



**A REGULAR MEETING
OF THE WESLACO CITY COMMISSION
TUESDAY, SEPTEMBER 17, 2019**

NOTICE IS HEREBY GIVEN THAT the City Commission of the City of Weslaco, Texas will hold a Regular Meeting in the Legislative Chamber of City Hall, located at 255 South Kansas Avenue, on Tuesday, September 17, 2019 at 5:30 PM for the purpose of discussing the following items:

NOTE: If during the course of the meeting, any discussion of any item on the agenda should be held in executive or closed session, the Weslaco City Commission will convene in such executive or closed session whether or not such item is posted as an executive session item at any time during the meeting when authorized by the provisions of the Texas Open Meetings Act.

I. CALL TO ORDER

- A. Certification of Public Notice.
- B. Invocation.
- C. Pledge of Allegiance.
- D. Mayoral Recognition.
- E. Roll Call.

II. PUBLIC COMMENTS

The Public Comments portion of the meeting promotes a fair and open process for the governance of the City. This portion of the meeting is not intended to be an extended discussion or a debate and is limited to three minutes for each presenter. Due to the Texas Open Meetings Act, the Mayor and City Commissioners do not reply; they listen. Matters under litigation are not to be addressed and comments regarding specific City employees and elected officials may be prohibited.

The Public may comment on anything on the agenda, however if you comment on something not included on the agenda, the Commission cannot take any formal action until it is placed on an agenda and notice of the meeting is properly posted. Registration for Public Comments must be submitted to the City Secretary before the City Commission meeting is called to order. As the Mayor calls upon those who submitted a registration form with the City Secretary, please step to the podium and state your name and address before beginning your presentation.

III. PUBLIC HEARING

- A. To solicit input on behalf of MAG Investments RGV LLC requesting a Conditional Use Permit to obtain a Wine and Beer Retailer's Permit at 400 S. Kansas Ave., also being Lot 1-6, Blk 33, Weslaco Original Townsite, Weslaco, Hidalgo County, Texas, approximately 560 ft. South of Bus 83 on Kansas Ave.
- B. To solicit input on behalf of Martin Hinojosa requesting a Conditional Use Permit to operate a boarding facility at 1110 S. Airport Dr., also being Lot 6, Ro-Ellen Addition UT. No. 2, Weslaco, Hidalgo County, Texas.

- C. To solicit input on behalf of Herman Mendez requesting to rezone 2949 & 2941 N. Texas. Also being Lot C1 & C2, Apostolic Assembly Church Subdivision, Weslaco, Hidalgo County, Texas from R-1 One-family dwelling district to B-2 Secondary highway business district.

IV. **CONSENT AGENDA**

The following items are of a routine or administrative nature. The City Commission has been furnished with background and support material on each item, and/or it had been discussed at a previous meeting. All items will be acted upon by one vote without being discussed separately unless requested by one commission member, in which event the item or items will immediately be withdrawn for individual consideration in its normal sequence after the items not requiring separate discussion have been acted upon. The remaining items will be adopted by one vote. Possible action.

- A. Approval of the Minutes:
 - 1) Regular Meeting on August 20, 2019;
 - 2) Special Meeting on August 27, 2019; and (Staffed by City Secretary Department.) Attachment.
- B. Approval on second and final reading of the following:
 - 1) Approval on Ordinance 2019-36 amending Ordinance 2018-21, Section 26-34 Drainage relating to the 50-year storm drainage requirements. (First reading held September 3, 2019; staffed by Engineering Department.) Attachment
- C. Approval of Mid Valley Airport Hangar Lease Agreement with Coastal Bend Regional Advisory Council and authorize the Mayor to execute any related documents. (Staffed by Airport.) Attachment
- D. Approval of Mid Valley Airport Hangar Lease Agreement with Clifford Robert Gardner Jr for Hanger W-16 and authorize the Mayor to execute any related documents. (Staffed by Airport.) Attachment
- E. Approval for application to BJA-2019-16313 Department of Justice Bureau of Justice Assistance Gulf States Regional Law Enforcement Technology Assistance Initiative Grant for technology that enhances information and intelligence sharing between law enforcement agencies to reduce crime in our communities with an amount not to exceed \$80,000 with NO MATCH REQUIREMENT and authorize the Mayor to execute any related documents. (Staffed by Police Department.) Attachment
- F. Approval for a renewal of an agreement with the Drug Enforcement Administration of State and Local HIDTA Task Force cooperation for Fiscal Year 2019-2020 and authorize Police Chief Joel Rivera to execute any related documents. (Staffed by Police Department.) Attachment
- G. Approve an Interlocal Agreement with the City of Alamo for Animal Care Services

and authorize the Mayor to execute any related documents. (Staffed by Planning and Code Enforcement Department.) Attachment

- H. Approval on renewal of Interlocal Agreement(s) with the following entities for Animal Care Services:

- 1) City of Elsa
- 2) City of Edcouch
- 3) City of Penitas
- 4) City of La Villa; and
- 5) Willacy County

and authorize the Mayor to execute any related documents. (Staffed by Planning and Code Enforcement Department.) Attachment

- I. Approval of a request by Valley Nature Center to utilize Gibson Park on November 9, 2019 from 7 a.m. - 11 p.m. for Brew in the Woods, and authorize the Mayor to execute any related documents as may be required, and waive any fees that may be associated with the event. (Requested by Valley Nature Center.)
- J. Approval on request from the American Cancer Society to host the Mid Valley Relay for Life at Mayor Pablo G. Pena City Park on April 3, 2020 and to waive appropriate ordinances associated with the event and authorize the Mayor to execute any related documents. (Staffed by Parks and Recreation Department.) Attachment
- K. Approval on renewal of a Facilities Usage Agreement with South Texas College for use of Harlon Block Park (Fields), 1020 W. 18th Street, Weslaco, Texas and Mayor Pablo G. Pena City Park (Fields and/or Tennis Courts), 300 North Airport Drive, from August 26, 2019 – August 7, 2020 and authorize the Mayor to execute any related documents. (Staffed by Parks and Recreation Department.) Attachment
- L. Approval of a Facility Use Agreement for the Boys & Girls Club Building located at 300 South Airport Drive Suite B between the City of Weslaco and The American Red Cross and authorize the Mayor to execute any documents as required. (Staffed by Parks and Recreation Department.) Attachment
- M. Approval on renewal of the Interlocal agreement between County of Hidalgo and the City of Weslaco to provide and receive pickup and disposal service of commercial waste for the Sheriff's East Substation and authorize the Mayor to execute any related documents. (Staffed by Public Works Department.) Attachment

V. **APPOINTMENTS**

- A. Discussion and consideration to approve Resolution 2019-67 appointing three members to expired terms on the Parks and Recreation Advisory Board and authorize the Mayor to execute any related documents. Possible action. (Staffed by Parks and Recreation Department.) Attachment

VI. NEW BUSINESS

- A. Discussion and consideration to approve Resolution 2019-68 supporting Proposition 8 a constitutional amendment in the upcoming November 2019 statewide elections for the creation of the Flood Infrastructure Fund (Requested by County Commissioner Precinct 1 David Fuentes and Citizens Drainage Advisory Board.) Attachment
- B. Presentation from Hidalgo County Precinct 1 on drainage projects from 2018 Drainage Bond. (Requested by County Commissioner Precinct 1 David Fuentes).
- C. Discussion and consideration after public hearing on behalf of MAG Investments RGV LLC to approve a Conditional Use Permit to obtain a Wine and Beer Retailer's Permit at 400 S. Kansas Ave., Also being Lot 1-6, Blk 33, Weslaco Original Townsite, Weslaco, Hidalgo County, Texas, approximately 560 ft. South of Bus 83 on Kansas Ave. Possible action. (Staffed by Planning and Code Enforcement Department.) Attachment
- D. Discussion and consideration after public hearing on behalf of Martin Hinojosa to approve a Conditional Use Permit to operate a boarding facility at 1110 S. Airport Dr., Also being Lot 6, Ro-Ellen Addition UT. No. 2, Weslaco, Hidalgo County, Texas. Possible action. (Staffed by Planning and Code Enforcement Department.) Attachment
- E. Discussion and consideration after public hearing on behalf of Herman Mendez to approve Ordinance 2019-37 to rezone 2949 & 2941 N. Texas also being Lot C1& C2, Apostolic Assembly Church Subdivision, Weslaco, Hidalgo County, Texas from R-1 One-family dwelling district to B-2 Secondary highway business district and authorize the Mayor to execute any related documents. First reading of Ordinance 2019-37. Possible Action. (Staffed by Planning and Code Enforcement Department.) Attachment
- F. Discussion and consideration on the Final Plat for San Jacinto Estates No. 10 – being a 42.25 acre tract of land being all of Farm Tract 87 and 2.25 acres out of Farm Tract 94, West and Adams Tract Subdivision, Hidalgo County, Texas and authorize the Mayor to execute any related documents. Possible action. (Staffed by Planning and Code Enforcement Department.) Attachment
- G. Discussion and consideration on the Final Plat for Tejas Cuatro Phase II Subdivision – being a 21.21 acre tract of land out of Farm Tract 172, West and Adams Tract Subdivision, , Weslaco, Hidalgo County, Texas located approximately 2000 ft North

of the intersection of W. Sugar Cane Dr. & Mile 5 ½ West and authorize the Mayor to execute any related documents. Possible action. (Staffed by Planning and Code Enforcement Department.) Attachment

- H. Discussion and consideration on the Final Plat for Garcia Oak Estates Subdivision – being a 2.15 acre tract of land out of Farm Tract 646, West Tract Subdivision, Weslaco, Hidalgo County, Texas located approximately 3055 ft South of Bus 83 along Milanos Rd and authorize the Mayor to execute any related documents. Possible action. (Staffed by Planning and Code Enforcement Department.) Attachment
- I. Discussion and consideration on the Final Plat for Westwood Gardens Subdivision - being a 29 acres out of Farm Tract No. 655, West Tract Subdivision out of Llano Grande Grant, Weslaco, Hidalgo County, Texas located on the Southwest corner of Mile 6 ½ West Road and Mile 7 North and authorize the Mayor to execute any related documents. Possible action. (Staffed by Planning and Code Enforcement Department.) Attachment
- J. Discussion and consideration on Ordinance 2019-38 for the Voluntary Annexation of Garcia Oak Estates Subdivision – being a 2.15 acre tract of land out of Farm Tract 646, West Tract Subdivision, Weslaco, Hidalgo County, Texas located approximately 3055 ft South of Bus 83 along Milanos Rd and authorize the Mayor to execute any related documents. First reading of Ordinance 2019-38. Possible action. (Staffed by Planning and Code Enforcement Department.) Attachment
- K. Discussion and consideration for a six month extension of the Final Plat for Ramos Commercial Plaza – being a 2.042 acre out of Farm Tract 124, Block 162, West Tract Addition, Weslaco, Hidalgo County, Texas located, approximately 600 feet North of W Expressway 83 and authorize the Mayor to execute any related documents. Possible action. (Staffed by Planning and Code Enforcement Department.) Attachment
- L. Discussion and consideration to approve the FY 2019-2020 Proposed Street Improvement Projects and authorize the Mayor to execute any related documents. Possible action. (Staffed by Public Works Department.) Attachment
- M. Discussion and consideration on notice received from the Texas Lottery Commission to approve continued share of bingo prize fees as set forth in House Bill 914 and authorize the Mayor to execute any related documents. Possible action. (Staffed by the City Manager's Office.) Attachment
- N. Discussion and consideration to renew the Commercial Package and Employer's Liability Insurance with Texas Municipal League Intergovernmental Risk Pool (TMLIRP) and authorize the Mayor to execute any related documents. Possible action. (Staffed by Human Resources Department.)

- O. Discussion and consideration to approve Ordinance 2019-39 adopting the City of Weslaco's budget appropriation for the fiscal year October 1, 2019 to September 30, 2020 and authorize the Mayor to execute any related documents. First Reading of Ordinance 2019-39. ROLL CALL VOTE REQUIRED. Possible action. (Staffed by Finance Department.) Attachment
- P. Discussion and consideration to approve Ordinance 2019-40 adopting and levying ad valorem tax rate for the 2019-2020 fiscal year and authorize the Mayor to execute any related documents. First Reading of Ordinance 2019-40. ROLL CALL VOTE REQUIRED. Possible action. (Staffed by Finance Department.) Attachment
- Q. Discussion and consideration to approve the Economic Development Corporation of Weslaco annual budget and work plan for fiscal year 2019-2020. Possible action. (Requested by Weslaco Economic Development Corporation.) Attachment

VII. EXECUTIVE SESSION

Texas Government Code, Section 551 Open Meetings:

§551.145. Closed Meeting Without Certified Agenda or Tape Recording; Offense; Penalty

(a) A member of a government body commits an offense if the member participates in a closed meeting of the governmental body knowing that a certified agenda of the closed meeting is not being kept or that a tape recording of the closed meeting is not being made.

(b) An offense under Subsection (a) is a Class C misdemeanor.

§551.146. Disclosure of Certified Agenda or Tape Recording of Closed Meeting; Offense; Penalty; Civil Liability

(a) An individual, corporation, or partnership that without lawful authority knowingly discloses to a member of the public the certified agenda or tape recording of a meeting that was lawfully closed to the public under this chapter:

(1) commits an offense; and

(2) is liable to a person injured or damaged by the disclosure for:

(A) actual damages, including damages for personal injury or damage, lost wages, defamation, or mental or other emotional distress;

(B) reasonable attorney fees and court costs; and

(C) at the discretion of the trier of fact, exemplary damages.

(b) An offense under Subsection (a)(1) is a Class B misdemeanor.

(c) It is a defense to prosecution under Subsection (a)(1) and an affirmative defense to a civil action under Subsection (a)(2) that:

(1) the defendant had good reason to believe the disclosure was lawful; or

(2) the disclosure was the result of a mistake of fact concerning the nature or content of the certified agenda or tape recording. (Added by Acts 1993, 73rd Leg., ch 268, § 1, eff. Sept. 1, 1993.)

NOTE: Any documentation related to the following items will be maintained as part of the certified agenda.

- A. Personnel - Discussion regarding the goals, objectives, and evaluation of the City Manager for the City of Weslaco as authorized by section §551.074 of the Texas Government Code.
- B. Personnel - Discussion regarding the evaluation, reassignment, duties, discipline or dismissal of a police officer for the City of Weslaco as authorized by section §551.074 of the Texas Government Code.
- C. Real Property – Consultation with City Attorney on the purchase of real property

located at the corner of Witmer Street and South Bridge Avenue as authorized by section §551.072 of the Texas Local Government Code.

- D. Pending Litigation – Consultation with City Attorney regarding Cause No. CL-19-4777-B Eli Joshua Lopez v. City of Weslaco as authorized by section §551.071 of The Texas Government Code
- E. Economic Development - Consultation with City Attorney regarding financial offer or other incentives for proposed development of property legally described as the West Tract N-820.04'-Farm Tract 13, Weslaco, Hidalgo County, Texas located on Mile 3 1/2 West, as authorized by section §551.087 of the Texas Local Government Code.

VIII. POSSIBLE ACTION ON WHAT IS DISCUSSED IN EXECUTIVE SESSION

IX. ADJOURNMENT

I hereby certify this **Notice of a Regular Meeting of the Weslaco City Commission** was posted in accordance with the Open Meetings Act on the outside bulletin board at City Hall of the City of Weslaco, located at the 255 South Kansas Avenue entrance, visible and accessible to the general public during and after regular working hours. This notice was posted on this 13th day of September, 2019 at 4:00 p.m. and will remain so posted continuously for at least 72-hours preceding the scheduled time of this meeting in accordance with Chapter 551 of the Texas Government Code.

/s/ Myra Ayala, City Secretary

NOTE: If any accommodation for a disability is required, please notify the City Secretary's Office at (956) 968-3181, Ext. 3100 prior to the meeting date.

Regular Meetings of the Weslaco City Commission stream live online at <http://www.weslacotx.gov/open-government/open-meetings>. Archived video of some meetings are also available.

Removed from Bulletin Board	Date:	Initials:
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City of Weslaco

"The City on the Grow"



David Suarez, Mayor
Greg Kerr, Mayor Pro-Tem, District 2
Leo Muñoz, Commissioner, District 1
Jose "J.P." Rodriguez, Commissioner, District 3
Adrian Farias, Commissioner, District 4
Letty Lopez, Commissioner, District 5
Josh Pedraza, Commissioner, District 6

Mike R. Perez, City Manager

The Pledge of Allegiance to the Flag

"I PLEDGE ALLEGIANCE TO THE FLAG OF THE UNITED STATES OF AMERICA AND TO THE REPUBLIC FOR WHICH IT STANDS, ONE NATION UNDER GOD, INDIVISIBLE, WITH LIBERTY AND JUSTICE FOR ALL."

The Pledge of Allegiance to the State Flag

"Honor the Texas flag; I pledge allegiance to thee, Texas, one state under God, one and indivisible."

**The pledge was amended by House Bill 1034 during the 80th Legislature with the addition of "one state under God." The revised wording became effective on June 15, 2007.*

Preamble to the Constitution of the United States of America

We the people of the United States, in order to form a more perfect union, establish justice, insure domestic tranquility, provide for the common defense, promote the general welfare, and secure the blessings of liberty to ourselves and our posterity, do ordain and establish this Constitution for the United States of America.

STATEMENT OF VISION: AN INTERNATIONAL CENTER OF GROWTH

Friendly people with vision, courage and integrity

STATEMENT OF MISSION: COMMITMENT TO EXCELLENCE IN PUBLIC SERVICE

- *Positive Attitude of Courtesy & Concern
- *Doing it Right the First Time
- *Sensitive to the citizens' needs
- *Friendly Respect for All
- *Service without Hassle



Standardized Agenda Request Form

Date of Meeting: September 17, 2019		Agenda Item No. (to be assigned by CSO): 2019-2732
From: Benjamin Worsham		
Subject: To solicit input on behalf of MAG Investments RGV LLC requesting a Conditional Use Permit to obtain a Wine and Beer Retailer's Permit at 400 S. Kansas Ave., also being Lot 1-6, Blk 33, Weslaco Original Townsite, Weslaco, Hidalgo County, Texas, approximately 560 ft. South of Bus 83 on Kansas Ave.		
Background: The applicant is requesting to obtain a Conditional Use Permit for Wine and Beer Retailer's Permit. Twenty-one (21) property owners within 200 feet of the applicant's property were notified by letter on August 23, 2019.		
Funding Source (budget code, if applicable):		
Amount:	Term of Impact:	Identified in Current Budget:
Additional Action Prompted: Mayor's Signature		
If item previously considered, provide date and action by Commission:		
If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners: Notice of the application and the public hearing for the Planning and Zoning Commission and the City Commission appeared in The Monitor on August 19, 2019.		
Advisory Review, if any (name of board/committee, date of action, recommendation): The Planning & Zoning Commission recommended approval of the conditional use permit on September 4, 2019.		
Kayla Arevalo Benjamin Worsham Mike Perez		Created/Initiated Approved Final Approval
City Manager Comments: Solicit public comments.		
Staff Recommendation: Staff recommends approval.		
Attachments, if any:		
Responsibilities upon Approval: Staff will notify applicant		



Standardized Agenda Request Form

Date of Meeting: September 17, 2019		Agenda Item No. (to be assigned by CSO): 2019-2735	
From: Benjamin Worsham			
Subject: To solicit input on behalf of Martin Hinojosa requesting a Conditional Use Permit to operate a boarding facility at 1110 S. Airport Dr., also being Lot 6, Ro-Ellen Addition UT. No. 2, Weslaco, Hidalgo County, Texas.			
Background: The applicant is requesting to obtain a Conditional Use Permit to operate a boarding facility. Nineteen (19) property owners within 200 feet of the applicant's property were notified by letter on August 23, 2019.			
Funding Source (budget code, if applicable):			
Amount:	Term of Impact:	Identified in Current Budget:	
Additional Action Prompted: Mayor's Signature			
If item previously considered, provide date and action by Commission:			
If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners: Notice of the application and the public hearing for the Planning and Zoning Commission and the City Commission appeared in The Monitor on August 19, 2019.			
Advisory Review, if any (name of board/committee, date of action, recommendation): The Planning & Zoning Commission recommended approval of the conditional use permit on September 4, 2019.			
Kayla Arevalo Benjamin Worsham Mike Perez		Created/Initiated Approved Final Approval	
City Manager Comments: Solicit public comments.			
Staff Recommendation: Staff recommends approval.			
Attachments, if any:			
Responsibilities upon Approval: Staff will notify applicant			



Standardized Agenda Request Form

Date of Meeting: September 17, 2019		Agenda Item No. (to be assigned by CSO): 2019-2736
From: Benjamin Worsham		
Subject: To solicit input on behalf of Herman Mendez requesting to rezone 2949 & 2941 N. Texas. Also being Lot C1 & C2, Apostolic Assembly Church Subdivision, Weslaco, Hidalgo County, Texas from R-1 One-family dwelling district to B-2 Secondary highway business district.		
Background: The applicant is requesting to rezone property from R-1 One-family dwelling district to B-2 Secondary highway business district. Twenty-five (25) property owners within 200 feet of the applicant's property were notified by letter on August 23, 2019.		
Funding Source (budget code, if applicable):		
Amount:	Term of Impact:	Identified in Current Budget:
Additional Action Prompted: Public Hearing Ordinance - First Reading Ordinance - Final Reading		
If item previously considered, provide date and action by Commission:		
If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners: Notice of the application and the Public Hearing for the City Commission appeared in The Monitor on August 19, 2019.		
Advisory Review, if any (name of board/committee, date of action, recommendation): The Planning & Zoning Commission recommended approval of the rezone request on September 4, 2019.		
Kayla Arevalo Benjamin Worsham Mike Perez	Created/Initiated Approved Final Approval	
City Manager Comments: Solicit public comments.		
Staff Recommendation: Staff recommends approval based on 2040 land use map.		
Attachments, if any:		
Responsibilities upon Approval: Staff will notify applicant		



Standardized Agenda Request Form

Date of Meeting: September 17, 2019		Agenda Item No. (to be assigned by CSO): 2019-2729	
From:			
Subject: Approval of the Minutes: 1) Regular Meeting on August 20, 2019; 2) Special Meeting on August 27, 2019; and (Staffed by City Secretary Department.) Attachment.			
Background: Record of commission action for the Regular Meeting on August 20 and Special Meeting on August 27, 2019.			
Funding Source (budget code, if applicable):			
Amount:	Term of Impact:	Identified in Current Budget:	
Additional Action Prompted: Mayor's Signature			
If item previously considered, provide date and action by Commission:			
If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners:			
Advisory Review, if any (name of board/committee, date of action, recommendation):			
Aida Vega Aida Vega Mike Perez		Created	
City Manager Comments: Approve.			
Staff Recommendation: Approve.			
Attachments, if any: 190820 minutes, 190827 minutes			
Responsibilities upon Approval:			



**MINUTES
REGULAR MEETING
OF THE WESLACO CITY COMMISSION
TUESDAY, AUGUST 20, 2019**

On Tuesday, August 20, 2019, at 5:30 p.m. the City Commission of the City of Weslaco, Texas convened in a Regular Meeting at City Hall in the Legislative Chamber, located at 255 South Kansas Avenue with the following members present:

PRESENT:	Mayor	David Suarez
	Mayor Pro Tem	Greg Kerr
	Commissioner	Letty Lopez
	Commissioner	J.P. Rodriguez
	Commissioner	Leo Muñoz
ABSENT:	Commissioner	Josh Pedraza
STAFF:	City Manager	Mike Perez
	City Secretary	Myra L. Ayala Garza
	City Attorney	Juan E. Gonzalez

Also present: Andrew Munoz, Asst. City Manager/Airport Director, Aida Vega, Deputy City Secretary; Vidal Roman, Finance Director, Omar Rodriguez, Parks and Recreation Director, Leo Gonzalez, Information Technology Director; Ben Worsham, City Engineer/Planning Director; Joel Rivera, Police Chief, Antonio Lopez, Fire Chief, Veronica Ramirez, HR Director; Pete Garcia, Public Works Director; Arnold Becho, Library Director; and other staff members and citizens.

I. CALL TO ORDER

A. Certification of Public Notice.

Mayor Suarez called the meeting to order and certified the public notice of the meeting as properly posted Friday, August 16, 2019.

B. Invocation.

Father Francisco J. Solis, St. Joan of Arc Catholic Church, led the invocation.

C. Pledge of Allegiance.

Mayor Suarez led the Pledge of Allegiance and Texas Flag.

D. Mayoral Recognition.

None.

E. Roll Call.

Myra Ayala Garza, City Secretary, called the roll, noting the absence of Commissioner Pedraza and a quorum present.

II. PUBLIC COMMENTS

None.

III. PUBLIC HEARING

Mayor Pro Tem Kerr, seconded by Commissioner Lopez moved to open the public hearing at 5:36 p.m. The motion carried unanimously; Mayor Suarez was present and voting.

A. To solicit input on behalf of Albert Hanks requesting to rezone 2701 W. Bus Hwy 83 also being Lot 1, Las Villas Apartments, Weslaco, Hidalgo County, Texas from R-2 Duplex and Apartment District to B-2 Secondary Highway Business District.

None.

B. To solicit input on behalf of Rodolfo Rodriguez requesting a Conditional Use Permit to operate an Event Center at 1609 N. International Blvd. Ste. A & B, also being Lot 4, Blk 2, La Hacienda North P.U.D. Subdivision, Weslaco, Hidalgo County, Texas.

None.

C. To solicit input on behalf of Mario Mendiola requesting a Conditional Use Permit to have live music at 400 S. Kansas Ave., also being Lot 1-6, Blk 33, Weslaco Original Townsite, Weslaco, Hidalgo County, Texas.

None.

D. To solicit input on behalf of Weslaco Bingo, LLC requesting a Conditional Use Permit to operate a Bingo hall at 2411 Texas Blvd., also being Lots 1&2, Raq=Lin Subdivision Phase I, Weslaco Original Townsite, Weslaco, Hidalgo County, Texas.

None.

E. To solicit input to amend Ordinance number 2018-02, to create an Airport Zone District, the City of Weslaco Zoning Ordinance; codified as Chapter 150 of the Weslaco Code of Ordinances, adopting new regulations; and ordaining other matters with respect to the subject matter hereof.

None.

Mayor Pro Tem Kerr, seconded by Commissioner Lopez moved to close the public hearing at 5:37 p.m. The motion carried unanimously; Mayor Suarez was present and voting.

IV. CONSENT AGENDA

The following items are of a routine or administrative nature. The City Commission has been furnished with background and support material on each item, and/or it had been discussed at a previous meeting. All items will be acted upon by one vote without being discussed separately

unless requested by one commission member, in which event the item or items will immediately be withdrawn for individual consideration in its normal sequence after the items not requiring separate discussion have been acted upon. The remaining items will be adopted by one vote. Possible action.

A. Approval of the following:

- 1) Minutes of the Regular Meeting on July 16, 2019; and
- 2) Minutes of the Special Meeting on August 13, 2019; (Staffed by City Secretary's Office.)

B. Approval on second and final reading of the following:

1) Approval of Ordinance 2019-27, authorizing and allow under the act governing the Texas Municipal Retirement System, "updated service credits" in said system for service performed by qualifying members of such system who presently are members of the City of Weslaco; providing for increased prior and current service annuities for retirees and beneficiaries of deceased retirees of the city; and establishing and effective date for such actions and authorize the Mayor to execute any related documents. (First reading held August 6, 2019; staffed by Finance Department.)

2) Approval on Ordinance 2019-28 abandoning a portion of right-of-way of the extension of Tennessee Avenue south of Academy Street and authorize the Mayor to execute any related documents. First reading held August 6, 2019. (Staffed by City Manager Office.)

3) Approval of Ordinance 2019-29 of the City of Weslaco relating to underage drinking; imposing criminal and civil penalties and response cost; providing for codification; severability clause and an effective date and authorize the Mayor to execute any related documents. (First reading held on August 6, 2019; staffed by Police Department.)

4) Approval of Ordinance 2019-31 a budget amendment in the amount of \$92,000 for sewer line project on Pleasantview Drive and authorize the Mayor to execute any related documents. (First reading held on August 6, 2019; staffed by Engineering Department.)

C. Approval to authorize staff to solicit bids for the supply and installation of Flap Gates as part of the City of Weslaco's Master Drainage Plan. (Staffed by Engineering Department.)

D. Approval to authorize staff to solicit bids for the removal of dirt from the proposed Regional Detention Facility on South Texas. (Staffed by Engineering Department.)

E. Approval to proceed with the purchase of the evidence van as stated on the Sirchie (Contract No: GS-07F-007DA) Quote No.: MCL2101D in an amount not to exceed \$80,000.00 NO MATCH REQUIRED and authorize the Mayor to execute any related documents. (Staffed by Police Department.)

F. Approval of the renewal of the license agreement with Mid Valley Youth Soccer League for use of Pablo G. Pena City Park Soccer Fields and authorize the Mayor to execute any related documents. (Staffed by Parks and Recreation Department.)

G. Approval of the renewal of the License Agreement with the Weslaco Youth Football League for the use of Isaac Rodriguez multi-purpose fields and Harlon Block Sports Complex practice area for a term of four months (September 1, 2019 - December 31, 2019 and authorize the Mayor to execute any related documents. (Staffed by Parks and Recreation Department.)

H. Approval to amend the contract between Tyler Technologies and the City of Weslaco whereas the transaction fee for utility billings payments on-line will be reduced to .85 cents per transaction from \$1.25 and authorize the Mayor to execute any related documents. (Staffed by Finance Department.)

I. Approval on renewal of Interlocal Agreement(s) with the following entities for Animal Care Services:

- 1) City of Donna
- 2) City of San Juan
- 3) City of Mercedes; and
- 4) City of Pharr

and authorize the Mayor to execute any related documents. (Staffed by Planning and Code Enforcement.)

J. Approval on Resolution 2019-62 finding that AEP Texas Central Company's application for a distribution cost recovery factor to increase distribution rates within the city should be denied; finding that the city's reasonable rate case expenses shall be reimbursed by the company; and authorize the Mayor to execute any related documents. (Staffed by City Manager's Office.)

Mayor Pro Tem Kerr, seconded by Commissioner Lopez moved to approve consent agenda items A, B1, B2, C, D, E, F, G, H and I withhold item B3 and J. The motion carried; Mayor Suarez was present and voting.

B. Approval on second and final reading of the following:

3) Approval of Ordinance 2019-29 of the City of Weslaco relating to underage drinking; imposing criminal and civil penalties and response cost; providing for codification; severability clause and an effective date and authorize the Mayor to execute any related documents. (First reading held on August 6, 2019; staffed by Police Department.)

Joel Rivera, Chief of Police, stated the final reading of the ordinance was a history making event for the City and the State of Texas; will allow the police department to enforce and deter underage drinking mentioning the ordinance has criminal penalties and recovery costs. Melissa Alvair thanked the commission for allowing them to present the social host ordinance to help reduce underaged drinking and holding individuals accountable.

Commissioner Rodriguez, seconded by Commissioner Lopez, moved to approval Ordinance 2019-29 of the City of Weslaco relating to underage drinking; imposing criminal and civil penalties and response cost; providing for codification; severability clause and an effective date. The motion carried; Mayor Suarez was present and voting.

J. Approval on Resolution 2019-62 finding that AEP Texas Central Company's application for a distribution cost recovery factor to increase distribution rates within the city should be denied; finding that the city's reasonable rate case expenses shall be reimbursed by the company; and authorize the Mayor to execute any related documents. (Staffed by City Manager's Office.)

Mayor Pro Tem Kerr abstained from vote and discussion.

Commissioner Muñoz, seconded by Commissioner Lopez, moved to approve Resolution 2019-62 finding that AEP Texas Central Company's application for a distribution cost recovery factor to increase distribution rates within the city should be denied; finding that the city's reasonable rate case expenses shall be reimbursed by the company. The motion carried; Mayor Pro Tem Kerr abstained; Mayor Suarez was present and voting.

For the record following are the ordinances and resolution.



ORDINANCE 2019-27

TMRS-USC T CPI

TEXAS MUNICIPAL RETIREMENT SYSTEM

AN ORDINANCE AUTHORIZING AND ALLOWING, UNDER THE ACT GOVERNING THE TEXAS MUNICIPAL RETIREMENT SYSTEM, "UPDATED SERVICE CREDITS" IN SAID SYSTEM FOR SERVICE PERFORMED BY QUALIFYING MEMBERS OF SUCH SYSTEM WHO PRESENTLY ARE MEMBERS OF THE CITY OF WESLACO; PROVIDING FOR INCREASED PRIOR AND CURRENT SERVICE ANNUITIES FOR RETIREES AND BENEFICIARIES OF DECEASED RETIREES OF THE CITY; AND ESTABLISHING AN EFFECTIVE DATE FOR SUCH ACTIONS.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF WESLACO, TEXAS:

Section 1. Authorization of Updated Service Credits.

(a) On the terms and conditions set out in Sections 853.401 through 853.403 of Subtitle G of Title 8, Government Code, as amended (hereinafter referred to as the "TMRS ACT"), each member of the Texas Municipal Retirement System (hereinafter referred to as the "System") who has current service credit or prior service credit in the System in force and effect on the 1st day of January of the calendar year preceding such allowance, by reason of service in the employment of the City, and on such date has at least 36 months of credited service with the System, shall be and is hereby allowed "Updated Service Credit" (as that term is defined in subsection (d) of Section 853.402 of said title) in an amount that is 50% of the "base Updated Service Credit" of the member (calculated as provided in subsection (c) of Section 853.402 of said title). The Updated Service Credit hereby allowed shall replace any Updated Service Credit, prior service credit, special prior service credit, or antecedent service credit previously authorized for part of the same service.

(b) On the terms and conditions set out in Section 853.601 of said title, any member of the System who is eligible for Updated Service Credits on the basis of service with this City, and who has unforfeited credit for prior service and/or current service with another participating municipality or municipalities by reason of previous service, and was a contributing member on 1st day of January of the calendar year preceding such allowance, shall be credited with Updated Service Credits pursuant to, calculated in accordance with, and subject to adjustment as set forth in said 853.601.

(c) In accordance with the provisions of subsection (d) of Section 853.401 of said title, the deposits required to be made to the System by employees of the several participating departments on account of current service shall be calculated from and after the date aforesaid on the full amount of such person's earnings as an employee of the City.

Section 2. Increase in Retirement Annuities.

(a) On terms and conditions set out in Section 854.203 of Subtitle G of Title 8, Government Code, as amended, the City hereby elects to allow and to provide for payment of the increases below stated in monthly benefits payable by the System to retired employees and to beneficiaries of deceased employees of this City under current service annuities and prior service annuities arising from service by such employees to this City. An annuity increased under this Section replaces any annuity or increased annuity previously granted to the same person.

(b) The amount of annuity increase under this Section is computed as the sum of the prior and current service annuities on the effective date of retirement of the person on whose service the annuities are based, multiplied by 30% of the percentage change in Consumer Price Index for All Urban Consumers, from December of the year immediately preceding the effective date of the person's retirement to the December that is 13 months before the effective date of this ordinance.

(c) An increase in an annuity that was reduced because of an option selection is reducible in the same proportion and in the same manner that the original annuity was reduced.

(d) If a computation hereunder does not result in an increase in the amount of an annuity, the amount of the annuity will not be changed hereby.

(e) The amount by which an increase under this Section exceeds all previously granted increases to an annuitant is an obligation of this City and of its account in the Benefit Accumulation Fund of the System.

Effective Date Subject to approval by the Board of Trustees of Texas Municipal Retirement System, the updated service credits and increases in retirement annuities granted hereby shall be and become effective on the 1st day of January, 2020.

ORDINANCE NO. 2019-28

AN ORDINANCE TO ABANDON THE WEST 30-FEET OF RIGHT-OF-WAY ALSO BEING TENNESSEE AVENUE ALONG THE EASTSIDE LOTS 1 THROUGH 5 BLOCK 2 EAST HOLLYWOOD SUBDIVISION, HIDALGO COUNTY, TEXAS, AND ORDAINING OTHER MATTERS WITH RESPECT TO THE SUBJECT MATTER HEREOF.

BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF WESLACO, TEXAS THAT:

SECTION I. Abandoning the west 30-foot right-of-way also being Tennessee Avenue along the Eastside Lot 1 through 5 Block 2 East Hollywood Subdivision, Hidalgo County, Texas.

SECTION II: That this ordinance shall become effective upon its passage.

PASSED AND APPROVED on first reading at a regular meeting of the City Commission this 6th day of August 2019.

PASSED AND APPROVED on second reading at a regular meeting of the City Commission this 20th day of August 2019.

ORDINANCE NO. 2019-29

AN ORDINANCE OF THE CITY OF WESLACO RELATING TO UNDERAGE DRINKING; IMPOSING CRIMINAL AND CIVIL PENALTIES AND RESPONSE COSTS; PROVIDING FOR CODIFICATION; SEVERABILITY CLAUSE AND AN EFFECTIVE DATE.

WHEREAS, The City of Weslaco, a Home Rule Municipality and pursuant to the powers delegated to it by the Texas Constitution and its Home Rule Charter, has the authority to enact laws which promote the public health, safety and general welfare of its residents; and

WHEREAS, the occurrence of underage drinking on gatherings involving private property is a threat to the public health, safety, quiet enjoyment of residential property and the general welfare; and

WHEREAS, Chapter 106 of the State of Texas Alcoholic Beverage Code makes it unlawful for a person under the age of twenty-one (21) years to purchase or attempt to purchase, or consume alcoholic beverages under certain circumstances and makes it unlawful for any person to sell or provide any alcoholic beverage to any person under the age of twenty-one (21) years; and

WHEREAS, in 2018 the City of Weslaco personnel responded to calls for service due to complaints involving underage drinking at gatherings;

WHEREAS, in 2018 City of Weslaco personnel issued citations to minors in possession of alcohol, and data indicates underage youth most often obtain alcohol in social gatherings; and

WHEREAS, law enforcement response to gatherings involving underage drinking causes a drain of law enforcement resources and leaves other areas of the City with inadequate law enforcement protection and results in a disproportionate expenditure of public safety resources, which are underwritten by general taxes paid to the City by its taxpayers and residents; and

WHEREAS, alcohol policy research regarding underage drinking reflects that when communities reduce youth access to alcohol, communities experience reductions in youth alcohol use and related problems and reducing youth access to alcohol from social sources have been recognized as a best practice by the Institutes of Medicine; and

WHEREAS, communities that have adopted appropriate ordinances have seen reductions in the size of gatherings, reductions in youth perception of ease of access to alcohol, and reductions in repeat calls for service for such gatherings; and

WHEREAS, the ability of law enforcement to abate gatherings where alcohol is consumed by minors on private property will help to decrease abuse of alcohol by minors, physical altercations and injuries, sexual assaults, truancy, driving under the influence of alcohol, adolescent crime, motor vehicle crashes, neighborhood vandalism and excessive noise disturbance thereby improving public safety and overall quality of life of City residents; and

WHEREAS, persons held responsible for abetting or allowing gatherings that feature underage drinking will be more likely to properly supervise or stop such conduct at gatherings held on property in their possession or under their control; and

WHEREAS, problems associated with such gatherings at which alcoholic beverages are served to, consumed by or in the possession of underage persons are more easily deterred or prevented if law enforcement has the additional legal authority to issue a citation for a fine and/ or a citation for the cost of public safety response; and

WHEREAS, the intent of this chapter is to protect the public health, safety, quiet enjoyment of residential property, and general welfare, rather than to punish. Persons who actively or passively aid, abet, or allow gatherings involving underage drinking shall be held liable for the nuisances created by such gatherings by the imposition of fine(s) for such violations and/ or the costs associated with responding to such gatherings;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF WESLACO, TEXAS:

The City of Weslaco Code of Ordinances are hereby amended by adding the following, to be known as the "Underage Drinking Ordinance", which reads in its entirety.

Chapter 11

UNDERAGE DRINKING ORDINANCE

Sections:

11.01 Title

11.02 Legislative purpose.

11.03 Legislative findings.

11.04 Definitions.

11.05 Prohibition of gatherings involving underage drinking.

11.06 Protected activities.

11.07 Violation(s) – penalties.

11.08 Imposition of cost recovery fee for public safety responses.

11.09 Hearings on the imposition of penalty and/or imposition of cost recovery fee for public safety response- Appeals.

11.10 Billing and penalty and cost recovery fee for public safety Responses-Debt to city- Enforcement.

11.11 Remedies Cumulative-Actions-Relationship to other laws.

11.01 Title.

This chapter shall be known as the "Underage Drinking Ordinance".

11.02 Legislative purpose.

The purposes of this chapter are to:

- A. Protect the public health, safety and general welfare;
- B. Promote the reduction of underage drinking by imposing a fine on persons or entities responsible for gatherings where alcohol is consumed by, served to or in the possession of underage persons;
- C. Facilitate the enforcement of laws prohibiting the service to, consumption of or possession of alcoholic beverages by underage persons; and
- D. To offset the City's costs associated with providing fire, police, and other emergency services to gatherings involving underage drinking, by imposing a fee upon the persons or entity responsible for the gathering involving underage drinking to occur on their premises, at their residences, or at rented facilities.

11.03 Legislative findings.

The recitals set forth above are incorporated herein as legislative findings by the City Council.

11.04 Definitions.

For the purpose of this chapter, the following definitions shall apply:

"Alcohol" means ethyl alcohol, hydrated oxide of ethyl, or spirits of wine, or whatever source or by whatever process produced.

"Alcoholic beverage" includes alcohol, spirits, liquor, wine, beer, ale and every liquid or solid containing alcohol, spirits, liquor, wine, beer or ale, and which contains one-half of one percent or more of alcohol by volume and which is fit for beverage purposes either alone or when diluted, mixed, or combined with other substances.

"Juvenile" means any person less than eighteen years of age.

"Gathering involving underage drinking" means a party or gathering of two or more persons at a residence or on other private property or rented public property upon which any underage persons, including minors and juveniles, possess or consume alcoholic beverages.

"Minor" means any person less than twenty-one years of age.

"Other private property" refers to hotel or motel room; an assembly hall or meeting room; a common room of a dwelling unit used for a party (e.g., recreation room of an apartment building); a site in a privately-owned campground; privately owned vacant lot; privately owned agricultural land; or privately-owned rural land whether occupied as a dwelling, part or other

social function, and whether owned, leased, rented or used without compensation.

"Person responsible for the gathering" means and includes, but is not limited to:

1. The person who owns, rents, leases or consents to the use of the premises where the gathering occurs; and/ or
2. The person in control of the premises; and/ or
3. The person who organized the gathering. If the person responsible for the gathering is a juvenile, then the juvenile and the parents or guardians of that juvenile who knowingly permit a gathering will be jointly and severally liable for the fine and/ or for the costs incurred for public safety services pursuant to this chapter.

"Public safety services" and/ or "Response costs" means the costs associated with responses by law enforcement, fire and other emergency response providers to gatherings involving underage drinking, including but not limited to:

1. The portion of the cost of salaries and benefits of law enforcement, fire or other emergency response personnel for the amount of time spent responding to, remaining at, or otherwise dealing with the gathering(s) involving underage drinking, and the administrative costs attributable to such response(s);
2. The cost of any medical treatment to or for any law enforcement, fire or other emergency response personnel injured responding to, remaining at or leaving the scene of a gathering involving underage drinking; and
3. The cost of the use of any equipment or property, and the cost of repairing any equipment or property damaged, in responding to, remaining at or leaving the scene of a gathering involving underage drinking.

"Residence" includes a dwelling unit such as a home, condominium or apartment; structures on the residence other than the dwelling unit such as a garage, studio, tent, boat dock, swimming pool, barn or boat house; land on the residence whether improved or unimproved such as a yard, patio, open fields, piers or lake shores; water bodies on the residence such as a pond, lake, river or stream; a motor vehicle, camper or trailer located on the residence or a boat, watercraft, or other marine vessel located on the residence whether occupied on a temporary or permanent basis, whether occupied as a dwelling or for a party or gathering, and whether owned, leased, rented, or used with or without compensation.

"Underage person" means any person less than twenty-one years of age and shall have the same meaning as "minor," defined above.

11.05 Prohibition of gatherings involving underage drinking.

No person shall suffer, permit or host a gathering involving underage drinking at his or her place of residence or other private property, place or premises or host a gathering of two or more persons at a public place under his or her control.

11.06 Protected activities.

This ordinance shall not apply to activities duly permitted by the State of Texas or the City of Weslaco; or to activities protected by the First or Fourteenth Amendments to the United States Constitution or other protected activity authorized by Texas Alcohol Beverage Commission.

11.07 Violation(s) – Civil penalties.

It shall be a fineable violation for a person to conduct or knowingly allow a gathering involving underage drinking where alcohol is served to, consumed by or in the possession of an underaged person on premises controlled by the person responsible for the gathering, on premises rented by or to the person responsible for the gathering, on premises where the person responsible for the gathering resides or on premises where the person responsible for the gathering is in control of such premises during the gathering. Law enforcement personnel, at his or her discretion, may immediately issue a citation for this violation. No first warning shall be required in order for law enforcement to issue a citation.

- A. Civil penalty: A first violation of this section shall result in a Notice of Violation with a Five Hundred Dollar (\$500) fine. A second violation shall result in a Notice of Violation with a Seven Hundred and Fifty Dollar (\$750) fine. A third or subsequent violation shall result in a Notice of Violation with a One Thousand Dollar (\$1,000) fine.
- B. Peace officers employed by the City of Weslaco are hereby authorized to issue Notices of Violations for violations of the Chapter. A City police officer shall give notice of a violation of this section by issuing a Notice of Violation to any and all responsible persons identified by law enforcement within thirty (30) days of the violation. The Notice of Violation shall also give notice of the right to request a Trial to challenge the validity of the Notice of Violation.
- C. The penalty prescribed in this section is in addition to any cost recovery fee for public safety responses that may be assessed pursuant to Section 11.08.
- D. In the event that the responsible person who is in violation of this section is a juvenile, then the juvenile and the parents or guardians of that juvenile who knowingly permitted a gathering will be jointly and severally liable for the violation.

11.08 Imposition of cost recovery fee for public safety responses.

In addition to any criminal penalty imposed for violation of this section, when any gathering involving underage drinking occurs at a residence or on other private property or rented public property a peace officer at the scene determines that there is a threat to the public peace, health, safety or general welfare, the peace officer shall give to the person(s) responsible for the gathering warning that a second or follow up violation of this section on the same date or within six months of the date of the warning shall result in his/her/their liability for the cost of providing public safety services (i.e., fire, ambulance, sheriff, and other emergency providers). The requirement of a first warning does not limit the ability of public safety personnel to issue a citation for the imposition of penalties for cost recovery on the same day that the warning is given if the warning does not end the gathering involving underage drinking. The cost recovery for public safety responses shall be separate and distinct from a fine for a violation described in Section 11.07.

- A. The amount of cost recovery under this subsection shall be the response costs.
- B. The City of Weslaco Police Department shall develop a schedule of costs for use in determining response costs subject to this Chapter.
- C. In the event that the responsible person who is in violation of this section is a juvenile, then the juvenile and the parents or guardians of that juvenile who knowingly permitted the gathering will be jointly and severally liable for the imposition of penalties for the cost of providing public safety services.
- D. If there is more than one responsible person for the gathering then each responsible person shall be jointly and severally liable for the penalty and/ or for the costs incurred for public safety services pursuant to this chapter.
- E. Recovery fee(s) shall not be imposed for the medical response costs in those situations where those present at the gathering call for emergency services for an actual emergency at the premises.

11.09 Hearings on the imposition of fine and/or imposition of cost recovery fee for public safety response-Appeals.

A. The City Commission hereby appoints the person holding the position of Municipal Judge as the Administrative Hearings Officer ("Hearings Officer") to learn imposition of civil cost recovery.

B. Any person subject to a penalty pursuant to Section 11.07 or subject to a cost recovery fee for public safety responses pursuant to Section 11.08 shall have the right to request an administrative hearing within forty-five (45) days of the issuance of a Notice of Violation. To request such a hearing, the person requesting the hearing shall notify the mailing clerk in writing within forty-five (45) days of the issuance of the citation.

C. The Municipal Judge is delegated the power and duty to hear any appeal hearing under Section 11.09. The Municipal Judge shall conduct a hearing on the matter within ninety days (90) of the request for the hearing unless

one of the parties requests a continuance for good cause. The Municipal Judge shall render a decision within thirty days (30) of the conclusion of the hearing. The Municipal Judge shall have the sole authority for sustaining or overturning a Notice of Violation or imposition of response costs issued under this Chapter. The decision of the Municipal Judge shall be final; subject to any applicable law.

11.10 Billing and penalty and cost recovery fee for public safety responses--Debt to City-Enforcement.

A. The amount of the penalty and/ or cost recovery fee for public safety responses shall be deemed a debt owed to the City by the person responsible for the gathering, and, if that person is a juvenile, then also his/her parents or guardians who knowingly permitted the gathering. Any person owing such penalty and/ or fees shall be liable in an action brought in the name of the City for recovery of such penalty and/ or fees. The Police Chief shall mail notice via certified mail within twenty (20) days of the response for which the person is liable giving rise to such costs. The Police Chief shall calculate and compile an itemized list of applicable response costs. The notice shall contain the following information:

1. The name(s) of the person(s) being held liable for the payment of such costs;
2. The address of the residence or other private property where the gathering involving underage drinking occurred;
3. The date and time of the response;
4. The law enforcement, fire and/ or emergency service responder who responded;
5. The date and time of any previous warning given pursuant to Section 11.08;
6. An itemized list of the response costs for which the person(s) is liable;
7. Information regarding the date payment is due; and
8. The right to request an administrative hearing to challenge the imposition of response costs and/ or penalties.

The responsible person must remit payment of the noticed costs and/ or penalties to the City within forty- five (45) days of the notice thereof. The payment of any such costs shall be stayed upon a timely request for an administrative hearing made pursuant to Section 11.09.

B. City Council shall have the authority to file any action or proceeding to recover such penalties, public safety response costs, expenses and/ or penalties, and take any other actions at law which he may deem necessary to recover same.

11.11 Remedies Cumulative-Actions-Relationship to other laws.

A. The remedies provided under this chapter are cumulative, and shall not restrict the City to any other remedy to which it is entitled under law or equity. Nothing in this chapter shall be deemed to preclude the imposition of any criminal penalty under state law. Nor shall anything in this chapter be deemed to conflict with any penalty or provision under state law, or prohibit any conduct authorized by the state of federal constitution.

B. If any section, subsection, sentence, clause, phrase or word of this Ordinance is for any reason held to be invalid by a court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this Ordinance. The City Council of the City of hereby declares it would have passed and adopted this Ordinance and each and all provisions hereof irrespective of the fact that any one or more of said provisions be declared invalid.

C. This Ordinance shall be immediately upon its final passage and any publication in accordance with the City Charter and the laws of the State of Texas.

PASSED AND APPROVED on first reading at a regular meeting of the City Commission this 6th day of August 2019.

PASSED AND APPROVED on second reading at a regular meeting of the City Commission this 20th day of August 2019.

ORDINANCE 2019-31

AN ORDINANCE AMENDING ORDINANCE NUMBER 2018-27, APPROVING AND ADOPTING A BUDGET FOR THE CITY OF WESLACO, TEXAS FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2018 AND ENDING SEPTEMBER 30, 2019, FINDING NEED TO AMEND THE 2018-2019 MUNICIPAL BUDGET; PROVIDING A SEVERABILITY CLAUSE; PROVIDING AN EFFECTIVE DATE, AND ORDAINING OTHER MATTERS WITH RESPECT TO THE SUBJECT MATTER HEREOF.

WHEREAS, the City Commission of the City of Weslaco utilized diligent thought and attention to the preparation of the 2018-2019 budget; and

WHEREAS, unusual and unforeseen conditions have arisen during the fiscal year which have, or will require, the expenditure of additional funds constituting an emergency expenditure; and

WHEREAS, Section 102.009 of the Texas Local Government Code authorizes the City to amend its budget in such a manner as to provide for emergency expenditures as an amendment to the original budget in a case of grave public necessity to meet an unusual and unforeseen condition; and

WHEREAS, the City Commission finds the amendments in the line items identified in the attached Exhibit are reasonable, necessary, and for municipal purposes.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF WESLACO, TEXAS THAT:

SECTION 1. FINDINGS. The City Commission finds the statements made in the preamble above are true.

SECTION 2. BUDGET LINE ITEMS. The City Commission approves the budget amendments in the attached Exhibit as such change is necessary to meet an unusual and unforeseen condition as the result of an emergency.

SECTION 3. BUDGET TOTAL. The City Commission further finds the amended budget line items identified in such Exhibit will not cause the total expenditures in the budget to exceed the total amount of estimated revenue.

SECTION 4. APPROVAL. The 2018-2019 Official Budget, adopted by Ordinance 2018-27, is hereby reallocated, revised, amended and approved as set forth in the attached Exhibit.

SECTION 5. AUTHORIZATION. The City Manager is authorized to undertake action to execute such transfers in accordance with state law, and file, or cause to be filed, a true and correct copy of this Ordinance, with the attached budget amendment, with the City Secretary.

SECTION 6. SEVERABILITY CLAUSE. It is the intent of the City Commission that each sentence, paragraph, subdivision, clause, phrase or section of this Ordinance be deemed severable and, should any such sentence, paragraph, subdivision, clause, phrase or section be declared invalid or unconstitutional for any reason, such declaration of invalidity or unconstitutionality shall not be construed to affect the validity of those provisions of the Ordinance left standing.

SECTION 7. EFFECTIVE DATE. This Ordinance shall take effect upon final reading.

PASSED AND APPROVED on first reading at a regular meeting of the City Commission this 6th day of August 2019.

PASSED AND APPROVED on second reading at a regular meeting of the City Commission this 20th day of August 2019.

RESOLUTION NO. 2019-62

A RESOLUTION OF THE CITY OF WESLACO TEXAS FINDING THAT AEP TEXAS INC.'S REQUESTED INCREASE TO ITS ELECTRIC TRANSMISSION AND DISTRIBUTION RATES AND CHARGES WITHIN THE CITY SHOULD BE DENIED; FINDING THAT THE CITY'S REASONABLE RATE CASE EXPENSES SHALL BE REIMBURSED BY THE COMPANY; FINDING THAT THE MEETING AT WHICH THIS RESOLUTION IS PASSED IS OPEN TO THE PUBLIC AS REQUIRED BY LAW; REQUIRING REIMBURSEMENT OF CITIES' RATE CASE EXPENSES; FINDING THAT THE MEETING AT WHICH THIS RESOLUTION IS PASSED IS OPEN TO THE PUBLIC AS REQUIRED BY LAW; REQUIRING NOTICE OF THIS RESOLUTION TO THE COMPANY AND LEGAL COUNSEL

WHEREAS, on or about May 1, 2019, AEP Texas Inc. ("AEP Texas" or "Company"), pursuant to Public Utility Regulatory Act ("PURA") §§ 33.001 and 36.001 filed with the City of Weslaco ("City") a Statement of Intent to change electric delivery rates in all municipalities exercising original jurisdiction within its service area, effective June 5, 2019; and

WHEREAS, the City is an electric utility customer of AEP Texas and a regulatory authority [with exclusive original jurisdiction] over the rates and charges of AEP Texas within the City; and

WHEREAS, the City is a member of the Cities Served by AEP Texas ("Cities"), a membership of similarly situated cities served by AEP Texas that have joined together to efficiently and cost effectively review and respond to electric issues affecting rates charged in AEP Texas' service area; and

WHEREAS, Cities is an intervenor in the parallel proceeding at the Public Utility Commission of Texas to review AEP Texas' filing; and

WHEREAS, pursuant to its exclusive original jurisdiction over AEP Texas' rates and operations within city limits, the City previously suspended the effective date of the Company's requested rate increase; and

WHEREAS, PURA § 33.023 provides that costs incurred by cities in ratemaking activities are to be reimbursed by the regulated utility; and

WHEREAS, the City's attorneys and consultants recommend that the City deny the application.

THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF WESLACO TEXAS:

SECTION 1. That the rates proposed by AEP Texas in an application submitted to the City by the Company on or about May 1, 2019, are hereby found to be unreasonable, and are denied.

SECTION 2. That the Company shall continue to charge its existing rates for transmission and distribution service to customers with the City.

SECTION 3. That Cities' reasonable rate case expenses shall be reimbursed by AEP Texas within 30 days of presentation of an invoice to AEP Texas.

SECTION 4. That it is hereby officially found and determined that the meeting at which this Resolution is passed is open to the public as required by law, and that the public notice was given of the time, place, and purpose of said meeting, as required.

SECTION 6. A copy of this Resolution shall be sent to AEP Texas, care of Jennifer Frederick, American Electric Power Company, 400 West 15th Street, Suite 1520, Austin, Texas 78701 (jjfrederick@aep.com), and to

Thomas Brocato at Lloyd Gosselink Rochelle & Townsend, P.C., 816 Congress Avenue, Suite 1900, Austin, Texas 78701 (tbrocato@lglawfirm.com).

PASSED AND APPROVED this 20th day of August 2019.

CITY OF WESLACO
/s/David Suarez, MAYOR

ATTEST:
/s/Myra L. Ayala Garza, CITY SECRETARY

APPROVED AS TO FORM:
/s/Juan E. Gonzalez, CITY ATTORNEY

V. NEW BUSINESS

A. Discussion and consideration after public hearing on behalf of Albert Hanks to approve Ordinance 2019-32 to rezone 2701 W. Bus Hwy 83. Also being Lot 1, Las Villas Apartments, Weslaco, Hidalgo County, Texas from R-2 Duplex and apartment district to B-2 Secondary highway business district and authorize the Mayor to execute any related documents. First reading of Ordinance 2019-32. Possible action. (Staffed by Planning and Code Enforcement Department.)

Rebekah de la Fuente, Assistant Planning Director, stated eleven (11) property owners notified; no objection received; proposed use will be a commercial plaza. The Planning and Zoning Commission and staff recommended approval.

Mayor Pro Tem Kerr, seconded by Commissioner Lopez moved to approve Ordinance 2019-32 to rezone 2701 W. Bus Hwy 83 on first reading as presented. The motion carried unanimously; Mayor Suarez was present and voting.

B. Discussion and consideration after public hearing on behalf of Rodolfo Rodriguez to approve a Conditional Use Permit to operate an event center at 1609 N. International Blvd. Ste. A & B, also being Lot 4, Blk 2, La Hacienda North P.U.D. Subdivision, Weslaco, Hidalgo County, Texas and authorize the Mayor to execute any related documents. Possible action. (Staffed by Planning and Code Enforcement Department.)

Rebekah de la Fuente stated twenty-nine (29) property owners notified; no objection received; proposed use would be for small events. The Planning and Zoning Commission and staff recommended approval.

In response to Mayor Suarez; parking is adequate; in response to Commissioner Muñoz an event center in a commercial zone requires a conditional use permit.

Mayor Pro Tem Kerr, seconded by Commissioner Lopez, moved to approve a Conditional Use Permit to operate an event center at 1609 N. International Blvd. Ste. A & B, as presented. The motion carried unanimously; Mayor Suarez was present and voting.

C. Discussion and consideration after public hearing on behalf of Mario Mendiola to approve a Conditional Use Permit to live music at 400 S. Kansas Ave., also being Lot 1-6, Blk 33,

Weslaco Original Townsite, Weslaco, Hidalgo County, Texas and authorize the Mayor to execute any related documents. Possible action. (Staffed by Planning and Code Enforcement Department.)

Rebekah de la Fuente stated twenty-one (21) property owners notified; no objection received; applicant proposes to have a food vendor truck with music. The Planning and Zoning Commission and staff recommended approval.

Commissioner Lopez seconded by Mayor Pro Tem Kerr moved to approve a Conditional Use Permit to live music at 400 S. Kansas Ave as presented. The motion carried unanimously; Mayor Suarez was present and voting.

D. Discussion and consideration after public hearing on behalf of Weslaco Bingo, LLC to approve a Conditional Use Permit to operate a Bingo hall at 2411 Texas Blvd., also being Lots 1&2, Raq=Lin Subdivision Phase I, Weslaco, Hidalgo County, Texas and authorize the Mayor to execute any related documents. Possible action. (Staffed by Planning and Code Enforcement Department.)

Commissioner Muñoz abstained from vote and discussion.

Rebekah de la Fuente stated twenty-six (26) property owners notified; no objection received; applicant proposes to operate a bingo hall. The Planning and Zoning Commission and staff recommended approval

Mayor Pro Tem Kerr, seconded by Commissioner Lopez moved to approve a Conditional Use Permit to operate a Bingo hall at 2411 Texas Blvd as presented. The motion carried; Commissioner Muñoz abstained; Mayor Suarez was present and voting.

E. Discussion and consideration on the Final Plat for Lockheart Subdivision– being a 2.12 acre tract of land being a portion of Farm Tract 284, West Adams Tract Subdivision, Weslaco, Hidalgo County, Texas located approximately 310 feet South of Orlando Tijerina Rd. along Martin Morales Road and authorize the Mayor to execute any related documents. Possible action. (Staffed by Planning and Code Enforcement Department.)

Rebekah de la Fuente stated this was a two (2) lot subdivision outside city limits; serviced with water by North Alamo Water Supply through a 4” waterline and sewer by On-Site Sewage Facilities (OSSF). The property owner was granted variance for OSSF and drainage. The Planning and Zoning Commission and staff recommended approval stating drainage detention will be provided by excavating the existing drainage ditch along the east side of the subdivision and dedicating 75.0 feet of right of way from the centerline and acceptable to staff.

In response to Commissioner Muñoz, the development is within the City’s ETJ; drainage is compensated by developer widening an existing drainage ditch owned by Hidalgo County Irrigation Drainage District 1 who has no objection.

Mayor Pro Tem Kerr, seconded by Commissioner Lopez moved to approve the Final Plat for Lockheart Subdivision as presented. The motion carried unanimously; Mayor Suarez was present and voting.

F. Discussion and consideration for the Final Plat for Las Villas Estates– being a 40-acre tract of land out of Farm Tract 323, Blk 130 West Tract Subdivision, Weslaco, Hidalgo County, Texas located on the Northeast corner of Mile 12 ½ N. & Mile 4W and authorize the Mayor to execute any related documents. Possible action. (Staffed by Planning and Code Enforcement Department.)

Rebekah de La Fuente stated this was a proposed sixty (60) lot subdivision outside city limits; serviced with water by city and sewer by OSSF; owner was granted variance for off-site drainage detention and sanitary sewer. The Planning and Zoning Commission and staff recommended approval.

In response to Commissioner Muñoz, lots are half acres.

Mayor Pro Tem Kerr, seconded by Commissioner Lopez moved to approve Final Plat for Las Villas Estates– being a 40-acre tract of land out of Farm Tract 323, Blk 130 West Tract Subdivision as presented. The motion carried unanimously; Mayor Suarez was present and voting.

G. Discussion and consideration to approve Ordinance 2019-33 for the voluntary annexation of Westwood Gardens Subdivision - being 29 acres out of Farm Tract No. 655, West Tract Subdivision out of Llano Grande Grant, Weslaco, Hidalgo County, Texas located on the Southwest corner of Mile 6 ½ West Road and Mile 7 North and authorize the Mayor to execute any related documents. First Reading of Ordinance 2019-33. Possible action. (Staffed by Planning and Code Enforcement Department.)

Rebekah de la Fuente stated the development is a one hundred seven (107) lot subdivision; developer is requesting voluntary annexation; property being serviced with City water through a 8-inch waterline and sewer through a 12-inch sewer line. The Planning and Zoning Commission and staff recommended approval for the voluntary annexation.

Commissioner Rodriguez seconded by Commissioner Muñoz moved to approve Ordinance 2019-33 for the voluntary annexation of Westwood Gardens Subdivision as presented. The motion carried unanimously; Mayor Suarez was present and voting.

H. Discussion and consideration on Ordinance 2019-34 amending Ordinance number 2018-02, to create an Airport Zone District for the City of Weslaco zoning ordinance; codified as chapter 150 of the Weslaco Code of Ordinances, adopting new regulations; and ordaining other matters with respect to the subject matter hereof and authorize the Mayor to execute any related documents. First reading of Ordinance 2019-34. Possible action. (Staffed by Airport.)

Andrew Muñoz, Asst. City Manager/Airport Director, stated the ordinance establishes overlay zones; establishes the Planning and Zoning Board as the decision-making body for the airport advisory board when permitting issues arise within the overlay zones and sets height restrictions; protects airspace in and around the airport. Staff recommended approval.

Mayor Pro Tem Kerr, seconded by Commissioner Lopez moved to approve Ordinance 2019-34 amending Ordinance number 2018-02, to create an Airport Zone District for the City of Weslaco as presented. The motion carried unanimously; Mayor Suarez was present and voting.

I. Discussion and consideration to approve the Interlocal Agreement between the City of Weslaco and the City of Mercedes, Texas regarding the housing of prisoners in the City of Weslaco municipal jail and authorize the Mayor to execute any related documents. Possible Action. (Staffed by Police Department)

Joel Rivera, Chief of Police, stated the City of Mercedes is requesting assistance to house inmates on a temporary basis; Mercedes will pay reasonable fees; legal has reviewed and approved. Staff recommends approval of the Interlocal Agreement.

In response to Commissioner Rodriguez; Chief Rivera stated housing of inmates can be accommodate and will be eight to nine months; Mercedes Police Department will transport inmates to Weslaco.

Commissioner Muñoz, seconded by Commissioner Lopez, moved to approve the Interlocal Agreement between the City of Weslaco and the City of Mercedes, Texas regarding the housing of prisoners in the City of Weslaco municipal jail as presented. The motion carried unanimously; Mayor Suarez was present and voting.

J. Discussion and consideration to accept the calculation of effective and rollback tax rates for 2019 tax year by Hidalgo County Tax Assessor-Collector Pablo "Paul" Villarreal. Possible action. (Staffed by Finance Department.)

Vidal Roman, Finance Director, presented the 2019 tax rate calculation worksheet as submitted by the Hidalgo County Tax Assessor; effective tax rate \$0.6601/100 valuation; a one percent tax increase of \$0.6667 generates an additional tax levy of \$115,340 and a one cent increase would generate \$174,757; roll back tax rate of \$0.7167 generates \$989,126 and will requires an election. Staff recommends a proposed rate of \$0.6967 representing an increase of three cents as voted by the citizens on the bond election held and will generate \$639,611.00 additional revenues; public hearings will be held September 3 and 10 with adoption of tax rate on September 17. Staff recommends acceptance of the calculated rates.

In response to Commissioner Muñoz, the City Manager stated the three cent increase was voted by the citizens and could not be modified to a lesser amount but next year could be reduced if bond rates are lower.

Mayor Pro Tem Kerr, seconded by Commissioner Lopez moved to approve and accept the calculation of effective and rollback tax rates for 2019 tax year as presented. The motion carried unanimously; Mayor Suarez was present and voting.

K. Discussion and consideration to approve Resolution 2019-60 proposing an ad valorem tax rate and setting dates on which the Commission will hold public hearings, and a date to adopt the 2019-2020 ad valorem tax rate and authorize the Mayor to execute any related documents. Roll call vote. Possible action. (Staffed by Finance Department.)

Vidal Roman stated based on budget preparations, revenue projections, and drainage bond issuance, the recommendation is to propose \$0.6967 as the ad valorem tax rate, which incorporates the additional .03cents as voted by the citizens and proposed rate does not exceed the rollback tax

rate. The public hearings are scheduled September 3 and September 10 with adoption of the tax rate on September 17 by roll call vote.

Mayor Pro Tem Kerr seconded by Commissioner Lopez, moved to approve Resolution 2019-60 proposing an ad valorem tax rate \$0.6967 and setting dates on which the Commission will hold public hearings and a date to adopt the 2019-2020 ad valorem tax rate. By roll call vote, the motion carried; Mayor Suarez was present and voting.

RESOLUTION NO. 2019-60

RESOLUTION OF THE CITY OF WESLACO, TEXAS PROPOSING AN AD VALOREM TAX RATE; SETTING A DATE ON WHICH THE COMMISSION WILL ADOPT THE 2019-2020 AD VALOREM TAX RATE AND SETTING DATES FOR PUBLIC HEARINGS, IF NECESSARY.

BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF WESLACO:

- 1) The maximum proposed ad valorem tax rate that the Commission will consider for Fiscal Year 2019-2020 is .6967 cents per \$100 taxable value; and
- 2) If the calculation of the effective and rollback tax rates results in a rate that is lower than the proposed rate, the City Commission will consider the proposed rate at two public hearings as follows: First Public Hearing – September 03, 2019; and Second Public Hearing –September 10, 2019; and
- 3) The City Commission will adopt the Fiscal Year 2019-2020 ad valorem tax rate at 5:30 p.m. on September 17, 2019, at the Weslaco City Commission Legislative Chambers, 255 S. Kansas Avenue, Weslaco, Texas.

THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF WESLACO, TEXAS:
PASSED AND APPROVED on this 20th day of August 2019.

CITY OF WESLACO
/s/David Pro Tem Kerr, MAYOR

ATTEST:
/s/Myra L. Ayala Garza, CITY SECRETARY

APPROVED AS TO FORM:
/s/Juan E. Gonzalez, CITY ATTORNEY

L. Discussion and consideration to approve Resolution 2019-61 approving the Housing Authority of the City of Weslaco to enter into an agreement with Housing Authority of County of Hidalgo for the development, construction and operation of the proposed Primrose Village Apartments within the City limits of Weslaco and authorize the Mayor to execute any related documents. Possible action. (Staffed by City Manager's Office.)

Sunny Phillip, Executive Director STCHD, stated the development began as a co-development between the South Texas Collaborative Housing Development (STCHD) and the Weslaco Housing Authority subsidiary, Weslaco Housing Opportunity Corporation (WHOC) that has since withdrawn their participation. The Authority of the County of Hidalgo was approached for co-development and agreed but needs approval from the City and Weslaco Housing Authority and requested favorable consideration to the resolution that would support a cooperation agreement between Weslaco Housing Authority subsidiary, Weslaco Housing Opportunity Corporation and

Housing Authority of the County of Hidalgo stating the Weslaco Housing Authority and Housing Opportunity Corporation approved the agreement as well as the resolution.

In response to Commissioner Muñoz, the City would not be a party to the agreement only needs approval from the City as the development is within City jurisdiction.

Mayor Pro Tem Kerr, seconded by Commissioner Lopez moved to approve Resolution 2019-61 approving the Housing Authority of the City of Weslaco to enter into an agreement with Housing Authority of County of Hidalgo for the development, construction and operation of the proposed Primrose Village Apartments within the City limits of Weslaco as presented. The motion carried unanimously; Mayor Suarez was present and voting.

RESOLUTION 2019- 61

A RESOLUTION OF THE CITY OF WESLACO APPROVING THE HOUSING AUTHORITY OF THE CITY OF WESLACO ENTERING INTO A COOPERATION AGREEMENT WITH THE HOUSING AUTHORITY OF THE COUNTY OF HIDALGO FOR THE DEVELOPMENT, CONSTRUCTION AND OPERATION OF THE PRIMROSE VILLAGE APARTMENTS WITHIN THE CITY LIMITS OF THE CITY OF WESLACO.

WHEREAS, the City of Weslaco established the Housing Authority of the City of Weslaco for the purpose of providing quality safe and affordable housing to low-and moderate-income people; and

WHEREAS, the Housing Authority of the City of Weslaco and the Housing Authority of the Hidalgo County provide safe, affordable housing to people of need within the City of Weslaco and the County of Hidalgo respectively; and

WHEREAS, the Texas Local Government Code requires that the Housing Authority of the City of Weslaco and the Housing Authority of the County of Hidalgo enter into a Cooperation Agreement if the Hidalgo County Housing Authority is to undertake operations within the area of operation of the Housing Authority of the City of Weslaco; and

WHEREAS, the Housing Authority of the City of Weslaco desires to allow the Housing Authority of the Hidalgo County to develop, construct and operate the Primrose Village Apartments, a tax-exempt affordable housing development consisting of up to 242 housing units to be constructed and operated on that certain tract of real property consisting of approximately 17.46 acres of land to be known as Lot 1, J.O.W. Subdivision, Weslaco, Hidalgo County, Texas within the area of operation of the WHA for the purpose of providing quality safe and affordable housing to low and moderate income people, and desires to enter into a mutually acceptable Cooperation Agreement for those purposes;

WHEREAS, the City Commission of the City of Weslaco has determined that development of Primrose Village Apartments consisting of affordable housing will benefit the low-to-moderate income residents of the City of Weslaco with safe and affordable housing.

NOW, THEREFORE, BE IT RESOLVED that **THE CITY COMMISSION OF THE CITY OF WESLACO, TEXAS THAT** City of Weslaco approves the Housing Authority of the City of Weslaco entering into a cooperation agreement with the Housing Authority of the County of Hidalgo for the development, construction, and operation of Primrose Village Apartments within the city limits of the City of Weslaco.

PASSED AND APPROVED on this 20th day of August 2019.

CITY OF WESLACO
/s/David Pro Tem Kerr, MAYOR

ATTEST:
/s/Myra L. Ayala Garza, CITY SECRETARY

APPROVED AS TO FORM:
/s/Juan E. Gonzalez, CITY ATTORNEY

M. Discussion and consideration to amend the Thoroughfare Map to add Dragon Fly Street as a connector street from Expressway (frontage road) to Pike Boulevard and authorize the Mayor to execute any related documents. Possible action. (Staffed by City Manager's Office.)

The City Manager recommended approval to amend the Thoroughfare Map and add Dragon Fly as a connector street from Expressway 83 (frontage road) to Pike Boulevard.

Mayor Pro Tem Kerr, seconded by Commissioner Lopez, moved to approve and amend the Thoroughfare Map to add Dragon Fly Street as a connector street from Expressway (frontage road) to Pike Boulevard as presented. The motion carried unanimously; Mayor Suarez was present and voting.

N. Discussion and consideration on request from Total Commitment Construction for funds not to exceed \$100,000.00 for completion of the Pleasant View sewer line improvements project (Lift Station #27) and authorize the Mayor to execute any related documents. Possible action. (Staffed by Engineering Department.)

Commissioner Rodriguez, seconded by Commissioner Lopez, moved to discuss.

Benjamin Worsham, City Engineer, stated the project began in 2016 for a contract amount of \$167,149; change order number one was approved January 2017 in the amount of \$56,000 and change order number two was approved July 2017 in the amount of \$100,000 with a current contract amount of \$323,149. Contractor is requesting change order number three.

Pedro Gutierrez, contractor stated the project was for sewer line improvements for a proposed development on Pleasant View; the project had unforeseen circumstances that included sewer line be shifted into the street; depth of water table during construction of the waterline difficult and costly; need for ditch crossing done that included boring and dewatering and the flooding event in June and more heavy rains occurred; near completion of the project and needs assistance as the project cost have exceeded over \$700,000 for him.

Commissioner Muñoz voiced concern on the request for additional funds; change order two was approved with an understanding no other requests to come. The City Manager recommended a reimbursement agreement anyone connecting into the sewer line will reimburse the City. Commissioner Muñoz stated he would consider approving on a definite cost; project completed. In response to Commissioner Rodriguez change order number two was for dewatering that is still ongoing. City Manager recommended to consider the request upon completion of the project.

Commissioner Muñoz seconded by Commissioner Lopez moved to table until completion of the project. The motion carried unanimously; Mayor Suarez was present and voting.

VI. EXECUTIVE SESSION

At 6:35 p.m. Mayor Pro Tem Kerr, seconded by Commissioner Lopez, moved to convene the regular meeting in Executive Session. The motion carried unanimously; Mayor Suarez was present and voting.

At 8:08 p.m. Mayor Suarez stated the City Commission had completed its Executive Session and reconvened the regular meeting as open to the public.

VII. POSSIBLE ACTION ON WHAT IS DISCUSSED IN EXECUTIVE SESSION

A. Personnel - Discussion regarding the goals, objectives, and evaluation of the City Manager for the City of Weslaco as authorized by §551.074 of the Texas Government Code.

No action.

B. Personnel - Discussion regarding the evaluation, reassignment, duties, discipline or dismissal of a police officer for the City of Weslaco as authorized by §551.074 of the Texas Government Code.

No action.

C. Legal Consultation - Seek City Attorney opinion relating to the lawsuit with CDM as authorized by §551.071 of the Texas Government Code.

No action.

D. Legal Consultation - Seek City Attorney opinion on the interpretation of Ordinance 2018-21, Section 26-34 Drainage relating to the 50-year storm drainage requirements on existing subdivisions as authorized by section §551.071 of the Texas Government Code.

No action.

E. Contract Negotiations – Discussion and possible action on proposed union contract in connection to the Collective Bargaining Agreement with the Police Union (Weslaco Municipal Police Association) as authorized by §551.071 of the Texas Government Code.

Commissioner Muñoz, seconded by Mayor Pro Tem Kerr moved to approve the negotiated Collective Bargaining Agreement with the Police Union (Weslaco Municipal Police Association) for October 1, 2019 – October 1, 2021.

F. Legal Consultation - Consultation with City Attorney on termination of contract with Republic Services for Solid Waste Collection and Disposal Services as authorized by section §551.071 of the Texas Government Code.

Mayor Pro Tem Kerr, seconded by Commissioner Lopez moved to approve

G. Real Property – Consultation with City Attorney on the purchase of real property located at 503 Dawson Street and legally described as West Tract E-1.33 acres out of W-5 acres out of the S-10 acres out of the N-20 acres of Farm Tract 685, Weslaco Hidalgo County, Texas as authorized by §551.072 of the Texas Local Government Code.

Mayor Pro Tem Kerr, seconded by Commissioner Lopez, moved to authorize the City Manager to proceed as discussed in executive session. The motion carried unanimously; Mayor Suarez was present and voting.

H. Real Property– Consultation with City Attorney on the sale of real property legally described as Lot 4, Block 143, West Tract Subdivision located in the 2400 Block of N. Texas Boulevard as authorized by §551.072 of the Texas Local Government Code.

Mayor Pro Tem Kerr, seconded by Commissioner Lopez, moved to authorize the City Manager to proceed as discussed in executive session. The motion carried unanimously; Mayor Suarez was present and voting.

VIII. ADJOURNMENT

Commissioner Muñoz, seconded by Commissioner moved to adjourn the meeting at 8:08 p.m. The motion carried unanimously; Mayor Suarez was present and voting.

CITY OF WESLACO

MAYOR, David Suarez

ATTEST:

Myra L. Ayala Garza, CITY SECRETARY

MAYOR PRO-TEM, Greg Kerr

COMMISSIONER, Leo Muñoz

COMMISSIONER, Jose “J.P.” Rodriguez

VACANT
COMMISSIONER,

COMMISSIONER, Letty Lopez

ABSENT
COMMISSIONER, Josh Pedraza



**A SPECIAL MEETING
OF THE WESLACO CITY COMMISSION
TUESDAY, AUGUST 27, 2019**

On Tuesday, August 27, 2019, at 5:30 p.m. the City Commission of the City of Weslaco, Texas convened in a Special Meeting at City Hall in the Legislative Chamber, located at 255 South Kansas Avenue with the following members present:

PRESENT:	Mayor	David Suarez
	Mayor Pro Tem	Greg Kerr
	Commissioner	Letty Lopez
	Commissioner	Leo Muñoz
ABSENT:	Commissioner	Josh Pedraza
	Commissioner	J.P. Rodriguez
STAFF:	City Manager	Mike Perez
	City Secretary	Myra L. Ayala Garza
	City Attorney	Juan E. Gonzalez

Also present: Aida Vega, Deputy City Secretary; Vidal Roman, Finance Director, Omar Rodriguez, Parks and Recreation Director, Eduardo Gil, Interim Information Technology Director; Ben Worsham, City Engineer/Planning Director; Joel Rivera, Police Chief, Antonio Lopez, Fire Chief, Veronica Ramirez, HR Director; Rosa Huerta, Court Coordinator and citizens.

I. CALL TO ORDER

A. Certification of Public Notice.

Mayor David Suarez called the meeting to order and certified the public notice of the meeting as properly posted Friday, August 23, 2019.

B. Pledge of Allegiance.

Mayor Suarez led the Pledge of Allegiance and Texas Flag.

C. Roll Call.

Myra L. Ayala Garza, City Secretary, called roll and noting the absence of Commissioner Rodriguez and Commissioner Pedraza and a quorum present.

II. NEW BUSINESS

A. Discussion and consideration to approve an Election Order and Notice of Election to call an election for the City of Weslaco Mayor, City Commissioner Single Member District 5, and City Commissioner Single Member District 6 during the General Election on November 5, 2019 pursuant to Texas Election Code Chapter 271 and authorize the Mayor and Commissioners to execute any related documents. Possible action. (Staffed by the City Secretary Department.)

Myra L. Ayala Garza, City Secretary, recommended approval of the Election Order and Notice of Election for a General Election to be held November 5, 2019 to elect Mayor, Commissioner District 5 and District 6. Early voting begins October 21 through November 1, 2019 from 7am-7pm with election day on November 5, 2019.

Mayor Pro Tem Kerr, seconded by Commissioner Lopez, moved to approve an Election Order and Notice of Election to call an election for the City of Weslaco Mayor, City Commissioner Single Member District 5, and City Commissioner Single Member District 6 during the General Election on November 5, 2019 as presented. The motion carried unanimously; Mayor Suarez was present and voting.

III. ADJOURNMENT

Mayor Pro Tem Kerr, seconded by Commissioner Lopez moved to adjourn the meeting at 5:36 p.m. The motion carried unanimously; Mayor Suarez was present and voting.

CITY OF WESLACO

MAYOR, David Suarez

ATTEST:

Myra L. Ayala Garza, CITY SECRETARY

MAYOR PRO-TEM, Greg Kerr

COMMISSIONER, Leo Muñoz

ABSENT
COMMISSIONER, Jose "J.P." Rodriguez

VACANT
COMMISSIONER,

COMMISSIONER, Letty Lopez

ABSENT
COMMISSIONER, Josh Pedraza



Standardized Agenda Request Form

Date of Meeting: September 17, 2019		Agenda Item No. (to be assigned by CSO): 2019-2579
From: Benjamin Worsham		
Subject: Approval on Ordinance 2019-36 amending Ordinance 2018-21, Section 26-34 Drainage relating to the 50-year storm drainage requirements. (First reading held September 3, 2019; staffed by Engineering Department.)		
Background: The purpose of this item is to remove any ambiguity in the drainage requirements for existing drainage facilities by clarifying the classification for the required flood event detention for the construction or remodel of a site.		
Funding Source (budget code, if applicable):		
Amount:	Term of Impact:	Identified in Current Budget:
Additional Action Prompted: Mayor's Signature Ordinance - First Reading Ordinance - Final Reading		
If item previously considered, provide date and action by Commission:		
If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners:		
Advisory Review, if any (name of board/committee, date of action, recommendation):		
Aida Vega Rebekah De La Fuente Benjamin Worsham Mike Perez		Created/Initiated Approved Approved Final Approval
City Manager Comments: Approve.		
Staff Recommendation: Staff recommends approval.		
Attachments, if any: O2019-36 amend O2018-21 re drainage		
Responsibilities upon Approval: Planning staff will enforce ordinance.		

ORDINANCE 2019-36

AN ORDINANCE AMENDING ORDINANCE NUMBER 2018-21, THE CITY OF WESLACO SUBDIVISIONS ORDINANCE; CODIFIED AS APPENDIX B, ARTICLE I OF THE WESLACO CODE OF ORDINANCES, ADOPTING NEW REGULATIONS; AND ORDAINING OTHER MATTERS WITH RESPECT TO THE SUBJECT MATTER HEREOF.

BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF WESLACO TEXAS THAT:

SECTION I.

Ordinance 2018-21 passed and approved on August 21, 2018 as “Subdivisions” and Codified as Article I, Section 26-34 of the Weslaco Code of Ordinances is hereby amended.

SECTION II.

After second and final reading of this Ordinance the amended Subdivisions ordinance sections will be adopted and codified as Appendix B, Article I, Section 26-34 of the Weslaco Code of Ordinances and said Chapter shall read as follows:

APPENDIX B

Article I

Sec.26-34 . DRAINAGE.

- (a) *Easement.* Where a subdivision is traversed by a watercourse, drainageway, natural channel, stream or where there is a necessity for such as determined by the planning and zoning commission, there shall be provided an easement or right-of-way conforming substantially to the limit of such watercourse. A 75-foot drainage ditch easement shall be required from the centerline of the drainage ditch, unless the City of Weslaco Master Storm Water Drainage Plan indicates otherwise. A minimum of a ten-foot access roadway for maintenance shall be required on the perimeter of the drainage ditch.
- (b) *Drainage facilities.* Drainage facilities shall be provided and constructed at the expense of the subdivider pursuant to the city drainage policy and as specified and/or recommended by the city engineer and approved by City Commission.
- (c) *Drainage policy.* No subdivision will be approved unless calculations submitted by the project engineer show that the projected runoff for the proposed subdivision, based on a fifty-year flood event, will not be greater than the natural runoff. Any water in excess of natural runoff must be detained on-site and released at existing ten-year flood rate. These flows may be exceeded only if off-site improvements and/or facilities are provided which, in the opinion of the city engineer and the planning and zoning commission and city commission, serve as adequate drainage facilities. Any property must provide an amount of floodwater storage capacity after development, which is not less than the preexisting

floodwater storage capacity of such property during the 100-year flood, regardless of whether such preexisting flood storage capacity is due to natural or artificial causes. The project engineer shall provide such information as required by the city to demonstrate compliance with the city drainage policy.

Fifty-year flood detention is required for all new subdivisions except for two cases:

- i. *Small projects.* The table below identifies small projects.

SMALL PROJECT EXCEPTION DESCRIPTION

1.	Construction of a building or parking lot if the proposed construction does not require a variance from a water quality regulation, does not exceed 5,000 square feet of impervious cover and the construction site does not exceed 10,000 square feet (includes construction, clearing, grading, construction equipment access, driveway reconstruction, temporary installations, landscaping and other areas planning director or city engineer determine part of construction site).
2.	Construction of a storm sewer not more than 30 inches in diameter that is entirely on public right-of-way or easement.
3.	Construction of a utility line not more than 8 inches in diameter that is entirely in public right-of-way.
4.	Construction of a left turn lane on a divided arterial street.
5.	Construction of street intersection improvements.
6.	Widening of public street to provide a deceleration lane if additional right-of-way is not required.
7.	Depositing less than two feet of earth fill, if site is not in the 100-year floodplain and the fill is not to be deposited within the dripline of a protected tree.
8.	Minor development that the planning director and/or city engineer determine similar to items described above.

- ii. *Storm water quality.* In an attempt to help reduce the amount of pollutant being discharged into the Arroyo Colorado Watershed, city will consider reducing the amount of storm water detention, if low impact development techniques are used to hold storm runoff. There are many practices that have been used to adhere to these principles such as bioretention facilities, rain gardens, vegetated rooftops, rain barrels, and permeable pavements. City engineer must approve these techniques and quantities before storm detention requirement is reduced.
- (d) *Lot grading:* All lots shall be graded so that storm water run-off is directed to the street fronting the lot. If a lot has double frontage, the city engineer and/or planning director may allow for the drainage of the lot to be split such that a portion of the run-off is directed to the street in front of the lot with the remainder of the run-off directed to the street at the rear of the lot.

PASSED AND APPROVED on first reading at a regular meeting of the City Commission this 3rd day of September 2019

PASSED AND APPROVED on second reading at a regular meeting of the City Commission this 17th day of September 2019.

CITY OF WESLACO

David Suarez, **MAYOR**

ATTEST:

Myra Ayala, **CITY SECRETARY**

APPROVED AS TO FORM:

Juan E. Gonzalez, **CITY ATTORNEY**



Standardized Agenda Request Form

Date of Meeting: September 17, 2019		Agenda Item No. (to be assigned by CSO): 2017-1335
From:		
Subject: Approval of Mid Valley Airport Hangar Lease Agreement with Coastal Bend Regional Advisory Council and authorize the Mayor to execute any related documents. (Staffed by Airport.)		
Background: The hangar lease agreement being presented is for the renewal for Hangar A and office space within the airport terminal. The proposed hangar lease agreement is for one (1) year with a four (1) year renewal options. The tenant will assist the Office of Emergency Management and Airport staff in assisting and coordinating state and federal emergency response and using the airport as a central area for deployment of emergency services.		
Funding Source (budget code, if applicable):		
Amount: \$9,000.00	Term of Impact: Two Years with a Two Year Option	Identified in Current Budget: Yes
Additional Action Prompted: Mayor's Signature		
If item previously considered, provide date and action by Commission:		
If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners:		
Advisory Review, if any (name of board/committee, date of action, recommendation): The Airport Advisory Committee does not approve revenue lease agreements but did approve the hangar lease template.		
Andrew Muñoz Andrew Muñoz Mike Perez	Created/Initiated Approved Final Approval	
City Manager Comments: Approve.		
Staff Recommendation: Staff recommends approval.		
Attachments, if any: Hangar A_CBRAC		
Responsibilities upon Approval:		

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Lease Agreement

STATE OF TEXAS)
CITY OF WESLACO) **KNOW ALL PERSONS BY THESE PRESENTS:**
HIDALGO COUNTY)

This lease is entered into this _____ day of August 2019, between the City of Weslaco, a home ruled municipal corporation with its principal place of business at 255 S. Kansas Avenue, Weslaco, Hidalgo County, Texas, hereinafter referred to as the "Lessor" and the owner of the Weslaco Mid Valley Airport, hereinafter referred to as "Airport" and Coastal Bend Regional Advisory Council, hereinafter referred to as "Lessee" who covenant and agree as follows:

WHEREAS, Lessor owns and operates the Airport and all grounds within the area designated as the Weslaco Mid Valley Airport for aeronautical and non-aeronautical purposes to include landings, takeoffs, storage of aircraft and sales of fuel; and

WHEREAS, Lessor and Lessee are committed to the proper operation, improvement, and continued development of the Airport; and

WHEREAS, Lessor deems it advantageous to itself and to the operation of the Airport to lease to Lessee certain land/hangar/building/office as stated herein;

NOW THEREFORE, in consideration of the terms, premises, and mutual covenants contained herein and other good and valuable considerations, the sufficiency of which is hereby acknowledged, Lessor and Lessee covenant and agree as follows:

Section 1. Lease Premises

- A) Lessor does hereby lease to Lessee Hangar A more particularly described as set forth in Exhibit "A" which is attached and incorporated by reference, hereinafter referred to as the lease premises. Lessee shall also have use of up to two (2) office spaces and associated conference room (as available), located in Mid Valley Airport Administration for the duration of the lease.

Section 2. Term

- A) This lease shall be for the term of one (1) year. Thereafter, this lease may be renewed for a subsequent four one (1) year extensions upon giving of written notice by Lessee to Lessor not more than one hundred eighty (180) nor less than sixty (60) days prior to the expiration of the preceding year lease term and upon mutual and written agreement by Lessor as provided for in this lease.


Lessee Initials

activities (at the rate and on the terms imposed by Lessor), fines, civil penalties, damages, claims, interest, charges and utility charges.

- F) Lessee shall pay all taxes, fees, assessments, and levies that relate to Lessee's use, occupancy, or operation at the lease premises or the Airport and all other obligations for which a lien may be created relating thereto. Within thirty (30) days Lessee shall remove any such lien that may be created or commence a protest of such lien by depositing with Lessor cash or other security acceptable to Lessor in an amount sufficient to cover the cost of removing such lien. When contracting for any work in connection with the lease premises, Lessee shall include in such contract a provision prohibiting the contractor or any subcontractor or supplier from filing a lien or asserting a claim against Lessor's real property or any interest therein.

Section 4. Use of Lease Premises

- A) Lessee and Lessee's associates shall comply at all times, at Lessee's sole cost, with any and all laws and regulation that are applicable to Lessee's use, occupancy, or operations at the lease premises or the Airport, which include, but are not limited to, all laws, statutes, ordinances, regulations, rules, orders, writs, judgments, decrees, injunctions, directives, rulings, guidelines, standards, codes, policies, common law and other pronouncements of any kind having the effect of law including, but not limited, to the Airport Rules and Regulations, City of Weslaco master plans and zoning codes, and all laws and regulations pertaining to the environment, any and all plans and programs developed in compliance with such requirements and all lawful, reasonable, and nondiscriminatory airport policies and other requirements.
- B) Lessee agrees that the leased Hangar may be used for any noncommercial aeronautical activity which must be made known to and agreed upon by Lessor and for no other purposes.
- C) Lessee may park his and/or his passenger's privately-owned automobile(s) inside the Hangar.
- D) Lessee may store containers of aviation oil, in accordance with the Airport Rules and Regulations, inside the Hangar for aircraft use so long, and only so long, as such oil is contained in marked, approved containers. Such storage will be at the discretion of and with written approval from the local fire marshal if such storage is allowed under local fire codes.
- E) Lessee agrees that he will at all times keep the premises of the Hangar, including the inside and the outside of the Hangar, clean and free of trash, litter, tall grass, weeds, junked automobiles, and scrap aircraft parts. Lessee shall abide by all applicable rules and regulations of the Environmental Protection Agency, the Texas Commission on Environmental Quality, the Texas Department of Agriculture, the Texas Department of Transportation, and any other public agency concerning the use, storage, and disposal of hazardous chemicals, fuel, and/or oil. Lessee further agrees to abide by the manufacturer's directions in regard to the use, storage, and disposal of all pesticides,


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- A) This contract agreement may be prematurely terminated by Lessor or Lessee if either fails to abide by the terms and conditions expressed herein and due the complainant and so decreed by a court of competent jurisdiction. Lessee shall have no more than fifteen (15) days upon notification to resolve said violation(s). Should Lessee be declared bankrupt or incompetent, this contract agreement shall immediately terminate. In the event Lessee fails to make timely payments of all taxes or fees, fails to provide proof of required insurance, uses the Airport property or permits the Airport property to be used for any illegal or unauthorized purpose, files bankruptcy, abandons or leaves the property vacant or unoccupied for thirty (30) consecutive days, or violates any of the terms and conditions of this contract agreement, Lessor has the right to terminate this contract agreement and retake possession of any Airport property leased to or under the control of Lessee.
- B) Lessee agrees and understands that Lessor reserves the right to further expand, develop, or improve the airport, including the termination of this lease agreement, in such instance that the continued leasing of the Hangar would have a negative impact on any proposed development or improvements at the Airport. This contract agreement may be terminated regardless of the desires, wishes, or views of Lessee and without interference or hindrance from Lessee, but only so long as such expansion, development, or improvements are shown on a Texas Department of Transportation and/or FAA approved Airport Layout Plan or Master Plan.
- C) This contract may be prematurely terminated by mutual agreement and consent of both parties in writing. Such termination by mutual agreement shall cause both Lessor and Lessee to be free of any and all requirements of this contract hereunder, and neither Lessor nor Lessee shall have any derogatory remarks or entries made upon their resumés or upon any public or private records which would indicate failure to successfully fulfill the conditions of this contract.
- D) At the termination of this contract agreement, either by normal expiration, premature termination, or mutual agreement, Lessee shall peaceably vacate the premises. Should Lessee be in default of any monies owed to Lessor, Lessor may take possession of any personal property owned by Lessee and located at the Airport and hold until the monetary default is settled. In such case that Lessee cannot or will not settle any claims against him owed to Lessor, Lessor may liquidate any personal property seized, subject to the disposition of a court of competent jurisdiction. Lessee shall be liable for any and all expenses incurred by Lessor in such action.
- E) Upon any expiration or termination of this Agreement, Lessee, at Lessee's sole cost, shall (i) promptly and peaceably surrender to Lessor the lease premises "broom clean", free of debris, and in good order and condition; (ii) repair in a good and workmanlike manner any damage to the lease premises or the Airport that arises from or relates to Lessee's use, occupancy, or operations under this Agreement (iii) deliver to Lessor all keys and access credentials relating to the Airport (iv) perform Lessee's environmental obligations as provided in this Agreement; and (v) remove all movable personal property and trade fixtures that are not owned by Lessor. All property that Lessee leaves on the lease premises shall conclusively be deemed to have been abandoned and may be appropriated, sold, stored, destroyed, or otherwise disposed of by Lessor without notice to and without any obligation to account to Lessee or any other person.



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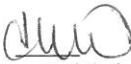
Part 21, Nondiscrimination in Federally Assisted Programs of the Department of Transportation, as said regulations may be amended, and other applicable Laws and Regulations, and shall obtain such compliance from any sub-leases or other parties holding lower tier agreements (to the extent the same are permitted by this Agreement).

Section 10. Exclusions

- A) Nothing in this Agreement shall be construed to grant to Lessee any exclusive right or privilege for the conduct of any activity on the Airport (except to lease the Premises for Lessee's exclusive use as provided herein).
- B) This Agreement shall be interpreted to preserve Lessor's rights and powers to comply with Lessor's Federal and other governmental obligations.
- C) This Agreement is subordinate to the provisions of any agreement between Lessor and the United States or other governmental authority (regardless of when made) that affects the Airport, including, but not limited to, agreements governing the expenditure of Federal funds for Airport improvements. In the event that the Federal Aviation Administration or other governmental authority requires any modification to this Agreement as a condition of Lessor entering any agreement or participating in any program applicable to the Airport (including, but not limited to, those providing funding), Lessee agrees to consent to any such modification. If a governmental authority determines that any act or omission of Lessee or Lessee's Associates has caused or will cause Lessor to be noncompliant with any of Lessor's government commitments (including, but not limited to, any assurances or covenants required of Lessor or obligations imposed by law), Lessee shall immediately take all actions that may be necessary to preserve Lessor's compliance with the same. Without liability to Lessor, Lessor shall have the right to terminate this Agreement and reenter and repossess any portion of the Premises if the U.S. Department of Transportation or other governmental authority having jurisdiction expressly requires any such action, subject to any review that may be afforded to Lessee by such authority.

Section 11. Force Majeure

- A) No act or event, whether foreseen or unforeseen, shall operate to excuse Lessee from the prompt payment of rent or any other amounts required to be paid under this Agreement. If Lessor (or Lessee in connection with obligations other than payment obligations) is delayed or hindered in any performance under this Agreement by a force majeure event, such performance shall be excused to the extent so delayed or hindered during the time when such force majeure event is in effect, and such performance shall promptly occur or resume thereafter at the expense of the party so delayed or hindered. A "force majeure event" is an act or event, whether foreseen or unforeseen, that prevents a party in whole or in part from performing as provided in this Agreement, that is beyond the reasonable control of and not the fault of such party, and that such party has been unable to avoid or overcome by exercising due diligence, and may


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- D) Either Lessor or Lessee may change its notice address by giving written notice (as provided herein) of such change to the other party. Any notice, demand, or written consent or communication shall be deemed to have been given, and shall be effective, upon compliance with this Section and delivery to the notice address then in effect for the party to which the notice is directed; provided, however, that such delivery shall not be defeated or delayed by any refusal to accept delivery or an inability to effect delivery because of an address change that was not properly communicated.

Section 14. Miscellaneous

- A) This Agreement and the respective rights and obligations of the parties shall be governed by, interpreted, and enforced in accordance with the laws of the State of Texas. Venue for any action arising out of or related to this Agreement or actions contemplated hereby may be brought in the District Court for the State of Texas sitting in Hidalgo County, Texas so long as one of such courts shall have subject matter jurisdiction over such action or proceeding, and each of the parties hereby irrevocably consents to the jurisdiction of the same and of the appropriate appellate courts therefrom. Process in any such action may be served on any party anywhere in the world. LESSOR AND LESSEE EACH KNOWINGLY, VOLUNTARILY, AND INTENTIONALLY WAIVES ITS RIGHT TO TRIAL BY JURY IN ANY ACTION, PROCEEDING, OR COUNTERCLAIM BROUGHT BY EITHER OF THEM AGAINST THE OTHER FOR ALL MATTERS ARISING OUT OF OR RELATING TO THIS LEASE OR ANY USE, OCCUPANCY, OR OPERATIONS AT THE PREMISES OR THE AIRPORT. The provisions of this agreement shall survive any expiration or termination of this Agreement.
- B) No amendment to this Agreement shall be binding on Lessor or Lessee unless reduced to writing and signed by both parties. No provision of this Agreement may be waived, except pursuant to a writing executed by the party against whom the waiver is sought to be enforced.
- C) If any provision of this Agreement is determined to be invalid, illegal, or unenforceable, the remaining provisions of this Agreement shall remain in full force and effect if both the economic and legal substance of the transactions that this Agreement contemplates is not affected in any manner materially adverse to any party. If any provision of this Agreement is held invalid, illegal, or unenforceable, the parties shall negotiate in good faith to modify this Agreement to fulfill as closely as possible the original intents and purposes of this Agreement.
- D) This Agreement constitutes the final, complete, and exclusive agreement between the parties on the matters contained in this Agreement. All prior and contemporaneous negotiations and agreements between the parties on the matters contained in this Agreement are expressly merged into and superseded by this Agreement. In entering


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EXECUTED this _____ day of _____, 2019.

City of Weslaco, Hidalgo County, Texas

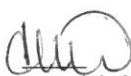
Mayor

Approved as to Form:

City Attorney

Attest: _____
City Secretary

 HILARY WATT
Lessee


Lessee Initials



Standardized Agenda Request Form

Date of Meeting: September 17, 2019		Agenda Item No. (to be assigned by CSO): 2019-2796	
From:			
Subject: Approval of Mid Valley Airport Hangar Lease Agreement with Clifford Robert Gardner Jr for Hanger W-16 and authorize the Mayor to execute any related documents. (Staffed by Airport.)			
Background:			
Funding Source (budget code, if applicable):			
Amount:	Term of Impact:	Identified in Current Budget:	
Additional Action Prompted:			
If item previously considered, provide date and action by Commission:			
If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners:			
Advisory Review, if any (name of board/committee, date of action, recommendation):			
Aida Vega		Created/Initiated	
Andrew Muñoz		Approved	
Mike Perez		Final Approval	
City Manager Comments: Approve.			
Staff Recommendation:			
Attachments, if any: W - 16 Bill of Sale_Gardner Jr., Clifford Robert, W-16_Gardner Jr., Clifford Robert			
Responsibilities upon Approval:			

PURCHASE AGREEMENT
Bill of Sale
(Hangar 16 West – Weslaco, Texas)

This Purchase Agreement ("this Agreement") is made and entered into effective as of this 17th day of August 2019, by and between Scott Fuller ("Seller") and Clifford Robert Gardner, Jr. ("Buyer") relating to Hangar 16 West located at the Mid Valley Airport in Weslaco, Texas ("Hangar"). This agreement is the only agreement relating to the purchase of this property.

Seller:

Scott Fuller
1316 Charlene St
Edinburg, TX 78539
(956) 457-2000

Buyer:

Clifford Robert Gardner, Jr.
7101 West Business 83, Unit 61
Harlingen TX 78552
Mailing: P.O. Box 532307
Harlingen TX 78553

Legal Description of the Hangar:

West Tract, Hangar #W16 FT 9 Municipal Airport, Weslaco, Texas

Improvements only (hanger building)

Condition:

The hanger is sold "AS IS" with no warranty of any kind by the Seller of any other third party. Property taxes have been paid in full through 2019.

Purchase Price:

\$4,000.00

Paid:

\$4000.00

Ownership Assumed:

Effective upon signature of this agreement and full payment of the purchase price the Buyer will assume full ownership of the Hangar.

The Buyer also agrees to promptly change the ownership at the Hidalgo County Appraisal Office and present the purchase to Mid Valley Airport so that a lease for the land can be drawn up.

Agreed to by:

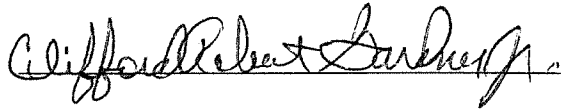
Seller:



Scott Fuller

08/17/2019
Date

Buyer:



08/17/2019
Date

Witnessed by:

Lease Agreement

STATE OF TEXAS)
CITY OF WESLACO) **KNOW ALL PERSONS BY THESE PRESENTS:**
HIDALGO COUNTY)

This lease is entered into this 3rd day of SEP, 2019, between the City of Weslaco, a home ruled municipal corporation with its principal place of business at 255 S. Kansas Avenue, Weslaco, Hidalgo County, Texas, hereinafter referred to as the "Lessor" and the owner of the Weslaco Mid Valley Airport, hereinafter referred to as "Airport" and Clifford Robert Gardner, Jr., hereinafter referred to as "Lessee" who covenant and agree as follows:

WHEREAS, Lessor owns and operates the Airport and all grounds within the area designated as the Weslaco Mid Valley Airport for aeronautical and non-aeronautical purposes to include landings, takeoffs, storage of aircraft and sales of fuel; and

WHEREAS, Lessor and Lessee are committed to the proper operation, improvement, and continued development of the Airport; and

WHEREAS, Lessor deems it advantageous to itself and to the operation of the Airport to lease to Lessee certain land/hangar/building/office as stated herein;

NOW THEREFORE, in consideration of the terms, premises, and mutual covenants contained herein and other good and valuable considerations, the sufficiency of which is hereby acknowledged, Lessor and Lessee covenant and agree as follows:

Section 1. Lease Premises

- A) Lessor does hereby lease to Lessee approximately **900 sq. ft.** (W-16) of land more particularly described as set forth in Exhibit "A" which is attached and incorporated by reference, hereinafter referred to as the lease premises.
- B) Premises shall be designated as W-16, measuring 30 feet x 30 feet as described in Exhibit A.

Section 2. Term

- A) This lease shall be for the term of **5 years**. Thereafter, this lease may be renewed for a subsequent **5-year** extension upon giving of written notice by Lessee to Lessor not more than one hundred eighty (180) nor less than sixty (60) days prior to the expiration of the preceding year lease term and upon mutual and written agreement by Lessor as provided for in this lease. Lessee, upon giving written notice to Lessor, may request additional renewal options prior to the expiration of this lease.


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B) Surrender and Holding Over. Upon the expiration or termination of this Lease, Lessee shall quit and surrender the Premises and the Lessor shall have the option to require Lessee to remove any Improvement (or a portion thereof) and restore the Premises and surrounding areas to the condition existing immediately prior to the construction of such Improvement. Thereafter, the Lessor shall have the right to enter and take possession of the Premises, with or without process of law and without liability for trespass. Holding over or failure to vacate the Premises at the end of the Term or extension shall not be construed to be the granting or exercise of any extension.

Section 3. Consideration

A) In consideration for the lease of the Land/Hangar/Building/Office referenced herein Lessee hereby agrees to pay yearly the sum of **\$ 252.00**. The first year's payment is to be made on the 1st day of October. Thereafter, all future payments shall be made on or before the first working day of the year due for the term of this contract plus any extensions thereto.

Lessee agrees that the lease payment listed herein shall be subject to review and adjustment by Lessor at three (3) year intervals throughout the term of the lease and prior to any extensions granted. Any adjustment to the lease payment shall be based on the U.S. Department of Commerce's Consumer Price Index (CPI). The adjusted lease fee shall be calculated on the third (3rd) year anniversary of this lease and recalculated at subsequent three (3) year intervals. Such increase in the lease payment shall begin immediately upon request from Lessor and continue at that rate until the next three-year anniversary. Upon review, if the CPI shall have decreased as compared to the previous review date, the lease fee for the subject Land/Hangar/Building/Office shall not be decreased but shall remain at the same level as was charged during the preceding three (3) year period.

B) All lease payments shall be paid as the same becomes due, without demand, in lawful currency of the United States made payable to the City of Weslaco, Hidalgo County, Texas by mail or delivery as specified in Section 13. Notice Requirements of this agreement.

C) In the event Lessee fails to remit any payments when the same are due, interest at the rate of 10 % shall be charged by Lessor beginning on the tenth (10) day after the date the payment is due and such interest shall continue to accrue against such delinquent payment until the payment plus interest is received by Lessor. In the event Lessee shall become delinquent for more than thirty (30) days, this lease may be terminated by Lessor.

D) Lessee shall be liable for all taxes and fees owed on or by his personal business or himself. Under no circumstances shall Lessor be liable for or be required to pay any tax or fee owed by Lessee. Lessor shall provide insurance for all Lessor owned real property located at the Airport under Lessor's policy which shall be for the sole benefit and protection of Lessor. Lessee should provide his own insurance coverage for any

personal property located in or on the Land/Hangar/Building/Office and is required herein to provide business liability insurance in an amount of \$1,000,000.00 per occurrence. Certificates of such required insurance shall be furnished by Lessee to Lessor and certificates presently then in effect shall be on file at all times and Lessor shall be listed as an additional insured with the condition that said insurance shall provide Lessor notice of any cancellation of said insurance. Any changes in those certificates must have prior written approval of Lessor.

- E) Any sum that Lessee is obligated to pay to Lessor arising from or relating to this agreement or Lessee's use, occupancy or operations at the Airport constitutes additional rent, which may include, but is not limited to, fees, fuel flowage fees for self-fueling activities (at the rate and on the terms imposed by Lessor), fines, civil penalties, damages, claims, interest, charges and utility charges.
- F) Lessee shall pay all taxes, fees, assessments, and levies that relate to Lessee's use, occupancy, or operation at the lease premises or the Airport and all other obligations for which a lien may be created relating thereto. Within thirty (30) days Lessee shall remove any such lien that may be created or commence a protest of such lien by depositing with Lessor cash or other security acceptable to Lessor in an amount sufficient to cover the cost of removing such lien. When contracting for any work in connection with the lease premises, Lessee shall include in such contract a provision prohibiting the contractor or any subcontractor or supplier from filing a lien or asserting a claim against Lessor's real property or any interest therein.

Section 4. Use of Lease Premises

- A) Lessee and Lessee's associates shall comply at all times, at Lessee's sole cost, with any and all laws and regulation that are applicable to Lessee's use, occupancy, or operations at the lease premises or the Airport, which include, but are not limited to, all laws, statutes, ordinances, regulations, rules, orders, writs, judgments, decrees, injunctions, directives, rulings, guidelines, standards, codes, policies, common law and other pronouncements of any kind having the effect of law including, but not limited, to the Airport Rules and Regulations, City of Weslaco master plans and zoning codes, and all laws and regulations pertaining to the environment, any and all plans and programs developed in compliance with such requirements and all lawful, reasonable, and nondiscriminatory airport policies and other requirements.
- B) Lessee agrees that the leased Land/Hangar/Building/Office may be used for any noncommercial aeronautical activity which must be made known to and agreed upon by Lessor and for no other purposes.
- C) Lessee may park his and/or his passenger's privately-owned automobile(s) inside the Hangar, but only while on a flight which originated at the Airport.
- D) Lessee may store containers of aviation oil, in accordance with the Airport Rules and Regulations, inside the Hangar for aircraft use so long, and only so long, as such oil is contained in marked, approved containers. Such storage will be at the discretion of and


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with written approval from the local fire marshal if such storage is allowed under local fire codes.

- E) Lessee agrees that he will at all times keep the premises of the Land/Hangar/Building/Office, including the inside and the outside of the Hangar/Building/Office, clean and free of trash, litter, tall grass, weeds, junked automobiles, and scrap aircraft parts. Lessee shall abide by all applicable rules and regulations of the Environmental Protection Agency, the Texas Commission on Environmental Quality, the Texas Department of Agriculture, the Texas Department of Transportation, and any other public agency concerning the use, storage, and disposal of hazardous chemicals, fuel, and/or oil. Lessee further agrees to abide by the manufacturer's directions in regards to the use, storage, and disposal of all pesticides, herbicides, and other chemicals plus their containers used at the airport. Should Lessee fail to keep the leased Land/Hangar/Building/Office clean and free of hazards, Lessor may, after thirty (30) days written notice, arrange for the cleanup of the littered or hazardous area. Such cleanup shall be charged to Lessee and payable on demand. Failure to render proper payment for such cleanup and/or general disregard for the considerations and restrictions listed in this lease agreement are grounds for Lessor to terminate this lease.
- F) Lessee agrees that the usage of the Land/Hangar plus any associated apron shall be limited to the parking/hangaring of his personal/company owned aircraft. No automobile, bus, truck, or other transportation mode may be permanently or habitually parked or stored on/in the Land/Hangar except in approved automobile parking areas and as agreed upon by Lessor.
- G) Lessee agrees that he will not conduct any commercial activity such as pilot instruction, aerial spraying, charter flights, air taxi, sight-seeing, aerial photography, aircraft engine or airframe repair, avionics repair, or any other at the Airport without the written consent of Lessor. Any such approved commercial operation must be in accordance with a separate contract agreement with Lessor.
- H) Lessee agrees that he will not store or permit the storage of any fuel or hazardous, volatile, and/or dangerous chemicals on/inside the Land/Hangar/Building/Office except as authorized in this agreement without the written consent of Lessor.
- I) Lessee agrees not to fuel or defuel any aircraft parked inside the Hangar.
- J) Lessee agrees to have a sufficient number of fire extinguishers of acceptable size as determined by the local fire marshal inside the Hangar/Building/Office. Such fire extinguisher(s) shall be readily accessible in the event of a fire.
- K) Lessee agrees that he will not operate any non-aviation related business or activity on/in the Land/Hangar/Building/Office without the expressed written consent of Lessor. Any such non-aviation related business or activity must be so established by a separate contract.


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- L) Lessee agrees that none of the leased premises shall be used for residential purposes or any other purpose prohibited by any federal, state or municipal law, statute, regulation or ordinance

Section 5. Sublease, Assignment, or Sale

- A) The Lessee shall not sublease, assign, sell, or transfer this lease agreement or any right hereunder to any person, corporation, or association. Any such sublease, assignment, sale, or transfer shall be grounds, at the option of the Lessor, to immediately terminate this lease agreement. Lessor shall have the right, in Lessor's sole discretion, to assign any of its rights under this agreement and upon any such assignment, Lessee agrees that Lessee shall perform its obligations under this agreement in favor of such assignee.

Section 6. Termination

- A) This contract agreement may be prematurely terminated by Lessor or Lessee if either fails to abide by the terms and conditions expressed herein and due the complainant and so decreed by a court of competent jurisdiction. Lessee shall have no more than fifteen (15) days upon notification to resolve said violation(s). Should Lessee be declared bankrupt or incompetent, this contract agreement shall immediately terminate. In the event Lessee fails to make timely payments of all taxes or fees, fails to provide proof of required insurance, uses the Airport property or permits the Airport property to be used for any illegal or unauthorized purpose, files bankruptcy, abandons or leaves the property vacant or unoccupied for thirty (30) consecutive days, or violates any of the terms and conditions of this contract agreement, Lessor has the right to terminate this contract agreement and retake possession of any Airport property leased to or under the control of Lessee.
- B) Lessee agrees and understands that Lessor reserves the right to further expand, develop, or improve the airport, including the termination of this lease agreement, in such instance that the continued leasing of the Land/Hangar/Building/Office would have a negative impact on any proposed development or improvements at the Airport. This contract agreement may be terminated regardless of the desires, wishes, or views of Lessee and without interference or hindrance from Lessee, but only so long as such expansion, development, or improvements are shown on a Texas Department of Transportation and/or FAA approved Airport Layout Plan or Master Plan.
- C) This contract may be prematurely terminated by mutual agreement and consent of both parties in writing. Such termination by mutual agreement shall cause both Lessor and Lessee to be free of any and all requirements of this contract hereunder, and neither Lessor nor Lessee shall have any derogatory remarks or entries made upon their resumés or upon any public or private records which would indicate failure to successfully fulfill the conditions of this contract.
- D) At the termination of this contract agreement, either by normal expiration, premature termination, or mutual agreement, Lessee shall peaceably vacate the premises. Should Lessee be in default of any monies owed to Lessor, Lessor may take possession of any


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personal property owned by Lessee and located at the Airport and hold until the monetary default is settled. In such case that Lessee cannot or will not settle any claims against him owed to Lessor, Lessor may liquidate any personal property seized, subject to the disposition of a court of competent jurisdiction. Lessee shall be liable for any and all expenses incurred by Lessor in such action.

- E) Upon any expiration or termination of this Agreement, Lessee, at Lessee's sole cost, shall (i) promptly and peaceably surrender to Lessor the lease premises "broom clean", free of debris, and in good order and condition; (ii) repair in a good and workmanlike manner any damage to the lease premises or the Airport that arises from or relates to Lessee's use, occupancy, or operations under this Agreement (iii) deliver to Lessor all keys and access credentials relating to the Airport (iv) perform Lessee's environmental obligations as provided in this Agreement; and (v) remove all movable personal property and trade fixtures that are not owned by Lessor. All property that Lessee leaves on the lease premises shall conclusively be deemed to have been abandoned and may be appropriated, sold, stored, destroyed, or otherwise disposed of by Lessor without notice to and without any obligation to account to Lessee or any other person. Lessee shall pay to Lessor all expenses incurred in connection with the disposition of such property in excess of any amount received by Lessor from such disposition. Lessee shall not be released from Lessee's obligations under this Agreement in connection with surrender of the lease premises until lessor has inspected the lease premises and delivered to Lessee a written acceptance of such surrender.

Section 7. Hold Harmless

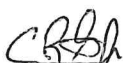
- A) Lessee agrees to save and hold harmless Lessor and its agents, servants, and employees of and from any and all liabilities, expenses, causes of action, damages, and/or attorney's fees resulting from or as a result of any of Lessee's businesses, operation, occupancy, or use of the Airport or from any act or omission of Lessee's agents, servants, or employees.

Section 8. Maintenance of Landing Area

- A) Lessee understands and agrees that Lessor reserves the right, but not the obligation, to maintain the Airport to at least the minimum standards as recommended by the FAA and/or the Texas Department of Transportation. Such right includes the right to maintain and keep in repair all public use areas at the Airport and the right to direct and control all activities as necessary at the Airport.

Section 9. Non-Discrimination

- A) Lessee for itself, successors in interest, and assigns (to the extent successors and assigns are permitted by this Agreement), as a part of the consideration hereof, does hereby covenant and agree as a covenant running with the land that in the event


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facilities are constructed, maintained, or otherwise operated on the property described in this Agreement for a purpose for which a U.S. Department of Transportation program or activity is extended, or for another purpose involving the provision of similar services or benefits, Tenant/Lessee shall maintain and operate such facilities and services in compliance with all other requirements imposed pursuant to 49 CFR Part 21, Nondiscrimination in Federally Assisted Programs of the Department of Transportation, and as said regulations may be amended.

- B) Lessee for itself, successors in interest, and assigns (to the extent successors and assigns are permitted by this Agreement), as a part of the consideration hereof, does hereby covenant and agree as a covenant running with the land that: (1) no person on the grounds of race, creed, color, national origin, sex, age, or handicap shall be excluded from participation in, denied the benefits of, or be otherwise subjected to discrimination in the use of said facilities or any activity conducted with or benefiting from Federal assistance, (2) that in the construction of any improvements on, over, or under such land and the furnishing of services thereon, no person on the grounds of race, color, or national origin shall be excluded from participation in, denied the benefits of, or otherwise be subjected to discrimination, (3) that Lessee shall use the Premises in compliance with all other requirements imposed by or pursuant to 49 CFR Part 21, Nondiscrimination in Federally Assisted Programs of the Department of Transportation, as said regulations may be amended, and other applicable Laws and Regulations, and shall obtain such compliance from any sub-leases or other parties holding lower tier agreements (to the extent the same are permitted by this Agreement).

Section 10. Exclusions

- A) Nothing in this Agreement shall be construed to grant to Lessee any exclusive right or privilege for the conduct of any activity on the Airport (except to lease the Premises for Lessee's exclusive use as provided herein).
- B) This Agreement shall be interpreted to preserve Lessor's rights and powers to comply with Lessor's Federal and other governmental obligations.
- C) This Agreement is subordinate to the provisions of any agreement between Lessor and the United States or other governmental authority (regardless of when made) that affects the Airport, including, but not limited to, agreements governing the expenditure of Federal funds for Airport improvements. In the event that the Federal Aviation Administration or other governmental authority requires any modification to this Agreement as a condition of Lessor entering any agreement or participating in any program applicable to the Airport (including, but not limited to, those providing funding), Lessee agrees to consent to any such modification. If a governmental authority determines that any act or omission of Lessee or Lessee's Associates has caused or will cause Lessor to be noncompliant with any of Lessor's government commitments (including, but not limited to, any assurances or covenants required of Lessor or obligations imposed by law), Lessee shall immediately take all actions that may be necessary to preserve Lessor's compliance with the same. Without liability to


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Lessor, Lessor shall have the right to terminate this Agreement and reenter and repossess any portion of the Premises if the U.S. Department of Transportation or other governmental authority having jurisdiction expressly requires any such action, subject to any review that may be afforded to Lessee by such authority.

Section 11. Force Majeure

- A) No act or event, whether foreseen or unforeseen, shall operate to excuse Lessee from the prompt payment of rent or any other amounts required to be paid under this Agreement. If Lessor (or Lessee in connection with obligations other than payment obligations) is delayed or hindered in any performance under this Agreement by a force majeure event, such performance shall be excused to the extent so delayed or hindered during the time when such force majeure event is in effect, and such performance shall promptly occur or resume thereafter at the expense of the party so delayed or hindered. A "force majeure event" is an act or event, whether foreseen or unforeseen, that prevents a party in whole or in part from performing as provided in this Agreement, that is beyond the reasonable control of and not the fault of such party, and that such party has been unable to avoid or overcome by exercising due diligence, and may include, but is not limited to, acts of nature, war, riots, strikes, accidents, fire, and changes in law.

Section 12. Rights and Remedies

- A) Except as expressly set forth in this Agreement, the rights and remedies set forth in this Agreement are not intended to be exhaustive and the exercise by either party of any right or remedy does not preclude the exercise of any other rights or remedies that may now or subsequently exist.

Section 13. Notice Requirements

- A) This Agreement has specific and strict notice requirements. All payments by Lessee are to be made to Lessor through the Aviation Director at Weslaco Mid-Valley Airport, 1909 Joe Stephens, Weslaco, TX 78596.**

All notices between the Lessor and Lessee shall be sent to the following addresses for Lessor in paragraph B and for Lessee in paragraph C. All notices shall be sent regular mail and certified mail return receipt requested. No other form of payment or notice will be accepted. Notice by email is not accepted.

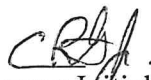

Lessee Initials

B) Notice to Lessor is to be sent to:

Aviation Director
Weslaco Mid-Valley Airport
1909 Joe Stephens
Weslaco, TX 78596

with a required, simultaneous copy to:

City Attorney
255 South Kansas Street
Weslaco, TX 78596


Lessee Initials

C) Notice to Lessee to be sent to:

Lessee Name: Clifford Robert Gardner, Jr.
Address: 7101 West Business 83, Unit 61
Harlingen, TX 78552
PO Box 532307
Harlingen, TX 78553


Lessee Initials

- D) Either Lessor or Lessee may change its notice address by giving written notice (as provided herein) of such change to the other party. Any notice, demand, or written consent or communication shall be deemed to have been given, and shall be effective, upon compliance with this Section and delivery to the notice address then in effect for the party to which the notice is directed; provided, however, that such delivery shall not be defeated or delayed by any refusal to accept delivery or an inability to effect delivery because of an address change that was not properly communicated.

Section 14. Miscellaneous

- A) This Agreement and the respective rights and obligations of the parties shall be governed by, interpreted, and enforced in accordance with the laws of the State of Texas. Venue for any action arising out of or related to this Agreement or actions contemplated hereby may be brought in the District Court for the State of Texas sitting in Hidalgo County, Texas so long as one of such courts shall have subject matter jurisdiction over such action or proceeding, and each of the parties hereby irrevocably consents to the jurisdiction of the same and of the appropriate appellate courts there from. Process in any such action may be served on any party anywhere in the world.


Lessee Initials

LESSOR AND LESSEE EACH KNOWINGLY, VOLUNTARILY, AND INTENTIONALLY WAIVES ITS RIGHT TO TRIAL BY JURY IN ANY ACTION, PROCEEDING, OR COUNTERCLAIM BROUGHT BY EITHER OF THEM AGAINST THE OTHER FOR ALL MATTERS ARISING OUT OF OR RELATING TO THIS LEASE OR ANY USE, OCCUPANCY, OR OPERATIONS AT THE PREMISES OR THE AIRPORT. The provisions of this agreement shall survive any expiration or termination of this Agreement.

- B) No amendment to this Agreement shall be binding on Lessor or Lessee unless reduced to writing and signed by both parties. No provision of this Agreement may be waived, except pursuant to a writing executed by the party against whom the waiver is sought to be enforced.
- C) If any provision of this Agreement is determined to be invalid, illegal, or unenforceable, the remaining provisions of this Agreement shall remain in full force and effect if both the economic and legal substance of the transactions that this Agreement contemplates is not affected in any manner materially adverse to any party. If any provision of this Agreement is held invalid, illegal, or unenforceable, the parties shall negotiate in good faith to modify this Agreement to fulfill as closely as possible the original intents and purposes of this Agreement.
- D) This Agreement constitutes the final, complete, and exclusive agreement between the parties on the matters contained in this Agreement. All prior and contemporaneous negotiations and agreements between the parties on the matters contained in this Agreement are expressly merged into and superseded by this Agreement. In entering into this Agreement, neither party has relied on any statement, representation, warranty, nor agreement of the other party except for those expressly contained in this Agreement.
- E) Lessee acknowledges that Lessor is subject to legal requirements regarding the public disclosure of records. Lessee shall comply with such laws in connection with making any request that Lessor maintain a record confidentially, and if Lessee complies with the same Lessee shall have the right to defend any such request for confidentiality at Lessee's expense except to the extent required by the Texas Public Information Act.
- F) This Agreement does not create any partnership, joint venture, employment, or agency relationship between the parties. Nothing in this Agreement shall confer upon any other person or entity any right, benefit, or remedy of any nature.
- G) Each party shall execute any document or take any action that may be necessary or desirable to consummate and make effective a performance that is required under this Agreement.
- H) The headings in this Agreement are provided for convenience only and do not affect this Agreement's construction or interpretation. All references to Sections are to Sections in this Agreement. Each provision to be performed by Lessee shall be

construed as both a covenant and a condition. This Agreement shall be construed without regard to any presumption or rule requiring construction or interpretation against the drafting party. If Lessee consists of more than one individual or entity, the obligations of all such individuals and entities shall be joint and several. References in this Agreement to any period of days shall mean calendar days unless specifically stated otherwise.

- I) Lessee is not authorized to install or operate any signage outside of enclosed structures on the lease premises or at the Airport, except with the prior written approval of Lessor, which may be given or withheld in Lessor's sole discretion. Any approved signage shall be at Lessee's expense and shall comply with local, state or federal laws and regulation. Lessee shall not advertise or permit other to advertise at the Airport by any means, whether or not such advertising is for profit.
- J) Lessor and its associates, agents or employees reserve the right to enter the lease premises at any time and the same does not constitute a trespass on the lease premises or a violation of any of Lessee's rights.
- K) Lessee warrants and represents that it has the right, power, and legal capacity to enter into and perform its obligations under this agreement as a legal, valid, and binding obligation of Lessee.
- L) Time is of the essence of this Agreement.


Lessee Initials

EXECUTED this _____ day of _____, 2019.

City of Weslaco, Hidalgo County, Texas

Mayor

Approved as to Form:

City Attorney

Attest: _____
City Secretary



Lessee


Lessee Initials

“EXHIBIT A”

HANGAR W16
30' x 30'





Standardized Agenda Request Form

Date of Meeting: September 17, 2019		Agenda Item No. (to be assigned by CSO): 2019-2751	
From: Joel Rivera			
Subject: Approval for application to BJA-2019-16313 Department of Justice Bureau of Justice Assistance Gulf States Regional Law Enforcement Technology Assistance Initiative Grant for technology that enhances information and intelligence sharing between law enforcement agencies to reduce crime in our communities with an amount not to exceed \$80,000 with NO MATCH REQUIREMENT and authorize the Mayor to execute any related documents. (Staffed by Police Department.)			
Background: BJA seeks to fund local law enforcement projects focused on the gathering, analysis, and dissemination of information critical to investigating, reporting, and responding to crimes and suspicious activity in communities. This technology initiative is focused on leveraging local and regional law enforcement partnerships and enabling a secure method for the sharing of sensitive law enforcement information and resources.			
Funding Source (budget code, if applicable): Bureau of Justice Assistance			
Amount: \$80,000.00		Term of Impact: 12 months	Identified in Current Budget: No
Additional Action Prompted: Mayor's Signature Budget Amendment			
If item previously considered, provide date and action by Commission:			
If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners:			
Advisory Review, if any (name of board/committee, date of action, recommendation):			
Robert Lopez		Created/Initiated	
Robert Lopez		Approved	
Mike Perez		Final Approval	
City Manager Comments: Approve.			
Staff Recommendation: Staff Recommends Approval			
Attachments, if any: BJA-2019-16313 Regional Law Enforcement Technology Assistance Initiative Grant			
Responsibilities upon Approval: Police Department will be responsible for grant compliance and submission of application. Finance will be responsible for FSR or any related documents as it relates			

to finance documentation.



BJA-2019-16313

Gulf States Regional Law Enforcement Technology Assistance Initiative

Department of Justice

Bureau of Justice Assistance

[Apply](#)[Subscribe](#)

SYNOPSIS

VERSION HISTORY

RELATED DOCUMENTS

PACKAGE

[Print Synopsis Details](#)

General Information

Document Type: Grants Notice**Version:** Synopsis 2**Funding Opportunity Number:** BJA-2019-16313**Posted Date:** Aug 05, 2019**Funding Opportunity Title:** Gulf States Regional Law Enforcement Technology Assistance Initiative**Last Updated Date:** Aug 05, 2019**Opportunity Category:** Discretionary**Original Closing Date for Applications:** Oct 04, 2019**Current Closing Date for Applications:** Oct 04, 2019**Opportunity Category Explanation:****Archive Date:** Nov 03, 2019**Funding Instrument Type:** Cooperative Agreement**Estimated Total Program Funding:****Category of Funding Activity:** Education
Employment, Labor and Training
Law, Justice and Legal Services
Science and Technology and other
Research and Development**Award Ceiling:** \$150,000**Award Floor:** \$0**Category Explanation:****Expected Number of Awards:****CFDA Number(s):** 16.843 -- Gulf States Regional Law Enforcement Technology Training and Technical Assistance Initiative**Cost Sharing or Matching Requirement:** No

Eligibility

Eligible Applicants: Others (see text field entitled "Additional Information on Eligibility" for clarification)**Additional Information on Eligibility:** Eligible applicants are limited to local government entities, including local law enforcement entities, and tribal law enforcement

agencies, or governmental non-law enforcement agencies acting as their fiscal agents, and federally recognized Indian tribal governments that perform law enforcement functions (as determined by the Secretary of the Interior) or tribal consortia consisting of two or more federally recognized Indian tribes (including tribal consortia operated as nonprofit organizations) acting as fiscal agent for one or more tribal law enforcement agencies. In addition, applicants are limited to the Gulf States of Florida, Alabama, Louisiana, Mississippi, and Texas.

Additional Information

Agency Name: Bureau of Justice Assistance

Description: BJA seeks to fund local law enforcement projects submitted from agencies within the identified five Gulf States which are focused on the gathering, analysis, and dissemination of information critical to investigating, reporting, and responding to crimes and suspicious activity in communities. This initiative is expected to enhance information and intelligence sharing between local law enforcement and fusion centers, including federal and state agencies and effectively aid communities in achieving a reduction in crime. This technology initiative is focused on leveraging local and regional law enforcement partnerships and enabling a secure method for the sharing of sensitive law enforcement information and resources. BJA seeks to fund innovative, model projects that have the potential to serve as models for other law enforcement agencies throughout the country.

Link to Additional Information: <https://www.bja.gov/GulfStates19rev>

Grantor Contact Information: If you have difficulty accessing the full announcement electronically, please contact:

800-518-4726

[Technical Application Assistance](#)



Standardized Agenda Request Form

Date of Meeting: September 17, 2019		Agenda Item No. (to be assigned by CSO): 2019-2765	
From:			
Subject: Approval for a renewal of an agreement with the Drug Enforcement Administration of State and Local HIDTA Task Force cooperation for Fiscal Year 2019-2020 and authorize Police Chief Joel Rivera to execute any related documents. (Staffed by Police Department.)			
Background: To authorize the Police Chief, City Secretary and City Attorney to sign the renewal and continue the cooperative agreement between the City of Weslaco Police Department and Drug Enforcement Administration (McAllen HIDTA Task Force). The Weslaco Police Department will continue to assign one (1) experienced officer to the McAllen Task Force for the period not less than two (2) years. The term of this agreement is renewed annually.			
Funding Source (budget code, if applicable):			
Amount:	Term of Impact:	Identified in Current Budget:	
Additional Action Prompted:			
If item previously considered, provide date and action by Commission: Approved on August 21, 2019 Agenda Item No.: 2018-1892			
If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners:			
Advisory Review, if any (name of board/committee, date of action, recommendation):			
Roxanne Saavedra		Created/Initiated	
Robert Lopez		Approved	
Mike Perez		Final Approval	
City Manager Comments: Approve.			
Staff Recommendation: Staff recommends approval to continue with the agreement from McAllen HIDTA Task Force			
Attachments, if any: US DEA Task Force Agreement 2019-2020, US DEA Certificate 08.30.2019			
Responsibilities upon Approval: Upon approval and signatures acquired on the original agreements, our department will file and proceed accordingly.			



U. S. Department of Justice
Drug Enforcement Administration
Houston Division
1433 West Loop South, Suite 600
Houston, Texas 77027

www.dea.gov

July 22, 2019

Joel Rivera
Chief of Police
Weslaco Police Department
901 N. Airport Drive
Weslaco, Texas 78596

Dear Chief Rivera:

Enclosed for your review and signature is the Task Force Agreement for Fiscal Year 2020. It is respectfully requested that this agreement be returned in the enclosed self-addressed envelope by August 30, 2019. Once all signatures are obtained, a courtesy copy will be emailed to your office point of contact.

Thank you for your continuing support to the Drug Enforcement Administration Houston Division. Your unwavering commitment to provide investigative resources is vital and important. We look forward to continuing to work with you and the Weslaco Police Department.

If you have any questions, please contact Program Support Specialist Myrna Garcia Robles at 571-324-8327 or by email mgarciarobles@dea.usdoj.gov.

Sincerely,


Will R. Glaspy
Special Agent in Charge

Enclosures

STATE AND LOCAL HIDTA TASK FORCE AGREEMENT

This agreement is made this 1st day of October 2019, between the United States Department of Justice, Drug Enforcement Administration (hereinafter "DEA"), and the Weslaco Police Department (hereinafter "WPD"). The DEA is authorized to enter into this cooperative agreement concerning the use and abuse of controlled substances under the provisions of 21 U.S.C. § 873.

Whereas there is evidence that trafficking in narcotics and dangerous drugs exists in the McAllen, Texas, area and that such illegal activity has a substantial and detrimental effect on the health and general welfare of the people of Texas, the parties hereto agree to the following:

1. The McAllen Task Force will perform the activities and duties described below:
 - a. disrupt the illicit drug traffic in the McAllen, Texas, area by immobilizing targeted violators and trafficking organizations;
 - b. gather and report intelligence data relating to trafficking in narcotics and dangerous drugs; and
 - c. conduct undercover operations where appropriate and engage in other traditional methods of investigation in order that the Task Force's activities will result in effective prosecution before the courts of the United States and the State of Texas.
2. To accomplish the objectives of the McAllen Task Force, the WPD agrees to detail one experienced officer(s) to the McAllen Task Force for a period of not less than two years. During this period of assignment, the assigned WPD officer(s) will be under the direct supervision and control of DEA supervisory personnel assigned to the Task Force.
3. The WPD officer(s) assigned to the Task Force shall adhere to all DEA policies and procedures. Failure to adhere to DEA policies and procedures shall be grounds for dismissal from the Task Force.
4. The WPD officer(s) assigned to the Task Force shall be deputized as Task Force Officer(s) of DEA pursuant to 21 USC 878.
5. To accomplish the objectives of the McAllen Task Force, DEA will assign 40 Special Agents to the Task Force. HIDTA will also, subject to the availability of annually appropriated funds or any continuing resolution thereof, provide necessary funds and equipment to support the activities of the DEA Special Agents and WPD officer(s) to the Task Force. This support will include: office space, office supplies, travel funds, funds for the purchase of evidence and information, investigative equipment, training and other support items. ***Note: This support does not include the use of a DEA Official Government Vehicle. However, the WPD will provide the assigned Task Force Officer(s) with a vehicle for official use at all times.***

6. During the period of assignment to the McAllen Task Force, the WPD will remain responsible for establishing the salaries and benefits, including overtime, of the WPD officer(s) assigned to the Task Force and for making all payments due them. HIDTA will, subject to availability of funds, reimburse the WPD for overtime payments made by it to the officer(s) assigned to the McAllen Task Force for overtime, up to a sum equivalent to 25 percent of the salary of a GS-12, Step 1 (RUS) federal employee, currently \$18,649.00, per officer. ***Note: Task Force Officer's overtime "Shall not include any costs for benefits, such as retirement, FICA, and other expenses."***

7. In no event will the WPD charge any indirect cost rate to DEA for the administration or implementation of this agreement.

8. The WPD shall maintain on a current basis complete and accurate records and accounts of all obligations and expenditures of funds under this agreement in accordance with generally accepted accounting principles and instructions provided by DEA to facilitate on-site inspection and auditing of such records and accounts.

9. The WPD shall permit and have readily available for examination and auditing by DEA, the United States Department of Justice, the Comptroller General of the United States and any of their duly authorized agents and representatives, any and all records, documents, accounts, invoices, receipts or expenditures relating to this agreement. The WPD shall maintain all such reports and records until all litigation, claim, audits and examinations are completed and resolved or for a period of three (3) years after termination of this agreement, whichever is later.

10. The WPD shall comply with Title VI of the Civil Rights Act of 1964, Section 504 of the Rehabilitation Act of 1973, the Age Discrimination Act of 1975, as amended, and all requirements imposed by or pursuant to the regulations of the United States Department of Justice implementing those laws, 28 C.F.R. Part 42, Subparts C, F, G, H and I.

11. The WPD agrees that an authorized officer(s) or employee will execute and return to DEA the attached OJP Form 4061/6, Certification Regarding Lobbying; Debarment, Suspension and Other Responsibility Matters; and Drug-Free Workplace Requirements. The WPD acknowledges that this agreement will not take effect and no federal funds will be awarded until the completed certification is received.

12. When issuing statements, press releases requests for proposals, bid solicitations and other documents describing projects or programs funded in whole or part with federal money, the WPD shall clearly state: (1) percentage of the total cost of the program or project which will be financed with federal money and (2) the dollar amount of federal funds for the program or project.

13. The term of this agreement shall be effective from the date in paragraph number one until September 30, 2020. This agreement may be terminated by either party on 30 days advance written notice. Billing for all outstanding obligations must be received by DEA within 90 days of the date of termination of this agreement. HIDTA will be responsible only for obligations incurred by WPD during the term of this agreement.

For the Drug Enforcement Administration:

Will R. Glaspy
Special Agent in Charge

Date:_____

For the Weslaco Police Department:

Joel Rivera
Chief of Police

Date:_____

ATTEST:

Myra L. Ayala
City Secretary

Date:_____

APPROVED AS TO FORM:

Juan E. Gonzalez
City Attorney

Date:_____



U.S. DEPARTMENT OF JUSTICE
OFFICE OF JUSTICE PROGRAMS
OFFICE OF THE COMPTROLLER

CERTIFICATIONS REGARDING LOBBYING; DEBARMENT, SUSPENSION AND OTHER RESPONSIBILITY MATTERS; AND DRUG-FREE WORKPLACE REQUIREMENTS

Applicants should refer to the regulations cited below to determine the certification to which they are required to attest. Applicants should also review the instructions for certification included in the regulations before completing this form. Signature of this form provides for compliance with certification requirements under 28 CFR Part 69, "New Restrictions on Lobbying" and 28 CFR Part 67, "Government-wide Debarment and Suspension (Nonprocurement) and Government-wide Requirements for Drug-Free Workplace (Grants)." The certifications shall be treated as a material representation of fact upon which reliance will be placed when the Department of Justice determines to award the covered transaction, grant, or cooperative agreement.

1. LOBBYING

As required by Section 1352, Title 31 of the U.S. Code, and implemented at 28 CFR Part 69, for persons entering into a grant or cooperative agreement over \$100,000, as defined at 28 CFR Part 69, the applicant certifies that:

(a) No Federal appropriated funds have been paid or will be paid, by or on behalf of the undersigned, to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the making of any Federal grant, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal grant or cooperative agreement;

(b) If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal grant or cooperative agreement, the undersigned shall complete and submit Standard Form - LLL, "Disclosure of Lobbying Activities," in accordance with its instructions;

(c) The undersigned shall require that the language of this certification be included in the award documents for all subawards at all tiers (including subgrants, contracts under grants and cooperative agreements, and subcontracts) and that all sub-recipients shall certify and disclose accordingly.

2. DEBARMENT, SUSPENSION, AND OTHER RESPONSIBILITY MATTERS (DIRECT RECIPIENT)

As required by Executive Order 12549, Debarment and Suspension, and implemented at 28 CFR Part 67, for prospective participants in primary covered transactions, as defined at 28 CFR Part 67, Section 67.510—

A. The applicant certifies that it and its principals:

(a) Are not presently debarred, suspended, proposed for debarment, declared ineligible, sentenced to a denial of Federal benefits by a State or Federal court, or voluntarily excluded from covered transactions by any Federal department or agency;

(b) Have not within a three-year period preceding this application been convicted of or had a civil judgment rendered against them for commission of fraud or a criminal offense in connection with obtaining, attempting to obtain, or performing a

public (Federal, State, or local) transaction or contract under a public transaction; violation of Federal or State antitrust statutes or commission of embezzlement, theft, forgery, bribery, falsification or destruction of records, making false statements, or receiving stolen property;

(c) Are not presently indicted for or otherwise criminally or civilly charged by a governmental entity (Federal, State, or local) with commission of any of the offenses enumerated in paragraph (1)(b) of this certification; and

(d) Have not within a three-year period preceding this application had one or more public transactions (Federal, State, or local) terminated for cause or default; and

B. Where the applicant is unable to certify to any of the statements in this certification, he or she shall attach an explanation to this application.

3. DRUG-FREE WORKPLACE (GRANTEES OTHER THAN INDIVIDUALS)

As required by the Drug-Free Workplace Act of 1988, and implemented at 28 CFR Part 67, Subpart F, for grantees, as defined at 28 CFR Part 67 Sections 67.615 and 67.620—

A. The applicant certifies that it will or will continue to provide a drug-free workplace by:

(a) Publishing a statement notifying employees that the unlawful manufacture, distribution, dispensing, possession, or use of a controlled substance is prohibited in the grantee's workplace and specifying the actions that will be taken against employees for violation of such prohibition;

(b) Establishing an on-going drug-free awareness program to inform employees about—

(1) The dangers of drug abuse in the workplace;

(2) The grantee's policy of maintaining a drug-free workplace;

(3) Any available drug counseling, rehabilitation, and employee assistance programs; and

(4) The penalties that may be imposed upon employees for drug abuse violations occurring in the workplace;

(c) Making it a requirement that each employee to be engaged in the performance of the grant be given a copy of the statement required by paragraph (a);

(d) Notifying the employee in the statement required by paragraph (a) that, as a condition of employment under the grant, the employee will—

(1) Abide by the terms of the statement; and

(2) Notify the employer in writing of his or her conviction for a violation of a criminal drug statute occurring in the workplace no later than five calendar days after such conviction;

(e) Notifying the agency, in writing, within 10 calendar days after receiving notice under subparagraph (d)(2) from an employee or otherwise receiving actual notice of such conviction. Employers of convicted employees must provide notice, including position title, to: Department of Justice, Office of Justice Programs, ATTN: Control Desk, 633 Indiana Avenue, N.W., Washington, D.C. 20531. Notice shall include the identification number(s) of each affected grant;

(f) Taking one of the following actions, within 30 calendar days of receiving notice under subparagraph (d)(2), with respect to any employee who is so convicted—

(1) Taking appropriate personnel action against such an employee, up to and including termination, consistent with the requirements of the Rehabilitation Act of 1973, as amended; or

(2) Requiring such employee to participate satisfactorily in a drug abuse assistance or rehabilitation program approved for such purposes by a Federal, State, or local health, law enforcement, or other appropriate agency;

(g) Making a good faith effort to continue to maintain a drug-free workplace through implementation of paragraphs (a), (b), (c), (d), (e), and (f).

B. The grantee may insert in the space provided below the site(s) for the performance of work done in connection with the specific grant:

Place of Performance (Street address, city, county, state, zip code)

Check ☐ if there are workplaces on file that are not identified here.

Section 67, 630 of the regulations provides that a grantee that is a State may elect to make one certification in each Federal fiscal year. A copy of which should be included with each application for Department of Justice funding. States and State agencies may elect to use OJP Form 4061/7.

Check ☐ if the State has elected to complete OJP Form 4061/7.

DRUG-FREE WORKPLACE (GRANTEES WHO ARE INDIVIDUALS)

As required by the Drug-Free Workplace Act of 1988, and implemented at 28 CFR Part 67, Subpart F, for grantees, as defined at 28 CFR Part 67; Sections 67.615 and 67.620—

A. As a condition of the grant, I certify that I will not engage in the unlawful manufacture, distribution, dispensing, possession, or use of a controlled substance in conducting any activity with the grant; and

B. If convicted of a criminal drug offense resulting from a violation occurring during the conduct of any grant activity, I will report the conviction, in writing, within 10 calendar days of the conviction, to: Department of Justice, Office of Justice Programs, ATTN: Control Desk, 810 Seventh Street NW., Washington, DC 20531.

As the duly authorized representative of the applicant, I hereby certify that the applicant will comply with the above certifications.

1. Grantee Name and Address: (State and Local Agency Name)

2. Application Number and/or Project Name

N/A

3. Grantee IRS/Vendor Number

N/A

4. Typed Name and Title of Authorized Representative

5. Signature

6. Date



Standardized Agenda Request Form

Date of Meeting: September 17, 2019		Agenda Item No. (to be assigned by CSO): 2019-2779	
From:			
Subject: Approve an Interlocal Agreement with the City of Alamo for Animal Care Services and authorize the Mayor to execute any related documents. (Staffed by Planning and Code Enforcement Department.)			
Background: New Contract			
Funding Source (budget code, if applicable):			
Amount:	Term of Impact:	Identified in Current Budget:	
Additional Action Prompted: Mayor's Signature			
If item previously considered, provide date and action by Commission:			
If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners:			
Advisory Review, if any (name of board/committee, date of action, recommendation):			
Joe Pedraza		Created/Initiated	
Joe Pedraza		Approved	
Mike Perez		Final Approval	
City Manager Comments: Approve.			
Staff Recommendation: Staff recommends approval			
Attachments, if any: Animal Shelter Contract Alamo 2019			
Responsibilities upon Approval: Staff will provide Animal Care services			

STATE OF TEXAS § **INTERLOCAL AGREEMENT**

COUNTY OF HIDALGO §

SERVICE CONTRACT §

THIS AGREEMENT is made this ____ day of _____, 2019, by and between the **CITY OF WESLACO**, a Home Rule Municipal Corporation, hereinafter referred to as “**CITY**” located at 255 S. Kansas Avenue, Weslaco, Hidalgo County, Texas 78596 and **CITY OF ALAMO** a Home Rule Municipal Corporation, hereinafter referred to as “**ALAMO**”, located at 420 N. Tower Rd. Alamo, Hidalgo County, Texas 78516.

RECITALS

WHEREAS, ALAMO desires to engage with CITY for the provision of certain professional services, therefore CITY and ALAMO mutually agree as follows:

SECTION I CONTRACT AGREEMENT

CITY agrees to provide ALAMO Animal Control Operations and Impoundment as follows:

A. Impoundment services and all available information pertinent to said services, including reports and any other related data. CITY shall be responsible for the professional quality, technical accuracy, and the coordination of services furnished to ALAMO.

B. CITY shall perform the professional services necessary to accomplish the work specified in this Agreement in accordance with all applicable State and Federal requirements in effect on the date of execution.

C. CITY will provide blank door tags and ALAMO must provide individual door tags for each animal brought into CITY’S facility.

D. ALAMO must submit all documentation needed for owner relinquished animals and quarantine animals, which include owner relinquish forms and dog bite reports.

E. ALAMO must give CITY prompt written notice whenever ALAMO observes or otherwise becomes aware of any deficiencies in CITY services.

F. Hours of operation:

- Citizens of Alamo may drop off animals at the shelter from 8:00 a.m. to 5:00 p.m. Monday through Friday and 9:00 a.m. to 11:00 a.m. Saturdays and Sundays.

SECTION II
CALL NOTIFICATION / REPRESENTATIVE

Each party will have a designated representative to receive any notices under this agreement and to act on their behalf as follows:

i) CITY OF ALAMO
Robert L Salinas, Interim City Manager
420 N Tower Rd.
Alamo, Texas 78516

ii) CITY OF WESLACO
Jose Angel Pedraza, Health Official.
255 S. Kansas Avenue
Weslaco, Texas 78596

No other representative from ALAMO may request services from CITY.

All notices required or permitted herein must be in writing and shall be forwarded by United States Mail, by Registered or Certified Mail, Return Receipt Requested, Postage Prepaid, to the party whom notice is to be given at the address set forth above or to such address as either party hereto may designate to the other by notice from time to time for the purpose. Notices shall be deemed given upon deposit in a receptacle of the United States Postal Service.

SECTION III
PAYMENTS AND FEES

ALAMO agrees to pay CITY for services contracted herein as follows:

- A. ALAMO shall pay CITY \$55.00 per animal impounded at CITY'S shelter.
- B. ALAMO shall pay CITY \$45.00 per deceased animal taken to CITY'S shelter.
- C. ALAMO citizens seeking to reclaim animals shall pay fees as set by CITY.
- D. ALAMO citizens who drop off animals at the Weslaco Animal Care Facility will not be assessed a fee.
- E. ALAMO shall pay CITY \$150.00 to tranquilize or euthanize an animal on site
- F. ALAMO shall pay CITY \$250.00 to quarantine an animal.

Invoicing shall be completed in accordance with CITY'S Finance Department regulations and an activity log will be provided with ALAMO'S invoice.

ALAMO will approve all work submitted and authorize all payments made for services within 30 days from receipt of CITY'S invoice.

SECTION IV CHOICE OF LAW

This Agreement shall be governed by the laws of the State of Texas. Venue and jurisdiction shall lie in Hidalgo County, Texas.

SECTION V TERM OF AGREEMENT AND TERMINATION

- A. This Agreement shall be for an initial term of one year, effective _____, 2019 and shall continue in full-force and effect through October 1, 2020.
- B. Either party to this Agreement shall have the right to terminate this Contract at any time without cause after 30 days written notice and upon payment to CITY for services rendered and obligations incurred to date.

SECTION VI NON-APPROPRIATIONS

If ALAMO cannot appropriate sufficient funding to fulfill it's contractual obligations under this agreement, then CITY has the right to terminate this contract by providing ten (10) days written notice to ALAMO.

SECTION VII MEDIATION

It is the intent of the parties that litigation be avoided, and in order to allow for the quick resolution of any and all disputes, if any, the parties hereby agree that any claims, demands or disputes that cannot be amicably resolved between the parties upon written request by either party shall be submitted within two (2) weeks to a neutral, trained third party for assistance in dispute resolution by means of non-binding mediation. The parties agree to share cost of mediation equally.

IN WITNESS WHEREOF, CITY and ALAMO have executed three (3) copies of this Agreement as of the date set forth above.

CITY OF WESLACO

BY: _____

David Suarez, Mayor

255 S Kansas

Weslaco, Texas 78596

Phone: 956.968.3181

Fax: 956.973.3128

ATTEST:

BY: _____

Myra Ayala, City Secretary

APPROVED AS TO FORM ONLY:

Juan E. Gonzalez

Attorney at Law

City Attorney

CITY OF ALAMO

BY: _____

Diana Martinez, Mayor

City Of Alamo

420 N Tower Rd.

Alamo, Texas 78516

956-787-0006

ATTEST:

BY: _____

Alexandra Rangel, City Secretary

APPROVED AS TO FORM ONLY:

Rick Palacios, City Attorney



Standardized Agenda Request Form

Date of Meeting: September 17, 2019		Agenda Item No. (to be assigned by CSO): 2019-2780	
From:			
Subject: Approval on renewal of Interlocal Agreement(s) with the following entities for Animal Care Services: 1) City of Elsa 2) City of Edcouch 3) City of Penitas 4) City of La Villa; and 5) Willacy County and authorize the Mayor to execute any related documents. (Staffed by Planning and Code Enforcement Department.)			
Background: Contract renewals			
Funding Source (budget code, if applicable):			
Amount:	Term of Impact:	Identified in Current Budget:	
Additional Action Prompted: Mayor's Signature			
If item previously considered, provide date and action by Commission:			
If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners:			
Advisory Review, if any (name of board/committee, date of action, recommendation):			
Joe Pedraza		Created/Initiated	
Joe Pedraza		Approved	
Mike Perez		Final Approval	
City Manager Comments: Approve.			
Staff Recommendation: Staff recommends approval			
Attachments, if any: Animal Shelter Contract elsa 2019, Animal Shelter Contract Edcouch 2019, Animal Shelter Contract penitas 2019, Animal Shelter Contract la villa 2019, Animal Shelter Contract willacy 2019			
Responsibilities upon Approval: Staff will provide Animal Care Services			

STATE OF TEXAS § INTERLOCAL AGREEMENT

COUNTY OF HIDALGO §

SERVICE CONTRACT §

THIS AGREEMENT is made this ____ day of _____, 2019, by and between the **CITY OF WESLACO**, a Home Rule Municipal Corporation, hereinafter referred to as “**CITY**” located at 255 S. Kansas Avenue, Weslaco, Hidalgo County, Texas 78596 and **CITY OF ELSA** a Home Rule Municipal Corporation, hereinafter referred to as “**ELSA**”, located at P.O. BOX 1447, Elsa, Hidalgo County, Texas 78538.

RECITALS

WHEREAS, ELSA desires to engage with CITY for the provision of certain professional services, therefore CITY and ELSA mutually agree as follows:

SECTION I
CONTRACT AGREEMENT

CITY agrees to provide ELSA Animal Control Operations and Impoundment as follows:

A. Impoundment services and all available information pertinent to said services, including reports and any other related data. CITY shall be responsible for the professional quality, technical accuracy, and the coordination of services furnished to ELSA.

B. CITY shall perform the professional services necessary to accomplish the work specified in this Agreement in accordance with all applicable State and Federal requirements in effect on the date of execution.

C. CITY will provide blank door tags and ELSA must provide individual door tags for each animal brought into CITY’S facility.

D. ELSA must submit all documentation needed for owner relinquished animals and quarantine animals, which include owner relinquish forms and dog bite reports.

E. ELSA must give CITY prompt written notice whenever ELSA observes or otherwise becomes aware of any deficiencies in CITY services.

F. Hours of operation:

- Citizens of Elsa may drop off animals at the shelter from 8:00 a.m. to 5:00 p.m. Monday through Friday and 9:00 a.m. to 11:00 a.m. Saturdays and Sundays.

SECTION II
CALL NOTIFICATION / REPRESENTATIVE

Each party will have a designated representative to receive any notices under this agreement and to act on their behalf as follows:

i) CITY OF ELSA
Elberto Bravo, Public Works Director
P.O. BOX 1447
Elsa, Texas 78538

ii) CITY OF WESLACO
Jose Angel Pedraza, Health Official.
255 S. Kansas Avenue
Weslaco, Texas 78596

No other representative from ELSA may request services from CITY.

All notices required or permitted herein must be in writing and shall be forwarded by United States Mail, by Registered or Certified Mail, Return Receipt Requested, Postage Prepaid, to the party whom notice is to be given at the address set forth above or to such address as either party hereto may designate to the other by notice from time to time for the purpose. Notices shall be deemed given upon deposit in a receptacle of the United States Postal Service.

SECTION III
PAYMENTS AND FEES

ELSA agrees to pay CITY for services contracted herein as follows:

- A. ELSA shall pay CITY \$55.00 per animal impounded at CITY'S shelter.
- B. ELSA shall pay CITY \$45.00 per deceased animal taken to CITY'S shelter.
- C. ELSA citizens seeking to reclaim animals shall pay fees as set by CITY.
- D. ELSA citizens who drop off animals at the Weslaco Animal Care Facility will not be assessed a fee.
- E. ELSA shall pay CITY \$150.00 to tranquilize or euthanize an animal on site
- F. ELSA shall pay CITY \$250.00 to quarantine an animal.

Invoicing shall be completed in accordance with CITY'S Finance Department regulations and an activity log will be provided with ELSA'S invoice.

ELSA will approve all work submitted and authorize all payments made for services within 30 days from receipt of CITY'S invoice.

SECTION IV CHOICE OF LAW

This Agreement shall be governed by the laws of the State of Texas. Venue and jurisdiction shall lie in Hidalgo County, Texas.

SECTION V TERM OF AGREEMENT AND TERMINATION

- A. This Agreement shall be for an initial term of one year, effective _____, 2019 and shall continue in full-force and effect through October 1, 2020.
- B. Either party to this Agreement shall have the right to terminate this Contract at any time without cause after 30 days written notice and upon payment to CITY for services rendered and obligations incurred to date.

SECTION VI NON-APPROPRIATIONS

If ELSA cannot appropriate sufficient funding to fulfill it's contractual obligations under this agreement, then CITY has the right to terminate this contract by providing ten (10) days written notice to ELSA.

SECTION VII MEDIATION

It is the intent of the parties that litigation be avoided, and in order to allow for the quick resolution of any and all disputes, if any, the parties hereby agree that any claims, demands or disputes that cannot be amicably resolved between the parties upon written request by either party shall be submitted within two (2) weeks to a neutral, trained third party for assistance in dispute resolution by means of non-binding mediation. The parties agree to share cost of mediation equally.

IN WITNESS WHEREOF, CITY and ELSA have executed three (3) copies of this Agreement as of the date set forth above.

CITY OF WESLACO

BY: _____

David Suarez, Mayor

255 S Kansas

Weslaco, Texas 78596

Phone: 956.968.3181

Fax: 956.973.3128

ATTEST:

BY: _____

Myra Ayala, City Secretary

APPROVED AS TO FORM ONLY:

Juan E. Gonzalez

Attorney at Law

City Attorney

CITY OF ELSA

BY: _____

Alonzo R. "Al" Perez, Mayor

City Of Elsa

P.O. BOX 1447

Elsa, Texas 78538

956-262-2127

ATTEST:

APPROVED AS TO FORM ONLY:

_____, City Attorney

SERVICE CONTRACT §

SECTION II CALL NOTIFICATION / REPRESENTATIVE

Each party will have a designated representative to receive any notices under this agreement and to act on their behalf as follows:

i) CITY OF EDCOUCH
Raul Luna, Director of Operations.
211 W Southern Ave.
Edcouch, Texas 78538

ii) CITY OF WESLACO
Jose Angel Pedraza, Health Official.
255 S. Kansas Avenue
Weslaco, Texas 78596

No other representative from EDCOUCH may request services from CITY.

All notices required or permitted herein must be in writing and shall be forwarded by United States Mail, by Registered or Certified Mail, Return Receipt Requested, Postage Prepaid, to the party whom notice is to be given at the address set forth above or to such address as either party hereto may designate to the other by notice from time to time for the purpose. Notices shall be deemed given upon deposit in a receptacle of the United States Postal Service.

SECTION III PAYMENTS AND FEES

EDCOUCH agrees to pay CITY for services contracted herein as follows:

- A. EDCOUCH shall pay CITY \$55.00 per animal impounded at CITY'S shelter.
- B. EDCOUCH shall pay CITY \$45.00 per deceased animal taken to CITY'S shelter.
- C. EDCOUCH citizens seeking to reclaim animals shall pay fees as set by CITY.
- D. EDCOUCH citizens who drop off animals at the Weslaco Animal Care Facility will not be assessed a fee.
- E. EDCOUCH shall pay CITY \$150.00 to tranquilize or euthanize an animal on site
- F. EDCOUCH shall pay CITY \$250.00 to quarantine an animal.

Invoicing shall be completed in accordance with CITY'S Finance Department regulations and an activity log will be provided with EDCOUCH'S invoice.

EDCOUCH will approve all work submitted and authorize all payments made for services within 30 days from receipt of CITY'S invoice.

SECTION IV CHOICE OF LAW

This Agreement shall be governed by the laws of the State of Texas. Venue and jurisdiction shall lie in Hidalgo County, Texas.

SECTION V TERM OF AGREEMENT AND TERMINATION

- A. This Agreement shall be for an initial term of one year, effective _____, 2019 and shall continue in full-force and effect through October 1, 2020.
- B. Either party to this Agreement shall have the right to terminate this Contract at any time without cause after 30 days written notice and upon payment to CITY for services rendered and obligations incurred to date.

SECTION VI NON-APPROPRIATIONS

If EDCOUCH cannot appropriate sufficient funding to fulfill its contractual obligations under this agreement, then CITY has the right to terminate this contract by providing ten (10) days written notice to EDCOUCH.

SECTION VII MEDIATION

It is the intent of the parties that litigation be avoided, and in order to allow for the quick resolution of any and all disputes, if any, the parties hereby agree that any claims, demands or disputes that cannot be amicably resolved between the parties upon written request by either party shall be submitted within two (2) weeks to a neutral, trained third party for assistance in dispute resolution by means of non-binding mediation. The parties agree to share cost of mediation equally.

IN WITNESS WHEREOF, CITY and EDCOUCH have executed three (3) copies of this Agreement as of the date set forth above.

CITY OF WESLACO

BY: _____

David Suarez, Mayor

255 S Kansas

Weslaco, Texas 78596

Phone: 956.968.3181

Fax: 956.973.3128

ATTEST:

BY: _____

Myra Ayala, City Secretary

APPROVED AS TO FORM ONLY:

Juan E. Gonzalez

Attorney at Law

City Attorney

CITY OF EDCOUCH

BY: _____

Virginio Gonzalez Jr, Mayor

City Of Edcouch

211 W Southern Ave.

Edcouch, Texas 78538

956-262-2140

ATTEST:

BY: _____

Eddie Gonzalez, City Manager

APPROVED AS TO FORM ONLY:

_____, City Attorney

STATE OF TEXAS § **INTERLOCAL AGREEMENT**

COUNTY OF HIDALGO §

SERVICE CONTRACT §

THIS AGREEMENT is made this ____ day of _____, 2019, by and between the **CITY OF WESLACO**, a Home Rule Municipal Corporation, hereinafter referred to as “**CITY**” located at 255 S. Kansas Avenue, Weslaco, Hidalgo County, Texas 78596 and **CITY OF PENITAS** a Home Rule Municipal Corporation, hereinafter referred to as “**PENITAS**”, located at PO Box 204, Penitas, Hidalgo County, Texas 78576.

RECITALS

WHEREAS, PENITAS desires to engage with CITY for the provision of certain professional services, therefore CITY and PENITAS mutually agree as follows:

SECTION I CONTRACT AGREEMENT

CITY agrees to provide PENITAS Animal Control Operations and Impoundment as follows:

A. Impoundment services and all available information pertinent to said services, including reports and any other related data. CITY shall be responsible for the professional quality, technical accuracy, and the coordination of services furnished to PENITAS.

B. CITY shall perform the professional services necessary to accomplish the work specified in this Agreement in accordance with all applicable State and Federal requirements in effect on the date of execution.

C. CITY will provide blank door tags and PENITAS must provide individual door tags for each animal brought into CITY’S facility.

D. PENITAS must submit all documentation needed for owner relinquished animals and quarantine animals, which include owner relinquish forms and dog bite reports.

E. PENITAS must give CITY prompt written notice whenever PENITAS observes or otherwise becomes aware of any deficiencies in CITY services.

F. Hours of operation:

- Citizens of Penitas may drop off animals at the shelter from 8:00 a.m. to 5:00 p.m. Monday through Friday and 9:00 a.m. to 11:00 a.m. Saturdays and Sundays.

