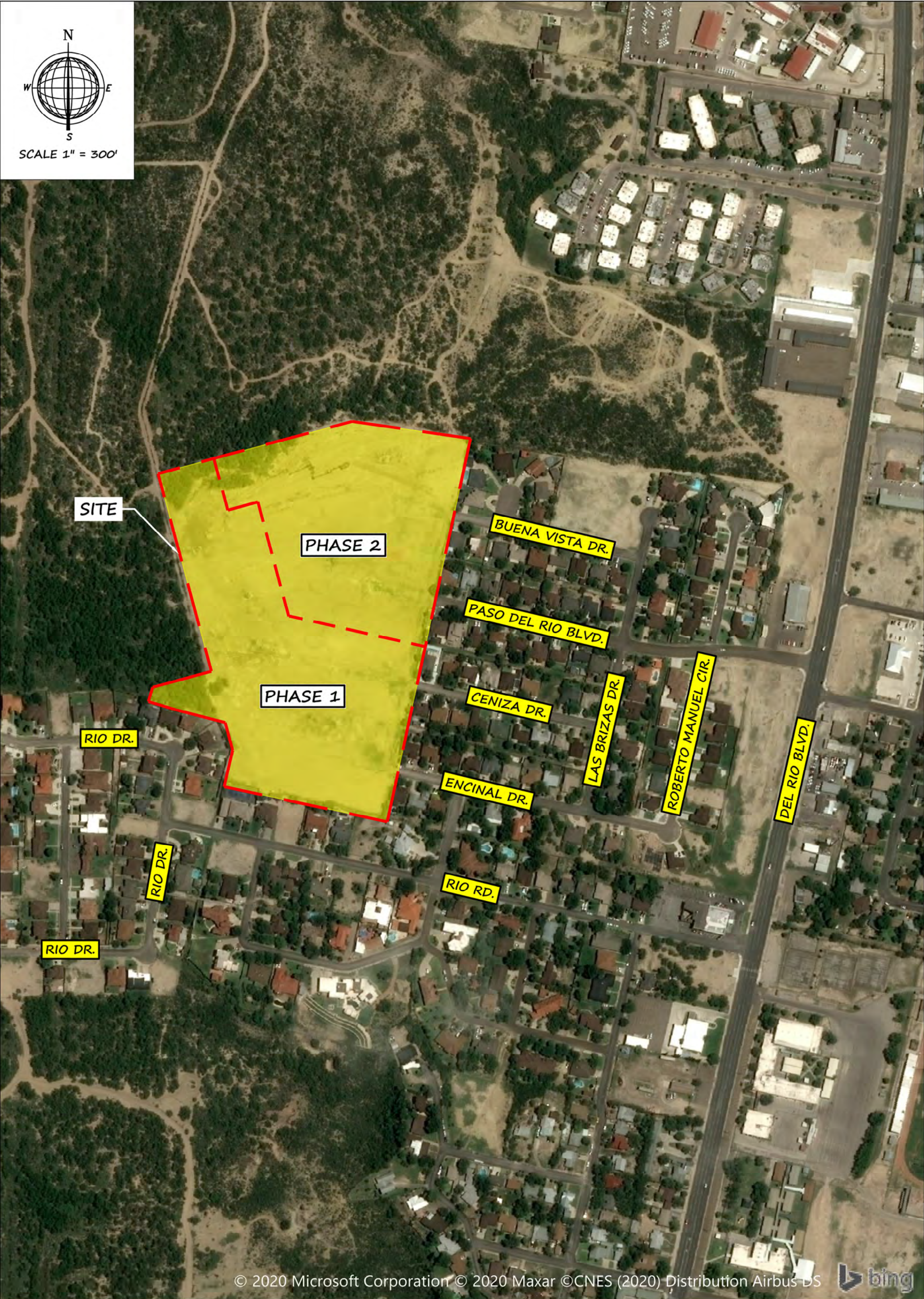
Comparing these options to the site, MGA has 3.65 acres available for a park dedication to satisfy the 1.93 acres required for this development. In addition, the developer has installed water, sewer, and paved street along the park's frontage to provide the City with utilities and access to help develop this park.

