

### Early Notice and Public Review of a Proposed Activity in a FFRMS floodplain and a wetland

To: All interested Agencies, Groups and Individuals on 4/15/2026: This is to give notice that Jim Wells County has determined that the following proposed action under the Community Development Block Grant Program administered by the Texas General Land Office (GLO) and ERR #(24-065-170-F085), is located in the Federal Flood Risk Management Standard (FFRMS) floodplain and a wetland, and Jim Wells County will be identifying and evaluating practicable alternatives to locating the action in the floodplain and wetland and the potential impacts on the floodplain and wetland from the proposed action, as required by Executive Order 11988 and Executive Order 11990, in accordance with HUD regulations at 24 CFR 55.20 Subpart C Procedures for Making Determinations on Floodplain Management and Protection of Wetlands. Jim Wells County proposes a flood and drainage project. The County proposes the following:

- Green Acres: The County proposes to acquire land; install pipe, inlets, outlets, and culverts; regrade ditches; repair driveways and streets; and complete associated appurtenances.
- Mesquite Forrest: The County proposes to acquire land; install retention pond, pipe, grate inlets, and headwalls; regrade ditches; repave driveways and streets; and complete associated appurtenances.
- Orange Grove: The County proposes to acquire land; regrade and improve ditches; a drainage ditch outfall; remove and replace pavement; repair driveways; and complete associated appurtenances
- San Fernando Creek Crossing: The County proposes to acquire easement; remove and replace culverts; install headwalls, wingwalls, guardrail and fence; pave; clearing and re-grading creek bed; and complete associated appurtenances.

The project shall take place in multiple areas around Alice, Texas and one location around Orange Grove, Texas. All project activities will be occurring within Jim Wells County, Texas. The tables below encompass the location details.

#### Green Acres

Project Location	Project Location Description and Coordinates	Proposed HUD Performance Measures
County Road 465/466	From approximately 1,140 feet south of County Road 473 northward to County Road 466, thence eastward to dead end. Latitude: 27.67475 Longitude: -98.09037	11,348 Linear Feet (LF)
County Road 467	From County Road 465 eastward, thence northward to approximately 615 feet west of US Highway 281 Latitude: 27.67927 Longitude: -98.08432	3,312 LF
County Road 468	From County Road 465 eastward to US Highway 281 Latitude: 27.67715 Longitude: -98.08552	2,810 LF
County Road 469	From County Road 465 eastward to US Highway 281 Latitude: 27.67477 Longitude: -98.08590	2,890 LF
Green Acres Detention Pond	East side of County Road 465 approximately 1,140 feet south of County Road 473 Latitude: 27.65937 Longitude: -98.09252	1 Public Facility (PF)

Mesquite Forrest

<b>Project Location</b>	<b>Project Location Description and Coordinates</b>	<b>Proposed HUD Performance Measures</b>
County Road 2111 / County Road 211	From western intersection of County Road 2112 and County Road 2111 southward to County Road 211, thence eastward to County Road 2111, thence northward to eastern intersection of County Road 2112 Latitude: 27.81404 Longitude: -98.04162	5,880 LF
Retention Pond Drain Line	From intersection of County Road 2111 and County Road 211 westward approximately 95 feet thence southward 105 feet Latitude: 27.81407 Longitude: -98.04162	200 LF
Retention Pond	Approximately 680 feet southwest of the intersection of County Road 211 and County Road 2111 Latitude: 27.81296 Longitude: -98.04313	1 LF

Orange Grove

<b>Project Location</b>	<b>Project Location Description and Coordinates</b>	<b>Proposed HUD Performance Measures</b>
Grace Street / Thiel Road / Wendt Street	From Eugenia Street northwestward to Thiel Road, thence northward to Wendt Street, thence southeastward to South Reynolds Street. Latitude: 27.95285 Longitude: -97.94604	3,450 LF
Dibrell Street	From Wendt Street southwestward to Grace Street. Latitude: 27.95110 Longitude: -97.94410	500 LF
Drainage Ditch	From the intersection of Wendt Street and Thiel Road southeast approximately 1,675 feet, thence west approximately 1,108 feet, thence south approximately 765 feet, thence east approximately 2,018 feet Latitude: 27.94861 Longitude: -97.94714	5,650 LF

