A REGULAR MEETING
OF THE WESLACO CITY COMMISSION
TUESDAY, DECEMBER 15, 2020

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, December 15, 2020 at 5:30 pm pursuant to Section 551.045 of the Texas Open Meetings Act.

A temporary suspension of the Open Meetings Act to allow telephone or videoconference public meetings has been granted by Governor Greg Abbott. In conjunction with the guidance and provisions provided by the Governor and in order to advance the public health goal of limiting face-to-face meetings to slow the spread of the Coronavirus (COVID-19), there will be a **limit of twenty-five (25) in person attendance to include staff and the governing body.** These actions are being taken to mitigate the spread of COVID-19 by avoiding meetings that bring a large group setting and in accordance with Section 418.016 of the Texas Government Code. The meeting will be recorded and uploaded to the City website following the conclusion of the meeting.

Telephonic conferencing capabilities will be utilized to allow member of the public to participate remotely via Toll Free Dial In Number: 1-877-853-5247; Meeting ID: 946 1533 4573.

Members of the public who wish to participate in Public Comment on an agenda item must send their name, address and phone number via email to nacantu@weslacotx.gov by 12:00 pm on December 15, 2020. A staff member will contact you with instructions via phone call to address your public comments.

I. CALL TO ORDER

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

II. PRESENTATION

A. Presentation by Inframark on the Annual Maintenance and Repair Cap underspent funds in the amount of $7,888.58. (Requested by Inframark.)

III. REPORTS

A. Presentation from Emergency Operations Center (EOC) and discussion on related matters with COVID-19 and vaccinations. (Staffed by EOC.)

IV. 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.

V. PUBLIC HEARING

A. To solicit input on behalf of Israel Lee Rivas to rezone 1402 W Sugarcane Dr. Also being 6.06 acres out of the East 13.49 acres of Farm Tract 141, Block 161, West Tract Subdivision, Hidalgo County, Texas from R-1 One-family dwelling district to R-2 Duplex and apartment district.

B. To solicit input on behalf of Petra Garza to rezone 1819 N. Border Ave. Also being 1 acre out East 170'-N256.23' of Farm Tract 131, Block 162, West and Adams Tract, Hidalgo County, Texas from R-1 One-family dwelling district to R-2 Duplex and apartment district.

C. To solicit input on the proposed demolition order for unoccupied building located at 101 S. Kansas,, Lots 24-25, Block C, Weslaco Original Townsite, an addition to the City of Weslaco, Hidalgo County, Texas as dilapidated, substandard, unfit for human habitation and hazard to the health, safety and welfare of the citizens of the City of Weslaco as per Weslaco Code of Ordinances Chapter 26 Article VIII Unsanitary & Dangerous Buildings, §26-225.

D. To solicit input on the proposed demolition order for unoccupied building located at 123 N. Missouri St.,Lot 15, Block 15, Stallworth, an addition to the City of Weslaco, Hidalgo County, Texas as dilapidated, substandard, unfit for human habitation and hazard to the health, safety and welfare of the citizens of the City of Weslaco as per Weslaco Code of Ordinances Chapter 26 Article VIII Unsanitary & Dangerous Buildings, §26-225.

E. To solicit input on the proposed demolition order for unoccupied building located at 117 Zamora, Lots 25-26, Block 4, Guadalupe Subdivision, an addition to the City of Weslaco, Hidalgo County, Texas as dilapidated, substandard, unfit for human habitation and hazard to the health, safety and welfare of the citizens of the City of Weslaco as per Weslaco Code of Ordinances Chapter 26 Article VIII Unsanitary & Dangerous Buildings, §26-225.

F. To solicit input on the proposed demolition order for unoccupied building located at 716 E. Shane, lots 7-8, Block 1 Ramon, an addition to the City of Weslaco, Hidalgo

County, Texas as dilapidated, substandard, unfit for human habitation and hazard to the health, safety and welfare of the citizens of the City of Weslaco as per Weslaco Code of Ordinances Chapter 26 Article VIII Unsanitary & Dangerous Buildings, §26-225.

G. To solicit input on the proposed demolition order for unoccupied building located at 312 N. Cedro Lot 5, Block 6, Northside, an addition to the City of Weslaco, Hidalgo County, Texas as dilapidated, substandard, unfit for human habitation and hazard to the health, safety and welfare of the citizens of the City of Weslaco as per Weslaco Code of Ordinances Chapter 26 Article VIII Unsanitary & Dangerous Buildings, §26-225.

H. To solicit input on the proposed demolition order for unoccupied building located at 2219 N. Texas Blvd. All of Lots 1&2, San Francisco Subdivision an addition to the City of Weslaco, Hidalgo County, Texas as dilapidated, substandard, unfit for human habitation and hazard to the health, safety and welfare of the citizens of the City of Weslaco as per Weslaco Code of Ordinances Chapter 26 Article VIII Unsanitary & Dangerous Buildings, §26-225.

VI. 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 of the Regular Meeting on December 1, 2020. (Staffed by City Secretary Department.) Attachment.

B. Approval of the Memorandum of Understanding (MOU) between Weslaco Police Department and BCFS Health and Human Services (BCFS HHS) and other the Mayor to execute any related documents. (Staffed by Police Department.) Attachment

C. Approval on ratification of second amendment to the Cares Act Interlocal Cooperation Agreement between County of Hidalgo and Cities in Hidalgo County and authorize the Mayor to execute any related documents. (Staffed by City Manager.) Attachment

D. Approval of volunteer work proposed by Brad Swinnea to clean and paint the Harlon Block Iwo Jima Memorial located at the Texas National Guard Armory on Vo-tech Drive and authorize the Mayor to execute any related documents. (Staffed by Parks and Recreation.) Attachment

E. Approval to terminate a Weslaco Mid Valley Airport Ground Lease Agreement with Tenant John M. Pate for Hanger W2 and approval of a Weslaco Mid Valley Ground

Lease Agreement with Tenant Arthur E. Beckwith for Hangar W2 and authorize the Mayor to execute any related documents. (Staffed by Airport Department.) Attachment

VII. APPOINTMENTS

A. Discussion and consideration on Resolution 2020-37 appointing five members to the Planning and Zoning Commission and authorize the Mayor to execute any related documents. Possible action. (This item was tabled November 17 and December 1, 2020; staffed by Planning and Code Enforcement Department.) Attachment

VIII. OLD BUSINESS

A. Discussion and consideration to revoke the Conditional Use Permit for Sr Mostacho located at 2307 W Interstate 2. Suite A, also being Lot 4, Town Center Subdivision Lots 2-9, Weslaco Original Townsite, Weslaco, Hidalgo County, Texas for violating approved conditions and authorize the Mayor to execute any related documents. Possible action. (There was no action December 1, 2020; staffed by Planning & Code Enforcement Department.) Attachment

B. Discussion and consideration to accept, open, award or reject the sole proposal received for Grease Trap Waste Collection for the city from Liquid Environmental Solutions and authorize the Mayor to execute any related documents. Possible action. (Action on November 17, 2020 open, evaluate and back for recommendation; staffed by Planning and Code Enforcement Department.) Attachment

IX. NEW BUSINESS

A. Discussion and consideration to approve the official 2020 Tax Roll totals as prepared by Hidalgo County Tax Assessor and Collector per section 26.09(e) of the Texas Property Tax Code and authorize the Mayor to execute any related documents. Possible action. (Staffed by Finance Department.) Attachment

B. Discussion and consideration to approve change order #3 for the Pleasantview & 11th St Drainage Improvements Project and authorize the Mayor to execute any related documents. Possible action. (Staffed by Engineering Department.) Attachment

C. Discussion and consideration to approve proposed Change Order #4 for the Pleasantview & 11th St Drainage Improvements project and authorize Mayor to execute any related documents. Possible action. (Staffed by Engineering Department.) Attachment

D. Discussion and consideration to purchase extended warranty for six residential and five commercial garbage trucks in the amount of $49,742.00 and approve Ordinance 2020-37 for a budget amendment for the purchase of residential and commercial garbage units (approved on 12/1/20) in the total amount of $3,260,276.17 and authorize the Mayor to execute any related documents. First reading of Ordinance 2020-37. Possible action. (Staffed by Public Works Department.) Attachment

E. Discussion and consideration to approve the best value for the most advantageous bid to purchase a front-end wheel Loader for air burner operations and consider Ordinance 2020-38 a budget amendment in the amount not to exceed $140,878.32 and authorize the Mayor to execute any related documents. First reading of Ordinance 2020-38. Possible action. (Staffed by Public Works Department.) Attachment

F. Discussion and consideration on request from City of Mercedes for a thirty-day extension from January 4, 2021 to February 3, 2021 on the terminated Interlocal Agreement regarding housing of prisoners at City of Weslaco's Municipal Jail and authorize the Mayor to execute any related documents. Possible action. (Staffed by Police Department.) Attachment

G. Discussion and consideration of Project "Tower of Honor: Weslaco's Legacy of Military Heroes" not to exceed $24,500 and direct staff to prepare and present a resolution to appoint a committee and authorize the Mayor to execute any related documents. Possible action. (Staffed by Parks & Recreation Department.) Attachment

H. Discussion and consideration to accept the proposal from UTSA- Center for Urban and Regional Planning Research for preparation of amendments to the Weslaco 2040 Comprehensive Plan and authorize the Mayor to execute any related documents. Possible action. (Staffed by Planning & Code Enforcement Department.) Attachment

I. Discussion and consideration after public hearing on behalf of Israel Lee Rivas to approve Ordinance 2020-39 a rezone request for 1402 W Sugarcane Dr. also being 6.06 acres out of the East 13.49 acres of Farm Tract 141, Block 161, West Tract Subdivision, Hidalgo County, Texas from R-1 One-family dwelling district to R-2 Duplex and apartment district, and authorize the Mayor to execute any related documents. First reading on Ordinance 2020-39. Possible action. (Staffed by Planning & Code Enforcement Department.) Attachment

J. Discussion and consideration after public hearing on behalf of Petra Garza to approve Ordinance 2020-40 a rezone request for 1819 N. Border Ave. also being 1 acre out East 170'-N256.23' of Farm Tract 131, Block 162, West and Adams Tract, Hidalgo County, Texas from R-1 One-family dwelling district to R-2 Duplex and apartment district and authorize the Mayor to execute any related documents. First reading on Ordinance 2020-40. Possible action. (Staffed by Planning & Code Enforcement

Department.) Attachment

K. Discussion and consideration for the Final Plat for Viridian Estates– being a 19.599 acre land out of the North 20 acres of Farm Tract 193, West Tract Subdivision, Weslaco, Hidalgo County, Texas located approximately 1,980' North of mile 10 North east of Mile 6 West and authorize the Mayor to execute any related documents. Possible action. (Staffed by Planning & Code Enforcement Department.) Attachment

L. Discussion and consideration for the Final Plat for MMN # 1 – being the south 5.00 acre of the east 20 acres of Farm Tract 98, West Tract Subdivision, Weslaco, Hidalgo County, Texas located approximately the southwest corner of Mile 1/2W Rd. and Olivarez St. and authorize the Mayor to execute any related documents. Possible action. (Staffed by Planning & Code Enforcement Department.) Attachment

M. Discussion and consideration for the Final Plat for The Woods Subdivision– being a 0.75 gross acre out of Farm Tract 1076, West and Adams Tract Subdivision, Weslaco, Hidalgo County, Texas located approximately 600 ft west of FM 1015 along the North side of Hernandez St, and authorize the Mayor to execute any related documents. Possible action. (Staffed by Planning & Code Enforcement Department.) Attachment

N. Discussion and consideration on the variance request on the rear setback for Verona Subdivision– being a 20 acres out of Farm Tract 1038, West and Adams Tract Subdivision, Weslaco, Hidalgo County, Texas located approximately 1800 ft. North of Mile 8 on FM 1015, and authorize the Mayor to execute any related documents. Possible action. (Staffed by Planning & Code Enforcement Department.) Attachment

O. Discussion and consideration after public hearing to authorize the demolition order for an unoccupied building located at 101 S. Kansas,, Lots 24-25, Block C, Weslaco Original Townsite, an addition to the City of Weslaco, Hidalgo County, Texas as dilapidated, substandard, and unfit for human habitation and hazard to the health, safety and welfare of the citizens of the City of Weslaco as per Weslaco Code of Ordinances Chapter 26 Article VIII Unsanitary & Dangerous Buildings, §26-225 and authorize the Mayor to execute any related documents. Possible action. (Staffed by Planning and Code Enforcement Department.) Attachment

P. Discussion and consideration after public hearing to authorize the demolition order for an unoccupied building located at 123 N. Missouri St.,Lot 15, Block 15, Stallworth, an addition to the City of Weslaco, Hidalgo County, Texas as dilapidated, substandard, and unfit for human habitation and hazard to the health, safety and welfare of the citizens of the City of Weslaco as per Weslaco Code of Ordinances Chapter 26 Article VIII Unsanitary & Dangerous Buildings, §26-225 and authorize the Mayor to execute any related documents. Possible action. (Staffed by Planning and Code Enforcement Department.) Attachment

Q. Discussion and consideration after public hearing to authorize the demolition order for

an unoccupied building located at 117 Zamora, Lots 25-26, Block 4, Guadalupe Subdivision, an addition to the City of Weslaco, Hidalgo County, Texas as dilapidated, substandard, and unfit for human habitation and hazard to the health, safety and welfare of the citizens of the City of Weslaco as per Weslaco Code of Ordinances Chapter 26 Article VIII Unsanitary & Dangerous Buildings, §26-225 and authorize the Mayor to execute any related documents. Possible action. (Staffed by Planning and Code Enforcement Department.) Attachment

R. Discussion and consideration after public hearing to authorize the demolition order for an unoccupied building located at 716 E. Shane, lots 7-8, Block 1 Ramon, an addition to the City of Weslaco, Hidalgo County, Texas as dilapidated, substandard, and unfit for human habitation and hazard to the health, safety and welfare of the citizens of the City of Weslaco as per Weslaco Code of Ordinances Chapter 26 Article VIII Unsanitary & Dangerous Buildings, §26-225 and authorize the Mayor to execute any related documents. Possible action. (Staffed by Planning and Code Enforcement Department.) Attachment

S. Discussion and consideration after public hearing to authorize the demolition order for an unoccupied building located at 312 N. Cedro Lot 5, Block 6, Northside, an addition to the City of Weslaco, Hidalgo County, Texas as dilapidated, substandard, and unfit for human habitation and hazard to the health, safety and welfare of the citizens of the City of Weslaco as per Weslaco Code of Ordinances Chapter 26 Article VIII Unsanitary & Dangerous Buildings, §26-225 and authorize the Mayor to execute any related documents. Possible action. (Staffed by Planning and Code Enforcement Department.) Attachment

T. Discussion and consideration after public hearing to authorize the demolition order for an unoccupied building located at 2219 N. Texas Blvd. All of Lots 1&2, San Francisco Subdivision, an addition to the City of Weslaco, Hidalgo County, Texas as dilapidated, substandard, and unfit for human habitation and hazard to the health, safety and welfare of the citizens of the City of Weslaco as per Weslaco Code of Ordinances Chapter 26 Article VIII Unsanitary & Dangerous Buildings, §26-225 and authorize the Mayor to execute any related documents. Possible action. (Staffed by Planning and Code Enforcement Department.) Attachment

X. 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 or 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. Contract Negotiations – Discussion with the City Manager and City Attorney relating to the City's rights, duties, privileges, and obligations in connection to the Collective Bargaining Agreement with the Fire Union (IAFF-WFFA Local 3207) as authorized by section §551.071 of the Texas Government Code.

C. Legal Consultation -- Consultation with City Attorney regarding Christopher De Leon as authorized by section §551.071 of the Texas Government Code.

D. Legal Consultation - Consultation with City Attorney regarding contract deed on Estate of Gilberto Garza and naming the North Side Park on Mile 11th North as authorized by section §551.071 of the Texas Government Code.

E. Legal Consultation - Consultation with City Attorney regarding potential litigation relating to Walmart incident as authorized by section §551.071 of the Texas Government Code.

F. Legal Consultation - Consultation with City Attorney regarding possible hiring of an Attorney as legal counsel relating to Texas Parks & Wildlife easement issue for Pleasantview & 11th Street Drainage Improvements project as authorized by section §551.071 of the Texas Government Code.

G. Economic Development - Consultation with City Attorney regarding financial offer or other incentives for Project Myra as authorized by section §551.087 of the Texas Local Government Code.

H. Real Property - Consultation with City Attorney on the purchase, sale, exchange, lease or value of real property located at Mid Valley Airport, 1901 Joe Stephens relating to Hanger B as authorized by section §551.072 of the Texas Government Code.

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

XI. POSSIBLE ACTION ON WHAT IS DISCUSSED IN EXECUTIVE SESSION

XII. 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 11th day of December 2020 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/ Norma A. Cantu, City Secretary

NOTE: If any accommodation for a disability is required, please notify the City Secretary Department at (956) 968-3181, Ext. 1001 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:

Standardized Agenda Request Form

Date of Meeting: December 15, 2020	**Agenda Item No.** (to be assigned by CSO)**:** 2020-3718
From:	
Subject: Certification of Public Notice.	
Background: Call to Order, includes the following: A. Certification of Public Notice. B. Invocation. C. Pledge of Allegiance. D. Mayoral Recognition. E. Roll Call.	
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)**:**		
Norma Cantu Aida Vega Mike Perez	Created/Initiated Approved Final Approval	
City Manager Comments: Approve.		
Staff Recommendation: A. Mayor will Call to Order and certify Public Notice. B. Pastor Ray Sanchez from First Baptist Church will lead the invocation. C. Mayor will lead Pledge of Allegiance; Mayor Pro-Tem may lead Texas Flag. D. Mayoral Recognition. E. City Secretary will call roll. Four or more Commissioners present constitute a Quorum; otherwise, no action may be taken.		
Attachments, if any: Pledge & Mission 2020 updated		
Responsibilities upon Approval:		

City of Weslaco

"The City on the Grow"

David Suarez, Mayor
Leo Muñoz, Mayor Pro-Tem, District 1
Greg Kerr, Commissioner, District 2
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: December 15, 2020	**Agenda Item No.** (to be assigned by CSO)**:** 2020-3852	
From:		
Subject: Presentation by Inframark on the Annual Maintenance and Repair Cap underspent funds in the amount of $7,888.58. (Requested by Inframark.)		
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:		
Responsibilities upon Approval:		

Standardized Agenda Request Form

Date of Meeting: December 15, 2020	**Agenda Item No.** (to be assigned by CSO)**:** 2020-3853	
From:		
Subject: Presentation from Emergency Operations Center (EOC) and discussion on related matters with COVID-19 and vaccinations. (Staffed by EOC.)		
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:		
Responsibilities upon Approval:		

Standardized Agenda Request Form

Date of Meeting: December 15, 2020	**Agenda Item No.** (to be assigned by CSO)**:** 2020-3823
From: Rebekah De La Fuente	
Subject: To solicit input on behalf of Israel Lee Rivas to rezone 1402 W Sugarcane Dr. Also being 6.06 acres out of the East 13.49 acres of Farm Tract 141, Block 161, West Tract Subdivision, Hidalgo County, Texas from R-1 One-family dwelling district to R-2 Duplex and apartment district.	
Background: The applicant is requesting to rezone property from R-1 One-family dwelling district to R-2 Duplex and apartment district. Thirty-six (36) property owners within 200 feet of the applicant's property were notified by letter on November 20, 2020.	
Funding Source (budget code, if applicable)**:**	

Amount:	Term of Impact:	Identified in Current Budget:

Additional Action Prompted: 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 City Commission appeared in The Monitor on November 16, 2020.	
Advisory Review, if any (name of board/committee, date of action, recommendation)**:** The Planning & Zoning Commission recommended approval of the rezone request based on the surrounding area at the regular meeting of December 2, 2020	
Kayla Arevalo Rebekah De La Fuente Mike Perez	Created/Initiated Approved Final Approval
City Manager Comments: Solicit public comments.	
Staff Recommendation: Staff recommends denial based on 2040 land use map.	
Attachments, if any:	
Responsibilities upon Approval: Staff will advise applicant	

Standardized Agenda Request Form

Date of Meeting: December 15, 2020	**Agenda Item No.** (to be assigned by CSO)**:** 2020-3824
From: Rebekah De La Fuente	
Subject: To solicit input on behalf of Petra Garza to rezone 1819 N. Border Ave. Also being 1 acre out East 170'-N256.23' of Farm Tract 131, Block 162, West and Adams Tract, Hidalgo County, Texas from R-1 One-family dwelling district to R-2 Duplex and apartment district.	
Background: The applicant is requesting to rezone property from R-1 One-family dwelling district to R-2 Duplex and apartment district.. Twenty-two (22) property owners within 200 feet of the applicant's property were notified by letter on November 20, 2020.	
Funding Source (budget code, if applicable)**:**	

Amount:	Term of Impact:	Identified in Current Budget:

Additional Action Prompted: 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 City Commission appeared in The Monitor on November 16, 2020.	
Advisory Review, if any (name of board/committee, date of action, recommendation)**:** The Planning & Zoning Commission recommended approval of the rezone request at the regular meeting of December 2, 2020	
Kayla Arevalo Rebekah De La Fuente Mike Perez	Created/Initiated Approved Final Approval
City Manager Comments: Solicit public comments.	
Staff Recommendation: Staff recommends approval based on surrounding land use.	
Attachments, if any:	
Responsibilities upon Approval: Staff will advise applicant	

Standardized Agenda Request Form

Date of Meeting: December 15, 2020	**Agenda Item No.** (to be assigned by CSO)**:** 2020-3833
From: Rebekah De La Fuente	
Subject: To solicit input on the proposed demolition order for unoccupied building located at 101 S. Kansas,, Lots 24-25, Block C, Weslaco Original Townsite, an addition to the City of Weslaco, Hidalgo County, Texas as dilapidated, substandard, unfit for human habitation and hazard to the health, safety and welfare of the citizens of the City of Weslaco as per Weslaco Code of Ordinances Chapter 26 Article VIII Unsanitary & Dangerous Buildings, §26-225.	
Background: To discuss the following unoccupied building on premises to determine if they have become dilapidated, substandard, unfit for human habitation and hazard to the health, safety and welfare of the citizens of the City of Weslaco as per Weslaco Ordinance Chapter 26 Article VIII Unsanitary & Dangerous Buildings, Sec. 26-225	
Funding Source (budget code, if applicable)**:**	

Amount:	Term of Impact:	Identified in Current Budget:

Additional Action Prompted: 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 was published in The Monitor on November 16, 2020 and November 23, 2020	
Advisory Review, if any (name of board/committee, date of action, recommendation)**:** On December 3, 2020 the Board of Adjustments and Appeals to the Building Codes recommended to allow the property owner an additional 60 days to bring all of the buildings up to code and to have all outstanding property taxed paid	
Kayla Arevalo Rebekah De La Fuente Mike Perez	Created/Initiated Approved Final Approval
City Manager Comments: Solicit public comments.	
Staff Recommendation: Staff recommends that the structure(s) be declared a public nuisance and that the City Commission Order that it be demolished by the owner within sixty (60) days	
Attachments, if any:	
Responsibilities upon Approval: Staff will provide legal notice to property owner	

Standardized Agenda Request Form

Date of Meeting: December 15, 2020	**Agenda Item No.** (to be assigned by CSO)**:** 2020-3834
From: Rebekah De La Fuente	
Subject: To solicit input on the proposed demolition order for unoccupied building located at 123 N. Missouri St.,Lot 15, Block 15, Stallworth, an addition to the City of Weslaco, Hidalgo County, Texas as dilapidated, substandard, unfit for human habitation and hazard to the health, safety and welfare of the citizens of the City of Weslaco as per Weslaco Code of Ordinances Chapter 26 Article VIII Unsanitary & Dangerous Buildings, §26-225.	
Background: To discuss the following unoccupied building on premises to determine if they have become dilapidated, substandard, unfit for human habitation and hazard to the health, safety and welfare of the citizens of the City of Weslaco as per Weslaco Ordinance Chapter 26 Article VIII Unsanitary & Dangerous Buildings, Sec. 26-225	
Funding Source (budget code, if applicable)**:**	

Amount:	Term of Impact:	Identified in Current Budget:
Additional Action Prompted: 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 was published in The Monitor on November 16, 2020 and November 23, 2020		
Advisory Review, if any (name of board/committee, date of action, recommendation)**:** On December 3, 2020 the Board of Adjustments and Appeals to the Building Codes recommended the that the building be demolished within staff recommendation of sixty (60) days		

Kayla Arevalo	Created/Initiated
Rebekah De La Fuente	Approved
Mike Perez	Final Approval

City Manager Comments: Solicit public comments.
Staff Recommendation: Staff recommends that the structure(s) be declared a public nuisance and that the City Commission Order that it be demolished by the owner within sixty (60) days
Attachments, if any:
Responsibilities upon Approval: Staff will provide legal notice to property owner

Standardized Agenda Request Form

Date of Meeting: December 15, 2020	**Agenda Item No.** (to be assigned by CSO)**:** 2020-3835
From: Rebekah De La Fuente	
Subject: To solicit input on the proposed demolition order for unoccupied building located at 117 Zamora, Lots 25-26, Block 4, Guadalupe Subdivision, an addition to the City of Weslaco, Hidalgo County, Texas as dilapidated, substandard, unfit for human habitation and hazard to the health, safety and welfare of the citizens of the City of Weslaco as per Weslaco Code of Ordinances Chapter 26 Article VIII Unsanitary & Dangerous Buildings, §26-225.	
Background: To discuss the following unoccupied building on premises to determine if they have become dilapidated, substandard, unfit for human habitation and hazard to the health, safety and welfare of the citizens of the City of Weslaco as per Weslaco Ordinance Chapter 26 Article VIII Unsanitary & Dangerous Buildings, Sec. 26-225	
Funding Source (budget code, if applicable)**:**	

Amount:	Term of Impact:	Identified in Current Budget:

Additional Action Prompted: 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 was published in The Monitor on November 16, 2020 and November 23, 2020	
Advisory Review, if any (name of board/committee, date of action, recommendation)**:** On December 3, 2020 the Board of Adjustments and Appeals to the Building Codes recommended the that the building be demolished within staff recommendation of sixty (60) days	
Kayla Arevalo Rebekah De La Fuente Mike Perez	Created/Initiated Approved Final Approval
City Manager Comments: Solicit public comments.	
Staff Recommendation: Staff recommends that the structure(s) be declared a public nuisance and that the City Commission Order that it be demolished by the owner within sixty (60) days	
Attachments, if any:	
Responsibilities upon Approval: Staff will provide legal notice to property owner	

Standardized Agenda Request Form

Date of Meeting: December 15, 2020	**Agenda Item No.** (to be assigned by CSO)**:** 2020-3836

From:
Rebekah De La Fuente

Subject:
To solicit input on the proposed demolition order for unoccupied building located at 716 E. Shane, lots 7-8, Block 1 Ramon, an addition to the City of Weslaco, Hidalgo County, Texas as dilapidated, substandard, unfit for human habitation and hazard to the health, safety and welfare of the citizens of the City of Weslaco as per Weslaco Code of Ordinances Chapter 26 Article VIII Unsanitary & Dangerous Buildings, §26-225.