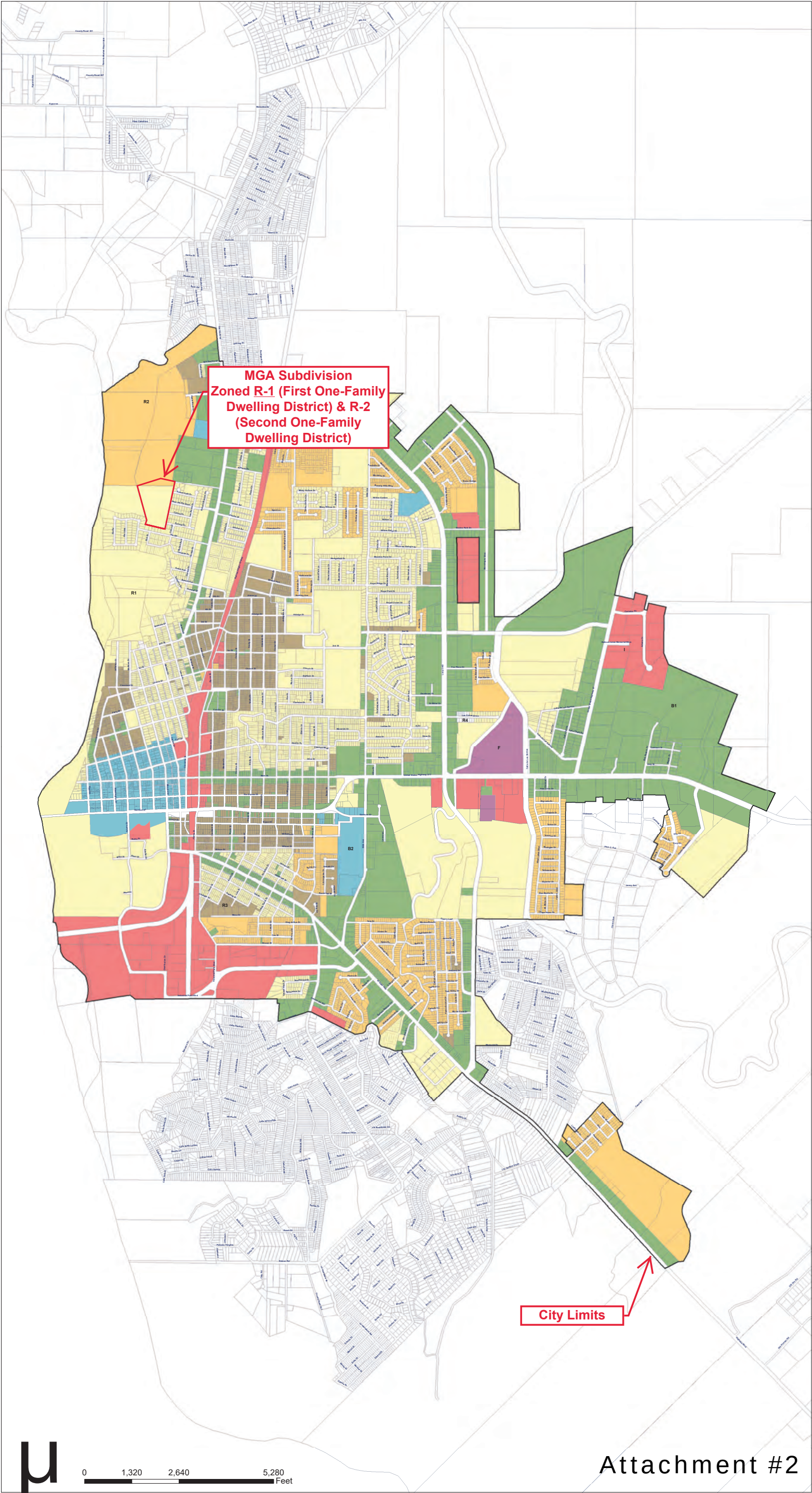
We propose the dedication of these 3.65 acres of parkland with a credit of 1.72 acres to be used for future residential development within the City.