SECTION II CALL NOTIFICATION / REPRESENTATIVE

Each party will have a designated representative to receive any notices under this agreement and to act on their behalf as follows:

i) CITY OF PENITAS
Omar X Romero, City Manager.
1111 S. F.M. 1427
Penitas, TX 78576

ii) CITY OF WESLACO
Jose Angel Pedraza, Health Official.
255 S. Kansas Avenue
Weslaco, Texas 78596

No other representative from PENITAS may request services from CITY.

All notices required or permitted herein must be in writing and shall be forwarded by United States Mail, by Registered or Certified Mail, Return Receipt Requested, Postage Prepaid, to the party whom notice is to be given at the address set forth above or to such address as either party hereto may designate to the other by notice from time to time for the purpose. Notices shall be deemed given upon deposit in a receptacle of the United States Postal Service.

SECTION III PAYMENTS AND FEES

PENITAS agrees to pay CITY for services contracted herein as follows:

- A. PENITAS shall pay CITY \$55.00 per animal impounded at CITY'S shelter.
- B. PENITAS shall pay CITY \$45.00 per deceased animal taken to CITY'S shelter.
- C. PENITAS citizens seeking to reclaim animals shall pay fees as set by CITY.
- D. PENITAS citizens who drop off animals at the Weslaco Animal Care Facility will not be assessed a fee.
- E. PENITAS shall pay CITY \$150.00 to tranquilize or euthanize an animal on site
- F. PENITAS shall pay CITY \$250.00 to quarantine an animal.

Invoicing shall be completed in accordance with CITY'S Finance Department regulations and an activity log will be provided with PENITAS invoice.

PENITAS will approve all work submitted and authorize all payments made for services within 30 days from receipt of CITY'S invoice.

SECTION IV CHOICE OF LAW

This Agreement shall be governed by the laws of the State of Texas. Venue and jurisdiction shall lie in Hidalgo County, Texas.

SECTION V TERM OF AGREEMENT AND TERMINATION

- A. This Agreement shall be for an initial term of one year, effective _____, 2019 and shall continue in full-force and effect through October 1, 2020.
- B. Either party to this Agreement shall have the right to terminate this Contract at any time without cause after 30 days written notice and upon payment to CITY for services rendered and obligations incurred to date.

SECTION VI NON-APPROPRIATIONS

If PENITAS cannot appropriate sufficient funding to fulfill its contractual obligations under this agreement, then CITY has the right to terminate this contract by providing ten (10) days written notice to PENITAS.

SECTION VII MEDIATION

It is the intent of the parties that litigation be avoided, and in order to allow for the quick resolution of any and all disputes, if any, the parties hereby agree that any claims, demands or disputes that cannot be amicably resolved between the parties upon written request by either party shall be submitted within two (2) weeks to a neutral, trained third party for assistance in dispute resolution by means of non-binding mediation. The parties agree to share cost of mediation equally.

IN WITNESS WHEREOF, CITY and PENITAS have executed three (3) copies of this Agreement as of the date set forth above.

CITY OF WESLACO

BY: _____

David Suarez, Mayor

255 S Kansas

Weslaco, Texas 78596

Phone: 956.968.3181

Fax: 956.973.3128

ATTEST:

BY: _____

Myra Ayala, City Secretary

APPROVED AS TO FORM ONLY:

Juan E. Gonzalez

Attorney at Law

City Attorney

CITY OF PENITAS

BY: _____

Rodrigo "Rigo" Lopez, Mayor

City Of Penitas

1111 S. F.M. 1427

Penitas, Texas 78576

956-581-3345

ATTEST:

BY: _____

Ana Valdez, City Secretary

APPROVED AS TO FORM ONLY:

_____, City Attorney

STATE OF TEXAS § INTERLOCAL AGREEMENT

COUNTY OF HIDALGO §

SERVICE CONTRACT §

THIS AGREEMENT is made this ____ day of _____, 2019, by and between the **CITY OF WESLACO**, a Home Rule Municipal Corporation, hereinafter referred to as “**CITY**” located at 255 S. Kansas Avenue, Weslaco, Hidalgo County, Texas 78596 and **CITY OF LA VILLA** a Home Rule Municipal Corporation, hereinafter referred to as “**LA VILLA**”, located at 916 South Mike Chapa St, La Villa, Hidalgo County, Texas 78562.

RECITALS

WHEREAS, LA VILLA desires to engage with CITY for the provision of certain professional services, therefore CITY and LA VILLA mutually agree as follows:

SECTION I
CONTRACT AGREEMENT

CITY agrees to provide LA VILLA Animal Control Operations and Impoundment as follows:

A. Impoundment services and all available information pertinent to said services, including reports and any other related data. CITY shall be responsible for the professional quality, technical accuracy, and the coordination of services furnished to LA VILLA.

B. CITY shall perform the professional services necessary to accomplish the work specified in this Agreement in accordance with all applicable State and Federal requirements in effect on the date of execution.

C. CITY will provide blank door tags and LA VILLA must provide individual door tags for each animal brought into CITY’S facility.

D. LA VILLA must submit all documentation needed for owner relinquished animals and quarantine animals, which include owner relinquish forms and dog bite reports.

E. LA VILLA must give CITY prompt written notice whenever LA VILLA observes or otherwise becomes aware of any deficiencies in CITY services.

F. Hours of operation:

- Citizens of La Villa may drop off animals at the shelter from 8:00 a.m. to 5:00 p.m. Monday through Friday and 9:00 a.m. to 11:00 a.m. Saturdays and Sundays.

SECTION II
CALL NOTIFICATION / REPRESENTATIVE

Each party will have a designated representative to receive any notices under this agreement and to act on their behalf as follows:

i) CITY OF LA VILLA

_____, _____.
916 South Mike Chapa St.
La Villa, Texas 78562

ii) CITY OF WESLACO

Jose Angel Pedraza, Health Official.
255 S. Kansas Avenue
Weslaco, Texas 78596

No other representative from LA VILLA may request services from CITY.

All notices required or permitted herein must be in writing and shall be forwarded by United States Mail, by Registered or Certified Mail, Return Receipt Requested, Postage Prepaid, to the party whom notice is to be given at the address set forth above or to such address as either party hereto may designate to the other by notice from time to time for the purpose. Notices shall be deemed given upon deposit in a receptacle of the United States Postal Service.

SECTION III
PAYMENTS AND FEES

LA VILLA agrees to pay CITY for services contracted herein as follows:

- A. LA VILLA shall pay CITY \$55.00 per animal impounded at CITY'S shelter.
- B. LA VILLA shall pay CITY \$45.00 per deceased animal taken to CITY'S shelter.
- C. LA VILLA citizens seeking to reclaim animals shall pay fees as set by CITY.
- D. LA VILLA citizens who drop off animals at the Weslaco Animal Care Facility will not be assessed a fee.
- E. LA VILLA shall pay CITY \$150.00 to tranquilize or euthanize an animal on site
- F. LA VILLA shall pay CITY \$250.00 to quarantine an animal.

Invoicing shall be completed in accordance with CITY'S Finance Department regulations and an activity log will be provided with LA VILLA'S invoice.

LA VILLA will approve all work submitted and authorize all payments made for services within 30 days from receipt of CITY'S invoice.

SECTION IV CHOICE OF LAW

This Agreement shall be governed by the laws of the State of Texas. Venue and jurisdiction shall lie in Hidalgo County, Texas.

SECTION V TERM OF AGREEMENT AND TERMINATION

- A. This Agreement shall be for an initial term of one year, effective _____, 2019 and shall continue in full-force and effect through October 1, 2020.
- B. Either party to this Agreement shall have the right to terminate this Contract at any time without cause after 30 days written notice and upon payment to CITY for services rendered and obligations incurred to date.

SECTION VI NON-APPROPRIATIONS

If LA VILLA cannot appropriate sufficient funding to fulfill its contractual obligations under this agreement, then CITY has the right to terminate this contract by providing ten (10) days written notice to LA VILLA.

SECTION VII MEDIATION

It is the intent of the parties that litigation be avoided, and in order to allow for the quick resolution of any and all disputes, if any, the parties hereby agree that any claims, demands or disputes that cannot be amicably resolved between the parties upon written request by either party shall be submitted within two (2) weeks to a neutral, trained third party for assistance in dispute resolution by means of non-binding mediation. The parties agree to share cost of mediation equally.

IN WITNESS WHEREOF, CITY and LA VILLA have executed three (3) copies of this Agreement as of the date set forth above.

CITY OF WESLACO

BY: _____

David Suarez, Mayor

255 S Kansas

Weslaco, Texas 78596

Phone: 956.968.3181

Fax: 956.973.3128

ATTEST:

BY: _____

Myra Ayala, City Secretary

APPROVED AS TO FORM ONLY:

Juan E. Gonzalez

Attorney at Law

City Attorney

CITY OF LA VILLA

BY: _____

Alma Moron, Mayor

City Of La Villa

916 South Mike Chapa St.

La Villa, Texas 78562

956-262-2122

ATTEST:

APPROVED AS TO FORM ONLY:

_____, City Attorney

STATE OF TEXAS § INTERLOCAL AGREEMENT

COUNTY OF HIDALGO §

SERVICE CONTRACT §

THIS AGREEMENT is made this ____ day of _____, 2019, by and between the **CITY OF WESLACO**, a Home Rule Municipal Corporation, hereinafter referred to as “**CITY**” located at 255 S. Kansas Avenue, Weslaco, Hidalgo County, Texas 78596 and **WILLACY COUNTY** a County in the state of Texas hereinafter referred to as “**COUNTY**”, located at 576 W. Main St. Raymondville, Willacy County, Texas 78580.

RECITALS

WHEREAS, COUNTY desires to engage with CITY for the provision of certain professional services, therefore CITY and COUNTY mutually agree as follows:

SECTION I
CONTRACT AGREEMENT

CITY agrees to provide COUNTY Animal Control Operations and Impoundment as follows:

A. Impoundment services and all available information pertinent to said services, including reports and any other related data. CITY shall be responsible for the professional quality, technical accuracy, and the coordination of services furnished to COUNTY.

B. CITY shall perform the professional services necessary to accomplish the work specified in this Agreement in accordance with all applicable State and Federal requirements in effect on the date of execution.

C. CITY will provide blank door tags and COUNTY must provide individual door tags for each animal brought into CITY’S facility.

D. COUNTY must submit all documentation needed for owner relinquished animals and quarantine animals, which include owner relinquish forms and dog bite reports.

E. COUNTY must give CITY prompt written notice whenever COUNTY observes or otherwise becomes aware of any deficiencies in CITY services.

F. Hours of operation:

- Citizens of the COUNTY may drop off animals at the shelter from 8:00 a.m. to 5:00 p.m. Monday through Friday and 9:00 a.m. to 11:00 a.m. Saturdays and Sundays.

SECTION II
CALL NOTIFICATION / REPRESENTATIVE

Each party will have a designated representative to receive any notices under this agreement and to act on their behalf as follows:

i)WILLACY COUNTY
Aurelio Guerra, County Judge
576 W. Main Street
Raymondville, Texas 78580

ii) CITY OF WESLACO
Jose Angel Pedraza, Health Official.
255 S. Kansas Avenue
Weslaco, Texas 78596

No other representative from COUNTY may request services from CITY.

All notices required or permitted herein must be in writing and shall be forwarded by United States Mail, by Registered or Certified Mail, Return Receipt Requested, Postage Prepaid, to the party whom notice is to be given at the address set forth above or to such address as either party hereto may designate to the other by notice from time to time for the purpose. Notices shall be deemed given upon deposit in a receptacle of the United States Postal Service.

SECTION III
PAYMENTS AND FEES

COUNTY agrees to pay CITY for services contracted herein as follows:

- A. COUNTY shall pay CITY \$55.00 per animal impounded at CITY'S shelter.
- B. COUNTY shall pay CITY \$45.00 per deceased animal taken to CITY'S shelter.
- C. COUNTY citizens seeking to reclaim animals shall pay fees as set by CITY.
- D. COUNTY citizens who drop off animals at the Weslaco Animal Care Facility will not be assessed a fee.
- E. COUNTY shall pay CITY \$150.00 to tranquilize or euthanize an animal on site
- F. COUNTY shall pay CITY \$250.00 to quarantine an animal.

Invoicing shall be completed in accordance with CITY'S Finance Department regulations and an activity log will be provided with COUNTY invoice.

COUNTY will approve all work submitted and authorize all payments made for services within 30 days from receipt of CITY'S invoice.

SECTION IV CHOICE OF LAW

This Agreement shall be governed by the laws of the State of Texas. Venue and jurisdiction shall lie in Hidalgo County, Texas.

SECTION V TERM OF AGREEMENT AND TERMINATION

- A. This Agreement shall be for an initial term of one year, effective _____, 2019 and shall continue in full-force and effect through October 1, 2020.
- B. Either party to this Agreement shall have the right to terminate this Contract at any time without cause after 30 days written notice and upon payment to CITY for services rendered and obligations incurred to date.

SECTION VI NON-APPROPRIATIONS

If COUNTY cannot appropriate sufficient funding to fulfill its contractual obligations under this agreement, then CITY has the right to terminate this contract by providing ten (10) days written notice to COUNTY.

SECTION VII MEDIATION

It is the intent of the parties that litigation be avoided, and in order to allow for the quick resolution of any and all disputes, if any, the parties hereby agree that any claims, demands or disputes that cannot be amicably resolved between the parties upon written request by either party shall be submitted within two (2) weeks to a neutral, trained third party for assistance in dispute resolution by means of non-binding mediation. The parties agree to share cost of mediation equally.

IN WITNESS WHEREOF, CITY and COUNTY have executed three (3) copies of this Agreement as of the date set forth above.

CITY OF WESLACO

BY: _____
David Suarez, Mayor

255 S Kansas
Weslaco, Texas 78596
Phone: 956.968.3181
Fax: 956.973.3128

ATTEST:

BY: _____
Myra Ayala, City Secretary

APPROVED AS TO FORM ONLY:

Juan E. Gonzalez
Attorney at Law

City Attorney

WILLACY COUNTY

BY: _____
Aurelio Guerra, County Judge

Willacy County
576 W. Main St.
Raymondville, Texas 78580
956-689-3393



Standardized Agenda Request Form

Date of Meeting: September 17, 2019		Agenda Item No. (to be assigned by CSO): 2018-2034	
From:			
Subject: Approval of a request by Valley Nature Center to utilize Gibson Park on November 9, 2019 from 7 a.m. - 11 p.m. for Brew in the Woods, and authorize the Mayor to execute any related documents as may be required, and waive any fees that may be associated with the event. (Requested by Valley Nature Center.)			
Background: This event is an annual fundraiser for the Valley Nature Center. Use of the entire park is required to accommodate parking for attendees.			
Funding Source (budget code, if applicable):			
Amount:	Term of Impact:	Identified in Current Budget:	
Additional Action Prompted: Mayor's Signature			
If item previously considered, provide date and action by Commission:			
If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners:			
Advisory Review, if any (name of board/committee, date of action, recommendation):			
Omar Rodriguez		Created/Initiated	
Omar Rodriguez		Approved	
Mike Perez		Final Approval	
City Manager Comments: Approve.			
Staff Recommendation: Staff recommends approval.			
Attachments, if any:			
Responsibilities upon Approval:			



Standardized Agenda Request Form

Date of Meeting: September 17, 2019		Agenda Item No. (to be assigned by CSO): 2018-1921
From:		
Subject: Approval on request from the American Cancer Society to host the Mid Valley Relay for Life at Mayor Pablo G. Pena City Park on April 3, 2020 and to waive appropriate ordinances associated with the event and authorize the Mayor to execute any related documents. (Staffed by Parks and Recreation Department.)		
Background: Mid Valley Relay Life wants to move from Rio Grande Valley Stock show grounds to Weslaco. This event has been held in Weslaco (Weslaco East High School) before but moved to Mercedes and want to come back. Event will end before midnight on April 2020.		
Funding Source (budget code, if applicable):		
Amount:	Term of Impact:	Identified in Current Budget:
Additional Action Prompted:		
If item previously considered, provide date and action by Commission:		
If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners:		
Advisory Review, if any (name of board/committee, date of action, recommendation):		
Omar Rodriguez	Created/Initiated	
Omar Rodriguez	Approved	
Mike Perez	Final Approval	
City Manager Comments: Approved.		
Staff Recommendation: Approval		
Attachments, if any: American Cancer Society - Relay for Life		
Responsibilities upon Approval:		



September 9, 2019

Dear City of Weslaco Parks and Recreation Board:

The American Cancer Society Relay For Life movement is the world's largest fundraising event to fight every cancer in every community. Dollars raised by the four million Relay participants in more than 20 countries help the American Cancer Society save lives by funding groundbreaking cancer research, supporting education and prevention efforts, and providing free information and critical services for people with cancer. Relay For Life of Mid Valley (Mercedes, Weslaco and surrounding communities) is held yearly since 2002 in April. For the past several years Rio Grande Livestock show has generously allowed Relay to use their facilities free of charge and we cannot thank them enough. Last year we decided to move it back to Weslaco and it was a huge success. We are asking that you allow us to use Mayor Pablo Pena city Park on Friday, April 03, 2020.

Our teams want to feel as if they have a football field setting as they did in the past, as appose to right it enclosed. We the American Cancer Society and Mid Valley Relay For Life are asking that you allow us to use your premises all day Friday to set up and will close and clean up before Midnight. The American Cancer Society will be renting a commercial tent for or survivors so that they can stay cool while they are participating in events. Please feel free to contact me at any time if you have any questions or concerns. We cannot thank you enough for your time and generosity to great city of Weslaco.

Sincerely,

A handwritten signature in blue ink that reads "Cathy Weaver".

Cathy Weaver
Staff Partner-American Cancer Society
catherine.weaver@cancer.org
956.245.8485

stay well | get well | find cures | fight back | cancer.org | 1.800.227.2345

High Plains Division
McAllen Office
1200 East Ridge Road, Suite 1, McAllen, TX 78503
956.682.8329 f) 956.682.8410



Standardized Agenda Request Form

Date of Meeting: September 17, 2019		Agenda Item No. (to be assigned by CSO): 2018-1871
From:		
Subject: Approval on renewal of a Facilities Usage Agreement with South Texas College for use of Harlon Block Park (Fields), 1020 W. 18th Street, Weslaco, Texas and Mayor Pablo G. Pena City Park (Fields and/or Tennis Courts), 300 North Airport Drive, from August 26, 2019 – August 7, 2020 and authorize the Mayor to execute any related documents. (Staffed by Parks and Recreation Department.)		
Background: South Texas College has leased Park facilities at Harlon Block Park and Mayor Pablo G. Pena Park for classes as part of the scope of programs offered each semester. STC agrees to pay a \$400 use fee per class per semester.		
Funding Source (budget code, if applicable):		
Amount:	Term of Impact:	Identified in Current Budget:
Additional Action Prompted: Mayor's Signature		
If item previously considered, provide date and action by Commission:		
If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners:		
Advisory Review, if any (name of board/committee, date of action, recommendation):		
Omar Rodriguez	Created/Initiated	
Omar Rodriguez	Approved	
Mike Perez	Final Approval	
City Manager Comments: Approve.		
Staff Recommendation: Approve as per agreement.		
Attachments, if any: STC facility agreement 2019 2020		
Responsibilities upon Approval:		



Kinesiology, Health & Wellness Department
2607 W. Pecan Blvd., McAllen TX 78501

t (956) 872-3707
f (956) 872-3850

P.O Box 9701, McAllen, TX 78502-9701
www.SouthTexasCollege.edu

MEMORANDUM

DATE: July 11, 2019
TO: Kinesiology Facility Lessor
FROM: Dr. Rebecca De Los Santos, Department Chair
SUBJECT: Facility Agreement and 2019 Fall Semester

REMINDER:

Fall 2019 Semester - Begins: Monday, August 26 2019 Ends: Thursday, December 14, 2019.
The KINE courses below will be offered at your facility. Please initial this form and return it.

City of Weslaco Park and Recreation: Harlon Block Park

KINE1123.W01	Softball I	MW	10:00 am - 11:15 am	HARP	BBALL FLD
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Thank you,

Dr. Rebecca De Los Santos
Kinesiology Program Chair

STATEMENT OF EQUAL OPPORTUNITY

No person shall be excluded from participation in, denied the benefits of, or be subject to discrimination under any program or activity sponsored or conducted by South Texas College on the basis of race, color, national origin, religion, sex, age, veteran status or disability.

FACILITIES USAGE AGREEMENT

The **CITY OF WESLACO, PARKS AND RECREATION DEPARTMENT**, (hereinafter called Lessor) agrees to let **SOUTH TEXAS COLLEGE** (hereinafter called Lessee) use the Harlon Block Park (Fields), 1020 W. 18th Street, Weslaco, Texas from August 26, 2019 – August 7, 2020, at hours agreed upon by both parties and subject to the following conditions:

- 1) That the Lessee agrees to pay a building use fee of \$400.00 per class per semester and \$0 deposit; and
- 2) That the Lessee will clean up after each class; thus, leaving the facility ready for immediate use the next morning;
- 3) That the Lessee shall use the facility only for the purposes of conducting classes; and
- 4) That the Lessor assume no responsibility for the maintaining or improving the facility and make no representation about its safety or suitability for intended use; and
- 5) That the Lessor may revoke its permission to use the facility at any time or under any circumstances that the Lessor may deem sufficient, but not prior to the end of a semester unless gross negligence warrants; and
- 6) That the Lessee accept full responsibility for protecting Lessor's property and equipment and assumes any and all liability for repairs and replacement for any damage done to buildings, equipment or other Lessor property used by the Lessee. Lessee also assumes full responsibility for the conduct of any and all persons using the facility during the usage; and
- 7) That the Lessee agrees to assume all liability and hold harmless and indemnify the Lessor, its employees and agents from any and all liability arising out of the Lessee's use of Lessor's facilities; and
- 8) That Lessee shall furnish evidence of liability insurance and coverage for the event.

Executed on this _____ day of _____, 2019.

SIGNATURE
DR. SHIRLEY REED
PRESIDENT

SIGNATURE
DAVID SUAREZ
MAYOR

SOUTH TEXAS COLLEGE
LESSEE

CITY OF WESLACO, Mayor
LESSOR

FACILITIES USAGE AGREEMENT

The **CITY OF WESLACO, PARKS AND RECREATION DEPARTMENT**, (hereinafter called Lessor) agrees to let **SOUTH TEXAS COLLEGE** (hereinafter called Lessee) use the Weslaco City Park (Fields and/or Tennis Courts), 300 North Airport Drive, Weslaco, Texas from August 26, 2019 – August 7, 2020, at hours agreed upon by both parties and subject to the following conditions:

- 1) That the Lessee agrees to pay a building use fee of \$400.00 per class per semester and \$0 deposit; and
- 2) That the Lessee will clean up after each class; thus, leaving the facility ready for immediate use the next morning;
- 3) That the Lessee shall use the facility only for the purposes of conducting classes; and
- 4) That the Lessor assume no responsibility for the maintaining or improving the facility and make no representation about its safety or suitability for intended use; and
- 5) That the Lessor may revoke its permission to use the facility at any time or under any circumstances that the Lessor may deem sufficient, but not prior to the end of a semester unless gross negligence warrants; and
- 6) That the Lessee accept full responsibility for protecting Lessor's property and equipment and assumes any and all liability for repairs and replacement for any damage done to buildings, equipment or other Lessor property used by the Lessee. Lessee also assumes full responsibility for the conduct of any and all persons using the facility during the usage; and
- 7) That the Lessee agrees to assume all liability and hold harmless and indemnify the Lessor, its employees and agents from any and all liability arising out of the Lessee's use of Lessor's facilities; and
- 8) That Lessee shall furnish evidence of liability insurance and coverage for the event.

Executed on this _____ day of _____, 2019.

SIGNATURE
DR. SHIRLEY REED
PRESIDENT

SIGNATURE
DAVID SUAREZ
MAYOR

SOUTH TEXAS COLLEGE
LESSEE

CITY OF WESLACO, Mayor
LESSOR



Standardized Agenda Request Form

Date of Meeting: September 17, 2019		Agenda Item No. (to be assigned by CSO): 2019-2782
From:		
Subject: Approval of a Facility Use Agreement for the Boys & Girls Club Building located at 300 South Airport Drive Suite B between the City of Weslaco and The American Red Cross and authorize the Mayor to execute any documents as required. (Staffed by Parks and Recreation Department.)		
Background: The American Red Cross provides assistance to communities during times of disaster and seeks facilities for use as shelters. The City owns the Boys and Girls Club building and should it be necessary to use as a shelter needs to have an agreement in place with the American Red Cross to utilize their services.		
Funding Source (budget code, if applicable):		
Amount:	Term of Impact:	Identified in Current Budget:
Additional Action Prompted: Mayor's Signature		
If item previously considered, provide date and action by Commission:		
If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners:		
Advisory Review, if any (name of board/committee, date of action, recommendation):		
Omar Rodriguez	Created/Initiated	
Omar Rodriguez	Approved	
Arnold Becho	Approved	
Antonio Lopez	Approved	
Mike Perez	Final Approval	
City Manager Comments: Approve.		
Staff Recommendation: Staff recommends approval.		
Attachments, if any: Fully executed Mutual Lease Agreement with the Boys and Girls Club of Weslaco 2018-2020, American Red Cross - FacilityUseAgreement Boys & Girls Club		
Responsibilities upon Approval:		

✻

*

✻

CITY OF WESLACO
OCT 30 2018
CITY SECRETARY'S OFFICE

THIS MUTUAL AGREEMENT LEASE ("Agreement") is made and executed on this 16th day of October, 2018 between The Boys and Girls Club of Weslaco, hereinafter called LESSEE, and the City of Weslaco, hereinafter called LESSOR.

DESCRIPTION- LOCATION

1.01 LESSOR does hereby demise and lease unto LESSEE the following described property: The Boys and Girls Club building at 300 N. Airport at the Mayor Pablo G. Peña Park in the City of Weslaco, Texas. The Weslaco Boys and Girls Club Recreational Facility is to be used to provide recreational services for the youth. The operation of The Weslaco Boys and Girls Club Recreational Facility shall be for a public purpose and only for that purpose. The above activities shall be subject to the special terms, if any, which may be listed below, and which shall be determined by mutual agreement of the both parties.

TERMS AND RENT

2.01 The term of this agreement shall be to have and to hold the same for the term of twenty-four months beginning the _____ day of October, 2018 and termination the _____ day of September, 2020. The Agreement shall be effective upon signature by both Parties.

2.02 Provided LESSEE has not defaulted in any of the terms, conditions or provisions hereof, LESSEE may be given the right of renewing and extending the term hereof, for a like term. Provided however, the LESSOR shall have the right to terminate the Agreement at the end of the LESSOR's budget period each year, and shall be a commitment of its current revenue only.

2.03 LESSEE shall give LESSOR notice of the termination of this Agreement in writing at least sixty (60) days prior to the term termination date of this or any subsequent agreement, unless otherwise agreed.

- 2.04 If conditions arise to warrant such, the contracting parties can mutually agree to renegotiate this contract prior to the termination date established.

ARTICLE III
IMPROVEMENTS TO THE PROPERTY

- 3.01 It is agreed that all permanent improvements made to or furnished by the LESSEE on the leased premises shall be deemed to be and shall become part of the reality and shall belong to LESSOR upon expiration of this Agreement or any extension hereof.
- 3.02 LESSEE may not make any alterations which might adversely affect the exterior or interior of said building are desired by the LESSEE, such alterations shall not be made, nor such signs erected without the written consent of the LESSOR.

ARTICLE IV
INSURANCE

- 4.01 LESSOR shall insure the building and equipment covered by this Agreement against fire, accident, or natural disaster. In the event the building (s), equipment or any part thereof shall, during said term or renewal hereof, be destroyed by fire, accident, or natural disaster so that the same shall be thereby rendered unfit for use and habitation, then, if economically feasible, to the LESSOR, LESSOR shall make diligent effort to restore damage premises to their working conditions for use and habitation by LESSEE. If economically unfeasible, to the LESSOR, this contract shall be renegotiated and/or terminated at LESSOR's discretion.
- 4.02 LESSEE agrees to hold LESSOR harmless for any liability for any accident or other legal cause of action based upon tort which occurs on the leased premises, caused by LESSEE, its agent or employees. LESEE further agrees that LESSOR shall not become obligated to pay any damages to any third party because of any accident or other loss and caused by the negligence of LESSEE or any of its employee, agent or licenses. LESSEE will reimburse LESSOR for the amount of LESSOR's actual payments in damages and expenses incident thereto. LESSEE must name LESSOR as additional insured on any insurance which covers its obligations under this Agreement.
- 4.03 LESSEE agrees to at all times during the term of this Agreement have in effect liability insurance policy to protect LESSOR from third party claims that may arise as a result of injuries caused to any person upon

premises herein described. The limits of this policy shall be no less than \$100,000.00 liability per each person and \$100,000.00 aggregate. LESSEE agrees to provide a copy of such policy of insurance to LESSOR at time of signing.

ARTICLE V

UTILITIES

- 5.01 LESSOR shall pay the charges for water, sewer, and garbage-trash pick-up service. LESSEE shall pay charges for telephone and internet service provider. LESSOR shall pay for electricity associated with illuminating the building and grounds. It is agreed and understood that all utilities currently installed and/or connected to the leased building prior to the date LESSEE takes possession shall be paid by the LESSOR. All utilities installed or connected after LESSEE takes possession of the leased building shall be paid by LESSEE.

ARTICLE VI

TAXES

- 6.01 The LESSEE shall be responsible for all personal property taxes as assessments on personal property it owns and uses in the demised building.

ARTICLE VII

MAINTENANCE OF PREMISES

- 7.01 LESSEE agrees to maintain the interior of the building and all equipment in condition suitable for the use of which this Agreement is intended. LESSOR will provide at least two (2) days of custodial service per week. LESSOR will provide custodial supplies not to exceed one thousand dollars (\$1,000) per fiscal year. LESSEE will supply any other supplies.

ARTICLE VIII

SUBLEASING

- 8.01 The LESSEE shall not sublet or assign The Boys and Girls Club Building or any part thereof to a third party without the written consent of the LESSOR. The Boys and Girls Club Building may not be used for any political event.

ARTICLE IX
EMERGENCY SHELTER SERVICES

- 9.01 The LESSEE agrees to allow the LESSOR to use the building as an emergency shelter in the event the City of Weslaco is in a state of an emergency. LESSEE shall be responsible to make appropriate accommodations with their students during the duration that the Boys & Girls Club is being utilized as an emergency shelter.

ARTICLE X
MISCELLANEOUS

- 10.01 This agreement shall be binding upon and inure to the benefit of the parties hereto and their respective successor.
- 10.02 LESSEE will not suffer to be carried on upon the premises any trade or business, or anything to be done thereon, except that which has been agree to in this agreement.
- 10.03 LESSEE shall not discriminate against any employee, applicant for employment, or visitor to The Boys and Girls Club Building because of race, religion, age disability, sex, or national origin.
- 10.04 LESSEE will permit LESSOR at any reasonable time to make such repairs as it may deem necessary for the protection of the premises.
- 10.05 This Agreement shall be constructed under and in accordance with the laws of the State of Texas and all obligations of the parties created hereunder and performable in Hidalgo County, Texas.
- 10.06 In case any one or more of the provisions contained in the agreement shall for any reason be held to be invalid, illegal, or unenforceable in any respect, such invalidity, and illegality or unenforceable shall not affect any other provisions thereof and this agreement shall be construed as if such invalid, illegal, or unenforceable provisions had never been contained herein.
- 10.07 Board of Directors. It is agreed between the LESSOR and LESSEE that the Chairman of the Parks and Recreation Advisory Committee for the City of Weslaco or a designated member will be a member of the

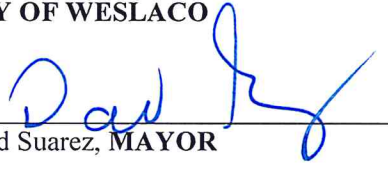
Board of Directors of The Boys and Girls Club of Weslaco. It is also agreed that the Parks and Recreation Director for the City of Weslaco shall be an ex officio member of the Board.

10.08 Fund raising. LESSEE shall be allowed to organize, implement, and/or establish fundraising Activities and/or services such as but not limited to operation of a gift shop which shall be used to sell related articles. It is understood between the LESSEE and LESSOR that the proceeds of the gift shop and the monies derived from workshop and training sessions to be presented to the public shall be used for the operation of the Boys and Girls Club of Weslaco. LESSEE must comply with all City ordinances.

IN WITNESS HEREOF, the undersigned hereto execute this agreement as of the day and year first above written.

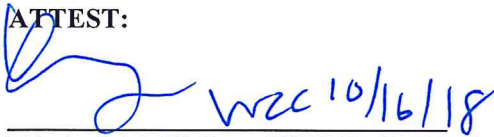
LESSORS:

CITY OF WESLACO



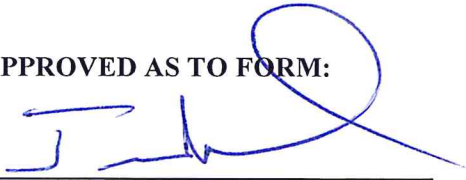
David Suarez, **MAYOR**

ATTEST:



Elizabeth M. Walker, **CITY SECRETARY**

APPROVED AS TO FORM:



Juan E. Gonzalez, **CITY ATTORNEY**

LESSEES:

THE BOYS AND GIRLS CLUB OF WESLACO



Carlos Robledo, **CHAIRPERSON**

ATTEST:



Mary Lopez, CHIEF OFFICER

City of Weslaco

"The City on the Grow"



David Suarez, Mayor
Gerardo "Jerry" Tafolla, Mayor Pro-Tem, District 4
Leo Muñoz, Commissioner, District 1
Greg Kerr, Commissioner, District 2
Jose "J.P." Rodriguez, Commissioner, District 3
Letty Lopez, Commissioner, District 5
Josh Pedraza, Commissioner, District 6

Mike R. Perez, City Manager

October 19, 2018

BOYS' AND GIRLS' CLUB OF WESLACO
Attn: Ms. Mary Lopez, Chief Professional Officer
300 N. Airport Drive, Suite A
Weslaco, Texas 78596



Dear Ms. Lopez:

At their regular meeting of October 16, 2018, the Weslaco City Commission approved **renewal of a Mutual Leage Agreement** with the Boys and Girls Club of Weslaco for use of facility located at 300 N. Airport, Suite B and authorized the Mayor to execute any related documents.

Enclosed please find the agreement as executed by Mayor David Suarez; kindly execute, retain a copy and return the original to the city for its records.

Kindly note the city does not consider any agreement effective until filed fully executed.

Should you have any questions, please do not hesitate to call me at (956) 968-3181, Ext. 1103.

Sincerely,

Elizabeth M. Walker
Assistant City Manager/City Secretary

EMW/mv

C: Olga Garza, Interim Parks & Recreation Director

Terms and Conditions

1. **Use of Facility:** Upon request and if feasible, Owner will permit the Red Cross to use and occupy the Facility on a temporary basis to conduct emergency, disaster-related activities. The Facility may be used for the following purposes (both parties must initial all that apply):

Facility Purpose	Owner Initials	Red Cross Initials
Service Center (Operations, Client Services, or Volunteer Intake)		
Storage of supplies		
Parking of vehicles		
Disaster Shelter		

2. **Facility Management:** The Red Cross will designate a Red Cross official to manage the activities at the Facility ("Red Cross Manager"). The Owner will designate a Facility Coordinator to coordinate with the Red Cross Manager regarding the use of the Facility by the Red Cross.
3. **Condition of Facility:** The Facility Coordinator and Red Cross Manager (or designee) will jointly conduct a survey of the Facility before it is turned over to the Red Cross. They will use the first page of the Red Cross's **Facility/Shelter Opening/Closing Form** to record any existing damage or conditions. The Facility Coordinator will identify and secure all equipment in the Facility that the Red Cross should not use. The Red Cross will exercise reasonable care while using the Facility and will not modify the Facility without the Owner's express written approval.
4. **Food Services** (*This paragraph applies only when the Facility is used as a shelter or service center.*): Upon request by the Red Cross, and if such resources are available, the Owner will make the food service resources of the Facility, including food, supplies, equipment and food service workers, available to feed the shelter occupants. The Facility Coordinator will designate a Food Service Manager to coordinate meals at the direction of and in cooperation with the Red Cross Manager. The Food Service Manager will establish a feeding schedule and supervise meal planning and preparation. The Food Service Manager and Red Cross Manager will jointly conduct a pre-occupancy inventory of the food and food service supplies before the Facility is turned over to the Red Cross. When the Red Cross vacates the Facility, the Red Cross Manager and Facility Coordinator or Food Service Manager will conduct a post-occupancy inventory of the food and supplies used during the Red Cross's activities at the Facility.
5. **Custodial Services** (*This paragraph applies only when the Facility is used as a shelter or service center.*): Upon request of the Red Cross and if such resources are available, the Owner will make its custodial resources, including supplies and workers, available to provide cleaning and sanitation services at the Facility. The Facility Coordinator will designate a Facility Custodian to coordinate the these services at the direction of and in cooperation with the Red Cross Manager.
6. **Security/Safety:** In coordination with the Facility Coordinator, the Red Cross Manager, as he or she deems necessary and appropriate, will coordinate with law enforcement regarding any security and safety issues at the Facility.
7. **Signage and Publicity:** The Red Cross may post signs identifying the Facility as a site of Red Cross operations in locations approved by the Facility Coordinator. The Red Cross will remove such signs when the Red Cross concludes its activities at the Facility. The Owner will not issue press releases or other publicity concerning the Red Cross's activities at the Facility without the written consent of the Red Cross Manager. The Owner will refer all media questions about the Red Cross activities to the Red Cross Manager.

8. **Closing the Facility:** The Red Cross will notify the Owner or Facility Coordinator of the date when the Red Cross will vacate the Facility. Before the Red Cross vacates the Facility, the Red Cross Manager and Facility Coordinator will jointly conduct a post-occupancy inspection, using the second page of the *Shelter/Facility Opening/Closing Form*, to record any damage or conditions.
9. **Fee** (*This paragraph does not apply when the Facility is used as a shelter. The Red Cross does not pay fees to use facilities as shelters.*): Both parties must initial one of the two statements below:

- a. Owner will not charge a fee for the use of the Facility.
Owner initials: _____ Red Cross initials: _____
- b. The Red Cross will pay \$ _____ per day/week/month (circle one) for the right to use and occupy the Facility. Owner initials: _____ Red Cross initials: _____

10. **Reimbursement:** Subject to the conditions in paragraph 10(e) below, the Red Cross will reimburse the Owner for the following:

- a. *Damage to the Facility or other property of Owner*, reasonable wear and tear excepted, resulting from the operations of the Red Cross. Reimbursement for facility damage will be based on replacement at actual cash value. The Red Cross, in consultation with the Owner, will select from bids from at least three reputable contractors. The Red Cross is not responsible for storm damage or other damage caused by the disaster.
- b. *Reasonable costs associated with custodial and food service personnel and supplies* which would not have been incurred but for the Red Cross's use of the Facility. The Red Cross will reimburse at per-hour, straight-time rate for wages actually incurred but will not reimburse for (i) overtime or (ii) costs of salaried staff.
- c. *Reasonable, actual, out-of-pocket costs for the utilities indicated below*, to the extent that such costs would not have been incurred but for the Red Cross's use of the Facility. (Both parties must initial all utilities that may be reimbursed by the Red Cross):

	Owner Initials	Red Cross Initials
Water		
Gas		
Electricity		
Waste Disposal		

- d. The Owner will submit any request for reimbursement to the Red Cross within 60 days after the occupancy of the Red Cross ends. Any request for reimbursement must be accompanied by supporting invoices. Any request for reimbursement for personnel costs must be accompanied by a list of the personnel with the dates and hours worked.
 - e. If the disaster is a Federally-declared disaster and Owner is a municipal or state government entity, then the Owner will work with appropriate emergency management agencies to seek cost reimbursement through the Federal Emergency Management Agency's program for administering Public Assistance Category B under the Robert T. Stafford Act. The Red Cross is not obligated to reimburse the Owner for costs covered by Public Assistance Category B.
11. **Insurance:** The Red Cross shall carry insurance coverage in the amounts of at least \$1,000,000 per occurrence for Commercial General Liability and Automobile Liability. The Red Cross shall also carry Workers' Compensation coverage with statutory limits for the jurisdiction within which the facility is located and \$1,000,000 in Employers' Liability.

12. **Indemnification:** The Red Cross shall defend, hold harmless, and indemnify Owner against any legal liability,



Facility Use Agreement

including reasonable attorney fees, in respect to claims for bodily injury, death, and property damage arising from the negligence of the Red Cross during the use of the Facility.

13. Term: The term of this agreement begins on the date of the last signature below and ends 30 days after written notice by either party.

City of Weslaco

The American National Red Cross

Owner (Legal Name)

(Legal Name)

By (Signature)

By (Signature)

DAVID SUAREZ

Lina Mendez Romero

Name (Printed)

Name (Printed)

MAYOR

Disaster Program Manager

Title

Title

Date

Date



Standardized Agenda Request Form

Date of Meeting: September 17, 2019		Agenda Item No. (to be assigned by CSO): 2019-2802	
From:			
Subject: Approval on renewal of the Interlocal agreement between County of Hidalgo and the City of Weslaco to provide and receive pickup and disposal service of commercial waste for the Sheriff's East Substation and authorize the Mayor to execute any related documents. (Staffed by Public Works Department.)			
Background:			
Funding Source (budget code, if applicable):			
Amount:	Term of Impact:	Identified in Current Budget:	
Additional Action Prompted:			
If item previously considered, provide date and action by Commission:			
If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners:			
Advisory Review, if any (name of board/committee, date of action, recommendation):			
Aida Vega		Created/Initiated	
Olga Garza		Approved	
Pete Garcia		Approved	
Mike Perez		New	
City Manager Comments: Approve.			
Staff Recommendation:			
Attachments, if any: C-19-163-09-17 - INTERLOCAL CIT OF WESLACO - HC (Olga N. Garza)			
Responsibilities upon Approval:			

STATE OF TEXAS
COUNTY OF HIDALGO

§
§

WHEREAS the County of Hidalgo (hereafter referred to as "County") and City of Weslaco (hereafter referred to as "City") seek to enter into an Interlocal Agreement to provide and receive pickup and disposal service of commercial waste for the Sheriff's East Substation. This Interlocal Agreement is being entered into in accordance with Texas Local Government Code, Title 7 Intergovernmental Relations Chapter 791. Interlocal Cooperation Contracts.

NOW, THEREFORE, on the dates indicated the County agrees to abide by all of the City's Amended and Restated Contract for Solid Waste Collection and Disposal that relates to the service being provided by the City for the County, said agreement is set out in full thereafter.

1. City agrees to provide the pickup and disposal of solid waste from the County's Sheriff's East Substation once weekly at a cost of \$140.27 per month as stated in City's contract.
2. City agrees to provide the County with an eight (8) cubic yard refuse collection bin at the designated location.
3. City shall provide County with an invoice showing the rates as stated on the City's contract and the number and dates of all pickups made within the month being invoiced.
4. County agrees to pay City within thirty (30) days of receipt of invoice from City for the number of pickups made in the previous month and at the rates as stated in the City's Amended and Restated Contract for Solid Waste Collection and Disposal.
5. The term of this agreement shall be for one (1) year with the option to renew for five (5) additional one (1) year terms upon the same terms and conditions described herein.
6. Upon a change in price and/or effective rates for services provided to County, City shall notify County in writing within ten (10) working days of the change.
7. County may terminate this agreement with or without cause upon sixty (60) days written notice to City. This agreement shall be construed under and in accordance with the laws of the State of Texas, and all obligation of the parties created hereunder are performable in Hidalgo County, Texas. The parties hereby consent to personal jurisdiction in Hidalgo County, Texas.
8. To the extent allowed by law, County and City agree that both County and City shall be responsible for their own negligent acts or omissions or other tortious conduct in the course of performance of this Agreement without waiving any sovereign or governmental immunity available to either County or City under Texas law and without waiving any available defenses under Texas law. Nothing in this paragraph shall be construed to create or grant any rights, contractual or other, in or to any third persons or entities.

9. This Interlocal Agreement shall commence on September 17, 2019, and shall remain in full force for a period of one (1) year unless terminated by either County or City by giving the other party sixty (60) day notice. If no notice of termination is given by either party this Agreement shall automatically renew for an additional period not to exceed the length of the original agreement, performable in Hidalgo County, Texas. The parties hereby consent to personal jurisdiction in Hidalgo County, Texas. In the event that, during any term hereof, the governing body of any party does not appropriate sufficient funds to meet the obligations of such party under this Agreement, then any party may terminate this Agreement upon sixty (60) days written notice to the other party. Each of the parties hereto agrees, however, to use its best efforts to secure funds necessary for the continued performance of this Agreement. The parties intend this provision to be a continuing right to terminate this Agreement at the expiration of each budget period of each party hereto pursuant to the provisions of Tex. Loc. Gov't Code Ann. Section 271.903.

This Interlocal Agreement shall commence as of September 17, 2019, with Commissioner's Court approval of Interlocal Agreement on **September 17, 2019**, and shall remain in full force for a period of one (1) year unless terminated by either County or City by giving the other party sixty (60) day notice. If no notice of termination is given by either party this agreement shall automatically renew for additional period not to exceed the length of the original agreement.

All agreements between City and County are set out in this agreement and no other agreements not contained herein shall be enforceable against either party.

Accepted, approved and witnessed on this the _____ day of _____, 2019.

COUNTY OF HIDALGO, TEXAS

By: _____
Richard F. Cortez, County Judge

ATTEST:

Arturo Guajardo, Jr., County Clerk

APPROVED AS TO FORM:

Office of Criminal District Attorney

By: _____
Assistant District Attorney

CITY OF WESLACO, TEXAS

By: _____
David Suarez, Mayor

By: _____
Myra L. Ayala, City Secretary

By: _____
Juan E. Gonzalez, City Attorney



Standardized Agenda Request Form

Date of Meeting: September 17, 2019		Agenda Item No. (to be assigned by CSO): 2019-2738	
From:			
Subject: Discussion and consideration to approve Resolution 2019-67 appointing three members to expired terms on the Parks and Recreation Advisory Board and authorize the Mayor to execute any related documents. Possible action. (Staffed by Parks and Recreation Department.)			
Background:			
Funding Source (budget code, if applicable):			
Amount:	Term of Impact:	Identified in Current Budget:	
Additional Action Prompted: Mayor's Signature Resolution			
If item previously considered, provide date and action by Commission:			
If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners:			
Advisory Review, if any (name of board/committee, date of action, recommendation):			
Aida Vega Omar Rodriguez Mike Perez		Created/Initiated Approved Final Approval	
City Manager Comments: Approve.			
Staff Recommendation:			
Attachments, if any: Parks & Recreation Advisory Board, R2019-67 Parks and Rec expired terms			
Responsibilities upon Approval:			

PARKS & RECREATION ADVISORY BOARD

FIRST NAME	LAST NAME	TERM EXPIRES
*Nina Lee	Torkelson, M.D.	10/22/2019
Joe	Vidales	9/20/2020
Lupe	Garcia	9/20/2020
Ismael	Quiroz	3/5/2021
Johnny	Cavazos	10/16/2019
Enrique "Rick"	Rodriguez	11/18/2019
Oscar	Caballero	10/9/2019

As of 22118 mv

**Serving unexpired term*

RESOLUTION NO. 2019-67

**A RESOLUTION OF THE CITY OF WESLACO APPOINTING
ONE MEMBER TO THE PARKS & RECREATION BOARD.**

WHEREAS, the City of Weslaco has established the Parks & Recreation Board pursuant to Section 98-83 of the Weslaco Municipal Code of Ordinances; and

WHEREAS, the terms of the members of this board are for three years; however, following the restructuring of this Board to consist of seven members, certain terms shall be assigned for two years so that terms are staggered such that no quorum of members expires simultaneously; and

WHEREAS, the Parks & Recreation Board members shall serve without compensation; and

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF WESLACO, TEXAS the following individuals are appointed to serve expired terms on the Parks & Recreation Board.

<u>NAME</u>	<u>TERM ENDING</u>
_____	10/09/2022
_____	10/16/2022
_____	10/22/2022

PASSED AND APPROVED on this 17th day of September 2019.

CITY OF WESLACO

David Suarez, **MAYOR**

ATTEST:

Myra L. Ayala, **CITY SECRETARY**

APPROVED AS TO FORM:

Juan E. Gonzalez, **CITY ATTORNEY**



Standardized Agenda Request Form

Date of Meeting: September 17, 2019		Agenda Item No. (to be assigned by CSO): 2019-2785	
From:			
Subject: Discussion and consideration to approve Resolution 2019-68 supporting Proposition 8 a constitutional amendment in the upcoming November 2019 statewide elections for the creation of the Flood Infrastructure Fund (Requested by County Commissioner Precinct 1 David Fuentes and Citizens Drainage Advisory Board.)			
Background:			
Funding Source (budget code, if applicable):			
Amount:	Term of Impact:	Identified in Current Budget:	
Additional Action Prompted: Mayor's Signature Resolution			
If item previously considered, provide date and action by Commission:			
If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners:			
Advisory Review, if any (name of board/committee, date of action, recommendation):			
Aida Vega Mike Perez		Created/Initiated Final Approval	
City Manager Comments: Approve.			
Staff Recommendation: Approve.			
Attachments, if any: R2019-68 supporting Prop 8 Nov 2019 election			
Responsibilities upon Approval:			

RESOLUTION 2019-68

**A RESOLUTION OF THE CITY OF WESLACO SUPPORTING
PROPOSITION 8 (HOUSE JOINT RESOLUTION 4)**

WHEREAS, chronic flooding has affected the economy and health and safety of the citizens of the State of Texas and City of Weslaco; and

WHEREAS, recognizing the tremendous challenge posed by flooding, our local state legislators led by Senator Juan “Chuy” Hinojosa, Representative Oscar Longoria, and Representative Armando “Mando” Martinez, during the 86th Legislative Session, played a critical role in the passage of House Joint Resolution 4; and

WHEREAS, House Joint Resolution 4 proposes a constitutional amendment, also known as Prop. 8, allowing for the creation of the Flood Infrastructure Fund (FIF) that would authorize \$793 million in flood-control projects in the State of Texas; and

WHEREAS, Hidalgo county is the seventh largest county by population, with a population of approximately one million citizens, and Hidalgo County represents a critical component of the economy of the State of Texas; and

WHEREAS, Hidalgo County, Hidalgo County Drainage District No.1, and City of Weslaco advocate the equitable distribution of the Flood Infrastructure Fund throughout the state, recognizing that project selection should include the projects within Hidalgo County, Hidalgo County Drainage District No. 1 and City of Weslaco; and

WHEREAS, drainage infrastructure projects are critical in providing community resiliency and economic growth as well as in safeguarding the health and safety of citizens; and

WHEREAS, City of Weslaco encourages the citizens of Weslaco to fully support Prop. 8 in the upcoming November of 2019 statewide elections; and

NOW, THEREFORE, BE IT RESOLVED that the City of Weslaco supports Prop. 8 and the equitable distribution of the Flood Infrastructure Fund to include drainage projects in South Texas and particularly Hidalgo County.

PASSED AND APPROVED on this 4th day of June 2019.

CITY OF WESLACO

David Suarez, **MAYOR**

ATTEST:

Myra L. Ayala, **CITY SECRETARY**

APPROVED AS TO FORM:

Juan E. Gonzalez, **CITY ATTORNEY**



Standardized Agenda Request Form

Date of Meeting: September 17, 2019		Agenda Item No. (to be assigned by CSO): 2019-2784	
From:			
Subject: Presentation from Hidalgo County Precinct 1 on drainage projects from 2018 Drainage Bond. (requested by County Commissioner Precinct 1 David Fuentes).			
Background:			
Funding Source (budget code, if applicable):			
Amount:	Term of Impact:	Identified in Current Budget:	
Additional Action Prompted:			
If item previously considered, provide date and action by Commission:			
If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners:			
Advisory Review, if any (name of board/committee, date of action, recommendation):			
Aida Vega		Created/Initiated	
Mike Perez		Final Approval	
City Manager Comments: Approve.			
Staff Recommendation:			
Attachments, if any:			
Responsibilities upon Approval:			



Standardized Agenda Request Form

Date of Meeting: September 17, 2019		Agenda Item No. (to be assigned by CSO): 2019-2733	
From: Benjamin Worsham			
Subject: Discussion and consideration after public hearing on behalf of MAG Investments RGV LLC to approve a Conditional Use Permit to obtain a Wine and Beer Retailer's Permit at 400 S. Kansas Ave., Also being Lot 1-6, Blk 33, Weslaco Original Townsite, Weslaco, Hidalgo County, Texas, approximately 560 ft. South of Bus 83 on Kansas Ave. Possible action. (Staffed by Planning and Code Enforcement Department.)			
Background: The applicant is requesting to obtain a Conditional Use Permit for Wine and Beer Retailer's Permit. Twenty-one (21) property owners within 200 feet of the applicant's property were notified by letter on August 23, 2019.			
Funding Source (budget code, if applicable):			
Amount:	Term of Impact:	Identified in Current Budget:	
Additional Action Prompted: Mayor's Signature Public Hearing			
If item previously considered, provide date and action by Commission:			
If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners: Notice of the application and the public hearing for the Planning and Zoning Commission and the City Commission. Notice appeared in The Monitor on August 19, 2019.			
Advisory Review, if any (name of board/committee, date of action, recommendation): The Planning & Zoning Commission recommended approval of the conditional use permit on September 4, 2019.			
Kayla Arevalo Benjamin Worsham Mike Perez		Created/Initiated Approved Final Approval	
City Manager Comments: Approve.			
Staff Recommendation: Staff recommends approval			
Attachments, if any: 400 s kansas - cup19-000014, 400 S Kansas- Aerial			
Responsibilities upon Approval: Staff will advise applicant			



APPLICATION FOR CONDITIONAL USE PERMIT

The Planning & Zoning Commission meets every 1st Wednesday of each month at 5:30 pm. Deadline to submit request is 21 days prior to the meeting.

The City Commission meets every 1st and 3rd Tuesday of each month at 5:30 pm

FILE NO. CUP19.00014

PROPOSED PROJECT

Legal Description of Property for which Conditional Use Permit is requested:

Lot 1-6 Block 33
Subdivision Name Weslaco Original Townsite
Street Address 111 E. 5th St Weslaco, TX 78594
Existing Zoning Comm B1 Existing Land Use Comm Parking Lot
Purpose for the Conditional Use Permit Request Alc. Vendor

What, if anything, is planned to minimize the impact on the surrounding land uses: Surrounded by commercial buildings. Operating after normal business hours.

- ☒ \$300.00 non-refundable filing fee.
- ☒ Detailed dimensioned site plan/map must be submitted with this request.
- ☒ Survey and metes and bounds if the legal description is a portion of a lot.
- ☒ City and school tax receipts attached.
- ☒ I have received a copy of "CUP Application Instructions"

APPLICANT

Name MAG Investments RGV, LLC Phone 956-458-6465
Address 202 Robert Ave Fax: _____
City Donna State TX Zip Code 78534 E-Mail: RGVBeverage@gmail.com

OWNER

Name MARIO MENDIOLA / m Properties & Dev. / P.B.A. "The Eatery" Phone (956) 246-8812
Address 1110 Vahl 1506 Vida Duke Fax: _____
City Weslaco State TX Zip Code 78596 E-Mail: mario.mendiola@yahoo

To the best of your knowledge are there any deed restrictions, restrictive covenants, etc., which would prevent the utilization of the property in the manner indicated?

Yes _____ No ✓ _____

I certify that I am the actual owner of the property described above and this application is being submitted with my consent or I am authorized by the actual owner to submit this application and have attached written evidence of such authorization.

Signature [Signature] _____

Owner

Date 8/7/2019

Signature [Signature] _____

Applicant

Date 8/7/2019

Signature _____

Authorized Agent

Date _____

STAFF USE ONLY

Accepted By _____ Payment Received By _____ Date Paid _____

Notice of Public Hearing Sent to Property Owners Within
200' of Proposed Site

Date _____

P & Z Notice of Public Hearing Published in Newspaper

Date _____

City Commission Notice of Public Hearing Published
in Newspaper

Date _____

Presented to P & Z Commission

Approved _____ Disapproved _____ Tabled _____

Date _____

Presented to City Commission

Approved _____ Disapproved _____ Tabled _____

Date _____



ON-PREMISE PREQUALIFICATION PACKET

L-ON
(12/2017)

41,753

Submit this packet to the proper governmental entities to obtain certification for the type of license/permit for which you are applying as required by Sections 11.37, 11.39, 11.46(b), 61.37, 61.38, 61.42 and Rule §33.13

Contact your local TABC office to verify requirements of Sections 11.391 and 61.381 as you may be required to post a sign at your proposed location 60-days prior to the issuance of your license/permit.

All statutory and rule references mentioned in this application refer to and can be found in the Texas Alcoholic Beverage Code or Rules located on our website. www.tabc.texas.gov/laws/code_and_rules.asp

LOCATION INFORMATION

1. Application for: ☒ Original ☐ Add Late Hours Only License/Permit Number

☐ Reinstatement License/Permit Number

☐ Change of Licensed Location License/Permit Number

2. Type of On-Premise License/Permit

- | | |
|--|--|
| ☒ BG Wine and Beer Retailer's Permit | ☐ LB Mixed Beverage Late Hours Permit |
| ☐ BE Beer Retail Dealer's On-Premise License | ☐ MI Minibar Permit |
| ☐ BL Retail Dealer's On-Premise Late Hours License | ☐ CB Caterer's Permit |
| ☐ BP Brewpub License | ☐ FB Food and Beverage Certificate |
| ☐ V Wine & Beer Retailer's Permit for Excursion Boats | ☐ PE Beverage Cartage Permit |
| ☐ Y Wine & Beer Retailer's Permit for Railway Dining Car | ☐ RM Mixed Beverage Restaurant Permit with FB |
| ☐ MB Mixed Beverage Permit | |
| ☐ O Private Carrier's Permit – For Brewpubs (BP) with a BG only | |

3. Indicate Primary Business at this Location

- | | | |
|---|--|--|
| ☐ Restaurant | ☐ Sporting Arena, Civic Center, Hotel | ☒ Bar |
| ☐ Grocery/Market | ☐ Sexually Oriented | ☒ Miscellaneous <u>Food Truck Park</u> |

4. Trade Name of Location

The Craft

5. Location Address

111 E. 5th Street

City

Weslaco

County

Hidalgo

State

TX

Zip Code

78596

6. Mailing Address

202 W. Roberts Ave

City

Donna

State

TX

Zip Code

78537

7. Business Phone No.

956 458 6465

Alternate Phone No.

E-mail Address

RGV Beverage @ gmail.com

OWNER INFORMATION

8. Type of Owner

- | | | |
|--|---|---|
| ☐ Individual | ☐ Corporation | ☐ City/County/University |
| ☐ Partnership | ☒ Limited Liability Company | ☐ Other _____ |
| ☐ Limited Partnership | ☐ Joint Venture | |
| ☐ Limited Liability Partnership | ☐ Trust | |

9. Business Owner/Applicant

MAG Investments RGV LLC

10. Are you, the applicant a veteran-owned business? ☐ Yes ☒ No

11. Are you, the applicant a Historically Underutilized Business (HUB)? ☐ Yes ☒ No

12. As indicated on the chart, enter the individuals that pertain to your business type: (For additional space, use Form L-OIC)			
Individual/Individual Owner		Limited Liability Company/All Officers or Managers	
Partnership/All Partners		Joint Venture/Venturers	
Limited Partnership/All General Partners		Trust/Trustee(s)	
Corporation/All Officers		City, County, University/Official	
Last Name <u>Gallegos</u>	First Name <u>Miguel</u>	MI <u>A</u>	Title <u>President</u>
Last Name	First Name	MI	Title
Last Name	First Name	MI	Title

MEASUREMENT INFORMATION

Section 109.31 et seq.

13. Will your business be located within 300 feet of a church or public hospital? ☐ Yes ☒ No

NOTE: For churches or public hospitals measure from front door to front door, along the property lines of the street fronts and in a direct line across intersections.

14. Will your business be located within 300 feet of any private/public school, day care center or child care facility? ☐ Yes ☒ No

If "YES," are the facilities located on different floors or stories of the building? ☐ Yes ☐ No

NOTE: For private/public schools, day care centers and child care facilities measure in a direct line from the nearest property line of the school, day care center or child care facility to the nearest property line of the place of business, and in a direct line across intersections.

NOTE: For multistory building: businesses may be within 300 feet of a day care center or child care facility as long as the facilities are located on different floors of the building.

NOTE: If located on or above the fifth story of a multistory building: measure in a direct line from the property line of the private/public school to property line of your place of business in a direct line across intersections vertically up the building at the property line to the base of the floor on which your business is located.

15. Will your business be located within 1,000 feet of a private school? ☐ Yes ☒ No

16. Will your business be located within 1,000 feet of a public school? ☐ Yes ☒ No

60-DAY SIGN

17. As required under Section 11.391 and 61.381, enter the exact date the 60-Day sign was posted at your location.

Exact Date (MM/DD/YYYY)

06-26-2019

ALL APPLICANTS

18. IF YOUR LOCATION IS NOT WITHIN THE CITY LIMITS, CHECK HERE ☐

I, the applicant, have confirmed I am not located in the city limits of any city and therefore all city certificates are not required.

WARNING AND SIGNATURE

IF APPLICANT IS SHOWN AS:

Proprietorship
Partnership
Corporation
Limited Partnership
Limited Liability Partnership
Limited Liability Company

WHO MUST SIGN:

Individual Owner
Partner
Officer
General Partner
General Partner
Officer/Manager

WARNING: Section 101.69 of the Texas Alcoholic Beverage Code states: "...a person who makes a false statement or false representation in an application for a permit or license or in a statement, report, or other instrument to be filed with the Commission and required to be sworn commits an offense punishable by imprisonment in the Texas Department of Criminal Justice for not less than 2 nor more than 10 years."

I, UNDER PENALTY OF LAW, HEREBY SWEAR THAT I HAVE READ ALL THE INFORMATION PROVIDED IN THE APPLICATION AND ANY ATTACHMENTS AND THE INFORMATION IS TRUE AND CORRECT. I ALSO UNDERSTAND ANY FALSE STATEMENT OR REPRESENTATION IN THIS APPLICATION CAN RESULT IN MY APPLICATION BEING DENIED AND/OR CRIMINAL CHARGES FILED AGAINST ME. I ALSO AUTHORIZE THE TEXAS ALCOHOLIC BEVERAGE COMMISSION TO USE ALL LEGAL MEANS TO VERIFY THE INFORMATION PROVIDED.

PRINT
NAME

Miguel A. Gallegos

SIGN
HERE

[Signature]

TITLE

President

Before me, the undersigned authority, on this 6th day of August, 2019, the person whose name is signed to the foregoing application personally appeared and, duly sworn by me, states under oath that he or she has read the said application and that all the facts therein set forth are true and correct.

SIGN
HERE

[Signature]
NOTARY PUBLIC

SEAL



CERTIFICATE OF CITY SECRETARY (FOR MB, RM, V & Y)

Section 11.37

I hereby certify on this _____ day of _____, 20____, that the location for which the license/permit is sought is inside the boundaries of this city or town, in a "wet" area for such license/permit, and not prohibited by charter or ordinance in reference to the sale of such alcoholic beverages.

SIGN
HERE

City Secretary/Clerk

_____, TEXAS
City

SEAL

CERTIFICATE OF CITY SECRETARY (FOR BG & BE)

Section 11.37 & 61.37

I hereby certify on this _____ day of _____, 20____, that the location for which the license/permit is sought is inside the boundaries of this city or town, in a "wet" area for such license/permit, and not prohibited by charter or ordinance in reference to the sale of such alcoholic beverages.

Election for given location was held for:

- ☐ legal sale of all alcoholic beverages
- ☐ legal sale of all alcoholic beverages except mixed beverages
- ☐ legal sale of all alcoholic beverages including mixed beverages
- ☐ legal sale of beer/wine (17%) on-premise **AFTER** Sept. 1, 1999
- ☐ legal sale of beer/wine (14%) on-premise **BEFORE** Sept. 1, 1999

OR IF ABOVE DOES NOT APPLY:

Be advised the location must have had two election passages per Section 25.14 or Section 69.17 of the TABC Code. One for beer and wine off-premise and one for mixed beverage.

- ☐ legal sale of beer and wine for off-premise consumption only

AND EITHER:

- ☐ legal sale of mixed beverages

OR

- ☐ legal sale of mixed beverages in restaurants by food and beverage certificate holders
(applicant must apply for FB with BG or BE)

SIGN
HERE

City Secretary/Clerk

_____, TEXAS
City

SEAL

**CERTIFICATE OF CITY SECRETARY FOR LATE HOURS LICENSE/PERMIT
(LB & BL)**

Chapters 29 & 70 et seq.

I hereby certify on this _____ day of _____, 20____, that one of the below is correct:

- ☐ The governing body of this city has by ordinance authorized the sale of **mixed beverages** between midnight and 2:00 A.M.; or
- ☐ The governing body of this city has by ordinance authorized the sale of **beer** between midnight and _____ A.M.; or
- ☐ The population of the city or county where premises are located was 500,000 or more according to the 22nd Decennial Census of the United States as released by the Bureau of the Census on March 12, 2001; or
- ☐ The population of the city or county where premises are located was 800,000 or more according to the last Federal Census (2010).

SIGN

HERE

City Secretary/Clerk

City

_____, TEXAS

S E A L

CERTIFICATE OF COUNTY CLERK (FOR MB, RM, V & Y)

Section 11.37

I hereby certify on this _____ day of _____, 20____, that the location for which the license/permit is sought is in a "wet" area for such license/permit, and is not prohibited by any valid order of the Commissioner's Court.

SIGN

HERE

County Clerk

_____, COUNTY

S E A L

CERTIFICATE OF COUNTY CLERK (FOR BG & BE)

Section 11.37 & 61.37

I hereby certify on this 16 day of August, 2019, that the location for which the license/permit is sought is in a "wet" area and is not prohibited by any valid order of the Commissioner's Court.

Election for given location was held for:

- ☐ legal sale of all alcoholic beverages
- ☒ legal sale of all alcoholic beverages except mixed beverages
- ☐ legal sale of all alcoholic beverages including mixed beverages
- ☐ legal sale of beer/wine (17%) on-premise **AFTER** Sept. 1, 1999
- ☐ legal sale of beer/wine (14%) on-premise **BEFORE** Sept. 1, 1999

OR IF ABOVE DOES NOT APPLY:

Be advised the location must have had two election passages per 25.14 or 69.17 of the TAB Code. One for beer and wine off-premise and one for mixed beverage.

- ☐ legal sale of beer and wine for off-premise consumption only

AND EITHER:

- ☐ legal sale of mixed beverages

OR

- ☐ legal sale of mixed beverages in restaurants by food and beverage certificate holders

(applicant must apply for FB with BG or BE)

SIGN

HERE



ARTURO GUAJARDO, JR.

County Clerk

HIDALGO

_____, COUNTY

S E A L

CERTIFICATE OF COUNTY CLERK FOR LATE HOURS LICENSE/PERMIT (LB & BL)

Chapters 29 & 70 et seq

- I hereby certify on this _____ day of _____, 20____, that one of the below are correct:
- ☐ The Commissioner's Court of the county has by order authorized the sale of **mixed beverages** between midnight and 2:00 A.M.; or
- ☐ The Commissioner's Court of the county has by order authorized the sale of **beer** between midnight and _____ A.M.; or
- ☐ The population of the city or county where premises are located was 500,000 or more according to the 22nd Decennial Census of the United States as released by the Bureau of the Census on March 12, 2001; or
- ☐ The population of the city or county where premises are located was 800,000 or more according to the last Federal Census (2010).

SIGN

HERE _____

County Clerk

COUNTY _____

SEAL**COMPTROLLER OF PUBLIC ACCOUNTS CERTIFICATE**

Section 11.46 (b) & 61.42 (b)

This is to certify on this 6th day of August, 2019, the applicant holds or has applied for and satisfies all legal requirements for the issuance of a Sales Tax Permit under the Limited Sales, Excise and Use Tax Act or the applicant as of this date is not required to hold a Sales Tax Permit.

Sales Tax Permit Number 32071088630 Outlet Number 00001

Print Name of Comptroller Employee Angie B. Bermea

Print Title of Comptroller Employee Enforcement officer

SIGN

HERE _____

Angie B Bermea

FIELD OFFICE

2H11 / McALLEN**SEAL****PUBLISHER'S AFFIDAVIT (FOR MB, LB, RM, BP, BG, BE, BL, V & Y)**

Section 11.39 and 61.38

Name of newspaper		ATTACH PRINTED COPY OF THE NOTICE HERE
City, County		
Dates notice published in daily/weekly newspaper (MM/DD/YYYY)		
Publisher or designee certifies attached notice was published in newspaper stated on dates shown.		
Signature of publisher or designee		
Sworn to and subscribed before me on this date (MM/DD/YYYY)		
Signature of Notary Public		
SEAL		



City of Weslaco TX
255 S KANSAS AVE

WESLACO, TX 78596
Telephone: 956-973-3123

Receipt No.: **23011**
Receipt Date: **08/07/2019**

RECEIPT

RECORD & PAYER INFORMATION

Record ID: CUP19-00014
Record Type: Conditional Use
Property Address: 111 E 5TH ST, WESLACO, TX
Description of Work: ALCOHOL VENDOR
Payer:
Applicant:

MAG INVESTMENTS RGV LLC
202 ROVERTS AVE
DONNA, TX 78537

PAYMENT DETAIL

Date	Payment Method	Reference	Cashier	Comments	Amount
08/07/2019	Credit Card		VMENDOZA		\$305.00

FEE DETAIL

Fee Description	Invoice #	Quantity	Fee Amount	Current Paid
Processing Fee - 235.10	16158	1.00	\$5.00	\$5.00
Application Fee - 202.00	16158	1.00	\$300.00	\$300.00
			<u>\$305.00</u>	<u>\$305.00</u>

City of Weslaco

"The City on the Grow"



David Suarez, Mayor
Greg Kerr, Mayor Pro-Tem, District 2
Leo Muñoz, Commissioner, District 1
Jose "J.P." Rodriguez, Commissioner, District 3
, Commissioner, District 4
Letty Lopez, Commissioner, District 5
Josh Pedraza, Commissioner, District 6

Mike R. Perez, City Manager

PLANNING DEPARTMENT

August 23, 2019

Legal Notice

Dear Occupant:

The Weslaco Planning and Zoning Commission will hold a public hearing on Wednesday, September 4, 2019, for the Planning and Zoning Commission and on or before September 17, 2019 at 5:30 p.m. at the City Hall Legislative Chambers located at 255 South Kansas Avenue to consider the following request:

CONDITIONAL USE PERMIT REQUEST:

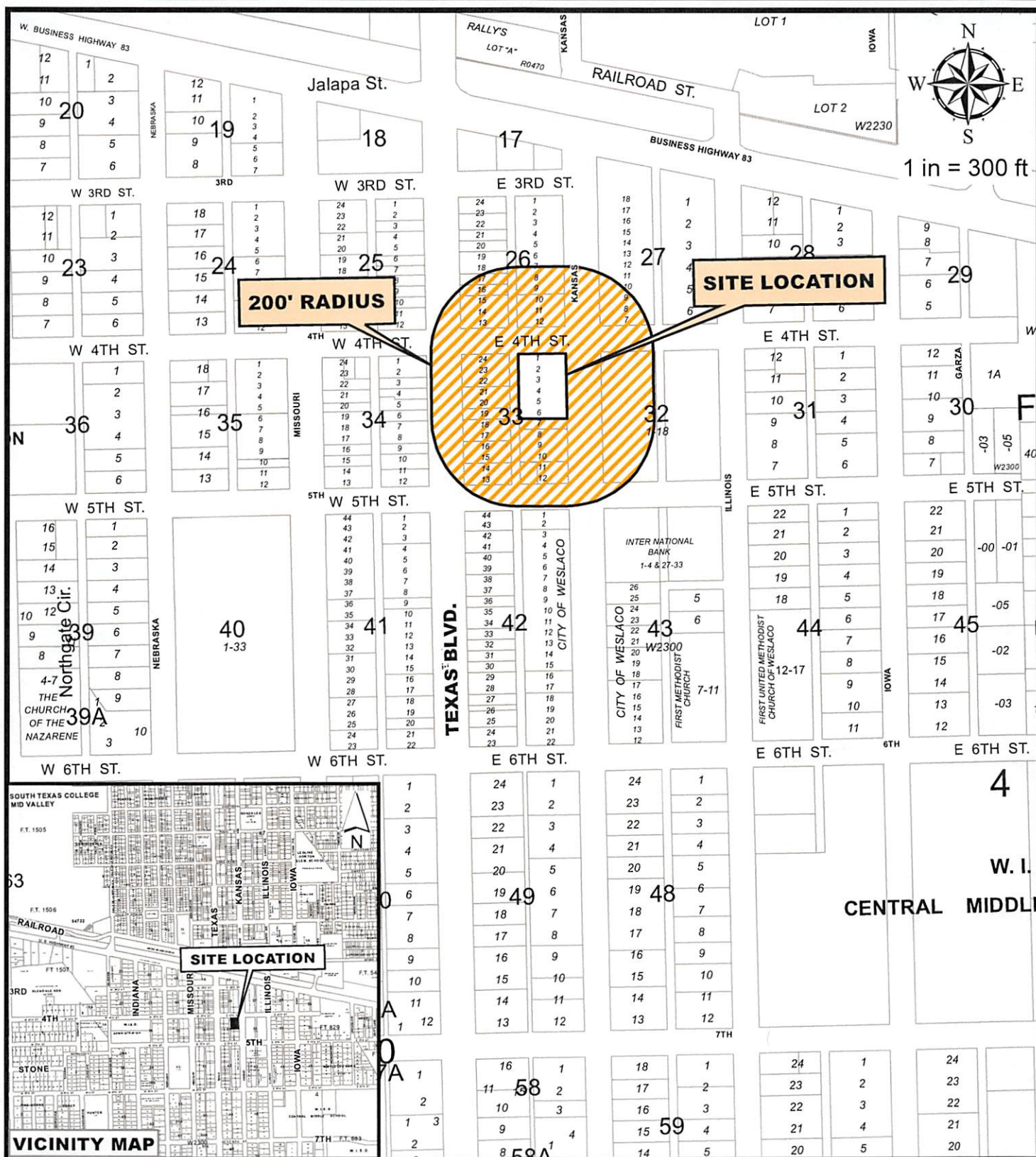
MAG Investments RGV LLC is requesting a Conditional Use Permit to obtain a Wine and Beer Retailer's Permit at 400 S Kansas Ave, Also being Lot 1-6, Blk 33, Weslaco Original Townsite, Weslaco, Hidalgo County, and Texas.

The public is hereby invited to attend and express their support or opposition to the request. You may also file a written notice supporting or protesting this action. For more information please call the Planning Department at (956) 447-3403.

Si desea información en español, por favor llame al departamento de Planeación de la ciudad de Weslaco, (956) 447-3403.

Sincerely,

Rebekah de la Fuente
Assistant Planning Director



MAG Investments RGV LLC
111 E 5th Stree
Welaco Original Townsite
Lots 1-6 Blk 33

Purpose for the Conditional Use Permit request

Existing zoning: B-1 Neighborhood Business District
Existing land use: Common Parking Lot
CUP request: Alcohol Vendor



AUG 22, 2019

DITTBURNER LARRY 260 S TEXAS BLVD STE 400 WESLACO TX 78596-6191	W2300-00-026-0001-10 WESLACO ORIGINAL TOWNSITE LOTS 1 THRU 9 BLK 26 107 E 3RD ST	L: 107663 B: 34577
AGD LP PO BOX 8097 WESLACO TX 78599-8097	W2300-00-026-0010-10 WESLACO ORIGINAL TOWNSITE LOTS 1 0-12 BLK 26 0 E 4TH ST	L: 40013 B: 0
AGD LP PO BOX 8097 WESLACO TX 78599-8097	W2300-00-026-0013-00 WESLACO ORIGINAL TOWNSITE BLK 26 LTS 13,14,15 345 S TEXAS BLVD	L: 54450 B: 295566
PHOENIX DBD LLC 615 W 18TH ST WESLACO TX 78596-7808	W2300-00-026-0016-00 WESLACO ORIGINAL TOWNSITE BLK 26 LT 16 337 S TEXAS BLVD	L: 19800 B: 109003
ARJONA HUGO A & MARIA G 331 S TEXAS BLVD WESLACO TX 78596-6113	W2300-00-026-0017-00 WESLACO ORIGINAL TOWNSITE BLK 26 LT 17 331 S TEXAS BLVD	L: 19800 B: 93394
CORTEZ JOE & MARIA E 321 S TEXAS WESLACO TX 78596	W2300-00-026-0018-00 WESLACO ORIGINAL TOWNSITE BLK 26 LTS 18,19 321 S TEXAS BLVD	L: 36300 B: 123700
SUNDERLAND TED PAUL 720 LION LAKE DR N WESLACO TX 78596-8337	W2300-00-027-0007-00 WESLACO ORIGINAL TOWNSITE BLK 27 LTS 7-18 & TRK NORTH BETWEEN 3R 203 E BUS HWY 83	L: 221118 B: 338523
RGV WORD PROPERTIES LLC 401 S KANSAS AVE STE D WESLACO TX 78596-6214	W2300-00-032-0007-00 WESLACO ORIGINAL TOWNSITE LOTS 7 THRU 18 BLK 32 401 S KANSAS AVE	L: 163125 B: 517055
VILLARREAL JUAN J & MIRTHALA 3818 B SHEA WESLACO TX 78596-9519	W2300-00-033-0001-00 WESLACO ORIGINAL TOWNSITE LOTS 1 -6 BLK 33 111 E 5TH ST	L: 80025 B: 31379
INTER NATIONAL BANK C/O CARLOS GARZA PO BOX 1700 MCALLEN TX 78505-1700	W2300-00-033-0003-00 WESLACO ORIGINAL TOWNSITE LOTS 3 & 4 BLK 33	L: 22000 B: 4125
INTER NATIONAL BANK C/O CARLOS GARZA PO BOX 1700 MCALLEN TX 78505-1700	W2300-00-033-0005-00 WESLACO ORIGINAL TOWNSITE LOTS 5 & 6 BLK 33	L: 22000 B: 4125
VILLARREAL JUAN J & MIRTHALA 3818 B SHEA WESLACO TX 78596-9519	W2300-00-033-0007-00 WESLACO ORIGINAL TOWNSITE BLK 33 LT 7 0 S KANSAS AVE	L: 16500 B: 3300

AUG 22, 2019

CITY OF WESLACO 255 S KANSAS AVE WESLACO TX 78596-6158	W2300-00-033-0008-00 WESLACO ORIGINAL TOWNSITE BLK 33 LTS 8,9,10 410 S KANSAS AVE	L: 40013 B: 77449
CITY OF WESLACO 255 S KANSAS AVE WESLACO TX 78596-6158	W2300-00-033-0011-00 WESLACO ORIGINAL TOWNSITE BLK 33 LTS E71' OF 11 & 12 500 S KANSAS AVE	L: 21300 B: 70941
CITY OF WESLACO 255 S KANSAS AVE WESLACO TX 78596-6158	W2300-00-033-0011-01 WESLACO ORIGINAL TOWNSITE BLK 33 LTS W39' OF 11-12 111 E 5TH ST	L: 11700 B: 66592
AGD LP PO BOX 8097 WESLACO TX 78599-8097	W2300-00-033-0013-00 WESLACO ORIGINAL TOWNSITE BLK 33 LTS 13-14 447 S TEXAS BLVD	L: 36300 B: 0
AGD LP PO BOX 8097 WESLACO TX 78599-8097	W2300-00-033-0015-00 WESLACO ORIGINAL TOWNSITE BLK 33 LTS 15-16 431 S TEXAS BLVD	L: 36300 B: 190696
VILLARREAL JUAN J & MIRTHALA 3818 B SHEA WESLACO TX 78596-9519	W2300-00-033-0017-00 WESLACO ORIGINAL TOWNSITE LOTS 1 7 & 18 BLK 33 0 S TEXAS BLVD	L: 36300 B: 183262
OLVERA ROGELIO & MARIA PO BOX 5537 HOUSTON TX 77262-5537	W2300-00-033-0019-00 WESLACO ORIGINAL TOWNSITE BLK 33 LT 19 419 S TEXAS BLVD	L: 19800 B: 145576
KIMBERLIN TROY 2711 S WESTGATE DR WESLACO TX 78596-3737	W2300-00-033-0020-00 WESLACO ORIGINAL TOWNSITE LOTS 2 0 & 21 BLK 33 415 S TEXAS BLVD	L: 36300 B: 164399
AMIGO STORES INC 1521 BEAUMONT AVE MCALLEN TX 78501-5143	W2300-00-033-0022-00 WESLACO ORIGINAL TOWNSITE LOT 22 -24 BLK 33 401 S TEXAS BLVD	L: 54450 B: 259371

Hidalgo CAD

Property Search Results > 321864 MENDIOLA MARIO & CYNTHIA for Year 2019

Tax Year: 2019

Property

Account

Property ID:	321864	Legal Description:	WESLACO ORIGINAL TOWNSITE LOTS 1-6 BLK 33
Geographic ID:	W2300-00-033-0001-00	Zoning:	CO
Type:	Real	Agent Code:	
Property Use Code:			
Property Use Description:			

Location

Address:	111 E 5TH ST TX	Mapsco:	
Neighborhood:	WESLACO ORIGINAL TOWNSITE	Map ID:	CWL VOL 2 PG 30
Neighborhood CD:	W230000		

Owner

Name:	MENDIOLA MARIO & CYNTHIA	Owner ID:	1151325
Mailing Address:	1506 VIDA DULCE WESLACO, TX 78596	% Ownership:	100.0000000000%
		Exemptions:	

Values

(+) Improvement Homesite Value:	+	\$0	
(+) Improvement Non-Homesite Value:	+	\$31,379	
(+) Land Homesite Value:	+	\$0	
(+) Land Non-Homesite Value:	+	\$80,025	Ag / Timber Use Value
(+) Agricultural Market Valuation:	+	\$0	\$0
(+) Timber Market Valuation:	+	\$0	\$0
(=) Market Value:	=	\$111,404	
(-) Ag or Timber Use Value Reduction:	-	\$0	
(=) Appraised Value:	=	\$111,404	
(-) HS Cap:	-	\$0	
(=) Assessed Value:	=	\$111,404	

Taxing Jurisdiction

Owner: MENDIOLA MARIO & CYNTHIA

% Ownership: 100.000000000000%

Total Value: \$111,404

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax
CAD	APPRAISAL DISTRICT	0.000000	\$111,404	\$111,404	\$0.00
CWL	CITY OF WESLACO	0.666700	\$111,404	\$111,404	\$742.73
DR1	DRAINAGE DISTRICT #1	0.095100	\$111,404	\$111,404	\$105.95
GHD	HIDALGO COUNTY	0.580000	\$111,404	\$111,404	\$646.14
JCC	SOUTH TEXAS COLLEGE	0.178000	\$111,404	\$111,404	\$198.30
R02	ROAD DIST 02	0.000000	\$111,404	\$111,404	\$0.00
SST	SOUTH TEXAS SCHOOL	0.049200	\$111,404	\$111,404	\$54.81
SWL	WESLACO ISD	1.159700	\$111,404	\$111,404	\$1,291.95
Total Tax Rate:		2.728700			
Taxes w/Current Exemptions:					\$3,039.88
Taxes w/o Exemptions:					\$3,039.88

Improvement / Building

Improvement #1: COMMERCIAL State Code: F1 Living Area: sqft Value: \$31,379

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
ASP2	ASPHALT 2	* - CAV		2005	16092.0

Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	L	LOT	0.3788	16500.00	25.00	0.00	\$80,025	\$0

Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2020	N/A	N/A	N/A	N/A	N/A	N/A
2019	\$31,379	\$80,025	0	111,404	\$0	\$111,404
2018	\$31,379	\$80,025	0	111,404	\$0	\$111,404
2017	\$31,379	\$80,025	0	111,404	\$0	\$111,404
2016	\$18,104	\$49,500	0	67,604	\$0	\$67,604
2015	\$8,406	\$82,500	0	90,906	\$0	\$90,906
2014	\$8,406	\$82,500	0	90,906	\$0	\$90,906
2013	\$0	\$82,500	0	82,500	\$0	\$82,500
2012	\$0	\$82,500	0	82,500	\$0	\$82,500
2011	\$0	\$82,500	0	82,500	\$0	\$82,500
2010	\$0	\$82,500	0	82,500	\$0	\$82,500
2009	\$0	\$82,500	0	82,500	\$0	\$82,500
2008	\$0	\$82,500	0	82,500	\$0	\$82,500
2007	\$4,950	\$22,000	0	26,950	\$0	\$26,950
2006	\$3,713	\$22,000	0	25,713	\$0	\$25,713

Deed History - (Last 3 Deed Transactions)

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Number
1	5/2/2019	WDV	WARRANTY DEED/VENDORS LIEN	VILLARREAL JUAN J & MIRTHALA	MENDIOLA MARIO & CYNTHIA			3010207
2	4/7/2017	SWD	SPEC. W/D	MONTALVO RAMON III TRUSTEE	VILLARREAL JUAN J & MIRTHALA			2804222
3	3/24/2016	SWD	SPEC. W/D	INTER NATIONAL BANK	MONTALVO RAMON III TRUSTEE			2697390

Tax Due

Property Tax Information as of 08/06/2019

Amount Due if Paid on: 

Year	Taxing Jurisdiction	Taxable Value	Base Tax	Base Taxes Paid	Base Tax Due	Discount / Penalty & Interest	Attorney Fees	Amount Due
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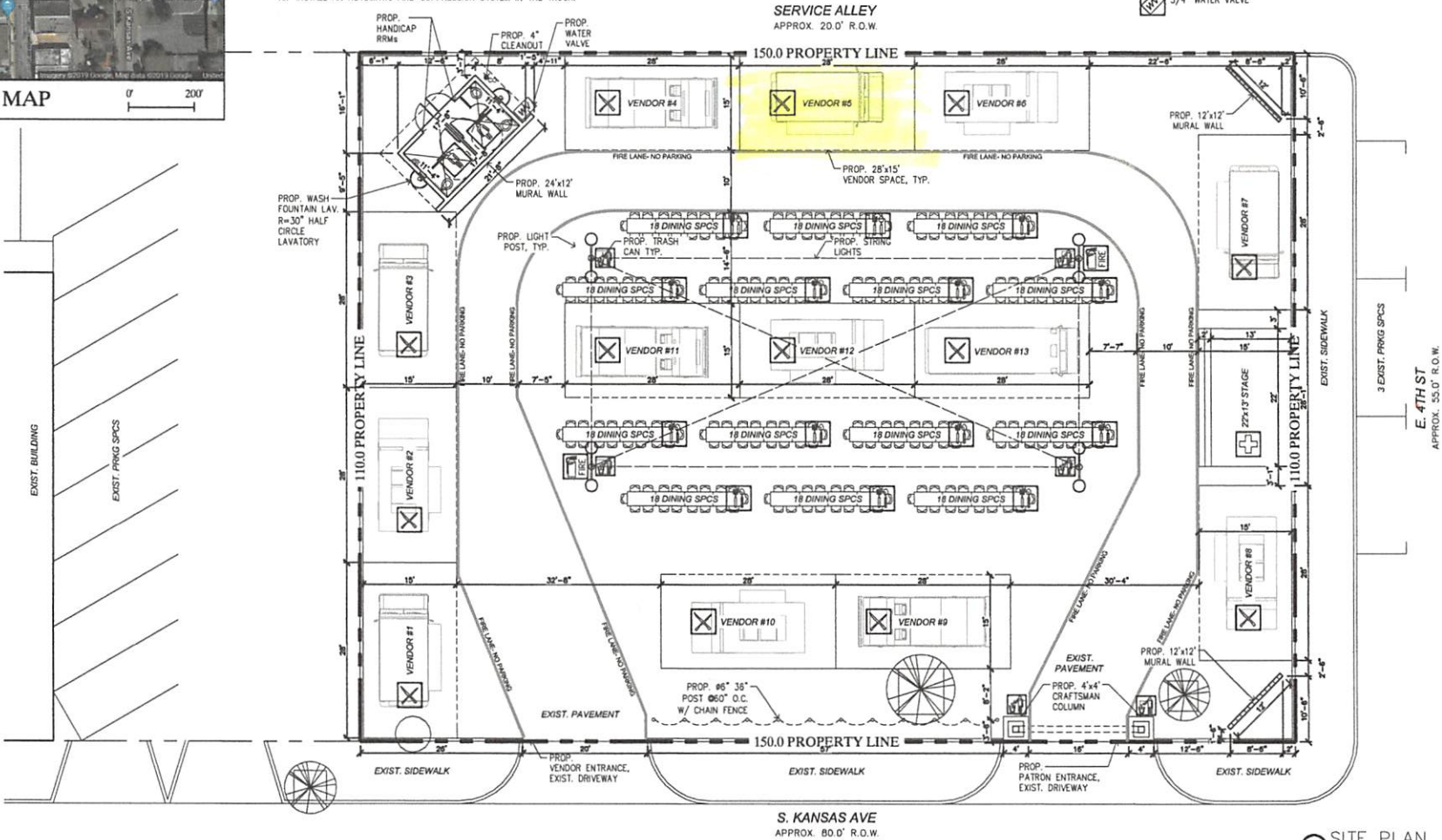
NOTE: Penalty & Interest accrues every month on the unpaid tax and is added to the balance. Attorney fees may also increase your tax liability if not paid by July 1. If you plan to submit payment on a future date, make sure you enter the date and RECALCULATE to obtain the correct total amount due.

Questions Please Call (956) 381-8466



- GENERAL SAFETY CHECKLIST
1. OBTAIN LICENSE OR PERMITS FROM THE LOCAL AUTHORITIES.
 2. ENSURE THERE IS NO PUBLIC SEATING WITHIN THE MOBILE FOOD TRUCK.
 3. CHECK THAT THERE IS A CLEARANCE OF AT LEAST 10 FT AWAY FROM BUILDINGS, STRUCTURES, VEHICLES, AND ANY COMBUSTIBLE MATERIALS.
 4. VERIFY FIRE DEPARTMENT VEHICULAR ACCESS IS PROVIDED FOR FIRE LANES AND ACCESS.
 5. ENSURE CLEARANCE IS PROVIDED FOR THE FIRE DEPARTMENT TO ACCESS FIRE HYDRANTS AND ACCESS FIRE DEPARTMENT CONNECTIONS.
 6. CHECK THAT APPLIANCES USING COMBUSTIBLE MEDIA ARE PROTECTED BY AN APPROVED FIRE EXTINGUISHING SYSTEM.
 7. VERIFY PORTABLE FIRE EXTINGUISHERS HAVE BEEN SELECTED AND INSTALLED IN KITCHEN COOKING AREAS IN ACCORDANCE WITH NFPA 10.
 8. WHERE SOLID FUEL COOKING APPLIANCE PRODUCE GREASE-LOADED VAPORS, MAKE SURE THE APPLIANCES ARE PROTECTED BY LISTED FIRE-EXTINGUISHING EQUIPMENT.
 9. ENSURE THAT WORKERS ARE TRAINED IN THE FOLLOWING:
 - 9.1. PROPER USE OF PORTABLE FIRE EXTINGUISHERS AND EXTINGUISHING SYSTEMS
 - 9.2. PROPER METHOD OF SHUTTING OFF FUEL SOURCES.
 - 9.3. PROPER PROCEDURE FOR HOW TO PERFORM SIMPLE LEAK TEST ON GAS CONNECTIONS
 10. INSTALL AN AUTOMATIC FIRE-SUPPRESSION SYSTEM IN THE TRUCK.

- LEGEND
- 18- PERSON DINING TABLE- 252 SEATS
 - 28'x15' VENDOR SPACE- 13 SPOTS
 - FIRST AID KIT LOCATION-1 SPOT
 - WOMEN'S RESTROOM- 2 TOILETS
 - MEN'S RESTROOM- 1 TOILET, 1 URINAL
 - TRASH CAN- 6 COLLECTION POINTS
 - 10 LBS FIRE EXTINGUISHER- 2 LOCATIONS
 - 4' CLEAROUT
 - 3/4" WATER VALVE



1 SITE PLAN
SCALE: 1/8"=1'-0"

THE IDEAL DESIGN

Juan J. Avalos
(505) 456-0615
EMAIL:
J.J@THEIDEALDESIGN.COM

WEBSITE:
theidealdesign.com

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DESIGNED BY: J.J.A.

DRAWN BY: J.J.A.

PROJECT DESIGNED FOR:

PROJECT INFORMATION

THE EATERY

400 E. 4th St
Weslaco, Texas

AREA TABULATIONS

Food Truck Area:	5,450 SF
Restroom:	200 SF
Dining Area:	2,556 SF
Stage Area:	420 SF
Miscellaneous/ Drive Aisle:	7,524 SF
TOTAL	= 16,300 SF

SITE PLAN

DATE: JUN. 03, 2019

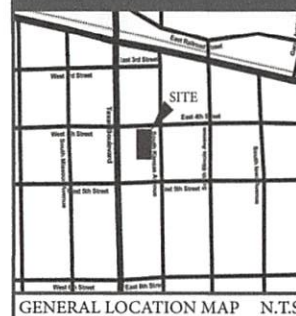
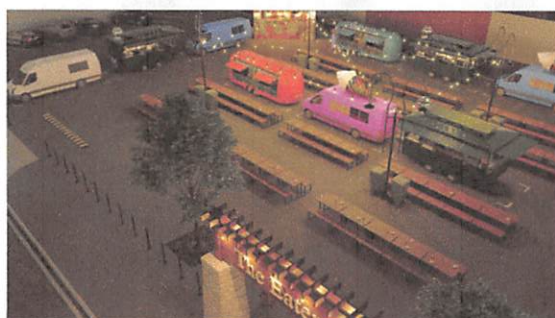
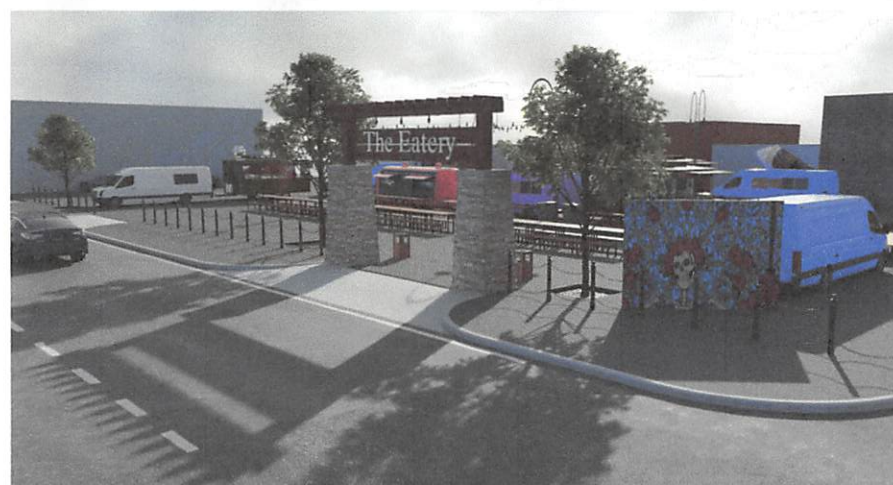
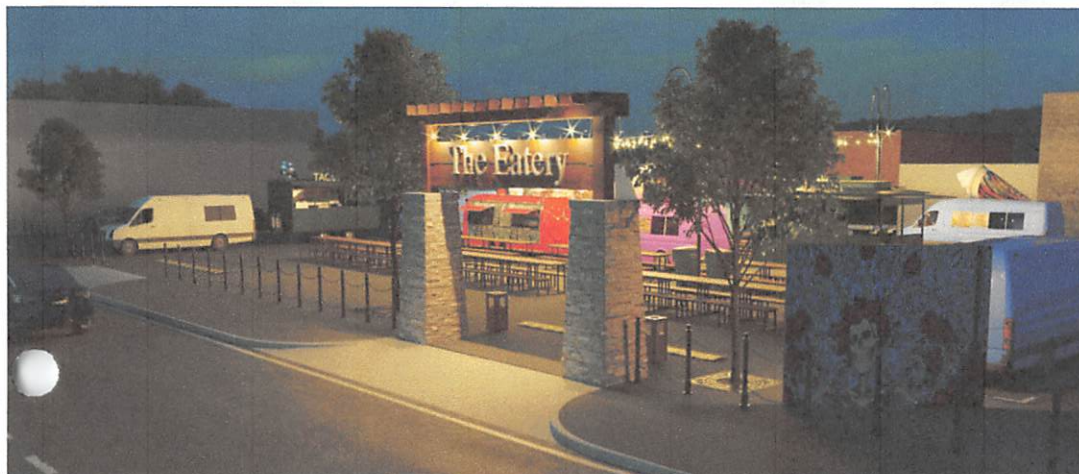
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The Eatery

400 E. 4th St
Weslaco, Texas

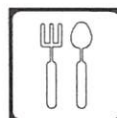
WEBSITE:
theidealdesing.com





the EATERY

400 E. 4th St
Weslaco, Texas



CODE SUMMARY

APPLICABLE CODES IN EFFECT FOR THE CITY/COUNTY OF
WESLACO, TEXAS

CODE	ADOPTED EDITION
THE INTERNATIONAL BUILDING CODE	2015 EDITION W/ AMMENDMENTS
THE INTERNATIONAL RESIDENTIAL BUILDING CODE	2015 EDITION W/ AMMENDMENTS
THE INTERNATIONAL MECHANICAL CODE	2015 EDITION W/ AMMENDMENTS
THE INTERNATIONAL PLUMBING CODE	2015 EDITION W/ AMMENDMENTS
THE INTERNATIONAL FIRE CODE	2015 EDITION W/ AMMENDMENTS
NATIONAL ELECTRICAL CODE	2014 EDITION
THE INTERNATIONAL ENERGY CONSERVATION CODE	2015 EDITION W/ AMMENDMENTS
THE INTERNATIONAL FUEL GAS CODE	2015 EDITION
AMERICANS WITH DISABILITIES ACT	ADA & ABA

CHAPTER 3: USE OR OCCUPANCY		
SECTION	USE GROUP	DESCRIPTION
304.1	ASSEMBLY GROUP A-2	2,598 SF FOOD COURT DINING AREA

BUILDING AREA CALCULATIONS (GROSS)

DINING AREA	2,598 SF	173
-------------	----------	-----

EGRESS WIDTH

MAXIMUM NUMBER OF OCCUPANTS: 173
EGRESS WIDTH PER OCCUPANT: 0.2 (1005.3.2)
EXITS REQUIRED: 1
EXITS PROVIDED: 2

FIXTURES

REQUIRED (OCCUPANCY- A-2 GROUP)	REQUIRED	TOTAL PROPOSED
WC	WC 4	WC 4
LAV	LAV 2	LAV 2



LOCATION MAP

INDEX

SHEET	PAGE	TITLE
1.	CP	COVER PAGE
2.	ADA.0	ADA NOTES
3.	ADA.1	ADA NOTES
4.	ADA.2	ADA DETAILS
5.	A1.0	SITE PLAN
6.	A2.0	FLOOR PLAN
7.	A3.0	ELEVATION, DETAILS, AND WALL SECTIONS
8.	A3.1	RENDERS
9.	A4.0	FOUNDATION PLAN
10.	A5.0	MECHANICAL PLAN
11.	A6.0	ELECTRICAL PLAN
12.	A7.0	PLUMBING PLAN

THE IDEAL DESIGN



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DRAWN BY: J.J.A.

PROJECT DESIGNED FOR:

PROJECT INFORMATION

THE EATERY

400 E. 4th St
Weslaco, Texas

AREA TABULATIONS

Food Truck Area	5,460 SF
Restrooms	200 SF
Dining Area	2,598 SF
Sage Area	430 SF
Miscellaneous/ Drive Aisle	7,524 SF
TOTAL	16,500 SF

COVER PAGE

DATE: JUN. 03 2019

SHEET ID

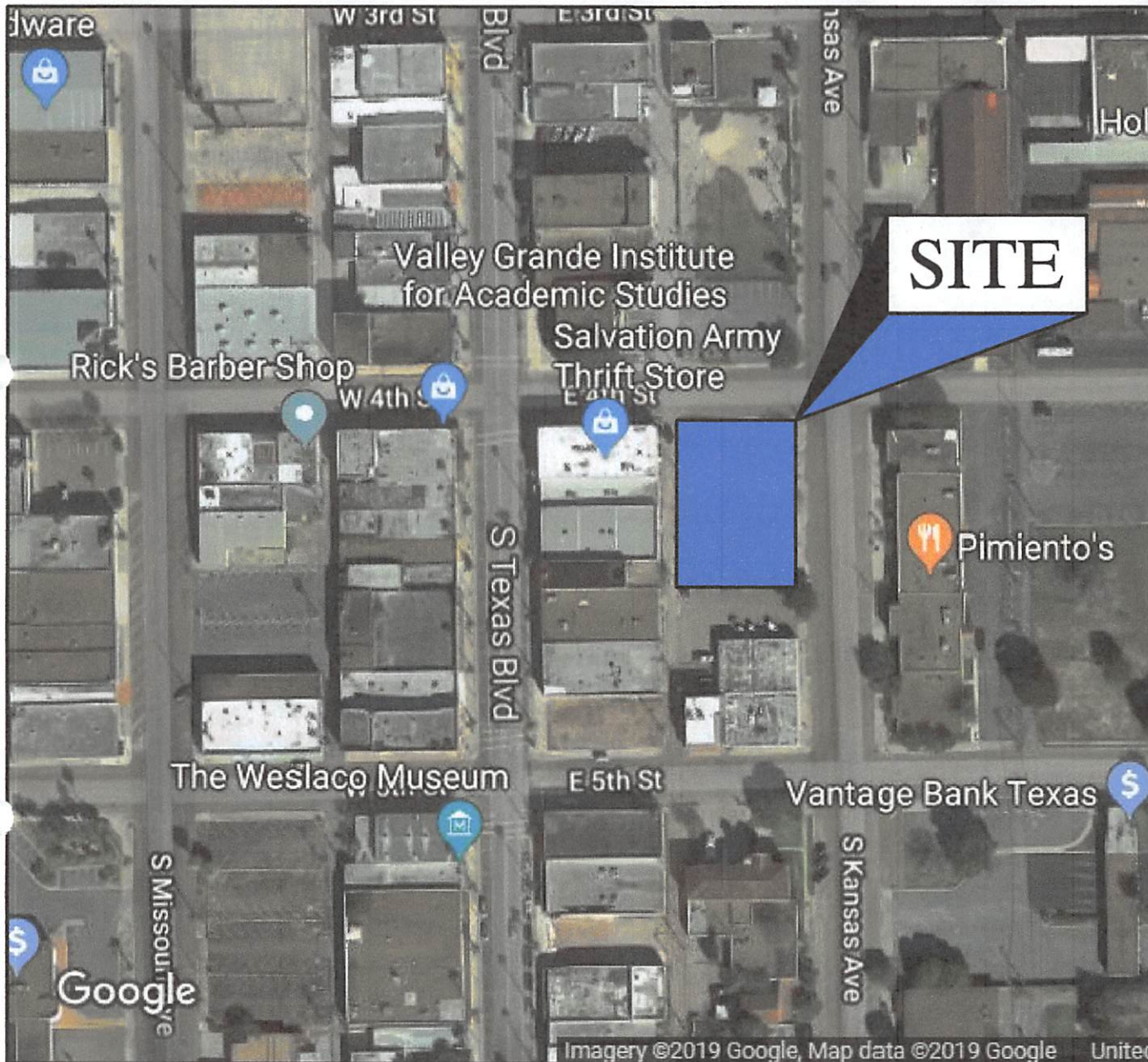
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PAGE NO.

01

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LOCATION MAP

0' 200'

- GENERAL SAFETY CHECKLIST:
1. OBTAIN LICENSE OR PERMIT
 2. ENSURE THERE IS NO OBSTRUCTION
 3. CHECK THAT THERE IS NO GAS IN BUILDINGS, STRUCTURES
 4. VERIFY FIRE DEPARTMENT AND ACCESS.
 5. ENSURE CLEARANCE OF HYDRANTS AND ACCESS
 6. CHECK THAT APPLIANCES APPROVED FIRE EXTINGUISHER
 7. VERIFY PORTABLE FIRE EXTINGUISHER IN KITCHEN COOKING
 8. WHERE SOLID FUEL COOKING MAKE SURE THE APPLIANCES EQUIPMENT.
 9. ENSURE THAT WORKERS
 - 9.1. PROPER USE OF TOOLS
 - 9.2. PROPER METHOD
 - 9.3. PROPER PROCEDURES CONNECTIONS
 10. INSTALL AN AUTOMATIC

PR
HA
RR

6'-1"

16'-1"



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636-456-0615

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PROJECT DESIGNED FOR:

PROJECT INFORMATION

THE EATERY

400 E. 4th St
Weslaco, Texas

AREA TABULATIONS

Food Truck Area	3,660 SF
Restrooms	200 SF
Drinking Area	2,980 SF
Stage Area	400 SF
Macellaneous/ Drive In Area	7,824 SF
TOTAL	16,300 SF

ADA NOTES

DATE: JUN. 03, 2019

SHEET ID

ADA.1

PAGE NO.

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4.16.4 - EXPOSED PIPES AND SURFACES

- Hot water and steam pipes under handrails shall be insulated or otherwise encased to protect against contact.
- There shall be no sharp or abrasive surfaces under handrails.

4.16.5, 4.27.4 - FIXTURES

- Customs shall be operable with one hand and shall not require tight grasping, pinching, or twisting of the wrist.
- The force required to activate controls shall be no greater than 5 lb.
- Lower-mounted, push-type, and electromechanically controlled mechanisms are examples of acceptable designs.
- If self-closing valves are used the faucet shall remain open for at least 10 seconds.

4.16.6 - HANDS (REFERENCE DETAIL 4.16.1)

- Hands shall be mounted with the bottom edge of the reflecting surface 42" maximum above the finished floor.
- The top edge of the reflecting surface shall be at least 14" HT.

4.20. PATHWAYS

4.20.1 - FLOOR SPACE

- Clear floor space shall be provided to front of lavatories as follows:
1. 30" x 48" for lavatories with side approach.
2. 60" x 48" for lavatories with front approach.
3. 60" x 48" for lavatories with rear approach.

4.20.2 - SEAT

- As-toilet seat or a seat at the head end of the lav shall be provided. Seats shall be mounted securely and shall not slip during use.

4.20.3 - ONE HAND

- Height to seat:
1. 17" minimum, 19" maximum, from outside wall.
2. 17" minimum, 19" maximum, from inside wall.
3. 17" minimum, 19" maximum, from outside wall.
4. 17" minimum, 19" maximum, from inside wall.
5. 17" minimum, 19" maximum, from outside wall.
6. 17" minimum, 19" maximum, from inside wall.
7. 17" minimum, 19" maximum, from outside wall.
8. 17" minimum, 19" maximum, from inside wall.
9. 17" minimum, 19" maximum, from outside wall.
10. 17" minimum, 19" maximum, from inside wall.

4.20.4 - ONE HAND

- Customs shall be located up front to the open side of lav.

4.21. SHOWER STALLS

4.21.1 - ONE HAND

- Shower stalls shall be 36" x 60" clear inside dimensions (DWD) of lavatory. 36" x 60" clear inside dimensions at all times.

4.21.2 - ONE HAND

- Seal to be applied to 36" x 36" stalls, and shall have the following features:
1. Seal to be 1/2" x 1/2" clear between floor.
2. Seal to be 1/2" x 1/2" clear between floor.
3. Seal to be 1/2" x 1/2" clear between floor.
4. Seal to be 1/2" x 1/2" clear between floor.
5. Seal to be 1/2" x 1/2" clear between floor.
6. Seal to be 1/2" x 1/2" clear between floor.
7. Seal to be 1/2" x 1/2" clear between floor.
8. Seal to be 1/2" x 1/2" clear between floor.
9. Seal to be 1/2" x 1/2" clear between floor.
10. Seal to be 1/2" x 1/2" clear between floor.

4.21.3 - ONE HAND

- Shower stalls shall be 36" x 60" clear inside dimensions (DWD) of lavatory. 36" x 60" clear inside dimensions at all times.

4.21.4 - ONE HAND

- Shower stalls shall be 36" x 60" clear inside dimensions (DWD) of lavatory. 36" x 60" clear inside dimensions at all times.

4.21.5 - ONE HAND

- Shower stalls shall be 36" x 60" clear inside dimensions (DWD) of lavatory. 36" x 60" clear inside dimensions at all times.

4.21.6 - ONE HAND

- Shower stalls shall be 36" x 60" clear inside dimensions (DWD) of lavatory. 36" x 60" clear inside dimensions at all times.

4.21.7 - ONE HAND

- Shower stalls shall be 36" x 60" clear inside dimensions (DWD) of lavatory. 36" x 60" clear inside dimensions at all times.

4.21.8 - ONE HAND

- Shower stalls shall be 36" x 60" clear inside dimensions (DWD) of lavatory. 36" x 60" clear inside dimensions at all times.

4.21.9 - ONE HAND

- Shower stalls shall be 36" x 60" clear inside dimensions (DWD) of lavatory. 36" x 60" clear inside dimensions at all times.

4.21.10 - ONE HAND

- Shower stalls shall be 36" x 60" clear inside dimensions (DWD) of lavatory. 36" x 60" clear inside dimensions at all times.

4.21.11 - ONE HAND

- Shower stalls shall be 36" x 60" clear inside dimensions (DWD) of lavatory. 36" x 60" clear inside dimensions at all times.

4.21.12 - ONE HAND

- Shower stalls shall be 36" x 60" clear inside dimensions (DWD) of lavatory. 36" x 60" clear inside dimensions at all times.

4.21.13 - ONE HAND

- Shower stalls shall be 36" x 60" clear inside dimensions (DWD) of lavatory. 36" x 60" clear inside dimensions at all times.

4.21.14 - ONE HAND

- Shower stalls shall be 36" x 60" clear inside dimensions (DWD) of lavatory. 36" x 60" clear inside dimensions at all times.

4.22. TOILET ROOMS

4.22.1 - TOILET ROOMS

- All doors to accessible toilet rooms shall comply with 4.13. Doors shall not swing into clear floor space required for any fixture.

4.22.2 - CLEAR FLOOR SPACE

- The accessible fixtures and controls required in 4.22.4, 4.22.5, 4.22.6, 4.22.7 shall be 48" x 48" clear floor space. The accessible fixtures and controls shall be 48" x 48" clear floor space. The accessible fixtures and controls shall be 48" x 48" clear floor space.

4.22.3 - ONE HAND

- If lavatory doors are provided, then at least one shall be a standard lavatory door. If lavatory doors are provided, then at least one shall be a standard lavatory door. If lavatory doors are provided, then at least one shall be a standard lavatory door.

4.22.4 - ONE HAND

- If lavatory doors are provided, then at least one shall comply with 4.13. Doors shall not swing into clear floor space required for any fixture.

4.22.5 - ONE HAND

- If lavatory doors are provided, then at least one shall comply with 4.13. Doors shall not swing into clear floor space required for any fixture.

4.22.6 - ONE HAND

- If lavatory doors are provided, then at least one shall comply with 4.13. Doors shall not swing into clear floor space required for any fixture.

4.22.7 - ONE HAND

- If lavatory doors are provided, then at least one shall comply with 4.13. Doors shall not swing into clear floor space required for any fixture.

4.22.8 - ONE HAND

- If lavatory doors are provided, then at least one shall comply with 4.13. Doors shall not swing into clear floor space required for any fixture.

4.22.9 - ONE HAND

- If lavatory doors are provided, then at least one shall comply with 4.13. Doors shall not swing into clear floor space required for any fixture.

4.22.10 - ONE HAND

- If lavatory doors are provided, then at least one shall comply with 4.13. Doors shall not swing into clear floor space required for any fixture.

4.22.11 - ONE HAND

- If lavatory doors are provided, then at least one shall comply with 4.13. Doors shall not swing into clear floor space required for any fixture.

4.22.12 - ONE HAND

- If lavatory doors are provided, then at least one shall comply with 4.13. Doors shall not swing into clear floor space required for any fixture.

4.22.13 - ONE HAND

- If lavatory doors are provided, then at least one shall comply with 4.13. Doors shall not swing into clear floor space required for any fixture.

4.22.14 - ONE HAND

- If lavatory doors are provided, then at least one shall comply with 4.13. Doors shall not swing into clear floor space required for any fixture.

4.22.15 - ONE HAND

- If lavatory doors are provided, then at least one shall comply with 4.13. Doors shall not swing into clear floor space required for any fixture.

4.22.16 - ONE HAND

- If lavatory doors are provided, then at least one shall comply with 4.13. Doors shall not swing into clear floor space required for any fixture.

4.22.17 - ONE HAND

- If lavatory doors are provided, then at least one shall comply with 4.13. Doors shall not swing into clear floor space required for any fixture.

4.22.18 - ONE HAND

- If lavatory doors are provided, then at least one shall comply with 4.13. Doors shall not swing into clear floor space required for any fixture.

4.22.19 - ONE HAND

- If lavatory doors are provided, then at least one shall comply with 4.13. Doors shall not swing into clear floor space required for any fixture.

4.22.20 - ONE HAND

- If lavatory doors are provided, then at least one shall comply with 4.13. Doors shall not swing into clear floor space required for any fixture.

4.22.21 - ONE HAND

- If lavatory doors are provided, then at least one shall comply with 4.13. Doors shall not swing into clear floor space required for any fixture.

4.22.22 - ONE HAND

- If lavatory doors are provided, then at least one shall comply with 4.13. Doors shall not swing into clear floor space required for any fixture.

4.22.23 - ONE HAND

- If lavatory doors are provided, then at least one shall comply with 4.13. Doors shall not swing into clear floor space required for any fixture.

4.22.24 - ONE HAND

- If lavatory doors are provided, then at least one shall comply with 4.13. Doors shall not swing into clear floor space required for any fixture.

4.22.25 - ONE HAND

- If lavatory doors are provided, then at least one shall comply with 4.13. Doors shall not swing into clear floor space required for any fixture.

4.22.26 - ONE HAND

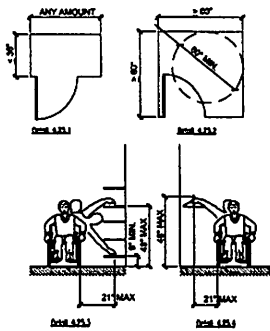
- If lavatory doors are provided, then at least one shall comply with 4.13. Doors shall not swing into clear floor space required for any fixture.

4.22.27 - ONE HAND

- If lavatory doors are provided, then at least one shall comply with 4.13. Doors shall not swing into clear floor space required for any fixture.

4.22.28 - ONE HAND

- If lavatory doors are provided, then at least one shall comply with 4.13. Doors shall not swing into clear floor space required for any fixture.



4.23 - ONE HAND

4.23.1 - ONE HAND

- Clearance or width of gripping surface shall be 1-1/2" to 1-7/8", or the shape shall provide an equivalent gripping surface.

4.23.2 - ONE HAND

- The space between grab bars and adjacent walls shall be 1-1/2"

4.23.3 - ONE HAND

- Grab bars and mounting devices shall meet the following requirements:
1. Grab bars shall be 1-1/2" to 1-7/8" in diameter.
2. Grab bars shall be 1-1/2" to 1-7/8" in diameter.
3. Grab bars shall be 1-1/2" to 1-7/8" in diameter.
4. Grab bars shall be 1-1/2" to 1-7/8" in diameter.
5. Grab bars shall be 1-1/2" to 1-7/8" in diameter.
6. Grab bars shall be 1-1/2" to 1-7/8" in diameter.
7. Grab bars shall be 1-1/2" to 1-7/8" in diameter.
8. Grab bars shall be 1-1/2" to 1-7/8" in diameter.
9. Grab bars shall be 1-1/2" to 1-7/8" in diameter.
10. Grab bars shall be 1-1/2" to 1-7/8" in diameter.

4.23.4 - ONE HAND

- Grab bars shall be 1-1/2" to 1-7/8" in diameter.

4.23.5 - ONE HAND

- Grab bars shall be 1-1/2" to 1-7/8" in diameter.

4.23.6 - ONE HAND

- Grab bars shall be 1-1/2" to 1-7/8" in diameter.

4.23.7 - ONE HAND

- Grab bars shall be 1-1/2" to 1-7/8" in diameter.

4.23.8 - ONE HAND

- Grab bars shall be 1-1/2" to 1-7/8" in diameter.

4.23.9 - ONE HAND

- Grab bars shall be 1-1/2" to 1-7/8" in diameter.

4.23.10 - ONE HAND

- Grab bars shall be 1-1/2" to 1-7/8" in diameter.

4.23.11 - ONE HAND

- Grab bars shall be 1-1/2" to 1-7/8" in diameter.

4.23.12 - ONE HAND

- Grab bars shall be 1-1/2" to 1-7/8" in diameter.

4.23.13 - ONE HAND

- Grab bars shall be 1-1/2" to 1-7/8" in diameter.

4.23.14 - ONE HAND

- Grab bars shall be 1-1/2" to 1-7/8" in diameter.

4.23.15 - ONE HAND

- Grab bars shall be 1-1/2" to 1-7/8" in diameter.

4.23.16 - ONE HAND

- Grab bars shall be 1-1/2" to 1-7/8" in diameter.

4.23.17 - ONE HAND

- Grab bars shall be 1-1/2" to 1-7/8" in diameter.

4.23.18 - ONE HAND

- Grab bars shall be 1-1/2" to 1-7/8" in diameter.

4.23.19 - ONE HAND

- Grab bars shall be 1-1/2" to 1-7/8" in diameter.

4.23.20 - ONE HAND

- Grab bars shall be 1-1/2" to 1-7/8" in diameter.

4.23.21 - ONE HAND

- Grab bars shall be 1-1/2" to 1-7/8" in diameter.

4.23.22 - ONE HAND

- Grab bars shall be 1-1/2" to 1-7/8" in diameter.

4.30 - SEWAGE

4.30.1 - SEWAGE

- Signs shall designate permanent rooms and spaces shall comply with the requirements listed below for:
1. Restroom and Bathrooms, and Showers.
2. Toilet and Shower.
3. Toilet and Shower.
4. Toilet and Shower.
5. Toilet and Shower.
6. Toilet and Shower.
7. Toilet and Shower.
8. Toilet and Shower.
9. Toilet and Shower.
10. Toilet and Shower.

4.30.2 - SEWAGE

- Signs shall designate permanent rooms and spaces shall comply with the requirements listed below for:
1. Restroom and Bathrooms, and Showers.
2. Toilet and Shower.
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4.30.3 - SEWAGE

- Signs shall designate permanent rooms and spaces shall comply with the requirements listed below for:
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9. Toilet and Shower.
10. Toilet and Shower.

4.30.4 - SEWAGE

- Signs shall designate permanent rooms and spaces shall comply with the requirements listed below for:
1. Restroom and Bathrooms, and Showers.
2. Toilet and Shower.
3. Toilet and Shower.
4. Toilet and Shower.
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7. Toilet and Shower.
8. Toilet and Shower.
9. Toilet and Shower.
10. Toilet and Shower.



Juan J. Avalos
856 456-0615

EMAIL
JJ@THEIDEALDESIGN.COM

WEBSITE
theidealdesign.com

THESE PLANS ARE INTENDED TO PROVIDE THE BASIC CONSTRUCTION INFORMATION NECESSARY TO CONSTRUCT THE STRUCTURE. THESE ARE ONLY ARCHITECTURAL PLANS. THESE PLANS ARE THE PROPERTY OF THE DESIGNER AND IT IS UNLAWFUL TO REUSE OR REPRODUCE FOR ANY OTHER CONSTRUCTION WITHOUT THE PERMISSION OF THE DESIGNER.

DESIGNED BY: J.J.A.

DRAWN BY: J.J.A.

PROJECT DESIGNED FOR:

PROJECT INFORMATION

THE
EATERY

400 E. 4th St
Weslaco, Texas

AREA TABULATIONS

Food Truck Area	5,460 SF
Restroom	200 SF
Dining Area	2,590 SF
Stage Area	420 SF
Macellaneous/ Drive Aisle	7,524 SF
TOTAL	16,300 SF

ADA DETAILS

DATE: JUN. 03, 2019

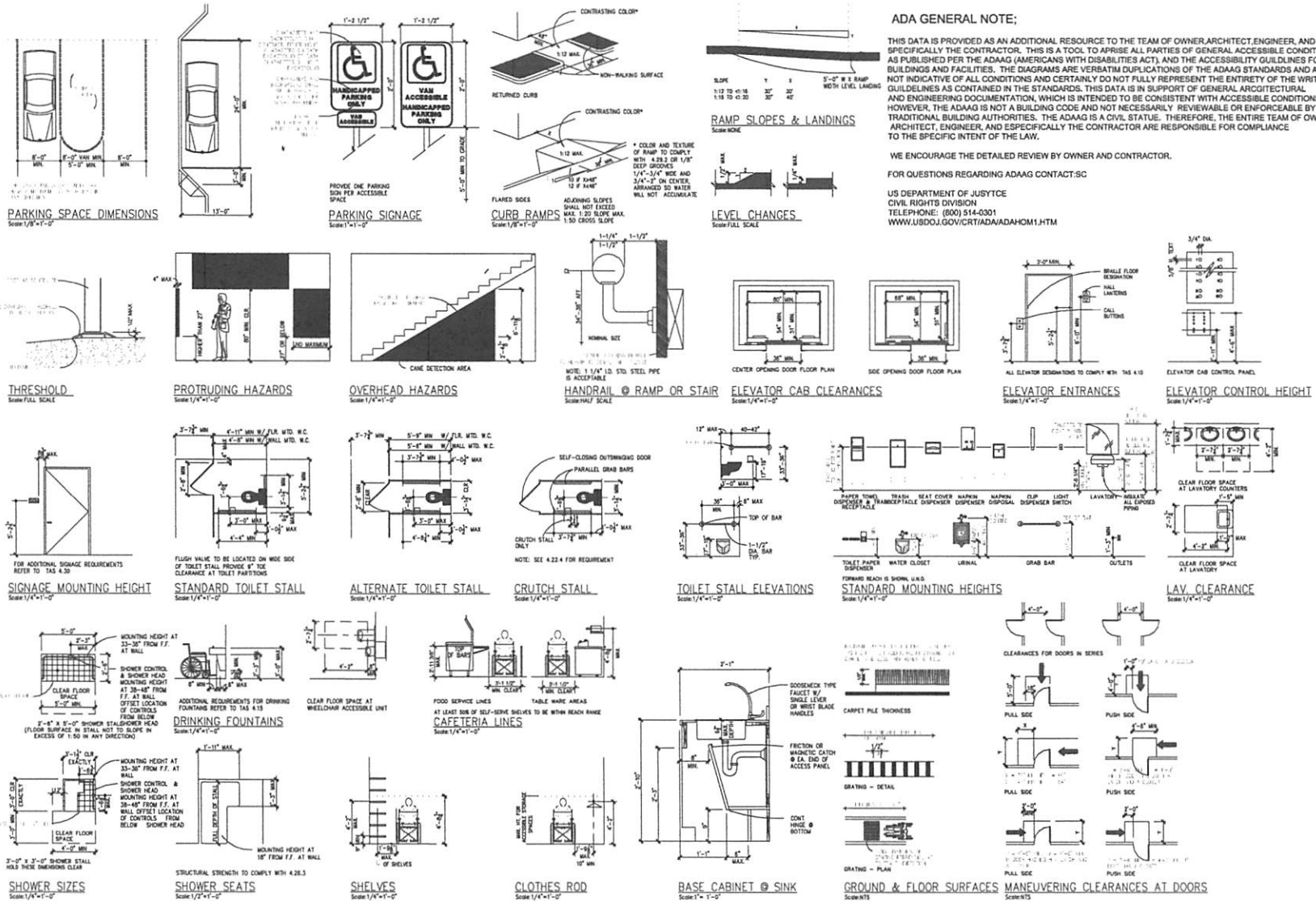
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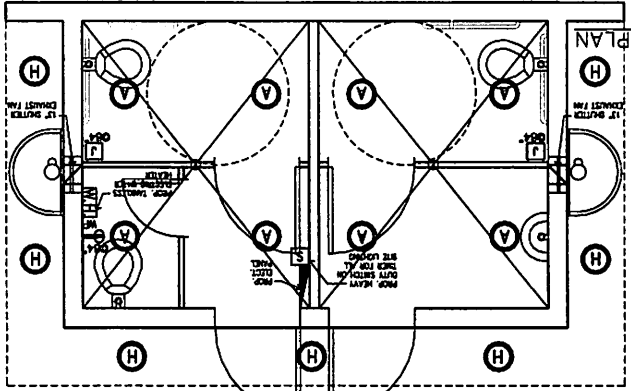
ADA GENERAL NOTE:

THIS DATA IS PROVIDED AS AN ADDITIONAL RESOURCE TO THE TEAM OF OWNER, ARCHITECT, ENGINEER, AND SPECIFICALLY THE CONTRACTOR. THIS IS A TOOL TO APPRISE ALL PARTIES OF GENERAL ACCESSIBILITY CONDITIONS AS PUBLISHED PER THE ADAAG (AMERICANS WITH DISABILITIES ACT), AND THE ACCESSIBILITY GUIDELINES FOR BUILDINGS AND FACILITIES. THE DIAGRAMS ARE VERBATIM DUPLICATIONS OF THE ADAAG STANDARDS AND ARE NOT INDICATIVE OF ALL CONDITIONS AND CERTAINLY DO NOT FULLY REPRESENT THE ENTIRETY OF THE WRITTEN GUIDELINES AS CONTAINED IN THE STANDARDS. THIS DATA IS IN SUPPORT OF GENERAL ARCHITECTURAL AND ENGINEERING DOCUMENTATION, WHICH IS INTENDED TO BE CONSISTENT WITH ACCESSIBLE CONDITIONS. HOWEVER, THE ADAAG IS NOT A BUILDING CODE AND NOT NECESSARILY REVIEWABLE OR ENFORCEABLE BY TRADITIONAL BUILDING AUTHORITIES. THE ADAAG IS A CIVIL STATUTE. THEREFORE, THE ENTIRE TEAM OF OWNER, ARCHITECT, ENGINEER, AND SPECIFICALLY THE CONTRACTOR ARE RESPONSIBLE FOR COMPLIANCE TO THE SPECIFIC INTENT OF THE LAW.

WE ENCOURAGE THE DETAILED REVIEW BY OWNER AND CONTRACTOR.

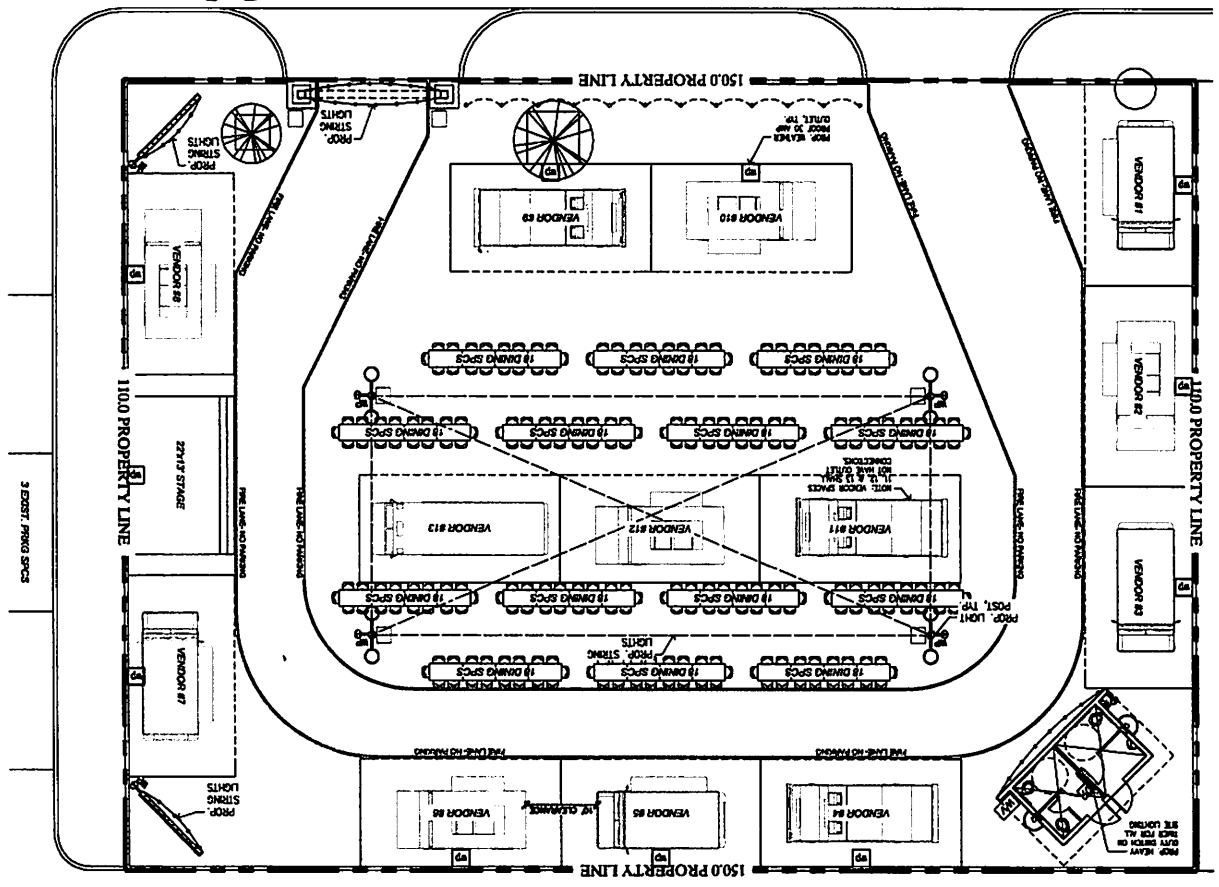
FOR QUESTIONS REGARDING ADAAG CONTACT-SC

US DEPARTMENT OF JUSTICE
CIVIL RIGHTS DIVISION
TELEPHONE: (800) 514-0301
WWW.USDOJ.GOV/CRT/ADA/ADAHOM1.HTM



1 ELECTRICAL SITE PLAN
SCALE: 1/8" = 1'-0"

S. KANSAS AVE
APPROX. 80.0' R.O.M.



- ELECT. SERVICE NOTES
1. GENERAL LOCAL UTILITY AND LOCAL CODES SHALL BE OBSERVED.
 2. ALL ELECTRICAL WORK SHALL BE DONE IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE (NEC) AND THE LOCAL CODES.
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 10. ALL ELECTRICAL WORK SHALL BE DONE IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE (NEC) AND THE LOCAL CODES.

ELECT. GROUNDING NOTES

1. THE ELECTRICAL SYSTEM SHALL BE GROUNDED IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE (NEC) AND THE LOCAL CODES.

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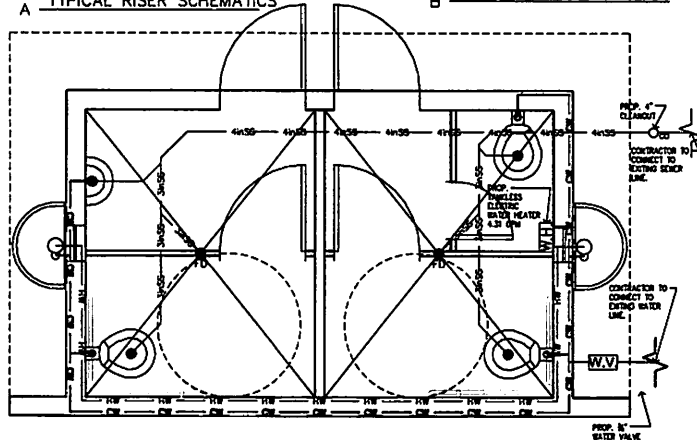
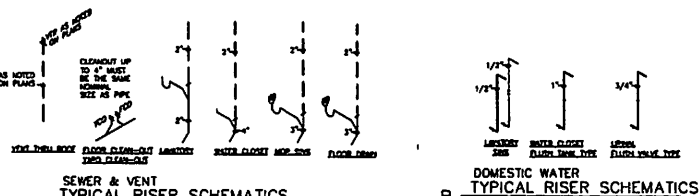
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10. THE ELECTRICAL SYSTEM SHALL BE GROUNDED IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE (NEC) AND THE LOCAL CODES.

SYMBOL	DESCRIPTION	QUANTITY	NOTES
1	RECEPTACLE	1	120V, 15A, 1P
2	RECEPTACLE	1	120V, 15A, 1P
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- NOTES:
- CONTRACTOR MUST VERIFY THE LOCATION OF EXISTING UTILITY LINES BEFORE COMMENCING WORK.
 - COORDINATE ALL PENETRATIONS TO BUILDING FRAME WITH STRUCTURAL E.O.R.
 - PROP. DUCTS, PLUMBING, AND ELECTRICAL WORK MAY PENETRATE FLOORS, CEILINGS, AND/OR NEW WALLS.
 - CONTRACTOR MUST COORDINATE WITH OWNER THE FINISH OF EXPOSED DUCTS, PLUMBING, AND ELECTRICAL COMPONENTS.



① PLUMBING PLAN
SCALE: 1/8"=1'-0"

PLUMBING GENERAL NOTES: (ALL SHEETS)

- ALL WORK AND MATERIAL SHALL BE IN COMPLIANCE WITH ALL APPLICABLE CODES AS ADOPTED AND AMENDED BY THE INSPECTING AUTHORITIES.
- ALL PLUMBING WORK SHALL BE INSTALLED SO AS TO AVOID CONFLICT WITH ALL ELECTRICAL, WORK, MECH. WORK AND STRUCTURAL MEMBERS. COORDINATE WITH MECHANICAL, ELEC. AND STRUCTURAL FOR PROPER CLEARANCES.
- CONTRACTOR SHALL COORDINATE AND ESTABLISH A SEQUENCE OF INSTALLATION WITH OTHER TRADES WORKING ON THE PROJECT.
- REFER TO ARCHITECTURAL DRAWINGS AND SPECIFICATIONS FOR PHASING AND SEQUENCE OF CONSTRUCTION OF WORK.
- SEAL ALL OUTSIDE WALL, FLOOR SLAB, AND GRADE BEAM PENETRATIONS PER DETAILS AND PER CODE.
- LOCATE ALL PLUMBING VENTS TO ROOF (VTR) SO THAT THEY TERMINATE A MINIMUM OF 1'-0" AWAY FROM ANY VERTICAL SURFACE AND 10'-0" AWAY FROM ANY OUTSIDE AIR INTAKES.
- RECORD EXIST ELEVATIONS OF ALL VENTS ON THE BUILT DRAWINGS.
- ALL SANITARY SEWER PIPING 4" AND LARGER SHALL BE INSTALLED AT 1/8" PER FT. MINIMUM. ALL SANITARY SEWER PIPING 3" AND SMALLER SHALL BE INSTALLED AT 1/4" PER FT. MINIMUM.
- PLUMBING CONTRACTOR SHALL PAY FOR ALL UTILITY CONNECTIONS FEES, PERMITS, TESTS AND INSPECTIONS. FURNISH 3 COPIES OF INSPECTION CERTIFICATE BEFORE REQUESTING FINAL PAYMENT.
- PLUMBING CONTRACTOR TO BE RESPONSIBLE FOR COORDINATING VERIFICATION AND CONNECTION OF ALL UTILITIES TO SITE UTILITY STUB-OUTS. REFERENCE ASSOCIATED ARCHITECTURAL, ELECTRICAL, MECHANICAL, STRUCTURAL, KITCHEN AND CIVIL DRAWINGS FOR RELATED INFORMATION. PLUMBING CONTRACTOR SHALL BE RESPONSIBLE FOR PATCHING AND REPAIRING ALL AREAS WHICH ARE DAMAGED BY HIS OPERATIONS.
- CUTTING OF CONCRETE FLOORS SHALL BE BY MACHINE SAW. HOLES FOR PIPES (WALL OR FLOOR) SHALL BE DONE WITH CORE DRILLING EQUIPMENT WITH PRIOR APPROVAL FROM THE STRUCTURAL ENGINEER.
- PRESSURE TEST ALL INSTALLATIONS PRIOR TO CONNECTING EQUIPMENT.
- LABEL ALL PIPING PER AND STANDARD.
- INSULATE ALL PIPING AS STATED IN SPECIFICATIONS.
- INSTALL SHUT-OFF VALVES (STOPPS) AND PIPING UNIONS AT EACH PIECE OF EQUIPMENT, PLUMBING FIXTURES, AND BRANCHES TO FUTURE GROUPS. VALVES SHALL BE LOCATED IN AN ACCESSIBLE LOCATION OR ACCESS PANELS PROVIDED AS NECESSARY.
- PROVIDE ANY BACK FLOW PREVENTION DEVICE REQUIRED BY CODE OR GOVERNING AUTHORITIES. CONTRACTOR SHALL VERIFY THIS WITH CITY OR LOCAL AGENCIES AND INCLUDE COST OF SAME IN B.O. CONTRACTOR TO HAVE BACK FLOWS CERTIFIED.
- PROVIDE WATER HAMMER ARRESTORS AS SHOWN ON THE DRAWINGS. AIR CHAMBERS NOT AN APPROVED SUBSTITUTE.
- ALL EXPOSED PIPING FOR DESIGNATED DESIGNATED ACCESS FEATURES SHALL BE COVERED OR OTHERWISE WRAPPED IN ACCORDANCE WITH A.D.A. REQUIREMENTS AND LOCAL AUTHORITY.
- ALTERNATE MATERIALS NOT IDENTIFIED IN SPECIFICATIONS/DRAWINGS BUT APPROVED BY LOCAL AUTHORITY SHALL BE SUBMITTED TO ARCHITECT AND PLUMBING ENGINEER FOR REVIEW PRIOR TO INSTALLATION.
- DOMESTIC DIAGRAMS ARE FOR SIZING PURPOSES ONLY AND SHALL NOT BE USED FOR MATERIAL TAKE-OFFS, OR BE CONSIDERED TO INDICATE ACTUAL SITE INSTALLATION.
- DRAINING IS SHOWN IN NATURE AND SHOW THE GENERAL LAYOUT OF THE PLUMBING SYSTEM. CONTRACTOR SHALL COORDINATE EXACT LOCATIONS OF PIPING, DEVICES AND EQUIPMENT WITH BUILDING ELEMENTS AND THE WORK OF OTHER TRADES.
- EVERY FLOOR DRAIN, FLOOR SINK OR HUB DRAIN SHALL BE SERVED BY AN AUTOMATIC TRAP POWER.
- REFER TO KITCHEN EQUIPMENT PLAN AND SPECIFICATIONS. INFORMATION SHOWS EXACT LOCATIONS AND NECESSARY PLUMBING REQUIREMENTS FOR THE KITCHEN EQUIPMENT. COORDINATE WITH KITCHEN EQUIPMENT SUPPLIER.
- ALL PLUMBING FIXTURES IDENTIFIED SHALL BE PROVIDED AND INSTALLED BY THE PLUMBING CONTRACTOR UNLESS NOTED OTHERWISE.
- INSTALL VACUUM BREAKERS AT ALL THREADED HOSE CONNECTIONS AND AT ALL CONNECTIONS WHERE CROSS-CONTAMINATION COULD OCCUR.
- PPRHO SHALL NOT BE INSTALLED OVER ELECTRICAL EQUIPMENT.
- CONTACT ARCHITECT BEFORE PENETRATING STRUCTURAL ELEMENTS WITH PIPING, EQUIPMENT, ETC.
- VERIFY EXACT LOCATIONS OF "HANG" EQUIPMENT WITH MECHANICAL DRAWINGS. VERIFY PRIOR TO ANY INSTALLATION THAT THERE IS SUFFICIENT SPACE IN WALLS, CHASES AND COLD CHASES FOR PLUMBING PIPING, VENTS, EQUIPMENT, ETC.
- ADJUST ADJUST-O-RANGE PIPE CLAMPS ON ALL DOMESTIC WATER PIPES 1" AND SMALLER IN SIZE. REFER TO FLOOR PLANS AND RISER DIAGRAMS.
- PRETEST ALL PENETRATIONS THRU FIRE-WATER ASSEMBLIES. REFER TO SPECIFICATIONS AND ARCHITECTURAL DRAWINGS.
- CAULK AROUND ALL PLUMBING FIXTURES. CAULK COLOR TO MATCH FINISH COLOR.
- SEAL ALL EXTERIOR WALL AND ROOF PENETRATIONS WATER TIGHT.

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DESIGNED BY: J.J.A.

DRAWN BY: J.J.A.

PROJECT DESIGNED FOR:

PROJECT INFORMATION:

THE EATERY

400 E. 4th St
Weslaco, Texas

AREA TABULATIONS

Food Truck Area	5,460 SF
Restrooms	200 SF
Dining Area	2,596 SF
Storage Area	420 SF
Miscellaneous/ Drive Aisle	7,824 SF
TOTAL	= 16,500 SF

Plumbing PLAN

DATE: JUN. 03, 2019

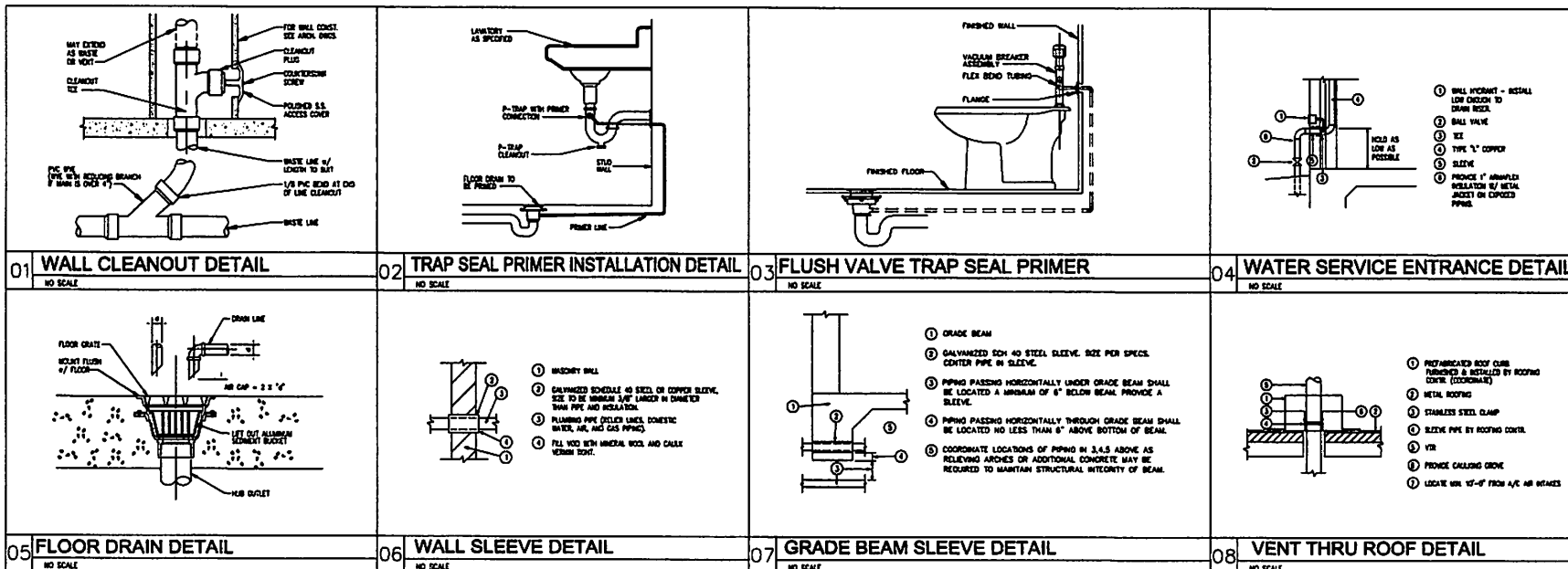
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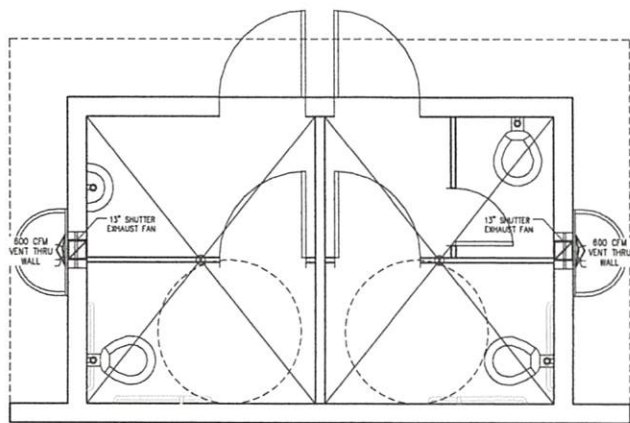
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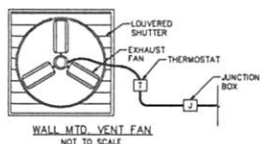
12

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1 MECHANICAL PLAN
SCALE: 1/2"=1'-0"



- NOTES:
1. CONTRACTOR MUST VERIFY THE LOCATION OF EXISTING UTILITY LINES BEFORE COMMENCING WORK.
 2. COORDINATE ALL PENETRATIONS TO BUILDING FRAME WITH STRUCTURAL E.O.R.
 3. PROP. DUCTS, PLUMBING, AND ELECTRICAL WORK MAY PENETRATE FLOORS, CEILINGS, AND/OR NEW WALLS. CONTRACTOR MUST COORDINATE WITH OWNER THE FINISH OF EXPOSED DUCTS, PLUMBING, AND ELECTRICAL COMPONENTS.

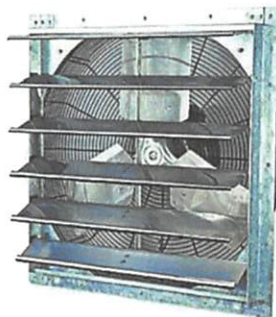
MECHANICAL SCHEDULE

	FLEX DUCT
	RIGID DUCT
	303 HART & COOLEY 3-WAY VENT
	20 ROUND HART & COOLEY 360° PATTERN DIFFUSER
	ILG8SF12V ILLIVING SHUTTER MTD. EXHAUST FAN - WALL MTD.
	THERMOSTAT - WALL MTD. STUB
	3 TON 16 SEER GOODMAN AIR CONDITIONER HANDLER UNIT
	3 TON 16 SEER GOODMAN CONDENSER UNIT

TYP. DUCT SIZE TABLE

CFM	ROUND DUCT	SQ DUCT
0-50	ø4"	4"X4"
51-150	ø6"	6"X6"
151-300	ø8"	8"X8"
301-400	ø10"	8"X8"
401-600	ø12"	10"X10"
601-800	ø14"	12"X12"
801-1200	ø16"	14"X14"
1201-1600	ø18"	16"X16"
1601-2000	ø20"	18"X18"
2001-2400	ø22"	20"X20"
2401-2800	ø24"	22"X22"
2801-3300	ø26"	24"X24"
3301-3800	ø28"	26"X26"

iLIVING®



UL
LISTED

FEATURES

- Fully enclosed, thermally protected motor
- Variable speed
- Heavy-gauge galvanized steel fan frame
- Hardwired design

DIMENSIONS

Model	Prop. Dia	A	B	C	D	E	N	G	F	O	H	J	I	Suggested Accessories
ILG8SF10V	10"	13"	13"	4 17/32"	2"	5 7/8"	11 21/32"	10 1/8"	10 1/8"	6"	3 17/32"	9/32"	1/2"	10 1/2"
ILG8SF12V	12"	15"	15"	4 17/32"	2"	6 5/32"	13 5/8"	12 1/8"	12 1/8"	8"	3 1/2"	9/32"	1/2"	13"
ILG8SF16V	16"	18 29/32"	18 29/32"	5 3/4"	3"	7 7/8"	17 3/4"	16"	16"	11 29/32"	3 17/32"	9/32"	1/2"	17"
ILG8SF18V	18"	21"	21"	5 3/4"	3"	8 3/4"	10 11/16"	18"	18"	14"	3 17/32"	9/32"	1/2"	19"
ILG8SF18S	18"	21"	21"	5 3/4"	3"	10 13/16"	10 11/16"	18"	18"	14"	3 17/32"	9/32"	1/2"	19"
ILG8SF20V	20"	23"	23"	5 3/4"	3"	11"	21 25/32"	20"	20"	16"	3 17/32"	9/32"	1/2"	21"
ILG8SF24V	24"	27"	27"	5 3/4"	3"	11"	25 1/32"	24 1/8"	24 1/8"	20 1/32"	3 17/32"	9/32"	1/2"	25"
ILG8SF30S	30"	33"	33"	5 3/4"	3"	13 3/32"	31 5/8"	30 1/8"	30 1/8"	26"	3 17/32"	9/32"	1/2"	31"
ILG8SF36S	36"	39"	39"	5 3/4"	3"	13 11/16"	37 21/32"	36 5/32"	36 5/32"	32"	3 17/32"	9/32"	1/2"	37"

ACCESSORIES

- Speed Control ILG8SFSC
- Thermostats ILG001TH

*** NOTE: Variable speed models with V ending
Single speed models with S ending

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DRAWN BY: J.J.A.

PROJECT DESIGNED FOR:

PROJECT INFORMATION:

THE
EATERY

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Weslaco, Texas

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Restrooms	200 SF
Dining Area	2,596 SF
Stage Area	420 SF
Miscellaneous/ Drive Aisle	7,824 SF
TOTAL	16,500 SF

MECHANICAL PLAN

DATE: JUN. 03, 2019

SHEET ID

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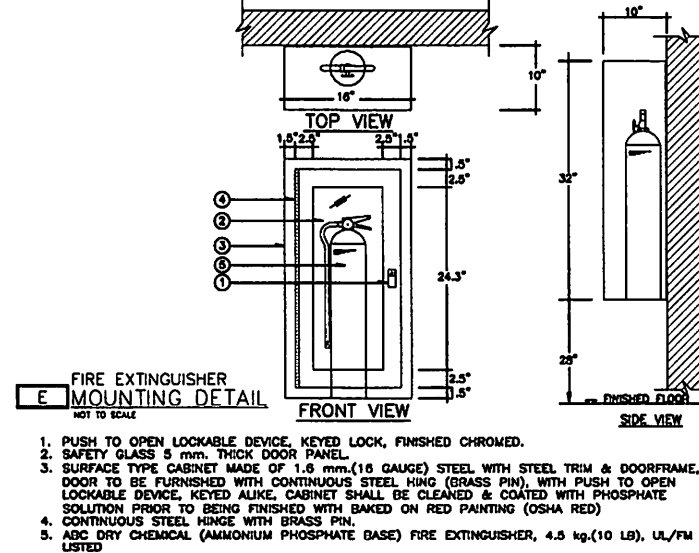
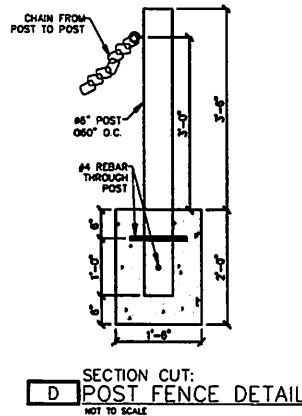
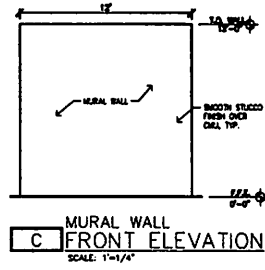
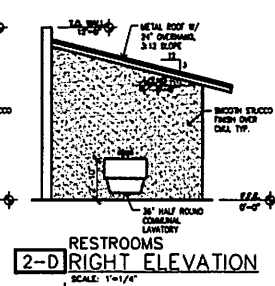
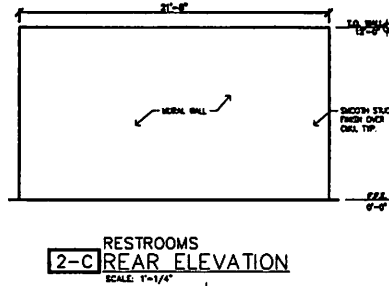
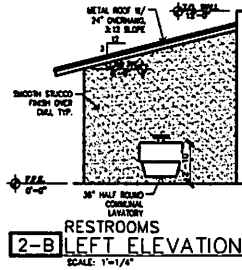
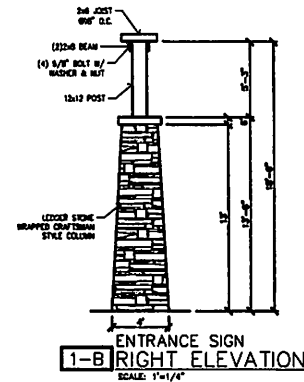
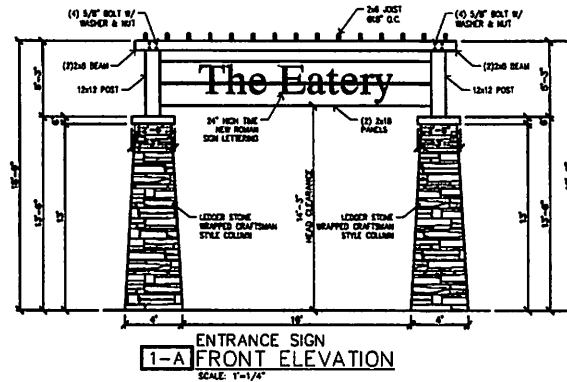
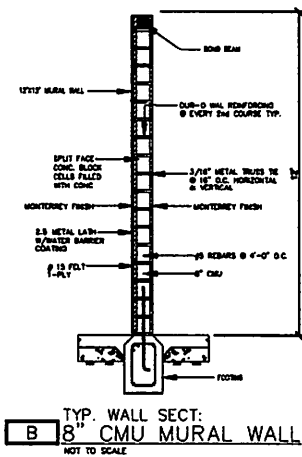
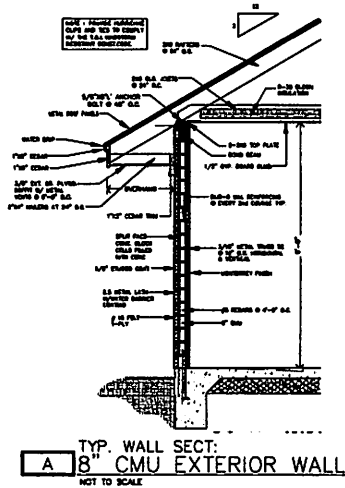
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GENERAL NOTES:

1. ALL FINISHES SHALL BE SELECTED BY THE OWNER.
2. UNLESS SHOWN OTHERWISE, USE 8" CMU FRAMING. SEE WALL SECTIONS.
3. ALL EXT. DOOR SHALL BE METAL, RAISED PANELS, EXTERIOR GRADE ALL INT. DOOR SHALL BE WOOD HOLLOW WITH RAISED PANELS.
4. ALL WINDOWS SHALL BE ALUMINUM FRAME, LOW E, DOUBLE PANE.



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PROJECT DESIGNED FOR:

PROJECT INFORMATION:

THE EATERY

400 E. 4th St
Weslaco, Texas

AREA TABULATIONS	
Food Truck Area	5,420 SF
Restrooms	200 SF
Dining Area	2,596 SF
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TOTAL	16,500 SF

ELEVATIONS

DATE: JUN. 03. 2019

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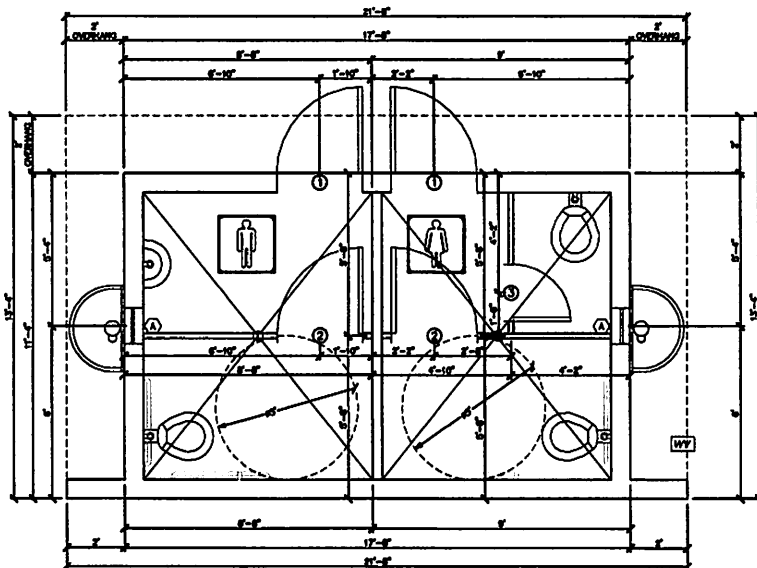
07

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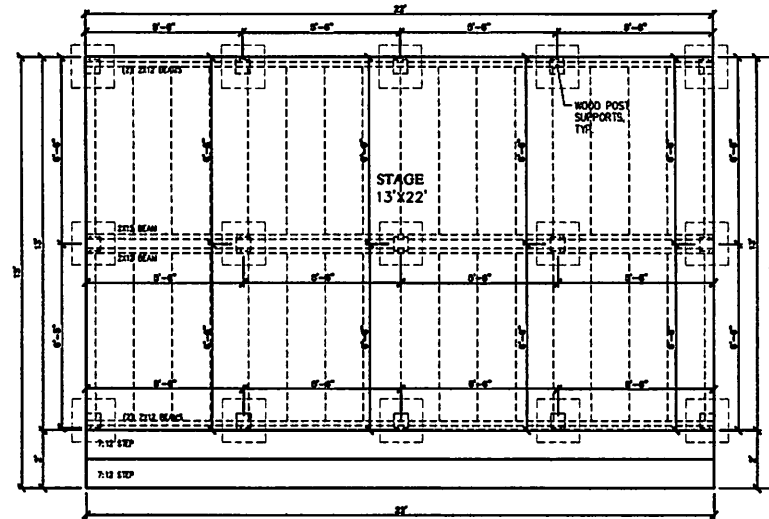
FLOOR PLAN NOTES:

- ALL DIMENSIONS ARE:
EXTERIOR WALL = OUTSIDE FACE OF FOUNDATION
INTERIOR WALLS = OUTSIDE FACE OF WALL
- ALL FINISHES SHALL BE SELECTED BY THE OWNER.
- INSTALL R-13 VALUE BATT INSULATION IN ALL EXTERIOR WALLS AND R-30 VALUE BATT INSULATION IN ATTIC.
- UNLESS SHOWN OTHERWISE, USE 2"x4" FRAMING.
- VENT EXHAUST FAN AS PER OWNER'S INSTRUCTIONS.
- ALL EXT. DOOR SHALL BE METAL, RAISED PANELS, EXTERIOR GRADE. ALL INT. DOORS SHALL BE WOOD HOLLOW WITH RAISED PANELS.
- ALL WINDOWS SHALL BE ALUMINUM FRAME, LOW E, DOUBLE PANE.

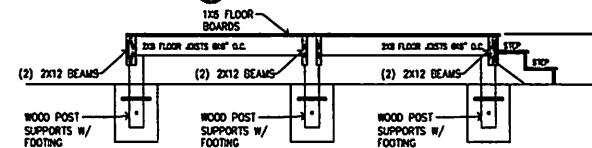
SYM	SIZE	TYPE	REMARK	QTY
DOOR SCHEDULE				
EXTERIOR DOOR				
①	3'-0"	MTL	EXT. FULL LITE STORMWIND DOOR	2
INTERIOR DOOR				
②	3'-0"	WOOD	PROP. HOLLOW OR TRNG DR	2
③	3'-0"	WOOD	PROP. HOLLOW OR TRNG DR W/ AIR RETURN GRILL	1
WINDOW SCHEDULE				
④	1'-6"	ALUM	SL. WINDOW 8'-0" A.I.F.	2



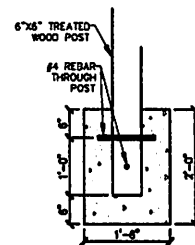
1 FLOOR PLAN
SCALE: 1/8"=1'-0"



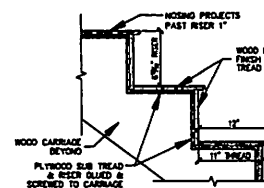
2 STAGE FLOOR PLAN
SCALE: 1/8"=1'-0"



3 STAGE FRAMING ELEVATION
SCALE: 1/8"=1'-0"



4 STAGE POST FOOTING
N.T.S.



STAIRWAY NOTES

STAIRWAYS SHALL NOT BE LESS THAN 36 INCHES IN CLEAR WIDTH AT ALL POINTS ABOVE PERMITTED HANDRAIL HEIGHT AND BELOW THE REQUIRED HEADROOM HEIGHT.

HANDRAILS SHALL NOT PROJECT MORE THAN 4.5 INCHES ON EITHER SIDE OF THE STAIRWAY AND THE MINIMUM CLEAR WIDTH OF THE STAIRWAY AT AND BELOW THE HANDRAIL HEIGHT, INCLUDING TREADS AND LANDINGS, SHALL NOT BE LESS THAN 31.5 INCHES WHERE A HANDRAIL IS INSTALLED ON ONE SIDE AND 27 INCHES WHERE HANDRAILS ARE PROVIDED ON BOTH SIDES.

(AS PER - IRC 2012: SECT. 1008 STAIRWAYS)

THE IDEAL DESIGN



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DRAWN BY: J.J.A.

PROJECT DESIGNED FOR:

PROJECT INFORMATION

THE EATERY

400 E. 4th St
Weslaco, Texas

AREA TABULATIONS

Food Truck Area	5,420 SF
Restrooms	200 SF
Dining Area	2,500 SF
Stage Area	420 SF
Miscellaneous/ Drive Aisle	7,824 SF
TOTAL	= 16,364 SF

FLOOR PLAN: RESTROOMS & STAGE

DATE: JUN. 03 2019

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GENERAL NOTES

DIMENSIONS ON ALL DRAWINGS HAVE PREFERENCE OVER ACTUAL SCALE ON PLAN.

TOP OF FOUNDATION ELEVATION SHALL BE AT LEAST 18" ABOVE THE HIGHEST EDGE OF PAVEMENT ELEVATION FROM THE ADJACENT ROADWAY. FILL SHALL CONSIST OF A SANDY SOIL WITH A MAXIMUM P. I. OF 15 AND A MINIMUM P. I. OF 8, AND SHALL BE FREE OF ANY ORGANIC OR DELETERIOUS MATERIALS.

ALL CONCRETE SHALL HAVE A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 3000 PSI AND WILL BE TESTED ACCORDINGLY. FAILURE TO MEET COMPRESSIVE STRENGTH SHALL CONSTITUTE SUFFICIENT GROUNDS FOR NOT ACCEPTING WORK AND FOR WITHOLDING PAYMENT. THE OWNER MAY ELECT TO PAY FOR A FRACTION OF THE FOUNDATION WORK BASED ON THE ACTUAL STRENGTH DIVIDED BY THE REQUIRED STRENGTH.

ALL STEEL REINFORCEMENT SHALL HAVE A MINIMUM 1/4" CONCRETE COVER. REINFORCING STEEL SHALL BE TIED AND SUPPORTED EVERY 4 FT. MINIMUM. CONTRACTOR SHALL USE CHAIRS FOR PROPER RE-BAR COVER AND PLACEMENT. ALL NON-CONTINUOUS BARS SHALL BE LAPPED A MINIMUM OF 40 BAR DIAMETERS.

PLUMBING MAY CROSS BEAMS BUT NOT BE PLACED IN BEAMS. SANITARY SEWER LINES SHALL BE AT LEAST 8 FEET AWAY FROM ANY WATER LINES AS PER THE GOVERNING REGULATIONS.

SUB-CONTRACTORS SHALL VERIFY ALL CONDITIONS/DIMENSIONS IN EXISTING ON JOB SITE. NOTIFY OWNER OR DESIGNER IMMEDIATELY OF ANY DISCREPANCIES BEFORE BEGINNING OR CONTINUING ANY WORK.