Background:
To discuss the following unoccupied building on premises to determine if they have become dilapidated, substandard, unfit for human habitation and hazard to the health, safety and welfare of the citizens of the City of Weslaco as per Weslaco Ordinance Chapter 26 Article VIII Unsanitary & Dangerous Buildings, Sec. 26-225. The owner of the property has obtained a demolition permit from the City of Weslaco.

Funding Source (budget code, if applicable)**:**

Amount:	Term of Impact:	Identified in Current Budget:

Additional Action Prompted:
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 was published in The Monitor on November 16, 2020 and November 23, 2020

Advisory Review, if any (name of board/committee, date of action, recommendation)**:**
On December 3, 2020 the Board of Adjustments and Appeals to the Building Codes recommended to allow the property owner an additional 60 days to bring all of the buildings up to code and to have all outstanding property taxed paid

Kayla Arevalo	Created/Initiated
Rebekah De La Fuente	Approved
Mike Perez	Final Approval

City Manager Comments:
Solicit public comments.

Staff Recommendation:
Staff recommends that the structure(s) be declared a public nuisance and that the City Commission Order that it be demolished by the owner within sixty (60) days

Attachments, if any:

Responsibilities upon Approval:
Staff will provide legal notice to property owner

Standardized Agenda Request Form

Date of Meeting: December 15, 2020	**Agenda Item No.** (to be assigned by CSO)**:** 2020-3838
From: Rebekah De La Fuente	
Subject: To solicit input on the proposed demolition order for unoccupied building located at 312 N. Cedro Lot 5, Block 6, Northside, an addition to the City of Weslaco, Hidalgo County, Texas as dilapidated, substandard, unfit for human habitation and hazard to the health, safety and welfare of the citizens of the City of Weslaco as per Weslaco Code of Ordinances Chapter 26 Article VIII Unsanitary & Dangerous Buildings, §26-225.	
Background: To discuss the following unoccupied building on premises to determine if they have become dilapidated, substandard, unfit for human habitation and hazard to the health, safety and welfare of the citizens of the City of Weslaco as per Weslaco Ordinance Chapter 26 Article VIII Unsanitary & Dangerous Buildings, Sec. 26-225	
Funding Source (budget code, if applicable)**:**	
Amount: / Term of Impact: / Identified in Current Budget:	
Additional Action Prompted: 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 was published in The Monitor on November 16, 2020 and November 23, 2020	
Advisory Review, if any (name of board/committee, date of action, recommendation)**:** On December 3, 2020 the Board of Adjustments and Appeals to the Building Codes recommended the that the building be demolished within staff recommendation of sixty (60) days	
Kayla Arevalo Rebekah De La Fuente Mike Perez	Created/Initiated Approved Final Approval
City Manager Comments: Solicit public comments.	
Staff Recommendation: Staff recommends that the structure(s) be declared a public nuisance and that the City Commission Order that it be demolished by the owner within sixty (60) days	
Attachments, if any:	
Responsibilities upon Approval: Staff will provide legal notice to property owner	

Standardized Agenda Request Form

Date of Meeting: December 15, 2020	**Agenda Item No.** (to be assigned by CSO)**:** 2020-3839
From: Rebekah De La Fuente	
Subject: To solicit input on the proposed demolition order for unoccupied building located at 2219 N. Texas Blvd. All of Lots 1&2, San Francisco Subdivision an addition to the City of Weslaco, Hidalgo County, Texas as dilapidated, substandard, unfit for human habitation and hazard to the health, safety and welfare of the citizens of the City of Weslaco as per Weslaco Code of Ordinances Chapter 26 Article VIII Unsanitary & Dangerous Buildings, §26-225.	
Background: To discuss the following unoccupied building on premises to determine if they have become dilapidated, substandard, unfit for human habitation and hazard to the health, safety and welfare of the citizens of the City of Weslaco as per Weslaco Ordinance Chapter 26 Article VIII Unsanitary & Dangerous Buildings, Sec. 26-225	
Funding Source (budget code, if applicable)**:**	
Amount: / Term of Impact: / Identified in Current Budget:	
Additional Action Prompted: 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 was published in The Monitor on November 16, 2020 and November 23, 2020	
Advisory Review, if any (name of board/committee, date of action, recommendation)**:** On December 3, 2020 the Board of Adjustments and Appeals to the Building Codes recommended the that the building be demolished within staff recommendation of sixty (60) days	
Kayla Arevalo Rebekah De La Fuente Mike Perez	Created/Initiated Approved Final Approval
City Manager Comments: Solicit public comments.	
Staff Recommendation: Staff recommends that the structure(s) be declared a public nuisance and that the City Commission Order that it be demolished by the owner within sixty (60) days	
Attachments, if any:	
Responsibilities upon Approval: Staff will provide legal notice to property owner	

Standardized Agenda Request Form

Date of Meeting: December 15, 2020	**Agenda Item No.** (to be assigned by CSO)**:** 2020-3723	
From:		
Subject: Approval of the Minutes of the Regular Meeting on December 1, 2020. (Staffed by City Secretary Department.) Attachment.		
Background: Record of commission action of the regular meeting on December 1, 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)**:**		
Norma Cantu Aida Vega Norma Cantu Mike Perez	Created/Initiated Approved Approved New	
City Manager Comments: Approve.		
Staff Recommendation: Approve.		
Attachments, if any: 20-12-01 minutes		
Responsibilities upon Approval: Retain.		

MINUTES OF A REGULAR MEETING
WESLACO CITY COMMISSION
DECEMBER 01, 2020

On Tuesday, December 01, 2020, 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 member's present:

PRESENT:	Mayor	David Suarez
	Mayor Pro Tem	Leo Muñoz
	Commissioner	Greg Kerr
	Commissioner	Josh Pedraza
	Commissioner	Adrian Farias
	Commissioner	Leo Muñoz
	Commissioner	J.P. Rodriguez
ABSENT:	NONE	
STAFF PRESENT:	Asst. City Manager/Aviation Director	Andrew Munoz
	City Secretary	Norma A. Cantu
	City Attorney	Juan E. Gonzalez

Also present: Juan Salas, Information Technology Dept; Rebekah De La Fuente, Planning Director; Joel Rivera, Police Chief, Albert Aldana, City Engineer, Pete Garcia, Public Works Director, Olga Garza, Asst. Public Works Director, George Quilantan, Inframark and Aida Vega, Deputy City Secretary.

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 Wednesday, November 25, 2020.

B. Invocation.

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

C. Pledge of Allegiance.

Mayor Suarez led the Pledge of Allegiance and Texas Flag.

D. Mayoral Recognition.

None.

E. Roll Call.

Norma A. Cantu, City Secretary, called the roll noting at the time of roll call perfect attendance and a quorum present

II. PUBLIC COMMENTS

Barbara Jean Garza, Chamber Director, stated with COVID-19, the Chamber has adjusted events to safeguard the community; reported continue promoting shop local where citizens submit receipts from local vendors for a chance to win door prizes; the Santa Dash Event will be virtual on December 20-26 and registration is on line; in lieu of the Christmas parade, a Christmas lighting display of recently purchased Christmas decorations at city hall scheduled December 12 with sponsors donating hot chocolate, cookies and holiday t-shirts; visitor center now open and winter Texans have arrived.

III. CONSENT AGENDA

The following items are 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 acti

A. Approval of the Minutes of the Regular Meeting on November 17, 2020. (Staffed by City Secretary Department.)

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

1) Approve Ordinance 2020-34 a rezone request for 403 E Pike Blvd. Also being Lot 1, Rana Minor Subdivision, Hidalgo County, Texas from R-1 One-family dwelling district to B-2 Secondary and Highway business district and authorize the Mayor to execute any related documents. First reading held November 17, 2020. (Staffed by Planning & Code Enforcement Department.)

2) Approve Ordinance 2020-35 for a budget amendment and authorize the purchase of one 2021 F-150 Super Crew unit with emergency lighting in the amount of $48,584.00 from Caldwell County Buy Board Contract #601-19 and one 2021 F-150 Regular Cab in the amount of $21,764.00 from Boggus Motor Co. Harlingen and authorize the Mayor to execute any related documents. First reading held November 17, 2020. (Staffed by Planning & Code Enforcement Department.)

C. Approval on amendments and extension from December 7, 2020 to January 7, 2021 for Disaster Declaration (COVID-19) and any reports related to such executive orders and authorize the Mayor to execute any related documents. Possible action. (Staffed by City Manager.)

D. Approval on the annual acceptance of donated monies and fits from local vendors and/or the public for library programming within Fiscal Year 2020-2021 and authorize the Mayor to execute any related documents. (Staffed by the Library Department.)

Mayor Pro Tem Muñoz seconded by Commissioner Kerr moved to approve consent agenda withholding agenda item B2 as presented. The motion carried unanimously; Mayor Suarez was present and voting.

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

Commissioner Farias abstained from vote and discussion.

2) Approve Ordinance 2020-35 for a budget amendment and authorize the purchase of one 2021 F-150 Super Crew unit with emergency lighting in the amount of $48,584.00 from Caldwell County Buy Board Contract #601-19 and one 2021 F-150 Regular Cab in the amount of $21,764.00 from Boggus Motor Co. Harlingen and authorize the Mayor to execute any related documents. First reading held November 17, 2020. (Staffed by Planning & Code Enforcement Department.)

Commissioner Kerr seconded by Commissioner Lopez moved to approve as presented. The motion carried; Commissioner Farias abstained; Mayor Suarez was present and voting.

Mike Perez, City Manager, requested to deviate from the agenda to item A under NEW BUSINSESS.

Mayor Suarez deviated from the agenda to item A under NEW BUSINSESS. There was no objection.

V. NEW BUSINESS

A. Discussion and consideration on Resolution 2020-40 amending Resolution 2014-62 for appointment qualifications for board/committee members to include criteria on the removal, suspension, replacement, attendance and eligibility for concurrent board appointments and authorize the Mayor to execute any related documents. Possible action. (Staffed by City Manager.)

Commissioner Rodriguez seconded by Mayor Pro Tem Muñoz moved to discuss.

The City Manager stated the commission had posed questions to him on board appointments. Staff reviewed the Resolution setting policy and procedure. The City Manager proposed to add language as follow: the Mayor and each Commissioner shall make a nomination to the City Secretary, commission will vote on the nomination within 30 days of vacancy, any board with less than 7 members, two alternates shall be appointed and defined how filled, "qualified" member as used herein is a board member verified meeting requirements of an appointment. The City Manager noted this was a summary and the full amendment was on the resolution presented for consideration.

Mayor Suarez commented the commission as a body approves all advisory board members regardless how introduced for action; opinioned adjusting those boards with less than 7 members not necessary; attendance should be enforced for all boards and recommended individual nominations apply to the EDC Board only but will respect the consensus of the commission.

Commissioner Kerr stated the appointment of board members as presently done would not necessarily differ if changed because the commission as a body must approve. The City Manager stated the amendment as proposed is the Mayor and each commissioner brings forth their nominee for approval. Mayor Suarez and Commissioner Pedraza felt the intent as being discussed be for the filling of a vacancy for EDC; the commission would have a place allotted to them determined by raffle at which time when a vacancy occurs the commissioner and/or Mayor brings forth his/her nominee for approval; resolution as presented would be modified to apply only to the EDC Board and each member of the commission will have an appointment to EDC if that is the consensus. Commissioner Pedraza commented would offer transparency on the appointments to EDC as the nominee presented by an individual member of the commission is merited on the individuals background in making decisions of financial impact for the City.

In response to Commissioner Rodriguez, the nominee for EDC would not be limited to the commissioner's district but would need to meet other eligibility criteria.

Discussion further ensued on how nominations are done currently; intent of the change and why; and a vacancy after a commissioner is no longer in term would be done. Commissioner Lopez voiced appointments are done annually with the practice of appointing an individual from a roster of applicants and each of them should encourage citizens to apply. Mayor Pro Tem Muñoz stated maybe consider EDC applicants present themselves and express their interests and expertise to the board.

Mayor Suarez recessed the meeting at 6:02 p.m. for the Christmas Tree Lighting event.

At 6:28 p.m. Mayor Suarez reconvened the regular meeting.

In response to Mayor Pro Tem Muñoz, the City Manager stated concerns raised to him prompted the proposed amendment. Commissioner Farias commented a concern for him was individuals serving on multiple boards and more diversity should be on the boards. Mayor Pro Tem Muñoz agreed and recommended issues be addressed as a body versus changes of policy, statue and/or practices. Mayor Suarez reaffirmed they as a body enforce the attendance and limit individuals serving on multiple boards unless the commission approves an exemption.

There was no action. The City Manager stated the Board Application can be revised as recommended by discussion to provide more information on their interest to the board and why.

IV. APPOINTMENTS

A. Discussion and consideration on Resolution 2020-35 appointing three members to the Weslaco Economic Development Corporation Board and authorize the Mayor to execute any related documents. Possible action. (Staffed by Weslaco Economic Development Corporation.)

Commissioner Kerr seconded by Commissioner Lopez moved to remove off the table. The motion carried unanimously; Mayor Suarez was present and voting.

Mayor Pro Tem Muñoz seconded by Commissioner Lopez moved to approve Resolution 2020-35 appointing Sandra Charlton, Jerry Gonzalez and Patrick Gonzalez to the Weslaco Economic

Development Corporation Board. The motion carried unanimously; Mayor Suarez was present and voting.

Following for the record is the resolution.

RESOLUTION NO. 2020-35

A RESOLUTION OF THE CITY OF WESLACO APPOINTING THREE MEMBERS TO THE BOARD OF DIRECTORS OF THE ECONOMIC DEVELOPMENT CORPORATION OF WESLACO

WHEREAS, the City of Weslaco has established the Economic Development Corporation pursuant to the Development Corporation Act of 1979 as amended; and

WHEREAS, the term for a member on this board of this corporation is for three years; and

WHEREAS, The Economic Development Corporation of Weslaco's board members shall serve staggered terms without compensation and limited to two (2) consecutive three (3) year terms; and

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF WESLACO, TEXAS the following individuals are appointed to serve on the Board of Directors of the Economic Development Corporation of Weslaco with a term to begin on December 03, 2020 and expire on December 03, 2023.

NAME	TERM ENDING
Sandra Charlton	12/3/2023
Jerry Gonzalez	12/3/2023
Patrick Gonzalez	12/3/2023

PASSED AND APPROVED on this 1st day of December 2020.

CITY OF WESLACO
/s/David Suarez, MAYOR

ATTEST:
/s/Norma A. Cantu, CITY SECRETARY

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

B. Discussion and consideration on Resolution 2020-36 appointing a member to the Ambulance Advisory Board and authorize the Mayor to execute any related documents. Possible action. (Staffed by Fire Department.)

Commissioner Kerr seconded by Commissioner Rodriguez moved to remove off the table. The motion carried unanimously; Mayor Suarez was present and voting.

Commissioner Farias seconded by Commissioner Lopez moved to approve Resolution 2020-36 appointing Annette Valadez as member to the Ambulance Advisory Board. The motion carried unanimously; Mayor Suarez was present and voting.

Following for the record is the resolution.

RESOLUTION NO. 2020-36

A RESOLUTION OF THE CITY OF WESLACO APPOINTING ONE MEMBER TO THE AMBULANCE ADVISORY BOARD.

WHEREAS, the City of Weslaco has established the Ambulance Advisory Board pursuant to Section 14-1(A) of Ordinance No. 78-39; and

WHEREAS, the terms of the members of this board are for two years; and

WHEREAS, the Ambulance Advisory Board members shall serve without compensation; and

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF WESLACO, TEXAS THAT the following individual is appointed to serve on the Ambulance Advisory Board with a term to begin on December 20, 2020 and expire on December 20, 2022.

NAME	TERM ENDING
Annette Valadez	12/20/22

PASSED AND APPROVED on this 1st day of December 2020.

CITY OF WESLACO
/s/David Suarez, MAYOR

ATTEST:
/s/Norma A. Cantu, CITY SECRETARY

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

C. Discussion and consideration on Resolution 2020-37 appointing five members to the Planning and Zoning Commission and authorize the Mayor to execute any related documents. Possible action. (Staffed by Planning and Code Enforcement.)

Commissioner Kerr seconded by Commissioner Pedraza moved to remove off the table. The motion carried unanimously; Mayor Suarez was present and voting.

Mayor Pro Tem Muñoz stated prior to appointments, a resume of interested individuals be collected that would assist the commission in appointing the best qualified applicant to a committee.

In response to Mayor Suarez and Mayor Pro Tem Muñoz; appointments are for expired terms and list of applicants reapplied for reappointments being Jim Forward, Lonnie Berry, Jose Juan Trevino, Adrian Torres and Miles Bullion. Staff stated there are no term limits and would come back with information on how long members have been on the board. Mayor Pro Tem recommended a resume from the applicants be submitted.

Mayor Pro Tem Muñoz seconded by Commissioner Rodriguez moved to table. The motion carried unanimously; Mayor Suarez was present and voting.

D. Discussion and consideration to accept the resignation of Oscar Caballero from the

Parks and Recreation Board and approve Resolution 2020-39 to appoint a member to an unexpired term and authorize the Mayor to execute any related documents. Possible action. (Staffed by Parks and Recreation Department.)

Commissioner Pedraza seconded by Mayor Pro Tem Muñoz moved to remove off the table. The motion carried unanimously; Mayor Suarez was present and voting.

Omar Rodriguez stated three board applicants had been filed being Edward Mejia, Alvaro A. Ibarra and Mario Cano.

In response to Mayor Pro Tem Muñoz, Omar Rodriguez stated he had not spoken to any of the applicants; Commissioner Pedraza stated applicant Alvaro A. Ibarra is active with youth programs.

Commissioner Farias seconded by Mayor Pro Tem Muñoz moved to accept the resignation of Oscar Caballero and appoint Alvaro A. Ibarra to an unexpired term to the Parks and Recreation Board. The motion carried unanimously; Mayor Suarez was present and voting.

Following for the record is the resolution.

RESOLUTION NO. 2020-39

A RESOLUTION OF THE CITY OF WESLACO APPOINTING A MEMBER TO AN UNEXPIRED TERM ON THE PARKS & RECREATION BOARD

WHEREAS, the City of Weslaco established the Parks & Recreation Board pursuant to the Weslaco Municipal Code of Ordinance codified as Part II Chapter 98 – Parks and Recreation; and

WHEREAS, The Parks and Recreation board shall be an advisory board and make recommendations to the city commission. The city commission shall have final approval of all goals and objectives that will be implemented within the parks and playgrounds of the city; and

WHEREAS, in compliance with Ordinance 83-15, Section 98-86 for the Parks & Recreation Board. terms expire on the first (1st) day of August of each year; and

WHEREAS, Article IV, Section 98-86 Parks and Recreation Board states members shall be appointed for terms of three years; provided that where the appointment is to fill a vacancy of an existing member prior to the expiration of his term, such appointment shall be for the remainder of the term of the predecessor. Upon the expiration of each term of each of these seven members, a like number of those whose terms shall expire shall be appointed to serve for a term of three years from August 1st of each year until their successors are appointed and shall qualify.

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

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF WESLACO, TEXAS that the following member is appointed to the Parks & Recreation Board for an unexpired term ending August 1, 2022.

NAME	UNEXPIRED TERM

Alvaro A. Ibarra 08/01/2022

PASSED AND APPROVED on this 1st day of December 2020.

CITY OF WESLACO
/s/David Suarez, MAYOR

ATTEST:
/s/Norma A. Cantu, CITY SECRETARY

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

V. NEW BUSINESS

B. Discussion and consideration to award the Request for Bid No. #2020-21-03 to the lowest and most advantageous respondent for the North Side Sports Park Project and authorize the Mayor to execute any related documents. Possible action. (Staffed by Airport Department.)

Mayor Pro Tem Muñoz abstained from vote and discussion.

Andrew Muñoz, Assistant City Manager/Aviation Director, previous commission authorized to re-bid project; ten proposals received; staff and Gignac representatives reviewed and tabulated the proposals. Staff recommended to award the lowest and most advantageous proposal to Celso Gonzalez Construction at a cost not to exceed $1,725,000.00 with a project completion of 210 calendar days.

The City Manager stated a question was posed if a local contractor is within the Rule of 4% of low bid could bid be awarded by preference as a local business. The question was referred to legal. Juan A. Gonzalez, City Attorney, went over the three statues and stated none applied to this bid and award should be merited on the lowest and most responsive respondent.

Commissioner Pedraza seconded by Commissioner Rodriguez moved to award Celso Gonzalez Construction as the lowest and most advantageous at a cost not to exceed $1,725,000.00 with a project completion of 210 calendar days for the North Side Sports Park Project as presented. The motion carried; Mayor Pro Tem Muñoz abstained; Mayor Suarez was present and voting.

C. Discussion and consideration to accept or deny the single bid for grant management relating to Texas General Land Office (GLO) Request for Proposal No. 2019-20-25 and authorize the Mayor to execute any related documents. Possible action. (Staffed by Airport Department.)

Commissioner Pedraza seconded by Mayor Pro Tem Muñoz moved to discuss.

Andrew Muñoz recommended to deny the single bid for grant management and allow the finance staff provide the administration of the grant. The Finance Director indicated staff can do and noted any fee to a grant management vendor becomes available funds to the intended purpose of drainage improvements.

Commissioner Rodriguez seconded by Commissioner Pedraza moved to reject the single bid for grant management and approve Finance Department manage the grant as presented. The motion carried unanimously; Mayor Suarez was present and voting.

D. Discussion and consideration to revoke the Conditional Use Permit for Sr Mostacho located at 2307 W Interstate 2. Suite A, also being Lot 4, Town Center Subdivision Lots 2-9, Weslaco Original Townsite, Weslaco, Hidalgo County, Texas for violating approved conditions. Possible action. (Staffed by Planning & Code Enforcement Department.)

Mayor Pro Tem Muñoz seconded by Commissioner Pedraza moved to discuss.

Rebekah de la Fuente, Planning and Code Enforcement Director, stated on November 19, 2020 the Weslaco Police Department responded to a shooting incident at the location; there was no presence of a security guard only a bouncer; the conditional use permit approved by the commission was conditional to one security guard be on duty during late hours operation and establishment did not comply. Staff recommended revocation of the conditional use permit.

In response to the commission, the City Manager stated the revocation would be permanent and Chief Rivera stated he was not aware if the business has since complied. Chief Rivera stated the establishment requested departmental off duty police officers but recommends against this for liability purposes.

Jeremy Chavana, Manager, stated they have security Wednesday through Sunday and on the day of the incident there were three; has off-duty police officers Friday to Sunday. Mr. Chavana stated his use of bouncers he considers security guards as there is no definition on permit of security guard being licensed.

Mayor Suarez requested legal consultation.

Mayor Pro Tem Muñoz seconded by Commissioner Rodriguez moved for legal consultation in executive session. The motion carried unanimously; Mayor Suarez was present and voting.

E. Discussion and consideration to award FY 2020/2021 Manhole Rehabilitation Phase IV to Southern Trenchless Solutions, LLC., Buyboard vendor contract #555- 18, in the amount not to exceed $98,400.00, and authorize the Mayor to execute any related documents. Possible action. (Staffed by Public Works Department.)

Commissioner Farias abstained from vote and discussion.

Pete Garcia, Public Works Director, recommended to award Southern Trenchless Solutions, LLC buyboard vendor not to exceed $98,400.00; monies allocated is $100,000.

In response to Mayor Pro Tem Muñoz; the City Manager stated a collapsed manhole is more costly versus the rehabilitation; the thirty-two manholes identified will have a polymer (lining) into the pipe and no rerouting of a sewer line is necessary making this path of action affordable.

Commissioner Kerr seconded by Commissioner Pedraza approve to award FY2020-2021 Manhole Rehabilitation Phase IV to Southern Trenchless Solutions, LLC. Buyboard vendor contract #555-

18 in the amount not to exceed $98,400.00 as presented. The motion carried; Commissioner Farias abstained; Mayor Suarez was present and voting.

F. Discussion and consideration on 2020-2021 Street Improvement projects and prioritization list and authorize the Mayor to execute any related documents. Possible action. (Staffed by Engineering Department.)

Albert Aldana, City Engineer, stated thirty-six streets identified by public works; street improvements would be overlay or reconstruction; evaluated for ranking based on cracking, distortion, patch and utility cuts, rutting and depressions, spalling, raveling, potholes, drainage and traffic volumes; presented a street paving dashboard that has data for each street such as by district, charts on cost for each road, ranking information for each road and other useful data with pictures.

In response to Commissioner Farias; three streets still needed from last year's list to be improved and no response from the City of Mercedes for cost sharing of road improvements Mile 2 1/2 West Rd. Staff would follow up.

Commissioner Rodriguez seconded by Commissioner Lopez moved to approve 2020-2021 Street Improvement projects and prioritization list as presented. The motion carried unanimously; Mayor Suarez was present and voting.

G. Discussion and consideration of the City of Weslaco Residential and Commercial Sanitation Timeline regarding procurement of sanitation services equipment and authorize the Mayor to execute any related documents. Possible action. (Staffed by Public Works Department.)

Olga Garza, Asst. Public Works Director, went over a timeline proposed in preparations of sanitation services to be in-house as follows: December 2020 submit purchase order for equipment; Jan 2021 renovations of old recycling bldg.; at commission meeting of July 2021 approval to purchase commercial and residential bins; September 2021 notice of termination to Republic Services; October 2021 hiring process; November 2021 delivery of equipment and January 2022 services by city begin and noted the only change to the previous budget presented was cost of the trucks and stated have $600,000 of revenues over expenditures after any transfers out and payment of equipment.