Figure 4 - Site plan illustrating the proposed parkland to be dedicated for MGA development





Legend	
	City Limits Outline
	B1 - Neighborhood Business District (>6,000 Sq. Ft.)
	B2 - Central Business District
	B3 - General Business District (>6,000 Sq. Ft.)
	I - Industrial District
	F - Floodway District
	R1 - First One-Family Dwelling District
	R2 - Second One-Family Dwelling District
	R3 - Duplex Dwelling District
	R4A - Apartment District
	R4 - Townhouse Residence District

Eagle Pass, Texas
NAD_1983_StatePlane_Texas_South_Central_FIPS_4204_Feet
Projection: Lambert Conformal Conic
False_Easting: 1986800.000000 False_Northing: 312333.333333
Central_Meridian: -98.000000 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
Phone: 972.881.1858
Fax: 972.633.0533
Plano, TX 75074
www.trueautomation.com

National Flood Hazard Layer FIRMMette



100°30'27"W 28°44'3"N



0 250 500 1,000 1,500 2,000 Feet 1:6,000

100°29'50"W 28°43'31"N

Legend

Attachment #3

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS		Without Base Flood Elevation (BFE) Zone A, V, A99
		With BFE or Depth Zone AE, AO, AH, VE, AR
		Regulatory Floodway
OTHER AREAS OF FLOOD HAZARD		0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
		Future Conditions 1% Annual Chance Flood Hazard Zone X
		Area with Reduced Flood Risk due to Levee. See Notes. Zone X
		Area with Flood Risk due to Levee Zone D
OTHER AREAS		NO SCREEN Area of Minimal Flood Hazard Zone X
		Effective LOMRs
GENERAL STRUCTURES		Area of Undetermined Flood Hazard Zone D
		Channel, Culvert, or Storm Sewer
		Levee, Dike, or Floodwall
OTHER FEATURES		Cross Sections with 1% Annual Chance Water Surface Elevation
		Coastal Transect
		Base Flood Elevation Line (BFE)
		Limit of Study
		Jurisdiction Boundary
		Coastal Transect Baseline
MAP PANELS		Profile Baseline
		Hydrographic Feature
		Digital Data Available
		No Digital Data Available
		Unmapped



The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on **12/9/2020 at 6:30 PM** and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

MGA MASTERPLAN
Street Capacity Calculations

Buena Vista Dr

Street	Street Width per Side (ft)	Max Poned Width per side (ft)	Ht. Of Curb (ft)	S, longitudinal slope (ft/ft)	Sx, pavement cross slope (ft/ft)	n manning's COEFF.	Z	Capacity per Side (cfs)	Total Capacity (cfs)
0+00 to 2+50	15.00	15.00	0.50	0.030	0.03125	0.013	0.56	31.81	63.63
2+50 to 6+20	15.00	15.00	0.50	0.040	0.03125	0.013	0.56	36.55	73.11
6+20 to 10+10	15.00	15.00	0.50	0.011	0.03125	0.013	0.56	18.91	37.81

Paso Del Rio Blvd Dr

Street	Street Width per Side (ft)	Max Poned Width per side (ft)	Ht. Of Curb (ft)	S, longitudinal slope (ft/ft)	Sx, pavement cross slope (ft/ft)	n manning's COEFF.	Z	Capacity per Side (cfs)	Total Capacity (cfs)
0+00 to 2+00	15.00	15.00	0.50	0.025	0.03125	0.013	0.56	28.90	57.80
2+00 to 4+00	15.00	15.00	0.50	0.018	0.03125	0.013	0.56	24.18	48.36
4+00 to 6+65	15.00	15.00	0.50	0.010	0.03125	0.013	0.56	18.28	36.55

Ceniza Dr

Street	Street Width per Side (ft)	Max Poned Width per side (ft)	Ht. Of Curb (ft)	S, longitudinal slope (ft/ft)	Sx, pavement cross slope (ft/ft)	n manning's COEFF.	Z	Capacity per Side (cfs)	Total Capacity (cfs)
0+00 to 3+00	15.00	15.00	0.50	0.024	0.03125	0.013	0.56	28.31	56.63
3+00 to 4+00	15.00	15.00	0.50	0.019	0.03125	0.013	0.56	25.19	50.39
4+00 to 5+25	15.00	15.00	0.50	0.028	0.03125	0.013	0.56	30.58	61.17
5+25 to 5+35	15.00	15.00	0.50	0.030	0.03125	0.013	0.56	31.66	63.31