SUB-CONTRACTORS SHALL FIELD VERIFY ALL DIMENSIONS PRIOR TO ORDERING OF MATERIALS.

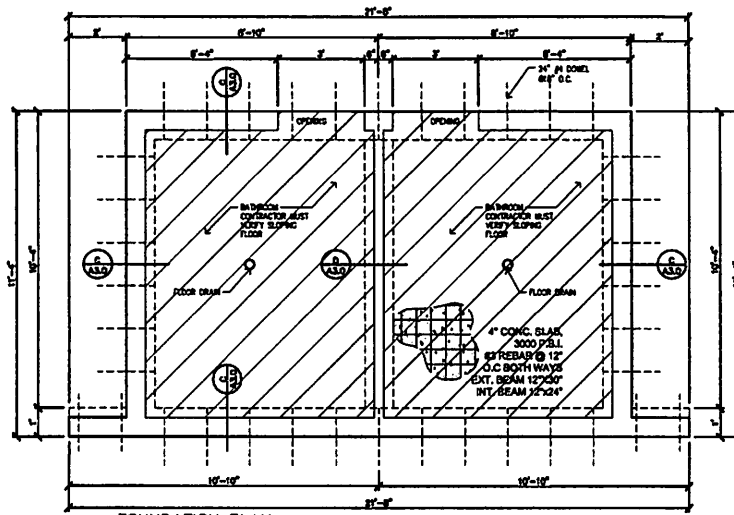
SUB-CONTRACTORS SHALL CONFORM TO RELATED DRAWINGS & SPECIFICATIONS. ANY DEVIATIONS SHALL BE APPROVED BY THE OWNER. THE LACK OF OWNER-APPROVAL WILL BE SUFFICIENT CAUSE TO REFUSE ACCEPTANCE OF THE WORK.

ANY ITEM OF WORK NOT SPECIFICALLY COVERED IN THE DRAWINGS & SPECIFICATIONS SHALL BE PERFORMED IN A MANNER DEEMED GOOD PRACTICE OF THE TRADE INVOLVED.

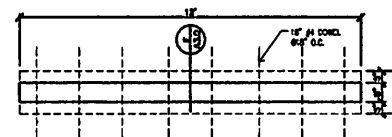
REFER TO OTHER PLAN FOR PLUMBING INSTALLATIONS.

INTERIOR CONCRETE BEAMS MUST SET A MINIMUM OF 12 INCHES INTO UNDISTURBED SOIL. ALL OTHER CONCRETE BEAMS INCLUDING EXTERIOR BEAMS AND PORCH BEAMS MUST BEAT AT LEAST 12" INTO UNDISTURBED SOIL.

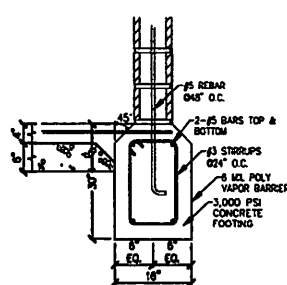
WOOD SHALL BE TREATED AGAINST TERMITES BY USING PRESSURE TREATED WOOD ON WOOD MEMBERS IN CLOSE CONTACT WITH SOIL AND COATED WITH BORATE ON ALL WOOD MEMBERS.



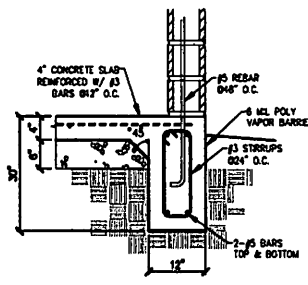
① FOUNDATION PLAN
RESTROOM
SCALE: 1/2"=1'-0"



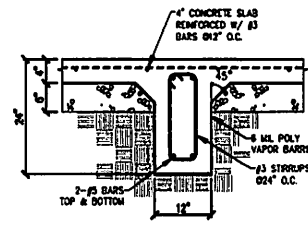
② FOUNDATION PLAN
12'x12' MURAL WALL
SCALE: 1/2"=1'-0"



SECTION CUT:
A CMU MURAL WALL BEAM
NOT TO SCALE

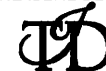


SECTION CUT:
B EXT. BEAM
NOT TO SCALE



SECTION CUT:
C INT. BEAM
NOT TO SCALE

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TOTAL	16,500 SF

FOUNDATION
PLAN

DATE: JUN. 03, 2019

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400 S Kansas Avenue

Conditional Use Permit

Legend
400 S Kansas

E 3rd St

88

V 4th St

S Missouri Ave

S Texas Blvd

S Kansas Ave

E 4th St

S Illinois Ave

E 5th St

Google Earth

© 2018 Google
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400 ft



Standardized Agenda Request Form

Date of Meeting: September 17, 2019		Agenda Item No. (to be assigned by CSO): 2019-2734	
From: Benjamin Worsham			
Subject: Discussion and consideration after public hearing on behalf of Martin Hinojosa to approve a Conditional Use Permit to operate a boarding facility at 1110 S. Airport Dr., Also being Lot 6, Ro-Ellen Addition UT. No. 2, Weslaco, Hidalgo County, Texas. Possible action. (Staffed by Planning and Code Enforcement Department.)			
Background: The applicant is requesting to obtain a Conditional Use Permit to operate a boarding facility. Nineteen (19) property owners within 200 feet of the applicant's property were notified by letter on August 23, 2019.			
Funding Source (budget code, if applicable):			
Amount:	Term of Impact:	Identified in Current Budget:	
Additional Action Prompted: Mayor's Signature Public Hearing			
If item previously considered, provide date and action by Commission:			
If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners: Notice of the application and the public hearing for the Planning and Zoning Commission and the City Commission. Notice appeared in The Monitor on August 19, 2019.			
Advisory Review, if any (name of board/committee, date of action, recommendation): The Planning & Zoning Commission recommended approval of the conditional use permit on September 4, 2019.			
Kayla Arevalo Benjamin Worsham Mike Perez		Created/Initiated Approved Final Approval	
City Manager Comments: Approve.			
Staff Recommendation: Staff recommends approval.			
Attachments, if any: 1110 s airport - attachments, 1110 S Airport- Aerial			
Responsibilities upon Approval:			

Staff will advise applicant.



APPLICATION FOR CONDITIONAL USE PERMIT

RECEIVED
JUL 30 2019
Planning &
Code Enforcement Dept.

The Planning & Zoning Commission meets every 1st Wednesday of each month at 5:30 pm.

The City Commission meets every 1st and 3rd Tuesday of each month at 5:30 pm

FILE NO. CUP19-00013

PROPOSED PROJECT

Legal Description of Property for which Conditional Use Permit is requested:

Lot _____ Block _____

Subdivision Name _____

Street Address 1110 S. Airport Dr. Weslaco, TX

Existing Zoning _____ Existing Land Use _____

Purpose for the Conditional Use Permit Request _____

Child Care Facility

What, if anything, is planned to minimize the impact on the surrounding land uses: _____

- ☒ 305.00 \$300.00 non-refundable filing fee.
☐ Detailed dimensioned site plan/map must be submitted with this request.
☐ Survey and metes and bounds if the legal description is a portion of a lot.
☐ City and school tax receipts attached.
☐ I have received a copy of "CUP Application Instructions"

APPLICANT

Name Martin Hinojosa Phone 956-639-6077

Address 1 Ted Hunt Fax: _____

City Brownsville State TX Zip Code 78526 E-Mail: mhinojosa@skey.org

OWNER

Name _____ Phone _____

Address _____ Fax: _____

City _____ State _____ Zip Code _____ E-Mail: _____

To the best of your knowledge are there any deed restrictions, restrictive covenants, etc., which would prevent the utilization of the property in the manner indicated?

Yes _____ No ✓

I certify that I am the actual owner of the property described above and this application is being submitted with my consent or I am authorized by the actual owner to submit this application and have attached written evidence of such authorization.

Signature _____ Date _____
Owner

Signature Mart Hincija Date 7/30/19
Applicant

Signature _____ Date _____
Authorized Agent

STAFF USE ONLY

Accepted By _____ Payment Received By _____ Date Paid _____

Notice of Public Hearing Sent to Property Owners Within 200' of Proposed Site Date _____

P & Z Notice of Public Hearing Published in Newspaper Date _____

City Commission Notice of Public Hearing Published in Newspaper Date _____

Presented to P & Z Commission
Approved _____ Disapproved _____ Tabled _____ Date _____

Presented to City Commission
Approved _____ Disapproved _____ Tabled _____ Date _____

City of Weslaco

"The City on the Grow"



David Suarez, Mayor
Greg Kerr, Mayor Pro-Tem, District 2
Leo Muñoz, Commissioner, District 1
Jose "J.P." Rodriguez, Commissioner, District 3
, Commissioner, District 4
Letty Lopez, Commissioner, District 5
Josh Pedraza, Commissioner, District 6

Mike R. Perez, City Manager

PLANNING DEPARTMENT

August 23, 2019

Legal Notice

Dear Occupant:

The Weslaco Planning and Zoning Commission will hold a public hearing on Wednesday, September 4, 2019, for the Planning and Zoning Commission and on or before September 17, 2019 at 5:30 p.m. at the City Hall Legislative Chambers located at 255 South Kansas Avenue to consider the following request:

CONDITIONAL USE PERMIT REQUEST:

Martin Hinojosa is requesting a Conditional Use Permit to operate a boarding facility at 1110 S. Airport Dr., Also being Lot 6 and 7, Ro-Ellen Addition UT. No. 2, Weslaco, Hidalgo County, and Texas.

The public is hereby invited to attend and express their support or opposition to the request. You may also file a written notice supporting or protesting this action. For more information please call the Planning Department at (956) 447-3403.

Si desea información en español, por favor llame al departamento de Planeación de la ciudad de Weslaco, (956) 447-3403.

Sincerely,

Rebekah de la Fuente
Assistant Planning Director

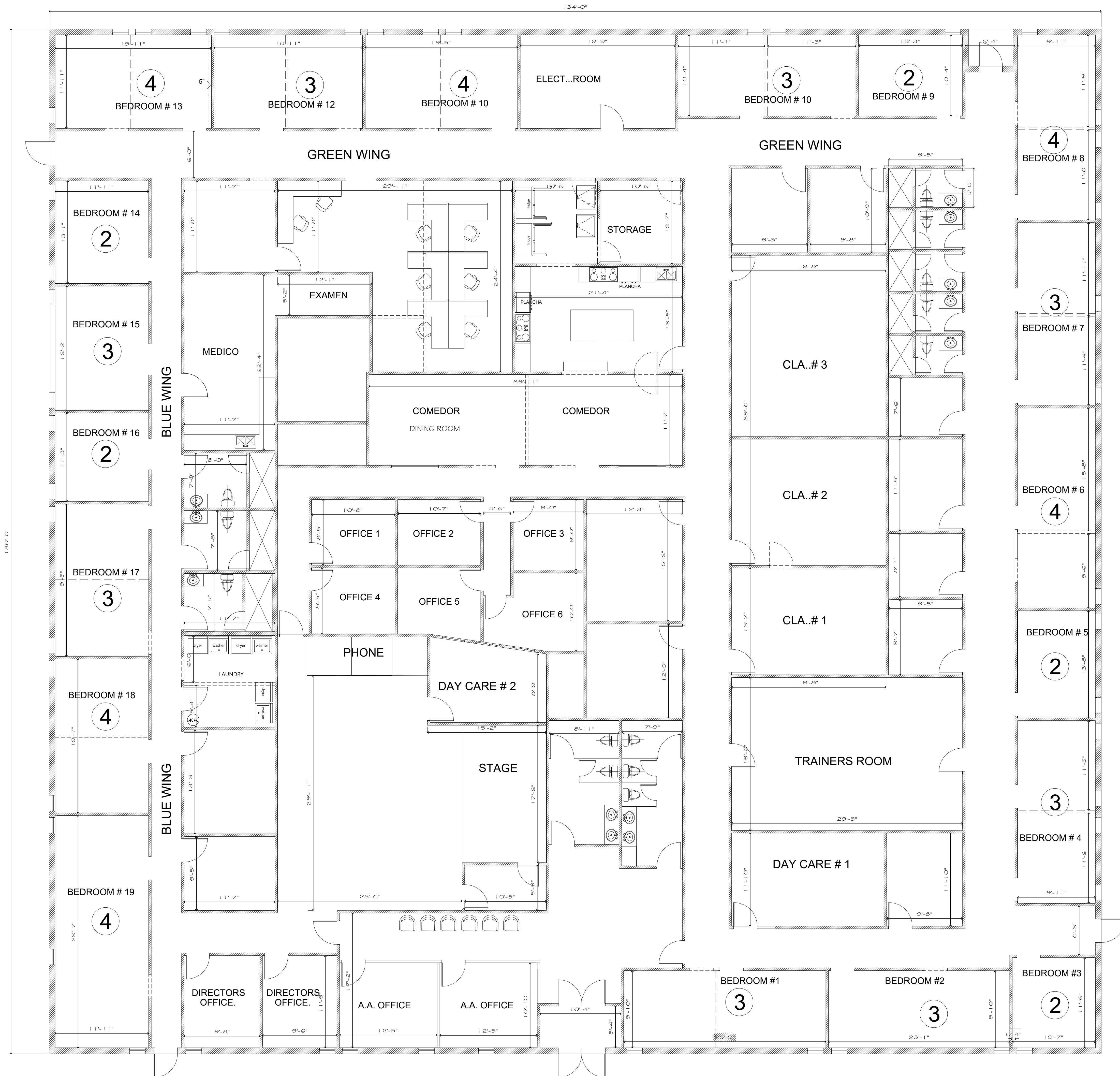


AUG 22, 2019

AIRPORT INVESTMENTS LLC 909 S AIRPORT DR WESLACO TX 78596-6651	J5370-02-000-0001-00 JO-LENE ADDITION #2 LOT 1 1101 S AIRPORT DR	L: 261354 B: 0
AIRPORT INVESTMENTS LLC 909 S AIRPORT DR WESLACO TX 78596-6651	J5370-02-000-0002-00 JO-LENE ADDITION #2 LOT 2 1115 S AIRPORT DR	L: 174576 B: 0
AIRPORT INVESTMENTS LLC 909 S AIRPORT DR WESLACO TX 78596	J5370-02-000-0003-00 JO-LENE ADDITION #2 LOT 3 1137 S AIRPORT DR	L: 174594 B: 0
ALEMAN JUAN & CELIA G 5475 SOUTHCROSS RANCH RD NO 80 SAN ANTONIO TX 78222-4084	O3000-05-00A-0000-00 OLIVAREZ #5 2.65AC LOT A FT 695 2.65AC GR 2.45AC NET 1202 S TIO AVE	L: 69481 B: 24386
ORTIZ RENE JR 509 TULA AVE WESLACO TX 78596-5833	O3000-05-00A-0001-00 OLIVAREZ #5 E1/2 LOT 1-A FT 695 0.2725AC 1208 S AIRPORT DR	L: 21375 B: 0
OLIVAREZ LAZARO G JR 815 W MILE 10 N WESLACO TX 78599-3095	O3000-05-00A-0001-01 OLIVAREZ #5 W1/2 LOT 1-A FT 695 0.2725AC 1210 S AIRPORT DR	L: 21375 B: 73148
CANTU LUCIANO & GUADALUPE 1210 S TIO AVE WESLACO TX 78596-7200	O3000-05-00B-0000-00 OLIVAREZ #5 2.0AC LOT B FT 695 2 .0AC GR 1.85AC NET 1210 S TIO AVE	L: 52300 B: 12110
SUDHA REDDY & SONS FAMILY 2004 ALEXANDRA DR WESLACO TX 78596-4269	R3750-02-000-0004-00 RO-ELLEN ADDITION UT NO. 2 LOT 4 1010 S AIRPORT DR	L: 272250 B: 454649
EAST POINT INVESTMENTS LLC 1102 S AIRPORT DR WESLACO TX 78596-6652	R3750-02-000-0005-00 RO-ELLEN ADDITION UT NO. 2 LOT 5 1102 S AIRPORT DR	L: 272250 B: 682461
SAN-GAR PROPERTIES LTD 801 KENDLEWOOD AVE MCALLEN, TX 78501	R3750-02-000-0006-00 RO-ELLEN ADDITION UT NO. 2 LOT 6 1110 S AIRPORT DR	L: 272250 B: 607284
SAN-GAR PROPERTIES LTD 801 KENDLEWOOD AVE MCALLEN TX 78501	R3750-02-000-0007-00 RO-ELLEN ADDITION UT NO. 2 LOT 7 1202 S AIRPORT DR	L: 272250 B: 30633
DOCTORS HOSPITAL AT PO BOX 3293 MCALLEN TX 78502-3293	R3750-03-000-000A-00 RO-ELLEN ADDITION UT NO. 3 LOT A 1121 JAMES ST	L: 237552 B: 274903

AUG 22, 2019

RZQ LLC	R3750-03-000-000B-00	L: 456324
8SAINT CHRISTOPHER CT	RO-ELLEN ADDITION UT NO. 3 LOT B	B: 673778
SUGAR LAND TX 77479	1125 JAMES ST	
BUJANDA BENJAMIN MD MD	R3750-03-001-0003-00	L: 272250
1801 S 5TH ST	RO-ELLEN ADDITION UT NO. 3 LOT 3	B: 402273
MCALLEN TX 78503-2927	BLK 1	
	1001 JAMES ST	
VHG 1998 PROPERTIES LTD	R3750-03-001-0004-00	L: 272250
10213 N BENTSEN RD	RO-ELLEN ADDITION UT NO. 3 LOT 4	B: 0
MCALLEN TX 78504-6089	BLK 1	
	1009 JAMES ST	
VHG 1998 PROPERTIES LTD	R3750-03-001-0005-00	L: 272250
10213 N BENTSEN RD	RO-ELLEN ADDITION UT NO. 3 LOT 5	B: 0
MCALLEN TX 78504-6089	BLK 1	
	1117 JAMES ST	
PINALES ALFREDO	W3800-00-695-0000-80	L: 85376
1212 S AIRPORT DR	WEST TRACT S148.40'-N268.40'-E29	B: 61801
WESLACO TX 78596-7226	0' FT 695 0.98AC NET	
	1212 S AIRPORT DR	
MHC SOUTHERN COMFORT LLC	W3800-00-699-0000-00	L: 264000
PO BOX 6115	WEST TRACT FT 699 22AC NET	B: 0
CHICAGO IL 60606-0115	1501 S AIRPORT DR	
AIRPORT INVESTMENTS LLC	W3800-00-700-0000-01	L: 91039
909 S AIRPORT DR	WEST TRACT W181.50'-S120' FT 700	B: 0
WESLACO TX 78596-6651	0.50AC GR 0.44AC NET	
	1141 S AIRPORT DR	





National Headquarters
6002 Jain Lane, Austin, Texas 78721

phone: 512.462.2181 • fax: 512.462.2028 • www.swkey.org

August 13, 2019

Via Electronic Mail to: paju269@aol.com

Juan Medina
Medina Real Estate
309 W. Pike, Suite A
Weslaco, Texas 78596

Re: **1110 S. Airport Drive, Weslaco, Texas 78596**

Dear Juan,

Southwest Key Programs, Inc. ("Tenant") is pleased to offer the following terms and conditions as the basis for a potential lease at above-referenced property ("**Lease**") with **SAN-GAR Properties, LTD ("Landlord")**:

Property:	1110 S. Airport Drive and 1202 S. Airport Drive Weslaco, TX 78596
Premises:	Approximately 1.04 acres of land, including the single-story 17,395 square foot building (the "Building") depicted in the attached floorplan, legally described as RO-ELLEN ADDITION UT NO. 2 LOT 6, and 1.0417 acres of land legally described as RO-ELLEN ADDITION UT NO. 2 LOT 7 Hidalgo County, Texas.
Term:	Initial term period is 60 full calendar months after rent commencement date ("Initial Term") with two 5-year renewal options as defined below.
Commencement Date:	Rent shall commence upon the later of: (1) completion of tenant improvements to the Premises and issuance of a certificate of occupancy, or (2) October 1, 2019. All other terms and conditions shall commence upon execution of the Lease.
Prior Access:	Tenant and its representatives may enter the Premises any time after the execution date of the Lease (prior to the Commencement Date) for the purposes of performing any construction or improvements and other work relating to the installation of telephone, data cabling, furniture, and special fixtures. Tenant shall not be responsible for any rent or operation expenses during the prior access period.

our misión  nuestra misión

Opening doors to opportunity so individuals can achieve their dreams
Abriendo puertas de oportunidad para que todas las personas logren sus sueños.

Base Rent:	Monthly base rent in the amount of \$14,500 plus applicable operating expenses shall be payable on the first day of the month during the initial Term of the Lease, subject to rental increase.
Operating Expenses:	In addition to the foregoing Base Rent, Tenant shall be responsible for its pro rata share of actual operating expenses, including taxes, insurance, maintenance and utilities. The Tenant shall pay monthly property taxes and building insurance amount equal to one-twelfth of the estimated annual expenses, which is currently estimated at \$4,000 per month. The Landlord shall provide an annual tax and insurance reconciliation and adjustments by the end of the 1st quarter of the subsequent year.
Tenant Improvements:	Tenant shall accept the Premises in its current "as-is" condition. Notwithstanding the foregoing, Landlord shall be responsible for performing any necessary maintenance and repairs to the roof, building structure, electrical, plumbing, mechanical, and HVAC systems required for Tenant's use and occupancy. Tenant and its representatives may enter the Premises prior to execution of the Lease for the purposes of performing any inspections. Tenant will perform installation of and maintenance to the sprinkler system.
HVAC & Building Systems:	Tenant shall be responsible for the cost of repairs and maintenance to the HVAC, mechanical, electrical, plumbing, sprinkler and other building systems after the Commencement Date. Notwithstanding the foregoing, Landlord shall warrant the HVAC and other building systems during the first year of the Term.
Parking:	Tenant shall have the exclusive right to use all the parking spaces located on the Property and associated with the Premises.
Renewal Options:	Tenant shall have the option to renew the Initial Term for two (2) additional periods of 60 months each at the Fair Market Rental Rate—as defined below—by providing written notice to Landlord no later than 90 days prior to Tenant's Lease expiration.
Fair Market Rental Rate:	Fair Market Rental Rate shall be that rate charged for space of comparable size and condition in comparable buildings in the McAllen market, taking into consideration the location, quality and age of the building, tenant improvement allowances, rental abatements, lease takeovers/assumptions, moving expenses and other concessions, term of lease, extent of services to be provided, distinction between "gross" and "net" lease, base year or other amounts allowed for escalation purposes (e.g. expense stop), the time the particular rental rate under consideration became or is to become effective, parking charges, if any, or any other relevant term or condition.

Security Deposit:	A security deposit equal to one month's rent due at signing. Tenant will provide audited financial statements ("financial statements") for the past three years prior to execution of the lease.
Furniture, Fixtures & Equipment ("FF&E"):	All cubicles, phone systems, security systems, access systems, cameras and any other FF&E shall remain in the Premises to be used by Tenant throughout the Initial Term and renewals at no cost to the Tenant. Tenant will take all such systems and materials as-is.
Right to Assign or Sublease:	Tenant shall have the right to assign the Lease in its entirety or to sublease all or a portion of the Premises to any creditworthy third party with Landlord's consent, not to be unreasonably withheld or delayed. Landlord's review of Tenant's proposed assignment or sublease to take no more than thirty (30) days. If Landlord does not reject the assignee/sublessee within thirty (30) days, the assignment/sublease will have been deemed approved. Tenant shall retain any profits associated with a sublease or assignment. Notwithstanding the foregoing, Landlord will have the right to assign the lease in its entirety upon notification to Tenant.
Sunset Provision:	Tenant shall have the right to terminate this Lease one year from the Commencement Date. After one year from the Commencement Date, , modification of the Initial Term, or Renewal Term, Tenant may terminate the lease upon issuing 60—days' written notice to Landlord that states one of these permissible reasons for early termination: (1) funding for the program to be conducted by the Tenant has changed so as to render the award for the program insufficient for commercially reasonable operation; or (2) tenant is unable to obtain or maintain the necessary zoning, permitting, and licensing required by all city, county, state, and federal standards; or (3) Landlord fails to maintain all structural portions, utility systems, equipment in the Building, and exterior of Premises (e.g., foundations, bearing, exterior walls, subroofing, utility connections and equipment, etc.). With respect to provision (3), however, it is expressly agreed that Landlord shall be promptly notified in writing ("maintenance notice") of any such failure to maintain the premises not later than fourteen (14) days following the event giving rise to the notice, and Landlord shall have fifteen (15) days thereafter to cure the maintenance concern. This is an express condition precedent to termination pursuant to provision (3). If these conditions are met, Tenant shall pay to Landlord as the sole consideration for such early termination a fee equal to the amount of Landlord's unamortized leasing costs (to be defined in the Lease), plus one (1) month's Base Rent for each full year of Term or Renewal Term remaining under the Lease.

- Signage:** Tenant, at its sole cost and expense, shall be allowed to erect prominent signage on the Building and the Property in accordance with local building codes.
- Holdover:** In the event of holdover, Tenant shall pay 110% of the last applicable Base Rent rate per the Lease.
- Commissions:** Landlord t has negotiated a 4% real estate brokerage commission fee for guaranteed rents for the initial term period with the listing agent per a separate agreement. The realtors involved in the transaction shall determine the commission fee sharing arrangement among themselves. Landlord will only pay commissions for years in which Tenant has an active lease, which may be paid on an annual basis following confirmation of renewal.
- Non-Binding:** This letter is a non-binding expression of the parties' interests to reach an agreement, and is neither an offer nor a contract. No party shall have any rights or obligations with respect to any other party because of the existence of this letter. No party should take any action in reliance on this letter. No party shall fail to take any action in detrimental reliance upon this letter. Any lease transaction shall be subject to approval of Tenant and evidenced by a mutually executed Lease.

[signatures on following page]

Time for Response: Please provide your response to this letter no later than three (3) business days from the date of receipt of the same.

Thank you for your consideration. We look forward to hearing from you and working together for years to come. Please let us know if you have any questions or would like to discuss the foregoing.

Sincerely yours,
Southwest Key Programs, Inc.

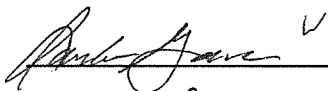
David Sheldon
Director of Real Estate

cc: Eric Marin, Chief Financial Officer
Iris Gonzalez, Senior Legal Counsel

ACKNOWLEDGED AND AGREED to this 15 day of August, 2019.

Landlord:

By:

 *V.P. Orlando Pinner*

Name:

Sandra Parker

Title:

Owner / Landlord

Emergency Evacuation Plan



South Texas Region

Weslaco

2019

Transport Teams

1 st Team		
Program Director / Assistant Program Director	Team Leader	Coordinate planning for evacuation with team. Initiates contact with all agencies needed to be notified once evacuation has been ordered. Coordinate with designated emergency sites of time of arrival and any other arrangements necessary prior to departure.
Lead Security Monitor	Team Coordinator	Assist in coordination of evacuation with Department Leads and staff to ensure all equipment, documentation, and any other areas are in place during and after the evacuation. Will follow evacuation guide and checklist.
Shift Supervisor	Team Coordinator	Coordinate transportation floor operations during and after evacuation to include staff coverage, transportation and scheduling.

Please note: Teams will rotate depending on the number of times the shelter needs to be evacuated.

Emergency Phone Numbers

	Home	Mobile
<u>Program Director</u> Jesus Yarena	N/A	(956) 551-9052
<u>Assistant Program Director</u> Daniel Dial	N/A	(956) 245-6823
<u>Lead Clinician</u> Jennifer Pena	N/A	(939) 456-6381
<u>Shift Supervisor</u> Debbie Saenz	N/A	(956) 336-7281
<u>Shift Leader</u> Andrew Rodriguez	N/A	(956) 564-1583
<u>Lead Security Monitor</u> Luis Guillen	N/A	(956) 962-5940
<u>Lead Case Manager</u> Claudia Villa	N/A	(956) 245-4068
<u>ORR FFS</u> Dr. Elisie Bellevue	N/A	(202) 826-4813
<u>Regional Executive Director</u> Nicole Hinojosa	N/A	(956) 466-2021
<u>Associate Vice President of Immigrant Children's Services</u> Hector Zuniga	N/A	(956) 579-7941

POST Hurricane Protocol:

1. Once severe weather has subsided, designee will coordinate steps to ensure that clients can return home from evacuation site and given the green light.
2. On-site inspection will be conducted of the home, surrounding, entrance and exit streets as well as light and water services
3. Once full facility inspection is conducted, those staff left behind will be called upon to return to work in order to start clean up prior to having the clients return
4. Clean up detail will consist of complete sanitation, linen change, kitchen fully equipped and functional and pickup of any debris.
5. Alternative shelter will be coordinated with Emergency Management Office.
6. Maintenance will ensure that all equipment needed to bring the home to livable status is kept in working order such as chainsaw, fuel, roof tarps for leaks, etc.

In the case facility is not able to be reoccupied arrangement will be made with the following agency for alternative shelter:

Site:

Use of one or more of our current 6 facilities in Brownsville or San Benito, Texas

PRIMARY DUTIES IN THE CASE OF A HURRICANE

Primary Responsibilities	
Program Director Jesus Yerena	Program Director is responsible for making coordinating the evacuation procedure for program by keeping continuous contact with COO and update on weather conditions. Program Director will give the direction for evacuation and make contact with POC for designated emergency shelter
Asst. Program Director Daniel Dial	Will assist in all duties performed by the Program Director in his/her absence. Will assist in the coordination of all duties assigned to Management Team and Direct Staff. Maintain constant contact with agencies and Program Director.
Evacuation Coordinator Team Debbie Saenz	Will coordinate the evacuation of the clients and staff. Tentative schedule will be drafted to ensure continued supervision is provided to the clients' en-route and during evacuation. Will maintain constant communication with the designated POC of the emergency shelter and Program Director. Responsible for program operations during the evacuation.
Lead Medical Coordinator Sonia Muniz	Responsible for providing current list of clients on medication, copies of medication logs, and medication. All medication will be properly labeled and placed in carrying case for easy transport. Will ensure that sufficient over the counter medication is available for emergency use and need.
Executive Assistant Gabriela Pina	Will allocate the funds to the Evacuation team prior to departure along with all pertinent information needed for hotel accommodations (telephone and confirmation numbers). Will coordinate that all electronic equipment and critical information is properly covered and stored in preparation for the hurricane. Update list of employee contact numbers will be drafted and available to all Management Team.
Lead Clinician Jennifer Pena	Will ensure that any necessary information needed is transferred over to the Evacuation Team such as client on constant observation, etc. Will assist with the departure of all clients and staff. Will be part of the team designated to assist in return of the evacuated team for client services and supervision. And any other duties and required.
Lead Teacher Alfredo Ybarra	Ensures that sufficient educational material is provided for evacuation time and based on clients educational level. Coordinates with educational department any assistance needed to assist in supervision so that relief staff is able to go home and pack.
Lead Case Manager Claudia Villa	Provide copy of current NTA binders and notifying all DFC, sponsors, Pro Bar, and other agencies of evacuation plans. Ensure that case management component secured all confidential information.
Head Cook Anna Guzman	Responsible for coordinating meal preparations for clients and staff designated to evacuate. Coordinate with staff the proper storage of food and perishable items. Notification to vendors for cancellation of any deliveries. Keep kitchen staff on standby until evacuated team returns home.
Lead Security Monitors Luis Guillen	Assist transport team on checklist and staff coverage. Will provide drafted schedule for evacuation time allowing for sufficient coverage and relief. Will ensure all necessary items and vehicles are ready to go. Will ensure that staff staying behind is easily accessible for relief once evacuation team has been activated and upon return.
Shift Leaders	Responsible for maintaining client supervision and assist in the evacuation process. Will coordinate with Shift Supervisors on staff duties and availability
Maintenance	Will ensure that all SWK property, Educational and Home, is properly secured and covered to minimize damage that may be caused by severe weather. Coordinate with Management Team for additional duties.
Transportation Coordinator Security Monitor Sabas Garza	Ensure that all vehicles are maintained in good, operable, up to date running condition and kept fully fueled. Any discrepancies will be immediately reported to Assistant Program Director or Program Director for repairs. Bimonthly maintenance checks will be conducted to ensure evacuation readiness.
Communication Coordinator Security Monitor Lizeth Jimenez	Will ensure all radios, backup batteries, earpieces and other pertinent items are quickly designated and accounted for. During Hurricane Season the designated Communication Coordinator will conduct biweekly radio checks and update inventory lists for any changes or item repairs. In the case a radio needs to be replaced or nonfunctional, immediate notification will be given to the Shift Supervisor or Asst. Program Director.

In the case of a Hurricane:

- 1) The Program Director or designee monitors emergency weather broadcasts from the National Weather Service (NWS) and notifies the Emergency Plan Coordinator on site of tropical storms/ hurricane watches or warnings affecting the facility.
- 2) The Program Director or designee decides when to evacuate clients and staff to emergency shelter location, unless the NWS or other authority issues a mandatory evacuation, in which case an evacuation is necessary.
- 3) Evacuation will be activated once NWS categories the Hurricane a Category 2 and is located in the Gulf of Mexico. It is at this point that the minus ninety-sixth hour will begin.
- 4) A manifest will be faxed to the ICE Coordinator to ensure that all vehicles, clients and staff are cleared to pass through immigration checkpoints. A copy of the manifest will also be provided to every vehicle utilized to transport clients.
- 5) Upon arrival to emergency site, mandatory headcounts will be conducted and designated staff will assume their duties to ensure the continued supervision of the clients.
- 6) Return to the program will be coordinated by the Program Director or designee in coordination with the ORR Federal Field Coordinator

Emergency Preparedness Plan

In the event of an imminent threat by a hurricane or unforeseen event, all SWK Program youths will be evacuated to the following sites, **please note this plan is in effect for years 2019:**

**SWK Casa Combes
EdgeWood High School ISD
4133 Eldridge San Antonio, Texas 78237
Gymnasium**

Alternative site for all programs:
TBD

POC for sites:

Martin Hinojosa-956-639-6077

Hector Zuniga-956-579-7941

Cpt. Brandon Murrey

Emergency Office Command Officer

210-207-5968 Office

210-364-6041 Mobile

The following guidelines shall be followed:

I. Within **Ninety-six (96) Hours**

- A. Program Director and/or Assistant Program Director communicate with April Young, ORR Project Officer or designee and all personnel participating in the evacuation are placed on standby. Program Director and/or Assistant Program Director notify the contact person and advise of a possible evacuation. (Primary evacuation site)
- B. Southwest Key Programs will be providing all transportation for all the residents.
- C. Do preventative maintenance on vehicles to be used by staff during the evacuation; top off all fluids, inspect tires, fuel all vehicles, and ensure that all vehicles have safety and first aid kits.

All Vehicle Fleet will be used to accommodate a ratio of 9 to 3 staff when transporting in 12 passenger vans.

Ratio of 6 to 2 staff ratio when transporting in mini vans.

All buses will be 1 to 5 ratio with maximum of 20 residents and 4 staff

Youth with special needs will be transported separately with medical staff to ensure needs are adequately met during trip.

- D. Make lodging accommodations for all staff participating in the evacuation.
- E. Program Director and/or Assistant Program Director ensure that there are enough cash funds on hand to sustain any emergency, if needed; Southwest Key Program Corporate Office is capable of wiring money to any site.
- F. Prepare all equipment for evacuation
 - 1. Pack all gear for clients: pillows, sleeping bags, blankets, cots and clothing.
 - 2. Account and secure all medication: internal and external medication and over the counter medication
 - 3. Account and secure all NTAs and central brief along with any medical logs and forms, and phone numbers for youth family contacts
 - 4. The Case manager shall account and secure all client files in preparation for transport, will continue with the reunification process at the evacuation site. All equipment, printers, computers and necessary paperwork will be transported to evacuation site for easy access.

II. Within **Eighty-four (84) Hours**

- A. Program Director and/or Assistant Program Director will direct Kitchen Supervisor to ensure all meals for residents, three (3) per client, and to have enough portable water to be stowed in all vehicles used in the evacuation.
- B. Program Director and/or Assistant Program Director and or designee make calls to all personnel to assist in evacuation and direct the staging of gear and equipment.
- C. All clients and volunteers are ready for evacuation.
- D. Maintain a frequent and current headcount. Report to EPC and/or designee.

III. Within **Seventy-two (72) Hours**

- A. All Southwest Key vehicles are loaded with all gear and all clients are boarded.

Upon completion, the vehicles depart to designated Emergency Evacuation Shelter. Other vehicles will follow with additional staff and equipment.
- B. Convoy is led by the ORR/DHS designee and Southwest Key Program Management Staff in the designated vans will follow convoy.
- C. Senior Southwest Key staff shall maintain in constant communication with Program Director and/or Assistant Program Director.
- D. Other South Texas Programs will depart within the same timeframe to follow convoy.

IV. **Additional Support Staff**

- A. Program Director and/or Assistant Program Director shall ensure that there is enough staff on-hand to replace any staff member that may not be able to participate in the evacuation.

V. **Evacuation Route**

- A. The ORR/DHS designee will be led by the convoy to **Designated Evac Site**
- B. Designated emergency route will be ****Designated Evac Site**
- C. The convoy will make periodic stops to rotate drivers, feed the clients, make routine checks of the vehicles, and to clean the vehicles.

VI. Evacuation Site

A. Primary evacuation site will be at the following location,

**SWK Casa Combes
EdgeWood High School ISD
4133 Eldridge San Antonio, Texas 78237
Gymnasium**

In the event that the primary sites are unavailable, the alternative site that will be used is:

TBD

Medical Services Provider:

- Bear Pediatric 10103 W. Loop 1604 N Suite 101 SanAntonio, Tx 78254 (Medical)
- Laurel Ridge Treatment Center 17720 Corporate Woods Dr. SanAntonio, Tx 78259 (Psy)
-

B. In the event that the primary sites are unavailable, the alternative site that will be used is:

VII. **Maintain a frequent and current headcount.**

EVACUATION GUIDE AND CHECK LIST

- 1) Evacuation call received at _____ am/pm
 - a) Implement Evacuation Plan
 - b) Do Preventive Maintenance Checks and Services to all vehicles
 - 1) Top off all fluids in vehicles
 - 2) Inspect tires and tire pressure
 - 3) Check First Aid kits
 - c) Ensure that evacuation routes are clearly marked on maps

- 2) Phone Calls to staff at _____ am/pm
 - a) Call all Staff in to work
 - b) Notify all volunteers – send them home to prepare for evacuation
 - c) Notify all funding source representatives, ORR, Probation Officers, Parents and or Guardians (Make sure attempts are documented)
 - d) Advise Kitchen Supervisor to prepare all perishable items (meals)
 - 3) Prepare all equipment for evacuation at _____ am/pm
 - a) Pack all gear for clients
 - 1) Pillows
 - 2) Sleeping bags & Blankets
 - 3) Clothing
 - b) Account for all medications
 - 1) Prescribed-internal and external
 - 2) Over the Counter-internal and external
 - c) Account for all logs and forms
 - 1) Medication & Daily logs
 - 2) Case Briefs /Instructions to staff/medical consent forms/ Medicaid or INS/ORR
 - d) Ensure all perishables are packed accordingly (KS) List TBA
 - 4) Load Vans & Buses at _____ am/pm
 - a) Load all Gear
 - 1) Sleeping Gear
 - 2) Medication trunk
 - b) Load all Perishables
 - 5) All aboard at _____ am/pm
 - a) All Staff and clients load up into buses and vans
 - 1) Ensure proper head counts
 - 2) Advise clients of road rules
 - b) Verify all items to be taken against Check List
 - c) Attempt to keep at least 1 staff with a Cell phone in each vehicle
 - 6) Depart SWK—at _____ am/pm
- Note:** All clients approved to go home have been picked up. Those approved but not picked up will evacuate facility with remaining clients.
- 7) All operations transferred to Shelter at _____ am/pm
 - a) Contact Shelter Supervisor
 - b) Assign work schedule to all staff

SOUTHWEST KEY PROGRAM WILL PROVIDE ALL VEHICLES FOR TRANSPORTATION AND ALL STAFF FOR PROPER COVERAGE WHILE AT [EVACUATION SHELTER].

1110 S Airport Dr

Conditional Use Permit

Legend

 1110 S Airport Dr.

Google Earth

© 2018 Google
© 2018 INEGI





Standardized Agenda Request Form

Date of Meeting: September 17, 2019		Agenda Item No. (to be assigned by CSO): 2019-2737	
From: Benjamin Worsham			
Subject: Discussion and consideration after public hearing on behalf of Herman Mendez to approve Ordinance 2019-37 to rezone 2949 & 2941 N. Texas. also being Lot C1& C2, Apostolic Assembly Church Subdivision, Weslaco, Hidalgo County, Texas from R-1 One-family dwelling district to B-2 Secondary highway business district and authorize the Mayor to execute any related documents. First reading of Ordinance 2019-37. Possible Action. (Staffed by Planning and Code Enforcement Department.)			
Background: The applicant is requesting to rezone property from R-1 One-family dwelling district to B-2 Secondary highway business district. Twenty-five (25) property owners within 200 feet of the applicant's property were notified by letter on August 23, 2019.			
Funding Source (budget code, if applicable):			
Amount:	Term of Impact:	Identified in Current Budget:	
Additional Action Prompted: Mayor's Signature Public Hearing Ordinance - First Reading Ordinance - Final Reading			
If item previously considered, provide date and action by Commission:			
If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners: Notice of the application and the Public Hearing for the City Commission appeared in The Monitor on August 19, 2019.			
Advisory Review, if any (name of board/committee, date of action, recommendation): The Planning & Zoning Commission recommended approval of the rezone request on September 4, 2019.			
Kayla Arevalo Benjamin Worsham Mike Perez		Created/Initiated Approved Final Approval	
City Manager Comments: Approve.			
Staff Recommendation: Staff recommends approval			
Attachments, if any:			

rez-00019 - attachments, 2949 & 2941 N Texas- Aerial, O2019-37 rezone 2941 and 2949 N. Texas

Responsibilities upon Approval:

Staff will advise applicant



APPLICATION FOR REZONING

The Planning & Zoning Commission meets every 1st Wednesday of each month at 5:30 pm.

The City Commission meets every 1st and 3rd Tuesday of each month at 5:30 pm

FILE NO. Rez 19-00019

PROPOSED PROJECT

Legal Description of Property to be rezoned:

Lot C1 & C2 Block Farm Tract 115

Subdivision Name APOSTOLIC ASSEMBLY CHURCH SUBDIVISION 2949 & 2941 N Texas
C1 C2

Street Address 200 W

Existing Zoning R1 Existing Land Use Vacant

Proposed Zoning B2 Proposed Land Use

5 \$300.00 non-refundable filing fee.

Detailed dimensioned site plan/map must be submitted with this request.

Survey and metes and bounds if the legal description is a portion of a lot.

City and school tax receipts attached.

I have received a copy of "The Intent of Zoning Application Instructions".

APPLICANT

Name Herman Mender Phone 596-376

Address 512 Hidden Trace Fax:

City Weslaco State Tx Zip Code 78599 E-Mail: p.hermanmender@yahoo.com

OWNER

Name Same Phone

Address Fax:

City State Zip Code E-Mail:

I certify that I am the actual owner of the property described above and this application is being submitted with my consent (include corporate name if applicable); or I am authorized by the actual owner to submit this application and have attached written evidence of such authorization.

Signature Herman Mender Date 7/23/19
Owner

Signature Date
Applicant

Signature Date
Authorized Agent

STAFF USE ONLY

Accepted By _____ Payment Received By _____ Date Paid _____

Notice of Public Hearing Sent to Property Owners within
200' of Proposed Site

Date _____

P & Z Notice of Public Hearing Published in Newspaper

Date _____

City Commission Notice of Public Hearing Published

Date _____

Presented to P & Z Commission

Approved _____ Disapproved _____ Tabled _____

Date _____

Presented to City Commission

Approved _____ Disapproved _____ Tabled _____

Date _____

Ordinance No. _____

City of Weslaco

"The City on the Grow"



David Suarez, Mayor
Greg Kerr, Mayor Pro-Tem, District 2
Leo Muñoz, Commissioner, District 1
Jose "J.P." Rodriguez, Commissioner, District 3
, Commissioner, District 4
Letty Lopez, Commissioner, District 5
Josh Pedraza, Commissioner, District 6

Mike R. Perez, City Manager

PLANNING DEPARTMENT

August 23, 2019

Legal Notice

Dear Occupant:

The Weslaco Planning and Zoning Commission will hold a public hearing on Wednesday, September 4, 2019, for the Planning and Zoning Commission and on or before September 17, 2019 at 5:30 p.m. at the City Hall Legislative Chambers located at 255 South Kansas Avenue to consider the following request:

CONDITIONAL USE PERMIT REQUEST:

Herman Mendez is requesting to rezone 2949 and 2941 N. Texas. Also being Lot C1 & C2, Apostolic Assembly Church Amended Subdivision, Weslaco, Hidalgo County, and Texas from R-1 One-family dwelling district to B-2 Secondary highway business district.

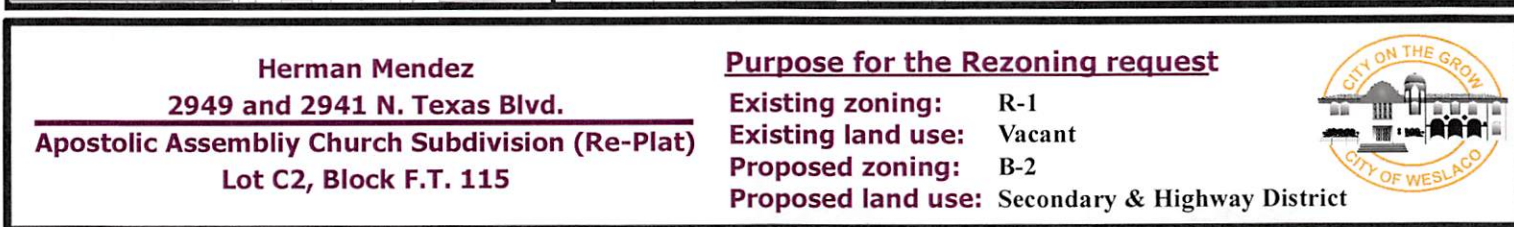
The public is hereby invited to attend and express their support or opposition to the request. You may also file a written notice supporting or protesting this action. For more information please call the Planning Department at (956) 447-3403.

Si desea información en español, por favor llame al departamento de Planeación de la ciudad de Weslaco, (956) 447-3403.

Sincerely,

Rebekah de la Fuente, CFM
Assistant Planning Director





AUG 22, 2019

AGUILERA REAL ESTATE HOLDI 920 S CLOSNER BLVD EDINBURG TX 78539-5617	A1311-02-000-000A-00 AGUILERA MEDICAL PLAZA NO. 2 LOT A 2990 N TEXAS BLVD	L: 396500 B: 813092
OCANAS JOSE G & MARIA 2921 N TEXAS BLVD WESLACO TX 78599	T1250-00-001-0001-00 TEJAS CUATRO LOT 1 & LOT 2 BLK 1 2921 N TEXAS BLVD	L: 95392 B: 112301
CARR JOHN L & LINDA K 202 AUSTIN ST WESLACO TX 78599-9785	T1250-00-001-0003-00 TEJAS CUATRO LOT 3 BLK 1 202 AUSTIN ST	L: 22680 B: 105258
JUAREZ JULIO C & MARIA S 206 AUSTIN ST WESLACO TX 78599-9785	T1250-00-001-0004-00 TEJAS CUATRO LOT 4 BLK 1 206 AUSTIN ST	L: 22680 B: 48574
GOMEZ GERARDO JR 2509 S LANE DRIVE WESLACO TX 78599	T1250-00-001-0005-00 TEJAS CUATRO LOT 5 BLK 1 210 AUSTIN ST	L: 22680 B: 0
VARELA ALFREDO 214 AUSTIN ST WESLACO TX 78599	T1250-00-001-0006-00 TEJAS CUATRO LOT 6 BLK 1 214 AUSTIN ST	L: 22680 B: 59402
TEJAS BLDG & DEV INC 2401 E EXPRESSWAY 83 WESLACO TX 78599	T1250-00-002-0001-00 TEJAS CUATRO LOT 1 BLK 2 2901 AUSTIN ST	L: 89440 B: 57538
TREVINO ERIKA 117 AUSTIN ST WESLACO TX 78599	T1250-00-002-0002-00 TEJAS CUATRO LOT 2 BLK 2 117 AUSTIN ST	L: 22680 B: 104103
TREVINO ERIKA 117 AUSTIN ST WESLACO TX 78599	T1250-00-002-0003-00 TEJAS CUATRO LOT 3 BLK 2 121 AUSTIN ST	L: 22680 B: 0
VASQUEZ CAROLINA 2401 S GEORGIA AVE WESLACO TX 78596	T1250-00-002-0004-00 TEJAS CUATRO LOT 4 BLK 2 201 AUSTIN ST	L: 22680 B: 0
RODRIGUEZ CRISTELA 101 S PALMAS ST WESLACO TX 78596-5929	T1250-00-002-0005-00 TEJAS CUATRO LOT 5 BLK 2 205 AUSTIN ST	L: 22680 B: 0
GARZA CARLOS I PO BOX 6105 MCALLEN TX 78502-6105	W3800-00-108-0000-01 WEST TRACT-E660'-N165'-S495' FT 108 2.50AC 0	L: 0 B: 0

AUG 22, 2019

COLUMBUS CLUB OF WESLACO 850 S IOWA AVE WESLACO TX 78596-7038	W3800-00-108-0000-02 WEST TRACT-THE WEST 2.5 ACRES OF THE NORTH 5 ACRES OF THE SOUTH 0	L: 20500 B: 82780
ARRIAGA CLARA LUZ 517 S 6TH ST DONNA TX 78537-3126	W3800-00-116-0000-01 WEST TRACT 1AC-N10AC FT 116 2719 N TEXAS BLVD	L: 217800 B: 25435
APOSTOLIC ASSEMBLY OF THE FAITH IN CHRIST JESUS PO BOX 1894 WESLACO TX 78599-1894	A5508-00-000-0001-00 APOSTOLIC ASSEMBLY CHURCH LOT 1 2941 N TEXAS BLVD	L: 165165 B: 0
FISCAL ALMA DELIA 200 NORTHCROSS LN WESLACO TX 78599-8723	N4490-00-000-0001-00 NORTHCROSS LOT 1 0	L: 22680 B: 79820
AFFORDABLE HOMES OF SOUTH 1420 ERIE AVE MCALLEN TX 78501-5220	N4490-00-000-0002-00 NORTHCROSS LOT 2 0	L: 22680 B: 0
SCOTT STEVEN 207 NORTHCROSS AVE WESLACO TX 78599-8724	N4490-00-000-0029-00 NORTHCROSS LOT 29 0	L: 22680 B: 73770
AFFORDABLE HOMES OF SOUTH 1420 ERIE AVE MCALLEN TX 78501-5220	N4490-00-000-0030-00 NORTHCROSS LOT 30 0	L: 22680 B: 0
AFFORDABLE HOMES OF SOUTH 1420 ERIE AVE MCALLEN TX 78501-5220	N4490-00-000-0031-00 NORTHCROSS LOT 31 0	L: 22680 B: 0
VALERO ORLANDO & NANCY A 201 NORTHCROSS LN WESLACO TX 78599-8724	N4490-00-000-0032-00 NORTHCROSS LOT 32 0	L: 22680 B: 78012
AFFORDABLE HOMES OF SOUTH 1420 ERIE AVE MCALLEN TX 78501-5220	N4490-00-000-00C1-00 NORTHCROSS LOT C1 0	L: 166440 B: 0
GARCIA JUAN M DBA JJ HOME 2025 W MILE 11 N WESLACO TX 78599-1685	N4490-00-000-00C2-00 NORTHCROSS LOT C2 0	L: 99864 B: 0
APOSTOLIC ASSEMBLY OF THE PO BOX 1894 WESLACO TX 78599-1894	A5508-00-000-00C1-00 APOSTOLIC ASSEMBLY CHURCH LOT C1	L: 166399 B: 0

AUG 22, 2019

APOSTOLIC ASSEMBLY OF THE

A5508-00-000-00C2-00

L: 166399

APOSTOLIC ASSEMBLY CHURCH LOT C2

PO BOX 1894

B: 0

WESLACO TX 78599-1894

TAX RECEIPT

Rez 19-00019



PABLO (PAUL) VILLARREAL JR., PCC
 HIDALGO COUNTY TAX ASSESSOR - COLLECTOR
 PO BOX 178
 EDINBURG, TEXAS 78540

Certified Owner:

APOSTOLIC ASSEMBLY OF THE
 FAITH IN CHRIST JESUS
 PO BOX 1894
 WESLACO, TX 78599-1894

Legal Description:

APOSTOLIC ASSEMBLY CHURCH LOT C2

Parcel Address: 0 TEXAS BLVD

Legal Acres: 0.7640

Deposit No: EL1901693A
 Validation No: 900000054759602

Account No: A5508-00-000-00C2-00
 Operator Code: JOSEPH93

Remit Seq No: 39940664
 Receipt Date: 01/16/2019
 Deposit Date: 01/16/2019
 Print Date: 01/16/2019 10:23 AM
 Printed By: JOSEPH93
 Appr. Dist. No.: 1125949

Year	Tax Unit Name	Rec Type	Tax Value	Tax Rate	Levy Paid	P&I	Coll Fee Paid	Total
2018	Hidalgo County	TL	166,399	0.580000	965.11	0.00	0.00	965.11
2018	Drainage Dist #1	TL	166,399	0.095100	158.25	0.00	0.00	158.25
2018	City Of Weslaco	TL	166,399	0.666700	1,109.38	0.00	0.00	1,109.38
2018	Weslaco Isd	TL	166,399	1.159700	1,929.73	0.00	0.00	1,929.73
2018	South Texas Isd	TL	166,399	0.049200	81.87	0.00	0.00	81.87
2018	South Texas College	TL	166,399	0.178000	296.19	0.00	0.00	296.19
					<u>\$4,540.53</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$4,540.53</u>

C1 & C2.

Total \$ 9,081.06

CK # 4436

1/16/19

Check Number(s):
 4436

PAYMENT TYPE:

Checks: \$4,540.53

Exemptions on this property:

Total Applied: \$4,540.53
 Total Tendered: \$9,081.06
 (for accounts paid on 01/16/2019)
 Change Paid: \$0.00

PAYER: 26924521
 APOSTOLIC ASSEMBLY CHURCH
 TAX EXEMPT#95-6087955
 PO BOX 1894
 WESLACO, TX 78599

RECEIVED

JUL 25 2019

Planning &
 Code Enforcement Dept.

TAX RECEIPT



PABLO (PAUL) VILLARREAL JR., PCC
HIDALGO COUNTY TAX ASSESSOR - COLLECTOR
PO BOX 178
EDINBURG, TEXAS 78540

Certified Owner:

APOSTOLIC ASSEMBLY OF THE
FAITH IN CHRIST JESUS
PO BOX 1894
WESLACO, TX 78599-1894

Legal Description:

APOSTOLIC ASSEMBLY CHURCH LOT C1

Parcel Address: 0 TEXAS BLVD

Legal Acres: 0.7640

Deposit No: EL1901693A
Validation No: 900000054759602

Account No: **A5508-00-000-00C1-00**

Operator Code: JOSEPH93

Remit Seq No: 39940664

Receipt Date: 01/16/2019

Deposit Date: 01/16/2019

Print Date: 01/16/2019 10:23 AM

Printed By: JOSEPH93

Appr. Dist. No.: 1125948

Year	Tax Unit Name	Rec Type	Tax Value	Tax Rate	Levy Paid	P&I	Coll Fee Paid	Total
2018	Hidalgo County	TL	166,399	0.580000	965.11	0.00	0.00	965.11
2018	Drainage Dist #1	TL	166,399	0.095100	158.25	0.00	0.00	158.25
2018	City Of Weslaco	TL	166,399	0.666700	1,109.38	0.00	0.00	1,109.38
2018	Weslaco Isd	TL	166,399	1.159700	1,929.73	0.00	0.00	1,929.73
2018	South Texas Isd	TL	166,399	0.049200	81.87	0.00	0.00	81.87
2018	South Texas College	TL	166,399	0.178000	296.19	0.00	0.00	296.19
					\$4,540.53	\$0.00	\$0.00	\$4,540.53

> - -

- - <

Check Number(s):

4436

PAYMENT TYPE:

Checks:

\$4,540.53

Exemptions on this property:

Total Applied: \$4,540.53
Total Tendered: \$9,081.06
(for accounts paid on 01/16/2019)
Change Paid: \$0.00

PAYER: 26924521
APOSTOLIC ASSEMBLY CHURCH
TAX EXEMPT#95-6087955
PO BOX 1894
WESLACO, TX 78599

RECEIVED

JUL 25 2019

Planning &
Code Enforcement Dept.

2949 & 2941 N Texas

Rezone Request R-1 to B-2

Legend

88

Northcross Ave

Texas Blvd N

Austin St

N Illinois Ave

W Merida St

Google Earth

© 2018 Google
© 2018 INEGI



700 ft



ORDINANCE NO. 2019-37

AN ORDINANCE AMENDING ZONING ORDINANCE NO. 320 AND AMENDING THE ZONING MAP OF THE CITY OF WESLACO TO CHANGE THE ZONING OF 2949 & 2941 N. TEXAS ALSO BEING LOT C1& C2, APOSTOLIC ASSEMBLY CHURCH AMENDED SUBDIVISION, WESLACO, HIDALGO COUNTY, TEXAS, FROM R-2 DUPLEX AND APARTMENT DISTRICT TO B-2 SECONDARY HIGHWAY BUSINESS DISTRICT BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF WESLACO, TEXAS:

SECTION I: R-2 Duplex and apartment district to B-2 Secondary highway business district being 2949 & 2941 N. Texas also being Lot C1& C2, Apostolic Assembly Church Amended Subdivision, Weslaco, Hidalgo County, Texas.

SECTION II: That this ordinance shall become effective upon its passage.

PASSED AND APPROVED on first reading at a regular meeting of the City Commission this 17th day of September, 2019.

PASSED AND APPROVED on second reading at a regular meeting of the City Commission this ____ day of _____, 2019.

CITY OF WESLACO

David Suarez, **MAYOR**

ATTEST:

Myra Ayala, **CITY SECRETARY**

APPROVED AS TO FORM:

Juan E. Gonzalez, **CITY ATTORNEY**



Standardized Agenda Request Form

Date of Meeting: September 17, 2019		Agenda Item No. (to be assigned by CSO): 2019-2771
From: Benjamin Worsham		
Subject: Discussion and consideration on the Final Plat for San Jacinto Estates No. 10 – being a 42.25 acre tract of land being all of Farm Tract 87 and 2.25 acres out of Farm Tract 94, West and Adams Tract Subdivision, Hidalgo County, Texas and authorize the Mayor to execute any related documents. Possible action. (Staffed by Planning and Code Enforcement Department.)		
Background: The proposed one hundred forty-four (144) lot subdivision is outside the City of Weslaco city limits. This subdivision is being serviced with water by North Alamo Water Supply Company through an 8" waterline and sewer by the City of Weslaco through a 12" sewer line. The property is within a Flood Zone "X". Owner is requesting an off-site drainage variance and annexation variance.		
Funding Source (budget code, if applicable):		
Amount:	Term of Impact:	Identified in Current Budget:
Additional Action Prompted: Mayor's Signature		
If item previously considered, provide date and action by Commission:		
If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners:		
Advisory Review, if any (name of board/committee, date of action, recommendation): The Planning & Zoning Commission recommended approval of the final plat and the variance request for off-site drainage and denial of the annexation variance on September 4, 2019.		
Kayla Arevalo Benjamin Worsham Mike Perez	Created/Initiated Approved Final Approval	
City Manager Comments: Recommend City Attorney issue an opinion to ensure City ordinance is in compliance with State Law.		
Staff Recommendation: Staff recommends approval of the final plat and compliance with the zoning ordinance for the variances		
Attachments, if any: SAN JACINTO - ATTACHMENTS, San Jacinto #10- Plat		
Responsibilities upon Approval:		

Staff will notify applicant



SUBDIVISION PLATTING APPLICATION

RECEIVED
JUL 29 2019
Planning &
Code Enforcement Dept.

The Planning & Zoning Commission meets every 1st Wednesday of each month at 5:30 pm.

The City Commission meets every 1st and 3rd Tuesday of each month at 5:30 pm

FILE NO. SUB19 00019

This form shall be completed by the Property Owner or Applicant and submitted to the Planning Department along with the required number of copies of the respective plat, review fee and all other required information listed below and in the Subdivision Ordinance. The submittal of an application does not constitute acceptance for processing until the staff reviews and determines the application is complete.

STAFF USE ONLY

☐ Single Lot Variance ☐ Minor Plat ☐ Planned Unit Development ☐ Standard Subdivision

GENERAL INFORMATION

Name of Subdivision: San Jacinto Estates No. 10

Location: Northwest corner of Mile 10 North Road and Mile 4 West Road

Legal Description: A 42.25 acre tract of land being all of Farm Tract 87 and 2.25 acres out of Farm Tract 94, West and Adams Tract Subdivision, Hidalgo County, Texas.

Is subdivision inside city limits? ☐ YES ☒ NO

If subdivision is in the ETJ, indicate? ☒ 3.5 Mile ☐ 5 Mile

If no submit letter of Annexation (Contiguous or Consensual)

Existing Zoning: N/A

Existing Land Use: Agricultural Proposed Land Use: Residential

Number of Lots Proposed: 144 Gross Acreage: _____

Title Report Submitted: ☒ YES ☐ NO

OWNER INFORMATION

Owner's Name: San Jacinto Enterprises, LLC Telephone: (956) 565-9813

Address: 2100 W. Expressway 83 Fax: _____

City: Mercedes State: TX Zip: 78570 E-mail: _____

ENGINEER INFORMATION

Name: Quintanilla, Headley & Associates, Inc. Telephone: (956) 381-6480

Address: 124 E. Stubbs St. Fax: _____

City: Edinburg State: TX Zip: 78539 E-mail: alfonsoq@qha-eng.com

255 S. KANSAS AVE ■ WESLACO, TEXAS 78596-6285 ■ 956-447-3401 ■ (Fax) 956-973-3128 ■ WWW.WESLACOTX.GOV

UTILITY PROVISIONS

Will proposed subdivision connect to:

☒ YES ☐ NO Water Provision: NAWSC

☒ YES ☐ NO Wastewater Provision: City of Weslaco

☒ YES ☐ NO Electric Company: MVEC

☒ YES ☐ NO Phone Utility <u>AT&T</u>	☐ YES ☒ NO Gas Utility	☒ YES ☐ NO Cable Utility
---	---	---

Proposed subdivision is in the following districts:

☒ YES ☐ NO Drainage District <u>HCDD #1</u>	☒ YES ☐ NO Irrigation District <u>HCCID #9</u>
--	---

Has the property been assessed as flat rate irrigable property: ☐ YES ☐ NO

Have Water Rights been conveyed to City/Water Supplier? ☐ YES ☐ NO

(Attach written proof of such assessment or that it has never been assessed as such a property) If **YES**, attach an estimate from the irrigation district of the proportional water rights for the subdivision as calculated under Texas Water Code § 49.505.

SUBMITTALS REQUIRED FOR MINOR PLAT REVIEW

Two (2) sets of plats folded and stapled (24 x 36) and forward a copy in PDF format to mhinojosa@weslacotx.gov & rdelafuente@weslacotx.gov

\$350.00 Planning Review fee

One 11" X 17" reduced copy of plat

Plat Layout

Existing & Proposed Easements

Existing & Proposed ROW

Existing & Proposed Drainage Easements

Contours

Flood Zones

Adjoiners

Existing street names

Drainage plans and calculations with engineer's seal

Elevations

Flood directional arrows

Detention areas

Street names

Proof of ownership of the property

If septic tank system required, submit soil evaluation report

Water Rights associated with the property

Tax Receipt for all taxing entities showing that taxes are paid in full

SUBMITTALS REQUIRED FOR PRELIMINARY (P & Z)

Twelve (12) sets of preliminary plat folded and stapled (24 x 36) and forward a copy in PDF format to mhinojosa@weslacotx.gov & rdelafuente@weslacotx.gov

\$350.00 (one time fee for preliminary and final plat)

One 11" X 17" reduced copy of plat

Plat Layout

Existing & Proposed Easements

Existing & Proposed ROW

Existing & Proposed Drainage Easements

255 S. KANSAS AVE ■ WESLACO, TEXAS 78596-6285 ■ 956-447-3401 ■ (Fax) 956-973-3128 ■ WWW.WESLACOTX.GOV

- _____ Contours
- _____ Flood Zones
- _____ Adjoiners
- _____ Existing & Proposed street names
- _____ Utility Layout
- _____ Existing & Proposed Utilities
- _____ Proposed Fire Hydrants
- _____ Adjoiners
- _____ Street names
- _____ Drainage plans and calculations with engineer's seal
- _____ Elevations
- _____ Flood directional arrows
- _____ Detention areas
- _____ Street names
- _____ Proof of ownership of the property
- _____ If septic tank system required, submit soil evaluation report
- _____ Water Rights associated with the property
- _____ Tax Receipt for all taxing entities showing that taxes are paid in full
- _____ Number of fire hydrants proposed for subdivision
- _____ Trip Generation Worksheet

SUBMITTALS REQUIRED FOR FINAL (P & Z) **Will not apply to Single Lot Variance**

- _____ Twelve (12) sets of plans **FOLDED & STAPLED** (24 x 36) & PDF copy **with all corrections**
- _____ Plats to be sealed by Professional Engineer
- _____ Approved Drainage Report
- _____ Traffic Impact Analysis (If required)

SUBMITTALS REQUIRED FOR FINAL (City Commission)

- _____ One set of 8 1/2 x 11 of plat and utilities with all corrections done

SUBMITTALS REQUIRED FOR PRE-CONSTRUCTION MEETING

- _____ Seven (7) full sets of construction plans 24 x 36 and one (1) 11 x 17 with plan & profile.
- _____ Engineering cost estimates for 3% geotechnical testing fees and 2% inspection fees
- _____ Notice of Intent
- _____ SW3P

SUBMITTALS REQUIRED FOR RECORDING OR HIDALGO COUNTY PLANNING

- _____ Electronic file of final plat and as-builds
- _____ Reproducible plat to be recorded with all required signatures
- _____ 3% geotechnical testing fees or negotiated Material Testing fee by City, whichever is higher
- _____ 2% inspection fee
- _____ Park Fees
- _____ Checks or Receipts: HCCID #9; HCDD #1; County Clerk
- _____ Tax certificates
- _____ Memo from engineering inspector releasing subdivision
- _____ Water Rights associated with the property dedicated and assigned to City of Weslaco or payment of fees sufficient to meet the needs necessitated and attributable to development
- _____ 30 Year Water and 30 Year Sewer Service Agreements
- _____ Park dedication/Fees in lieu of

SUBMITTALS REQUIRED FOR RECORDING BY SECURITY

- _____ Sealed engineering cost estimates
- _____ Letter of Credit/Performance Bond/Escrow

** Any revisions requested would require resubmission of plats and reduced copy reflecting changes.

AUTHORIZATION AND ACKNOWLEDGEMENTS

I certify that I am the actual owner of the property described above and this application is being submitted with my consent (include corporate name if applicable); and the following person listed below is my authorized agent to act on my behalf.

I certify that the above information is correct and complete to the best of my knowledge. I understand that I must comply with all applicable local, state, and federal regulations.

Owner Printed Name: San Jacinto Enterprises LLC

Owner Signature: [Signature] Date: 4/26/19

_____ is the authorized agent

Authorized Agent Signature: _____ Date: _____

Authorized Agent Printed Name: _____

THIS PAGE FOR STAFF USE ONLY

Date Received: _____ Received By: _____ Date Paid: _____

P & Z Commission Approval on Preliminary Plat: _____

P & Z Commission Approval on Final Plat: _____

City Commission Approval on Final Plat: _____

Preconstruction Meeting Date: _____

Date Recorded: _____ Instrument No. _____

General Comments: _____



APPLICATION FOR SUBDIVISION VARIANCE

The Planning & Zoning Commission meets every 1st Wednesday of each month at 5:30 pm.

The City Commission meets every 1st and 3rd Tuesday of each month at 5:30 pm

FILE NO. VAR19-00036

GENERAL INFORMATION

Name of Subdivision: San Jacinto Enterprises, LLC

Location: Northwest corner of Mile 10 North Road and Mile 4 West Road

Legal Description: A 42.25 acre tract of land being all of Farm Tract 87 and 2.25 acres out of Farm Tract 94, West and Adams Tracts Subdivision, Hidalgo County, Texas.

VARIANCE TYPE:

☐ Streetlights ☐ YES ☐ NO

Describe in detail the reason for the variance request:

☐ Sanitary Sewer ☐ YES ☐ NO

Describe in detail the reason for the variance request:

☐ Fire Hydrants ☐ YES ☐ NO

Describe in detail the reason for the variance request:

☐ Setbacks ☐ YES ☐ NO

Describe in detail the reason for the variance request:

☐ Drainage ☒ YES ☐ NO

Describe in detail the reason for the variance request:

Drainage detention on off-site ditch excavation in lieu of on-site detention pond. HCDD #1 does not allow on-site detention ponds.

☐ Minimum Lot Size ☐ YES ☐ NO

Describe in detail the reason for the variance request:

☐ Sidewalks ☐ YES ☐ NO

Describe in detail the reason for the variance request:

☐ Easement Requirements ☐ YES ☐ NO

Describe in detail the reason for the variance request:

☐ Other _____ ☐ YES ☐ NO

Describe in detail the reason for the variance request:

OWNER INFORMATION

Owner's Name: San Jacinto Enterprises, LLC Telephone: (956) 565-9813

Address: 2100 W. Expressway 83 Fax: _____

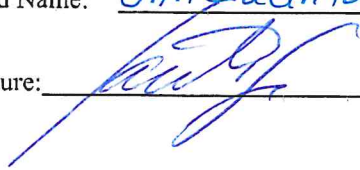
City: Mercedes State: TX Zip: 78570 E-mail: _____

AUTHORIZATION AND ACKNOWLEDGEMENTS

I certify that I am the actual owner of the property described above and this application is being submitted with my consent (include corporate name if applicable); and the following person listed below is my authorized agent to act on my behalf.

I certify that the above information is correct and complete to the best of my knowledge. I understand that I must comply with all applicable local, state, and federal regulations.

Owner Printed Name: San Jacinto Enterprises LLC

Owner Signature:  Date: 4/26/19

_____ is the authorized agent

Authorized Agent Signature: _____ Date: _____

Authorized Agent Printed Name: _____

THIS PAGE FOR STAFF USE ONLY

Date Received: _____ Received By: _____ Date Paid: _____

P & Z Meeting _____ City Commission Mtg _____

Variance Granted: _____

General Comments: _____

General Office

(956) 565-2411
(956) 565-0521 Fax

E-Mail
hccid9general@hccid9.org



RANDALL WINSTON P.E.
General Manager

JUDY BEALL
Tax Assessor-Collector

P O Box 237 Mercedes, Texas 78570

August 30, 2019

Mr. Eulalio Ramirez, P.E.
Quintanilla, Headley & Associates
124 E. Stubbs
Edinburg, Texas 78539

RE: San Jacinto No. 10 Phase I & II Proposed Subd. Drainage and Detention

Good morning Mr. Ramirez:

I have received your HCDD #1 approved Drainage Report dated 7/17/2019 for the San Jacinto No. 10 Subdivision Phase I & II which includes the 50 year detention volume. As this is the policy for HCDD #1 to have the linear detention within the ditch, HCCID #9 does not object to storing the mandated 50 year detention within the ditch. We understand that the maintenance of this section will be by HCDD #1 personnel.

If you have any questions, please feel free to call.

Sincerely,

Randall Winston
General Manager

HCCID #9
Mercedes, Texas
956-565-2411

WESLACO FIRE MARSHAL'S OFFICE
255 S. Kansas
Weslaco, Texas 78596
(956) 447-3415 Fax (956) 969-4921

DATE: 5/24/19 OCCUPANCY CLASS: Subdivision
FACILITY NAME: San Jacinto No. 10 Phase I
PHYSICAL & MAILING ADDRESS: Mile 10 North by Mile 4 West
PHONE #: _____ OWNER/MANAGER: _____

PLAN REVIEW – CHECK OFF LIST

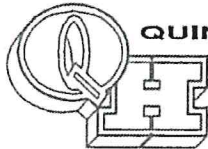
X		Approved as submitted	X	with notes
	A	Illuminated exit signs and emergency lighting shall be combination with 90-minute battery pack back-up.		
	B	All restrooms shall have emergency lighting with 90-minute battery pack back-up.		
	C	Shall provide minimum 5 lb. ABC dry chemical extinguisher at 75' intervals, annually inspected & tagged by a licensed agency and mounted no higher than 48" from top to ground. NFPA 10, Latest Edition & IFC 2015 Edition, Section 906.		
	D	Shall have fire alarm company submit plans for proposed fire alarm.		
	E	Shall have fire alarm system installed in accordance with the latest editions of NFPA 70 & 72, by a licensed agency and monitored 24/7 by an outside agency. Shall call our office 24 hours in advance for trip test. NFPA 101, Life Safety Code, 2015 Edition		
	F	Shall have fire alarm system tied into the sprinkler system to monitor flow and tamper switches. Shall also be tied into the suppression system for the kitchen hood. NFPA 101, Life Safety Code, 2015 Edition.		
	G	Shall have automatic sprinkler system installed by a licensed agency and in accordance with the latest edition of NFPA 13. Sprinkler company shall submit plans to our office and ISO for review. Shall contact our office 24 hours in advance for underground & aboveground hydrostatic tests. IFC, 2015 Edition, Section 903 & 912 and latest edition of NFPA 13. No ceiling shall be in place until aboveground hydrostatic test has been approved.		
	H	If cooking that releases grease latent vapors, shall provide hood suppression system installed by a licensed agency; hood shall vent to exterior of building. NFPA 96, Latest edition. An approved method shall be provided that will ensure that the appliance(s) is returned to an approved design location, NFPA 96, Section 12.1.2.3.1 Shall call our office 24 hours in advance for trip test. IFC, 2015 Edition, Section 904.		
	I	Shall have 1 – K extinguisher for kitchen annually inspected by a licensed agency. IFC, 2015 Edition, Section 904.11.5		
X	J	Shall have fire hydrant within 400'. Shall have 4 ½" outlet facing the street with 18" to 24" clearance from bottom of outlet to grade level for hydrant wrench. Hydrants shall be marked on the streets with reflective blue marker to show location of hydrants. Hydrants shall have 3' clearance from any fences, poles, brush, etc. Plans Comply		
	K	Fire department connection shall be free-standing, away from the building, minimum 1 ½ times the building height, out of the collapse zone, and within 100' of a fire hydrant. FDC shall be protected from impact with 4" diameter concrete filled bollards, cemented 4' into the ground with 3' above ground. Shall be spaced 3' apart. Shall have a reflective sign indicating "FDC" with 6" high letters, ½" wide. IFC, 2015 Edition, Section 903.3.7 and all of section 912, IFC, 2015 Edition, and latest edition of NFPA 13. The FDC connection shall be the 5-inch storz with a 30 to 40-degree downward deflection angle adapter. Tamper protection for backflow preventer shall be of an approved type and approved by Authority Having Jurisdiction.		
X	L	Access roads shall be 26' minimum with hydrant unobstructed, 20' without hydrant unobstructed. All weather surface road that supports the imposed loads of fire apparatus shall be in place (concrete or asphalt). Plans Comply.		
X	M	Fire apparatus access road shall comply with IFC 2015 Edition, Appendix D. (Cul-de-sac, wye, hammerhead) Plans do not comply		
	N	Shall have evacuation routes, with primary & secondary exits marked, in place. IFC, 2015 Edition, Section 404.		
	O	Shall maintain a clear path for means of egress in the following areas:		
	P	Shall have all exit doors open in the direction of egress travel. If equipped with a locking device, it shall be of an approved type.		
	Q	Every room or space that is an Assembly occupancy shall have the occupant load posted in a conspicuous place.		
	R	Shall maintain 44" clearance between aisles.		
X	S	All access gates to property shall have specs submitted to our office. Shall maintain a 20' clearance or 12' on each side of an island, if present, prior to installation of gate. Shall provide Knox Box Gate Entry System if the gate is automated. Chained gates shall have a Knox padlock in place. If the gate system is automated, all gates in the system shall open automatically. If gated.		
	T	Shall post address in front of building plainly visible from the street with 6" x ½" stroke letters or numbers.		
	U	Shall have Knox Box, 3200 Series, with hinged door, installed for fire department access. www.KnoxBox.com		
	V	Shall have Knox FDC 5-inch Storz Caps in place. www.KnoxBox.com		
	W	Shall have an exterior door to Riser Room. Shall label Riser Room with a white reflective sign to read "Riser Room" with 6" x ¾" stroke red letters.		
	X	Shall provide fire lane painted with 6" red striping, with white lettering 4" x ¾" stroke to read "No Parking Fire Lane" spaced every 10 to 12 feet.		
	Y	Shall submit a complete set of plans for construction to my office for further requirements.		
	Z	Shall pay appropriate fees for the following:	Plan review	Fire alarm plan review
		Sprinkler system plan review	Aboveground hydro test	Underground hydro test
				Suppression system trip test
X	X	Cul-de-sacs do not comply. Must be minimum 96-foot diameter.		

Asst. Fire Marshal Mike Swinnea
FIRE MARSHAL/FIRE INSPECTOR

Quintanilla, Headley & Associates, Inc.

Hidalgo County Drainage District No. 1 Drainage Report San Jacinto Estates No. 10 Phase I & Phase II Master Plan Hidalgo County, Texas

Prepared By:



QUINTANILLA, HEADLEY AND ASSOCIATES, INC.

Consulting Engineers ★ Land Surveyors

Alfonso Quintanilla, P.E. # 95534 - R.P.L.S. # 4856

Eulalio Ramirez, P.E. # 77062

Engineering Firm Registration No. F-1513

Surveying Firm Registration No. 100411-00

124 E. Stubbs St. Edinburg, Texas 78539

Phone: (956) 381-6480 Fax: (956) 381-0527

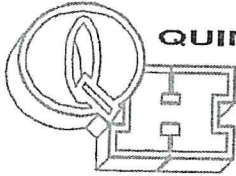
Email: alfonsoq@qha-eng.com

July 3, 2019



Handwritten signature of Marco A. Gonzalez

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QUINTANILLA, HEADLEY AND ASSOCIATES, INC.

Consulting Engineers ★ Land Surveyors

Alfonso Quintanilla, P.E. # 95534 R.P.L.S. #4856 Eulalio Ramirez, P.E. # 77062
Engineering Firm Registration No. F-1513
Surveying Firm Registration No. 100411-00
Municipal & County Projects ★ Subdivisions ★ Surveys

DRAINAGE REPORT FOR SAN JACINTO ESTATES No. 10 PHASE I & II - MASTER PLAN

A 56.65 acre tract of land being all of Farm Tract 87 and 16.65 acres out of Farm Tract 94, West and Adams Tracts Subdivision, Hidalgo County, Texas, according to the map or plat thereof recorded in volume 2, pages 34-37, map records, Hidalgo County, Texas, and according to warranty deeds recorded under document number 444190 and 444191, official records, Hidalgo County, Texas. This subdivision is located on the northwest corner of Mile 4 West Road and Mile 10 North Road. The site is currently open land and is located within the city of Weslaco E.T.J.. The proposed subdivision will consist of 193 single-family lots.
(Phase 1 - 42.25 acres, Phase 2 - 14.40 acres).

The tract is Zone "X" (unshaded), areas determined to be outside the 500-year floodplain and Zone "X" (shaded), areas of 500-year flood; areas of 100-year flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and area protected by levees from 100-year flood, as per FEMA Flood Insurance Rate Map Community Panel No. 480334 0450 C dated June 6, 2000 with LOMR dated May 30, 2002 and Letter of Map Revision based on fill (LOMR-R) dated September 21, 2018 FEMA Case No. 18-06-3447A. The calculated water elevation is 64.00 and is based on the BFE from the adjoining property.

The majority of the soil is Hidalgo (25, 28, & 30) and is in soil group "B". It is Fine Sandy Loam, Sandy Clay Loam, and Clay Loam. This soil is well drained. Permeability is moderate. Plasticity Index has a range of 4-23. See attached Soil Survey of Hidalgo County, Texas tables.

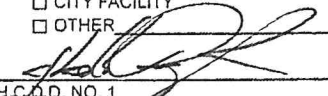
Presently, the site has very minimal runoff in a southerly direction with an approximate 0.5 % slope. The existing runoff for the proposed subdivision is $Q=22.15$ cubic feet per second based on a 10-year storm.

After development the runoff will be $Q=83.60$ cubic feet per second for an increase of $Q=61.45$ cubic feet per second (50 year storm). Detention will be 173,909.51 cubic feet (3.99 acre feet) and will be accomplished by excavating the existing Hidalgo Cameron County Irrigation District No. 9 drain ditch located on the west side of the subdivision and regrading the roadside ditch along the west side of Mile 4 West Road and the north side of Mile 10 North Road. In addition, the developer is proposing to install a storm sewer system consisting of 18", 24", 30", 36" and 42" storm pipes and Type "A" inlets that will collect the runoff from the roads that will outfall in the drain ditch. 45.00 feet of Drain Ditch Right of Way to Hidalgo County Drainage District No. 1 is being dedicated by this plat. This drain ditch flows north, then turns east and connects with H.C.D.D. No. 1 Mercedes Lateral.

Drainage calculations are attached.


Marco A. Gonzalez, P.E.
July 3, 2019



☐ REJECTED	
☒ APPROVED FOR SUBMITTAL	
☒ TO H.C. PLANNING DEPT.	
☒ TO CITY	
☒ DISCHARGE PERMIT REQUIRED	
☒ DISTRICT FACILITY	
☐ CITY FACILITY	
☐ OTHER	
	
H.C.D.D. NO. 1	07/13/2019 DATE

EXISTING:

Area = 56.65 acres (Phase 1 - 42.25 acres)
 V = 0.15 (Phase 2 - 14.40 acres)
 D = 1100.00 Ft
 c = 0.20

$$t = D / V(3600)$$

$$t = 2.04 \text{ Hrs} = 122.22 \text{ min}$$

From Rainfall Intensity Curve: $i = 1.96$

$$Q = ciA$$

$$Q = 22.15 \text{ cfs}$$

FUTURE:

Area = 56.65 Acres
 V = 0.40
 D = 1100.00 Ft
 c = 0.30

$$t = D / V(3600)$$

$$t = 0.76 \text{ Hrs} = 45.83 \text{ min}$$

From Rainfall Intensity Curve: $i = 4.92$

$$Q = ciA$$

$$Q = 83.60 \text{ cfs}$$



Ma A. Gonzalez 23-9

t (hr)	i(50 yr) (in/hr)	Qfut (cfs)	Vfut (cf)	Qext (cfs)	Vext (cf)	Vfut - Vext (cf)
0.25	9.10	154.70	139226.26	22.15	19937.35	119288.92
0.50	6.34	107.79	194024.96	22.15	39874.69	154150.27
0.75	4.98	84.57	228325.63	22.15	59812.04	168513.59
1.00	4.14	70.42	253524.19	22.15	79749.38	173774.80
1.25	3.58	60.80	273596.24	22.15	99686.73	173909.51 Peak
1.50	3.16	53.77	290377.45	22.15	119624.07	170753.37
2.00	2.60	44.12	317653.20	22.15	159498.77	158154.44
3.00	1.95	33.15	358068.56	22.15	239248.15	118820.41
4.00	1.59	26.97	388422.50	22.15	318997.53	69424.96
5.00	1.35	22.95	413085.07	22.15	398746.92	14338.15
6.00	1.18	20.09	434041.35	22.15	478496.30	-44454.95

PEAK VOLUME = 173909.51 cf (50 Year storm)
 Peak Volume = 3.99 Ac-ft

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

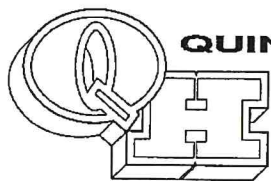
" C " - VALUES FOR RATIONAL METHOD

Type of Drainage Area	Runoff Coefficient
Residential Districts:	
Single Family (Lots less than 1/4 acre)	0.35
Single Family (Lots 1/4 to 1/2 acre)	0.30
Single Family (Lots greater than 1/2 acre)	0.25
Multi - Family (Less than 20 DU / AC)	0.45
Multi - Family (Greater than 20 DU / AC)	0.55
Business District:	0.70
Industrial Districts:	
Light Areas	0.50
Heavy Areas	0.60
Railroad Yard Areas:	0.20
Parks:	0.10
Unimproved Areas:	
Bare Surface	0.30
Grassland	0.25
Cultivated	0.20
Woodlands	0.15
Streets:	
Asphalt	0.70
Concrete	0.75
Caliche	0.70
Drives & Walks:	
Concrete	0.75
Rooftop	0.75

SAN JACINTO ESTATES No. 10
PHASE I & II - MASTER PLAN

RAINFALL INTENSITY FOR HIDALGO COUNTY								
TIME (Min)	10 YEAR (In / Hr)	50 YEAR (In / Hr)	TIME (Min)	10 YEAR (In / Hr)	50 YEAR (In / Hr)	TIME (Min)	10 YEAR (In / Hr)	50 YEAR (In / Hr)
1	14.283	17.386	31	4.913	6.224	61	3.184	4.099
2	13.28	16.210	32	4.820	6.111	62	3.149	4.056
3	12.425	15.204	33	4.731	6.002	63	3.115	4.014
4	11.687	14.333	34	4.646	5.897	64	3.082	3.973
5	11.041	13.570	35	4.584	5.797	65	3.050	3.933
6	10.472	12.895	36	4.485	5.701	66	3.018	3.894
7	9.965	12.294	37	4.409	5.608	67	2.987	3.855
8	9.512	11.755	38	4.337	5.519	68	2.957	3.818
9	9.102	11.268	39	4.266	5.433	69	2.928	3.781
10	8.731	10.825	40	4.199	5.350	70	2.890	3.745
11	8.393	10.421	41	4.134	5.270	71	2.871	3.710
12	8.084	10.051	42	4.071	5.193	72	2.843	3.676
13	7.799	9.710	43	4.010	5.118	73	2.818	3.642
14	7.536	9.395	44	3.951	5.046	74	2.700	3.610
15	7.293	9.102	45	3.894	4.976	75	2.784	3.577
16	7.068	8.831	46	3.839	4.908	76	2.730	3.546
17	6.856	8.577	47	3.786	4.843	77	2.714	3.515
18	6.659	8.340	48	3.734	4.779	78	2.890	3.485
19	6.474	8.117	49	7.684	4.717	79	2.666	3.455
20	8.301	7.908	50	3.636	4.658	80	2.643	3.426
21	8.138	7.711	51	3.589	4.600	81	2.620	3.398
22	5.985	7.525	52	3.543	4.543	82	2.598	3.370
23	5.839	7.349	53	3.499	4.488	83	2.576	3.342
24	5.702	7.183	54	3.455	4.435	84	2.554	3.315
25	5.572	7.025	55	3.413	4.383	85	2.533	3.289
26	5.448	6.875	56	3.373	4.333	90	2.434	3.164
27	5.331	6.732	57	3.333	4.284	100	2.258	2.944
28	5.219	6.596	58	3.294	4.236	120	1.981	2.596
29	5.112	6.467	59	3.257	4.189	180	1.473	1.951
30	5.011	6.343	60	3.220	4.144	210	1.313	1.747

SCALE 1" = 4000'



CONSULTING ENGINEERS
124 E. STUBBS ST.
EDINBURG, TEXAS 78539
ENGINEERING REGISTRATION NUMBER F-1513
SURVEYING REGISTRATION NUMBER 100411-00

LAND SURVEYORS
PHONE 956-381-6480
FAX 956-381-0527
ALFONSOQ@QHA-ENG.COM

NFIP

PANEL 0450 C

NATIONAL FLOOD INSURANCE PROGRAM

FIRM

FLOOD INSURANCE RATE MAP

HIDALGO COUNTY,
TEXAS
(UNINCORPORATED AREAS)



(SEE MAP INDEX FOR PANELS NOT PRINTED)

COMMUNITY-PANEL NUMBER

480334 0450 C

MAP REVISED:

JUNE 6, 2000



REVISED TO
REFLECT LOMR
DATED MAY 30, 2002

Federal Emergency Management Agency

LEGEND

SPECIAL FLOOD HAZARD AREAS INUNDATED BY 100-YEAR FLOOD

- ZONE A** No base flood elevations determined.
- ZONE AE** Base flood elevations determined.
- ZONE AH** Flood depths of 1 to 3 feet (usually areas of ponding); base flood elevations determined.
- ZONE AO** Flood depths of 1 to 3 feet (usually sheet flow on sloping terrain); average depths determined. For areas of alluvial fan flooding, velocities also determined.
- ZONE A99** To be protected from 100-year flood by Federal flood protection system under construction; no base flood elevations determined.
- ZONE V** Coastal flood with velocity hazard (wave action); no base flood elevations determined.
- ZONE VE** Coastal flood with velocity hazard (wave action); base flood elevations determined.

FLOODWAY AREAS IN ZONE AE

OTHER FLOOD AREAS

- ZONE X** Areas of 500-year flood, areas of 100-year flood with average depths of less than 1 foot or with drainage areas less than 1 square mile, and area protected by levees from 100-year flood.

OTHER AREAS

- ZONE X** Areas determined to be outside 500-year floodplain.

- ZONE D** Areas in which flood hazards are undetermined.

UNDEVELOPED COASTAL BARRIERS



Identified
1980



Identified
1990



Otherwise
Protected Areas

Coastal barrier areas are normally located within or adjacent to special flood hazard areas.



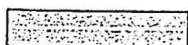
Floodplain Boundary



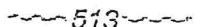
Floodway Boundary



Zone D Boundary



Boundary Dividing Special Flood Hazard Zones, and
Boundary Dividing Areas of Different Coastal Base
Flood Elevations Within Special Flood Hazard Zones.



Base Flood Elevation line, Elevation in Feet *



cross section line

(EL 987)

Base Flood Elevation in Feet Where Uniform
Within Zone *

RM 7_x

Elevation Bench Mark (See notes below)

• M1.5

River Mile

*Referenced to the National Geodetic Vertical Datum of 1929

NOTES

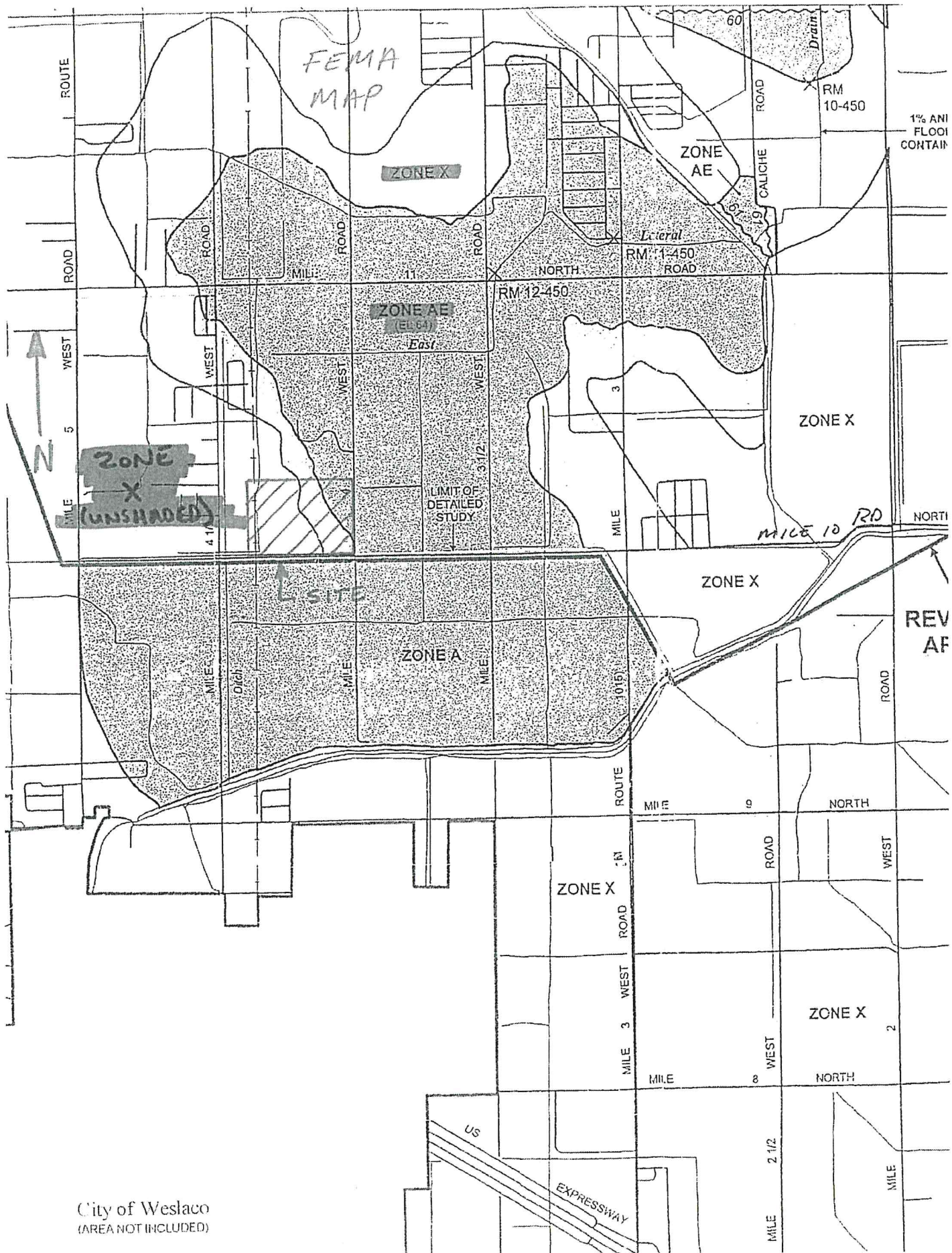
This map is for use in administering the National Flood Insurance Program; it does not necessarily identify all areas subject to flooding, particularly from local drainage sources of small size, or all planimetric features outside Special Flood Hazard Areas. The community map repository should be consulted for more detailed data on BFEs, and for any information on floodway delineations, prior to use of this map for property purchase or construction purposes.

Areas of Special Flood Hazard (100-year flood) include Zones A, AE, A1-A30, AH, AO, A99, V, VE and V1-V30.

Certain areas not in Special Flood Hazard Areas may be protected by flood control structures.

Boundaries of the floodways were computed at cross sections and interpolated between cross sections. The floodways were based on hydraulic considerations with regard to requirements of the Federal Emergency Management Agency.

Floodway widths in some areas may be too narrow to show to scale. Refer to Floodway Data Tables for more information.





Federal Emergency Management Agency

Washington, D.C. 20472

LETTER OF MAP REVISION BASED ON FILL DETERMINATION DOCUMENT (REMOVAL)

COMMUNITY AND MAP PANEL INFORMATION		LEGAL PROPERTY DESCRIPTION
COMMUNITY	HIDALGO COUNTY, TEXAS (Unincorporated Areas)	Tract 87, West and Adams Tracts, as described in the Warranty Deed with Vendor's Lien recorded as Document No. 2873886, in the Office of the County Clerk, Hidalgo County, Texas The portion of property is more particularly described by the following metes and bounds:
	COMMUNITY NO.: 480334	
AFFECTED MAP PANEL	NUMBER: 4803340450C	
	DATE: 6/6/2000	
FLOODING SOURCE: EAST LATERAL DRAIN		APPROXIMATE LATITUDE & LONGITUDE OF PROPERTY: 26.201449, -97.976140 SOURCE OF LAT & LONG: LOMA LOGIC DATUM: NAD 83

DETERMINATION

LOT	BLOCK/ SECTION	SUBDIVISION	STREET	OUTCOME WHAT IS REMOVED FROM THE SFHA	FLOOD ZONE	1% ANNUAL CHANCE FLOOD ELEVATION (NGVD 29)	LOWEST ADJACENT GRADE ELEVATION (NGVD 29)	LOWEST LOT ELEVATION (NGVD 29)
Tract 87	--	West and Adams Tracts	4401 Mile 4 West Road	Portion of Property	X (shaded)	--	--	64.1 feet

Special Flood Hazard Area (SFHA) - The SFHA is an area that would be inundated by the flood having a 1-percent chance of being equaled or exceeded in any given year (base flood).

ADDITIONAL CONSIDERATIONS (Please refer to the appropriate section on Attachment 1 for the additional considerations listed below.)

LEGAL PROPERTY DESCRIPTION
FILL RECOMMENDATION
PORTIONS REMAIN IN THE SFHA

This document provides the Federal Emergency Management Agency's determination regarding a request for a Letter of Map Revision based on Fill for the property described above. Using the information submitted and the effective National Flood Insurance Program (NFIP) map, we have determined that the described portion(s) of the property(ies) is/are not located in the SFHA, an area inundated by the flood having a 1-percent chance of being equaled or exceeded in any given year (base flood). This document revises the effective NFIP map to remove the subject property from the SFHA located on the effective NFIP map; therefore, the Federal mandatory flood insurance requirement does not apply. However, the lender has the option to continue the flood insurance requirement to protect its financial risk on the loan. A Preferred Risk Policy (PRP) is available for buildings located outside the SFHA. Information about the PRP and how one can apply is enclosed.

This determination is based on the flood data presently available. The enclosed documents provide additional information regarding this determination. If you have any questions about this document, please contact the FEMA Map Information eXchange (FMIX) toll free at (877) 336-2627 (877-FEMA MAP) or by letter addressed to the Federal Emergency Management Agency, Engineering Library, 3601 Eisenhower Ave Ste 500, Alexandria, VA 22304-6426.

Luis V. Rodriguez, P.E., Director
Engineering and Modeling Division
Federal Insurance and Mitigation Administration



Federal Emergency Management Agency

Washington, D.C. 20472

LETTER OF MAP REVISION BASED ON FILL DETERMINATION DOCUMENT (REMOVAL)

ATTACHMENT 1 (ADDITIONAL CONSIDERATIONS)

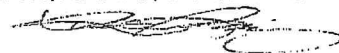
LEGAL PROPERTY DESCRIPTION (CONTINUED)

BEGINNING AT A COTTON PICKER SPINDLE FOUND IN THE CENTERLINE OF MILE 4 WEST ROAD FOR THE NORTHEAST CORNER OF FARM TRACT 87, AND THE NORTHEAST CORNER OF THIS TRACT. THENCE; SOUTH, ALONG THE EAST LINE OF FARM TRACT 87, AND THE CENTERLINE OF MILE 4 WEST ROAD, A DISTANCE OF 1,116.65 FEET TO A COTTON PICKER SPINDLE SET FOR THE SOUTHEAST CORNER OF THIS TRACT. THENCE; N 20°06'26" W, PASSING A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET AT 72.72 FEET FOR THE WEST RIGHT OF WAY LINE OF MILE 4 WEST ROAD, A TOTAL DISTANCE OF 191.65 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 FOR AN INTERIOR CORNER OF THIS TRACT. THENCE; ALONG THE ARC OF A CURVE TO THE LEFT (CURVE DATA: DELTA = 25°45'32", RADIUS = 350.00 FEET), A DISTANCE OF 157.35 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET FOR AN INTERIOR CORNER OF THIS TRACT. THENCE; N 45°51'58" W, A DISTANCE OF 165.34 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET FOR AN EXTERIOR CORNER OF THIS TRACT. THENCE; N 35°18'54" W, A DISTANCE OF 480.28 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET FOR AN EXTERIOR CORNER OF THIS TRACT. THENCE; ALONG THE ARC OF A CURVE TO THE RIGHT (CURVE DATA: DELTA = 30°52'54", RADIUS = 600.00 FEET), A DISTANCE OF 323.39 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET ON THE NORTH LINE OF FARM TRACT 87 FOR THE NORTHWEST CORNER OF THIS TRACT. THENCE; EAST, ALONG THE NORTH LINE OF FARM TRACT 87, PASSING A 1/2" IRON ROD FOUND AT 635.36 FEET FOR THE WEST RIGHT OF WAY LINE OF MILE 4 WEST ROAD, A TOTAL DISTANCE OF 660.36 FEET TO THE POINT OF BEGINNING

FILL RECOMMENDATION (This Additional Consideration applies to the preceding 1 Property.)

The minimum NFIP criteria for removal of the subject area based on fill have been met for this request and the community in which the property is located has certified that the area and any subsequent structure(s) built on the filled area are reasonably safe from flooding. FEMA's Technical Bulletin 10-01 provides guidance for the construction of buildings on land elevated above the base flood elevation through the placement of fill. A copy of Technical Bulletin 10-01 can be obtained by calling the FEMA Map Assistance Center toll free at (877) 336-2627 (877-FEMA MAP) or from our web site at <http://www.fema.gov/mit/tb1001.pdf>. Although the minimum NFIP standards no longer apply to this area, some communities may have floodplain management regulations that are more restrictive and may continue to enforce some or all of their requirements in areas outside the Special Flood Hazard Area.

This attachment provides additional information regarding this request. If you have any questions about this attachment, please contact the FEMA Map Information eXchange (FMIX) toll free at (877) 336-2627 (877-FEMA MAP) or by letter addressed to the Federal Emergency Management Agency, Engineering Library, 3601 Eisenhower Ave Ste 500, Alexandria, VA 22304-6426.


Luis V. Rodriguez, P.E., Director
Engineering and Modeling Division
Federal Insurance and Mitigation Administration



Federal Emergency Management Agency

Washington, D.C. 20472

LETTER OF MAP REVISION BASED ON FILL DETERMINATION DOCUMENT (REMOVAL)

ATTACHMENT 1 (ADDITIONAL CONSIDERATIONS)

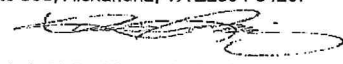
PORTIONS OF THE PROPERTY REMAIN IN THE SFHA (This Additional Consideration applies to the preceding 1 Property.)

Portions of this property, but not the subject of the Determination/Comment document, may remain in the Special Flood Hazard Area. Therefore, any future construction or substantial improvement on the property remains subject to Federal, State/Commonwealth, and local regulations for floodplain management.

REVISED BY LETTER OF MAP REVISION (This Additional Consideration applies to the preceding 1 Property.)

The effective National Flood Insurance Program map for the subject property, has since been revised by a Letter of Map Revision (LOMR) dated 5/30/2002. The 5/30/2002 LOMR has been used in making the determination/comment for the subject property.

This attachment provides additional information regarding this request. If you have any questions about this attachment, please contact the FEMA Map Information eXchange (FMIX) toll free at (877) 336-2627 (877-FEMA MAP) or by letter addressed to the Federal Emergency Management Agency, Engineering Library, 3601 Eisenhower Ave Ste 500, Alexandria, VA 22304-6426.


Luis V. Rodríguez, P.E., Director
Engineering and Modeling Division
Federal Insurance and Mitigation Administration

SOIL MAP

HIDALGO COUNTY, TEXAS

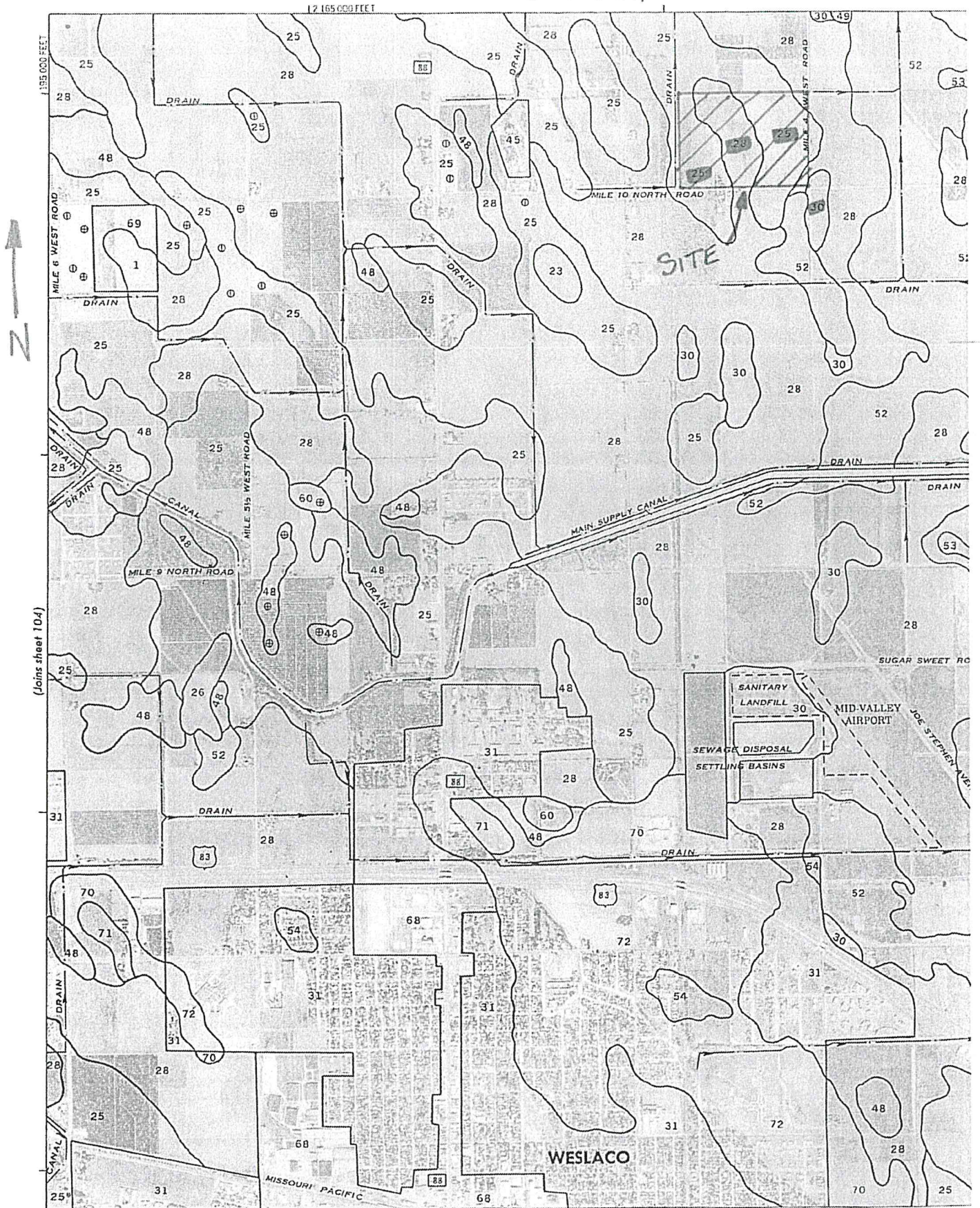


TABLE 16.--ENGINEERING INDEX PROPERTIES--Continued

Map symbol and soil name	Depth in	USDA texture	Classification		Percentage passing sieve number--				Liquid limit Fct	Plas- ticity index
			Unified	AASHTO	4	10	40	200		
13:*										
Bandado-----	0-9	Fine sandy loam	SM, SM-SC	A-2-4	75-100	70-100	70-100	20-35	<25	NP-7
	9-16	Fine sandy loam, sandy clay loam.	SC, SM-SC, GC	A-2-4, A-2-6, A-4, A-6	65-100	60-100	60-100	25-50	25-34	7-14
	16-60	Cemented-----	---	---	---	---	---	---	---	---
14-----	0-60	Fine sand-----	SP-SM, SM	A-2-4, A-3	100	100	75-100	5-25	<25	NP-3
15----- Grolla	0-7	Clay-----	CL, CH	A-7-6	100	100	100	90-100	41-55	20-30
	7-65	Silty clay, clay	CH	A-7-6	100	100	100	90-100	52-66	28-39
16, 17, 18----- Hargill	0-18	Fine sandy loam	SC, SM-SC, SM	A-2-4	100	95-100	95-100	17-35	<30	NP-8
	18-63	Sandy clay loam	SC, CL	A-6	100	95-100	95-100	40-55	30-40	11-20
	63-80	Sandy clay loam	SC	A-2-4, A-2-6, A-4, A-6	85-100	80-100	75-100	34-50	28-39	9-18
19, 20----- Harlingen	0-8	Clay-----	CH	A-7-6	100	100	100	90-100	51-85	32-60
	8-35	Clay-----	CH	A-7-6	100	100	100	95-100	65-85	50-65
	35-72	Clay-----	CH	A-7-6	100	100	100	95-100	65-85	50-65
21:*										
Harlingen-----	0-8	Clay-----	CH	A-7-6	100	100	100	90-100	51-85	32-60
	8-35	Clay-----	CH	A-7-6	100	100	100	95-100	65-85	50-65
	35-72	Clay-----	CH	A-7-6	100	100	100	95-100	65-85	50-65
Urban land.										
22, 23, 24----- Habbronville	0-17	Sandy loam-----	SM	A-2-4	100	100	75-100	13-24	<25	NP-4
	17-58	Fine sandy loam, loam.	SM, SM-SC	A-2-4	100	100	90-100	20-30	<30	NP-7
	58-65	Fine sandy loam, loam.	SM-SC, SC	A-2-4, A-4, A-2-6, A-6	95-100	90-100	90-100	20-40	20-30	4-13
25, 26, 27----- Haralco	0-17	Fine sandy loam	SC, SM-SC	A-4, A-6	100	95-100	90-100	36-50	20-30	4-11
	17-28	Sandy clay loam, clay loam.	SC, CL	A-6	100	95-100	90-100	36-80	30-40	11-20
	28-80	Clay loam, sandy clay loam.	CL, SC	A-6, A-7-6	90-100	80-100	75-99	44-80	30-44	11-23
28, 29, 30----- Hidalgo	0-17	Sandy clay loam	SC, CL	A-6	100	95-100	90-100	36-50	29-40	11-20
	17-28	Sandy clay loam, clay loam.	SC, CL	A-6	100	95-100	90-100	36-80	30-40	11-20
	28-80	Clay loam, sandy clay loam.	CL, SC	A-6, A-7-6	90-100	80-100	75-99	44-80	30-44	11-23
Urban land.										
31:*										
Hidalgo-----	0-17	Sandy clay loam	SC, CL	A-6	100	95-100	90-100	36-50	29-40	11-20
	17-28	Sandy clay loam, clay loam.	SC, CL	A-6	100	95-100	90-100	36-80	30-40	11-20
	28-80	Clay loam, sandy clay loam.	CL, SC	A-6, A-7-6	90-100	80-100	75-99	44-80	30-44	11-23
Urban land.										

See footnote at end of table.

TABLE 17.--PHYSICAL AND CHEMICAL PROPERTIES OF THE SOILS--Continued

Map symbol and soil name	Depth In	Clay Fct	Permeability In/hr	Available water capacity In/in	Soil reaction pH	Salinity mmhos/cm	Shrink-swell potential	Erosion factors		Organic matter Pct
								S	I	
22, 23, 24----- Hebbronville	0-17 17-58 58-65	8-15 12-18 10-17	2.0-6.0 2.0-6.0 2.0-5.0	0.07-0.14 0.11-0.17 0.11-0.17	5.6-7.8 5.6-8.4 7.9-8.4	<2 <2 <2	Low----- Low----- Low-----	0.20 0.24 0.24	5	<1
26, 27----- [REDACTED]	[REDACTED] [REDACTED]	[REDACTED] [REDACTED]	[REDACTED] [REDACTED]	[REDACTED] [REDACTED]	[REDACTED] [REDACTED]	[REDACTED] [REDACTED]	[REDACTED] [REDACTED]	[REDACTED] [REDACTED]	[REDACTED] [REDACTED]	[REDACTED] [REDACTED]
29----- [REDACTED]	[REDACTED] [REDACTED]	[REDACTED] [REDACTED]	[REDACTED] [REDACTED]	[REDACTED] [REDACTED]	[REDACTED] [REDACTED]	[REDACTED] [REDACTED]	[REDACTED] [REDACTED]	[REDACTED] [REDACTED]	[REDACTED] [REDACTED]	[REDACTED] [REDACTED]
31:* Hidalgo-----	0-17 17-28 28-80	20-30 23-35 23-35	0.6-2.0 0.6-2.0 0.6-2.0	0.08-0.17 0.08-0.17 0.08-0.20	7.9-8.4 7.9-8.4 7.9-8.4	<4 <4 <4	Moderate----- Moderate----- Moderate-----	0.32 0.32 0.32	5	1-3
Urban land.										
32:* Jimenez-----	0-8 8-10 10-60	12-24 --- ---	0.6-2.0 --- ---	0.05-0.10 --- ---	7.9-8.4 --- ---	<2 --- ---	Low----- --- ---	0.10 --- ---	1	1-3
Quemado-----	0-6 6-12 12-18 18-60	10-18 18-27 --- ---	0.6-2.0 0.6-2.0 --- ---	0.09-0.13 0.05-0.10 --- ---	5.1-7.8 5.6-7.8 --- ---	<2 <2 --- ---	Low----- Low----- --- ---	0.10 0.10 --- ---	1	<1
33----- Laredo	0-14 14-65	12-35 18-35	0.6-2.0 0.6-2.0	0.15-0.22 0.13-0.20	7.9-8.4 7.9-8.4	<2 <4	Moderate----- Moderate-----	0.37 0.43	5	1-3
34----- Matamoros	0-65	35-55	0.06-0.2	0.14-0.19	7.9-8.4	<4	Very high----	0.32	5	0.5-1
35, 36, 37, 38--- McAllen	0-14 14-72	14-25 20-31	0.6-2.0 0.6-2.0	0.11-0.16 0.09-0.16	7.9-8.4 7.9-8.4	<2 <4	Low----- Low-----	0.24 0.28	5	0.5-1
39----- Mercedes	0-19 19-57 57-65	40-60 45-60 45-60	<0.06 <0.06 <0.06	0.12-0.18 0.09-0.15 0.06-0.20	7.9-8.4 7.9-9.0 7.9-9.0	<4 <8 >4	Very high---- Very high---- Very high----	0.32 0.32 0.32	5	1-3
40----- Mercedes	0-19 19-57 57-65	40-60 45-60 45-60	<0.06 <0.06 <0.06	0.02-0.12 0.02-0.09 0.02-0.07	7.9-9.0 7.9-9.0 7.9-9.0	>4 >8 >8	Very high---- Very high---- Very high----	0.32 0.32 0.32	5	1-3
41----- Mercedes	0-19 19-57 57-65	40-60 45-60 45-60	<0.06 <0.06 <0.06	0.12-0.18 0.09-0.15 0.06-0.20	7.9-8.4 7.9-9.0 7.9-9.0	<4 <8 >4	Very high---- Very high---- Very high----	0.32 0.32 0.32	5	1-3
42----- Nueces	0-29 29-72	2-12 18-34	2.0-6.0 0.2-0.6	0.05-0.10 0.12-0.17	6.1-7.3 6.6-8.4	<2 <2	Low----- Moderate-----	0.17 0.24	5	<1
43:* Nueces-----	0-29 29-72	2-12 18-34	2.0-6.0 0.2-0.6	0.05-0.10 0.12-0.17	6.1-7.3 6.6-8.4	<2 <2	Low----- Moderate-----	0.17 0.24	5	<1
Sarita-----	0-48 48-80	1-10 18-35	0.0-20 2.0-6.0	0.05-0.10 0.13-0.19	6.1-7.3 5.6-8.4	<2 <2	Low----- Moderate-----	0.17 0.24	5	0.5-1
44----- Olmite	0-47 47-65	35-55 35-55	0.2-0.6 0.06-0.2	0.13-0.18 0.06-0.18	7.9-8.4 7.9-8.4	<4 >4	Very high---- Very high----	0.32 0.32	5	1-3
45,* 46,* 47.* Pits										

See footnote at end of table.

TABLE 18.--SOIL AND WATER FEATURES

["Flooding" and "water table" and terms such as "rare," "brief," "apparent," and "perched" are explained in the text. The symbol > means more than. Absence of an entry indicates that the feature is not a concern.]

Map symbol and soil name	Hydro-logic group	Flooding			High water table			Cemented per. hardness		Risk of corrosion	
		Frequency	Duration	Months	Depth	Kind	Months	Depth	Hardness	Uncoated steel	Concrete
					<u>Ft</u>			<u>In</u>			
1.* Arents											
2----- Benito	D	Occasional	Long-----	Sep-May	4.0-5.0	Apparent	Sep-May	---	---	High-----	Low.
3, 4----- Brennan	B	None-----	---	---	>6.0	---	---	---	---	Moderate	Low.
5, 6----- Camargo	B	Rare-----	Brief-----	Sep-May	>6.0	---	---	---	---	Moderate	Low.
7----- Cameron	D	None-----	---	---	5.0-6.0	Apparent	Sep-May	---	---	High-----	Low.
8----- Comitas	A	None-----	---	---	>6.0	---	---	---	---	Low-----	Low.
9, 10, 11----- Delfina	B	None-----	---	---	2.5-5.0	Apparent	Sep-May	---	---	High-----	Low.
12----- Delmita	C	None-----	---	---	>6.0	---	---	20-40	Thin	Moderate	Low.
13.* Delmita-----	C	None-----	---	---	>6.0	---	---	20-40	Thin	Moderate	Low.
Randado-----	C	None-----	---	---	>6.0	---	---	8-20	Thin	Moderate	Low.
14----- Falfurrias	A	None-----	---	---	>6.0	---	---	---	---	Low-----	Low.
15**----- Grulla	D	Frequent-----	Very long	Sep-May	+2-6.0	Apparent	Sep-May	---	---	High-----	Low.
16, 17, 18----- Hargill	B	None-----	---	---	>6.0	---	---	---	---	High-----	Low.
19----- Harlingen	D	None-----	---	---	>6.0	---	---	---	---	High-----	Low.
20----- Harlingen	D	None-----	---	---	5.0-6.0	---	---	---	---	High-----	Moderate.
21.* Harlingen-----	D	None to rare	---	---	>6.0	---	---	---	---	High-----	Low.
Urban land.											
22, 23, 24----- Hebbronville	B	None-----	---	---	>6.0	---	---	---	---	Low-----	Low.
25, 26, 27, 28, 29----- Hidalgo	B	None-----	---	---	>6.0	---	---	---	---	Low-----	Low.
30----- Hidalgo	B	None-----	---	---	>6.0	---	---	---	---	Low-----	Low.
31.* Hidalgo-----	B	None-----	---	---	>6.0	---	---	---	---	High-----	Low.
Urban land.											
32.* Jimenez-----	C	None-----	---	---	>6.0	---	---	7-20	Thin	High-----	Low.

See footnotes at end of table.

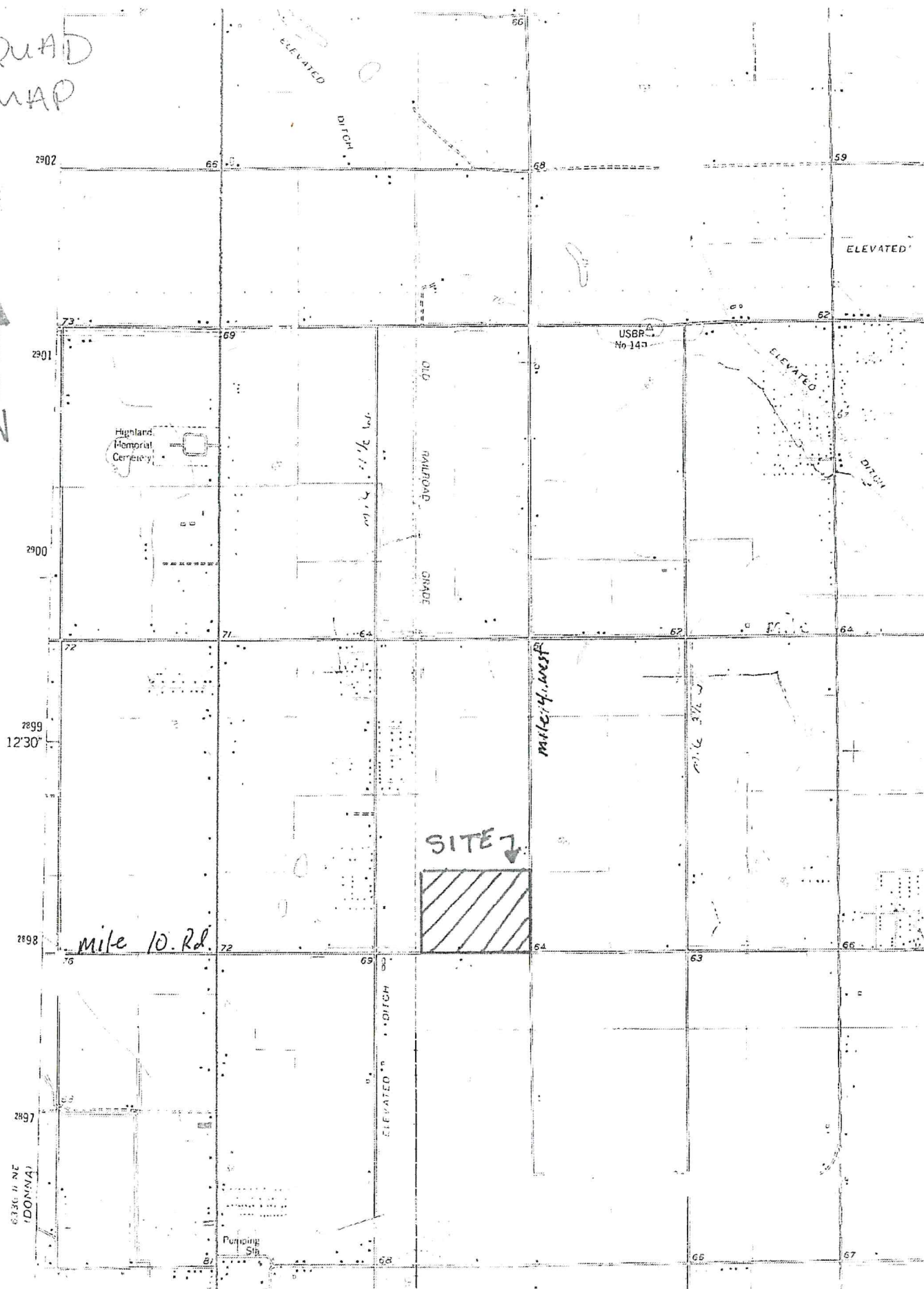


TABLE I
TIME OF CONCENTRATION DETERMINANTION
San Jacinto Estates No. 10 PH I & II (Master Plan)

COMPUTATION POINT	DESCRIPTION OF RUNOFF MEDIUM	OVERLAND FLOW				CHANNEL, PIPE, STREET, ETC. FLOW					
		C	LENGTH (FT.)	GRADE (%)	TIME (MIN)	WIDTH/DIA. (FT)	GRADE (%)	LENGTH (FT)	VELOCITY (FPS)	TIME (MIN)	TOTAL TIME (MIN)
Existing	Overland	0.2									0.00
D.A. No. 1	Overland & Gutter	0.35	140		15.56			520.00	0.30	28.89	44.44
D.A. No. 2 - D.A. No. 2	Pipe Flow	0.35						40.00	3.00	0.22	44.67
D.A. No. 2	Overland & Gutter	0.35	140		15.56			520.00	0.30	28.89	44.44
D.A. No. 2 - D.A. No. 4	Pipe Flow	0.35						262.00	3.00	1.46	45.90
D.A. No. 3	Overland & Gutter	0.35	140		15.56			520.00	0.30	28.89	44.44
D.A. No. 3 - D.A. No. 4	Pipe Flow	0.35						40.00	3.00	0.22	44.67
D.A. No. 4	Overland & Gutter	0.35	140		15.56			520.00	0.30	28.89	44.44
D.A. No. 4 - D.A. No. 8	Pipe Flow	0.35						575.00	3.00	3.19	47.64
D.A. No. 5	Overland & Gutter	0.35	140		15.56			500.00	0.30	27.78	43.33
D.A. No. 5 - D.A. No. 6	Pipe Flow	0.35						40.00	3.00	0.22	43.56
D.A. No. 6	Overland & Gutter	0.35	140		15.56			500.00	0.30	27.78	43.33
D.A. No. 6 - D.A. No. 8	Pipe Flow	0.35						262.00	3.00	1.46	44.79
D.A. No. 7	Overland & Gutter	0.35	140		15.56			500.00	0.30	27.78	43.33
D.A. No. 7 - D.A. No. 8	Pipe Flow	0.35						40.00	3.00	0.22	43.56
D.A. No. 8	Overland & Gutter	0.35	140		15.56			500.00	0.30	27.78	43.33
D.A. No. 8 - D.A. No. 12	Pipe Flow	0.35						372.00	3.00	2.07	45.40

FORMULA FOR TIME OF CONCENTRATION
 USING THE RATIONAL METHOD, AS PER
 "TXDOT BRIDGE HYDRAULIC MANUAL"

$$T_c = \frac{L}{(V \times 60)}$$

Handwritten signature
 MARCO A. GONZALEZ
 120016
 LICENSED PROFESSIONAL ENGINEER
 STATE OF TEXAS
 7-3-19

TABLE I
TIME OF CONCENTRATION DETERMINATION
San Jacinto Estates No. 10 PH I & II (Master Plan)

[illegible]

$$T_C = \frac{L}{(V \times 60)}$$

TABLE I
TIME OF CONCENTRATION DETERMINATION
San Jacinto Estates No. 10 PH I & II (Master Plan)

COMPUTATION POINT	DESCRIPTION OF RUNOFF MEDIUM	OVERLAND FLOW			CHANNEL, PIPE, STREET, ETC. FLOW						
		C	LENGTH (FT.)	GRADE (%)	TIME (MIN)	WIDTH/DIA. (FT)	GRADE (%)	LENGTH (FT)	VELOCITY (FPS)	TIME (MIN)	TOTAL TIME (MIN)
Existing	Overland	0.2									0.00
D.A. No. 13	Overland & Gutter	0.35	140		15.56			520.00	0.30	28.89	44.44
D.A. No. 13 - D.A. No. 14	Pipe Flow	0.35						40.00	3.00	0.22	44.67
D.A. No. 14	Overland & Gutter	0.35	140		15.56			520.00	0.30	28.89	44.44
D.A. No. 14 - D.A. No. 15	Pipe Flow	0.35						262.00	3.00	1.46	45.90
D.A. No. 15	Overland & Gutter	0.35	140		15.56			520.00	0.30	28.89	44.44
D.A. No. 15 - D.A. No. 16	Pipe Flow	0.35						40.00	3.00	0.22	44.67
D.A. No. 16	Overland & Gutter	0.35	140		15.56			520.00	0.30	28.89	44.44
D.A. No. 16 - D.A. No. 20	Pipe Flow	0.35						575.00	3.00	3.19	47.64
D.A. No. 17	Overland & Gutter	0.35	140		15.56			500.00	0.30	27.78	43.33
D.A. No. 17 - D.A. No. 18	Pipe Flow	0.35						40.00	3.00	0.22	43.56
D.A. No. 18	Overland & Gutter	0.35	140		15.56			500.00	0.30	27.78	43.33
D.A. No. 18 - D.A. No. 19	Pipe Flow	0.35						262.00	3.00	1.46	44.79
D.A. No. 19	Overland & Gutter	0.35	140		15.56			500.00	0.30	27.78	43.33
D.A. No. 19 - D.A. No. 20	Pipe Flow	0.35						40.00	3.00	0.22	43.56
D.A. No. 20	Overland & Gutter	0.35	140		15.56			500.00	0.30	27.78	43.33
D.A. No. 20 - D.A. No. 24	Pipe Flow	0.35						372.00	3.00	2.07	45.40

FORMULA FOR TIME OF CONCENTRATION
 USING THE RATIONAL METHOD, AS PER
 "TXDOT BRIDGE HYDRAULIC MANUAL"

$$T_c = \frac{L}{(V \times 60)}$$

$$T_c = \frac{L}{(V \times 60)}$$
$$T_c = \frac{L}{(V \times 60)}$$

TABLE IA

FLOW/RATE DETERMINANTION

San Jacinto Estates No. 10 PH I & II (Master Plan)

COMPUTATION POINT	TOTAL DRAINAGE AREA CONTRIBUTING TO POINT (acres)	C	TIME (SEE TABLE 1) (minutes)	RETURN FREQUENCY (years)	INTENSITY (in./hr.)	FLOW/RATE (c.f.s.)	PIPE DIMENSION (Slope & Dia.)	Pipe Flowrate (c.f.s.)
Existing			0.00	10				
D.A. No. 1	2.860	0.35	44.44	10	3.926	3.93	0.38%	
D.A. No. 2 - D.A. No. 2	2.860	0.35	44.67	10	3.913	3.93	2	15.14
D.A. No. 2	1.550	0.35	44.44	10	3.926	2.13	0.20%	
D.A. No. 2 - D.A. No. 4	4.410	0.35	45.90	10	3.845	6.06	2	10.98
D.A. No. 3	2.130	0.35	44.44	10	3.926	2.93	0.38%	
D.A. No. 3 - D.A. No. 4	6.540	0.35	44.67	10	3.913	8.99	2	15.14
D.A. No. 4	2.130	0.35	44.44	10	3.926	2.93	0.24%	
D.A. No. 4 - D.A. No. 8	8.670	0.35	47.64	10	3.753	11.91	2	12.03
D.A. No. 5	2.540	0.35	43.33	10	3.990	3.55	0.38%	
D.A. No. 5 - D.A. No. 6	2.540	0.35	43.56	10	3.977	3.55	2	15.14
D.A. No. 6	2.380	0.35	43.33	10	3.990	3.32	0.20%	
D.A. No. 6 - D.A. No. 8	4.920	0.35	44.79	10	3.906	6.87	2	10.98
D.A. No. 7	2.380	0.35	43.33	10	3.990	3.32	0.38%	
D.A. No. 7 - D.A. No. 8	7.300	0.35	43.56	10	3.977	10.20	2	15.14
D.A. No. 8	2.380	0.35	43.33	10	3.990	3.32	0.15%	
D.A. No. 8 - D.A. No. 12	18.350	0.35	0.00	10	15.477	25.43	3	28.05

FORMULA FOR INTENSITY
USING THE RATIONAL METHOD, AS PER
"TXDOT BRIDGE HYDRAULIC MANUAL"

$$I = \frac{b}{e(Tc + d)}$$

TABLE IA
FLOWRATE DETERMINATION
San Jacinto Estates No. 10 PH I & II (Master Plan)

[illegible]

FORMULA FOR INTENSITY
USING THE RATIONAL METHOD, AS PER
"TXDOT BRIDGE HYDRAULIC MANUAL"

$$I = \frac{b}{e} \quad (Tc + d)$$

TABLE IA

FLOWRATE DETERMINANTION

San Jacinto Estates No. 10 PH I & II (Master Plan)

COMPUTATION POINT	TOTAL DRAINAGE AREA CONTRIBUTING TO POINT (acres)	C	TIME (SEE TABLE 1) (minutes)	RETURN FREQUENCY (years)	INTENSITY (in./hr.)	FLOWRATE (c.f.s.)	PIPE DIMENSION (Slope & Dia.)	Pipe Flowrate (c.f.s.)
Existing			0.00	10				
D.A. No. 13	2.860	0.35	44.44	10	3.926	3.93	0.38%	
D.A. No. 13 - D.A. No. 14	2.860	0.35	44.67	10	3.913	3.93	2	15.14
D.A. No. 14	1.550	0.35	44.44	10	3.926	2.13	0.20%	
D.A. No. 14 - D.A. No. 15	4.410	0.35	45.90	10	3.845	6.06	2	10.98
D.A. No. 15	2.130	0.35	44.44	10	3.926	2.93	0.38%	
D.A. No. 15 - D.A. No. 16	6.540	0.35	44.67	10	3.913	8.99	2	15.14
D.A. No. 16	2.130	0.35	44.44	10	3.926	2.93	0.24%	
D.A. No. 16 - D.A. No. 20	8.670	0.35	47.64	10	3.753	11.91	2	12.03
D.A. No. 17	2.540	0.35	43.33	10	3.990	3.55	0.38%	
D.A. No. 17 - D.A. No. 18	2.540	0.35	43.56	10	3.977	3.55	2	15.14
D.A. No. 18	2.380	0.35	43.33	10	3.990	3.32	0.20%	
D.A. No. 18 - D.A. No. 19	4.920	0.35	44.79	10	3.906	6.87	2	10.98
D.A. No. 19	2.380	0.35	43.33	10	3.990	3.32	0.38%	
D.A. No. 19 - D.A. No. 20	7.300	0.35	43.56	10	3.977	10.20	2	15.14
D.A. No. 20	2.380	0.35	43.33	10	3.990	3.32	0.15%	
D.A. No. 20 - D.A. No. 24	18.350	0.35	0.00	10	15.477	25.43	3	28.05

FORMULA FOR INTENSITY
USING THE RATIONAL METHOD, AS PER
"TXDOT BRIDGE HYDRAULIC MANUAL"

$$I = \frac{b}{(T_c + d)^e}$$

TABLE 1A
FLOWRATE DETERMINATION
San Jacinto Estates No. 10 PH I & II (Master Plan)

[illegible]

$$l = \frac{b}{(T_c + d)^e}$$

Hidalgo County
Arturo Guajardo Jr.
County Clerk
Edinburg, Texas 78540

Document No: 2873612	Billable Pages: 3
Recorded On: December 18, 2017 12:00 PM	Number of Pages: 4

*****Examined and Charged as Follows*****

Total Recording: \$ 44.00

*****THIS PAGE IS PART OF THE DOCUMENT*****
Any provision herein which restricts the Sale, Rental, or use of the described REAL PROPERTY
because of color or race is invalid and unenforceable under federal law.

File Information:	Record and Return To:
Document No: 2873612	Valley Land Title
Receipt No: 20171218000214	
Recorded On: December 18, 2017 12:00 PM	
Deputy Clerk: Amabely Rodriguez	MCALLEN TX 78504
Station: Mcallen-CC-K23	



STATE OF TEXAS
COUNTY OF HIDALGO
I hereby certify that this Instrument was FILED in the File Number sequence on the date/time
printed hereon, and was duly RECORDED in the Official Records of Hidalgo County, Texas.
Arturo Guajardo Jr.
County Clerk
Hidalgo County, Texas

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

WARRANTY DEED WITH VENDOR'S LIEN

Date: December 12, 2017

Grantor: ELIZABETH & GOPAL LIMITED PARTNERSHIP, a Texas limited partnership as successor in interest by merger with THE KRISHNAN REAL PROPERTY LIMITED PARTNERSHIP

Grantor's Address: 2306 S. Victoria, Donna, Hidalgo County, TX 78537-5683

Grantee: SAN JACINTO ENTERPRISES, L.L.C., a Texas limited liability company

Grantee's Mailing Address: 2100 W. Expressway 83, Mercedes, Hidalgo County, TX 78570

Consideration: TEN DOLLARS (\$10.00) and other good and valuable consideration and the further consideration of a Note of even date herewith which is in the principal amount of ONE HUNDRED THIRTY THOUSAND DOLLARS (\$130,000.00), is executed by Grantee and is payable to the order of TEXAS FARM CREDIT SERVICES, FLCA. The Note is secured by a vendor's lien retained in favor of and assigned to TEXAS FARM CREDIT SERVICE, FLCA in this deed and by a Deed of Trust of even date from Grantee to MARK A. MILLER, Trustee.

Property (including any improvements): A 16.65 ACRE TRACT OUT OF FARM TRACT 94, WEST AND ADAMS TRACTS SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 2, PAGES 34-37, MAP RECORDS, HIDALGO COUNTY, TEXAS, AND ACCORDING TO WARRANTY DEEDS RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 444190 AND 444191, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, REFERENCE TO WHICH IS HERE MADE FOR ALL PURPOSES AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A COTTON PICKER SPINDLE FOUND IN THE CENTERLINE OF MILE 10 NORTH ROAD FOR THE SOUTHEAST CORNER OF FARM TRACT 94 AND THE SOUTHEAST CORNER OF THIS TRACT;

THENCE, WEST, ALONG THE SOUTH LINE OF FARM TRACT 94 AND THE CENTERLINE OF MILE 10 NORTH ROAD, A DISTANCE OF 548.50 FEET TO A COTTON PICKER SPINDLE SET FOR THE SOUTHEAST CORNER OF THE BRUCE N. EDWARDS, JR. TRACT (A 200.00 FEET WIDE STRIP OF LAND OUT OF FARM TRACT 94, WEST AND ADAMS TRACTS SUBDIVISION, ACCORDING TO WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 603921, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS) AND THE SOUTHWEST CORNER OF THIS TRACT;

THENCE, NORTH, ALONG THE EAST LINE OF THE BRUCE N. EDWARDS, JR. TRACT, PASSING A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET AT 25.00 FEET FOR THE NORTH RIGHT OF WAY LINE OF MILE 10 NORTH ROAD, A TOTAL DISTANCE OF 1,320.10 FEET (MAP RECORD: 1,320.00 FEET) TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET ON THE NORTH LINE OF FARM TRACT 94 AND THE NORTHEAST CORNER OF SAID TRACT AND THE NORTHWEST CORNER OF THIS TRACT;

THENCE, N 89° 58' 49" E (MAP RECORD: EAST), ALONG THE NORTH LINE OF FARM TRACT 94, A DISTANCE OF 550.00 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 FOUND THE NORTHEAST CORNER OF FARM TRACT 94 AND THE NORTHEAST CORNER OF THIS TRACT;

THENCE, SOUTH, ALONG THE EAST LINE OF FARM TRACT 94, PASSING A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET AT 1,295.30 FEET FOR THE NORTH RIGHT OF WAY LINE OF MILE 10 NORTH ROAD, A TOTAL DISTANCE OF 1,320.30

FEET (MAP RECORD: 1, 320.00 FEET) TO THE POINT OF BEGINNING AND CONTAINING 16.65 ACRES OF LAND MORE OR LESS.

Reservations from Conveyance: For Grantor and Grantor's heirs, successor's and assigns forever, a reservation of all oil, gas and other minerals in, on, under or that may be produced from the property; provided further, if the mineral estate is subject to existing production or existing leases, this reservation includes the production, the leases and all benefits therefrom; such reserved interest being limited, however, by the agreement of Grantor as to any future leases and any future lessee of Grantor and Grantor's successors and assigns (specifically excluding any existing oil, gas and mineral leases), that no well or other edifice shall ever be placed, drilled, or otherwise installed upon the surface of the Property embraced by this reservation, without prejudice, however, to Grantor's retained interest, herein provided for, in the subsurface of the Property consistent with development of the Property, including (but not limited to) the right to drill wells directionally for oil, gas or other minerals below the surface of the Property regardless of where the directionally drilled wells, if any, shall be bottomed, the right to execute unitization agreements permitting the Property to be unitized with other lands upon which wells have been drilled for salt water or other materials and substances into the subsurface of the Property in such manner as not to harm the surface of the Property.

Other Reservations and Exceptions to Conveyance and Warranty:

1. Statutory easements, rules, regulations and rights in favor of Hidalgo and Cameron Counties Water Control and Improvement District No. 9.
2. Roads and reservations as shown on the map of West and Adams Tract Subdivision, recorded in Volume 2, Pages 34-37, Map Records of Hidalgo County, Texas.
3. Easements reserved for canals, roads and drains as shown by instrument dated September 15, 1933, recorded in Volume 396, Page 374, Deed Records of Hidalgo County, Texas.
4. Right of Way Easement in favor of North Alamo Water Supply Corporation as shown by instrument dated January 2, 2008, filed January 4, 2008, under Document Number 2008-1842416, Official Records of Hidalgo County, Texas.
5. Mineral and/or royalty reservation contained in deed dated October 20, 1942, recorded in Volume 498, Page 518; dated December 16, 1948, recorded in Volume 651, Page 551; dated November 17, 1955, recorded in Volume 847, Page 216; and dated December 19, 1978, recorded in Volume 1605, Page 21, Deed Records of Hidalgo County, Texas.
6. Lease for coal, lignite, oil, gas or other minerals, together with rights incident thereto, dated October 13, 1958, by and between Robert E. Tucker, as Lessor, and Robert E. Tucker, as Lessee, recorded in Volume 229, Pages 173; Volume 229, Page 175; Volume 219, Page 128, Oil and Gas Records of Hidalgo County, Texas.
7. Lease for coal, lignite, oil, gas or other minerals, together with rights incident thereto, dated February 2, 1972, in favor of Charles A. Brandt, as Lessee, recorded in Volume 338, Page 582; Volume 338, Page 585; Volume 338, Page 588 and Volume 338, page 591, both in the Oil and Gas Records of Hidalgo County, Texas.
8. Lease for coal, lignite, oil, gas or other minerals, together with rights incident thereto, dated December 11, 1980, in favor of Tana Oil & Gas Corp. recorded in Volume 397, Page 580, Volume 397, Page 647; Volume 397, Page 650; Volume 398, Page 266, Oil and Gas Records of Hidalgo County, Texas.
9. Lease for coal, lignite, oil, gas or other minerals, together with rights incident thereto, dated April 28, 1999, by and between as Lessor, and RD Exploration, Inc., as Lessee, filed on January 27, 2000, under Document Number 841100, 841101, 841102, 841104, 841105, 841106 and Document Number 841109, Official Records of Hidalgo County, Texas.
10. Any claim or allegation that the property is conveyed in violation of state statutes or any county or municipal ordinances requiring the platting of the land or affecting subdivisions, or any loss of the use of the land by reason thereof.
11. Visible and apparent easements on or across the property herein described.
12. Any portion of the property described herein within the limits or boundaries of any public or private roadway and/or highway.
13. Taxes for 2018 and subsequent years, together with subsequent assessments for the current and prior years due to change of use, ownership or both, the payment of which Grantee assumes.

Grantor, for the Consideration and subject to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold it to

Grantee and Grantee's heirs, successors, and assigns forever. Grantor binds Grantor and Grantor's heirs and successors to warrant and forever defend all and singular the Property to Grantee and Grantee's heirs, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty.

TEXAS FARM CREDIT SERVICES, FLCA, at Grantee's request, has paid in cash to Grantor that portion of the purchase price of the property that is evidenced by the note described. The first and superior vendor's lien and the superior title to the property are retained for the benefit of TEXAS FARM CREDIT SERVICES, FLCA, and are transferred to TEXAS FARM CREDIT SERVICES, FLCA, without recourse on Grantor.

The vendor's lien against and superior title to the Property are retained until each note described is fully paid according to its terms, at which time this deed will become absolute.

WITH THE EXCEPTION OF THE WARRANTY OF TITLE SET FORTH HEREIN, GRANTOR MAKES NO REPRESENTATION OR WARRANTY TO GRANTEE WITH RESPECT TO THE PROPERTY, THE FITNESS OR CONDITION OF THE PROPERTY FOR ITS INTENDED USE, COMPLIANCE WITH APPLICABLE LAW, RULES, REGULATIONS, ORDERS OR ORDINANCES OF GOVERNMENTAL AUTHORITY OR APPLICABLE INDUSTRY CODES, ACTUAL LOCATION OF IMPROVEMENTS, OR UTILITY EASEMENTS OR UTILITY LINES OR OTHERWISE WITH RESPECT TO THE PROPERTY. THE PROPERTY IS CONVEYED IN AS-IS, WHERE-IS CONDITION.

When the context requires, singular nouns and pronouns include the plural.

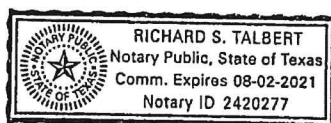
ELIZABETH & GOPAL LIMITED
PARTNERSHIP, a Texas limited partnership

By: 
SUBRAM GOPAL KRISHNAN, General
Partner

(ACKNOWLEDGMENT)

State of Texas
County of Hidalgo

This instrument was acknowledged before me on the 12th day of December, 2017, by SUBRAM GOPAL KRISHNAN, General Partner of ELIZABETH & GOPAL LIMITED PARTNERSHIP, a Texas Limited Partnership, in the capacity therein stated and as the act and deed thereof.




Notary Public, State of Texas

PREPARED BY:

Law Office of Richard S. Talbert
612 S. Texas Blvd.
Weslaco, TX 78596-6222
(956) 968-1578
(956) 968-0698 (Fax)
Email: rstlaw@bizrgv.rr.com

CHARGE RECORDING AND RETURN TO:

Valley Land Title Co.
6013 N. 10th Street
McAllen, TX 78504

File/GF No. 7265.17/154695vlt

Hidalgo County
Arturo Guajardo Jr.
County Clerk
Edinburg, Texas 78540

Document No: 2873886

Billable Pages: 3

Recorded On: December 18, 2017 05:10 PM

Number of Pages: 4

*****Examined and Charged as Follows*****

Total Recording: \$ 44.00

*****THIS PAGE IS PART OF THE DOCUMENT*****

Any provision herein which restricts the Sale, Rental, or use of the described REAL PROPERTY
because of color or race is invalid and unenforceable under federal law.

File Information:

Document No: 2873886
Receipt No: 20171218000455
Recorded On: December 18, 2017 05:10 PM
Deputy Clerk: Imelda Leal
Station: CH-1-CC-K12

Record and Return To:

Valley Land Title

MCALLEN TX 78504



STATE OF TEXAS
COUNTY OF HIDALGO

I hereby certify that this Instrument was FILED in the File Number sequence on the date/time
printed hereon, and was duly RECORDED in the Official Records of Hidalgo County, Texas.

Arturo Guajardo Jr.
County Clerk
Hidalgo County, Texas

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

WARRANTY DEED WITH VENDOR'S LIEN

Date: December 12, 2017

Grantor: ELIZABETH & GOPAL LIMITED PARTNERSHIP, a Texas limited partnership as successor in interest by merger with THE KRISHNAN REAL PROPERTY LIMITED PARTNERSHIP

Grantor's Address: 2306 S. Victoria, Donna, Hidalgo County, TX 78537-5683

Grantee: SAN JACINTO ENTERPRISES, L.L.C., a Texas limited liability company

Grantee's Mailing Address: 2100 W. Expressway 83, Mercedes, Hidalgo County, TX 78570

Consideration: TEN DOLLARS (\$10.00) and other good and valuable consideration and the further consideration of a Note of even date herewith which is in the principal amount of THREE HUNDRED TWENTY-TWO THOUSAND DOLLARS (\$322,000.00), is executed by Grantee and is payable to the order of TEXAS FARM CREDIT SERVICES, FLCA. The Note is secured by a vendor's lien retained in favor of and assigned to TEXAS FARM CREDIT SERVICES, FLCA in this deed and by a Deed of Trust of even date from Grantee to MARK A. MILLER, Trustee.

Property (including any improvements): A 40.00 ACRE TRACT OF LAND BEING ALL OF FARM TRACT 87, WEST AND ADAMS TRACTS SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 2, PAGES 34-37, MAP RECORDS, HIDALGO COUNTY, TEXAS, AND ACCORDING TO WARRANTY DEEDS RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 444190 AND 444191, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, REFERENCE TO WHICH IS HERE MADE FOR ALL PURPOSES AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A COTTON PICKER SPINDLE FOUND AT THE INTERSECTION OF THE CENTERLINES OF MILE 10 NORTH ROAD AND MILE 4 WEST ROAD FOR THE SOUTHEAST CORNER OF FARM TRACT 87 AND THE SOUTHEAST CORNER OF THIS TRACT;

THENCE, WEST, ALONG THE SOUTH LINE OF FARM TRACT 87 AND THE CENTERLINE OF MILE 10 NORTH ROAD, A DISTANCE OF 1,320.00 FEET TO A COTTON PICKER SPINDLE FOUND FOR THE SOUTHWEST CORNER OF FARM TRACT 87 AND THE SOUTHWEST CORNER OF THIS TRACT;

THENCE, NORTH, ALONG THE WEST LINE OF FARM TRACT 87, PASSING A 1/2" IRON ROD WITH CAP, STAMPED RPLS 4856 SET AT 25.00 FEET FOR THE NORTH RIGHT OF WAY LINE OF MILE 10 NORTH ROAD, A TOTAL DISTANCE OF 1,320.30 FEET (MAP RECORD: 1,320.00 FEET) TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 FOUND FOR THE NORTHWEST CORNER OF FARM TRACT 87 AND THE NORTHWEST CORNER OF THIS TRACT;

THENCE, EAST, ALONG THE NORTH LINE OF FARM TRACT 87, PASSING A 1/2" IRON ROD FOUND AT 1,295.00 FEET FOR THE WEST RIGHT OF WAY LINE OF MILE 4 WEST ROAD, A TOTAL DISTANCE OF 1,320.00 FEET TO A COTTON PICKER SPINDLE SET FOR THE NORTHEAST CORNER OF FARM TRACT 87 AND THE NORTHEAST CORNER OF THIS TRACT;

THENCE, SOUTH, ALONG THE EAST LINE OF FARM TRACT 87, A DISTANCE OF 1,320.30 FEET (MAP RECORD: 1,320.00 FEET) TO THE POINT OF BEGINNING AND CONTAINING 40.00 ACRES OF LAND MORE OR LESS.

Reservations from Conveyance: For Grantor and Grantor's heirs, successor's and assigns forever, a reservation of all oil, gas and other minerals in, on, under or that may be produced

from the property; provided further, if the mineral estate is subject to existing production or existing leases, this reservation includes the production, the leases and all benefits therefrom; such reserved interest being limited, however, by the agreement of Grantor as to any future leases and any future lessee of Grantor and Grantor's successors and assigns (specifically excluding any existing oil, gas and mineral leases), that no well or other edifice shall ever be placed, drilled, or otherwise installed upon the surface of the Property embraced by this reservation, without prejudice, however, to Grantor's retained interest, herein provided for, in the subsurface of the Property consistent with development of the Property, including (but not limited to) the right to drill wells directionally for oil, gas or other minerals below the surface of the Property regardless of where the directionally drilled wells, if any, shall be bottomed, the right to execute unitization agreements permitting the Property to be unitized with other lands upon which wells have been drilled for salt water or other materials and substances into the subsurface of the Property in such manner as not to harm the surface of the Property.

Other Reservations and Exceptions to Conveyance and Warranty:

1. Statutory easements, rules, regulations and rights in favor of Hidalgo and Cameron Counties Water Control and Improvement District No. 9.
2. Roads and reservations as shown on the map of West and Adams Tract Subdivision, recorded in Volume 2, Pages 34-37, Map Records of Hidalgo County, Texas.
3. Easement and right of ways in favor of American Company as shown by instrument dated October 23, 1923, recorded in Volume 154, Page 571, Records of Hidalgo County, Texas.
4. Easement and Right of Way in favor of American Company as shown by instrument dated October 23, 1923, recorded in Volume 154, Page 571 and dated May 21, 1931, recorded in Volume 347, Page 91, Deed Records of Hidalgo County, Texas.
5. Mineral and/or royalty reservation contained in deed dated February 7, 1941, recorded in Volume 478, Page 232; Volume 498, Page 518; dated June 28, 1947, recorded in Volume 617, Page 399 and dated November 17, 1955, recorded in Volume 847, Page 216, Deed Records of Hidalgo County, Texas.
6. Mineral and/or royalty reservation contained in deed dated December 19, 1978, recorded in Volume 1605, Page 21, Deed Records of Hidalgo County, Texas.
7. Lease for coal, lignite, oil, gas or other minerals, together with rights incident thereto, dated March 31, 1944, in favor of Paul Meaders, as Lessee, recorded in Volume 57, Page 469, Oil and Gas Records of Hidalgo County, Texas.
8. Lease for coal, lignite, oil, gas or other minerals, together with rights incident thereto, dated January 29, 1945, in favor La Gloria Corporation, as Lessee, recorded in Volume 61, Page 215, Oil and Gas Records of Hidalgo County, Texas.
9. Lease for coal, lignite, oil, gas or other minerals, together with rights incident thereto, dated October 1, 1958, in favor of Robert E. Tucker, as Lessee, recorded in Volume 219, Page 128; dated January 30, 1959, recorded in Volume 226, Page 159; dated October 13, 1958, recorded in Volume 229, Page 173 and Volume 229, Page 175, Oil and Gas Records of Hidalgo County, Texas.
10. Lease for coal, lignite, oil, gas or other minerals, together with rights incident thereto, dated October 13, 1958, recorded in Volume 229, Page 175 and dated January 10, 1977, recorded in Volume 363, Page 669, both in the Oil and Gas Records of Hidalgo County, Texas.
11. Lease for coal, lignite, oil, gas or other minerals, together with rights incident thereto, dated March 27, 1952, by and between Dr. Barne D. Atchley, Individually and as Independent Executor, as Lessor, and P.V. Hitt, as Lessee, recorded in Volume 125, Page 211, Oil and Gas Records of Hidalgo County, Texas.
12. Terms, stipulations and conditions contained in Declaration of Unit as set forth in instrument dated July 8, 1959, recorded in Volume 233, Page 123 and Correction in Volume 239, Page 585, Oil and Gas Records of Hidalgo County, Texas.
13. Lease for coal, lignite, oil, gas or other minerals, together with rights incident thereto, in favor of RD Exploration, Inc., as Lessee, filed on January 27, 2000, under Document Numbers 841100, 841101, 841102, 847103, 847104, 847105, 847106, 847107 and Document Number 847109, Official Records of Hidalgo County, Texas.
14. Any claim or allegation that the Property is conveyed in violation of state statutes or any county or municipal ordinances requiring the platting of the land or affecting subdivisions, or any loss of the use of the land by reason thereof.
15. Visible and apparent easements on or across the property herein described.
16. Any portion of the property described herein within the limits or boundaries of any public or private roadway and/or highway.

17. Taxes for 2018 and subsequent years, together with subsequent assessments for the current and prior years due to change of use, ownership or both, the payment of which Grantee assumes.

Grantor, for the Consideration and subject to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold it to Grantee and Grantee's heirs, successors, and assigns forever. Grantor binds Grantor and Grantor's heirs and successors to warrant and forever defend all and singular the Property to Grantee and Grantee's heirs, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty.

TEXAS FARM CREDIT SERVICES, FLCA, at Grantee's request, has paid in cash to Grantor that portion of the purchase price of the property that is evidenced by the note described. The first and superior vendor's lien and the superior title to the property are retained for the benefit of TEXAS FARM CREDIT SERVICES, FLCA, and are transferred to TEXAS FARM CREDIT SERVICES, FLCA, without recourse on Grantor.

The vendor's lien against and superior title to the Property are retained until each note described is fully paid according to its terms, at which time this deed will become absolute.

WITH THE EXCEPTION OF THE WARRANTY OF TITLE SET FORTH HEREIN, GRANTOR MAKES NO REPRESENTATION OR WARRANTY TO GRANTEE WITH RESPECT TO THE PROPERTY, THE FITNESS OR CONDITION OF THE PROPERTY FOR ITS INTENDED USE, COMPLIANCE WITH APPLICABLE LAW, RULES, REGULATIONS, ORDERS OR ORDINANCES OF GOVERNMENTAL AUTHORITY OR APPLICABLE INDUSTRY CODES, ACTUAL LOCATION OF IMPROVEMENTS, OR UTILITY EASEMENTS OR UTILITY LINES OR OTHERWISE WITH RESPECT TO THE PROPERTY. THE PROPERTY IS CONVEYED IN AS-IS, WHERE-IS CONDITION.

When the context requires, singular nouns and pronouns include the plural.

ELIZABETH & GOPAL LIMITED
PARTNERSHIP, a Texas limited partnership

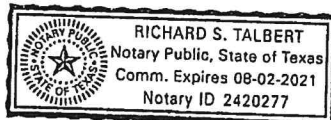


By:
SUBRAM GOPAL KRISHNAN, General
Partner

(ACKNOWLEDGMENT)

State of Texas
County of Hidalgo

This instrument was acknowledged before me on the 12th day of December, 2017, by SUBRAM GOPAL KRISHNAN, General Partner of ELIZABETH & GOPAL LIMITED PARTNERSHIP, a Texas Limited Partnership, in the capacity therein stated and as the act and deed thereof.




Notary Public, State of Texas

PREPARED BY:

Law Office of Richard S. Talbert
612 S. Texas Blvd.
Weslaco, TX 78596-6222
(956) 968-1578
(956) 968-0698 (Fax)
Email: rstlaw@bizrgv.tx.com
File/GF No. 7265.17/154325vlt

CHARGE RECORDING AND RETURN TO:

Valley Land Title Co.
6013 N. 10th Street
McAllen, TX 78504

2018 TAX STATEMENT



PABLO (PAUL) VILLARREAL JR., PCC
HIDALGO COUNTY TAX ASSESSOR - COLLECTOR
PO BOX 178
EDINBURG, TEXAS 78540

Certified Owner:

SAN JACINTO ENTERPRISES LLC
27304 BASS BLVD
HARLINGEN, TX 78552-2159

Legal Description:

WEST TRACT E550'-FT 94 16.65AC GR
16.33AC NET

Account No: W3800-00-094-0000-00

Appr. Dist. No.: 324353

Legal Acres: 16.3300

Parcel Address: MILE 10 N

As of Date: 05/20/2019

Print Date: 05/20/2019

Market Value		Appraised Value	Assessed Value	Capped Value	Homesite Value	Agricultural Market Value	Non-Qualifying Value
Land	Improvement						
\$195,960	\$0	\$195,960	\$195,960	\$0	\$0	\$195,960	\$0
Taxing Unit		Assessed Value (100%)	Exemptions		Taxable Value	Tax Rate	Tax
			Code	Amount			
HIDALGO COUNTY		\$195,960	OSP	\$189,069.00	\$6,891	0.5800000	\$39.97
DRAINAGE DIST #1		\$195,960	OSP	\$189,069.00	\$6,891	0.0951000	\$6.55
EMS DIST #1		\$195,960	OSP	\$189,069.00	\$6,891	0.0194000	\$1.34
WESLACO ISD		\$195,960	OSP	\$189,069.00	\$6,891	1.1597000	\$79.91
SOUTH TEXAS ISD		\$195,960	OSP	\$189,069.00	\$6,891	0.0492000	\$3.39
SOUTH TEXAS COLLEGE		\$195,960	OSP	\$189,069.00	\$6,891	0.1780000	\$12.27

Total Tax: \$143.43
Total Tax Paid to date: \$143.43
Total Tax Remaining: \$0.00

Exemptions:

OSP OPEN SPACE 1-D-1

AMOUNT DUE IF PAID BY:

05/31/2019 13%	07/01/2019 15%	07/31/2019 18 + up to 15%	09/02/2019 19 + up to 15%	09/30/2019 20 + up to 15%	10/31/2019 21 + up to 15%
\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
12/02/2019 22 + up to 15%	12/31/2019 23 + up to 15%	01/31/2020 24 + up to 15%	03/02/2020 25 + up to 15%	03/31/2020 26 + up to 15%	04/30/2020 27 + up to 15%
\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

School Information:

WESLACO ISD 2018 M&O 1.1397000 I&S .02000000 Total 1.1597000 2017 M&O 1.1397000 I&S .02000000 Total 1.1597000

PLEASE CUT AT THE DOTTED LINE AND RETURN THIS PORTION WITH YOUR PAYMENT.

4.1.68



Print Date: 05/20/2019

PLEASE NOTE YOUR ACCOUNT NUMBER ON YOUR CHECK AND MAKE CHECKS PAYABLE TO:

PABLO (PAUL) VILLARREAL JR., PCC
HIDALGO COUNTY TAX ASSESSOR - COLLECTOR
PO BOX 178
EDINBURG, TEXAS 78540
(956) 318-2157



W3800-00-094-0000-00

SAN JACINTO ENTERPRISES LLC
27304 BASS BLVD
HARLINGEN, TX 78552-2159

AMOUNT PAID:

\$ _____

00003243530000000000

2018 TAX STATEMENT



PABLO (PAUL) VILLARREAL JR., PCC
HIDALGO COUNTY TAX ASSESSOR - COLLECTOR
PO BOX 178
EDINBURG, TEXAS 78540

Certified Owner:

SAN JACINTO ENTERPRISES LLC
27304 BASS BLVD
HARLINGEN, TX 78552-2159

Legal Description:

WEST TRACTFT 87 40.00AC GR 38.48AC NET

Account No: W3800-00-087-0000-00

Appr. Dist. No.: 324322

Legal Acres: 38.4800

Parcel Address: MILE 10 N & MILE 4 W

As of Date: 05/20/2019

Print Date: 05/20/2019

Market Value		Appraised Value	Assessed Value	Capped Value	Homesite Value	Agricultural Market Value	Non-Qualifying Value
Land	Improvement						
\$461,760	\$0	\$461,760	\$461,760	\$0	\$0	\$456,000	\$5,760

Taxing Unit	Assessed Value (100%)	Exemptions		Taxable Value	Tax Rate	Tax
		Code	Amount			
HIDALGO COUNTY	\$461,760	OSP	\$439,964.00	\$21,796	0.5800000	\$126.42
DRAINAGE DIST #1	\$461,760	OSP	\$439,964.00	\$21,796	0.0951000	\$20.73
EMS DIST #1	\$461,760	OSP	\$439,964.00	\$21,796	0.0194000	\$4.23
WESLACO ISD	\$461,760	OSP	\$439,964.00	\$21,796	1.1597000	\$252.77
SOUTH TEXAS ISD	\$461,760	OSP	\$439,964.00	\$21,796	0.0492000	\$10.72
SOUTH TEXAS COLLEGE	\$461,760	OSP	\$439,964.00	\$21,796	0.1780000	\$38.80

Total Tax: \$453.67
Total Tax Paid to date: \$453.67
Total Tax Remaining: \$0.00

Exemptions:

OSP OPEN SPACE 1-D-1

AMOUNT DUE IF PAID BY:

05/31/2019 13%	07/01/2019 15%	07/31/2019 18 + up to 15%	09/02/2019 19 + up to 15%	09/30/2019 20 + up to 15%	10/31/2019 21 + up to 15%
\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
12/02/2019 22 + up to 15%	12/31/2019 23 + up to 15%	01/31/2020 24 + up to 15%	03/02/2020 25 + up to 15%	03/31/2020 26 + up to 15%	04/30/2020 27 + up to 15%
\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

School Information:

WESLACO ISD 2018 M&O 1.1397000 I&S .02000000 Total 1.1597000 2017 M&O 1.1397000 I&S .02000000 Total 1.1597000

PLEASE CUT AT THE DOTTED LINE AND RETURN THIS PORTION WITH YOUR PAYMENT.

4.1.68



Print Date: 05/20/2019

PLEASE NOTE YOUR ACCOUNT NUMBER ON YOUR CHECK AND MAKE CHECKS PAYABLE TO:

PABLO (PAUL) VILLARREAL JR., PCC
HIDALGO COUNTY TAX ASSESSOR - COLLECTOR
PO BOX 178
EDINBURG, TEXAS 78540
(956) 318-2157



W3800-00-087-0000-00

SAN JACINTO ENTERPRISES LLC
27304 BASS BLVD
HARLINGEN, TX 78552-2159

AMOUNT PAID:

\$ _____

00003243220000000000

SUBDIVISION PLAT OF:

SAN JACINTO ESTATES No. 10
PHASE I

A 42.25 ACRE TRACT OF LAND BEING ALL OF FARM TRACT 87 AND 2.25 ACRES OUT OF FARM TRACT 94, WEST AND ADAMS TRACTS SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO WARRANTY DEED WITH VENDOR'S LIEN RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 2873612 AND 2873886, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

TRACT 1

METES AND BOUNDS

A 40.89 ACRE TRACT OF LAND BEING ALL OF FARM TRACT 87 AND 0.89 OF AN ACRE OUT OF FARM TRACT 94, WEST AND ADAMS TRACTS SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 2, PAGES 34-37, MAP RECORDS, HIDALGO COUNTY, TEXAS, AND ACCORDING TO WARRANTY DEED WITH VENDOR'S LIEN RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 2873612 AND 2873886, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, REFERENCE TO WHICH IS HERE MADE FOR ALL PURPOSES AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS.