In response to Mayor Suarez, Commissioner Rodriguez and Pedraza; contract with Republic Services is through December 31, 2021; personnel would consist of 10 drivers; 1 supervisor; 1 general service coordinator; 1 lead mechanic and 1 mechanics asst/inventory manager and current revenues over expenditures is negative $541,000.

The City Manager stated the city is making a small profit from the residential and commercial accounts; Republic Services expenses increase and rates remain the same; recommended consideration of charging apartments and retail business for brush pick-up. Remodeling funds will come from an inner loan from the city general fund to sanitation fund of $250,000 at an interest rate of 3% and vehicles (truck) will be a capital lease financing.

Mayor Pro Tem Muñoz seconded by Commissioner Rodriguez moved to approve the City of Weslaco Residential and Commercial Sanitation Timeline regarding procurement of sanitation

services equipment as presented. The motion carried unanimously; Mayor Suarez was present and voting.

H. Discussion and consideration to approve the purchase of six Peterbilt residential garbage trucks, five Peterbilt commercial garbage trucks and one Peterbilt garbage container handler truck from purchasing co-op vendor; Rush Truck Centers - Texas Pack & Load (Buyboard contract #601-19) in the amount not to exceed $3,210,534.17 and authorize the Mayor to execute any related documents. Possible action. (Staffed by Public Works Department.)

Commissioner Farias abstained from voting and discussion.

Olga Garza went over the description and unit price for six Peterbilt's from vendors Rush Truck-Heil of Texas and Rush Truck – Texas Pack and Load as quoted for 6 Residential Side Loader, 5 Commercial Front Loader. Staff recommendation is based on capacity of truck, cost and receipt of a Commercial Container Handler at no additional cost (needed for delivery commercial bins) with lights from Rush Truck – Texas Pack & Load for $3,210,534.17.

Vendors John Davis from Heil of Texas and Lane Batley from Texas Pack and Load, went over their equipment, product warranty, support services and client's and answered questions through telephonic communications.

Commissioner Kerr seconded by Mayor Pro Tem Muñoz moved to approve purchase of six Peterbilt residential garbage trucks, five Peterbilt commercial garbage trucks and one Peterbilt garbage container handler truck from purchasing co-op vendor; Rush Truck Center – Texas Pack & Load (Buyboard contract #601-19) in the amount not to exceed $3,210,534.17 as presented. The motion carried; Commissioner Farias abstained; Mayor Suarez was present and voting.

VI. EXECUTIVE SESSION

At 7:47 p.m. Mayor Pro Tem Muñoz seconded by Commissioner Rodriguez moved to convene the regular meeting in Executive Session. The motion carried unanimously; Mayor Suarez was present and voting.

At 9:12 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

NEW BUSINESS

D. Discussion and consideration to revoke the Conditional Use Permit for Sr Mostacho located at 2307 W Interstate 2. Suite A, also being Lot 4, Town Center Subdivision Lots 2-9, Weslaco Original Townsite, Weslaco, Hidalgo County, Texas for violating approved conditions. Possible action. (Staffed by Planning & Code Enforcement Department.) TH

Commissioner Rodriguez seconded by Commissioner Lopez moved to authorize the City Attorney discuss the matter with applicant as discussed in executive session. The motion carried unanimously; Mayor Suarez was present and voting.

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.

No action.

B. Contract Negotiations – Discussion with the City Manager and City Attorney relating to the City's rights, duties, privileges, and obligations in connection to the Collective Bargaining Agreement with the Fire Union (IAFF-WFFA Local 3207) as authorized by section §551.071 of the Texas Government Code.

No action.

C. Legal Consultation -- Consultation with City Attorney regarding Christopher De Leon as authorized by section §551.071 of the Texas Government Code.

No action.

D. Legal Consultation - Consultation with City Attorney regarding contract deed on Estate of Gilberto Garza and naming the North Side Park on Mile 11th North as authorized by section §551.071 of the Texas Government Code.

No action.

E. Real property - Consultation with City Attorney on the purchase, sale, exchange, lease or value of real property located at 400 South Illinois as authorized by section §551.072 of the Texas Government Code.

Commissioner Rodriguez seconded by Commissioner Lopez moved to authorize the sale of real property located at 400 South Illinois as discussed in executive session. The motion carried unanimously; Mayor Suarez was present and voting.

F. Real Property - Consultation with City Attorney on the Commercial Real Estate Listing Agreement of real property located at 400 South Illinois as authorized by section §551.072 of the Texas Government Code.

Commissioner Rodriguez seconded by Commissioner Pedraza moved to approve assignment of Commercial Real Estate Listing Agreement to Weslaco Economic Development Corporation as discussed in executive session. The motion carried unanimously; Mayor Suarez was present and voting.

G. Real Property– Consultation with City Attorney on the acquisition of real property legally described as 36.56 acres net and 1 acre net out of Farm Tract 1056 and the acquisition of the adjacent east 46.57 net acres as authorized by §551.072 of the Texas Local Government Code.

Commissioner Kerr seconded by Commissioner Rodriguez moved to approve staff negotiate for the purchase of real property legally described as 36.56 acres net and 1 acre net out of Farm Tract 1056 and adjacent east 46.57 net acres as discussed in executive session. The motion carried unanimously; Mayor Suarez was present and voting.

H. Economic Development - Consultation with City Attorney regarding financial offer or other incentives for Project Myra as authorized by section §551.087 of the Texas Local Government Code.

Commissioner Rodriguez seconded by Commissioner Pedraza moved to approve and proceed with financial offer or other incentives for Project Myra as discussed in executive session. The motion carried unanimously; Mayor Suarez was present and voting.

VIII. ADJOURNMENT

Commissioner Rodriguez, seconded by Mayor Pro Tem Muñoz moved to adjourn the meeting of December 01, 2020 at 9:14 p.m. The motion carried unanimously; Mayor Suarez was present and voting.

CITY OF WESLACO

_____
MAYOR, David Suarez

ATTEST:

_____
Norma A. Cantu, CITY SECRETARY

_____
MAYOR PRO-TEM, Leo Muñoz

_____
COMMISSIONER, Letty Lopez

_____
COMMISSIONER, Jose "J.P." Rodriguez

_____
COMMISSIONER, Adrian Farias

_____
COMMISSIONER, Greg Kerr

_____
COMMISSIONER, Josh Pedraza

Standardized Agenda Request Form

Date of Meeting: December 15, 2020	**Agenda Item No.** (to be assigned by CSO)**:** 2020-3818
From:	
Subject: Approval of the Memorandum of Understanding (MOU) between Weslaco Police Department and BCFS Health and Human Services (BCFS HHS) and other the Mayor to execute any related documents. (Staffed by Police Department)	
Background: This MOU is contingent upon BCFS HHS receiving funding for the proposed project. Should BCFS HHS be awarded, both partners commit to the following: 1. Increased area coordination of violence prevention, outreach, victim services, and offender accountability programs. 2. A reduction of violence in the community. 3. New and enhanced local capacity to serve child victims of violence. 4. Increase violent Juvenile offender accountability. Weslaco Police Department fully supports BCFS HHS's proposed program and commits to engaging with BCFS HHS to ensure the program's success within our jurisdiction.	
Funding Source (budget code, if applicable)**:**	

Amount: $0.00	Term of Impact: September 2021 - 2024	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)**:**		
Roxanne Saavedra Robert Lopez Mike Perez		Created/Initiated Approved Final Approval
City Manager Comments: Approve.		
Staff Recommendation: Staff recommends approval.		
Attachments, if any: Violence Prevention and Response Project Summary 11.24, MOU BCFS H_H SVC AND WPD		
Responsibilities upon Approval:		

Upon Approval, Chief Rivera will sign the MOU and the Administrative Office will forward appropriately.

BCFS
Health and Human Services • Est. 1944

BCFS HHS Violence Prevention and Response: Project Summary

BCFS Health and Human Services proposes to partner with a broad network of agencies across Cameron, Hidalgo, and Starr Counties to develop a community-wide violence prevention and response collaboration. The project has the following goals:

1. Increased area coordination of violence prevention and response programs, targeting the following areas of violence against children: dating violence, sexual assault, domestic violence, drug-related violence, gun violence, gang violence, human trafficking, and child maltreatment.
2. A reduction of violence against children in the community.
3. New and enhanced local capacity to serve child victims of violence.
4. Increased violent juvenile offender accountability.

The project includes the following activities:

- The establishment and coordination of a regional Planning Team.
  - Planning Team members will include violence prevention providers, victim service providers, outreach agencies, schools, hospitals, law enforcement, and juvenile justice programs.
  - The Planning Team will a) develop shared protocols for referrals and information to ensure a "No Wrong Door" system in the region; b) strategize on prevention and community resilience; c) identify and address any regional service gaps for victims of violent crime; d) strategize on increasing perpetrator accountability; e) develop data tracking plans and share data.
- BCFS HHS will provide the following:
  - Coordination of the Planning Team meetings.
  - Evidence-based violence prevention programming in schools across all three counties.
  - Outreach efforts, targeting schools across all three counties, to identify child and youth survivors of violence and connect them with area victim services. In each county, where there is an existing victim service provider, BCFS HHS will engage local providers in conducting joint outreach sessions in the providers' areas of expertise.
  - In partnership with the planning team, routing of referrals to ensure child victims of violence are connected with the necessary services.
  - Direct victim services for child and youth survivors of violence who are not already served in the area. These services are anticipated to include dating violence victims in Starr County and gang violence victims across Cameron, Hidalgo, and Starr.

If funded, the program would begin Planning Team meetings in January 2021 to begin developing area protocols. The direct services listed above would launch in September 2021. Initial funding, if awarded, is for three years.

Memorandum of Understanding

This memorandum of understanding is executed between WESLACO POLICE DEPARTMENT and BCFS Health and Human Services (BCFS HHS), and is contingent upon BCFS HHS receiving funding for the proposed project. Should BCFS HHS be awarded, both partners commit to the following:

Goals

Both WESLACO POLICE DEPARTMENT and BCFS HHS understand and agree to the following project goals:

1. Increased area coordination of violence prevention, outreach, victim services, and offender accountability programs
2. A reduction of violence in the community
3. New and enhanced local capacity to serve child victims of violence
4. Increased violent juvenile offender accountability

Expression of Support

WESLACO POLICE DEPARTMENT fully supports BCFS HHS's proposed program and commits to engaging with BCFS HHS to ensure the program's success within our jurisdiction.

Roles and Responsibilities

BCFS Health and Human Services will:

- Establish an area Planning Team, to include prevention, response, outreach, and accountability-related agencies, including WESLACO POLICE DEPARTMENT, and coordinate area Planning Team meetings.
- Conduct baseline surveys, resource mapping, and gap analyses for the area regarding violence against children prevention, intervention, and response.
- In partnership with the Planning Team, develop area care coordination protocols for streamlined and enhanced prevention, identification, and referrals for victim services.
- Ensure BCFS HHS adherence to all implementation procedures as agreed upon with WESLACO POLICE DEPARTMENT, including consent, confidentiality, mandated reporting, and other critical protocols.
- Support area partners to identify and refer victims of gang violence.
- Coordinate and/or provide trainings for partners to help enhance the area's response to responding to child survivors of specific forms of violence.
- Provide direct victim services/advocacy for youth who are suspected or confirmed victims of gang violence and refer other child victims of violence to area programs as delineated within the Planning Team protocol.
- Support area partners to develop training and protocols that help enhance juvenile offender accountability, including supporting victims to engage in investigations and increasing bystander helping behavior across the region.
- Work with area schools and other partners to provide violence prevention and outreach to youth. BCFS HHS will engage area partners to contribute to prevention and outreach activities regarding topics within partner expertise, interest, and jurisdiction.
- Coordinate and/or provide victim services for students and families identified as victims of violence over the course of the project
- Develop safe data sharing protocols with area partners, including WESLACO POLICE DEPARTMENT, and provide regular reports regarding program impact as agreed upon

WESLACO POLICE DEPARTMENT will:

- Actively participate in the Planning Team meetings.
- Collaboratively develop and follow the protocol via which BCFS HHS and area partners will identify and respond to child victims of violence.
- Participate in trainings to help enhance the area's response to responding to child survivors of specific forms of violence
- Support BCFS HHS to conduct a needs assessment and baseline surveys across the community by facilitating access to relevant personnel and/or sharing data where possible.
- Refer identified child victims of violence for victim services in accordance with the Planning Team protocols developed for the area.
- Continue to provide direct victim services and outreach for child survivors of FORM OF VIOLENCE as WESLACO POLICE DEPARTMENT already provides in their service area.
- Participate in joint prevention and outreach activities with BCFS HHS relevant to WESLACO POLICE DEPARTMENT's expertise, interest, and jurisdiction.
- Share data, as agreed upon via the Planning Team protocols developed prior to the fall of 2021.

Estimated Time Committed to Planning and Operation

WESLACO POLICE DEPARTMENT confirms it will not receive funds from BCFS HHS to participate in this project. WESLACO POLICE DEPARTMENT estimates its time commitment to the project will include:

- 8 hours annually for Planning Team meetings (quarterly meetings at 2 hours each)
- 4 hours annually to participate in area trainings
- 4 hours annually to participate in joint prevention and outreach activities.
- 4 hours annually to maintain the project, including data sharing, making referrals, and case staffing

BCFS HHS anticipates it will commit approximately 24,000 working hours toward this project over a 3-year project period, with direct service personnel allocated 100% to the project.

This agreement is contingent upon BCFS HHS receiving funding to implement the project. BCFS HHS or WESLACO POLICE DEPARTMENT may withdraw from this agreement at any time in any of the following circumstances: a) ethical, safety, or other code of conduct violations; b) loss of funding; or c) any other circumstances outlined in the protocols to be developed in 2021.

Signed,

Celeste Garcia	Joel Rivera, Ph.D.
Executive Director, Community Services Division	Chief of Police
BCFS Health and Human Services	Weslaco Police Department
Date	Date

Standardized Agenda Request Form

Date of Meeting: December 15, 2020	**Agenda Item No.** (to be assigned by CSO)**:** 2020-3822	
From:		
Subject: Approval on ratification of second amendment to the Cares Act Interlocal Cooperation Agreement between County of Hidalgo and Cities in Hidalgo County and authorize the Mayor to execute any related documents. (Staffed by City Manager.)		
Background: The City has previously approved Amendment No.1 on September 15,2020.		
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 Mike Perez	Created/Initiated Final Approval	
City Manager Comments: Approve.		
Staff Recommendation: Staff recommends execution of documents.		
Attachments, if any: COVID Memo, SECOND CARES ACT ILA AMENDMENT		
Responsibilities upon Approval:		

City of Weslaco

"The City on the Grow"

David Suarez, Mayor
Leo Muñoz, Mayor Pro-Tem, District 1
Greg Kerr, Commissioner, District 2
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

Date: December 15, 2020

To: Mayor and City Commission
CC: Mike R. Perez, City Manager

FR: Vidal Roman, Finance Director

Re: Second Amendment to Interlocal Agreement with County of Hidalgo on the CARES act for COVID 19 expenditures

Hidalgo County Commissioners Court approved on November 24, 2020 a second amendment to the Cares Act Interlocal Agreement. Section 3.2 was revised to allow additional time for the City of Weslaco to expend the funds until December 1, 2020.

Staff recommends approval.

STATE OF TEXAS §

COUNTY OF HIDALGO §

SECOND AMENDMENT TO THE
CARES ACT INTERLOCAL COOPERATION AGREEMENT
BETWEEN THE COUNTY OF HIDALGO, TEXAS
AND CITIES IN HIDALGO COUNTY

THIS AMENDMENT ("Amendment") TO THE CARES ACT INTERLOCAL COOPERATION AGREEMENT between the COUNTY OF HIDALGO, TEXAS ("County") and the CITIES in HIDALGO COUNTY ("Cities"), is made and entered effective November 24, 2020, between the County and Cities, collectively referred to as the ("Parties") pursuant to the provisions of the Texas Interlocal Cooperation Act, Ch. 791, et seq, Texas Government Code, as follows:

WHEREAS, on or about March 27, 2020, the United States Federal Government passed the Coronavirus Aid Relief and Economic Security Act ("CARES Act"), including the Coronavirus Relief Fund ("CRFund") which provides for direct payments to qualifying units of local governments navigating the impact of the COVID-19 outbreak; and

WHEREAS, the County met the population threshold and received a direct distribution of the CRFund to be used for expenditures that were directly related to and incurred as a result of the COVID-19 public health emergency; and

WHEREAS, the Hidalgo County Commissioners Court approved the Cares Act Interlocal Cooperation Agreement ("Agreement") on or about June 23, 2020, wherein the County entered into an Interlocal with the Cities to allow for the disbursement of CRFund monies received by County from the U.S. Department of Treasury; and

WHEREAS, the Parties and their constituents continue to be affected by the COVID-19/Coronavirus public health emergency and the resulting Federal, State and Local disaster declarations and executive orders regarding the same; and

WHEREAS, the Parties now desire to amend the Agreement as hereinafter provided to allow for additional time of the Cities to submit revised budgets consideration and approval and for the allocation of additional time in which the Cities are to expend their designated funds and submit final reports and requests for reimbursement;

NOW THEREFORE, for the purposes stated herein, the Parties hereby agree to the following amendments to the Agreement:

1. Section 3.2 of the Agreement is amended to allow additional time for Cities to expend designated funds by December 1, 2020. Failure to expend the designated funds by December 1, 2020, may result in re-programming and/or reallocation of CRFunds by County.

2. Section 3.7 of the Agreement is amended to allow additional time for Cities to submit revised budgets for review and approval by County, as noted below:

"3.7 ….. Upon demonstration of additional need or change in circumstance related to the COVID-19 public health emergency, the County will review all requests for Budget increases on or before December 1, 2020."

3. As County has agreed to extend the performance period for the Agreement as stated in §3.2., Section 6.2 is therefore amended to allow for the submission of final Cost Reimbursement Forms and supporting documentation by December 1, 2020.

4. Except as modified herein, all terms and conditions of the Agreement, as amended, remain in full force and effect and the Parties ratify and confirm the terms and provisions of the Agreement as amended.

WITNESS THE HANDS OF THE PARTIES effective as of the day and year first written above.

Approved by the Hidalgo County Commissioners Court on November 24, 2020.

APPROVAL FOR COUNTY:

THE COUNTY OF HIDALGO

_____
Richard F. Cortez, County Judge

ATTEST

_____
Arturo Guajardo, Jr., County Clerk

APPROVED AS TO FORM FOR COUNTY:
Office of Hidalgo County Criminal District Attorney,
Ricardo Rodriguez, Jr.

By:_____
Josephine Ramirez-Solis
Assistant District Attorney

APPROVAL FOR CITIES:

CITY OF WESLACO

_____

Mayor

Attest:

_____

City Secretary

Standardized Agenda Request Form

Date of Meeting: December 15, 2020	**Agenda Item No.** (to be assigned by CSO)**:** 2020-3847
From:	
Subject: Approval of volunteer work proposed by Brad Swinnea to clean and paint the Harlon Block Iwo Jima Memorial located at the Texas National Guard Armory on Vo-tech Drive and authorize the Mayor to execute any related documents. (Staffed by Parks and Recreation.)	
Background: The Harlon Block Memorial is located at the Texas National Guard Armory on Vo-tech Drive and Pike. Originally this memorial was located at Isaac Rodriguez Park when it was named after Harlon Block. It was later moved to the corner of Vo-tech Drive and E. Pike. The City maintains this lot and the memorial. Mr. Swinnea has volunteered to clean and paint the memorial at no cost to the city.	
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 Omar Rodriguez Mike Perez		Created/Initiated Approved Final Approval
City Manager Comments: Approve.		
Staff Recommendation: Staff recommends approval.		
Attachments, if any: Brad Swinnea email, Harlon Block Iwo Jima Memorial, Harlon Block Iwo Jima Memorial Close ups		
Responsibilities upon Approval:		

Omar Rodriguez

From: Brad Swinnea <bradswinnea@gmail.com>
Sent: Tuesday, December 1, 2020 6:40 PM
To: Omar Rodriguez
Subject: Iwo Jima Memorial

Omar, I'd like to donate my services to the City of Weslaco in the form of washing and painting the Iwo Jima memorial located in front of the Armory. I remember the memorial when it was located at the original Harlon Block park entrance off of Bridge. The city of Weslaco should be honored that a war hero like Harlon called it home. It would be an honor to be a small part of keeping the memorial looking good in order to help preserve the memory or Harlon and other war hero's. Please let me know it this would be possible. Thank you

Brad Swinnea

Harlon Block Iwo Jima Memorial











Standardized Agenda Request Form

Date of Meeting: December 15, 2020	**Agenda Item No.** (to be assigned by CSO)**:** 2020-3848
From:	
Subject: Approval to terminate a Weslaco Mid Valley Airport Ground Lease Agreement with Tenant John M. Pate for Hanger W2 and approval of a Weslaco Mid Valley Ground Lease Agreement with Tenant Arthur E. Beckwith for Hangar W2 and authorize the Mayor to execute any related documents. (Staffed by Airport Department.)	
Background: The proposed ground lease agreement is for seven (7) years, with a capped three (3%) percent CPI review every three years. The hangar is located on the west side of the airport.	
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)**:**	
Norma Cantu Andrew Muñoz Mike Perez	Created/Initiated Approved Final Approval
City Manager Comments: Approve.	
Staff Recommendation: Staff recommends approval.	
Attachments, if any: W2 Arthur Beckwith	
Responsibilities upon Approval:	

Lease Agreement

STATE OF TEXAS)

CITY OF WESLACO) **KNOW ALL PERSONS BY THESE PRESENTS:**

HIDALGO COUNTY)

This lease is entered into this ___ day of _____, 2020, 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 Arthur E. Beckwith, 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 **3,267 sq. ft.** (W2) 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.

Section 2. Term

A) This lease shall be for the term of 7 **years**. Thereafter, this lease may not be renewed or extended.

B) **Surrender and Holding Over**. Upon the expiration or termination of this Lease, Lessee shall quit and surrender the Premises and Improvements in good and serviceable condition, reasonable wear and tear excepted. Thereafter, the Lessor shall have the right to enter and take possession of the Premises and Improvements, with or without process of law and without liability for trespass. Holding over or failure to vacate the Premises at the end of

the Initial Term or the Extended Term shall not be construed to be the granting or exercise of any additional term.

Any Improvements erected or constructed on the Premises shall be permanently and inseparably attached to the Premises and shall not be removed without prior written approval of the Lessor. Upon termination or expiration of this Lease, title to the Premises and Improvements shall vest in the Lessor; provided, however, that 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.

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 **$ 718.74**. The first year's payment is to be made at lease execution. Thereafter, all future payments shall be made on or before the first working day of the month/year due for the term of this agreement 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 agreement 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 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 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 agreement.

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 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 agreement 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 agreement.

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. 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 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 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.

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: Arthur E. Beckwith
Address: PO Box 445
Weslaco, TX 78599

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. 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

Lessee Initials

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.

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.

EXECUTED this _____ day of _____, 2020.

City of Weslaco, Hidalgo County, Texas

_____
Mayor

_____
City Manager

Approved as to Form:

_____
City Attorney

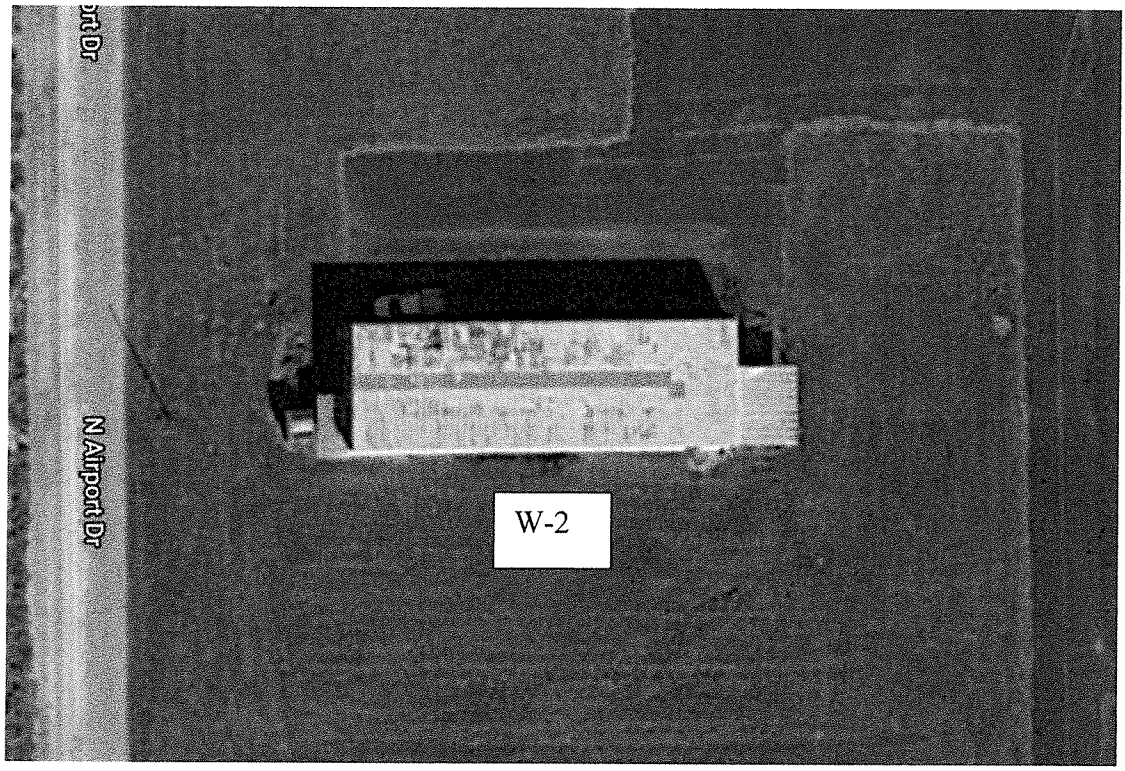
Attest: _____
City Secretary

_____
Lessee

Lessee Initials

"EXHIBIT A"

HANGAR W2
33' x 99'



Lessee Initials

Standardized Agenda Request Form

Date of Meeting: December 15, 2020	**Agenda Item No.** (to be assigned by CSO)**:** 2020-3686	
From:		
Subject: Discussion and consideration on Resolution 2020-37 appointing five members to the Planning and Zoning Commission and authorize the Mayor to execute any related documents. Possible action. (This item was tabled November 17 and December 1, 2020; staffed by Planning and Code Enforcement 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 Rebekah De La Fuente Mike Perez	Created/Initiated Approved Final Approval	
City Manager Comments: Approve.		
Staff Recommendation:		
Attachments, if any: P&Z Commission 111220 mv, P&Z applicants list as of 11.11.20 av, Jim Forward-Resume, Miles Bullion_WeslacoP&ZResume, R2020-37 P&Z Commission 5 expired term		
Responsibilities upon Approval: Execute, retain and notify appointees.		