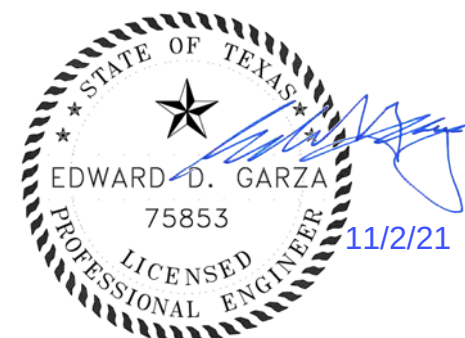
Encinal Dr

Street	Street Width per Side (ft)	Max Poned Width per side (ft)	Ht. Of Curb (ft)	S, longitudinal slope (ft/ft)	Sx, pavement cross slope (ft/ft)	n manning's COEFF.	Z	Capacity per Side (cfs)	Total Capacity (cfs)
0+00 to 2+45	15.00	15.00	0.50	0.010	0.03125	0.013	0.56	18.46	36.92
2+45 to 3+45	15.00	15.00	0.50	0.020	0.03125	0.013	0.56	25.98	51.95
3+45 to 6+20	15.00	15.00	0.50	0.035	0.03125	0.013	0.56	34.34	68.68
6+20 to 12+35	15.00	15.00	0.50	0.012	0.03125	0.013	0.56	20.10	40.21

$$Q = \frac{Z}{n} S_x^{5/3} S^{1/2} T^{8/3}$$

Notes:

- 1) Equation used to calculate street capacity is equation 10-3 adopted from TxDOT Hydraulic Design Manual 2019-1. Where,
 Q = Street Capacity (cfs), and Z= 0.56.



**MGA Subdivision, Phase 1
Engineer's Final
Opinion of Cost Estimate
(46 Lots) (12.55 Acres)**

Updated 12.29.23
10.29.21

I. Street Improvements (31' B/B - 2100 LF Total)

Item #	Description	Estimated Quantity	Unit	Unit Price	Extended
1	Mobilization	1.00	LS	\$ 6,800.00	\$ 6,800.00
2	Clearing & Grubbing	22.44	AC	\$ 1,100.00	\$ 24,684.00
3	8" Subgrade Prep	8,090	SY	\$ 1.50	\$ 12,135.00
4	8" Flexible Base (Under Pavement)	6,660	SY	\$ 12.75	\$ 84,915.00
5	2.5" Flexible Base (Under Type "A" Curb & Gutter)	1,430	SY	\$ 6.00	\$ 8,580.00
6	6" Flexible Base (All weather Turn Around)	965	SY	\$ 8.50	\$ 8,202.50
7	Prime Coat MC-30	6,660	SY	\$ 3.00	\$ 19,980.00
8	2.5" Type "D" HMAC	6,660	SY	\$ 24.00	\$ 159,840.00
9	Type "A" Curb and Gutter	4,050	LF	\$ 17.50	\$ 70,875.00
10	Concrete Sidewalk - 4" 3000 psi	3,400	SF	\$ 4.75	\$ 16,150.00
11	ADA Ramp Type 10 (Directional Ramps)	6	EA	\$ 1,200.00	\$ 7,200.00
12	Street Lights Trenching	2,100	LF	\$ 7.00	\$ 14,700.00
13	4" Grey SCH 40 PVC 54" depth w/Trenching	300	LF	\$ 12.00	\$ 3,600.00
14	4" PVC SCH 40 Pipe w/Trenching	300	LF	\$ 8.00	\$ 2,400.00
15	6" PVC SCH 40 Pipe w/Trenching	300	LF	\$ 12.00	\$ 3,600.00
16	Striping, Signage, and Reflectors	1	LS	\$ 3,500.00	\$ 3,500.00
17	Stop Sign w/Street Name	3	EA	\$ 470.00	\$ 1,410.00
17A	Surface Course Treatment	6,660	SY	\$ 3.80	\$ 25,308.00
Total Street Improvements					\$ 473,879.50