BEGINNING AT A COTTON PICKER SPINDLE FOUND AT THE INTERSECTION OF THE CENTERLINES OF MILE 10 NORTH ROAD AND MILE 4 WEST ROAD FOR THE SOUTHEAST CORNER OF FARM TRACT 87 AND THE SOUTHEAST CORNER OF THIS TRACT.

THENCE: WEST, ALONG THE SOUTH LINE OF FARM TRACT 87 AND THE CENTERLINE OF MILE 10 NORTH ROAD, PASSING AT 1,320.00 FEET A COTTON PICKER SPINDLE FOUND FOR A COMMON CORNER OF FARM TRACT 87 AND 94, AND CONTINUING ALONG THE SOUTH LINE OF FARM TRACT 94, A TOTAL DISTANCE OF 1,370.00 FEET TO A COTTON PICKER SPINDLE SET FOR THE SOUTHWEST CORNER OF THIS TRACT.

THENCE: NORTH, PASSING A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET AT 25.00 FEET FOR THE NORTH RIGHT OF WAY LINE OF MILE 10 NORTH ROAD, A TOTAL DISTANCE OF 60.00 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET FOR AN EXTERIOR CORNER OF THIS TRACT.

THENCE: N 45°00' E, A DISTANCE OF 35.36 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET FOR AN INTERIOR CORNER OF THIS TRACT.

THENCE: NORTH, A DISTANCE OF 90.00 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET FOR AN INTERIOR CORNER OF THIS TRACT.

THENCE: N 45°00' W, A DISTANCE OF 35.36 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET FOR AN EXTERIOR CORNER OF THIS TRACT.

THENCE: NORTH, A DISTANCE OF 50.00 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET FOR AN EXTERIOR CORNER OF THIS TRACT.

THENCE: N 45°00' E, A DISTANCE OF 35.36 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET FOR AN INTERIOR CORNER OF THIS TRACT.

THENCE: NORTH, A DISTANCE OF 210.00 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET FOR AN INTERIOR CORNER OF THIS TRACT.

THENCE: N 45°00' W, A DISTANCE OF 35.36 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET FOR AN EXTERIOR CORNER OF THIS TRACT.

THENCE: NORTH, A DISTANCE OF 50.00 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET FOR AN EXTERIOR CORNER OF THIS TRACT.

THENCE: N 45°00' E, A DISTANCE OF 35.36 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET FOR AN INTERIOR CORNER OF THIS TRACT.

THENCE: NORTH, A DISTANCE OF 210.00 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET FOR AN INTERIOR CORNER OF THIS TRACT.

THENCE: N 45°00' W, A DISTANCE OF 35.36 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET FOR AN EXTERIOR CORNER OF THIS TRACT.

THENCE: NORTH, A DISTANCE OF 50.00 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET FOR AN EXTERIOR CORNER OF THIS TRACT.

THENCE: N 45°00' E, A DISTANCE OF 35.36 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET FOR AN INTERIOR CORNER OF THIS TRACT.

THENCE: NORTH, A DISTANCE OF 210.00 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET FOR AN INTERIOR CORNER OF THIS TRACT.

THENCE: N 45°00' W, A DISTANCE OF 35.36 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET FOR AN EXTERIOR CORNER OF THIS TRACT.

THENCE: NORTH, A DISTANCE OF 50.00 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET FOR AN EXTERIOR CORNER OF THIS TRACT.

THENCE: N 45°00' E, A DISTANCE OF 35.36 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET FOR AN INTERIOR CORNER OF THIS TRACT.

THENCE: NORTH, A DISTANCE OF 140.00 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET FOR THE NORTHWEST CORNER OF FARM TRACT 87, THE NORTHEAST CORNER OF FARM TRACT 94, AND THE NORTHWEST CORNER OF THIS TRACT.

THENCE: EAST, ALONG THE NORTH LINE OF FARM TRACT 87, PASSING A 1/2" IRON ROD FOUND AT 1,295.00 FEET FOR THE WEST RIGHT OF WAY LINE OF MILE 4 WEST ROAD, A TOTAL DISTANCE OF 1,320.00 FEET TO A COTTON PICKER SPINDLE SET FOR THE SOUTHWEST CORNER OF FARM TRACT 87 AND THE NORTHEAST CORNER OF THIS TRACT.

THENCE: SOUTH, ALONG THE EAST LINE OF FARM TRACT 87, A DISTANCE OF 1,320.30 FEET (MAP RECORD: 1,320.00 FEET) TO THE POINT OF BEGINNING AND CONTAINING 40.89 ACRES OF LAND MORE OR LESS.

TRACT 2

A 1.36 ACRE TRACT OF LAND OUT OF FARM TRACT 94, WEST AND ADAMS TRACTS SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 2, PAGES 34-37, MAP RECORDS, HIDALGO COUNTY, TEXAS, AND ACCORDING TO WARRANTY DEED WITH VENDOR'S LIEN RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 2873612, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, REFERENCE TO WHICH IS HERE MADE FOR ALL PURPOSES AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS.

BEGINNING AT A COTTON PICKER SPINDLE SET ON THE SOUTH LINE OF FARM TRACT 94, AND IN THE CENTERLINE OF MILE 10 NORTH ROAD FOR THE SOUTHEAST CORNER OF THIS TRACT, SAID SPINDLE BEARS WEST, 453.50 FEET TO A COTTON PICKER SPINDLE SET FOR THE SOUTHWEST CORNER OF THIS TRACT.

THENCE: WEST, ALONG THE SOUTH LINE OF FARM TRACT 94, AND THE CENTERLINE OF MILE 10 NORTH ROAD, A DISTANCE OF 45.00 FEET TO A COTTON PICKER SPINDLE SET FOR THE SOUTHWEST CORNER OF THIS TRACT.

THENCE: N 00°03'54" W, PASSING A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET AT 25.00 FEET FOR THE NORTH RIGHT OF WAY LINE OF MILE 10 NORTH ROAD, A TOTAL DISTANCE OF 1,320.10 FEET (MAP RECORD: 1,320.00 FEET) TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET ON THE NORTH LINE OF FARM TRACT 94 FOR THE NORTHWEST CORNER OF THIS TRACT.

THENCE: N 89°58'49" E (MAP RECORD: EAST), ALONG THE NORTH LINE OF FARM TRACT 94, A DISTANCE OF 45.00 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET FOR THE NORTHEAST CORNER OF THIS TRACT.

THENCE: S 00°03'54" E, PASSING A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET AT 1,295.13 FEET FOR THE NORTH RIGHT OF WAY LINE OF MILE 10 NORTH ROAD, A TOTAL DISTANCE OF 1,320.13 FEET (MAP RECORD: 1,320.00 FEET) TO THE POINT OF BEGINNING, AND CONTAINING 1.36 ACRES OF LAND MORE OR LESS.

BEARINGS ARE IN ACCORDANCE WITH SAN JACINTO ESTATES No. 7, RECORDED IN INSTRUMENT NUMBER 2223371, MAP RECORDS, HIDALGO COUNTY, TEXAS.

STATE OF TEXAS
COUNTY OF HIDALGO

I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT, AND WAS MADE AND PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY DONE ON THE GROUND UNDER MY SUPERVISION.

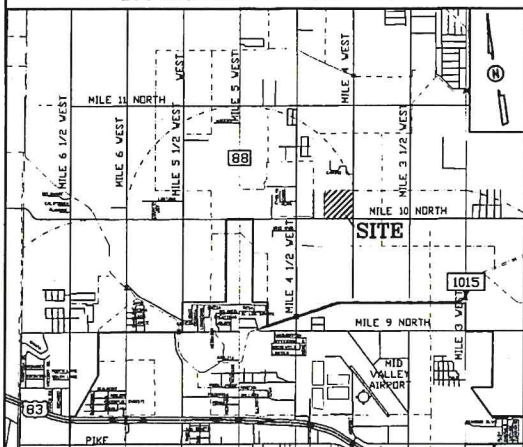


Alfonso Quintanilla
R.P.L.S. No. 4856

4-24-19
DATE

LOCATION MAP

SCALE 1" = 400'

STATE OF TEXAS
COUNTY OF HIDALGO

I, THE UNDERSIGNED, A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE PROPER ENGINEERING CONSIDERATIONS HAVE BEEN GIVEN TO THIS PLAT.



Marco A. Gonzalez
P.E. No. 120016

LOCATION OF SUBDIVISION WITH RESPECT TO THE EXTRATERRITORIAL
JURISDICTION OF A MUNICIPALITY:

SAN JACINTO ESTATES No. 10 PHASE I IS LOCATED SOUTHEAST HIDALGO COUNTY ON THE NORTHWEST CORNER OF MILE 10 NORTH ROAD AND MILE 4 WEST ROAD. THE ONLY NEARBY MUNICIPALITY IS THE CITY OF WESLACO ACCORDING TO THE OFFICIAL MAP IN THE OFFICE OF THE SECRETARY OF THE CITY OF WESLACO (POPULATION 31,442). SAN JACINTO ESTATES No. 10 PHASE I LIES APPROXIMATELY 4.1 MILES FROM THE CITY LIMITS AND FALLS IN THE RURAL AREA OF THE COUNTY. IT LIES IN PRECINCT No. 1.

PRINCIPAL CONTACTS:

Name	Address	City & Zip	Phone	Fax
OWNER: SAN JACINTO ENTERPRISES, L.L.C.	2100 W. EXPRESSWAY 83	MERCEDES, TX 78570	(956)565-0813	565-9018
ENGINEER: MARCO A. GONZALEZ	124 E. STUBBS	EDINBURG, TX 78539	(956)381-6480	381-0527
SURVEYOR: ALFONSO QUINTANILLA	124 E. STUBBS	EDINBURG, TX 78539	(956)381-6480	381-0527

PLAT NOTES AND RESTRICTIONS:

1.- FLOOD ZONE STATEMENT:

FLOOD ZONE DESIGNATION: ZONE "X"
AREAS OF 500-YEAR FLOOD; AREAS OF 100-YEAR FLOOD
WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH
DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREA
PROTECTED BY LEVEES FROM 100-YEAR FLOOD.

FLOOD ZONE DESIGNATION: ZONE "X" (NO SHADING)
AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN.
COMMUNITY-PANEL NUMBER 480334 0450 C
EFFECTIVE DATE: JUNE 6, 2000, L.O.M.R.: MAY 30, 2002.

LETTER OF MAP REVISION BASED ON FILL (LOMR-F) APPROVED
BY FEMA ON September 21, 2018 CASE NO. 18-06-3447A

THE AREAS WITHIN THE DRAINAGE EASEMENTS AND THE PROPOSED STREET
RIGHT-OF-WAY ARE WITHIN THE 100-YEAR FLOOD PLAIN, C.F.N. 480334 0450 C
EFFECTIVE DATE: JUNE 6, 2000, L.O.M.R.: MAY 30, 2002. OF THE FEDERAL EMERGENCY
MANAGEMENT AGENCY MAPS FOR HIDALGO COUNTY, TEXAS AND THE LOCAL FLOOD PLAIN
ADMINISTRATOR IDENTIFIES NO OTHER AREA WITHIN THE PROPOSED SUBDIVISION TO BE
WITHIN THE 100-YEAR FLOOD PLAIN.
CONSTRUCTION OF RESIDENTIAL HOUSING WITHIN ANY AREA OF THE SUBDIVISION
THAT IS IN THE 100-YEAR FLOODPLAIN IS PROHIBITED UNLESS THE HOUSING
QUALIFIES FOR INSURANCE UNDER THE NATIONAL FLOOD INSURANCE ACT OF 1968
(42 U.S.C. SECTIONS 4001 THROUGH 4127).

2.- SETBACKS:

FRONT 25.00 FEET
REAR 25.00 FEET
REAR (LOTS 1-22 & 123-144) 30.00 FEET
SIDE 8.00 FEET
CORNER SIDE 10.00 FEET
OR EASEMENT WHICHEVER IS GREATER IN ALL CASES

3.- THERE ARE NO WATER WELLS WITHIN 150 FEET FROM THE BOUNDARIES
ON THIS SUBDIVISION.

4.- MINIMUM FINISH FLOOR NOTE:

MINIMUM FINISH FLOOR ELEVATION SHALL BE 18" ABOVE CENTER LINE OF STREET OR
ELEVATION 85.00, WHICHEVER IS GREATER.

NOTE: AS PER FEMA MAP (COMMUNITY-PANEL NUMBER 480334 0450 C EFFECTIVE
DATE: JUNE 6, 2000, L.O.M.R.: MAY 30, 2002), THE BASE FLOOD ELEVATION IN
THE ADJOINING AREA HAS BEEN DETERMINED TO BE ELEV. +84.00

5.- BENCHMARK NOTE:

THE FOLLOWING BENCHMARK IS IDENTIFIED ON THE FACE OF THE PLAT
AND ON THE ATTACHED ENGINEERING PLANS:
BENCHMARK No. 1: ELEV. = TOP OF INLET LOCATED NEAR THE NORTHEAST
CORNER LOT 1. N.A.V.D. 88 DATUM
BENCHMARK No. 2: ELEV. = TOP OF INLET LOCATED NEAR THE NORTHEAST
CORNER LOT 1. N.A.V.D. 88 DATUM

6.- DRAINAGE:

IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT No. 1 AND
HIDALGO COUNTY REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO
DETAIN A TOTAL OF 173,920.31 CUBIC FEET (3.98 ACRE FEET)
OF STORM WATER RUNOFF. DRAINAGE DETENTION BY ACCORDANCE WITH THE
LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS FOLLOWS:
SEE DRAINAGE REPORT ON SHEET No.3.

7.- A 4.0 FT SIDEWALK IS REQUIRED ALONG EXTERIOR PERMETER UPON ISSUANCE OF
BUILDING PERMIT.8.- LEGEND: "+" DENOTES 1/2"x24" IRON ROD SET WITH PLASTIC CAP STAMPED RPLS 4856,
UNLESS OTHERWISE NOTED.

9.- NO ACCESS SHALL BE PERMITTED ONTO MILE 10 OR MILE 4 FOR LOTS 1-4, 5-22, 72, 73, 140-144

10.- NO STRUCTURE SHALL BE PERMITTED OVER ANY EASEMENT.

EASEMENTS SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, SHEDS, SHRUBS TREES,
AND OTHER PLANTINGS (EXCEPT LOW, LESS THAN 18 INCHES MATURE HEIGHT, GROUND
COVER, GRASS, OR FLOWERS) AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH
THE OPERATIONS AND MAINTENANCE OF THE EASEMENT.

11.- EACH PURCHASE CONTRACT MADE BETWEEN A SUBDIVIDER AND PURCHASER
OF A LOT IN THIS SUBDIVISION SHALL CONTAIN A STATEMENT DESCRIBING
HOW AND WHEN WATER, SEWER, ELECTRICITY AND GAS SERVICES WILL BE
MADE AVAILABLE TO THE SUBDIVISION.12.- ALL PUBLIC UTILITIES EASEMENTS DEDICATED BY THIS PLAT SHALL BE A MINIMUM WIDTH
OF 15.00 FEET AS PER THE HIDALGO COUNTY MODEL SUBDIVISION RULES BY SIGNING
THIS PLAT DEVELOPER AND OWNER CERTIFY THAT ALL OTHER EASEMENTS SHOWN
COMPLY WITH THE SIZE REQUIRED BY EACH UTILITY PROVIDER OCCUPYING AN EASEMENT.13.- ALL LOTS SHALL HAVE A POST DEVELOPMENT FINISHED GRADE FROM THE REAR OF
THE LOT TO THE CURB AT A 0.5% SLOPE TO ACCOMPLISH POSITIVE DRAINAGE.
THIS IS IN ACCORDANCE WITH HIDALGO COUNTY APPENDIX 5: COUNTY
CONSTRUCTION SPECIFICATIONS 3.1.4.

14.- GENERAL NOTE FOR SINGLE FAMILY RESIDENCES:

NO MORE THAN ONE-SINGLE FAMILY DETACHED DWELLING SHALL BE LOCATED ON EACH LOT. NO
COMMERCIAL USE SHALL BE ALLOWED. APPLICATIONS FOR CONSTRUCTION ARE REQUIRED PRIOR
TO OCCUPYING THE LOT.

15.- THE DEVELOPER WILL BE RESPONSIBLE FOR THE STREET LIGHT INSTALLATION,
AS REQUIRED BY HIDALGO COUNTY. STREETLIGHT MUST BE EVERY 250 FEET.

THIS PLAT IS APPROVED BY THE HIDALGO AND CAMERON COUNTIES IRRIGATION DISTRICT No. 9.
DATED THIS _____ DAY OF _____ 20____.

1. NO IMPROVEMENTS OF ANY KIND SHALL BE PLACED UPON HIDALGO AND CAMERON COUNTIES
IRRIGATION DISTRICT No. 9 RIGHT-OF-WAYS AND/OR EASEMENTS WITHOUT THE EXPRESSED WRITTEN
PERMISSION OF HCID #9.

2. IT IS UNDERSTOOD THAT THE RATE OF FLOW OF STORM WATER FOR THE DEVELOPMENT WILL BE
NO GREATER THAN THE RATE OF FLOW OF STORM WATER WHEN THE LAND WAS IN AGRICULTURAL
USE.

3. HCID #9 WILL NOT BE RESPONSIBLE FOR THE STORM/DRAINAGE WATER SYSTEM TO ANY LOT
WITHIN THIS SUBDIVISION. AS WELL, HCID #9 WILL NOT BE RESPONSIBLE FOR THE DELIVERY OF
WATER TO ANY LOT WITHIN THIS SUBDIVISION. IF DESIRED, THIS WILL NOT BE AT THE DISTRICT'S
EXPENSE.

4. HCID #9 HAS NOT REVIEWED AND DOES NOT CERTIFY THAT THE STORM SEWER OR UTILITIES
SYSTEMS DESCRIBED ARE APPROPRIATE FOR THE PROPOSED SUBDIVISION, BASED ON GENERALLY
ACCEPTED ENGINEERING CRITERIA. THE DEVELOPER AND HIS ENGINEER ARE RESPONSIBLE FOR THEIR
DETERMINATIONS.

GENERAL MANAGER

DATE

HIDALGO AND CAMERON COUNTIES IRRIGATION DISTRICT No. 9

APPROVED BY DRAINAGE DISTRICT:

HIDALGO COUNTY DRAINAGE DISTRICT No. 1 HEREBY CERTIFIES THAT THE DRAINAGE PLANS FOR
THIS SUBDIVISION COMPLY WITH THE MINIMUM STANDARDS OF THE DISTRICT ADOPTED UNDER
THE TEXAS WATER CODE 48.211(c). THE DISTRICT HAS NOT REVIEWED AND DOES NOT
CERTIFY THAT THE DRAINAGE STRUCTURES DESCRIBED ARE APPROPRIATE FOR THE SPECIFIC
SUBDIVISION BASED ON GENERALLY ACCEPTED ENGINEERING CRITERIA. IT IS THE RESPONSIBILITY
OF THE DEVELOPER AND HIS ENGINEER TO MAKE THEIR DETERMINATIONS.

HIDALGO COUNTY DRAINAGE DISTRICT No. 1

RAUL SESIN, P.E., C.F.M.

DATE

GENERAL MANAGER

HIDALGO COUNTY
CERTIFICATE OF PLAT APPROVAL

I, THE UNDERSIGNED, CERTIFY THAT THIS PLAT OF SAN JACINTO ESTATES No.
10 PHASE I WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH
DEPARTMENT ON _____

ENVIRONMENTAL HEALTH DIVISION MANAGER

DATE

RIGHT OF WAY EASEMENT

KNOW ALL MEN BY THESE PRESENTS, that the undersigned, owners of the property
shown on this plat, their successors, assigns, and transferees (hereinafter called
"Grantor") whether one or more persons are named, in consideration of one dollar
(\$1.00) and other good and valuable consideration paid by North Adams Water
Supply Corporation, (hereinafter called "Grantee"), the receipt and sufficiency of which
is hereby acknowledged, does hereby grant, bargain, sell, transfer, and convey to
said Grantee, its successors, and assigns, an exclusive perpetual easement with the
right to erect, construct, install and thereafter use, operate, inspect, repair,
maintain, replace, and remove water distribution lines and appurtenances over and
across the lands shown on this plat, together with the right of ingress and egress
over Grantor's adjacent lands of the purpose for which the above mentioned rights are
granted. The easement hereby granted shall not exceed 15' in width, and Grantee
is hereby authorized to designate the course of the easement herein conveyed except
that when the pipeline is installed, the easement herein granted shall be limited to
a strip of land 15' in width, the center line thereof being the pipeline installed.

In the event the easement hereby granted abuts on a public road and the city,
county or state hereafter widens or relocates the public road so as to require the
relocation of this water line as installed, Grantor covenants that it is the owner of
additional easement over and across the land shown on this plat for the purpose of
laterally relocate said water line as may be necessary to clear the road
improvements, which easement hereby granted shall be limited to a strip of land
15' in width, the center line thereof being the pipeline as relocated.

The consideration recited herein shall constitute payment in full for all damages
sustained by Grantor by reason of the installation, maintenance, repair, replacement
and relocation of the structures referred to herein. This agreement together with
other provisions of this grant shall constitute an easement for the benefit of the
Grantee, its successors and assigns. The Grantor covenants that it is the owner of
the above-described lands and that said lands are free and clear of all
encumbrances and liens except the following:

The easement conveyed herein was obtained or improved through Federal financial
assistance. This easement is subject to the provisions of Title V of the Civil
Rights Act of 1964 and the regulations issued pursuant thereto for so long as the
easement continues to be used for the same or similar purpose for which financial
assistance was extended or for so long as the Grantee owns it, whichever is
longer.

IN WITNESS WHEREOF the said Grantor executed this instrument this _____ day of _____
20____.

JACINTO GARZA, PRESIDENT

INDEX OF SHEETS

SHEET 1
HEADING INDEX: LOCATION MAP; PRINCIPAL CONTACTS: MAP; DESCRIPTION
(METES AND BOUNDS); ENGINEER'S & SURVEYOR'S CERTIFICATION: CITY
MAYOR'S APPROVAL CERTIFICATE, CITY PLANNING CERTIFICATION, PLAT NOTES
AND RESTRICTIONS; OWNER'S DEDICATION, CERTIFICATION, ATTESTATION;
HIDALGO COUNTY RECORDING CERTIFICATE: H.C.O.D. No. 1 CERTIFICATION;
HIDALGO AND CAMERON COUNTY IRRIGATION DISTRICT No. 9 CERTIFICATE;
HIDALGO COUNTY HEALTH DEPARTMENT CERTIFICATE: REVISION NOTES.

SHEET 2
LOCATION MAP, HEADING INDEX: LOCATION MAP AND E.T.; PRINCIPAL
CONTACTS: MAP; LOT, STREETS, AND EASEMENT LAYOUT; LINE
AND CURVE DATA: ENGINEER'S & SURVEYOR'S CERTIFICATION;
COUNTY CLERK RECORDING CERTIFICATE, REVISION NOTES

SHEET 3
WATER DISTRIBUTION AND SANITARY SEWER (OSSF) MAP,
ENGINEERING REPORT, INCLUDING DESCRIPTION OF WATER AND
WASTE WATER/OSSF AND ENGINEER'S CERTIFICATION (ENGLISH
AND SPANISH VERSION) SUBDIVIDER CERTIFICATE & STATEMENT

SHEET 4
DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE AND
DRAINAGE SWALES, MAP OF TOPOGRAPHY AND DRAINAGE, AND
ENGINEERING CERTIFICATION: REVISION NOTES.

SHEET 5
CONSTRUCTION DETAILS: ENGINEERING CERTIFICATION: REVISION NOTES.



QUINTANILLA, HEADLEY AND ASSOCIATES, INC.

CONSULTING ENGINEERS

124 E. STUBBS ST.
EDINBURG, TEXAS 78539
ENGINEERING REGISTRATION NUMBER F-1513
SURVEYING REGISTRATION NUMBER 100411-00

LAND SURVEYORS

PHONE 956-381-6480
FAX 956-381-0527
ALFONSO@QEA-ENG.COM

STATE OF TEXAS
COUNTY OF HIDALGO
OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION

I, JACINTO GARZA, PRESIDENT, AS OWNER OF THE 42.25 ACRE TRACT OF LAND ENCOMPASSED WITHIN
THE PROPOSED SAN JACINTO ESTATES No. 10 PHASE I, HEREBY SUBDIVIDE THE LAND AS
DEPICTED IN THIS SUBDIVISION PLAT AND DEDICATE TO PUBLIC USE THE STREET, PARK, AND
EASEMENTS SHOWN HEREIN.

I CERTIFY THAT I HAVE COMPLIED WITH THE REQUIREMENTS OF TEXAS LOCAL GOVERNMENT CODE
§232.032 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 OR SEPTIC TANKS 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;
(D) GAS CONNECTIONS, IF AVAILABLE, PROVIDED TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE
STANDARDS.

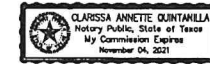
I ATTEST THAT THE MATTERS ASSERTED IN THIS PLAT ARE TRUE AND COMPLETE.

SAN JACINTO ENTERPRISES, L.L.C.
JACINTO GARZA, PRESIDENT
2100 W. EXPRESSWAY 83
MERCEDES, TEXAS 78570

DATE

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, the undersigned notary public, on this day personally appeared
JACINTO GARZA, PRESIDENT, proved to me through his Texas Department of Public
Safety Driver License 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 he executed the same for the purposes and consideration thereby expressed.
Given under my hand and seal of office this _____ day of _____ 20____.



CLARISSA ANNETTE QUINTANILLA - NOTARY PUBLIC

HIDALGO COUNTY
CERTIFICATE OF PLAT APPROVAL
UNDER LOCAL GOVERNMENT CODE § 232.028(a)

WE, THE UNDERSIGNED CERTIFY that this plat of the SAN JACINTO ESTATES No. 10 PHASE I, was reviewed
and approved by the Hidalgo County Commissioners Court on _____

Hidalgo County Judge

DATE

ATTEST:

Hidalgo County Clerk

DATE

CITY OF WESLACO
CERTIFICATE OF PLAT APPROVAL

UNDER LOCAL GOVERNMENT CODE §212.009(c) AND §212.0115(b)

WE, THE UNDERSIGNED CERTIFY that this plat of the SAN JACINTO ESTATES No. 10 PH I, was reviewed and
approved by the City Council of the City of Weslaco on _____

Mayor of the City of Weslaco

DATE

ATTEST:

Secretary of the City of Weslaco

DATE

STATE OF TEXAS

CITY OF WESLACO

I, THE UNDERSIGNED, CHAIRMAN OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF
WESLACO, TEXAS, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO
ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THIS CITY WHEREIN MY APPROVAL
IS REQUIRED.

CHAIRMAN PLANNING COMMISSION



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

ON: _____ AT _____ AM/PM
INSTRUMENT NUMBER _____
OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS

SUBDIVISION PLAT OF:
**SAN JACINTO ESTATES No. 10
PHASE I**

A 42.25 ACRE TRACT OF LAND BEING ALL OF FARM TRACT 87 AND 2.25 ACRES OUT OF FARM TRACT 94, WEST AND ADAMS TRACTS SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO WARRANTY DEED WITH VENDOR'S LIEN RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 2873612 AND 2873886, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

STATE OF TEXAS
COUNTY OF HIDALGO

I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT, AND WAS MADE AND PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY DONE ON THE GROUND UNDER MY SUPERVISION.



Alfonso Quintanilla
ALFONSO QUINTANILLA
R.P.L.S. No. 4856

4-24-19
DATE

STATE OF TEXAS
COUNTY OF HIDALGO

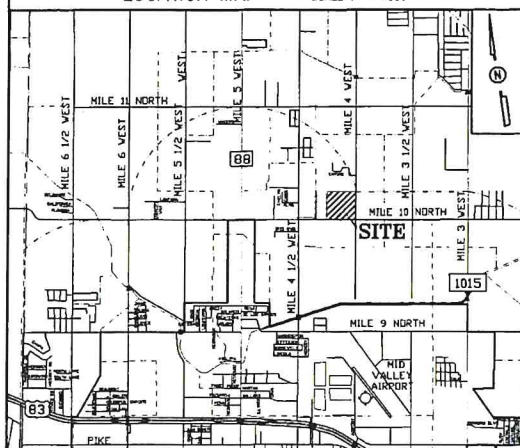
I, THE UNDERSIGNED, A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE PROPER ENGINEERING CONSIDERATIONS HAVE BEEN GIVEN TO THIS PLAT.



Marco A. Gonzalez
MARCO A. GONZALEZ
P.E. No. 120018

DATE

LOCATION MAP
SCALE 1" = 4000'



LOCATION OF SUBDIVISION WITH RESPECT TO THE EXTRATERRITORIAL JURISDICTION OF A MUNICIPALITY:

SAN JACINTO ESTATES No. 10 PHASE I IS LOCATED SOUTHEAST HIDALGO COUNTY ON THE NORTHWEST CORNER OF MILE 10 NORTH ROAD AND MILE 4 WEST ROAD. THE ONLY NEARBY MUNICIPALITY IS THE CITY OF MESQUIC according to the OFFICIAL MAP IN THE OFFICE OF THE SECRETARY OF THE CITY OF MESQUIC (POPULATION 31,442). SAN JACINTO ESTATES No. 10 PHASE I, LIES APPROXIMATELY 4.1 MILES FROM THE CITY LIMITS AND FALLS IN THE RURAL AREA OF THE COUNTY. IT LIES IN PRECINCT No. 1.

PRINCIPAL CONTACTS:

Name	Address	City & Zip	Phone	Fax
OWNER: SAN JACINTO ENTERPRISES, L.L.C.	2100 W. EXPRESSWAY 83	MERCEDER, TX 78370	(656)565-8813	565-9018
ENGINEER: MARCO A. GONZALEZ	124 E. STUBBS	EDINBURG, TX 78839	(656)381-6480	381-0527
SURVEYOR: ALFONSO QUINTANILLA	124 E. STUBBS	EDINBURG, TX 78839	(656)381-6480	381-0527



QUINTANILLA, HEADLEY AND ASSOCIATES, INC.

CONSULTING ENGINEERS
124 E. STUBBS ST.
EDINBURG, TEXAS 78839
ENGINEERING REGISTRATION NUMBER F-1513
SURVEYING REGISTRATION NUMBER 100411-00

LAND SURVEYORS
PHONE 956-381-6480
FAX 956-381-0527
ALFONSO@QHA-ENG.COM

DATA	BEARING	LENGTH
L1	S 45°00'00" E	35.36'
L2	S 45°00'00" W	35.36'
L3	N 45°00'00" W	35.36'
L4	N 45°00'00" E	35.36'

CURVE	RADIUS	LENGTH
"A"	7621.00'	50.00'
"B"	5718.00'	50.00'
"C"	8447.00'	50.00'
"D"	5718.00'	50.00'
"E"	2307.48'	50.00'

LOT	AREA (S.F.)	AREA (AC.)
1	10575.00	0.243
2-3	10850.00	0.249
4	9351.33	0.215
5	15839.62	0.367
6	9398.45	0.216
7	8986.65	0.206
8-21	9100.00	0.209
22	9875.00	0.227
23	9437.50	0.217
24-37	8450.00	0.194
38-39	8787.50	0.202
40-53	8450.00	0.194
54	9437.50	0.217
55	10087.50	0.232
56-71	8450.00	0.194
72-73	10087.50	0.232
74-89	8450.00	0.194
90	10087.50	0.232
91	9448.75	0.232
92-105	8459.75	0.194
106-107	8788.00	0.202
108-121	8459.75	0.194
122	9448.75	0.232
123-138	9100.00	0.209
139	12939.99	0.297
140	16046.07	0.368
141	10840.00	0.249
142-143	10850.00	0.249
144	10616.98	0.243

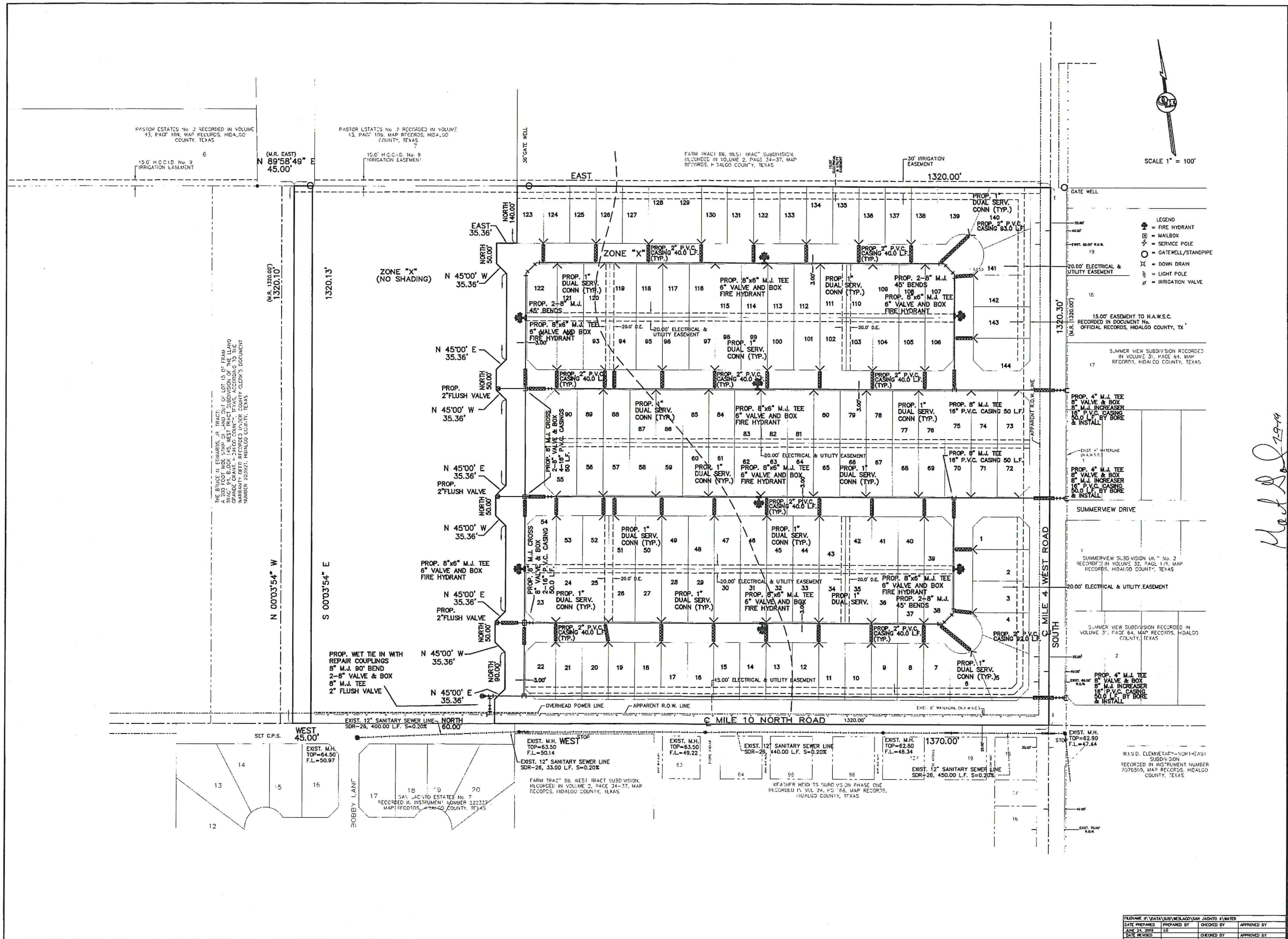


FILED FOR RECORD IN
HIDALGO COUNTY
ARTURO GUJARDO, JR.
HIDALGO COUNTY CLERK

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

SHEET NO. 2
OF 5 SHEETS

DATE PREPARED	PREPARED BY	CHECKED BY	APPROVED BY
APRIL 24, 2019	M. GONZALEZ		
DATE REVISION	REVISION BY	CHECKED BY	APPROVED BY



JOB NO.	DATE	REVISION	SCALE	DRAWN BY	SHEET
	JUNE 24, 2015		1" = 100'	LG	

SAN JACINTO ESTATES No. 10
PHASE I
WATER DISTRIBUTION SYSTEM



QUINTANILLA, HEADLEY AND ASSOCIATES, INC.
CONSULTING ENGINEERS
124 E. STUBBS ST.
EDINBURG, TEXAS 78539
PHONE 956-381-6480
FAX 956-381-0527
REGISTRATION NUMBER P-1513

Handwritten signature: Marcio A. Gonzalez

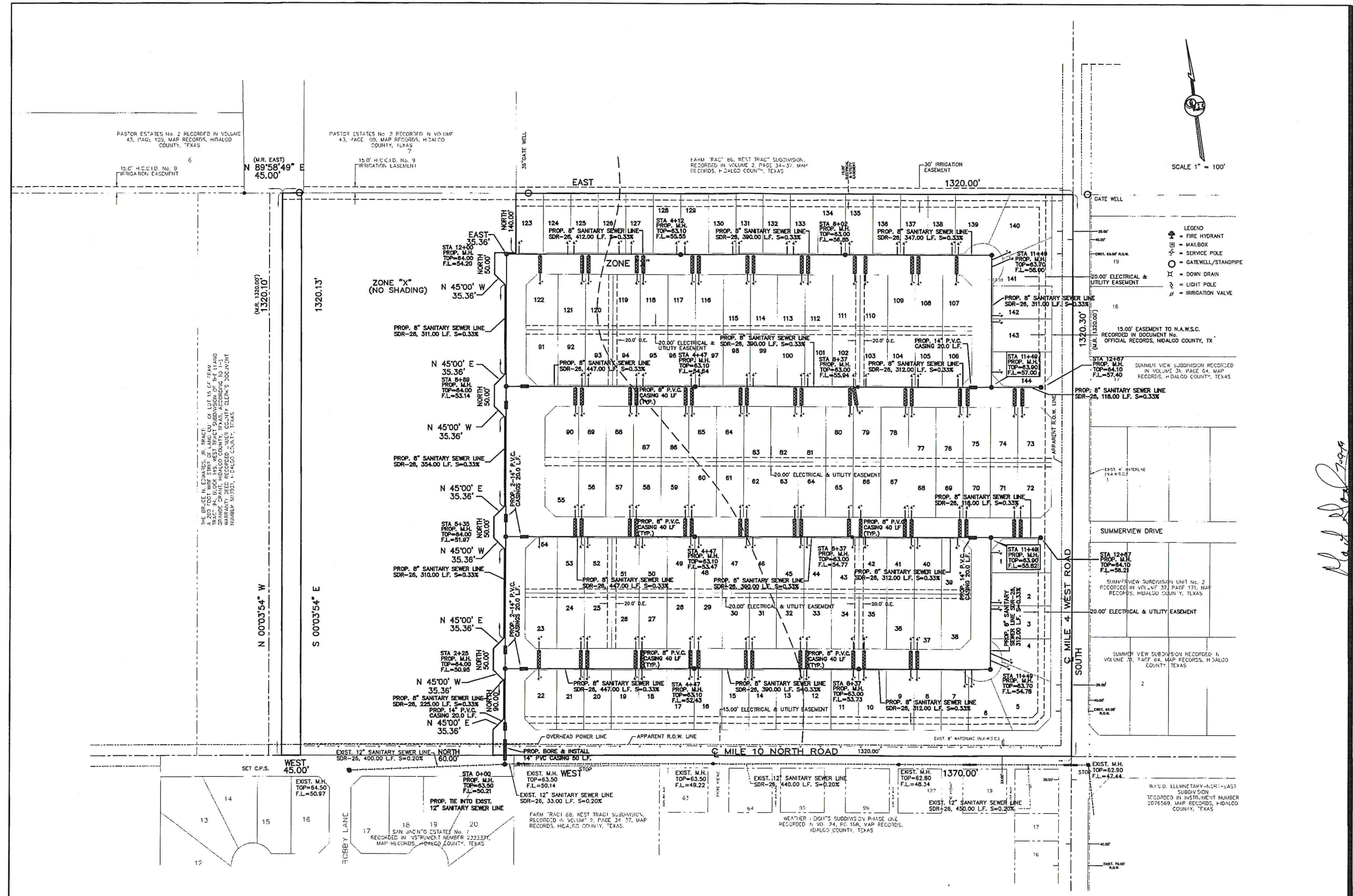
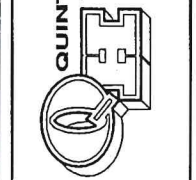
DATE PREPARED	DATE REVISION	DATE CHECKED	DATE APPROVED
JUNE 24, 2015	LG		

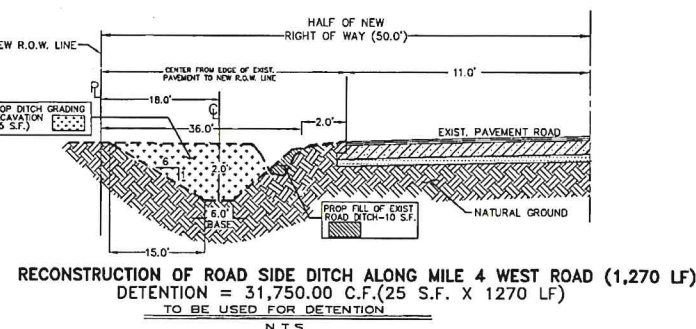
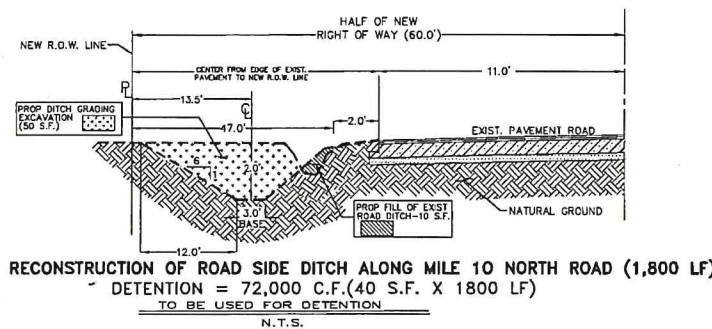
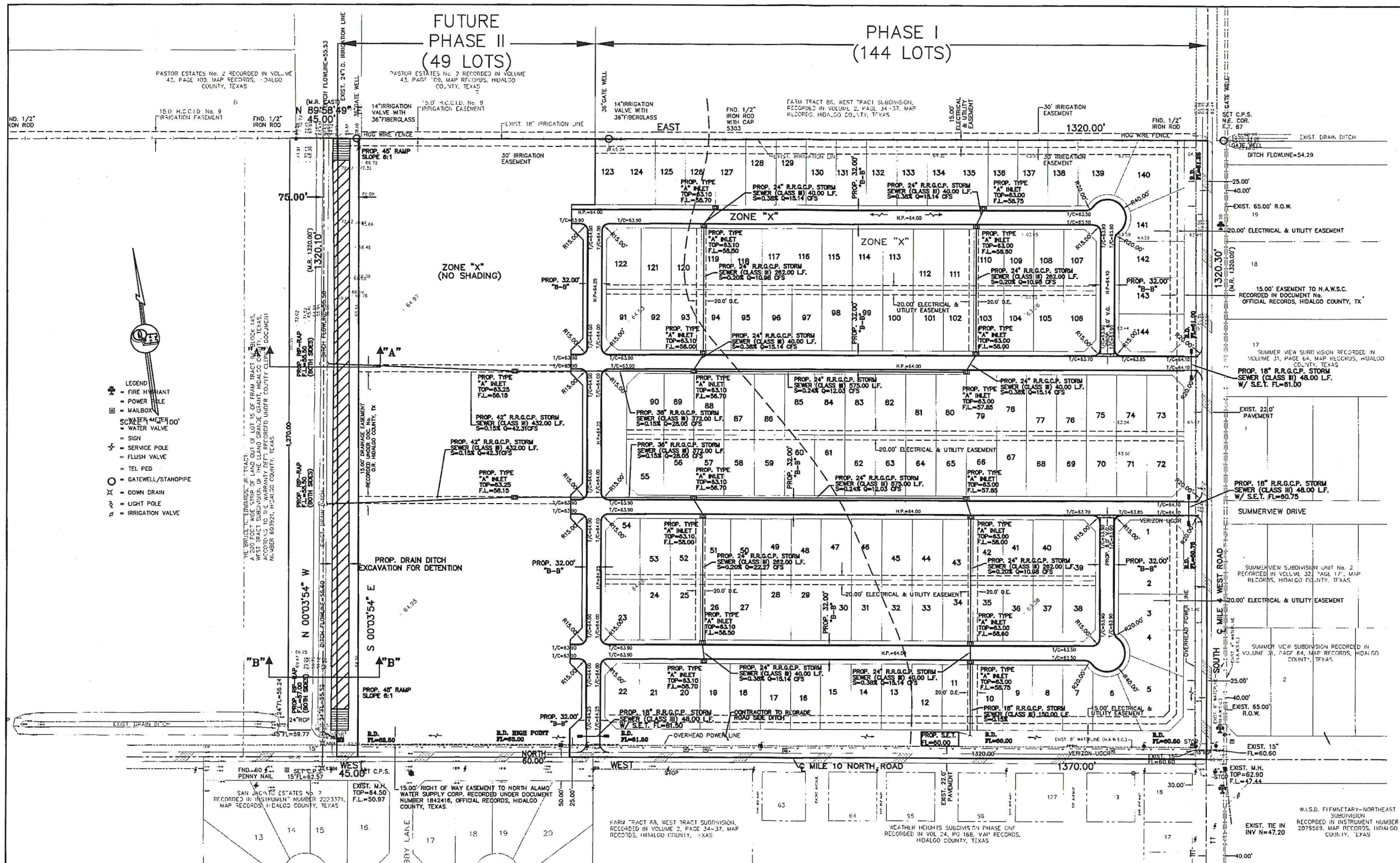
JOB NO.	DATE	REVISION	SCALE	DRAWN BY	SHEET
	APRIL 29, 2019		1" = 100'	LG	

SAN JACINTO ESTATES No. 10
PHASE I
SANITARY SEWER COLLECTION SYSTEM



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





NOTES:
 1.-DIRT EXCAVATED FROM DRAIN DITCH SHALL BE SPREAD AT LOCATION DETERMINED BY ENGINEER.
 2.-ALL LOTS TO BE FILLED TO MINIMUM ELEVATION=64.00

LEGEND
TOTAL DETENTION REQUIRED - 173,909.51 C.F.
TOTAL DETENTION PROVIDED - 250,816.00 C.F.
 (635 L.F. X 110.4 S.F.) + (635 L.F. X 121.2 S.F.) + 72,000 C.F. + 31,750.00 C.F.
TOTAL EXCAVATION NEEDED - 296,418.00 C.F.
 (635 L.F. X 227.3 S.F.) + (635 L.F. X 239.5 S.F.)

DATE: APRIL 23, 2019

REVISION: 1

SCALE: 1"=100'

DRAWN BY: LG

SHEET: 87

JOB NO. _____

SAN JACINTO ESTATES No. 10

PHASE I

PAVING & DRAINAGE LAYOUT

QUINTANILLA, HEADLEY AND ASSOCIATES, INC.

CONSULTING ENGINEERS

LAND SURVEYORS

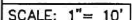
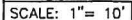
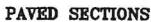
124 E. STUBBS ST.

EDINBURG, TEXAS 78539

PHONE 956-381-6480

FAX 956-381-0527

REGISTRATION NUMBER T-1513



TOTAL DETENTION REQUIRED	-	173,909.51	C.F.
TOTAL DETENTION PROVIDED	-	250,816.00	C.F.
(635 L.F. X 110.4 S.F.) + (635 L.F. X 121.2 S.F.) + 72,000 C.F. + 31,750.00 C.F.			
TOTAL EXCAVATION NEEDED	-	296,418.00	C.F.
(635 L.F. X 227.3 S.F.) + (635 L.F. X 239.5 S.F.)			

Z:\data\SUBDIVISIONS\Wasioco\MIDWAY MOBILE HOME SUBDIVISION \			
DATE PREPARED	PREPARED BY	CHECKED BY	APPROVED BY
XX	XX		
DATE REVISED	REVISED BY	CHECKED BY	APPROVED BY

**SAN JACINTO ESTATES No. 10
PAVING & DRAINAGE
DETAIL SHEET**



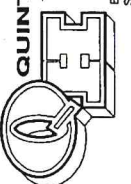
QUINTANILLA, HEADLEY AND ASSOCIATES, INC.

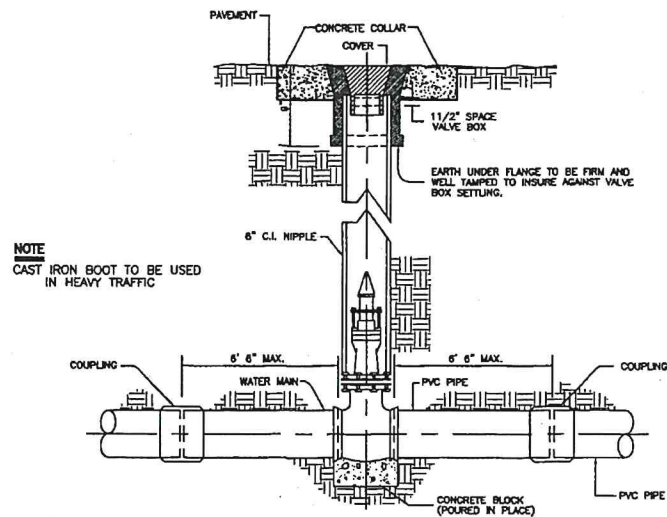
CONSULTING ENGINEERS
 124 E. STUBBS ST.
 EDINBURG, TEXAS 78539

LAND SURVEYORS
 PHONE 956-351-6480
 FAX 956-351-0527

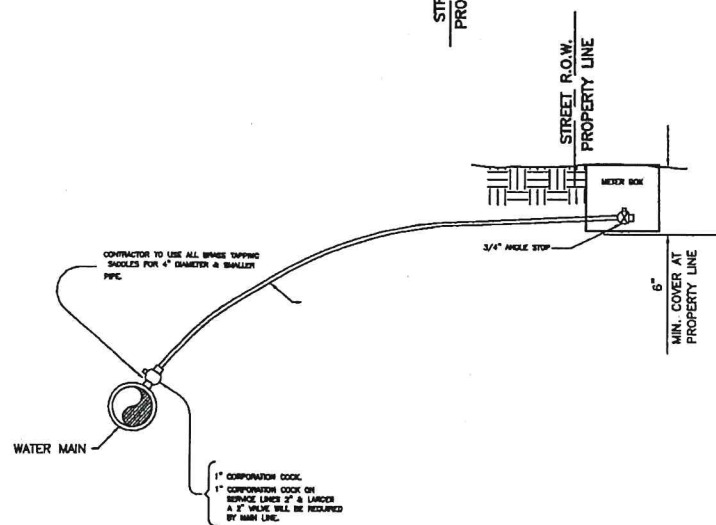
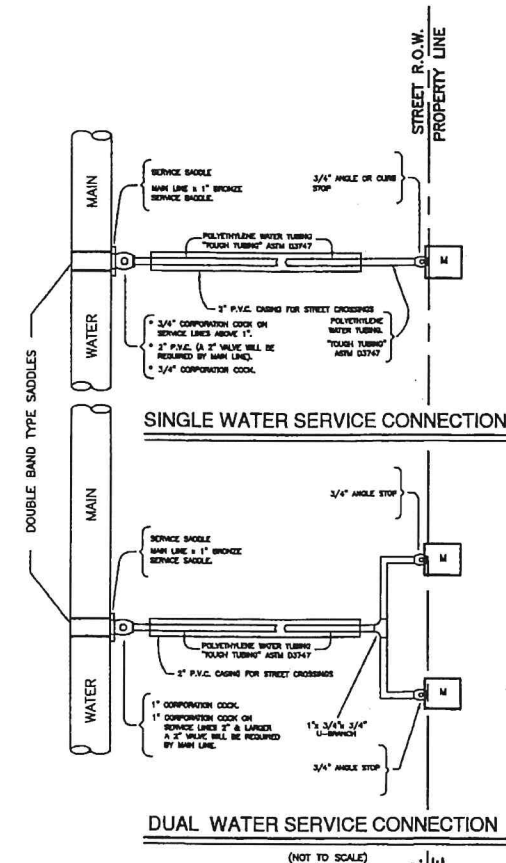
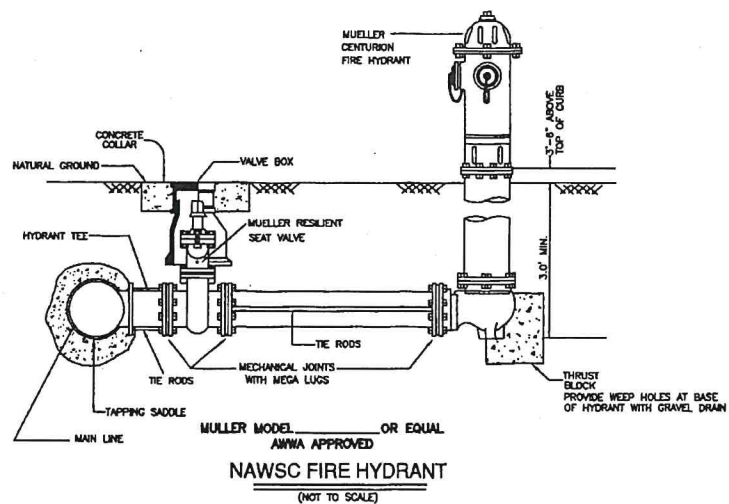
REGISTERED PROFESSIONAL ENGINEER
 SURVEYING LICENSE NUMBER 5-1313
 ELECTRICAL LICENSE NUMBER 10041

OFFICE@QHAENGINEERING.COM





TYPICAL VALVE & BOX INSTALLATION
(NOT TO SCALE)

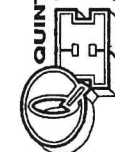


JOB NO.	8-03-01
DATE	AS
REVISIONS	AS
DESIGNED BY	AS
DRAWN BY	AS

NORTH ALAMO WATER SUPPLY DETAIL SHEET

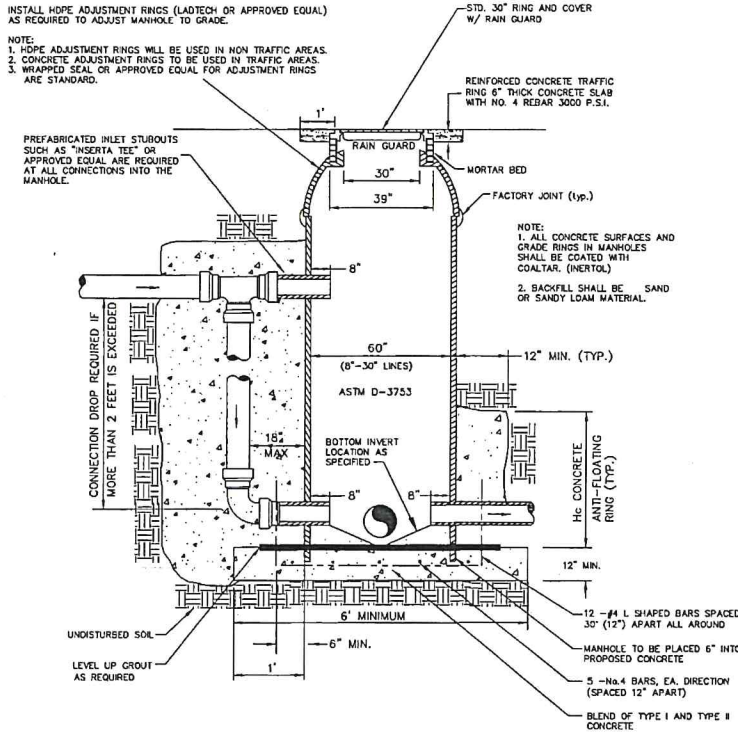


QUINTANILLA, HEADLEY AND ASSOCIATES, INC.
CONSULTING ENGINEERS
124 E. CHURCH ST.
HOUSTON, TEXAS 77002
PHONE 955-381-0527
FAX 955-381-0527
OFFICE@CHAENGINEERING.COM
ENGINEERING REGISTRATION NUMBER F-1513
SURVEYING REGISTRATION NUMBER 100411-00

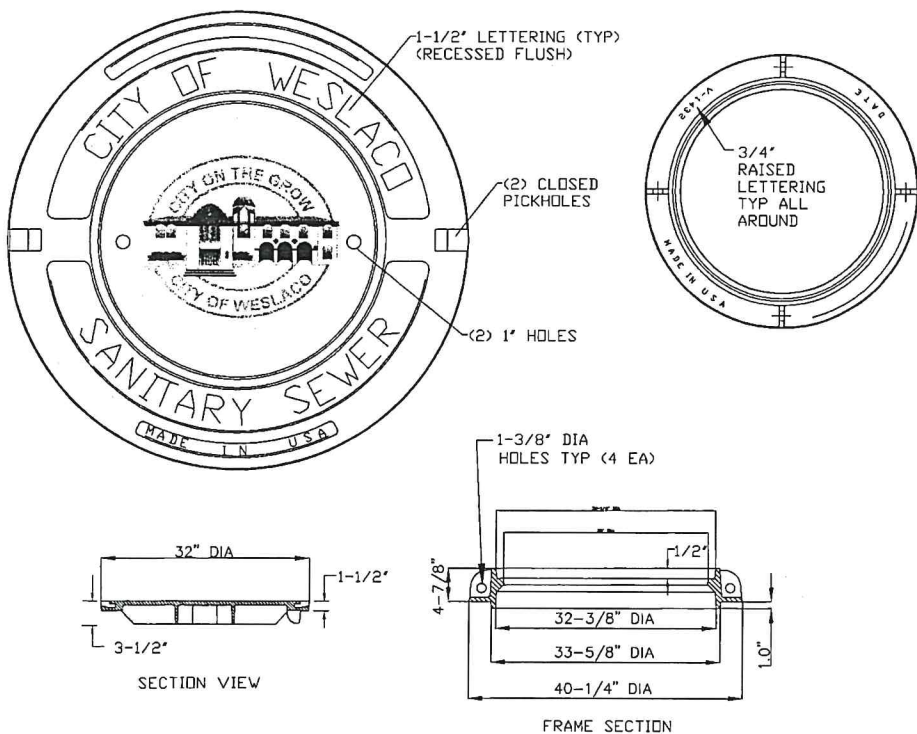


McA 8-16-16

STANDARD SANITARY SEWER
CONSTRUCTION DETAILS



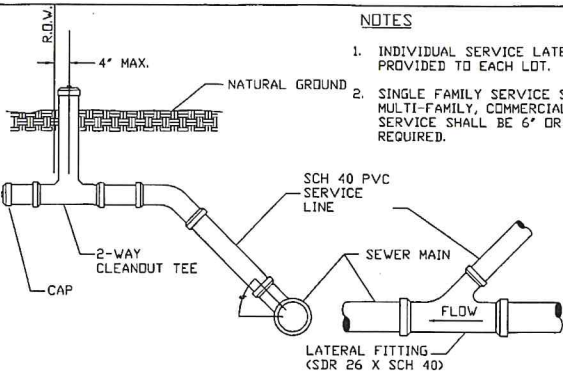
TYPICAL FIBERGLASS MANHOLE WITH EXTERIOR
DROP STRUCTURE IF REQUIRED



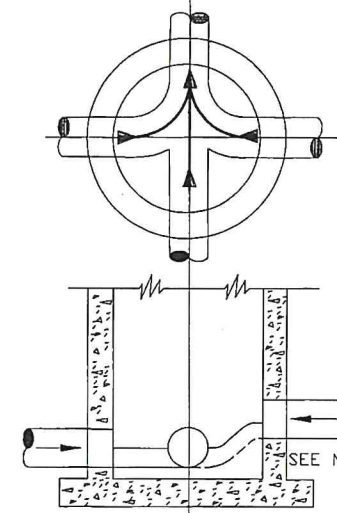
NOTES:

1. FRAME AND COVER SHALL CONFORM TO REQUIREMENTS OF AASHTO M 306.
2. FRAME AND COVER SHALL BE PROOF-LOAD TESTED TO 74,000 LBS.
3. FRAME SHALL BE GRAY CAST IRON CONFORMING TO AASHTO M 105 CLASS 35B OR ASTM A48 CLASS 35B.
4. COVER SHALL BE DUCTILE IRON CONFORMING TO ASTM A536 GRADE 80-55-06.

SANITARY SEWER MANHOLE STANDARD RING & COVER



STANDARD SERVICE CONNECTION



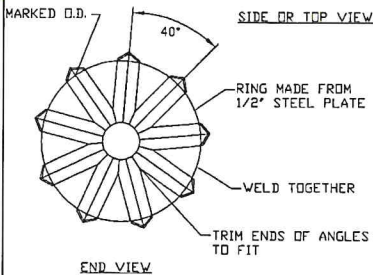
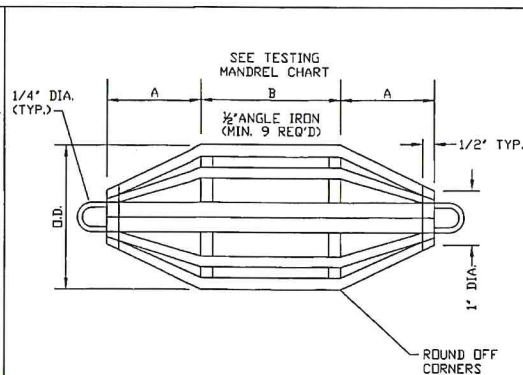
NOTES:

1. INDIVIDUAL SERVICE LATERALS TO BE PROVIDED TO EACH LOT.
2. SINGLE FAMILY SERVICE SHALL BE 4" MIN. MULTI-FAMILY, COMMERCIAL, AND INDUSTRIAL SERVICE SHALL BE 6" OR GREATER AS REQUIRED.

NOTES:

1. ALL INVERT CHANNELS ARE TO BE CONSTRUCTED FOR SMOOTH FLOW WITHOUT OBSTRUCTION.
2. PROPERLY SHAPED SPILLWAYS SHALL BE CONSTRUCTED BETWEEN PIPES WITH DIFFERENT INVERT ELEVATIONS TO PROVIDE FOR SMOOTH FLOWS.
3. SERVICE LATERALS SHALL NOT ENTER MANHOLES UNLESS SPECIFIED ON PLANS AND THEN MUST BE TREATED AS MAINS (ELEVATIONS SHOWN, PRECAST HOLE, FLOW CHANNEL) APPROVED PRECAST CONCRETE OR FIELD INSTALLED CONCRETE FLOW CHANNEL IS REQUIRED.
4. SIDEWALLS OF FLOW CHANNEL SHALL BE AT LEAST HALF OF PIPE HEIGHT AT ALL POINTS.
5. NO INSIDE DROP LARGER THAN 6" SHALL BE ALLOWED WHEN THERE ARE MORE THAN 2 INVERTS OR WHEN THERE IS A CHANGE OF DIRECTION OF FLOW GREATER THAN 45 DEGREES. THE FIELD APPLIED CORROSION BARRIER SYSTEM SHALL BE INSTALLED AFTER INVERT CHANNEL CONSTRUCTION. THE CORROSION BARRIER SHALL NOT BE APPLIED TO THE FLOW CHANNEL.

SANITARY SEWER MANHOLE INVERT DETAIL



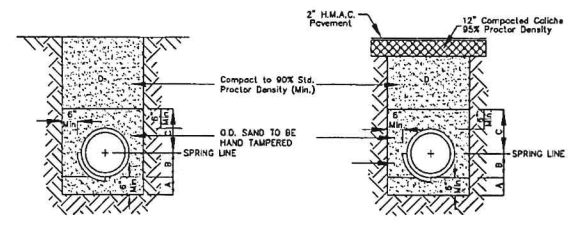
TESTING MANDREL CHART

SIZE	MANDREL O.D.		RING O.D.	
	A	B	PSM SDR-26	PSM SDR-26
6	4.0"	4.5"	5.50	4.79
8	5.5"	6.0"	7.37	6.66
10	7.0"	7.5"	9.21	8.50
12	8.0"	9.0"	10.96	10.25
15	10.0"	11.0"	13.42	12.71
18	12.0"	13.5"		
21	14.0"	16.0"		
24	16.0"	18.0"		
27	18.0"	20.0"		

DEFLECTION TESTING MANDREL DETAIL

NOTES:

1. SHOULD A CONFLICT BETWEEN THIS STANDARD AND RECOMMENDATION OF ANY GEOTECHNICAL REPORT ARISE, WRITTEN APPROVAL MUST BE RECEIVED BY CONTRACTOR BY THE CITY OF WESLACO FOR INSTALLATION OF EITHER.
2. WATERLINE IDENTIFIER TAPE ON NON METALLIC TAPE (COLOR CODED ONLY).



STANDARD PIPE BEDDING

- A. SAND BEDDING TO BE PLACED BEFORE PIPE IS LAID UP TO FLOW LINE OF PIPE (MIN. THICKNESS = 6")
- B. SAND BACKFILL PLACED AFTER PIPE IS LAID FROM BOTTOM OF PIPE TO SPRING LINE OF PIPE. (4" LIFTS, WATER JET, HAND TAMPED)
- C. SAND BACKFILL PLACED FROM SPRING LINE OF PIPE TO 6" ABOVE TOP OF PIPE. (6" LIFTS, HAND TAMPED)
- D. FILL TRENCH W/SELECT BACKFILL. W/8" LIFTS COMPACT TO 90% STD. PROCTOR

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

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

WATER LINE - BACKFILL A,B,D
SEWER LINE - BACKFILL A,B,C,D
SAND TO BE ARROYO SAND W/ PI <15

STANDARD PIPE BEDDING

- A. SAND BEDDING PLACED BEFORE PIPE IS LAID UP TO FLOW LINE OF PIPE. (MIN. THICKNESS = 6")
- B. SAND BACKFILL PLACED AFTER PIPE IS LAID FROM BOTTOM OF PIPE TO SPRING LINE OF PIPE. (4" LIFTS, WATER JET, HAND TAMPED).
- C. SAND BACKFILL PLACED FROM SPRING LINE OF PIPE TO 6" ABOVE TOP OF PIPE. (6" LIFTS, HAND TAMPED).
- D. FILL TRENCH W/SAND, W/8" LIFTS COMPACT TO 90% STD. PROCTOR

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

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WATER LINE - BACKFILL A,B,D
SEWER LINE - BACKFILL A,B,C,D
SAND TO BE ARROYO SAND W/ PI <15

SANITARY SEWER PIPE BEDDING

GENERAL NOTES:

- 1.- MANHOLE TYPE "B" SHALL BE USED FOR LINES 24" AND SMALLER UNDER GROUND WATER CONDITIONS OR AS REQUIRED BY THE PROJECT ENGINEER.
- 2.- PRE-CAST MANHOLE SECTIONS SHALL BE OF REINFORCED CONCRETE CONFORMING TO ASTM C-478. CEMENT SHALL BE TYPE I-II, PER ASTM C-150, AND MUST CONTAIN A MINIMUM OF 4% FLY ASH OF THE TOTAL MANHOLE WEIGHT.
- 3.- THE BASE & RISER SHALL BE INTEGRALLY CAST. CONCRETE SHALL BE MIN. 28 DAY COMPRESSIVE STRENGTH 4000 psi.
- 4.- ALL JOINTS TO BE TONGUE, GROOVE AND SEALED WITH RAM-NEK OR APPROVED EQUAL.
- 5.- TOP MANHOLE SHALL BE FLUSH WITH ROADWAY SURFACE OR FINISHED GRADE UNLESS OTHERWISE SPECIFIED BY ENGINEER.
- 6.- MANUFACTURER TO PROVIDE LIFTERS OF ADEQUATE SIZE AS NEEDED.

CONSTRUCTION KEY NOTES:

- A.- MANHOLES BELOW GROUNDWATER TO BE EXTERNALLY AND INTERNALLY COATED WITH BITUMINOUS COATING.
- B.- THE SUBGRADE UNDER THE BASE SHALL BE COMPACTED TO 95% DENSITY IN ACCORDANCE WITH ASTM D-1557
- C.- PIPE OPENINGS IN MANHOLE RISERS SHALL HAVE FLEXIBLE PIP TO MANHOLE CONNECTORS (COMPRESSION TYPE ASTM-923), "KOR-N-SEAL" OR APPROVED EQUAL.
- D.- PROVIDE REINFORCEMENT WITHIN 3" @ OPENINGS OR KNOCKOUTS, OPENINGS (UP TO 8") MADE IN FIELD SHALL BE CORE DRILLED.
- E.- CONCRETE BASE SHALL BE 8" FOR MANHOLES UP TO 12' AND 12" FOR DEPTHS GREATER THAN 12'.
- F.- REINFORCING SHALL MEET ASTM C-478 AND TRAFFIC LOADING (HS-20)
- G.- No. 4 REBARS 8" ON CENTER, BOTH WAYS.
- H.- MANHOLE RING AND COVER (SEE DETAIL "A") SET FRAME AND COVER FLUSH WITH FINISHED GRADE. CIRCULAR CONCRETE COLLAR REQUIRED.

317.13. Appendix E - Separation Distances.

TCEQ STANDARD

The following rules apply to separation distances between potable water and wastewater treatment plants, and waterlines and sanitary sewers.

(a) Water line/new sewer line separation. When new sanitary sewers are installed, they shall be installed no closer to waterlines than nine feet in all directions. Sewers that parallel waterlines must be installed in separate trenches. Where the nine foot separation distance cannot be achieved, the following guidelines will apply:

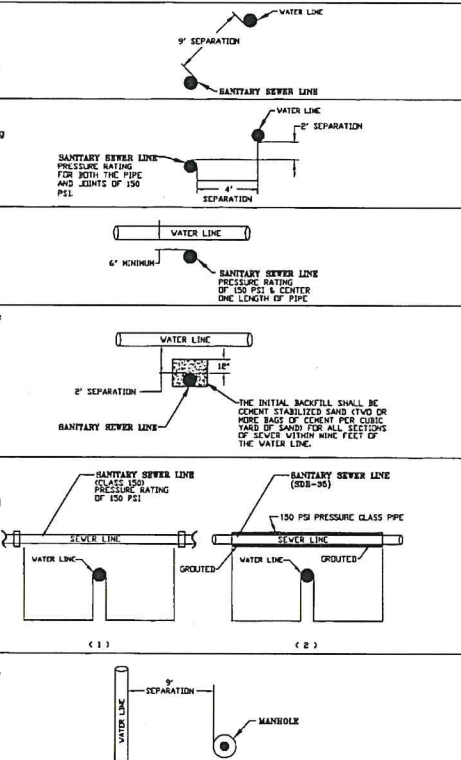
(1) Where a sanitary sewer parallels a waterline, the sewer shall be constructed of cast iron, ductile iron or PVC meeting ASTM specifications with a pressure rating for both the pipe and joints of 150 psi. The vertical separation shall be a minimum of two feet between outside diameters and the horizontal separation shall be a minimum of four feet between outside diameters. The sewer shall be located below the waterline.

(2) Where a sanitary sewer crosses a waterline and the sewer is constructed of cast iron, ductile iron or PVC with a minimum pressure rating of 150 psi, an absolute minimum distance of 6 inches between outside diameters shall be maintained. In addition the sewer shall be located below the waterline where possible and one length of the sewer pipe must be centered on the waterline.

(3) Where a sewer crosses under a waterline and the sewer is constructed of ABS truss pipe, similar semi-rigid plastic composite pipe, clay pipe or concrete pipe with gasketed joints, a minimum two foot separation distance shall be maintained. The initial backfill shall be cement stabilized sand (two or more bags of cement per cubic yard of sand) for all sections of sewer within nine feet of the waterline. This initial backfill shall be from one quarter diameter below the centerline of the pipe to one pipe diameter (but not less than 12 inches) above the top of the pipe.

(4) Where a sewer crosses over a waterline all portions of the sewer within nine feet of the waterline shall be constructed of cast iron, ductile iron, or PVC pipe with a pressure rating of at least 150 psi using appropriate adapters. In lieu of this procedure the new conveyance may be encased in a joint of 150 psi pressure class pipe at least 18 feet long and two nominal sizes larger than the new conveyance. The space around the carrier pipe shall be supported at 5 foot intervals with spacers be filled to the springline with washed sand. The encasement pipe should be centered on the crossing and both ends sealed with cement grout or manufactured seal.

(b) Water line/manhole separation. Unless sanitary sewer manholes and the connecting sewer can be made watertight and tested for no leakage, they must be installed so as to provide a minimum of nine feet of horizontal clearance from an existing or proposed waterline. Where the nine foot separation distance cannot be achieved, a carrier pipe as described in subsection (c)(4) of this section may be used where appropriate.

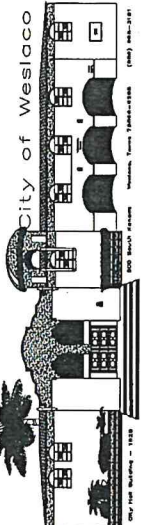


SEWER SERVICE CONNECTIONS

REVISIONS

CITY OF WESLACO

STANDARD SEWER DETAILS



FILE NAME: STD_DET_WESLACO

DATE: 01-04-2008

SURVEYED BY:

DESIGNED BY:

DRAWN BY: JENNY F. ESTRADA

CHECKED BY: BERNARD RODRIGUEZ

APPROVED BY: RANDY WINSTON

SCALE: HOR: 1" = N.T.S.

VERT: 1" = N.T.S.

DATE:

SHEET NO.: 20 OF 22

SUBDIVISION PLAT OF:
**SAN JACINTO ESTATES No. 10
PHASE I**

A 42.25 ACRE TRACT OF LAND BEING ALL OF FARM TRACT 87 AND 2.25 ACRES OUT OF FARM TRACT 94, WEST AND ADAMS TRACTS SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO WARRANTY DEED WITH VENDOR'S LIEN RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 2873612 AND 2873886, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

STATE OF TEXAS
COUNTY OF HIDALGO

I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT, AND WAS MADE AND PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY DONE ON THE GROUND UNDER MY SUPERVISION.



ALFONSO QUINTANILLA
R.P.L.S. No. 4856

4-24-19
DATE

STATE OF TEXAS
COUNTY OF HIDALGO

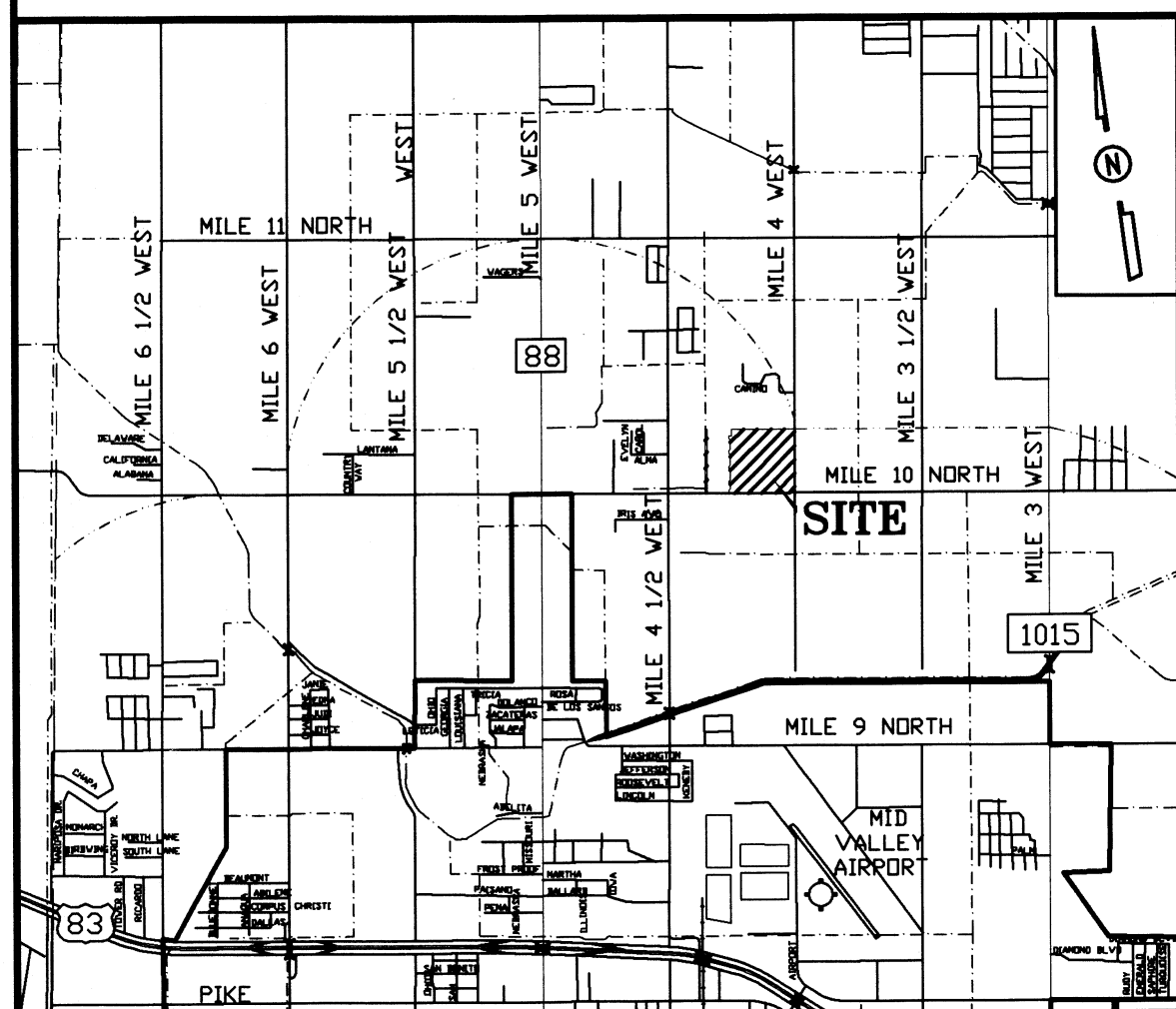
I, THE UNDERSIGNED, A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE PROPER ENGINEERING CONSIDERATIONS HAVE BEEN GIVEN TO THIS PLAT.



MARCO A. GONZALEZ
P.E. No. 120016
5-5-19
DATE

LOCATION MAP

SCALE 1" = 4000'



REVISION NOTES

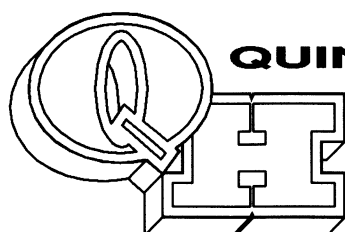
No.	Sheet	REVISION	Date	Approved

LOCATION OF SUBDIVISION WITH RESPECT TO THE EXTRATERRITORIAL JURISDICTION OF A MUNICIPALITY:

SAN JACINTO ESTATES No. 10 PHASE I IS LOCATED SOUTHEAST HIDALGO COUNTY ON THE NORTHWEST CORNER OF MILE 10 NORTH ROAD AND MILE 4 WEST ROAD. THE ONLY NEARBY MUNICIPALITY IS THE CITY OF WESLACO (POPULATION 31,442). SAN JACINTO ESTATES No. 10 PHASE I, LIES APPROXIMATELY 4.1 MILES FROM THE CITY LIMITS AND FALLS IN THE RURAL AREA OF THE COUNTY. IT LIES IN PRECINCT No. 1

PRINCIPAL CONTACTS:

Name	Address	City & Zip	Phone	Fax
OWNER: SAN JACINTO ENTERPRISES, L.L.C.	2100 W. EXPRESSWAY 83	MERCEDES, TX 78570	(956)565-9813	565-9018
JACINTO GARZA, PRESIDENT	124 E. STUBBS	EDINBURG, TX 78539	(956)381-6480	381-0527
ENGINEER: MARCO A. GONZALEZ	124 E. STUBBS	EDINBURG, TX 78539	(956)381-6480	381-0527
SURVEYOR: ALFONSO QUINTANILLA	124 E. STUBBS	EDINBURG, TX 78539	(956)381-6480	381-0527



QUINTANILLA, HEADLEY AND ASSOCIATES, INC.

CONSULTING ENGINEERS
124 E. STUBBS ST.
EDINBURG, TEXAS 78539
ENGINEERING REGISTRATION NUMBER F-1513
SURVEYING REGISTRATION NUMBER 100411-00

LAND SURVEYORS
PHONE 956-381-6480
FAX 956-381-0527
ALFONSO@QHA-ENG.COM

DATA	BEARING	LENGTH
L1	S 45°00'00" E	35.36'
L2	S 45°00'00" W	35.36'
L3	N 45°00'00" W	35.36'
L4	N 45°00'00" E	35.36'

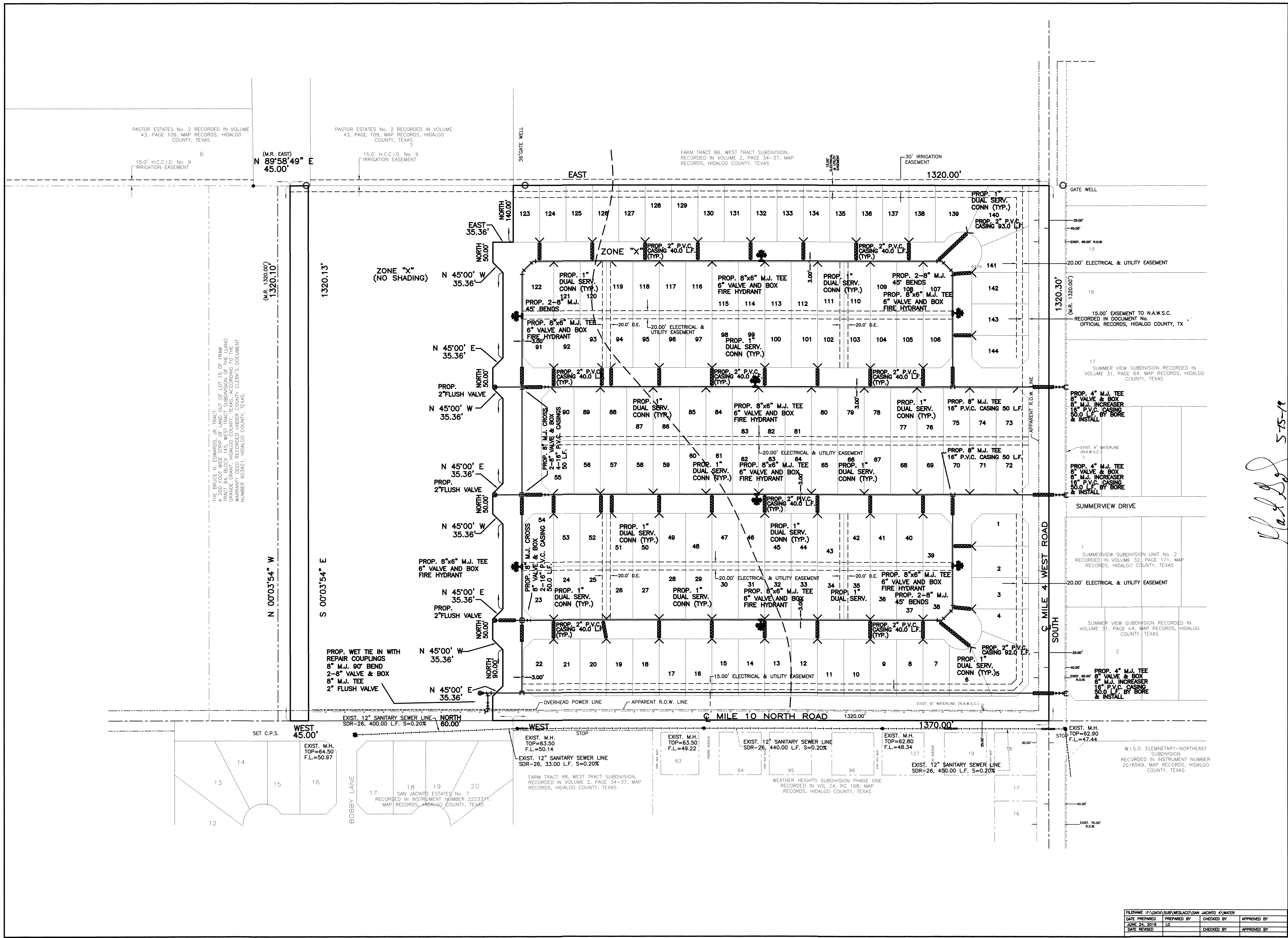
CURVE	Δ	RADIUS	LENGTH
"A"	78°21'00"	50.00'	66.63'
"B"	57°18'00"	50.00'	50.00'
"C"	84°47'06"	50.00'	56.54'
"D"	57°18'00"	50.00'	50.00'
"E"	23°07'48"	50.00'	20.18'

LOT	AREA (S.F.)	AREA (AC.)
1	10575.00	0.243
2-3	10860.00	0.249
4	9351.33	0.215
5	15839.62	0.367
6	9398.45	0.216
7	8986.65	0.206
8-21	9100.00	0.209
22	9875.00	0.227
23	9437.50	0.217
24-37	8450.00	0.194
38-39	8787.50	0.202
40-53	8450.00	0.194
54	9437.50	0.217
55	10087.50	0.232
56-71	8450.00	0.194
72-73	10087.50	0.232
74-89	8450.00	0.194
90	10087.50	0.232
91	9448.75	0.219
92-105	8450.00	0.194
106-107	8798.00	0.202
108-121	8459.75	0.194
122	9448.75	0.232
123-138	9100.00	0.209
139	12939.99	0.297
140	16046.07	0.368
141	10840.00	0.249
142-143	10850.00	0.249
144	10616.98	0.243

SHEET NO. 2
OF 5 SHEETS

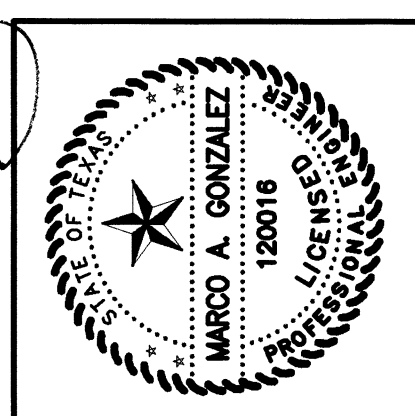
FILENAME: F:\DATA\SUBDIVS\WESLACO\SAN JACINTO ESTATES No. 10\PLAT	DATE PREPARED	PREPARED BY	CHECKED BY	APPROVED BY
APRIL 24, 2019	M. GONZALEZ			
DATE REVISED	REVISED BY	CHECKED BY	APPROVED BY	

SCALE: 1" = 100'



JOB NO.	JUNE 24, 2015
DATE	
REVISION	
SCALE	1"= 100'
DRAWN BY	LG
SHEET	

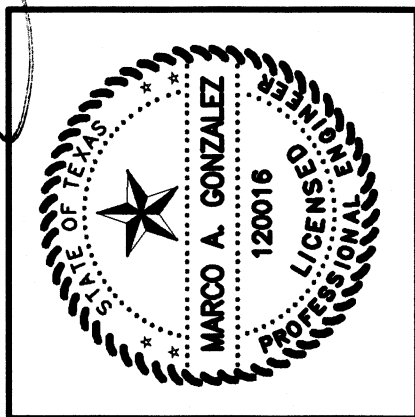
SAN JACINTO ESTATES No. 10
PHASE I
WATER DISTRIBUTION SYSTEM



QUINTANILLA, HEADLEY AND ASSOCIATES, INC.
CONSULTING ENGINEERS
124 E. STUBBS ST.
EDINBURG, TEXAS 78539
PHONE 956-381-6480
FAX 956-381-0527
REGISTRATION NUMBER F-1513

FILENAME	F:\DATA\SUB\WELAC\SAN JACINTO 10\WATER
DATE PREPARED	JUNE 24, 2016
PREPARED BY	LG
CHECKED BY	
APPROVED BY	
DATE REVISED	
REVISED BY	
CHECKED BY	
APPROVED BY	

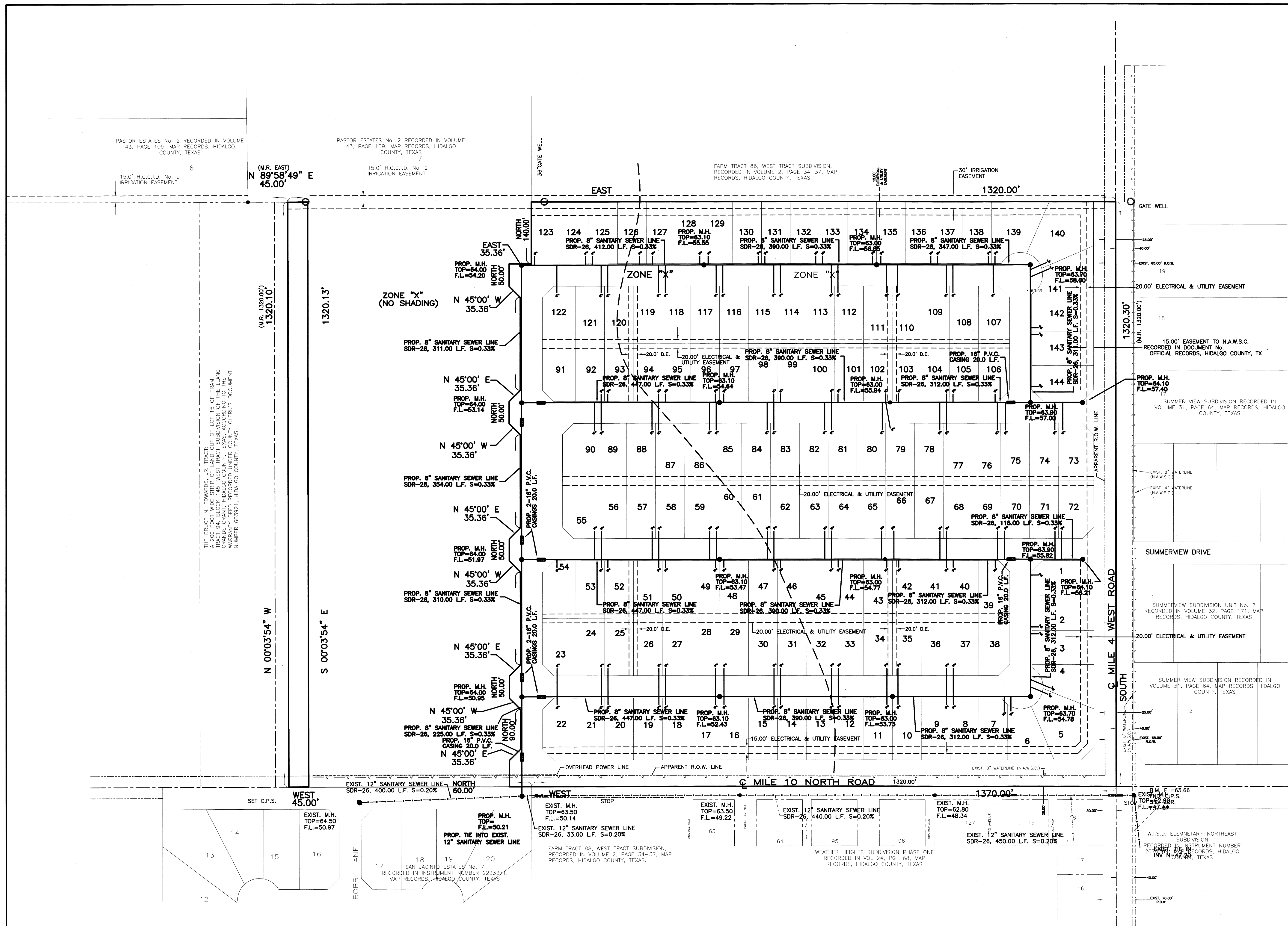
SAN JACINTO ESTATES No. 10
PHASE I
SANITARY SEWER COLLECTION
SYSTEM

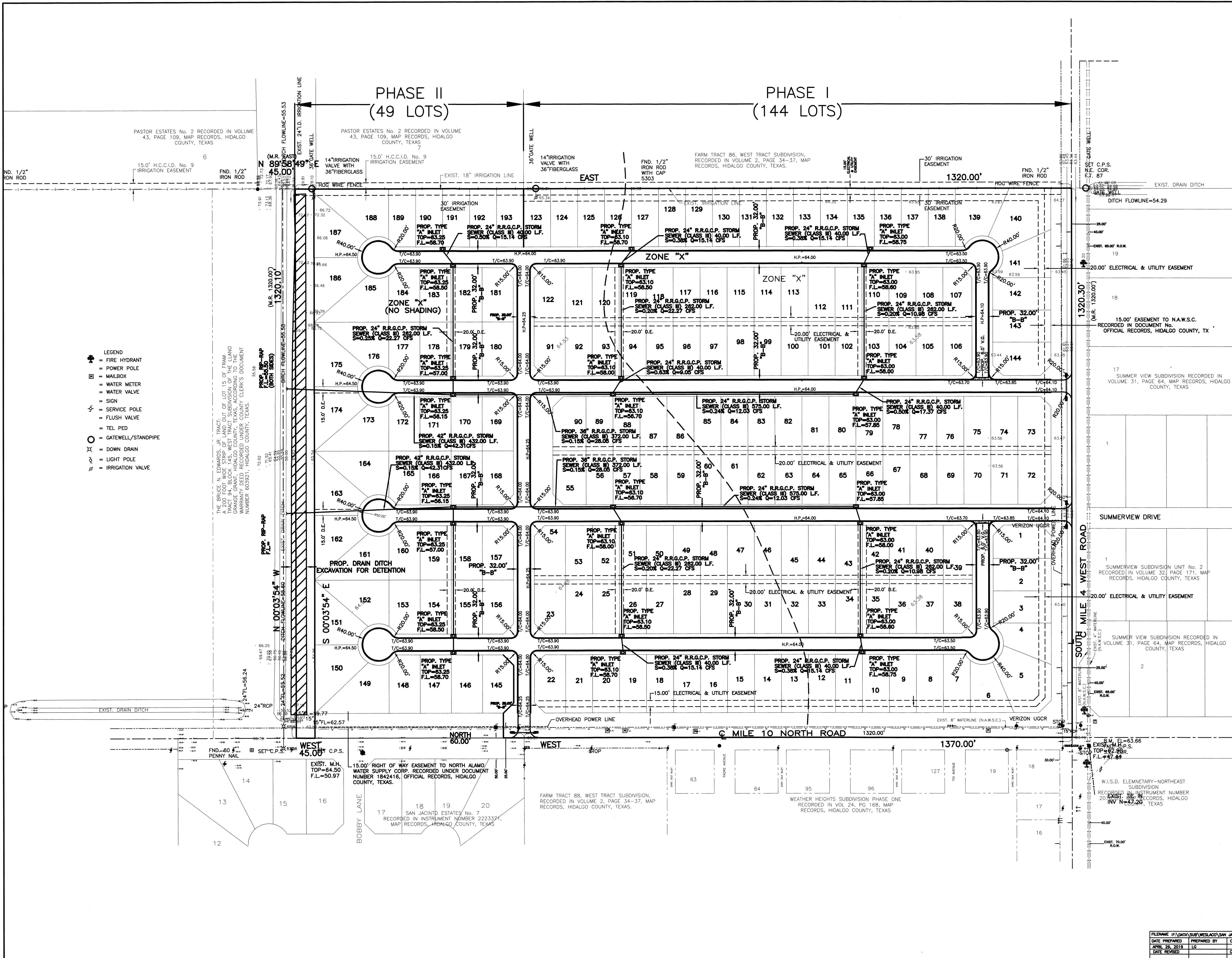


QUINTANILLA, HEADLEY AND ASSOCIATES, INC.
CONSULTING ENGINEERS • LAND SURVEYORS
124 E. STUBBS ST.
EDINBURG, TEXAS 78539
PHONE 956-381-6480
FAX 956-381-0527
REGISTRATION NUMBER F-1513

FILENAME: F:\DATA\SUB\WESLACO\SAN JACINTO 10\UTILITIES	DATE PREPARED	PREPARED BY	CHECKED BY	APPROVED BY
APRIL 29, 2019	LG			
DATE REVISION			CHECKED BY	APPROVED BY

MA A.D. 5-5-19





M. J. Salas 5-15-19

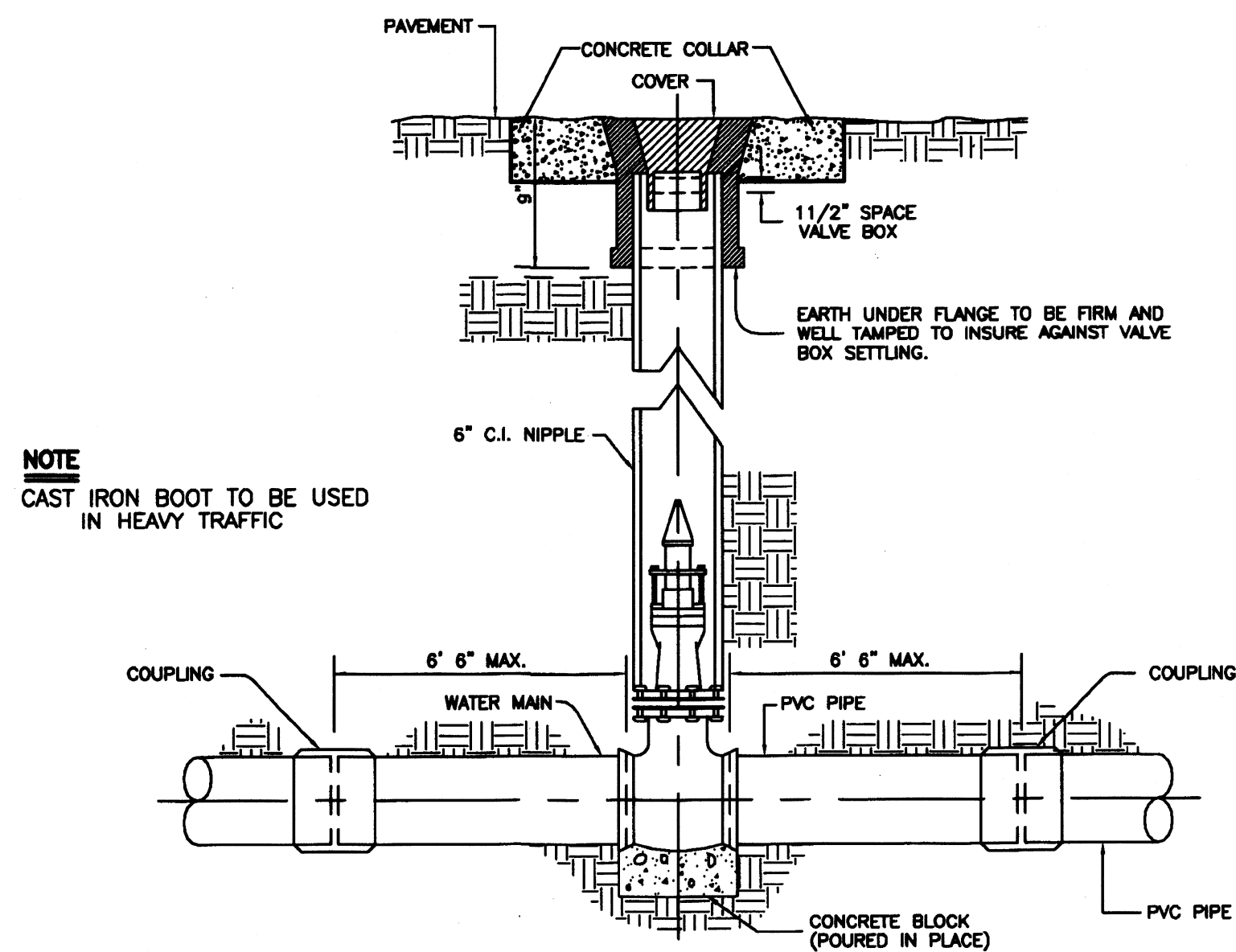
JOB NO.	APRIL 25, 2019
DATE	REVISION
SCALE	1"= 100'
DRAWN BY	LG
SHEET	

SAN JACINTO ESTATES No. 10
MASTER PLAN
PAVING & DRAINAGE LAYOUT



QUINTANILLA, HEADLEY AND ASSOCIATES, INC.
CONSULTING ENGINEERS
124 E. STUBBS ST.
EDINBURG, TEXAS 78539
PHONE 956-381-6480
FAX 956-381-0527
REGISTRATION NUMBER F-1513

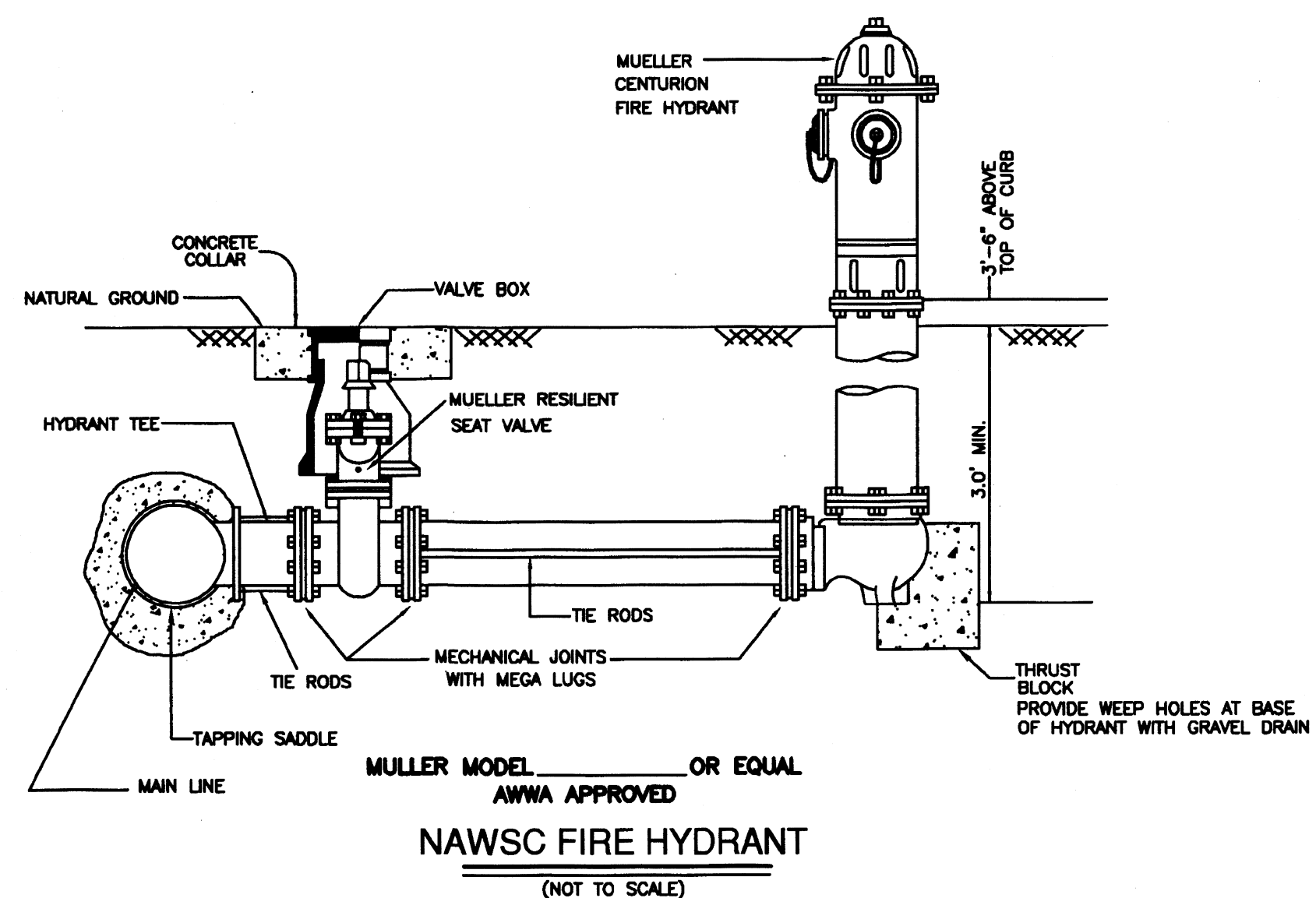
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DATE PREPARED	PREPARED BY	CHECKED BY	APPROVED BY	
DATE REVISED	LG			



NOTE
CAST IRON BOOT TO BE USED
IN HEAVY TRAFFIC

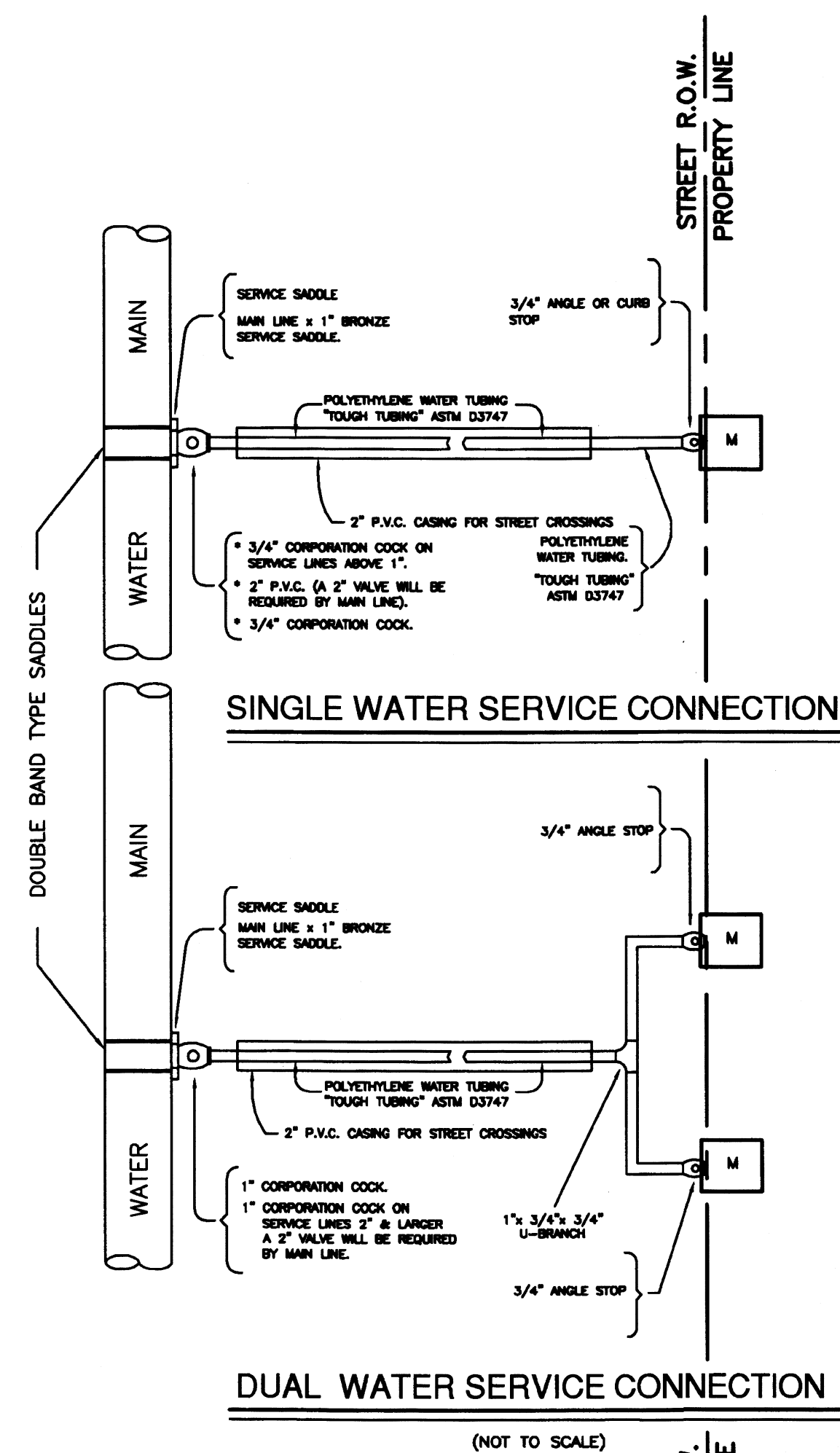
TYPICAL VALVE & BOX INSTALLATION

(NOT TO SCALE)



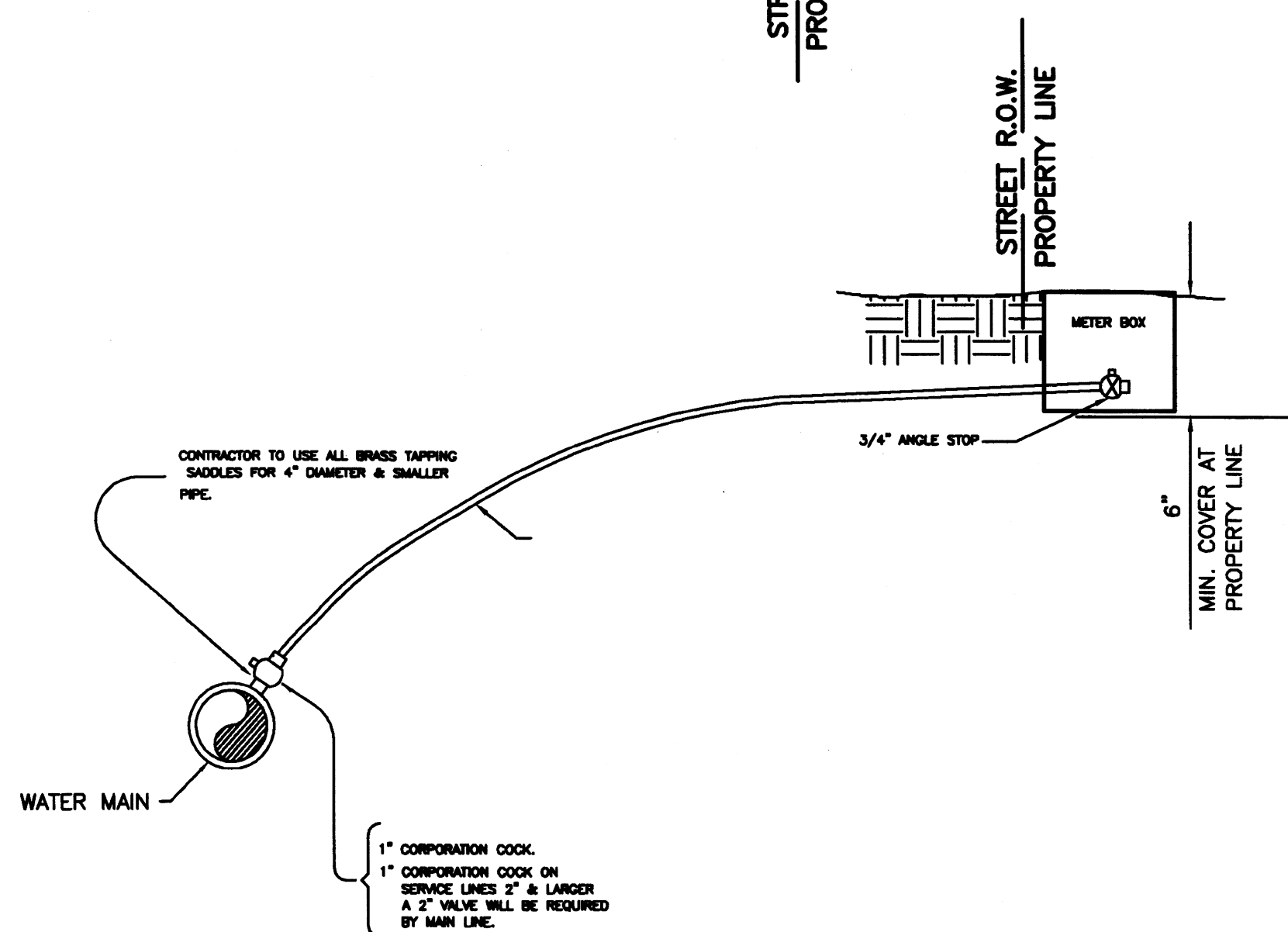
NAWSC FIRE HYDRANT

(NOT TO SCALE)



SINGLE WATER SERVICE CONNECTION

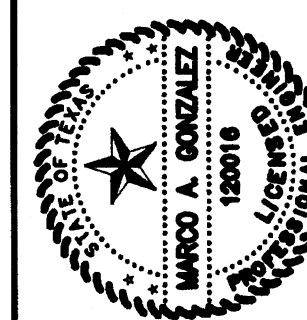
(NOT TO SCALE)



DUAL WATER SERVICE CONNECTION

JOB NO.	9-03-01
DATE	AG
REVISIONS	JLUS
MAINT BY	

NORTH ALAMO WATER SUPPLY DETAIL SHEET



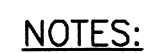
MAJG 8-16-16

QUINTANILLA, HEADLEY AND ASSOCIATES, INC.
CONSULTING ENGINEERS
124 E. STUBBS ST.
EDINBURG, TEXAS 78539
ENGINEERING REGISTRATION NUMBER: E-1513
SURVEYING REGISTRATION NUMBER: 00411-00

LAND SURVEYORS
PHONE: 956-381-6480
FAX: 956-381-0527
OFFICE: @QHAENGINEERING.COM

NOTE:

1. HDPE ADJUSTMENT RINGS WILL BE USED IN NON TRAFFIC AREAS.
2. CONCRETE ADJUSTMENT RINGS TO BE USED IN TRAFFIC AREAS.
3. WRAPPED SEAL OR APPROVED EQUAL FOR ADJUSTMENT RINGS ARE STANDARD.



1. FRAME AND COVER SHALL CONFORM TO REQUIREMENTS OF AASHTO M 306.
2. FRAME AND COVER SHALL BE PROOF-LOAD TESTED TO 74,000 LBS.
3. FRAME SHALL BE GRAY CAST IRON CONFORMING TO AASHTO M 105 CLASS 35B OR ASTM A48 CLASS 35B.
4. COVER SHALL BE DUCTILE IRON CONFORMING TO ASTM A536 GRADE 80-55-06.

NOTES

1. INDIVIDUAL SERVICE LATERAL PROVIDED TO EACH LOT.
2. SINGLE FAMILY SERVICE LATERAL, MULTI-FAMILY, COMMERCIAL SERVICE SHALL BE 6" OR GREATER.

NOTES:

1. ALL INVERT CHANNELS ARE TO BE CONSTRUCTED FOR SMOOTH FLOW WITHOUT OBSTRUCTION.
2. PROPERLY SHAPED SPILLWAYS SHALL BE CONSTRUCTED BETWEEN PIPES WITH DIFFERENT INVERT ELEVATIONS TO PROVIDE FOR SMOOTH FLOWS.
3. SERVICE LATERALS SHALL NOT ENTER MANHOLES UNLESS SPECIFIED ON PLANS AND THEN MUST BE TREATED AS MAINS (ELEVATIONS SHOWN, PRECAST HOLE, FLOW CHANNEL).
4. APPROVED PRECAST CONCRETE OR FIELD INSTALLED CONCRETE FLOW CHANNEL IS REQUIRED.
5. SIDEWALLS OF FLOW CHANNEL SHALL BE AT LEAST HALF OF PIPE HEIGHT AT ALL POINTS.
6. NO INSIDE DROP LARGER THAN 6" SHALL BE ALLOWED WHEN THERE ARE MORE THAN 2 INVERTS OR WHEN THERE IS A CHANGE OF DIRECTION OF FLOW GREATER THAN 45 DEGREES.
7. THE FIELD APPLIED CORROSION BARRIER SYSTEM SHALL BE INSTALLED AFTER INVERT CHANNEL CONSTRUCTION. THE CORROSION BARRIER SHALL NOT BE APPLIED TO THE FLOW CHANNEL.

SEE TESTING MANDREL CHART

1/4" DIA. (TYP.)

A B A

1/2" ANGLE IRON (MIN. 9 REQ'D)

1/2" TYP.

1" DIA.

ROUND OFF CORNERS

MARKED O.D.

40°

RING MADE FROM 1/2" STEEL PLATE

WELD TOGETHER

TRIM ENDS OF ANGLES TO FIT

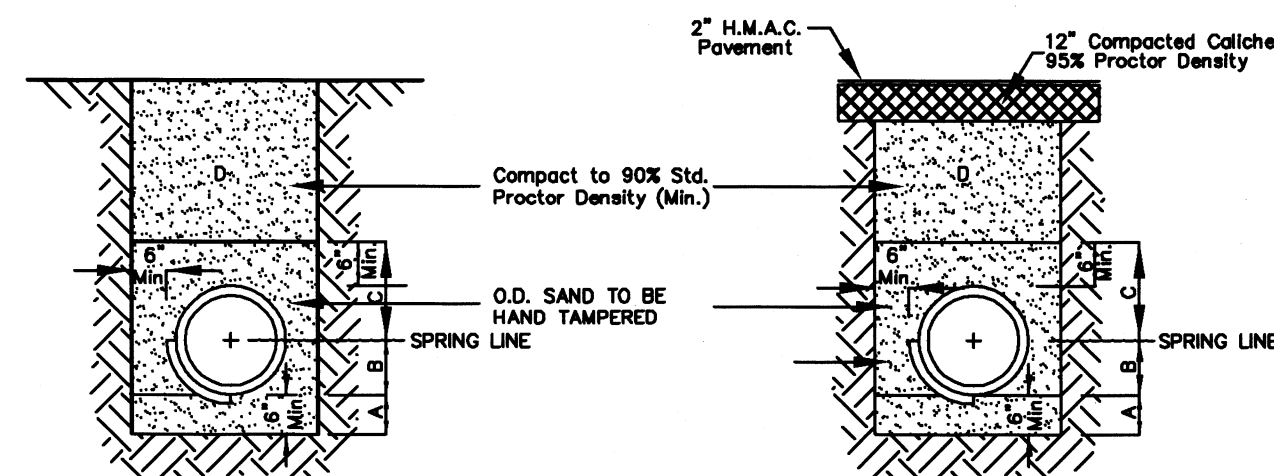
END VIEW

SIDE OR TOP VIEW

SIZE	A	B	MANDREL O.D.	RING O.D.
			PSM SDR-26	PSM SDR-26
6	4.0"	4.5"	5.50	4.79
8	5.5"	6.0"	7.37	6.66
10	7.0"	7.5"	9.21	8.50
12	8.0"	9.0"	10.96	10.25
15	10.0"	11.0"	13.42	12.71
18	12.0"	13.5"		
21	14.0"	16.0"		
24	16.0"	18.0"		
27	18.0"	20.0"		

NOTES:

1. SHOULD A CONFLICT BETWEEN THIS STANDARD AND RECOMMENDATION
OF ANY GEOTECHNICAL REPORT ARISE, WRITTEN APPROVAL MUST BE RECEIVED
BY CONTRACTOR BY THE CITY OF WESLACO FOR INSTALLATION OF EITHER.
2. WATERLINE IDENTIFIER TAPE ON NON METALLIC TAPE (COLOR CODED ONLY).



STANDARD PIPE BEDDING

- A. SAND BEDDING TO BE PLACED BEFORE PIPE IS LAID UP TO FLOW LINE OF PIPE (MIN. THICKNESS = 6")
- B. SAND BACKFILL PLACED AFTER PIPE IS LAID FROM BOTTOM OF PIPE TO SPRING LINE OF PIPE. (4" LIFTS, WATER JET, HAND TAMPED)
- C. SAND BACKFILL PLACED FROM SPRING LINE OF PIPE TO 6" ABOVE TOP OF PIPE. (6" LIFTS, HAND TAMPED)
- D. FILL TRENCH W/SELECT BACKFILL, W/8" LIFTS COMPACT TO 90% STD. PROCTOR

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

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

WATER LINE - BACKFILL A,B,D
SEWER LINE - BACKFILL A,B,C,D
SAND TO BE ARROYO SAND W/ PI <15

STANDARD PIPE BEDDING

A. SAND BEDDING PLACED BEFORE
PIPE IS LAID UP TO FLOW LINE OF
PIPE. (MIN. THICKNESS = 6")

- B. SAND BACKFILL PLACED AFTER PIPE IS LAID FROM BOTTOM OF PIPE TO SPRING LINE OF PIPE. (4" LIFTS, WATER JET, HAND TAMPED).
- C. SAND BACKFILL PLACED FROM SPRING LINE OF PIPE TO 6" ABOVE TOP OF PIPE. (6" LIFTS, HAND TAMPED).

FOUNDATION PREPARATION
(WELLPOINTS, GRAVEL OR CEMENT
STABILIZATION, OR APPROVED
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WHEN TRENCH BOTTOM IS UNSTABLE.

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

WATER LINE - BACKFILL A,B,D
SEWER LINE - BACKFILL A,B,C,D
SAND TO BE ARROYO SAND W/ PI <15

DEFLECTION TESTING MANDREL DETAIL	SANITARY SEWER PIPE BEDDING
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317.13. Appendix E – Separation Distances.

The following rules apply to separation distances between potable water and wastewater treatment plants, and waterlines and sanitary sewers.

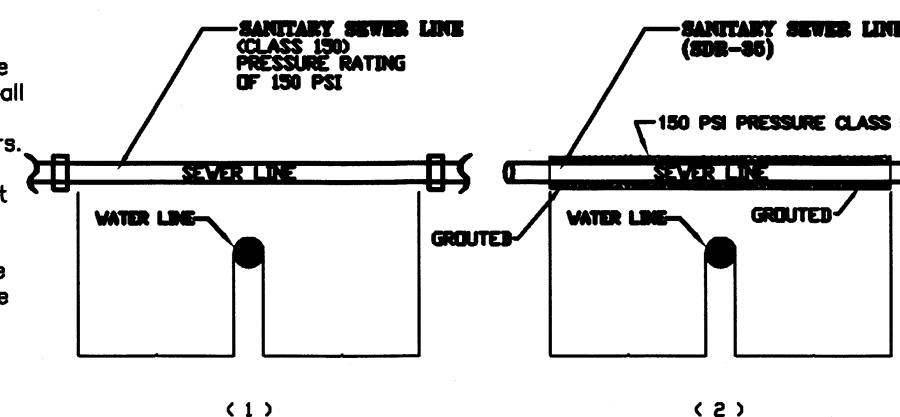


- (1) Where a sanitary sewer parallels a waterline, the sewer shall be constructed of cast iron, ductile iron or PVC meeting ASTM specifications with a pressure rating for both the pipe and joints of 150 psi. The vertical separation shall be a minimum of two feet between outside diameters and the horizontal separation shall be a minimum of four feet between outside diameters. The sewer shall be located below the waterline.



- (3) Where a sewer crosses under a waterline and the sewer is constructed of ABS stuss pipe, similar semi-rigid plastic composite pipe, clay pipe or concrete pipe with gasketed joints, a minimum two foot separation distance shall be maintained. The initial backfill shall be cement stabilized sand (two or more bags of cement per cubic yard of sand) for all sections of sewer within nine feet of the waterline. This initial backfill shall be from the top of the waterline down to the top of the pipe. The backfill shall be a minimum 36 inch diameter below the centerline of the pipe to one pipe diameter (but not less than 12 inches) above the top of the pipe.

- (4) Where a sewer crosses over a waterline all portions of the sewer within nine feet of the waterline shall be constructed of cast iron, ductile iron, or PVC pipe with a pressure rating of at least 150 psi using appropriate adapters. In lieu of this procedure the new conveyance may be encased in a minimum 150 psi pipe with a minimum of 18 feet long and two nominal sizes larger than the new conveyance. The space around the carrier pipe shall be supported at 5 feet intervals with spacers or be filled to the springline with washed sand. The encasement pipe should be cemented to the carrier pipe and both ends sealed with cement grout or manufactured seal.



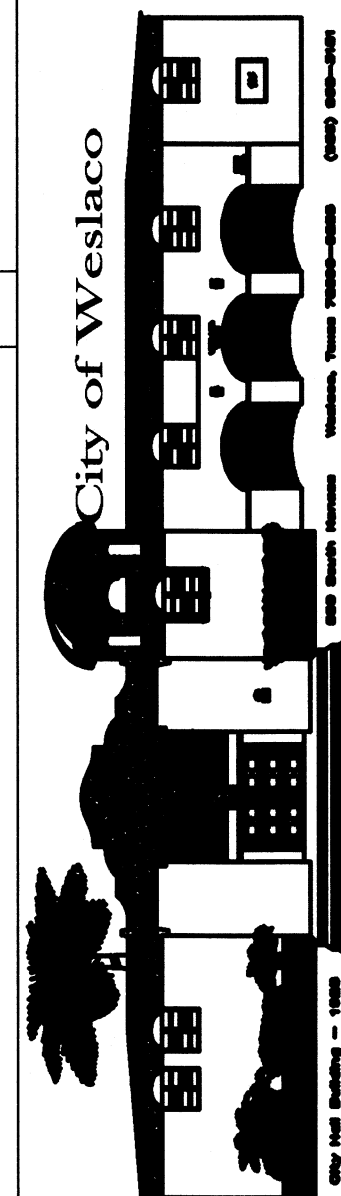
- (b) Water line/manhole separation. Unless sanitary sewer manholes and the connecting sewer can be made watertight and tested for no leakage, they must be installed so as to provide a minimum of nine feet of horizontal clearance from an existing or proposed waterline. Where the nine foot separation distance cannot be achieved, a carrier pipe as described in subsection (a)(4) of this section may be used where appropriate.

SEWER SERVICE CONNECTIONS

REVISIONS

CITY OF WESLACO

STANDARD SEWER DETAILS



FILE NAME:

SID_DET_WESLACO
DATE:

01-04-2008

DESIGNED BY:

DRAWN BY:
JENNY F. ESTRADA

CHECKED BY:
BERNARD RODRIGUEZ

APPROVED BY:
RANDY WINSTON

SCALE:	HOR: 1" = N.T.S.
	VERT: 1" = N.T.S.

DATE: _____
SHEET NO.:
20 OF 22



Standardized Agenda Request Form

Date of Meeting: September 17, 2019		Agenda Item No. (to be assigned by CSO): 2019-2772	
From: Benjamin Worsham			
Subject: Discussion and consideration on the Final Plat for Tejas Cuatro Phase II Subdivision – being a 21.21 acre tract of land out of Farm Tract 172, West and Adams Tract Subdivision, , Weslaco, Hidalgo County, Texas located approximately 2000 ft North of the intersection of W. Sugar Cane Dr. & Mile 5 ½ West. and authorize the Mayor to execute any related documents. Possible action. (Staffed by Planning and Code Enforcement Department.)			
Background: The proposed sixty-four (64) lot subdivision is outside the City of Weslaco city limits. This subdivision is being serviced with water by the City of Weslaco through an 8” waterline and sewer by the City of Weslaco through an 8” sewer line. The property is within a Flood Zone “X”. Owner was granted an off-site drainage variance.			
Funding Source (budget code, if applicable):			
Amount:	Term of Impact:	Identified in Current Budget:	
Additional Action Prompted: Mayor's Signature			
If item previously considered, provide date and action by Commission:			
If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners:			
Advisory Review, if any (name of board/committee, date of action, recommendation): The Planning & Zoning Commission recommended approval of the final plat and the variance for the off-site drainage request on September 4, 2019.			
Kayla Arevalo Benjamin Worsham Mike Perez		Created/Initiated Approved Final Approval	
City Manager Comments: Approve.			
Staff Recommendation: Staff recommends approval of the final plat and compliance with the zoning ordinance for the variances			
Attachments, if any: TEJAS CUATRO PH II - ATTACHMENTS, TEJAS CUATRO PH III- Plat			
Responsibilities upon Approval: Staff will notify applicant			



SUBDIVISION PLATTING APPLICATION

RECEIVED
JUL 29 2019

Planning &
Code Enforcement Dept.

The Planning & Zoning Commission meets every 1st Wednesday of each month at 5:30 pm.

The City Commission meets every 1st and 3rd Tuesday of each month at 5:30 pm

FILE NO. SUB19-00020

This form shall be completed by the Property Owner or Applicant and submitted to the Planning Department along with the required number of copies of the respective plat, review fee and all other required information listed below and in the Subdivision Ordinance. The submittal of an application does not constitute acceptance for processing until the staff reviews and determines the application is complete.

STAFF USE ONLY

☐ Single Lot Variance ☐ Minor Plat ☐ Planned Unit Development ☐ Standard Subdivision

GENERAL INFORMATION

Name of Subdivision: Tejas Cuatro Phase III Subdivision

Location: Approx 2,000 feet North of the Intersection of W. Sugar Cane Dr. & Mile 5 1/2 West

Legal Description: A 21.212 Ac tract of land of Farm Tract 172 of the West and Adams Tract Subdivision.

Is subdivision inside city limits? ☐ YES ☐ NO

If subdivision is in the ETJ, indicate? ☐ 3.5 Mile ☐ 5 Mile

If no submit letter of Annexation (Contiguous or Consensual)

Existing Zoning: R-1 One Family Dwelling District

Existing Land Use: R-1 Proposed Land Use: R-1

Number of Lots Proposed: 64 Gross Acreage: 21.21

Title Report Submitted: ☐ YES ☐ NO

OWNER INFORMATION

Owner's Name: Tejas Building & Development Co Telephone: _____

Address: 2401 E. Expressway 83 Fax: _____

City: Weslaco State: Texas Zip: 78596 E-mail: _____

ENGINEER INFORMATION

Name: Altex Engineering Telephone: 956-294-1241

Address: 50 N. Vermont Ave Suite C Fax: _____

City: Mercedes, Texas State: Texas Zip: 78570 E-mail: jalonzo@altexeng.com

** Any revisions requested would require resubmission of plats and reduced copy reflecting changes.

AUTHORIZATION AND ACKNOWLEDGEMENTS

I certify that I am the actual owner of the property described above and this application is being submitted with my consent (include corporate name if applicable); and the following person listed below is my authorized agent to act on my behalf.

I certify that the above information is correct and complete to the best of my knowledge. I understand that I must comply with all applicable local, state, and federal regulations.

Owner Printed Name: EDWIN M. PAYNE

Owner Signature: [Signature] Date: 2/27/19

_____ is the authorized agent

Authorized Agent Signature: [Signature] Date: 03/29/19

Authorized Agent Printed Name: Juan Alonso, Atex Engineering

THIS PAGE FOR STAFF USE ONLY

Date Received: _____ Received By: _____ Date Paid _____

P & Z Commission Approval on Preliminary Plat: _____

P & Z Commission Approval on Final Plat: _____

City Commission Approval on Final Plat: _____

Preconstruction Meeting Date: _____

Date Recorded: _____ Instrument No. _____

General Comments: _____



APPLICATION FOR VARIANCE

RECEIVED
JUL 29 2019
Planning &
Code Enforcement Dept.

The Planning & Zoning Commission meets every 1st Wednesday of each month at 5:30 pm.

The City Commission meets every 1st and 3rd Tuesday of each month at 5:30 pm

FILE NO. VAR 19-00037

GENERAL INFORMATION

Name of Subdivision: Tejas Cuatro Phase III

Location: _____

Legal Description: _____

VARIANCE TYPE:

☐ Streetlights ☐ YES ☐ NO

Describe in detail the reason for the variance request:

☐ Sanitary Sewer ☐ YES ☐ NO

Describe in detail the reason for the variance request:

☐ Fire Hydrants ☐ YES ☐ NO

Describe in detail the reason for the variance request:

☐ Setbacks ☐ YES ☐ NO

Describe in detail the reason for the variance request:

☒ Drainage ☒ YES ☐ NO

Describe in detail the reason for the variance request:

Requesting to build detention pond outside property and in the
city of Weslaco's drainage r.o.w. as demonstrated on sheet 3 of
the plat drawings.

☐ Minimum Lot Size ☐ YES ☐ NO

Describe in detail the reason for the variance request:

☐ Sidewalks ☐ YES ☐ NO

Describe in detail the reason for the variance request:

☐ Easement Requirements ☐ YES ☐ NO

Describe in detail the reason for the variance request:

OWNER INFORMATION

Owner's Name: Texas Building & Development Telephone: 956-469-2525

Address: 2401 E. Expressway 83 Westlaco Fax: —

City: Westlaco State: TX Zip: 78596 E-mail: —

AUTHORIZATION AND ACKNOWLEDGEMENTS

I certify that I am the actual owner of the property described above and this application is being submitted with my consent (include corporate name if applicable); and the following person listed below is my authorized agent to act on my behalf.

I certify that the above information is correct and complete to the best of my knowledge. I understand that I must comply with all applicable local, state, and federal regulations.

Owner Printed Name: EDITH M. PAYNE

Owner Signature: [Signature] Date: 7-29-19

Altex Engineering, Juan Alonzo P.E. is the authorized agent

Authorized Agent Signature: [Signature] Date: 7-29-19

Authorized Agent Printed Name: Juan Alonzo P.E.

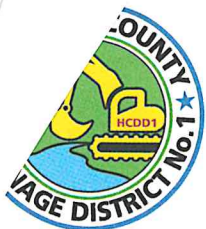
THIS PAGE FOR STAFF USE ONLY

Date Received: _____ Received By: _____ Date Paid _____

P & Z Meeting _____ City Commission Mtg _____

Variance Granted: _____

General Comments: _____



HIDALGO COUNTY DRAINAGE DISTRICT No. 1

RAUL E. SESIN, PE, CFM

District General Manager

Hidalgo County Floodplain Administrator

BOARD OF DIRECTORS

DAVID L. FUENTES
Board Member

EDUARDO "EDDIE" CANTU
Board Member

RICHARD F. CORTEZ
Chairman of the Board

JOE M. FLORES
Board Member

ELLIE TORRES
Board Member

July 8, 2019

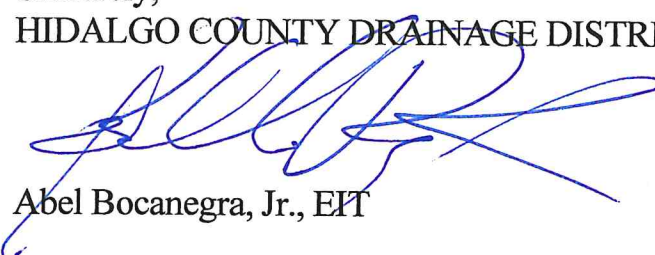
City of Weslaco
255 S Kansas Ave.
Weslaco, TX 78596

Re: Tejas Cuatro Phase III Subdivision

To whom it may concern:

This letter is to inform you that the Hidalgo County Drainage District No. 1, approved the drainage report for the referenced subdivision on 7/01/2019. Should you have any questions or concerns, please feel free to call our office.

Sincerely,
HIDALGO COUNTY DRAINAGE DISTRICT No. 1


Abel Bocanegra, Jr., EIT

General Office

(956) 565-2411
(956) 565-0521 Fax

E-Mail
hccid9general@hccid9.org



RANDALL WINSTON P.E.
General Manager

JUDY BEALL
Tax Assessor-Collector

P O Box 237 Mercedes, Texas 78570

July 30th, 2019

Mr. Juan Alonzo, P.E.
Altex Eng
601 N Vermont Ave
Mercedes, Texas 78570

RE: Tejas Cuatro Phase III Subd. Drainage and Detention

Good morning Mr. Alonzo:

I have received your revised cross sections and calculations dated 6/28/2019 (approved by HCDD # 1 7/1/2019) for the Tejas Cuatro Phase III Subdivision modified to include the mandatory 50 year detention volume in the lower portion of the detention area adjacent to drain ditch as shown on your provided cross sections A-1 and B-1 attached.

HCCID #9 does not object to storing the mandated 50 year detention adjacent to the ditch on the as shown on the cross sections. The maintenance of this detention and the ditch section is within the City Limits of Weslaco and will be by their personnel. Please verify final design of with Mr. Ben Worsham, P.E., City Engineer with the City of Weslaco.

If you have any questions, please feel free to call.

Sincerely,

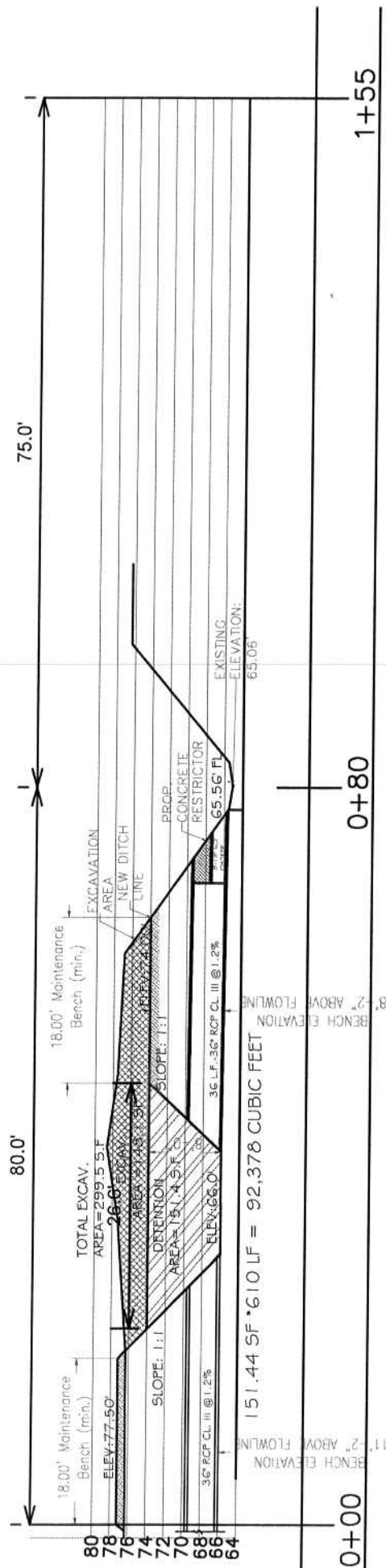


Randall Winston, P.E.
General Manager

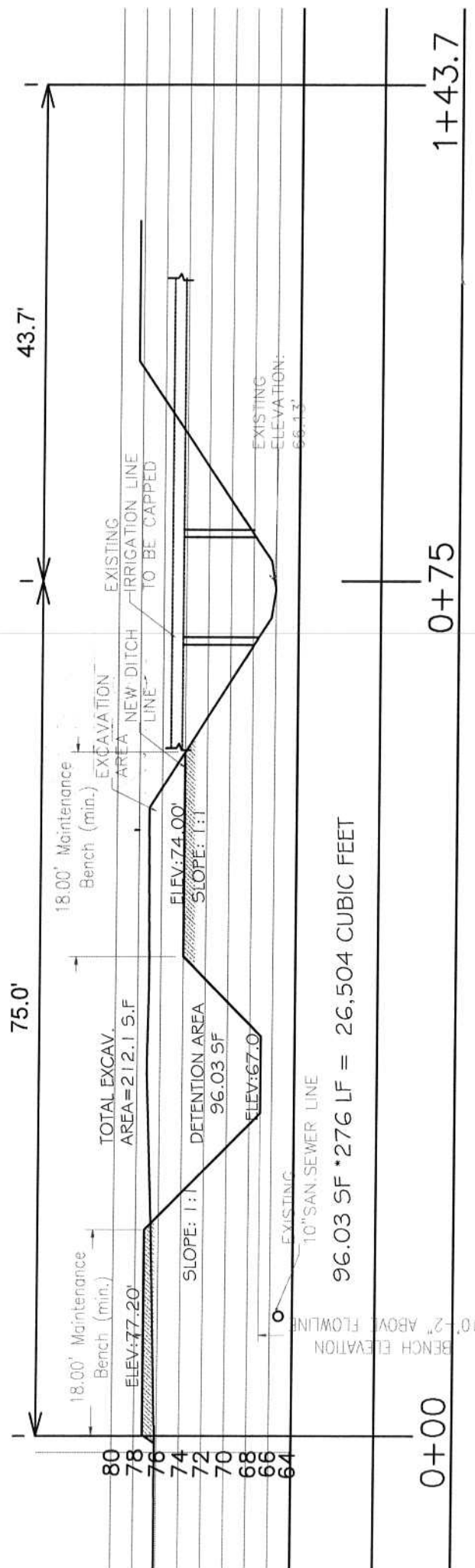
HCCID #9
Mercedes, Texas
956-565-2411

With Enclosures: Cross Sections as provided

1/3



A-1 DITCH CROSS SECTION OUTFALL
SCALE: N.T.S.



96.03 SF * 276 LF = 26,504 CUBIC FEET

B-1 DITCH CROSS SECTION
SCALE: N.T.S.

City of Weslaco

"The City on the Grow"



David Suarez, Mayor
Greg Kerr, Mayor Pro-Tem, District 2
Leo Muñoz, Commissioner, District 1
Jose "J.P." Rodriguez, Commissioner, District 3
Gerardo "Jerry" Tafolla, Commissioner District 4
Letty Lopez, Commissioner, District 5
Josh Pedraza, Commissioner, District 6

Mike R. Perez, City Manager

INTERNAL MEMO PUBLIC WORKS DEPARTMENT

DATE: July 5, 2019

TO: Benjamin L. Worsham, P.E., PTOE, City Engineer

FROM: Pete Garcia, Public Works Director

SUBJECT: Proposed Drainage Improvements for Tejas Cuatro Phase III Subdivision

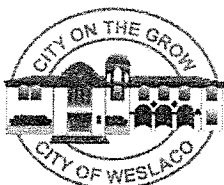
Cc: Olga Garza, Assistant Public Works Director
Zenaida Guerrero, Engineer I

The Developer for the proposed Tejas Cuatro Phase III Subdivision presented drainage improvements, included in construction plans, East of the proposed subdivisión which will be located adjacent to an existing drain ditch North of Austin St.

The existing drain ditch that runs along the East side of the proposed subdivisión is within Weslaco City Limits and currently maintained by the Public Works staff, therefore the city can maintain the additional drain ditch improvements for this Project.

RECEIVED

FEB 28 2019



SUBDIVISION REVIEW APPLICATION

Planning &
Code Enforcement Dept.

The Planning & Zoning Commission meets every 1st Wednesday of each month at 5:30 pm.

The City Commission meets every 1st and 3rd Tuesday of each month at 5:30 pm

FILE NO. ST SRV19-00008

This form shall be completed by the Property Owner or Applicant and submitted to the Planning Department along with the required number of copies of the respective plat, review fee and all other required information listed below and in the Subdivision Ordinance. The submittal of an application does not constitute acceptance for processing until the staff reviews and determines the application is complete.

GENERAL INFORMATION

Name of Subdivision: Tejas Cuatro Phase III Subdivision

Location: Approx 2,000 feet North of the Intersection of W. Sugar Cane Dr. & Mile 5 1/2 West

Legal Description: A 21.212 Ac tract of land of Farm Tract 172 of the West and Adams Tract Subdivision.

Is subdivision inside city limits? ☒ YES ☐ NO

If subdivision is in the ETJ, indicate? ☐ 3.5 Mile ☐ 5 Mile

If no submit letter of Annexation (Contiguous or Consensual)

Existing Zoning: R-1 One Family Dwelling District

Existing Land Use: R-1 Proposed Land Use: R-1

Number of Lots Proposed: 64 Gross Acreage: 21.21

Title Report Submitted: ☐ YES ☐ NO

OWNER INFORMATION

Owner's Name: Tejas Building and Development Co. Telephone: _____

Address: 2401 E. Expressway 83 Fax: _____

City: Weslaco State: Texas Zip: 78596 E-mail: _____

ENGINEER INFORMATION

Name: Altex Engineering Telephone: 956-294-1241

Address: 601 N. Vermont Ave Suite #207 Fax: _____

City: Mercedes State: Texas Zip: 78570 E-mail: jalonzo@altexeng.com

255 S. KANSAS AVE ■ WESLACO, TEXAS 78596-6285 ■ 956-447-3401 ■ (Fax) 956-973-3128 ■ WWW.WESLACOTX.GOV

UTILITY PROVISIONS

Will proposed subdivision connect to:

☒ YES ☐ NO Water Provision: City of Weslaco

☐ YES ☐ NO Wastewater Provision: City of Weslaco

☐ YES ☐ NO Electric Company: AEP

☐ YES ☐ NO Phone Utility _____	☐ YES ☐ NO Gas Utility _____	☐ YES ☐ NO Cable Utility _____
--	--	--

Proposed subdivision is in the following districts:

☒ YES ☐ NO Drainage District <u>HCCD #1</u>	☒ YES ☐ NO Irrigation District <u>HCCID #9</u>
--	---

Has the property been assessed as flat rate irrigable property: ☐ YES ☒ NO

Have Water Rights been conveyed to City/Water Supplier? ☐ YES ☒ NO

(Attach written proof of such assessment or that it has never been assessed as such a property) If **YES**, attach an estimate from the irrigation district of the proportional water rights for the subdivision as calculated under Texas Water Code § 49.505.

SUBMITTALS REQUIRED FOR SUBDIVISION REVIEW

☒ Seven (7) sets of preliminary plat folded and stapled (24 x 36) and forward a copy in PDF format to mhinojosa@weslacotx.gov & rdelafuente@weslacotx.gov

☒ \$50.00 Subdivision Review fee

☒ One 11" X 17" reduced copy of plat

☒ Plat Layout

☒ Existing & Proposed Easements

☒ Existing & Proposed ROW

☒ Existing & Proposed Drainage Easements

☒ Contours

☒ Flood Zones

☒ Adjoiners

☒ Existing & Proposed street names

☒ Utility Layout

☒ Existing & Proposed Utilities

☒ Proposed Fire Hydrants

☒ Adjoiners

☒ Street names

☒ Drainage plans and calculations with engineer's seal

☒ Elevations

☒ Flood directional arrows

☒ Detention areas

☒ Street names

☒ Proof of ownership of the property

☒ If septic tank system required, submit soil evaluation report

☒ Water Rights associated with the property

☒ Tax Receipt for all taxing entities showing that taxes are paid in full

☒ Number of fire hydrants proposed for subdivision

☒ Trip Generation Worksheet

AUTHORIZATION AND ACKNOWLEDGEMENTS

I certify that I am the actual owner of the property described above and this application is being submitted with my consent (include corporate name if applicable); and the following person listed below is my authorized agent to act on my behalf.

I certify that the above information is correct and complete to the best of my knowledge. I understand that I must comply with all applicable local, state, and federal regulations.

Owner Printed Name: EDWIN M. POWE

Owner Signature: [Signature] Date: 2/27/19

_____ is the authorized agent

Authorized Agent Signature: [Signature] Date: 02/28/19

Authorized Agent Printed Name: Juan Alonzo

THIS PAGE FOR STAFF USE ONLY

Date Received: _____ Received By: _____ Date Paid: _____

Preliminary Subdivision Review Date: _____

General Comments: _____

City of Weslaco

"The City on the Grow"



David Suarez, Mayor
Greg Kerr, Mayor Pro-Tem, District 2
Leo Muñoz, Commissioner, District 1
Jose "J.P." Rodriguez, Commissioner, District 3
Gerardo "Jerry" Tafolla, Commissioner, District 4
Letty Lopez, Commissioner, District 5
Josh Pedraza, Commissioner, District 6

Mike R. Perez, City Manager

March 27, 2019

Raul Sesin, P.E.
Hidalgo County Drainage District No. 1
902 N. Doolittle Rd.
Edinburg, Texas 78542

Re: Tejas Cuatro Phase III Subdivision
Farm Tract 172 West and Adams Tract Subdivision
Weslaco, Texas

Mr. Sesin,

As requested on the Drainage Report Checklist dated on March 15, 2019, the City of Weslaco acknowledges that no additional Right of Way will be required for the Tejas Cuatro Phase III Subdivision. In addition, the City of Weslaco has no plan in transferring the drainage ditch over to Hidalgo County Drainage District Number 1.

Sincerely,

Rebekah de la Fuente, CFM
Senior Planner

Rebekah M. De La Fuente

From: Rebekah M. De La Fuente
Sent: Friday, March 8, 2019 1:33 PM
To: 'Juan Alonzo'
Subject: Tejas Cuatro Phase III

Good Morning,

Below are the comments from each department:

Fire:

1. Shall have fire hydrant within 400'. Shall have 4 ½" outlet facing the street with 18" to 24" clearance from bottom of outlet to grade level for hydrant wrench. Hydrants shall be marked on the streets with reflective blue marker to show location of hydrants. Hydrants shall have 3' clearance from any fences, poles, brush, etc.
2. Access roads shall be 26' minimum with hydrant unobstructed, 20' without hydrant unobstructed. All weather surface road that supports the imposed loads of fire apparatus shall be in place (concrete or asphalt).
Fire apparatus access road shall comply with IFC 2015 Edition, Appendix D. (Cul-de-sac, wye, hammerhead)
3. All access gates to property shall have specs submitted to our office. Shall maintain a 20' clearance or 12' on each side of an island, if present, prior to installation of gate. Shall provide Knox Box Gate Entry System if the gate is automated. Chained gates shall have a Knox padlock in place. If the gate system is automated, all gates in the system shall open automatically.
4. Fire hydrant travel distances are not in compliance. Shall re-submit plans showing compliance with 400 foot travel distance.

Planning:

1. Adjacent properties must be identified on all sides- Missing property owner along the West side
2. Update Plat Note 15: 4 ft sidewalks are required along all exterior and interior streets
3. Add a Plat Note: No access shall be allowed onto Border Ave for Lots 1, 15, 29 and 64

Public works:

1. min 2" asphalt is required

Engineering:

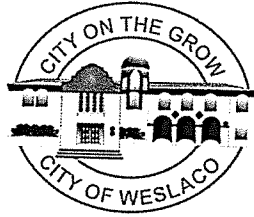
1. Plat note 8 must be removed. NAWSC will be providing water.
2. 10-foot utility easement must be provided around the entire property.
3. On-site detention is required by ordinance, drainage plan must address as such.
4. Minimum pipe size on drainage system is 24 inches.
5. A 5-ft utility easement must be provided along ROW
6. HMA layer on details must be 2" minimum
7. Utilities must be compacted at 98%
8. All manholes must obtain city logo
9. High points must be provided at all entrance points through out the subdivision to keep water from spilling onto Mile 5 1/2 W.
10. Call out existing Water and Sewer line sizes on Southeast corner

Once you have addressed all the comments please email me a pdf of copy of the updated plat so that I may route it back out to the departments for their approval.

Thank you,

City of Weslaco

"The City on the Grow"



David Suarez, Mayor
Greg Kerr, Mayor Pro-Tem, District 2
Leo Muñoz, Commissioner, District 1
Jose "J.P." Rodriguez, Commissioner, District 3
Gerardo "Jerry" Tafolla, District 4
Letty Lopez, Commissioner, District 5
Josh Pedraza, Commissioner, District 6

Mike R. Perez, City Manager

INTERNAL MEMO

DATE: March 1, 2019

TO: Benjamin Worsham, City Engineer
Zenaida Guerrero, Engineer I
Pete Garcia, Public Works Director/ Marcelo Cosme
Chris Sanchez, Fire Marshal/Mike Swinnea
Rolando Gonzalez, Building Official
Police Chief Joel Rivera, Police Department/ Eric Hernandez

FROM: Rebekah de la Fuente, Senior Planner *RLF*

SUBJECT: Subdivision Review Meeting

A subdivision review meeting will be held on **Thursday, March 7, 2019** in the Planning Department Conference Room B. It is imperative that you attend. Listed below is the subdivision that will be discussed:

➤ **Tejas Cuatro Phase III Subdivision- 2:00 p.m.**

Please make every effort to attend or send a representative, if you or a representative is unable to attend, submit your comments in writing. **Be advised that all comments must be received before the scheduled meeting in order to avoid delays of construction.**

Should you have any questions, please call 447-3401.

DRAINAGE REPORT

FOR

TEJAS CUATRO PHASE III

21.212 ACRES OF LAND
OUT OF FARM TRACT 172
WEST AND ADAMS TRACT SUBDIVISION
WESLACO, HIDALGO COUNTY, TEXAS

Prepared for:

TEJAS BUILDING AND DEVELOPMENT CO.,INC.

Prepared by:



ALTEX ENGINEERING

DESIGN ♦ PLANNING ♦ MANAGEMENT
TBPE FIRM REGISTRATION NO. F-19737
601 N. VERMONT AVE., SUITE 207
MERCEDES, TEXAS 78570
PH: (956)792-9305
JALONZO@ALTEXENG.COM

Project No. 19.110

FEBRUARY 2019



2-28-19

TABLE OF CONTENTS

A. PROJECT LOCATION.....	1
B. FLOOD PLAIN	1
C. SOIL CONDITIONS	1
D. EXISTING CONDITIONS	2
E. PROPOSED CONDITIONS.....	2

EXHIBITS

- EXHIBIT "A" - LOCATION MAP
- EXHIBIT "B" - FIRM ZONE DESIGNATION MAP
- EXHIBIT "C" - SOILS SURVEY MAP
- EXHIBIT "D" - RUNOFF COEFFICIENTS
- EXHIBIT "E" - DRAINAGE CALCULATIONS
- EXHIBIT "F" - SUBDIVISION PLAT w/DRAINAGE LAYOUT
- EXHIBIT "G" - AERIAL of USGS MAP

**DRAINAGE REPORT
FOR
TEJAS CUATRO PHASE III SUBDIVISION**

A. PROJECT LOCATION

Tejas Cuatro Phase III Subdivision is located on a 21.212 Ac (16.17 Ac Net) tract of land of farm tract 172 of the West and Adams Tract Subdivision in Weslaco, Hidalgo County, Texas. The lot is located along East Right of Way of Mile 5 1/2 W. approximately 2,000 feet North of the intersection of W. Sugar Cane Dr and Mile 5 1/2 W. The lot is currently undeveloped with natural grasses present.

B. FLOOD PLAIN

The subject tract predominantly lies in "Zone X" (unshaded), areas determined to be outside 500-year-flood plain, in accordance with F.E.M.A.-F.I.R.M. Community Panel No. 480334 0450 C.Map Revised: June 6, 2000(Refer to Exhibit B).

C. SOIL CONDITIONS

A review of the Soil Survey of Hidalgo County (Refer to exhibit C) indicates the subject tract lies in an area of predominantly Hidalgo Sandy Clay (28, B, SC,CL) Loam and Hidalgo Fine Sandy Loam (25,B,SC, SM-SC) that have moderately well drained properties.

(25) Hidalgo Fine Sandy Loam:

The Hidalgo Fine Sandy Loam .consists of deep, nearly level well drained, moderately permeable soils. These soils are nearly level on convex uplands and typically the surface layer is dark grayish brown fine sandy loam about 15 inches thick. The hazard for water erosion is slight, and the hazard for soil blowing is moderate.

(28) Hidalgo Sandy Clay Loam:

The Hidalgo Sandy Clay Loam.consists of deep, well drained, moderately permeable soils that formed in calcareous loamy sediments. These soils are on nearly level to gently sloping uplands. Slope gradients are mostly less than 2 percent, but range up to 5 percent. The soil formed is moderately fine textured calcareous sediments.

D. EXISTING CONDITIONS

The subject tract is predominantly undeveloped with only natural grasses present. The existing terrain has a level grade. Existing runoff from the site is by form of sheet flow that gently runs towards the northeastern portion of the property. For the existing 10 year storm, the water runoff of this site is 11.57cfs.

E. PROPOSED CONDITIONS

The proposed conditions for this subdivision will be for development in 64 residential lots averaging in size of about 8,800 square feet. The total contributing 50 year developed storm water discharge of the site will be 58.06 cfs(Refer to Exhibit E) ,an increase of 46.49 cfs from the existing conditions. The total increased flow of this subdivision to the existing drainage district facilities is a total of 92.180 cf(2.116 Ac-ft) (See Exhibit E). The subdivision will convey water with a storm water drainage system composed of inlets and drainage pipe varying in diameter from 18" to 36". The system will then release the stormwater into the existing drainage ditch owned by Hidalgo Cameron Counties Water Control and Improvements District No. 9 (H.C.C.I.D. No. 9) located to the east of the development with a 36" R.C.P. with an 18" choker pipe at the pre developed rate. To account for the additional detention generated by the site, the drainage ditch will be excavated as demonstrated on the exhibits. The total length of excavation will be approximately 632 linear feet. This excavation will yield a total detention capacity of 92.506 cf(2.124 Ac-ft) . Each lot owner will be responsible in grading their lots with a gentle slope towards the roadways . During the development stage, the developer must ensure compliancy with the detention requirements as determined by the city of Weslaco and Hidalgo County Drainage District No.1.



Juan Alonzo Jr, P.E. *0-28-19*

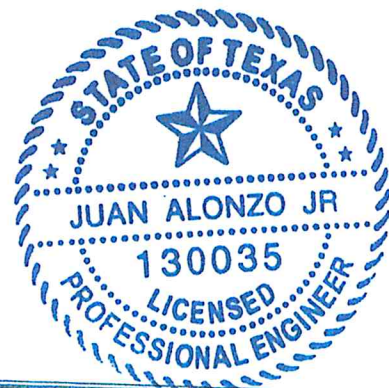
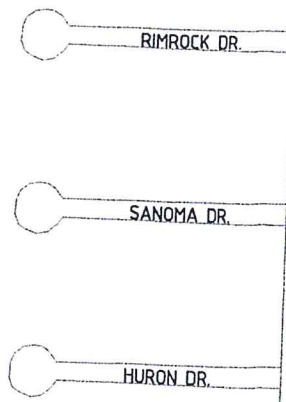
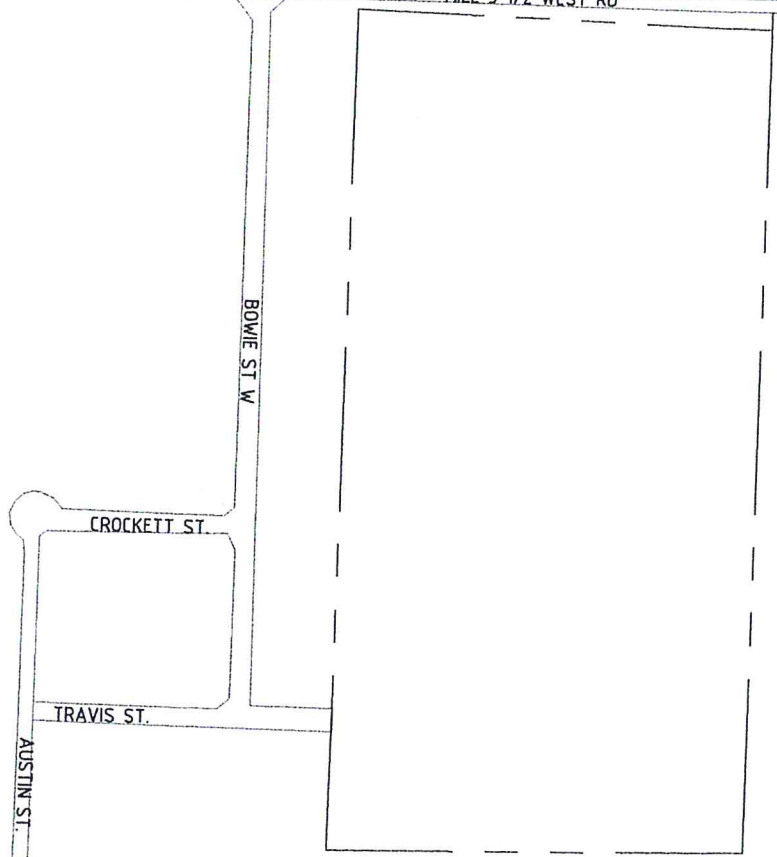


EXHIBIT A

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MILE 5 1/2 WEST RD



NORTH CROSS AVE.

GENERAL LOCATION MAP

N.T.S.

EXHIBIT B

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APPROXIMATE SCALE



LEGEND



SPECIAL FLOOD HAZARD AREAS INUNDATED BY 100-YEAR FLOOD

ZONE A

No base flood elevations determined.

ZONE AE

Base flood elevations determined.

ZONE AH

Flood depths of 1 to 3 feet (usually areas of ponding); base flood elevations determined.

ZONE AO

Flood depths of 1 to 3 feet (usually sheet flow over rough terrain); average depths determined; areas of atypical (non-flood) velocities also determined.

ZONE AB9

To be protected from 100-year flood by Federal flood protection system under construction; no base flood elevations determined.

ZONE V

Coastal flood with velocity hazard (wave action); no base flood elevations determined.

ZONE VE

Coastal flood with velocity hazard (wave action); base flood elevations determined.

FLOODWAY AREAS IN ZONE AE

OTHER FLOOD AREAS

ZONE X

Areas of 500-year flood; areas of 100-year flood with depths of less than 1 foot or with damage less than \$100 per square mile; and areas protected by levees from 100-year flood.

OTHER AREAS

ZONE X

Areas determined to be outside 500-year flood plain.

ZONE D

Areas in which flood hazards are undetermined.

UNDEVELOPED COASTAL BARRIERS¹

Identified 1983

Identified 1990

Other/Not Protected Areas

Identified 1983

Other/Not Protected Areas

Coastal barrier areas are normally located within or adjacent to special flood hazard areas.

Floodplain Boundary

Floodway Boundary

Zone D Boundary

Boundary Dividing Special Flood Hazard Zones, and Boundary Dividing Areas of Different Coastal Base Flood Elevations Within Special Flood Hazard Zones.