PLANNING & ZONING COMMISSION

TERM EXPIRES	FIRST NAME	LAST NAME
04/02/2023	David	Hernandez
07/07/2023	Randy	Summers
12/17/2020	Juan Jose	Trevino
12/17/2020	Lonnie	Berry
12/17/2020	Jim	Forward
12/17/2020	Adrian	Torres
12/17/2020	Miles	Bullion

Applicants List for Planning and Zoning Commission

FIRST NAME	LAST NAME	APPLICATION DATE
Jim	Forward	10/28/2020
Lonnie	Berry	10/28/2020
Juan Jose	Trevino	10/29/2020
Adrian	Torres	10/29/2020
Mile	Bullion	11/09/2020

Updated 11.11.20av

1217 Buena Suerte, Weslaco, TX 78596 ● 956-534-8026 ● jim.z.forward@gmail.com

Jim Z. Forward

Objective

To use my 22 years of experience as a public servant and as an Information Technology and Administrative Specialist for the federal government, educational background, critical thinking, and my ability to work well with people to continue to make a positive contribution to the Weslaco Planning and Zoning Commission.

Work Experience

Administrative Specialist — 10/2012 - Present
U.S. Fish and Wildlife Service — S: Sonny Perez

- Able to simultaneously work on difficult and complex projects at the same time and determine priorities.
- Annual EEO and Ethics training
- Able to work remotely and reach customers through texting, emails, phone, or remote desktop connection.
- Is self-motivated and performs responsibilities in a manner that demonstrates fairness, respect, and cooperation to coworkers, supervisors, and external contacts.
- Demonstrates effective verbal and written communication skills.
- Experience working in a multi-cultural organization.

Computer User Support Specialist — 07/2012 – 10/2012
The University of Texas Pan-American — S: Osvaldo Valdez

- Reviewing information and creating fact based decisions for support to faculty and staff

Accomplishments

- Completion of Army Reserve Officers' Training Corp
  Summer 1997

Education

1995-2000 — The University of Texas Pan-American — Edinburg, TX
Bachelor of Business Administration
Computer Information Systems

Jim Z. Forward
956-534-8026 ● jim.z.forward@gmail.com

Training

2016-2018 Planning Commissioner's Workshop – American Planning Association

Languages

Spanish spoken: Intermediate Spanish written: Novice Spanish read: Intermediate

Lifetime City of Weslaco Resident

Miles Bullion
2010 Forest Lane
Weslaco, Texas 78596
(214) 600-4197

I have served on Weslaco Planning & Zoning Commission for the past couple of years and have played an integral part of zoning requirements and changes to zoning within the City and the ETJ.

I am a licensed Professional Engineer with the State of Texas and have been practicing engineering for over 10 years. I design and develop projects that range from commercial strip centers to residential developments. This allows me the opportunity to understand the reason for zoning requirements within a City and how changes to these zoning requirements affect or potentially adversely affect a City.

Throughout my engineering career I have had the opportunity to work with multiple developers and engineering firms which provides me a great understanding of how construction documents are prepared and the requirements that protect a City from any future liabilities.

I have enjoyed getting to serve on the Weslaco Planning & Zoning Commission and look forward to the opportunity to continue working in this capacity.

RESOLUTION NO. 2020-37

A RESOLUTION OF THE CITY OF WESLACO APPOINTING ONE MEMBER TO THE PLANNING AND ZONING COMMISSION BOARD.

WHEREAS, the City of Weslaco created and established the Planning and Zoning Commission Board pursuant to Subsection 2-36 of Ordinance No. 291, as codified in the City of Weslaco Code of Ordinances.

WHEREAS, the terms of the members of this board are for three years; and

WHEREAS, the Planning and Zoning Commission Board members shall serve without compensation and unlimited terms; and

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF WESLACO, TEXAS THAT the following individuals are appointed to serve on the Planning and Zoning Commission Board with a term to begin on December 17, 2020 and expire on December 17, 2023.

NAME	TERM ENDING
_____	12/17/2023
_____	12/17/2023
_____	12/17/2023
_____	12/17/2023
_____	12/17/2023

PASSED AND APPROVED on this 1st day of December 2020.

CITY OF WESLACO

_____
David Suarez **MAYOR**

ATTEST:

_____
Norma A. Cantu, **CITY SECRETARY**

APPROVED AS TO FORM:

_____
Juan E. Gonzalez, **CITY ATTORNEY**

Standardized Agenda Request Form

Date of Meeting: December 15, 2020	**Agenda Item No.** (to be assigned by CSO)**:** 2020-3771
From: Rebekah De La Fuente	
Subject: Discussion and consideration to revoke the Conditional Use Permit for Sr Mostacho located at 2307 W Interstate 2. Suite A, also being Lot 4, Town Center Subdivision Lots 2-9, Weslaco Original Townsite, Weslaco, Hidalgo County, Texas for violating approved conditions and authorize the Mayor to execute any related documents. Possible action. (There was no action December 1, 2020; staffed by Planning & Code Enforcement Department.)	
Background: On November 16, 2020 Weslaco Police Department was dispatched to Sr Mostacho for a shooting incident. At this time was noted that there was not a security guard on-duty as per the City Commission required condition as set on June 16, 2020.	
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: On June 16, 2020 City Commission approved the issuance of a conditional use permit for Mixed Beverage Permit, Mixed Beverage late hours permit and Beverage cartage Permit with the condition that one (1) security be on duty during late hours.
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
Rebekah De La Fuente	Approved
Mike Perez	Final Approval

City Manager Comments: No recommendation report will be made by City Attorney.
Staff Recommendation: Staff recommends revocation of the Conditional Use Permit
Attachments, if any: Sr. Mostacho- Memo, Planning & Zoning Minutes, Notice to Owner, City Commission Minutes, Zoning Ordinance section 150-12, Affidavits
Responsibilities upon Approval: Applicant will advise applicant.

City of Weslaco

"The City on the Grow"

David Suarez, Mayor
Leo Muñoz, Mayor Pro-Tem, District 1
Greg Kerr, Commissioner, District 2
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

M E M O

TO: Mayor and City Commission

FROM: Rebekah de la Fuente, Planning & Code Enforcement Director

RE: Sr. Mostacho- 2307 W Interstate 2 Ste a

DATE: November 10, 2020

On June 16, 2020 City Commission approved the issuance of a conditional use permit for Mixed Beverage Permit, Mixed Beverage late hours permit and Beverage cartage Permit with the condition that one (1) security be on duty during late hours.

On November 16, 2020 Weslaco Police Department was dispatched to Sr Mostacho for a shooting incident. At this time was noted that there was not a security guard on-duty as per the City Commission required condition. The Police Department obtained several affidavits from witnesses of the incident stating that security was not present at the time of the incident.

Thank you,

Rebekah de la Fuente, CFM

CITY OF WESLACO
PLANNING & ZONING COMMISSION
REGULAR MEETING
JUNE 3, 2020

On Wednesday the 3rd day of May 2020, at 5:30 p.m., the Planning and Zoning Commission of the City of Weslaco, Texas, convened in regular session at the Weslaco City Hall Legislative Chambers, located at 255 South Kansas Avenue.

The following commissioners were present:

David Hernandez	Chairman
Lonnie Berry	Vice-Chairman
Jose Treviño	Commissioner
Miles Bullion	Commissioner
Randy Summers	Commissioner
Jim Forward	Commissioner
Adrian Torres	Commissioner
Rebekah de la Fuente	Planning Director
Kayla A. Arevalo	Planning Secretary

Also present were Celestino Mejia III, Fire Inspector Investigator; Rolando Gonzalez Building Official; Alberto Aldana, City Engineer; and citizens.

I. CALL TO ORDER:

Chairman Hernandez called the meeting to order and welcomed everyone in the audience.

A. Roll Call/Establish a Quorum

Ms. de la Fuente called the roll call; a quorum was established.

II. PUBLIC COMMENTS

There were no comments received.

III. APPROVAL OF MINUTES

A. May 6, 2020 Regular Meeting

Commissioner Forward made a motion to approve the minutes of May 6, 2020, with the noted change, seconded by Commissioner Bullion. Motion carried.

IV. PUBLIC HEARING

A. Discussion and consideration to rezone 2901 West Pike. Also being 30.00-acre Tract of land being the North 30 acres of Farm Tract 163, Block 178, West Tract Subdivision, Hidalgo County, and Texas from R-1 One-family dwelling district to R-2 Duplex and apartment district. Possible Action

Ms. de la Fuente stated the item was withdrawn by the owner.

B. Discussion and consideration to Conditional Use Permit to obtain an On-Premise Wine and Beer Retailer's Permit at 900 N Border Ave. Suite C, also being a 1.59 acres tract of land being the W210'-S330' Farm Tract 123, West Tract Subdivision, Weslaco, Hidalgo County, Texas. Possible Action.

Ms. de la Fuente stated that there were thirty (30) property owners notified within the 200-foot radius, no letters for or against the item were received. Staff recommended approval.

Commissioner Berry made a motion to close the Public Hearing, seconded by Commissioner Bullion. Motion carried.

Commissioner Berry made a motion to approve the rezone request, seconded by Commissioner Bullion. Motion carried.

C. Discussion and consideration to approve Conditional Use Permit to obtain an On-Premise Mixed Beverage Permit, Mixed Beverage late hours permit and Beverage cartage Permit at 2307 W Interstate 2. Suite A, also being Lot 4, Town Center Subdivision Lots 2-9, Weslaco, Hidalgo County, Texas Possible Action.

Ms. de la Fuente stated that there were six (6) property owners notified within the 200-foot radius, no letters for or against the item were received. Staff recommended approval.

Commissioner Forward made a motion to close the Public Hearing, seconded by Commissioner Bullion. Motion carried.

Commissioner Berry made a motion approve the Conditional Use permit, with the stipulation that one (1) security be on duty during late hours, seconded by Commissioner Bullion. Motion carried.

V. DISCUSSION AND CONSIDERATION

A. Discussion and consideration for Preliminary Plat for Mira Vista Phase II Subdivision– being 13.49 acres out of Farm Tract 1020 and out of Lot 11 and 12, BLK 113, West and Adams Tract Subdivision, Weslaco, Hidalgo County, Texas located approximately 2575ft. South of Bus. 83 along International Blvd. Possible Action.

Ms. de la Fuente stated that this item is a thirty-five (35) lot subdivision with a portion of the development being inside the City of Weslaco city limits. The City of Mercedes have opted out of the subdivision review process as the City of Weslaco provided utility services to this area. However, a portion of the development remains under Mercedes jurisdiction. This subdivision is being serviced with water by the City of Weslaco through an 8" waterline and sewer by the City of Weslaco services through an 8" sewer line. The property is within a Flood Zone "X". Owner is requesting a setback and on-site drainage detention variance.

In response to Commissioner Berry, Mrs. de la Fuente stated anyone tying into the City main lines must pull a permit with the City of Weslaco and construction of the utility lines would be inspected and tested by Weslaco staff.

City of Weslaco

"The City on the Grow"

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

Mike R. Perez, City Manager

PLANNING DEPARTMENT

November 23, 2020

Sr. Mostacho, LLC
c/o Raul H. Ugalde
3404 Rosewood Drive
Weslaco, Texas 78599

Re: Revocation of Conditional Use Permit at 2307 W Interstate 2 Suite A, Sr. Mostacho

Dear Mr. Uglade

Please be advised at the regular meeting of the City Commission to be held on December 1, 2020 and Commission will be discussing the possible revocation of the Conditional use Permit for Mixed Beverage Permit, Mixed Beverage late hours permit and Beverage cartage Permit at Sr. Mostacho.

As part of the discussion the City Commission will discuss the violation of the condition requiring that one (1) security guard be on duty during late hour operations following an incident that took place on November 16, 2020.

Should you have any questions or require further assistance please contact the Planning & Code Enforcement Department at 956-447-3403.

Sincerely,

Rebekah de la Fuente, CFM
Planning & Code Enforcement Director

MINUTES
REGULAR MEETING
WESLACO CITY COMMISSION
JUNE 16, 2020

On Tuesday, June 16, 2020, 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 member's present:

PRESENT:	Mayor	David Suarez
	Mayor Pro-Tem	Letty Lopez
	Commissioner	Greg Kerr
	Commissioner	Leo Muñoz
	Commissioner	Adrian Farias
ABSENT:	Absent	Commissioner J.P. Rodriguez
		Commissioner Josh Pedraza
	City Manager	Mike R. Perez
	City Secretary	Norma A. Cantu
	City Attorney	Juan E. Gonzalez

Also present: Andrew Munoz, Assistant City Manager/Aviation Director, Vidal Roman, Finance Director, Martin Vela, Information Technology Director; Rebekah De La Fuente, Planning Director; Pete Garcia, Public Works Director, Joe Pedraza, Asst. Planning Code Enforcement Director, Antonio Lopez, Fire Chief, Joel Rivera, Police Chief, Albert Aldana, City Engineer, Olga Garza, Asst. Public Works Director, and Molly Vallejo, Secretary.

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, June 12, 2020.

B. Invocation.

Pastor Tom Murray, Grace Episcopal Church led the invocation.

C. Pledge of Allegiance.

Mayor Suarez led the Pledge of Allegiance and Texas Flag.

D. Mayoral Recognition.

None

Vidal Roman, Finance Director, stated three members terms have expired; contact was made with the members with one member unable to continue to serve, one expressed continued interest and one no response. Staff recommended to re-appoint Sergio Lozano and solicit applicants to bring back to the commission for the appointment of two members.

Mayor Pro Tem Lopez seconded by Commissioner Kerr moved to approve Resolution 2020-23 to re-appoint Sergio Lozano to the Weslaco Hotel Occupancy Tax Advisory Committee as presented. The motion carried unanimously; Mayor was present and voting.

For the record, following is the resolution.

RESOLUTION NO. 2020-23

A RESOLUTION OF THE CITY OF WESLACO APPOINTING ONE MEMBER TO THE HOTEL OCCUPANCY TAX ADVISORY COMMITTEE

WHEREAS, the City of Weslaco has established the Hotel Occupancy Tax Advisory Committee pursuant to Ordinance 2015-09; and

WHEREAS, the term of one member on the Hotel Occupancy Tax Advisory Committee is for three (3) years; and

WHEREAS, The Hotel Occupancy Tax Advisory Committee's board members shall serve staggered terms without compensation; and

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF WESLACO, TEXAS THAT Sergio Lozano is appointed to a term as a member of the Hotel Occupancy Tax Advisory Committee that will expire not later than the 4th day of April 2023.

PASSED AND APPROVED on this 16th day of June 2020.

CITY OF WESLACO
/s/David Suarez, MAYOR

ATTEST:
/s/Norma A. Cantu, CITY SECRETARY

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

VI. NEW BUSINESS

A. Discussion and consideration after public hearing on behalf of Fernando Gutierrez is requesting a Conditional Use Permit to obtain an On-Premise Wine and Beer Retailer's Permit at 900 N. Border Ave. Suite C, also being a 1.59 acres tract of land being the W210'-S330' Farm Tract 123, West Tract 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, Planning Director, stated the applicant Fernando Gutierrez requested a Conditional Use Permit for a Wine and Beer Retailer's permit for 900 N. Border Avenue. The Planning & Zoning Commission and staff recommended approval.

Commissioner Kerr, seconded by Mayor Pro Tem Lopez, moved to approve Conditional Use Permit to obtain On-Premise Wine and Beer Permit at 900 N. Border Avenue as presented. The motion carried unanimously; Mayor Suarez was present and voting.

B. Discussion and consideration after public hearing on behalf of Sr. Mostacho, LLC, Raul H. Ugalde is requesting a Conditional Use Permit to obtain an On-Premise Mixed Beverage Permit, Mixed Beverage late hours permit and Beverage cartage Permit at 2307 W Interstate 2. Suite A, also being Lot 4, Town Center Subdivision Lots 2-9, 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 the applicant Sr. Mostacho LLC., requested a Conditional Use Permit for a Mixed Beverage permit, Mixed Beverage late hours permit and Beverage Cartage permit for 2307 W. Interstate 2. The Planning & Zoning Commission recommended approval with the condition one security guard on duty during hours of operation; staff recommended approval.

Commissioner Kerr, seconded by Commissioner Farias, moved to approve Conditional Use Permit to obtain On-Premise Wine and Beer Permit at 2307 W. Interstate 2, Suite A with condition as presented. The motion carried unanimously; Mayor Suarez was present and voting.

C. Discussion and consideration to extend franchise agreement for 8 months effective August 1, 2020 with Liquid Environmental Solutions and authorize the Mayor to execute any related documents. Possible action. (Staffed by Planning & Code Enforcement Department.)

Joe Pedraza, Asst. Planning and Code Enforcement Director, stated previous commission action approved an extension for one year that ends July 31, 2020 and to solicit proposals. Liquid Environmental Solutions requested an 8-month extension effective August 1, 2020 due to COVID-19 pandemic that has most of their staff working from home. Staff recommended approval.

In response to the Commission; Joe Pedraza stated staff asked for justification of the request and the vendors response was as a result of staffing no longer in the office and layoff of personnel it would made it difficult for them to respond to a request for qualifications. The City Manager stated staff was to begin the process in March for the RFQ's but with EOC operations ensuing in the emergency order for COVID-19 staff has not been able to begin; the contract allows the extension; if approved gives time for staff to begin the process of solicitation for proposals. Joe Pedraza stated their rates charged are reasonable; the vendor has been in place for 8 years and by soliciting proposal allows comparison of true market value for this type of service.

Commissioner Kerr, seconded by Mayor Pro Tem Lopez, moved to approve an extension of franchise agreement for 8 months effective August 1, 2020 with Liquid Environmental Solutions and proposals be solicited as presented. The motion carried unanimously; Mayor Suarez was present and voting.

D. Discussion and consideration on amendment to Republic Services waste collection contract to include debris removal during a natural disaster and authorize the Mayor to execute any related documents. Possible action. (Staffed by Weslaco Office of Emergency Management.)

Sec. 150-12. - Additional use, height, and area regulations and exceptions.

(a) *Use regulations.*

(1) *Accessory buildings and accessory use.* No accessory building or accessory use shall be constructed upon a lot until the construction of the main use building has commenced. No accessory building shall be used unless the main use building on the lot is also being used. R-3 rural district areas shall be excluded from this requirement.

a. In a residence or an apartment district any accessory building and use shall be smaller in both size and scale than the man use building, detached from the main building, without separate bath or kitchen facilities, not used for commercial purposes and not rented or leased. Separate bath facilities shall be allowed in cabanas and other private poolside structures; however, that such structure shall never be used as a residence.

b. In commercial districts, an accessory building and use shall be smaller in both size and scale than the main building, the use of which is incidental to and used only in conjunction with the main building.

c. Guest house and maids quarters requirements shall be as follows:

1. Must be on the same utilities as primary residence.
2. May have separate kitchen facilities.
3. Restricted to R-1 and R-3 districts only.
4. Maids quarters must have access through interior corridors or attached to main use building.

d. Portable building/ portable classrooms shall be permitted in any public, semipublic or private schools. Portable building/ portable classrooms shall be permitted at any daycare or childcare center that within a commercially zoned area. Portable building/ classrooms must comply within standard setbacks for the zoned area.

(2) *Railroad rights-of-way.* On all existing rights-of-way of railroad companies, regardless of the zoning district in which such rights-of-way are located, railroad trackage and accessories to railroad movement may be constructed or maintained.

(3) *Conditional use regulations.*

a. *Purpose; defined.* To provide for the compatible and orderly development of the city, certain uses are hereby declared to be conditional. The term "conditional use," when used in this section, means a use that may be suitable only in certain locations in the zoning district at any particular time or, likewise, may be inappropriate in a zoning district due to conditions then existing. In general, uses declared to be conditional under the terms of this chapter are recreational uses operated as a commercial

commission.

2. The city commission, after receipt of report and recommendations from the planning and zoning commission may permit a conditional use subject to appropriate conditions and safeguards when, after public notice and hearing, it finds and determines that:
    i. The proposed use meets all the minimum standards established in this chapter and in applicable health and safety ordinances of the city for this type of use;
    ii. The proposed use is in harmony with the purpose and intent of this chapter and of the plan for the physical development of the district, as embodied in the comprehensive plan of the city; and
    iii. The proposed use will not be detrimental to the health, welfare and safety of the surrounding neighborhood or its occupants, nor be substantially and permanently injurious to neighboring property. The city commission, in making this determination, may take into account the place or manner in which the applicant is likely to conduct the business and the number of similar establishments in the area, if any. Any undue concentration of conditional uses in any area of the city shall be avoided.
3. The city commission may impose additional reasonable restrictions or conditions to carry out the spirit and intent of this chapter and to mitigate adverse effects of the proposed use. The requirements may include, but are not limited to, increased open space, loading and parking requirements, suitable landscaping, and additional improvements such as curbing and sidewalks.

h. *Development and/or automatic cancellation.*

1. Following the issuance of the conditional use, the building official shall ensure that, if the development is undertaken, it is completed in compliance with said permit. However, if a use permit has not been used within twelve months after the date granted, the permit is automatically cancelled. An applicant may be granted a six-month extension from the planning and code enforcement director as long as request is submitted in writing two weeks prior to expiration.
2. The conditional use permit is granted solely to the agent authorized by the property owner to use establishment/property. Should ownership or the authorized agent change the conditional use is considered void.
3. An alcoholic beverage establishment meeting or exceeding one or more of the criteria set forth below will not be eligible for a city liquor permit renewal and will be subject to a permit revocation at any time during the permit period if violations

established below are met or exceeded. (All violations refer to those that take place within the property of the establishment.

i. Five unreported fights or disturbances;

ii. Two separate incidents which result in a homicide or homicides;;

iii. Any one offense of prostitution, lewd conduct, gambling, drug or narcotics possession or sales, or assault permitted or committed on the premise, by act or omission, by the owner, agent or employee of the premise.

iv. Fifteen arrests of intoxicated persons on premises;

v. Any two sales of alcoholic beverages to a minor by the owner, agent or employee of the premises; or

vi. Two violations in the hours of operation.

Any establishment denied the renewal of a city liquor permit due to meeting or exceeding the above criteria will require a new conditional use permit to open or re-open any bar at the same location regardless of duration of closure of previous establishment (no non-conforming use).

i. *Preexisting conditional uses to be considered nonconforming.* Any existing conditional use in operation prior to the effective date of the ordinance from which this subsection is derived is hereby declared to be a nonconforming use and subject to the provisions of section 150-13. However, any nonconforming conditional use which holds a license or permit from the state alcoholic beverage commission authorizing the on-premises consumption of alcoholic beverages shall become subject to the provisions hereof upon the transfer of such license or permit to any person, and the new licensee or permittee shall not be entitled to use the premises for any use for which a use permit is required until he has applied for a use permit and a use permit has been granted by the city commission.

(b) *Height regulations.*

(1) Public, semipublic or private service buildings, hospitals, institutions or schools, where permitted in a district, may be erected to a height not exceeding 60 feet, and churches and temples may be erected to a height not exceeding 75 feet if the building is set back from each yard line at least one foot for each two feet additional height above the height limit otherwise provided in the district in which the building is located.

(2) Chimneys, cooling towers, elevator bulk heads, fire towers, grain elevators, flour mills, monuments, stacks, or scenery lofts, tanks, water towers, ornamental towers and spired church steeples, or necessary mechanical appurtenances may be erected to a height in accordance with existing or hereafter adopted ordinances of the city, provided that in the

COPY

AFFIDAVIT

Case # 20-36350

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, the undersigned authority, A Police Officer in and for the City of Weslaco ,Hidalgo County, Texas, on this day personally appeared Jesse Sosa duly sworn upon his/her oath deposes and says:

My name is Jesse Sosa I am 42 years old. My date of birth is 101278 I reside at 401 Delia Ave , Alamo , Texas . My home phone number is 9566006202

On 11 16 , 2020 I gave the following statement to Officer Palazzo of the Weslaco Police Department.

I Jesse Sosa Showed up around 12:30 AM I noticed All night there were proplems Between two groups I went outside smoke a cigaret I talked to the gentelmen in gray for a while and noticed a Fight inside the Bouncers ran inside so the guy in gray ran inside and started Fighting with the other groupe the Fight came outside and he got Knoketout for a whale he came thove and ran to his truck at that time the guy in the White F250 shot up in the air twice the the guy in the gray Drove up in Front of het Building and got off to Fight again He got beat up at that time the pasinger girl started shooting a gun in the air Like 6 or 7 rounds thy Tien took off a short time later thay come Bake as p.d. Showed up

girl in the Blak Dress was the one shooting passenger to black jeep.

Guy on F250 was wearing red shirt.

The above statement is true and correct to the best of my knowledge and recollection and I give it of my own free will.

AFFIANT

Subscribed and sworn before me by Affiant this 16 day of November 2020

WITNESS

Under the Authority of the Texas Government Code, chapter 602.002, a peace officer engaged in the performance of the officer's duty.

COPY

AFFIDAVIT

Case#- 20-31635

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, the undersigned authority, A Peace Officer in and for the City of Weslaco Hidalgo County, Texas, on this day personally appeared Raymundo Galindo duly sworn upon his/her oath deposes and says:

My name is Raymundo Galindo I am 33 years old and my date of birth is Aug 24, 1987 My address is 501 E Jasmine, McAllen, TX 78501. My telephone number is 956 884-3435

On November 16, 2020, I gave the following statement to Officer Xenia Miramontes of the Weslaco Police Department.

Place narrative here.

On Monday November 16, 2020 at about 1:20am one male customer sat with another male who was sitting at the VIP. The male in the VIP was wearing a blue shirt, muscular and large gold chain. A male in a red cap and red shirt went to the VIP and they began having a discussion. Another male in a white shirt + black hat arrived and started a physical fight. Employees attempted to separate the parties and other customers went to the VIP and continued fighting. I walked out to call the police I heard the shots fired I saw a female in a black dress with a gun in her hand. I walked around the building in fear for my safety. I entered the building through the back to make sure everyone inside was not hurt.