II. Water Distribution (8" Line)

Item #	Description	Estimated Quantity	Unit	Unit Price	Extended
18	8" C-900 DR 18 PVC Water Main	1,820	LF	\$ 51.00	\$ 92,820.00
19	8" C-900 DR 18 PVC Water Main (Restrained)	330	LF	\$ 51.00	\$ 16,830.00
20	Trench Excavation Protection	2,150	LF	\$ 4.00	\$ 8,600.00
21	Tie into Existing 8" Watermain	2	EA	\$ 2,715.00	\$ 5,430.00
22	Fire Hydrant Assembly	6	EA	\$ 5,604.00	\$ 33,624.00
23	Blow-Off Hydrant	2	EA	\$ 1,013.00	\$ 2,026.00
24	8" Gate Valves w/ Concrete Collars	7	EA	\$ 2,130.00	\$ 14,910.00
25	8" 11.25° Bend	3	EA	\$ 700.00	\$ 2,100.00
26	8" 22.50° Bend	2	EA	\$ 580.00	\$ 1,160.00
27	8" 45° Bend	1	EA	\$ 745.00	\$ 745.00
28	8" x 8" Tee	3	EA	\$ 910.00	\$ 2,730.00
29	Double Water Service 1" (-30)	7	EA	\$ 2,198.00	\$ 15,386.00
30	Double Water Service 1" (+30)	8	EA	\$ 2,198.00	\$ 17,584.00
31	Single Water Service 3/4" (-30)	6	EA	\$ 1,092.00	\$ 6,552.00
32	Single Water Service 3/4" (+30)	10	EA	\$ 1,092.00	\$ 10,920.00
Total Water Distribution					\$ 231,417.00

III. Wastewater Collection (By Developer)

Item #	Description	Estimated Quantity	Unit	Unit Price	Extended
33	Tie-In to Existing Manhole	1	EA	\$ 2,498.00	\$ 2,498.00
34	8" SDR 26 PVC Pipe	145	LF	\$ 47.00	\$ 6,815.00
35	Sanitary Sewer Cleanout w/ Concrete Collar	1	EA	\$ 1,778.00	\$ 1,778.00
36	Trench Excavation Protection	145	LF	\$ 4.00	\$ 580.00
37	Single Sewer Service (-30)	6	EA	\$ 1,208.00	\$ 7,248.00
38	Single Sewer Service (+30)	2	EA	\$ 1,208.00	\$ 2,416.00
39	Double Sewer Service (-30)	12	EA	\$ 2,024.00	\$ 24,288.00
40	Double Sewer Service (+30)	7	EA	\$ 2,024.00	\$ 14,168.00
Total Wastewater Collection					\$ 59,791.00

Attachment #12

MGA Subdivision, Phase 1
Engineer's Final
Opinion of Cost Estimate
(46 Lots) (12.55 Acres)

Updated 12.29.23
10.29.21

IIIa. Wastewater Collection (Shared with City)

Item #	Description	Estimated Quantity	Unit	Unit Price	Extended
41	Tie-In to Existing Manhole	1	EA	\$ 2,498.00	\$ 2,498.00
42	8" SDR 26 PVC Pipe	590	LF	\$ 48.80	\$ 28,792.00
43	Trench Excavation Protection	590	LF	\$ 4.00	\$ 2,360.00
44	Remove Existing Sanitary Sewer Manhole Top and Replace with 32" Top and Apply Epoxy Coat Liner on Existing SSMH Walls and Bench	8		\$ 5,712.00	\$ 45,696.00
45	Remove / Replace Bended 8" Sewer Line	100		\$ 77.50	\$ 7,750.00
46	Correct Deflection of Existing Sewer Line	500		\$ 34.00	\$ 17,000.00
47	Remove and Dispose Approximately 240' of Existing 6" & 10" Sewerline Exposed Within Pond Site Including an Existing MH. Purge, Cap and Abandon The Existing Sewerlines Remaining Within Pond Site	1		\$ 8,065.00	\$ 8,065.00
48	Fiberglass Manhole w/ Concrete Collar	6		\$ 8,032.00	\$ 48,192.00
49	Sewer Easement on West Adjoiner	1		\$ 10,000.00	\$ 10,000.00
Total Wastewater Collection					\$ 170,353.00