Base Flood Elevation Line; Elevation in Feet*

Cross Section Line

Base Flood Elevation in Feet Where Uniform Within Zone*

513 (EL. 987)

D

D

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This is an official copy of a portion of the above referenced flood map. It was extracted using F-MIT On-Line. This map does not reflect changes or amendments which may have been made subsequent to the date on the title block. For the latest product information about National Flood Insurance Program flood maps check the FEMA Flood Map Store at www.msc.fema.gov

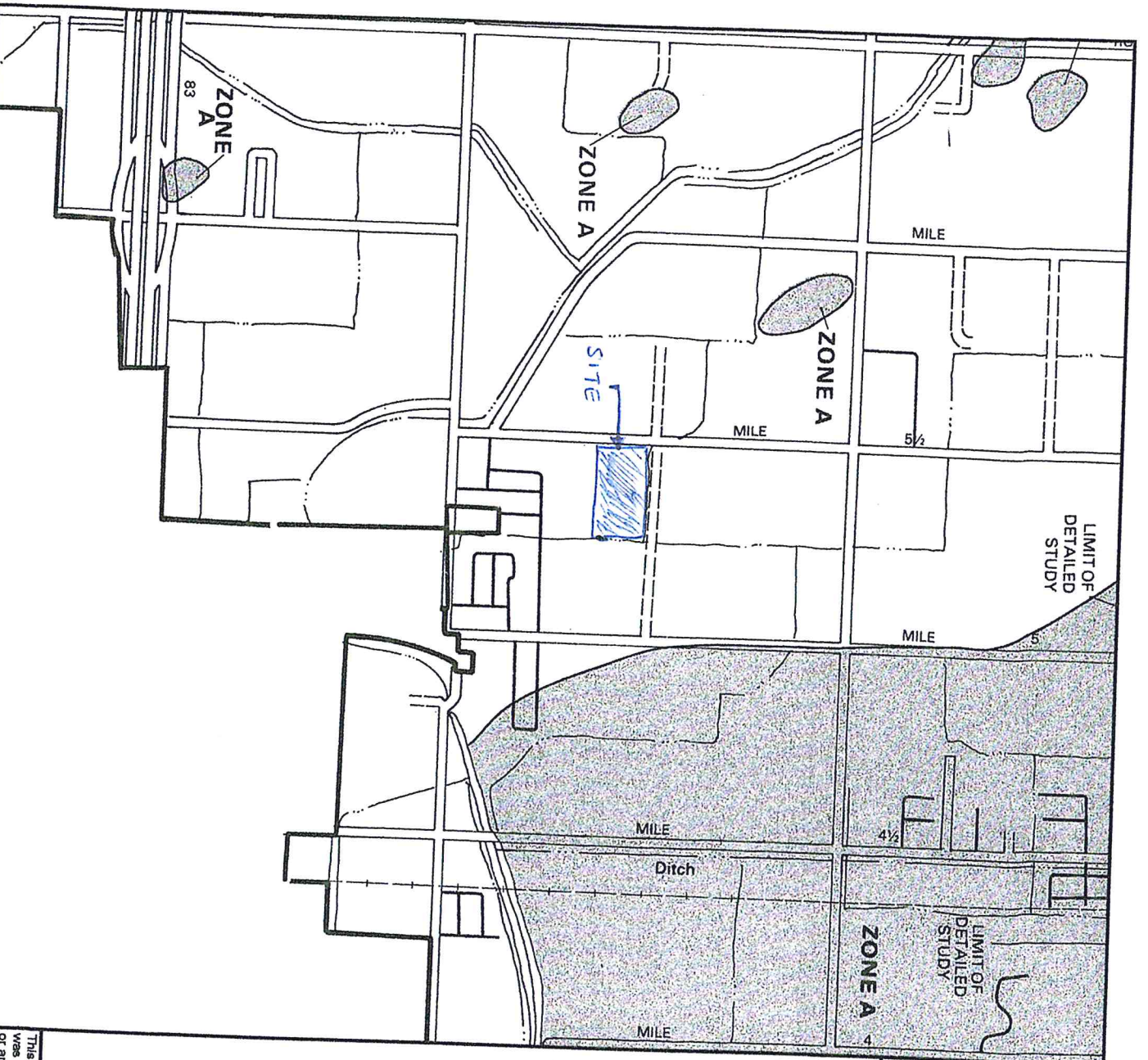
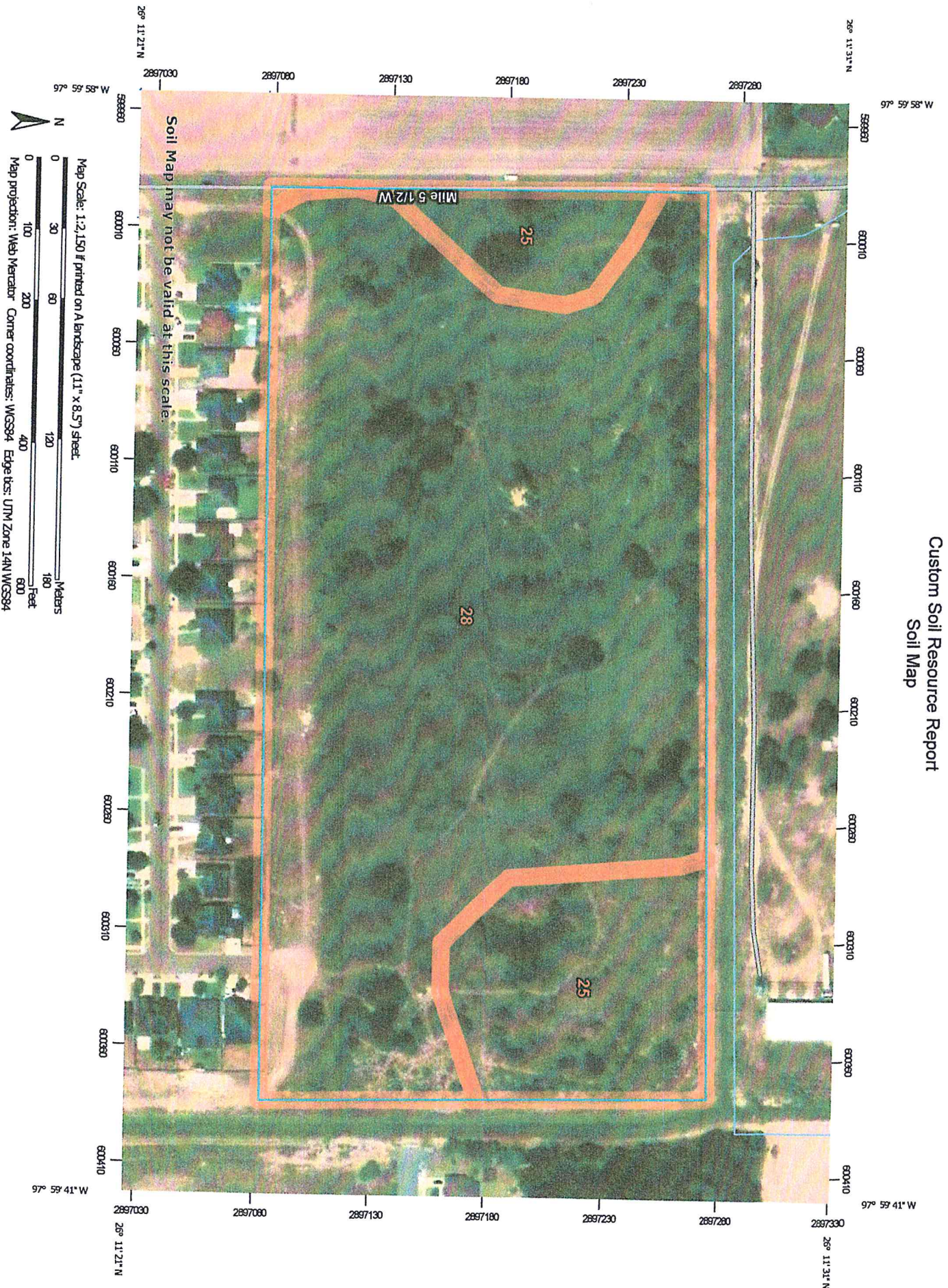


EXHIBIT C

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Custom Soil Resource Report Soil Map



MAP LEGEND

Area of Interest (AOI)		Area of Interest (AOI)		Area of Interest (AOI)	
	Area of Interest (AOI)		Spill Area		Area of Interest (AOI)
	Soils		Stony Spot		Soil Map Unit Polygons
	Soil Map Unit Polygons		Very Stony Spot		Soil Map Unit Lines
	Soil Map Unit Lines		Wet Spot		Soil Map Unit Points
	Soil Map Unit Points		Other		Special Point Features
	Special Point Features		Special Line Features		Blowout
	Blowout		Water Features		Borrow Pit
	Borrow Pit		Streams and Canals		Clay Spot
	Clay Spot		Transportation		Closed Depression
	Closed Depression		+++		Gravel Pit
	Gravel Pit		Rails		Gravelly Spot
	Gravelly Spot		Interstate Highways		Landfill
	Landfill		US Routes		Lava Flow
	Lava Flow		Major Roads		Marsh or swamp
	Marsh or swamp		Local Roads		Mine or Quarry
	Mine or Quarry		Background		Miscellaneous Water
	Miscellaneous Water		Aerial Photography		Perennial Water
	Perennial Water				Rock Outcrop
	Rock Outcrop				Saline Spot
	Saline Spot				Sandy Spot
	Sandy Spot				Severely Eroded Spot
	Severely Eroded Spot				Sinkhole
	Sinkhole				Slide or Slip
	Slide or Slip				Sodic Spot
	Sodic Spot				

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:20,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Hidalgo County, Texas
Survey Area Data: Version 17, Sep 15, 2018

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Sep 20, 2015—Nov 5, 2017

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
25	Hidalgo fine sandy loam, 0 to 1 percent slopes	3.5	19.2%
28	Hidalgo sandy clay loam, 0 to 1 percent slopes	14.8	80.8%
Totals for Area of Interest		18.3	100.0%

Map Unit Descriptions

The map units delineated on the detailed soil maps in a soil survey represent the soils or miscellaneous areas in the survey area. The map unit descriptions, along with the maps, can be used to determine the composition and properties of a unit.

A map unit delineation on a soil map represents an area dominated by one or more major kinds of soil or miscellaneous areas. A map unit is identified and named according to the taxonomic classification of the dominant soils. Within a taxonomic class there are precisely defined limits for the properties of the soils. On the landscape, however, the soils are natural phenomena, and they have the characteristic variability of all natural phenomena. Thus, the range of some observed properties may extend beyond the limits defined for a taxonomic class. Areas of soils of a single taxonomic class rarely, if ever, can be mapped without including areas of other taxonomic classes. Consequently, every map unit is made up of the soils or miscellaneous areas for which it is named and some minor components that belong to taxonomic classes other than those of the major soils.

Most minor soils have properties similar to those of the dominant soil or soils in the map unit, and thus they do not affect use and management. These are called noncontrasting, or similar, components. They may or may not be mentioned in a particular map unit description. Other minor components, however, have properties and behavioral characteristics divergent enough to affect use or to require different management. These are called contrasting, or dissimilar, components. They generally are in small areas and could not be mapped separately because of the scale used. Some small areas of strongly contrasting soils or miscellaneous areas are identified by a special symbol on the maps. If included in the database for a given area, the contrasting minor components are identified in the map unit descriptions along with some characteristics of each. A few areas of minor components may not have been observed, and consequently they are not mentioned in the descriptions, especially where the pattern was so complex that it was impractical to make enough observations to identify all the soils and miscellaneous areas on the landscape.

The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The objective of mapping is not to delineate pure taxonomic classes but rather to separate the landscape into landforms or landform segments that have similar use and management requirements. The delineation of such segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, however,

Custom Soil Resource Report

onsite investigation is needed to define and locate the soils and miscellaneous areas.

An identifying symbol precedes the map unit name in the map unit descriptions. Each description includes general facts about the unit and gives important soil properties and qualities.

Soils that have profiles that are almost alike make up a *soil series*. Except for differences in texture of the surface layer, all the soils of a series have major horizons that are similar in composition, thickness, and arrangement.

Soils of one series can differ in texture of the surface layer, slope, stoniness, salinity, degree of erosion, and other characteristics that affect their use. On the basis of such differences, a soil series is divided into *soil phases*. Most of the areas shown on the detailed soil maps are phases of soil series. The name of a soil phase commonly indicates a feature that affects use or management. For example, Alpha silt loam, 0 to 2 percent slopes, is a phase of the Alpha series.

Some map units are made up of two or more major soils or miscellaneous areas. These map units are complexes, associations, or undifferentiated groups.

A *complex* consists of two or more soils or miscellaneous areas in such an intricate pattern or in such small areas that they cannot be shown separately on the maps. The pattern and proportion of the soils or miscellaneous areas are somewhat similar in all areas. Alpha-Beta complex, 0 to 6 percent slopes, is an example.

An *association* is made up of two or more geographically associated soils or miscellaneous areas that are shown as one unit on the maps. Because of present or anticipated uses of the map units in the survey area, it was not considered practical or necessary to map the soils or miscellaneous areas separately. The pattern and relative proportion of the soils or miscellaneous areas are somewhat similar. Alpha-Beta association, 0 to 2 percent slopes, is an example.

An *undifferentiated group* is made up of two or more soils or miscellaneous areas that could be mapped individually but are mapped as one unit because similar interpretations can be made for use and management. The pattern and proportion of the soils or miscellaneous areas in a mapped area are not uniform. An area can be made up of only one of the major soils or miscellaneous areas, or it can be made up of all of them. Alpha and Beta soils, 0 to 2 percent slopes, is an example.

Some surveys include *miscellaneous areas*. Such areas have little or no soil material and support little or no vegetation. Rock outcrop is an example.

Hidalgo County, Texas

25—Hidalgo fine sandy loam, 0 to 1 percent slopes

Map Unit Setting

National map unit symbol: 2sxn

Elevation: 20 to 500 feet

Mean annual precipitation: 20 to 27 inches

Mean annual air temperature: 72 to 74 degrees F

Frost-free period: 300 to 365 days

Farmland classification: Prime farmland if irrigated

Map Unit Composition

Hidalgo and similar soils: 85 percent

Minor components: 15 percent

Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Hidalgo

Setting

Landform: Terraces

Landform position (three-dimensional): Tread

Down-slope shape: Linear

Across-slope shape: Linear

Parent material: Calcareous loamy alluvium

Typical profile

Ap - 0 to 17 inches: fine sandy loam

Bk1 - 17 to 28 inches: sandy clay loam

Bk2 - 28 to 38 inches: clay loam

Ck - 38 to 80 inches: clay loam

Properties and qualities

Slope: 0 to 1 percent

Depth to restrictive feature: More than 80 inches

Natural drainage class: Well drained

Runoff class: Negligible

Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high (0.57 to 1.98 in/hr)

Depth to water table: More than 80 inches

Frequency of flooding: None

Frequency of ponding: None

Calcium carbonate, maximum in profile: 35 percent

Salinity, maximum in profile: Nonsaline to slightly saline (0.0 to 4.0 mmhos/cm)

Sodium adsorption ratio, maximum in profile: 10.0

Available water storage in profile: Moderate (about 7.8 inches)

Interpretive groups

Land capability classification (irrigated): 2s

Land capability classification (nonirrigated): 2s

Hydrologic Soil Group: B

Ecological site: Gray Sandy Loam (R083DY019TX)

Hydric soil rating: No

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Minor Components

Willacy

Percent of map unit: 10 percent
Landform: Terraces
Landform position (three-dimensional): Tread
Down-slope shape: Linear
Across-slope shape: Linear
Hydric soil rating: No

Brennan

Percent of map unit: 5 percent
Landform: Terraces
Landform position (three-dimensional): Tread
Down-slope shape: Linear
Across-slope shape: Linear
Ecological site: Sandy Loam (R083EY023TX)
Hydric soil rating: No

28—Hidalgo sandy clay loam, 0 to 1 percent slopes

Map Unit Setting

National map unit symbol: 2sxxv
Elevation: 20 to 500 feet
Mean annual precipitation: 20 to 27 inches
Mean annual air temperature: 72 to 74 degrees F
Frost-free period: 300 to 365 days
Farmland classification: All areas are prime farmland

Map Unit Composition

Hidalgo and similar soils: 85 percent
Minor components: 15 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Hidalgo

Setting

Landform: Terraces
Landform position (three-dimensional): Tread
Down-slope shape: Linear
Across-slope shape: Linear
Parent material: Calcareous loamy alluvium

Typical profile

Ap - 0 to 17 inches: sandy clay loam
Bk1 - 17 to 28 inches: sandy clay loam
Bk2 - 28 to 38 inches: clay loam
Ck - 38 to 80 inches: clay loam

Custom Soil Resource Report

Properties and qualities

Slope: 0 to 1 percent
Depth to restrictive feature: More than 80 inches
Natural drainage class: Well drained
Runoff class: Negligible
Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high (0.57 to 1.98 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Calcium carbonate, maximum in profile: 35 percent
Salinity, maximum in profile: Nonsaline to slightly saline (0.0 to 4.0 mmhos/cm)
Sodium adsorption ratio, maximum in profile: 10.0
Available water storage in profile: Moderate (about 7.8 inches)

Interpretive groups

Land capability classification (irrigated): 1
Land capability classification (nonirrigated): 2c
Hydrologic Soil Group: B
Ecological site: Gray Sandy Loam (R083DY019TX)
Hydric soil rating: No

Minor Components

Raymondville

Percent of map unit: 7 percent
Landform: Terraces
Landform position (three-dimensional): Tread
Down-slope shape: Linear
Across-slope shape: Linear
Ecological site: Clay Loam (R083DY025TX)
Hydric soil rating: No

Racombes

Percent of map unit: 6 percent
Landform: Terraces
Landform position (three-dimensional): Tread
Down-slope shape: Linear
Across-slope shape: Linear
Ecological site: Clay Loam (R083DY025TX)
Hydric soil rating: No

Willacy

Percent of map unit: 2 percent
Landform: Terraces
Landform position (three-dimensional): Tread
Down-slope shape: Linear
Across-slope shape: Linear
Hydric soil rating: No

EXHIBIT D

Runoff Coefficients "c"	
Agricultural and, unimproved Areas	0.3
Parks and Improved Open Areas	0.4
Residential (>1acre lots)	0.45
Residential (1/2 acre lots)	0.55
Residential (1/4 acre lots)	0.6
Residential (1/8 acre lots)	0.65
Multi-Family (Low density MF-1)	0.65
Multi-Family (Medium and Medium-High Density MF-2 and MF-3)	0.85
Commercial, Industrial, and Business	0.85
Asphalt	0.9

EXHIBIT E

DRAINAGE CALCULATIONS:

TIME OF CONCENTRATION CALCULATOR
PRE DEVELOPED CONDITIONS

SHEET FLOW (LIMITED TO 100 FEET)

$$t_{sh} = \frac{0.007(n_{ol}L_{sh})^{0.8}}{(P_2)^{0.5}S_{sh}^{0.4}}$$

n_{ol} see table below

Table 4-6: Overland Flow Roughness		
Surface description		n_{ol}
Smooth surfaces (concrete, asphalt, gravel, or bare soil)		0.011
Fallow (no residue)		0.05
Cultivated soils:	Residue %	0.06
	Residue cover > 20%	0.17
Grass:	Short grass prairie	0.15
	Dense grasses	0.24
	Bermuda	0.41
Range (natural):		0.13
Woods:	Light underbrush	0.4
	Dense underbrush	0.8

DRAINAGE AREA 1

L_{sh} 100 Length of Segment (100ft Maximum)
 P_2 3.3 2 yr 24 hr Rainfall Depth
 S_{sh} 0.0029 Sheet flow slope

T_{sh} 0.3481 Sheet Flow Time (hr)

SHALLOW CONCENTRATED FLOW (UNPAVED)

$$t_{sc} = \frac{L_{sc}}{3600KS_{sc}^{0.5}}$$

L_{sc} 800 Length of Segment
 K 20.32 Paved
 16.13 Unpaved

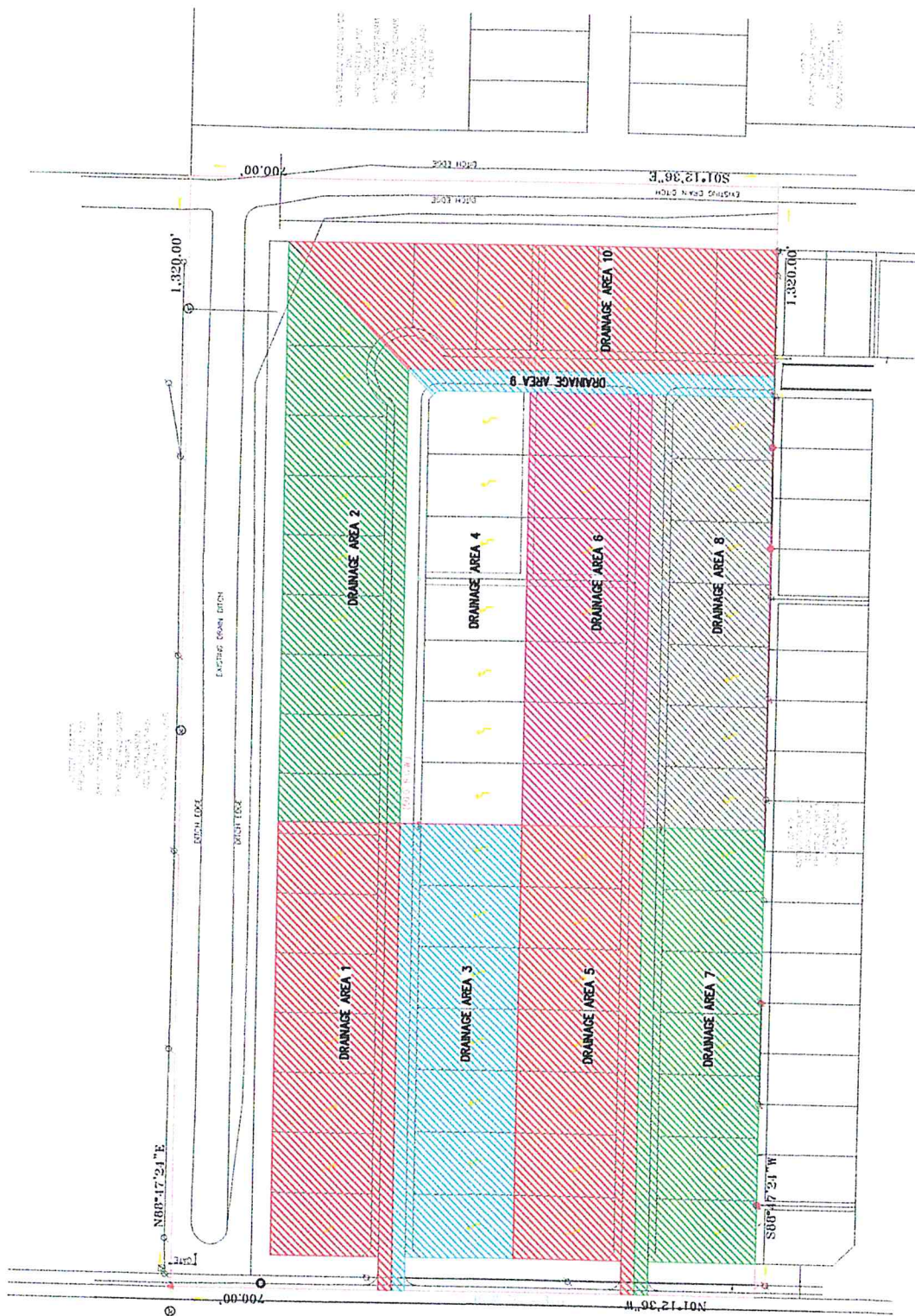
S_{sc} 0.00147 Slope (ft/ft)

T_{sc} 0.35933 Shallow Concentrated Flow (hr)

Total Time 0.707 42.45

DRAINAGE AREA 1

C	0.2	Existing Coefficient for Runoff
I	3.58	(in/hr) intensity
A	16.17	Net area of project (Ac)
Q	11.578	cfs



Runoff Coefficient Determination Post Developed

Typical Values of "C"

Runoff Coefficients "c"	
Agricultural and, unimproved Areas	0.3
Parks and Improved Open Areas	0.4
Residential (>1acre lots)	0.45
Residential (1/2 acre lots)	0.55
Residential (1/4 acre lots)	0.6
Residential (1/8 acre lots)	0.65
Multi-Family (Low density MF-1)	0.65
Multi-Family (Medium and Medium-High Density MF-2)	0.85
Commercial, Industrial, and Business	0.85
Asphalt	0.9

Drainage Area	1	
Runoff Types	Residential	Asphalt
Runoff Coefficients	0.45	0.9
Area of Runoff (Ac)	1.421	0.311
(Area * C)	0.6396	0.2803
Weighted "C" (A1xC1)/AT	0.531	

1.733

Drainage Area	2	
Runoff Types	Residential	Asphalt
Runoff Coefficients	0.45	0.9
Area of Runoff (Ac)	1.701	0.349
(Area * C)	0.7654	0.3141
Weighted "C"	0.527	

2.050

Drainage Area	3	
Runoff Types	Residential	Asphalt
Runoff Coefficients	0.45	0.9
Area of Runoff (Ac)	1.437	0.312
(Area * C)	0.6468	0.2804
Weighted "C"	0.530	

1.749

Drainage Area	4	
Runoff Types	Residential	Asphalt
Runoff Coefficients	0.45	0.9
Area of Runoff (Ac)	1.422	0.303
(Area * C)	0.6400	0.2729
Weighted "C"	0.529	

1.725

Drainage Area	5	
Runoff Types	Residential	Asphalt
Runoff Coefficients	0.45	0.9
Area of Runoff (Ac)	1.420	0.311
(Area * C)	0.6389	0.2802
Weighted "C"	0.531	

1.731

Drainage Area	6	
Runoff Types	Residential	Asphalt
Runoff Coefficients	0.45	0.9
Area of Runoff (Ac)	1.421	0.297
(Area * C)	0.6395	0.2669
Weighted "C"	0.528	

1.718

Drainage Area	7	
Runoff Types	Residential	Asphalt
Runoff Coefficients	0.45	0.9
Area of Runoff (Ac)	1.431	0.312
(Area * C)	0.6439	0.2805
Weighted "C"	0.530	

1.742

Drainage Area	8	
Runoff Types	Residential	Asphalt
Runoff Coefficients	0.45	0.9
Area of Runoff (Ac)	1.423	0.307
(Area * C)	0.6405	0.2759
Weighted "C"	0.530	

1.730

Drainage Area	9	
Runoff Types	Residential	Asphalt
Runoff Coefficients	0.45	0.9
Area of Runoff (Ac)	0.000	0.244
(Area * C)	0.0000	0.2193
Weighted "C"	0.900	

0.244

Drainage Area	10	
Runoff Types	Residential	Asphalt
Runoff Coefficients	0.45	0.9
Area of Runoff (Ac)	1.462	0.290
(Area * C)	0.6580	0.2607
Weighted "C"	0.524	

1.752

TIME OF CONCENTRATION CALCULATOR
POST DEVELOPED CONDITIONS

SHEET FLOW (LIMITED TO 100 FEET)

$$t_{sh} = \frac{0.007(n_{ol}L_{sh})^{0.8}}{(P_2)^{0.5}S_{sh}^{0.4}}$$

n_{ol}

see table below

Table 4-6: Overland Flow Roughness		
Surface description		n_{ol}
Smooth surfaces (concrete, asphalt, gravel, or bare soil)		0.011
Fallow (no residue)		0.05
Cultivated soils:	Residue %	0.06
	Residue cover > 20%	0.17
Grass:	Short grass prairie	0.15
	Dense grasses	0.24
	Bermuda	0.41
Range (natural):		0.13
Woods:	Light underbrush	0.4
	Dense underbrush	0.8

DRAINAGE AREA 1

L_{sh} 100 Length of Segment (100ft Maximum)
 P_2 3.3 2 yr 24 hr Rainfall Depth
 S_{sh} 0.0025 Sheet flow slope

T_{sh} 0.3694 Sheet Flow Time (hr)

SHALLOW CONCENTRATED FLOW (UNPAVED)

$$t_{sc} = \frac{L_{sc}}{3600KS_{sc}^{0.5}}$$

L_{sc} 30 Length of Segment
 K 20.32 Paved
 16.13 Unpaved
 S_{sc} 0.002 Slope (ft/ft)

T_{sc} 0.01155 Shallow Concentrated Flow (hr)

SHALLOW CONCENTRATED FLOW (PAVED)

$$t_{sc} = \frac{L_{sc}}{3600KS_{sc}^{0.5}}$$

Lsc 330 Length of Segment
 K 20.32 Paved
 Ssc 16.13 Unpaved
 0.005 Slope (ft/ft)

Tsc 0.06380 Shallow Concentrated Flow (hr)

CHANNEL FLOW

$$t_{ch} = L_{ch} / \left((3600 \frac{1.49}{n} R^{\frac{2}{3}} S_{ch}^{\frac{1}{2}}) \right)$$

segment #	DA1-DA3			
Lch	33	Length of Segment(ft)		
n	0.013	Manning Roug	0.013	Pipe
			0.25	12"
r	0.38	Hydraulic Radi	0.38	18" pipe
			0.5	24" pipe
			0.75	36" pipe
Sch	0.005	(slope ft/ft)		
Tch	0.00216			

TIME OF CONCENTRATION FOR AREA 1

hrs	min
0.447	26.82

DRAINAGE AREA 2

Lsh 100 Length of Segment (100ft Maximum)
 P2 3.3 2 yr 24 hr Rainfall Depth
 Ssh 0.0025 Sheet flow slope

Tsh 0.3694 Sheet Flow Time (hr)

SHALLOW CONCENTRATED FLOW (UNPAVED)

$$t_{sc} = \frac{L_{sc}}{3600KS_{sc}^{0.5}}$$

Lsc 68 Length of Segment
 K 20.32 Paved
 16.13 Unpaved
 Ssc 0.002 Slope (ft/ft)
 Tsc 0.02619 Shallow Concentrated Flow (hr)

SHALLOW CONCENTRATED FLOW (PAVED)

$$t_{sc} = \frac{L_{sc}}{3600KS_{sc}^{0.5}}$$

Lsc 300 Length of Segment
 K 20.32 Paved
 16.13 Unpaved
 Ssc 0.005 Slope (ft/ft)
 Tsc 0.05800 Shallow Concentrated Flow (hr)

CHANNEL FLOW

$$t_{ch} = L_{ch} / \left((3600 \frac{1.49}{n} R^{\frac{2}{3}} S_{ch}^{\frac{1}{2}}) \right)$$

segment #	DA2-DA4			
Lch	39	Length of Segment(ft)		
n	0.013	Manning Roug	0.013	Pipe
r	0.38	Hydraulic Radi	0.25	12"
			0.38	18" pipe
			0.5	24" pipe
			0.75	36" pipe
Sch	0.01	(slope ft/ft)		
Tch	0.00180			

TIME OF CONCENTRATION FOR AREA 2
 hrs 0.455 min 27.33

DRAINAGE AREA 3

Lsh 100 Length of Segment (100ft Maximum)
 P2 3.3 2 yr 24 hr Rainfall Depth
 Ssh 0.0025 Sheet flow slope

Tsh

0.3694 Sheet Flow Time (hr)

SHALLOW CONCENTRATED FLOW (UNPAVED)

$$t_{sc} = \frac{L_{sc}}{3600KS_{sc}^{0.5}}$$

Lsc

29 Length of Segment

K

20.32 Paved

16.13 Unpaved

Ssc

0.002 Slope (ft/ft)

Tsc

0.01117 Shallow Concentrated Flow (hr)

SHALLOW CONCENTRATED FLOW (PAVED)

$$t_{sc} = \frac{L_{sc}}{3600KS_{sc}^{0.5}}$$

Lsc

302 Length of Segment

K

20.32 Paved

16.13 Unpaved

Ssc

0.005 Slope (ft/ft)

Tsc

0.05838 Shallow Concentrated Flow (hr)

CHANNEL FLOW

$$t_{ch} = L_{ch} / \left((3600 \frac{1.49}{n} R^{\frac{2}{3}} S_{ch}^{\frac{1}{2}}) \right)$$

segment #	DA3-DA4			
Lch	505	Length of Segment(ft)		
n	0.013	Manning Roug	0.013	Pipe
			0.25	12"
r	0.5	Hydraulic Radi	0.38	18" pipe
			0.5	24" pipe
			0.75	36" pipe
Sch	0.007	(slope ft/ft)		
Tch	0.02322			

hrs

min

TIME OF CONCENTRATION FOR AREA 3

0.462

27.73

DRAINAGE AREA 4

Lsh 100 Length of Segment (100ft Maximum)
P2 3.3 2 yr 24 hr Rainfall Depth
Ssh 0.0025 Sheet flow slope

Tsh 0.3694 Sheet Flow Time (hr)
SHALLOW CONCENTRATED FLOW (UNPAVED)

$$t_{sc} = \frac{L_{sc}}{3600KS_{sc}^{0.5}}$$

Lsc 20 Length of Segment
K 20.32 Paved
Ssc 16.13 Unpaved
0.002 Slope (ft/ft)

Tsc 0.00770 Shallow Concentrated Flow (hr)
SHALLOW CONCENTRATED FLOW (PAVED)

$$t_{sc} = \frac{L_{sc}}{3600KS_{sc}^{0.5}}$$

Lsc 300 Length of Segment
K 20.32 Paved
Ssc 16.13 Unpaved
0.005 Slope (ft/ft)

Tsc 0.05800 Shallow Concentrated Flow (hr)
CHANNEL FLOW

$$t_{ch} = L_{ch} / \left((3600 \frac{1.49}{n} R^{\frac{2}{3}} S_{ch}^{\frac{1}{2}}) \right)$$

segment #	0			
Lch	0	Length of Segment(ft)		
n	0	Manning Roug	0.013	Pipe
r	0.38	Hydraulic Radi	0.25	12"
			0.38	18" pipe
			0.5	24" pipe
Sch	0.01	(slope ft/ft)	0.75	36" pipe
Tch	0.00000			

TIME OF CONCENTRATION FOR AREA 4

hrs

min

0.435

26.11

DRAINAGE AREA 5

Lsh 100 Length of Segment (100ft Maximum)
P2 3.3 2 yr 24 hr Rainfall Depth
Ssh 0.0025 Sheet flow slope

Tsh 0.3694 Sheet Flow Time (hr)
SHALLOW CONCENTRATED FLOW (UNPAVED)

$$t_{sc} = \frac{L_{sc}}{3600KS_{sc}^{0.5}}$$

Lsc 30 Length of Segment
K 20.32 Paved
16.13 Unpaved
Ssc 0.002 Slope (ft/ft)

Tsc 0.01155 Shallow Concentrated Flow (hr)
SHALLOW CONCENTRATED FLOW (PAVED)

$$t_{sc} = \frac{L_{sc}}{3600KS_{sc}^{0.5}}$$

Lsc 305 Length of Segment
K 20.32 Paved
16.13 Unpaved
Ssc 0.005 Slope (ft/ft)

Tsc 0.05896 Shallow Concentrated Flow (hr)
CHANNEL FLOW

$$t_{ch} = L_{ch} / \left((3600 \frac{1.49}{n} R^{\frac{2}{3}} S_{ch}^{\frac{1}{2}}) \right)$$

segment #	DA5-DA6			
Lch	505	Length of Segment(ft)		
n	0.013	Manning Roug	0.013	Pipe
			0.25	12"
r	0.5	Hydraulic Radi	0.38	18" pipe
			0.5	24" pipe
			0.75	36"pipe
Sch	0.007	(slope ft/ft)		
Tch	0.02322			

TIME OF CONCENTRATION FOR AREA 5

hrs

min

0.463

27.79

DRAINAGE AREA 6

Lsh 100 Length of Segment (100ft Maximum)
P2 3.3 2 yr 24 hr Rainfall Depth
Ssh 0.0025 Sheet flow slope

Tsh 0.3694 Sheet Flow Time (hr)
SHALLOW CONCENTRATED FLOW (UNPAVED)

$$t_{sc} = \frac{L_{sc}}{3600KS_{sc}^{0.5}}$$

Lsc 30 Length of Segment
K 20.32 Paved
16.13 Unpaved
Ssc 0.002 Slope (ft/ft)

Tsc 0.01155 Shallow Concentrated Flow (hr)
SHALLOW CONCENTRATED FLOW (PAVED)

$$t_{sc} = \frac{L_{sc}}{3600KS_{sc}^{0.5}}$$

Lsc 300 Length of Segment
K 20.32 Paved
16.13 Unpaved
Ssc 0.005 Slope (ft/ft)

Tsc 0.05800 Shallow Concentrated Flow (hr)
CHANNEL FLOW

$$t_{ch} = L_{ch} / \left((3600 \frac{1.49}{n} R^{\frac{2}{3}} S_{ch}^{\frac{1}{2}}) \right)$$

segment #	0			
Lch	0	Length of Segment(ft)		
n	0	Manning Roug	0.013	Pipe
			0.25	12"
r	0.38	Hydraulic Radi	0.38	18" pipe
			0.5	24" pipe
Sch	0.01	(slope ft/ft)	0.75	36" pipe
Tch	0.00000			

TIME OF CONCENTRATION FOR AREA 6

hrs min
0.439 26.34

DRAINAGE AREA 7

Lsh 100 Length of Segment (100ft Maximum)
P2 3.3 2 yr 24 hr Rainfall Depth
Ssh 0.0025 Sheet flow slope

Tsh 0.3694 Sheet Flow Time (hr)
SHALLOW CONCENTRATED FLOW (UNPAVED)

$$t_{sc} = \frac{L_{sc}}{3600KS_{sc}^{0.5}}$$

Lsc 30 Length of Segment
K 20.32 Paved
16.13 Unpaved
Ssc 0.002 Slope (ft/ft)

Tsc 0.01155 Shallow Concentrated Flow (hr)
SHALLOW CONCENTRATED FLOW (PAVED)

$$t_{sc} = \frac{L_{sc}}{3600KS_{sc}^{0.5}}$$

Lsc 302 Length of Segment
K 20.32 Paved
16.13 Unpaved
Ssc 0.005 Slope (ft/ft)

Tsc 0.05838 Shallow Concentrated Flow (hr)
CHANNEL FLOW

$$t_{ch} = L_{ch} / \left((3600 \frac{1.49}{n} R^{\frac{2}{3}} S_{ch}^{\frac{1}{2}}) \right)$$

segment #	DA7-DA5		
Lch	32	Length of Segment(ft)	
n	0.013	Manning Roug	0.013 Pipe
			0.25 12"
r	0.38	Hydraulic Radi	0.38 18" pipe
			0.5 24" pipe
			0.75 36" pipe
Sch	0.005	(slope ft/ft)	
Tch	0.00209		

TIME OF CONCENTRATION FOR AREA 7

hrs min
0.441 26.49

DRAINAGE AREA 8

Lsh 100 Length of Segment (100ft Maximum)
P2 3.3 2 yr 24 hr Rainfall Depth
Ssh 0.0025 Sheet flow slope

Tsh 0.3694 Sheet Flow Time (hr)
SHALLOW CONCENTRATED FLOW (UNPAVED)

$$t_{sc} = \frac{L_{sc}}{3600KS_{sc}^{0.5}}$$

Lsc 30 Length of Segment
K 20.32 Paved
Ssc 16.13 Unpaved
0.002 Slope (ft/ft)

Tsc 0.01155 Shallow Concentrated Flow (hr)
SHALLOW CONCENTRATED FLOW (PAVED)

$$t_{sc} = \frac{L_{sc}}{3600KS_{sc}^{0.5}}$$

Lsc 300 Length of Segment
K 20.32 Paved
Ssc 16.13 Unpaved
0.005 Slope (ft/ft)

Tsc 0.05800 Shallow Concentrated Flow (hr)
CHANNEL FLOW

$$t_{ch} = L_{ch} / \left((3600 \frac{1.49}{n} R^{\frac{2}{3}} S_{ch}^{\frac{1}{2}}) \right)$$

segment #	DA8-DA6			
Lch	36	Length of Segment(ft)		
n	0.013	Manning Roug	0.013	Pipe
r	0.38	Hydraulic Radi	0.25	12"
			0.38	18" pipe
			0.5	24" pipe
Sch	0.01	(slope ft/ft)	0.75	36" pipe
Tch	0.00166			

TIME OF CONCENTRATION FOR AREA 8

hrs

min

0.441

26.44

DRAINAGE AREA 9

Lsh 100 Length of Segment (100ft Maximum)
P2 3.3 2 yr 24 hr Rainfall Depth
Ssh 0.005 Sheet flow slope

Tsh 0.0346 Sheet Flow Time (hr)
SHALLOW CONCENTRATED FLOW (UNPAVED)

$$t_{sc} = \frac{L_{sc}}{3600KS_{sc}^{0.5}}$$

Lsc 0 Length of Segment
K 20.32 Paved
Ssc 16.13 Unpaved
0.002 Slope (ft/ft)

Tsc 0.00000 Shallow Concentrated Flow (hr)
SHALLOW CONCENTRATED FLOW (PAVED)

$$t_{sc} = \frac{L_{sc}}{3600KS_{sc}^{0.5}}$$

Lsc 90 Length of Segment
K 20.32 Paved
Ssc 16.13 Unpaved
0.005 Slope (ft/ft)

Tsc 0.01740 Shallow Concentrated Flow (hr)
CHANNEL FLOW

$$t_{ch} = L_{ch} / \left((3600 \frac{1.49}{n} R^{\frac{2}{3}} S_{ch}^{\frac{1}{2}}) \right)$$

segment #	DA9-DA10		
Lch	36	Length of Segment(ft)	
n	0.013	Manning Roug	0.013 Pipe
r	0.75	Hydraulic Radi	0.25 12"
			0.38 18" pipe
			0.5 24" pipe
Sch	0.01	(slope ft/ft)	0.75 36" pipe
Tch	0.00106		

TIME OF CONCENTRATION FOR AREA 9

hrs 0.053 min 3.18

10 MIN

DRAINAGE AREA 10

Lsh 100 Length of Segment (100ft Maximum)
P2 3.3 2 yr 24 hr Rainfall Depth
Ssh 0.0025 Sheet flow slope

Tsh 0.3694 Sheet Flow Time (hr)
SHALLOW CONCENTRATED FLOW (UNPAVED)

$$t_{sc} = \frac{L_{sc}}{3600KS_{sc}^{0.5}}$$

Lsc 34 Length of Segment
K 20.32 Paved
Ssc 16.13 Unpaved
0.002 Slope (ft/ft)

Tsc 0.01309 Shallow Concentrated Flow (hr)
SHALLOW CONCENTRATED FLOW (PAVED)

$$t_{sc} = \frac{L_{sc}}{3600KS_{sc}^{0.5}}$$

Lsc 300 Length of Segment
K 20.32 Paved
Ssc 16.13 Unpaved
0.005 Slope (ft/ft)

Tsc 0.05800 Shallow Concentrated Flow (hr)
CHANNEL FLOW

$$t_{ch} = L_{ch} / \left((3600 \frac{1.49}{n} R^{\frac{2}{3}} S_{ch}^{\frac{1}{2}}) \right)$$

segment #	DA10-OUTFALL			
Lch	206	Length of Segment(ft)		
n	0.013	Manning Roug	0.013	Pipe
			0.25	12"
r	0.75	Hydraulic Radi	0.38	18" pipe
			0.5	24" pipe
Sch	0.007	(slope ft/ft)	0.75	36" pipe
Tch	0.00723			

TIME OF CONCENTRATION FOR AREA 10

hrs min
0.448 26.87

DESIGN PATH T.O.C.

Lsh 100 Length of Segment (100ft Maximum)
P2 3.3 2 yr 24 hr Rainfall Depth
Ssh 0.0025 Sheet flow slope

Tsh 0.3694 Sheet Flow Time (hr)
SHALLOW CONCENTRATED FLOW (UNPAVED)

$$t_{sc} = \frac{L_{sc}}{3600KS_{sc}^{0.5}}$$

Lsc 30 Length of Segment
K 20.32 Paved
16.13 Unpaved
Ssc 0.002 Slope (ft/ft)

Tsc 0.01155 Shallow Concentrated Flow (hr)
SHALLOW CONCENTRATED FLOW (PAVED)

$$t_{sc} = \frac{L_{sc}}{3600KS_{sc}^{0.5}}$$

Lsc 300 Length of Segment
K 20.32 Paved
16.13 Unpaved
Ssc 0.005 Slope (ft/ft)

Tsc 0.05800 Shallow Concentrated Flow (hr)
CHANNEL FLOW

$$t_{ch} = L_{ch} / \left((3600 \frac{1.49}{n} R^{\frac{2}{3}} S_{ch}^{\frac{1}{2}}) \right)$$

segment #	ST4			
Lch	32	Length of Segment(ft)		
n	0.013	Manning Roug	0.013	Pipe
			0.25	12"
r	0.38	Hydraulic Radi	0.38	18" pipe
			0.5	24" pipe
Sch	0.005	(slope ft/ft)	0.75	36" pipe
Tch	0.00209			

hrs min
0.441 26.46

segment #	ST-5			
Lch	505	Length of Segment(ft)		
n	0.013	Manning Roug	0.013	Pipe
			0.25	12"
r	0.5	Hydraulic Radi	0.38	18" pipe
			0.5	24" pipe
			0.75	36"pipe
Sch	0.007	(slope ft/ft)		
Tch	0.02322			

segment #	ST-8			
Lch	126	Length of Segment(ft)		
n	0.013	Manning Roug	0.013	Pipe
			0.25	12"
r	0.63	Hydraulic Radi	0.38	18" pipe
			0.5	24" pipe
			0.75	36"pipe
Sch	0.007	(slope ft/ft)		
Tch	0.00497			

segment #	ST-9			
Lch	230	Length of Segment(ft)		
n	0.013	Manning Roug	0.013	Pipe
			0.25	12"
r	0.75	Hydraulic Radi	0.38	18" pipe
			0.5	24" pipe
			0.75	36"pipe
Sch	0.007	(slope ft/ft)		
Tch	0.00807			

segment #	ST-10			
Lch	33	Length of Segment(ft)		
n	0.013	Manning Roug	0.013	Pipe
			0.25	12"
r	0.75	Hydraulic Radi	0.38	18" pipe
			0.5	24" pipe
			0.75	36"pipe
Sch	0.007	(slope ft/ft)		
Tch	0.00116			

segment #	ST-11			
Lch	207	Length of Segment(ft)		
n	0.013	Manning Roug	0.013	Pipe
			0.25	12"
r	0.75	Hydraulic Radi	0.38	18" pipe

			0.5	24" pipe
			0.75	36" pipe
Sch	0.012	(slope ft/ft)		
Tch	0.00555			

0.484

29.04240068

Drainage Calculations-Flow Rate					
Drainage Area ID	Area (Ac)	Cw	TIME OF CONC(MIN)	50 yr Intensity (in/hr)	Q (cfs)
AREA 1	1.73	0.531	27	6.59	6.06
AREA 2	2.05	0.531	27	6.59	7.17
AREA 3	1.75	0.527	28	6.47	5.96
AREA 4	1.73	0.530	26	6.73	6.16
AREA 5	1.73	0.531	28	6.47	5.95
AREA 6	1.72	0.528	26	6.73	6.10
AREA 7	1.74	0.530	26	6.73	6.22
AREA 8	1.73	0.530	26	6.73	6.17
AREA 9	0.24	0.900	10	10.08	2.21
AREA 10	1.75	0.524	27	6.59	6.05
TOTAL	16.17	0.566	29	6.34	58.06

Storm System					
Storm Line #	Length (ft)	Qin (cfs)	Pipe Diamter (in)	Slope %	Qcap cfs
ST-1	33	6.06	18	0.50	7.4
ST-2	505	12.02	24	0.50	16
ST-3	39	7.17	18	1.00	10.5
ST-4	32	6.22	18	1.00	7.4
ST-5	505	12.17	24	1.00	16
ST-6	32	6.17	18	1.00	10.5
ST-7	126	25.35	30	0.70	34.4
ST-8	126	24.44	30	0.70	34.4
ST-9	230	49.79	36	0.70	56
ST-10	33	52.00	36	0.70	56
ST-11	207	58.06	36	1.20	73.3

Prop. Runoff C = 0.566
 Area = 16.17 ac
 Post Dev. Tc = 29 min

Exist Runoff C = 0.2
 Exist. Intensity = 3.6

Detention Calculations						
Duration (minutes)	150 year (in./hr.)	Q in (c.f.s.)	Vol. in (c.f.)	Qout (c.f.s.)	Vol. out (c.f.)	Storage (c.f.)
5	12.05	110.25	33,076	11.57	3,471	29,605
10	10.08	92.23	55,337	11.57	6,942	48,395
15	8.69	79.56	71,601	11.57	10,413	61,188
20	7.66	70.13	84,157	11.57	13,884	70,273
25	6.86	62.83	94,240	11.57	17,355	76,885
30	6.23	56.99	102,581	11.57	20,826	81,755
35	5.70	52.21	109,642	11.57	24,297	85,345
40	5.27	48.22	115,729	11.57	27,768	87,961
45	4.90	44.84	121,057	11.57	31,239	89,818
50	4.58	41.93	125,778	11.57	34,710	91,068
55	4.30	39.40	130,005	11.57	38,181	91,824
60	4.06	37.17	133,825	11.57	41,652	92,173
65	3.85	35.21	137,303	11.57	45,123	92,180
70	3.65	33.45	140,491	11.57	48,594	91,897
75	3.48	31.87	143,430	11.57	52,065	91,365
80	3.33	30.45	146,155	11.57	55,536	90,619
85	3.19	29.16	148,691	11.57	59,007	89,684
90	3.06	27.97	151,063	11.57	62,478	88,585
95	2.94	26.89	153,289	11.57	65,949	87,340
100	2.83	25.90	155,385	11.57	69,420	85,965
105	2.73	24.98	157,365	11.57	72,891	84,474
110	2.64	24.13	159,240	11.57	76,362	82,878

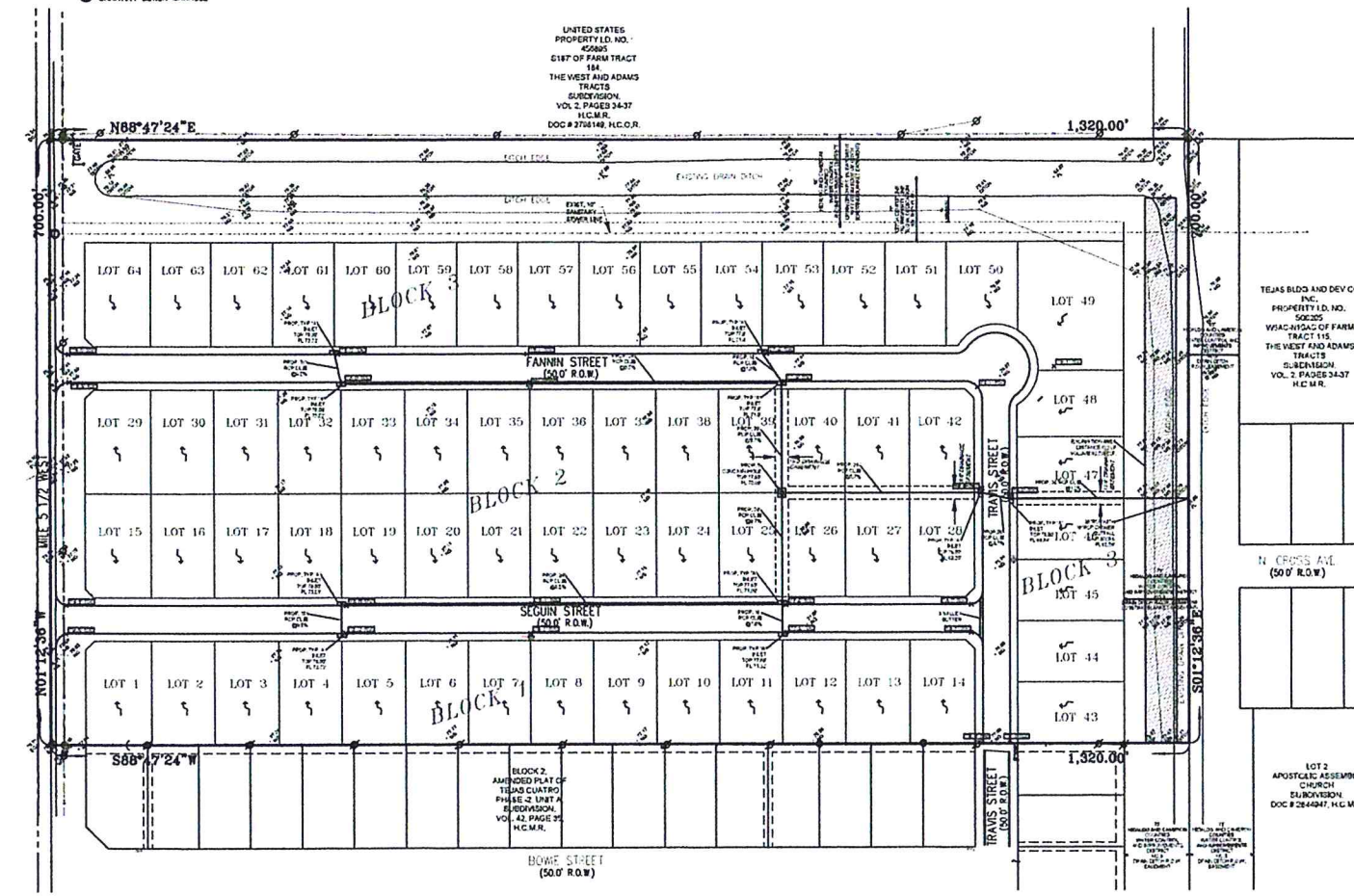


EXHIBIT F

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- LEGEND
- FOUND NO. 4 REBAR
 - SET NO. 4 REBAR W/ PLASTIC CAP STAMPED 2791
 - SET NO. 4
 - ROW FRONT OF WAY
 - P.O.C. POINT OF BEGINNING
 - P.O.C. POINT OF COMMENCEMENT
 - H.C.M.R. HIDALGO COUNTY MAP RECORDS
 - H.C.D.R. HIDALGO COUNTY DEED RECORDS
 - H.C.O.R. HIDALGO COUNTY OFFICIAL RECORDS
 - ROW - RIGHT OF WAY TO EDGE OF ASPHALT
 - N.E.C. NORTHEAST CORNER
 - N.W.C. NORTHWEST CORNER
 - FARM ROAD
 - VOL. VOLUME
 - WATER METER
 - POWER POLE
 - DUY WIRE
 - TELEPHONE PEDESTAL
 - 30" IRRIGATION STAND PIPE
 - SANITARY SEWER MANHOLE

SCALE: 1"=100'



DRAINAGE STATEMENT FOR TEJAS CUATRO PHASE III SUBDIVISION-HIDALGO COUNTY, TEXAS

A 21.212 ACRE TRACT OF LAND SITUATED IN HIDALGO COUNTY, TEXAS AND BEING OUT OF FARM TRACT 172, WEST ADAMS TRACT SUBDIVISION, AS PER MAP RECORDED IN VOLUME 2, PAGES 34-37 OF THE HIDALGO COUNTY MAP RECORDS.

THIS SUBDIVISION IS A SIXTY-FOUR (64) RESIDENTIAL LOTS SUBDIVISION, COMPRISED OF 21.212 ACRES IS LOCATED ALONG EAST RIGHT OF WAY OF MILE 5 1/2 W. APPROXIMATELY 2.600 FEET NORTH OF THE INTERSECTION OF WEST SUGAR CANE DRIVE AND MILE 5 1/2 WEST.

THE PROPERTY FALLS WITHIN ZONE "X" (UNSHADED), BY GRAPHICAL REPRESENTATION OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 480346450C MAP REVISED JUNE 6, 2006. THIS SITE FALLS WITHIN AREAS OF SOIL DESIGNATED AS HIDALGO FINE SANDY CLAY LOAM, HIDALGO SANDY CLAY LOAM, IS WELL DRAINED AND HAS SLOW RUNOFF AND PERMEABILITY IS MODERATE. WITH GRADES SLOPES BETWEEN 0 TO 3 PERCENT IN ACCORDANCE WITH THE SOIL SURVEY OF HIDALGO COUNTY, TEXAS AS PUBLISHED BY USDA WEB SOIL SURVEY.

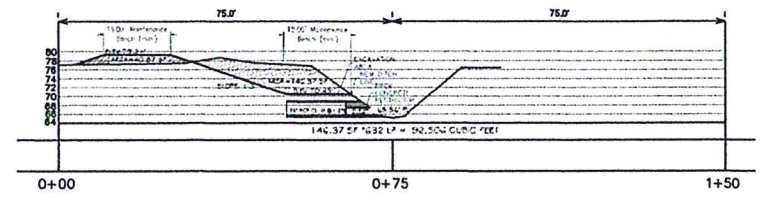
PRESENTLY THE SITE IS UNDEVELOPED WITH NATURAL GRASSES PRESENT. THE EXISTING TERRAIN HAS A LEVEL GRADE. EXISTING RUNOFF FROM THE SITE IS BY FORM OF SHEET FLOW THAT GENTLY RUNS TOWARDS THE NORTHEASTERN PORTION OF THE PROPERTY.

THE EXISTING CONDITIONS OF W11 GENERATE A FLOW OF 11.57 CUBIC FEET PER SECOND ON A 10 YEAR STORM.

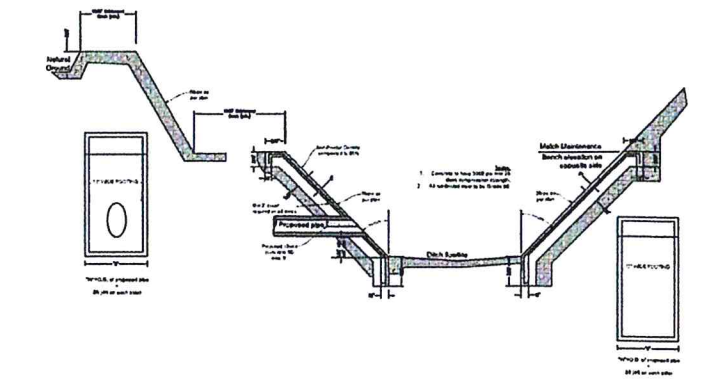
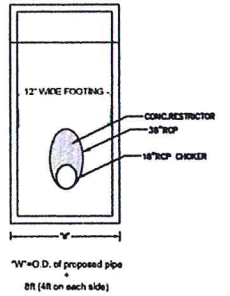
THE FINISHED FLOOR ELEVATION OF EACH HOUSE IS REQUIRED TO BE AT LEAST 18" FROM THE AVERAGE ELEVATION OF THE TOP OF CURB IN FRONT OF THE LOT. COORDINATE INDIVIDUAL LOT DRAINAGE WITH THE LOT DRAINAGE PATTERN, AS SHOWN ON THIS MAP. THE PROPOSED CONDITIONS FOR THIS SUBDIVISION WILL GENERATE A FLOW OF 58.66 CUBIC FEET PER SECOND ON A 50 YEAR STORM. LOT AND STREET RUNOFF WILL BE CONVEYED BY TYPE A INLETS AND 18", 24", 30", AND 36" REINFORCED CONCRETE PIPE THAT WILL RUN INTO THE EXISTING DITCH. DETENTION REQUIRED WILL BE 98,140 CUBIC FEET. DETENTION WILL BE ACCOMPLISHED BY EXCAVATING THE EXISTING HIDALGO CAMERON COUNTIES WATER CONTROL AND IMPROVEMENT DISTRICT NO. 9 DITCH LOCATED TO THE EAST OF THE PROPERTY.

BY MY SIGNATURE BELOW, I CERTIFY THAT THIS SUBDIVISION LIES IN ZONE "X" (UNSHADED), AREAS DETERMINED TO BE OUTSIDE 500-YEAR-FLOOD PLAIN, IN ACCORDANCE WITH FEMA 4-FIRM COMMUNITY PANEL NO. 480346450C, MAP REVISED, JUNE 6, 2006.

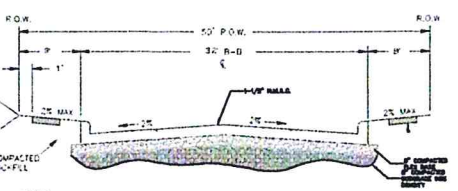
LICENSED PROFESSIONAL ENGINEER NO. 130035
ALTEX ENGINEERING
DATE: 2-26-19
601 N. VERMONT AVE. SUITE 207
MERCED, TEXAS 78570
(956) 294-1241



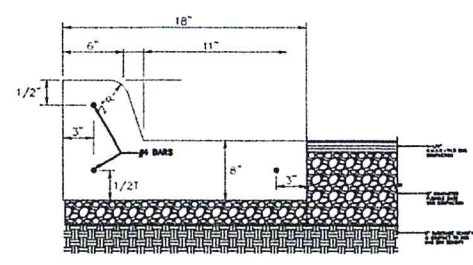
A-1 EXISTING DRAINAGE DITCH EXCAVATION
SCALE: N.T.S.



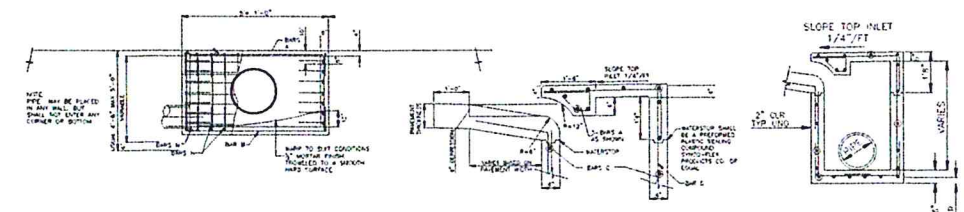
B-1 STORM DISCHARGE STRUCTURE, TYP
SCALE: N.T.S.



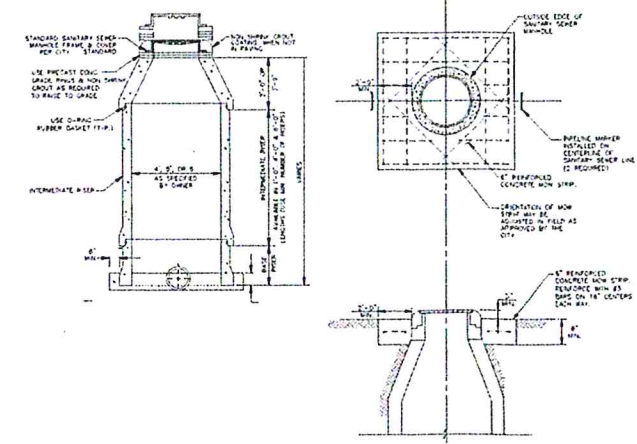
F-1 STREET SECTION
SCALE: N.T.S.



C-1 CONCRETE CURB AND GUTTER
SCALE: N.T.S.



D-1 TYP "A" INLET DETAILS
SCALE: N.T.S.



E-1 PRE CAST MANHOLE DETAIL
SCALE: N.T.S.

TEJAS CUATRO PHASE III SUBDIVISION DRAINAGE IMPROVEMENTS

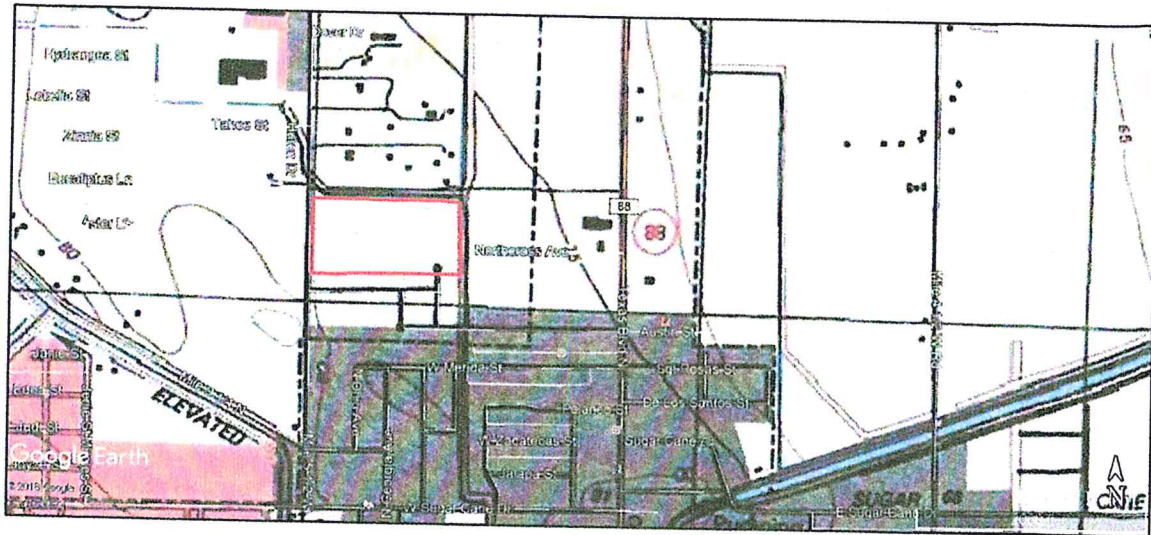
BEING 21.212 ACRES OF LAND SITUATED IN HIDALGO COUNTY, TEXAS, AND BEING OUT OF FARM TRACT 172, WEST ADAMS TRACT SUBDIVISION, AS PER MAP RECORDED IN VOLUME 2, PAGES 34-37 OF THE HIDALGO COUNTY MAP RECORDS.

SCALE: 1"=100' DATE: FEBRUARY 26, 2019



ALTEX ENGINEERING
601 N. VERMONT AVE. SUITE 207
MERCED, TEXAS 78570
(956) 294-1241
TXPE FIRM REGISTRATION NO. P-19737

EXHIBIT G



GENERAL PLAT NOTES & RESTRICTIONS:

- THE SUBJECT TRACT LIES IN "ZONE X"(UNSHADED), AREAS DETERMINED TO BE OUTSIDE 500 YEAR FLOOD PLAIN AS PER FEMA COMMUNITY PANEL 480334 0450C, JUNE 6, 2000
- SETBACKS:
FRONT YARD: 25 FEET
SIDE YARD: 5 FEET OR EASEMENT WIDTH (WHICHEVER IS GREATER)
SIDE YARD CORNER LOT: 10 FEET OR EASEMENT WIDTH (WHICHEVER IS GREATER)
REAR YARD: 25 FEET OR EASEMENT WIDTH (WHICHEVER IS GREATER)
- MINIMUM FINISH FLOOR NOTE:
MINIMUM FINISH FLOOR ELEVATION SHALL BE 18" ABOVE THE HIGHEST ELEVATION OF THE ADJACENT ROAD
- BENCHMARK NOTE:
TOP OF SANITARY SEWER MANHOLE LOCATED ON THE EAST EDGE OF PAVEMENT LINE OF MILE 5 1/2 APPROXIMATELY 592 FT NORTH OF THE SOUTHWEST PROPERTY CORNER. ELEV.78.34'
- DRAINAGE EASEMENTS NOTE:
NO FILL OR PERMANENT STRUCTURES SHALL BE ALLOWED WITHIN ANY SWALES OR UTILITY EASEMENTS. EASEMENTS, EACH DRAINAGE EASEMENT SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, PLANTINGS, AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATION AND MAINTENANCE OF THE DRAINAGE EASEMENT. THE MAXIMUM RUNOFF VALUE OF THIS DEVELOPMENT WILL BE 57.42 CFS WITH A REQUIRED DETENTION OF 118.803 C.F. AN APPROVED STORM WATER DETENTION PLAN WILL BE REQUIRED PRIOR TO ISSUANCE OF A BUILDING PERMIT.
- NO STRUCTURE SHALL BE PERMITTED OVER ANY EASEMENT. EASEMENT SHALL BE KEPT CLEAR OF FENCE, BUILDINGS, SHEDS, SHRUBS, TREES AND OTHER PLANTINGS (EXCEPT LOW, LESS, THAN 18 INCHES MATURE HEIGHT, GROUND COVER, GRASS, OR FLOWERS) AND OTHER OBSTRUCTIONS TO THE OPERATIONS AND MAINTENANCE OF THE EASEMENT.
- NO MORE THAN ONE SINGLE FAMILY DETACHED DWELLING, SHALL BE PERMITTED ON EACH LOT. A PERMIT FROM THE CITY OF WESLACO SHALL BE NEEDED BEFORE STARTING CONSTRUCTION ON THIS LOT.
- POTABLE WATER SHALL BE PROVIDED BY NORTH ALAMO WATER SUPPLY CORP. (N.A.W.S.C.)
- NO BUILDING PERMITS WILL BE ISSUED UNTIL ALL UTILITIES AND STREETS ARE IN PLACE
- ALL SANITARY SEWER AND WATER CONNECTION SHALL BE PROPERLY MARKED ON CURB
- LANDSCAPING IS REQUIRED PER CITY ORDINANCE.
- STREETLIGHT IS REQUIRED PER CITY ORDINANCE.
- NO PERMANENT STRUCTURES ARE PERMITTED OVER ANY EASEMENTS.
- STORM WATER POLLUTION PREVENTION PLAN PRIOR TO BUILDING.
- A 4 FT. SIDEWALK IS REQUIRED ALONG EXTERIOR AND INTERIOR PERIMETER STREETS UPON ISSUANCE OF BUILDING PERMIT.
- NO ACCESS SHALL BE ALLOWED ONTO MILE 5 1/2 WEST (BORDER AVE.) FOR LOTS 1,15,29,& 64.

INDEX OF SHEETS	
SHEET	TITLE
PAGE 1	TEJAS CUATRO PHASE III PRELIMINARY PLAT
PAGE 2	TEJAS CUATRO PHASE III WATER & SEWER IMPROVEMENTS
PAGE 3	TEJAS CUATRO PHASE III DRAINAGE IMPROVEMENTS

LEGEND
● FOUND NO.4 REBAR
○ SET NO.4 REBAR W/PLASTIC CAP STAMPED 2791
○ SET NAIL
R.O.W. RIGHT OF WAY
P.O.B. POINT OF BEGINNING
P.O.C. POINT OF COMMENCEMENT
H.C.M.R. HIDALGO COUNTY MAP RECORDS
H.C.D.R. HIDALGO COUNTY DEED RECORDS
H.C.O.R. HIDALGO COUNTY OFFICIAL RECORDS
R.O.W. - RIGHT OF WAY TO EDGE OF ASPHALT
N.E.C. NORTHEAST CORNER
N.W.C. NORTHWEST CORNER
F.T. FARM TRACT
VOL. VOLUME
W. WATER METER
P. POWER POLE
GUY WIRE
T. TELEPHONE PEDESTAL
I. IRRIGATION STAND PIPE
S. SANITARY SEWER MANHOLE

RIGHT OF WAY EASEMENT

KNOW ALL MEN BY THESE PRESENT: that the undersigned, owners of the property shown on the plat, their successors, assigns, and transferees (hereinafter called "Grantor" whether one or more persons are named), in consideration of one dollar (\$1.00) and other good and valuable consideration paid by North Alamo Water Supply Corporation, (hereinafter called "Grantee"), the receipt and sufficiency of which is hereby acknowledged, does hereby grant, bargain, sell, transfer and convey to said Grantee, its successors, and assigns a perpetual easement with the right to erect, construct, install and thereafter use, operate, inspect, repair, maintain, replace and remove water distribution lines and appurtenances over and across lands shown on this plat, together with the right of ingress and egress over Grantor's adjacent lands of the purpose for which the above mentioned rights are granted. The easement hereby granted shall not exceed 15' in width, and Grantee is hereby authorized to designate the course of the easement herein conveyed except that when the pipeline(s) is installed, the easement herein granted shall be limited to a strip of land 15' in width, the center line thereof being the pipeline as installed.

In the event the easement hereby granted abuts on a public road and the City, County, or State hereafter widens or relocates the public road so as to require the relocation of this water line as installed, Grantor further grants to Grantee an additional easement over and across the land shown on this plat for the purpose of laterally relocate said water line as may be necessary to clear the road improvements, which easement hereby granted shall be limited to a strip of land 15' in width, the center line thereof being the pipeline as relocated.

The consideration recited herein shall constitute payment in full for all damages sustained by Grantor by reason of the installation, maintenance, repair, replacement and relocation of the structures referred to herein, thus agreement together with other provisions of this grant shall constitute an easement for the benefit of the Grantee, its successors, and assigns. The Grantor covenants that is the owner of the above-described lands and that said lands are free and clear of all encumbrances and liens except the following:

The easement conveyed herein was obtained or improved through Federal financial assistance. This easement is subject to the provisions of Title VI of the Civil Rights Act of 1964 and the regulations issued pursuant thereto for so long as the easement continues to be used for the same or similar purpose for which financial assistance was extended or for so long as the Grantee owns it, whichever is longer.

IN WITNESS WHEREOF, the said Grantor has executed this instrument the _____ day of _____, 20____



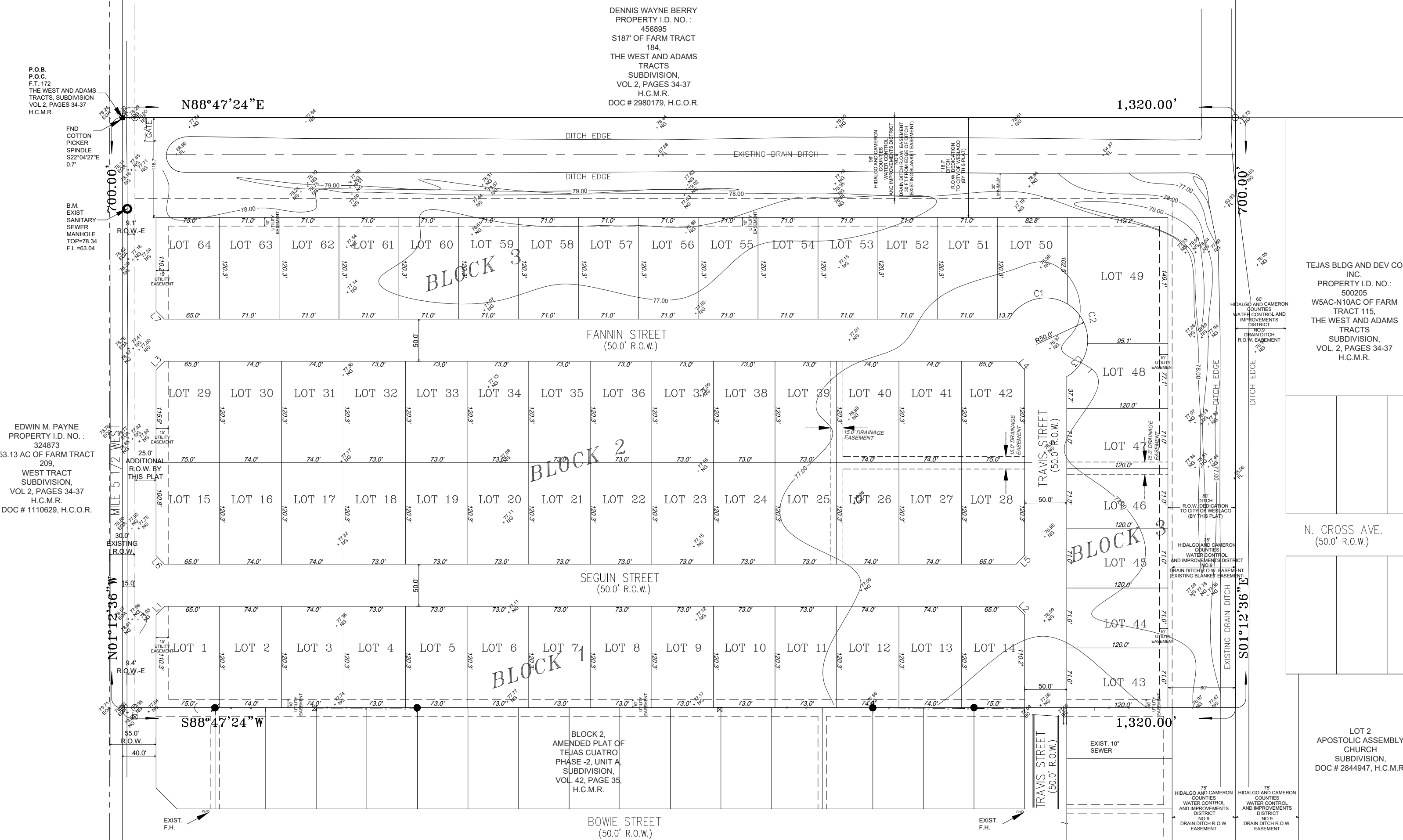
SCALE: 1"=100'

LINE TABLE		
LINE #	DISTANCE	DIRECTION
L1	14.188'	N 43°32'6" E
L2	14.188'	S 45°57'18" E
L3	14.188'	N 43°32'6" E
L4	14.182'	S 45°57'18" E
L5	14.182'	S 43°32'6" W
L6	14.203'	N 45°57'18" W
L7	14.193'	N 45°57'18" W

CURVE TABLE				
CURVE #	CHORD LENGTH	CHORD DIRECTION	LENGTH	RADIUS
C1	71.369'	S 74°19'34" W	79.474'	50.00'
C2	52.507'	N 28°28'01" W	55.280'	50.00'
C3	46.625'	N 30°59'53" E	48.510'	50.00'

LOT AREA TABLE		
LOT #	SQ. FT.	AREA (AC.)
1	8,974.08	0.2060
2	8,904.05	0.2044
3	8,904.12	0.2044
4 - 11	8,783.66	0.2016
12	8,904.02	0.2044
13	8,904.02	0.2044
14	8,974.05	0.2060
15	8,974.00	0.2060
16	8,904.06	0.2044
17	8,904.04	0.2044
18 - 25	8,783.74	0.2016
26	8,904.06	0.2044
27	8,904.07	0.2044
28	8,974.08	0.2060
29	8,974.10	0.2060
30	8,904.07	0.2044
31	8,904.06	0.2044
32 - 39	8,783.75	0.2016

LOT AREA TABLE		
LOT #	SQ. FT.	AREA (AC.)
40	8,904.05	0.2044
41	8,904.06	0.2044
42	8,974.07	0.2060
43 - 47	8,520.00	0.1956
48	8,587.50	0.1971
49	16,953.23	0.3892
50	8,613.85	0.1977
51 - 63	8,540.81	0.1961
64	8,971.43	0.2059



DENNIS WAYNE BERRY
PROPERTY I.D. NO. 458885
S181° OF FARM TRACT 154
THE WEST AND ADAMS
TRACTS
SUBDIVISION,
VOL. 2, PAGES 34-37
H.C.M.R.
DOC # 2980179, H.C.O.R.

EDWIN M. PAYNE
PROPERTY I.D. NO. 424873
53.13 AC OF FARM TRACT 209,
WEST TRACT
SUBDIVISION,
VOL. 2, PAGES 34-37
H.C.M.R.
DOC # 1110629, H.C.O.R.

TEJAS BLDG AND DEV CO
INC.
PROPERTY I.D. NO. 500206
WSAC/ADAC OF FARM
TRACT 115,
THE WEST AND ADAMS
TRACTS
SUBDIVISION,
VOL. 2, PAGES 34-37
H.C.M.R.

N. CROSS AVE.
(50.0' R.O.W.)

LOT 2
APOSTOLIC ASSEMBLY
CHURCH
SUBDIVISION,
DOC # 2844947, H.C.M.R.

CITY OF WESLACO

I, THE UNDERSIGNED, MAYOR TO THE CITY OF WESLACO, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THIS CITY WHEREIN MY APPROVAL IS REQUIRED.

MAYOR, CITY OF WESLACO
DAVID SUAREZ

DATE

CITY SECRETARY, CITY OF WESLACO

DATE

I, THE UNDERSIGNED, CHAIRMAN OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF WESLACO, TEXAS HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISIONS REGULATIONS OF THE CITY OF WESLACO WHEREIN MY APPROVAL IS REQUIRED.

CHAIRPERSON, PLANNING AND ZONING COMMISSION

DATE

HIDALGO COUNTY DRAINAGE DISTRICT
NUMBER ONE

APPROVED BY DRAINAGE DISTRICT:
HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 HEREBY CERTIFIES THAT THE DRAINAGE PLANS FOR THIS SUBDIVISION COMPLY WITH THE MINIMUM STANDARDS OF THE DISTRICT ADOPTED UNDER THE TEXAS WATER CODE 49.211(C). THE DISTRICT HAS NOT REVIEWED AND DOES NOT CERTIFY THAT THE DRAINAGE STRUCTURES DESCRIBED ARE APPROPRIATE FOR THE SPECIFIC SUBDIVISION BASED ON GENERALLY ACCEPTED ENGINEERING CRITERIA. IT IS THE RESPONSIBILITY OF THE DEVELOPER AND HIS ENGINEER TO MAKE THESE DETERMINATIONS.

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

RAUL SESIN, P.E., C.F.M.
GENERAL MANAGER

DATE

HIDALGO COUNTY IRRIGATION DISTRICT NO. 9

THIS PLAT IS HEREBY APPROVED BY THE HIDALGO COUNTY IRRIGATION DISTRICT NO. 9

DATED THIS _____ DAY OF _____, 2019.

1. NO IMPROVEMENTS OF ANY KINDS SHALL BE PLACED UPON H.C.C.I.D. #9 RIGHTS OF WAY OR EASEMENT WITHOUT THE EXPRESSED WRITTEN PERMISSION OF H.C.C.I.D. #9.

2. IT IS UNDERSTOOD THAT THE RATE OF FLOW OR STORM WATER FOR THE DEVELOPMENT WILL BE NO GREATER THAN THE RATE OF FLOW OF STORM WATER WHEN THE LAND WAS IN AGRICULTURAL USE.

3. H.C.C.I.D. #9 WILL NOT BE RESPONSIBLE FOR DRAINAGE/DRAINAGE WATER SYSTEM TO ANY LOT WITHIN THIS SUBDIVISION, IF DESIRED, THIS WILL NOT BE AT THE DISTRICT EXPENSE.

4. H.C.C.I.D. #9 HAS NOT REVIEWED AND DOES NOT CERTIFY THAT THE STORM SEWER OR UTILITIES SYSTEMS DESCRIBED ARE APPROPRIATE FOR THE PARTICULAR SUBDIVISION, BASED ON GENERALLY ACCEPTED ENGINEERING CRITERIA. THE DEVELOPER AND HIS ENGINEER ARE RESPONSIBLE FOR THEIR DETERMINATIONS.

GENERAL MANAGER

DATE

OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION

THE STATE OF TEXAS
COUNTY OF HIDALGO

I (WE), THE UNDERSIGNED, OWNER OF THE LAND SHOWN ON THE PLAT, AND DESIGNATED AS THE TEJAS CUATRO PHASE III SUBDIVISION, HIDALGO COUNTY, TEXAS, AND WHOME NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE DRAINS, EASEMENTS, AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE OF CONSIDERATION THEREIN EXPRESSED.

E.M.PAYNE
TEJAS BUILDING AND DEVELOPMENT CO.,INC
2401 E. EXPRESSWAY 83
WESLACO, TX 78596

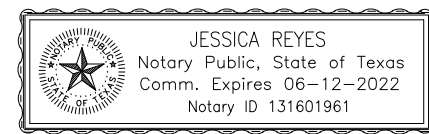
DATE

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED A NOTARY PUBLIC, PERSONALLY APPEARED,

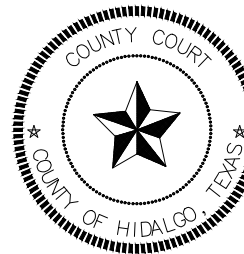
PROVED TO ME THROUGH HIS HIS TEXAS DEPARTMENT OF PUBLIC SAFETY DRIVER LICENSE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, WHO, BEING BY ME FIRST DULY SWORN, DECLARED THAT THE STATEMENTS THEREIN ARE TRUE AND CORRECT AND ACKNOWLEDGED THAT HE EXECUTED THE SAME FOR THE PURPOSED AND CONSIDERATION THEREBY EXPRESSED.

Given under my hand and seal of office this _____ day of _____, 20____



JESSICA REYES- NOTARY PUBLIC

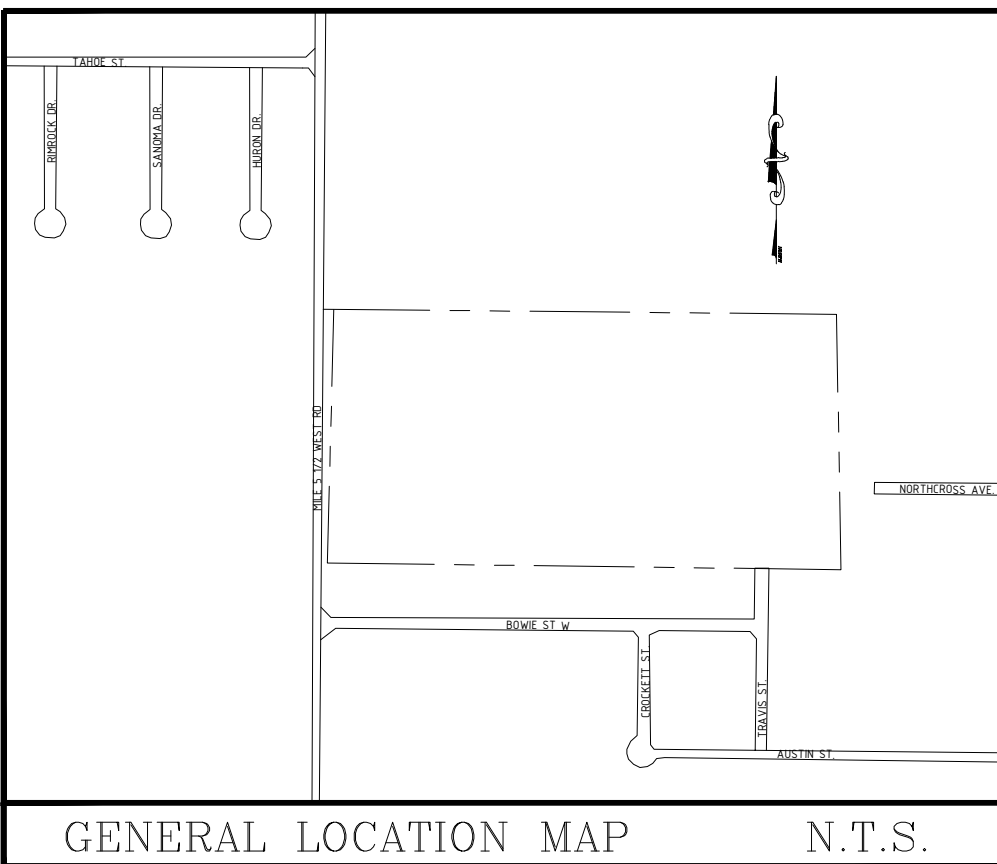
FILED FOR RECORD IN HIDALGO COUNTY
ARTURO GUAJARDO, JR.
COUNTY CLERK



ON _____ AT _____ AM/P.M.

INSTRUMENT NUMBER _____
OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS

BY: _____ DEPUTY



GENERAL LOCATION MAP

N.T.S.

A 21.212-ACRE TRACT OF LAND, BEING OUT OF FARM TRACT 172, THE WEST AND ADAMS TRACT SUBDIVISION, AS RECORDED IN VOLUME 2, PAGES 34-37, MAP RECORDS, HIDALGO COUNTY, TEXAS. (REFERENCE TO WHICH IS HERE MADE FOR ALL PURPOSE), IS MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

THE POINT OF COMMENCEMENT (P.O.C.) BEING AT A POINT ON THE APPARENT EXISTING MILE 5 1/2 WEST ROAD CENTERLINE, SAID POINT BEARING S 22°04'27" E A DISTANCE OF 0.70 OF A FOOT FROM A FOUND COTTON PICKER SPINDLE, AND FOR THE APPARENT NORTHWEST CORNER OF SAID FARM TRACT 172 AND 21.212-ACRE TRACT AND ALSO BEING THE POINT OF BEGINNING (P.O.B.) OF SAID 21.212 ACRE TRACT OF LAND HEREIN DESCRIBED;

THENCE, N 88°47'24" E., WITH THE APPARENT NORTH LOT LINE OF SAID FARM TRACT 172 AND 21.212-ACRE TRACT, A DISTANCE OF 15.00 FEET TO A SET NO.4 REBAR (WITH PLASTIC CAP STAMPED 2791) ON THE APPARENT EXISTING EAST RIGHT- OF- WAY LINE OF SAID MILE 5 1/2 WEST ROAD, CONTINUING FOR A TOTAL DISTANCE OF 1,320 FEET TO A SET NO.4 REBAR (WITH PLASTIC STAMPED 2791) ON THE APPARENT EXISTING WEST RIGHT OF WAY LINE OF A 60-FOOT HIDALGO AND CAMERON COUNTIES WATER CONTROL AND IMPROVEMENTS DISTRICT NO. 9 DRAIN DITCH EASEMENT FOR THE APPARENT NORTHEAST CORNER OF SAID FARM TRACT 172 AND 21.212-ACRE TRACT OF LAND HEREIN DESCRIBED,

THENCE, S 01°12'36" E, WITH THE EAST LOT LINE OF SAID FARM TRACT 172 AND 21.212-ACRE TRACT, A DISTANCE OF 700.00 FEET TO A POINT IN THE EXISTING DRAIN DITCH AND WITHIN THE APPARENT CENTERLINE OF AN EXISTING 150-FOOT HIDALGO AND CAMERON COUNTIES WATER CONTROL AND IMPROVEMENTS DISTRICT NO.9 DRAIN DITCH EASEMENT FOR THE APPARENT SOUTHEAST CORNER OF SAID 21.212-ACRE TRACT OF LAND HEREIN DESCRIBED;

THENCE, S 88°47'24" W, WITH THE APPARENT SOUTH LINE OF SAID 21.212-ACRE TRACT, A DISTANCE OF 75 FEET TO A FOUND NO. 4 REBAR ON THE APPARENT WEST RIGHT-OF-WAY LINE OF SAID 150-FOOT HIDALGO AND CAMERON COUNTIES WATER CONTROL AND IMPROVEMENTS DISTRICT NO.9 DRAIN DITCH EASEMENT, CONTINUING WITH THE ADJOINING NORTH LOT LINE OF BLOCK 2 OUT OF AMENDED PLAT OF TEJAS CUATRO PHASE 2, UNIT A, SUBDIVISION, AS RECORDED IN VOLUME 42 PAGE 35, MAP RECORDS, HIDALGO COUNTY, TEXAS, FOR A DISTANCE OF 1,230.00 FEET TO A SET NO.4 REBAR ON SAID MILE 5 1/2 WEST ROAD EAST RIGHT-OF-WAY LINE (WITH PLASTIC STAMPED 2791), AND CONTINUING WITH THE SAME BEARING FOR A TOTAL DISTANCE OF 1,320.00 FEET TO A SET CONCRETE NAIL ON THE SAID EXISTING MILE 5 1/2 WEST ROAD CENTERLINE FOR THE APPARENT SOUTHWEST CORNER OF SAID 21.212-ACRE TRACT OF LAND HEREIN DESCRIBED;

THENCE, N 01°12'36" W, WITH SAID EXISTING MILE 5 1/2 WEST ROAD CENTERLINE, AND THE APPARENT WEST LOT LINE OF SAID FARM TRACT 172 AND 21.212-ACRE TRACT, A DISTANCE OF 700.00 FEET TO THE POINT OF BEGINNING (P.O.B.) CONTAINING A GROSS OF 21.212 ACRES OF LAND, OUT OF WHICH 0.241 OF AN ACRE IS IN MILE 5 1/2 WEST ROAD RIGHT-OF-WAY, AND 3.916 ACRES IS IN HIDALGO AND CAMERON COUNTIES WATER CONTROL AND IMPROVEMENTS DISTRICT NO. 9 DRAIN DITCH EASEMENT, FOR A NET OF 17.055 ACRES, MORE OR LESS.

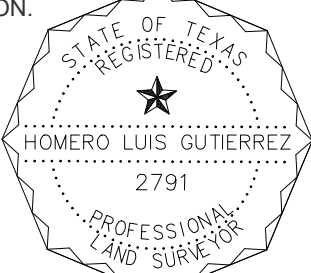
SURVEYORS CERTIFICATE

STATE OF TEXAS
COUNTY OF HIDALGO

I, THE UNDERSIGNED HOMERO LUIS GUTIERREZ, A REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE ABOVE PLAT REPRESENTS A SURVEY AS MADE ON THE GROUND MY SUPERVISION.

REGISTERED PROFESSIONAL SURVEYOR NO. 2791
HOMERO LUIS GUTIERREZ- R.P.L.S.

P.O. BOX 548
MCALLEN, TX 78505.
(956) 36-0988



ENGINEERS CERTIFICATE

STATE OF TEXAS
COUNTY OF HIDALGO

I, THE UNDERSIGNED, JUAN ALONZO JR, A LICENSED PROFESSIONAL ENGINEER, IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT.

LICENSED PROFESSIONAL ENGINEER NO. 130035
ALTEX ENGINEERING

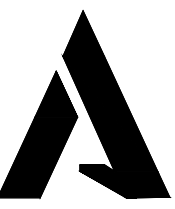
601 N. VERMONT AVE, SUITE #207
MERCEDES, TEXAS 78570
(956) 294-1241



TEJAS CUATRO PHASE III
SUBDIVISION
PRELIMINARY PLAT

BEING 21.212 ACRES OF LAND SITUATED IN HIDALGO COUNTY, TEXAS, AND BEING OUT OF FARM TRACT 172, WEST ADAMS TRACT SUBDIVISION, AS PER MAP RECORDED IN VOLUME 2, PAGES 34-37 OF THE HIDALGO COUNTY MAP RECORDS.

SCALE: 1"=100' DATE: JUNE 25, 2019



ALTEX ENGINEERING
601 N. VERMONT AVE. SUITE 207
MERCEDES, TEXAS 78570
(956) 294-1241
TELE FIRM REGISTRATION NO. F-19737

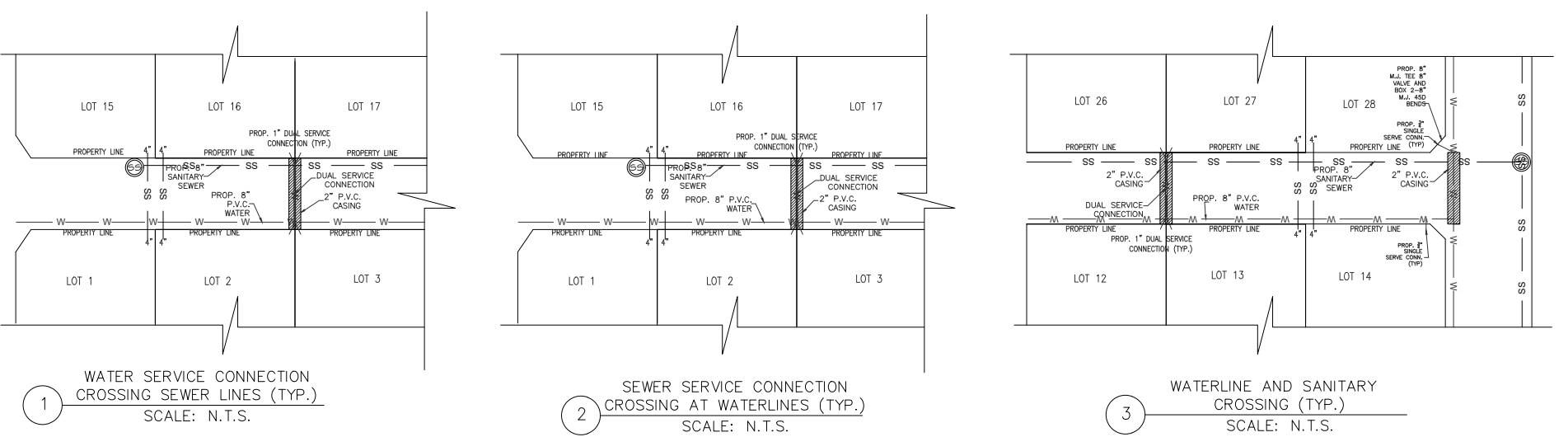
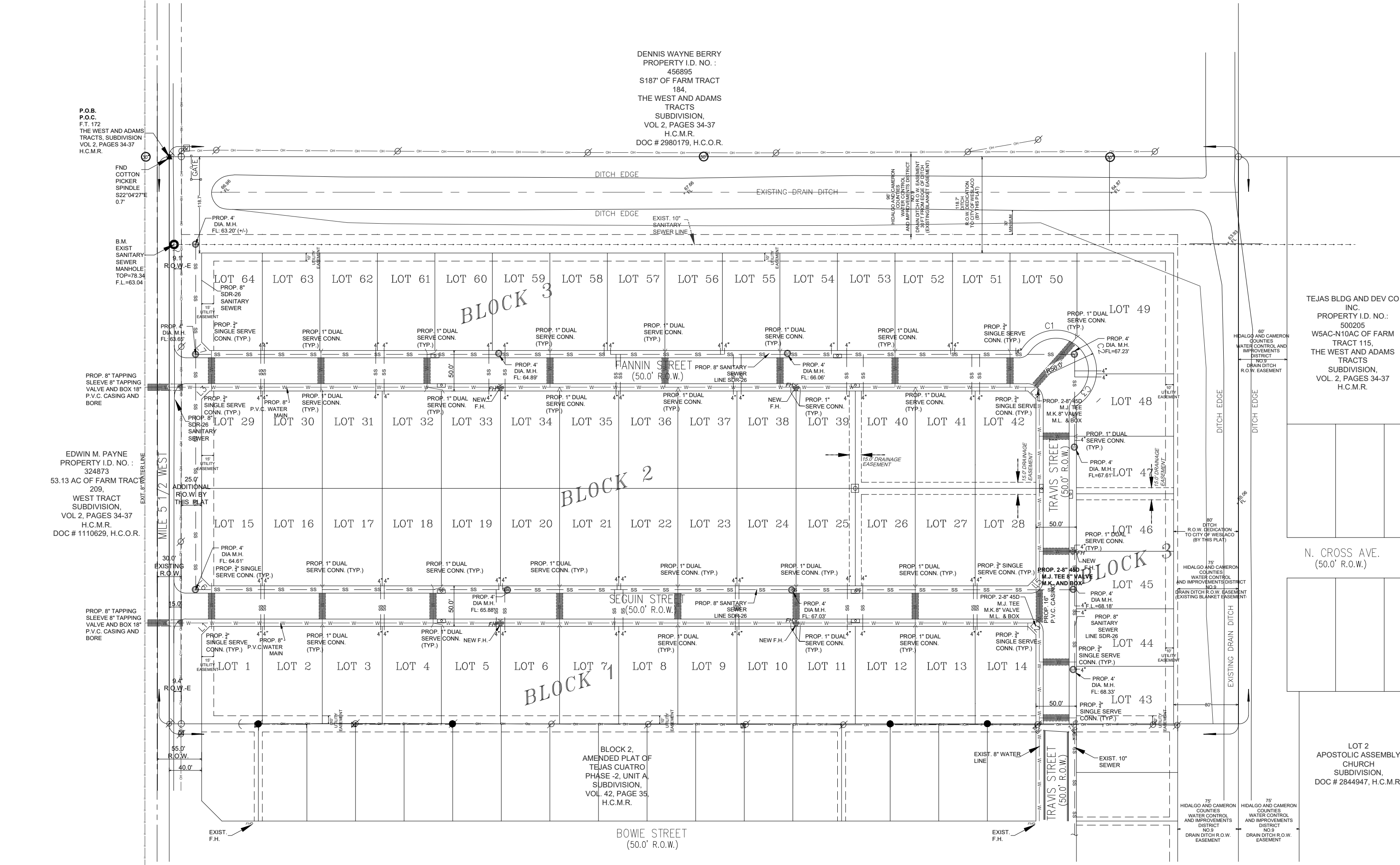
SHEET
1 OF 3

PRINCIPAL CONTACTS			
	NAME	ADDRESS	CITY, STATE & ZIP CODE
OWNER(S):	TEJAS BUILDING & DEVELOPMENT CO	2401 E. EXPRESSWAY 83	WESLACO, TX 78596
ENGINEER:	JUAN ALONZO, JR	601 N. VERMONT AVE. SUITE 207	MERCEDES, TX 78570
SURVEYOR:	HOMERO L. GUTIERREZ	P.O. BOX 548	MCALLEN, TX 78505

LEGEND

- FOUND NO.4 REBAR
- SET NO.4 REBAR W/PLASTIC CAP STAMPED 2791
- ∅ SET NAIL
- R.O.W. RIGHT OF WAY
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT
- H.C.M.R. HIDALGO COUNTY MAP RECORDS
- H.C.D.R. HIDALGO COUNTY DEED RECORDS
- H.C.O.R. HIDALGO COUNTY OFFICIAL RECORDS
- R.O.W. - EIGHT OF WAY TO EDGE OF ASPHALT
- N.E.C. NORTHEAST CORNER
- N.W.C. NORTHWEST CORNER
- F.T. FARM TRACT
- VOL. VOLUME
- ☑ WATER METER
- ☑ POWER POLE
- ☑ GUY WIRE
- ☑ TELEPHONE PEDESTAL
- ☑ INLET
- ⊙ 4' DIAMETER MANHOLE
- 8" — 8" — 8" SANITARY SEWER LINE
- 12" — 12" — 12" POTABLE WATER LINE
- ⊙ FIRE HYDRANT

SCALE: 1"=100'



NOTE:
1. THE CITY OF WESLACO WILL BE RESPONSIBLE FOR THE ISSUING BUILDING PERMITS. NO BUILDING PERMITS WILL BE ISSUED UNTIL THE SANITARY SEWER SYSTEM AND THE POTABLE WATER SYSTEM IS COMPLETED AND INSPECTED BY THE CITY OF WESLACO.
2. ALL UTILITIES MUST BE COMPACTED AT 98% COMPACTION.
3. ALL MANHOLES MUST OBTAIN "CITY OF WESLACO" LOGO.

TEJAS CUATRO PHASE III SUBDIVISION:

A 21.212-ACRE TRACT OF LAND, BEING OUT OF FARM TRACT 172, THE WEST AND ADAMS TRACT SUBDIVISION, AS RECORDED IN VOLUME 2, PAGES 34-37, MAP RECORDS, HIDALGO COUNTY, TEXAS.

PRELIMINARY ENGINEERING REPORT FOR TEJAS CUATRO PHASE III SUBDIVISION

WATER SUPPLY: DESCRIPTION

TEJAS CUATRO PHASE III SUBDIVISION WILL BE PROVIDED WITH POTABLE WATER BY THE NORTH ALAMO WATER SUPPLY CORPORATION (N.A.W.S.C.)

NORTH ALAMO WATER SUPPLY CORPORATION HAS AN EXISTING 12" DIAMETER WATERLINE AT THE WEST SIDE OF THE PROPERTY RUNNING ALONG MILE 5 1/2 WEST. A PROPOSED 8" WATERLINE WILL TAP AT THE SOUTH SIDE OF FANNIN STREET ON THE NORTHWEST SIDE OF LOT 29 AND RUN ALONG THE SOUTH SIDE OF SEGUIN STREET AND CONNECTS WITH AN 8" M.J. TEE, NEAR THE NORTHEAST CORNER OF LOT 42. THE 8" DIAMETER WATERLINE THEN RUNS SOUTH TOWARDS TRAVIS STREET.

A PROPOSED 8" WATERLINE WILL TAP TO THE EXISTING NORTH ALAMO WATER SUPPLY CORPORATION 12" WATERLINE LINE ALONG MILE 5 1/2 WEST. THIS WILL BE AT THE SOUTH SIDE OF SEGUIN STREET ON THE NORTHWEST CORNER OF LOT 1 AND RUN ALONG THE SOUTH SIDE OF SEGUIN STREET THEN RUN TO THE SOUTH ALONG TRAVIS STREET AND CONNECT TO THE PROPOSED 8" WATERLINE RUNNING FROM FANNIN STREET TO TRAVIS STREET.

FROM THE 8" DIAMETER WATERLINE, THERE ARE TWENTY-EIGHT (28) 1" DUAL SERVICE LINES RUNNING TO PAIR OF LOTS BEFORE SPLITTING INTO TWO 3/4" DIAMETER SINGLE SERVICE LINES THAT RUN INTO THE WATER METER BOXES FOR EACH LOT. THERE ARE SEVEN (7) SINGLE SERVICE LINES THAT RUN TO THE METER BOXES OF THE LOTS.

SEWAGE FACILITIES : DESCRIPTION

THE TEJAS CUATRO PHASE III SUBDIVISION WILL BE TREATED BY WASTEWATER SERVICE FROM CITY OF WESLACO. THE SUBDIVIDER AND CITY OF WESLACO HAVE ENTERED INTO A CONTRACT IN WHICH CITY OF WESLACO HAS PROMISED TO TREAT WASTEWATER SUPPLIES FOR AT LEAST 30 YEARS AND CITY OF WESLACO HAS PROMISED HAS PROVIDED DOCUMENTATION TO SUFFICIENTLY ESTABLISH THE LONG TERM QUANTITY AND QUALITY OF THE AVAILABLE WASTEWATER SUPPLIES TO SERVE THE FULL DEVELOPMENT OF THIS SUBDIVISION.

CITY OF WESLACO HAS AN EXISTING 12" DIAMETER SEWER LINE RUNNING ALONG THE MILE 5 1/2 WEST. THIS LINE IS ON THE WEST SIDE OF THE TEJAS CUATRO PHASE III SUBDIVISION.

THE WASTEWATER SYSTEM FOR THE TEJAS CUATRO PHASE III SUBDIVISION CONSISTS OF A 8" DIAMETER SEWER LINE THAT TAPS INTO THE EXISTING SANITARY SEWER LINE ON MILE 5 1/2 WEST. THIS EXISTING LINE WILL EXTEND UP TO THE SOUTHWEST CORNER OF LOT 15 AND END WITH A 4' DIAMETER MANHOLE AT THIS LOCATION.

A PROPOSED MANHOLE WILL BE LOCATED ON THE SOUTHWEST CORNER OF LOT 64 AND THE PROPOSED 8" SANITARY SEWER LINE WILL RUN EAST ALONG FANNIN STREET. A PROPOSED 4' DIAMETER MANHOLE WILL BE LOCATED ON THE SOUTHWEST CORNER OF LOT 29 AND ANOTHER PROPOSED 4' DIAMETER MANHOLE WILL BE LOCATED ON THE SOUTHWEST CORNER OF LOT 54 UNTIL THE END OF FANNIN STREET WHICH WILL END WITH ANOTHER 4' DIAMETER MANHOLE IN FRONT OF LOT 49. FROM THIS MANHOLE THE 8" SANITARY SEWER LINE WILL EXTEND TO THE SOUTH ALONG TRAVIS STREET APPROXIMATELY 113' AND END WITH A MANHOLE ON THE SOUTHWEST CORNER OF LOT 47.

FROM THE EXTENSION OF THE SANITARY SEWER LINE ON MILE 5 1/2 WEST UP TO THE SOUTHWEST CORNER OF LOT 15 THE PROPOSED 8" SANITARY SEWER LINE WILL RUN ALONG SEGUIN STREET. A PROPOSED 4' DIAMETER MANHOLE WILL BE LOCATED ON THE SOUTHWEST CORNER OF LOT 20 ALONG SEGUIN STREET AND ANOTHER 4' DIAMETER MANHOLE ON THE SOUTHEAST CORNER OF LOT 24 UNTIL THE END OF SEGUIN STREET WHICH WILL END WITH ANOTHER 4' DIAMETER MANHOLE ON THE SOUTHWEST CORNER OF LOT 45. FROM THERE THE 8" SANITARY SEWER LINE WILL EXTEND NORTH APPROXIMATELY 55' FROM THIS MANHOLE. THEN FROM THIS SAME MANHOLE IT WILL ALSO EXTEND THE SANITARY SEWER LINE SOUTH UP TO THE NORTHWEST CORNER OF LOT 43, WHICH WILL END WITH A MANHOLE AT THIS SAME LOCATION.

CERTIFICATION:

BY MY SIGNATURE BELOW, I CERTIFY THAT THE WATER AND SEWAGE SERVICE FACILITIES DESCRIBED ABOVE ARE IN COMPLIANCE WITH THE MODEL RULES ADOPTED UNDER SECTION 16.343, WATER CODE.

LICENSED PROFESSIONAL ENGINEER NO. 130035
ALTEX ENGINEERING
DATE: 3-29-19
601 N. VERMONT AVE, SUITE #207
MERCEDES, TEXAS 78570
(956) 294-1241

STATE OF TEXAS
JUAN ALONZO JR.
130035
LICENSED PROFESSIONAL ENGINEER

SUBDIVIDER CERTIFICATION

BY COMPLETING THE IMPROVEMENTS DESCRIBED ON THE PLAT, SUBDIVIDER WILL COMPLY WITH MINIMUM STATE STANDARDS AND THAT WATER QUALITY AND CONNECTIONS INCLUDING WATER METERS TO THE LOTS MEET SUCH STANDARDS AND SEWER CONNECTIONS TO THE LOTS MEET OR WILL MEET SUCH STANDARDS AND WILL BE BY STATE AND COUNTY REGULATIONS.

SUBDIVIDER STATEMENT

I, E.M. PAYNE OF TEJAS CUATRO PHASE III SUBDIVISION HEREBY CERTIFY SEWER PERMITS, AS APPLICABLE, HAVE BEEN PAID AND COPIES OR RECEIPTS ARE ON FILE WITH THE CITY OF WESLACO. THAT ANY ADEQUATE DRINKING WATER SOURCE IS IMMEDIATELY AVAILABLE TO EACH LOT. QUALITY AND QUANTITY TO ENABLE EACH PERSON PURCHASING A LOT HAVE ADEQUATE WATER TO COMPLY WITH THE REGULATIONS AND THE LAWS TO THE STATE AS REQUIRED BY STATE AND COUNTY REGULATIONS.

E.M. PAYNE
TEJAS BUILDING AND DEVELOPMENT CO., INC.
2401 E. EXPRESSWAY 63
WESLACO, TX 78596

DATE

REPORTE PRELIMINAR DE INGENIERIA PARA LA SUBDIVISION TEJAS CUATRO PHASE III

PROVISION DE AGUA: DESCRIPCION Y GASTOS.

LA SUBDIVISION TEJAS CUATRO FASE III SERA PROVISTA DE AGUA POTABLE POR NORTH ALAMO WATER SUPPLY CORPORATION (N.A.W.S.C.)

NORTH ALAMO WATER SUPPLY CORPORATION TIENE UNA LINEA DE AGUA DE 12" DE DIAMETRO EXISTENTE EN LA PARTE OESTE DE LA PROPIEDAD AL LADO ESTE DE LA MILE 5 1/2 WEST. UNA LINEA PROPUESTA DE 8" SE CONECTARA POR EL LADO SUR DE LA CALLE FANNIN CERCA DE LA ESQUINA NOROESTE DE EL LOTE 29 Y CORRERA POR EL LADO SUR DE LA CALLE FANNIN HACIA EL LADO ESTE Y SE CONECTA CERCA DE LA ESQUINA NORESTE DE EL LOTE 42 CON UN M.J. TEE DE 8". LA LINEA DE AGUA CORRERA HACIA EL SUR DE LA CALLE TRAVIS.

UNA LINEA PROPUESTA DE 8" SE CONECTARA A LA LINEA EXISTENTE DE NORTH ALAMO WATER SUPPLY CORPORATION DE 12" QUE CORRE POR LA MILE 5 1/2 WEST. ESTO SERA EN EL LADO SUR DE LA CALLE SEGUIN EN LA ESQUINA NOROESTE DE EL LOTE 1 Y CORRERA POR EL LADO SUR DE LA CALLE SEGUIN HACIA EL ESTE Y Y DESPUES HACIA LA CALLE TRAVIS Y SE CONECTARA A LA LINEA PROPUESTA DE 8" QUE VIENE DE LA CALLE FANNIN HACIA LA CALLE TRAVIS.

A ESTA LINEA EXISTENTE DE 12" DE DIAMETRO DEL CONDUCTO DE AGUA DE 8 PULGADAS SE PRODUCEN VEINTE OCHO (28) DOBLE-CONDUCTOS DE AGUA DE 1 PULGADA DE DIAMETRO PARA CADA DOS LOTES. ESTOS CONDUCTOS SE SEPARAN PARA PRODUCIR DOS CONDUCTOS DE AGUA DE 3/4" DE PULGADA DE DIAMETRO PARA CADA LOTE. ADICIONALMENTE HAY SIETE (7) CONDUCTOS INDIVIDUALES DE AGUA DE 3/4" DE PULGADA PARA CADA LOTE.

DRENAJE DESCRIPCION:

LA SUBDIVISION TEJAS CUATRO FASE III RECIBIRA SU PROVISION DE DRENAJE SANITARIO DE LA CIUDAD DE WESLACO. EL DUEÑO DE LA SUBDIVISION Y LA CIUDAD DE WESLACO HAN FIRMADO UN CONTRATO POR EL CUAL LA SUBDIVISION RECIBIRA SU PROVISION DE DRENAJE SANITARIO POR LOS PROXIMOS 30 AÑOS. LA CIUDAD DE WESLACO HA PRESENTADO DOCUMENTACION PARA DEMOSTRAR A LARGO PLAZO LA CANTIDAD Y CALIDAD DE DRENAJE SANITARIO ACCESIBLE PARA SERVIR AL FUTURO DESARROLLO DE LA SUBDIVISION.

LA CIUDAD DE WESLACO TIENE UNA LINEA DE 12" DE DRENAJE SANITARIO QUE CORRE POR LA MILE 5 1/2 WEST. ESTA LINEA ESTA POR EL LADO OESTE DE LA SUBDIVISION TEJAS CUATRO FASE III.

EL SISTEMA DE DRENAJE SANITARIO PARA LA SUBDIVISION TEJAS CUATRO FASE III, CONSISTE DE UNA LINEA DE DRENAJE SANITARIO DE 8" DE DIAMETRO QUE CONECTA A LA LINEA DE DRENAJE SANITARIO EXISTENTE QUE ESTA EN LA MILE 5 1/2 WEST. ESTA LINEA EXISTENTE SE EXTENDERA HASTA LA ESQUINA SUROESTE DE EL LOTE 15 Y TERMINARA CON UNA ALCANTARILLA DE DRENAJE DE 4" DE DIAMETRO EN ESTA MISMA UBICACION.

UNA ALCANTARILLA DE DRENAJE PROPUESTA ESTARA UBICADA EN LA ESQUINA SUROESTE DE EL LOTE 64 Y LA LINEA PROPUESTA DE 8" DE DRENAJE SANITARIO CORRERA HACIA EL LADO ESTE POR LA CALLE FANNIN. UNA ALCANTARILLA PROPUESTA DE 4" DE DIAMETRO ESTARA UBICADA EN LA ESQUINA SUROESTE DE EL LOTE 54, HASTA EL FINAL DE LA CALLE FANNIN LA CUAL LA LINEA DE DRENAJE SANITARIO TERMINA CON UNA ALCANTARILLA DE DRENAJE ENFRETE DE EL LOTE 49. DE ESTA ALCANTARILLA SE EXTIENDE HACIA EL LADO SUR POR LA CALLE TRAVIS APROXIMADAMENTE 113' Y TERMINA CON UNA ALCANTARILLA DE DRENAJE EN LA ESQUINA SUROESTE DE EL LOTE 47.

DE LA EXTENSION DE LA LINEA DE DRENAJE SANITARIO EN LA MILE 5 1/2 WEST HASTA LA ESQUINA SUROESTE DE EL LOTE 15 LA LINEA PROPUESTA DE 8" DE DRENAJE SANITARIO CONTINUARA POR LA CALLE SEGUIN. UNA ALCANTARILLA DE DRENAJE PROPUESTA DE 4" DE DIAMETRO ESTARA UBICADA EN LA ESQUINA SUROESTE DE EL LOTE 20 POR LA CALLE SEGUIN Y OTRA ALCANTARILLA DE DRENAJE DE 4" DE DIAMETRO ESTARA EN LA ESQUINA SUROESTE DE EL LOTE 24, HASTA EL FINAL DE LA CALLE SEGUIN LA CUAL TERMINA CON OTRA ALCANTARILLA DE DRENAJE EN LA ESQUINA SUROESTE DE EL LOTE 45. DE ESTA UBICACION LA LINEA DE DRENAJE DE 8" SE EXTENDERA HACIA EL NORTE APROXIMADAMENTE 55' DE ESTA MISMA ALCANTARILLA DE DRENAJE SE EXTENDERA LA LINEA DE DRENAJE SANITARIO HACIA EL SUR HASTA LA ESQUINA NOROESTE DE EL LOTE 43 LA CUAL TERMINA CON UNA ALCANTARILLA DE DRENAJE EN ESTA MISMA UBICACION.

CERTIFICACION:

CON MI FIRMA, CERTIFICO QUE LOS SERVICIOS Y SISTEMAS DE AGUA DE DRENAJE, DESCRITOS EN ESTE DOCUMENTO, CUMPLEN CON LAS MODEL SUBDIVISION RULES (LAS REGLAS GOBERNANDO LAS SUBDIVISIONES), ADOPTADAS EN LA SECCION 16.343 DEL TEXAS WATER CODE (CODIGO DE AGUA DE TEXAS), CERTIFICO QUE LOS GASTOS PARA INSTALAR LOS SISTEMAS DE AGUA Y DRENAJE SON:

LICENSED PROFESSIONAL ENGINEER NO. 130035
ALTEX ENGINEERING
DATE: 3-29-19
601 N. VERMONT AVE, SUITE #207
MERCEDES, TEXAS 78570
(956) 294-1241

STATE OF TEXAS
JUAN ALONZO JR.
130035
LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED A NOTARY PUBLIC, PERSONALLY APPEARED, _____ PROVED TO ME THROUGH HIS HIS TEXAS DEPARTMENT OF PUBLIC SAFETY DRIVER LICENSE 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 HE EXECUTED THE SAME FOR THE PURPOSED AND CONSIDERATION THEREBY EXPRESSED.

Given under my hand and seal of office this _____ day of _____, 20____.

JESSICA REYES
Notary Public, State of Texas
Comm. Expires 06-12-2022
Notary ID: 131601961

JESSICA REYES- NOTARY PUBLIC

TEJAS CUATRO PHASE III
SUBDIVISION
WATER & SEWER IMPROVEMENTS

BEING 21.212 ACRES OF LAND SITUATED IN HIDALGO COUNTY, TEXAS, AND BEING OUT OF FARM TRACT 172, WEST ADAMS TRACT SUBDIVISION, AS PER MAP RECORDED IN VOLUME 2, PAGES 34-37 OF THE HIDALGO COUNTY MAP RECORDS.

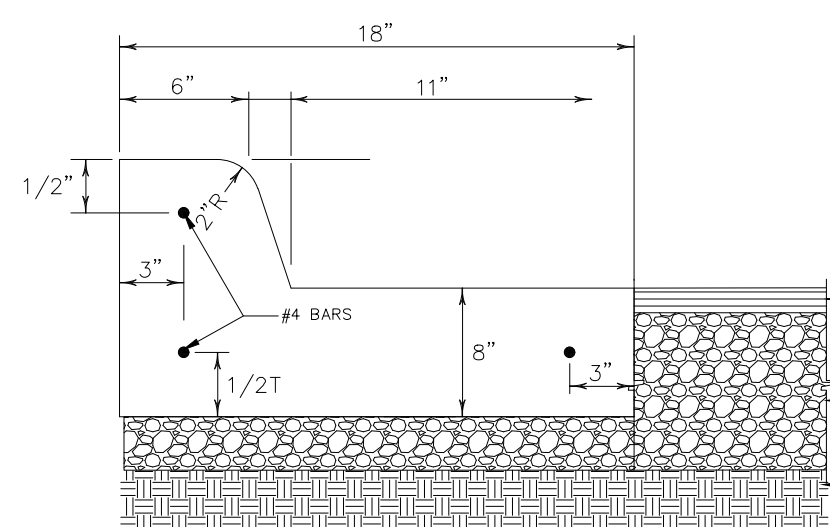
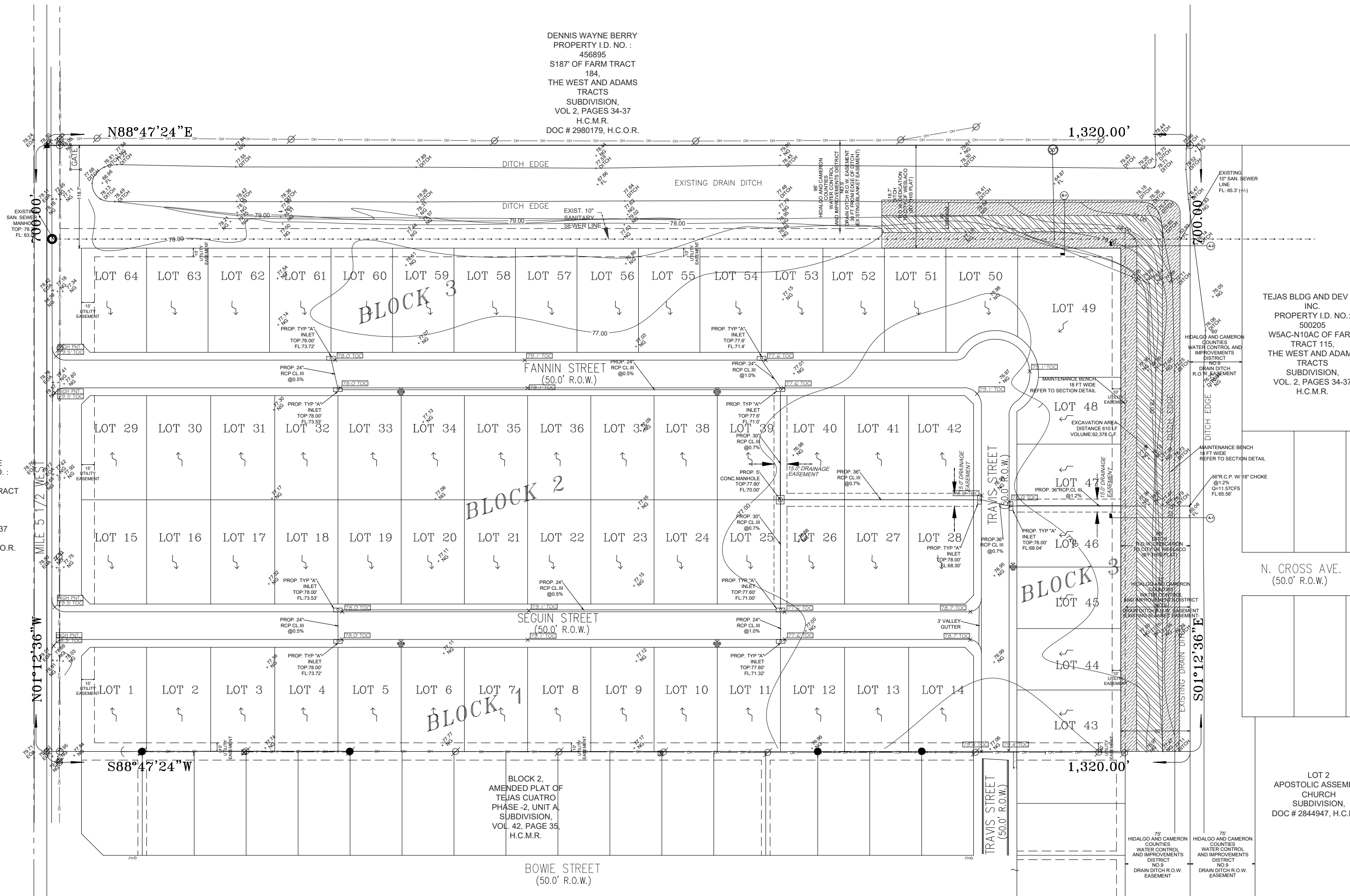
SCALE: 1"=100' DATE: JUNE 25, 2019

ALTEX ENGINEERING
601 N. VERMONT AVE, SUITE 207
MERCEDES, TEXAS 78570
(956) 294-1241
TBPB FIRM REGISTRATION NO. F-19737

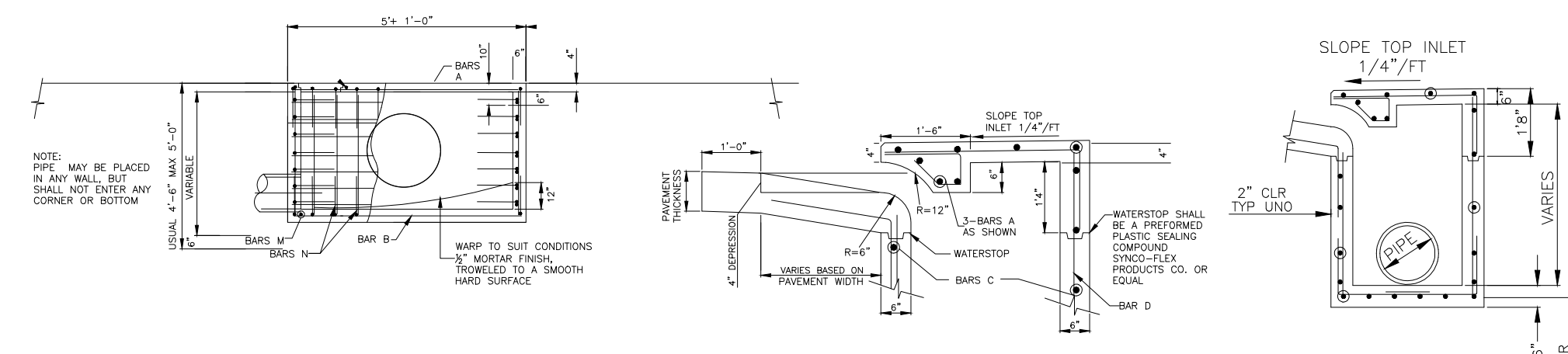
SHEET
2 OF 3

- LEGEND**
- FOUND NO.4 REBAR
 - SET NO.4 REBAR W/PLASTIC CAP STAMPED 2791
 - SET NAIL
 - R.O.W. RIGHT OF WAY
 - P.O.B. POINT OF BEGINNING
 - P.O.C. POINT OF COMMENCEMENT
 - H.C.M.R. HIDALGO COUNTY MAP RECORDS
 - H.C.D.R. HIDALGO COUNTY DEED RECORDS
 - H.C.O.R. HIDALGO COUNTY OFFICIAL RECORDS
 - R.O.W.-E. RIGHT OF WAY TO EDGE OF ASPHALT
 - N.E.C. NORTHEAST CORNER
 - N.W.C. NORTHWEST CORNER
 - F.T. FARM TRACT
 - VOL. VOLUME
 - W.M. WATER METER
 - P.W. POWER POLE
 - G.W. GUY WIRE
 - T.P. TELEPHONE PEDESTAL
 - 30" IRRIGATION STAND PIPE
 - SANITARY SEWER MANHOLE
 - CDAR FENCE
 - OVERHEAD POWER LINE
 - IRON FENCE
 - PLASTIC FENCE
 - IRRIGATION LINE
 - SANITARY SEWER LINE
 - 55
 - EXCAVATION AREA
 - MAINTENANCE BENCH AREA

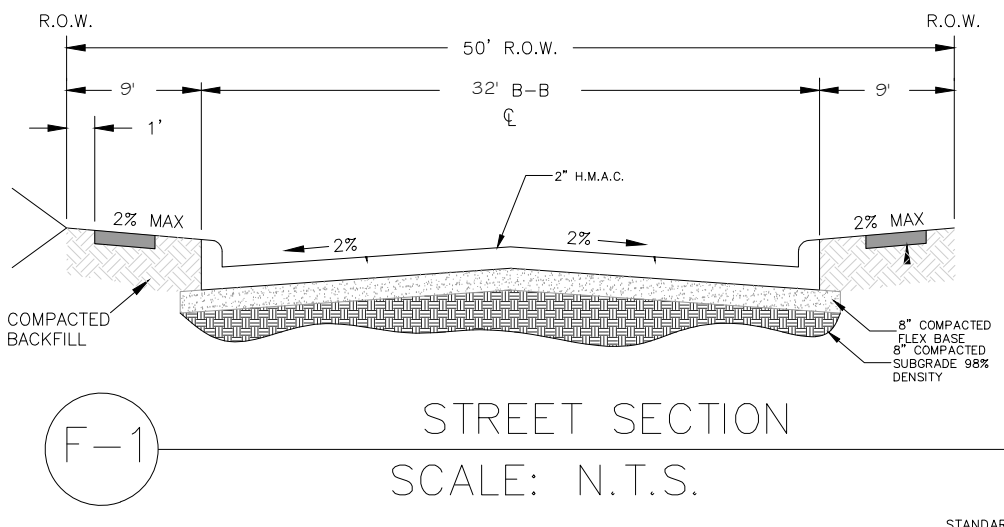
SCALE: 1"=100'



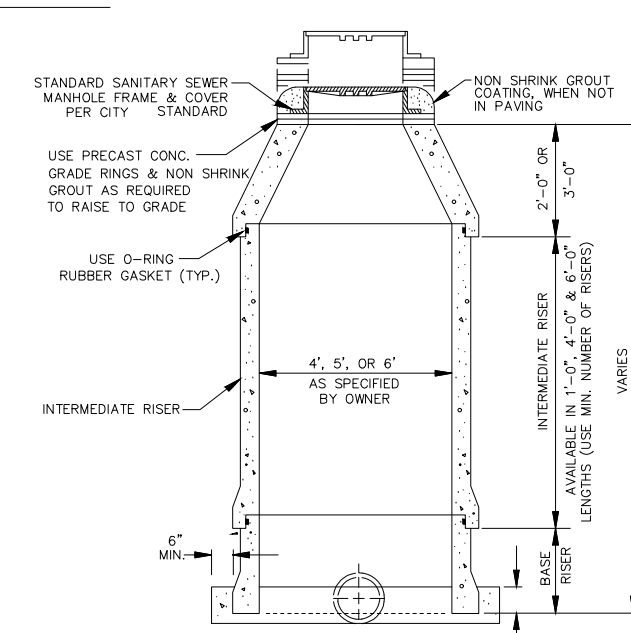
C-1 CONCRETE CURB AND GUTTER
SCALE: N.T.S.



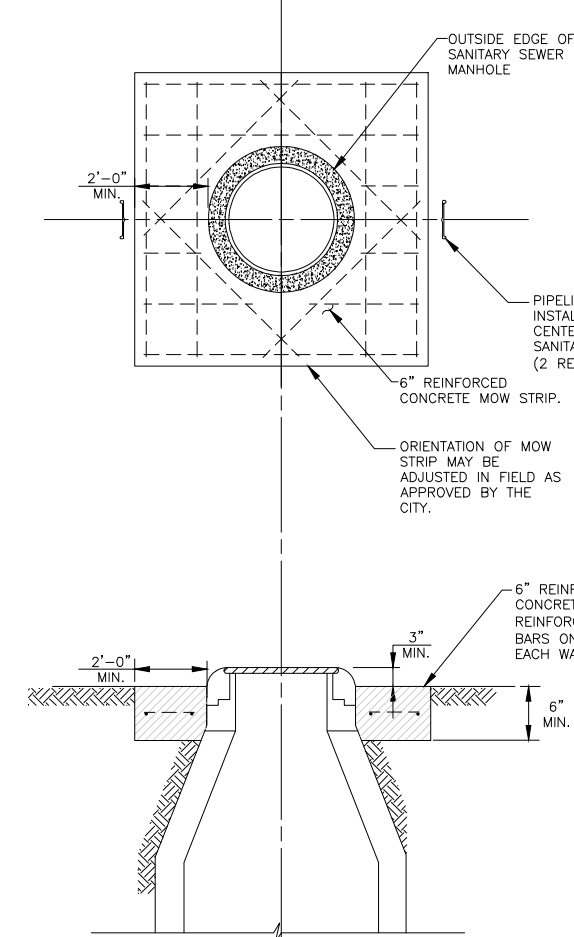
D-1 TYP "A" INLET DETAILS
SCALE: N.T.S.



F-1 STREET SECTION
SCALE: N.T.S.



E-1 PRE CAST MANHOLE DETAIL
SCALE: N.T.S.



G-1 STORM DISCHARGE STRUCTURE, TYP
SCALE: N.T.S.

DRAINAGE STATEMENT
FOR
TEJAS CUATRO PHASE III SUBDIVISION-HIDALGO COUNTY, TEXAS

A 21.212 ACRE TRACT OF LAND SITUATED IN HIDALGO COUNTY, WESLACO, TEXAS AND BEING OUT OF FARM TRACT 172, WEST ADAMS TRACT SUBDIVISION, AS PER MAP RECORDED IN VOLUME 2, PAGES 34-37 OF THE HIDALGO COUNTY MAP RECORDS.

THIS SUBDIVISION, IS A SIXTY-FOUR (64) RESIDENTIAL LOTS SUBDIVISION, COMPRISED OF 21.212 ACRES IS LOCATED ALONG EAST RIGHT OF WAY OF MILE 51 W. APPROXIMATELY 2,000 FEET NORTH OF THE INTERSECTION OF WEST SUGAR CANE DRIVE, AND MILE 51 WEST.

THE PROPERTY FALLS WITHIN ZONE "X" (UNSHADED), BY GRAPHICAL REPRESENTATION OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 480334 0459C MAP REVISED JUNE 6, 2000. THIS SITE FALLS WITHIN AREAS OF SOIL DESIGNATED AS HIDALGO FINE SANDY CLAY LOAM, HIDALGO SANDY CLAY LOAM, IS WELL DRAINED AND HAS SLOW RUNOFF AND PERMEABILITY IS MODERATE, WITH GROUND SLOPES BETWEEN 0 TO 3 PERCENT IN ACCORDANCE WITH THE SOIL SURVEY OF HIDALGO COUNTY, TEXAS AS PUBLISHED BY USDA WEB SOIL SURVEY.

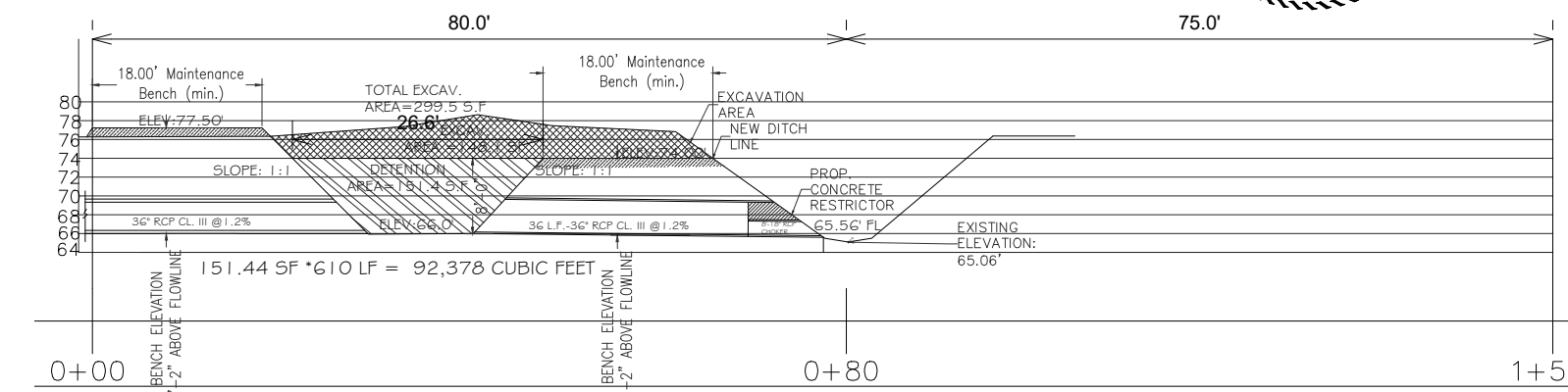
PRESENTLY THE SITE IS UNDEVELOPED WITH NATURAL GRASSES PRESENT. THE EXISTING TERRAIN HAS A LEVEL GRADE. EXISTING RUNOFF FROM THE SITE IS BY FORM OF SHEET FLOW THAT GENTLY RUNS TOWARDS THE NORTHEASTERN PORTION OF THE PROPERTY.

THE EXISTING CONDITIONS OF WILL GENERATE A FLOW OF 11.57 CUBIC FEET PER SECOND ON A 10 YEAR STORM.

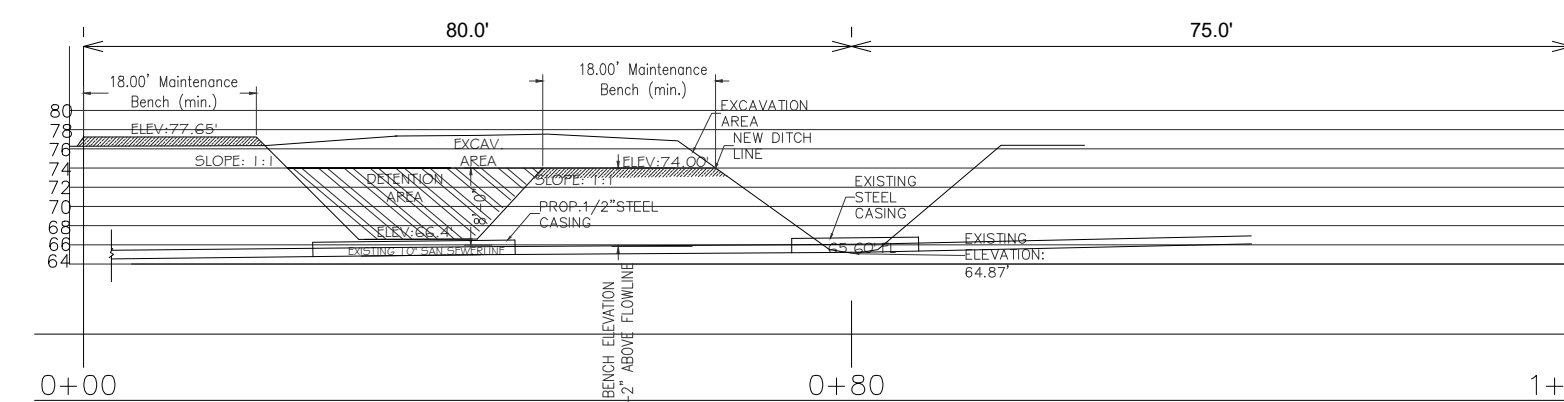
THE FINISHED FLOOR ELEVATION OF EACH HOUSE IS REQUIRED TO BE AT LEAST 18" FROM THE AVERAGE ELEVATION OF THE TOP OF CURB IN FRONT OF THE LOT. COORDINATE INDIVIDUAL LOT DRAINAGE WITH THE LOT DRAINAGE PATTERN AS SHOWN ON THIS MAP. THE PROPOSED CONDITIONS FOR THIS SUBDIVISION WILL GENERATE A FLOW OF 57.42 CUBIC FEET PER SECOND ON A 50 YEAR STORM. LOT AND STREET RUNOFF WILL BE CONVEYED BY TYPE A INLETS AND 24", 30", AND 36" REINFORCED CONCRETE PIPE THAT WILL RELEASE INTO THE EXISTING DITCH. DETENTION REQUIRED WILL BE 118.803 CUBIC FEET. DETENTION WILL BE ACCOMPLISHED BY EXCAVATING A NEW DRAINAGE DITCH WITHIN THE EXISTING DITCH RIGHT OF WAY AND MAINTAINED BY CITY OF WESLACO.

BY MY SIGNATURE BELOW, I CERTIFY THAT THIS SUBDIVISION LIES IN ZONE "X" (UNSHADED), AREAS DETERMINED TO BE OUTSIDE 500-YEAR-FLOOD PLAIN, IN ACCORDANCE WITH F.E.M.A.-F.I.R.M. COMMUNITY PANEL NO. 480334 0459C, MAP REVISED: JUNE 6, 2000.

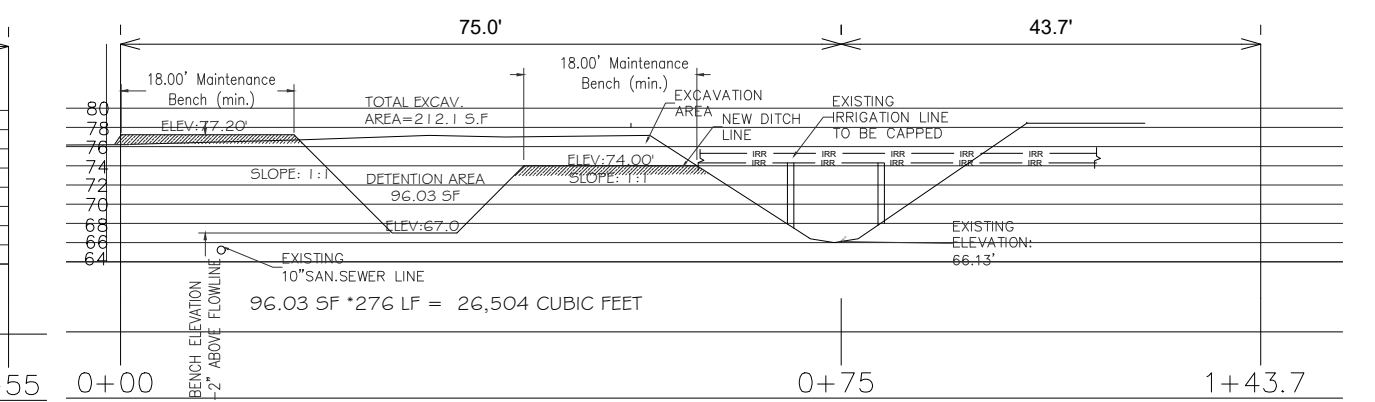
LICENSED PROFESSIONAL ENGINEER NO. 130035
ALTEX ENGINEERING
DATE: 6-25-19
601 N. VERMONT AVE, SUITE #207
MERCEDES, TEXAS 78570
(956) 294-1241



A-1 DITCH CROSS SECTION OUTFALL
SCALE: N.T.S.



A-2 DITCH & SAN. SEWER CROSS SECTION
SCALE: N.T.S.

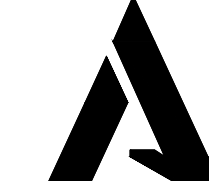


B-1 DITCH CROSS SECTION
SCALE: N.T.S.

**TEJAS CUATRO PHASE III
SUBDIVISION
DRAINAGE IMPROVEMENTS**

BEING 21.212 ACRES OF LAND SITUATED IN HIDALGO COUNTY, TEXAS, AND BEING OUT OF FARM TRACT 172, WEST ADAMS TRACT SUBDIVISION, AS PER MAP RECORDED IN VOLUME 2, PAGES 34-37 OF THE HIDALGO COUNTY MAP RECORDS.

SCALE: 1"=100' DATE: JUNE 25, 2019



ALTEX ENGINEERING
601 N. VERMONT AVE, SUITE 207
MERCEDES, TEXAS 78570
(956) 294-1241
TBPB FIRM REGISTRATION NO. F-19737

**SHEET
3 OF 3**



Standardized Agenda Request Form

Date of Meeting: September 17, 2019		Agenda Item No. (to be assigned by CSO): 2019-2773	
From: Benjamin Worsham			
Subject: Discussion and consideration on the Final Plat for Garcia Oak Estates Subdivision – being a 2.15 acre tract of land out of Farm Tract 646, West Tract Subdivision, Weslaco, Hidalgo County, Texas located approximately 3055 ft South of Bus 83 along Milanos Rd and authorize the Mayor to execute any related documents. Possible action. (Staffed by Planning and Code Enforcement Department.)			
Background: The proposed five (5) lot subdivision is currently outside the City of Weslaco city limits. This subdivision is being serviced with water by the City of Weslaco through an 12" waterline and sewer by the City of Weslaco through an 12" sewer line. The property is within a Flood Zone "X".			
Funding Source (budget code, if applicable):			
Amount:	Term of Impact:	Identified in Current Budget:	
Additional Action Prompted: Mayor's Signature			
If item previously considered, provide date and action by Commission:			
If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners:			
Advisory Review, if any (name of board/committee, date of action, recommendation): The Planning & Zoning Commission recommended approval of the Final Plat on September 4, 2019.			
Kayla Arevalo Benjamin Worsham Mike Perez		Created/Initiated Approved Final Approval	
City Manager Comments: Approve.			
Staff Recommendation: Staff recommends approval of the final plat.			
Attachments, if any: garcia oak estates - attachments, GARCIA OAK ESTATES- Plat			
Responsibilities upon Approval: Staff will notify applicant			



SUB19-00017

RECEIVED

JUL 26 2019

SUBDIVISION PLATTING APPLICATION

Planning &
Code Enforcement Dept.

The Planning & Zoning Commission meets every 1st Wednesday of each month at 5:30 pm.

The City Commission meets every 1st and 3rd Tuesday of each month at 5:30 pm

FILE NO. _____

This form shall be completed by the Property Owner or Applicant and submitted to the Planning Department along with the required number of copies of the respective plat, review fee and all other required information listed below and in the Subdivision Ordinance. The submittal of an application does not constitute acceptance for processing until the staff reviews and determines the application is complete.

STAFF USE ONLY

☐ Single Lot Variance ☐ Minor Plat ☐ Planned Unit Development ☒ Standard Subdivision

GENERAL INFORMATION

Name of Subdivision: GARCIA OAK ESTATESLocation: SW CORNER OF MILE 7 NORTH + MILAZO RDLegal Description: 2.15 AC OUT OF FT 646 U. TRACT SUCSD.Is subdivision inside city limits? ☐ YES ☒ NOIf subdivision is in the ETJ, indicate? ☒ 3.5 Mile ☐ 5 Mile

If no submit letter of Annexation (Contiguous or Consensual)

Existing Zoning: _____

Existing Land Use: RESIDENTIAL Proposed Land Use: SINGLE FAMILYNumber of Lots Proposed: 5 Gross Acreage: 2.15Title Report Submitted: ☐ YES ☒ NO

OWNER INFORMATION

Owner's Name: JOSE LUIS GARCIA Telephone: 956-314-9553Address: 2010 MEXICO AVE Fax: _____City: WESLACO State: TX Zip: 78596 E-mail: _____

ENGINEER INFORMATION

Name: DUSTIN MOORE Telephone: 956-245-4651Address: 14216 PACIFIC DR Fax: _____City: LA FERIA State: TX Zip: 78559 E-mail: d.mooreland surveying@gmail.com255 S. KANSAS AVE ■ WESLACO, TEXAS 78596-6285 ■ 956-447-3401 ■ (Fax) 956-973-3128 ■ WWW.WESLACOTX.GOV

UTILITY PROVISIONS

Will proposed subdivision connect to:

- ☒ YES ☐ NO Water Provision: CITY OF WESLACO
- ☒ YES ☐ NO Wastewater Provision: CITY OF WESLACO
- ☒ YES ☐ NO Electric Company: MVEC

☐ YES ☒ NO Phone Utility _____	☐ YES ☒ NO Gas Utility _____	☐ YES ☒ NO Cable Utility _____
---	---	---

Proposed subdivision is in the following districts:

☒ YES ☐ NO Drainage District _____	☒ YES ☐ NO Irrigation District <u>HCD 9</u>
---	--

Has the property been assessed as flat rate irrigable property: ☐ YES ☒ NO

Have Water Rights been conveyed to City/Water Supplier? ☒ YES ☐ NO

(Attach written proof of such assessment or that it has never been assessed as such a property) If **YES**, attach an estimate from the irrigation district of the proportional water rights for the subdivision as calculated under Texas Water Code § 49.505.

SUBMITTALS REQUIRED FOR MINOR PLAT REVIEW

- _____ Two (2) sets of plats **folded and stapled** (24 x 36) and forward a copy in PDF format to mhinojosa@weslacotx.gov & rdelafuente@weslacotx.gov
- _____ **\$350.00** Planning Review fee
- _____ One 11" X 17" reduced copy of plat
- _____ Plat Layout
 - _____ Existing & Proposed Easements
 - _____ Existing & Proposed ROW
 - _____ Existing & Proposed Drainage Easements
 - _____ Contours
 - _____ Flood Zones
 - _____ Adjoiners
 - _____ Existing street names
- _____ Drainage plans and calculations with engineer's seal
 - _____ Elevations
 - _____ Flood directional arrows
 - _____ Detention areas
 - _____ Street names
- _____ Proof of ownership of the property
- _____ If septic tank system required, submit soil evaluation report
- _____ Water Rights associated with the property
- _____ Tax Receipt for all taxing entities showing that taxes are paid in full

SUBMITTALS REQUIRED FOR PRELIMINARY (P & Z)

- _____ **Twelve (12)** sets of preliminary plat **folded and stapled** (24 x 36) and forward a copy in PDF format to mhinojosa@weslacotx.gov & rdelafuente@weslacotx.gov
- _____ **\$350.00** (one time fee for preliminary and final plat)
- _____ One 11" X 17" reduced copy of plat
- _____ Plat Layout
 - _____ Existing & Proposed Easements
 - _____ Existing & Proposed ROW
 - _____ Existing & Proposed Drainage Easements

255 S. KANSAS AVE ■ WESLACO, TEXAS 78596-6285 ■ 956-447-3401 ■ (Fax) 956-973-3128 ■ WWW.WESLACOTX.GOV

- _____ Contours
- _____ Flood Zones
- _____ Adjoiners
- _____ Existing & Proposed street names
- _____ Utility Layout
- _____ Existing & Proposed Utilities
- _____ Proposed Fire Hydrants
- _____ Adjoiners
- _____ Street names
- _____ Drainage plans and calculations with engineer's seal
- _____ Elevations
- _____ Flood directional arrows
- _____ Detention areas
- _____ Street names
- _____ Proof of ownership of the property
- _____ If septic tank system required, submit soil evaluation report
- _____ Water Rights associated with the property
- _____ Tax Receipt for all taxing entities showing that taxes are paid in full
- _____ Number of fire hydrants proposed for subdivision
- _____ Trip Generation Worksheet

SUBMITTALS REQUIRED FOR FINAL (P & Z) **Will not apply to Single Lot Variance**

- _____ **Twelve (12) sets of plans FOLDED & STAPLED (24 x 36) & PDF copy with all corrections**
- _____ Plats to be sealed by Professional Engineer
- _____ Approved Drainage Report
- _____ Traffic Impact Analysis (If required)

SUBMITTALS REQUIRED FOR FINAL (City Commission)

- _____ One set of 8 ½ x 11 of plat and utilities with all corrections done

SUBMITTALS REQUIRED FOR PRE-CONSTRUCTION MEETING

- _____ Seven (7) full sets of construction plans 24 x 36 and one (1) 11 x 17 with plan & profile.
- _____ Engineering cost estimates for 3% geotechnical testing fees and 2% inspection fees
- _____ Notice of Intent
- _____ SW3P

SUBMITTALS REQUIRED FOR RECORDING OR HIDALGO COUNTY PLANNING

- _____ Electronic file of final plat and as-builds
- _____ Reproducible plat to be recorded with all required signatures
- _____ 3% geotechnical testing fees or negotiated Material Testing fee by City, whichever is higher
- _____ 2% inspection fee
- _____ Park Fees
- _____ Checks or Receipts: HCCID #9; HCDD #1; County Clerk
- _____ Tax certificates
- _____ Memo from engineering inspector releasing subdivision
- _____ Water Rights associated with the property dedicated and assigned to City of Weslaco or payment of fees sufficient to meet the needs necessitated and attributable to development
- _____ 30 Year Water and 30 Year Sewer Service Agreements
- _____ Park dedication/Fees in lieu of

SUBMITTALS REQUIRED FOR RECORDING BY SECURITY

- _____ Sealed engineering cost estimates
- _____ Letter of Credit/Performance Bond/Escrow

** Any revisions requested would require resubmission of plats and reduced copy reflecting changes.

AUTHORIZATION AND ACKNOWLEDGEMENTS

I certify that I am the actual owner of the property described above and this application is being submitted with my consent (include corporate name if applicable); and the following person listed below is my authorized agent to act on my behalf.

I certify that the above information is correct and complete to the best of my knowledge. I understand that I must comply with all applicable local, state, and federal regulations.

Owner Printed Name: DUSTIN NOBLE

Owner Signature: [Signature] Date: 24 July 19
_____ is the authorized agent

Authorized Agent Signature: Dustin Noble Date: 7/24/19

Authorized Agent Printed Name: [Signature]

THIS PAGE FOR STAFF USE ONLY

Date Received: _____ Received By: _____ Date Paid: _____

P & Z Commission Approval on Preliminary Plat: _____

P & Z Commission Approval on Final Plat: _____

City Commission Approval on Final Plat: _____

Preconstruction Meeting Date: _____

Date Recorded: _____ Instrument No. _____

General Comments: _____

DRAINAGE STATEMENT
FOR
GARCIA OAK ESTATES

MAY 2019



[Signature]
Prepared by:

Moore Land Surveying, LLC

**14216 Palis Drive,
La Feria, TX 78559**

(956)245-0988

**TBPLS Firm No. 10194186
TBPE Firm No. 19190**

DRAINAGE STATEMENT GARCIA OAK ESTATES

10 MAY 2019

Garcia Oak Estates is a 2.15 ac. tract of land inside the ETJ of the City of Weslaco. The property is located on the southwest corner of the intersection of Milanos Rd. and West Mile 7 North. The property is being developed into five (5) lots to be developed into either single family residential lots or commercial lots ranging from 0.28 ac. To 0.39 ac. The property currently has an existing house on the south end where Lot 5 will be and the rest is undeveloped, however the time of concentration was calculated using the velocity for "Short Grass Pasture or Lawns". The subdivision lies in Zone "X-Shaded" according to FEMA's Flood Insurance Rate Map, Community Panel No. 480334 0450 C, Effective June 6, 2000 and Revised May 30, 2002, December 24, 2015, and October 5, 2018. Zone "X-Shaded" is an "area between the limits of the 100 and 500-year flood plain with depths less than one foot". The plat will call for the structure's finished floor elevation to be at elevation 80.50 ft. or 24" above natural ground whichever is higher in order to ensure the finished floor elevation is above the 100-year flood plain in order to mitigate flood damage.

The soils are 100% Hidalgo Sandy Clay Loam (28) which is in hydrologic soil group "B" with moderate infiltration. (See excerpts from "Soil Survey of Hidalgo County, Texas")

Existing runoff of the land is by surface flow in a southeasterly direction into the borrow ditch along Milanos Rd., where it flows south along Milanos Rd. for 1150' south of the property, thence through an 18" RCP culvert across Milanos Road to the east, thence into a Hidalgo County Drainage District No. 1 Ditch, thence south to the Arroyo Colorado, thence to the Laguna Madre. It has an existing runoff of 3.23 CFS during the 10-year storm frequency as per the attached calculations.

The proposed drainage for Garcia Oak Estates shall consist of allowing runoff to continue to surface flow from the rear of the lots to the front of the lots in a southeasterly direction and into the re-graded borrow ditch along W. Mile 7 North and Milanos Road where it flows south along Milanos Rd. for 1150' south of the property, thence through an 18" RCP culvert across Milanos Road to the east, thence into a Hidalgo County Drainage District No. 1 Ditch, thence south to the Arroyo Colorado, thence to the Laguna Madre. Per the City of Weslaco Drainage Policy, storage large enough to detain the post development 50-year event runoff (6.02 CFS) while discharging the pre-developed 10-year event (3.23 CFS) is required. For this site, the event that requires the largest volume to be detained is the 20 min storm event and the increase in runoff and rate at which the storm water is detained is 2.79 CFS. Based on the attached calculations, the existing borrow ditch along roads will be re-graded and widened which will provide 5,041 CF of detention which is more than the 3,350 CF or .08 Ac.-Ft of detention that is required as per the attached calculations. The volume of water detained was calculated assuming a water surface elevation of 79.00', which is assuming that the ditch is flowing full but overtopping the roadway, which it did not in the storm event of 6/26/18 which was an event larger than the 100-year rainfall event. Run-off and detention were calculated assuming each lot would be single family residential. If the site is developed as commercial as allowed by this plat, then additional on-site detention will be required prior to lot development and will be designed by a licensed engineer and be completed per city and county requirements at time of permitting.



By: [Signature] 10/16/18
Dustin Moore, PE Date

☐ REJECTED	
☒ APPROVED FOR SUBMITTAL	
☐ TO H.C. PLANNING DEPT.	
☐ TO CITY	
☒ DISCHARGE PERMIT REQUIRED	
☐ DISTRICT FACILITY	
☐ CITY FACILITY	
☐ OTHER _____	
H.C.D.D. NO. 1	05/16/2018 DATE

GARCIA OAK ESTATES
Drainage Calculations
5/10/2019

Pre-developed Conditions

Area = 2.15 AC
"C" = 0.20 (10) YR
T_c = 13 MIN 7.50 (110)=IN/HR
Q_{10pre} = 3.23 CFS

** The proposed lot will conservatively have 5,000 SF or .11 Ac. of improvements.
These improvements will include a driveway, sidewalks, house, and porches, with the remainder of the lot consisting of landscape, lawn, and light brush.

***"C" = $0.80((0.11*5)/2.15) + .20(1.60/2.15) = .35$

Developed Conditions

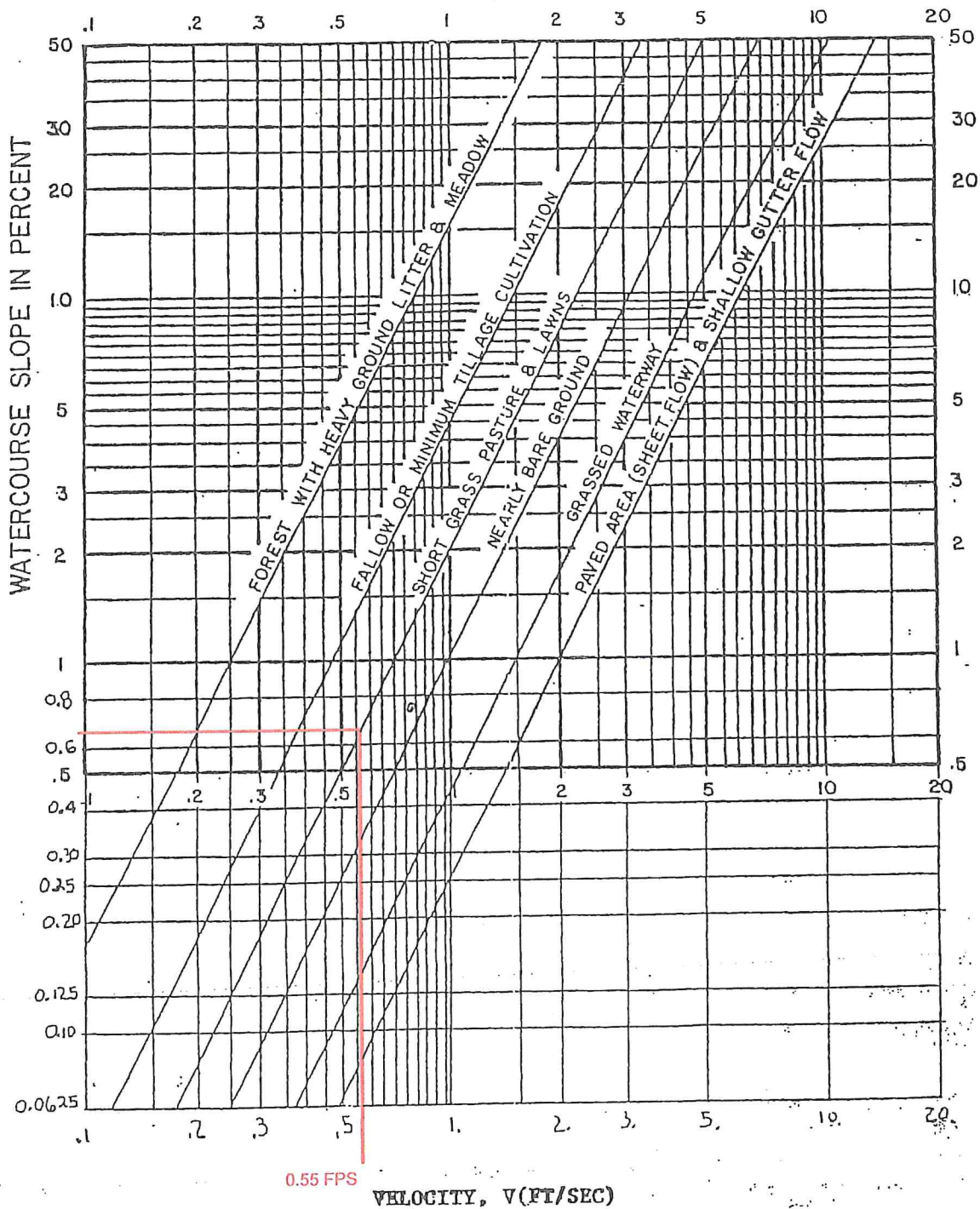
			Detention...50 year storm				
C FACTOR	STORM		DRAINAGE	INFLOW RATE	RELEASE RATE	STORAGE RATE	STORAGE REQ'D
	DURATION		AREA	Q ₁ =CIA	Q ₀	Q ₁ -Q ₀	1/12(Q ₁ -Q ₀)xT
	T (HR)	I (IN/HR)	A (AC)	(CFS)	(CFS)	(CFS)	(AC-FT)
0.35	0.08	13.50	2.15	10.16	3.23	6.93	0.046
0.35	0.17	11.00	2.15	8.28	3.23	5.05	0.072
0.35	0.25	9.00	2.15	6.77	3.23	3.55	0.074
0.35	0.33	8.00	2.15	6.02	3.23	2.80	0.077
0.35	0.50	6.50	2.15	4.89	3.23	1.67	0.069
0.35	0.67	5.25	2.15	3.95	3.23	0.73	0.041
0.35	0.83	4.75	2.15	3.57	3.23	0.35	0.024
0.35	1.00	4.25	2.15	3.20	3.23	-0.03	-0.002
0.35	1.50	3.25	2.15	2.45	3.23	-0.78	-0.097
0.35	2.00	2.75	2.15	2.07	3.23	-1.16	-0.193
0.35	3.00	1.90	2.15	1.43	3.23	-1.80	-0.449
0.35	4.00	1.50	2.15	1.13	3.23	-2.10	-0.699
Detention required =			0.077 Ac.-Ft.	3,348.131 CF			

***Run-off and detention were calculated assuming each lot would be single family residential. If the site is developed as commercial as allowed by this plat, then additional on-site detention will be required prior to lot development and will be designed by a licensed engineer and be completed per city and county requirements at time of permitting.



RATIONAL METHOD RUNOFF COEFFICIENTS

<u>Description of Area</u>	<u>Runoff Coefficients</u>	
Business:		
Downtown areas	0.70 to 0.95	
Neighborhood areas	0.50 to 0.70	
Residential:		
Single-family areas	0.35 to 0.50	0.35
Multi units, detached	0.40 to 0.60	
Multi units, attached	0.60 to 0.75	
Residential (1/2 acre lots or more)	0.30 to 0.45	
Apartment dwelling areas	0.50 to 0.70	
Industrial:		
Light areas	0.50 to 0.80	
Heavy areas	0.60 to 0.90	
Parks, cemeteries	0.10 to 0.25	
Playgrounds	0.20 to 0.35	
Railroad yard areas	0.20 to 0.40	
Unimproved areas	0.10 to 0.30	0.20
<u>Character of surface</u>	<u>Runoff Coefficients</u>	
Streets:		
Asphaltic	0.70 to 0.95	
Concrete	0.80 to 0.95	
Drives and Walks	0.75 to 0.85	
Roofs	0.75 to 0.95	
Lawns, Sandy Soil:		
Flat, 2%	0.05 to 0.10	
Average, 2 to 7%	0.10 to 0.15	
Steep, 7%	0.15 to 0.20	
Lawns, Heavy Soil:		
Flat, 2%	0.15 to 0.20	
Average, 2 to 7%	0.20 to 0.25	
Steep, 7%	0.25 to 0.35	



2-85

BRIDGE DIVISION HYDRAULIC MANUAL
2 - 24

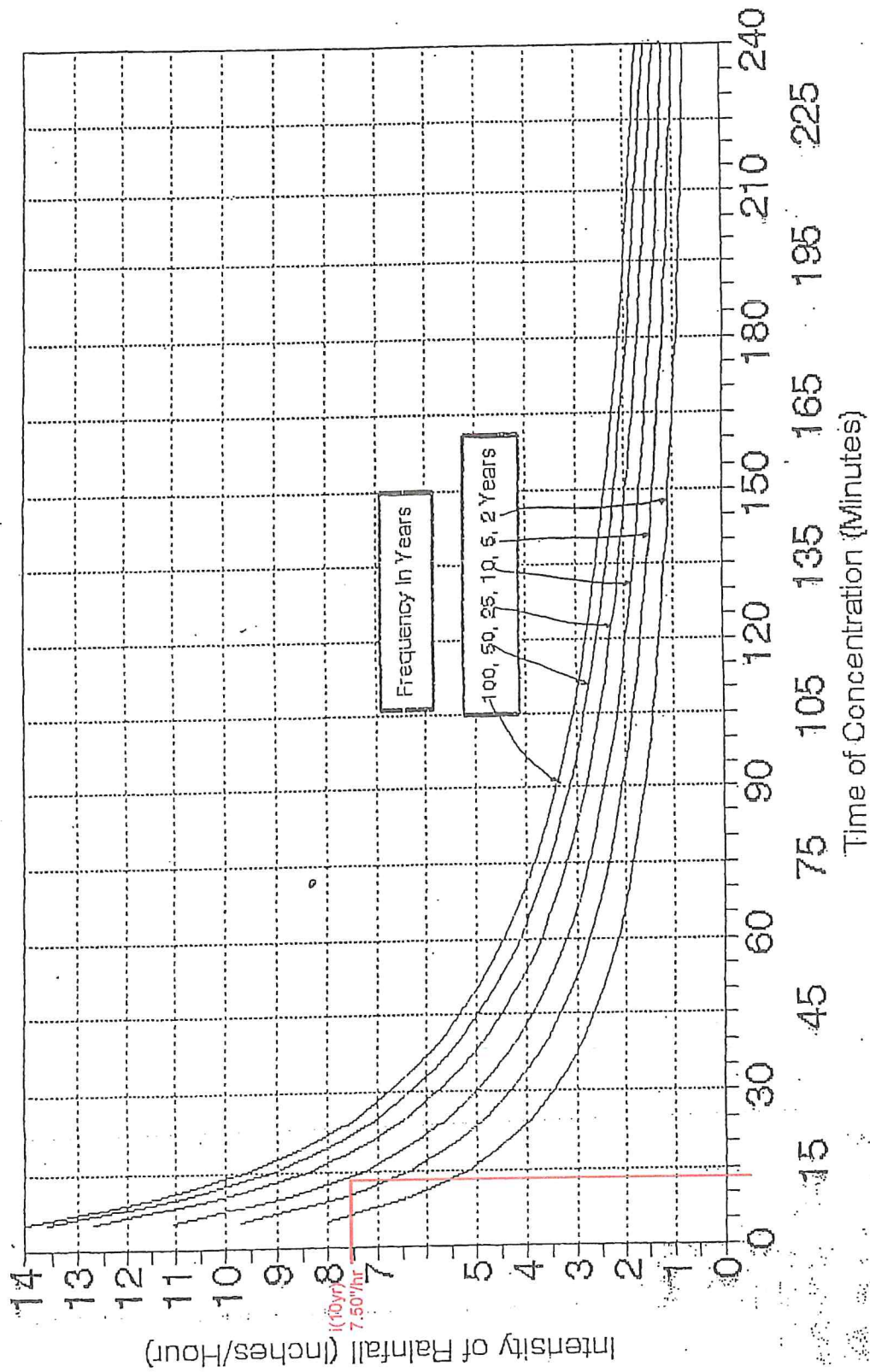
D=450 FT
S=.66 FT/FT
V=0.55FPS

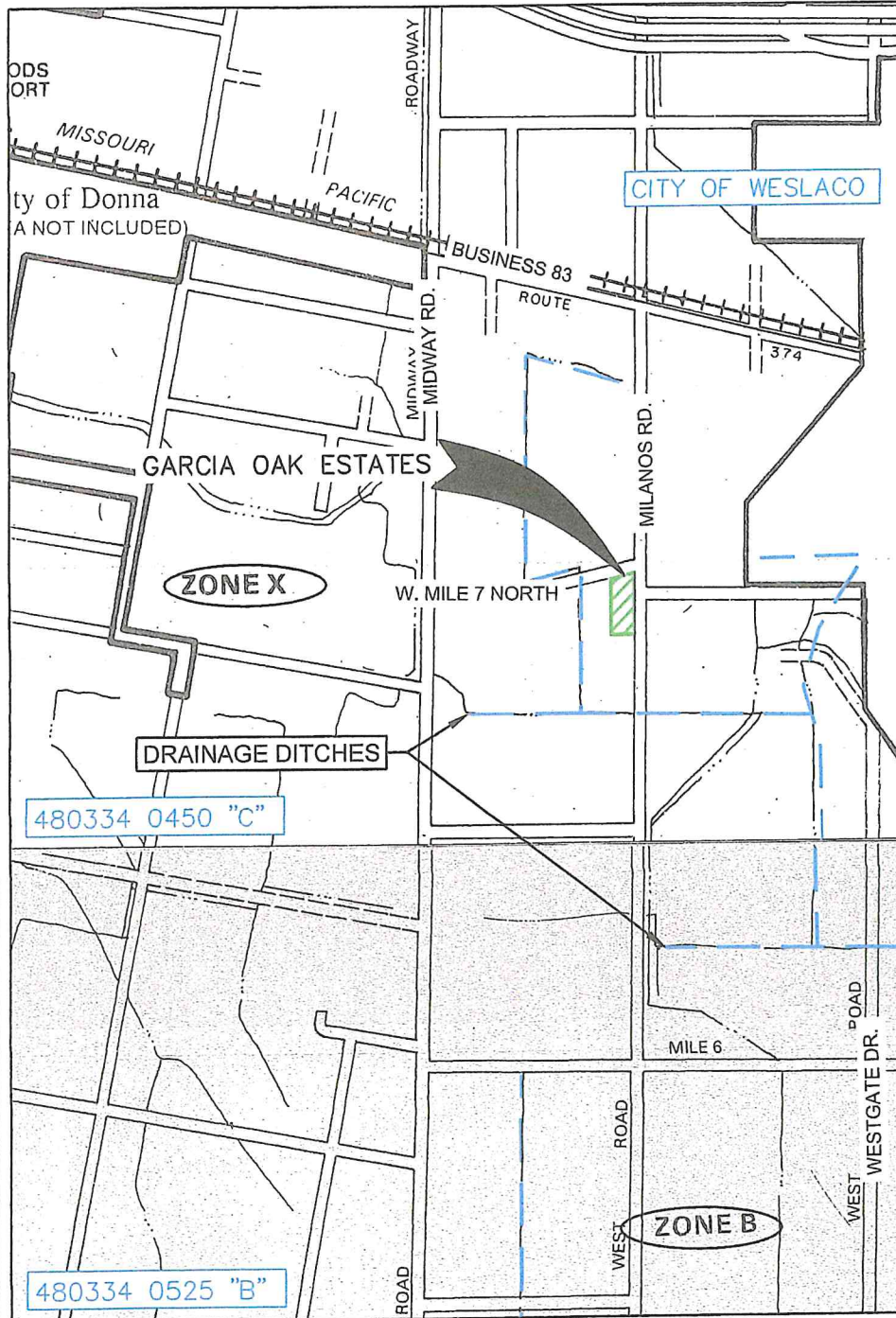
$$V=D/T \Rightarrow T=D/V \Rightarrow T=450 \text{ FT} / 0.55 \text{ FPS}$$

$$T=818 \text{ s} = 13 \text{ MIN}$$

Rainfall Intensity for Willalago County

Based on NWS Tech Paper No. 40





LEGEND

SPECIAL FLOOD HAZARD AREAS INUNDATE
BY 100-YEAR FLOOD
ZONE A No base flood elevations determined.
ZONE AE Base flood elevations determined.
ZONE AH Flood depths of 1 to 3 feet (usually areas of ponding); base flood elevations determined.
ZONE AO Flood depths of 3 to 5 feet (usually sheet flow on sloping terrain); average depths determined. For areas of shallow low flooding, velocities also determined.
ZONE A99 To be protected from 100-year flood by Federal flood protection system under construction; no base flood elevation determined.
ZONE V Coastal flood with velocity hazard (wave action); no base flood elevation determined.
ZONE VE Coastal flood with velocity hazard (wave action); base flood elevation determined.