Raymundo Galindo
AFFIANT

Subscribed and sworn before me by Affiant this 16th day of November, 2020

Xenia M.
WITNESS

Under the Authority of the Texas Government Code, chapter 602.002, a peace officer engaged in the performance of the

AFFIDAVIT

Case: 2020-36350

COPY

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, the undersigned authority, A Peace Officer in and for the City of Weslaco Hidalgo County, Texas, on this day personally appeared Raymundo Galindo duly sworn upon his oath deposes and says:

My name is Raymundo Galindo I am 33 years old and my date of birth 08/24/1987. My homes address 501 East Jasmine, McAllen, Texas. My home telephone number is 956-884-3435.

Mi nombre es Raymundo Galindo Tengo 33 años y mi fecha de nacimiento 08/24/1987. Mis casas se dirigen a 501 East Jasmine, McAllen, Texas. Mi número de teléfono es 956-884-3435.

Me gustaría decir que el 15 de noviembre de 2020, estaba trabajando en Sr. Mustacho, soy el Gerente General de Sor Mustacho. Recuerdo que vi a dos clientes masculinos hablar y discutir, pero se separaron. Después de que los machos se separaron algún tiempo pasó y alrededor de la 1:20 a.m. por la mañana uno de los machos subió al otro macho y se produjo una discusión verbal, no fue física. Pude ver que más gente empezaba a involucrarse y todas estaban escoltadas mientras llamaba a la policía. Mientras llamaba a la policía, vi a un grupo de personas peleando y oí disparos. También vi a una mujer con un vestido negro con una pistola y estaba disparando en el aire. En ese momento no teníamos empleados guardias de seguridad armados, teníamos rebotes que revisaban las tarjetas de identificación de los clientes. Me gustaría decir que hay video del incidente y estoy esperando a que los propietarios se ponga en contacto conmigo con el video. Me gustaría decir que hay video del incidente y estoy esperando a que los propietarios se ponga en contacto conmigo con el video. También tengo videos que fueron enviados a mi teléfono, se los proporcioné al Investigador Rodarte mientras yo proporcionaba mi declaración.

I would like to say that on November 15, 2020, I was working at Sr. Mustacho, I am the General Manager of Sr. Mustacho. I remember I saw two male customers talk and argue but they separated. After the males were separated some time went by and at about 1:20 a. m. in the morning one of the males went up to the other male and a verbal argument ensued, it was not physical. I could see more people began to get involved and they were all escorted out as I called the police. While I was calling the police, I saw a group of people fighting and I heard gunshots. I also saw a female in a black dress with a handgun and she was shooting in the air. At the time we did not employee armed security guards, we had bouncers that would check the identification cards of customers. I would like to say there is video of the incident and I am waiting for the owners to contact me with the video. I also have videos that were sent to my phone, I provided them to Investigator Rodarte while I provided my statement.

The above statement is true and correct to the best of my knowledge and recollection and I give it of my own free will.

Raymundo Galindo.
AFFIANT

Subscribed and sworn before me by Affiant this 23rd, day of November 2020

WITNESS

Under the Authority of the Texas Government Code, chapter 602.002, a peace officer engaged in the performance of the officer's duty.

AFFIDAVIT

Case: 2020-36350

COPY

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, the undersigned authority, A Peace Officer in and for the City of Weslaco Hidalgo County, Texas, on this day personally appeared Rafael Caballero duly sworn upon his oath deposes and says:

My name is Rafael Caballero I am 43 years old and my date of birth 08/03/1977. My homes address 613 Dover Drive, Weslaco, Texas. My home telephone number is 956-493-8229.

On Tuesday, November 17, 2020, I Rafael Caballero gave the following statement to Investigator David Rodarte of the Weslaco Police Department.

I would like to say I am the owner of Khan's Grill located at 2307 West IH2 Suite A, Weslaco, Hidalgo County, Texas. I learned of an incident that occurred at Sr. Mustacho during the early morning hours of 11/16/2020. During the incident a subject shot a gun, the projectile entered one of the front windows from Khan's Grill and the projectile became lodged into one of the walls. The window had to be replaced and it cost me $500.00. The wall has where the projectile became lodged has not been repaired. I would like to pursue charges against the person that damaged the window and wall to my business without my consent.

The above statement is true and correct to the best of my knowledge and recollection and I give it of my own free will.

AFFIANT

Subscribed and sworn before me by Affiant this 17th, day of November 2020

WITNESS

Under the Authority of the Texas Government Code, chapter 602.002, a peace officer engaged in the performance of the officer's duty.

AFFIDAVIT

Case: 2020-36350

STATE OF TEXAS
COUNTY OF HIDALGO

COPY

BEFORE ME, the undersigned authority, A Peace Officer in and for the City of Weslaco Hidalgo County, Texas, on this day personally appeared Jasmine Izaguirre duly sworn upon her oath deposes and says:

My name is Jasmine Izaguirre I am 24 years old and my date of birth 12/05/1995. My homes address 2815 Roselawn, Weslaco, Texas. My home telephone number is 956-463-0909.

I would like to say that on November 15, 2020, I was at the bar of Sr. Mustacho. I am employed at Sr. Mustacho as a bartender, but I was off that day. While I was not working, I was sitting down when I saw two males arguing with each other. I was able to record the incident but at the same time there was a fight on the property. The fight was outside, and I heard about 4 or 5 gunshots. I went outside to see the other fight and saw a female in black clothing with a gun shooting randomly. I was able to take photographs of the female while she had the gun in her hand. I was able to see that a fight occurred between a male in a blue shirt and another male. I believe this girl in black and the male in blue were together. I then saw the girl and guy run toward the Silver Jeep after the fight. I was able to see that they parked the Jeep in front of Sr. Mustacho. I would like to say the males I saw arguing inside in the video I have were not the same males that were fighting outside. I would like to say at the time we did not have security guards, but we did have bouncers, but they are not armed nor display a badge. The bouncers usually wear all black and I believe they check identifications cards for customers. I have video of the argument inside Sr. Mustacho that I provided today to Investigator Rodarte along with photographs of the female in the black clothing.

The above statement is true and correct to the best of my knowledge and recollection and I give it of my own free will.

AFFIANT

Subscribed and sworn before me by Affiant this 23rd, day of November 2020

WITNESS

Under the Authority of the Texas Government Code, chapter 602.002, a peace officer engaged in the performance of the officer's duty.

Standardized Agenda Request Form

Date of Meeting: December 15, 2020	**Agenda Item No.** (to be assigned by CSO)**:** 2020-3707
From:	
Subject: Discussion and consideration to accept, open, award or reject the sole proposal received for Grease Trap Waste Collection for the city from Liquid Environmental Solutions and authorize the Mayor to execute any related documents. Possible action. (Action on November 17, 2020 open, evaluate and back for recommendation; staffed by Planning and Code Enforcement Department.)	
Background: The city's exclusive franchise agreement for the collection and disposal of grease trap waste is set to expire April 1, 2021.	
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 Joe Pedraza Rebekah De La Fuente Mike Perez		Created/Initiated Approved New
City Manager Comments: Approve.		
Staff Recommendation:		
Attachments, if any: Memo - Liquid Environmental, Email, Evaluation Summary, New Proposed Fees - Exhibit A - October 23, 2020, Old Fees - Exhibit A - FY 2005		
Responsibilities upon Approval:		

City of Weslaco

"The City on the Grow"

David Suarez, Mayor
Leo Muñoz, Mayor Pro-Tem, District 1
Greg Kerr, Commissioner, District 2
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

M E M O

TO: Mayor and City Commission

FROM: Joe Pedraza, Health Official / Asst. Planning & Code Enforcement Director

RE: Grease trap waste collection franchise

DATE: December 11, 2020

The franchise agreement with Liquid Environmental Solutions will expire April 1, 2021. The city has brought in approximately $292,700.00 in revenue since the inception in January of 2006. Since then Liquid Environmental Solutions has collected and treated around 12 million gallons of Grease Trap Waste collected within the city limits. L.E.S. has also began creating and emailing a monthly saturation report to Code Enforcement/Public Utilities which helps the city pinpoint problem areas and reduce the risk of backups and overflows. L.E.S. continues to operate with a D.O.T. compliant fleet and has just added a 2020 Tractor to their fleet to ensure timely service. The Regional Vice President for LES resides in the Valley and any issues and/or questions are quickly addressed.

Homer Rhodes

From: Homer Rhodes
Sent: Friday, December 11, 2020 10:36 AM
To: Norma Cantu
Cc: Adelaida Vega; Mike Perez; Vidal Roman; Andrew Muñoz
Subject: Liquid Environmental
Attachments: EXHIBIT A 2004-05-21.pdf; EVALUATION WORKSHEET 2020-21-01 DEC 7TH.pdf

Norma,

Attached is the evaluation average from three city staff evaluators: Aldana, Cosme, & Pedraza.

All three recommend approval of agenda item to contract with Liquid Environmental Solutions since fees appear to be most favorable from the current contract.

Current contract fees are $.32 per gallon with a franchise fee of 10%
Under this new contract it will be $.31 per gallon with a minimum fee of $185.00 and franchise fee of 15%

Thanks!

Homer Rhodes
Purchasing Agent – Finance Department
956.447.2240

CITY OF WESLACO - RFP 2020-21-01
GREASE TRAP & WASTE COLLECTION SERVICES
EVALUATION SUMMARY

	EVALUATOR	LIQUID ENVIRONMENTAL
1	AA	24
1	MC	25
1	JP	25
1	MPT	0
CRITERIA 1 AVERAGE		**24.67**
2	AA	22
2	MC	25
2	JP	25
2	MPT	0
CRITERIA 2 AVERAGE		**24.00**
3	AA	22
3	MC	25
3	JP	25
3	MPT	0
CRITERIA 3 AVERAGE		**24.00**
4	AA	23
4	MC	25
4	JP	25
4	MPT	0
CRITERIA 4 AVERAGE		**24.33**
T/P	AA	91
T/P	MC	100
T/P	JP	100
T/P	MPT	0
TOTAL POINTS AVERAGE		**97.00**
		LIQUID ENVIRONMENTAL

RFP# 2004-05-21 October 23, 2020 @ 3:00 PM

~~Due Date & Time: April 12, 2005 at 3:00p.m.~~

Liquid Environmental Solutions of Texas

EXHIBIT "A"

Grease Trap Waste Services Price List

Franchise Fee to be paid to City by Contractor

Franchise Fee	**15%** of gross revenues collected for services provided under the Franchise Agreement, exclusive of any sales tax

Grease Trap Waste (including City Franchise Fee)

Per Gallon (including transportation and disposal)	**$ .31**
Minimum Fee	**$ 185.00**

Special Fees (in addition to the above; including Franchise Fee)

Emergency Service (services with less than five business days' notice or outside of Standard Collection Hours)	**$ 350.00** per emergency service + service fee
Unserviceable Visit Fee	**$ 95.00** per visit
Additional Man Required	**$ 75.00**
Indoor Trap	**$ 175.00**
Barrel Vacuum Required	**$ 75.00**
Line Cleaning (at the time of a collection service; for lines between generator source and grease trap	**$125.00** per hour or part thereof (1hr m

liquid ENVIRONMENTAL SOLUTIONS

CITY OF WESLACO

EXHIBIT "A"
ALTERNATIVE PRICE PROPOSAL *(7 Year Contract Term)*

Franchise Fee to be paid to City by Contractor	
Franchise Fee	10% of gross revenues collected for services provided under the Franchise Agreement, exclusive of any sales tax
Grease Trap Waste (including City Franchise Fee)	
Per Gallon (including transportation and disposal)	$ 0.32
Minimum Fee	$140.00
Grit Trap Waste (including City Franchise Fee)	
Disposal Fee (Per Gallon)	$ 0.80
Transportation Fee (Per hour; from arrival at customer site until completion of discharge at disposal site)	$100.00 per hour or part thereof (three hours minimum; includes truck wash-out following service)
Minimum Fee (transportation and disposal combined)	Not applicable
Special Fees (in addition to the above; including Franchise Fee)	
Emergency Service (services with less than five business days notice or outside of Standard Collection Hours)	$200.00 per service
Unserviceable Visit Fee	$50.00 per visit
Additional Man Required	$45.00 per hour or part thereof (required when trap is 100 feet or more from vehicle, or up/down stairs)
Indoor Trap	$50.00 per service
Barrel Vacuum Required	$100.00 per service
Line Cleaning (at the time of a collection service; for lines between generator source and trap)	$75.00 ~~per hour or part thereof (one hour minimum~~ per service

** ADDITIONAL PRICING CONSIDERATION: 3% Discount applicable to all pricing if LES bills City directly and City adds fees to grease or grit trap customer's water bills.

*** Payment Terms (either for direct billing of grease or grit trap owner or the City if it assumes direct billing on customer water bills) in all cases are Net 20.

Standardized Agenda Request Form

Date of Meeting: December 15, 2020	**Agenda Item No.** (to be assigned by CSO)**:** 2020-3821
From:	
Subject: Discussion and consideration to approve the official 2020 Tax Roll totals as prepared by Hidalgo County Tax Assessor and Collector per section 26.09(e) of the Texas Property Tax Code and authorize the Mayor to execute any related documents. Possible action. (Staffed by Finance Department.)	
Background: The city is has in the past and continues certifying the "Certified" tax roll as prepared by the Hidalgo County Tax Assessor and Collector's office.	
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)**:**	
Norma Cantu Vidal Roman Mike Perez	Created/Initiated Approved Final Approval
City Manager Comments: Approve.	
Staff Recommendation: Staff recommends approval.	
Attachments, if any: 2020 Tax Roll Memo, Correspondence from Office of Tax Assessor, County of Hidalgo re the 2020 Tax Roll Totals for the district	
Responsibilities upon Approval:	

City of Weslaco

"The City on the Grow"

David Suarez, Mayor
Leo Muñoz, Mayor Pro-Tem, District 1
Greg Kerr, Commissioner, District 2
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

Date: December 15, 2020

To: Mayor and City Commission
CC: Mike R. Perez, City Manager

FR: Vidal Roman, Finance Director

Re: Certified Tax Roll Approval from Hidalgo Co. Tax A/C office

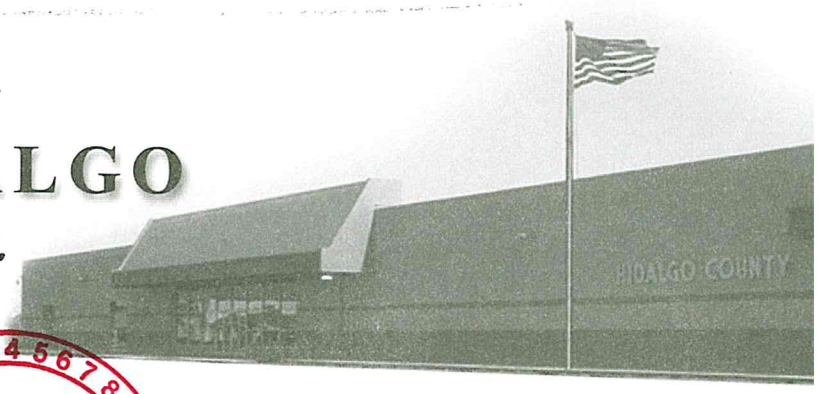
The Hidalgo County Tax Assessor-Collector's office has official submitted the 2020 Tax Roll totals excluding the accounts currently under protest. As per the Property Tax Code, the City needs to formally approve these numbers.

Staff recommends approval of the 2020 Tax Roll.

Office of Tax Assessor-Collector

COUNTY of HIDALGO

Pablo "Paul" Villarreal, Jr. PCC.



October 29, 2020

Office Of The City Manager
NOV 20 2020
Weslaco, Texas

P.O. Box 178
Edinburg, Texas 78540-0178
Ph. (956) 318-2157
Fax (956) 318-2733
www.hidalgocountytax.org

Mike R. Perez, City Manager
City of Weslaco
255 S. Kansas Ave.
Weslaco, TX. 78596

Mr. Perez,

Enclosed please find the 2020 Tax Roll Totals for your district.

Be advised these totals do not include totals for accounts currently under protest. Those totals will be added once the protests are resolved.

Please place this item on the agenda of your next meeting for approval by your governing body, as per Section 26.09(e), of the Texas Property Tax Code.

Should you have any questions in regards, do contact our office.

Sincerely,

Pablo (Paul) Villarreal Jr.

Pablo (Paul) Villarreal Jr., PCC
Hidalgo County Tax Assessor-Collector

Xc: Hon. Maria Arcilia Duran, CPA
Hidalgo County Auditor

STATE OF TEXAS THE COUNTY OF HIDALGO

Request Seq: 3600286
tax_roll_totals.rdf v1.5

10/08/2020 07:49:00

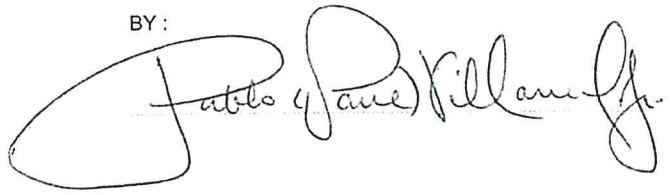
CERTIFIED TAX ROLL AS OF OCTOBER 1, 2020

TAX ASSESSMENT ROLLS OF CITY OF WESLACO FOR THE YEAR 2020 SHOW THE FOLLOWING SUMMARIES:

ROLL	NUMBER ACCTS	MARKET VALUE	TAXABLE VALUE	FREEZE LOSS	TOTAL LEVY
REAL PROPERTY	16,006	2,292,010,609	1,734,361,638	185,929.15	11,897,369.51
PERSONAL PROPERTY	1,601	264,299,947	232,301,022	.00	1,636,942.62
MOBILE HOME PROPERTY	0	0	0	.00	.00
MINERAL PROPERTY	0	0	0	.00	.00
OTHER PROPERTY	0	0	0	.00	.00
TOTAL	17,607	2,556,310,556	1,966,662,660	185,929.15	13,534,312.13

RATE OF TAXATION ASSESSMENT RATIO 100%
TOTAL TAX RATE 00.696700

PABLO (PAUL) VILLARREAL JR., PCC
TAX ASSESSOR - COLLECTOR HIDALGO COUNTY
BY :





Tax Collection System - HIDALGO COUNTY
Certified Roll Jurisdiction Summary
Processing For Tax Year: 2020 County Code: 108 Tax Unit: ALL

Jurisdiction: **40 CITY OF WESLACO**

Total Parcels:	17,607	**Tax Rate:**	0.6967000		
Market Value:	2,556,310,556	**State Hom:**	0	**Opt Hom:**	0.0000000
		State O65:	0	**Opt O65:**	10,000
		Disabled:	0	**Opt Disabled:**	10,000

AG Exclusion Count:	154	**AG Exclusion Amt:**	44,949,634
Timber Exclusion Count:	0	**Timber Exclusion Amt:**	0
HS Capped Count:	3,128	**HS Capped Amt:**	27,683,250
Assessed Value:	2,483,677,672		

Prorated-Exxv Count/Amt:	565	438,134,948	**Exempt Count/Amt:**	1	2,265
100% Exempt Vet Count/Amt:	128	17,568,405	**Solar Exemption Count/Amt:**	1	29,983
Freeport Count/Amt:	8	3,747,152	**Pro Charitable Functions Count/Amt:**	3	593,071
Pollution Control Count/Amt:	4	578,070	**Chdo Count/Amt:**	1	600,000
Hb366 Count/Amt:	26	8,950	**Pro Misc Exempts Count/Amt:**	1	23,788,429
Pro Schools Count/Amt:	4	1,545,422			

State Homestead Count:	6,321	**State Homestead Amt:**	0
Local Homestead Count:	0	**Local Homestead Amt:**	0
State Over 65 Count:	0	**State Over 65 Amt:**	0
Local Over 65 Count:	2,435	**Local Over 65 Amt:**	23,449,337
Surviving Spouse Count:	182	**Surviving Spouse Amt:**	1,778,917
State Disabled Count:	0	**State Disabled Amt:**	0
Local Disabled Count:	215	**Local Disabled Amt:**	2,094,345
Total VET Count:	287	**Total VET Amt:**	3,095,718
***VET Surviving Spouse Count:**	15	***VET Surviving Spouse Amt:**	153,000
***included in the Total VET Count/Amt**			

Partial Exempt Values:	30,418,317		
Taxable Value:	1,966,662,660		
Total Levy Amt:	13,534,312.13		
Late Rendition Penalty Count:	670	**Late Rendition Penalty Amt:**	18,501.57
Frozen Account Count:	2,743		
Frozen Homesite Value:	200,750,466		
Frozen Taxable Value:	163,456,255		
Unfrozen Levy Amt:	1,138,799.84		
Frozen Levy Amt:	952,870.69		
Frozen Levy Loss Amt:	185,929.15		
Total Non-Exempt Parcel Count:	17,606		

ENTITY	CITY OF WESLACO			2020
JURISDICTION	40			

EXEMPT VALUE (EXXV)	
AG EXCLUSION	44,949,634
HS CAPPED AMOUNT	27,683,250
ABATED AMOUNT	
FREEPORT VALUE	3,747,152
HB366 VALUE	8,950
POLLUTION VALUE	578,070
HISTORICAL VALUE	
CHDO EXEMPTION	600,000
PRO MISC EXEMPTS	23,788,429
VETERAN FULL EXEMP	17,568,405
OVER 65 HOMESTEAD EXEMPTION	23,449,337
OVER 65 HOMESTEAD SURVIVING SPOUSE	1,778,917
DISABLED	2,094,345
VETERAN EXEMPTIONS	3,095,718
EXEMPT	2,265
PRORATED EXXV	438,134,948
PRO SCHOOLS	1,545,422
PRO CHARITABLE	593,071
CHARITABLE ORG	
SOLAR	29,983
TOTAL EXEMPT PROPERTY	**589,647,896**

TOTAL PARCELS		17,607
TOTAL MARKET VALUE		2,556,310,556
TOTAL EXEMPT PROPERTY	-	589,647,896
TAXABLE VALUE	=	1,966,662,660
TAX RATE PER $100	*	0.6967
LEVY (Before Frozen Levy Loss)	=	13,701,738.75
LEVY LOSS DUE TO FREEZE	-	185,929.15
LATE AG	+	0.00
LATE RENDITION	+	18,501.57
LEVY	=	13,534,311.17
TOTAL LEVY (From TC502)	=	13,534,312.13
VARIANCE	+/-	-0.96

CITY OF WESLACO

ENTITY

The Following information is furnished as requested.

NOTE: IT IS IMPORTANT YOU COMPLETE EACH SECTION SEPARATELY.

Itemized 2020 Tax Rate (per $100 valuation):

(A) Maintenance and Operation (M and O) $ 0.5109

(B) Debt Service (I and S) $ 0.1858

Total TAX RATE (A + B) FOR 2020 $ 0.6967

Total TAX LEVY FOR 2020 $ 13,534,312.13

No-New-Revenue Rate 2020 $ 0.6838

Voter-Approval Rate 2020 $ 0.7036

Average Residential Value 2020 $ 107,123

11/05/2020

DATE

Pablo (Paul) Villarreal Jr.

SIGNATURE

HIDALGO COUNTY TAX ASSESSOR-COLLECTOR

TITLE

PLEASE RETURN AS SOON AS POSSIBLE TO:

HIDALGO COUNTY APPRAISAL DISTRICT
Attn: Lydia Elizondo, Finance/Personnel Director
PO BOX 208
EDINBURG, TX 78540-0208
FAX: (956) 289-2120

Standardized Agenda Request Form

Date of Meeting: December 15, 2020	**Agenda Item No.** (to be assigned by CSO)**:** 2020-3832
From:	
Subject: Discussion and consideration to approve change order #3 for the Pleasantview & 11th St Drainage Improvements Project and authorize the Mayor to execute any related documents. Possible action. (Staffed by Engineering Department.)	
Background: This proposed change order is to pay contractor for costs associated with hauling of contaminated dirt that was unexpected in the project. The contaminated dirt was planned to be used for ditch berm, however it was unusable. This change order also provides for hauling loads of dirt from Heller Orchard to replace contaminated dirt.	
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)**:**	
Alberto Aldana Alberto Aldana Vidal Roman Mike Perez	Created/Initiated Approved Approved Final Approval
City Manager Comments: Approve.	
Staff Recommendation: Staff recommends approval.	
Attachments, if any: Change Order No 3	
Responsibilities upon Approval:	

CHANGE ORDER

AIA DOCUMENT G701

OWNER ☐
ARCHITECT ☐
CONTRACTOR ☐
FIELD ☐
OTHER ☐

PROJECT:
Pleasantview & 11th St. Drainage Improvements
Weslaco, TX

TO CONTRACTOR:
Rigney Construction, LLC
7011 N. Semeinary Rd.
Edinburg, TX 78541

CHANGE ORDER NUMBER: 3
DATE: 12/3/2020
ENGINEER'S PROJECT NO.: 19-125
CONTRACT DATE: 9/11/2020
CONTRACT FOR: Drainage Improvements

The Contract is changed as follows:

Trash haul off from Ditch - Dump Trucks	60 loads @ $80.00 p/load	$ 4,800.00
Trash haul off from Ditch - Semi Trucks	7 loads @ $100.00 p/load	$ 700.00
Loads of Dirt from Heller Orchard :		
Dirt in Place	4,148 yds @ $7.00 p/yd	$ 29,036.00
Projected Dirt	3,260 yds @ $7.00 p/yd	$ 22,820.00

Not valid until signed by the Owner, Engineer and Contractor.

The original (Contract Sum) was	$2,851,562
Net change by previously authorized Change orders	$48,478
The (Contract Sum) prior to this Change order was	$2,900,040
The (Contract Sum) will be (increased) by this Change Order in the amount of	$57,356.00
The new (Contract Sum) including this Change order will be	$2,957,396

The Contract Time will be (no change) by -0- calendar days
The date of Substantial Completion as of the date of this Change Order therefore is April 5, 2021

NOTE: This summary does not reflect changes in the Contract Sum, Contract Time or Guaranteed Maximum Price which have been authorized by Construction Change Directive.