IV. Storm Water / Pollution Prevention

Item #	Description	Estimated Quantity	Unit	Unit Price	Extended
50	24" HDPE (HS-25 Rated) (Water tight Joint)	705	LF	\$ 75.60	\$ 53,298.00
51	30" HDPE (HS-25 Rated) (Water tight Joint)	120	LF	\$ 91.00	\$ 10,920.00
52	36" HDPE (HS-25 Rated) (Water tight Joint)	660	LF	\$ 117.00	\$ 77,220.00
53	42" HDPE (HS-25 Rated) (Water tight Joint)	120	LF	\$ 151.00	\$ 18,120.00
54	10' Slotted Curb Inlet Type A	6	EA	\$ 9,043.00	\$ 54,258.00
55	20' Slotted Curb Inlet Type A	3	EA	\$ 17,645.00	\$ 52,935.00
56	30' Slotted Curb Inlet Type A	5	EA	\$ 26,062.00	\$ 130,310.00
57	5' x 5' Junction Box	7	EA	\$ 6,497.00	\$ 45,479.00
58	5' x 5' Junction Box w/Bolted Manhole	1	EA	\$ 6,497.00	\$ 6,497.00
59	7' x 7' Junction Box	1	EA	\$ 14,809.00	\$ 14,809.00
60	5' Concrete Valley Gutter	40	LF	\$ 233.00	\$ 9,320.00
61	5' Concrete Valley Gutter w/Standup Curb	225	LF	\$ 50.00	\$ 11,250.00
62	Safety End Treatment w/ Rock Bedding (1-24" HDPE)	1	LF	\$ 5,015.00	\$ 5,015.00
63	Safety End Treatment w/ Rock Bedding (1-30" HDPE)	1	LF	\$ 5,518.00	\$ 5,518.00
64	Safety End Treatment w/ Rock Bedding (2-36" HDPE)	1	LF	\$ 11,915.00	\$ 11,915.00
65	Pond Outlet Stucture (3-36" HDPE)	150	LF	\$ 512.50	\$ 76,875.00
66	Concrete Rip-Rap	1,760	SF	\$ 4.60	\$ 8,096.00
67	5' Concrete Channel	375	SF	\$ 62.00	\$ 23,250.00
68	Earthen Berm	460	CY	\$ 2.50	\$ 1,150.00
69	Trench Excavation Protection	1,605	LF	\$ 1.00	\$ 1,605.00
70	Silt Fence	600	LF	\$ 4.50	\$ 2,700.00
71	Curb Inlet Protection	14	EA	\$ 92.50	\$ 1,295.00
72	Stabilized Construction Entrance	1	EA	\$ 3,800.00	\$ 3,800.00
73	Concrete Wash Pit	1	EA	\$ 1,570.00	\$ 1,570.00
Total Wastewater Collection					\$ 627,205.00

V. Grading

Item #	Description	Estimated Quantity	Unit	Unit Price	Extended
74	Cut (Compacted Measure) (Phase 1)	9,287	CY	\$ 5.00	\$ 46,435.00
75	Cut (Compacted Measure) (Phase 2)	10,685	CY	\$ 5.00	\$ 53,425.00
76	Fill From Site (Compacted Measure)	19,972	CY	\$ 4.45	\$ 88,875.40
77	Import Select Fill (Compacted Measure)	9,845	CY	\$ 11.00	\$ 108,295.00
Total Lot Grading					\$ 297,030.40

MGA Subdivision, Phase 1
Engineer's Final
Opinion of Cost Estimate
(46 Lots) (12.55 Acres)

Updated 12.29.23
10.29.21

VI. Traffic Improvements / Miscellaneous

Item #	Description	Estimated Quantity	Unit	Unit Price	Extended
78	Type III Barricades	2	EA	\$ 1,800.00	\$ 3,600.00
79	Mailbox Cluster	2	EA	\$ 8,400.00	\$ 16,800.00
80	Parcel Lockers	1	LS	\$ 7,900.00	\$ 7,900.00
81	Testing	1	LS	\$ 6,800.00	\$ 6,800.00
Total Traffic Improvements					\$ 3,600.00

Summary		
I. Street Improvements (31' B/B - 2100 LF Total)	\$	473,879.50
II. Water Distribution (8" Line)	\$	231,417.00
III. Wastewater Collection (By Developer)	\$	144,967.50 1)
IV. Storm Water / Pollution Prevention	\$	627,205.00
V. Grading	\$	297,030.40
VI. Traffic Improvements / Miscellaneous	\$	3,600.00
Construction Cost	\$	1,778,099.40
Materials Testing @ 3%	\$	53,342.98
Contingency @ 5%	\$	88,904.97
Total Estimated Construction Cost	\$	1,920,347.35

Note:

- 1) Wastewater Collection - Ph 1 (shared with City) is estimated at \$170,353.00; If 50/50 split, then developer share at \$85,176.50
2) Unit prices updated where available.