FLOODWAY AREAS IN ZONE AE

OTHER FLOOD AREAS
ZONE X Areas of 500-year flood; areas of 100-year flood with average depths of less than 1 foot or with drainage areas less than 1 square mile, and areas protected by levees from 100-year flood.
OTHER AREAS
ZONE D Areas in which flood hazards are undetermined.
UNDVELOPED COASTAL BARRIERS
 Identified 1979
 Identified 1979
 Otherwise Protected Areas

(Coastal barrier areas are normally located within or adjacent to special flood hazard areas.)

Floodplain Boundary
 Floodway Boundary
 Zone D Boundary
 Boundary Dividing Special Flood Hazard Zones and Boundary Dividing Areas of Different Coastal Zone Flood Elevations Within Special Flood Hazard Zones.
 Base Flood Elevation Line; Elevation in Feet
 Cross Section Line
 Base Flood Elevation in Feet Where Uniform Within Zone
 RM 7.5
 RM 1.5
 River Mile
 *Referenced to the National Geodetic Vertical Datum of 1929

NOTES

This map is for use in administering the National Flood Insurance Program. It does not necessarily identify all areas subject to flooding, particularly from local drainage sources or from dams, or all portions of areas within Special Flood Hazard Areas. The community map repository should be consulted for more detailed data on SFHA, and for any information on floodway elevations, prior to use of this map for property purchase or construction purposes.

Areas of Special Flood Hazard (100-year flood) include Zones A, AE, AH, AO, V, VE, and V1-V25.

Certain areas not in Special Flood Hazard Areas may be protected by flood control structures.

Boundaries of the floodways were computed at cross sections and interpolated between cross sections. The floodways were based on hydraulic considerations with regard to requirements of the Federal Emergency Management Agency.

Floodway widths in some areas may be too narrow to show to scale. Refer to Floodway Data Table where floodway width is shown at 1/200 inch.

Coastal base flood elevations apply only to landward of the FVVD, and include the effects of wave action. Base elevations may also differ significantly from those developed by the National Weather Service for hurricane evacuation planning.

Corporate limits shown are current as of the date of this map. The user should contact appropriate community officials to determine if corporate limits have changed subsequent to the issuance of this map.

For adjoining panels, see separately printed map index.

MAP REPOSITORY
 City of Edinburg
 1304 South Elm Street
 Edinburg, Texas 78540
 (Maps available for reference only, not for distribution.)

INITIAL IDENTIFICATION:
 MAY 22, 1978

FLOOD HAZARD BOUNDARY MAP REVISIONS:

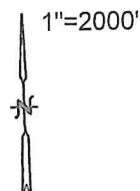
FLOOD INSURANCE RATE MAP EFFECTIVE:
 JANUARY 2, 1981

FLOOD INSURANCE RATE MAP REVISIONS:

Map revised June 6, 2009 to update corporate limits, to add base flood elevations, to add roads and road names, to incorporate previously issued letters of map revision, and to incorporate previously issued letters of map amendment.

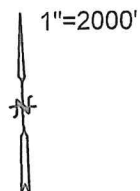
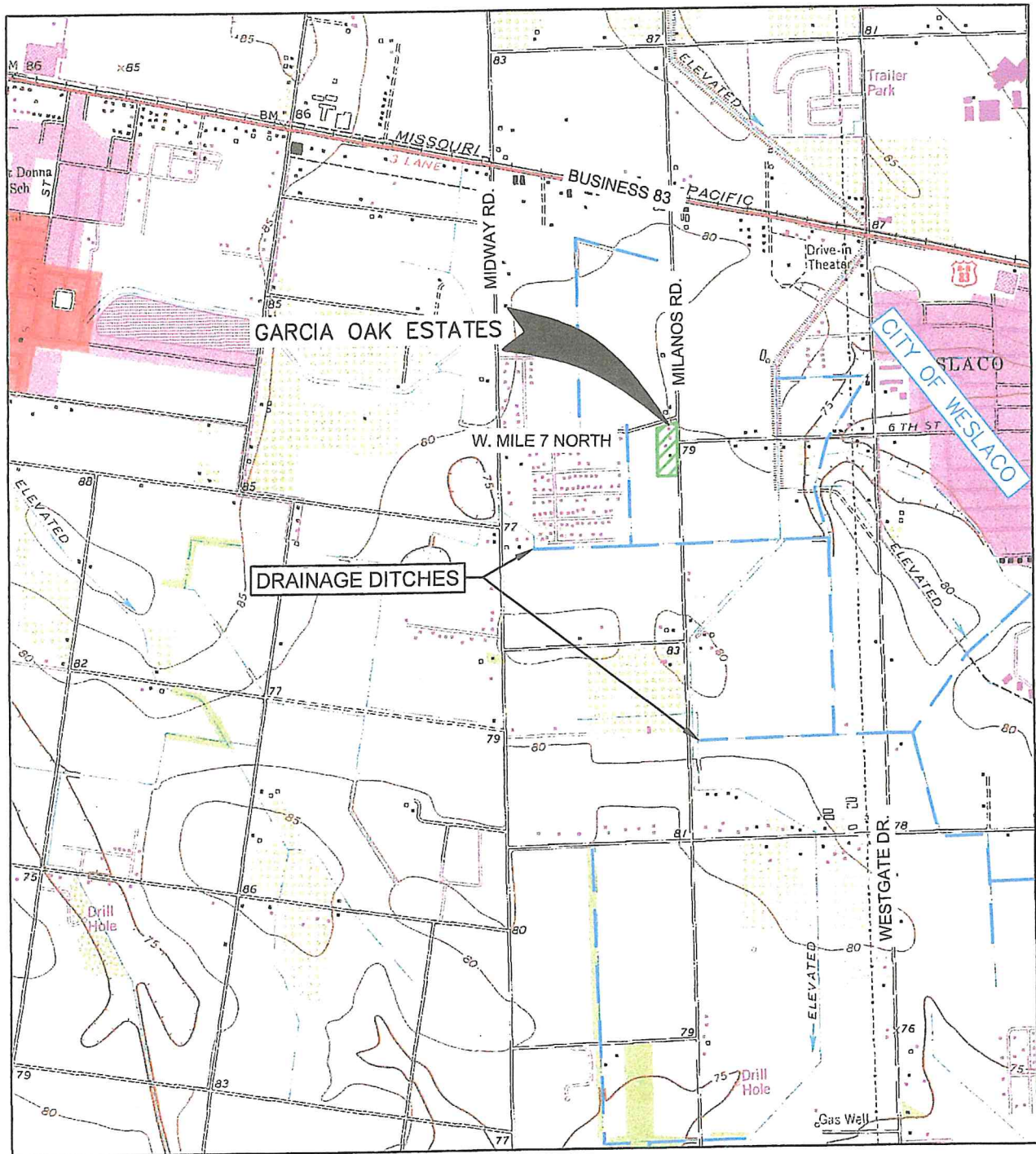
To determine if flood insurance is available in this community, contact your insurance agent or call the National Flood Insurance Program at (800) 435-6822.

APPROXIMATE SCALE
 2000 0 2000 FEET



**Moore Land
Surveying, LLC**

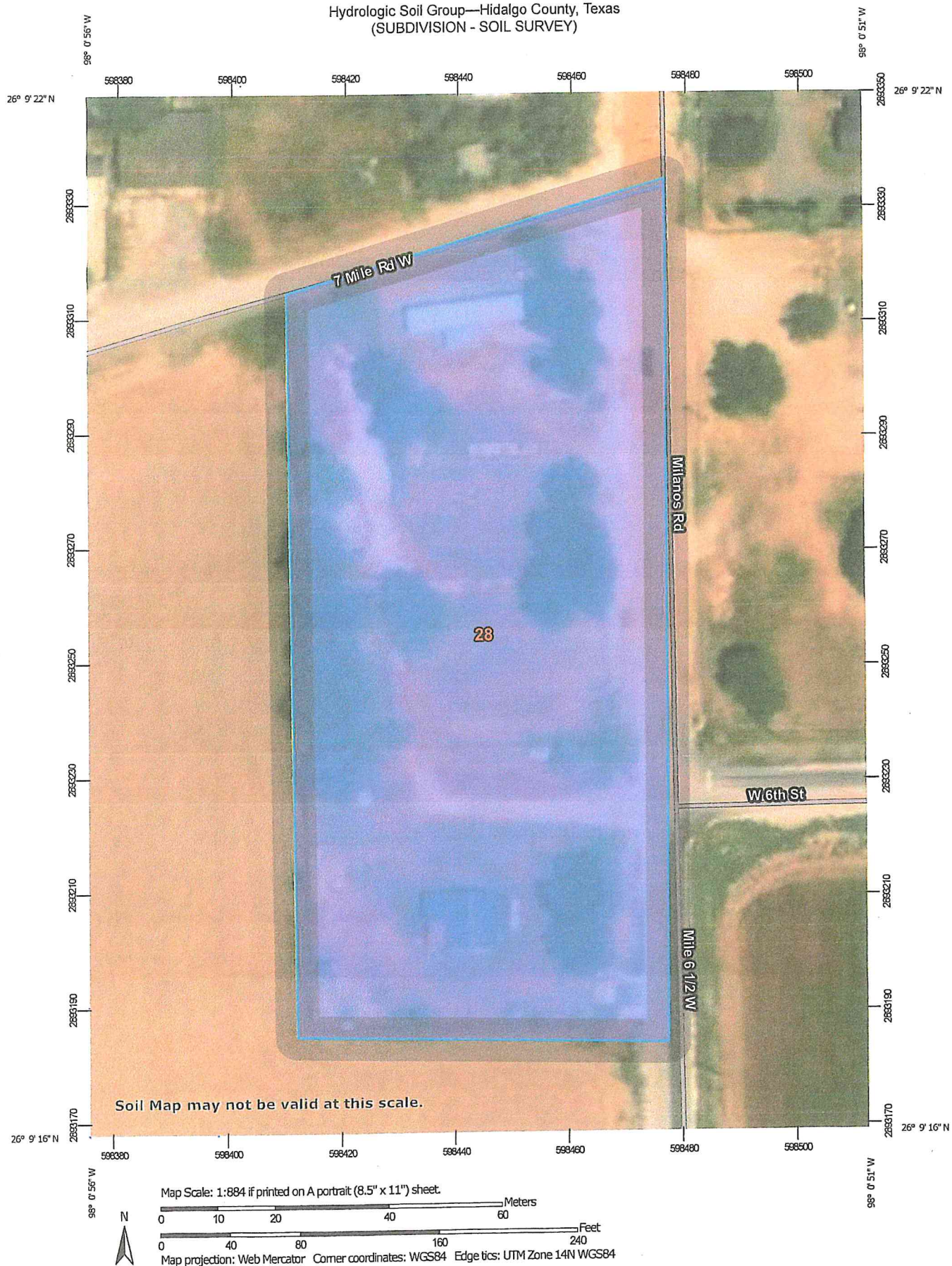
14216 Palis Drive, La Feria, TX 78559
 (956)245-0988 TBPLS Firm No. 10194186
 (956)245-4651 TBPE Firm No. 19190



Moore Land
Surveying, LLC

14216 Palis Drive, La Feria, TX 78559
(956)245-0988 TBPLS Firm No. 10194186
(956)245-4651 TBPE Firm No. 19190

Hydrologic Soil Group—Hidalgo County, Texas (SUBDIVISION - SOIL SURVEY)

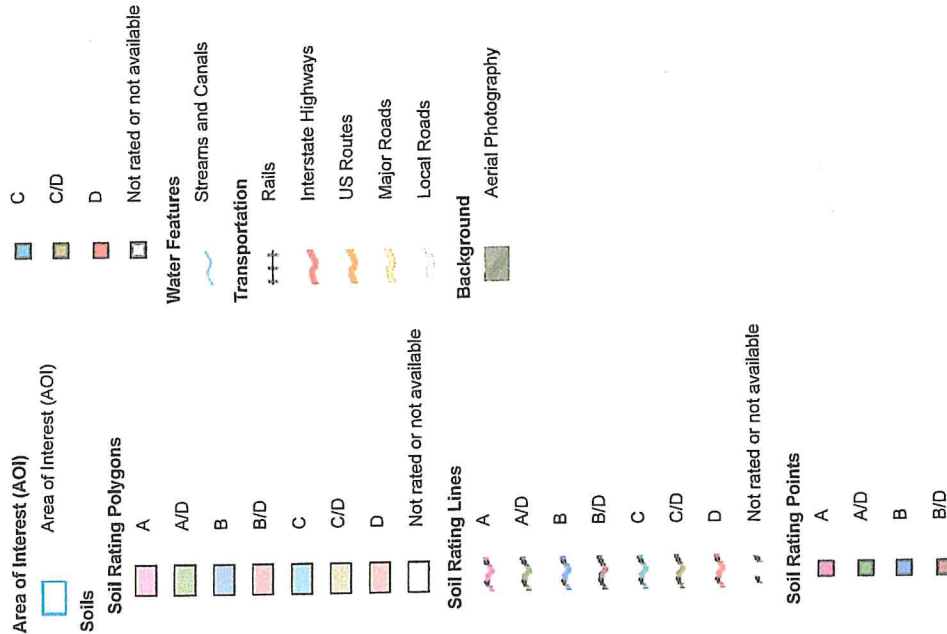


Natural Resources
Conservation Service

Web Soil Survey
National Cooperative Soil Survey

3/15/2019
Page 1 of 4

MAP LEGEND



MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:20,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:

Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Hidalgo County, Texas
Survey Area Data: Version 17, Sep 15, 2018

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Sep 20, 2015—Nov 5, 2017

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Hydrologic Soil Group

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
28	Hidalgo sandy clay loam, 0 to 1 percent slopes	B	2.3	100.0%
Totals for Area of Interest			2.3	100.0%

Description

Hydrologic soil groups are based on estimates of runoff potential. Soils are assigned to one of four groups according to the rate of water infiltration when the soils are not protected by vegetation, are thoroughly wet, and receive precipitation from long-duration storms.

The soils in the United States are assigned to four groups (A, B, C, and D) and three dual classes (A/D, B/D, and C/D). The groups are defined as follows:

Group A. Soils having a high infiltration rate (low runoff potential) when thoroughly wet. These consist mainly of deep, well drained to excessively drained sands or gravelly sands. These soils have a high rate of water transmission.

Group B. Soils having a moderate infiltration rate when thoroughly wet. These consist chiefly of moderately deep or deep, moderately well drained or well drained soils that have moderately fine texture to moderately coarse texture. These soils have a moderate rate of water transmission.

Group C. Soils having a slow infiltration rate when thoroughly wet. These consist chiefly of soils having a layer that impedes the downward movement of water or soils of moderately fine texture or fine texture. These soils have a slow rate of water transmission.

Group D. Soils having a very slow infiltration rate (high runoff potential) when thoroughly wet. These consist chiefly of clays that have a high shrink-swell potential, soils that have a high water table, soils that have a claypan or clay layer at or near the surface, and soils that are shallow over nearly impervious material. These soils have a very slow rate of water transmission.

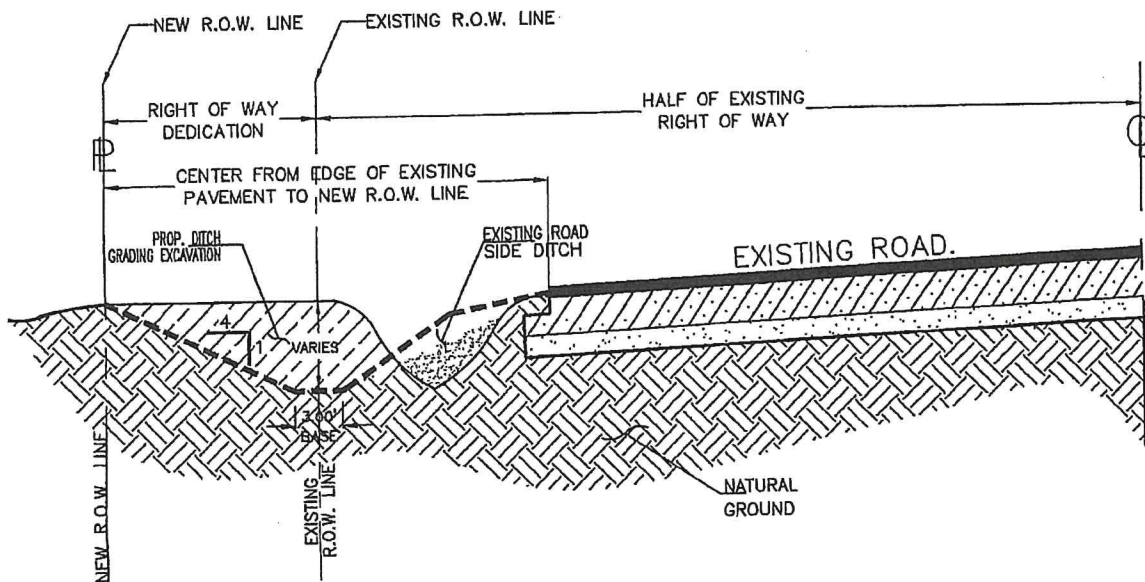
If a soil is assigned to a dual hydrologic group (A/D, B/D, or C/D), the first letter is for drained areas and the second is for undrained areas. Only the soils that in their natural condition are in group D are assigned to dual classes.

Rating Options

Aggregation Method: Dominant Condition

Component Percent Cutoff: None Specified

Tie-break Rule: Higher



RECONSTRUCTION OF ROAD SIDE DITCH



HIDALGO COUNTY PLANNING DEPARTMENT

1304 S. 25 TH. STREET
 EDINBURG TX. 78539
 TEL: (956) 318-2840 ★ FAX: (956) 318-2844

RE CONSTRUCTION OF COUNTY ROAD SIDE DITCH

SCALE: N.T.S.

DATE: 11-28-2016

CHECKED BY: T.J.

DRAWN BY: J.TOVAR

PLATE No. : 9.37



VICINITY MAP
SCALE 1"=200'

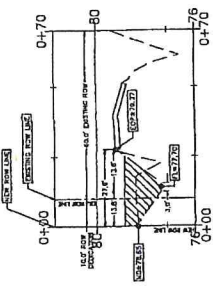
THIS MAP WAS PREPARED BY THE ENGINEER FOR THE PURPOSE OF SHOWING THE LOCATION OF THE PROJECT WITHIN THE VICINITY OF THE CITY OF WESTLACO, TEXAS. THE ENGINEER HAS CONDUCTED A VISUAL SURVEY OF THE PROJECT AND THE VICINITY THEREOF AND HAS FOUND THAT THE PROJECT IS LOCATED AS SHOWN ON THIS MAP.

PROFESSIONAL CERTIFICATE
I, **DUSTIN MOORE**, a duly licensed Professional Engineer in the State of Texas, do hereby certify that I am the Engineer of Record for the project shown on this plat, and that I am a duly licensed Professional Engineer in the State of Texas.

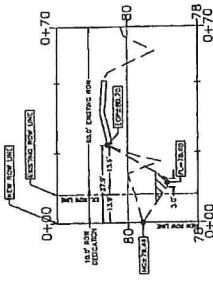
SEAL OF THE ENGINEER
DUSTIN MOORE
No. 11883
State of Texas
Professional Engineer
Civil Engineering

DRAINAGE PLAT OF:
GARCIA OAK ESTATES
WEST TRACT SUBDIVISION
COUNTY OF TARRANT, TEXAS
RECORDED IN VOLUME 17, PAGE 31-37, MAP
104456, OFFICIAL RECORDS OF TARRANT COUNTY,
TEXAS.

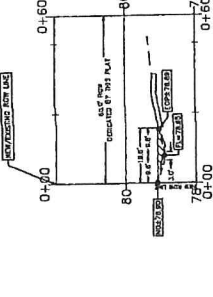
Moore Land Surveying, LLC
10015 Westlaco Blvd., Suite 100
Westlaco, Texas 76081
(817) 291-1111
moorelandsurveying.com



X-SECTION-1: STA. 44+50.00
AREA OF DETENTION @ WS 79.00 = 18.24 SF
LENGTH OF EXCAVATION=440 LF
TOTAL VOLUME OF DETENTION @ WS 79.00 =5041 CF

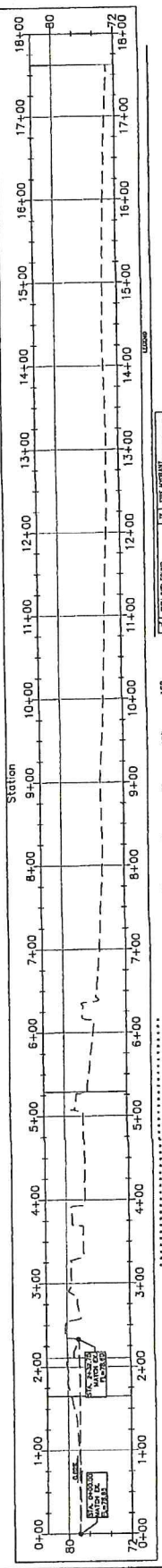
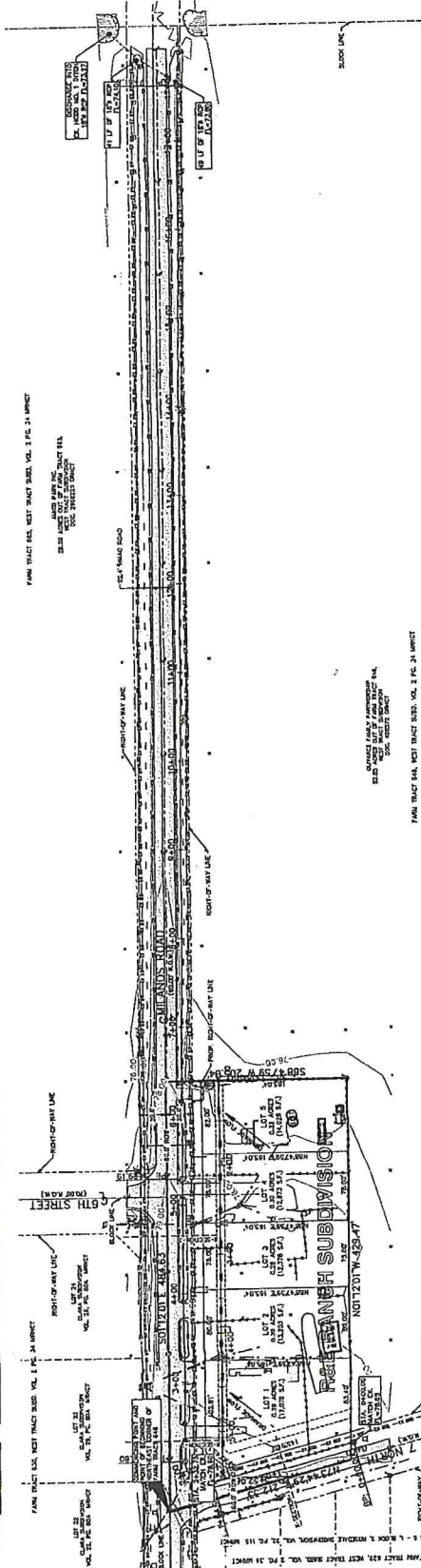


X-SECTION-2: STA. 2+13.00
AREA OF DETENTION @ WS 79.00 = 2.8 SF
LENGTH OF EXCAVATION=440 LF
TOTAL VOLUME OF DETENTION @ WS 79.00 =5041 CF



X-SECTION-3: STA. 0+40.00
AREA OF DETENTION @ WS 79.00 = 3.85 SF
LENGTH OF EXCAVATION=440 LF
TOTAL VOLUME OF DETENTION @ WS 79.00 =5041 CF

TOTAL VOLUME OF DETENTION IN BORROW DITCH=5041 CF @ WS ELEV=79.00
 $[(1.85+2.8)/2+(4+13+0+40)] \times [(2.8+18.24)/2+(4+40+2+33)]=5041 \text{ CF}$



NO.	DESCRIPTION	DATE	BY	CHECKED BY
1	PREPARED FOR THE ENGINEER	10/1/2017	DUSTIN MOORE	DUSTIN MOORE
2	REVISION	10/1/2017	DUSTIN MOORE	DUSTIN MOORE
3	REVISION	10/1/2017	DUSTIN MOORE	DUSTIN MOORE
4	REVISION	10/1/2017	DUSTIN MOORE	DUSTIN MOORE
5	REVISION	10/1/2017	DUSTIN MOORE	DUSTIN MOORE
6	REVISION	10/1/2017	DUSTIN MOORE	DUSTIN MOORE
7	REVISION	10/1/2017	DUSTIN MOORE	DUSTIN MOORE
8	REVISION	10/1/2017	DUSTIN MOORE	DUSTIN MOORE
9	REVISION	10/1/2017	DUSTIN MOORE	DUSTIN MOORE
10	REVISION	10/1/2017	DUSTIN MOORE	DUSTIN MOORE



PLAT FOR RECORD IN
COUNTY OF TARRANT
ATTEST: COUNTY CLERK
HELENE COUNTY CLERK

REMARKS:
THIS PLAT WAS PREPARED BY THE ENGINEER FOR THE PURPOSE OF SHOWING THE LOCATION OF THE PROJECT WITHIN THE VICINITY OF THE CITY OF WESTLACO, TEXAS. THE ENGINEER HAS CONDUCTED A VISUAL SURVEY OF THE PROJECT AND THE VICINITY THEREOF AND HAS FOUND THAT THE PROJECT IS LOCATED AS SHOWN ON THIS MAP.

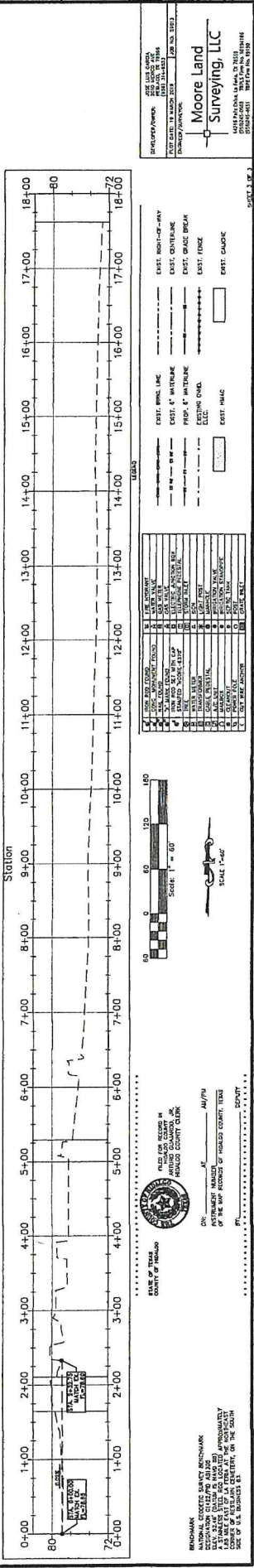
SEN. OF U.S. DEPTMENT 11.

1

CP 2 194204-4031 1891 Form No. 17-115



PRINCIPAL CONTACTS	ADDRESS	CITY
DIRECTOR	YOMIANA MAI DONALDO	PO BOX 733
ENGINEER	DAISY E. MURPHY JR	1218 PAULS LN
SURVEYOR	COOY DODSON, JR	1218 PAULS LN



1054569

WARRANTY DEED WITH VENDOR'S LIEN

GF 713374-JLN
Date: February 13, 2002

Grantor: L. D. BROWN TESTAMENTARY TRUST, AKA THE LEW DOUGLAS BROWN TESTATMENTARY TRUST; VIRGINIA CAROL VAUGHAN AND KAREN ELAINE WALKER, INDIVIDUALLY AND AS INDEPENDENT CO-EXECUTORS OF THE ESTATE OF VIRGINIA JANE BROWN, DECEASED; DAVID DOUGLAS BROWN AND MELISSA ANN BROWN

Grantor's Mailing Address (including county): c/o RR 7, Box 138
Weslaco, Texas 78596
Hidalgo County, Texas

Grantee: JOSE LUIS GARCIA AND WIFE, NORA C. GARCIA

Grantee's Mailing Address (including county): 2010 Mexico Ave.
Weslaco, Texas 78596
Hidalgo County, Texas

Consideration: Ten and No/100ths Dollars (\$10.00) and other good and valuable consideration to the undersigned paid by the grantee herein named, the receipt of which is hereby acknowledged, and the further consideration of the execution and delivery by grantee of Grantee's one certain promissory note of even date herewith, in the principal sum of FIFTY THREE THOUSAND SIX HUNDRED AND NO/100THS DOLLARS (\$53,600.00) payable to the order of TEXAS STATE BANK and bearing interest as therein provided; containing the usual clauses providing for acceleration of maturity and for attorney's fees, the payment of which note is secured by the vendor's lien herein retained, and is additionally secured by a Deed of Trust of even date herewith to PAUL S. MOXLEY, Trustee.

Property (including any improvements):

See Exhibit "A" attached hereto and incorporated herein for all purposes.

Reservations from and Exceptions to Conveyance and Warranty:

An undivided 1/2 interest in all oil, gas, and other minerals on, in, under, or that be produced from the subject property as set forth in instrument dated January 17, 1950, recorded in Volume 679, Page 10, Deed Records, Hidalgo County, Texas.

Oil, Gas, and Mineral Leases dated April 1, 1971, recorded in Volume 332, Page 45, dated July 30, 1981, recorded in Volume 407, Page 219 and dated July 22, 1981, recorded in Volume 406,

Page 292, Oil and Gas Records, Hidalgo County, Texas.

Easements granted to HIDALGO COUNTY, as set forth in instrument recorded in Volume 1158, Page 171 and Volume 1385, Page 356, Deed Records, Hidalgo County, Texas.

Easement for RIGHT OF WAY granted to CENTRAL PLOWER AND LIGHT COMPANY, as set forth in instrument recorded under Clerk's File No. 457169, Official Records, Hidalgo County, Texas.

Subject to any portion of the property described herein within the limits or boundaries of any public or private roadway and/or highway and the rights of the public thereto.

Subject to any portion of subject property described herein lying within canal right of way.

Easements, Rules, Regulations and Rights in favor of Hidalgo & Cameron Counties Irrigation District No. 9.

Easements and reservations as may appear upon the recorded map and dedication of said subdivision.

Taxes for the year 2002 and subsequent years.

Grantor, for valuable consideration, the receipt of which is hereby acknowledged, and subject to the reservations from, and exceptions to conveyance and warranty contained in this instrument, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any wise belonging, to have and to hold the Property to Grantee, Grantee's heirs, executors, administrators, successors, and assigns forever. Grantor binds Grantor and Grantor's heirs, executors, administrators, and successors to warrant and forever defend all and singular the Property to Grantee and Grantee's heirs, executors, administrators, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof forever, except as to the reservations from, and exceptions to conveyance and warranty herein contained.

TEXAS STATE BANK, at Grantee's request, has paid in cash to Grantor that portion of the purchase price of the Property that is evidenced by the note. The first and superior vendor's lien against and the superior title to the Property are retained for the benefit of TEXAS STATE BANK and are transferred to TEXAS STATE BANK, without recourse on Grantor.

When the context requires, singular nouns and pronouns include the plural.

L.D. BROWN
TESTAMENTARY TRUST,
AKA THE LEW DOUGLAS BROWN
TESTAMENTARY TRUST

BY Susan Carol Brown
SUSAN CAROL BROWN, TRUSTEE

Karen Elaine Walker
KAREN ELAINE WALKER, Individually
and as Independent Co-Executor of the
Estate of Virginia Jane Brown, Deceased

Virginia Carol Vaughan
VIRGINIA CAROL VAUGHAN,
Individually and as Independent Co-
Executor of the Estate of Virginia Jane
Brown, Deceased

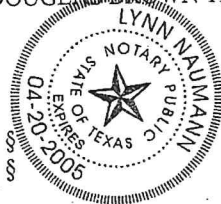
David D. Brown
DAVID DOUGLAS BROWN

Melissa Ann Brown
MELISSA ANN BROWN

(Acknowledgment)

State of Texas §
County of Hidalgo §

This instrument was acknowledged before me on the 15th of February, 2002,
by SUSAN CAROL BROWN, AS TRUSTEE OF THE L.D. BROWN TESTAMENTARY
TRUST, AKA LEW DOUGLAS BROWN TESTATMENTARY TRUST.



[Signature]
Notary Public, State of Texas

State of Texas
County of Hidalgo

This instrument was acknowledged before me on the 15th of Feb, 2002,
by VIRGINIA CAROL VAUGHAN AND KAREN ELAINE WALKER, INDIVIDUALLY AND
AS INDEPENDENT CO-EXECUTORS OF THE ESTATE OF VIRGINIA JANE BROWN,
DECEASED.



[Signature]
Notary Public, State of Texas

State of Texas §
County of Hidalgo §

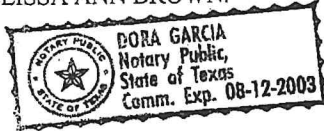
This instrument was acknowledged before me on the 18th of Feb, 2002,
by DAVID DOUGLAS BROWN



[Signature]
Notary Public, State of Texas

State of Texas §
County of Hidalgo §

This instrument was acknowledged before me on the 13th of February, 2002,
by MELISSA ANN BROWN.



[Signature]
Notary Public, State of Texas

AFTER RECORDING RETURN TO:
JOSE LUIS GARCIA
2010 Mexico Ave.
Weslaco, Texas 78596

PREPARED BY:
Scott & Lewis
Attorneys At Law
208 West Cano
Edinburg, Texas 78539
File/GF Number: 713374
LN:Ncl

EXHIBIT "A"

Being 2.151 acres of land situated in Hidalgo County, Texas, and being out of Farm Tract 646, West Tract Subdivision, Hidalgo County, Texas, as per map or plat thereof recorded in Volume 2, Page 34, Map Records, Hidalgo County, Texas, and said 2.151 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a cotton picker spindle set for the Northeast corner of said Farm Tract 646 and the Northeast corner of said tract herein described;

THENCE, South, 484.63 feet, with the East line of said Farm Tract 646 and with the centerline of Mile 6 ½ West Road to a cotton picker spindle set for the Southeast corner of said tract herein described;

THENCE, West, at a distance of 30.00 feet pass a ½ inch iron rod found for reference on the West right-of-way line of said Mile 6 ½ West Road and continuing for a total distance of 205.04 feet to a ½ inch iron rod found for the Southwest corner of said tract herein described;

THENCE, North, at a distance of 408.76 feet pass a ½ inch iron rod found for reference on the South right-of-way line of Mile 7 North Road and continuing for a total distance of 429.47 feet to a cotton picker spindle set for the Northwest corner of said tract herein described;

THENCE, North 74 degrees 56 minutes 30 seconds East, 212.34 feet, with the North line of said Farm Tract 646 and with the centerline of said Mile 7 North Road to the POINT OF BEGINNING and containing 2.151 acres of land, more or less.

Filed for Record in:
Hidalgo County
by J. D. Salinas, III
County Clerk
On: Feb 22, 2002 at 03:56P
As a Recording
Document Number: 1054569
Total Fees: \$28.00
Receipt Number: 402614
By:
Bea Cruz, Deputy



Standardized Agenda Request Form

Date of Meeting: September 17, 2019		Agenda Item No. (to be assigned by CSO): 2019-2774	
From: Benjamin Worsham			
Subject: Discussion and consideration on the Final Plat for Westwood Gardens Subdivision - being a 29 acres out of Farm Tract No. 655, West Tract Subdivision out of Llano Grande Grant, Weslaco, Hidalgo County, Texas located on the Southwest corner of Mile 6 ½ West Road and Mile 7 North. and authorize the Mayor to execute any related documents. Possible action. (Staffed by Planning and Code Enforcement Department.)			
Background: The proposed one hundred seven (107) lot subdivision is inside the City of Weslaco city limits. This subdivision is being serviced with water by the City of Weslaco through an 8" waterline and sewer by the City of Weslaco through a 12" sewer line. The property is within a Flood Zone "X".			
Funding Source (budget code, if applicable):			
Amount:	Term of Impact:	Identified in Current Budget:	
Additional Action Prompted: Mayor's Signature			
If item previously considered, provide date and action by Commission:			
If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners:			
Advisory Review, if any (name of board/committee, date of action, recommendation): The Planning & Zoning Commission recommended approval of the final plat on September 4, 2019.			
Kayla Arevalo Benjamin Worsham Mike Perez		Created/Initiated Approved Final Approval	
City Manager Comments: Approve.			
Staff Recommendation: Staff recommends approval of the final plat.			
Attachments, if any: Westwood Gardens- Plat, WESTWOOD GARDENS- ATTACHMENTS			
Responsibilities upon Approval: Staff will notify applicant.			



Sub 19-00018

RECEIVED

JUL 26 2019

Planning &
Code Enforcement Dept.**SUBDIVISION PLATTING APPLICATION**

The Planning & Zoning Commission meets every 1st Wednesday of each month at 5:30 pm.

The City Commission meets every 1st and 3rd Tuesday of each month at 5:30 pm

FILE NO. _____

This form shall be completed by the Property Owner or Applicant and submitted to the Planning Department along with the required number of copies of the respective plat, review fee and all other required information listed below and in the Subdivision Ordinance. The submittal of an application does not constitute acceptance for processing until the staff reviews and determines the application is complete.

STAFF USE ONLY

☐ Single Lot Variance ☒ Minor Plat ☐ Planned Unit Development ☒ Standard Subdivision

GENERAL INFORMATIONName of Subdivision: Westwood Gardens SubdivisionLocation: Southeast corner of Mile 6 1/2 West Road and Mile 7 North (6th Street)Legal Description: 29 acres of Farm Tract No. 655 of the West Tract Subdivision out of Llano Grande Grant of Lands in Hidalgo County, Texas recorded in Volume 2, Page 34 H.C.M.R.Is subdivision inside city limits? ☐ YES ☒ NOIf subdivision is in the ETJ, indicate? ☒ 3.5 Mile ☐ 5 Mile

If no submit letter of Annexation (Contiguous or Consensual)

Existing Zoning: _____

Existing Land Use: Agriculture Proposed Land Use: Single Family ResidentialNumber of Lots Proposed: 107 Gross Acreage: 29Title Report Submitted: ☒ YES ☐ NO**OWNER INFORMATION**Owner's Name: Amigo Park, Inc. Telephone: (956) 821-4668Address: 2511 Nellie Fax: (956) 968-9606City: Weslaco State: TX Zip: 78596 E-mail: frankcerda@aol.com**ENGINEER INFORMATION**Name: Javier Hinojosa Engineering Telephone: (956) 668-1588Address: 416 E. Dove Avenue Fax: (956) 994-8102City: McAllen State: TX Zip: 78504 E-mail: javhin@rgv.rr.com

UTILITY PROVISIONS

Will proposed subdivision connect to:

☒ YES ☐ NO Water Provision: North Alamo Water Supply Corp.

☒ YES ☐ NO Wastewater Provision: City of Weslaco

☒ YES ☐ NO Electric Company: American Electrical Power

☒ YES ☐ NO Phone Utility <u>AT&T</u>	☐ YES ☒ NO Gas Utility	☒ YES ☐ NO Cable Utility
---	---	---

Proposed subdivision is in the following districts:

☒ YES ☐ NO Drainage District <u>H.C.D.D. NO. 1</u>	☒ YES ☐ NO Irrigation District <u>H.C.C.I. NO. 9</u>
---	---

Has the property been assessed as flat rate irrigable property: ☐ YES ☒ NO

Have Water Rights been conveyed to City/Water Supplier? ☐ YES ☒ NO

(Attach written proof of such assessment or that it has never been assessed as such a property) If YES, attach an estimate from the irrigation district of the proportional water rights for the subdivision as calculated under Texas Water Code § 49.505.

SUBMITTALS REQUIRED FOR MINOR PLAT REVIEW

Two (2) sets of plats folded and stapled (24 x 36) and forward a copy in PDF format to mhinojosa@weslacotx.gov & rdelafuente@weslacotx.gov

\$350.00 Planning Review fee **355**

One 11" X 17" reduced copy of plat

Plat Layout

Existing & Proposed Easements

Existing & Proposed ROW

Existing & Proposed Drainage Easements

Contours

Flood Zones

Adjoiners

Existing street names

Drainage plans and calculations with engineer's seal

Elevations

Flood directional arrows

Detention areas

Street names

Proof of ownership of the property

If septic tank system required, submit soil evaluation report

Water Rights associated with the property

Tax Receipt for all taxing entities showing that taxes are paid in full

SUBMITTALS REQUIRED FOR PRELIMINARY (P & Z)

Twelve (12) sets of preliminary plat folded and stapled (24 x 36) and forward a copy in PDF format to mhinojosa@weslacotx.gov & rdelafuente@weslacotx.gov

\$350.00 (one time fee for preliminary and final plat)

One 11" X 17" reduced copy of plat

Plat Layout

Existing & Proposed Easements

Existing & Proposed ROW

Existing & Proposed Drainage Easements

255 S. KANSAS AVE ■ WESLACO, TEXAS 78596-6285 ■ 956-447-3401 ■ (Fax) 956-973-3128 ■ WWW.WESLACOTX.GOV

- _____ Contours
- _____ Flood Zones
- _____ Adjoiners
- _____ Existing & Proposed street names
- _____ Utility Layout
- _____ Existing & Proposed Utilities
- _____ Proposed Fire Hydrants
- _____ Adjoiners
- _____ Street names
- _____ Drainage plans and calculations with engineer's seal
- _____ Elevations
- _____ Flood directional arrows
- _____ Detention areas
- _____ Street names
- _____ Proof of ownership of the property
- _____ If septic tank system required, submit soil evaluation report
- _____ Water Rights associated with the property
- _____ Tax Receipt for all taxing entities showing that taxes are paid in full
- _____ Number of fire hydrants proposed for subdivision
- _____ Trip Generation Worksheet

SUBMITTALS REQUIRED FOR FINAL (P & Z) **Will not apply to Single Lot Variance**

- _____ **Twelve (12) sets of plans FOLDED & STAPLED (24 x 36) & PDF copy with all corrections**
- _____ Plats to be sealed by Professional Engineer
- _____ Approved Drainage Report
- _____ Traffic Impact Analysis (If required)

SUBMITTALS REQUIRED FOR FINAL (City Commission)

- _____ One set of 8 ½ x 11 of plat and utilities with all corrections done

SUBMITTALS REQUIRED FOR PRE-CONSTRUCTION MEETING

- _____ Seven (7) full sets of construction plans 24 x 36 and one (1) 11 x 17 with plan & profile.
- _____ Engineering cost estimates for 3% geotechnical testing fees and 2% inspection fees
- _____ Notice of Intent
- _____ SW3P

SUBMITTALS REQUIRED FOR RECORDING OR HIDALGO COUNTY PLANNING

- _____ Electronic file of final plat and as-builds
- _____ Reproducible plat to be recorded with all required signatures
- _____ 3% geotechnical testing fees or negotiated Material Testing fee by City, whichever is higher
- _____ 2% inspection fee
- _____ Park Fees
- _____ Checks or Receipts: HCCID #9; HCDD #1; County Clerk
- _____ Tax certificates
- _____ Memo from engineering inspector releasing subdivision
- _____ Water Rights associated with the property dedicated and assigned to City of Weslaco or payment of fees sufficient to meet the needs necessitated and attributable to development
- _____ 30 Year Water and 30 Year Sewer Service Agreements
- _____ Park dedication/Fees in lieu of

SUBMITTALS REQUIRED FOR RECORDING BY SECURITY

- _____ Sealed engineering cost estimates
- _____ Letter of Credit/Performance Bond/Escrow

** Any revisions requested would require resubmission of plats and reduced copy reflecting changes.

AUTHORIZATION AND ACKNOWLEDGEMENTS

I certify that I am the actual owner of the property described above and this application is being submitted with my consent (include corporate name if applicable); and the following person listed below is my authorized agent to act on my behalf.

I certify that the above information is correct and complete to the best of my knowledge. I understand that I must comply with all applicable local, state, and federal regulations.

Owner Printed Name: Amigo Park, Inc. By: Francisco Cerda, President

Owner Signature: Francisco Cerda Date: 7/25/2019

Javier Hinojosa Engineering is the authorized agent

Authorized Agent Signature: Javier Hinojosa Date: 7/25/19

Authorized Agent Printed Name: Javier Hinojosa, P.E.

THIS PAGE FOR STAFF USE ONLY

Date Received: _____ Received By: _____ Date Paid: _____

P & Z Commission Approval on Preliminary Plat: _____

P & Z Commission Approval on Final Plat: _____

City Commission Approval on Final Plat: _____

Preconstruction Meeting Date: _____

Date Recorded: _____ Instrument No. _____

General Comments: _____



**City of Weslaco
Engineering Division**

255 S. Kansas ♦ Weslaco, TX 78570 ♦ (956)

TRIP GENERATION WORKSHEET

Complete parts A and B as an aid to determine if your project requires a Traffic Impact Analysis (TIA).

A. Subdivision Information

Subdivision Name: Westwood Gardens Subdivision
Location: Southeast corner of Mile 6 1/2 West (Milanos Road) and Mile 7 North (6th Street)
Applicant: Amigo Park, Inc. ☒ Owner ☐ Agent
Address: 2511 Nellie St., Weslaco, TX 78596 Phone Number: (956) 821-4668

B. Trip Generation Calculation

The texts needed to complete this table are available at the Planning Department. See back of sheet for more information.

ITE Code	Anticipated Land Use	Project Size			AM Peak Hour Trips	PM Peak Hour Trips	Weekday Trips
		Acres	GFA	# of Units			
210	Single Family Housing	29	N/A	107	79	106	117

Comments: Proposed single family residences to be completed in two phases

Prepared by: Javier Hinojosa, P.E. Date: 07/26/19

Address: 416 E. Dove Ave., McAllen, TX 78504 Phone Number: (956) 668-1588

(For Official Use Only, Do Not Write In This Box)

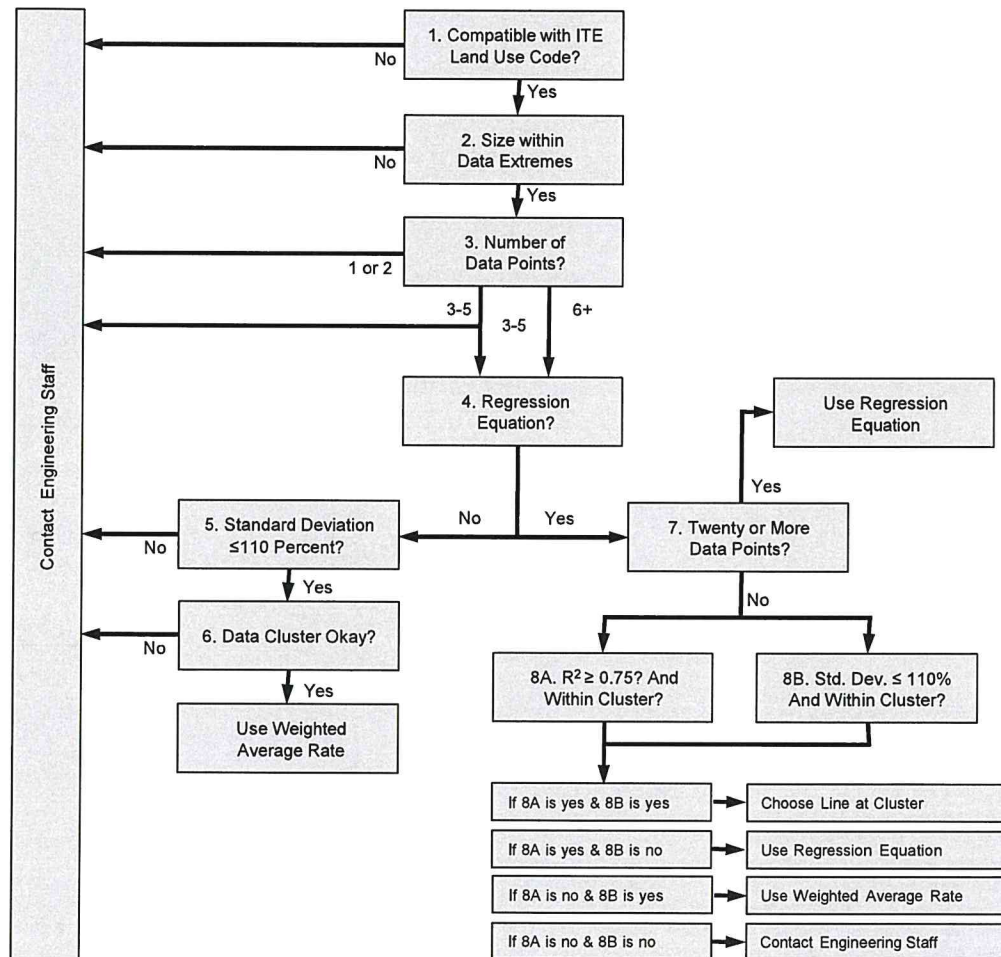
_____ A traffic impact analysis is required. The agent preparing the study must meet with City staff to discuss the scope and requirements of the study before beginning the study.

_____ A traffic impact analysis is not required. The traffic generated by the proposed development does not exceed the threshold requirements.

Comments:

Reviewed by: _____ Date: _____ STID#: _____

Recommended Procedure for Selecting Between Trip Generation Average Rates and Equations



From ITE Trip Generation Handbook

City of Weslaco
Engineering Division
255 S. Kansas Ave
Weslaco, TX 78596
(956)
(956) 973-3128 (fax)

(P17)

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

WARRANTY DEED

Date: November 19, 2018

Grantor: **ELIZABETH & GOPAL LIMITED PARTNERSHIP**, a Texas limited partnership, as successor by merger with **THE KRISHNAN REAL PROPERTY LIMITED PARTNERSHIP**

Grantor's Mailing Address: **2306 S. Victoria Rd., Donna, Hidalgo County, TX 78537-5683**

Grantee: **AMIGO PARK, INC.**, a Texas corporation

Grantee's Mailing Address: **2511 Nellie St., Weslaco, Hidalgo County, TX 78596-1832**

Consideration: For **TEN DOLLARS (\$10.00)** and other good and valuable consideration, the receipt and sufficiency of which are acknowledged by Grantor.

Property (including any improvements): **The West 29 acres of Farm Tract 655, WEST TRACT SUBDIVISION, Hidalgo County, Texas, as per map or plat thereof recorded In Volume 2, Page 34, Map Records, Hidalgo County, Texas, reference to which is here made for all purposes.**

Reservations from Conveyance: **For Grantor and Grantor's heirs, successor's and assigns forever, a reservation of all oil, gas and other minerals in, on, under or that may be produced from the property; provided further, if the mineral estate is subject to existing production or existing leases, this reservation includes the production, the leases and all benefits therefrom; such reserved interest being limited, however, by the agreement of Grantor as to any future leases and any future lessee of Grantor and Grantor's successors and assigns (specifically excluding any existing oil, gas and mineral leases), that no well or other edifice shall ever be placed, drilled, or otherwise installed upon the surface of the Property embraced by this reservation, without prejudice, however, to Grantor's retained interest, herein provided for, in the subsurface of the Property consistent with development of the Property, including (but not limited to) the right to drill wells directionally for oil, gas or other minerals below the surface of the Property regardless of where the directionally drilled wells, if any, shall be bottomed, the right to execute unitization agreements permitting the Property to be unitized with other lands upon which wells have been drilled for salt water or other materials and substances into the subsurface of the Property in such manner as not to harm the surface of the Property.**

Other Exceptions to Conveyance and Warranty:

1. Statutory easements, rules, regulations and rights in favor of Hidalgo and Cameron Counties Water Control and Improvement District No. 9.
2. Roadways as shown on the map of West Tract Subdivision recorded in Volume 2, Page 34, Map Records of Hidalgo County, Texas.
3. Easement for highway purposes in favor of Hidalgo County as shown by instrument dated August 12, 1966, recorded in Volume 1158, Page 676, Deed Records of Hidalgo County, Texas.
4. Lease for coal, lignite, oil, gas or other minerals, together with rights incident thereto, dated May 11, 1971, by and between W.S. Nelson aka Wilbur Scott Nelson and wife, Ruby Nelson, as Lessor, and Charles A. Brandt, as Lessee, recorded in Volume 333, Page 185, Oil and Gas Records of Hidalgo County, Texas.
5. Lease for coal, lignite, oil, gas or other minerals, together with rights incident thereto, dated November 18, 1985, by and between Dennis Sadilek, as Lessor, and Esenjay Petroleum Corporation, as Lessee, recorded in Volume 2229, Page 119, Official Records of Hidalgo County, Texas.
6. Lease for coal, lignite, oil, gas or other minerals, together with rights incident thereto, dated November 1, 1985, by and between Artemio Cano and wife, Guadalupe O. Cano, as Lessor, and Esenjay Petroleum Corporation, as Lessee, recorded in Volume 2221, Page 201, Official Records of Hidalgo County, Texas.
7. Mineral and/or royalty reservation contained in deed dated December 16, 1985, recorded in Volume 2229, Page 869, Official Records of Hidalgo County, Texas.
8. Any claim or allegation that the property was conveyed in violation of state statutes or any county or municipal ordinances requiring the platting of the land or affecting subdivisions, or any loss of the use of the land by reason thereof.
9. Rights of parties in possession.
10. Visible and apparent easements on or across the property herein described.
11. Any portion of the property described herein within the limits or boundaries of any public or private roadway and/or highway.
12. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the title that would be disclosed by and an accurate and complete survey of the property.
13. Taxes for 2019 and subsequent years, together with subsequent assessments for the current and prior years due to change of use, ownership or both, the payment of which Grantee assumes.

Grantor, for the Consideration and subject to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty, grants, gives and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold it to Grantee and Grantee's heirs, successors, and assigns forever. Grantor binds Grantor and Grantor's heirs and successors to warrant and forever defend all and singular the Property to Grantee and Grantee's heirs, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty.

GRANTEE IS TAKING THE PROPERTY IN AN ARM'S-LENGTH AGREEMENT BETWEEN THE PARTIES. THE CONSIDERATION WAS BARGAINED ON THE BASIS OF AN "AS IS, WHERE IS" TRANSACTION AND REFLECTS THE AGREEMENT OF THE PARTIES THAT THERE ARE NO REPRESENTATIONS OR EXPRESS OR IMPLIED WARRANTIES, EXCEPT FOR THOSE CONTAINED IN THE PURCHASE CONTRACT, THIS DEED, AND THE OTHER CLOSING DOCUMENTS. GRANTEE HAS NOT RELIED ON ANY INFORMATION OTHER THAN GRANTEE'S INSPECTION AND THE REPRESENTATIONS AND WARRANTIES EXPRESSLY CONTAINED IN THE PURCHASE CONTRACT, THIS DEED, AND THE OTHER CLOSING DOCUMENTS.

When the context requires, singular nouns and pronouns include the plural.

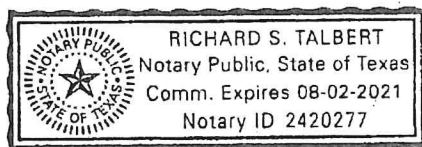
**ELIZABETH & GOPAL LIMITED
PARTNERSHIP, a Texas limited partnership**

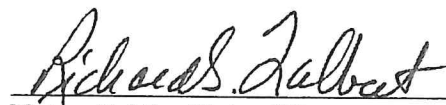
By: 
**SUBRAM GOPAL KRISHNAN,
General Partner**

(ACKNOWLEDGMENT)

State of Texas
County of Hidalgo

This instrument was acknowledged before me on the 20th day of November, 2018, by **SUBRAM GOPAL KRISHNAN, General Partner of ELIZABETH & GOPAL LIMITED PARTNERSHIP.**




Notary Public, State of Texas

PREPARED BY & AFTER RECORDING RETURN TO:

Law Office of Richard S. Talbert
612 S. Texas
Weslaco, TX 78596-6222
(956) 968-1578
(956) 968-0698 (Fax)
Email: rslaw@bizrgv.rr.com

File: 7285.18/158081vlt

COMMITMENT FOR TITLE INSURANCE T-7
ISSUED BY
FIRST AMERICAN TITLE GUARANTY COMPANY
SCHEDULE A

Effective Date: **November 13, 2018, 5:00 pm**

GF No. **158081**

Commitment No. _____, issued **November 19, 2018, 02:04 pm**

1. The policy or policies to be issued are:
 - a. OWNER'S POLICY OF TITLE INSURANCE (Form T-1)
(Not applicable for improved one-to-four family residential real estate)
Policy Amount: **\$380,000.00**
PROPOSED INSURED: **Amigo Park, Inc.**
 - b. TEXAS RESIDENTIAL OWNER'S POLICY OF TITLE INSURANCE
ONE-TO-FOUR FAMILY RESIDENCES (Form T-1R)
Policy Amount:
PROPOSED INSURED:
 - c. LOAN POLICY OF TITLE INSURANCE (Form T-2)
Policy Amount:
PROPOSED INSURED:
Proposed Borrower:
 - d. TEXAS SHORT FORM RESIDENTIAL LOAN POLICY OF TITLE INSURANCE (Form T-2R)
Policy Amount:
PROPOSED INSURED:
Proposed Borrower:
 - e. LOAN TITLE POLICY BINDER ON INTERIM CONSTRUCTION LOAN (Form T-13)
Binder Amount:
PROPOSED INSURED:
Proposed Borrower:
 - f. OTHER
Policy Amount:
PROPOSED INSURED:
2. The interest in the land covered by this Commitment is: **Fee Simple**
3. Record title to the land on the Effective Date appears to be vested in:
Elizabeth & Gobel Limited Partnership, formerly known as, The Krishnan Real Property Limited Partnership
4. Legal description of land:
The West 29 acres of Farm Tract 655, WEST TRACT SUBDIVISION, Hidalgo County, Texas, as per map or plat thereof recorded In Volume 2, Page 34, Map Records, Hidalgo County, Texas, reference to which is here made for all purposes.

NOTE: The company does not represent that the above acreage or square footage calculations are correct.

COMMITMENT FOR TITLE INSURANCE T-7

ISSUED BY

FIRST AMERICAN TITLE GUARANTY COMPANY

SCHEDULE B

EXCEPTIONS FROM COVERAGE

In addition to the Exclusions and Conditions and Stipulations, your Policy will not cover loss, costs, attorney's fees, and expenses resulting from:

1. The following restrictive covenants of record itemized below (We must either insert specific recording data or delete this exception):

(Deleted)

2. Any discrepancies, conflicts, or shortages in area or boundary lines, or any encroachments or protrusions, or any overlapping of improvements.
3. Homestead or community property or survivorship rights, if any of any spouse of any insured. (Applies to the Owner's Policy only.)
4. Any titles or rights asserted by anyone, including, but not limited to, persons, the public, corporations, governments or other entities,
 - a. to tidelands, or lands comprising the shores or beds of navigable or perennial rivers and streams, lakes, bays, gulfs or oceans, or
 - b. to lands beyond the line of the harbor or bulkhead lines as established or changed by any government, or
 - c. to filled-in lands, or artificial islands, or
 - d. to statutory water rights, including riparian rights, or
 - e. to the area extending from the line of mean low tide to the line of vegetation, or the rights of access to that area or easement along and across that area.

(Applies to the Owner's Policy only.)

5. Standby fees, taxes and assessments by any taxing authority for the year 2019, and subsequent years; and subsequent taxes and assessments by any taxing authority for prior years due to change in land usage or ownership, but not those taxes or assessments for prior years because of an exemption granted to a previous owner of the property under Section 11.13, Texas Tax Code, or because of improvements not assessed for a previous tax year. (If Texas Short Form Residential Loan Policy of Title Insurance (T-2R) is issued, that policy will substitute "which become due and payable subsequent to Date of Policy" in lieu of "for the year _____ and subsequent years.")
6. The terms and conditions of the documents creating your interest in the land.
7. Materials furnished or labor performed in connection with planned construction before signing and delivering the lien document described in Schedule A, if the land is part of the homestead of the owner. (Applies to the Loan Title Policy Binder on Interim Construction Loan only, and may be deleted if satisfactory evidence is furnished to us before a binder is issued.)
8. Liens and leases that affect the title to the land, but that are subordinate to the lien of the insured mortgage. (Applies to Loan Policy (T-2) only.)
9. The Exceptions from Coverage and Express Insurance in Schedule B of the Texas Short Form Residential Loan Policy of Title Insurance (T-2R). (Applies to Texas Short Form Residential Loan Policy of Title Insurance (T-2R) only.) Separate exceptions 1 through 8 of this Schedule B do not apply to the Texas Short Form Residential Loan Policy of Title Insurance (T-2R).

10. The following matters and all terms of the documents creating or offering evidence of the matters (We must insert matters or delete this exception.):
- a. **Statutory easements, rules, regulations and rights in favor of Hidalgo and Cameron Counties Water Control and Improvement District No. 9.**
 - b. **Roadways as shown on the map of West Tract Subdivision, recorded in Volume 2, Page 34, Map Records of Hidalgo County, Texas.**
 - c. **Easement for highway purposes in favor of Hidalgo County as shown by instrument dated August 12, 1966, recorded in Volume 1158, Page 676, Deed Records of Hidalgo County, Texas.**
 - d. **Lease for coal, lignite, oil, gas or other minerals, together with rights incident thereto, dated May 11, 1971, by and between W.S. Nelson aka Wilbur Scott Nelson and wife, Ruby Nelson, as Lessor, and Charles A. Brandt, as Lessee, recorded in Volume 333, Page 185, Oil and Gas Records of Hidalgo County, Texas. Reference to which instrument is here made for particulars. No further search of title has been made as to the interest(s) evidenced by this instrument, and the Company makes no representation as to ownership or holder of such interest(s).**
 - e. **Lease for coal, lignite, oil, gas or other minerals, together with rights incident thereto, dated November 18, 1985, by and between Dennis Sadilek, as Lessor, and Esenjay Petroleum Corporation, as Lessee, recorded in Volume 2229, Page 119, Official Records of Hidalgo County, Texas. Reference to which instrument is here made for particulars. No further search of title has been made as to the interest(s) evidenced by this instrument, and the Company makes no representation as to ownership or holder of such interest(s).**
 - f. **Lease for coal, lignite, oil, gas or other minerals, together with rights incident thereto, dated November 1, 1985, by and between Artemio Cano and wife, Guadalupe O. Cano, as Lessor, and Esenjay Petroleum Corporation, as Lessee, recorded in Volume 2221, Page 201, Official Records of Hidalgo County, Texas. Reference to which instrument is here made for particulars. No further search of title has been made as to the interest(s) evidenced by this instrument, and the Company makes no representation as to ownership or holder of such interest(s).**
 - g. **Mineral and/or royalty reservation contained in deed dated December 16, 1985, recorded in Volume 2229, Page 869, Official Records of Hidalgo County, Texas.**
- Title to the herein described mineral interest not checked subsequent to date of aforesaid instrument.**
- h. **Any claim or allegation that the land, described in Schedule "A", ~~was or is to be~~ conveyed in violation of state statutes or any county or municipal ordinances requiring the platting of the land or affecting subdivisions, or any loss of the use of the land by reason thereof.**
 - i. **Rights of parties in possession. (Owner's Policy Only)**
 - j. **Visible and apparent easements on or across the property herein described.**
 - k. **Any portion of the property described herein within the limits or boundaries of any public or private roadway and/or highway.**
 - l. **Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land. (NOTE: UPON RECEIPT OF A SURVEY ACCEPTABLE TO COMPANY, THIS EXCEPTION WILL BE DELETED. COMPANY RESERVES THE RIGHT TO ADD ADDITIONAL EXCEPTIONS PER ITS EXAMINATION OF SAID SURVEY.)**
 - m. **Any and all liens arising by reason of unpaid bills or claims for work performed or materials furnished in connection with improvements placed, or to be placed, upon the subject land. However, the Company does**

guarantee that no such liens have been filed with the County Clerk of Hidalgo County, Texas, prior to the date hereof.

Liability hereunder at the date hereof is limited to \$_____. Liability shall increase as contemplated improvements are made, so that any loss payable hereunder shall be limited to said sum plus the amount actually expended by the Insured in improvements at the time the loss occurs. Any expenditures made for improvements, subsequent to the date of this policy, will be deemed made as of the date of this policy. In no event shall the liability of the Company hereunder exceed the face amount of this policy. Nothing contained in this paragraph shall be construed as limiting any exception or any printed provision of this policy. (EXCEPTION MAY BE DELETED IF PROPOSED TRANSACTION DOES NOT INCLUDE COST OF CONTEMPLATED IMPROVEMENTS, CONSTRUCTION OR REPAIRS).

COMMITMENT FOR TITLE INSURANCE T-7

ISSUED BY

FIRST AMERICAN TITLE GUARANTY COMPANY

SCHEDULE C

Your Policy will not cover loss, costs, attorneys' fees, and expenses resulting from the following requirements that will appear as Exceptions in Schedule B of the Policy, unless you dispose of these matters to our satisfaction, before the date the Policy is issued:

1. Documents creating your title or interest must be approved by us and must be signed, notarized and filed for record.
2. Satisfactory evidence must be provided that:
 - a. no person occupying the land claims any interest in that land against the persons named in paragraph 3 of Schedule A,
 - b. all standby fees, taxes, assessments and charges against the property have been paid,
 - c. all improvements or repairs to the property are completed and accepted by the owner, and that all contractors, sub-contractors, laborers and suppliers have been fully paid, and that no mechanic's, laborer's or materialmen's liens have attached to the property,
 - d. there is legal right of access to and from the land,
 - e. (on a Loan Policy only) restrictions have not been and will not be violated that affect the validity and priority of the insured mortgage.
3. You must pay the seller or borrower the agreed amount for your property or interest.
4. Any defect, lien or other matter that may affect title to the land or interest insured, that arises or is filed after the effective date of this Commitment.
5. The enclosed Waiver of Inspection along with Affidavit of Debts and Liens should be executed and returned to this office.
6. Tax certificates should be furnished from State and County, City of Weslaco, Weslaco School District and Hidalgo and Cameron Counties Water Control and Improvement District No. 9.
7. By instrument dated December 31, 2007, filed March 31, 2008, under Document Number 2008-1873602 and Certificate of merger under Document Number 2857709, Official Records of Hidalgo County, Texas, Elizabeth & Gopal Limited Partnership acquired the property under examination:

If formed prior to January 2006 Closer should be furnished:

- 1. Limited Partnership Agreement**
- 2. Consent or ratification of limited partners**
- 3. Certificate of Limited Partnership**
- 4. Resolution**

If formed after January 2006 Closer should be furnished:

- 1. Certification of Formation**
- 2. Certificate of filing**
- 3. Limited Partnership Agreement**

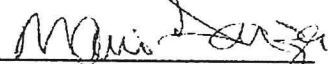
- 4. Entity Documentation for General Partner
- 5. Federal Tax ID if Entity is seller
- 6. Resolution

8. **NOTE TO CLOSER:** If any party to the transaction will execute documents by a power attorney, Company requires that the agent of each such power of attorney provide the company with a Certification of Durable Power of Attorney by Agent, pursuant to Texas Estates Code Sec. 751.203.

9. **Note as to Estimated Premium Amounts Disclosed on Schedule D:**

Schedule "D", item 3, discloses an estimated premium of title policy premiums and endorsements based upon information provided at the time the initial order is placed. If changes occur after the order is placed, it may affect the estimated amounts shown. Final determination of the amount of the premium will be made at closing in accordance with the Rules and Regulations adopted by the Commissioner of Insurance. If you have any questions, please call the Exam Department at 956-687-7763 or email customerservice@valleylandtitleco.com.

Countersigned
Valley Land Title Co.

By 
Authorized Signatory

COMMITMENT FOR TITLE INSURANCE T-7

SCHEDULE D

GF No. 158081

Effective Date: November 13, 2018, 5:00 pm

Pursuant to the requirements of Rule P-21, Basic Manual of Rules, Rates and Forms for the writing of Title Insurance in the State of Texas, the following disclosures are made:

1. **UNDERWRITER:** First American Title Guaranty Company, a Texas Corporation.

Shareholder owning or controlling, directly or indirectly, ten percent or more of the share of the Underwriter: First American Title Guaranty Company is a wholly owned subsidiary of First American Title Insurance Company, a Nebraska Corporation.

Directors: Dennis J. Gilmore, Christopher M. Leavell, Jeffrey S. Robinson, Mark E. Seaton

Officers: President: Christopher M. Leavell; Vice President, Secretary: Jeffrey S. Robinson; and Vice President, Treasurer: H. Matthew McCreadie

2. **AGENT: VALLEY LAND TITLE COMPANY, LTD. DBA VALLEY LAND TITLE CO.**

The following disclosures are made by the Title Insurance Agent issuing this commitment pursuant to Rule P-21.

- A. Shareholders, owners and/or partners controlling one percent (1%) or more of the entity:
Alonzo Cantu and Valley Land Management Company, L.L.C.

- B. Shareholders, owners and/or partners controlling ten percent (10%) or more of Valley Land Management Company, L.L.C.:
Alonzo Cantu

3. You are entitled to receive advance disclosure of settlement charges in connection with the proposed transaction to which this commitment relates. Upon your request, such disclosure will be made to you. Additionally, the name of any person, firm or corporation receiving a portion of the premium from the settlement of this transaction will be disclosed on the closing or settlement statement.

You are further advised that the estimated title premium* is:

Owner's Policy	\$2,426.00
Loan Policy	\$0.00
Endorsement Charges	\$0.00
Other	\$0.00
Total	\$2,426.00

Of this total amount: 15% will be paid to the policy issuing Title Insurance Company; 85% will be retained by the issuing Title Insurance Agent; and the remainder of the estimated premium will be paid to other parties as follows:

<u>Amount</u>	<u>To Whom</u>	<u>For Services</u>
40.00%	Law Office of Richard S. Talbert	Closing

" *The estimated premium is based upon information furnished to us as of the date of this Commitment for Title Insurance. Final determination of the amount of the premium will be made at closing in accordance with the Rules and Regulations adopted by the Commissioner of Insurance."

COMMITMENT FOR TITLE INSURANCE (Form T-7)

TEXAS TITLE INSURANCE INFORMATION

Title insurance insures you against loss resulting from certain risks to your title.

The commitment for Title Insurance is the title insurance company's promise to issue the title insurance policy. The commitment is a legal document. You should review it carefully to completely understand it before your closing date.

El seguro de título le asegura en relación a pérdidas resultantes de ciertos riesgos que pueden afectar el título de su propiedad.

El Compromiso para Seguro de Título es la promesa de la compañía aseguradora de títulos de emitir la póliza de seguro de título. El Compromiso es un documento legal. Usted debe leerlo cuidadosamente y entenderlo completamente antes de la fecha para finalizar su transacción.

Your Commitment of Title insurance is a legal contract between you and us. The Commitment is not an opinion or report of your title. It is a contract to issue you a policy subject to the Commitment's terms and requirements.

Before issuing a Commitment for Title Insurance (the Commitment) or a Title Insurance Policy (the Policy), the Title Insurance Company (the Company) determines whether the title is insurable. This determination has already been made. Part of that determination involves the Company's decision to insure the title except for certain risks that will not be covered by the Policy. Some of these risks are listed in Schedule B of the attached Commitment as Exceptions. Other risks are stated in the Policy as Exclusions. These risks will not be covered by the Policy. The Policy is not an abstract of title nor does a Company have an obligation to determine the ownership of any mineral interest.

- **MINERALS AND MINERAL RIGHTS** may not be covered by the Policy. The Company may be unwilling to insure title unless there is an exclusion or an exception as to Minerals and Mineral Rights in the Policy. Optional endorsements insuring certain risks involving minerals, and the use of improvements (excluding lawns, shrubbery and trees) and permanent buildings may be available for purchase. If the title insurer issues the title policy with an exclusion or exception to the minerals and mineral rights, neither this Policy, nor the optional endorsements, ensure that the purchaser has title to the mineral rights related to the surface estate.

Another part of the determination involves whether the promise to insure is conditioned upon certain requirements being met. Schedule C of the Commitment lists these requirements that must be satisfied or the Company will refuse to cover them. You may want to discuss any matters shown in Schedules B and C of the Commitment with an attorney. These matters will affect your title and your use of the land.

When your policy is issued, the coverage will be limited by the Policy's Exceptions, Exclusions and Conditions, defined below.

- **EXCEPTIONS** are title risks that a Policy generally covers but does not cover in a particular instance. Exceptions are shown on Schedule B or discussed in Schedule C of the Commitment. They can also be added if you do not comply with the Conditions section of the Commitment. When the Policy is issued, all Exceptions will be on Schedule B of the Policy.

- **EXCLUSIONS** are title risks that a Policy generally does not cover. Exclusions are contained in the Policy but not shown or discussed in the Commitment.

- **CONDITIONS** are additional provisions that qualify or limit your coverage. Conditions include your responsibilities and those of the Company. They are contained in the Policy but not shown or discussed in the Commitment. The Policy Conditions are not the same as the Commitment Conditions.

You can get a copy of the policy form approved by the Texas Department of Insurance by calling the Title Insurance Company at or by calling the title insurance agent that issued the Commitment. The Texas Department of Insurance may revise the policy form from time to time.

You can also get a brochure that explains the policy from the Texas Department of Insurance by calling 1-800-252-3439.

Before the Policy is issued, you may request changes in the policy. Some of the changes to consider are:

- Request amendment of the "area and boundary" exception (Schedule B, paragraph 2). To get this amendment, you must furnish a survey and comply with other requirements of the Company. On the Owner's Policy, you must pay an additional premium for the amendment. If the survey is acceptable to the Company and if the Company's other requirements are met, your Policy will insure you against loss because of discrepancies or conflicts in boundary lines, encroachments or protrusions, or overlapping of improvements. The Company may then decide not to insure against specific boundary or survey problems by making special exceptions in the Policy. Whether or not you request amendment of the "area and boundary" exception, you should determine whether you want to purchase and review a survey if a survey is not being provided to you.
- Allow the Company to add an exception to "rights of parties in possession." If you refuse this exception, the Company or the title insurance agent may inspect the property. The Company may except to and not insure you against the rights of specific persons, such as renters, adverse owners or easement holders who occupy the land. The Company may charge you for the inspection. If you want to make your own inspection, you must sign a Waiver of Inspection form and allow the Company to add this exception to your Policy.

The entire premium for a Policy must be paid when the Policy is issued. You will not owe any additional premiums unless you want to increase your coverage at a later date and the Company agrees to add an Increased Value Endorsement.

DELETION OF ARBITRATION PROVISION

(Not applicable to the Texas Residential Owner's Policy)

ARBITRATION is a common form of alternative dispute resolution. It can be a quicker and cheaper means to settle a dispute with your Title Insurance Company. However, if you agree to arbitrate, you give up your right to take the Title Insurance Company to court and your rights to discovery of evidence may be limited in the arbitration process. In addition, you cannot usually appeal an arbitrator's award.

Your policy contains an arbitration provision (shown below). It allows you or the Company to require arbitration if the amount of insurance is \$2,000,000 or less. If you want to retain your right to sue the Company in case of a dispute over a claim, you must request deletion of the arbitration provision before the policy is issued. You can do this by signing this form and returning it to the Company at or before the closing of your real estate transaction or by writing to the Company.

The arbitration provision in the Policy is as follows:

"Either the Company or the Insured may demand that the claim or controversy shall be submitted to arbitration pursuant to the Title Insurance Arbitration Rules of the American Land Title Association ("Rules"). Except as provided in the Rules, there shall be no joinder or consolidation with claims or controversies of other persons. Arbitrable matters may include, but are not limited to, any controversy or claim between the Company and the Insured arising out of or relating to this policy, any service in connection with its issuance or the breach of a policy provision, or to any other controversy or claim arising out of the transaction giving rise to this policy. All arbitrable matters when the Amount of Insurance is \$2,000,000 or less shall be arbitrated at the option of either the Company or the Insured, unless the Insured is an individual person (as distinguished from an Entity). All arbitrable matters when the Amount of Insurance is in excess of \$2,000,000 shall be arbitrated only when agreed to by both the Company and the Insured. Arbitration pursuant to this policy and under the Rules shall be binding upon the parties. Judgment upon the award rendered by the Arbitrator(s) may be entered in any court of competent jurisdiction."

SIGNATURE

DATE

FIRST AMERICAN TITLE GUARANTY COMPANY

Premium Amount	Rate Rules	Property Type	County Code	Liability at Reissue Rate			
1 \$2,426.00	2 1000	3 40	4 215	5	6	7	8



PRIVACY POLICY NOTICE

Purpose of Notice:

Valley Land Title Co. respects the privacy of our customers' personal information, so we want you to know the ways in which we may collect and use non-public personal information ("personal information"). Our practices and policies are set out in this notice.

Types of Information We May Collect:

In the course of our business, the types of personal information that we may collect about you include:

- Information we receive from you or your authorized representative on applications and forms, and in other communications to us;
- Information about your transactions with us, our affiliated companies, or others;
- Information from consumer or other reporting agencies.

Use and Disclosure of Information:

We use your information to provide the product or service you or your authorized agent have requested of us.

We may disclose information to our affiliated companies and unrelated companies as necessary to service your transaction, to protect against fraudulent or criminal activities, when required to do so by law, and as otherwise permitted by law.

We do not share any personal information we collect from you with unrelated companies for their own use.

Protection of Your Personal Information:

We restrict access to personal information about you to those employees who need to know that information in order to provide products and services to you or for other legitimate business purposes. We maintain physical, electronic and procedural safeguards to protect your personal information from unauthorized access or intrusion.

Changes:

This notice may be revised in accordance with applicable privacy laws.

VALLEY LAND TITLE CO.

It is important to *Valley Land Title Co.* that you are completely satisfied with our services.

Please complete the following survey; your participation is greatly appreciated. If you have any positive or negative comments that you would like to share with us, please provide them below. You can then place the completed form in the envelope provided. Also, if you prefer, feel free to fax or email the completed form to Paul R. Rodriguez, CEO at 956-217-3122 or email comments to rodriguezp@valleylandtitleco.com. Thank you for taking the time to assist us in providing quality service.

DATE: _____ NAME: _____

SURVEY RATING SCALE

Exceptional: 5

Very Good: 4

Good: 3

Fair: 2

Poor: 1

1. How would you rate the accuracy of your closing? _____
2. How would you rate the quality of service received from staff? _____
3. How would you rate the level of service you received from the closer? _____
4. How would you rate our overall service for friendliness? _____
5. How would you rate our overall service for hospitality? _____
6. How would you rate your overall experience? _____

Comments: (Please suggest any additional service that would have been helpful with your transaction or that would be helpful to you in the future)

Proposed
Westwood Gardens Subdivision
Weslaco, Texas

DRAINAGE REPORT

Prepared For:

City of Weslaco
255 S. Kansas Ave.
Weslaco, Texas 78596

Prepared By:

JAVIER HINOJOSA ENGINEERING
CONSULTING ENGINEERS

TBPE FIRM NO. F-1295
416 E. Dove Avenue
McAllen, Texas 78504
(956) 668-1588
Fax: (956) 994-8102
e-mail: javhin@rgv.rr.com

June 14, 2019

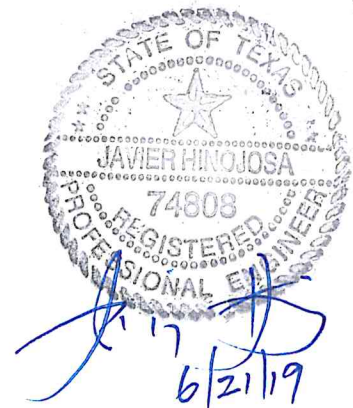


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**Drainage Statement
Westwood Gardens Subdivision
Weslaco, Texas**

Introduction

Westwood Gardens Subdivision is a 29.00 acre tract of land, being a part or portion of Farm Tract No. 655, West Tract Subdivision out of the Llano Grande Grant of Lands as recorded in Volume 2, Page 34, Hidalgo County Map Records. This subdivision is located at the southeast corner of Mile 7 North (6th Street) and Mile 6 ½ West (Hopper Road) and is within the city limits of Weslaco, Texas.

Flood Plain

The subject tract of land is located within Zone "X" (no shading) on a Flood Insurance Rate Map, Community Panel No. 480334 0450 C, Revised June 6, 2000. Zone "X" is defined as "areas determined to be outside the 500-year flood plain". The minimum finish floor elevation shall be 18" above the top of curb as measured at the center of the lot.

Soil Conditions

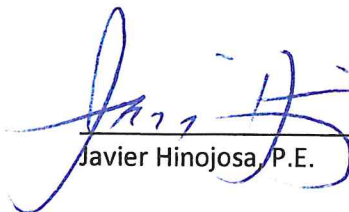
According to the soil survey report prepared for Hidalgo County by the USDA Soil Conservation Service; the soils in this subdivision are found to be Hidalgo County Sandy Loam (28), Racombes Sandy Clay Loam (48) and Raymondville Clay Loam (52). Soils group 28 and 48 are in hydrologic group "B" and are moderately pervious with a relatively low plasticity index and make up approximately 92% of this property. The remaining 8%, soils group 52 is in hydrologic group "D" and is not very pervious and has a relatively high plasticity index.

Pre-developed Conditions

The current land use for this property has been used for agricultural purposes and has an existing runoff generally in an southwesterly direction. Based on an existing 10-year storm, a total storm runoff of 13.06 cubic feet per second is being generated by this site.

Proposed Conditions

The Westwood Gardens Subdivision is a 107 single-family lot subdivision with an additional area being designated as a site for a detention pond adjacent to a Hidalgo County Irrigation District No. 9 ditch. This development shall be constructed in two phases, but all necessary drainage construction, along with the excavation of the detention pond and ditch widening shall be constructed at part of Phase One. Drainage shall be accomplished within this development with the placement of curb inlets to intercept drainage runoff generated by this subdivision. Pipe sizes shall range from 24" to 42" into the detention area and a 18" drainage pipe shall discharge from the detention pond into the aforementioned H.C.I.D. #9 ditch. The proposed development will increase runoff to a maximum of 82.52 cubic feet per second for an increase Q of 69.46 cubic feet per second based on a 50-year storm. Required detention for this subdivision is 180,836 cubic feet (4.151 Ac.Ft.). The detention pond has a capacity of 195,597 cubic feet (4.49 Ac.Ft.) at a depth of 7.4 feet and ditch widening shall net an additional 135,600 (3.113 Ac.Ft.) cubic feet of detention for a total of 331,197 cubic feet (7.60 Ac.Ft.) provided by this subdivision.


Javier Hinojosa, P.E.



DRAINAGE ANALYSIS

PROJECT NAME: **Westwood Gardens Subdivision**
 DATE: July 18, 2019

I. Existing Condition-10 year

Ex. Area:	1,263,240.00 sf	Int. Coeff. "k	0.213 Table 3-2
	29.00 ac	K _u	3.28
Imp. Area:	27,180 sf	Length	1630
% Imp. :	0.02	Velocity	0.270582 ft/sec
Slope :	0.15 %		
t _c :	100.40 min		
Rainfall Intensity (10yr)			2.252 in/hr
c factor			0.200
Q peak existing condition:			13.06 cfs

II. Future Condition-50 year

Future area:	1,263,240.00 sf		
	29.00 ac		
Estimated Imp. Area:	145,250 sf		
% Imp. :	0.11		
Slope :	0.50%		
t _c :	36.83 min		
Rainfall Intensity (50yr)			5.624 in/hr
c factor			0.506
Q future cond. = Aci = i *	=	82.52 *	0.51
		14.674 i	

time min.	time hour	i in/hr	Q _{in} cfs	V _{in} cf	Q _{out} cfs	V _{out} cf	REQ'D V cf
30	0.50	6.343	93.08	167,539	13.06	23,510	144,029
40	0.67	5.350	78.51	188,414	13.06	31,346	157,068
50	0.83	4.658	68.35	205,054	13.06	39,183	165,872
60	1.00	4.144	60.81	218,913	13.06	47,019	171,893
70	1.17	3.745	54.95	230,807	13.06	54,856	175,952
80	1.33	3.426	50.27	241,311	13.06	62,692	178,619
90	1.50	3.164	46.43	250,714	13.06	70,529	180,185
100	1.67	2.944	43.20	259,202	13.06	78,365	180,836
110	1.83	2.757	40.46	267,011	13.06	86,202	180,809
120	2.00	2.596	38.09	274,275	13.06	94,038	180,236

Storage Required: 180,836 cf
 Storage Required: 4.151 Ac.-Ft.
 w/ release rate of: 13.06 cfs

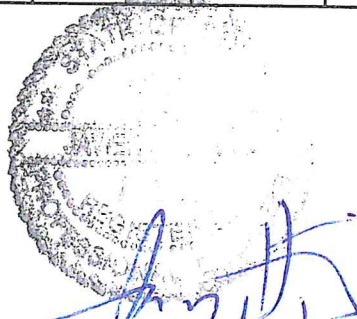


TABLE I

TIME OF CONCENTRATION DETERMINATION
Westwood Gardens Subdivision

COMPUTATION POINT	DESCRIPTION OF RUNOFF MEDIUM	OVERLAND FLOW				CHANNEL, PIPE, STREET, ETC. FLOW					
		C	LENGTH (FT.)	GRADE (%)	TIME (MIN)	WIDTH DIA. (FT)	GRADE (%)	LENGTH (FT)	VELOCITY (FPS)	TIME (MIN)	TOTAL TIME (MIN)
Existing	Overland	0.213	1630		100.40						100.40
D.A.#1	Overland & Gutter	0.506									
D.A.#1-D.A.#2	Pipe Flow	0.506	175		7.29			580	0.4	24.17	31.46
								40	3.0	0.22	31.68
D.A.#2	Overland & Gutter	0.506									
D.A.#2-D.A.#6	Pipe Flow	0.506	135		5.63			510	0.4	21.25	26.88
								270	3.0	1.50	33.18
D.A.#3	Overland & Gutter	0.506									
D.A.#3-MH#1	Pipe Flow	0.506	135		5.63			250	0.4	10.42	16.04
								38	3.0	0.21	16.25
D.A.#4	Overland & Gutter	0.506									
D.A.#4-MH#1	Pipe Flow	0.506	135		5.63			200	0.4	8.33	13.96
								50	3.0	0.28	14.24
D.A.#5	Overland & Gutter	0.506									
D.A.#5-MH#1	Pipe Flow	0.506	135		5.63			200	0.4	8.33	13.96
MH#1-D.A.#7	Pipe Flow	0.506						15	3.0	0.08	14.04
								15	3.0	0.08	14.13
D.A.#6	Overland & Gutter	0.506									
D.A.#6-D.A.#7	Pipe Flow	0.506	135		5.63			420	0.4	17.50	23.13
								32	3.0	0.18	33.36
D.A.#8	Overland & Gutter	0.506									
D.A.#8-D.A.#9	Pipe Flow	0.506	135		5.63			500	0.4	20.83	26.46
								38	3.0	0.21	26.67
D.A.#9	Overland & Gutter	0.506									
D.A.#9-D.A.#7	Pipe Flow	0.506	40		1.7			480	0.4	20.00	21.67
								270	3.0	1.50	28.17

FORMULA FOR TIME OF CONCENTRATION
 USING THE RATIONAL METHOD, AS PER
 "TXDOT BRIDGE HYDRAULIC MANUAL"

$$T_c = \frac{L}{V \times 60}$$

TABLE I

TIME OF CONCENTRATION DETERMINATION
Westwood Gardens Subdivision

COMPUTATION POINT	DESCRIPTION OF RUNOFF MEDIUM	OVERLAND FLOW				CHANNEL, PIPE, STREET, ETC. FLOW					
		C	LENGTH (FT.)	GRADE (%)	TIME (MIN)	WIDTH/DIA. (FT)	GRADE (%)	LENGTH (FT)	VELOCITY (FPS)	TIME (MIN)	TOTAL TIME (MIN)
D.A.#7	Overland & Gutter	0.506	135		5.63			420	0.4	17.50	23.13
D.A.#7-MH#2	Pipe Flow	0.506						555	3.0	3.08	36.44
D.A.#10	Overland & Gutter	0.506	135		5.63			145	0.4	6.04	11.67
D.A.#10-MH#2	Pipe Flow	0.506						50	3.0	0.28	11.94
D.A.#11	Overland & Gutter	0.506	135		5.63			250	0.4	10.42	16.04
D.A.#11-MH#2	Pipe Flow	0.506						15	3.0	0.08	16.13
MH#2-D.A.#12	Pipe Flow	0.506						40	3.0	0.22	36.66
D.A.#12	Overland & Gutter	0.506	175		7.29			350	0.4	14.58	21.88
D.A.#12-DD#1	Pipe Flow	0.506						30	3.0	0.17	36.83
D.A.#13	Overland & Gutter	0.506	135		5.63			465	0.4	19.38	25.00
D.A.#13-MH#4	Pipe Flow	0.506						65	3.0	0.36	25.36
D.A.#14	Overland & Gutter	0.506	135		5.63			415	0.4	17.29	22.92
D.A.#14-MH#4	Pipe Flow	0.506						15	3.0	0.08	23.00
MH#4-DD#2	Pipe Flow	0.506						220	3.0	1.22	26.58
D.A.#15 (POND)	Overland & Gutter	0.506	15		0.63			150	0.4	6.25	6.88
POND-DITCH	Pipe Flow	0.506						65	3.0	0.36	7.24

TABLE IA

FLOWRATE DETERMINATION
Westwood Gardens Subdivision

COMPUTATION POINT	TOTAL DRAINAGE AREA CONTRIBUTING TO POINT (acres)	C	TIME (SEE TABLE 1) (minutes)	RETURN FREQUENCY (years)	INTENSITY (in./hr.)	FLOWRATE (c.f.s.)	PIPE SIZE (inches)	MIN. SLOPE (FT./FT.)
Existing	29.000	0.213	100.40	10	2.252	13.91		
D.A.#1								
D.A.#1-D.A.#2	3.996	0.506	31.46	50	6.171	12.48		
	3.996	0.506	31.68	50	6.146	12.43	24	0.302%
D.A.#2								
D.A.#2-D.A.#6	3.017	0.506	26.88	50	6.750	10.30		
	7.013	0.506	33.18	50	5.983	21.23	30	0.268%
D.A.#3								
D.A.#3-MH#1	1.776	0.506	16.04	50	8.820	7.93		
	1.776	0.506	16.25	50	8.765	7.88	24	0.121%
D.A.#4								
D.A.#4-MH#1	0.888	0.506	21.04	50	7.703	7.16		
	0.888	0.506	21.28	50	7.659	8.39	24	0.138%
D.A.#5								
D.A.#5-MH#1	0.880	0.506	13.96	50	9.407	4.19		
MH#1-D.A.#7	0.880	0.506	14.04	50	9.382	4.18	24	0.034%
	3.544	0.506	14.13	50	9.357	16.78	30	0.167%
D.A.#6								
D.A.#6-D.A.#7	1.890	0.506	23.13	50	7.328	7.01		
	8.903	0.506	33.36	50	5.964	26.87	36	0.163%
D.A.#8								
D.A.#8-D.A.#9	2.109	0.506	26.46	50	6.809	7.27		
	2.109	0.506	26.67	50	6.779	7.23	24	0.102%
D.A.#9								
D.A.#9-D.A.#7	1.612	0.506	21.87	50	7.586	6.19		
	3.721	0.506	28.17	50	6.574	12.38	24	0.300%

FORMULA FOR INTENSITY
USING THE RATIONAL METHOD, AS PER
"TXDOT BRIDGE HYDRAULIC MANUAL"

$$I = \frac{b}{(Tc + d)^e}$$

TABLE IA FLOWRATE DETERMINATION Westwood Gardens Subdivision									
COMPUTATION POINT	TOTAL DRAINAGE AREA CONTRIBUTING TO POINT (acres)	C	TIME (SEE TABLE 1) (minutes)	RETURN FREQUENCY (years)	INTENSITY (in./hr.)	FLOWRATE (c.f.s.)	PIPE SIZE (inches)	MIN. SLOPE (FT./FT.)	
D.A.#7	1.890	0.506	23.13	50	7.33	7.01			
D.A.#7-MH#2	18.058	0.506	36.44	50	5.66	51.71	42	0.264%	
D.A.#10	0.685	0.506	11.67	50	10.17	3.53			
D.A.#10-MH#2	0.685	0.506	11.94	50	10.07	3.49	24	0.024%	
D.A.#11	0.702	0.506	16.04	50	8.82	3.13			
D.A.#11-MH#2	0.702	0.506	16.13	50	8.80	3.13	24	0.019%	
MH#2-D.A.#12	19.445	0.506	36.66	50	5.64	55.48	42	0.304%	
D.A.#12	1.983	0.506	21.88	50	7.55	7.57			
D.A.#12-DD#1	21.428	0.506	36.83	50	5.62	60.97	42	0.367%	
D.A.#13	1.726	0.506	25.00	50	7.03	6.14			
D.A.#13-MH#4	1.726	0.506	25.36	50	6.97	6.09	24	0.073%	
D.A.#14	1.400	0.506	22.92	50	7.36	5.22			
D.A.#14-MH#4	1.400	0.506	23.00	50	7.35	5.21	24	0.053%	
MH#4-DD#2	3.126	0.506	26.58	50	6.79	10.74	24	0.226%	
D.A.#15 (POND)	0.806	0.506	6.88	50	12.37	5.04			
POND-DITCH	25.360	0.506	36.83	50	5.62	72.16	18		

TABLE 3-2: Intercept Coefficients

Land Cover/ Flow Regime	"k"
Forest with heavy ground litter; hay meadow (overland flow)	0.076
Trash fallow or minimum tillage cultivation; contour or strip cropped; woodland (overland flow)	0.152
Short grass pasture (overland flow)	0.213
Cultivated straight row (overland flow)	0.274
Nearly bare and untilled (overland flow); alluvial fans in western mountain regions	0.305
Grassed waterway (shallow concentrated flow)	0.457
Unpaved (shallow concentrated flow)	0.491
Paved area (shallow concentrated flow); small upland gullies	0.619

Weighted "c" value (POST DEVELOPMENT CONDITIONS)				
Type of Drainage Area	"c" value	Square Footage	Acreage	partial "c"
Residential				
Single Family (Lots less than 1/4 acre)	0.35	752100	17.266	6.043
Single Family (Lots 1/4 to 1/2 acre)	0.3	0.00	0.000	0.000
Single Family (Lots greater than 1/2 acre)	0.25	0	0.000	0.000
Multi-Family (Less than 20 DU / AC)	0.45	0	0.000	0.000
Multi-Family (Greater than 20 DU / AC)	0.55	0	0.000	0.000
Business Districts:	0.7	0	0.000	0.000
Industrial				
Light areas	0.5	0	0.000	0.000
Heavy areas	0.6	0	0.000	0.000
Railroad yard areas	0.2	0	0.000	0.000
Parks, cemeteries	0.1	0	0.000	0.000
Unimproved Areas				
Bare Surface	0.3	0	0.000	0.000
Grassland	0.25	0	0.000	0.000
Cultivated	0.2	0	0.000	0.000
Woodlands	0.15	0	0.000	0.000
Streets				
Asphalt	0.7	136640	3.137	2.196
Concrete	0.75	0	0.000	0.000
Drives, walks, buildings	0.75	374500	8.597	6.448
Total:		1,263,240	29.000	14.687
Weighted "c":			0.506	

$$C_w = (C_1 A_1 + C_2 A_2 + C_3 A_3 + \dots + C_n A_n) / A_{total}$$

C_w = Weighted Runoff Coefficient (Composite Coefficient)

C_n = Runoff Coefficient n-th term

A_n = Area of n-th term

A_{total} = Total Area (acres)

A_{total} = Total Area (acres)

HIDALGO COUNTY RAINFALL INTENSITY TABLES

based on Weather Bureau (NWS) Technical Paper No. 40 "Rainfall Frequency Atlas of the United States"

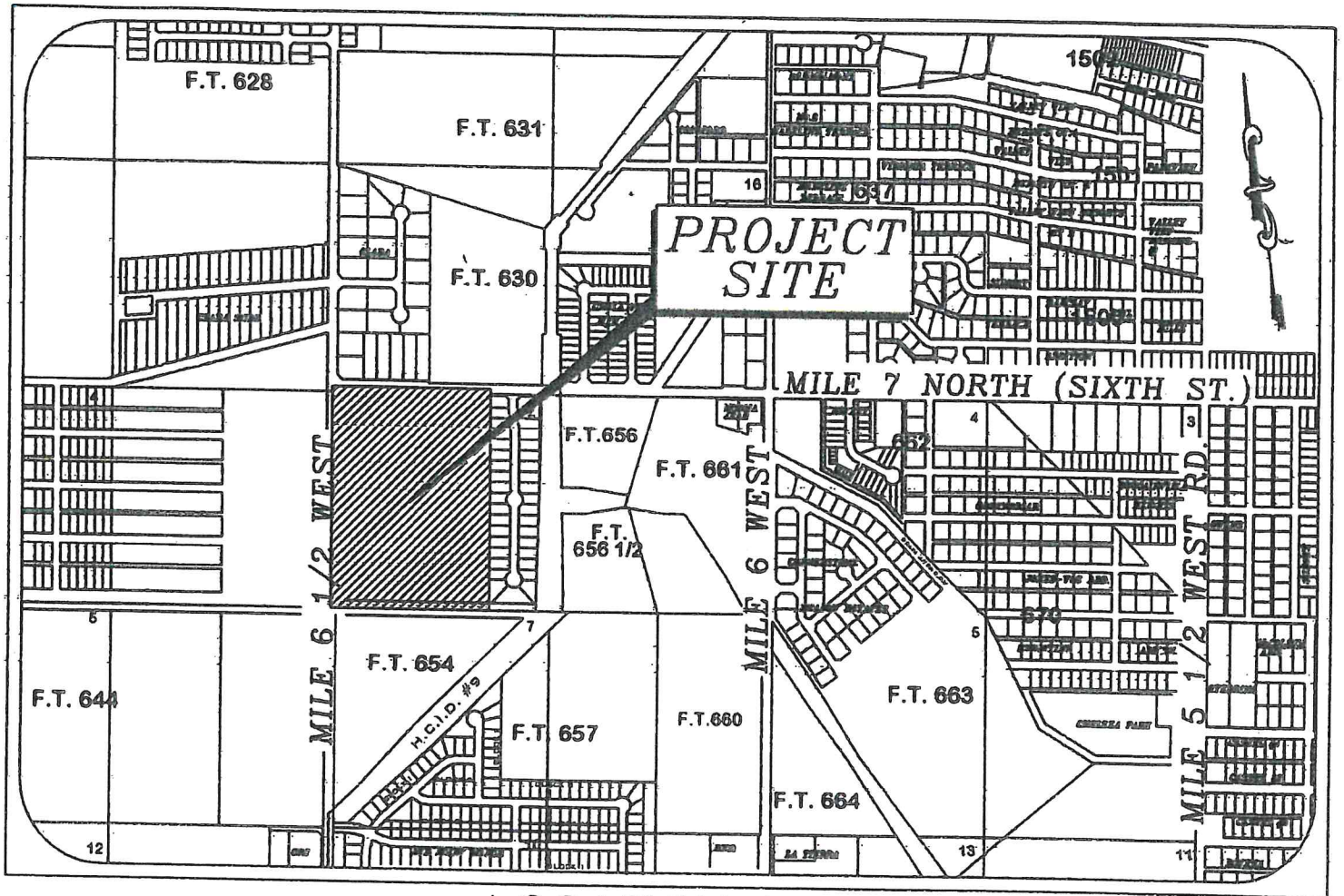
$$\text{formula } I = b/(t_c + d)^e$$

TIME	2 yr.	5 yr.	10 yr.	25 yr.	50 yr.	100 yr.
1	10.404	12.626	14.283	16.353	17.386	17.952
2	9.653	11.721	13.281	15.215	16.210	16.793
3	9.012	10.950	12.426	14.244	15.204	15.797
4	8.458	10.286	11.687	13.405	14.333	14.929
5	7.974	9.706	11.042	12.671	13.570	14.165
6	7.546	9.194	10.472	12.023	12.895	13.487
7	7.167	8.740	9.966	11.447	12.294	12.881
8	6.827	8.334	9.512	10.930	11.755	12.336
9	6.520	7.968	9.103	10.464	11.268	11.841
10	6.243	7.636	8.732	10.042	10.825	11.391
11	5.990	7.334	8.394	9.656	10.421	10.979
12	5.758	7.058	8.084	9.303	10.051	10.601
13	5.546	6.804	7.799	8.978	9.710	10.252
14	5.350	6.569	7.536	8.678	9.395	9.928
15	5.169	6.353	7.293	8.400	9.102	9.628
16	5.000	6.151	7.067	8.142	8.831	9.348
17	4.843	5.964	6.856	7.902	8.577	9.087
18	4.697	5.789	6.659	7.677	8.340	8.842
19	4.560	5.625	6.475	7.466	8.117	8.612
20	4.432	5.472	6.302	7.268	7.908	8.396
21	4.311	5.327	6.139	7.082	7.711	8.192
22	4.198	5.191	5.985	6.906	7.525	8.000
23	4.090	5.062	5.840	6.740	7.349	7.817
24	3.989	4.941	5.703	6.583	7.183	7.644
25	3.893	4.825	5.572	6.434	7.025	7.480
26	3.802	4.716	5.449	6.293	6.875	7.324
27	3.715	4.612	5.331	6.158	6.732	7.176
28	3.633	4.513	5.220	6.030	6.596	7.034
29	3.554	4.419	5.113	5.908	6.467	6.899
30	3.480	4.329	5.011	5.792	6.343	6.769
31	3.408	4.244	4.914	5.680	6.224	6.646
32	3.340	4.161	4.821	5.574	6.111	6.527
33	3.275	4.083	4.732	5.472	6.002	6.413
34	3.212	4.008	4.646	5.374	5.897	6.304
35	3.152	3.935	4.564	5.280	5.797	6.199

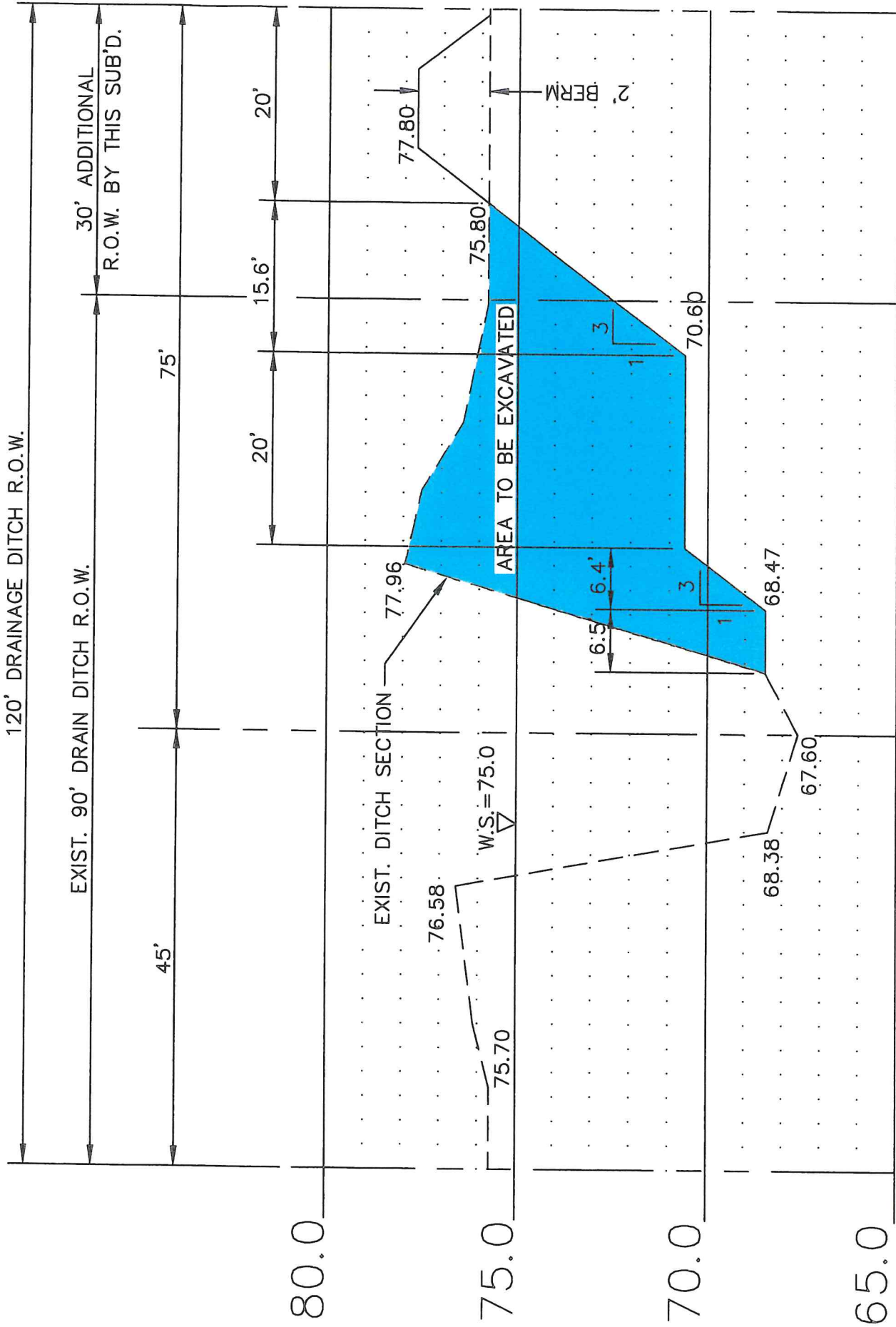
TIME	2 yr.	5 yr.	10 yr.	25 yr.	50 yr.	100 yr.
36	3.095	3.866	4.486	5.189	5.701	6.098
37	3.040	3.799	4.410	5.103	5.608	6.001
38	2.986	3.735	4.337	5.019	5.519	5.908
39	2.935	3.673	4.267	4.939	5.433	5.817
40	2.886	3.614	4.199	4.861	5.350	5.730
41	2.838	3.557	4.134	4.786	5.270	5.646
42	2.793	3.501	4.071	4.714	5.193	5.565
43	2.748	3.448	4.010	4.644	5.118	5.487
44	2.706	3.396	3.951	4.577	5.046	5.411
45	2.665	3.346	3.895	4.511	4.976	5.337
46	2.625	3.298	3.840	4.448	4.908	5.266
47	2.586	3.251	3.786	4.387	4.843	5.197
48	2.549	3.206	3.735	4.328	4.779	5.130
49	2.513	3.162	3.685	4.270	4.717	5.065
50	2.477	3.120	3.636	4.215	4.658	5.002
51	2.443	3.078	3.589	4.161	4.600	4.941
52	2.410	3.038	3.543	4.108	4.543	4.881
53	2.378	2.999	3.499	4.057	4.488	4.824
54	2.347	2.962	3.456	4.007	4.435	4.767
55	2.317	2.925	3.414	3.959	4.383	4.713
56	2.288	2.889	3.373	3.912	4.333	4.659
57	2.259	2.854	3.333	3.867	4.284	4.608
58	2.231	2.821	3.295	3.822	4.236	4.557
59	2.204	2.788	3.257	3.779	4.189	4.508
60	2.178	2.756	3.220	3.737	4.144	4.460
65	2.056	2.607	3.050	3.541	3.933	4.237
70	1.948	2.475	2.899	3.368	3.745	4.038
75	1.852	2.358	2.765	3.212	3.577	3.860
80	1.765	2.252	2.643	3.073	3.426	3.699
85	1.688	2.156	2.533	2.946	3.289	3.554
90	1.617	2.069	2.434	2.831	3.164	3.421
95	1.552	1.990	2.342	2.726	3.050	3.299
100	1.493	1.917	2.258	2.629	2.944	3.187
105	1.439	1.850	2.181	2.540	2.847	3.083
110	1.389	1.788	2.109	2.457	2.757	2.988

where:	2yr	5yr	10yr
e=	0.831	0.795	0.778
b=	74	80	87
d=	9.6	9.2	9.2

	25yr	50yr	100yr
	0.771	0.749	0.740
	98	99	103
	9.2	9.2	9.6



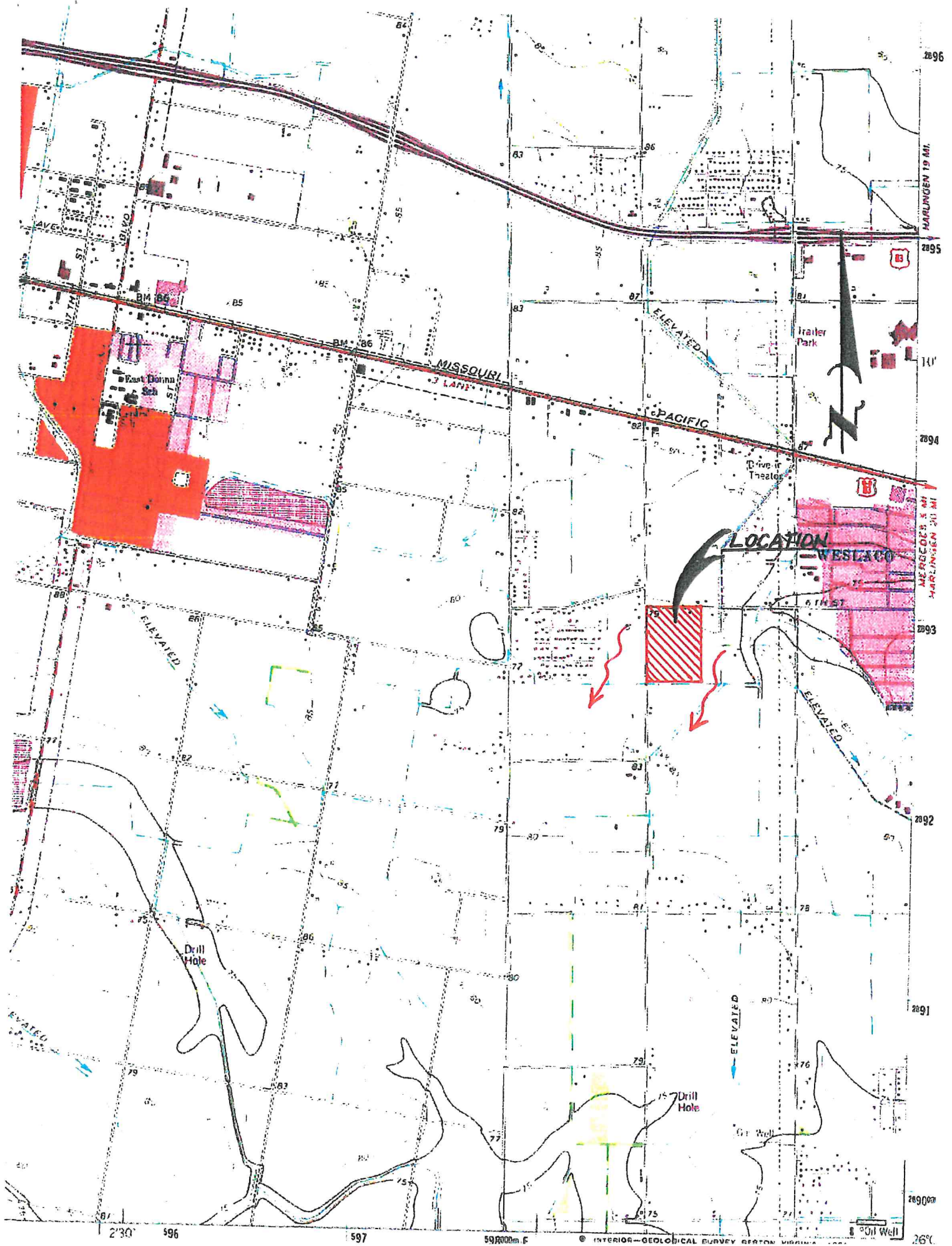
LOCATION MAP
N.T.S.



DRAIN DITCH SECTION "AA"

TOTAL AREA TO BE EXCAVATED: 230.6 S.F. x 800 L.F. = 184,480 C.F.

ADDITIONAL DETENTION BY EXCAVATION: 169.5 S.F. x 800 L.F. = 135,600 C.F.





APPROXIMATE SCALE

2000 0 2000 FEET

NATIONAL FLOOD INSURANCE PROGRAM

FIRM FLOOD INSURANCE RATE MAP

HIDALGO COUNTY,
TEXAS
(UNINCORPORATED AREAS)

(SEE MAP INDEX FOR PANELS NOT PRINTED)

COMMUNITY-PANEL NUMBER

480334 0450 C

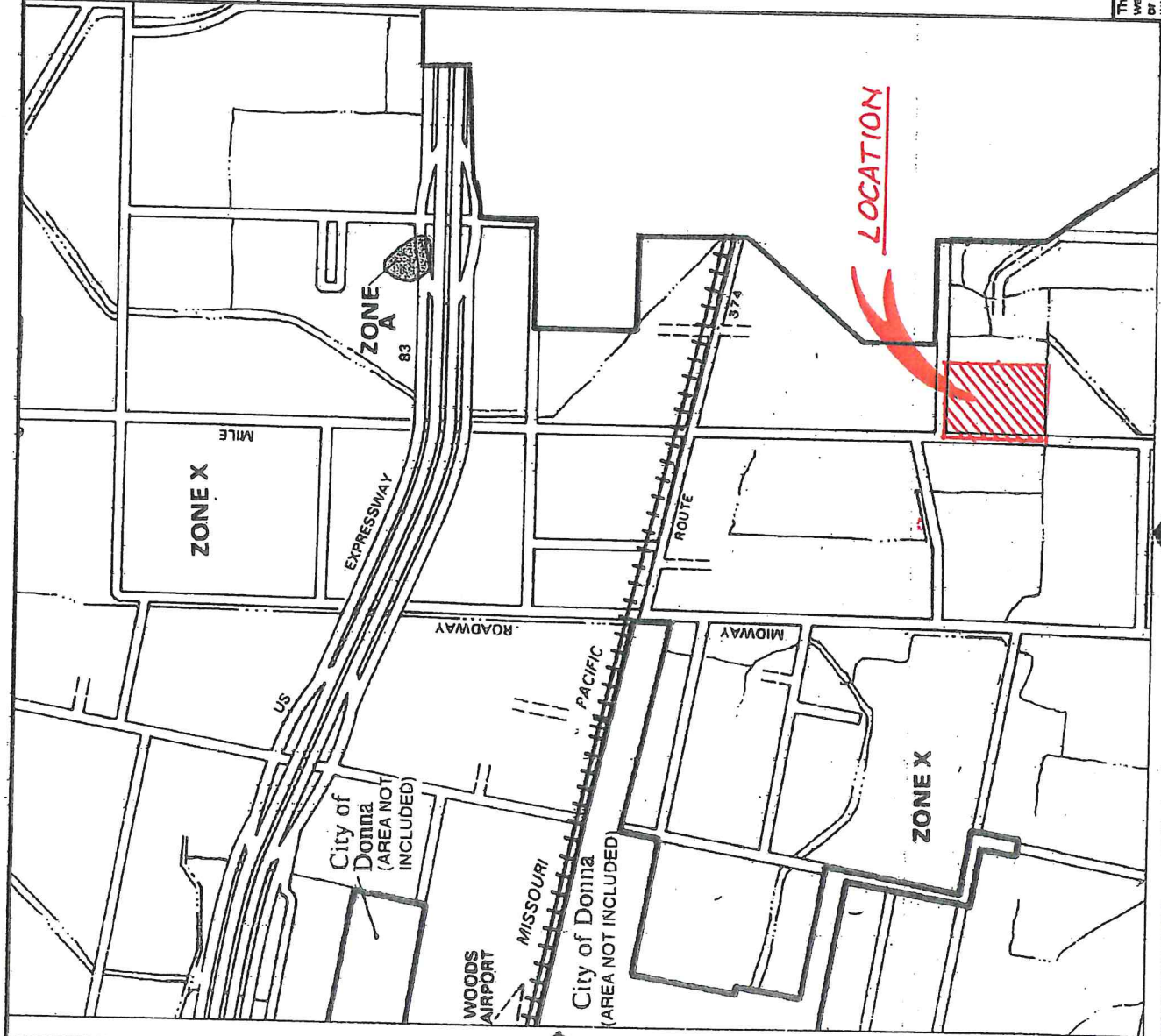
MAP REVISED:

JUNE 6, 2000

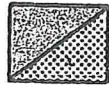


Federal Emergency Management Agency

This is an official copy of a portion of the above referenced flood map. It was extracted using F-MIT On-Line. This map does not reflect changes or amendments which may have been made subsequent to the date on the title block. For the latest product information about National Flood Insurance Program flood maps check the FEMA Flood Map Store at www.msc.fema.gov



LEGEND



SPECIAL FLOOD HAZARD AREAS INUNDATED BY 100-YEAR FLOOD

- ZONE A** No base flood elevations determined.
- ZONE AE** Base flood elevations determined.
- ZONE AH** Flood depths of 1 to 3 feet (usually areas of ponding); base flood elevations determined.
- ZONE AO** Flood depths of 1 to 3 feet (usually sheet flow on sloping terrain); average depths determined. For areas of alluvial fan flooding; velocities also determined.
- ZONE A99** To be protected from 100-year flood by Federal flood protection system under construction; no base flood elevations determined.
- ZONE V** Coastal flood with velocity hazard (wave action); no base flood elevations determined.
- ZONE VE** Coastal flood with velocity hazard (wave action); base flood elevations determined.



FLOODWAY AREAS IN ZONE AE



OTHER FLOOD AREAS

- ZONE X** Areas of 500-year flood; areas of 100-year flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 100-year flood.



OTHER AREAS

- ZONE X** Areas determined to be outside 500-year floodplain.
- ZONE D** Areas in which flood hazards are undetermined.

UNDEVELOPED COASTAL BARRIERS†



Identified
1983



Identified
1990



Otherwise
Protected Areas

†Coastal barrier areas are normally located within or adjacent to special flood hazard areas.

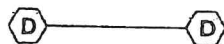
- Floodplain Boundary
- - - Floodway Boundary
- - - Zone D Boundary



Boundary Dividing Special Flood Hazard Zones, and Boundary Dividing Areas of Different Coastal Base Flood Elevations Within Special Flood Hazard Zones.



Base Flood Elevation Line; Elevation in Feet*



Cross Section Line

(EL 987)

Base Flood Elevation in Feet Where Uniform Within Zone*

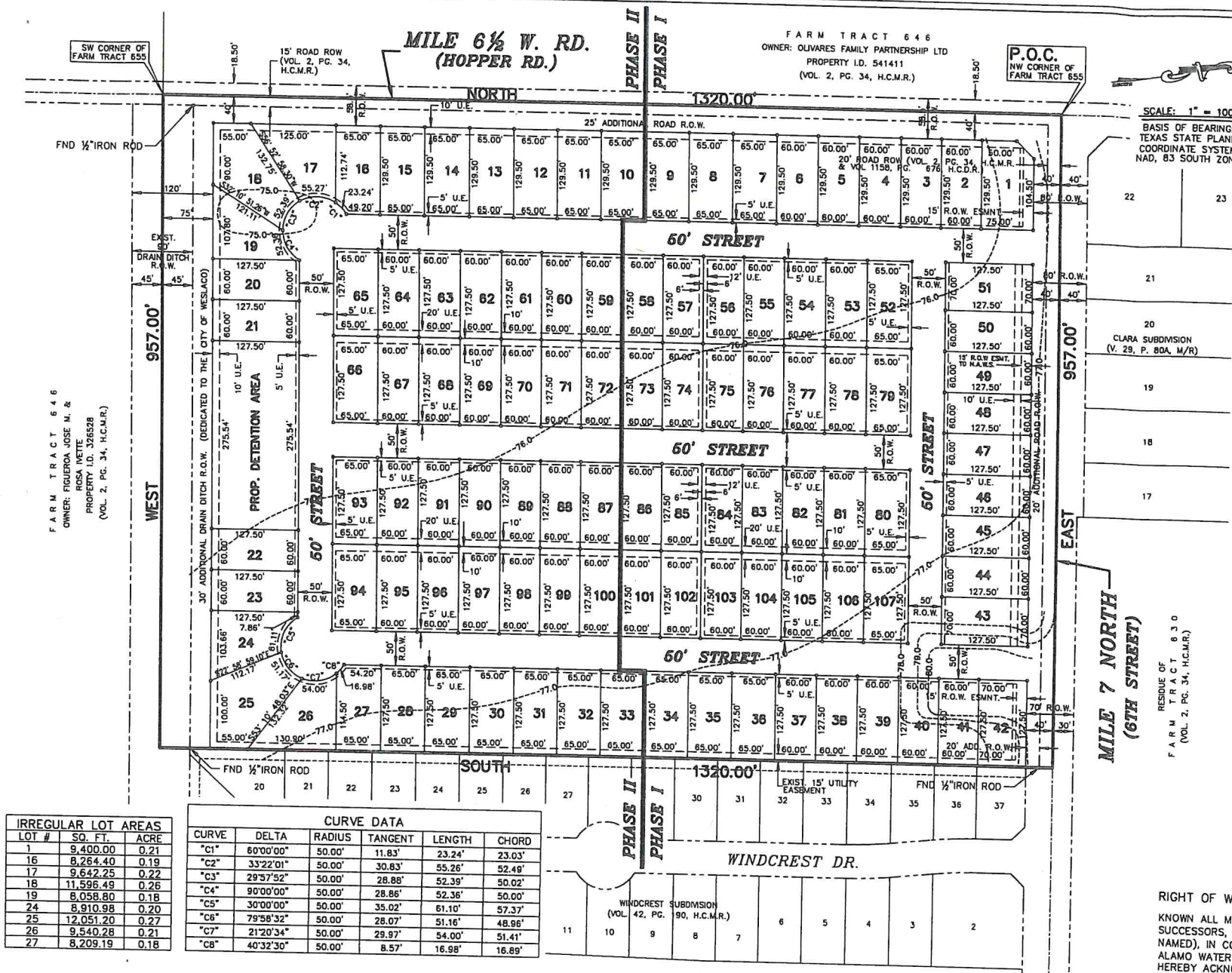
RM 7_x

Elevation Reference Mark

•M 1.5

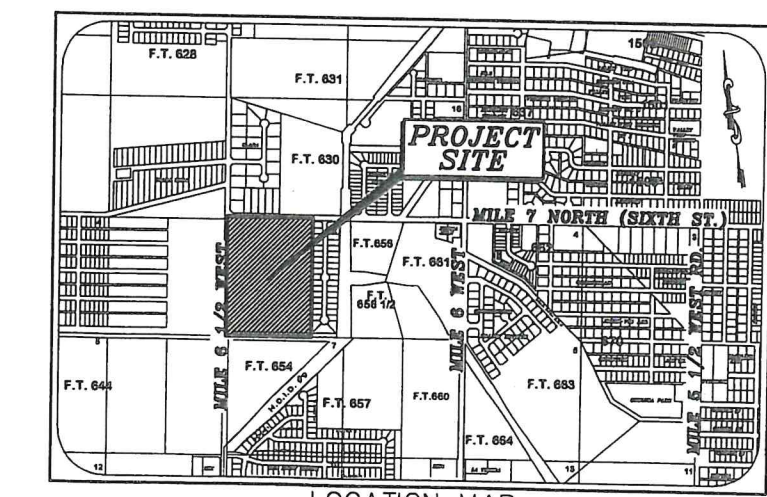
River Mile

*Referenced to the National Geodetic Vertical Datum of 1929



LOT #	SQ. FT.	ACRE
1	9,400.00	0.21
16	8,264.40	0.19
17	9,642.25	0.22
18	11,596.49	0.26
19	8,058.80	0.18
24	8,910.98	0.20
25	12,051.20	0.27
26	9,540.26	0.21
27	8,209.19	0.18

CURVE DATA				
CURVE	DELTA	RADIUS	TANGENT	CHORD
"C1"	60°00'00"	50.00'	11.83'	23.24'
"C2"	33°22'01"	50.00'	30.83'	55.26'
"C3"	29°37'52"	50.00'	28.86'	52.39'
"C4"	90°00'00"	50.00'	28.86'	52.39'
"C5"	30°00'00"	50.00'	35.02'	61.10'
"C6"	79°58'32"	50.00'	28.07'	51.16'
"C7"	21°20'34"	50.00'	29.97'	54.00'
"C8"	40°32'30"	50.00'	8.57'	16.98'



METES & BOUNDS

THE WEST TWENTY-NINE (29) ACRES OF FARM TRACT NO. 655 OF THE WEST TRACT SUBDIVISION OUT OF LLANO GRANDE GRANT OF LANDS IN HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 2, PAGE 34, MAP RECORDS HERE MADE FOR ALL PURPOSES; SAID TRACT OF LAND IS MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, TO-WIT: COMMENCING AT A POINT LYING INSIDE THE INTERSECTION OF MILE 7 NORTH (6TH STREET) AND MILE 6 1/2 W. ROAD (HOPPER ROAD) FOR THE NORTHWEST CORNER OF SAID FARM TRACT NO. 655, THE POINT OF BEGINNING AND THE NORTHWEST CORNER OF THIS TRACT;

THENCE, EAST, COINCIDENT WITH THE NORTH LINE OF SAID FARM TRACT NO. 655 AND THE CENTERLINE OF MILE 7 NORTH, A DISTANCE OF 957.00 FEET TO A POINT AT THE NORTHWEST CORNER OF WINDCREST SUBDIVISION (RECORDED IN VOLUME 42, PAGE 190, MAP RECORDS) FOR THE NORTHEAST CORNER OF THIS TRACT;

THENCE, SOUTH, PARALLEL WITH THE WEST LINE OF SAID FARM TRACT NO. 655 AND COINCIDENT WITH THE WEST LINE OF WINDCREST SUBDIVISION, A DISTANCE OF 30.0 FEET PASS A 1/2" IRON ROD SET IN THE EXISTING SOUTH RIGHT OF WAY LINE OF MILE 7 NORTH, AT A DISTANCE OF 1275.0 FEET PASS A 1/2" IRON ROD FOUND IN LINE FOR REFERENCE, AT A TOTAL DISTANCE OF 1320.0 FEET TO A POINT INSIDE AN EXISTING DRAINAGE DITCH AT THE SOUTHWEST CORNER OF WINDCREST SUBDIVISION FOR THE SOUTHEAST CORNER OF THIS TRACT;

THENCE, WEST, INSIDE SAID DRAINAGE DITCH AND COINCIDENT WITH THE SOUTH LINE OF SAID FARM TRACT NO. 655, A DISTANCE OF 942.0 FEET PASS THE EAST RIGHT OF WAY LINE OF MILE 6 1/2 W. RD., AT A TOTAL DISTANCE OF 957.0 FEET TO A POINT LYING IN THE CENTERLINE OF MILE 6 1/2 W. RD. AT THE SOUTHWEST CORNER OF SAID FARM TRACT NO. 655 FOR THE SOUTHWEST CORNER OF THIS TRACT;

THENCE, NORTH, COINCIDENT WITH THE WEST LINE OF SAID FARM TRACT NO. 655 AND THE CENTERLINE OF MILE 6 1/2 W. RD., A DISTANCE OF 45.0 FEET PASS A 1/2" IRON ROD SET AT 15.0 FEET EAST AND IN THE EAST RIGHT OF WAY LINE OF MILE 6 1/2 W. ROAD (HOPPER ROAD) FOR REFERENCE, AT A TOTAL DISTANCE OF 1320.0 FEET TO THE POINT OF BEGINNING, LESS.

PRINCIPAL CONTACTS:				
NAME	ADDRESS	CITY & ZIP	PHONE # / FAX #	
OWNER: AMIGO PARK, INC.	2511 NELLIE	WESLACO, TX 78596	(956) 821-4668	
ENGINEER: JAVIER HINOJOSA	416 E. DOVE AVENUE	MCALLEN, TX 78504	(956) 668-1586 / 994-8102	
SURVEYOR: ART SALINAS	1524 DOVE AVENUE	MCALLEN, TX 78504	(956) 618-5565 / 618-5540	

GENERAL NOTES

1. THIS PROPERTY IS LOCATED IN ZONE "X" (NO SHADING) ON A FLOOD INSURANCE RATE MAP - COMMUNITY PANEL NO. 480334 0450 C, REVISED JUNE 6, 2000. ZONES "X" IS DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 500 YEARS FLOOD PLAIN.
2. MINIMUM FINISHED FLOOR ELEVATION SHALL BE 16" ABOVE THE TOP OF CURB AS MEASURED AT THE CENTER OF EACH LOT.
3. A TOTAL OF 4,151 ACRES (180,836 CUBIC FEET) OF STORM WATER DETENTION IS REQUIRED FOR THIS SUBDIVISION. THIS DETENTION WILL BE PROVIDED WITHIN DETENTION AREA LOCATED ON THE SOUTH END OF THE SUBDIVISION AND ALSO WITHIN THE WIDENING OF THE DRAIN DITCH ALONG THE SOUTH SIDE OF THE PROPERTY.
4. MINIMUM BUILDING SETBACK LINES SHALL BE AS FOLLOWS:
FRONT: 25 FEET
REAR: 20' OF LOT DEPTH NOT TO EXCEED 15 FEET
SIDE: 6 FEET
SIDE CORNER: 10 FEET
5. A 5-FOOT WIDE SIDEWALK IS REQUIRED ALONG EAST SIDE OF MILE 6 1/2 ROAD (HOPPER ROAD) AND ON THE SOUTH SIDE OF MILE 7 NORTH (6TH STREET).
6. A 4 FOOT SIDEWALK ABIDING TO CITY ORDINANCES, ON BOTH SIDES OF INTERIOR SHALL BE CONSTRUCTED AT TIME OF BUILDING PERMIT.
7. PROJECT BENCH MARK: ELEV=81.49; TOP OF SEWER MANHOLE LOCATED ON THE SOUTH RIGHT OF WAY TO MILE 7 NORTH (6TH STREET) ON THE WEST RIGHT OF WAY OF WINDCREST DRIVE.
8. SET 1/2" IRON ROD ON ALL LOT CORNERS, UNLESS OTHERWISE NOTED.
9. NO PERMANENT STRUCTURES SHALL BE PERMITTED OVER ANY EASEMENTS.
10. LANDSCAPING REQUIRED FOR THIS SUBDIVISION SHALL BE AS PER CITY OF WESLACO LANDSCAPING ORDINANCE.
11. LANDSCAPE AREAS WILL BE MAINTAINED BY THE LOT OWNER.
12. A STORMWATER POLLUTION PREVENTION PLAN SHALL BE REQUIRED PRIOR TO CONSTRUCTION AND MUST COMPLY WITH TPDES & FOLLOW THE SW3P.
13. ALL DETENTION AREAS FOR EACH LOT ARE TO BE MAINTAINED BY THE LOT OWNER.
14. AN OFF-STREET PARKING LOT SITE PLAN SHALL BE REQUIRED ON THE COMMERCIAL INDUSTRIAL & MULTIFAMILY USE AT THE TIME OF APPLICATION FOR CONSTRUCTION.
15. STREET LIGHTS AND SIGNS TO BE INSTALLED BY DEVELOPER.
16. A SANITARY SEWER BUILDING PERMIT WILL BE REQUIRED FROM THE CITY OF WESLACO PRIOR TO SANITARY SEWER CONSTRUCTION.
17. STREETLIGHTS MUST BE LOCATED EVERY 300 FEET.
18. CORNER LOTS DRIVEWAYS SHOULD BE CONSTRUCTED AT FURTHEST POSSIBLE POINT FROM INTERSECTIONS AND IN COMPLIANCE WITH ACCESS MANAGEMENT ORDINANCE.



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

RIGHT OF WAY EASEMENT

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED OWNERS OF THE PROPERTY SHOWN ON THIS PLAT, THEIR SUCCESSORS, ASSIGNS, AND TRANSFEREES (HEREINAFTER CALLED "GRANTOR" WHETHER ONE OR MORE PERSONS ARE NAMED), IN CONSIDERATION OF ONE DOLLAR (\$1.00) AND OTHER GOOD AND VALUABLE CONSIDERATION PAID BY NORTH HEREBY ACKNOWLEDGED, DOES HEREBY GRANT, BARGAIN, SELL, TRANSFER AND CONVEY TO SAID GRANTEE, ITS USE, OPERATE, INSPECT, REPAIR, MAINTAIN, REPLACE AND REMOVE WATER DISTRIBUTION LINES AND APPURTENANCES OVER ADJACENT LANDS SHOWN ON THIS PLAT, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S GRANTED SHALL NOT EXCEED 15' IN WIDTH, AND GRANTEE IS HEREBY AUTHORIZED TO DESIGNATE THE COURSE OF THE EASEMENT HEREIN CONVEYED EXCEPT THAT WHEN THE PIPELINE(S) IS INSTALLED, THE EASEMENT HEREIN GRANTED SHALL BE LIMITED TO A STRIP OF LAND 15' IN WIDTH THE CENTER LINE THEREOF BEING THE PIPELINE INSTALLED.

IN THE EVENT THE EASEMENT HEREBY GRANTED ABUTS ON A PUBLIC ROAD AND THE CITY, COUNTY OR STATE HEREAFTER WIDENS OR RELOCATES THE PUBLIC ROAD SO AS TO REQUIRE THE RELOCATION OF THIS WATER LINE AS INSTALLED, GRANTOR FURTHER GRANTS TO GRANTEE AN ADDITIONAL EASEMENT OVER AND ACROSS THE LAND SHOWN ON THIS PLAT FOR THE PURPOSE OF LATERALLY RELOCATE SAID WATER LINE AS MAY BE NECESSARY TO CLEAR THE ROAD IMPROVEMENTS, WHICH EASEMENT HEREBY GRANTED SHALL BE LIMITED TO A STRIP OF LAND 15' IN WIDTH, THE CENTER LINE THEREOF BEING THE PIPELINE AS RELOCATED.

THE CONSIDERATION RECITED HEREIN SHALL CONSTITUTE PAYMENT IN FULL FOR ALL DAMAGES SUSTAINED BY GRANTEE BY REASON OF THE INSTALLATION, MAINTENANCE, REPAIR, REPLACEMENT AND RELOCATION OF THE STRUCTURES REFERRED TO HEREIN. THIS AGREEMENT TOGETHER WITH OTHER PROVISIONS OF THIS GRANT SHALL CONSTITUTE AN EASEMENT FOR THE BENEFIT OF THE GRANTEE, ITS SUCCESSORS, AND ASSIGNS. THE GRANTOR COVENANTS THAT IT IS THE OWNER OF THE ABOVE-DESCRIBED LANDS AND SAID LANDS ARE FREE AND CLEAR OF ALL ENCUMBRANCES AND LIENS, EXCEPT THE FOLLOWING:

THE EASEMENT CONVEYED HEREIN WAS OBTAINED OR IMPROVED THROUGH FEDERAL FINANCIAL ASSISTANCE, THIS EASEMENT IS SUBJECT TO THE PROVISIONS OF THE TITLE V OF THE CIVIL RIGHTS ACT OF 1964 AND THE REGULATIONS ISSUED PURSUANT THERETO FOR SO LONG AS THE EASEMENT CONTINUES TO BE USED FOR THE SAME OR SIMILAR PURPOSE FOR WHICH FINANCIAL ASSISTANCE WAS EXTENDED OR FOR SO LONG AS THE GRANTEE OWNS IT, WHICHEVER IS LONGER.

IN WITNESS WHEREOF, THE SAID GRANTOR HAS EXECUTED THIS INSTRUMENT THE ____ DAY OF _____, 2019.

(GRANTOR'S SIGNATURE)

THE STATE OF TEXAS
COUNTY OF HIDALGO
BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED _____ KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE ____ DAY OF _____, 2019.

NOTARY PUBLIC, STATE OF TEXAS
MY COMMISSION EXPIRES:

**SUBDIVISION PLAT OF
WESTWOOD GARDENS
SUBDIVISION**

THE WEST TWENTY-NINE (29) ACRES OF FARM TRACT NO. 655 OF THE WEST TRACT SUBDIVISION OUT OF LLANO GRANDE GRANT OF LANDS IN HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 2, PAGE 34, HIDALGO COUNTY MAP RECORDS.

STATE OF TEXAS
COUNTY OF HIDALGO

I, THE UNDERSIGNED OWNER OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS WESTWOOD GARDENS SUBDIVISION AN ADDITION TO THE CITY OF WESLACO, TEXAS AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATED TO THE USE OF THE PUBLIC ALL STREETS, ALLEYS, PARKS, SEWER LINES, WATER COURSES, STORM SEWERS, FIRE HYDRANTS AND PUBLIC PLACES WHICH ARE INSTALLED OR WHICH I WILL CAUSE TO BE INSTALLED OR DEDICATED UNDER THE SUBDIVISION APPROVAL PROCESS OF THE CITY OF ALTON, ALL THE SAME FOR THE PURPOSES THEREIN EXPRESSED, EITHER ON THE PLAT OR ON THE OFFICIAL MINUTES OF THE APPLICABLE AUTHORITIES OF THE CITY OF WESLACO.

AMIGO PARK, INC.
2511 NELLIE
WESLACO, TX 78596
ATTN: FRANCISCO CERDA

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED AND PROVED, THROUGH HIS DEPARTMENT OF PUBLIC SAFETY DRIVER'S LICENSE, TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, FURTHERMORE, AFTER BEING DULY SWORN BY ME, HE DECLARED THAT THE STATEMENTS CONTAINED THEREIN ARE TRUE AND CORRECT, AND ACKNOWLEDGED THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREBY EXPRESSED. ALL GIVEN UNDER MY HAND AND SEAL OF OFFICE
THIS THE ____ DAY OF _____, 2019 A.D.

NOTARY PUBLIC FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES ON:

I, THE UNDERSIGNED, THE MAYOR OF THE CITY OF WESLACO HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THIS CITY WHEREIN MY APPROVAL IS REQUIRED.

MAYOR, CITY OF WESLACO DATE

CITY CLERK DATE

APPROVED AND AUTHORIZED FOR RECORD BY THE PLANNING AND ZONING COMMISSION, CITY OF WESLACO, TEXAS, THIS ____ DAY OF _____, 2019, BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF WESLACO, TEXAS.

CHAIRMAN, PLANNING & ZONING COMMISSION

THIS PLAT APPROVED BY HIDALGO AND CAMERON COUNTY IRRIGATION DISTRICT NO. 9 THIS THE ____ DAY OF _____, 2019 A.D.
NO IMPROVEMENTS OF ANY KIND SHALL BE PLACED UPON HIDALGO AND CAMERON COUNTY IRRIGATION DISTRICT NO. 9 RIGHT-OF-WAY'S OR EASEMENTS WITHOUT THE EXPRESSED WRITTEN PERMISSION OF THE HIDALGO AND CAMERON COUNTY IRRIGATION DISTRICT NO. 9.

SECRETARY

PRESIDENT

STATE OF TEXAS
COUNTY OF HIDALGO

I, JAVIER HINOJOSA, REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT.

JAVIER HINOJOSA, P.E.
REGISTERED PROFESSIONAL ENGINEER NO. 74808

STATE OF TEXAS
COUNTY OF HIDALGO

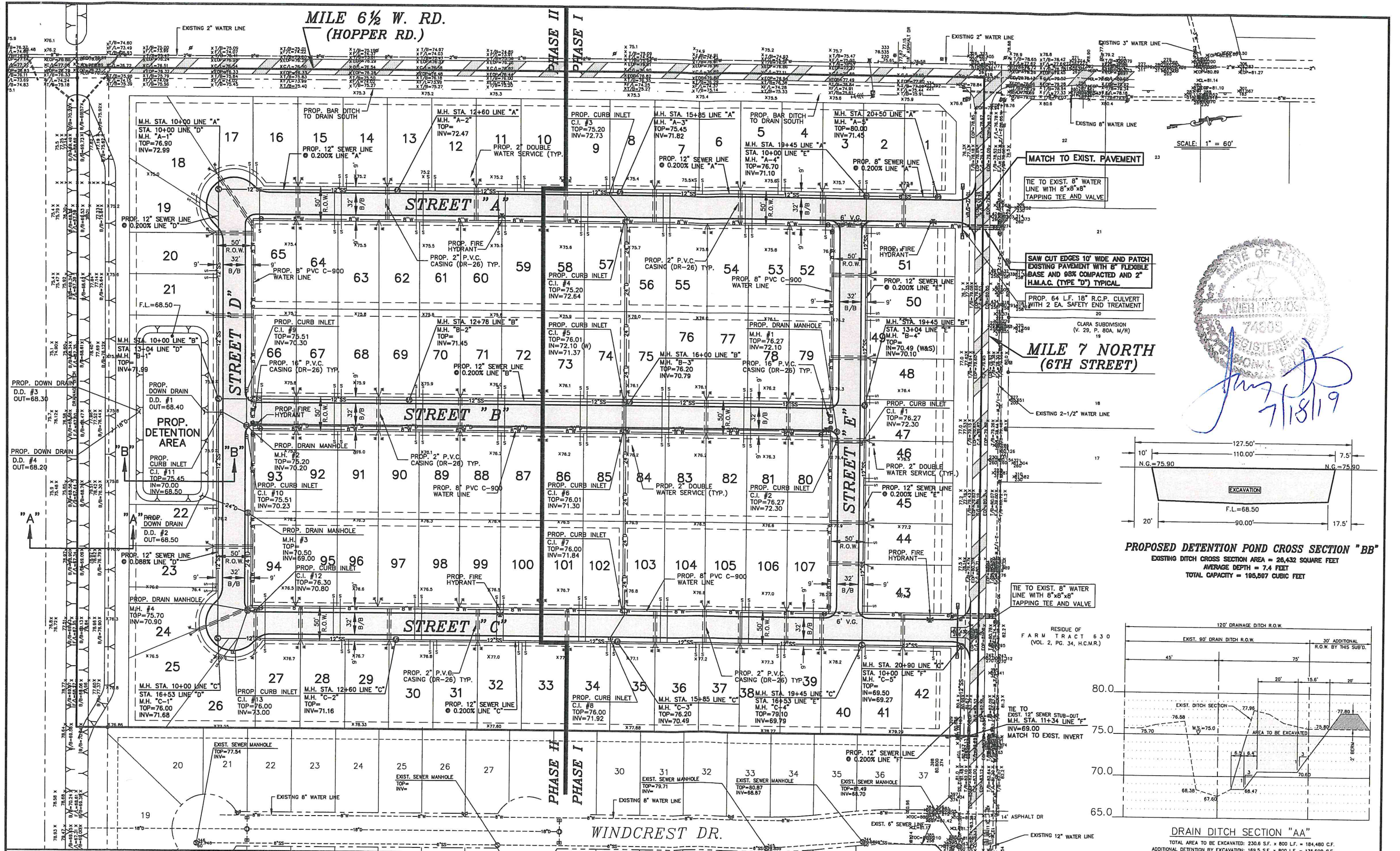
I, ART SALINAS, A REGISTERED PUBLIC LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.

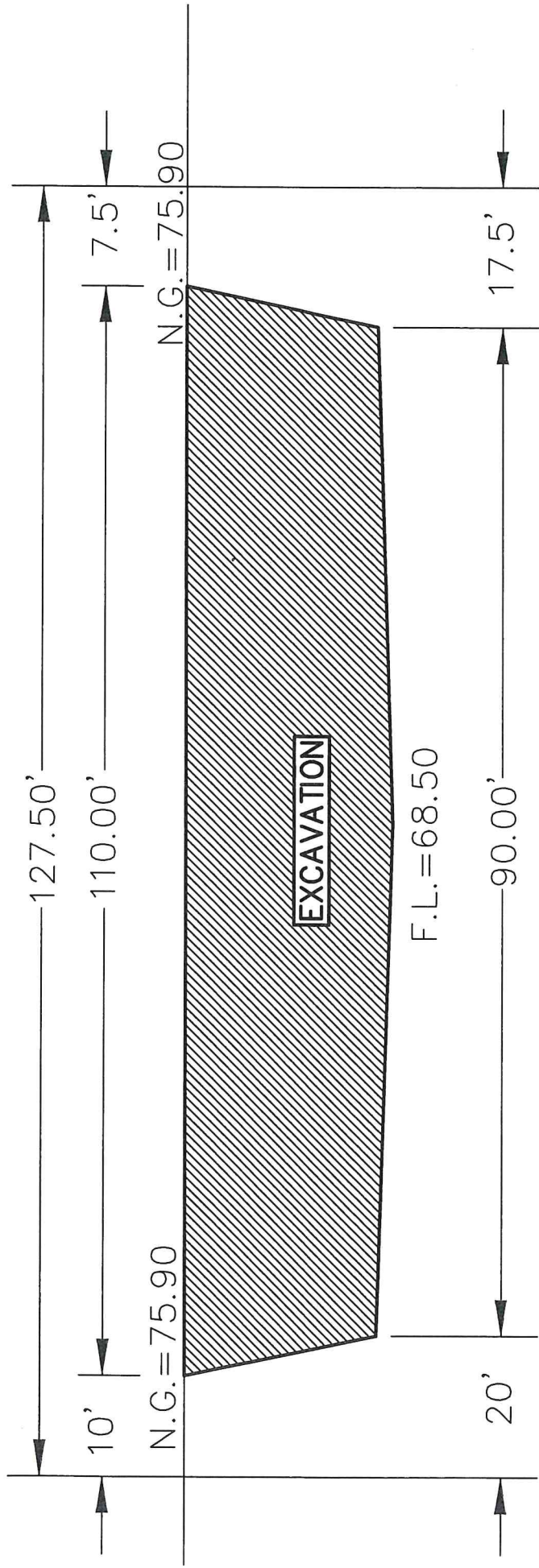
ART SALINAS
ENGINEERING & SURVEYING
1524 DOVE AVENUE
MCALLEN, TEXAS 78504
TEL. (956) 618-5565

DATE SURVEYED: 8-16-2019



JAVIER HINOJOSA ENGINEERING
CONSULTING ENGINEERS
416 E. DOVE AVENUE McALLEN, TEXAS 78504
PHONE (956) 668-1588
javin@orgvrr.com
TBP FIRM No. F-1285





PROPOSED DETENTION POND CROSS SECTION

EXISTING DITCH CROSS SECTION AREA = 26,432 SQUARE FEET

AVERAGE DEPTH = 7.4 FEET

TOTAL CAPACITY = 195,597 CUBIC FEET



United States
Department of
Agriculture

NRCS

Natural
Resources
Conservation
Service

A product of the National
Cooperative Soil Survey,
a joint effort of the United
States Department of
Agriculture and other
Federal agencies, State
agencies including the
Agricultural Experiment
Stations, and local
participants

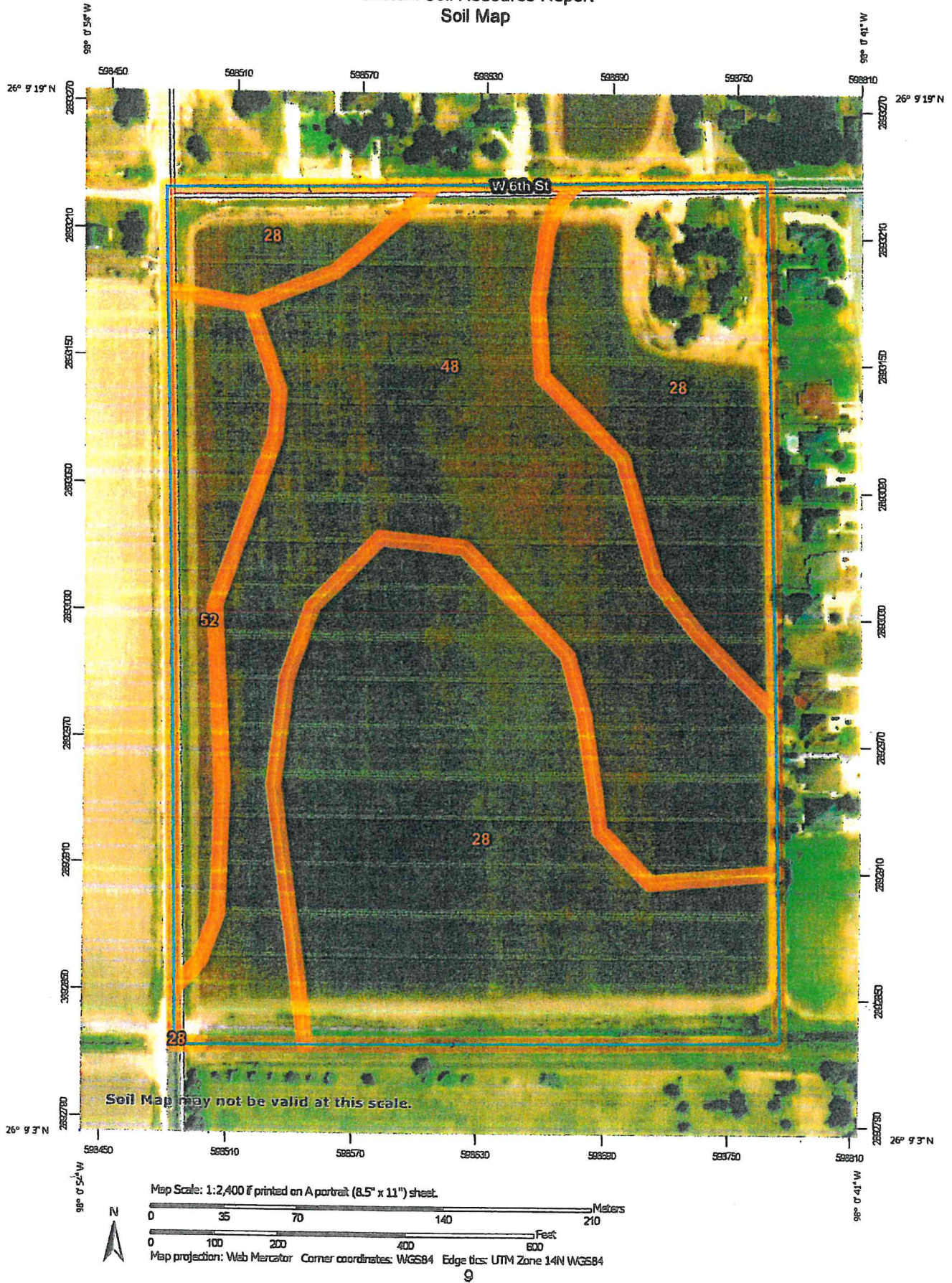
Custom Soil Resource Report for Hidalgo County, Texas

Westwood Gardens Subdivision



June 13, 2019

Custom Soil Resource Report Soil Map



MAP LEGEND

 Area of Interest (AOI)	 Spoil Area
 Soils	 Stony Spot
 Soil Map Unit Polygons	 Very Stony Spot
 Soil Map Unit Lines	 Wet Spot
 Soil Map Unit Points	 Other
 Special Point Features	 Special Line Features
 Blowout	 Water Features
 Barrow Pit	 Streams and Canals
 Clay Spot	 Transportation
 Closed Depression	 Ralls
 Gravel Pit	 Interstate Highways
 Gravelly Spot	 US Routes
 Landfill	 Major Roads
 Lava Flow	 Local Roads
 Marsh or swamp	 Background
 Mine or Quarry	 Aerial Photography
 Miscellaneous Water	
 Perennial Water	
 Rock Outcrop	
 Saline Spot	
 Sandy Spot	
 Severely Eroded Spot	
 Sinkhole	
 Slide or Slip	
 Sodic Spot	

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:20,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Hidalgo County, Texas
Survey Area Data: Version 17, Sep 15, 2018

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Sep 20, 2015—Nov 5, 2017

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Custom Soil Resource Report

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
28	Hidalgo sandy clay loam, 0 to 1 percent slopes	15.5	53.3%
48	Racombes sandy clay loam	11.1	38.4%
52	Raymondville clay loam, 0 to 1 percent slopes	2.4	8.3%
Totals for Area of Interest		29.1	100.0%

Map Unit Descriptions

The map units delineated on the detailed soil maps in a soil survey represent the soils or miscellaneous areas in the survey area. The map unit descriptions, along with the maps, can be used to determine the composition and properties of a unit.

A map unit delineation on a soil map represents an area dominated by one or more major kinds of soil or miscellaneous areas. A map unit is identified and named according to the taxonomic classification of the dominant soils. Within a taxonomic class there are precisely defined limits for the properties of the soils. On the landscape, however, the soils are natural phenomena, and they have the characteristic variability of all natural phenomena. Thus, the range of some observed properties may extend beyond the limits defined for a taxonomic class. Areas of soils of a single taxonomic class rarely, if ever, can be mapped without including areas of other taxonomic classes. Consequently, every map unit is made up of the soils or miscellaneous areas for which it is named and some minor components that belong to taxonomic classes other than those of the major soils.

Most minor soils have properties similar to those of the dominant soil or soils in the map unit, and thus they do not affect use and management. These are called noncontrasting, or similar, components. They may or may not be mentioned in a particular map unit description. Other minor components, however, have properties and behavioral characteristics divergent enough to affect use or to require different management. These are called contrasting, or dissimilar, components. They generally are in small areas and could not be mapped separately because of the scale used. Some small areas of strongly contrasting soils or miscellaneous areas are identified by a special symbol on the maps. If included in the database for a given area, the contrasting minor components are identified in the map unit descriptions along with some characteristics of each. A few areas of minor components may not have been observed, and consequently they are not mentioned in the descriptions, especially where the pattern was so complex that it was impractical to make enough observations to identify all the soils and miscellaneous areas on the landscape.

The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The objective of mapping is not to delineate pure taxonomic classes but rather to separate the landscape into landforms or landform segments that have similar use and management requirements. The

TABLE 16. - ENGINEERING INDEX PROPERTIES—CONTINUED

Map symbol and soil name	Depth	USDA texture	Classification		Percentage passing sieve number				Liquid limit	Plas- ticity index
			Unified	AASHTO	4	10	40	200		
13:*	In								Pct	
Randado—	0-9	Fine sandy loam	SM, SM-SC	A-2-4	75-100	70-100	70-100	20-35	<25	NP-7
	9-16	Fine sandy loam, sand clay loam.	SC, SM-SC, GC	A-2-4 A-2-6 A-4, A-6	65-100	60-100	60-100	25-50	25-34	7-14
	16-60	Cemented—	—	—	—	—	—	—	—	—
14— Falfurrias	0-80	Fine sand—	SP-SM, SM	A-2-4, A-3	100	100	75-100	5-25	<25	NP-3
15— Grulla	0-7	Clay—	CL, CH	A-7-6	100	100	100	90-100	41-55	20-30
	7-65	Silty clay, clay	CH	A-7-6	100	100	100	90-100	52-66	28-39
16, 17, 18— Hargill	0-18	Fine sandy loam	SC, SM-SC, SM	A-2-4	100	95-100	95-100	17-35	<30	NP-8
	18-63	Sand clay loam	SC, CL	A-6	100	95-100	95-100	40-55	30-40	11-20
	63-80	Sand clay loam	SC	A-2-4 A-2-6 A-4, A-6	85-100	80-100	75-100	34-50	28-39	9-18
19, 20— Harlingen	0-8	Clay—	CH	A-7-6	100	100	100	90-100	51-85	32-60
	8-35	Clay—	CH	A-7-6	100	100	100	95-100	65-85	50-65
	35-72	Clay—	CH	A-7-6	100	100	100	95-100	65-85	50-65
21:° Harlingen—	0-8	Clay—	CH	A-7-6	100	100	100	90-100	51-85	32-60
	8-35	Clay—	CH	A-7-6	100	100	100	95-100	65-85	50-65
	35-72	Clay—	CH	A-7-6	100	100	100	95-100	65-85	50-65
Urban land.										
22, 23, 24— Hebbronville	0-17	Sandy loam—	SM	A-2-4	100	100	75-100	13-24	<25	NP-4
	17-58	Fine sandy loam, loam.	SM, SM-SC	A-2-4	100	100	90-100	20-30	<30	NP-7
	58-65	Fine sandy loam, loam.	SM-SC, SC	A-2-4 A-4 A-2-6 A-6	95-100	95-100	90-100	20-40	20-30	4-13
25, 26, 27— Hidalgo	0-17	Fine sandy loam,	SC, SM-SC	A-4, A-6	100	95-100	90-100	36-50	20-30	4-11
	17-28	Sandy clay loam, clay loam.	SC, CL	A-6	100	95-100	90-100	36-80	30-40	11-20
	28-80	Clay loam, sandy clay loam.	CL, SC	A-6, A-7-6	90-100	80-100	75-99	44-80	30-44	11-23
28, 29, 30— Hidalgo	0-17	Sandy clay loam	SC, CL	A-6	100	95-100	90-100	36-55	29-40	11-20
	17-28	Sandy clay loam, clay loam.	SC, CL	A-6	100	95-100	90-100	36-80	30-40	11-20
	28-80	Clay loam, sandy clay loam.	CL, SC	A-6, A-7-6	90-100	80-100	75-99	44-80	40-44	11-23
Hidalgo—	0-17	Sandy clay loam	SC, CL	A-6	100	95-100	90-100	36-50	29-40	11-20
	17-28	Sandy clay loam clay loam.	SC, CL	A-6	100	95-100	90-100	36-80	30-40	11-20
	28-80	Clay loam, sandy clay loam.	CL, SC	A-6, A-7-6	90-100	80-100	75-99	44-80	30-44	11-23

SOILS LEGEND

TABLE 16.--ENGINEERING INDEX PROPERTIES--Continued

Map symbol and soil name	Depth	USDA texture	Classification		Percentage passing sieve number--				Liquid limit	Plasticity index
			Unified	AASHTO	4	10	40	200		
	In								Pet	
45,* 46,* 47.* Pits										
48, 49----- Racombes	0-13 13-49 49-72	Sandy clay loam Sandy clay loam, clay loam. Sandy clay loam, clay loam.	CL, SC CL, SC CL, SC	A-4, A-6 A-6, A-7 A-6	100 100 90-100	100 95-100 80-100	95-100 90-100 80-95	45-65 45-65 40-65	27-35 34-43 30-40	8-15 15-22 11-20
50----- Ramadero	0-21 21-65	Sandy clay loam Sandy clay loam, clay loam.	CL, SC CL, SC	A-6, A-4 A-6, A-7	100 100	100 95-100	95-100 90-100	45-65 45-65	27-39 32-42	9-18 13-21
51: # Randado-----	0-9 9-16 16-60	Fine sandy loam Fine sandy loam, sandy clay loam. Cemented-----	SM, SM-SC SC, SM-SC, GC ---	A-2-4 A-2-4, A-2-6, A-4, A-6 ---	75-100 65-100 ---	70-100 60-100 ---	70-100 60-100 ---	20-35 25-50 ---	<25 25-34 ---	NP-7 7-14 ---
Cuevitas-----	0-8 8-60	Fine sandy loam Cemented-----	SM, SM-SC, SC ---	A-2-4 ---	80-100 ---	80-100 ---	80-100 ---	20-35 ---	<28 ---	NP-9 ---
52, 53----- Raymondville	0-15 15-43 43-65	Clay loam----- Clay, clay loam Clay, clay loam	CL CL, CH CL, CH	A-6, A-7-6 A-6, A-7-6 A-7-6	100 100 100	100 95-100 85-100	95-100 95-100 80-100	51-85 75-95 75-95	37-50 38-55 40-53	18-30 19-35 20-30
54: # Raymondville----	0-15 15-43 43-65	Clay loam----- Clay, clay loam Clay, clay loam	CL CL, CH CL, CH	A-6, A-7-6 A-6, A-7-6 A-7-6	100 100 100	100 95-100 85-100	95-100 95-100 80-100	51-85 75-95 75-95	37-50 38-55 40-53	18-30 19-35 20-30
Urban land.										
55, 56----- Reynosa	0-15 15-48 48-65	Silty clay loam Silty clay loam, silt loam. Stratified silty clay loam to silt loam.	CL, CL-ML CL CL, CL-ML	A-6, A-4, A-7-6 A-6, A-4, A-7-6 A-6, A-4, A-7-6	100 100 100	100 100 100	95-100 95-100 90-100	80-100 80-100 70-100	25-45 28-44 20-49	7-25 9-23 4-29
57: # Reynosa-----	0-15 15-48 48-65	Silty clay loam Silty clay loam, silt loam. Stratified silty clay loam to silt loam.	CL, CL-ML CL CL, CL-ML	A-6, A-4, A-7-6 A-6, A-4, A-7-6 A-6, A-4, A-7-6	100 100 100	100 100 100	95-100 95-100 90-100	80-100 80-100 70-100	25-45 28-44 20-49	7-25 9-23 4-29
Urban land.										
58, 59----- Rio	0-12 12-38 38-63	Fine sandy loam Clay loam, clay Clay loam, sandy clay, sandy clay loam.	SC, SM-SC CL, CH CL	A-2-4, A-4 A-7-6 A-7-6	95-100 95-100 95-100	95-100 95-100 95-100	95-100 95-100 85-95	30-48 75-95 55-80	<30 43-57 41-50	5-10 21-32 20-27

See footnote at end of table.