SWG Engineering, Inc	Rigney Construction, LLC	City of Weslaco
ENGINEER	CONTRACTOR	OWNER
611 S. International Blvd.	7011 N. Seminary Rd.	255 S. Kansas Ave.
Address	Address	Address
Weslaco, TX 78596	Edinburg, TX 78541	Weslaco, TX 78596
BY Jose H. Reyes, P.E.	BY John Rigney	BY
Jose Reyes, Jr. P.E.	John Rigney, President	
DATE DEC. 7. 2020	DATE 12-4-2020	DATE

AIA DOCUMENT G701 - CHANGE ORDER - 1987 EDITION - AIA REGISTERED - COPYRIGHT 1987 - THE AMERICAN INSTITUTE OF ARCHITECTS, 1735 NEW YORK AVE., N. W., WASHINGTON, D. C. 20006

Standardized Agenda Request Form

Date of Meeting: December 15, 2020	**Agenda Item No.** (to be assigned by CSO)**:** 2020-3850
From:	
Subject: Discussion and consideration to approve proposed Change Order #4 for the Pleasantview & 11th St Drainage Improvements project and authorize Mayor to execute any related documents. Possible action. (Staffed by Engineering Department.)	
Background: Contractor notified City that the pipe supplier for the project incurred a delay in its production and as a result, the expected full delivery of the box culverts and RCP Pipe is not expected until second week in January. As a result, the contractor is requesting a 45 day extension for completion of the project.	
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 Alberto Aldana Vidal Roman Mike Perez		Created/Initiated Approved Approved Final Approval
City Manager Comments: Approve.		
Staff Recommendation: Staff Recommends a 30-day extension instead of a 45 day extension. This would extend the construction contract time from 150 days to 180 days. The contract date for completion would be April 30, 2021.		
Attachments, if any: Change Order No 4		
Responsibilities upon Approval:		

CHANGE ORDER

AIA DOCUMENT G701

OWNER	☐
ARCHITECT	☐
CONTRACTOR	☐
FIELD	☐
OTHER	☐

PROJECT:
Pleasantview & 11th St. Drainage Improvements
Weslaco, TX

TO CONTRACTOR:
Rigney Construction, LLC
7011 N. Semeinary Rd.
Edinburg, TX 78541

CHANGE ORDER NUMBER: 4
DATE: 12/3/2020
ENGINEER'S PROJECT NO.: 19-125
CONTRACT DATE: 9/11/2020
CONTRACT FOR: Drainage Improvements

The Contract is changed as follows:
Additional Calendar Days due to an accident that occurred at the supplier's plant
(see attached letter)

Forty-Five (45) Calendar Days

Not valid until signed by the Owner, Engineer and Contractor.

The original (Contract Sum) was	$2,851,562
Net change by previously authorized Change orders	$57,356
The (Contract Sum) prior to this Change order was	$2,908,918
The (Contract Sum) will be (increased) by this Change Order in the amount of	$ -
The new (Contract Sum) including this Change order will be	$2,908,918

The Contract Time will be (increased) by Forty-Five (45) calendar days
The date of Substantial Completion as of the date of this Change Order therefore is May 20, 2021

NOTE: This summary does not reflect changes in the Contract Sum, Contract Time or Guaranteed Maximum Price which have been authorized by Construction Change Directive.

SWG Engineering, Inc	Rigney Construction, LLC	City of Weslaco
ENGINEER	CONTRACTOR	OWNER
611 S. International Blvd.	7011 N. Seminary Rd.	255 S. Kansas Ave.
Address	Address	Address
Weslaco, TX 78596	Edinburg, TX 78541	Weslaco, TX 78596
BY Jose H. Reyes P.E.	BY John Rigney	BY
Jose Reyes, Jr. P.E.	John Rigney, President	
DATE DEC. 7. 2020	DATE 12-4-2020	DATE

AIA DOCUMENT G701 - CHANGE ORDER - 1987 EDITION - AIA REGISTERED - COPYRIGHT 1987 - THE AMERICAN INSTITUTE OF ARCHITECTS, 1735 NEW YORK AVE., N. W., WASHINGTON, D. C. 20006

CAPA
CONCRETE ▲ ASPHALT ▲ PIPE ▲ AGGREGATES

TRANSMITTAL MEMO

DATE:	Monday, November 30, 2020
TO:	**Total Commitment LLC**
FROM:	CAPA Sales Office
ATTN:	Mando Gutierrez
JOB/PROJECT:	**City of Weslaco Pleasantview & 11th Street Project**

To Whom It May Concern:

Be advised due that due to a serious accident that occurred at our Rio Valley Pipe Plant on November 23, 2020, we are experiencing delays with our Pipe and Box Culvert Production. We anticipate availability of the 60" Class V RCP around the last week in December, first week in January. We anticipate the Box Culvert availability around the second week in January.

We sincerely apologize for this delay. Should there be any questions, feel free to contact me for further discussion.

Sincerely,

Larry Hinojosa

Larry Hinojosa, Sales Administrator/Representative

Rio Valley Pipe, LLC; Maple Valley Concrete, LLC; Upper Valley Materials, LLC d/b/a CAPA
Corporate & Sales Office
3609 W Palma Vista Drive | Palmview, TX 78572
Main PH: (956) 432-0600 | Sales Fax: (956) 583-2086 |Email: sales@capatexas.com | www.capatexas.com

Standardized Agenda Request Form

Date of Meeting: December 15, 2020	**Agenda Item No.** (to be assigned by CSO)**:** 2020-3851
From:	
Subject: Discussion and consideration to purchase extended warranty for six residential and five commercial garbage trucks in the amount of $49,742.00 and approve Ordinance 2020-37 for a budget amendment for the purchase of residential and commercial garbage units (approved on 12/1/20) in the total amount of $3,260,276.17 and authorize the Mayor to execute any related documents. First reading of Ordinance 2020-37. Possible action. (Staffed by Public Works Department.)	
Background: The purchase of six (6) residential garbage trucks, five (5) commercial garbage trucks, and one (1) container handler truck was approved in the last commission meeting on 12/1/20 in the amount of $3,210,534.17. This item is to request approval to purchase extended warranty for all units except the container handler truck in the amount of $49,742.00 and approve a budget amendment in the total amount of $3,260,276.17.	
Funding Source (budget code, if applicable)**:**	

Amount:	Term of Impact:	Identified in Current Budget:

Additional Action Prompted: Mayor's Signature Budget Amendment 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:
Advisory Review, if any (name of board/committee, date of action, recommendation)**:**

Aida Vega	Created/Initiated
Olga Garza	Approved
Pete Garcia	Approved
Vidal Roman	Approved
Mike Perez	New

City Manager Comments: Approve.
Staff Recommendation: Staff recommends approval.
Attachments, if any: Memo Budget Amendment Garbage Trucks, GARBAGE EQUIPMENT QUOTES APPROVED 12/1/20, Extended Warranty, Extended Warranty2, Budget Amendment Exhibit (2), O2020-37 budget amendment Sanitation Units (1)

Responsibilities upon Approval:

City of Weslaco

"The City on the Grow"

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

Mike R. Perez, City Manager

INTERNAL MEMO
PUBLIC WORKS DEPARTMENT

Date: December 15, 2020

To: Mayor and City Commission

From: Olga Garza, Assistant Public Works Director

Subject: Budget Amendment for Purchase of Residential and Commercial Garbage Equipment

Cc: Vidal Roman, Finance Director
Mike Perez, City Manager

The purchase of six (6) residential garbage trucks, five (5) commercial garbage trucks, and one (1) container handler truck was approved in the last commission meeting on 12/1/20 in the amount of $3,210,534.17. This item is to request approval to purchase extended warranty for all units except the container handler truck in the amount of $49,742.00 and approve a budget amendment in the total amount of $3,260,276.17.

Extended Warranty:

Engine Coverage Plan 1	5 yrs/200,000 miles……	$2,500.00
Engine Coverage After Treatment	5 yrs/200,000 miles……	$ 870.00
Allison Transmission Coverage	2 yrs extended.....……	$1,152.00

Total Coverage Per Unit	$4,522.00
Total Coverage for 11 Units	$49,742.00

CITY OF WESLACO
RESIDENTIAL COMMERCIAL GARBAGE TRUCKS
TABULATION

Date: 12/1/2020

DESCRIPTION	QTY	Rush Truck - Heil of Texas Jose Gonzalez/John Davis 4700 N. Cage St. Pharr, TX 78577 Ph No.: 956.566.8100 Office No.: 956.782.4511 gonzalezj@rushenterprises.com Description	Unit Price	Total Price	Rush Truck - Texas Pack & Load Jose Gonzalez/Lane Batley 4700 N. Cage St. Pharr, TX 78577 Ph No.: 956.566.8100 Office No.: 956.782.4511 gonzalezj@rushenterprises.com Description	Unit Price	Total Price
Residential Side Loader	6	Peterbilt 520 Heil ASL W/Lights, 28yd	$313,561.27	$1,881,367.62	Peterbilt 520 Neway ASL W/Lights, 31yd 12-14 T	$289,575.87	$1,737,455.22
Commercial Front Loader	5	Peterbilt 520 Heil FEL W/Lights, 28yd	$297,718.18	$1,488,590.90	Peterbilt 520 Neway FEL W/Lights, 40yd 17-20 T	$270,337.29	$1,351,686.45
Commercial Container Handler	1	N/A		$0.00	Peterbilt 330 Container Handler W/Lights	$121,392.50	$121,392.50
			$3,369,958.52			**$3,210,534.17**	
			Rush Truck - Heil of Texas			**Rush Truck - Texas Pack & Load**	

RECOMMENDATION:

Staff recommends approval of the best value and most advantageous bid, Buyboard Vendor No.: 601-19, Rush Truck - Texas Pack & Load in the amount not to exceed $3,210,534.17.

Tabulation created by: Olga Garza

TEXAS LOCAL GOVERNMENT PURCHASING COOPERATIVE
BUYBOARD

Vendor	*RUSH TRUCK CENTER*	Date Prepared	*11/6/2020*
Contact for Vendor:	*COLTON KRUSE*	Phone	(830) 302-5219
End User:	*City of Waslaco*		
End User Contact:	***Homer Rhodes***	Phone/Fax	*(956) 973-3146*
Product Description:	***Peterbilt 330 Container Handler With Lights***		

A: Base Price in Bid/Proposal Number:	**601-19**	Series:	**330**	$ 63,157.00

	DESCRIPTION	AMOUNT
Peterbilt	Front Axle & Equipment/Rear Axle Equipment	$ 219.00
Peterbilt	Engine/Transmission $ Equipment	$ 11,129.00
Peterbilt	Air and Trialer/Tires & Wheels	$ 2,070.00
Peterbilt	Fuel Tanks/Battery Box & Bumper	$ 6.00
Peterbilt	Cab & Equipment	$ 2,290.00
Subtotal Column 1:	$ 15,714.00	

OPT #	DESCRIPTION	AMOUNT
RTC-0040	OEM + Safety Analysis	$ 1,236.00
RTC-0052	Body Prep Package	$ 2,804.00
RTC-0127	Dumpster Body	$ 46,440.00
Subtotal Column 2:	$ 50,480.00	

Published Options added to Base Price(*Subtotal of "Col 1" & "Col 2"*)	$ 66,194.00

C: Subtotal of A + B	$ 129,351.00
D: Non Published Options	
G&H Container Handler with Options $ (7,647.00)	

Subtotal Column 1:	$ (7,647.00)	Subtotal Column 2:	$ -

Unpublished Options added to Base price (*Subtotal "Col 1 + Col 2"*)	$ (7,647.00)

E: Contract Price Adjustment (*If any, explain here*)	
Paccar Q4 Muni Discount	$ (711.50)

F: Total of C + D +/- E	$ 120,992.50

G: Quantity ordered Units: 1.00 x F	$ 120,992.50

H: BUYBOARD Administrative Fee %	$ 400.00

I: Non-Equipment Charges & Credits (*I.e.: Ext. Warranty, Trade-In, Delivery, etc.*)	
$ -	
	$ -

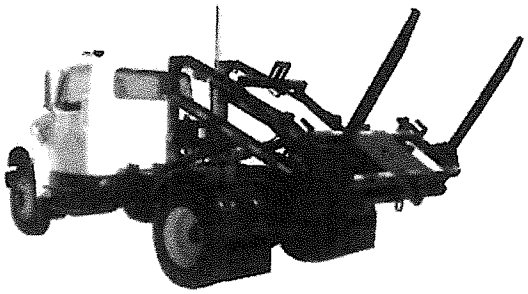
J: TOTAL PURCHASE PRICE INCLUDING (G+H+I)	$ 121,392.50

8000 Container Carrier

- Product Line
- Product Manuals
- Product Maintenance
- Product Quote
- Parts

1015 Commercial Blvd. S.
Arlington, Texas 76001
Toll Free Within US:
1-800-654-5291
Local or Outside US:
817-467-9883
Fax: 817-472-5548

Features Options Specifications Brochure Manual



Get A Quote

Back to Product Line

Features

Top

* Complete Hydraulic Kit - Bi-Rotation Pum
* Rolled Poly Fenders
* Two Spool Valves
* Inside Cab Cable Controls
* Oil System Filter within ISO 18/15/13 Sp
* 10 gal. Hydraulic Tank
* Conspicuity Tape
* D.O.T. Lighting

Options

Top

* Air Brake Controller
* Back Up Alarm
* Electric Brake Controller
* Fire Extinguisher Rack
* Hot Shift PTO (auto transmission)
* Loader - Rear Loader Attachment
* Loader - Side Loader Attachment
* Pintle Hitch
* Rear Controls
* Rotating Head
* Spare Tire Rack
* Tool Box - Behind Cab
* Tool Box - Side Mount

Specifications

Top

TEXAS LOCAL GOVERNMENT PURCHASING COOPERATIVE
BUYBOARD

Vendor	*RUSH TRUCK CENTER*	Date Prepared	*11/6/2020*
Contact for Vendor:	*COLTON KRUSE*	Phone	(830) 302-5219
End User:	*City of Waslaco*		
End User Contact:	***Homer Rhodes***	Phone/Fax	*(956) 973-3146*
Product Description:	***Peterbilt 520 Neway FEL with Lights***		

A: Base Price in Bid/Proposal Number: 601-19 | Series: **520** $ 96,440.00

	DESCRIPTION	AMOUNT
Peterbilt	Frame & Equipment	$ 3,162.00
Peterbilt	Front Axle & Equipment/Rear Axle Equipment	$ 3,990.00
Peterbilt	Engine/Transmission S Equipment	$ 18,491.00
Peterbilt	Air and Trialer/Tires & Wheels	$ 2,701.00
Peterbilt	Fuel Tanks/Battery Box & Bumper	$ 144.00
Peterbilt	Cab & Equipment	$ 2,638.00
Subtotal Column 1:	$ 31,126.00	

OPT #	DESCRIPTION	AMOUNT
RTC-0040	OEM + Safety Analysis	$ 1,236.00
RTC-0122	Refuse Body Prep	$ 3,934.00
RTC-0096	PTO & Hydraulics	$ 10,316.00
RTC-0123	500E	$ 139,887.00
RTC-1026	Lot Insurance/Floorplan Interest	$ 3,981.03
Subtotal Column 2:	$ 159,354.03	

Published Options added to Base Price(*Subtotal of "Col 1" & "Col 2"*) $ 190,480.03

C: Subtotal of A + B $ 286,920.03

D: Non Published Options

Neway Mammoth Front Loader with Options	$ (21,887.00)		
Whelen Lights as Specified	$ 2,214.26		
Subtotal Column 1:	$ (19,672.74)	Subtotal Column 2:	$ -

Unpublished Options added to Base price (*Subtotal "Col 1 + Col 2"*) $ (19,672.74)

E: Contract Price Adjustment (*If any, explain here*)

F: Total of C + D +/- E $ 267,247.29

G: Quantity ordered Units: 1.00 x F $ 267,247.29

H: BUYBOARD Administrative Fee % $ 400.00

I: Non-Equipment Charges & Credits (*I.e.: Ext. Warranty, Trade-In, Delivery, etc.*)

Freight	$ 2,690.00	x	1	$ 2,690.00	

$ 2,690.00

J: TOTAL PURCHASE PRICE INCLUDING (G+H+I) $ 270,337.29

Texas Pack + Load
1030 Brussels Street
San Antonio, TX 78219 US
parts@texaspackandload.com

QUOTE

ADDRESS
Rush Truck Center - Pharr, TX
4700 N Cage Blvd
Pharr, TX 78577 United States

SHIP TO
Rush Truck Center - Pharr, TX
4700 N CAGE BLVD
PHARR, TX 78577-9694 US

QUOTE # 1874
DATE 10/28/2020

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
	NW-MAMMOTH2	40yd New Way Mammoth Full Eject	1	115,000.00	115,000.00T
	NW-MAMMOTH77	Body Roof to 10GA 80K	1	0.00	0.00T
	NW-MAMMOTH80	Roof Door Solid Metal 14GA	1	0.00	0.00T
	NW-MAMMOTH81	Body Sides 1/8" AR 450	1	0.00	0.00T
	NW-MAMMOTH84	Body Floor 3/16" AR235	1	0.00	0.00T
	NW-MAMMOTH86	Body Floor Liner 36" Into Body 3/16" AR450	1	0.00	0.00T
	NW-MAMMOTH88	Hopper Sides 3/16" AR450	1	0.00	0.00T
	NW-MAMMOTH91	Hopper Floor 1/4" AR450	1	0.00	0.00T
	NW-MAMMOTH92	Front Sump w/ Dual Clean Out Doors	1	0.00	0.00T
	NW-MAMMOTH94	Tailgate Bubble 1/8" AR450	1	0.00	0.00T
	NW-MAMMOTH96	Packer Panel Lower Face 3/16" AR450	1	0.00	0.00T
	NW-MAMMOTH98	Packer Panel Sloped Face 3/16" AR450	1	0.00	0.00T

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
	NW-MAMMOTH105	Steel Canopy (long extension)	1	0.00	0.00T
	NW-Additional Options	Steel Canopy with Steel Extension That is Air Raised	1	0.00	0.00T
	NW-Additional Options	10,000lb Lift Rating Arms including 5" Arm Cylinder and 4" Fork Cylinder	1	0.00	0.00T
	NW-MAMMOTH124	Fork Thickness 1 1/4" 100K with hook (44" usable bumper to hook)	1	0.00	0.00T
	NW-MAMMOTH6	Service Hoist	1	0.00	0.00T
	NW-MAMMOTH158	Remote Grease tailgate hinge & cylinders	1	0.00	0.00T
	NW-MAMMOTH159	Sliding Access Door (Fiber Glass)	1	0.00	0.00T
	NW-MAMMOTH149	Shovel/Broom Rack	1	0.00	0.00T
	NW-MAMMOTH69	Acrylic Urethane Enamel (White)	1	0.00	0.00T
	NW-MAMMOTH57	Caution Decal for Tailgate (Large)	1	0.00	0.00T
	NW-MAMMOTH31	LED Body Lights including Reverse and License Plate	1	0.00	0.00T
	NW-MAMMOTH32	LED High Intensity Backup Lights - mounted mid body (2 Lights)	1	0.00	0.00T
	NW-MAMMOTH33	LED High Intensity Backup Lights - mounted on tailgate (2 Lights)	1	0.00	0.00T
	NW-MAMMOTH34	LED High Intensity Work Lights (2 Lights in Hopper and 1 on Canopy)	1	0.00	0.00T

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
	NW-MAMMOTH37	Strobe Light Package (Integrated Strobe System with Turn Signals - 2 round lights mounted in upper tailgate)	1	0.00	0.00T
	NW-MAMMOTH38	Strobe Light Package (Integrated Strobe System with Turn Signals - 2 round lights mounted in lower tailgate)	1	0.00	0.00T
	NW-MAMMOTH44	Center Mount Brake (I.D. Cluster)	1	0.00	0.00T
	NW-MAMMOTH68	3rd Eye Quad Camera system with 7" Color Flat Screen Monitor	1	0.00	0.00T
	NW-MAMMOTH166	2-Year Cylinder Warranty	1	0.00	0.00T
	NW-MAMMOTH170	1-Year Body Warranty	1	0.00	0.00T
	NW-MAMMOTH175	1-Year Hydraulic Warranty	1	0.00	0.00T
	NW-MAMMOTH15	Front Mount Vane Pump	1	0.00	0.00T
	NW-MAMMOTH119	Single Handle Quad Control Joystick	1	0.00	0.00T
	NW-MAMMOTH49	Over Height Warning Light - Provides visual alert when arms/forks are above cab	1	0.00	0.00T
	NW-MAMMOTH107	Filter By-Pass Visual Indicator on Filter Housing	1	0.00	0.00T
	NW-MAMMOTH114	Aluminum Oil Tank With In Tank Filtration	1	0.00	0.00T
	NW-MAMMOTH116	Quick	1	0.00	0.00T

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
		Disconnect Port for Pressure Gage			
	NW-MAMMOTH162	Rubber Fender Skirt Extension (Required for rear tires wider than 98.5")	1	0.00	0.00T
	NW-MAMMOTH54	Fire Extinguisher--10lb. (standard equipment on mounted units only)	1	0.00	0.00T
	NW-MAMMOTH56	Triangle Kit (standard equipment and only available on mounted units)	1	0.00	0.00T
	Sales Tax	Sales Tax calculated by AvaTax on Wed 28 Oct 12:00:30 UTC 2020	1	0.00	0.00

With 4-Cameras & Wheelen Lights

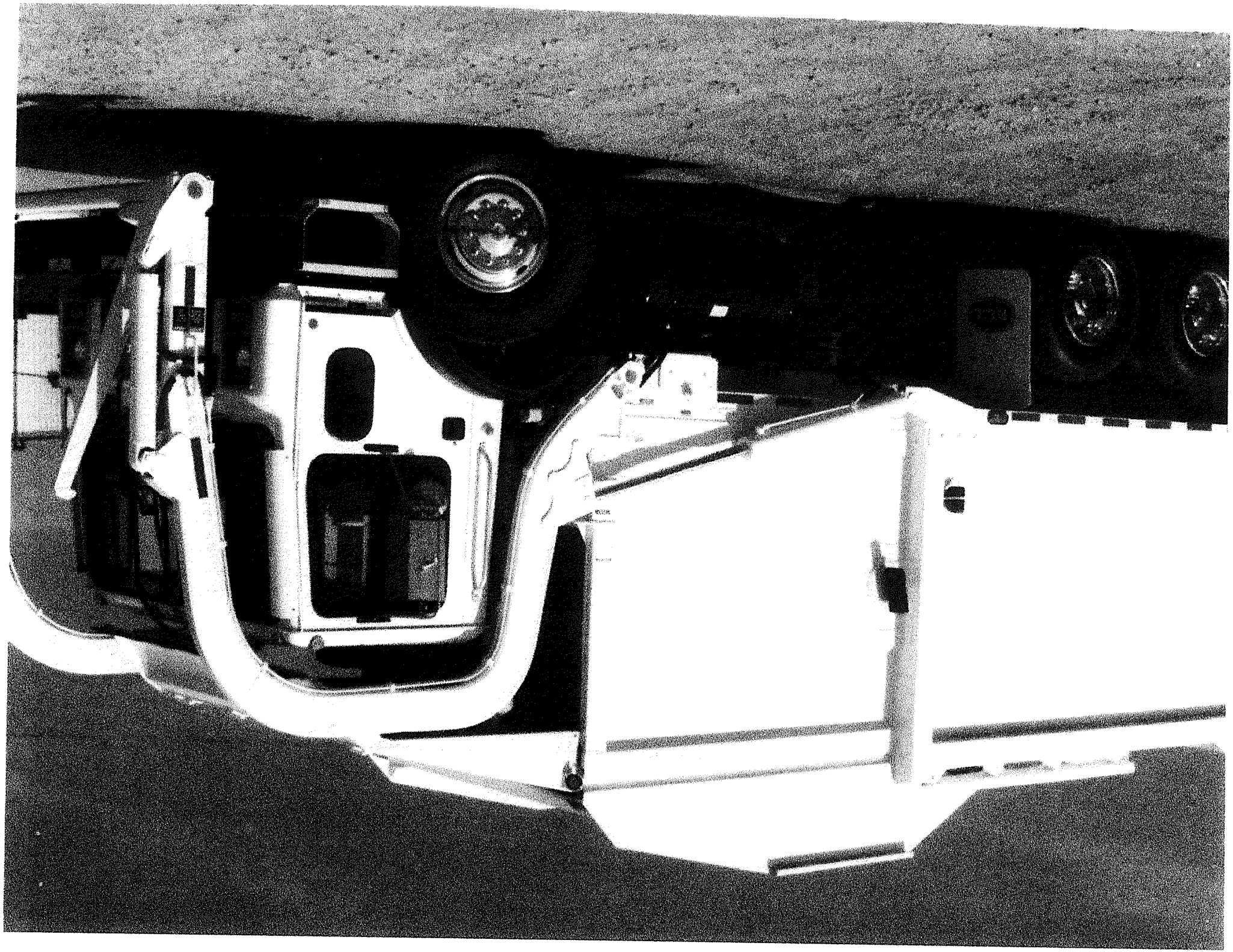
Texas Pack + Load thanks you for the opportunity to quote your business!

All Invoices are COD unless pre-approved credit terms have been arranged.