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.



**AGREEMENT REGARDING WATER SERVICE FOR THE PROPOSED
MGA 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 Desarrollos y Proyectos Del Aguila, LLC, 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 MGA
Subdivision - Phase I

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
92,000 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 JUNE 16, 2021

The Utility

By: John Ruiz Jr.

Printed Name: JOHN RUIZ JR.

Office or Position: SECRETARY

Date: 6/16/2021

The Subdivider

By: Chad H. Foster, Jr.

Printed Name: Chad H. Foster, Jr.

Office or Position: Member

Date: _____

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.

***Note- MGA Subdivision is not subject to Maverick County Approval**



**AGREEMENT REGARDING WASTEWATER TREATMENT SERVICE FOR THE
PROPOSED MGA 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 Desarrollos y Proyectos Del Aguila, LLC, 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
MGA Subdivision - Phase I

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 76,550 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 JUNE 16, 2021

The Utility

By: [Signature]
Printed Name: JOHN RUIZ JR.

Office or Position: SECRETARY

Date: 6/16/2021

The Subdivider

By: [Signature]
Printed Name: Chad H. Foster, Jr.

Office or Position: Member

Date: _____

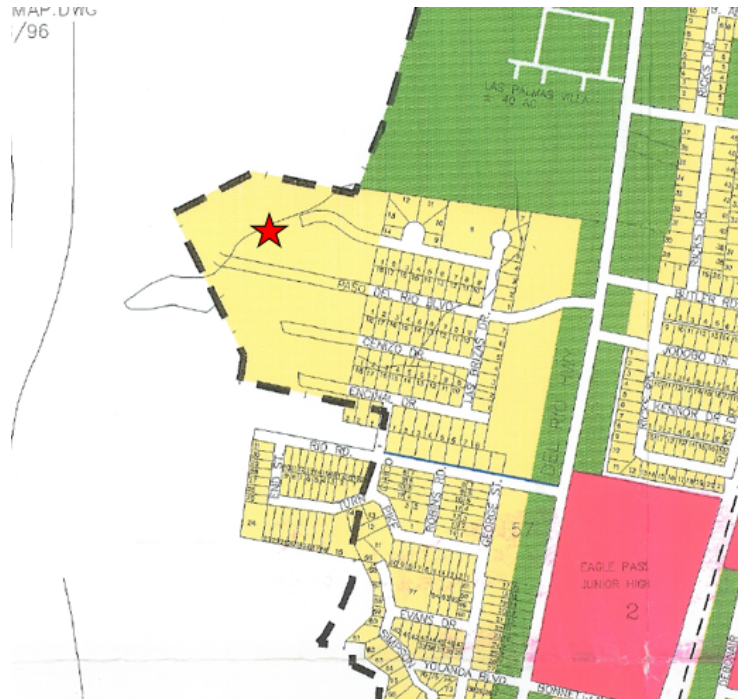
Note: The above form of agreement may be used when required under Model Rule Sections 2.2 (a) (2) and 3.2 (c) (1), which appear respectively as Sections 4.2.2.A.2 and 4.3.4.C.1 in both Title A and Title B of the Maverick County Subdivision Rules, Revised July 1996.

***Note: MGA Subdivision is Not subject to Maverick County Approval**

Attachment 3
Master Plan Map
Zoning District Map

Master Plan

MAP. URG
/96



- VACANT
- RESIDENTIAL
- COMMERCIAL
- INDUSTRIAL
- PUBLIC AND SEMI - PUBLIC
- AGRICULTURE

Zoning Map



Legend

- City Limits Outline
- B1 - Neighborhood Business District (<8,00 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