TABLE 18. — SOIL AND WATER FEATURES
 ("Flooding" and "water table" and terms such as "rare," "brief," "apparent," and "perched" are explained in the text.
 The symbol > means more than. Absence of an entry indicates that the feature is not a concern).

Map symbol and soil name	Hydrologic group	Flooding		High water table		Cemented pan		Risk of corrol			
		Frequency	Duration	Months	Depth	Kind	Months	Depth	Hardness	Uncoated steel	Conc.
1.* Arents					Ft			In			
2_____ Benito	D	Occasional	Long	Sep-May	4.0-6.0	Apparent	Sep-May	—	—	High	Low
3,4_____ Brennan	B	None	—	—	M	—	—	—	—	Moderate	Low
5,6_____ Camargo	B	Rare	Brief	Sep-May	>6.0	—	—	—	—	Moderate	Low
7_____ Cameron	D	None	—	—	5.0-6.0	Apparent	Sep-May	—	—	High	Low
8_____ Comitas	A	None	—	—	>6.0	—	—	—	—	Low	Low
9, 10, 11_____ Delfina	B	None	—	—	2.5-5.0	Apparent	Sep-May	—	—	High	Low
12_____ Delmita	C	None	—	—	>6.0	—	—	20-40	Thin	Moderate	Low
13.*_____ Delmita	C	None	—	—	>6.0	—	—	20-40	Thin	Moderate	Low
Randado	C	None	—	—	>6.0	—	—	8-20	Thin	Low	Low
14_____ Falfurrias	A	None	—	—	>6.0	—	—	—	—	High	Low
15**_____ Grulla	D	Frequent	Very long	Sep-May	+2-6.0	Apparent	Sep-May	—	—	High	Low
16, 17, 18_____ Hargill	B	None	—	—	>6.0	—	—	—	—	High	Low
19_____ Hartingen	D	None	—	—	>6.0	—	—	—	—	High	Low
20_____ Hartingen	D	None	—	—	5.0-6.0	—	—	—	—	High	Moderate
21.*_____ Hartingen	D	None to rare	—	—	>6.0	—	—	—	—	High	Low
Urban land.											
22, 23, 24_____ Hebbroville	B	None	—	—	>6.0	—	—	—	—	Low	Low
25, 26, 27, 28 29 Hidalgo	B	None	—	—	>6.0	—	—	—	—	High	Low
30_____ Hidalgo	B	None	—	—	2.5-5.0	Apparent	Sep-May	—	—	High	Low
31.*_____ Hidalgo	B	None	—	—	>6.0	—	—	—	—	High	Low

HYDROLOGIC LEGEND

TABLE 18. -- SOIL AND WATER FEATURES

("Flooding" and "water table" and terms such as "rare," "brief," "apparent," and "perched" are explained in the text.
The symbol > means more than. Absence of an entry indicates that the feature is not a concern)

Map symbol and soil name	Hydrologic group	Frequency	Flooding		Depth	High water table		Cemented pan		Risk of corrol	
			Duration	Months		Kind	Months	Depth	Hardness	Uncoated steel	Conc.
Urban land.					ft			in			
32:° Jimenez	C	None	—	—	>6.0	—	—	7-20	—	High	Low
32:° Quemado	C	None	—	—	>6.0	—	—	10-20	Thin	Moderate	Low.
33 Benito	B	None	—	—	>6.0	—	—	—	—	High	Low.
34 Matanoros	C	Occasional	Long	Sep-May	>6.0	—	—	—	—	High	Low.
35, 36, 37, 38- McAllen	C	None	—	—	>6.0	—	—	—	—	High	Low.
39, 40, 41 Mercedes	D	None	—	—	>6.0	—	—	—	—	High	Low.
42 Nueces	C	None	—	—	>6.0	—	—	—	—	Moderate	Low.
43:° Nueces	C	None	—	—	>6.0	—	—	—	—	Moderate	Low.
Sarita	A	None	—	—	>6.0	—	—	—	—	Low	Low.
44, 44 Olmito	D	None	—	—	>6.0	—	—	—	—	High	Low.
45,° 46,° 47.° Pits											
48 Racombes	B	Rare	—	—	>6.0	—	—	—	—	High	Low.
49 Racombes	B	Rare	—	—	1.5-4.5	Apparent	Sep-May	—	—	High	Low.
50 Racombes	B	Common	Brief	Sep-May	>6.0	—	—	—	—	High	Low.
51:° Randado	C	None	—	—	>6.0	—	—	8-20	Thin	Moderate	Low.
Cuevitas	D	None	—	—	>6.0	—	—	8-14	Thin	Moderate	Low.
52 Raymondville	D	None	—	—	>6.0	—	—	—	—	High	Low.
53 Raymondville	D	None	—	—	2.5-4.5	Apparent	Sep-May	—	—	High	Low.
54:° Raymondville	D	None	—	—	>6.0	—	—	—	—	High	Low.
55 Reynosa	B	None	—	—	>6.0	—	—	—	—	High	Low.

HYDROLOGIC LEGEND

TAX CERTIFICATE



PABLO (PAUL) VILLARREAL JR., PCC
HIDALGO COUNTY TAX ASSESSOR - COLLECTOR
PO BOX 178
EDINBURG, TEXAS 78540

Issued To:

JULIE M GARCIA
4861 LARKSPUR DR
BROWNSVILLE, TX 78526

Legal Description

WEST TRACT E120'-W890'-S128'-N363' FT
655 0.323AC NET

Fiduciary Number: 27487163

Parcel Address: MILE 6 E.

Legal Acres: .3230

Account Number: **W3800-00-655-0000-04**

Deposit No.: ED1920062TC

Print Date: 07/19/2019 03:39:57 PM

Certificate No: 238723535

Paid Date: 07/19/2019

Certificate Fee: \$10.00

CREDIT

Issue Date: 07/19/2019

Operator ID: MATHEW62

TAX CERTIFICATES ARE ISSUED WITH THE MOST CURRENT INFORMATION AVAILABLE. ALL ACCOUNTS ARE SUBJECT TO CHANGE PER SECTION 26.15 AND 11.43(i) OF THE TEXAS PROPERTY TAX CODE. THIS IS TO CERTIFY THAT ALL TAXES DUE ON THE ABOVE DESCRIBED PROPERTY HAVE BEEN EXAMINED, UP TO AND INCLUDING THE YEAR 2018. ALL TAXES ARE PAID IN FULL

Exemptions:**Certified Owner:**

KRISHNAN S GOPAL MD ET UX
2213 S VICTORIA RD
DONNA, TX 78537-5683

2018 Value:	3,876
2018 Levy:	\$80.68
2018 Levy Balance:	\$0.00
Prior Year Levy Balance:	\$0.00
Total Levy Due:	\$0.00
P&I + Attorney Fee:	\$0.00
Total Amount Due:	\$0.00

Certified Tax Unit(s):

1 HIDALGO COUNTY
2 DRAINAGE DIST #1
3 EMS DIST #1
53 WESLACO ISD
54 SOUTH TEXAS ISD
55 SOUTH TEXAS COLLEGE

PROPERTY OMITTED FROM THE APPRAISAL ROLL AS DESCRIBED UNDER TAX ROLL SECTION 25.21 IS NOT INCLUDED IN THE CERTIFICATE [TAX ROLL SECTION 31.08(B)].
DUE TO ITS ASSIGNED USAGE, THE ABOVE LEGAL PROPERTY MAY HAVE RECEIVED SPECIAL VALUATION, AND ADDITIONAL ROLLBACK TAXES MAY BECOME DUE BASED ON THE PROVISIONS OF THE SPECIAL VALUATION.

Reference (GF) No: N/A

Issued By: 

PABLO (PAUL) VILLARREAL JR., PCC
HIDALGO COUNTY TAX ASSESSOR - COLLECTOR



This certification does not include any mineral estates in and to said land where severance thereof has been affected by sale, reservation lease, pooling agreement, unitization or otherwise.

7/16/2019

Hidalgo CAD Map Search

Property Identification #: 326533

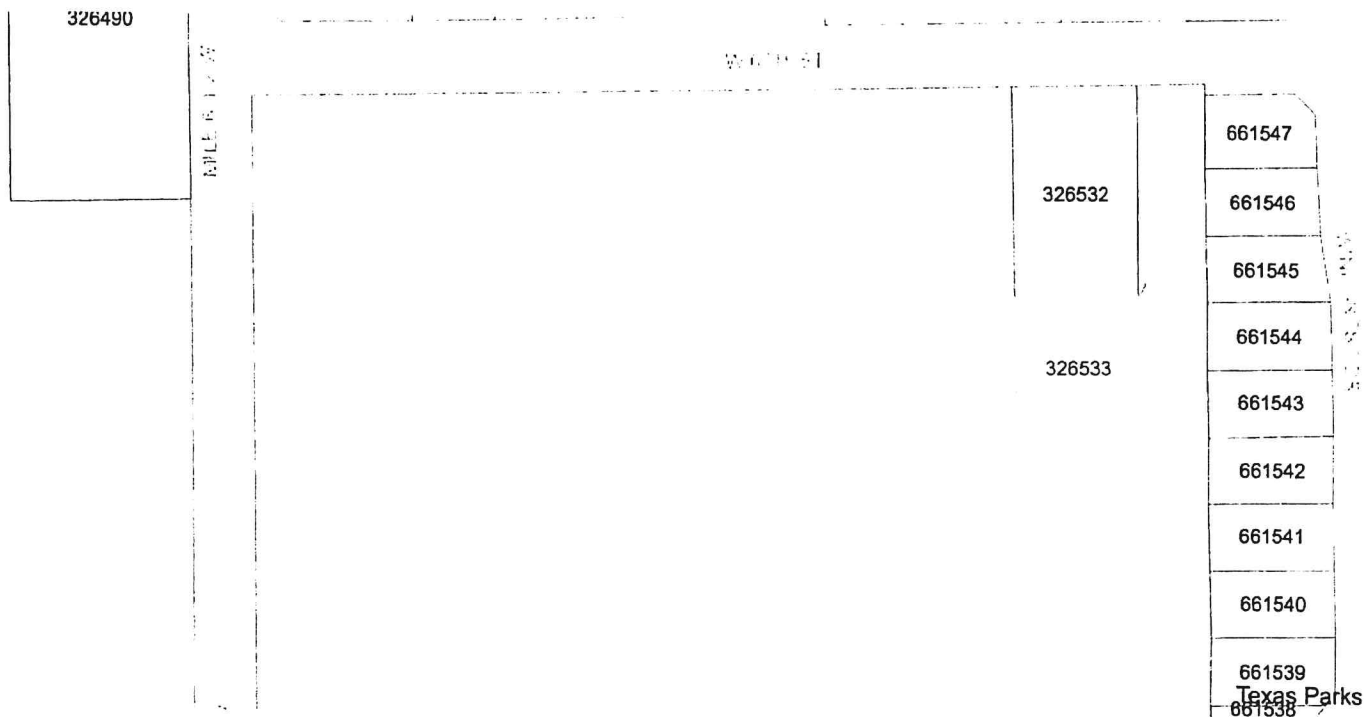
Property Information: 2019

Owner Identification #: 143661

Geo ID: W3800-00-655-0000-04
Situs Address: MILE 6 E. TX
Property Type: Real
State Code: C1

Legal: WEST TRACT E120'-W890'-S128'-
Description: N363' FT 655 0.323AC NET
Abstract: W380000
Neighborhood: WEST TRACT
Appraised Value: \$11,512.00
Jurisdictions: FD1, CAD, W09, SST, JCC, DR1,
GHD, R02, SWL

Name: KRISHNAN S GOPAL MD ET UX
Exemptions:
DBA: Null



Hidalgo CAD Map Search

This product is for informational purposes only and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries. The Hidalgo County Appraisal District expressly disclaims any and all liability in connection herewith.

TAX CERTIFICATE



PABLO (PAUL) VILLARREAL JR., PCC
HIDALGO COUNTY TAX ASSESSOR - COLLECTOR
PO BOX 178
EDINBURG, TEXAS 78540

Issued To:

JULIE M GARCIA
4861 LARKSPUR DR
BROWNSVILLE, TX 78526

Legal Description

WEST TRACT W29.0AC EXC 0.647AC & EXC
0.323AC OF FT 655 28.03AC GR 26.247AC
NET

Fiduciary Number: 27487163

Parcel Address: MILE 6 1/2 WEST

Legal Acres: 26.2470

< - - - - - >

Account Number: W3800-00-655-0000-00

Deposit No.: ED1920062TC

Print Date: 07/19/2019 03:38:01 PM

Certificate No: 238723534

Paid Date: 07/19/2019

Certificate Fee: \$10.00

CREDIT

Issue Date: 07/19/2019

Operator ID: MATHEW62

TAX CERTIFICATES ARE ISSUED WITH THE MOST CURRENT INFORMATION AVAILABLE. ALL ACCOUNTS ARE SUBJECT TO CHANGE PER SECTION 26.15 AND 11.43(i) OF THE TEXAS PROPERTY TAX CODE. THIS IS TO CERTIFY THAT ALL TAXES DUE ON THE ABOVE DESCRIBED PROPERTY HAVE BEEN EXAMINED, UP TO AND INCLUDING THE YEAR 2018. ALL TAXES ARE PAID IN FULL

Exemptions:

OPEN SPACE 1-D-1

Certified Owner:

ELIZABETH & GOPAL LIMITED PARTNERSHIP
2213 S VICTORIA RD
DONNA , TX 78537-5683

2018 Value:	314,964
2018 Levy:	\$230.54
2018 Levy Balance:	\$0.00
Prior Year Levy Balance:	\$0.00
Total Levy Due:	\$0.00
P&I + Attorney Fee:	\$0.00
Total Amount Due:	\$0.00

Certified Tax Unit(s):

1 HIDALGO COUNTY
2 DRAINAGE DIST #1
3 EMS DIST #1
53 WESLACO ISD
54 SOUTH TEXAS ISD
55 SOUTH TEXAS COLLEGE

PROPERTY OMITTED FROM THE APPRAISAL ROLL AS DESCRIBED UNDER TAX ROLL SECTION 25.21 IS NOT INCLUDED IN THE CERTIFICATE [TAX ROLL SECTION 31.08(B)]. DUE TO ITS ASSIGNED USAGE, THE ABOVE LEGAL PROPERTY MAY HAVE RECEIVED SPECIAL VALUATION, AND ADDITIONAL ROLLBACK TAXES MAY BECOME DUE BASED ON THE PROVISIONS OF THE SPECIAL VALUATION.

Reference (GF) No.: N/A

Issued By:

PABLO (PAUL) VILLARREAL JR., PCC
HIDALGO COUNTY TAX ASSESSOR - COLLECTOR



This certification does not include any mineral estates in and to said land where severance thereof has been affected by sale, reservation lease, pooling agreement, unitization or otherwise.

7/16/2019

Hidalgo CAD Map Search

Property Identification #: 326529

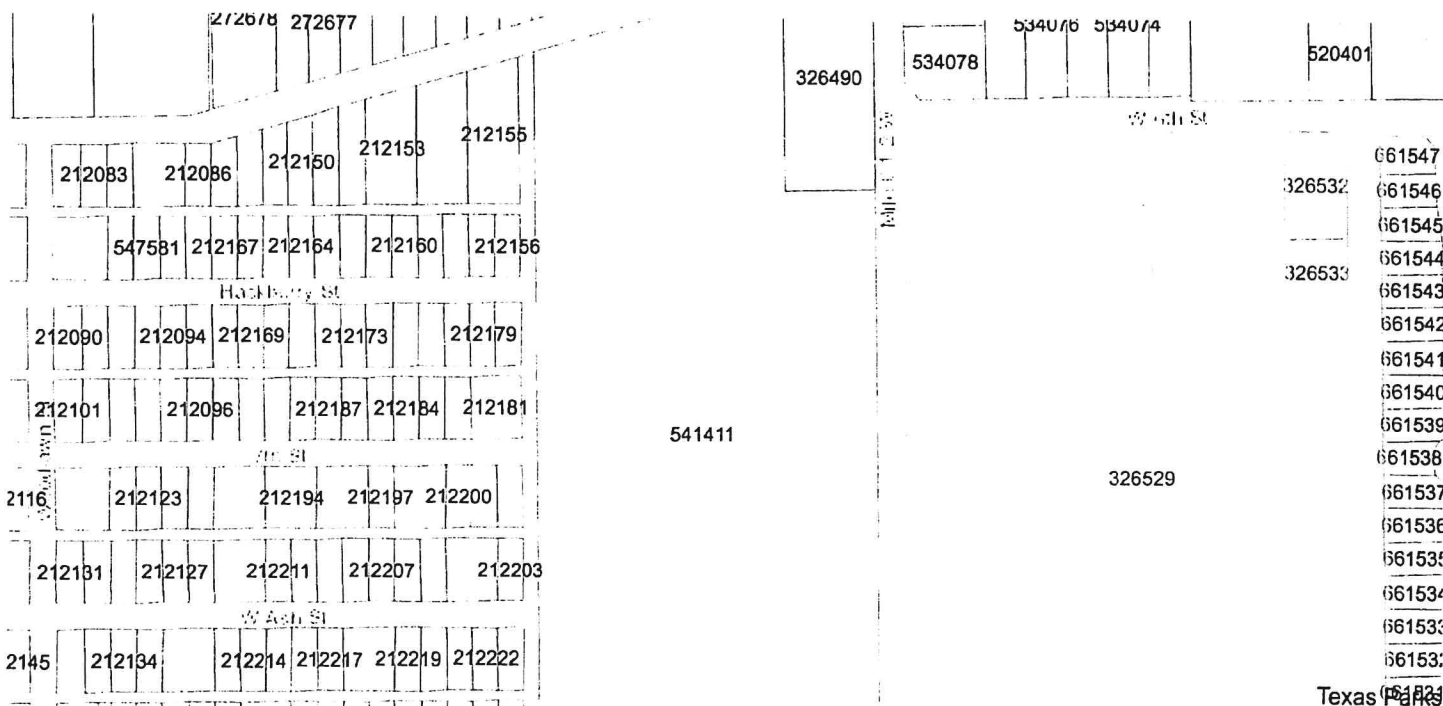
Property Information: 2019

Owner Identification #: 589497

Geo ID: W3800-00-655-0000-00
Situs Address: MILE 6 1/2 WEST TX
Property Type: Real
State Code: E3

Legal Description:	WEST TRACT W29.0AC EXC 0.647AC & EXC 0.323AC OF FT 655 28.03AC GR 26.247AC NET
Abstract:	W380000
Neighborhood:	WEST TRACT
Appraised Value:	\$314,964.00
Jurisdictions:	FD1, GHD, CAD, W09, SWL, SST, JCC, R02, DR1

Name: AMIGO PARK INC
Exemptions:
DBA: Null



Hidalgo CAD Map Search

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TAX CERTIFICATE



PABLO (PAUL) VILLARREAL JR., PCC
HIDALGO COUNTY TAX ASSESSOR - COLLECTOR
PO BOX 178
EDINBURG, TEXAS 78540

Issued To:

JULIE M GARCIA
4861 LARKSPUR DR
BROWNSVILLE, TX 78526

Legal Description

WEST TRACT E120'-W890'-N235' FT 655
0.65AC NET

Fiduciary Number: 27487163

Parcel Address: MILE 6 E.

Legal Acres: .6500

Account Number: **W3800-00-655-0000-03**

Certificate No: 238723533

Certificate Fee: \$10.00

Deposit No.: ED1920062TC

CREDIT

Print Date: 07/19/2019 03:35:51 PM

Paid Date: 07/19/2019

Issue Date: 07/19/2019

Operator ID: MATHEW62

TAX CERTIFICATES ARE ISSUED WITH THE MOST CURRENT INFORMATION AVAILABLE. ALL ACCOUNTS ARE SUBJECT TO CHANGE PER SECTION 26.15 AND 11.43(i) OF THE TEXAS PROPERTY TAX CODE. THIS IS TO CERTIFY THAT ALL TAXES DUE ON THE ABOVE DESCRIBED PROPERTY HAVE BEEN EXAMINED, UP TO AND INCLUDING THE YEAR 2018. ALL TAXES ARE PAID IN FULL

Exemptions:**Certified Owner:**

KRISHNAN S GOPAL MD ET UX
2213 S VICTORIA RD
DONNA, TX 78537-5683

2018 Value:	7,800
2018 Levy:	\$162.35
2018 Levy Balance:	\$0.00
Prior Year Levy Balance:	\$0.00
Total Levy Due:	\$0.00
P&I + Attorney Fee:	\$0.00
Total Amount Due:	\$0.00

Certified Tax Unit(s):

1 HIDALGO COUNTY
2 DRAINAGE DIST #1
3 EMS DIST #1
53 WESLACO ISD
54 SOUTH TEXAS ISD
55 SOUTH TEXAS COLLEGE

PROPERTY OMITTED FROM THE APPRAISAL ROLL AS DESCRIBED UNDER TAX ROLL SECTION 25.21 IS NOT INCLUDED IN THE CERTIFICATE [TAX ROLL SECTION 31.08(B)].
DUE TO ITS ASSIGNED USAGE, THE ABOVE LEGAL PROPERTY MAY HAVE RECEIVED SPECIAL VALUATION, AND ADDITIONAL ROLLBACK TAXES MAY BECOME DUE BASED ON THE PROVISIONS OF THE SPECIAL VALUATION.

Reference (GF) No: N/A

Issued By:

PABLO (PAUL) VILLARREAL JR., PCC
HIDALGO COUNTY TAX ASSESSOR - COLLECTOR



This certification does not include any mineral estates in and to said land where severance thereof has been affected by sale, reservation lease, pooling agreement, unitization or otherwise.

7/16/2019

Hidalgo CAD Map Search

Property Identification #: 326532

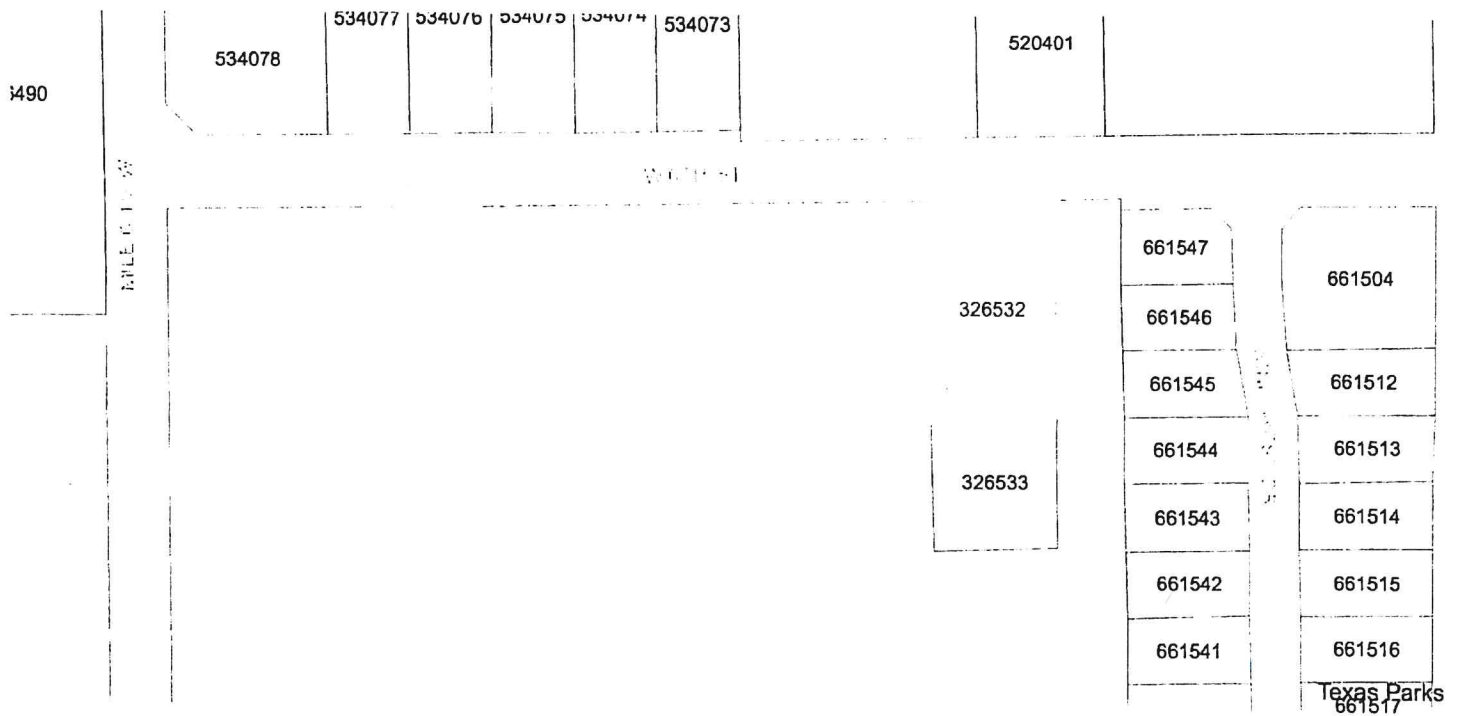
Property Information: 2019

Owner Identification #: 143661

Geo ID: W3800-00-655-0000-03
Situs Address: MILE 6 E. TX
Property Type: Real
State Code: C1

Legal: WEST TRACT E120'-W890'-N235'
Description: FT 655 0.65AC NET
Abstract: W380000
Neighborhood: WEST TRACT
Appraised Value: \$23,167.00
Jurisdictions: DR1, GHD, SST, SWL, JCC, R02, CAD, W09, FD1

Name: KRISHNAN S GOPAL MD ET UX
Exemptions:
DBA: Null



Hidalgo CAD Map Search

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Standardized Agenda Request Form

Date of Meeting: September 17, 2019		Agenda Item No. (to be assigned by CSO): 2019-2775	
From: Benjamin Worsham			
Subject: Discussion and consideration on Ordinance 2019-38 for the Voluntary Annexation of Garcia Oak Estates Subdivision – being a 2.15 acre tract of land out of Farm Tract 646, West Tract Subdivision, Weslaco, Hidalgo County, Texas located approximately 3055 ft South of Bus 83 along Milanos Rd and authorize the Mayor to execute any related documents. First reading of Ordinance 2019-38. Possible action. (Staffed by Planning and Code Enforcement Department.)			
Background: The proposed five (5) lot subdivision is outside the City of Weslaco city limits. This subdivision is being serviced with water by the City of Weslaco through a 12" waterline and sewer by the City of Weslaco through a 12" sewer line. The property is within a Flood Zone "X".			
Funding Source (budget code, if applicable):			
Amount:	Term of Impact:	Identified in Current Budget:	
Additional Action Prompted: Mayor's Signature			
If item previously considered, provide date and action by Commission:			
If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners:			
Advisory Review, if any (name of board/committee, date of action, recommendation): The Planning & Zoning Commission recommended approval of the voluntary annexation request on September 4, 2019.			
Kayla Arevalo Benjamin Worsham Mike Perez		Created/Initiated Approved Final Approval	
City Manager Comments: Approve.			
Staff Recommendation: Staff recommends approval of the annexation of Garcia Oaks Subdivision			
Attachments, if any: GARCIA OAKS -ANNEX -ATTACHMENTS, Garcia Oaks Estates- Aerial, O2019-38 voluntary annexation Garcia Oak Estates			
Responsibilities upon Approval: Staff will notify applicant.			

**RECEIVED**

AUG 22 2019

APPLICATION FOR VOLUNTARY ANNEXATIONPlanning &
Code Enforcement Dept.

The Planning & Zoning Commission meets every 1st Wednesday of each month at 5:30 pm.

The City Commission meets every 1st and 3rd Tuesday of each month at 5:30 pm

FILE NO. ANY19-00003**GENERAL INFORMATION**Name of Subdivision: GARCIA OAK ESTATESLocation: SOUTHWEST CORNER OF MILE 7 NORTH AND MILANOS ROADLegal Description: 2.15 AC. OUT OF FT 646, WEST TRACT SUBDIVISION, VOL. 2 PG. 34-37, MRHCT

- ☒ Petition for annexation signed and notarized by property owners.
☐ Detailed dimensioned site plan/map must be submitted with this request.
☒ Survey and metes and bounds.
☒ City and school tax receipts attached.

OWNER INFORMATION

Owner's Name: JOSE LUIS GARCIA Telephone: 956-314-9553
Address: 210 MEXICO AVE Fax: _____
City: WESLACO State: TX Zip: 78596 E-mail: _____

ENGINEER INFORMATION

Name: DUSTIN MOORE, PE Telephone: 956-245-4651
Address: 14216 PALIS DRIVE Fax: _____
City: LA FERIA State: TX Zip: 78559 E-mail: D.MOORELANDSURVEYING@GMAIL.COM

AUTHORIZATION AND ACKNOWLEDGEMENTS

I certify that I am the actual owner of the property described above and this application is being submitted with my consent (include corporate name if applicable); and the following person listed below is my authorized agent to act on my behalf.

I certify that the above information is correct and complete to the best of my knowledge. I understand that I must comply with all applicable local, state, and federal regulations.

Owner Printed Name: _____

Owner Signature: _____ Date: _____

MOORE LAND SURVEYING, LLC is the authorized agent

Authorized Agent Signature:  Date: _____

Authorized Agent Printed Name: DUSTIN MOORE, PE

THIS PAGE FOR STAFF USE ONLY

Date Received: _____ Received By: _____

Staff Review Date: _____

P & Z Commission Approval: _____

City Commission Approval on First Reading: _____

City Commission Approval on Final Reading: _____

Garcia Oak Estates

Voluntary Annexation

Legend

 Garcia Oak Estates

Google Earth

© 2018 Google
© 2018 INEGI



400 ft



ORDINANCE NO. 2019-38

AN ORDINANCE ANNEXING ADDITIONAL TERRITORY TO THE CORPORATE LIMITS OF THE CITY OF WESLACO, HIDALGO COUNTY, TEXAS ON VOLUNTARY PETITION OF AREA LAND OWNER SUCH LAND BEING 2.15 ACRES OF LAND, LOCATED IN HIDALGO COUNTY, TEXAS, WHICH IS CONTIGUOUS TO THE CITY LIMITS AND HEREINAFTER DESCRIBED; AS SHOWN IN THE ATTACHED EXHIBIT; MAKING FINDINGS OF FACT; PROVIDING A SEVERABILITY CLAUSE; PROVIDING AN EFFECTIVE DATE; AND PROVIDING FOR OPEN MEETINGS AND OTHER RELATED MATTERS.

WHEREAS, the City of Weslaco, Texas (the "City"), is a home rule municipality authorized by State law and the City's Charter to annex territory lying adjacent and contiguous to the City;

WHEREAS, the City Council, in compliance with §43.021, *Tex. Local Gov't Code*, instituted proceedings for the annexation of certain property more particularly described herein (the "subject property");

WHEREAS, the subject property hereby annexed is adjacent and contiguous to the present City limits;

WHEREAS, the boundaries of the City are contiguous to the subject property on at least two sides;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF WESLACO, TEXAS:

SECTION 1. That all of the above premises and findings of fact are found to be true and correct and are incorporated into the body of this Ordinance as if copied in their entirety.

SECTION 2. There is hereby annexed on voluntary petition of area landowner as part of the territory within the corporate boundaries of the City of Weslaco the following tract located in Hidalgo County, Texas, that totals to 29.0 acres and are more specifically described as follows, to-wit:

METES & BOUNDS

BEING 2.15 ACRES OUT OF FARM TRACT 646 WEST TRACT SUBDIVISION OF LLANO GRANDE GRANT HIDALGO COUNTY, TEXAS, RECORDED IN VOLUME 2, PAGE 34-37, MAP RECORDS OF HIDALGO COUNTY, TEXAS, BEING THE TRACT OF LAND DESCRIBED IN DOCUMENT NUMBER 1054569, OFFICIAL RECORDS OF HIDALGO COUNTY, TEXAS; SAID 2.15 ACRES OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A NAIL SET AT THE INTERSECTION OF MILE 7 NORTH AND MILANO'S ROAD BEING THE NORTHEAST CORNER OF FARM TRACT 646, FOR THE POINT OF BEGINNING AND THE NORTHEAST CORNER OF THE TRACT HEREIN DESCRIBED;

1) THENCE SOUTH 01°12'01" EAST A DISTANCE OF 484.63 FEET FOR THE SOUTHEAST CORNER OF THE TRACT HEREIN DESCRIBED;

2) THENCE SOUTH 88°47'59" WEST AT A DISTANCE OF 205.04 FEET FOR THE SOUTHWEST CORNER OF THE TRACT HEREIN DESCRIBED;

3) THENCE NORTH 01°12'01" WEST AT A DISTANCE OF 429.47 FEET FOR THE NORTHWEST CORNER OF THE TRACT HEREIN DESCRIBED;

4) THENCE NORTH 73°44'29" EAST A DISTANCE OF 212.33 FEET TO THE POINT OF BEGINNING; CONTAINING 2.15 ACRES OF LAND WITHIN THESE METES AND BOUNDS.

SECTION 3. That the official map and boundaries of the City, heretofore adopted and amended be and hereby are amended so as to include the Annexed Property as part of the City of Weslaco.

SECTION 4. This ordinance shall be published in one (1) newspaper of general circulation published in Weslaco, once a week for two (2) weeks, after the last reading of the ordinance.

SECTION 5. That this Ordinance shall take effect immediately from and after its passage and publication in accordance with the provisions of the *Tex. Loc. Gov't. Code*.

SECTION 6. That it is hereby officially found and determined that the meeting at which this Ordinance is passed was open to the public as required and that public notice of the time, place, and purpose of said meeting was given as required by the Open Meetings Act, *Chapter 551, Tex. Gov't. Code*.

PASSED AND APPROVED on first reading at a regular meeting of the City Commission this 17th day of September 2019.

PASSED AND APPROVED on second reading at a regular meeting of the City Commission this ____ day of _____, 2019.

CITY OF WESLACO

David Suarez, **MAYOR**

ATTEST:

Myra Ayala, **CITY SECRETARY**

APPROVED AS TO FORM:

Juan E. Gonzalez, **CITY ATTORNEY**



Standardized Agenda Request Form

Date of Meeting: September 17, 2019		Agenda Item No. (to be assigned by CSO): 2019-2776	
From: Benjamin Worsham			
Subject: Discussion and consideration for a six month extension of the Final Plat for Ramos Commercial Plaza – being a 2.042 acre out of Farm Tract 124, Block 162, West Tract Addition, Weslaco, Hidalgo County, Texas located, approximately 600 feet North of W Expressway 83 and authorize the Mayor to execute any related documents. Possible action. (Staffed by Planning and Code Enforcement Department.)			
Background: The proposed one (1) lot subdivision is inside the City of Weslaco city limits. This subdivision is being serviced with water by the City of Weslaco through a 12" waterline and sewer by the City of Weslaco services through a 15" sewer line. The property is within a Flood Zone "X".			
Funding Source (budget code, if applicable):			
Amount:	Term of Impact:	Identified in Current Budget:	
Additional Action Prompted: Mayor's Signature			
If item previously considered, provide date and action by Commission: Final Plat was approved by City Commission on September 18, 2018			
If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners:			
Advisory Review, if any (name of board/committee, date of action, recommendation): The Planning & Zoning Commission recommended approval of the six month extension on September 4, 2019.			
Kayla Arevalo Benjamin Worsham Mike Perez		Created/Initiated Approved Final Approval	
City Manager Comments: Approve.			
Staff Recommendation: Staff recommends approval of the six-month extension.			
Attachments, if any: FW_ Ramos Commercial Plaza, Ramos Commercial Plaza- Aerial			
Responsibilities upon Approval: Staff will advise the Applicant.			

From: [Rebekah M. De La Fuente](#)
To: [Kayla A. Arevalo](#)
Subject: FW: Ramos Commercial Plaza
Date: Thursday, August 29, 2019 2:30:56 PM
Attachments: [image001.png](#)
[image004.png](#)

Rebekah de la Fuente, CFM
Assistant Planning & Code Enforcement Director
City of Weslaco
255 S. Kansas Avenue
Weslaco, TX 78596
Ph: (956) 447-3401
Fax: (956) 973-3128
rdelafuente@weslacotx.gov

From: Pat Sanchez <psanchez@sdi-engineering.com>
Sent: Thursday, August 29, 2019 2:22 PM
To: Rebekah M. De La Fuente <rdelafuente@weslacotx.gov>
Cc: Isidro Fernandez <ifernandez@sdi-engineering.com>
Subject: Ramos Commercial Plaza

Rebekah Good Afternoon

On behalf of our client's , Arturo Ramos Jr. and Roberta Reyes, we are requesting an extension for Ramos Commercial Plaza Subd. Your consideration on this matter is greatly appreciated.

Thank You

Pat Sanchez, Administrative Assistant



5602 E. Iowa Rd
Edinburg, Tx 78542
Phone: (956) 287-1818
Fax: (956) 287-3697
psanchez@sdi-engineering.com

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287-1818, and permanently delete and purge the original and any copy thereof. This e-mail, with attachments hereto, if any, is intended only for receipt and use by the addressee(s) named herein, and may contain legally privileged and/or confidential information. Regardless of address or routing, if you are not the intended recipient, then you are hereby notified that any use, copying, reproduction, dissemination, distribution, or transmission of this e-mail, and any attachments hereto, is strictly prohibited. Whereas all reasonable steps have been taken to ensure the accuracy and confidentiality of the information and data submitted herein, SDI Engineering, LLC and/or its employees are not liable if information or data is corrupted or does not reach its intended destination.

Ramos Commercial Plaza

Six Month Extension

Legend

 Ramos Commercial Plaza

N Border Ave

N Trace Dr

W

Per

W

Mile 5 1/2 Rd W

Google Earth

© 2018 Google

© 2018 INEGI



600 ft



Standardized Agenda Request Form

Date of Meeting: September 17, 2019		Agenda Item No. (to be assigned by CSO): 2019-2778	
From:			
Subject: Discussion and consideration to approve the FY 2019-2020 Proposed Street Improvement Projects and authorize the Mayor to execute any related documents. Possible action. (Staffed by Public Works Department.)			
Background:			
Funding Source (budget code, if applicable):			
Amount:	Term of Impact:	Identified in Current Budget:	
Additional Action Prompted: Mayor's Signature			
If item previously considered, provide date and action by Commission:			
If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners:			
Advisory Review, if any (name of board/committee, date of action, recommendation):			
Olga Garza		Created/Initiated	
Pete Garcia		Approved	
Mike Perez		Final Approval	
City Manager Comments: Recommend to place on October 1 meeting and allow the Commission time to tour the proposed streets.			
Staff Recommendation: Staff recommends approval.			
Attachments, if any: PROPOSED STREET IMPROVEMENT PROJECTS LISTING FOR FY 19.20			
Responsibilities upon Approval:			

CITY OF WESLACO
PUBLIC WORKS DEPARTMENT
 PROPOSED STREET IMPROVEMENT PROJECTS LISTING FOR FY 2019/2020

Estimated Re-Construction/Overlay Cost

	Street	From	To	Type of Repair	Linear Miles	Sq. Ft.	Hot Mix (Tons)	Cost \$63.78	Caliche (Tons)	Cost \$11.88	MC30 Oil (Gal)	Cost \$5.25	Total Cost
1	Los Torritos St.	Texas Blvd.	Illinois Ave.	Reconstruction	0.12	21,350	297	\$ 18,942.66	599	\$ 7,116.12	214	\$ 1,123.50	\$ 27,182.28
2	Pike Blvd.	Airport Dr.	Old Chamber Building	Reconstruction	0.05	10,140	141	\$ 8,992.98	284	\$ 3,373.92	101	\$ 530.25	\$ 12,897.15
3	2nd Street	Airport Dr.	Padre Ave.	Overlay	0.18	36,100	501	\$ 31,953.78	0	\$ -	361	\$ 1,895.25	\$ 33,849.03
4	2nd Street	Padre Ave.	Paseo Del Norte	Overlay	0.31	25,900	360	\$ 22,960.80	0	\$ -	259	\$ 1,359.75	\$ 24,320.55
5	Iowa Ave.	8th St.	City Cemetery	Overlay	0.12	17,640	245	\$ 15,626.10	0	\$ -	176	\$ 924.00	\$ 16,550.10
6	Huisache Ave.	Illinois Ave.	Iowa Ave.	Overlay	0.07	4,900	68	\$ 4,337.04	0	\$ -	49	\$ 257.25	\$ 4,594.29
7	Louisiana Ave.	6th St.	7th St.	Reconstruction	0.12	17,220	239	\$ 15,243.42	483	\$ 5,738.04	172	\$ 903.00	\$ 21,884.46
8	Republic St.	Pike Blvd.	Frontage Rd.	Overlay	0.18	35,335	491	\$ 31,315.98	0	\$ -	353	\$ 1,853.25	\$ 33,169.23
9	Frost Proof Dr.	Texas Blvd.	Oklahoma Ave.	Reconstruction	0.24	35,980	500	\$ 31,890.00	1009	\$ 11,986.92	360	\$ 1,890.00	\$ 45,766.92
10	Clifton St.	Padre Ave.	Nevada Ave.	Reconstruction	0.05	7,560	105	\$ 6,696.90	212	\$ 2,518.56	76	\$ 399.00	\$ 9,614.46
11	Meadow Wood Dr.	Spicewood	Woodland	Overlay	0.11	16,800	233	\$ 14,860.74	0	\$ -	168	\$ 882.00	\$ 15,742.74
12	Tanglewood Dr.	Spicewood	Woodland	Overlay	0.11	22,800	317	\$ 20,218.26	0	\$ -	228	\$ 1,197.00	\$ 21,415.26
13	Vo-Tech	Sugarcane Dr.	Sugar Sweet	Reconstruction	0.24	48,450	673	\$ 42,923.94	906	\$ 10,763.28	485	\$ 2,546.25	\$ 56,233.47
14	Vo-Tech	Joe Stephens Ave.	Pike Blvd.	Reconstruction	0.48	95,950	1333	\$ 85,018.74	2692	\$ 31,980.96	960	\$ 5,040.00	\$ 122,039.70
15	Joe Stephens Ave.	Sugarcane Dr.	Vo-Tech Dr.	Overlay	0.88	176,206	2447	\$ 156,069.66	0	\$ -	1762	\$ 9,250.50	\$ 165,320.16
16	Texas Blvd. (Alleyways)	E. 2nd St.	E. 6th St.	Reconstruction	0.30	22,120	307	\$ 19,580.46	311	\$ 3,694.68	332	\$ 1,743.00	\$ 25,018.14
17	Texas Blvd. (Alleyways)*	W. 2nd St.	W. 6th St.	Reconstruction	0.26	19,320	207	\$ 13,202.46	209	\$ 2,482.92	224	\$ 1,176.00	\$ 16,861.38
18	Tierra Santa St.**	Texas Blvd.	Tierra Santa Gate Entrance										
TOTALS:					3.82	613,771	8,464	\$ 539,833.92	6,705	\$ 79,655.40	6,280	\$ 32,970.00	\$ 652,459.32

GRAND TOTAL: \$ 652,459.32

*Texas Blvd. (Alleyway) from W. 4th St. to W. 5th St. funded by EDC

**Tierra Santa St.: Pending Evaluation/Estimate



Standardized Agenda Request Form

Date of Meeting: September 17, 2019		Agenda Item No. (to be assigned by CSO): 2019-2783	
From:			
Subject: Discussion and consideration on notice received from the Texas Lottery Commission to approve continued share of bingo prize fees as set forth in House Bill 914 and authorize the Mayor to execute any related documents. Possible action. (Staffed by the City Managers Office.)			
Background:			
Funding Source (budget code, if applicable):			
Amount:	Term of Impact:	Identified in Current Budget:	
Additional Action Prompted:			
If item previously considered, provide date and action by Commission:			
If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners:			
Advisory Review, if any (name of board/committee, date of action, recommendation):			
Aida Vega Mike Perez		Created/Initiated Final Approval	
City Manager Comments: Approve.			
Staff Recommendation:			
Attachments, if any: Bingo prize fee fund letter re HB 914, vote and attestation notices			
Responsibilities upon Approval:			



Texas Lottery Commission

Commissioners:

J. Winston Krause, Chairman

Mark A. Franz • Robert Rivera • Erik C. Saenz



Michael P. Farrell
Director

August 26, 2019

Department of Finance
City of Weslaco
255 S Kansas Ave
Weslaco, TX 78596-6158

Dear Finance Director:

This letter is a follow-up communication to my letter dated July 17, 2019 and serves as a reminder of the deadline imposed by the 86th Legislature's House Bill (HB) 914, as well as providing additional information relating to that bill.

The most immediate matter for your attention is that your local government will only continue to receive a share of the bingo prize fees collected after Jan. 1, 2020 if it meets the requirements set forth in HB 914. Your governing body must:

- (1) approve the continued receipt of the share of bingo prize fee funds by a majority vote;**
- (2) notify the Texas Lottery Commission (TLC) of that decision no later than Nov. 1, 2019; and**
- (3) notify each licensed authorized organization within the county's or municipality's jurisdiction, as applicable, of the continued imposition of the fee.**

If a county or municipality has not voted and notified the Commission by **Nov. 1, 2019**, that county or municipality will forfeit their right to receive prize fees generated by bingo permanently.

I have also enclosed the required vote verification notice (attestation form) to be used to notify TLC of your jurisdiction's status; the *Bingo Prize Fee Funds County/Municipality Governing Body Vote Verification Notice*. It is also located on the Charitable Bingo website at:

https://www.txbingo.org/export/sites/bingo/Documents/prescribed_attestation_form.pdf

(This is the same form that was enclosed in individual responses to local governments.)

Moreover, the Commission is creating an administrative tool that will allow municipalities and counties to generate a custom report on licensed, authorized organizations that conduct bingo occasions in their jurisdictions. This will provide local jurisdictions access to reports that will provide information on playing locations and organizational contact information. We anticipate having this tool available by the end of September.

Until then, you can access a report containing information on organizations conducting bingo in your jurisdiction by using the address below to the Charitable Bingo's website and accessing the Conductor Location/Address report.

https://bsc.txbingo.org/bsp/faces/bspPublicReports.jsf;jsessionid=2faMfrxr-ZtrYgKeaHMd_ZaSIRFa-hLlz7yVX7ZEfs1JX85EegZD!-1709348529.

Please note, the information changes regularly, as we process hundreds of licenses each year. The link provided will allow your organization to access numerous other reports which may be useful.

Another change effective Jan. 1, 2020 impacts the collection and remittance of prize fees. Local governments will no longer receive their bingo prize fee payments from TLC at the end of the fiscal year. After Jan. 1, 2020, licensed organizations conducting bingo in a jurisdiction that has fulfilled all of the requirements of Section 11 of H.B. 914 will remit to that jurisdiction, allocations up to 50% of the prize fees the charitable organizations collect payable on a quarterly basis.

It should also be noted that while precincts may have voted to allow bingo occasions, they are **ineligible** to receive any prize fee allocations.

If you have any questions, email us at bingo.services@lottery.state.tx.us, or if you would like to speak with a Charitable Bingo representative, please call 1-800-BINGO-77 (246-4677), press 1 for English or 2 for Spanish; then press 4 to reach the Bingo Division and press 5 for the Training and Education Department.

Respectfully,

A handwritten signature in blue ink, appearing to read "Michael P. Farrell".

Michael P. Farrell
Director
Charitable Bingo Operations Division

ENCL: *Bingo Prize Fee Funds County/Municipality Governing Body Vote Verification Notice*

TEXAS LOTTERY COMMISSION – CHARITABLE BINGO DIVISION
BINGO PRIZE FEE FUNDS
COUNTY/MUNICIPALITY GOVERNING BODY VOTE VERIFICATION
NOTICE

This form serves as the required notice to the Texas Lottery Commission (Commission) that a county or municipality has fulfilled two of the requirements of House Bill 914, 86th Texas Legislature (H.B. 914) that are necessary for that county or municipality to continue to receive a share of bingo prize fees after January 1, 2020. Specifically, Section 11 of H.B. 914 provides:

- “(a) a county or municipality may receive a portion of the prize fee...only if:
- (1) The county or municipality was entitled to receive a portion of a bingo prize fee as of January 1, 2019; and
 - (2) The governing body of the county or municipality:
 - (A) by majority vote of the members of the governing body approves the continued receipt of funds under that section and notifies the Texas Lottery Commission of that decision not later than November 1, 2019; and
 - (B) notifies each licensed authorized organization within the county’s or municipality’s jurisdiction, as applicable, of the continued imposition of the fee.”

Your county/municipality should consult with an attorney if you have any questions about complying with the provisions of H.B. 914.

This form is only an attestation that certain requirements set forth in H.B. 914 have been fulfilled.

Accordingly, the undersigned county or municipal representative hereby swears and affirms that:

- (1) the county or municipality was entitled to receive a share of a bingo prize fee as of January 1, 2019; and
- (2) the governing body of the county or municipality approved the continued receipt of the share of bingo prize fee funds by a majority vote.

Name of County or Municipality

Authorized Signature (Name and Title) Date

**TEXAS LOTTERY COMMISSION – CHARITABLE BINGO DIVISION
BINGO PRIZE FEE FUNDS
COUNTY/MUNICIPALITY GOVERNING BODY VOTE VERIFICATION
NOTICE**

State of Texas

County of _____

This form attesting to the fulfillment of the requirements of H.B. 914 was acknowledged before

me on _____ by _____ as _____ of
(date) (name of representative) (title of representative)

(name of county or municipality)

(Personalized Seal)

Notary Public's Signature



Standardized Agenda Request Form

Date of Meeting: September 17, 2019		Agenda Item No. (to be assigned by CSO): 2019-2786	
From: Veronica Ramirez			
Subject: Discussion and consideration to renew the Commercial Package and Employer's Liability Insurance with Texas Municipal League Intergovernmental Risk Pool (TMLIRP) and authorize the Mayor to execute any related documents. Possible action. (Staffed by Human Resources Department.)			
Background:			
Funding Source (budget code, if applicable):			
Amount:	Term of Impact:	Identified in Current Budget:	
Additional Action Prompted:			
If item previously considered, provide date and action by Commission:			
If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners:			
Advisory Review, if any (name of board/committee, date of action, recommendation):			
Aida Vega		Created/Initiated	
Veronica Ramirez		Approved	
Mike Perez		Final Approval	
City Manager Comments: Approve.			
Staff Recommendation: Staff recommends approval.			
Attachments, if any:			
Responsibilities upon Approval:			



Standardized Agenda Request Form

Date of Meeting: September 17, 2019		Agenda Item No. (to be assigned by CSO): 2019-2767
From:		
Subject: Discussion and consideration to approve Ordinance 2019-39 adopting the City of Weslaco's budget appropriation for the fiscal year October 1, 2019 to September 30, 2020 and authorize the Mayor to execute any related documents. First Reading of Ordinance 2019-39. ROLL CALL VOTE REQUIRED. Possible action. (Staffed by Finance Department.)		
Background:		
Funding Source (budget code, if applicable):		
Amount:	Term of Impact:	Identified in Current Budget:
Additional Action Prompted: Mayor's Signature Ordinance - First Reading		
If item previously considered, provide date and action by Commission:		
If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners: Public Hearing notice published in The Monitor on August 28, 2019.		
Advisory Review, if any (name of board/committee, date of action, recommendation):		
Vidal Roman	Created/Initiated	
Vidal Roman	Approved	
Mike Perez	Final Approval	
City Manager Comments: Approve.		
Staff Recommendation: Staff recommends approval		
Attachments, if any: PROPOSED BUDGET FY 2019-2020, O2019-39 adopt budget FY2019-20		
Responsibilities upon Approval:		



**City of Weslaco, Texas
Proposed Budget
Fiscal Year 2019-2020**



As of 09/04/2019

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CITY OF WESLACO

ANNUAL OPERATING BUDGET

FOR FISCAL YEAR 2019-2020

This budget will raise more revenue from property taxes than last year's budget by an amount of \$639,611, which is a 5.5% increase from last year's budget. The property tax revenue to be raised from new property added to the tax roll this year is \$405,794

The members of the City Commission voted on the budget as follows:

Date: September 17, 2019 - First Reading of Ordinance

Time: 5:30 p.m.

Vote Type: Record vote to adopt 2019-2020 Budget

Description: Approval of Ordinance adopting the City of Weslaco's budget appropriation for the fiscal year October 1, 2019 to September 30, 2020.

Result:

FOR:

AGAINST:

PRESENT and not voting:

ABSENT:

Property Tax Rate Comparisons

	FY 2019-2020	FY 2018-2019
Property Tax Rate	\$0.6967 per \$100	\$0.6667 per \$100
Effective Rate	\$0.6601 per \$100	\$0.6731 per \$100
Effective M&O Tax Rate	\$0.5109 per \$100	\$0.5143 per \$100
Rollback Tax Rate	\$0.7167 per \$100	\$0.7307 per \$100
I&S Rate	\$0.1858 per \$100	\$0.1524 per \$100

The total amount of municipal debt obligation secured by property taxes for the City of Weslaco is \$20,892,407. Total amount of outstanding debt obligations considered self-supporting is \$48,228,853. Self-supporting is currently secured by water/wastewater revenues. In the event such amounts are insufficient to pay debt service, the City will be requested to assess an ad valorem tax to pay such obligations.

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Elected Officials



Mayor
David Suarez



District 1
Leo Muñoz



District 2
Mayor Pro-Tem
Greg Kerr



District 3
Jose "JP" Rodriguez



District 4
Adrian Farias



District 5
Letty Lopez



District 6
Josh Pedraza

Administrative Officials

City Manager

Mike R. Perez

***Assistant City Manager/
Airport Director***

Andrew Muñoz

City Secretary

Myra Ayala

***City Engineer/Planning &
Code Enforcement Director***

Benjamin Worsham

Finance Director

Vidal Roman

Public Works Director

Pedro Garcia Jr.

***Human Resources/
Civil Service Director***

Veronica S. Ramirez

Interim Information Technology Director

Eduardo Gil

Parks & Recreation Director

Omar Rodriguez

Chief of Police

Joel Rivera

Fire Chief

Antonio Lopez Jr.

Library Director

Arnold Becho

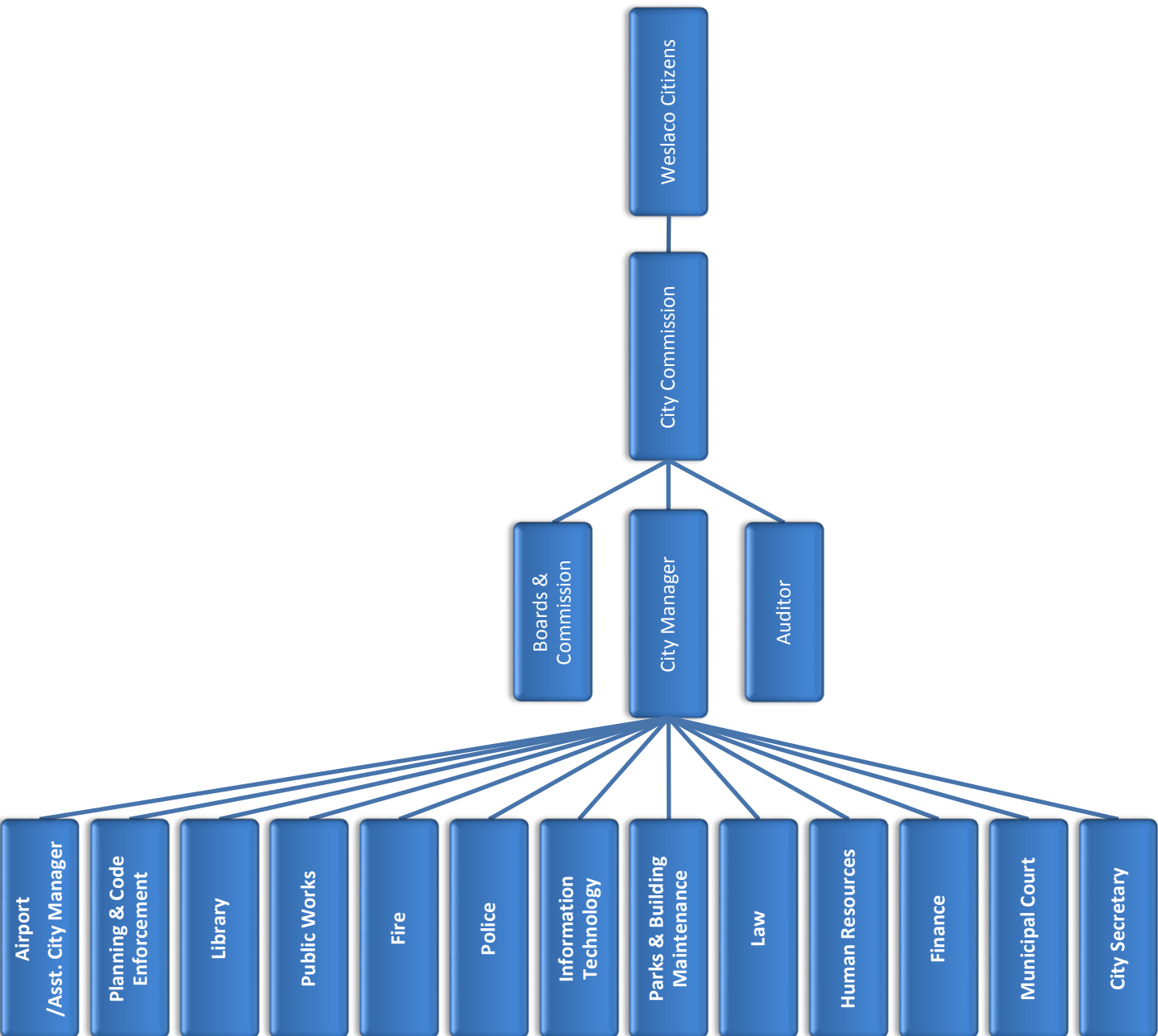
Municipal Court Administrator

Rosa Huerta

City Attorney

Juan E. Gonzalez

City of Weslaco Organizational Chart



FUND BALANCE SUMMARY 2019-2020

	General Fund	Debt Service Fund	Economic Incentives Fund	Internal Service Fund	Water Wastewater Project Fund
Fund Balance @ 9/30/18	\$ 6,353,316	\$ 395,242	\$ (71,256)		
Working Capital @ 9/30/18				\$ 275,907	\$ -
Estimated Revenues 2018-2019	26,801,123	2,835,213	-		
Estimated Expenditures 2018-2019	25,305,954	2,835,213	1,225,031	522	1,227,326
Revenues Over/(Under) Expenditures	1,495,169	-	(1,225,031)	(522)	(1,227,326)
Transfers In	1,690,561	-	1,296,287	104,641	1,227,326
Transfers Out	2,373,854	-	-	-	-
Change in Fund Balance	811,876	-	71,256	104,119	-
Estimated Unreserved Fund Balance @ 9/30/19	\$ 7,165,192	\$ 395,242	\$ (0)	\$ 380,026	\$ -
Estimated Daily Cost	75,835				
Estimated # of Days	104				
Estimated Revenues 2019-2020	27,157,579	3,687,611	-	-	-
Estimated Expenditures 2019-2020	26,753,573	3,385,514	993,256	-	425,250
Revenues Over/(Under) Expenditures	404,006	302,097	(993,256)	-	(425,250)
Transfers In	1,960,561	-	993,256	-	425,250
Transfers Out	2,363,256	-	-	-	-
Change in Fund Balance	1,311	302,097	-	-	-
Estimated Unreserved Fund Balance @ 9/30/20	\$ 7,166,503	\$ 697,339	\$ (0)	\$ 380,026	\$ -
Estimated Daily Cost	79,772				
Estimated # of Days	103				

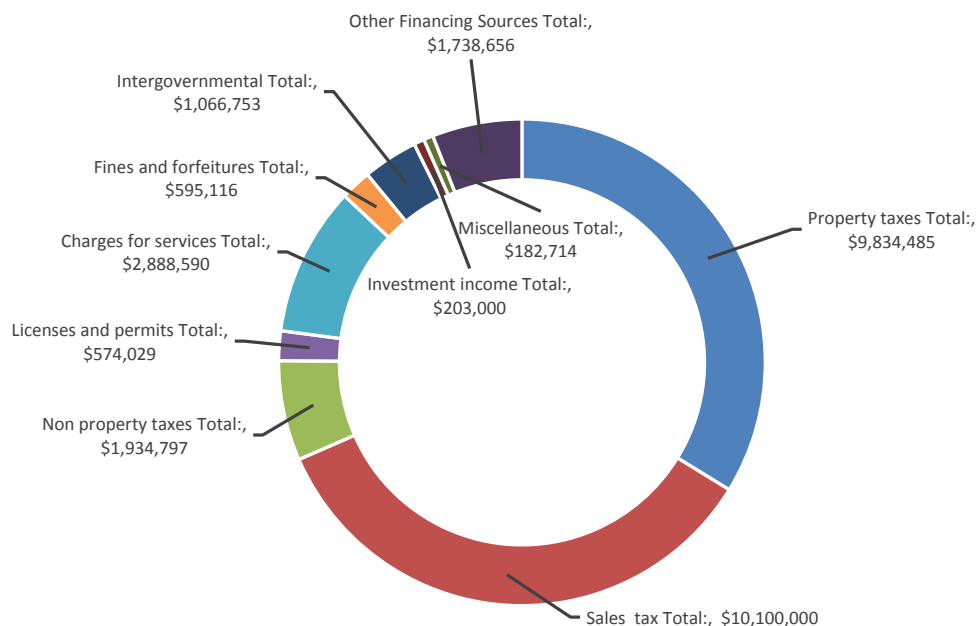
Water/ Wastewater Fund	Solid Waste Fund	Airport Fund	Hotel/Motel Fund	Capital Improv. Program Fund	Drainage Capital Project Fund	Fire Dept Eq. Replacement Fund
\$ 461,677	\$ 2,320,269	\$ (370,988)	\$ 637,706	\$ 2,675,302	\$ -	\$ 367,927
13,358,665	5,294,099	312,668	366,000	125,000	4,086,623	113,000
12,401,437	4,218,810	673,074	301,811	3,585,893	1,613,476	453,724
957,228	1,075,289	(360,406)	64,189	(3,460,893)	2,473,147	(340,724)
-		250,000	-	1,470,000	100,000	425,000
1,565,561	1,125,000	-	-	-	-	-
(608,333)	(49,711)	(110,406)	64,189	(1,990,893)	2,573,147	84,276
\$ (146,656)	\$ 2,270,558	\$ (481,394)	\$ 701,895	\$ 684,409	\$ 2,573,147	\$ 452,203
38,266	14,641	1,844		9,824		1,243
14	155	(235)				
14,028,243	5,509,800	343,227	360,000	2,525,000	-	174,750
12,155,340	4,035,048	691,399	437,760	3,478,593	2,673,147	589,668
1,872,903	1,474,752	(348,172)	(77,760)	(953,593)	(2,673,147)	(414,918)
		250,000	-	1,570,000	100,000	450,000
1,565,562	1,125,000	-	-	-	-	-
307,341	349,752	(98,172)	(77,760)	616,407	(2,573,147)	35,082
\$ 160,685	\$ 2,620,310	\$ (579,566)	\$ 624,135	\$ 1,300,816	\$ -	\$ 487,285
37,592	14,137	1,894				
10	185	(298)				

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101-GENERAL FUND

GENERAL FUND	History		Current			ADOPTED
	2016-2017	2017-2018	2018-2019	2018-2019	2018-2019	Fiscal Year
REVENUES	Actual	Actual	Budget	YTD	Estimated	2019-2020
Property taxes Total:	9,715,195	9,350,201	9,643,361	8,940,679	9,329,034	\$ 9,834,485
Sales tax Total:	8,929,546	9,356,472	9,212,577	5,905,345	9,910,000	\$ 10,100,000
Non property taxes Total:	1,890,883	1,926,341	1,901,897	987,396	1,916,882	\$ 1,934,797
Licenses and permits Total:	575,646	602,841	509,874	425,486	579,428	\$ 574,029
Charges for services Total:	2,078,188	2,100,100	2,069,158	1,752,370	2,670,436	\$ 2,888,590
Fines and forfeitures Total:	810,812	677,591	801,365	336,936	543,296	\$ 595,116
Intergovernmental Total:	535,698	564,845	921,843	562,019	731,718	\$ 1,066,753
Investment income Total:	74,931	150,237	100,000	110,627	182,099	\$ 203,000
Miscellaneous Total:	209,417	912,132	215,589	154,844	200,947	\$ 182,714
Other Financing Sources Total:	2,117,183	2,730,064	1,792,810	1,122,619	1,999,627	\$ 1,738,656
REVENUE Total:	26,937,499	28,370,825	27,168,474	20,298,320	28,063,467	29,118,140

Where does the money come from?



Property Tax is established by the value of each property within the City of Weslaco.

The City's property tax rate has two parts:

1. The operations and maintenance rate, which goes into the City's **General Fund**.

2. The debt service rate, which is based on the revenue needed to make the City's payments for tax-supported debt for major capital equipment, facilities, and infrastructure for streets, parks, police and fire projects.

Sales Tax is levied on sales of goods or services purchased within Weslaco City limits. The combined local and State tax rate is 8.25%

Franchise fees are charged to utility and solid waste companies that require the use of City rights-of way to run transmission lines in order to provide their services. All franchise fees are established by City Commission when the use of right-of-way is requested by the service provider.

Licenses & Permits are permits issued by the City for new construction, plumbing, electrical, demolition, mechanical, food handlers, health permit, etc. and are accounted for in this revenue section.

Municipal Court fees is City's portion of the fines and fees collected for law violations.

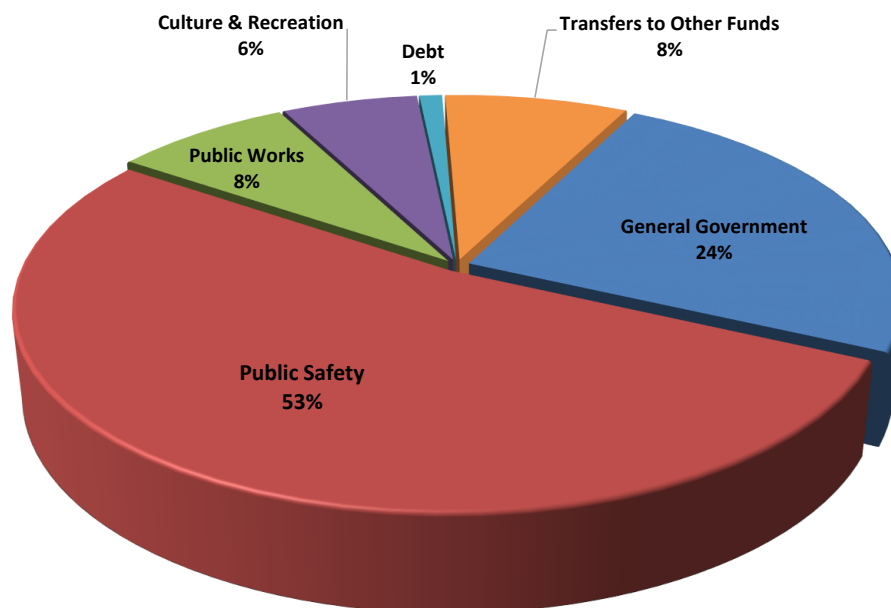
Charges for Services are fees charged for the issuance of death and birth certificates, cemetery charges, sale of cemetery plots, ambulance services, fire inspections, convenience fee charges for credit card usage, etc.

Intergovernmental Revenue consists of monies obtained from other governments including grants and reimbursements for performance of general government functions and specific services.

Transfers In include administrative fees transferred from Enterprise funds.

Department	History		Current			ADOPTED
	2016-2017 Actuals	2017-2018 Actuals	2018-2019 Budget	2018-2019 YTD	2018-2019 Estimated	Fiscal Year 2019-2020
CITY COMMISSION	143,990	120,004	89,796	109,076	107,913	126,097
CITY MANAGER	338,069	336,054	344,460	344,460	354,882	359,920
CITY SECRETARY	353,354	362,543	395,184	445,184	362,724	389,574
FINANCE	801,113	838,063	860,280	860,280	808,163	872,291
HUMAN RESOURCES	277,676	262,647	279,631	279,631	282,537	279,135
BUILDING MAINTENANCE	920,872	946,208	812,559	867,559	854,949	836,008
INFORMATION TECHNOLOGY	743,789	717,234	877,341	907,303	870,348	1,259,786
MUNICIPAL COURT	224,086	226,820	254,418	254,418	259,098	257,274
LAW	695,313	390,030	333,443	333,443	312,250	313,460
OTHER GENERAL EXPENDITURE	623,838	702,035	592,336	648,279	634,394	682,392
POLICE	7,023,652	7,945,540	8,277,025	9,247,408	8,733,034	8,650,687
FIRE SUPPRESSION	5,732,105	6,139,413	5,905,824	6,027,719	5,911,023	6,279,927
EMERGENCY MEDICAL SERVICE	303,266	278,187	274,172	294,172	283,476	325,900
EMERGENCY MANAGEMENT	139,636	180,670	57,883	57,883	63,876	53,576
PUBLIC WORKS - ADMINISTRATION	254,499	256,267	252,623	252,623	255,727	286,551
STREETS	1,280,054	1,245,434	1,184,071	1,175,071	1,165,350	1,278,145
DRAIN DITCH MAINTENANCE	587,840	648,546	626,558	645,558	659,172	718,592
FLEET MAINTENANCE SHOP	236,141	276,879	270,938	270,938	271,787	362,952
PARKS AND RECREATION	575,786	690,923	594,457	600,457	625,895	832,881
LIBRARY	781,536	787,832	790,923	790,923	769,913	921,834
PLANNING	1,055,181	1,188,406	1,201,131	1,414,451	1,405,371	1,373,680
DEBT SERVICE	139,101	140,101	314,072	314,072	314,072	292,910
TRANSFERS OUT	2,724,768	3,329,170	2,244,641	1,895,015	2,373,854	2,363,256
*** TOTAL EXPENDITURES ***	26,508,584	29,275,703	26,833,766	28,035,923	27,679,808	29,116,829

Where does the City spend the money?



GENERAL FUND SUMMARY	History		Current		
	2016-2017 Actuals	2017-2018 Actuals	2018-2019 Budget	2018-2019 Amended	2018-2019 Estimated
REVENUE SUMMARY					
TAXES	20,535,624	20,633,014	20,757,835	20,757,835	20,960,916
LICENSES AND PERMITS	575,646	602,841	509,874	509,874	589,428
INTERGOVERNMENTAL REVENUE	535,698	564,845	921,843	1,882,217	1,256,800
CHARGES FOR SERVICES	2,078,188	2,100,100	2,050,158	2,069,158	2,670,436
FINES AND FORFEITURES	810,812	677,591	801,365	801,365	543,296
REV FROM USE OF MONEY	74,931	150,237	100,000	100,000	188,099
OTHER INCOME	2,117,183	2,730,064	1,792,810	1,822,772	1,999,627
MISCELLANEOUS REVENUE	209,417	912,132	215,589	302,869	283,082
*** TOTAL REVENUES ***	26,937,499	28,370,825	27,149,474	28,246,090	28,491,684
EXPENDITURE SUMMARY					
CITY COMMISSION	143,990	120,004	89,796	109,076	107,913
CITY MANAGER	338,069	336,054	344,460	344,460	354,882
CITY SECRETARY	353,354	362,543	395,184	445,184	362,724
FINANCE	801,113	838,063	860,280	860,280	808,163
HUMAN RESOURCES	277,676	262,647	279,631	279,631	282,537
BUILDING MAINTENANCE	920,872	946,208	812,559	867,559	854,949
INFORMATION TECHNOLOGY	743,789	717,234	877,341	907,303	870,348
MUNICIPAL COURT	224,086	226,820	254,418	254,418	259,098
LAW	695,313	390,030	333,443	333,443	312,250
OTHER GENERAL EXPENDITURE	623,838	702,035	592,336	648,279	634,394
POLICE	7,023,652	7,945,540	8,277,025	9,247,408	8,733,034
FIRE SUPPRESSION	5,732,105	6,139,413	5,905,824	6,027,719	5,911,023
EMERGENCY MEDICAL SERVICE	303,266	278,187	274,172	294,172	283,476
EMERGENCY MANAGEMENT	139,636	180,670	57,883	57,883	63,876
PUBLIC WORKS - ADMINISTRA	254,499	256,267	252,623	252,623	255,727
STREETS	1,280,054	1,245,434	1,184,071	1,175,071	1,165,350
DRAIN DITCH MAINTENANCE	587,840	648,546	626,558	645,558	659,172
FLEET MAINTENANCE SHOP	236,141	276,879	270,938	270,938	271,787
PARKS AND RECREATION	575,786	690,923	594,457	600,457	625,895
LIBRARY	781,536	787,832	790,923	790,923	769,913
PLANNING	1,055,181	1,188,406	1,201,131	1,414,451	1,405,371
DEBT SERVICE	139,101	140,101	314,072	314,072	314,072
TRANSFERS OUT-BAD DEBT	58,555	-	-	-	-
GENERAL FIXED ASSETS	494,363	1,266,697	-	-	-
TOTAL OPERATING EXPENDITURES	23,783,816	25,946,533	24,589,125	26,140,908	25,305,954
TRANSFERS OUT					
121-ECONOMIC INCENTIVES	1,025,000	1,160,000	1,040,000	1,040,000	1,024,213
301-INTEREST & SINKING	350,000	-	-	-	-
415-FD EQUIP. REPLACEMENT	249,768	304,124	280,000	280,000	425,000
410-CIP FUND	600,000	1,300,000	470,000	470,000	470,000
416-DRAINAGE FUND	-	-	100,000	100,000	100,000
550-AIRPORT FUND	250,000	250,000	250,000	250,000	250,000
601-INTERNAL SERVICE FUND	250,000	315,046	104,641	104,641	104,641
***TOTAL TRANSFERS OUT	2,724,768	3,329,170	2,244,641	2,244,641	2,373,854
*** TOTAL EXPENDITURES ***	26,508,584	29,275,703	26,833,766	28,385,549	27,679,808
REVENUES OVER (UNDER) EXPENDITURES					
	428,915	(904,878)	315,708	(139,459)	811,876
Beninning Balance		7,511,496			6,353,316
Ending Balance	7,511,496	6,353,316			7,165,192

ADOPTED	4 YEAR PLAN			
Fiscal Year 2019-2020	Fiscal Year 2020-2021	Fiscal Year 2021-2022	Fiscal Year 2022-2023	Fiscal Year 2023-2024
21,869,282	21,842,376	21,951,976	22,154,875	22,258,907
574,029	586,821	594,321	602,444	609,993
1,066,753	985,211	985,211	985,211	985,211
2,888,590	3,005,453	3,112,145	3,116,293	3,118,160
595,116	612,011	627,522	638,087	643,708
203,000	203,000	203,000	203,000	203,000
1,738,656	1,490,561	1,390,561	1,390,561	1,390,561
182,714	198,433	204,547	205,674	206,810
29,118,140	28,923,866	29,069,283	29,296,145	29,416,350
126,097	125,097	125,097	125,097	125,097
359,920	367,229	367,229	367,429	367,429
389,574	379,334	379,334	379,934	379,934
872,291	864,364	864,364	865,364	865,364
279,135	276,223	276,223	276,623	276,623
836,008	837,896	809,255	810,155	810,155
1,259,786	1,033,585	948,585	849,185	849,185
257,274	258,547	254,955	255,255	255,255
313,460	323,460	323,460	323,460	323,460
682,392	677,392	677,392	677,392	677,392
8,650,687	8,603,614	8,708,337	8,770,448	8,896,944
6,279,927	6,351,649	6,535,665	6,707,079	6,870,692
325,900	279,400	369,400	299,400	299,400
53,576	53,214	53,214	53,214	53,214
286,551	272,885	274,844	279,590	283,219
1,278,145	1,511,731	1,646,944	1,513,309	1,534,663
718,592	715,197	827,427	849,892	854,103
362,952	342,548	344,872	309,052	307,992
832,881	668,423	730,323	721,523	688,523
921,834	958,965	945,929	932,029	932,029
1,373,680	1,395,168	1,431,505	1,464,086	1,510,674
292,910	176,723	176,853	176,853	78,818
-	-	-	-	-
-	-	-	-	-
26,753,573	26,472,643	27,071,206	27,006,369	27,240,165
	72,528			
993,256	502,273	113,021	115,281	117,281
-	-	-	-	-
450,000	475,000	500,000	500,000	500,000
570,000	1,000,000	550,000	550,000	550,000
100,000	100,000	-	-	-
250,000	250,000	250,000	250,000	250,000
-	-	-	-	-
2,363,256	2,327,273	1,413,021	1,415,281	1,417,281
29,116,829	28,799,916	28,484,227	28,421,650	28,657,446
1,311	123,950	585,056	874,495	758,904
7,165,192	7,166,503	7,290,453	7,875,508	8,750,004
7,166,503	7,290,453	7,875,508	8,750,004	9,508,908

GENERAL FUND

GENERAL FUND		History		Current		
REVENUES		2016-2017 Actual	2017-2018 Actual	2018-2019 Budget	2018-2019 Amended	2018-2019 Estimated
101-4000-401100	CURRENT ADVALOREM TAX	9,217,208	8,825,556	9,152,000	9,152,000	8,810,000
101-4000-401130	SPECIAL INVENTORY	16	144	-	-	-
101-4000-401200	DELINQ ADVALOREM TAX	268,852	308,630	295,500	295,500	245,527
101-4000-401900	INT & PENALTY ON TAXES	229,119	215,871	195,861	195,861	185,507
Property taxes Total:		9,715,195	9,350,201	9,643,361	9,643,361	9,241,034
101-4000-413000	SALES TAX	8,929,546	9,356,472	9,212,577	9,212,577	9,910,000
101-4000-413200	ALCOHOLIC BEV TAX	107,105	98,837	102,778	102,778	97,372
101-4000-413220	BINGO TAX	3,302	1,152	4,275	4,275	2,000
101-4000-414010	FRANCHISE AEP	906,666	899,447	900,000	900,000	775,000
101-4000-414020	MAGIC VALLEY ELEC	207,828	229,535	230,000	230,000	241,439
101-4000-414100	FRANCHISE TEXAS GAS SERVICE	91,054	94,763	90,000	90,000	95,071
101-4000-414200	FRANCHISE GTE/ VERIZON	42,494	33,804	44,519	44,519	33,000
101-4000-414300	FRANCHISE TIME WARNER CABLE	312,371	347,011	300,417	300,417	327,000
101-4000-414500	ALLIED WASTE MGT	163,978	172,717	169,550	169,550	172,000
101-4000-414510	GREASE TRAP FRANCHISE	31,764	21,792	22,557	22,557	30,000
101-4000-414600	MISC. FRANCHISE FEES	24,321	27,283	37,801	37,801	37,000
Non property taxes Total:		10,820,429	11,282,813	11,114,474	11,114,474	11,719,882
101-4000-421000	OCCUPATIONAL LICENSES	44,540	28,228	43,775	43,775	27,853
101-4000-422000	BUILDING PERMITS	256,119	237,539	190,678	190,678	256,336
101-4000-422010	SUBDIVISION FEES	16,025	63,939	43,800	43,800	29,813
101-4000-422020	CONDITIONAL USE PERMIT APPL	2,669	2,400	7,725	7,725	4,161
101-4000-422022	REZONING APPLICATION FEE	3,900	5,400	4,635	4,635	6,500
101-4000-422024	BOARD OF ADJ & APPEALS	7,850	5,220	10,403	10,403	9,000
101-4000-422030	ELEC & PLBG PERMITS	105,993	119,783	96,820	96,820	120,139
101-4000-422050	POLICE & FIRE ALARM PERMI	18,611	9,950	12,875	12,875	11,337
101-4000-422060	GAME ROOM MACHINE PERMIT	1,910	3,130	3,888	3,888	1,730
101-4000-422100	HEALTH PERMITS	44,295	46,458	24,205	24,205	46,000
101-4000-422205	WRECKER PERMITS	1,805	1,455	1,545	1,545	1,733
101-4000-422300	OTHER PERMITS	71,930	79,339	69,525	69,525	74,826
Licenses and permits Total:		575,646	602,841	509,874	509,874	589,428
101-4000-431150	REV-SALES TAX ADMIN FEE	1,760	1,823	1,545	1,545	1,037
101-4000-431160	CEMETERY CHARGES	19,752	16,430	22,145	22,145	25,000
101-4000-431165	SALE OF CEMETARY PLOTS	36,814	33,388	39,140	39,140	39,140
101-4000-431320	VITAL STATISTICS	130,302	124,607	144,200	144,200	131,131
101-4000-431330	DEATH CERTIFICATES	4,477	6,275	6,180	6,180	5,403
101-4000-431390	PUBLIC INFORMATION REQUESTS	7,702	8,551	6,438	6,438	7,283
101-4000-432110	REPORTS & FINGERPRINTS	13,023	13,456	12,875	12,875	12,911
101-4000-432510	FIRE MARSHALL INSPECTIONS	16,586	30,629	15,450	15,450	26,500
101-4000-432520	AMBULANCE CONTRACTS-E.M.S.	125,000	125,000	150,000	150,000	150,000
101-4000-432540	RURAL FIRE PAYMENTS	266,075	240,695	135,000	135,000	233,625
101-4000-432610	AMBULANCE FEES	1,376,101	1,362,343	1,300,000	1,300,000	1,700,000
101-4000-432612	TRANSPORT CONTRACTS	-	-	-	-	-
101-4000-433210	TRAFFIC SIGNS	175	-	-	-	-
101-4000-434210	RECREATIONAL ACTIVITIES	8,185	7,750	7,725	7,725	7,725
101-4000-435240	REV-DEMO & CLNG VCNT LOTS	23,795	25,930	20,600	20,600	22,161
101-4000-435600	ANIMAL SHELTER REVENUE	41,588	94,940	183,860	202,860	300,000
101-4000-437200	PROCESSING FEE-ONLINE	5,729	8,174	5,000	5,000	8,500
101-4000-439010	OVER/UNDER	1,126	109	-	-	20
Charges for services Total:		2,078,188	2,100,100	2,050,158	2,069,158	2,670,436

ADOPTED	4 YEAR PLAN			
Fiscal Year 2019-2020	Fiscal Year 2020-2021	Fiscal Year 2021-2022	Fiscal Year 2022-2023	Fiscal Year 2023-2024
9,343,124	9,103,525	9,194,560	9,286,506	9,379,371
-	-	-	-	-
295,500	332,587	335,913	339,272	342,665
195,861	240,858	243,267	245,699	248,156
9,834,485	9,676,970	9,773,740	9,871,477	9,970,192
10,100,000	10,200,000	10,200,000	10,300,000	10,300,000
102,778	107,906	108,986	110,075	111,176
2,000	2,000	2,000	2,000	2,000
875,000	900,000	900,000	900,000	900,000
245,000	245,000	250,000	250,000	250,000
96,000	96,000	97,000	97,000	98,909
44,519	45,000	45,450	45,905	46,364
327,000	327,000	327,000	327,000	327,000
175,000	175,000	180,000	183,618	185,454
30,000	30,000	30,000	30,000	30,000
37,500	37,500	37,800	37,800	37,812
12,034,797	12,165,406	12,178,236	12,283,398	12,288,715
37,457	45,110	45,561	46,017	46,477
250,000	250,000	255,000	260,000	265,000
30,111	30,111	30,111	30,111	30,111
4,203	7,500	7,575	7,651	7,727
6,500	7,000	7,000	7,500	7,500
9,000	10,700	10,807	10,915	11,024
100,000	101,750	102,768	103,795	104,833
11,450	12,500	12,625	12,751	12,879
2,000	2,000	2,000	2,000	2,000
46,000	46,000	46,000	46,000	46,000
1,733	1,800	1,800	1,900	1,900
75,575	72,350	73,074	73,804	74,542
574,029	586,821	594,321	602,444	609,993
1,047	1,500	1,515	1,530	1,545
25,000	25,000	25,000	25,000	25,000
39,140	39,140	44,000	44,000	44,000
132,442	150,058	151,559	153,074	154,605
5,457	6,305	6,368	6,432	6,496
7,356	4,500	4,545	4,590	4,636
13,040	13,250	13,383	13,516	13,651
26,500	26,700	26,700	27,000	27,000
150,000	150,000	150,000	150,000	150,000
250,000	250,000	250,000	250,000	250,000
1,800,000	1,900,000	2,000,000	2,000,000	2,000,000
-	-	-	-	-
-	-	-	-	-
7,725	7,500	7,575	7,651	7,727
22,383	23,000	23,000	25,000	25,000
400,000	400,000	400,000	400,000	400,000
8,500	8,500	8,500	8,500	8,500
-	-	-	-	-
2,888,590	3,005,453	3,112,145	3,116,293	3,118,160

GENERAL FUND

GENERAL FUND		History		Current		
REVENUES		2016-2017 Actual	2017-2018 Actual	2018-2019 Budget	2018-2019 Amended	2018-2019 Estimated
101-4000-441100	CORPORATION COURT FINES	498,720	438,925	526,460	526,460	325,212
101-4000-441201	CIVIL JUSTICE FEE	18	25	15	15	12
101-4000-441203	CITY JUDICIAL SUPPORT FINE	3,036	2,662	2,833	2,833	2,863
101-4000-441204	LOCAL OMNI BASE FEE	4,774	3,522	4,712	4,712	4,430
101-4000-441205	TIME PAYMENT REVENUE	4,199	2,691	5,665	5,665	3,741
101-4000-441207	SPECIAL EXPENSE FEE	93,879	85,863	76,000	76,000	76,000
101-4000-441210	COURT FINES (WARRANTS)	117,994	84,593	128,000	128,000	85,000
101-4000-441220	SHARE/REIM POLICE DPT FIN	73,831	45,924	46,350	46,350	35,000
101-4000-441230	TRAFFIC & CHILD SAFETY	7,175	6,921	4,738	4,738	4,738
101-4000-441340	LIBRARY FINES	7,185	6,466	6,592	6,592	6,300
Fines and forfeitures Total:		810,812	677,591	801,365	801,365	543,296
101-4000-450010	INTERGOVERNMENTAL REVENUE	521,274	553,099	904,125	1,834,499	1,239,082
101-4000-450200	VIOLENT CRIME TASK FORCE	14,424	11,746	17,718	17,718	17,718
101-4000-453210	WESLACO ISD	-	-	-	30,000	-
Intergovernmental Total:		535,698	564,845	921,843	1,882,217	1,256,800
101-4000-460100	INTEREST EARNED	45,726	69,873	60,000	60,000	85,000
101-4000-460300	INTEREST ON INVESTMENTS	29,205	80,364	40,000	40,000	103,099
Investment income Total:		74,931	150,237	100,000	100,000	188,099
101-4000-471100	PROPERTY RENTAL	16,107	6,600	7,210	75,210	8,000
101-4000-471110	PROPERTY RENTAL-CITY HALL	-	2,183	-	-	8,281
101-4000-471200	BLDG PERMIT(RENTAL)	33,920	27,565	46,968	46,968	32,045
101-4000-471410	LIBRARY FACILITY RENTALS	2,525	3,825	3,650	3,650	3,333
101-4000-471430	PARK FACILITY RENTALS	63,299	39,845	53,951	53,951	33,930
101-4000-472100	ROYALTIES	653	592	1,030	1,030	578
101-4000-473810	INSURANCE CLAIM PAYMENTS	7,362	135,471	-	-	-
101-4000-473812	WORKERS' COMP. REIMBURSEMEI	19,217	16,666	15,450	15,450	18,118
101-4000-473820	SETTLEMENT PROCEEDS	-	538,325	-	-	-
101-4000-474420	PARK LAND DEDICATION	-	60,000	5,150	5,150	-
101-4000-476310	DONATIONS/CONTRIBUTIONS	19,670	1,000	35,710	35,710	-
101-4000-476340	DONATIONS-ANIMAL SHELTER	-	50	-	-	20
101-4000-476345	LIBRARY DONATIONS	2,014	13	120	120	8,777
101-4000-478900	OTHER REVENUE	-	3,441	-	-	-
101-4000-478910	MISCELLANEOUS REVENUE	44,650	76,556	46,350	65,630	170,000
Miscellaneous Total:		209,417	912,132	215,589	302,869	283,082
101-4000-490100	TRANSFER FROM OTHER FUNDS	2,066,443	1,242,973	1,691,310	1,691,310	1,690,561
101-4000-492010	PROCEEDS SALE OF ASSETS	50,740	92,117	51,500	51,500	48,204
101-4000-493000	OTHER FINANCING SOURCE	-	1,394,974	50,000	79,962	260,862
Other Financing Sources Total:		2,117,183	2,730,064	1,792,810	1,822,772	1,999,627
REVENUE Total:		26,937,499	28,370,825	27,149,474	28,246,090	28,491,684

ADOPTED	4 YEAR PLAN			
Fiscal Year 2019-2020	Fiscal Year 2020-2021	Fiscal Year 2021-2022	Fiscal Year 2022-2023	Fiscal Year 2023-2024
376,934	382,000	386,820	391,688	396,605
-	-	-	-	-
2,891	2,750	2,778	2,805	2,833
4,474	4,575	4,621	4,667	4,714
3,779	5,500	5,555	5,611	5,667
76,000	76,000	76,000	76,000	76,000
85,000	95,000	95,000	100,000	100,000
35,000	35,000	45,450	45,905	46,364
4,738	4,786	4,834	4,882	4,931
6,300	6,400	6,464	6,529	6,594
595,116	612,011	627,522	638,087	643,708
1,048,409	966,867	966,867	966,867	966,867
18,344	18,344	18,344	18,344	18,344
-	-	-	-	-
1,066,753	985,211	985,211	985,211	985,211
93,000	93,000	93,000	93,000	93,000
110,000	110,000	110,000	110,000	110,000
203,000	203,000	203,000	203,000	203,000
12,000	12,000	12,000	12,000	12,000
735	-	-	-	-
32,365	45,600	46,056	46,517	46,982
3,367	4,825	4,873	4,922	4,971
57,500	60,000	65,000	65,000	65,000
583	1,000	1,010	1,020	1,030
-	-	-	-	-
15,000	15,000	15,000	15,000	15,000
-	-	-	-	-
-	-	-	-	-
15,457	15,000	15,150	15,302	15,455
20	-	-	-	-
687	8	8	8	8
-	-	-	-	-
45,000	45,000	45,450	45,905	46,364
182,714	198,433	204,547	205,674	206,810
1,690,561	1,490,561	1,390,561	1,390,561	1,390,561
48,095	-	-	-	-
-	-	-	-	-
1,738,656	1,490,561	1,390,561	1,390,561	1,390,561
29,118,140	28,923,866	29,069,283	29,296,145	29,416,350

		History		Current		
CITY COMMISSION		2016-2017	2017-2018	2018-2019	2018-2019	2018-2019
		Actual	Actual	Budget	Amended	Estimated
101-5100-510015	REGULAR MEETINGS	7,038	7,850	9,000	9,000	6,600
101-5100-510017	EXTRA MEETINGS	575	975	750	750	1,200
101-5100-511140	FICA TAX	470	539	605	605	484
101-5100-511150	MEDICARE TAX	110	127	141	141	113
Personal services Total:		8,193	9,491	10,496	10,496	8,397
101-5100-522010	COMMUNICATIONS	2,018	1,424	2,600	2,600	1,000
101-5100-522043	TRAVEL AND TRAINING	19,317	18,361	30,000	30,000	30,000
101-5100-522240	ADVERTISING	6,961	13,126	1,000	1,000	6,683
101-5100-522242	COMMUNITY PROMOTION	954	-	-	-	-
101-5100-522320	COPYING EXPENSES	1,210	956	1,500	1,500	1,403
101-5100-522440	POSTAGE	8	1	100	100	-
101-5100-522520	MEMBERSHIP & SUBSCRIPTION	31,759	29,015	21,600	21,600	21,600
Other charges Total:		62,227	62,883	56,800	56,800	60,686
101-5100-533010	PROFESSIONAL SERVICES	58,813	27,125	10,000	10,000	6,500
101-5100-533016	PUBLIC EDUCATION & GOVERNMENT	650	-	-	-	-
Contractual services Total:		59,463	27,125	10,000	10,000	6,500
101-5100-544001	OFFICE SUPPLIES	73	493	800	800	1,300
101-5100-544045	OTHER SUPPLIES	3,712	5,208	1,200	1,200	250
101-5100-544046	MISCELLANEOUS	9,020	14,804	10,500	29,780	30,780
101-5100-548050	EQUIPMENT	1,303	-	-	-	-
Supplies Total:		14,108	20,505	12,500	31,780	32,330
CITY COMMISSION Total:		143,990	120,004	89,796	109,076	107,913

ADOPTED	4 YEAR PLAN			
Fiscal Year 2019-2020	Fiscal Year 2020-2021	Fiscal Year 2021-2022	Fiscal Year 2022-2023	Fiscal Year 2023-2024
6,600	6,600	6,600	6,600	6,600
1,200	1,200	1,200	1,200	1,200
484	484	484	484	484
113	113	113	113	113
8,397	8,397	8,397	8,397	8,397
2,200	2,200	2,200	2,200	2,200
30,000	30,000	30,000	30,000	30,000
7,000	7,000	7,000	7,000	7,000
5,000	5,000	5,000	5,000	5,000
1,500	1,500	1,500	1,500	1,500
-	-	-	-	-
28,000	28,000	28,000	28,000	28,000
73,700	73,700	73,700	73,700	73,700
10,000	10,000	10,000	10,000	10,000
-	-	-	-	-
10,000	10,000	10,000	10,000	10,000
800	800	800	800	800
1,200	200	200	200	200
32,000	32,000	32,000	32,000	32,000
-	-	-	-	-
34,000	33,000	33,000	33,000	33,000
126,097	125,097	125,097	125,097	125,097

CITY MANAGER	History		Current		
	2016-2017 Actual	2017-2018 Actual	2018-2019 Budget	2018-2019 Amended	2018-2019 Estimated
101-5101-510010 EXEMPT WAGES	193,000	192,000	192,000	192,000	192,000
101-5101-510020 NON-EXEMPT WAGES	47,817	44,165	43,846	43,846	43,846
101-5101-510030 TEMPORARY WAGES	2,442	6,886	5,280	5,280	10,211
101-5101-510080 OVERTIME	182	770	200	200	900
101-5101-511100 GROUP HEALTH INSURANCE	6,825	11,312	9,795	9,795	10,340
101-5101-511110 RETIREMENT HEALTH SAVINGS	-	-	-	-	17,583
101-5101-511120 PENSION CONTRIBUTION	37,393	39,660	34,707	34,707	24,519
101-5101-511140 FICA TAX	10,782	10,930	14,962	14,962	15,716
101-5101-511150 MEDICARE TAX	3,463	3,367	3,499	3,499	3,676
101-5101-511160 WORKERS COMP INSURANCE	1,356	894	621	621	1,141
101-5101-511180 UNEMPLOYMENT TAX	22	345	750	750	750
Personal services Total:	303,281	310,328	305,660	305,660	320,682
101-5101-522010 COMMUNICATIONS	2,429	1,641	2,600	2,600	2,100
101-5101-522043 TRAVEL AND TRAINING	9,729	7,418	12,000	12,000	12,000
101-5101-522320 COPYING EXPENSES	2,822	2,442	2,700	2,700	3,500
101-5101-522440 POSTAGE	84	16	500	500	300
101-5101-522520 MEMBERSHIP & SUBSCRIPTION	2,246	2,200	3,500	3,500	3,000
101-5101-522810 OTHER SERVICES	-	-	-	-	-
Other charges Total:	17,310	13,718	21,300	21,300	20,900
101-5101-533010 PROFESSIONAL SERVICES	15,551	7,982	15,000	15,000	10,000
Contractual services Total:	15,551	7,982	15,000	15,000	10,000
101-5101-544001 OFFICE SUPPLIES	669	672	1,500	1,500	1,800
101-5101-544045 OTHER SUPPLIES	-	508	1,000	1,000	1,500
101-5101-544046 MISCELLANEOUS	1,257	-	-	-	-
101-5101-548050 EQUIPMENT	-	2,846	-	-	-
Supplies Total:	1,927	4,026	2,500	2,500	3,300
CITY MANAGER Total:	338,069	336,054	344,460	344,460	354,882

ADOPTED	4 YEAR PLAN			
Fiscal Year 2019-2020	Fiscal Year 2020-2021	Fiscal Year 2021-2022	Fiscal Year 2022-2023	Fiscal Year 2023-2024
198,000	198,000	198,000	198,000	198,000
44,866	43,846	43,846	43,846	43,846
11,440	11,440	11,440	11,440	11,440
200	200	200	200	200
10,178	10,394	10,394	10,594	10,594
-	-	-	-	-
41,375	42,489	42,489	42,489	42,489
12,294	12,294	12,294	12,294	12,294
3,676	3,676	3,676	3,676	3,676
1,141	1,141	1,141	1,141	1,141
750	750	750	750	750
323,920	324,229	324,229	324,429	324,429
3,000	3,000	3,000	3,000	3,000
12,000	12,000	12,000	12,000	12,000
3,000	4,000	4,000	4,000	4,000
500	500	500	500	500
3,500	3,500	3,500	3,500	3,500
-	-	-	-	-
22,000	23,000	23,000	23,000	23,000
10,000	15000	15000	15000	15000
10,000	15,000	15,000	15,000	15,000
1,500	2,500	2,500	2,500	2,500
-	-	-	-	-
1,000	1,000	1,000	1,000	1,000
1,500	1,500	1,500	1,500	1,500
4,000	5,000	5,000	5,000	5,000
359,920	367,229	367,229	367,429	367,429

		History		Current		
		2016-2017	2017-2018	2018-2019	2018-2019	2018-2019
CITY SECRETARY'S OFFICE		Actual	Actual	Budget	Amended	Estimated
101-5103-510010	EXEMPT WAGES	75,358	77,460	77,300	77,300	52,223
101-5103-510020	NON-EXEMPT WAGES	140,667	142,746	140,774	140,774	146,658
101-5103-510030	TEMPORARY WAGES	1,134	-	10,504	10,504	-
101-5103-510080	OVERTIME	242	2,809	1,000	1,000	1,000
101-5103-511100	GROUP HEALTH INSURANCE	24,780	33,936	29,384	29,384	25,716
101-5103-511120	PENSION CONTRIBUTION	15,590	18,234	17,351	17,351	17,351
101-5103-511140	FICA TAX	12,906	13,145	14,234	14,234	14,234
101-5103-511150	MEDICARE TAX	3,018	3,074	3,329	3,329	3,329
101-5103-511160	WORKERS COMP INSURANCE	1,265	840	591	591	591
101-5103-511180	UNEMPLOYMENT TAX	56	972	1,750	1,750	750
Personal services Total:		275,016	293,215	296,217	296,217	261,852
101-5103-522010	COMMUNICATIONS	4,182	1,598	4,219	4,219	1,300
101-5103-522043	TRAVEL AND TRAINING	11,919	7,394	10,460	10,460	4,665
101-5103-522090	RECORDING DEEDS	1,408	880	1,500	1,500	1,500
101-5103-522240	ADVERTISING	4,027	3,998	6,000	7,000	7,000
101-5103-522320	COPYING EXPENSES	1,817	1,350	1,800	1,800	1,600
101-5103-522440	POSTAGE	2,730	3,160	4,000	4,000	2,124
101-5103-522520	MEMBERSHIP & SUBSCRIPTION	464	743	1,110	1,110	500
101-5103-522630	MAINT-FURN & FIXTURES	-	-	2,148	2,148	-
101-5103-522631	MAINT-OFFICE MACHINES	537	-	-	-	-
101-5103-522636	MAINT-VEHICLES	307	819	1,500	1,500	750
101-5103-522801	RECORDS RETENTION	8,081	9,905	9,500	9,500	6,500
101-5103-522810	OTHER SERVICES	-	25	-	-	-
101-5103-522860	REMOTE ACCESS	2,502	2,207	5,000	4,630	2,500
101-5103-522920	BANK & CREDIT CARD SERVICES	1,401	1,350	1,350	1,350	1,200
Other charges Total:		39,374	33,429	48,587	49,217	29,639
101-5103-533010	PROFESSIONAL SERVICES	31,011	19,599	32,000	82,000	55,000
Contractual services Total:		31,011	19,599	32,000	82,000	55,000
101-5103-544001	OFFICE SUPPLIES	3,946	6,041	7,279	7,279	8,015
101-5103-544012	CLOTHING & LINENS	218	405	401	651	600
101-5103-544042	CODE BOOK-CODIFICATION	3,378	4,310	-	7,340	7,140
101-5103-544045	OTHER SUPPLIES	-	115	4,700	110	110
101-5103-548050	EQUIPMENT	412	5,430	-	370	368
Supplies Total:		7,953	16,300	12,380	15,750	16,233
101-5103-550100	CAPITAL OUTLAY	-	-	6,000	2,000	-
Capital outlay Total:		-	-	6,000	2,000	-
CITY SECRETARY Total:		353,354	362,543	395,184	445,184	362,724

ADOPTED		4 YEAR PLAN			
Fiscal Year 2019-2020	Fiscal Year 2020-2021	Fiscal Year 2021-2022	Fiscal Year 2022-2023	Fiscal Year 2023-2024	
70,900	70,900	70,900	70,900	70,900	
157,958	152,755	152,755	152,755	152,755	
-	-	-	-	-	
1,600	1,600	1,600	1,600	1,600	
30,534	31,182	31,182	31,782	31,782	
19,597	20,633	20,633	20,633	20,633	
13,966	13,966	13,966	13,966	13,966	
3,266	3,266	3,266	3,266	3,266	
1,014	1,014	1,014	1,014	1,014	
1,500	1,500	1,500	1,500	1,500	
300,335	296,816	296,816	297,416	297,416	
2,219	2,219	2,219	2,219	2,219	
10,460	10,460	10,460	10,460	10,460	
2,000	2,000	2,000	2,000	2,000	
6,000	6,000	6,000	6,000	6,000	
1,800	1,800	1,800	1,800	1,800	
3,000	3,000	3,000	3,000	3,000	
610	610	610	610	610	
-	-	-	-	-	
-	-	-	-	-	
1,500	1,500	1,500	1,500	1,500	
6,500	6,500	6,500	6,500	6,500	
-	-	-	-	-	
3,000	3,000	3,000	3,000	3,000	
1,350	1,350	1,350	1,350	1,350	
38,439	38,439	38,439	38,439	38,439	
30,000	30,000	30,000	30,000	30,000	
30,000	30,000	30,000	30,000	30,000	
8,000	7,279	7,279	7,279	7,279	
450	450	450	450	450	
5,500	5,500	5,500	5,500	5,500	
200	200	200	200	200	
650	650	650	650	650	
14,800	14,079	14,079	14,079	14,079	
6,000	-	-	-	-	
6,000	-	-	-	-	
389,574	379,334	379,334	379,934	379,934	

	History		Current		
	2016-2017	2017-2018	2018-2019	2018-2019	2018-2019
FINANCE	Actual	Actual	Budget	Amended	Estimated
101-5106-510010 EXEMPT WAGES	170,225	154,018	152,931	152,931	124,700
101-5106-510020 NON-EXEMPT WAGES	242,521	289,707	291,033	291,033	286,000
101-5106-510025 PART-TIME WAGES	11,763	-	-	-	1,500
101-5106-510030 TEMPORARY WAGES	-	-	-	-	3,018
101-5106-510080 OVERTIME	2,480	6,080	1,000	1,000	3,700
101-5106-511100 GROUP HEALTH INSURANCE	36,094	55,762	48,973	48,973	46,900
101-5106-511120 PENSION CONTRIBUTION	29,849	36,726	35,241	35,241	33,800
101-5106-511140 FICA TAX	25,066	26,444	27,588	27,588	25,363
101-5106-511150 MEDICARE TAX	5,862	6,184	6,453	6,453	5,932
101-5106-511160 WORKERS COMP INSURANCE	2,403	1,611	1,145	1,145	750
101-5106-511180 UNEMPLOYMENT TAX	139	1,620	2,500	2,500	350
Personal services Total:	526,402	578,153	566,864	566,864	532,013
101-5106-522010 COMMUNICATIONS	4,519	2,553	2,500	2,500	2,000
101-5106-522043 TRAVEL AND TRAINING	8,737	14,122	12,780	12,780	8,500
101-5106-522240 ADVERTISING	585	455	1,000	1,000	500
101-5106-522320 COPYING EXPENSES	2,836	2,666	1,800	1,800	2,500
101-5106-522440 POSTAGE	2,740	3,245	1,000	1,000	5,500
101-5106-522520 MEMBERSHIP & SUBSCRIPTION	7,663	6,974	6,810	6,810	2,700
101-5106-522580 HIDALGO COUNTY APPR UNIT	106,713	107,771	124,876	124,876	117,250
101-5106-522631 MAINT-OFFICE MACHINES	-	486	-	-	-
101-5106-522810 OTHER SERVICES	1,647	1,646	500	500	5,500
101-5106-522920 BANK & CREDIT CARD SERVICES	-	-	1,900	1,900	-
Other charges Total:	135,439	139,917	153,166	153,166	144,450
101-5106-533002 CONTRACT TAX OFFICE	46,260	48,564	48,600	48,600	48,600
101-5106-533010 PROFESSIONAL SERVICES	83,070	64,531	84,000	84,000	75,000
Contractual services Total:	129,330	113,095	132,600	132,600	123,600
101-5106-544001 OFFICE SUPPLIES	7,421	5,480	6,200	6,200	7,000
101-5106-544012 CLOTHING & LINENS	924	187	1,050	1,050	700
101-5106-544045 OTHER SUPPLIES	165	233	400	400	400
101-5106-548050 EQUIPMENT	1,433	999	-	-	-
Supplies Total:	9,943	6,899	7,650	7,650	8,100
101-5106-550100 CAPITAL OUTLLAY	-	-	-	-	-
Capital Outlay Total:	-	-	-	-	-
FINANCE Total:	801,113	838,063	860,280	860,280	808,163

ADOPTED Fiscal Year 2019-2020	4 YEAR PLAN			
	Fiscal Year 2020-2021	Fiscal Year 2021-2022	Fiscal Year 2022-2023	Fiscal Year 2023-2024
143,771	143,771	143,771	143,771	143,771
295,508	285,522	285,522	285,522	285,522
-	-	-	-	-
10,504	10,504	10,504	10,504	10,504
1,000	1,000	1,000	1,000	1,000
50,890	51,970	51,970	52,970	52,970
37,435	39,415	39,415	39,415	39,415
27,329	27,329	27,329	27,329	27,329
6,392	6,392	6,392	6,392	6,392
1,984	1,984	1,984	1,984	1,984
2,750	2,750	2,750	2,750	2,750
577,563	570,636	570,636	571,636	571,636
2,500	2,500	2,500	2,500	2,500
10,780	10,780	10,780	10,780	10,780
1,500	1,500	1,500	1,500	1,500
3,000	3,000	3,000	3,000	3,000
1,250	1,250	1,250	1,250	1,250
2,364	2,364	2,364	2,364	2,364
132,474	132,474	132,474	132,474	132,474
-	-	-	-	-
1,900	1,900	1,900	1,900	1,900
-	-	-	-	-
155,768	155,768	155,768	155,768	155,768
46,260	46,260	46,260	46,260	46,260
84,000	84,000	84,000	84,000	84,000
130,260	130,260	130,260	130,260	130,260
6,200	6,200	6,200	6,200	6,200
300	300	300	300	300
700	700	700	700	700
1,500	500	500	500	500
8,700	7,700	7,700	7,700	7,700
-	-	-	-	-
-	-	-	-	-
872,291	864,364	864,364	865,364	865,364

	History		Current		
	2016-2017 Actual	2017-2018 Actual	2018-2019 Budget	2018-2019 Amended	2018-2019 Estimated
HUMAN RESOURCES					
101-5109-510010 EXEMPT WAGES	74,006	73,663	73,363	73,363	73,363
101-5109-510020 NON-EXEMPT WAGES	95,561	101,869	101,192	101,192	108,192
101-5109-510025 PART-TIME WAGES	2,186	1,479	-	-	-
101-5109-510080 OVERTIME	1,020	2,263	1,000	1,000	1,035
101-5109-511100 GROUP HEALTH INSURANCE	16,520	22,624	19,589	19,589	18,800
101-5109-511120 PENSION CONTRIBUTION	12,269	14,536	13,904	13,904	13,825
101-5109-511140 FICA TAX	10,115	10,311	10,884	10,884	10,822
101-5109-511150 MEDICARE TAX	2,366	2,412	2,546	2,546	2,531
101-5109-511160 WORKERS COMP INSURANCE	951	643	453	453	785
101-5109-511180 UNEMPLOYMENT TAX	77	648	1,000	1,000	1,000
Personal services Total:	215,071	230,448	223,931	223,931	230,353
101-5109-522010 COMMUNICATIONS	2,115	2,236	2,000	2,000	2,131
101-5109-522043 TRAVEL AND TRAINING	15,618	6,680	20,000	20,000	20,000
101-5109-522240 ADVERTISING	1,115	-	1,000	1,000	550
101-5109-522320 COPYING EXPENSES	3,323	3,098	4,000	4,000	3,822
101-5109-522440 POSTAGE	410	202	400	400	495
101-5109-522520 MEMBERSHIP & SUBSCRIPTION	7,747	10,044	4,200	4,200	3,769
101-5109-522810 OTHER SERVICES	8,322	6,436	8,080	8,080	10,506
Other charges Total:	38,649	28,695	39,680	39,680	41,273
101-5109-533010 PROFESSIONAL SERVICES	10,716	63	9,000	9,000	3,141
Contractual services Total:	10,716	63	9,000	9,000	3,141
101-5109-544001 OFFICE SUPPLIES	2,197	1,545	2,020	2,020	2,020
101-5109-544012 CLOTHING & LINENS	357	195	500	500	-
101-5109-544016 MOTOR FUEL & LUBE	-	-	-	-	150
101-5109-544026 EDUCATIONAL SUPPLIES	5,089	1,543	4,500	4,500	5,500
101-5109-544045 OTHER SUPPLIES	-	-	-	-	100
101-5109-548050 EQUIPMENT	5,596	159	-	-	-
Supplies Total:	13,239	3,441	7,020	7,020	7,770
HUMAN RESOURCES Total:	277,676	262,647	279,631	279,631	282,537

ADOPTED	4 YEAR PLAN			
Fiscal Year 2019-2020	Fiscal Year 2020-2021	Fiscal Year 2021-2022	Fiscal Year 2022-2023	Fiscal Year 2023-2024
73,363	73,363	73,363	73,363	73,363
105,253	101,192	101,192	101,192	101,192
-	-	-	-	-
1,000	1,000	1,000	1,000	1,000
20,356	20,788	20,788	21,188	21,188
15,273	15,989	15,989	15,989	15,989
10,884	10,884	10,884	10,884	10,884
2,546	2,546	2,546	2,546	2,546
790	790	790	790	790
1,000	1,000	1,000	1,000	1,000
230,465	227,553	227,553	227,953	227,953
2,500	2,500	2,500	2,500	2,500
8,700	8,700	8,700	8,700	8,700
800	800	800	800	800
6,500	6,500	6,500	6,500	6,500
400	400	400	400	400
6,190	6,190	6,190	6,190	6,190
11,160	11,160	11,160	11,160	11,160
36,250	36,250	36,250	36,250	36,250
5,000	5,000	5,000	5,000	5,000
5,000	5,000	5,000	5,000	5,000
2,020	2,020	2,020	2,020	2,020
500	500	500	500	500
-	-	-	-	-
4,900	4,900	4,900	4,900	4,900
-	-	-	-	-
-	-	-	-	-
7,420	7,420	7,420	7,420	7,420
279,135	276,223	276,223	276,623	276,623

	History		Current		
	2016-2017	2017-2018	2018-2019	2018-2019	2018-2019
BUILDING MAINTENANCE	Actual	Actual	Budget	Amended	Estimated
101-5110-510010 EXEMPT WAGES	5,622	-	-	-	-
101-5110-510020 NON-EXEMPT WAGES	228,159	228,521	227,677	227,677	227,677
101-5110-510025 PART-TIME WAGES	3,466	20,818	26,520	26,520	17,800
101-5110-510080 OVERTIME	7,217	18,479	7,000	12,000	10,000
101-5110-511100 GROUP HEALTH INSURANCE	33,669	43,653	39,179	39,179	39,179
101-5110-511120 PENSION CONTRIBUTION	17,451	20,206	18,586	18,586	18,586
101-5110-511140 FICA TAX	14,856	16,402	16,194	16,194	16,194
101-5110-511150 MEDICARE TAX	3,474	3,836	3,787	3,787	3,787
101-5110-511160 WORKERS COMP INSURANCE	13,776	11,141	8,246	8,246	8,246
101-5110-511180 UNEMPLOYMENT TAX	306	1,519	2,500	2,500	2,500
Personal services Total:	327,996	364,574	349,689	354,689	343,969
101-5110-522010 COMMUNICATIONS	5,645	1,921	3,000	3,000	1,500
101-5110-522043 TRAVEL AND TRAINING	30	320	500	500	300
101-5110-522300 EQUIPMENT RENTAL	3,181	3,435	4,920	4,920	4,920
101-5110-522380 UTILITIES	428,560	392,047	328,000	343,000	343,000
101-5110-522440 POSTAGE	-	-	-	-	10
101-5110-522520 MEMBERSHIP & SUBSCRIPTIO	-	-	200	200	-
101-5110-522626 MAINT-BUILDING	58,955	31,432	35,000	35,000	35,000
101-5110-522627 MAINT-ALARMS	-	4,914	7,500	7,500	7,500
101-5110-522628 MAINT-OTHER	159	3,845	3,500	3,500	5,500
101-5110-522629 MAINT-PARKS	160	-	-	-	-
101-5110-522633 MAINT-GAS PUMP	532	-	-	-	-
101-5110-522634 MAINT-MACHINERY	-	1,217	3,000	3,000	1,500
101-5110-522636 MAINT-VEHICLES	3,596	4,015	3,000	3,000	6,000
101-5110-522639 MAINT-RADIOS	-	4,033	2,000	2,000	1,500
101-5110-522641 MAINT-HEAT & A/C	18,329	11,501	9,000	9,000	15,500
101-5110-522651 MAINT-ELEVATOR	5,337	5,341	5,000	5,000	6,500
101-5110-522656 TERMITING	862	5,033	2,000	2,000	2,000
101-5110-522810 OTHER SERVICES	3,138	5,589	300	300	2,300
Other charges Total:	528,483	474,643	406,920	421,920	433,030
101-5110-533010 PROFESSIONAL SERVICES	12,778	61,540	500	500	-
Contractual services Total:	12,778	61,540	500	500	-
101-5110-544001 OFFICE SUPPLIES	18	204	500	500	500
101-5110-544005 JANITOR SUPPLIES	18,917	21,048	18,000	18,000	19,500
101-5110-544012 CLOTHING & LINENS	6,388	6,829	5,150	5,150	5,150
101-5110-544016 MOTOR FUEL & LUBE	7,322	7,491	5,750	5,750	5,750
101-5110-544020 MINOR TOOLS	813	1,304	1,500	1,500	1,500
101-5110-544025 CHEMICALS	24	-	-	-	-
101-5110-544040 LANDSCAPING	1,522	3,065	-	-	-
101-5110-544045 OTHER SUPPLIES	6,031	3,543	3,000	3,000	3,000
101-5110-548050 EQUIPMENT	10,579	1,967	1,550	1,550	1,550
Supplies Total:	51,614	45,451	35,450	35,450	36,950
101-5110-550100 CAPITAL OUTLAY	-	-	20,000	55,000	41,000
Capital outlay Total:	-	-	20,000	55,000	41,000
BUILDING MAINTENANCE Total:	920,872	946,208	812,559	867,559	854,949

ADOPTED	4 YEAR PLAN			
Fiscal Year 2019-2020	Fiscal Year 2020-2021	Fiscal Year 2021-2022	Fiscal Year 2022-2023	Fiscal Year 2023-2024
-	-	-	-	-
232,896	248,685	248,685	248,685	248,685
17,680	8,840	8,840	8,840	8,840
7,000	7,000	7,000	7,000	7,000
40,712	46,773	46,773	47,673	47,673
21,955	24,230	23,589	23,589	23,589
15,646	16,401	16,401	16,401	16,401
3,659	3,836	3,836	3,836	3,836
13,930	14,602	14,602	14,602	14,602
2,500	2,500	2,500	2,500	2,500
355,978	372,866	372,225	373,125	373,125
2,000	2,000	2,000	2,000	2,000
300	300	300	300	300
4,000	4,000	4,000	4,000	4,000
346,000	333,000	333,000	333,000	333,000
-	-	-	-	-
-	-	-	-	-
30,000	30,000	30,000	30,000	30,000
6,500	6,500	6,500	6,500	6,500
3,500	3,500	3,500	3,500	3,500
-	-	-	-	-
-	-	-	-	-
1,000	1,000	1,000	1,000	1,000
6,000	6,000	6,000	6,000	6,000
1,000	1,000	1,000	1,000	1,000
9,000	9,000	9,000	9,000	9,000
5,000	5,000	5,000	5,000	5,000
2,000	2,000	2,000	2,000	2,000
300	300	300	300	300
416,600	403,600	403,600	403,600	403,600
-	-	-	-	-
-	-	-	-	-
500	500	500	500	500
18,000	18,000	18,000	18,000	18,000
5,150	5,150	5,150	5,150	5,150
5,750	5,750	5,750	5,750	5,750
1,030	1,030	1,030	1,030	1,030
-	-	-	-	-
-	-	-	-	-
3,000	3,000	3,000	3,000	3,000
-	-	-	-	-
33,430	33,430	33,430	33,430	33,430
30,000	28,000	-	-	-
30,000	28,000	-	-	-
836,008	837,896	809,255	810,155	810,155

	History		Current		
	2016-2017	2017-2018	2018-2019	2018-2019	2018-2019
INFORMATION TECHNOLOGY	Actual	Actual	Budget	Amended	Estimated
101-5111-510010 EXEMPT WAGES	89,610	74,560	77,700	77,700	77,700
101-5111-510020 NON-EXEMPT WAGES	165,063	152,039	191,017	191,017	191,017
101-5111-510080 OVERTIME	3,212	3,437	2,000	2,000	2,000
101-5111-511100 GROUP HEALTH INSURANCE	22,567	25,513	29,384	29,384	29,384
101-5111-511120 PENSION CONTRIBUTION	18,604	18,764	21,441	21,441	21,441
101-5111-511140 FICA TAX	15,230	13,687	16,785	16,785	16,785
101-5111-511150 MEDICARE TAX	3,562	3,201	3,925	3,925	3,925
101-5111-511160 WORKERS COMP INSURANCE	2,893	2,362	1,811	1,811	1,811
101-5111-511180 UNEMPLOYMENT TAX	54	1,072	1,500	1,500	1,500
Personal services Total:	320,795	294,635	345,563	345,563	345,563
101-5111-522010 COMMUNICATIONS	61,808	66,310	73,700	73,700	73,700
101-5111-522043 TRAVEL AND TRAINING	6,839	4,935	10,000	10,000	10,000
101-5111-522320 COPYING EXPENSES	1,553	1,584	1,560	1,560	1,560
101-5111-522440 POSTAGE	20	40	100	100	100
101-5111-522520 MEMBERSHIP & SUBSCRIPTION	7,740	777	825	825	825
101-5111-522635 MAINT-COMPUTER EQUIP	11,127	2,562	12,000	12,000	5,000
101-5111-522636 MAINT-VEHICLES	403	62	1,000	1,000	1,000
101-5111-522780 COMPUTER VENDOR SUPPORT	305,450	296,887	300,993	300,993	300,993
101-5111-522810 OTHER SERVICES	45	1,570	500	500	507
Other charges Total:	394,985	374,727	400,678	400,678	393,685
101-5111-544001 OFFICE SUPPLIES	-	-	-	-	-
101-5111-544012 CLOTHING & LINENS	488	199	700	700	700
101-5111-544016 MOTOR FUEL & LUBE	396	301	300	300	300
101-5111-544045 OTHER SUPPLIES	6,430	2,406	4,000	4,000	4,000
101-5111-548050 EQUIPMENT	20,695	44,966	9,100	9,100	9,100
Supplies Total:	28,010	47,872	14,100	14,100	14,100
101-5111-550100 CAPITAL OUTLAY	-	-	117,000	146,962	117,000
Capital outlay Total:	-	-	117,000	146,962	117,000
INFORMATION TECHNOLOGY Total:	743,789	717,234	877,341	907,303	870,348

ADOPTED	4 YEAR PLAN			
Fiscal Year 2019-2020	Fiscal Year 2020-2021	Fiscal Year 2021-2022	Fiscal Year 2022-2023	Fiscal Year 2023-2024
77,700	77,700	77,700	77,700	77,700
186,221	180,222	180,222	180,222	180,222
3,000	3,000	3,000	3,000	3,000
30,534	31,182	31,182	31,782	31,782
22,700	23,900	23,900	23,900	23,900
16,177	16,177	16,177	16,177	16,177
3,783	3,783	3,783	3,783	3,783
2,870	2,870	2,870	2,870	2,870
1,500	1,500	1,500	1,500	1,500
344,486	340,335	340,335	340,935	340,935
81,700	81,700	81,700	81,700	81,700
10,000	10,000	10,000	10,000	10,000
1,500	1,500	1,500	1,500	1,500
100	100	100	100	100
825	825	825	825	825
6,000	6,000	6,000	6,000	6,000
1,000	1,000	1,000	1,000	1,000
564,675	280,625	280,625	280,625	280,625
1,500	1,500	1,500	1,500	1,500
667,300	383,250	383,250	383,250	383,250
500	500	500	500	500
700	700	700	700	700
300	300	300	300	300
5,000	5,000	5,000	5,000	5,000
6,500	6,500	6,500	6,500	6,500
13,000	13,000	13,000	13,000	13,000
235,000	297,000	212,000	112,000	112,000
235,000	297,000	212,000	112,000	112,000
1,259,786	1,033,585	948,585	849,185	849,185

	History		Current		
	2016-2017 Actual	2017-2018 Actual	2018-2019 Budget	2018-2019 Amended	2018-2019 Estimated
MUNICIPAL COURT					
101-5120-510010 EXEMPT WAGES	51,851	52,161	51,861	51,861	51,861
101-5120-510020 NON-EXEMPT WAGES	51,060	51,415	50,794	50,794	50,794
101-5120-510025 PART-TIME WAGES	-	-	27,521	27,521	27,521
101-5120-510080 OVERTIME	59	46	1,000	1,000	1,000
101-5120-511100 GROUP HEALTH INSURANCE	12,390	16,968	14,700	14,700	18,768
101-5120-511120 PENSION CONTRIBUTION	7,412	8,454	8,209	8,209	10,784
101-5120-511140 FICA TAX	6,138	6,185	8,133	8,133	7,429
101-5120-511150 MEDICARE TAX	1,435	1,446	1,902	1,902	1,737
101-5120-511160 WORKERS COMP INSURANCE	564	380	338	338	535
101-5120-511180 UNEMPLOYMENT TAX	27	486	1,000	1,000	1,000
Personal services Total:	130,936	137,541	165,458	165,458	171,429
101-5120-522010 COMMUNICATIONS	100	478	500	500	400
101-5120-522043 TRAVEL AND TRAINING	2,192	1,460	3,210	2,210	3,210
101-5120-522240 ADVERTISING	-	-	391	391	-
101-5120-522320 COPYING EXPENSES	1,584	1,719	654	654	1,654
101-5120-522440 POSTAGE	1,199	1,050	700	700	1,250
101-5120-522520 MEMBERSHIP & SUBSCRIPTION	36	86	600	600	200
101-5120-522920 BANK & CREDIT CARD SERVICES	4,397	3,763	3,000	3,000	3,000
Other charges Total:	9,507	8,556	9,055	8,055	9,714
101-5120-533010 PROFESSIONAL SERVICES	-	-	300	300	-
101-5120-533030 CITY JUDGE	79,450	75,000	75,000	75,000	75,000
Contractual services Total:	79,450	75,000	75,300	75,300	75,000
101-5120-544001 OFFICE SUPPLIES	3,579	3,785	2,955	3,955	2,455
101-5120-544012 CLOTHING & LINENS	468	-	350	350	200
101-5120-544045 OTHER SUPPLIES	145	103	300	300	300
101-5120-548050 EQUIPMENT	-	1,835	1,000	1,000	-
Supplies Total:	4,192	5,723	4,605	5,605	2,955
101-5120-550100 CAPITAL OUTLAY	-	-	-	-	-
Capital outlay Total:	-	-	-	-	-
MUNICIPAL COURT Total:	224,086	226,820	254,418	254,418	259,098

ADOPTED	4 YEAR PLAN			
Fiscal Year 2019-2020	Fiscal Year 2020-2021	Fiscal Year 2021-2022	Fiscal Year 2022-2023	Fiscal Year 2023-2024
51,861	51,861	51,861	51,861	51,861
53,822	50,794	50,794	50,794	50,794
27,521	27,521	27,521	27,521	27,521
1,000	1,000	1,000	1,000	1,000
15,267	15,591	15,591	15,891	15,891
9,018	9,495	9,403	9,403	9,403
8,133	8,133	8,133	8,133	8,133
1,902	1,902	1,902	1,902	1,902
590	590	590	590	590
1,000	1,000	1,000	1,000	1,000
170,114	167,887	167,795	168,095	168,095
500	500	500	500	500
3,210	3,210	3,210	3,210	3,210
391	391	391	391	391
654	654	654	654	654
700	700	700	700	700
300	300	300	300	300
3,000	3,000	3,000	3,000	3,000
8,755	8,755	8,755	8,755	8,755
300	300	300	300	300
75,000	75,000	75,000	75,000	75,000
75,300	75,300	75,300	75,300	75,300
2,455	2,455	2,455	2,455	2,455
350	350	350	350	350
300	300	300	300	300
-	3,500	-	-	-
3,105	6,605	3,105	3,105	3,105
	-			
-	-	-	-	-
257,274	258,547	254,955	255,255	255,255

	History		Current		
	2016-2017 Actual	2017-2018 Actual	2018-2019 Budget	2018-2019 Amended	2018-2019 Estimated
LAW					
101-5125-522010 COMMUNICATIONS	468	(2)	443	443	-
101-5125-522043 TRAVEL AND TRAINING	450	1,244	2,000	2,000	2,000
Other charges Total:	918	1,243	2,443	2,443	2,000
101-5125-533023 CITY ATTORNEY RETAINER	208,355	271,570	220,000	220,000	200,000
101-5125-533027 SPECIAL CASES	425,951	57,218	50,000	50,000	50,000
101-5125-533029 MUNICIPAL COURT PROSECUTOR	60,000	60,000	60,000	60,000	60,000
Contractual services Total:	694,306	388,787	330,000	330,000	310,000
101-5125-544001 OFFICE SUPPLIES	89	-	500	500	250
101-5125-548050 EQUIPMENT	-	-	500	500	-
Supplies Total:	89	-	1,000	1,000	250
LAW Total:	695,313	390,030	333,443	333,443	312,250

ADOPTED	4 YEAR PLAN			
Fiscal Year 2019-2020	Fiscal Year 2020-2021	Fiscal Year 2021-2022	Fiscal Year 2022-2023	Fiscal Year 2023-2024
960	960	960	960	960
2,000	2,000	2,000	2,000	2,000
2,960	2,960	2,960	2,960	2,960
180,000	180,000	180,000	180,000	180,000
70,000	80,000	80,000	80,000	80,000
60,000	60,000	60,000	60,000	60,000
310,000	320,000	320,000	320,000	320,000
500	500	500	500	500
-	-	-	-	-
500	500	500	500	500
313,460	323,460	323,460	323,460	323,460

	History		Current		
	2016-2017	2017-2018	2018-2019	2018-2019	2018-2019
OTHER GENERAL EXPENDITURES	Actual	Actual	Budget	Amended	Estimated
101-5140-522080 INSURANCE & BONDS	361,412	351,680	290,000	345,943	374,502
101-5140-522081 INS DEDUCTIBLE CLAIMS	-	-	5,000	5,000	-
101-5140-522097 CONTINGENCY	67,789	129,120	80,000	80,000	30,000
101-5140-522920 BANK & CREDIT CARD SERVICES	5,937	12,857	5,000	5,000	15,000
101-5140-527506 SPECIAL ACTIVITIES	2,309	986	5,000	5,000	7,500
101-5140-528476 CONTRIB BOYS & GIRLS CLUB	50,000	50,000	50,000	50,000	50,000
101-5140-528478 LRGVDC (RIO TRANSIT)	30,000	30,000	30,000	30,000	30,000
101-5140-528490 CONTRIB-WESLACO MUSEUM	63,100	63,100	63,100	63,100	63,100
101-5140-528495 CONTRIB-STC TRANSPORTATION	39,292	39,292	39,236	39,236	39,292
101-5140-528496 WESLACO 100 COMMITTEE	4,000	25,000	25,000	25,000	25,000
Other charges Total:	623,838	702,035	592,336	648,279	634,394
101-5140-580000 TRANSFERS TO OTHER FUNDS	2,474,768	3,079,170	1,994,641	1,994,641	2,123,854
101-5140-580550 TRANSFER TO AIRPORT FUND	250,000	250,000	250,000	250,000	250,000
Other Financing Uses Total:	2,724,768	3,329,170	2,244,641	2,244,641	2,373,854
OTHER GENERAL EXPENDITURE Total:	3,348,606	4,031,205	2,836,977	2,892,920	3,008,248

ADOPTED	4 YEAR PLAN			
Fiscal Year 2019-2020	Fiscal Year 2020-2021	Fiscal Year 2021-2022	Fiscal Year 2022-2023	Fiscal Year 2023-2024
350,000	350,000	350,000	350,000	350,000
-	-	-	-	-
100,000	100,000	100,000	100,000	100,000
15,000	15,000	15,000	15,000	15,000
10,000	5,000	5,000	5,000	5,000
75,000	75,000	75,000	75,000	75,000
30,000	30,000	30,000	30,000	30,000
63,100	63,100	63,100	63,100	63,100
39,292	39,292	39,292	39,292	39,292
-	-	-	-	-
682,392	677,392	677,392	677,392	677,392
2,113,256	2,077,273	1,163,021	1,165,281	1,167,281
250,000	250,000	250,000	250,000	250,000
2,363,256	2,327,273	1,413,021	1,415,281	1,417,281
3,045,648	3,004,665	2,090,413	2,092,673	2,094,673

		History		Current	
		2016-2017	2017-2018	2018-2019	2018-2019
POLICE		Actual	Actual	Budget	Amended
					Estimated
101-5202-510010	EXEMPT WAGES	505,855	556,756	583,752	583,752
101-5202-510020	NON-EXEMPT WAGES	694,441	732,750	785,158	785,158
101-5202-510040	CERTIFIED WAGES	3,401,823	3,542,152	3,934,875	3,934,875
101-5202-510045	CIVIL SERVICE	77,300	78,259	78,680	78,680
101-5202-510080	OVERTIME	340,122	281,557	200,000	230,000
101-5202-510090	OVERTIME GRANTS	101,159	156,602	200,000	200,000
101-5202-511100	GROUP HEALTH INSURANCE	375,369	523,553	528,915	528,915
101-5202-511120	PENSION CONTRIBUTION	369,541	436,776	457,971	457,971
101-5202-511140	FICA TAX	302,863	316,502	358,513	358,513
101-5202-511150	MEDICARE TAX	70,831	74,021	83,845	83,845
101-5202-511160	WORKERS COMP INSURANCE	173,993	141,638	228,271	187,433
101-5202-511180	UNEMPLOYMENT TAX	2,097	16,305	27,000	27,000
Category: 51 - Personal services Total:		6,415,393	6,856,871	7,466,980	7,456,142
101-5202-522010	COMMUNICATIONS	78,530	56,102	60,000	60,000
101-5202-522043	TRAVEL AND TRAINING	43,740	43,126	65,000	65,000
101-5202-522044	TRAVEL AND TRAINING-LEOSE	5,622	390	-	-
101-5202-522045	TUITION REIMBURSEMENT	6,572	6,659	7,500	7,500
101-5202-522046	TRANSPORT-SECTION	150	-	1,000	1,000
101-5202-522240	ADVERTISING	9,691	4,442	9,000	9,000
101-5202-522320	COPYING EXPENSES	9,369	8,217	9,500	9,500
101-5202-522360	SUPPORT OF PERSONS	6,124	8,879	8,500	8,500
101-5202-522380	UTILITIES	76,961	33,124	30,000	30,000
101-5202-522440	POSTAGE	1,790	2,646	2,500	2,500
101-5202-522520	MEMBERSHIP & SUBSCRIPTION	10,671	21,234	30,000	30,000
101-5202-522626	MAINT-BUILDINGS	3,143	6,654	15,000	15,000
101-5202-522628	MAINT-OTHER	3,972	2,674	4,000	4,000
101-5202-522636	MAINT-VEHICLES	99,734	87,125	90,000	90,000
101-5202-522639	MAINT-RADIOS	3,768	21,569	11,000	29,948
101-5202-522740	PURCHASE OF INFORMATION	1,000	2,000	2,000	2,000
101-5202-522810	OTHER SERVICES	4,262	10,580	14,500	918,525
Category: 52 - Other charges Total:		365,099	315,421	359,500	1,282,473
101-5202-533010	PROFESSIONAL SERVICES	7,842	8,015	8,000	8,000
101-5202-533025	ATTORNEY & LEGAL FEES	275	275	-	-
Category: 53 - Contractual services Total:		8,117	8,290	8,000	8,000
101-5202-544001	OFFICE SUPPLIES	19,939	18,452	15,000	15,000
101-5202-544012	CLOTHING & LINENS	19,893	16,986	35,600	37,499
101-5202-544016	MOTOR FUEL & LUBE	109,304	133,750	120,000	120,000
101-5202-544022	LAB & PHOTO SUPPLIES	3,407	4,284	5,000	5,000
101-5202-544026	EDUCATIONAL SUPPLIES	5,057	6,085	6,000	6,000
101-5202-544037	FIREARMS CERTIFICATION	7,830	13,748	13,990	13,990
101-5202-544045	OTHER SUPPLIES	14,217	8,459	10,410	10,410
101-5202-548050	EQUIPMENT	55,395	113,194	60,295	116,644
Category: 54 - Supplies Total:		235,043	314,957	266,295	324,543
101-5202-550100	CAPITAL OUTLAY	-	450,000	176,250	176,250
Category: 55 - Capital outlay Total:		-	450,000	176,250	176,250
Department: 5202 - POLICE Total:		7,023,652	7,945,540	8,277,025	9,247,408
					8,733,034

ADOPTED	4 YEAR PLAN			
Fiscal Year 2019-2020	Fiscal Year 2020-2021	Fiscal Year 2021-2022	Fiscal Year 2022-2023	Fiscal Year 2023-2024
584,183	584,183	584,183	584,183	584,183
813,994	771,389	853,902	853,902	853,902
4,159,975	4,152,403	4,190,610	4,284,290	4,377,970
78,620	79,400	80,960	82,520	84,080
200,000	200,000	200,000	200,000	200,000
263,000	200,000	200,000	200,000	200,000
554,701	576,867	592,458	614,452	625,046
519,194	548,444	559,644	568,368	577,092
370,000	371,217	378,799	384,703	390,608
86,532	86,817	88,590	89,971	91,352
234,213	233,700	239,031	243,184	247,336
27,250	27,750	28,500	29,000	29,500
7,891,662.25	7,832,169	7,996,677	8,134,573	8,261,069
55,000	55,000	55,000	55,000	55,000
70,000	70,000	70,000	70,000	70,000
-	-	-	-	-
10,000	10,000	10,000	10,000	10,000
1,000	1,000	1,000	1,000	1,000
8,000	8,000	8,000	8,000	8,000
9,800	9,800	9,800	9,800	9,800
11,000	11,000	11,000	11,000	11,000
33,000	33,000	33,000	33,000	33,000
1,500	1,500	1,500	1,500	1,500
25,000	21,000	21,000	21,000	21,000
15,000	15,000	15,000	15,000	15,000
3,000	3,000	3,000	3,000	3,000
100,000	90,000	90,000	90,000	90,000
28,300	28,300	28,300	28,300	28,300
3,000	3,000	3,000	3,000	3,000
14,000	14,000	14,000	14,000	14,000
387,600	373,600	373,600	373,600	373,600
7,000	7,000	7,000	7,000	7,000
-	-	-	-	-
7,000	7,000	7,000	7,000	7,000
12,000	12,000	12,000	12,000	12,000
30,000	30,000	30,000	30,000	30,000
120,000	120,000	120,000	120,000	120,000
6,000	6,000	6,000	6,000	6,000
6,000	6,000	6,000	6,000	6,000
16,500	16,500	16,500	16,500	16,500
8,000	8,000	8,000	8,000	8,000
56,775	56,775	56,775	56,775	56,775
255,275	255,275	255,275	255,275	255,275
109,150	135,570	75,785	-	-
109,150	135,570	75,785	-	-
8,650,687	8,603,614	8,708,337	8,770,448	8,896,944

FIRE	History		Current		
	2016-2017 Actual	2017-2018 Actual	2018-2019 Budget	2018-2019 Amended	2018-2019 Estimated
101-5206-510010 EXEMPT WAGES	92,683	93,261	92,700	92,700	92,700
101-5206-510020 NON-EXEMPT WAGES	48,470	54,993	55,931	55,931	55,931
101-5206-510040 CERTIFIED WAGES	3,359,949	3,584,101	3,706,716	3,706,716	3,706,716
101-5206-510080 OVERTIME	551,144	617,837	350,000	460,000	350,000
101-5206-511100 GROUP HEALTH INSURANCE	281,479	387,791	347,710	347,710	347,710
101-5206-511105 RETIREE HEALTH INSURANCE	-	195	2,345	2,345	2,345
101-5206-511120 PENSION CONTRIBUTION	3,532	4,500	4,430	4,430	4,430
101-5206-511125 FIREMENS PENSION CONTRIB.	480,239	509,963	492,650	492,650	492,650
101-5206-511129 CITY'S CONTRIB TO PENSION	6,594	6,594	6,594	6,594	-
101-5206-511140 FICA TAX	240,996	259,051	258,004	258,004	258,004
101-5206-511150 MEDICARE TAX	56,362	60,584	60,340	60,340	60,340
101-5206-511160 WORKERS COMP INSURANCE	134,400	99,330	83,494	68,389	83,494
101-5206-511180 UNEMPLOYMENT TAX	1,683	11,551	17,750	17,750	17,750
Personal services Total:	5,257,531	5,689,752	5,478,664	5,573,559	5,472,070
101-5206-522010 COMMUNICATIONS	22,159	11,936	13,000	13,000	13,000
101-5206-522043 TRAVEL AND TRAINING	50,329	43,574	40,000	39,162	39,162
101-5206-522047 TRAINING HAZMAT	-	800	800	-	800
101-5206-522240 ADVERTISING	312	906	1,000	800	800
101-5206-522320 COPYING EXPENSES	3,327	3,121	3,500	3,500	3,500
101-5206-522330 PRINTING	138	-	500	500	500
101-5206-522380 UTILITIES	21,377	22,153	21,000	21,000	21,000
101-5206-522440 POSTAGE	258	303	625	625	600
101-5206-522520 MEMBERSHIP & SUBSCRIPTION	9,075	13,095	17,200	17,200	17,200
101-5206-522626 MAINT-BUILDING	3,480	-	-	-	-
101-5206-522628 MAINT-OTHER	30,343	20,503	20,000	25,800	25,000
101-5206-522631 MAINT-OFFICE MACHINES	-	-	800	-	-
101-5206-522632 MAINT-APPARATUS	64,284	56,155	42,000	47,000	45,000
101-5206-522636 MAINT-VEHICLES	1,959	1,435	2,000	3,200	3,000
101-5206-522639 MAINT-RADIOS	6,890	6,973	7,000	6,700	5,700
101-5206-522810 OTHER SERVICES	19,823	3,303	2,000	3,100	3,500
101-5206-522820 CERTIFICATION & LICENSES	8,648	11,996	9,835	9,835	9,000
Other charges Total:	242,402	196,253	181,260	191,422	187,762
101-5206-533010 PROFESSIONAL SERVICES	7,291	6,013	54,000	58,000	58,000
101-5206-533025 ATTORNEY & LEGAL FEES	1,200	-	5,000	3,500	-
Contractual services Total:	8,491	6,013	59,000	61,500	58,000
101-5206-544001 OFFICE SUPPLIES	7,300	6,155	6,200	6,200	5,500
101-5206-544012 CLOTHING & LINENS	56,072	50,628	50,000	50,000	48,000
101-5206-544015 BUNKER GEAR	71,014	64,461	55,000	53,171	50,000
101-5206-544016 MOTOR FUEL & LUBE	31,493	41,340	35,000	35,000	35,000
101-5206-544020 MINOR TOOLS	975	497	1,000	1,000	700
101-5206-544022 LAB & PHOTO SUPPLIES	323	-	200	200	-
101-5206-544025 CHEMICALS	4,000	2,040	4,000	5,676	4,000
101-5206-544026 EDUCATIONAL SUPPLIES	4,217	4,000	4,000	4,000	4,000
101-5206-544045 OTHER SUPPLIES	971	913	1,000	2,025	2,025
101-5206-548050 EQUIPMENT	47,316	77,360	30,500	43,966	43,966
Supplies Total:	223,681	247,395	186,900	201,238	193,191
101-5206-550100 CAPITAL OUTLAY	-	-	-	-	-
Capital outlay Total:	-	-	-	-	-
FIRE Total:	5,732,105	6,139,413	5,905,824	6,027,719	5,911,023

ADOPTED		4 YEAR PLAN			
Fiscal Year 2019-2020	Fiscal Year 2020-2021	Fiscal Year 2021-2022	Fiscal Year 2022-2023	Fiscal Year 2023-2024	
51,141	100,700	100,700	100,700	100,700	
92,956	56,491	56,491	56,491	56,491	
3,854,973	3,948,292	4,084,392	4,203,688	4,322,984	
350,000	350,000	350,000	350,000	350,000	
371,497	389,775	405,366	429,057	444,948	
2,442	2,500	2,500	2,500	2,500	
10,262	5,175	5,175	5,175	5,175	
509,343	527,879	544,211	558,527	572,842	
-	-	-	-	-	
269,416	276,240	284,678	292,074	299,471	
63,009	64,604	66,578	68,308	70,038	
151,634	156,418	161,250	165,485	169,720	
18,000	18,750	19,500	20,250	21,000	
5,744,673	5,896,824	6,080,840	6,252,254	6,415,867	
16,000	16,000	16,000	16,000	16,000	
44,550	44,550	44,550	44,550	44,550	
800	800	800	800	800	
1,000	1,000	1,000	1,000	1,000	
3,500	3,500	3,500	3,500	3,500	
500	500	500	500	500	
21,000	22,500	22,500	22,500	22,500	
625	625	625	625	625	
14,200	14,200	14,200	14,200	14,200	
-	-	-	-	-	
20,000	20,000	20,000	20,000	20,000	
-	-	-	-	-	
35,000	35,000	35,000	35,000	35,000	
3,000	3,000	3,000	3,000	3,000	
5,000	5,000	5,000	5,000	5,000	
3,000	3,000	3,000	3,000	3,000	
9,000	9,000	9,000	9,000	9,000	
177,175	178,675	178,675	178,675	178,675	
58,000	58,000	58,000	58,000	58,000	
-	-	-	-	-	
58,000	58,000	58,000	58,000	58,000	
6,200	6,200	6,200	6,200	6,200	
50,000	50,000	50,000	50,000	50,000	
60,000	60,000	60,000	60,000	60,000	
35,000	35,000	35,000	35,000	35,000	
1,000	1,000	1,000	1,000	1,000	
200	200	200	200	200	
4,000	4,000	4,000	4,000	4,000	
4,000	4,000	4,000	4,000	4,000	
1,000	1,000	1,000	1,000	1,000	
56,750	56,750	56,750	56,750	56,750	
218,150	218,150	218,150	218,150	218,150	
81,929	-	-	-	-	
81,929	-	-	-	-	
6,279,927	6,351,649	6,535,665	6,707,079	6,870,692	

	History		Current		
	2016-2017 Actual	2017-2018 Actual	2018-2019 Budget	2018-2019 Amended	2018-2019 Estimated
EMERGENCY MEDICAL SERVICES					
101-5208-522043 TRAVEL AND TRAINING	32,013	26,136	21,000	21,000	21,000
101-5208-522080 INSURANCE & BONDS	32,204	37,245	30,096	30,096	35,000
101-5208-522320 COPYING EXPENSES	1,997	2,121	1,200	1,200	3,600
101-5208-522440 POSTAGE	2,711	613	2,000	2,000	500
101-5208-522520 MEMBERSHIP & SUBSCRIPTION	30,838	18,001	21,400	21,400	21,400
101-5208-522628 MAINT-OTHER	3,661	3,359	4,000	4,000	4,000
101-5208-522636 MAINT-VEHICLES	23,049	16,472	20,000	20,000	15,000
101-5208-522639 MAINT-RADIOS	2,898	2,374	3,000	3,000	2,000
101-5208-522820 CERTIFICATION & LICENSES	4,743	6,361	5,000	5,000	5,000
Other charges Total:	134,112	112,682	107,696	107,696	107,500
101-5208-533010 PROFESSIONAL SERVICES	1,500	-	-	-	-
101-5208-533020 CONSULTANT	40,000	40,000	40,000	40,000	40,000
Contractual services Total:	41,500	40,000	40,000	40,000	40,000
101-5208-544001 OFFICE SUPPLIES	1,769	2,475	2,500	2,500	2,000
101-5208-544016 MOTOR FUEL & LUBE	25,907	35,330	30,000	30,000	30,000
101-5208-544021 MEDICAL SUPPLIES	34,747	37,765	34,000	54,000	49,000
101-5208-544026 EDUCATIONAL SUPPLIES	2,832	4,264	4,000	4,000	4,000
101-5208-544045 OTHER SUPPLIES	46,207	36,044	40,000	40,000	35,000
101-5208-548050 EQUIPMENT	16,190	9,628	15,976	15,976	15,976
Supplies Total:	127,653	125,505	126,476	146,476	135,976
101-5208-550100 CAPITAL OUTLAY	-	-	-	-	-
Capital Outal Total	-	-	-	-	-
EMERGENCY MEDICAL SERVICE Total:	303,266	278,187	274,172	294,172	283,476

ADOPTED	4 YEAR PLAN			
Fiscal Year 2019-2020	Fiscal Year 2020-2021	Fiscal Year 2021-2022	Fiscal Year 2022-2023	Fiscal Year 2023-2024
21,000	21,000	21,000	21,000	21,000
30,000	30,000	30,000	30,000	30,000
2,000	2,000	2,000	2,000	2,000
-	-	-	-	-
16,400	16,400	16,400	16,400	16,400
4,000	4,000	4,000	4,000	4,000
18,000	18,000	18,000	18,000	18,000
3,000	3,000	3,000	3,000	3,000
5,000	5,000	5,000	5,000	5,000
99,400	99,400	99,400	99,400	99,400
-	-	-	-	-
40,000	40,000	40,000	40,000	40,000
40,000	40,000	40,000	40,000	40,000
1,500	1,500	1,500	1,500	1,500
30,000	30,000	30,000	30,000	30,000
49,000	49,000	49,000	49,000	49,000
4,000	2,500	2,500	2,500	2,500
40,000	40,000	40,000	40,000	40,000
17,000	17,000	17,000	17,000	17,000
141,500	140,000	140,000	140,000	140,000
45,000	-	90,000	20,000	20,000
45,000	-	90,000	20,000	20,000
325,900	279,400	369,400	299,400	299,400

	History		Current		
	2016-2017	2017-2018	2018-2019	2018-2019	2018-2019
EMERGENCY MANAGEMENT	Actual	Actual	Budget	Amended	Estimated
101-5209-510025 PART-TIME WAGES	9,842	8,124	15,600	15,600	12,500
101-5209-511140 FICA TAX	589	509	967	967	775
101-5209-511150 MEDICARE TAX	138	119	226	226	181
101-5209-511160 WORKERS COMP INSURANCE	70	57	40	40	70
101-5209-511180 UNEMPLOYMENT TAX	9	75	250	250	250
Personal services Total:	10,648	8,885	17,083	17,083	13,776
101-5209-522010 COMMUNICATIONS	7,491	4,991	5,000	5,000	5,000
101-5209-522043 TRAVEL AND TRAINING	5,372	5,877	5,500	5,500	3,700
101-5209-522520 MEMBERSHIP & SUBSCRIPTION	5,000	26,365	7,200	7,000	7,000
101-5209-522623 MAINT-STREETS FORCE ACCT	79,966	-	-	-	-
101-5209-522626 MAINT-BUILDING	3,567	7,000	7,000	-	-
101-5209-522628 MAINT-OTHER	1,481	755	2,000	2,000	1,500
101-5209-522636 MAINT-VEHICLES	1,203	1,711	2,000	1,600	1,000
101-5209-522637 MAINT-GENERATORS	-	-	-	7,000	6,000
101-5209-522639 MAINT-RADIOS	2,288	1,898	2,000	5,000	4,000
Other charges Total:	106,367	48,596	30,700	33,100	28,200
101-5209-533010 PROFESSIONAL SERVICES	1,280	1,507	3,000	-	-
101-5209-533013 CONTRACTUAL SERVICES-DISAS	8,800	27,060	-	-	-
Contractual services Total:	10,080	28,567	3,000	-	-
101-5209-544001 OFFICE SUPPLIES	198	198	200	800	250
101-5209-544012 CLOTHING & LINENS	552	765	800	800	850
101-5209-544016 MOTOR FUEL & LUBE	3,379	3,297	3,500	3,500	7,000
101-5209-544045 OTHER SUPPLIES	500	528	500	500	300
101-5209-544046 MISCELLANEOUS	960	-	-	-	-
101-5209-544105 OTHER SUPPLIES-DISASTER	1,149	76,872	-	-	4,500
101-5209-548050 EQUIPMENT	5,802	12,961	2,100	2,100	1,500
Supplies Total:	12,540	94,622	7,100	7,700	14,400
101-5209-550100 CAPITAL OUTLAY	-	-	-	-	7,500
Capital outlay Total:	-	-	-	-	7,500
EMERGENCY MANAGEMENT Total:	139,636	180,670	57,883	57,883	63,876

ADOPTED Fiscal Year 2019-2020	4 YEAR PLAN			
	Fiscal Year 2020-2021	Fiscal Year 2021-2022	Fiscal Year 2022-2023	Fiscal Year 2023-2024
15,963	15,600	15,600	15,600	15,600
967	967	967	967	967
226	226	226	226	226
70	70	70	70	70
250	250	250	250	250
17,476	17,114	17,114	17,114	17,114
6,000	6,000	6,000	6,000	6,000
4,000	4,000	4,000	4,000	4,000
7,000	7,000	7,000	7,000	7,000
-	-	-	-	-
-	-	-	-	-
1,000	1,000	1,000	1,000	1,000
2,000	2,000	2,000	2,000	2,000
7,000	7,000	7,000	7,000	7,000
2,000	2,000	2,000	2,000	2,000
29,000	29,000	29,000	29,000	29,000
1,500	1,500	1,500	1,500	1,500
-	-	-	-	-
1,500	1,500	1,500	1,500	1,500
200	200	200	200	200
800	800	800	800	800
3,500	3,500	3,500	3,500	3,500
-	-	-	-	-
-	-	-	-	-
-	-	-	-	-
1,100	1,100	1,100	1,100	1,100
5,600	5,600	5,600	5,600	5,600
-	-	-	-	-
-	-	-	-	-
53,576	53,214	53,214	53,214	53,214

	History		Current		
	2016-2017 Actual	2017-2018 Actual	2018-2019 Budget	2018-2019 Amended	2018-2019 Estimated
PUBLIC WORKS ADMINISTRATION					
101-5300-510010 EXEMPT WAGES	124,687	121,802	124,710	124,710	124,710
101-5300-510020 NON-EXEMPT WAGES	59,529	60,234	59,322	59,322	59,322
101-5300-510080 OVERTIME	719	1,396	500	500	1,000
101-5300-511100 GROUP HEALTH INSURANCE	16,520	21,827	19,589	19,589	19,589
101-5300-511120 PENSION CONTRIBUTION	13,327	14,980	14,615	14,615	14,615
101-5300-511140 FICA TAX	10,830	10,951	11,441	11,441	11,441
101-5300-511150 MEDICARE TAX	2,533	2,561	2,676	2,676	2,676
101-5300-511160 WORKERS COMP INSURANCE	1,041	677	475	475	475
101-5300-511180 UNEMPLOYMENT TAX	121	648	1,000	1,000	250
Personal services Total:	229,307	235,075	234,328	234,328	234,078
101-5300-522010 COMMUNICATIONS	7,557	3,365	4,000	4,000	3,000
101-5300-522043 TRAVEL AND TRAINING	6,067	3,129	4,815	2,315	1,000
101-5300-522240 ADVERTISING	1,522	-	-	-	-
101-5300-522320 COPYING EXPENSES	2,016	2,510	2,800	2,800	2,571
101-5300-522440 POSTAGE	10	8	210	210	50
101-5300-522520 MEMBERSHIP & SUBSCRIPTION	188	-	420	420	-
101-5300-522636 MAINT-VEHICLES	591	1,150	1,500	2,600	4,300
101-5300-522810 OTHER SERVICES	-	2,188	500	700	1,700
Other charges Total:	17,951	12,350	14,245	13,045	12,621
101-5300-533010 PROFESSIONAL SERVICES	59	-	-	-	-
Contractual services Total:	59	-	-	-	-
101-5300-544001 OFFICE SUPPLIES	1,211	1,666	850	1,250	1,250
101-5300-544012 CLOTHING & LINENS	797	387	400	400	520
101-5300-544016 MOTOR FUEL & LUBE	2,518	4,336	2,000	2,000	5,000
101-5300-544017 MOTOR FUEL & LUBE (CAR POC	233	-	-	-	-
101-5300-544045 OTHER SUPPLIES	1,484	1,454	200	1,000	1,658
101-5300-548050 EQUIPMENT	939	1,000	600	600	600
Supplies Total:	7,182	8,842	4,050	5,250	9,028
101-5300-550100 CAPITAL OUTLAY	-	-	-	-	-
Capital Outlay Total:	-	-	-	-	-
PUBLIC WORKS ADMIN Total:	254,499	256,267	252,623	252,623	255,727

ADOPTED	4 YEAR PLAN			
Fiscal Year 2019-2020	Fiscal Year 2020-2021	Fiscal Year 2021-2022	Fiscal Year 2022-2023	Fiscal Year 2023-2024
133,135	128,760	128,760	128,760	128,760
59,322	59,322	59,322	59,322	59,322
500	500	500	500	500
20,356	20,788	20,788	21,188	21,188
16,407	17,228	17,228	17,228	17,228
11,692	11,692	11,661	11,692	11,692
2,734	2,734	2,727	2,734	2,734
849	847	842	846	846
1,000	1,000	1,000	1,000	1,000
245,995	242,871	242,829	243,271	243,271
4,000	5,665	5,232	6,855	7,541
4,000	6,397	7,036	7,740	8,514
-	-	-	-	-
2,800	3,080	3,388	3,727	4,099
100	110	121	133	146
420	462	508	559	615
4,600	5,060	5,566	6,123	6,735
900	990	1,089	1,198	1,318
16,820	21,764	22,940	26,335	28,968
-	-	-	-	-
1,800	1,980	2,178	2,396	2,635
500	550	605	666	732
3,500	3,850	4,235	4,659	5,124
-	-	-	-	-
1,700	1,870	2,057	2,263	2,489
1,100	-	-	-	-
8,600	8,250	9,075	9,984	10,980
15,136	-	-	-	-
15,136	-	-	-	-
286,551	272,885	274,844	279,590	283,219

	History		Current		
	2016-2017	2017-2018	2018-2019	2018-2019	2018-2019
STREETS	Actual	Actual	Budget	Amended	Estimated
101-5304-510010 EXEMPT WAGES	6,048	-	-	-	-
101-5304-510020 NON-EXEMPT WAGES	356,378	371,533	370,824	370,824	370,824
101-5304-510080 OVERTIME	13,906	42,666	10,000	20,000	17,405
101-5304-511100 GROUP HEALTH INSURANCE	52,271	72,822	68,563	68,563	68,563
101-5304-511120 PENSION CONTRIBUTION	27,259	33,879	30,161	30,161	30,161
101-5304-511140 FICA TAX	23,301	25,602	23,611	23,611	23,611
101-5304-511150 MEDICARE TAX	5,449	5,987	5,522	5,522	5,522
101-5304-511160 WORKERS COMP INSURANCE	53,527	32,632	23,327	23,326	19,327
101-5304-511180 UNEMPLOYMENT TAX	515	2,276	3,500	3,500	500
Personal services Total:	538,654	587,397	535,508	545,507	535,913
101-5304-522010 COMMUNICATIONS	7,051	1,060	1,458	1,458	1,358
101-5304-522043 TRAVEL AND TRAINING	-	1,092	1,000	400	137
101-5304-522240 ADVERTISING	312	341	200	200	-
101-5304-522389 UTILITIES STREET LIGHT	447,041	382,649	375,000	375,000	343,500
101-5304-522622 MAINT-STORM SEWERS	282	-	515	515	-
101-5304-522624 MAINT-STREETS & IMPRV	71,621	74,755	68,000	59,000	68,000
101-5304-522625 MAINT-TOOLS & EQUIP	-	-	515	515	94
101-5304-522628 MAINT-OTHER	2,011	4,334	3,000	3,000	4,200
101-5304-522634 MAINT-MACHINERY	60,855	55,477	25,000	30,000	47,000
101-5304-522636 MAINT-VEHICLES	31,993	23,662	30,000	20,000	25,000
101-5304-522637 MAINT-SIGNS	-	-	-	-	-
101-5304-522638 MAINT-TRAFFIC SIGNALS	3,327	7,223	5,000	5,000	5,000
101-5304-522810 OTHER SERVICES	2,225	5,520	2,000	4,000	5,695
Other charges Total:	626,717	556,113	511,688	499,088	499,984
101-5304-533050 STREET LIGHT INSTALLATION	10,662	(1,631)	15,000	10,600	10,600
Contractual services Total:	10,662	(1,631)	15,000	10,600	10,600
101-5304-544001 OFFICE SUPPLIES	671	142	500	800	800
101-5304-544012 CLOTHING & LINENS	10,688	8,476	7,000	7,000	7,652
101-5304-544016 MOTOR FUEL & LUBE	51,005	60,835	50,000	50,000	65,000
101-5304-544020 MINOR TOOLS	772	104	800	800	496
101-5304-544025 CHEMICALS	3,293	171	2,000	-	-
101-5304-544041 TRAFFIC SIGNS	6,418	7,446	5,500	5,500	5,700
101-5304-544043 PAINT (STRIPING STREETS)	18,346	8,258	15,000	15,000	220
101-5304-544045 OTHER SUPPLIES	7,804	9,494	5,000	4,700	4,000
101-5304-548050 EQUIPMENT	5,025	8,628	15,090	15,090	14,000
Supplies Total:	104,022	103,555	100,890	98,890	97,868
101-5304-550100 CAPITAL OUTLAY	-	-	20,985	20,986	20,985
Capital outlay Total:	-	-	20,985	20,986	20,985
STREETS Total:	1,280,054	1,245,434	1,184,071	1,175,071	1,165,350

ADOPTED	4 YEAR PLAN			
Fiscal Year 2019-2020	Fiscal Year 2020-2021	Fiscal Year 2021-2022	Fiscal Year 2022-2023	Fiscal Year 2023-2024
-	-	-	-	-
378,152	390,563	390,563	390,563	390,563
10,000	10,000	10,000	10,000	10,000
71,246	77,955	77,955	79,455	79,455
33,021	36,692	36,692	36,692	36,692
23,532	24,835	24,835	24,835	24,835
5,504	5,808	5,808	5,808	5,808
40,531	42,746	42,746	42,746	42,746
3,500	3,750	3,750	3,750	3,750
565,486	592,349	592,349	593,849	593,849
1,500	5,728	1,815	1,997	2,196
800	800	800	800	800
-	-	-	-	-
394,000	453,200	453,750	499,125	549,038
15,000	515	24,200	26,620	29,282
68,000	105,000	82,280	90,508	99,559
515	515	623	685	754
2,000	2,000	2,493	2,742	3,017
35,000	50,000	42,350	46,585	51,244
25,000	25,000	25,000	25,000	25,000
-	-	6,050	6,655	7,321
8,000	6,180	12,100	13,310	14,641
4,000	300	4,840	5,324	5,856
553,815	649,238	656,301	719,351	788,708
15,000	30,000	18,150	19,965	21,962
15,000	30,000	18,150	19,965	21,962
1,000	1,000	1,000	1,000	1,000
9,700	9,700	9,700	9,700	9,700
50,000	50,000	50,000	50,000	50,000
800	800	800	800	800
2,000	2,000	2,000	2,000	2,000
4,500	4,500	4,500	4,500	4,500
10,000	10,000	10,000	10,000	10,000
3,000	3,000	3,000	3,000	3,000
7,144	7,144	7,144	7,144	7,144
88,144	88,144	88,144	88,144	88,144
55,700	152,000	292,000	92,000	42,000
55,700	152,000	292,000	92,000	42,000
1,278,145	1,511,731	1,646,944	1,513,309	1,534,663