SUBTOTAL
TAX
SHIPPING
TOTAL

Accepted By

Accepted Date



TEXAS LOCAL GOVERNMENT PURCHASING COOPERATIVE
BUYBOARD

Vendor	*RUSH TRUCK CENTER*	Date Prepared	*11/6/2020*
Contact for Vendor:	*COLTON KRUSE*	Phone	(830) 302-5219
End User:	*City of Waslaco*		
End User Contact:	***Homer Rhodes***	Phone/Fax	*(956) 973-3146*
Product Description:	***Peterbilt 520 Neway ASL with Lights***		

A: Base Price in Bid/Proposal Number: **601-19** Series: **520** $ 96,440.00

	DESCRIPTION	AMOUNT
Peterbilt	Frame & Equipment	$ 3,162.00
Peterbilt	Front Axle & Equipment/Rear Axle Equipment	$ 3,990.00
Peterbilt	Engine/Transmission S Equipment	$ 18,491.00
Peterbilt	Air and Trialer/Tires & Wheels	$ 2,701.00
Peterbilt	Fuel Tanks/Battery Box & Bumper	$ 144.00
Peterbilt	Cab & Equipment	$ 3,582.00
Subtotal Column 1:	$ 32,070.00	

OPT #	DESCRIPTION	AMOUNT
RTC-0040	OEM + Safety Analysis	$ 1,236.00
RTC-0122	Refuse Body Prep	$ 3,934.00
RTC-0096	PTO & Hydraulics	$ 10,316.00
RTC-0123	500E	$ 139,887.00
Subtotal Column 2:	$ 155,373.00	

Published Options added to Base Price(*Subtotal of "Col 1" & "Col 2"*) $ 187,443.00

C: Subtotal of A + B $ 283,883.00

D: Non Published Options

Neway Sidewinder ASL with Options	$ 3,180.00				
Whelen Lights as Specified	$ 2,214.26				
Subtotal Column 1:	$ 5,394.26		Subtotal Column 2:	$ -	

Unpublished Options added to Base price (*Subtotal "Col 1 + Col 2"*) $ 5,394.26

E: Contract Price Adjustment (*If any, explain here*)

Paccar Q4 Muni Discount $ (2,791.39)

F: Total of C + D +/- E $ 286,485.87

G: Quantity ordered Units: 1.00 x F $ 286,485.87

H: BUYBOARD Administrative Fee % $ 400.00

I: Non-Equipment Charges & Credits (*I.e.: Ext. Warranty, Trade-In, Delivery, etc.*)

Freight	$ 2,690.00	x	1	$ 2,690.00	

$ 2,690.00

J: TOTAL PURCHASE PRICE INCLUDING (G+H+I) $ 289,575.87

Texas Pack + Load
1030 Brussels Street
San Antonio, TX 78219 US
parts@texaspackandload.com

QUOTE

ADDRESS
Rush Truck Center - Pharr, TX
4700 N Cage Blvd
Pharr, TX 78577 United States

SHIP TO
Rush Truck Center - Pharr, TX
4700 N CAGE BLVD
PHARR, TX 78577-9694 US

QUOTE # 1873
DATE 10/27/2020

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
	NW-SW7	Sidewinder-31 yd Dump (27 BODY W/4YD TAILGATE)	1	133,707.00	133,707.00
	NW-SW123	(29YD & 31YD) Severe Refuse Package	1	0.00	0.00T
	NW-SW104	Front Cylinder Splash Shield	1	0.00	0.00T
	NW-SW106	Trough Cleanout Tool	1	0.00	0.00T
	NW-SW107	Cleanout chute extension	2	0.00	0.00T
	NW-SW109	Partial hopper wind deflector	1	0.00	0.00T
	NW-SW80	Precrusher Panel	1	0.00	0.00T
	NW-SW81	Hopper Access Ladder	1	0.00	0.00T
	NW-SW77	Shovel/Broom Rack	1	0.00	0.00T
	NW-SW48	BODY Acrylic Urethane Enamel (White)	1	0.00	0.00T
	NW-SW50	ARM Powder Coat (NEW WAY Safety Yellow)	1	0.00	0.00T
	NW-Additional Options	Large Caution Decal	1	0.00	0.00T

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
	NW-SW18	All LED Body Lights, Including Reverse and License Plate are Standard	1	0.00	0.00T
	NW-SW20	LED Back-up Lights on Tailgate(2) Lights	1	0.00	0.00T
	NW-SW21	LED Work Lights (1 Light in Hopper and 1 curbside toward arm)	1	0.00	0.00T
	NW-SW23	Strobe Light Package (Integrated Strobe System) (Upper Tailgate)	1	0.00	0.00T
	NW-SW24	Strobe Light Package (Integrated Strobe System) (Lower Tailgate)	1	0.00	0.00T
	NW-Additional Options	3rd Eye Quad Camera System with 7" Monitor	1	0.00	0.00T
	NW-SW82	2-Year Cylinder Warranty (standard)	1	0.00	0.00T
	NW-SW84	1-Year Body Warranty (standard)	1	0.00	0.00T
	NW-SW87	1-Year Arm Warranty (standard)	1	0.00	0.00T
	NW-SW90	1-Year Hydraulic Warranty (standard)	1	0.00	0.00T
	NW-SW11	Front Mount, Tandem vane (bumper extended)	1	0.00	0.00T
	NW-SW112	Remote Grease zerks Tailgate and Upper Cylinder Hinge Pins	1	0.00	0.00T

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
	NW-Additional Options	Front Remote Grease System Packer & Body Lift Pins	1	0.00	0.00T
	NW-SW70	Arm Control Joystick on Counsel (standard)	1	0.00	0.00T
	NW-SW73	Arm Controls Rocker Switches Under Seat	1	0.00	0.00T
	NW-SW75	Sidewinder-Arm Cycle Counter	1	0.00	0.00T
	NW-SW58	Hour Meter on PTO	1	0.00	0.00T
	NW-SW62	Zinc Plated Tubes (std)	1	0.00	0.00T
	NW-SW63	Induction Hardened Pack Cylinders with Scrapers	1	0.00	0.00T
	NW-SW65	Quick Disconnect Ports for Pressure Gage	1	0.00	0.00T
	NW-SW38	Fire Extinguisher--10lb. (standard on mounted units)	1	0.00	0.00T
	NW-SW40	Triangle Kit (standard on mounted units)	1	0.00	0.00T
	Sales Tax	Sales Tax calculated by AvaTax on Wed Oct 28 11:20:53 UTC 2020	1	0.00	0.00

With 4-Camera's and Whelen Lights

Texas Pack + Load thanks you for the opportunity to quote your business!

All Invoices are COD unless pre-approved credit terms have been arranged.

SUBTOTAL
TAX
SHIPPING
TOTAL

WESLACO, CITY OF - NEW WAY SIDEWINDER ASL

Accepted By

Accepted Date

2020 Allison Transmission Coverage Pricing Guide

RUGGED DUTY SERIES™		Standard Limited Warranty	Extended Transmission Coverage*	
Model	Vocation	Years of Coverage	2 Years	4 Years
1000 RDS	P&D and Beverage	3	$361	N/A
	Utility and Other	3	$361	N/A
	Dump Trucks/Mixers	3	$281	N/A
	Agriculture	3	$281	N/A
1000 RDS xFE	P&D and Beverage	3	$361	N/A
	Utility and Other	3	$361	N/A
	Dump Trucks/Mixers	3	$281	N/A
	Agriculture	3	$281	N/A
1350 RDS	P&D and Beverage	3	$319	N/A
	Utility and Other	3	$487	N/A
	Dump Trucks/Mixers	3	$487	N/A
	Agriculture	3	$487	N/A
1350 RDS xFE	P&D and Beverage	3	$319	N/A
	Utility and Other	3	$487	N/A
	Dump Trucks/Mixers	3	$487	N/A
	Agriculture	3	$487	N/A
2100 RDS	P&D and Beverage	3	$552	$773
	Utility and Other	3	$552	$773
	Dump Trucks/Mixers	3	$547	$765
	Agriculture	3	$547	$765
2100 RDS xFE	P&D and Beverage	3	$552	$773
	Utility and Other	3	$552	$773
	Dump Trucks/Mixers	3	$547	$765
	Agriculture	3	$547	$765
2200RDS	P&D and Beverage	3	$541	$758
	Utility and Other	3	$541	$758
	Dump Trucks/Mixers	3	$541	$758
	Agriculture	3	$541	$758
2200 RDS xFE	P&D and Beverage	3	$541	$758
	Utility and Other	3	$541	$758
	Dump Trucks/Mixers	3	$541	$758
	Agriculture	3	$541	$758
2300 RDS	P&D and Beverage	3	$555	$777
	Utility and Other	3	$555	$777
	Dump Trucks/Mixers	3	$555	$777
	Agriculture	3	$555	$777
2350 RDS	P&D and Beverage	3	$549	$769
	Utility and Other	3	$549	$769
	Dump Trucks/Mixers	3	$549	$769
	Agriculture	3	$549	$769
2350 RDS xFE	P&D and Beverage	3	$549	$769
	Utility and Other	3	$549	$769
	Dump Trucks/Mixers	3	$549	$769
	Agriculture	3	$549	$769
2500 RDS	P&D and Beverage	3	$478	$669
	Refuse Packer	3	$928	$1,300
	Utility and Other	3	$478	$669
	Dump Trucks/Mixers	3	$478	$669
	Agriculture	3	$478	$669
2500 RDS xFE	P&D and Beverage	3	$478	$669
	Refuse Packer	3	$928	$1,300
	Utility and Other	3	$478	$669
	Dump Trucks/Mixers	3	$478	$669
	Agriculture	3	$478	$669
2550 RDS	P&D and Beverage	3	$549	$769
	Refuse Packer	3	$1,066	$1,492
	Utility and Other	3	$549	$769
	Dump Trucks/Mixers	3	$549	$769
	Agriculture	3	$549	$769
2550 RDS xFE	P&D and Beverage	3	$549	$769
	Refuse Packer	3	$1,066	$1,492
	Utility and Other	3	$549	$769
	Dump Trucks/Mixers	3	$549	$769
	Agriculture	3	$549	$769

RUGGED DUTY SERIES™		Standard Limited Warranty	Extended Transmission Coverage*	
Model	Vocation	Years of Coverage	2 Years	4 Years
3000 RDS	P&D and Beverage	3	$482	N/A
	Refuse Packer	3	$938	N/A
	Utility and Other	3	$482	N/A
	Dump Trucks/Mixers	3	$482	$1,020
	Agriculture	3	$482	N/A
3000 RDS R**	P&D and Beverage	3	$704	N/A
	Refuse Packer	3	$1,143	N/A
	Utility and Other	3	$704	N/A
	Dump Trucks/Mixers	3	$704	$2,025
	Agriculture	3	$704	N/A
3500 RDS	P&D and Beverage	3	$487	N/A
	Refuse Packer	3	$947	N/A
	Utility and Other	3	$487	N/A
	Dump Trucks/Mixers	3	$487	$1,175
	Agriculture	3	$487	N/A
3500 RDS R**	P&D and Beverage	3	$607	N/A
	Refuse Packer	3	$1,060	N/A
	Utility and Other	3	$607	N/A
	Dump Trucks/Mixers	3	$607	$2,153
	Agriculture	3	$607	N/A
4000 RDS	P&D and Beverage	3	$877	N/A
	Refuse Packer	3	$1,154	N/A
	Utility and Other	3	$877	N/A
	Dump Trucks/Mixers	3	$877	$1,609
	Agriculture	3	$877	N/A
4000 RDS R**	P&D and Beverage	3	$1,166	N/A
	Refuse Packer	3	$1,429	N/A
	Utility and Other	3	$1,166	N/A
	Dump Trucks/Mixers	3	$1,166	$2,286
	Agriculture	3	$1,166	N/A
4500 RDS	P&D and Beverage	3	$826	N/A
	Refuse Packer	3	$1,052	N/A
	Utility and Other	3	$826	N/A
	Dump Trucks/Mixers	3	$826	$1,472
	Agriculture	3	$826	N/A
4500 RDS R**	P&D and Beverage	3	$910	N/A
	Refuse Packer	3	$1,152	N/A
	Utility and Other	3	$910	N/A
	Dump Trucks/Mixers	3	$910	$1,784
	Agriculture	3	$910	N/A
4700 RDS	P&D and Beverage	3	N/A	N/A
	Refuse Packer	3	$1,532	N/A
	Utility and Other	3	$1,596	N/A
	Dump Trucks/Mixers	3	$1,224	$2,876
	Agriculture	3	$1,272	N/A
4700 RDS R**	P&D and Beverage	3	N/A	N/A
	Refuse Packer	3	$2,171	N/A
	Utility and Other	3	$1,846	N/A
	Dump Trucks/Mixers	3	$1,846	$4,375
	Agriculture	3	$1,846	N/A

Rugged Duty applications with a 2200/2500/3000 RDS Series™ may have additional coverage. Contact your distributor for additional information.

* Extended Transmission Coverage: Available for purchase through Allison Authorized Distributors and Dealers to increase coverage

** Retarder Option

ALL

330 520

2020 ENGINE COVERAGES

B6.7, L9, L9N, ISX12N, X12, X15

JANUARY 2020

Pricing and Policies are subject to change

YRS/MILES	B6.7	L9	L9N	ISX12N	X12	X12	X15 (Eff / Prod)	X15 (Eff / Prod)	X15 (Prod / Perf)	X15 (Prod / Perf)
PLAN 1										
3/100		700	1100							
3/150		950	1600							
3/300				1600	750	1350	900	1500	1500	2400
3/350				2200	900	1500	1100	1700	1900	2800
3/400				2900	1150	1750	1350	1950	2400	3300
3/500					1950	2550	2150	2750	4300	5200
4/150	750	1600	1850							
4/200	900	2400	2850							
4/400				4100	1600	2300	1800	2500	3450	4550
4/450				4950	1950	2650	2100	2800	4250	5350
4/500				6100	2300	3000	2500	3200	5150	6250
5/100	600	1550			650	1450	750	1550	1400	2650
5/150	850	1990	2400	2000						
5/200	1150	2800	3100	2200	750	1550	1050	1850	1800	3050
5/250	1450	3800	4100							
5/300	1500	4800	5600	3350	1250	2050	1500	2300	2800	4050
5/400				5150	1850	2650	2100	2900	4200	5450
5/500					2600	3400	2900	3700	6000	7250
5/550							3600			
5/600							3950	4750		
6/150	1200	2550								
6/200	1600	3350								
6/250	1950	4350					2050	3250		
6/500							3850	5050		
6/600							4750	5950		
Plan 2										
3/100		550	825							
3/150		625	1100							
3/300				1200	550	800	600	850	950	1300
3/350				1400	650	900	700	950	1150	1500
3/400				1850	800	1050	850	1100	1400	1750
3/500										
4/150	500	1100	1400							
4/200	600	1350	2025							
4/400				2800	1100	1600	1100	1600	1900	2600
4/450				3500	1300	1800	1300	1800	2250	2950
4/500				4150	1500	2000	1500	2000	2700	3400
5/100	450	1000								
5/150	600	1200	1800	1200						
5/200	700	1450	2500	1350						
5/250	800	1700	3300							
5/300	850	1950	4200	2200	900	1450	900	1450	1600	2400
5/400				3200	1250	1800	1300	1850	2250	3050
5/500				4600	1750	2300	1750	2300	3150	3950
6/250	900	1800	3700		900	1200	1450	1750	2550	2950
6/300	1050									
7/250	1100	2050	4425		1050	1400	1750	2100	2900	3400
MAJOR COMPONENTS										
5/500				800	350		350		450	
6/300			700							
6/600				935	450		450		700	
7/700				1100	550		700		1050	
AFTERTREAMENT **										
3/100		300								
3/150		450								
3/300					425	425	425	425	650	650
3/350					500	500	570	570	800	800
3/400					650	650	750	750	1050	1050
3/500					1100	1100	1310	1310	2050	2050
4/150	375	540								
4/200	450	700								
4/400					950	950	1050	1050	1650	1650
4/450					1100	1100	1310	1310	2050	2050
4/500					1350	1350	1585	1585	2550	2550
5/100	375	540			450	450	450	450	700	700
5/150	450	710								
5/200	550	870			600	600	600	600	950	950
5/250	650	1050								
5/300	700	1300			775	775	845	845	1300	1300
5/400					1100	1100	1200	1200	1995	1995
5/500					1550	1550	1650	1650	2950	2950
5/550							2208	2208		
5/600							2300	2300		
6/150	537									
6/200	704									
6/250	787						850	850		
6/500							2252	2252		
6/600							2700	2700		

COVERAGE PURCHASED MUST BE DOCUMENTED ON A CUMMINS CUSTOMIZED ASSURANCE PLAN CERTIFICATE, SIGNED, AND DATED BY THE CUSTOMER.

COVERAGE REGISTERED UP TO 366 DAYS FROM DATE IN SERVICE - NO ADMINISTRATION FEE.

COVERAGE REGISTERED FROM 365 DAYS, BUT BEFORE 546 DAYS FROM DATE IN SERVICE - $400 ADMINISTRATION FEE PER COVERAGE.

NO COVERAGES AVAILABLE AFTER 545 DAYS FROM DATE IN SERVICE, OR 200,000 MILES, OR BASE WARRANTY EXPIRATION - SEE ENCORE XTRA OPTIONS.

UPGRADE FEES - UP TO 60 DAYS FROM DIS = $0; AFTER 60 DAYS = $500; NOT AVAILABLE AFTER 545 DAYS, 200,000 MILES, OR BASE WARRANTY EXPIRATION

** AFTERTREATMENT COVERAGE IS ONLY AVAILABLE WITH THE PURCHASE OF A PLAN 1 COVERAGE OF THE SAME DURATION, IF AVAILABLE.

X15 EFFICIENCY HARDWARE RATINGS END IN ZERO, X15 PERFORMANCE HARDWARE RATINGS END IN 5, X15 PRODUCTIVITY RATINGS FOLLOW SUIT

330 620

Peterbilt

JANUARY 2021

Pricing and Policies are subject to change.

ELIGIBLE FOR 2021 ENGINES ONLY

2021 ENGINE COVERAGES

L9N, ISX12N, PX7, PX9, X15

YRS/MILES	L9N	ISX12N	PX-7	PX-9	X15 (Eff / Prod)	X15 (Eff / Prod)	X15 (Eff / Prod)	X15 (Prod / Perf)	X15 (Prod / Perf)
					PLAN PLUS				
PLAN 1									
3/100	1100			400					
3/150	1600			650					
3/300		1600			950	900	1500	1500	2400
3/350		2200			1150	1100	1700	1900	2800
3/400		2900			1400	1350	1950	2400	3300
3/500						2150	2750	4300	5200
4/150	1850		750	1300					
4/200	2850		900	2100					
4/400		4100			2250	1800	2500	3450	4550
4/450		4950			2800	2100	2800	4250	5350
4/500		6100			3300	2500	3200	5150	6250
5/100			600	1250		750	1550	1400	2650
5/150	2400	2000	850	1690					
5/200	3100	2200	1150	2500		1050	1850	1800	3050
5/250	4100		1450	3500					
5/300	5600	3350	1500	4500		1500	2300	2800	4050
5/400		5150				2100	2900	4200	5450
5/500					4100	2900	3700	6000	7250
5/550						3600			
5/600						3950	4750		
6/150			1200	2250					
6/200			1600	3050					
6/250			1950	4050		2050	3250		
6/500						3850	5050		
6/600						4750	5950		
PLAN 2									
3/100	825			300					
3/150	1100			375					
3/300		1200				600	850	950	1300
3/350		1400				700	950	1150	1500
3/400		1850				850	1100	1400	1750
4/150	1400		500	800					
4/200	2025		600	1050					
4/400		2800				1100	1600	1900	2600
4/450		3500				1300	1800	2250	2950
4/500		4150				1500	2000	2700	3400
5/100			450	700					
5/150	1800	1200	600	900					
5/200	2500	1350	700	1150					
5/250	3300		800	1400					
5/300	4200	2200	850	1650		900	1450	1600	2400
5/400		3200				1300	1850	2250	3050
5/500		4600				1750	2300	3150	3950
6/250	3700		900	1500		1450	1750	2550	2950
6/300			1050						
7/250	4425		1100	1750		1750	2100	2900	3400
MAJOR COMPONENTS									
5/500		800				400		550	
6/300	700								
6/600		935				600		850	
7/700		1100				850		1200	
AFTERTREAMENT **									
3/100				300					
3/150				450					
3/300					425	425	425	650	650
3/350					570	570	570	800	800
3/400					750	750	750	1050	1050
3/500					1310	1310	1310	2050	2050
4/150			375	540					
4/200			450	700					
4/400					1050	1050	1050	1650	1650
4/450					1310	1310	1310	2050	2050
4/500					1585	1585	1585	2550	2550
5/100			375	540	450	450	450	700	700
5/150			450	710					
5/200			550	870	600	600	600	950	950
5/250			650	1050					
5/300			700	1300	845	845	845	1300	1300
5/400					1200	1200	1200	1995	1995
5/500					1650	1650	1650	2950	2950
5/550					2208	2208	2208		
5/600					2300	2300	2300		
6/150			537	915					
6/200			704	1080					
6/250			787	1302	850	850	850		
6/500					2252	2252	2252		
6/600					2700	2700	2700		

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X15 EFFICIENCY HARDWARE RATINGS END IN ZERO, X15 PERFORMANCE HARDWARE RATINGS END IN 5, X15 PRODUCTIVITY RATINGS FOLLOW SUIT

CITY OF WESLACO
BUDGET AMENDMENT
FISCAL YEAR 2021

FUND: 540

DEPARTMENT: Public Works

DATE: December 8, 2020

BUDGET AMENDMENT # _____

FUND	G/L ACCT #	DESCRIPTIONS	CURRENT BUDGET	INCREASE DB	DECREASE CR	REVISED BUDGET
540	5330 - 550100	Capital Outlay	$ -	$ 3,260,277		$ 3,260,277
		FUND BALANCE	$ -		$ 3,260,277	$ -
						$ -
						$ -
			$ -	$ 3,260,277	$ 3,260,277	$ 3,260,277

(Round up all amounts to the nearest dollar)

Justification:

As approved by City Commission on December 1, 2020 for the purchase of residential and commercial garbage equipment.

City of Weslaco

Department Head Approval — Date: 12/11/20

Finance Director — Date

City Manager — Date

ORDINANCE 2020-37

AN ORDINANCE AMENDING ORDINANCE NUMBER 2020-27, APPROVING AND ADOPTING A BUDGET FOR THE CITY OF WESLACO, TEXAS FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2020 AND ENDING SEPTEMBER 30, 2021, FINDING NEED TO AMEND THE 2020-2021 MUNICIPAL BUDGET; TO WIT IN THE GENERAL FUND $3,260,276.17 (NET); 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 2020-2021 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 2020-2021 Official Budget, adopted by Ordinance 2020-27, is hereby reallocated, revised, amended and approved in the amount as set forth in the budget amendment form attached.

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 15th day of December 2020.

PASSED AND APPROVED on second reading at a regular meeting of the City Commission this ____ day of _____ 2020.

CITY OF WESLACO

_____
David Suarez, **MAYOR**

ATTEST:

_____
Norma A. Cantu, **CITY SECRETARY**

APPROVED AS TO FORM:

_____
Juan E. Gonzalez**, CITY ATTORNEY**

Standardized Agenda Request Form

Date of Meeting: December 15, 2020	**Agenda Item No.** (to be assigned by CSO)**:** 2020-3846
From:	
Subject: Discussion and consideration to approve the best value for the most advantageous bid to purchase a front end wheel Loader for air burner operations and consider Ordinance 2020-38 a budget amendment in the amount not to exceed $140,878.32 and authorize the Mayor to execute any related documents. First reading of Ordinance 2020-38. Possible action. (Staffed by Public Works Department.)	
Background: The front end loader will be utilized for the air burner operations. Staff will be disposing clean brush that is collected within our city to be able to burn it at the air burner site located south on Midway Rd. instead of disposing at the landfill in Edinburg, TX. This piece of equipment is needed to load brush into the air burner container and once it is burned and turned into ashes it is needed to hook on an ash rake, which was included with the air burner, to rake out the ashes.	
Funding Source (budget code, if applicable)**:**	

Amount:	Term of Impact:	Identified in Current Budget:

Additional Action Prompted: Mayor's Signature Budget Amendment 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:	
Advisory Review, if any (name of board/committee, date of action, recommendation)**:**	
Olga Garza Pete Garcia Vidal Roman Mike Perez	Created/Initiated Approved Approved New
City Manager Comments: Approve.	
Staff Recommendation: Staff recommends approval.	
Attachments, if any: Exhibit Budget Amendment, O2020-38 budget amendment Front End Loader (1), Tabulation Wheel Loader	
Responsibilities upon Approval:	

CITY OF WESLACO
BUDGET AMENDMENT
FISCAL YEAR 2021

FUND: 540

DEPARTMENT: Public Works

DATE: December 9, 2020

BUDGET AMENDMENT # _____

FUND	G/L ACCT #	DESCRIPTIONS	CURRENT BUDGET	INCREASE DB	DECREASE CR	REVISED BUDGET
540	5336 - 550100	Capital Outlay	$ -	$ 140,878		$ 140,878
		FUND BALANCE			$ 140,878	$ -
						$ -
						$ -
			$ -	$ 140,878	$ 140,878	$ 140,878

(Round up all amounts to the nearest dollar)

Justification:

Transfer from Fund Balance is for the purchase of a Front End Loader for Air Burner operations.

City of Weslaco

Department Head Approval — Date: 12/9/20

Finance Director — Date

City Manager — Date

ORDINANCE 2020-38

AN ORDINANCE AMENDING ORDINANCE NUMBER 2020-27, APPROVING AND ADOPTING A BUDGET FOR THE CITY OF WESLACO, TEXAS FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2020 AND ENDING SEPTEMBER 30, 2021, FINDING NEED TO AMEND THE 2020-2021 MUNICIPAL BUDGET; TO WIT IN THE GENERAL FUND $140,878.32 (NET); 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 2020-2021 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 2020-2021 Official Budget, adopted by Ordinance 2020-27, is hereby reallocated, revised, amended and approved in the amount as set forth in the budget amendment form attached.

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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 15th day of December 2020.

PASSED AND APPROVED on second reading at a regular meeting of the City Commission this ____ day of _____ 2020.