San Fernando Creek Crossing

<b>Project Location</b>	<b>Project Location Description and Coordinates</b>	<b>Proposed HUD Performance Measures</b>
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San Fernando Creek Crossing	From approximately 1,400 feet east of the intersection of Howell Road and Highway 281 going eastward to approximately 405 feet. Activities will also be occurring north and south of the crossing. Latitude:27.77570 Longitude: -98.09202	405 LF
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Acquisition is required for the following:

- Green Acres Drainage – 10.00 Acres for the detention pond
- Mesquite Forrest Drainage – 20.60 Acres for the retention pond
- San Fernando Creek Crossing – 1.00 Acres for the drainage easement
- SW Orange Grove Drainage – 5.00 Acres for the drainage ditch right-of-way

The purpose of the project is to provide adequate drainage for the surrounding community. The extent of the FFRMS floodplain was determined using 0.2 percent flood approach and freeboard value approach (FVA). According to Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) Panel No. 48249C0315D effective date 8/15/2017, no portion of the proposed project construction zone, specifically Green Acres, the lower portion of the retention area of Mesquite, and Orange Grove, are not located within the FFRMS floodplain. According to FEMA FIRM Panel No. 48249C0240D effective date 8/15/2017, approximately 2.52 acres of proposed project, specifically the San Fernando Creek Crossing, is located within the floodway. According to the FVA, approximately 8.35 acres of the proposed project, specifically the linear activities and upper portion of the retention area of Mesquite, are located within the FFRMS floodplain. Therefore, the proposed flood and drainage project is within a total of approximately 10.87 acres of the FFRMS Floodplain. According to the United States Fish and Wildlife Service (USFWS) National Wetlands Inventory, the proposed project, specifically San Fernando, is also located within approximately 0.5 acres of designated wetland code R4SBC wetland. All other project locations are not within or will impact a Wetland. The natural and beneficial functions and values of the floodplain and wetland potentially affected by the proposed activity include floodwater storage and conveyance, groundwater recharge, erosion control, surface water quality maintenance, biological productivity, fish and wildlife habitats, harvest for wild & cultivated products, recreational, educational, scientific, historic, and cultural opportunities. Since the project involves improvements to an existing facility or surrounded by existing facilities, it will have minimal impact to the natural and beneficial functions and values of the floodplain and wetland. There are three primary purposes for this notice: (1) People who may be affected by activities in floodplains and those who have an interest in the protection of the natural environment should be given an opportunity to express their concerns and provide information about these areas. Commenters are encouraged to offer alternative sites outside of the floodplain, alternative methods to serve the same project purpose, and methods to minimize and mitigate impacts; (2) An adequate public notice program can be an important public educational tool. The dissemination of information and request for public comment about floodplains can facilitate and enhance Federal efforts to reduce the risks and impacts associated with the occupancy and modification of these special areas; and (3) As a matter of fairness, when the Federal government determines it will participate in actions taking place in floodplains, it must inform those who may be put at greater or continued risk. Written comments must be received on or before 4/30/2026 by the Jim Wells County at 200 North Almond Street, Alice, Texas 78332, 361-668-5826. Attention: Pedro Trevino, County Judge. A full description of the project may also be reviewed during regular business hours at the same address as above. Comments may also be submitted via email to [Pedro.Trevino@co.jim-wells.tx.us](mailto:Pedro.Trevino@co.jim-wells.tx.us) CC: [Hannah.Lovato@GrantWorks.net](mailto:Hannah.Lovato@GrantWorks.net).