	History		Current		
	2016-2017	2017-2018	2018-2019	2018-2019	2018-2019
DRAIN DITCH MAINTENANCE	Actual	Actual	Budget	Amended	Estimated
101-5307-510010 EXEMPT WAGES	5,142	-	-	-	-
101-5307-510020 NON-EXEMPT WAGES	326,332	338,052	327,955	327,955	327,955
101-5307-510080 OVERTIME	9,611	32,830	10,000	10,000	10,000
101-5307-511100 GROUP HEALTH INSURANCE	49,561	67,089	58,768	58,768	58,768
101-5307-511120 PENSION CONTRIBUTION	24,642	30,384	26,767	26,767	26,767
101-5307-511140 FICA TAX	20,987	22,862	20,953	20,953	20,953
101-5307-511150 MEDICARE TAX	4,908	5,347	4,900	4,900	4,900
101-5307-511160 WORKERS COMP INSURANCE	40,042	16,306	11,275	11,275	8,500
101-5307-511180 UNEMPLOYMENT TAX	154	1,947	3,000	3,000	500
Personal services Total:	481,379	514,817	463,618	463,618	458,343
101-5307-522043 TRAVEL AND TRAINING	484	-	1,000	-	-
101-5307-522095 SPECIAL PROJECTS	-	6,279	15,000	15,000	7,812
101-5307-522625 MAINT-TOOLS & EQUIP	474	-	2,000	-	-
101-5307-522628 MAINT-OTHER	-	1,808	1,000	1,000	660
101-5307-522634 MAINT-MACHINERY	-	39,871	25,000	55,000	60,000
101-5307-522636 MAINT-VEHICLES	46,719	14,677	10,000	13,500	25,000
101-5307-522810 OTHER SERVICES	1,512	445	800	800	1,500
101-5307-522300 EQUIPMENT RENTAL	-	-	-	-	-
Other charges Total:	49,189	63,081	54,800	85,300	94,972
101-5307-533034 STORM WATER PROJECT	16,376	15,986	30,000	30,000	30,374
Contractual services Total:	16,376	15,986	30,000	30,000	30,374
101-5307-544012 CLOTHING & LINENS	7,988	6,841	6,000	6,000	7,904
101-5307-544016 MOTOR FUEL & LUBE	16,759	35,099	16,000	16,000	35,000
101-5307-544020 MINOR TOOLS	717	1,782	2,000	1,500	2,000
101-5307-544045 OTHER SUPPLIES	5,934	6,988	7,000	7,000	10,579
101-5307-548050 EQUIPMENT	9,499	3,951	6,140	6,140	5,000
Supplies Total:	40,896	54,661	37,140	36,640	60,483
101-5307-550100 CAPITAL OUTLAY	-	-	41,000	30,000	15,000
Capital outlay Total:	-	-	41,000	30,000	15,000
DRAIN DITCH MAINTENANCE Total:	587,840	648,546	626,558	645,558	659,172

ADOPTED Fiscal Year 2019-2020	4 YEAR PLAN			
	Fiscal Year 2020-2021	Fiscal Year 2021-2022	Fiscal Year 2022-2023	Fiscal Year 2023-2024
-	-	-	-	-
393,824	386,195	386,195	386,195	386,195
10,000	10,000	10,000	10,000	10,000
71,246	72,758	72,758	74,158	74,158
34,469	36,291	36,291	36,291	36,291
24,564	24,564	24,564	24,564	24,564
5,745	5,745	5,745	5,745	5,745
22,544	22,544	22,544	22,544	22,544
3,500	3,500	3,500	3,500	3,500
565,892	561,597	561,597	562,997	562,997
-	-	-	-	-
12,000	45,000	16,500	18,150	19,965
500	1,000	1,100	1,210	1,331
1,000	1,000	1,100	1,210	1,331
55,000	-	55,000	60,500	66,550
20,000	12,000	22,000	24,200	26,620
1,400	800	1,540	1,694	1,863
-	-	44,000	48,400	53,240
89,900	59,800	141,240	155,364	170,900
-	38,000	38,000	38,000	38,000
-	38,000	38,000	38,000	38,000
9,100	8,000	10,010	11,011	12,112
25,000	15,000	27,500	30,250	33,275
1,500	2,000	2,200	2,420	2,662
9,000	5,000	9,900	10,890	11,979
-	5,800	1,980	3,960	2,178
44,600	35,800	51,590	58,531	62,206
18,200	20,000	35,000	35,000	20,000
18,200	20,000	35,000	35,000	20,000
718,592	715,197	827,427	849,892	854,103

	History		Current		
	2016-2017	2017-2018	2018-2019	2018-2019	2018-2019
FLEET MAINTENANCE	Actual	Actual	Budget	Amended	Estimated
101-5340-510010 EXEMPT WAGES	55,719	55,925	55,625	55,625	55,625
101-5340-510020 NON-EXEMPT WAGES	99,146	102,347	108,659	108,659	108,659
101-5340-510080 OVERTIME	1,868	6,129	2,000	2,000	2,000
101-5340-511100 GROUP INSURANCE	19,528	26,685	24,487	24,487	24,487
101-5340-511120 PENSION CONTRIBUTION	11,313	13,434	13,170	13,170	13,170
101-5340-511140 FICA TAX	9,568	10,028	10,310	10,310	10,310
101-5340-511150 MEDICARE TAX	2,238	2,345	2,411	2,411	2,411
101-5340-511160 WORKMENS COMP	7,274	5,402	3,975	3,975	2,975
101-5340-511180 FUTA	252	811	1,250	1,250	100
Personal services Total:	206,906	223,107	221,887	221,887	219,737
101-5340-522010 COMMUNICATIONS	3,548	874	2,000	2,000	616
101-5340-522043 TRAVEL AND TRAINING	520	2,056	1,000	1,000	1,234
101-5340-522080 INSURANCE AND BONDS	435	504	601	601	839
101-5340-522628 MAINT-OTHER	48	-	-	-	3,000
101-5340-522632 MAINT-APPARATUS	668	762	700	700	499
101-5340-522634 MAINT-MACHINERY	126	203	1,000	1,000	1,200
101-5340-522636 MAINT-VEHICLES	3,135	10,531	5,000	5,000	6,500
101-5340-522810 OTHER SERVICES	2,584	384	500	500	162
Other charges Total:	11,064	15,314	10,801	10,801	14,050
101-5340-544001 OFFICE SUPPLIES	378	814	500	500	855
101-5340-544008 WELDING SUPPLIES	1,844	1,447	2,250	2,250	3,020
101-5340-544012 CLOTHING & LINENS	3,655	2,838	3,500	3,500	3,398
101-5340-544016 MOTOR FUEL & LUBE	1,903	2,578	2,060	2,060	2,300
101-5340-544020 MINOR TOOLS	862	6,966	2,750	2,750	1,819
101-5340-544021 CHEMICALS-MEDICAL	26	696	1,000	1,000	194
101-5340-544045 OTHER SUPPLIES	5,234	4,393	3,800	3,800	3,750
101-5340-548050 EQUIPMENT	4,268	18,727	2,390	2,390	2,664
Supplies Total:	18,170	38,458	18,250	18,250	18,000
101-5340-550100 CAPITAL OUTLAY	-	-	20,000	20,000	20,000
Capital outlay Total:	-	-	20,000	20,000	20,000
FLEET MAINTENANCE SHOP Total:	236,141	276,879	270,938	270,938	271,787

ADOPTED	4 YEAR PLAN			
Fiscal Year 2019-2020	Fiscal Year 2020-2021	Fiscal Year 2021-2022	Fiscal Year 2022-2023	Fiscal Year 2023-2024
55,625	55,625	55,625	55,625	55,625
137,441	133,619	133,619	133,619	133,619
2,000	2,000	2,000	2,000	2,000
30,534	31,182	31,182	31,782	31,782
16,638	17,518	17,518	17,518	17,518
11,857	11,857	11,857	11,857	11,857
2,773	2,773	2,773	2,773	2,773
7,994	7,994	7,994	7,994	7,994
1,500	1,500	1,500	1,500	1,500
266,362	264,068	264,068	264,668	264,668
1,000	4,000	1,452	1,597	1,757
1,250	500	1,513	1,664	1,831
840	500	1,016	1,118	1,229
-	-	-	-	-
2,700	700	847	932	1,025
1,800	600	2,178	2,396	2,635
7,600	2,500	9,196	10,116	11,127
400	300	484	532	586
15,590	9,100	16,686	18,355	20,190
900	1,000	1,089	1,198	1,318
3,300	3,000	3,993	4,392	4,832
3,400	1,000	4,114	4,525	4,978
1,500	2,060	2,420	2,662	2,928
1,500	1,500	2,420	2,662	2,928
400	400	484	532	586
3,800	3,800	4,598	5,058	5,564
1,000	4,620	-	-	-
15,800	17,380	19,118	21,029	23,134
65,200	52,000	45,000	5,000	-
65,200	52,000	45,000	5,000	-
362,952	342,548	344,872	309,052	307,992

	History		Current		
	2016-2017	2017-2018	2018-2019	2018-2019	2018-2019
PARKS & RECREATION	Actual	Actual	Budget	Amended	Estimated
101-5404-510010 EXEMPT WAGES	60,509	67,880	62,900	62,900	62,900
101-5404-510020 NON-EXEMPT WAGES	194,207	221,411	215,613	215,613	215,613
101-5404-510025 PART-TIME WAGES	6,514	2,400	-	-	-
101-5404-510030 TEMPORARY WAGES	17,050	8,829	20,000	20,000	20,000
101-5404-510080 OVERTIME	11,228	31,280	7,000	12,000	15,000
101-5404-511100 GROUP HEALTH INSURANCE	33,506	53,777	48,973	48,973	45,973
101-5404-511120 PENSION CONTRIBUTION	19,291	26,180	22,613	22,613	22,613
101-5404-511140 FICA TAX	17,591	20,349	18,942	18,942	18,942
101-5404-511150 MEDICARE TAX	4,114	4,759	4,430	4,430	4,430
101-5404-511160 WORKERS COMP INSURANCE	13,363	9,705	7,006	7,006	5,818
101-5404-511180 UNEMPLOYMENT TAX	393	1,565	4,250	4,250	900
Personal services Total:	377,767	448,135	411,727	416,727	412,189
101-5404-522010 COMMUNICATIONS	15,169	4,876	6,000	6,000	4,500
101-5404-522043 TRAVEL AND TRAINING	2,723	2,315	4,000	4,000	4,000
101-5404-522240 ADVERTISING	605	312	600	600	600
101-5404-522300 EQUIPMENT RENTAL	307	270	750	750	750
101-5404-522320 COPYING EXPENSES	1,036	777	1,000	1,000	1,200
101-5404-522380 UTILITIES	20,827	17,011	-	-	14,526
101-5404-522440 POSTAGE	9	171	300	300	300
101-5404-522520 MEMBERSHIP & SUBSCRIPTION	430	182	1,000	1,000	1,000
101-5404-522629 MAINT-PARKS	55,106	54,347	57,000	57,000	57,000
101-5404-522634 MAINT-MACHINERY	3,924	4,772	3,000	3,000	3,000
101-5404-522636 MAINT-VEHICLES	6,443	7,884	6,000	7,000	6,000
101-5404-522639 MAINT-RADIOS	1,383	-	2,000	2,000	1,500
101-5404-522643 MAINT-POOL	5,951	7,395	7,000	7,000	7,000
101-5404-522810 OTHER SERVICES	58	6,418	-	-	-
101-5404-522920 BANK & CREDIT CARD SERVICES	-	-	-	-	-
101-5404-527500 RECREATIONAL PROGRAMS	16,996	10,161	18,000	18,000	18,000
101-5404-527505 SPECIAL EVENTS	-	-	-	-	-
101-5404-527510 FIREWORKS DISPLAY	15,190	15,000	15,000	15,000	15,000
Other charges Total:	146,156	131,891	121,650	122,650	134,376
101-5404-533010 PROFESSIONAL SERVICES	85	60,193	10,080	10,080	10,080
Contractual services Total:	85	60,193	10,080	10,080	10,080
101-5404-544001 OFFICE SUPPLIES	264	811	500	500	750
101-5404-544005 JANITOR SUPPLIES	8,400	9,726	7,200	7,200	7,200
101-5404-544012 CLOTHING & LINENS	5,542	5,645	5,300	5,300	5,300
101-5404-544016 MOTOR FUEL & LUBE	11,230	15,828	8,000	8,000	16,000
101-5404-544020 MINOR TOOLS	504	761	1,000	1,000	1,000
101-5404-544025 CHEMICALS	5,206	1,897	5,000	5,000	5,000
101-5404-544040 LANDSCAPING	1,350	7,489	-	-	10,000
101-5404-544045 OTHER SUPPLIES	3,956	5,409	5,000	5,000	5,000
101-5404-548050 EQUIPMENT	15,326	3,139	6,000	6,000	6,000
Supplies Total:	51,777	50,704	38,000	38,000	56,250
101-5404-550100 CAPITAL OUTLAY	-	-	13,000	13,000	13,000
Capital outlay Total:	-	-	13,000	13,000	13,000
PARKS & RECREATION Total:	575,786	690,923	594,457	600,457	625,895

ADOPTED		4 YEAR PLAN			
Fiscal Year 2019-2020	Fiscal Year 2020-2021	Fiscal Year 2021-2022	Fiscal Year 2022-2023	Fiscal Year 2023-2024	
65,900	65,900	65,900	65,900	65,900	
272,289	265,741	265,741	265,741	265,741	
-	-	-	-	-	
17,500	17,500	17,500	17,500	17,500	
15,000	15,000	15,000	15,000	15,000	
61,068	62,364	62,364	63,564	63,564	
30,158	31,752	31,752	31,752	31,752	
22,577	22,577	22,577	22,577	22,577	
5,280	5,280	5,280	5,280	5,280	
14,509	14,509	14,509	14,509	14,509	
4,750	4,750	4,750	4,750	4,750	
509,031	505,373	505,373	506,573	506,573	
6,000	6,000	6,000	6,000	6,000	
4,000	4,000	4,000	4,000	4,000	
600	600	600	600	600	
750	750	750	750	750	
1,200	1,200	1,200	1,200	1,200	
-	-	-	-	-	
300	300	300	300	300	
500	500	500	500	500	
55,000	55,000	55,000	55,000	55,000	
3,000	3,000	3,000	3,000	3,000	
6,000	6,000	6,000	6,000	6,000	
1,500	1,500	1,500	1,500	1,500	
7,000	7,000	7,000	7,000	7,000	
-	-	-	-	-	
-	-	-	-	-	
18,000	18,000	18,000	18,000	18,000	
-	-	-	-	-	
15,000	15,000	15,000	15,000	15,000	
118,850	118,850	118,850	118,850	118,850	
2,000	2,000	2,000	2,000	2,000	
2,000	2,000	2,000	2,000	2,000	
1,000	1,000	1,000	1,000	1,000	
7,200	7,200	7,200	7,200	7,200	
6,000	6,000	6,000	6,000	6,000	
13,000	13,000	13,000	13,000	13,000	
1,000	1,000	1,000	1,000	1,000	
5,000	5,000	5,000	5,000	5,000	
5,000	5,000	5,000	5,000	5,000	
4,000	4,000	4,000	4,000	4,000	
-	-	-	-	-	
42,200	42,200	42,200	42,200	42,200	
160,800	-	61,900	51,900	18,900	
160,800	-	61,900	51,900	18,900	
832,881	668,423	730,323	721,523	688,523	

LIBRARY	History		Current		
	2016-2017 Actual	2017-2018 Actual	2018-2019 Budget	2018-2019 Amended	2018-2019 Estimated
101-5410-510010 EXEMPT WAGES	160,097	160,781	159,881	159,881	123,621
101-5410-510020 NON-EXEMPT WAGES	179,284	179,058	176,592	176,592	215,342
101-5410-510025 PART-TIME WAGES	52,973	52,740	55,600	55,600	55,600
101-5410-510080 OVERTIME	178	235	-	-	500
101-5410-511100 GROUP HEALTH INSURANCE	39,087	56,559	48,973	48,973	48,973
101-5410-511120 PENSION CONTRIBUTION	24,463	27,745	26,649	26,649	26,649
101-5410-511140 FICA TAX	23,203	23,573	24,309	24,309	24,309
101-5410-511150 MEDICARE TAX	5,427	5,514	5,684	5,684	5,684
101-5410-511160 WORKERS COMP INSURANCE	1,664	1,621	1,155	1,155	1,155
101-5410-511180 UNEMPLOYMENT TAX	633	2,078	4,750	4,750	1,000
Category: 51 - Personal services Total:	487,009	509,904	503,593	503,593	502,833
101-5410-522010 COMMUNICATIONS	26,648	6,794	16,680	11,680	11,680
101-5410-522043 TRAVEL AND TRAINING	4,814	12,746	7,600	7,600	7,000
101-5410-522320 COPYING EXPENSES	-	-	-	-	-
101-5410-522380 UTILITIES	42,679	31,436	30,000	27,600	25,600
101-5410-522440 POSTAGE	1,546	1,441	1,500	2,200	2,200
101-5410-522520 MEMBERSHIP & SUBSCRIPTION	1,227	939	1,500	1,500	500
101-5410-522626 MAINT-BUILDING	16,379	13,760	15,000	30,600	18,000
101-5410-522631 MAINT-OFFICE MACHINES	-	-	150	150	150
101-5410-522635 MAINT-COMPUTER EQUIP	2,758	1,015	3,800	3,800	3,800
101-5410-522636 MAINT-VEHICLES	372	429	800	800	1,300
101-5410-522780 COMPUTER VENDOR SUPPORT	7,147	6,998	15,500	9,300	12,000
101-5410-522810 OTHER SERVICES	7,570	6,379	925	925	2,000
Category: 52 - Other charges Total:	111,141	81,936	93,455	96,155	84,230
101-5410-533015 WORK STUDY	2,301	5,924	5,000	5,000	5,000
101-5410-533100 CONTRACTUAL SERVICES	31,482	36,709	41,100	38,100	39,000
Category: 53 - Contractual services Total:	33,784	42,633	46,100	43,100	44,000
101-5410-544001 OFFICE SUPPLIES	6,266	6,322	8,500	8,500	8,500
101-5410-544016 MOTOR FUEL & LUBE	109	100	275	275	150
101-5410-544028 SUMMER READING PROGRAM	14,436	11,316	15,500	15,500	15,500
101-5410-544029 LIBRARY & MEDIA CTR PROGRA	2,562	1,411	2,500	2,800	3,500
101-5410-544032 CONTINUATIONS & DATABASES	15,705	19,537	23,000	23,000	20,000
101-5410-544045 OTHER SUPPLIES	21,486	28,291	25,000	25,000	25,000
101-5410-544101 GRANT EXPENDITURES	22,769	23,967	22,000	22,000	16,000
101-5410-548050 EQUIPMENT	20,014	21,389	6,000	6,000	7,000
Category: 54 - Supplies Total:	103,347	112,334	102,775	103,075	95,650
101-5410-550100 CAPITAL OUTLAY	-	-	-	-	200
101-5410-554461 CAPITAL OUTLAY BOOKS	46,256	41,026	45,000	45,000	43,000
Category: 55 - Capital outlay Total:	46,256	41,026	45,000	45,000	43,200
Department: 5410 - LIBRARY Total:	781,536	787,832	790,923	790,923	769,913

ADOPTED	4 YEAR PLAN			
Fiscal Year 2019-2020	Fiscal Year 2020-2021	Fiscal Year 2021-2022	Fiscal Year 2022-2023	Fiscal Year 2023-2024
171,461	171,461	171,461	171,461	171,461
224,286	215,342	215,342	215,342	215,342
55,600	66,260	76,920	76,920	76,920
2,000	2,000	2,000	2,000	2,000
55,979	57,167	57,167	58,267	58,267
33,826	35,431	35,614	35,614	35,614
27,553	28,214	28,875	28,875	28,875
6,444	6,598	6,753	6,753	6,753
2,311	2,366	2,422	2,422	2,422
5,000	5,250	5,500	5,500	5,500
584,459	590,090	602,054	603,154	603,154
13,000	13,000	13,000	13,000	13,000
7,600	7,600	7,600	7,600	7,600
10,000	10,000	10,000	10,000	10,000
36,000	36,000	36,000	36,000	36,000
2,500	2,500	2,500	2,500	2,500
1,000	1,000	1,000	1,000	1,000
18,000	18,000	18,000	18,000	18,000
150	150	150	150	150
3,800	3,800	3,800	3,800	3,800
1,300	1,300	1,300	1,300	1,300
15,000	15,000	15,000	15,000	15,000
2,000	2,000	2,000	2,000	2,000
110,350	110,350	110,350	110,350	110,350
5,000	5,000	5,000	5,000	5,000
27,000	27,000	27,000	27,000	27,000
32,000	32,000	32,000	32,000	32,000
8,500	8,500	8,500	8,500	8,500
275	275	275	275	275
13,000	13,000	13,000	13,000	13,000
3,500	3,500	3,500	3,500	3,500
18,000	18,000	18,000	18,000	18,000
25,000	25,000	25,000	25,000	25,000
55,000	55,000	55,000	55,000	55,000
18,250	18,250	18,250	18,250	18,250
141,525	141,525	141,525	141,525	141,525
8,500	40,000	15,000	-	-
45,000	45,000	45,000	45,000	45,000
53,500	85,000	60,000	45,000	45,000
921,834	958,965	945,929	932,029	932,029

	History		Current		
	2016-2017 Actual	2017-2018 Actual	2018-2019 Budget	2018-2019 Amended	2018-2019 Estimated
PLANNING & CODE ENFORCEMENT					
101-5511-510010 EXEMPT WAGES	253,540	236,620	235,400	215,400	210,025
101-5511-510020 NON-EXEMPT WAGES	388,230	468,492	483,870	483,870	483,870
101-5511-510025 PART-TIME WAGES	12,559	8,050	10,640	10,640	10,640
101-5511-510030 TEMPORARY WAGES	-	1,675	-	30,000	32,196
101-5511-510080 OVERTIME	10,253	24,752	10,000	10,000	15,000
101-5511-511100 GROUP HEALTH INSURANCE	61,653	94,166	93,049	93,049	93,049
101-5511-511120 PENSION CONTRIBUTION	46,967	59,737	57,758	57,758	57,758
101-5511-511140 FICA TAX	39,574	44,372	45,874	45,874	45,874
101-5511-511150 MEDICARE TAX	9,255	10,377	10,729	10,729	10,729
101-5511-511160 WORKERS COMP INSURANCE	10,490	7,115	6,461	6,461	6,461
101-5511-511180 UNEMPLOYMENT TAX	580	3,007	5,250	5,250	750
Category: 51 - Personal services Total:	833,102	958,360	959,031	969,031	966,352
101-5511-522010 COMMUNICATIONS	13,189	13,845	14,000	14,000	14,000
101-5511-522043 TRAVEL AND TRAINING	21,705	23,019	23,700	23,700	23,700
101-5511-522240 ADVERTISING	6,478	9,883	8,000	8,000	8,000
101-5511-522320 COPYING EXPENSES	4,644	4,182	5,000	5,000	5,000
101-5511-522440 POSTAGE	4,737	3,649	4,000	6,000	6,921
101-5511-522520 MEMBERSHIP & SUBSCRIPTION	9,134	9,160	8,500	8,500	8,500
101-5511-522631 MAINT-OFFICE MACHINES	-	-	500	500	500
101-5511-522636 MAINT-VEHICLES	10,700	9,074	8,000	8,000	8,000
101-5511-522639 MAINT-RADIOS	212	45	500	500	500
101-5511-522720 ANIMAL SHELTER	37,381	53,555	80,000	99,000	96,319
101-5511-522810 OTHER SERVICES	9,833	6,639	10,000	10,000	10,000
101-5511-522820 CERTIFICATION & LICENSES	146	-	-	-	-
101-5511-522920 BANK & CREDIT CARD SERVICES	240	-	-	-	-
101-5511-522940 DEMOLITION & CLEANING	15,034	19,147	-	-	-
Category: 52 - Other charges Total:	133,433	152,198	162,200	183,200	181,440
101-5511-533010 PROFESSIONAL SERVICES	29,198	14,327	25,000	72,320	70,000
Category: 53 - Contractual services Total:	29,198	14,327	25,000	72,320	70,000
101-5511-544001 OFFICE SUPPLIES	4,245	4,159	4,400	4,400	4,400
101-5511-544009 ANIMAL WARDEN SUPPLIES	1,364	1,850	2,000	1,000	2,000
101-5511-544012 CLOTHING & LINENS	7,293	7,256	9,800	9,800	9,800
101-5511-544016 MOTOR FUEL & LUBE	12,480	17,807	13,000	13,000	13,000
101-5511-544023 MAPS & GRAPHICS	1,241	395	1,500	1,500	1,500
101-5511-544024 INK-PENS & DRAFTING PAPER	1,996	80	1,000	1,000	1,000
101-5511-544042 CODE BOOK-CODIFICATION	1,132	1,174	1,200	1,200	1,200
101-5511-544045 OTHER SUPPLIES	1,318	527	1,000	1,000	2,000
101-5511-544050 MOSQUITO SPRAY	7,577	11,375	8,000	8,000	3,000
101-5511-548050 EQUIPMENT	20,802	18,897	3,000	3,000	3,000
Category: 54 - Supplies Total:	59,448	63,521	44,900	43,900	40,900
101-5511-550100 CAPITAL OUTLAY	-	-	10,000	146,000	146,679
Category: 55 - Capital outlay Total:	-	-	10,000	146,000	146,679
Department: 5511 - PLANNING & CODE ENF Total:	1,055,181	1,188,406	1,201,131	1,414,451	1,405,371

ADOPTED	4 YEAR PLAN			
Fiscal Year 2019-2020	Fiscal Year 2020-2021	Fiscal Year 2021-2022	Fiscal Year 2022-2023	Fiscal Year 2023-2024
244,919	244,919	244,919	244,919	244,919
536,494	546,395	611,395	632,403	667,403
7,040	7,040	7,040	7,040	7,040
-	-	-	-	-
10,000	11,000	12,000	12,000	12,000
106,869	114,334	124,728	132,425	137,722
67,543	73,492	79,538	81,462	84,668
48,570	49,744	53,836	55,138	57,308
11,359	11,634	12,591	12,895	13,403
12,735	14,210	14,559	14,654	14,811
5,750	6,000	6,500	6,750	7,000
1,051,280	1,078,768	1,167,105	1,199,686	1,246,274
13,000	13,000	13,000	13,000	13,000
23,000	23,000	23,000	23,000	23,000
7,000	7,000	7,000	7,000	7,000
5,000	5,000	5,000	5,000	5,000
6,000	6,000	6,000	6,000	6,000
11,000	11,000	11,000	11,000	11,000
500	500	500	500	500
7,500	7,500	7,500	7,500	7,500
500	500	500	500	500
90,000	90,000	90,000	90,000	90,000
6,000	6,000	6,000	6,000	6,000
-	-	-	-	-
-	-	-	-	-
15,000	15,000	15,000	15,000	15,000
184,500	184,500	184,500	184,500	184,500
30,000	30,000	30,000	30,000	30,000
30,000	30,000	30,000	30,000	30,000
5,400	5,400	5,400	5,400	5,400
2,000	2,000	2,000	2,000	2,000
12,800	12,800	12,800	12,800	12,800
12,000	12,000	12,000	12,000	12,000
500	500	500	500	500
1,000	1,000	1,000	1,000	1,000
1,200	1,200	1,200	1,200	1,200
1,000	1,000	1,000	1,000	1,000
4,000	4,000	4,000	4,000	4,000
10,000	10,000	10,000	10,000	10,000
49,900	49,900	49,900	49,900	49,900
58,000	52,000	-	-	-
58,000	52,000	-	-	-
1,373,680	1,395,168	1,431,505	1,464,086	1,510,674

	History		Current		
	2016-2017 Actual	2017-2018 Actual	2018-2019 Budget	2018-2019 Amended	2018-2019 Estimated
DEBT SERVICE & BAD DEBT EXPENSE					
101-5700-566120 PRINCIPAL-CAP LEASES	128,130	129,586	269,510	269,510	269,510
101-5700-566220 INTEREST-CAP LEASES	10,972	10,515	44,562	44,562	44,562
Debt service Total:	139,101	140,101	314,072	314,072	314,072
DEBT SERVICE Total:	139,101	140,101	314,072	314,072	314,072
101-5800-522098 BAD DEBT EXPENSE	58,555	-	-	-	-
Other charges Total:	58,555	-	-	-	-
TRANSFERS & OTHER USES Total:	58,555	-	-	-	-

ADOPTED		4 YEAR PLAN			
Fiscal Year 2019-2020	Fiscal Year 2020-2021	Fiscal Year 2021-2022	Fiscal Year 2022-2023	Fiscal Year 2023-2024	
256,619	146,391	150,608	154,808	61,091	
36,291	30,331	26,245	22,045	17,726	
292,910	176,723	176,853	176,853	78,818	
292,910	176,723	176,853	176,853	78,818	
-	-	-	-	-	
-	-	-	-	-	
-	-	-	-	-	

Fiscal Year 2019-2020

DEPARTMENT	DEPT#	POSITION	SALARY	FRINGE	TOTAL
CITY MANAGER	5101	ASSISTANT CITY MANAGER	6,000	1,006	7,006

PLANNING	5511	SECRETARY (FT)	21,008	8,753	29,761
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POLICE	5202	POLICE OFFICER(SCHOOL RESOURCE)	46,840	14,914	61,754
		POLICE OFFICER(SCHOOL RESOURCE)	46,840	14,914	61,754

FIRE	5206	FIREFIGHTER/EMT	35,000	13,352	48,352
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* DRAIN DITCH	5307	EQUIPMENT OPERATOR	29,120	11,639	40,759
		EQUIPMENT OPERATOR	29,120	11,639	40,759

FLEET MAINT	5340	MECHANIC	24,960	10,347	35,307
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PARKS	5404	SKILLED LABORER (IRRIGATION & OPER	29,120	11,208	40,328
		LABORER	21,008	9,543	30,551

LIBRARY	5410	EARLY CHILDHOOD LIBRARIAN	47,840	13,284	61,124

TOTAL FY 2020 336,856 120,599 457,455

* Being paid by WEDC for 24 months

Fiscal Year 2020-2021

DEPARTMENT		POSITION	SALARY	FRINGE	TOTAL
BUILDING MAINT	5110	CUSTODIAN (Reclass Part time to Full tim	12,168	7,795	19,963
PLANNING	5511	ANIMAL CONTROL OFFICER	24,960	10,942	35,902
POLICE	5202	EVIDENCE TECHNICIAN	35,006	11,371	46,377
		POLICE OFFICER	46,840	15,244	62,084
FIRE	5206	FIREFIGHTER/EMT	35,000	13,448	48,448
		EMS COMPLIANCE	49,296	16,764	66,060
LIBRARY	5410	PT LIBRARY CLERK	10,660	1,121	11,781

TOTAL FY 2021 213,930 76,685 290,615

Fiscal Year 2021-2022

DEPARTMENT		POSITION	SALARY	FRINGE	TOTAL
PLANNING	5511	CODE ENFORCEMENT	30,000	10,604	40,604
		PLANNER I	35,000	11,467	46,467

POLICE	5202	POLICE OFFICER	46,840	15,342	62,182
		POLICE OFFICER	46,840	15,342	62,182
		DISPATCHER	27,040	11,150	38,190

FIRE	5206	FIREFIGHTER/EMT	35,000	13,546	48,546
		FIREFIGHTER/EMT	35,000	13,546	48,546
		DEPUTY CHIEF	66,100	20,761	86,861

LIBRARY	5410	LIBRARY CLERK PT	10,660	1,121	11,781

TOTAL FY 2022 332,480 112,879 445,359

Fiscal Year 2022-2023

DEPARTMENT		POSITION	SALARY	FRINGE	TOTAL
PLANNING	5511	SECRETARY I	21,008	9,052	30,060
POLICE	5202	POLICE OFFICER	46,840	15,342	62,182
		POLICE OFFICER	46,840	15,342	62,182
FIRE	5206	FIREFIGHTER/EMT	35,000	13,546	48,546
		FIREFIGHTER/EMT	35,000	13,546	48,546
		FIRE INSPECTOR II	49,296	16,863	66,159

TOTAL FY 2023 233,984 83,691 317,675

Fiscal Year 2023-2024

DEPARTMENT		POSITION	SALARY	FRINGE	TOTAL
PLANNING	5511	HEALTH INSPECTOR	35,000	11,647	46,647
POLICE	5202	POLICE OFFICER	46,840	15,342	62,182
		POLICE OFFICER	46,840	15,342	62,182
FIRE	5206	FIRE INSPECTOR II	49,296	16,863	66,159
		FIREFIGHTER/EMT	35,000	13,546	48,546
		FIREFIGHTER/EMT	35,000	13,546	48,546

TOTAL FY 2023 247,976 86,286 334,262

Fiscal Year 2019-2020

GENERAL FUND	DEPT#	DESCRIPTION	TOTAL
CSO	5103	PUBLIC INFO REQUEST SOFTWARE	6,000
			6,000
BUILDING MAINT	5110	COMPACT VAN, TOOL BOX, RAC, SAFETY LIGHTS	30,000
			30,000
IT	5111	UPGRADE OUTDATED CITY NETWORK SWITCH HARDWARE	90,000
		FOUNDATIONAL SECURITY FOR PROTECTING CITY DATA & DEVICES	60,000
		CITY HALL SERVERS & STORAGE APPLIANCES-TRUE DISASTER RECOVERY	50,000
		COMPUTER REPLACEMENTS	35,000
			235,000
POLICE	5202	EVIDENCE DRYING CHAMBER	8,000
		FARO LASER SCANNER	70,000
		TOUGHBOOK/MDTS (7)	31,150
			109,150
FIRE	5206	FURNITURE FOR NEW STATION	37,000
		BUNKER GEAR FOR NEW STATION	9,000
		IT UPGRADES FOR ADMIN/ALL STATIONS/MARSHALS	35,929
			81,929
EMS	5208	EKG DEFIBRILLATOR	45,000
			45,000
PW ADMIN	5300	NETWORK SWITCHES UPGRADES	15,136
			15,136
STREETS	5304	TRAFFIC CABINETS	5,000
		16 FT TRAILER FOR BARRICADES & TRAFFIC SIGNS	1,500
		CHEVY TRUCK 2500 TO REPLACE UNIT #362	45,000
		TWO WAY RADIO	4,200
			55,700
DRAIN DITCH	5307	Z-TRACK ZERO TURN MOWER	14,000
		TWO WAY RADIO	4,200
			18,200
FLEET MAINT	5340	FUEL SYSTEM UPGRADE	35,000
		EXTENDED ROOF- EAST SIDE OF SHOP	10,000
		CANOPY	8,000
		TWO WAY RADIOS	4,200
		TRUCK HOIST FOR UNIT #305	8,000
			65,200
PARKS & REC	5404	65HP TRACTOR - FOR LARGER AREAS TO MOW	60,000
		ZTURN 360 MOWER 60"	17,800
		12'-15'FLAIL/ROTARY BATWING- FOR LARGER AREAS TO MOW	30,000
		LIGHTED HOLIDAY STREET DÉCOR	10,000
		F250 CREW 4X4	43,000
			160,800
LIBRARY	5410	SERVER UPGRADE FOR VM	5,500
		HARD DRIVES FOR VM STORAGE	3,000
			8,500
PCE	5511	FURNITURE FOR CONFERENCE ROOM	4,000
			4,000

Fiscal Year 2019-2020 Continued

GENERAL FUND	DEPT#	DESCRIPTION	TOTAL
PCE	5404	F-150 TRUCK (BUILDING/HEALTH)	25,000
		VECTOR CONTROL ULV MACHINE	9,000
		CONSTRUCTION FOR EXTERIOR ADOPTION KENNELS	20,000
			54,000
TOTAL FY 2020			888,615.10

Fiscal Year 2020-2021

GENERAL FUND	DEPT#	DESCRIPTION	TOTAL
BUILDING MAINT	5110	COMPACT TRUCK, TOOL BOX, RACK, SAFETY LIGHTS	28,000
			28,000
IT	5111	PHONE SYSTEM-REPLACE	100,000
		NETWORK-WISD FIBER CONNECTION TO CITY FACILITIES	35,000
		VIDEO- REPLACE OUTDATED CAMERAS	57,000
		IT RISK MGMT PROGRAM	12,000
		BATTERY BACKUP	8,000
		CITY HALL SERVERS & STORAGE APPLIANCES-TRUE DISASTER RECOVERY	50,000
		COMPUTER REPLACEMENT	35,000
			297,000
POLICE	5202	FUMING CHAMBER	7,000
		CHEVY IMPALA	23,000
		CHEVY TAHOE	52,785
		CHEVY TAHOE	52,785
			135,570
STREETS	5304	TRAFFIC CABINET (Bridge & 8th/Bridge & 18th)	42,000
		ROLLER COMPACTOR	110,000
			152,000
DRAIN DITCH	5307	CHEVY SILVERADO 1500 SINGLE CAB	20,000
			20,000
FLEET MAINT	5340	CHEVROLET TRUCK 4X4 TO REPLACE UNIT #381	45,000
		WRECKER LIFT TO REPLACE WRECKER SYSTEM ON UNIT#382	7,000
			52,000
LIBRARY	5410	REPLACEMENT OF FURNITURE AND SHELVEING	15,000
		REPLACEMENT OF WORN TECHNOLOGY	10,000
		REPLACEMENT OF MALFUNCTIONING UNITS	15,000
			40,000
PCE	5404	F-150 CODE ENFORCEMENT	26,000
		F-150 BUILDING INSPECTOR	26,000
			52,000

TOTAL FY 2021 776,570

Fiscal Year 2021-2022

GENERAL FUND	DEPT#	DESCRIPTION	TOTAL
IT	5111	VIDEO- REPLACE ADDITIONAL OUTDATED CAMERAS	57,000
		IT RISK MGMT PROGRAM-SECURITY	12,000
		BATTERY BACKUP	8,000
		VIDEO-TV DISPLAY UPGRADES	100,000
		COMPUTER REPLACEMENT	35,000
			212,000
POLICE	5202	FURNITURE FOR NEW BUILDING	75,785
			75,785
EMS	5208	EKG DEFIBRILLATOR	45,000
		EKG DEFIBRILLATOR	45,000
			90,000
STREETS	5304	TRAFFIC CABINET (Border & Pike/Border & 6th)	42,000
		SWEEPER TRUCK - To replace old sweeper that was auctioned out.	250,000
			292,000
DRAIN DITCH	5307	JOHN DEERE CLOSED CAB TRACTOR W/SHREDDER (REPLACE #367)	35,000
			35,000
FLEET MAINT	5340	CHEVY 3500 FLAT BED 2DR TRUCK (REPLACE #380)	45,000
			45,000
PARKS & REC	5404	F-250 CREW 4X4 (REPLACE #804)	43,000
		Z360 MOWER	8,900
		LIGHTED HOLIDAY STREET DÉCOR	10,000
			61,900
LIBRARY	5410	REPLACEMENT OF FURNITURE AND SHELVING	10,000
		REPLACEMENT OF WORN TECHNOLOGY	5,000
			15,000

TOTAL FY 2022 826,685

Fiscal Year 2022-2023

GENERAL FUND	DEPT#	DESCRIPTION	TOTAL
IT	5111	VIDEO- REPLACE ADDITIONAL OUTDATED CAMERAS	57,000
		IT RISK MGMT PROGRAM-SECURITY	12,000
		BATTERY BACKUP	8,000
		COMPUTER REPLACEMENT	35,000
			112,000
EMS	5208	POWER STRETCHER	20,000
			20,000
STREETS	5304	TRAFFIC CABINET (Airport & 6th/Westgate & Pike)	42,000
		15 YD Dump truck	50,000
			92,000
DRAIN DITCH	5307	JOHN DEERE CLOSED CAB TRACTOR W/SHREDDER (REPLACE #368)	35,000
			35,000
FLEET MAINT	5340	PORTABLE CAR JACK	5,000
			5,000
PARKS & REC	5404	F-250 CREW 4X4 (REPLACE #804)	43,000
		Z360 MOWER	8,900
			51,900

TOTAL FY 2023 631,800

Fiscal Year 2023-2024

GENERAL FUND	DEPT#	DESCRIPTION	TOTAL
IT	5111	VIDEO- REPLACE ADDITIONAL OUTDATED CAMERAS	57,000
		IT RISK MGMT PROGRAM-SECURITY	12,000
		BATTERY BACKUP	8,000
		COMPUTER REPLACEMENT	35,000
			112,000
EMS	5208	POWER STRETCHER	20,000
			20,000
STREETS	5304	TRAFFIC CABINET (Westage & Panther Dr./Westgate & HEB exit)	42,000
			42,000
DRAIN DITCH	5307	CHEVY SILVERADO 1500 (REPLACE #363)	20,000
			20,000
PARKS & REC	5404	Z360 MOWER	8,900
		LIGHTED HOLIDAY STREET DÉCOR	10,000
			18,900

TOTAL FY 2024 212,900

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410-CAPITAL IMPROVEMENT PROGRAM FUND

CAPITAL IMPROV. PROGRAM FUND

	History		Current		
	2016-2017	2017-2018	2018-2019	2018-2019	2018-2019
Financial Summary	Actual	Actual	Budget	Amended	Estimated
410-4000-450010 INTERGOVERNMENTAL REVENUE	137,739	20,000	-	-	-
410-4000-455420 KNAPP FOUNDATION GRANT	-	200,000	-	125,000	125,000
Intergovernmental Total:	137,739	220,000	-	125,000	125,000
410-4000-476310 DONATIONS/CONTRIBUTIONS	-	1,200	-	-	-
Miscellaneous Total:	-	1,200	-	-	-
410-4000-490100 TRANSFERS FROM OTHER FUNDS	2,395,000	2,358,071	1,470,000	1,470,000	1,470,000
410-4000-492010 PROCEEDS SALE OF ASSETS	250,001	-	-	-	-
410-4000-493000 OTHER FINANCING SOURCES	1,235,866	-	-	-	-
Other Financing Sources Total:	3,880,867	2,358,071	1,470,000	1,470,000	1,470,000
REVENUE Total:	4,018,606	2,579,271	1,470,000	1,595,000	1,595,000
EXPENDITURE SUMMARY					
POLICE	958,140	37,709	650,000	650,000	647,000
FIRE	738,105	49,616	965,000	965,000	1,486,487
STREETS	1,806,927	632,869	836,000	836,000	889,813
PARKS	104,688	(6,563)	570,000	570,000	400,000
LIBRARY	301,094	36,986	-	-	-
GENERAL FIXED ASSETS	-	592,243	-	-	-
DEBT SERVICE	163,343	226,483	163,343	163,343	162,593
TOTAL EXPENDITURE SUMMARY	4,072,296	1,569,344	3,184,343	3,184,343	3,585,893
REVENUES OVER(UNDER) EXPENDITURES:	(53,690)	1,009,928	(1,714,343)	(1,589,343)	(1,990,893)

Beginning Fund Balance		1,665,374	2,675,302
Ending Fund Balance	1,665,374	2,675,302	684,409

ADOPTED	4 YEAR PLAN			
Fiscal Year 2019-2020	Fiscal Year 2020-2021	Fiscal Year 2021-2022	Fiscal Year 2022-2023	Fiscal Year 2023-2024
725,000	100,000	100,000	100,000	100,000
-	-	-	-	-
725,000	100,000	100,000	100,000	100,000
-	-	-	-	-
1,570,000	2,300,000	1,850,000	1,850,000	1,850,000
1,800,000	-	-	-	-
-	8,000,000	-	-	-
3,370,000	10,300,000	1,850,000	1,850,000	1,850,000
4,095,000	10,400,000	1,950,000	1,950,000	1,950,000
1,050,000	3,050,000	-	-	-
150,000	150,000	150,000	-	-
896,000	480,000	480,000	480,000	480,000
1,220,000	300,000	300,000	300,000	300,000
-	-	200,000	2,100,000	-
-	-	-	-	-
162,593	162,593	-	-	-
3,478,593	4,142,593	1,130,000	2,880,000	780,000
616,407	6,257,407	820,000	(930,000)	1,170,000

684,409	1,300,816	7,558,222	8,378,222	7,448,222
1,300,816	7,558,222	8,378,222	7,448,222	8,618,222

			Current		
	2016-2017	2017-2018	2018-2019	2018-2019	2018-2019
Capital Outlay	Actual	Actual	Budget	Amended	Estimated
410-5202-550100 CAPITAL OUTLAY-POLICE	958,140	37,709	650,000	650,000	647,000
410-5206-550100 CAPITAL OUTLAY-FIRE	738,105	49,616	965,000	965,000	1,486,487
410-5304-550100 CAPITAL OUTLAY-STREETS	863,927	168,514	340,000	340,000	423,313
410-5304-553120 CAPITAL OUTLAY IMPROVEMENTS	943,000	464,355	496,000	496,000	466,500
410-5404-550100 CAPITAL OUTLAY-PARKS	104,688	(6,563)	570,000	570,000	400,000
410-5410-550100 CAPITAL OUTLAY-LIBRARY	301,094	36,986	-	-	-
Capital outlay Total:	3,908,953	750,617	3,021,000	3,021,000	3,423,300
410-5600-550020 PUBLIC SAFETY	-	(10)	-	-	-
410-5600-550031 STREETS AND HIGHWAYS	-	47,033	-	-	-
410-5600-550040 CULTURE AND RECREATION	-	545,221	-	-	-
General Fixed Assets Total:	-	592,243	-	-	-
Total Capital Outlay	3,908,953	1,342,860	3,021,000	3,021,000	3,423,300

ADOPTED	4 YEAR PLAN			
Fiscal Year 2019-2020	Fiscal Year 2020-2021	Fiscal Year 2021-2022	Fiscal Year 2022-2023	Fiscal Year 2023-2024
1,050,000	3,050,000	-	-	-
150,000	150,000	150,000	-	-
450,000	450,000	450,000	450,000	450,000
446,000	30,000	30,000	30,000	30,000
1,220,000	300,000	300,000	300,000	300,000
-	-	200,000	2,100,000	-
3,316,000	3,980,000	1,130,000	2,880,000	780,000
-	-	-	-	-
-	-	-	-	-
-	-	-	-	-
-	-	-	-	-
3,316,000	3,980,000	1,130,000	2,880,000	780,000

		Current			
Debt Service		2016-2017 Actual	2017-2018 Actual	2018-2019 Budget	2018-2019 Amended 2018-2019 Estimated
410-5700-566120	CAPITAL LEASE PRINCIPAL	163,343	185,342	163,343	163,343 152,645
410-5700-566220	CAPITAL LEASE INTEREST	-	41,141	-	- 9,948
Category: 56 - Debt service Total:		163,343	226,483	163,343	163,343 162,593

Frost Lease #005 Radios	FY2020	FY2021
Principal	155,892	159,207
Interest	6,702	3,386

ADOPTED		4 YEAR PLAN			
Fiscal Year 2019-2020	Fiscal Year 2020-2021	Fiscal Year 2021-2022	Fiscal Year 2022-2023	Fiscal Year 2023-2024	
155,892	159,207	-	-	-	
6,702	3,386	-	-	-	
162,593	162,593	-	-	-	

CAPITAL IMPROVEMENT PROGRAM	History		CURRENT		
	FY 2017 ACTUAL	FY 2018 ACTUAL	2018-2019 Budget	2018-2019 Amended	2018-2019 ESTIMATED
PROJECTS					
Highways & Streets					
Paving - Streets	530,826	79,294	250,000	250,000	423,313
Vactor Truck Rental	-	-	50,000	50,000	40,500
Railroad Crossings	89,797	78,764	90,000	90,000	-
Sidewalk/ADA Improvements	183,828		20,000	20,000	-
Light-up Water Tower	-		-	-	-
Striping/Coordinating Traffic Signals	18,157		10,000	10,000	10,000
Drainage improvements		80,811	-	-	-
Drainage Sugarcane detention pond	36,472		-	-	-
MPO - Westgate	943,000	347,000	416,000	416,000	416,000
Culture and Recreation					
Library roof repairs	301,094	36,986	-	-	-
Park Improvements	104,688	538,658	270,000	270,000	200,000
Plan/develop park on N	-		300,000	300,000	200,000
Library expansion (12k sqft)	-		-		-
Public Safety					
Move generator to CH from WTP	15,158	43,349	-		-
Buy 40 Acres for Fire Stn	710,838	65,052	150,000	150,000	65,052
New Fire Station - N Texas	12,108	89,844	815,000	815,000	1,421,435
PD-Roof Repair,A/C, Jail improvement	-		600,000	600,000	600,000
New Central Fire/Police stations	154,149		-	-	-
Clean Up Campaign	29,677	48,165	50,000	50,000	47,000
Debt Service					
Cap lease-Radio equipment	942,502	161,421	163,343	163,343	162,593
Total By Year	4,072,295	1,569,344	3,184,343	3,184,343	3,585,893
REVENUE					
Transfers in from GF	600,000	800,000	470,000	470,000	470,000
Transfer from - GF add'l	-	558,071	-		
Transfers in from Sanitation	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000
Transfer from 2007 bond for MPO	795,000	-	-	-	-
Donations-Clean Sweep	-	1,200	-	-	-
Other-Knapp (Rodriguez Park)	-	200,000	-	-	-
Other-Sale of Police/Fire on Expy	-	-	-	-	-
Other-Sale Property on Dolores Huerta/1	250,001	-	-	-	-
Sidewalk Reimbursement	137,739	-	-	-	-
Intergovernmental Revenue:	-	-	-	-	-
Nat'l Recreation & Park Assoc.	-	20,000	-	-	-
KNAPP Foundation (N. Park)	-	-	-	-	125,000
Texas Parks & Wild Life (N Park)	-	-	-	-	-
WEDC (N. Park)	-	-	-	-	-
Other Financing Sources	1,235,866	-	-	-	-
Total Revenue	4,018,606	2,579,271	1,470,000	1,470,000	1,595,000
Excess of Revenue over Expend	(53,689)	1,009,928	(1,714,343)		(1,990,893)
Carryover prior FB	1,719,063	1,665,374	2,675,302		2,675,302
Fund Balance	1,665,374	2,675,302	960,959	-	684,409

CAPITAL IMPROVEMENT PROGRAM	ADOPTED	LONG TERM PLAN			
	Fiscal Year 2019-2020	Fiscal Year 2020-2021	Fiscal Year 2021-2022	Fiscal Year 2022-2023	Fiscal Year 2023-2024
PROJECTS					
Highways & Streets					
Paving - Streets	400,000	400,000	400,000	400,000	400,000
Vactor Truck Rental					
Railroad Crossings	50,000	50,000	50,000	50,000	50,000
Sidewalk/ADA Improvements	20,000	20,000	20,000	20,000	20,000
Light-up Water Tower	-	-	-		
Striping/Coordinating Traffic Signals	10,000	10,000	10,000	10,000	10,000
Drainage improvements	-	-	-		
Drainage Sugarcane detention pond	-	-	-		
MPO - Westgate	416,000	-	-		
Culture and Recreation					
Library roof repairs	-	-	-		
Park Improvements	200,000	200,000	200,000	200,000	200,000
Plan/develop park on N	1,020,000	100,000	100,000	100,000	100,000
Library expansion (12k sqft)	-	-	200,000	2,100,000	
Public Safety					
Move generator to CH from WTP	-	-	-		
Buy 40 Acres for Fire Stn	150,000	150,000	150,000		
New Fire Station - N Texas	-	-	-		
PD-Roof Repair,A/C, Jail improvement	-	-	-		
New Central Fire/Police stations	1,000,000	3,000,000	-		
Clean Up Campaign	50,000	50,000	-		
Debt Service					
Cap lease-Radio equipment	162,593	162,593			
Total By Year	3,478,593	4,142,593	1,130,000	2,880,000	780,000
REVENUE					
Transfers in from GF	570,000	570,000	550,000	550,000	550,000
Transfer from - GF add'l	-	430,000	-	-	-
Transfers in from Sanitation	1,000,000	1,300,000	1,300,000	1,300,000	1,300,000
Transfer from 2007 bond for MPO	-	-	-	-	-
Donations-Clean Sweep	-	-	-	-	-
Other-Knapp (Rodriguez Park)	-	-	-	-	-
Other-Sale of Police/Fire on Expy	1,800,000	-	-	-	-
Other-Sale Property on Dolores Huerta/1	-	-	-	-	-
Sidewalk Reimbursement	-	-	-	-	-
Intergovernmental Revenue:	-	-	-	-	-
Nat'l Recreation & Park Assoc.	-	-	-	-	-
KNAPP Foundation (N. Park)	125,000	-	-	-	-
Texas Parks & Wild Life (N Park)	500,000	-	-	-	-
WEDC (N. Park)	100,000	100,000	100,000	100,000	100,000
Other Financing Sources	-	8,000,000	-	-	-
Total Revenue	4,095,000	10,400,000	1,950,000	1,950,000	1,950,000
Excess of Revenue over Expend	616,407	6,257,407	820,000	(930,000)	1,170,000
Carryover prior FB	684,409	1,300,816	7,558,222	8,378,222	7,448,222
Fund Balance	1,300,816	7,558,222	8,378,222	7,448,222	8,618,222

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415-FIRE DEPT. EQUIPMENT REPLACEMENT FUND

FD EQUIP. REPLACEMENT FUND		History		Current		
FINANCIAL SUMMARY		2016-2017 Actual	2017-2018 Actual	2018-2019 Budget	2018-2019 Amended	2018-2019 Estimated
415-4000-490000	OTHER FINANCING SOURCES	949,108	462,728	113,000	113,000	113,000
415-4000-490100	TRANSFERS FROM OTHER FUNDS	249,768	304,124	315,500	315,500	425,000
Other Financing Sources Total:		1,198,875	766,852	428,500	428,500	538,000
REVENUE Total:		1,198,875	766,852	428,500	428,500	538,000
EXPENDITURE SUMMARY						
FIRE		2,550	2,998	113,000	113,000	113,000
GENERAL FIXED ASSETS		949,108	462,728	-	-	-
DEBT SERVICE		176,995	269,048	340,724	340,724	340,724
TOTAL EXPENDITURES		1,128,652	734,774	453,724	453,724	453,724
REVENUES OVER(UNDER) EXPENDITURES:		70,223	32,078	(25,224)	(25,224)	84,276

Beginning Balance	265,626	335,849	367,927
Ending Balance	335,849	367,927	452,203

ADOPTED	4 YEAR PLAN			
Fiscal Year 2019-2020	Fiscal Year 2020-2021	Fiscal Year 2021-2022	Fiscal Year 2022-2023	Fiscal Year 2023-2024
174,750	1,352,000	950,000	837,000	750,000
450,000	475,000	500,000	500,000	500,000
624,750	1,827,000	1,450,000	1,337,000	1,250,000
624,750	1,827,000	1,450,000	1,337,000	1,250,000
174,570	1,352,000	950,000	837,000	750,000
-	-	-	-	-
415,098	525,261	640,261	648,220	629,147
589,668	1,877,261	1,590,261	1,485,220	1,379,147
35,082	(50,261)	(140,261)	(148,220)	(129,147)

452,203	487,285	437,024	296,762	148,542
487,285	437,024	296,762	148,542	19,395

	History		Current		
	2016-2017 Actual	2017-2018 Actual	2018-2019 Budget	2018-2019 Amended	2018-2019 Estimated
FIRE					
415-5206-522810 OTHER SERVICES	2,550	-	-	-	-
Other charges Total:	2,550	-	-	-	-
415-5206-550100 CAPITAL OUTLAY	-	2,998	113,000	113,000	113,000
Capital outlay Total:	-	2,998	113,000	113,000	113,000
415-5600-550020 PUBLIC SAFETY	949,108	462,728	-	-	-
General Fixed Assets Total:	949,108	462,728	-	-	-
FIRE Total:	951,658	465,726	113,000	113,000	113,000

ADOPTED	4 YEAR PLAN			
Fiscal Year 2019-2020	Fiscal Year 2020-2021	Fiscal Year 2021-2022	Fiscal Year 2022-2023	Fiscal Year 2023-2024
-	-	-	-	-
-	-	-	-	-
174,570	1,352,000	950,000	837,000	750,000
174,570	1,352,000	950,000	837,000	750,000
-	-	-	-	-
-	-	-	-	-
174,570	1,352,000	950,000	837,000	750,000

	History		Current		
	2016-2017 Actual	2017-2018 Actual	2018-2019 Budget	2018-2019 Amended	2018-2019 Estimated
DEBT SERVICE					
415-5700-566120 CAPITAL LEASE PRINCIPAL	152,201	229,221	294,522	294,522	294,522
415-5700-566220 CAPITAL LEASE INTEREST	24,794	39,827	46,202	46,202	46,202
Debt service Total:	176,995	269,048	340,724	340,724	340,724
DEBT SERVICE Total:	176,995	269,048	340,724	340,724	340,724

ADOPTED	4 YEAR PLAN			
Fiscal Year 2019-2020	Fiscal Year 2020-2021	Fiscal Year 2021-2022	Fiscal Year 2022-2023	Fiscal Year 2023-2024
373,687	491,668	613,768	629,024	614,924
41,411	33,593	26,493	19,196	14,223
415,098	525,261	640,261	648,220	629,147
415,098	525,261	640,261	648,220	629,147

FUND 415-FD Equipment Replacement Fund

FY 2020

FDER	DEPT#	DESCTIPTION	TOTAL
POLICE	5202	CHEVY IMPALA	23,000
		CHEVY IMPALA	23,000
		CHEVY IMPALA	23,000
		CHEVY TAHOE	52,785
		CHEVY TAHOE	52,785
			174,570

FY 2021

FDER	DEPT#	DESCTIPTION	TOTAL
FIRE/EMS	5206/5208	PIERCE DASH LADDER TRK	1,100,000
		INTERNATIONAL AMB	215,000
		FORD ECONOLINE VAN	37,000
			1,352,000

FY 2022

FDER	DEPT#	DESCTIPTION	TOTAL
FIRE/EMS	5206/5208	PIERCE CONTENDER	750,000
		Ford F450 SD	100,000
		Ford F450 SD	100,000
			950,000

FY 2023

FDER	DEPT#	DESCTIPTION	TOTAL
FIRE/EMS	5206/5208	PIERCE VELOCITY PUMPER	700,000
		Ford F350 SD	100,000
		Ford Explorer	37,000
			837,000

FY 2024

FDER	DEPT#	DESCTIPTION	TOTAL
FIRE/EMS	5206/5208	PIERCE IHC TANKER	650,000
		Ford F450 SD	100,000
			750,000

416-DRAINAGE FUND

DRAINAGE FUND		History		Current		
Financial Summary		2016-2017 Actual	2017-2018 Actual	2018-2019 Budget	2018-2019 Amended	2018-2019 Estimated
416-4000-490100 TRANSFERS FROM OTHER FUNDS		-	-	100,000	100,000	100,000
416-4000-493000 OTHER FINANCING SOURCES		-	-	-	4,086,623	4,086,623
Other Financing Sources Total:		-	-	100,000	4,186,623	4,186,623
REVENUE Total:		-	-	100,000	4,186,623	4,186,623
EXPENDITURE SUMMARY						
DRAINAGE MAINTENANCE		-	-	100,000	1,432,007	1,535,089
DEBT SERVICE		-	-	-	-	78,387
TOTAL EXPENDITURES		-	-	100,000	1,432,007	1,613,476
REVENUE OVER(UNDER) EXPENDITURES:		-	-	-	2,754,616	2,573,147

ADOPTED	4 YEAR PLAN			
Fiscal Year 2019-2020	Fiscal Year 2020-2021	Fiscal Year 2021-2022	Fiscal Year 2022-2023	Fiscal Year 2023-2024
100,000				
-				
100,000	-	-	-	-
100,000	-	-	-	-
2,673,147	-	-	-	-
-	-	-	-	-
2,673,147	-	-	-	-
(2,573,147)	-	-	-	-

DRAINAGE FUND		History		Current		
DRAINANGE MAINTENANCE		2016-2017 Actual	2017-2018 Actual	2018-2019 Budget	2018-2019 Amended	2018-2019 Estimated
416-5307-550100 CAPITAL OUTLAY		-	-	100,000	699,318	637,650
416-5307-553120 CAPITAL OUTLAY-IMPROVEMENTS		-	-	-	732,689	897,439
Capital outlay Total:		-	-	100,000	1,432,007	1,535,089
DRAIN DITCH MAINTENANCE Total:		-	-	100,000	1,432,007	1,535,089

ADOPTED	4 YEAR PLAN			
Fiscal Year 2019-2020	Fiscal Year 2020-2021	Fiscal Year 2021-2022	Fiscal Year 2022-2023	Fiscal Year 2023-2024
2,673,147				
2,673,147	-	-	-	-
2,673,147	-	-	-	-

	History		Current		
	2016-2017 Actual	2017-2018 Actual	2018-2019 Budget	2018-2019 Amended	2018-2019 Estimated
DEBT SERVICE					
416-5770-56630 FISCAL CHARGES	-	-	-	-	78,387
Debt service Total:	-	-	-	-	78,387
5770 - DEBT SERVICE Total:	-	-	-	-	78,387

ADOPTED	4 YEAR PLAN			
Fiscal Year 2019-2020	Fiscal Year 2020-2021	Fiscal Year 2021-2022	Fiscal Year 2022-2023	Fiscal Year 2023-2024
-	-	-	-	-
-	-	-	-	-
-	-	-	-	-

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121-ECONOMIC INCENTIVES FUND

ECONOMIC INCENTIVES FUND

	History		Current		
	2016-2017 Actual	2017-2018 Actual	2018-2019 Budget	2018-2019 Amended	2018-2019 Estimated
Financial Summary					
121-4000-490100 TRANSFERS IN	1,025,000	1,160,000	1,040,000	1,040,000	1,296,287
Other Financing Sources Total:	1,025,000	1,160,000	1,040,000	1,040,000	1,296,287
REVENUE Total:	1,025,000	1,160,000	1,040,000	1,040,000	1,296,287
EXPENDITURES DETAIL					
121-5101-523010 SALES TAX AGREEMENT	581,915	576,780	440,000	440,000	589,000
121-5101-553120 CAPITAL OUTLAY IMPROVEMENT	898,589	664,970	600,000	-	636,031
121-5140-580000 TRANSFERS TO OTHER FUNDS	350,000	-	-	-	-
TOTAL EXPENDITURES DETAIL	1,830,504	1,241,750	1,040,000	440,000	1,225,031
REVENUES OVER (UNDER) EXPENDITURES	(805,504)	(81,750)	-	600,000	71,256

	10,494	(71,256)
10,494	(71,256)	(0)

ADOPTED	4 YEAR PLAN			
Fiscal Year 2019-2020	Fiscal Year 2020-2021	Fiscal Year 2021-2022	Fiscal Year 2022-2023	Fiscal Year 2023-2024
993,256	502,273	113,021	115,281	117,281
993,256	502,273	113,021	115,281	117,281
993,256	502,273	113,021	115,281	117,281
584,785	85,632	-	-	-
408,471	416,641	113,021	115,281	117,281
-	-	-	-	-
993,256	502,273	113,021	115,281	117,281
-	-	-	-	-

(0)	(0)	(0)	(0)	(0)
(0)	(0)	(0)	(0)	(0)

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301-INTEREST AND SINKING FUND

INTEREST & SINKING FUND

Financial Summary	History		Current		
	2016-2017 Actual	2017-2018 Actual	2018-2019 Budget	2018-2019 Amended	2018-2019 Estimated
301-4000-401100 CURRENT ADVALOREM TAX	1,781,041	2,612,726	2,500,000	2,500,000	2,616,047
301-4000-401200 DELINQUENT ADVALOREM TAX	81,709	78,871	123,500	123,500	104,116
301-4000-401900 INTEREST & PENALTY ON TAX	67,905	66,609	95,000	95,000	64,900
Property taxes Total:	1,930,656	2,758,205	2,718,500	2,718,500	2,785,063
301-4000-460100 INTEREST EARNED	26,552	32,621	21,000	21,000	37,027
301-4000-460300 INTEREST ON INVESTMENTS	2,044	7,672	2,000	2,000	13,123
301-4000-478910 MISCELLANEOUS REVENUE	-	-	2,500	2,500	-
301-4000-490100 TRANSFERS IN	350,000	-	-	-	-
Other Revenue Total:	378,596	40,293	25,500	25,500	50,150
REVENUE Total:	2,309,252	2,798,499	2,744,000	2,744,000	2,835,213
EXPENDITURE DETAIL					
301-5700-566110 BOND PRINCIPAL	1,979,500	1,885,182	1,885,324	1,885,324	2,092,407
301-5700-566210 BOND INTEREST	722,491	662,891	1,000	662,895	742,076
301-5700-566301 DEBT ADMINISTRATION FEES	1,158	1,400	-	1,000	730
TOTAL EXPENDITURE DETAIL	2,703,149	2,549,473	1,886,324	2,549,219	2,835,213
EXPENDITURES	(393,897)	249,026	857,676	194,781	0

	146,217	395,242
146,217	395,242	395,243

ADOPTED	4 YEAR PLAN			
Fiscal Year 2019-2020	Fiscal Year 2020-2021	Fiscal Year 2021-2022	Fiscal Year 2022-2023	Fiscal Year 2023-2024
3,586,611	2,947,000	2,947,000	2,947,000	2,600,000
50,000	40,000	35,000	30,000	25,000
5,000	4,000	3,500	3,000	2,500
3,641,611	2,991,000	2,985,500	2,980,000	2,627,500
35,500	35,500	35,500	35,500	35,500
10,500	10,500	10,500	10,500	10,500
-				
-				
46,000	46,000	46,000	46,000	46,000
3,687,611	3,037,000	3,031,500	3,026,000	2,673,500
2,690,833	2,190,000	2,260,000	2,340,000	995,000
693,681	627,703	564,818	487,856	422,531
1,000	1,000	1,000	1,000	1,000
3,385,514	2,818,703	2,825,818	2,828,856	1,418,531
302,097	218,297	205,682	197,144	1,254,969
395,243	697,339	915,636	1,121,318	1,318,462
697,339	915,636	1,121,318	1,318,462	2,573,430

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221-HOTEL MOTEL TAX FUND

HOTEL/MOTEL TAX FUND		History		Current		
Financial Summary		2016-2017 Actual	2017-2018 Actual	2018-2019 Budget	2018-2019 Amended	2018-2019 Estimated
221-4000-413300 ROOM OCCUPANCY TAX		444,151	365,473	410,000	410,000	366,000
Non property taxes Total:		444,151	365,473	410,000	410,000	366,000
221-4000-478910 MISCELANEOUS REVENUE		54	-	-	-	-
Miscellaneous Total:		54	-	-	-	-
REVENUE Total:		444,205	365,473	410,000	410,000	366,000
EXPENDITURE SUMMARY						
ADMINISTRATIVE SERVICES		30,326	43,988	51,000	51,000	39,534
MUSEUM & CULTURE		-	-	-	-	-
MISCELLANEOUS DEVELOP		246,113	257,978	283,225	283,225	262,277
TOTAL EXPENDITURES		276,439	301,966	334,225	334,225	301,811
REVENUES OVER(UNDER) EXPENDITURES:		167,766	63,507	75,775	75,775	64,189
Beginning Fund Balance:		406,433	574,199	637,706		637,706
Ending Fund Balance:		574,199	637,706	713,481		701,895

ADOPTED	4 YEAR PLAN			
Fiscal Year 2019-2020	Fiscal Year 2020-2021	Fiscal Year 2021-2022	Fiscal Year 2022-2023	Fiscal Year 2023-2024
360,000	364,000	370,000	374,000	375,000
360,000	364,000	370,000	374,000	375,000
-	-	-	-	-
-	-	-	-	-
360,000	364,000	370,000	374,000	375,000
51,000	51,000	51,000	51,000	51,000
-	-	-	-	-
386,760	275,765	275,765	275,765	275,765
437,760	326,765	326,765	326,765	326,765
(77,760)	37,235	43,235	47,235	48,235

701,895	624,135	661,370	704,605	751,840
624,135	661,370	704,605	751,840	800,075

	History		Current		
	2016-2017 Actual	2017-2018 Actual	2018-2019 Budget	2018-2019 Amended	2018-2019 Estimated
Administrative Services					
221-5102-522380 UTILITIES	27,926	34,514	40,000	40,000	29,334
221-5102-522626 MAINT-BUILDING	-	-	-	-	200
Other charges Total:	27,926	34,514	40,000	40,000	29,534
221-5102-533010 PROFESSIONAL SERVICES	2,400	9,474	11,000	11,000	10,000
Contractual services Total:	2,400	9,474	11,000	11,000	10,000
ADMINISTRATIVE SERVICES Total:	30,326	43,988	51,000	51,000	39,534

ADOPTED	LONG TERM PLAN			
Fiscal Year 2019-2020	Fiscal Year 2020-2021	Fiscal Year 2021-2022	Fiscal Year 2022-2023	Fiscal Year 2023-2024
40,000	40,000	40,000	40,000	40,000
-	-	-	-	-
40,000	40,000	40,000	40,000	40,000
11,000	11,000	11,000	11,000	11,000
11,000	11,000	11,000	11,000	11,000
51,000	51,000	51,000	51,000	51,000

	History		Current		
	2016-2017 Actual	2017-2018 Actual	2018-2019 Budget	2018-2019 Amended	2018-2019 Estimated
Museum & Culture					
221-5413-522010 COMMUNICATIONS	-	-	-	-	
Other charges Total:	-	-	-	-	-
MUSEUM & CULTURE Total:	-	-	-	-	-

ADOPTED	4 YEAR PLAN			
Fiscal Year 2019-2020	Fiscal Year 2020-2021	Fiscal Year 2021-2022	Fiscal Year 2022-2023	Fiscal Year 2023-2024
-	-	-	-	-
-	-	-	-	-

		History		Current		
		2016-2017	2017-2018	2018-2019	2018-2019	2018-2019
Miscellaneous Development		Actual	Actual	Budget	Amended	Estimated
221-5504-522242	COMMUNITY PROMOTION	-	438	24,960	24,960	1,512
221-5504-528479	CONTRIB-VALLEY NATURE CTR	32,500	32,500	39,100	39,100	39,100
221-5504-528493	WESLACO CHAMBER OF COMM	178,613	191,740	183,665	183,665	183,665
221-5504-528497	CONTRIB-FRONTERA AUDUBON	32,500	30,800	33,000	33,000	33,000
221-5504-528499	CONTRIB-VALLEY CHAMB COMM	2,500	2,500	2,500	2,500	5,000
Other charges Total:		246,113	257,978	283,225	283,225	262,277
MISCELLANEOUS DEVELOP Total:		246,113	257,978	283,225	283,225	262,277

ADOPTED	4 YEAR PLAN			
Fiscal Year 2019-2020	Fiscal Year 2020-2021	Fiscal Year 2021-2022	Fiscal Year 2022-2023	Fiscal Year 2023-2024
15,000	15,000	15,000	15,000	15,000
40,800	39,100	39,100	39,100	39,100
286,960	183,665	183,665	183,665	183,665
39,000	33,000	33,000	33,000	33,000
5,000	5,000	5,000	5,000	5,000
386,760	275,765	275,765	275,765	275,765
386,760	275,765	275,765	275,765	275,765

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WATER & WASTEWATER FUND

WATER/WASTEWATER COMBINED		History		Current		
FINANCIAL SUMMARY		2016-2017 Actual	2017-2018 Actual	2018-2019 Budget	2018-2019 Amended	2018-2019 Estimated
501-4000-433300	WATER SALES	6,321,038	6,410,871	7,310,610	7,310,610	6,800,000
501-4000-433310	WATER TAPPING FEES	152,289	215,385	67,300	154,300	211,000
501-4000-433720	UTILITY BILLING PENALTIES	107,303	106,209	77,250	77,250	105,000
501-4000-437210	ONLINE TRANSACTION FEE	16,320	26,474	25,000	25,000	20,000
501-4000-439010	OVER/UNDER	(276)	76	-	-	-
508-4000-433400	WASTEWATER SALES	4,701,473	4,779,659	5,151,500	5,151,500	4,850,000
508-4000-433410	WASTEWATER CONNECTION FEES	24,610	23,385	22,660	22,660	30,607
508-4000-433450	CAPITAL IMPROVEMENT FEE	689,843	684,998	759,110	759,110	650,000
508-4000-433650	GREASE TRAP COLLECTION FEES	7,703	659	5,150	5,150	10,000
508-4000-433720	UTILITY BILLING PENALTIES	87,864	88,948	87,550	87,550	83,000
Charges for services Total:		12,108,168	12,336,663	13,506,130	13,593,130	12,759,607
501-4000-450010	INTERGOVERNMENTAL REVENUE	316,788	240,158	-	-	-
Intergovernmental Total:		316,788	240,158	-	-	-
501-4000-471530	RENT OF WATER TOWER	18,251	18,251	18,540	18,540	18,251
501-4000-476350	CONTRIBUTIONS FROM DEVELOPER	-	-	-	-	-
501-4000-478910	MISCELLANEOUS REVENUE	67,867	63,643	51,500	51,500	69,500
508-4000-476350	CONTRIBUTIONS FROM DEVELOPERS	9,000	-	-	-	-
508-4000-478910	MISCELLANEOUS REVENUE	2,280	1,889	8,755	8,755	735
Miscellaneous Total:		97,398	83,783	78,795	78,795	88,486
501-4000-490000	OTHER FINANCING SOURCES	-	-	-	-	472,160
501-4000-490100	TRANSFER FROM OTHER FUNDS	-	-	-	-	-
501-4000-492010	PROCEED SALE OF ASSETS	-	-	-	16,476	38,412
501-4000-494000	GAIN/LOSS-ACCOUNTING CHANGE	-	(238,411)	-	-	-
Other Financing Sources Total:		-	(238,411)	-	16,476	510,572
REVENUES		12,522,353	12,422,193	13,584,925	13,688,401	13,358,665
EXPENDITURE SUMMARY						
WATER TREATMENT PLANT		1,968,537	1,769,616	1,490,515	1,540,515	1,483,427
WATER DISTRIBUTION		809,749	1,103,642	485,639	496,139	497,187
METER READER DIVISION		406,540	209,618	139,416	369,416	523,475
UTILITY BILLING		327,241	341,143	298,583	298,583	314,041
DEBT SERVICE		-	-	529,354	529,354	529,354
TRANSFERS & OTHER USES		4,958,080	4,720,314	4,388,828	4,388,828	4,388,828
EMERGENCY MANAGEMENT		-	34,700	-	-	-
WASTEWATER TREATMENT		1,722,304	1,747,024	1,352,775	1,602,775	1,702,669
WASTEWATER COLLECTION		2,088,732	2,189,946	1,536,572	1,723,572	1,997,377
DEBT SERVICE		-	-	-	70,552	70,552
TRANSFERS & OTHER USES		1,934,294	1,997,482	2,661,988	2,957,414	2,460,088
TOTAL EXPENDITURES		14,215,475	14,113,485	12,883,670	13,977,148	13,966,998
REVENUES OVER(UNDER) EXPENDITURES		(1,693,122)	(1,691,292)	701,255	(288,747)	(608,333)
Beginning Balance Working Capital			397,211			461,677
Ending Balance Working Capital		397,211	461,677			(146,656)

ADOPTED	4 YEAR PLAN			
Fiscal Year 2019-2020	Fiscal Year 2020-2021	Fiscal Year 2021-2022	Fiscal Year 2022-2023	Fiscal Year 2023-2024
7,036,250	7,176,975	7,320,515	7,466,925	7,616,263
300,000	325,000	350,000	375,000	400,000
77,250	75,000	70,000	70,000	70,700
25,000	25,000	25,000	25,000	25,000
-	-	-	-	-
5,000,000	5,100,000	5,301,500	5,451,500	5,601,500
27,000	27,000	27,000	27,000	27,000
759,110	759,110	759,110	759,110	759,110
5,150	5,150	5,150	5,150	5,150
87,550	87,550	87,550	87,550	87,550
13,317,310	13,580,785	13,945,825	14,267,235	14,592,273
-	-	-	-	-
-	-	-	-	-
18,251	18,251	18,251	18,251	18,251
-	-	-	-	-
63,500	63,500	63,500	63,500	63,500
-	-	-	-	-
-	-	-	-	-
81,751	81,751	81,751	81,751	81,751
-	-	-	-	-
629,183	500,000	-	-	-
-	-	-	-	-
-	-	-	-	-
629,183	500,000	-	-	-
14,028,244	14,162,536	14,027,576	14,348,986	14,674,024
1,627,824	1,632,328	1,632,328	1,632,328	1,632,328
668,571	665,750	665,750	666,450	666,450
318,852	283,404	283,404	283,604	283,604
318,850	314,719	314,719	315,119	315,119
527,472	527,602	527,472	527,471	527,472
3,548,911	3,450,471	3,346,684	3,334,754	3,477,927
-	-	-	-	-
1,372,589	1,361,775	1,361,775	1,361,775	1,361,775
1,862,379	1,859,997	1,859,997	1,860,497	1,860,497
70,553	70,553	70,552	70,552	209,640
3,404,900	3,405,990	3,473,903	3,407,133	3,601,485
13,720,902	13,572,588	13,536,583	13,459,682	13,936,296
307,341	589,947	490,992	889,304	737,728

(146,656)	160,685	750,633	1,241,625	2,130,928
160,685	750,633	1,241,625	2,130,928	2,868,656

WATER FUND

Financial Summary	History		Current		
	2016-2017 Actual	2017-2018 Actual	2018-2019 Budget	2018-2019 Amended	2018-2019 Estimated
501-4000-433300 WATER SALES	6,321,038	6,410,871	7,310,610	7,310,610	6,800,000
501-4000-433310 WATER TAPPING FEES	152,289	215,385	67,300	154,300	211,000
501-4000-433720 UTILITY BILLING PENALTIES	107,303	106,209	77,250	77,250	105,000
501-4000-437210 ONLINE TRANSACTION FEE	16,320	26,474	25,000	25,000	20,000
501-4000-439010 OVER/UNDER	(276)	76	-	-	-
Charges for services Total:	6,596,674	6,759,015	7,480,160	7,567,160	7,136,000
501-4000-450010 INTERGOVERNMENTAL REVENUE	316,788	240,158	-	-	-
Intergovernmental Total:	316,788	240,158	-	-	-
501-4000-471530 RENT OF WATER TOWER	18,251	18,251	18,540	18,540	18,251
501-4000-478910 MISCELLANEOUS REVENUE	67,867	63,643	51,500	51,500	69,500
Miscellaneous Total:	86,118	81,894	70,040	70,040	87,751
501-4000-490000 OTHER FINANCING SOURCES	-	-	-	-	472,160
501-4000-490100 TRANSFER FROM OTHER FUNDS	-	-	-	-	-
501-4000-492010 PROCEED SALE OF ASSETS	-	-	-	16,476	38,412
501-4000-494000 GAIN/LOSS-ACCOUNTING CHANGE	-	(238,411)	-	-	-
Other Financing Sources Total:	-	(238,411)	-	16,476	510,572
REVENUES Total:	6,999,580	6,842,656	7,550,200	7,653,676	7,734,323
EXPENDITURE SUMMARY					
WATER TREATMENT PLANT	1,968,537	1,769,616	1,490,515	1,540,515	1,483,427
WATER DISTRIBUTION	809,749	1,103,642	485,639	496,139	497,187
METER READER DIVISION	406,540	209,618	139,416	369,416	523,475
UTILITY BILLING	327,241	341,143	298,583	298,583	314,041
DEBT SERVICE	-	-	529,354	529,354	529,354
TRANSFERS & OTHER USES	4,958,080	4,720,314	4,388,828	4,388,828	4,388,828
TOTAL EXPENDITURES	8,470,146	8,144,333	7,332,335	7,622,835	7,736,312
REVENUES OVER(UNDER) EXPENDITURES	(1,470,566)	(1,301,677)	217,865	30,841	(1,989)

ADOPTED Fiscal Year 2019-2020	4 YEAR PLAN			
	Fiscal Year 2020-2021	Fiscal Year 2021-2022	Fiscal Year 2022-2023	Fiscal Year 2023-2024
7,036,250	7,176,975	7,320,515	7,466,925	7,616,263
300,000	325,000	350,000	375,000	400,000
77,250	75,000	70,000	70,000	70,700
25,000	25,000	25,000	25,000	25,000
-	-	-	-	-
7,438,500	7,601,975	7,765,515	7,936,925	8,111,963
-	-	-	-	-
-	-	-	-	-
18,251	18,251	18,251	18,251	18,251
63,500	63,500	63,500	63,500	63,500
81,751	81,751	81,751	81,751	81,751
629,183	-	-	-	-
-	-	-	-	-
-	-	-	-	-
629,183	-	-	-	-
8,149,434	7,683,726	7,847,266	8,018,676	8,193,714
1,627,824	1,632,328	1,632,328	1,632,328	1,632,328
668,571	665,750	665,750	666,450	666,450
318,852	283,404	283,404	283,604	283,604
318,850	314,719	314,719	315,119	315,119
527,472	527,602	527,472	527,471	527,472
3,548,911	3,450,471	3,346,684	3,334,754	3,477,927
7,010,481	6,874,274	6,770,357	6,759,726	6,902,900
1,138,953	809,452	1,076,908	1,258,950	1,290,815

WATER TREATMENT PLANT	History		Current		
	2016-2017 Actual	2017-2018 Actual	2018-2019 Budget	2018-2019 Amended	2018-2019 Estimated
501-5312-511128 PENSION EXPENSE-AUDIT	58,720	33,792	-	-	-
Personal services Total:	58,720	33,792	-	-	-
501-5312-522010 COMMUNICATIONS	-	1,547	4,700	4,700	1,500
501-5312-522380 UTILITIES	330,339	231,047	190,000	190,000	145,000
501-5312-522636 MAINT-VEHICLES	266	196	-	-	8
501-5312-522640 MAINT-ALLOWANCE	13,292	835	20,252	20,252	285
501-5312-522810 OTHER SERVICES	-	5,907	-	-	-
501-5312-522840 INSPECTION FEES	35,345	33,508	35,345	35,345	32,049
Other charges Total:	379,242	273,039	250,297	250,297	178,842
501-5312-533012 CONTRACTUAL SERVICES	983,610	924,724	930,218	980,218	979,485
Contractual services Total:	983,610	924,724	930,218	980,218	979,485
501-5312-544016 MOTOR FUEL & LUBE	12,514	13,575	10,000	10,000	10,100
501-5312-544044 WATER DELIVERY FEES	330,804	363,900	300,000	300,000	315,000
501-5312-548050 EQUIPMENT	-	6,550	-	-	-
Supplies Total:	343,318	384,025	310,000	310,000	325,100
501-5312-550100 CAPITAL OUTLAY	-	-	-	-	-
Capital outlay Total:	-	-	-	-	-
501-5312-571010 DEPRECIATION	203,646	154,035	-	-	-
Depreciation Total:	203,646	154,035	-	-	-
WATER TREATMENT	1,968,537	1,769,616	1,490,515	1,540,515	1,483,427

ADOPTED	4 YEAR PLAN			
Fiscal Year 2019-2020	Fiscal Year 2020-2021	Fiscal Year 2021-2022	Fiscal Year 2022-2023	Fiscal Year 2023-2024
-	-	-	-	-
-	-	-	-	-
4,700	4,700	4,700	4,700	4,700
225,496	230,000	230,000	230,000	230,000
2,628	2,628	2,628	2,628	2,628
20,000	20,000	20,000	20,000	20,000
-	-	-	-	-
35,000	35,000	35,000	35,000	35,000
287,824	292,328	292,328	292,328	292,328
1,000,000	1,000,000	1,000,000	1,000,000	1,000,000
1,000,000	1,000,000	1,000,000	1,000,000	1,000,000
10,000	10,000	10,000	10,000	10,000
330,000	330,000	330,000	330,000	330,000
-	-	-	-	-
340,000	340,000	340,000	340,000	340,000
-	-	-	-	-
-	-	-	-	-
-	-	-	-	-
-	-	-	-	-
1,627,824	1,632,328	1,632,328	1,632,328	1,632,328

		History		Current		
WATER DISTRIBUTION		2016-2017 Actual	2017-2018 Actual	2018-2019 Budget	2018-2019 Amended	2018-2019 Estimated
501-5314-510010	EXEMPT WAGES	10,135	-	-	-	-
501-5314-510020	NON-EXEMPT WAGES	226,399	225,904	178,819	178,819	165,000
501-5314-510080	OVERTIME	55,850	68,980	40,000	40,000	50,300
501-5314-511100	GROUP HEALTH INSURANCE	30,468	41,668	34,279	34,279	34,279
501-5314-511120	PENSION CONTRIBUTION	20,191	24,456	17,330	17,330	17,330
501-5314-511140	FICA TAX	16,960	18,272	13,567	13,567	13,567
501-5314-511150	MEDICARE TAX	3,966	4,273	3,173	3,173	3,173
501-5314-511160	WORKERS COMP INSURANCE	12,415	8,179	12,261	12,261	12,261
501-5314-511180	UNEMPLOYMENT TAX	353	1,306	2,000	2,000	2,000
Personal services Total:		376,737	393,040	301,429	301,429	297,910
501-5314-522010	COMMUNICATIONS	5,585	2,563	2,600	2,600	3,067
501-5314-522043	TRAVEL AND TRAINING	4,345	6,587	5,000	5,000	4,800
501-5314-522080	INSURANCE & BONDS	6,606	6,925	7,950	7,950	9,500
501-5314-522095	SPECIAL PROJECTS	-	10,232	12,000	12,000	12,000
501-5314-522440	POSTAGE	-	15	-	-	-
501-5314-522520	MEMBERSHIP & SUBSCRIPTION	1,598	1,710	1,900	1,900	2,100
501-5314-522628	MAINT-OTHER	2,464	2,966	2,000	2,000	3,500
501-5314-522634	MAINT-MACHINERY	12,923	14,853	14,000	14,000	14,000
501-5314-522636	MAINT-VEHICLES	10,281	10,890	10,560	10,560	10,560
501-5314-522648	MAINT-WATER MAINS	99,724	200,550	70,000	70,000	68,000
501-5314-522649	MAINT-FIRE HYDRANTS	21,170	50,349	25,000	25,000	25,000
501-5314-522810	OTHER SERVICES	2,908	292	1,000	1,000	1,500
Other charges Total:		167,604	307,934	152,010	152,010	154,027
501-5314-544001	OFFICE SUPPLIES	272	-	550	550	550
501-5314-544005	JANITOR SUPPLIES	460	330	550	550	300
501-5314-544012	CLOTHING & LINENS	5,408	5,413	5,000	5,000	5,000
501-5314-544016	MOTOR FUEL & LUBE	12,579	13,467	10,000	10,000	12,800
501-5314-544020	MINOR TOOLS	1,146	1,820	2,000	2,000	2,000
501-5314-544045	OTHER SUPPLIES	3,276	3,184	3,000	3,000	3,000
501-5314-548050	EQUIPMENT	18,095	44,142	11,100	11,100	11,100
Supplies Total:		41,236	68,356	32,200	32,200	34,750
501-5314-550100	CAPITAL OUTLAY	-	-	-	10,500	10,500
Capital outlay Total:		-	-	-	10,500	10,500
501-5314-571010	DEPRECIATION	224,172	334,312	-	-	-
Depreciation Total:		224,172	334,312	-	-	-
WATER DISTRIBUTION		809,749	1,103,642	485,639	496,139	497,187

ADOPTED	4 YEAR PLAN			
Fiscal Year 2019-2020	Fiscal Year 2020-2021	Fiscal Year 2021-2022	Fiscal Year 2022-2023	Fiscal Year 2023-2024
-	-	-	-	-
196,036	192,192	192,192	192,192	192,192
50,000	50,000	50,000	50,000	50,000
35,623	36,379	36,379	37,079	37,079
21,405	22,185	22,185	22,185	22,185
15,254	15,016	15,016	15,016	15,016
3,568	3,512	3,512	3,512	3,512
13,999	13,781	13,781	13,781	13,781
1,750	1,750	1,750	1,750	1,750
337,635	334,814	334,814	335,514	335,514
6,600	6,600	6,600	6,600	6,600
5,000	5,000	5,000	5,000	5,000
7,590	7,590	7,590	7,590	7,590
12,000	12,000	12,000	12,000	12,000
-	-	-	-	-
1,900	1,900	1,900	1,900	1,900
2,750	2,750	2,750	2,750	2,750
15,000	15,000	15,000	15,000	15,000
10,560	10,560	10,560	10,560	10,560
200,000	200,000	200,000	200,000	200,000
25,000	25,000	25,000	25,000	25,000
1,766	1,766	1,766	1,766	1,766
288,166	288,166	288,166	288,166	288,166
550	550	550	550	550
550	550	550	550	550
7,000	7,000	7,000	7,000	7,000
12,000	12,000	12,000	12,000	12,000
2,100	2,100	2,100	2,100	2,100
4,000	4,000	4,000	4,000	4,000
16,570	16,570	16,570	16,570	16,570
42,770	42,770	42,770	42,770	42,770
-	-	-	-	-
-	-	-	-	-
-	-	-	-	-
-	-	-	-	-
668,571	665,750	665,750	666,450	666,450

		History		Current		
		2016-2017	2017-2018	2018-2019	2018-2019	2018-2019
METER READER DIVISION		Actual	Actual	Budget	Amended	Estimated
501-5315-510020	NON-EXEMPT WAGES	107,889	98,049	55,286	55,286	74,544
501-5315-510080	OVERTIME	6,257	5,811	2,500	2,500	4,200
501-5315-511100	GROUP HEALTH INSURANCE	16,520	19,796	9,794	9,794	13,900
501-5315-511120	PENSION CONTRIBUTION	7,818	8,095	4,577	4,577	6,500
501-5315-511140	FICA TAX	6,609	6,242	3,583	3,583	5,040
501-5315-511150	MEDICARE TAX	1,546	1,460	838	838	1,200
501-5315-511160	WORKERS COMP INSURANCE	7,072	4,642	3,288	3,288	2,500
501-5315-511180	UNEMPLOYMENT TAX	40	648	500	500	27
Personal services Total:		153,751	144,743	80,366	80,366	107,911
501-5315-522010	COMMUNICATIONS	2,271	2,822	1,500	1,500	4,222
501-5315-522043	TRAVEL AND TRAINING	-	-	500	500	-
501-5315-522080	INSURANCE & BONDS	1,741	1,825	1,850	1,850	2,432
501-5315-522520	MEMBERSHIP & SUBSCRIPTION	-	-	500	500	-
501-5315-522634	MAINT-MACHINERY	-	839	500	500	-
501-5315-522636	MAINT-VEHICLES	5,228	4,761	4,000	4,000	1,200
501-5315-522639	MAINT-RADIOS	7	-	500	500	-
501-5315-522642	MAINT-METERS	127,644	(1,643)	15,000	15,000	12,800
501-5315-522810	OTHER SERVICES	225	454	500	500	23,300
Other charges Total:		137,116	9,058	24,850	24,850	43,954
501-5315-544001	OFFICE SUPPLIES	96	-	-	-	92
501-5315-544005	JANITOR SUPPLIES	-	10	-	-	-
501-5315-544012	CLOTHING & LINENS	2,516	2,606	1,200	1,200	2,500
501-5315-544016	MOTOR FUEL & LUBE	6,653	7,748	5,000	5,000	8,000
501-5315-544020	MINOR TOOLS	491	687	1,000	1,000	18
501-5315-544025	CHEMICALS	154	209	300	300	-
501-5315-544045	OTHER SUPPLIES	25	53	200	200	1,000
501-5315-548050	EQUIPMENT	12,934	22,088	1,500	1,500	-
Supplies Total:		22,869	33,401	9,200	9,200	11,610
501-5315-550100	CAPITAL OUTLAY	-	-	25,000	255,000	360,000
Capital outlay Total:		-	-	25,000	255,000	360,000
501-5315-571010	DEPRECIATION	92,804	22,416	-	-	-
Depreciation Total:		92,804	22,416	-	-	-
WATER METER DIVISION		406,540	209,618	139,416	369,416	523,475

ADOPTED	4 YEAR PLAN			
Fiscal Year 2019-2020	Fiscal Year 2020-2021	Fiscal Year 2021-2022	Fiscal Year 2022-2023	Fiscal Year 2023-2024
76,929	51,875	51,875	51,875	51,875
2,500	2,500	2,500	2,500	2,500
15,267	10,394	10,394	10,594	10,594
6,910	4,981	4,981	4,981	4,981
4,925	3,371	3,371	3,371	3,371
1,152	788	788	788	788
4,520	3,094	3,094	3,094	3,094
750	500	500	500	500
112,952	77,504	77,504	77,704	77,704
5,000	5,000	5,000	5,000	5,000
-	-	-	-	-
2,000	2,000	2,000	2,000	2,000
-	-	-	-	-
-	-	-	-	-
2,000	2,000	2,000	2,000	2,000
1,000	1,000	1,000	1,000	1,000
5,000	5,000	5,000	5,000	5,000
2,500	2,500	2,500	2,500	2,500
17,500	17,500	17,500	17,500	17,500
-	-	-	-	-
-	-	-	-	-
2,400	2,400	2,400	2,400	2,400
8,000	8,000	8,000	8,000	8,000
500	500	500	500	500
1,000	1,000	1,000	1,000	1,000
-	-	-	-	-
1,500	1,500	1,500	1,500	1,500
13,400	13,400	13,400	13,400	13,400
175,000	175,000	175,000	175,000	175,000
175,000	175,000	175,000	175,000	175,000
-	-	-	-	-
-	-	-	-	-
318,852	283,404	283,404	283,604	283,604

		History		Current	
		2016-2017	2017-2018	2018-2019	2018-2019
		Actual	Actual	Budget	Amended
UTILITY BILLING					Estimated
501-5316-510010	EXEMPT WAGES	4,934	-	-	-
501-5316-510020	NON-EXEMPT WAGES	106,496	112,062	111,031	111,031
501-5316-510025	PART-TIME WAGES	12,217	11,190	10,504	10,504
501-5316-510030	TEMPORARY WAGES	-	-	-	-
501-5316-510080	OVERTIME	2,025	2,287	4,000	4,000
501-5316-511100	GROUP HEALTH INSURANCE	15,787	21,827	19,588	19,588
501-5316-511120	PENSION CONTRIBUTION	8,103	9,315	9,942	9,942
501-5316-511140	FICA TAX	7,446	7,497	7,783	7,783
501-5316-511150	MEDICARE TAX	1,741	1,753	1,820	1,820
501-5316-511160	WORKERS COMP INSURANCE	725	456	565	565
501-5316-511180	UNEMPLOYMENT TAX	118	728	1,250	1,250
Personal services Total:		159,592	167,114	166,483	166,483
501-5316-522010	COMMUNICATIONS	1,764	982	1,000	1,000
501-5316-522043	TRAVEL AND TRAINING	607	20	1,000	1,000
501-5316-522320	COPYING EXPENSES	1,256	1,220	1,000	1,000
501-5316-522440	POSTAGE	57,864	52,741	55,000	55,000
501-5316-522631	MAINT-OFFICE MACHINES	824	-	500	500
501-5316-522639	MAINT-RADIOS	-	720	1,000	1,000
501-5316-522810	OTHER SERVICES	4,980	12,402	9,000	9,000
501-5316-522920	BANK & CREDIT CARD SERVICES	91,262	98,779	55,000	55,000
Other charges Total:		158,558	166,864	123,500	123,500
501-5316-544001	OFFICE SUPPLIES	7,864	6,182	8,000	8,000
501-5316-544012	CLOTHING & LINENS	109	383	500	500
501-5316-544045	OTHER SUPPLIES	264	61	100	100
501-5316-548050	EQUIPMENT	-	50	-	-
Supplies Total:		8,237	6,676	8,600	8,600
501-5316-571010	DEPRECIATION	854	490	-	-
Depreciation Total:		854	490	-	-
UTILITY BILLING		327,241	341,143	298,583	298,583

ADOPTED	4 YEAR PLAN			
Fiscal Year 2019-2020	Fiscal Year 2020-2021	Fiscal Year 2021-2022	Fiscal Year 2022-2023	Fiscal Year 2023-2024
-	-	-	-	-
113,970	109,616	109,616	109,616	109,616
10,504	10,504	10,504	10,504	10,504
-	-	-	-	-
4,000	4,000	4,000	4,000	4,000
20,356	20,788	20,788	21,188	21,188
10,263	10,407	10,407	10,407	10,407
7,965	7,695	7,695	7,695	7,695
1,863	1,800	1,800	1,800	1,800
578	559	559	559	559
1,250	1,250	1,250	1,250	1,250
170,750	166,619	166,619	167,019	167,019
1,000	1,000	1,000	1,000	1,000
2,000	2,000	2,000	2,000	2,000
1,000	1,000	1,000	1,000	1,000
55,000	55,000	55,000	55,000	55,000
500	500	500	500	500
2,000	2,000	2,000	2,000	2,000
3,000	3,000	3,000	3,000	3,000
75,000	75,000	75,000	75,000	75,000
139,500	139,500	139,500	139,500	139,500
8,000	8,000	8,000	8,000	8,000
500	500	500	500	500
100	100	100	100	100
-	-	-	-	-
8,600	8,600	8,600	8,600	8,600
-	-	-	-	-
-	-	-	-	-
318,850	314,719	314,719	315,119	315,119

		History		Current	
		2016-2017	2017-2018	2018-2019	2018-2019
		Actual	Actual	Budget	Amended
DEBT SERVICE					Estimated
501-5700-566210	INTEREST EXPENSE	-	-	-	-
501-5700-566500	PRINCIPAL - CAP LEASES	-	-	347,407	347,407
501-5700-566550	INTEREST - CAP LEASES	-	-	181,947	181,947
Debt service Total:		-	-	529,354	529,354
DEBT SERVICE Total:		-	-	529,354	529,354

Capital Lease #009 - Water Meter Project/Siemens

	FY 2019	FY 2020	FY 2021	FY 2022	FY 2023	FY 2024
Principal	347,407	369,253	378,910	388,552	398,576	408,860
Interest	181,947	158,219	148,692	138,920	128,895	118,612
TOTAL	529,354	527,472	527,602	527,472	527,472	527,472

ADOPTED	4 YEAR PLAN			
Fiscal Year 2019-2020	Fiscal Year 2020-2021	Fiscal Year 2021-2022	Fiscal Year 2022-2023	Fiscal Year 2023-2024
-	-	-	-	-
369,253	378,910	388,552	398,576	408,860
158,219	148,692	138,920	128,895	118,612
527,472	527,602	527,472	527,471	527,472
527,472	527,602	527,472	527,471	527,472

	History		Current		
	2016-2017	2017-2018	2018-2019	2018-2019	2018-2019
TRANSFERS & OTHER USES	Actual	Actual	Budget	Amended	Estimated
501-5800-522098 BAD DEBT EXPENSE	52,151	95,065	-	-	-
Other charges Total:	52,151	95,065	-	-	-
501-5800-580000 TRANSFERS OUT	-	-	290,000	290,000	290,000
501-5800-580101 TRANSFER TO GENERAL FUND	895,171	447,584	895,171	895,171	895,171
501-5800-580503 TRANSFER TO WTR SWR I&S	4,010,758	4,177,665	3,203,657	3,203,657	3,203,657
Other Financing Uses Total:	4,905,929	4,625,249	4,388,828	4,388,828	4,388,828
TRANSFERS & OTHER USES	4,958,080	4,720,314	4,388,828	4,388,828	4,388,828

ADOPTED	4 YEAR PLAN			
Fiscal Year	Fiscal Year	Fiscal Year	Fiscal Year	Fiscal Year
2019-2020	2020-2021	2021-2022	2022-2023	2023-2024
-	-	-	-	-
-	-	-	-	-
43,000	159,000	163,000	148,000	182,000
895,171	695,171	595,171	595,171	595,171
2,610,740	2,596,300	2,588,513	2,591,583	2,700,756
3,548,911	3,450,471	3,346,684	3,334,754	3,477,927
3,548,911	3,450,471	3,346,684	3,334,754	3,477,927

WASTEWATER FUND		History		Current		
Financial Summary		2016-2017 Actual	2017-2018 Actual	2018-2019 Budget	2018-2019 Amended	2018-2019 Estimated
508-4000-433400	WASTEWATER SALES	4,701,473	4,779,659	5,151,500	5,151,500	4,850,000
508-4000-433410	WASTEWATER CONNECTION FEES	24,610	23,385	22,660	22,660	30,607
508-4000-433450	CAPITAL IMPROVEMENT FEE	689,843	684,998	759,110	759,110	650,000
508-4000-433650	GREASE TRAP COLLECTION FEES	7,703	659	5,150	5,150	10,000
508-4000-433720	UTILITY BILLING PENALTIES	87,864	88,948	87,550	87,550	83,000
Charges for services Total:		5,511,493	5,577,648	6,025,970	6,025,970	5,623,607
508-4000-476350	CONTRIBUTIONS FROM DEVELOPE	9,000	-	-	-	-
508-4000-478910	MISCELLANEOUS REVENUE	2,280	1,889	8,755	8,755	735
Miscellaneous Total:		11,280	1,889	8,755	8,755	735
REVENUE Total:		5,522,773	5,579,537	6,034,725	6,034,725	5,624,342
EXPENDITURE SUMMARY						
	EMERGENCY MANAGEMENT	-	34,700	-	-	-
	WASTEWATER TREATMENT	1,722,304	1,747,024	1,352,775	1,602,775	1,702,669
	WASTEWATER COLLECTION	2,088,732	2,189,946	1,536,572	1,723,572	1,997,377
	DEBT SERVICE	-	-	-	70,552	70,552
	TRANSFERS & OTHER USES	1,934,294	1,997,482	2,661,988	2,957,414	2,460,088
TOTAL EXPENDITURES		5,745,330	5,969,152	5,551,335	6,354,313	6,230,686
REVENUES OVER(UNDER) EXPENDITURES		(222,556)	(389,615)	483,390	(319,588)	(606,344)

ADOPTED	4 YEAR PLAN			
Fiscal Year 2019-2020	Fiscal Year 2020-2021	Fiscal Year 2021-2022	Fiscal Year 2022-2023	Fiscal Year 2023-2024
5,000,000	5,100,000	5,301,500	5,451,500	5,601,500
27,000	27,000	27,000	27,000	27,000
759,110	759,110	759,110	759,110	759,110
5,150	5,150	5,150	5,150	5,150
87,550	87,550	87,550	87,550	87,550
5,878,810	5,978,810	6,180,310	6,330,310	6,480,310
-	-	-	-	-
-	-	-	-	-
-	-	-	-	-
5,878,810	5,978,810	6,180,310	6,330,310	6,480,310
-	-	-	-	-
1,372,589	1,361,775	1,361,775	1,361,775	1,361,775
1,862,379	1,859,997	1,859,997	1,860,497	1,860,497
70,553	70,553	70,552	70,552	209,640
3,404,900	3,405,990	3,473,903	3,407,133	3,601,485
6,710,421	6,698,315	6,766,226	6,699,956	7,033,397
(831,611)	(719,505)	(585,916)	(369,646)	(553,087)

	History		Current		
	2016-2017	2017-2018	2018-2019	2018-2019	2018-2019
EMERGENCY MANAGEMENT	Actual	Actual	Budget	Amended	Estimated
508-5209-533013 CONTRACTUAL SERVICES-DISASTER	-	34,700	-	-	
Contractual services Total:	-	34,700	-	-	-
EMERGENCY MANAGEMENT Total:	-	34,700	-	-	-

ADOPTED	4 YEAR PLAN			
Fiscal Year 2019-2020	Fiscal Year 2020-2021	Fiscal Year 2021-2022	Fiscal Year 2022-2023	Fiscal Year 2023-2024
-	-	-	-	-
-	-	-	-	-

		History		Current	
		2016-2017	2017-2018	2018-2019	2018-2019
		Actual	Actual	Budget	Amended
2018-2019					Estimated
WASTEWATER TREATMENT					
508-5322-510010	EXEMPT WAGES	-	-	-	-
508-5322-510020	NON-EXEMPT WAGES	-	-	-	-
508-5322-510030	TEMPORARY WAGES	-	-	-	-
508-5322-510080	OVERTIME	-	-	-	-
508-5322-511100	GROUP HEALTH INSURANCE	-	-	-	-
508-5322-511120	PENSION CONTRIBUTION	-	-	-	-
508-5322-511140	FICA TAX	-	-	-	-
508-5322-511150	MEDICARE TAX	-	-	-	-
508-5322-511160	WORKERS COMP INSURANCE	-	-	-	-
508-5322-511180	UNEMPLOYMENT TAX	-	-	-	-
Personal services Total:		-	-	-	-
508-5322-522010	COMMUNICATIONS	4,323	810	6,000	6,000
508-5322-522380	UTILITIES	423,165	374,073	375,000	375,000
508-5322-522628	MAINT-OTHER	-	13,557	-	-
508-5322-522634	MAINT-MACHINERY	-	-	-	-
508-5322-522636	MAINT-VEHICLES	1,548	642	-	-
508-5322-522640	MAINT-ALLOWANCE	30,520	87,825	50,000	50,000
508-5322-522810	OTHER SERVICES	954	6,720	-	-
508-5322-522840	INSPECTION FEES	55,344	59,722	55,000	55,000
Other charges Total:		515,854	543,350	486,000	486,000
508-5322-533012	CONTRACTUAL SERVICES	868,816	858,486	863,775	863,775
Contractual services Total:		868,816	858,486	863,775	863,775
508-5322-544016	MOTOR FUEL & LUBE	4,932	3,396	3,000	3,000
508-5322-544045	OTHER SUPPLIES	-	9,301	-	-
508-5322-548050	EQUIPMENT	44,614	44,411	-	-
Supplies Total:		49,546	57,108	3,000	3,000
508-5322-550100	CAPITAL OUTLAY	-	-	-	250,000
Capital outlay Total:		-	-	-	250,000
508-5322-571010	DEPRECIATION	288,087	288,080	-	-
Depreciation Total:		288,087	288,080	-	-
WASTEWATER TREATMENT		1,722,304	1,747,024	1,352,775	1,602,775
					1,702,669

		History		Current		
		2016-2017	2017-2018	2018-2019	2018-2019	2018-2019
WASTEWATER COLLECTION		Actual	Actual	Budget	Amended	Estimated
508-5324-510010	EXEMPT WAGES	-	-	-	-	-
508-5324-510020	NON-EXEMPT WAGES	79,394	85,545	136,532	136,532	149,432
508-5324-510080	OVERTIME	12,989	16,036	10,000	13,000	21,196
508-5324-511100	GROUP HEALTH INSURANCE	11,299	15,420	24,485	24,485	15,000
508-5324-511120	PENSION CONTRIBUTION	6,563	8,182	11,605	11,605	10,000
508-5324-511128	PENSION EXPENSE-AUDIT	13,318	7,663	-	-	-
508-5324-511140	FICA TAX	5,345	5,975	9,085	9,085	7,500
508-5324-511150	MEDICARE TAX	1,250	1,397	2,125	2,125	1,800
508-5324-511160	WORKERS COMP INSURANCE	5,892	4,523	5,830	5,830	4,235
508-5324-511180	UNEMPLOYMENT TAX	67	560	1,000	1,000	250
Category: 51 - Personal services Total:		136,117	145,301	200,662	203,662	209,414
508-5324-522010	COMMUNICATIONS	4,507	678	1,800	1,800	1,000
508-5324-522043	TRAVEL AND TRAINING	1,736	1,142	4,000	4,000	500
508-5324-522080	INSURANCE & BONDS	2,343	2,208	2,700	2,700	3,500
508-5324-522320	COPYING EXPENSES	450	-	-	-	-
508-5324-522380	UTILITIES	99,833	99,434	90,000	140,000	195,000
508-5324-522440	POSTAGE	-	-	5	5	62
508-5324-522445	COLLECTION COSTS	25,173	25,062	22,000	22,000	26,500
508-5324-522520	MEMBERSHIP & SUBSCRIPTION	-	-	600	600	-
508-5324-522628	MAINT-OTHER	1,408	1,788	1,200	1,200	2,200
508-5324-522634	MAINT-MACHINERY	10,279	18,225	15,000	15,000	15,000
508-5324-522636	MAINT-VEHICLES	6,176	18,954	5,000	5,000	5,000
508-5324-522640	MAINT-ALLOWANCE	52,297	15,310	42,240	42,240	17,000
508-5324-522650	MAINT-COLLECTION LINES	58,880	11,507	100,000	100,000	100,000
508-5324-522810	OTHER SERVICES	98,378	152,954	100,000	220,000	460,509
Other charges Total:		361,461	347,261	384,545	554,545	826,271
508-5324-533010	PROFESSIONAL SERVICES	-	2,250	-	-	-
508-5324-533012	CONTRACTUAL SERVICES	727,930	858,487	863,775	877,775	876,803
Contractual services Total:		727,930	860,737	863,775	877,775	876,803
508-5324-544001	OFFICE SUPPLIES	144	49	440	440	-
508-5324-544012	CLOTHING & LINENS	1,709	1,574	3,000	3,000	1,354
508-5324-544016	MOTOR FUEL & LUBE	14,426	18,121	13,000	13,000	26,000
508-5324-544020	MINOR TOOLS	1,198	282	1,100	1,100	1,000
508-5324-544025	CHEMICALS	31,680	19,993	55,000	55,000	50,000
508-5324-544045	OTHER SUPPLIES	1,465	2,005	2,200	2,200	2,000
508-5324-548050	EQUIPMENT	24,823	19,514	12,850	12,850	4,535
Supplies Total:		75,445	61,536	87,590	87,590	84,889
508-5324-550100	CAPITAL OUTLAY	2,408	-	-	-	-
Capital outlay Total:		2,408	-	-	-	-
508-5324-571010	DEPRECIATION	785,371	775,111	-	-	-
Depreciation Total:		785,371	775,111	-	-	-
WASTEWATER COLLECTION		2,088,732	2,189,946	1,536,572	1,723,572	1,997,377

ADOPTED	4 YEAR PLAN			
Fiscal Year 2019-2020	Fiscal Year 2020-2021	Fiscal Year 2021-2022	Fiscal Year 2022-2023	Fiscal Year 2023-2024
-	-	-	-	-
159,629	156,499	156,499	156,499	156,499
18,000	18,000	18,000	18,000	18,000
25,445	25,985	25,985	26,485	26,485
15,375	15,984	15,984	15,984	15,984
-	-	-	-	-
10,864	10,819	10,819	10,819	10,819
2,708	2,530	2,530	2,530	2,530
10,107	9,929	9,929	9,929	9,929
1,250	1,250	1,250	1,250	1,250
243,379	240,997	240,997	241,497	241,497
2,000	2,000	2,000	2,000	2,000
2,460	2,460	2,460	2,460	2,460
2,500	2,500	2,500	2,500	2,500
-	-	-	-	-
210,000	210,000	210,000	210,000	210,000
-	-	-	-	-
22,000	22,000	22,000	22,000	22,000
-	-	-	-	-
1,200	1,200	1,200	1,200	1,200
10,000	10,000	10,000	10,000	10,000
6,000	6,000	6,000	6,000	6,000
42,240	42,240	42,240	42,240	42,240
80,000	80,000	80,000	80,000	80,000
183,000	183,000	183,000	183,000	183,000
561,400	561,400	561,400	561,400	561,400
-	-	-	-	-
953,775	953,775	953,775	953,775	953,775
953,775	953,775	953,775	953,775	953,775
-	-	-	-	-
3,000	3,000	3,000	3,000	3,000
22,000	22,000	22,000	22,000	22,000
1,100	1,100	1,100	1,100	1,100
70,000	70,000	70,000	70,000	70,000
1,980	1,980	1,980	1,980	1,980
5,745	5,745	5,745	5,745	5,745
103,825	103,825	103,825	103,825	103,825
-	-	-	-	-
-	-	-	-	-
-	-	-	-	-
-	-	-	-	-
1,862,379	1,859,997	1,859,997	1,860,497	1,860,497

	History		Current		
	2016-2017	2017-2018	2018-2019	2018-2019	2018-2019
DEBT SERVICE	Actual	Actual	Budget	Amended	Estimated
508-5700-566120 PRINCIPAL-CAP LEASES	-	-	-	68,262	68,262
508-5700-566210 BOND INTEREST	-	-	-	-	-
508-5700-566220 INTERES-CAP LEASES	-	-	-	2,290	2,290
Debt service Total:	-	-	-	70,552	70,552
DEBT SERVICE Total:	-	-	-	70,552	70,552

*VACTOR TRUCK

DUE DATE	Total Payment	Service Pmt	Contract Payment	Applied to Interest	Applied to Principal	*Purchase Option price
Mar-19	70,552	12,000	58,552	2,290	56,262	387,518
Mar-20	70,552	12,000	58,552	17,088	41,464	343,691
Mar-21	70,552	12,000	58,552	15,214	43,338	298,200
Mar-22	70,552	12,000	58,552	13,255	45,297	250,979
Mar-23	70,552	12,000	58,552	11,207	47,345	201,964
Mar-24	209,639	-	209,369	9,067	200,572	-

ADOPTED	4 YEAR PLAN			
Fiscal Year 2019-2020	Fiscal Year 2020-2021	Fiscal Year 2021-2022	Fiscal Year 2022-2023	Fiscal Year 2023-2024
53,464	55,338	57,297	59,345	200,572
-	-	-	-	-
17,089	15,215	13,255	11,207	9,068
70,553	70,553	70,552	70,552	209,640
70,553	70,553	70,552	70,552	209,640

	History		Current		
	2016-2017	2017-2018	2018-2019	2018-2019	2018-2019
TRANSFERS & OTHER USES	Actual	Actual	Budget	Amended	Estimated
508-5800-522098 BAD DEBT EXPENSE	35,151	85,114	-	-	-
Other charges Total:	35,151	85,114	-	-	-
508-5800-580000 TRANSFERS TO OTHER FUNDS	-	-	641,900	937,326	440,000
508-5800-580101 TRANSFER TO GENERAL FUND	670,390	670,390	670,390	670,390	670,390
508-5800-580503 TRANSFER TO WTR SWR I&S	1,228,753	1,241,978	1,349,698	1,349,698	1,349,698
Other Financing Uses Total:	1,899,143	1,912,368	2,661,988	2,957,414	2,460,088
TRANSFERS & OTHER USES	1,934,294	1,997,482	2,661,988	2,957,414	2,460,088

ADOPTED	4 YEAR PLAN			
Fiscal Year 2019-2020	Fiscal Year 2020-2021	Fiscal Year 2021-2022	Fiscal Year 2022-2023	Fiscal Year 2023-2024
-	-	-	-	-
-	-	-	-	-
382,250	378,500	453,500	387,500	570,500
670,390	670,390	670,390	670,390	670,390
2,352,260	2,357,100	2,350,013	2,349,243	2,360,595
3,404,900	3,405,990	3,473,903	3,407,133	3,601,485
3,404,900	3,405,990	3,473,903	3,407,133	3,601,485

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502-
WATER/WASTE
WATER
PROJECT FUND

WATER & WASTEWATER PROJECTS-CIP

WATER & WASTEWATER PROJECTS-CIP		History		Current		
Financial Summary		2016-2017 Actual	2017-2018 Actual	2018-2019 Budget	2018-2019 Amended	2018-2019 Estimated
502-4000-490100	TRANSFERS IN	-	-	931,900	1,227,326	1,227,326
Department: 4000 - REVENUE Total:		-	-	931,900	1,227,326	1,227,326
502-5312-550100	CAPITAL OUTLAY WTP	-	-	20,000	20,000	20,000
502-5314-553120	CAPITAL OUTLAY IMPROVEMENTS	-	-	270,000	270,000	270,000
502-5322-553120	CAPITAL OUTLAY IMPROVEMENTS	-	-	326,900	326,900	326,900
502-5324-553120	CAPITAL OUTLAY IMPROVEMENTS-WWC	-	-	315,000	610,426	610,426
502-5342-571010	DEPRECIATION	251,410	307,741	-	-	-
WATER/SEWER PROJECTS Surplus (Deficit):		251,410	307,741	931,900	1,227,326	1,227,326
REVENUES OVER (UNDER)						
EXPENDITURES		(251,410)	(307,741)	-	-	-

ADOPTED	4 YEAR PLAN				
Fiscal Year 2019-2020	Fiscal Year 2020-2021	Fiscal Year 2021-2022	Fiscal Year 2022-2023	Fiscal Year 2023-2024	
425,250	537,500	616,500	535,500	752,500	
425,250	537,500	616,500	535,500	752,500	
37,000	55,000	108,000	98,000	182,000	Inframark
6,000	104,000	55,000	50,000	-	City
163,450	157,000	176,000	187,500	365,500	Inframark
218,800	221,500	277,500	200,000	205,000	City
425,250	537,500	616,500	535,500	752,500	
-	-	-	-	-	

FY 2020**Transfer In**

Water	43,000
Wastewater	382,250

Water Expenditures:

Chemical feed day tanks	-
Filter Surface Wash	-
Replacement Sludge Pump	15,000
Replacement RAW Pump	22,000
Inframark Total	37,000

Mini Excavator	-
2" Piercing tool	6,000
10YD dump truck	-
Water Distribution	6,000

Wastewater Expenditures

LS#02-Primary pump replacement	8,000
LS#03-Primary wet well/pump bse upgrade	-
LS#05-Replace pump	-
LS#10-Replace pump	13,000
LS#16-Primary wet well/pump bse upgrade	-
LS#21-Fence & Pump concrete slab	-
LS#21-Replace control panel	5,000
LS#35-Replace pump	-
LS#36-Primary pump replacement	27,250
NWWTP-RAS pump (Aeration basin)	10,000
NWWTP-Chart Record	1,200
NWWTP-Aeration basin clarifier scum pump	9,500
NWWTP-IPS pumps (old plant)	-
NWWTP-IPS pumps (new plant)	-
NWWTP-Magna rotors	30,000
NWWTP-Clarifier Torque Overload	10,000
SWWTP-Magna Rotor	30,000
SWWTP-UV bulbs replacement	10,000
SWWTP-Refurbish UV module (old System)	-
SWWTP-Rotor motor	3,000
SWWTP-Refurbish clarifier drive	6,500
Inframark Total	163,450

Pipe Bursting	100,000
Manhole Rehabilitation	100,000
Westage Expansion sewer manhole	-
Air plugs (to clean lines)	7,800
SCBA	5,000
Gooseneck trailer	6,000
Wastewater Collection	218,800

Total Expenditures water /wastewater	<u>425,250</u>
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FY 2021**Transfer In**

Water	159,000
Wastewater	378,500

Water Expenditures:

Scag Ridign Mower 72"	-
Repair/Replace high service pumps	45,000
Repair/Replace chemical pumps	10,000
Centrifuge Prog Cavity Pump/motor	-
Centrifuge maintenance by contractor	-
Inframark Total	55,000

10YD Dump truck	90,000
Flat bed trailer	14,000
Med wheel excavator	-
Water Distribution	104,000

Wastewater Expenditures

LS#03-Replace pump	15,000
LS#05-Replace pump	13,000
LS#05-Guide Rail Replacement	5,000
LS#10-Guide Rail Replacement	5,000
LS#10-Replace 3rd pump	13,000
LS#35-Primary wet well/pump base upgrade	-
NWWTP-Rotor gearbox	10,000
NWWTP-Magna rotor	30,000
NWWTP-Fencing Oxidation ditch	-
NWWTP-Sludge pump repair	18,000
SWWTP-Magna Rotor	30,000
SWWTP-Rotor gearbox	10,000
SWWTP-Fencing Oxidation ditch	-
SWWTP-RAS pump	8,000
Inframark Total	157,000

Pipe Bursting	100,000
Manhole Rehabilitation	100,000
Nozzles for jet trucks	15,000
Vacuum tubs for vac trucks	4,000
Smoke tester to tes for leaks	2,500
Wastewater Collection	221,500

Total Expenditures water /wastewater	<u>537,500</u>
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FY 2022**Transfer In**

Water	163,000
Wastewater	453,500

Water Expenditures:

Kawasaki mule 4x4	-
Repair/Replace flocculator gearbox/motor	20,000
Repair/Replace submercible pumps	20,000
Replace chain in flight sludge collectors	68,000
Inframark Total	108,000

2-New 4X4 trucks	40,000
Air compressor on wheels	15,000

Water Distribution 55,000

Wastewater Expenditures

LS#03-Primary Pump Repair	10,000
LS#03-Control Panel Rewire	3,000
LS#05-Primary Pump Repair	10,000
LS#05-Control Panel Rewire	3,000
LS#31-Primary wet well/pump base upgrade	20,000
LS#49-Primary wet well/pump base upgrade	20,000
NWWTP-Magna rotor	-
NWWTP-IPS pump (old Plant)	15,000
NWWTP-SCAG riding mower 61"	-
NWWTP-Generator Repairs	20,000
SWWTP-Magna Rotor	30,000
SWWTP-UV bulbs replacement	-
SWWTP-UV system repair	30,000
SWWTP-Switch board transfer switch	15,000
Inframark Total	176,000

Pipe Bursting	100,000
Manhole Rehabilitation	100,000
4X4 truck (replace unit#406)	45,000
Manhole ring cutter	25,000
Manhole cover lifting	7,500

Wastewater Collection 277,500

Total Expenditures water /wastewater **616,500**

FY 2023**Transfer In**

Water	148,000
Wastewater	387,500

Water Expenditures:

Repair sludge pump	8,000
Repair/Replace vertical turbine pump & motor	30,000
Repair/Replace Plant 2 blower	20,000
Centrifuge Prog Cavity Pump/motor	40,000
Inframark Total	98,000

6" Diesel pump	50,000
Sweeper	-

Water Distribution 50,000

Wastewater Expenditures

LS#06-Replace Primary Pump	7,500
LS#06-Control Panel	3,000
LS#06-Replace gate & check valves	5,000
LS#10-Primary pump repair	10,000
LS#17-Replace gate/check valves and discharge it	4,000
LS#29-Replace primary pump	5,000
LS#35-Primary pump repair	10,000
NWWTP-Magna rotor	-
NWWTP-IPS pump (new Plant)	15,000
NWWTP-Rehabilitation RAS station/3pumps	65,000
NWWTP-Rotor gearbox	10,000
SWWTP-Magna Rotors	30,000
SWWTP-Rotor gearbox	10,000
SWWTP-WAS pump	5,000
SWWTP-Golf course pump	8,000
Inframark Total	187,500

Pipe Bursting	100,000
Manhole Rehabilitation	100,000
Mini excavator	-

Wastewater Collection 200,000

Total Expenditures water /wastewater **535,500**

FY 2024**Transfer In**

Water	182,000
Wastewater	570,500

Water Expenditures:

Repair/Replace high service pumps	45,000
Repair RAW pump	8,000
Repair/Replace Multistage blower	85,000
Replace filter media	44,000
Inframark Total	182,000

1-4X4 Crew cab truck	-
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Water Distribution -

Wastewater Expenditures

LS#04-Replace Secondary Pump	7,500
LS#12-Replace gate/check valves & suction lines	5,000
LS#20-Replace/Repair wet well cover	5,000
LS#36-Primary pump repair	10,000
LS#37-Primary pump repair	10,000
NWWTP-Magna rotor	30,000
NWWTP-IPS pump (new Plant)	15,000
NWWTP-Belt press polymer pump assembly	10,000
NWWTP-Rotor gearbox	10,000
NWWTP-Laboratory & Staff Building-REHAB	125,000
NWWTP-Maintenance & Parts Building-REHAB	125,000
SWWTP-Magna Rotors	-
SWWTP-UV Bulbs replacement	10,000
SWWTP-Rotor motor	3,000
Inframark Total	365,500

Pipe Bursting	100,000
Manhole Rehabilitation	100,000
SCBA	5,000

Water Distribution **205,000**

Total Expenditures water /wastewater	<u>752,500</u>
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540-SOLID WASTE FUND

SOLID WASTE FUND		History		Current		
FINANCIAL SUMMARY		2016-2017 Actual	2017-2018 Actual	2018-2019 Budget	2018-2019 Amended	2018-2019 Estimated
540-4000-433600 GARBAGE FEES		3,815,492	3,857,925	3,928,000	3,928,000	4,000,000
540-4000-433620 BRUSH FEES		1,150,328	1,158,626	1,170,000	1,170,000	1,180,000
540-4000-433660 RECYCLING		4,606	5,081	3,500	15,500	10,500
540-4000-433720 UTILITY BILLING PENALTIES		73,925	73,396	82,000	82,000	76,000
Category: 43 - Charges for services Total:		5,044,351	5,095,028	5,183,500	5,195,500	5,266,500
540-4000-450010 INTERGOVERNMENTAL REVENUE		-	-	-	-	27,599
Category: 45 - Intergovernmental Total:		-	-	-	-	27,599
Department: 4000 - REVENUE Total:		5,044,351	5,095,028	5,183,500	5,195,500	5,294,099
EMERGENCY MANAGEMENT		-	442,211	-	-	185,989
SOLID WASTE COLLECTION		3,123,515	3,153,388	3,229,804	3,229,804	3,236,316
TRANSFER STATION		63,128	112,802	112,375	121,475	116,157
LANDFILL		980	3,137	52,022	52,022	30,348
BRUSH COLLECTION		629,596	639,558	650,000	650,000	650,000
TRANSFERS & OTHER USES		1,159,071	1,125,168	1,125,000	1,125,000	1,125,000
TOTAL EXPENDITURES		4,976,290	5,476,263	5,169,201	5,178,301	5,343,810
REVENUES OVER (UNDER) EXPENDITURES		68,061	(381,235)	14,299	17,199	(49,711)
Beginning Balance Working Capital			2,828,491			2,320,269
Ending Balance Working Capital		2,828,491	2,320,269			2,270,558

ADOPTED	4 YEAR PLAN			
Fiscal Year 2019-2020	Fiscal Year 2020-2021	Fiscal Year 2021-2022	Fiscal Year 2022-2023	Fiscal Year 2023-2024
4,050,000	4,050,000	4,050,000	4,050,000	4,050,000
1,372,800	1,372,800	1,372,800	1,372,800	1,372,800
5,000	5,000	5,000	5,000	5,000
82,000	82,000	82,000	82,000	82,000
5,509,800	5,509,800	5,509,800	5,509,800	5,509,800
-	-	-	-	-
-	-	-	-	-
5,509,800	5,509,800	5,509,800	5,509,800	5,509,800
-	-	-	-	-
3,260,140	3,260,140	3,260,140	3,260,140	3,260,140
94,508	93,745	93,745	93,945	94,176
30,400	30,400	30,400	30,400	30,400
650,000	650,000	650,000	650,000	650,000
1,125,000	1,425,000	1,425,000	1,425,000	1,425,000
5,160,048	5,459,285	5,459,285	5,459,485	5,459,716
349,752	50,515	50,515	50,315	50,084

2,270,558	2,620,310	2,670,825	2,721,340	2,771,655
2,620,310	2,670,825	2,721,340	2,771,655	2,821,739

	History		Current		
	2016-2017 Actual	2017-2018 Actual	2018-2019 Budget	2018-2019 Amended	2018-2019 Estimated
EMERGENCY MANAGEMENT					
540-5209-533013 CONTRACTUAL SVC-DISASTER	-	442,211	-	-	185,989
Contractual services Total:	-	442,211	-	-	185,989
EMERGENCY MANAGEMENT Total:	-	442,211	-	-	185,989

ADOPTED	4 YEAR PLAN			
Fiscal Year 2019-2020	Fiscal Year 2020-2021	Fiscal Year 2021-2022	Fiscal Year 2022-2023	Fiscal Year 2023-2024
-	-	-	-	-
-	-	-	-	-

	History		Current		
	2016-2017 Actual	2017-2018 Actual	2018-2019 Budget	2018-2019 Amended	2018-2019 Estimated
SOLID WASTE COLLECTIONS					
540-5330-510020 NON-EXEMPT WAGES	-	50	-	-	-
540-5330-511128 PENSION EXPENSE-AUDIT	3,088	1,776	-	-	-
540-5330-511160 WORKERS COMP INSURANCE	-	-	-	-	1,816
Category: 51 - Personal services Total:	3,088	1,826	-	-	1,816
540-5330-522010 COMMUNICATIONS	2,262	189	-	-	-
540-5330-522445 COLLECTION COSTS	34,483	35,697	30,804	30,804	30,804
540-5330-522636 MAINT-VEHICLES	-	-	-	-	154
540-5330-522810 OTHER SERVICES	51,702	50,093	35,000	35,000	39,448
Category: 52 - Other charges Total:	88,446	85,979	65,804	65,804	70,406
540-5330-533100 CONTRACTUAL SERVICES	3,030,521	3,064,130	3,164,000	3,164,000	3,164,000
Category: 53 - Contractual services Total:	3,030,521	3,064,130	3,164,000	3,164,000	3,164,000
540-5330-544045 OTHER SUPPLIES	-	-	-	-	94
Category: 54 - Supplies Total:	-	-	-	-	94
540-5330-571010 DEPRECIATION	1,459	1,453	-	-	-
Category: 57 - Depreciation Total:	1,459	1,453	-	-	-
Department: 5330 - SOLID WASTE COLLECTION Total:	3,123,515	3,153,388	3,229,804	3,229,804	3,236,316

ADOPTED	4 YEAR PLAN			
Fiscal Year 2019-2020	Fiscal Year 2020-2021	Fiscal Year 2021-2022	Fiscal Year 2022-2023	Fiscal Year 2023-2024
-	-	-	-	-
-	-	-	-	-
-	-	-	-	-
-	-	-	-	-
-	-	-	-	-
-	-	-	-	-
32,000	32,000	32,000	32,000	32,000
2,500	2,500	2,500	2,500	2,500
30,000	30,000	30,000	30,000	30,000
64,500	64,500	64,500	64,500	64,500
3,195,640	3,195,640	3,195,640	3,195,640	3,195,640
3,195,640	3,195,640	3,195,640	3,195,640	3,195,640
-	-	-	-	-
-	-	-	-	-
-	-	-	-	0
-	-	-	-	-
3,260,140	3,260,140	3,260,140	3,260,140	3,260,140

		History		Current		
		2016-2017	2017-2018	2018-2019	2018-2019	2018-2019
TRANSFER STATION/RECYCLING		Actual	Actual	Budget	Amended	Estimated
540-5332-510020	NON-EXEMPT WAGES	25,958	44,363	44,928	44,928	44,928
540-5332-510025	PART-TIME WAGES	9,555	5,684	10,504	10,504	10,504
540-5332-510080	OVERTIME	1,358	3,072	-	2,400	840
540-5332-511100	GROUP HEALTH INSURANCE	4,115	9,327	9,794	9,794	9,794
540-5332-511120	PENSION CONTRIBUTION	1,738	3,645	3,558	3,558	3,558
540-5332-511140	FICA TAX	2,075	2,975	3,437	3,437	3,437
540-5332-511150	MEDICARE TAX	485	696	804	804	804
540-5332-511160	WORKERS COMP INSURANCE	2,362	3,878	5,000	5,000	5,000
540-5332-511180	UNEMPLOYMENT TAX	96	396	750	750	750
Category: 51 - Personal services Total:		47,742	74,035	78,775	81,175	79,615
540-5332-522010	COMMUNICATIONS	3,015	2,054	500	500	-
540-5332-522380	UTILITIES	1,813	2,320	1,500	1,500	1,657
540-5332-522634	MAINT-MACHINERY	34	-	-	1,875	-
540-5332-522636	MAINT-VEHICLES	1,867	3,601	3,000	5,125	6,696
540-5332-522810	OTHER SERVICES	-	10,561	600	600	-
Category: 52 - Other charges Total:		6,730	18,537	5,600	9,600	8,353
540-5332-544001	OFFICE SUPPLIES	46	-	-	700	495
540-5332-544012	CLOTHING & LINENS	1,701	1,338	1,500	1,500	1,410
540-5332-544016	MOTOR FUEL & LUBE	-	274	2,000	2,000	309
540-5332-544020	MINOR TOOLS	-	550	-	-	-
540-5332-544045	OTHER SUPPLIES	1,175	1,558	1,000	3,000	2,686
540-5332-548050	EQUIPMENT	90	1,048	-	-	-
Category: 54 - Supplies Total:		3,011	4,767	4,500	7,200	4,900
540-5332-550100	CAPITAL OUTLAY	-	-	23,500	23,500	23,289
Category: 55 - Capital outlay Total:		-	-	23,500	23,500	23,289
540-5332-571010	DEPRECIATION	5,645	15,463	-	-	-
Category: 57 - Depreciation Total:		5,645	15,463	-	-	-
Department: 5332 - TRANSFER STATION Total:		63,128	112,802	112,375	121,475	116,157

ADOPTED	4 YEAR PLAN			
Fiscal Year 2019-2020	Fiscal Year 2020-2021	Fiscal Year 2021-2022	Fiscal Year 2022-2023	Fiscal Year 2023-2024
46,037	44,928	44,928	44,928	44,928
10,504	10,504	10,504	10,504	10,504
-	-	-	-	-
10,178	10,394	10,394	10,594	10,594
3,987	4,115	4,115	4,115	4,115
3,606	3,437	3,437	3,437	3,437
804	804	804	804	804
3,121	3,060	3,060	3,060	3,060
750	750	750	750	750
78,986	77,992	77,992	78,192	78,192
-	-	-	-	-
1,600	1,657	1,657	1,657	1,657
-	-	-	-	-
6,522	6,696	6,696	6,696	6,927
600	600	600	600	600
8,722	8,953	8,953	8,953	9,184
300	300	300	300	300
1,500	1,500	1,500	1,500	1,500
2,000	2,000	2,000	2,000	2,000
-	-	-	-	-
3,000	3,000	3,000	3,000	3,000
-	-	-	-	-
6,800	6,800	6,800	6,800	6,800
-	-	-	-	-
-	-	-	-	-
-	-	-	-	-
-	-	-	-	-
94,508	93,745	93,745	93,945	94,176

	History		Current		
	2016-2017 Actual	2017-2018 Actual	2018-2019 Budget	2018-2019 Amended	2018-2019 Estimated
LANDFILL					
540-5334-522380 UTILITIES	330	341	400	400	348
540-5334-522845 MONITORING OF LANDFILL	-	-	50,000	50,000	30,000
540-5334-522850 DISPOSAL SPECIAL PRJ	-	-	-	-	-
Category: 52 - Other charges Total:	330	341	50,400	50,400	30,348
540-5334-533100 CONTRACTUAL SERVICES	650	2,796	1,622	1,622	-
Category: 53 - Contractual services Total:	650	2,796	1,622	1,622	-
Department: 5334 - LANDFILL Total:	980	3,137	52,022	52,022	30,348

ADOPTED	4 YEAR PLAN			
Fiscal Year 2019-2020	Fiscal Year 2020-2021	Fiscal Year 2021-2022	Fiscal Year 2022-2023	Fiscal Year 2023-2024
400	400	400	400	400
30,000	30,000	30,000	30,000	30,000
-	-	-	-	-
30,400	30,400	30,400	30,400	30,400
-	-	-	-	-
-	-	-	-	-
30,400	30,400	30,400	30,400	30,400

		History		Current	
		2016-2017	2017-2018	2018-2019	2018-2019
BRUSH COLLECTION		Actual	Actual	Budget	Amended Estimated
540-5336-533100	CONTRACTUAL SERVICES	629,596	639,558	650,000	650,000 650,000
Category: 53 - Contractual services Total:		629,596	639,558	650,000	650,000 650,000
Department: 5336 - BRUSH COLLECTION Total:		629,596	639,558	650,000	650,000 650,000

ADOPTED	4 YEAR PLAN			
Fiscal Year 2019-2020	Fiscal Year 2020-2021	Fiscal Year 2021-2022	Fiscal Year 2022-2023	Fiscal Year 2023-2024
650,000	650,000	650,000	650,000	650,000
650,000	650,000	650,000	650,000	650,000
650,000	650,000	650,000	650,000	650,000

	History		Current		
	2016-2017	2017-2018	2018-2019	2018-2019	2018-2019
TRANSFERS & OTHER USES	Actual	Actual	Budget	Amended	Estimated
540-5800-522098 BAD DEBT EXPENSE	33,321	168	-	-	-
Category: 52 - Other charges Total:	33,321	168	-	-	-
540-5800-580000 TRANSFERS TO OTHER FUND:	1,125,750	1,125,000	1,125,000	1,125,000	1,125,000
Category: 58 - Other Financing Uses Total:	1,125,750	1,125,000	1,125,000	1,125,000	1,125,000
Commitment: 5800 - TRANSFERS & OTHER USES Total:	1,159,071	1,125,168	1,125,000	1,125,000	1,125,000

ADOPTED	4 YEAR PLAN			
Fiscal Year 2019-2020	Fiscal Year 2020-2021	Fiscal Year 2021-2022	Fiscal Year 2022-2023	Fiscal Year 2023-2024
-	-	-	-	-
-	-	-	-	-
1,125,000	1,425,000	1,425,000	1,425,000	1,425,000
1,125,000	1,425,000	1,425,000	1,425,000	1,425,000
1,125,000	1,425,000	1,425,000	1,425,000	1,425,000

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550-AIRPORT FUND

AIRPORT FUND		History		Current	
Financial Summary		2016-2017 Actual	2017-2018 Actual	2018-2019 Budget	2018-2019 Amended Estimated
Beginning Working Capital			(278,487)	(370,988)	(370,988)
REVENUE SUMMARY					
INTERGOVERNMENTAL REVENUE		2,008,924	76,252	50,000	50,000
CHARGES FOR SERVICES		173,199	150,391	220,000	220,000
OTHER INCOME /TRANSFERS IN		250,000	250,000	260,000	260,000
MISCELLANEOUS REVENUE		71,944	66,904	79,058	79,058
*** TOTAL REVENUES ***		2,504,067	543,548	609,058	609,058
EXPENDITURE SUMMARY					
AIRPORT OPERATIONS		850,906	825,661	573,074	573,074
AIRPORT GRANT		-	102,496	100,000	100,107
*** TOTAL EXPENDITURES ***		850,906	928,157	673,074	673,181
REVENUES OVER (UNDER) EXPENDITURES		1,653,161	(384,610)	(64,016)	(64,123)
ADJUSTMENTS					
Other Items affecting W.C.					
ENDING WORKING CAPITAL		(278,487)	(370,988)	(435,004)	(435,111)

(481,394)

ADOPTED	4 YEAR PLAN			
Fiscal Year 2019-2020	Fiscal Year 2020-2021	Fiscal Year 2021-2022	Fiscal Year 2022-2023	Fiscal Year 2023-2024
(481,394)	(579,566)	(610,117)	(590,668)	(571,618)
50,000	50,000	50,000	50,000	50,000
220,000	300,000	350,000	350,000	350,000
260,000	260,000	260,000	260,000	260,000
63,227	63,227	63,227	63,227	63,227
593,227	673,227	723,227	723,227	723,227
591,399	603,778	603,778	604,178	604,673
100,000	100,000	100,000	100,000	100,000
691,399	703,778	703,778	704,178	704,673
(98,172)	(30,551)	19,449	19,049	18,554

(579,566) (610,117) (590,668) (571,618) (553,064)

		History		Current		
		2016-2017	2017-2018	2018-2019	2018-2019	2018-2019
REVENUES		Actual	Actual	Budget	Amended	Estimated
550-4000-435560	FUEL SALES	172,770	149,679	220,000	220,000	200,000
550-4000-435570	SALES - TAXABLE	429	708	-	-	148
550-4000-439010	OVER/UNDER	-	4	-	-	-
Charges for Services Total:		173,199	150,391	220,000	220,000	200,148
550-4000-450010	INTERGOVERNMENTAL REVENUE	2,008,924	76,252	50,000	50,000	50,000
Intergovernmental Total:		2,008,924	76,252	50,000	50,000	50,000
550-4000-471560	EAST SIDE HANGAR RENTAL	37,649	36,856	52,000	52,000	40,000
550-4000-471562	WESTSIDE HANGAR RENTAL	11,010	20,718	14,000	14,000	12,320
550-4000-471564	BUILDING RENTAL	600	600	-	-	600
550-4000-471565	DAILY HANGAR RENTAL	7,685	3,640	9,000	9,000	9,000
550-4000-471567	TIE DOWN FEES	-	885	2,039	2,039	600
550-4000-471568	UTILITIES	2,030	1,865	2,019	2,019	-
550-4000-476310	DONATIONS/CONTRIBUTIONS	500	527	-	-	-
550-4000-478910	MISCELLANEOUS REVENUE	12,470	1,814	-	-	-
Miscellaneous Total:		71,944	66,904	79,058	79,058	62,520
550-4000-490101	TRANSFERS FROM GEN. FUND	250,000	250,000	250,000	250,000	250,000
550-4000-490123	TRANSFER FROM EDC	-	-	10,000	10,000	-
Other Financing Sources Total:		250,000	250,000	260,000	260,000	250,000
REVENUE Total:		2,504,067	543,548	609,058	609,058	562,668

ADOPTED	4 YEAR PLAN			
Fiscal Year 2019-2020	Fiscal Year 2020-2021	Fiscal Year 2021-2022	Fiscal Year 2022-2023	Fiscal Year 2023-2024
220,000	300,000	350,000	350,000	350,000
-	-	-	-	-
-	-	-	-	-
220,000	300,000	350,000	350,000	350,000
50,000	50,000	50,000	50,000	50,000
50,000	50,000	50,000	50,000	50,000
40,000	40,000	40,000	40,000	40,000
11,588	11,588	11,588	11,588	11,588
600	600	600	600	600
9,000	9,000	9,000	9,000	9,000
2,039	2,039	2,039	2,039	2,039
-	-	-	-	-
-	-	-	-	-
-	-	-	-	-
63,227	63,227	63,227	63,227	63,227
250,000	250,000	250,000	250,000	250,000
10,000	10,000	10,000	10,000	10,000
260,000	260,000	260,000	260,000	260,000
593,227	673,227	723,227	723,227	723,227

		History		Current		
		2016-2017	2017-2018	2018-2019	2018-2019	2018-2019
AIRPORT OPERATIONS		Actual	Actual	Budget	Amended	Estimated
501-5520-510010	EXEMPT WAGES	79,409	79,918	79,281	79,281	79,281
550-5520-510020	NON-EXEMPT WAGES	82,555	81,041	77,564	77,564	77,563
501-5315-510080	OVERTIME	5,303	4,249	4,500	4,500	4,500
501-5315-511100	GROUP HEALTH INSURANCE	15,787	22,624	19,588	19,588	19,588
501-5315-511120	PENSION CONTRIBUTION	11,304	13,307	12,778	12,778	12,778
550-5520-511128	PENSION EXPENSE - AUDIT	18,745	10,788	-	-	-
501-5315-511140	FICA TAX	9,570	9,907	10,003	10,003	10,003
501-5315-511150	MEDICARE TAX	2,238	2,317	2,339	2,339	2,339
501-5315-511160	WORKERS COMP INSURANCE	5,640	3,596	4,763	4,763	4,764
501-5315-511180	UNEMPLOYMENT TAX	125	648	1,000	1,000	1,000
Personal Services Total:		230,676	228,396	211,816	211,816	211,816
550-5520-522010	COMMUNICATIONS	1,824	2,324	2,500	2,500	2,500
550-5520-522043	TRAVEL AND TRAINING	9,309	6,859	10,000	10,000	10,000
550-5520-522050	MISC EXPENSE	3,880	3,787	2,200	2,200	2,200
550-5520-522080	INSURANCE & BONDS	8,506	13,683	11,558	11,558	11,558
550-5520-522241	MARKETING	1,960	952	5,000	3,405	5,000
550-5520-522300	EQUIPMENT RENTAL	-	550	-	-	-
550-5520-522320	COPYING EXPENSES	2,202	2,238	2,000	2,621	2,000
550-5520-522380	UTILITIES	38,679	30,742	31,000	31,000	31,000
550-5520-522440	POSTAGE	301	351	200	332	200
550-5520-522520	MEMBERSHIP & SUBSCRIPTION	7,196	9,006	12,000	12,000	12,000
550-5520-522626	MAINT-BUILDING	37,763	1,849	-	-	-
550-5520-522628	MAINT-OTHER	1,339	120	-	-	-
550-5520-522632	MAINT- APPARATUS/ BEACON	6,876	-	-	-	-
550-5520-522636	MAINT- VEHICLES	2,446	1,074	2,000	6,160	2,000
550-5520-522652	MAINT- TAXIWAY/RUNWAY/AP	91	-	-	-	-
550-5520-522653	MAINT-FENCES	9,423	1,632	-	-	-
550-5520-522655	MAINT-FUEL SYSTEM	3,199	789	4,000	4,000	4,000
550-5520-522810	OTHER SERVICES	-	2,003	-	382	-
550-5520-522840	INSPECTIONS FEE	-	-	250	250	250
550-5520-522920	BANK & CREDIT CARD SERVICES	3,832	4,246	6,000	6,000	6,000
Other Charges Total:		138,824	82,205	88,708	92,408	88,708
550-5520-533010	PROFESSIONAL SERVICE	2,055	28,538	5,000	840	5,000
Contractual Services Total:		2,055	28,538	5,000	840	5,000
550-5520-544001	OFFICE SUPPLIES	565	818	750	1,060	750
550-5520-544005	JANITOR SUPPLIES	603	530	400	400	400
550-5520-544010	SUPPLIES FOR RESALE	1,063	388	500	500	500
550-5520-544012	CLOTHING & LINENS	115	77	600	650	600
550-5520-544016	MOTOR FUEL & LUBE	1,179	1,960	2,000	2,000	2,000
550-5520-544018	FUEL DELIVERY	108,690	128,803	200,000	200,000	200,000
550-5520-544025	CHEMICALS	590	715	500	500	500
550-5520-544045	OTHER SUPPLIES	300	1,161	300	400	300
550-5520-548050	EQUIPMENT	17,876	3,390	5,000	5,000	5,000
Supplies Total:		130,982	137,844	210,050	210,510	210,050
550-5520-550100	CAPITAL OUTLAY	-	-	42,500	42,500	42,500
550-5520-554241	FUEL TRUCK	15,000	15,000	15,000	15,000	15,000
Capital Outlay Total:		15,000	15,000	57,500	57,500	57,500
550-5520-571010	DEPRECIATION	331,369	331,678	-	-	-
550-5520-571020	AMORTIZATION	2,000	2,000	-	-	-
Depreciation Total:		333,369	333,678	-	-	-
AIRPORT OPERATIONS TOTALS:		850,906	825,661	573,074	573,074	573,074

ADOPTED	4 YEAR PLAN				
Fiscal Year 2019-2020	Fiscal Year 2020-2021	Fiscal Year 2021-2022	Fiscal Year 2022-2023	Fiscal Year 2023-2024	
88,560	86,900	86,900	86,900	86,900	
79,115	77,563	77,563	77,563	77,563	
2,500	2,500	2,500	2,500	2,500	
20,356	20,788	20,788	21,188	21,188	
278	15,294	15,294	15,294	15,294	
-	-	-	-	-	
10,597	10,352	10,352	10,352	10,352	
2,421	2,421	2,421	2,421	2,421	
5,667	5,560	5,560	5,560	5,560	
505	1,000	1,000	1,000	1,495	
209,999	222,378	222,378	222,778	223,273	
2,500	2,500	2,500	2,500	2,500	
10,000	10,000	10,000	10,000	10,000	
2,200	2,200	2,200	2,200	2,200	
8,000	8,000	8,000	8,000	8,000	
5,000	5,000	5,000	5,000	5,000	
-	-	-	-	-	
2,200	2,200	2,200	2,200	2,200	
41,000	41,000	41,000	41,000	41,000	
200	200	200	200	200	
10,000	10,000	10,000	10,000	10,000	
5,000	5,000	5,000	5,000	5,000	
-	-	-	-	-	
-	-	-	-	-	
2,000	2,000	2,000	2,000	2,000	
-	-	-	-	-	
-	-	-	-	-	
4,000	4,000	4,000	4,000	4,000	
-	-	-	-	-	
250	250	250	250	250	
6,000	6,000	6,000	6,000	6,000	
98,350	98,350	98,350	98,350	98,350	
5,000	5,000	5,000	5,000	5,000	
5,000	5,000	5,000	5,000	5,000	
750	750	750	750	750	
400	400	400	400	400	
500	500	500	500	500	
600	600	600	600	600	
2,000	2,000	2,000	2,000	2,000	
240,000	240,000	240,000	240,000	240,000	
500	500	500	500	500	
300	300	300	300	300	
-	-	-	-	-	
245,050	245,050	245,050	245,050	245,050	
15,000	15,000	15,000	15,000	15,000	
18,000	18,000	18,000	18,000	18,000	
33,000	33,000	33,000	33,000	33,000	
-	-	-	-	-	
-	-	-	-	-	
-	-	-	-	-	
591,399	603,778	603,778	604,178	604,673	

		History		Current		
AIRPORT GRANT EXPENDITURES		2016-2017 Actual	2017-2018 Actual	2018-2019 Budget	2018-2019 Amended	2018-2019 Estimated
550-5522-522624	MAINT- STREETS & IMPROVEMENTS	-	-	36,000	3,714	30,000
550-5522-522626	MAINT-BUILDING	-	11,916	25,000	25,000	-
550-5522-522628	MAINT-OTHER	-	896	2,000	2,000	2,000
550-5522-522632	MAINT-APPARATUS/BEACON	-	31,782	21,000	21,000	21,000
550-5522-522636	MAINT-VEHICLES	-	-	-	107	514
550-5522-522652	MAINT-TAXIWAY/RUNWAY/APRON	-	-	1,000	1,000	1,000
550-5522-522653	MAINT-FENCES	-	64	13,000	5,000	9,200
550-5522-522655	MAINT-FUEL SYSTEM	-	1,675	2,000	10,000	4,000
Other charges Total:		-	46,332	100,000	67,821	67,714
550-5522-533010	PROFESSIONAL SERVICES	-	4,470	-	32,286	32,286
Professional Services Total:		-	4,470	-	32,286	32,286
501-5315-550100	CAPITAL OUTLAY	-	51,694	-	-	-
Capital outlay Total:		-	51,694	-	-	-
AIRPORT GRANT TOTALS:		-	102,496	100,000	100,107	100,000

ADOPTED	4 YEAR PLAN			
Fiscal Year 2019-2020	Fiscal Year 2020-2021	Fiscal Year 2021-2022	Fiscal Year 2022-2023	Fiscal Year 2023-2024
25,000	25,000	25,000	25,000	25,000
10,000	10,000	10,000	10,000	10,000
-	-	-	-	-
60,000	60,000	60,000	60,000	60,000
-	-	-	-	-
1,000	1,000	1,000	1,000	1,000
2,000	2,000	2,000	2,000	2,000
2,000	2,000	2,000	2,000	2,000
100,000	100,000	100,000	100,000	100,000
-	-	-	-	-
-	-	-	-	-
-	-	-	-	-
-	-	-	-	-
-	-	-	-	-
100,000	100,000	100,000	100,000	100,000

ORDINANCE NO. 2019-39

AN ORDINANCE MAKING APPROPRIATIONS FOR THE SUPPORT OF THE CITY OF WESLACO FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2019 AND ENDING SEPTEMBER 30, 2020; APPROPRIATING MONEY TO A SINKING FUND TO PAY INTEREST AND PRINCIPAL ON THE CITY'S INDEBTEDNESS; AND ADOPTING THE ANNUAL BUDGET FOR THE CITY OF WESLACO, TEXAS, FOR THE 2019-2020 FISCAL YEAR.

WHEREAS, the budget appended here as Exhibit A, for the fiscal year beginning October 1, 2019, and ending September 30, 2020, was duly presented to the City Commission by the City Manager, that due and timely public notice that a Public Hearing on such budget would be held on September 03, 2019, was given and made in accordance with state law and within the time limits set forth by law; that such Public Hearing was held in accordance with the law on September 03, 2019; now therefore,

BE IT ORDAINED BY CITY OF WESLACO, TEXAS:

SECTION 1. That the appropriations for the fiscal year beginning October 1, 2019, and ending September 30, 2020, for the support of the general government of the City of Weslaco, Texas be fixed and determined for said terms in accordance with the expenditures shown in the City's Fiscal Year 2019-2020 Budget, a copy of which is appended hereto as Exhibit A;

SECTION 2. That the Budget, as shown in words and figures in Exhibit A, is hereby approved in all respects and adopted as the City's Budget for the fiscal year beginning October 1, 2019 and ending September 30, 2020.

SECTION 3. That there is hereby appropriated the amount shown in said budget necessary to provide for a sinking fund for the payment of the principal and interest and the retirement of the bonded debt requirements of Fiscal 2019-2020 of the City of Weslaco.

PASSED AND APPROVED on first reading at a regular meeting of the City Commission this 17th day of September 2019.

PASSED AND APPROVED on second reading at a regular meeting of the City Commission this _____ day of _____, 2019.

CITY OF WESLACO

David Suarez, **MAYOR**

ATTEST:

Myra Ayala, **CITY SECRETARY**

APPROVED AS TO FORM:

Juan E. Gonzalez, **CITY ATTORNEY**



Standardized Agenda Request Form

Date of Meeting: September 17, 2019		Agenda Item No. (to be assigned by CSO): 2019-2768
From:		
Subject: Discussion and consideration to approve Ordinance 2019-40 adopting and levying ad valorem tax rate for the 2019-2020 fiscal year and authorize the Mayor to execute any related documents. First Reading of Ordinance 2019-40. ROLL CALL VOTE REQUIRED. Possible action. (Staffed by Finance Department.)		
Background: The original "proposed tax rate of \$0.6967 was discussed at two Public Hearings held on September 3rd and September 10th. This issue of adopting a final tax rate for Fiscal Year 2019-2020, as well as adjustments to the proposed budget, was discussed on the special call meeting of September 10, 2019. It is the consensus of the Commission to adopt a tax rate of \$0.6967 per \$100 valuation taking into consideration of an increase of \$.03 for drainage improvements that the citizens approved in May 2019. This rate will provide more revenue by \$639,611 than last year's levy.		
Funding Source (budget code, if applicable):		
Amount:	Term of Impact:	Identified in Current Budget:
Additional Action Prompted: Mayor's Signature Ordinance - First Reading		
If item previously considered, provide date and action by Commission:		
If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners: Public Hearing notice published in the Advance News Journal on August 28, 2019		
Advisory Review, if any (name of board/committee, date of action, recommendation):		
Vidal Roman	Created/Initiated	
Vidal Roman	Approved	
Mike Perez	Final Approval	
City Manager Comments: Approve.		
Staff Recommendation:		
Attachments, if any: O2019-40 adopt ad valorem tax rate		
Responsibilities upon Approval:		



Standardized Agenda Request Form

Date of Meeting: September 17, 2019		Agenda Item No. (to be assigned by CSO): 2019-2768
From:		
Subject: Discussion and consideration to approve Ordinance 2019-40 adopting and levying ad valorem tax rate for the 2019-2020 fiscal year and authorize the Mayor to execute any related documents. First Reading of Ordinance 2019-40. ROLL CALL VOTE REQUIRED. Possible action. (Staffed by Finance Department.)		
Background: The original "proposed tax rate of \$0.6967 was discussed at two Public Hearings held on September 3rd and September 10th. This issue of adopting a final tax rate for Fiscal Year 2019-2020, as well as adjustments to the proposed budget, was discussed on the special call meeting of September 10, 2019. It is the consensus of the Commission to adopt a tax rate of \$0.6967 per \$100 valuation taking into consideration of an increase of \$.03 for drainage improvements that the citizens approved in May 2019. This rate will provide more revenue by \$639,611 than last year's levy.		
Funding Source (budget code, if applicable):		
Amount:	Term of Impact:	Identified in Current Budget:
Additional Action Prompted: Mayor's Signature Ordinance - First Reading		
If item previously considered, provide date and action by Commission:		
If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners: Public Hearing notice published in the Advance News Journal on August 28, 2019		
Advisory Review, if any (name of board/committee, date of action, recommendation):		
Vidal Roman	Created/Initiated	
Vidal Roman	Approved	
Mike Perez	Final Approval	
City Manager Comments: Approve.		
Staff Recommendation:		
Attachments, if any: O2019-40 adopt ad valorem tax rate		
Responsibilities upon Approval:		

ORDINANCE NO. 2019-40

AN ORDINANCE LEVYING AN AD VALOREM TAX ON ALL TAXABLE PROPERTY WITHIN THE CITY OF WESLACO, TEXAS FOR THE TAX YEAR 2019, FIXING THE TAX RATE FOR THE USE AND SUPPORT OF THE GENERAL GOVERNMENT AND FOR THE INTEREST AND SINKING FUND FOR THE REDEMPTION OF BONDS AND OTHER INDEBTEDNESS OF THE CITY OF WESLACO, TEXAS, AND FIXING A LIEN ON ALL TAXABLE PROPERTY.

BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF WESLACO, TEXAS:

I.

THAT, there is hereby levied and there shall be collected for the use and support of the municipal government of the City of Weslaco for the 2019-2020 fiscal year, upon all property, real, personal and mixed, within the corporate limits of said City subject to taxation, a tax of **\$0.6967** on each \$100 valuation of property, said tax being so levied and apportioned to the specific purposes here set forth:

- a. Maintenance and operation of the General Government (General Fund) for fiscal year 2019-2020, **\$0.5109** on each \$100 valuation of property.
- b. Interest and sinking fund for debt service payments for fiscal year 2019-2020, **\$0.1858** on each \$100 valuation of property for the purpose of paying interest on and providing a sinking fund for the redemption of outstanding indebtedness of the City of Weslaco.

II.

THAT there is hereby fixed on each and every item of taxable property a lien for the purpose of securing the payment of the taxes assessed thereon, and said lien shall continue to exist against any item of property against which a tax is assessed here under until such tax, together with all interest shall be paid.

III.

IF, any person shall neglect or refuse to pay the taxes herein imposed on him or his property, on or before January 31, 2020 the tax collector shall apply the following schedule of penalty and interest rates for use in calculating the total amount due on delinquent tax bills:

February 2019	7.0%
March 2019	9.0%
April 2019	11.0%
May 2019	13.0%
June 2019	15.0%

July 2019

18.0%

PASSED AND APPROVED on first reading at a regular meeting of the City Commission this 17th day of September 2019.

PASSED AND APPROVED on second reading at a meeting of the City Commission this _____ day of September 2019.

CITY OF WESLACO

David Suarez, **MAYOR**

ATTEST:

Myra Ayala, **CITY SECRETARY**

APPROVED AS TO FORM:

Juan E. Gonzalez, **CITY ATTORNEY**



Standardized Agenda Request Form

Date of Meeting: September 17, 2019		Agenda Item No. (to be assigned by CSO): 2019-2795
From:		
Subject: Discussion and consideration to approve the Economic Development Corporation of Weslaco annual budget and work plan for fiscal year 2019-2020. Possible action. (Requested by Weslaco Economic Development Corporation.)		
Background:		
Funding Source (budget code, if applicable):		
Amount:	Term of Impact:	Identified in Current Budget:
Additional Action Prompted:		
If item previously considered, provide date and action by Commission:		
If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners:		
Advisory Review, if any (name of board/committee, date of action, recommendation):		
Aida Vega Mike Perez		Created/Initiated Final Approval
City Manager Comments: Approve to include funds in the amount of \$10,000 be allocated for tables and chairs for the Weslaco Economic Development Conference Room.		
Staff Recommendation:		
Attachments, if any: EDC 2019-2020 APPROVED BUDGET		
Responsibilities upon Approval:		

ECONOMIC DEVELOPMENT CORPORATION OF WESLACO
2019-2020 Budget

	Approved 7/24/19
CARRYOVER FUNDS - GENERAL ACCOUNT	5,976,851.17
Income	
Sales Tax Income	
Sales Tax Income	3,366,000.00
Interest Income	
CD Interest - Compass (12/24 Months)	1,000.00
Interest Revenue- Ckg. Int.	28,000.00
Rental Income	
Weslaco Area Chamber of Commerce (1,677x12)	20,124.00
UTRGV Sub-Lease thru August 15, 2028 (\$17,780.57 x 12)	213,367.00
BVEC Reservation Rental Fees	7,000.00
Texas Aviation Academy Flight School (\$1,000 x 9)	9,000.00
Property Sales	
LRGVDC-Interest & Principal (10,312 x 12)	123,744.00
LF Trinity (Project Fire)	40,000.00
CIL Properties (1,763.02 x 4)	101,844.00
Valley Striping - Mid-Valley Dr (\$863.16 x 12)	10,358.00
Alfresco & 4th of July / Sponsorship & Vendor Income Fees	
Alfresco Downtown Vendor Fees	10,000.00
Alfresco Downtown Sponsorship Fees	250.00
4th of July Vendor Income	2,775.00
4th of July Sponsorship Income	14,500.00
Other Sponsorships Received	
Other Income	
Late Fee Income	1,000.00
Reimbursements	1,000.00
Weslaco Merchants - Digital Billboard Income	2,800.00
City of Weslaco (SDI) - 380 Assignment (Annual) \$2,300,000. 3/1/2030	237,310.00
Miscellaneous/Other Income	1,000.00
UTRGV - 100% Reimbursement of Janitorial / Basic Essentials	40,000.00
Total Income	4,231,072.00
Expenses	
Operating Expenses	
Gross Wages	324,000.56
Payroll Taxes & Employee Benefits	66,361.55
Dues/Subscriptions/Membership	28,000.00
EDC Sponsorships	25,700.00
Internships (Stipened)	1,200.00
Office Supplies	3,500.00
Office Expenses (Computer & Laptop)	10,000.00
Website Hosting & Mgmt	1,800.00
Contractual Fees	30,000.00
* Smartcom telephone	3,350.00
* Maverick Shredding	1,398.00
* Belia Santos dba Bee's Janitorial Services	54,000.00
* Mid Valley Pest Control	700.00
* Mechanical Star Systems	8,600.00
Professional Fees - Other	5,000.00
Legal	35,000.00
CPA Fees	18,000.00
Audit Fees	14,500.00
Subdivision Property Cost	300,000.00
Telephone , Wireless Tablets & Cell Phones	10,000.00
Utilities - Electricity	15,000.00
Repairs & Maintenance	30,800.00
Property Taxes	20,000.00
Insurance Policies	25,000.00
Automobile Expense	3,500.00
Travel Expense	17,000.00
Staff Expense	15,000.00
Board Expense	15,000.00
Alfresco Marketing Expenses	
Promotion - Alfresco Weslaco	15,000.00
Annual Event Expense	
Christmas Tree Ornaments	2,000.00

ECONOMIC DEVELOPMENT CORPORATION OF WESLACO
2019-2020 Budget

	Approved 7/24/19
CARRYOVER FUNDS - GENERAL ACCOUNT	5,976,851.17
4th of July	2,000.00
General Marketing Advertising	
Marketing/Advertising	65,500.00
Trade Shows	18,000.00
Training for Companies	96,000.00
Matching funds grant from TWC (STC)	21,000.00
Workforce for Business (STC)	75,000.00
Debt Service	785,139.00
Debt Services - Bonds	
\$1,155,000 Sales Tax Rev Bds Taxable Ser 2012-(BVEC Phase II)	131,440.00
\$1,290,000 Sale Tax Rev Bds, Tax-Exempt, Series 2011 B	344,104.00
\$2,870,000 Bond Series 2012 (New) 12/20/12	309,595.00
Downtown Incentive Grants	100,000.00
Weslaco 100 Grant	50,000.00
Promotion Façade Grant	50,000.00
Landscape Activities	75,500.00
TLC Maintenance - BVEC - City Hall Grounds	14,000.00
Downtown Heart of Weslaco	10,000.00
Expressway - Maintenance & Beautification (Guerra Const)	40,000.00
Landscaping & Beautification - Other	1,500.00
Brick Pavers	10,000.00
Grant Funding Projects	
VIDA	70,000.00
LRGVDC/South Texas Transportation Project-JAG	39,000.00
City of Weslaco Mid Valley Airport Non-Primary Entitlement Grant Assistance	89,000.00
City of Weslaco (Equipment & Operators for Drainage)	207,734.00
Under Pass Lighting	100,000.00
Business Incentives	
Wal-Mart Neighborhood Store on 18th & Texas (\$900,000)	125,000.00
Smile, Inc. (\$75,000)	15,000.00
Tower Theater - Phase II (Project Rise)	30,000.00
R5 Eateries (Bar B-Cuties) \$160,000	13,333.00
Kapal (\$255,192)	69,564.00
Rio Precision Machine & Welding (Project Knob)	20,700.00
Coastal Deli / Jason's Deli (Project Bob)	44,767.00
Domain Dev. Corp. (Project Catherine) \$350,000	350,000.00
RGV Solar Power Systems Incentive (Project Sol)	25,000.00
Trinity MEP Engineering LLC (Project Fire & Water)	33,546.00
Other Expenses	
City of Weslaco from UTRGV-CIC Rent	103,812.00
UTRGV - CIC Basic Essentials Expenses	5,000.00
MV Airport / EDC Hangar Land Lease Rent	576.00
Miscellaneous - Other	4,000.00
Meals - Promotion/Prospects	2,500.00
Future Projects	
Industrial Park (Project Park)	1,000,000.00
City's Sports Complex \$500,000	100,000.00
BVEC Operation Expenses	
BVEC Operations Costs	7,500.00
Contract Labor -BVEC	2,600.00
Opportunity Fund *	300,000.00
Total Expense	5,000,081.11
Net Revenues (Expenditures)	(789,009.11)
AVAILABLE CARRYOVER FUNDS - END OF YEAR	5,207,842.06