CITY OF WESLACO

_____
David Suarez, **MAYOR**

ATTEST:

_____
Norma A. Cantu, **CITY SECRETARY**

APPROVED AS TO FORM:

_____
Juan E. Gonzalez**, CITY ATTORNEY**

CITY OF WESLACO
Front End Loader Estimates
TABULATION

Date: 12/15/2020

DESCRIPTION	QTY	Doggett Heavy Machinery Danny Jackson 901 East Interstate 2 San Juan, Texas 78589 Ph No.: 956.342.5228 Office No.: 956.787.0001 danny.jackson@doggett.com	ROMCO Equipment Co. Adam Gomez 312 Park St. Mercedes, TX 78570 Ph No.: 956.551.4790 Fax No.: 956.565.1765 ccavazos@romco.com	Holt Cat Rudy Solis 10701 N. Highway 281 Edinburg, TX 78541 Ph No.: 956.371.2295 Office No.: 956.292.7900 rodolfo.solis@holtcat.com	H & V Equipment Services, Inc. David Dixon 5627 Hwy 281 Progreso, TX 78579 Ph No.: 956.239.6146 Office No.: 956.565.3788 david.dixon@doosan.com	Elliff Motors Stephanie Russell 1307 W. Harrison Ave. Harlingen, TX 78550 Ph No.: 361.688.6004 stephanie@elliffmotors.com
		Total Price	**Total Price**	**Total Price**	**Total Price**	**Total Price**
One (1) Wheel Loader	1	$121,000.00 John Deere 344L Wheel Loader, 103 HP, Enclosed Cab, 2.0 cy, Pending Grapple Price Buyboard # 597-19 ETA: 4-5 months 36 Months/3,000 Hrs of Extended Warranty	$140,878.32 VOLVO L50H Wheel Loader, 118 HP, Enclosed Cab, Grapple Attachment, 2.1 cy HGAC #EM 06-19 ETA: 45-60 Days 1 yr Standard Full Machine and Life Time Frame, Articulation Joint, and Loader Arm Warranty	$132,474.00 New 2021, Caterpillar 914 Compact Wheeler Loader, 111 HP, Enclosed Cab, Grapple Attachment, 2.5cy Sourcewell #032119-CAT ETA: 1/30/2021 36 Months/3,000 Hrs Premier Full Machine Warranty	$127,406.91 Doosan DL200-5-US10 Wheel Loader, 142 HP, Enclosed Cab, Grapple Attachment, 2.6 cy Sourcewell #040319-CEC ETA: Early Feb 2021 12 Months/1,500 Hrs Full Warranty, 36 Months/3,500 Hr PTHY	$82,004.36 Kubota R630R43 Wheel Loader, 61.2 HP, Enclosed Cab, Grapple Attachment, 1.0 cy HGAC #EM 06-19 ETA: Pending 2 yr/4000 Hrs Full Warranty
		$121,000.00	**$140,878.32**	**$132,474.00**	**$127,406.91**	**$82,004.36**
		Doggett Heavy Machinery	**ROMCO Equipment Co.**	**Holt Cat**	**H & V Equipment Services, Inc.**	**Elliff Motors**

RECOMMENDATION:

Staff recommends approval of the most advantageous bid in the amount not to exceed $140,878.32.

Tabulation created by: Olga Garza

Standardized Agenda Request Form

Date of Meeting: December 15, 2020	**Agenda Item No.** (to be assigned by CSO)**:** 2020-3855
From:	
Subject: Discussion and consideration on request from City of Mercedes for a thirty day extension from January 4, 2021 to February 3, 2021 on the terminated Interlocal Agreement regarding housing of prisoners at City of Weslaco's Municipal Jail and authorize the Mayor to execute any related documents. Possible action. (Staffed by Police Department.)	
Background: On 11/03/2020 during regularly scheduled Commission Meeting, Item 2020-3695 was approved; to cancel City of Weslaco and City of Mercedes Interlocal Agreement for the housing of prisoners to end on January 4th, 2021.	
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 Robert Lopez Mike Perez	Created/Initiated Approved Final Approval	
City Manager Comments: Approve.		
Staff Recommendation:		
Attachments, if any: Memo .PD		
Responsibilities upon Approval:		

Subject: Weslaco PD/ Mercedes PD housing of prisoners ILA
Date: Tuesday, December 8, 2020 at 11:05:13 AM Central Standard Time
From: Joel Rivera
To: Mike Perez
CC: Norma Cantu
Attachments: image001.png

CM Perez,
I have met with Mercedes PD Assistant Chief, soon to be interim Chief Macias, regarding Mercedes PD prisoners' housing at Weslaco Police Department Municipal jail. I believe the Mercedes PD has sufficiently remedied the shortcomings that have caused me to request the termination of the current contract. As such, I do not have reservations about housing their inmates and am respectfully requesting that we extend the term of such an agreement by 30 days. The current 60-day termination notice was slated to expire on January 4, 2021. I am requesting authorization to extend that to expire on February 3, 2021, to consider an additional agreement.

Respectfully,
Dr. Joel Rivera
Chief of Police
Ph: 956.968-8591
901 North Airport | Weslaco, TX 78599

CONFIDENTIALITY NOTICE: *This e-mail transmission, and any documents which may accompany it, contains information from the City of Weslaco, which is intended only for the use of the individual or entity to which it is addressed, and which may contain information that is privileged, confidential and/or otherwise exempt from disclosure under applicable law. If the reader of this message is not the intended recipient or the employee or agent responsible for delivering the message to the intended recipient, any disclosure, dissemination, distribution, copying or other use of this communication or its substances is* ***prohibited****.*

Standardized Agenda Request Form

Date of Meeting: December 15, 2020	**Agenda Item No.** (to be assigned by CSO)**:** 2020-3857
From:	
Subject: Discussion and consideration of Project "Tower of Honor: Weslaco's Legacy of Military Heroes" not to exceed $24,500 and direct staff to prepare and present a resolution to appoint a committee and authorize the Mayor to execute any related documents. Possible action. (Staffed by Parks & Recreation Department.)	
Background: A group of local Gold Star surviving family members led by Mario Ybarra, Jr. have approached the City to honor Weslaco's heroes that have given the ultimate sacrifice by projecting their images on the "Tinaco", the City's historic water tower. The group also has recommended criteria establishing who's images would be placed in the display. Letter from Mr. Ybarra is attached as well as letters of support from The American Gold Star Mothers, Congressmen Gonzalez, Congressman Vela, and The RGV Coalition of Veterans.	
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)**:**		
Norma Cantu Omar Rodriguez Mike Perez	Created/Initiated Approved Final Approval	
City Manager Comments: Approve.		
Staff Recommendation: Staff recommends approval of the project with a budget not to exceed $24,500 to purchase and install equipment for the purpose of projecting images on the Tinaco.		
Attachments, if any: Memo Tower of Honor, Letter to Mayor Suarez and City Commissioners, Letter of Support AGSM, Letter of Support Congressman Gonzalez, Letter of Support Congressman Vela, Letter of Support RGV Veterans Coailition		
Responsibilities upon Approval:		

City of Weslaco

"The City on the Grow"

David Suarez, Mayor
Leo Muñoz, Mayor Pro-Tem, District 1
Greg Kerr, Commissioner, District 2
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

INTER-OFFICE MEMORANDUM

DATE: **December 9, 2020**

TO: **Mike R. Perez, City Manager**

FROM: **Omar Rodriguez, Director of Parks & Recreation**

SUBJECT: **Tower of Honor: Weslaco's Legacy of Military Heroes**

COMMENT

As you discussed with Mario Ybarra, we have developed a preliminary budget of $24,500 to execute this project. Considering for a projector, mount and all-weather enclosure, computer, communication and installation.

Mr. Ybarra has developed a recommendation outlining the criteria for an "individual's" placement on this display and has a working group of Gold Star families he has worked with on this project. The appointment of an Advisory Board of seven members should be considered to work with staff on the project and develop policy for the program.

November 19, 2019

Dear Mayor David Suarez and Weslaco City Commissioners,

My name is Mario Ybarra, Jr. I'm the only surviving son of fallen hero PFC Mario Ybarra. My father was a resident of Weslaco.

Weslaco has a long-standing tradition of honoring its military fallen heroes through direct or indirect affiliation(s). There are significant landmarks throughout the city that proves this. The acknowledgement of CPL Harlon Henry Block and his association with the famous photograph of the raising of the American flag in Iwo Jima is one example. The city reciprocated in recognizing his heroic and patriotic efforts by naming a park after him. Another example is the partnership with LULAC Council #291 in establishing a war memorial back in 1974 at the now renamed Mayor Pablo G. Peña park. Memorial Elementary and PFC Mario Ybarra Elementary are two other examples of how the residents of Weslaco have paid tribute to these courageous individuals. Furthermore, let's not forget the dedication of SGT Tomas Garces Texas Army National Guard Armory and VFW Calderon-Daily Memorial Post 12178. By way of these proactive accomplishments, it's no surprise that Weslaco garnered the distinction of being named a "Purple Heart City." An honor that only a select few cities/towns in Texas have earned.

It's evident that Weslaco takes great pride in recognizing its military fallen heroes. Having said this, I'd like to propose a unique way that the city can further showcase these brave warriors and stay in keeping with its patriotic loyalty. It's an endeavor that may be the first of its kind in Texas and possibly the entire nation. One that will surely catapult the city's already existing military affiliated designation to a whole new level.

The name of the proposed project is called "Tower of Honor: Weslaco's Legacy of Military Heroes." The idea is to use Weslaco's iconic "Tinaco" as the visual backdrop for showcasing all its fallen heroes. Individual portraits of the 'fallen' would be projected against a purple lit background and be allowed "X" amount of time before the image of the next hero is featured (see attached image). The billboard like display would be lit from dusk to dawn throughout the year using one projector that would be housed on the north side of the tower for maximum visibility by those traveling on Expressway 83. The criteria for image placement would include all existing fallen heroes previously noted/documented. Ongoing determination would require the service member to be active in the Army, Marines, Air Force, Navy or Coast Guard (including corresponding National Guard and Reserves) during the time of death, have "honorable" status and die as the result of war, act of terrorism or accident while serving. The project aims to keep the memory of Weslaco's military heroes alive that by given this honor their sacrificial light will never fade.

It's well-known that the "Tinaco" is currently used to advertise the wins of Weslaco's football teams and highlight any relative holidays by way of appropriate colored lighting. Given this fact, it's not the intention of the proposal to interfere with this established agenda as compromises can be made to allow this custom to continue. To further touch on the subject, the projecting system could even be utilized to include images of corresponding mascot logos or supplemental holiday visual sentiment(s).

Logistically, the add-on to the existing lighting system should pose no compliance issues and is not expected to compromise the historical/architectural integrity of the water tower. Cost for the initial

purchase of the projector, lens and housing unit should not exceed $15,000 and may be significantly less after a well-advertised bidding pitch/process has been conducted, if any. Annual maintenance should be at a minimum if a 3-4 year life span replacement is factored in. If approved, it is suggested that the installation be acted upon on as soon as possible with an extended deadline no later than April 2020.

It's important to note that this proposition has already been discussed and unanimously approved for submission by the following Gold Star representatives:

Mrs. Dora Hernandez (Widow of Gunner's Mate 2nd Class Noe Hernandez)

Mrs. Marie Cruz (Surviving daughter of PFC Rodolfo A. Saenz)

Mr. Sam Daily (Surviving son of SSGT Sam W. Daily)

Ms. Linda Calderon (Surviving sister of SGT Juan Calderon, Jr.)

Mrs. Melissa Rodriguez (Widow of SGT Rodolfo Rodriguez, Jr.)

Ms. Cynthia Sepulveda (Surviving daughter of SSGT Jesus G. Sepulveda)

In conclusion, it's my hope that you will give this proposal your blessing and that by this generous action you will immortalize the memory of these great heroes for future generations to honor. Thank you, in advance, for your most thoughtful consideration towards the content of this letter. Should you have any questions and/or concerns with respect, I can be reached at (956) 266-0152.

Sincerely,

Mario Ybarra, Jr.

American Gold Star Mothers, Inc.
Department of Texas-Oklahoma

January 15, 2020

Office of the Mayor
255 South Kansas Avenue
Weslaco, Texas 78596

Dear Mayor Suarez,

Please accept my strong endorsement in support of Mr. Mario Ybarra, Jr.'s proposal to establish the "Tower of Honor: Weslaco's Legacy of Military Heroes" at your historic "Tinaco".

I would like to thank you and the great city of Weslaco for all you have done to honor the fallen and keep the spirit of their memory alive by all the remembrances I have read about. Your city is a leader in remembering those who gave their last full measure of devotion to our country.

As a Gold Star Mother, I believe that anything we can do anywhere to help bring awareness to the cost of freedom is a gentle reminder that freedom is never free. The late President Ronald Reagan once said, "Freedom is never more than one generation away from extinction." It was more than twenty years ago that he made that statement…one generation.

Those who wear the uniform of our country are less than 1% of the population; therefore, it is up to the other 99% to establish ways to honor those who do. The Tower of Honor in your great city is one additional way to display that honor.

I look forward to one day visiting Weslaco and watch the faces of the fallen projected within your city. All Gold Star Families will be forever grateful.

Sincerely,

/s/
Candy Martin
President, Department of Texas-Oklahoma
Past National President (2016-2017)

26222 Sunny Meadow, San Antonio Texas 78260

VICENTE GONZALEZ
15TH DISTRICT, TEXAS

COMMITTEE ON FINANCIAL SERVICES
SUBCOMMITTEE ON INVESTOR PROTECTION, ENTREPRENEURSHIP AND CAPITAL MARKETS
SUBCOMMITTEE ON HOUSING, COMMUNITY DEVELOPMENT AND INSURANCE
SUBCOMMITTEE ON DIVERSITY AND INCLUSION

COMMITTEE ON FOREIGN AFFAIRS
SUBCOMMITTEE ON WESTERN HEMISPHERE, CIVILIAN SECURITY, AND TRADE
SUBCOMMITTEE ON EUROPE, EURASIA, ENERGY, AND THE ENVIRONMENT

Congress of the United States
House of Representatives
Washington, DC 20515–4315

WASHINGTON OFFICE
113 CANNON HOUSE OFFICE BUILDING
WASHINGTON, D.C. 20515
(202) 225–2531

MCALLEN OFFICE
1305 W. HACKBERRY AVENUE
MCALLEN, TX 78501
(956) 682–5545

gonzalez.house.gov

January 17, 2020

Mayor David Suarez and Weslaco City Commissioners
255 S. Kansas Ave.
Weslaco, Texas 78596

Dear Mayor David Suarez and Weslaco City Commissioners:

The Rio Grande Valley is home to thousands of veterans that we are eternally grateful for. We can never fully repay our veterans and their families for all they sacrificed to defend our freedom. However, we must make every effort to honor their good work and ensure their contributions to our country and community are never forgotten.

Today I write in support of Mario Ybarra, Jr.'s "Tower of Honor: Weslaco's Legacy of Military Heroes" project, which seeks to honor Weslaco's fallen heroes. By keeping their memory alive, this proposal would honor and pay tribute to our heroes who paid the ultimate sacrifice. Mr. Ybarra Jr. is the proud son of a Vietnam veteran. During these divisive and tumultuous times, it is even more important to remember the actions of those who gave the gave their lives defending our nation.

I kindly request that fair and mindful consideration be given to Mr. Ybarra's proposal. Should you have any questions, please contact my Legislative Assistant, Chandler Smith, at (202) 225-2531.

Sincerely,

Vicente Gonzalez
Member of Congress

PRINTED ON RECYCLED PAPER

FILEMON VELA
34TH DISTRICT, TEXAS

COMMITTEE ON AGRICULTURE
CHAIRMAN
SUBCOMMITTEE ON GENERAL FARM COMMODITIES AND RISK MANAGEMENT
SUBCOMMITTEE ON COMMODITY EXCHANGES, ENERGY AND CREDIT
SUBCOMMITTEE ON LIVESTOCK AND FOREIGN AGRICULTURE

COMMITTEE ON ARMED SERVICES
SUBCOMMITTEE ON SEAPOWER AND PROJECTION FORCES
SUBCOMMITTEE ON TACTICAL AIR AND LAND FORCES

Congress of the United States
House of Representatives
Washington, DC 20515–4334

307 CANNON HOUSE OFFICE BUILDING
WASHINGTON, DC 20515
(202) 225–9901

800 N. EXPRESSWAY 77/83, SUITE 9
BROWNSVILLE, TX 78521
(956) 544–8352

500 EAST MAIN STREET
ALICE, TX 78332
(361) 230–9776

1390 W. EXPRESSWAY 83
SAN BENITO, TX 78586
(956) 276–4497

301 WEST RAILROAD
WESLACO, TX 78596
(956) 520–8273

February 24, 2020

Mayor David Suarez and Weslaco City Commissioners
255 South Kansas Avenue
Weslaco, Texas 78596

Dear Mayor David Suarez and Weslaco City Commissioners,

As the U.S. Representative for the 34th district of Texas, I write to express my full support for the "Tower to Honor Weslaco's Legacy of Military Heroes" project. I believe it is immensely important to remember and honor fallen heroes from our community.

A visible commemoration to our fallen soldiers would directly align with Weslaco's legacy of honoring our heroes lost in the line of duty. Some of the city's landmarks highlight this including the CPL Harlon Henry Block and PFC Mario Ybarra Elementary. Weslaco has always sought to remember and honor the heroes that committed their lives to serving their country. Through these efforts, Weslaco has earned the name "Purple Heart City," an honor only a select few towns in Texas have obtained. Mario Ybarra Junior nominated Weslaco to receive this recognition in honor of his father, Mario Ybarra Senior, a Vietnam War Veteran and Weslaco native who was killed in the line of duty. The construction of the "Tower of Honor: Weslaco's Legacy of Military Heroes" would ensure that Weslaco upholds their as a Purple Heart City and provides the recognition that Weslaco veterans, and fallen heroes such as Mario Ybarro Senior, rightly deserve.

The rotating soldiers' portraits would be placed on Weslaco's "Tinaco" along Expressway 83. Currently, the "Tinaco" is being used to showcase the wins of Weslaco's football teams and highlight various holidays. This project would further enhance Weslaco's esteemed citizens by including projected portraits of fallen Weslaco heroes. The tower will present a display, which will include information about the fallen heroes to honor their sacrifice and keep their memory alive. The use of the "Tinaco" will significantly reduce the cost of this project. Construction of a new tower would greatly exceed the projected price of $15,000; a small price to pay for recognizing our fallen heroes

This project allows us to carry on the memory of Weslaco's great heroes and ensures the community honors and recognizes them for years to come. This project has my full support and I would be honored to visit the site once it has been completed.

Sincerely,

Filemon Vela
Member of Congress

PRINTED ON RECYCLED PAPER



January 30, 2020

Office of the Mayor
255 South Kansas Avenue
Weslaco, TX 78596

Dear Mayor Suarez,

On behalf of the RGV Coalition for Veterans, I would like to join in support of Mr. Mario Ybarra Jr.'s proposal to establish the "Tower of Honor": Weslaco's Legacy of Military Heroes" at your historic "Tinaco".

The RGV Coalition for Veterans is compose of 45 active Veteran Community Partners that meet monthly with the purpose to address the needs that military service members, veterans and their military dependents face during and after military services to include: Mental Health, Benefits, Financial Hardship, and or lack of support among others.

The Coalition works towards addressing these issues as well as highlighting their strengths, attributes and skills acquired while in service by linking them to the appropriate community resources, creating partnership with other community organizations to enhance services, educate, and bring awareness to the public which will in turn ensure the military service member, veteran, and their dependents have successful re-integration into civilian life.

Please let me know if you have any questions or can be of further assistance.

Respectfully,

Anna Castillo, M.Ed., LPC-S
Veterans Program Manager
Chair- RGV Coalition for Veterans

Standardized Agenda Request Form

Date of Meeting: December 15, 2020	**Agenda Item No.** (to be assigned by CSO)**:** 2020-3819
From: Rebekah De La Fuente	
Subject: Discussion and consideration to accept the proposal from UTSA- Center for Urban and Regional Planning Research for preparation of amendments to the Weslaco 2040 Comprehensive Plan and authorize the Mayor to execute any related documents. Possible action. (Staffed by Planning & Code Enforcement Department.)	
Background: As part of the City Retreat with the City Commission and Department Directors, the Planning staff was directed to prepare amendments to the City of Weslaco 2040 Comprehensive Plan. A workshop was held with the Planning & Zoning Commission were it was requested that Engineering staff convert all the maps from PDF to GIS and than they would work on one quadrant at a time to address on amendments that needed to be made to the plan. The Engineering has completed 50% of the Comprehensive Map conversions. As part of the October 2020/2021 Budget the City Commission approved for staff to hire a professional consultant. Staff was directed to speak with a representative of UTSA and they have provided the attached Proposal.	
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)**:**	
Rebekah De La Fuente Rebekah De La Fuente Mike Perez	Created/Initiated Approved Final Approval
City Manager Comments: Approve.	
Staff Recommendation: Staff recommends acceptance of the proposal	
Attachments, if any: USTA- 2040 Comp Plan- Memo, RFP-Weslaco-112820	
Responsibilities upon Approval: Staff will advise UTSA	

City of Weslaco

"The City on the Grow"

David Suarez, Mayor
Leo Muñoz, Mayor Pro-Tem, District 1
Greg Kerr, Commissioner, District 2
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

M E M O

TO: Mayor and City Commission

FROM: Rebekah de la Fuente, Planning & Code Enforcement Director

RE: 2020 Comprehensive Plan

DATE: December 7, 2020

As part of the City Retreat with the City Commission and Department Directors, the Planning staff was directed to prepare amendments to the City of Weslaco 2040 Comprehensive Plan.

A workshop was held with the Planning & Zoning Commission were it was requested that Engineering staff convert all the maps from PDF to GIS and then they would work on one quadrant at a time to address on amendments that needed to be made to the plan. The Engineering has completed 50% of the Comprehensive Map conversions.

As part of the October 2020/2021 Budget the City Commission approved for staff to hire a professional consultant. Staff was directed to speak with a representative of UTSA and they have provided the attached Proposal. UTSA will provide the City with a team of six (6) each with different backgrounds in planning to address the different chapters within the Comprehensive Plan. If approved UTSA will begin work on January 15, 2021 until January 15, 2022. In an amount not to exceed $30,000.00

Thank you,

Rebekah de la Fuente, CFM

RESPONSE TO RFP: ADDENDUM TO WESLACO, TEXAS COMPREHENSIVE PLAN

November 28, 2020

I. PROJECT SUMMARY

The University of Texas at San Antonio (UTSA) Center for Urban and Regional Planning Research (CURPR) will present the City of Weslaco with an Addendum to the existing City of Weslaco Comprehensive Plan.

CURPR team:

- Ian Caine, Registered Architect, Associate Professor of Architecture, University of Texas at San Antonio, Director, Center for Urban and Regional Planning Research
- Gabriel Diaz Montemayor, Associate Professor of Landscape Architecture, University of Arkansas at Fayetteville
- Marcio Giacomoni, Ph.D., Associate Professor, Engineering, University of Texas at San Antonio
- William Barker, FAICP, Fellow, Institute of Transportation Engineers and the American Institute of Certified Planners
- Thomas Tunstall, M.B.A., Ph.D., Senior Director of Research, Institute for Economic Development, University of Texas at San Antonio
- Albert Han, Ph.D., Assistant Professor, Urban and Regional Planning, University of Texas at San Antonio

City of Weslaco Points-of-Contact:

- Mike Perez, City Manager, City of Weslaco
- Rebekah de la Fuente, Planning & Code Enforcement Director, City of Weslaco

II. SCOPE OF WORK AND DELIVERABLES

CURPR will collaborate with City Officials and residents to develop an Addendum to the existing City of Weslaco Comprehensive Plan, initially prepared by Gonzalez + De La Garza & CFZ Group.

This process will include up to three public meetings, facilitated by CURPR, which will provide a forum for residents to participate in the planning process. Due to COVID-19 restrictions, the public meetings will occur online with support from the City of Weslaco's IT Department.

CURPR will deliver an Addendum that addresses the following topics:

Chapter 9: Future Land Use Development

Revise 2040 Land Use and Zoning Maps to reflect existing conditions and City-approved Drainage Plan.

Deliverables (with page numbers):

- 70: Updated City of Weslaco 2040 Land Use Map
- 71: Updated City of Weslaco 2040 Zone Map

Chapter 10: Future Parks, Recreation & Trails

Develop integrated Parks and Trails network for Weslaco that aligns with revised 2040 Land Use and City-approved Drainage Plan. This network will provide a programmatic and infrastructural armature for recreation and water detention, while also providing a potential framework for future urban growth in Weslaco.

Deliverables:

- 78-80: Updated Pathway and Trail Type Designations
- 82: Updated City of Weslaco Proposed 2040 Park Plan
- 84: Updated City of Weslaco Conceptual Parks/Regional Detention
- 85-87: Updated Conceptual Park Plans

Chapter 11: Downtown Revitalization

Assess viability of Historic Mixed-Use Development, Service District Apartment Development, Arts Sub-District Multi-Family Development, Historic District Townhome Development, Historic District Apartment Development (92-93).

Assess viability of Downtown Revitalization Zoning Districts, including Service District, Historic District, Sub District, Cultural Sub District, Mixed-Use Sub District, Residential Mixed-Use District (95, 97-98).

Expand Environmental and Socially Sustainable Environmental Goals (96) to include Low Impact Development (LID) strategies. Coordinate with Revised Intersection Types.

Assess programmatic and economic viability of Downtown Revitalization Plans (101-111).

Deliverables:

- 95: Updated Downtown Revitalization Zoning Districts
- 96: Updated Environmental and Socially Sustainable Environmental Goals
- 97-98: Updated Mixed-Use and Housing Developments
- 99-100: Revised Intersection Types with LID strategies and potential funding mechanisms.
- 101-111: Redesigned Downtown Revitalization Plans

Chapter 12: Transportation

Develop physical design guidelines for Thoroughfare Plan to maximize usability for drivers, bicyclists, and pedestrians. Assess suitability of complete streets concept, prioritizing routes to schools and parks.

Review parking requirements and impervious cover limits in City Zoning guidelines in light of potential decline in retail activity due to impact of COVID-19.

Align goals for Conceptual Parks & Multi-Use Trails with integrated Parks network in Chapter 10.

Deliverables:

- 115-117: Add typical cross sections to Thoroughfare Plan, incorporating LID guidelines.
- 119: Revised 2040 Conceptual Parks & Multi-Use Trails.

Chapter 14: Future Economic Development

Perform location quotient gap analysis to identify industry clusters, as well as areas of market opportunity for Weslaco.

Evaluate proposed downtown revitalization plans and business corridors.

Evaluate potential downtown revitalization in light of changes in existing business models and consumer behavior patterns as a result of the COVID-19 pandemic.

Deliverables:

123: Update description of Future Economic Development
123: Add Quotient Gap Analysis
124: Update Potential Corridor Map

Chapter 16: Sustainable Development

Develop LID design guidelines for road, pedestrian, and public infrastructure.

Develop a set of goals and metrics that City can use to assess sustainability of future housing and neighborhood development.

Deliverables:

Illustrated LID design guidelines for road, pedestrian, and public infrastructure.

Illustrated goals and metrics to evaluate sustainability of future housing and neighborhood development.

IV. TIME FRAME

CURPR will perform these services between the dates January 15, 2021 and January 15, 2022.

V. COST

CURPR will perform the work described above for a fixed fee of $30,000.

Standardized Agenda Request Form

Date of Meeting: December 15, 2020	**Agenda Item No.** (to be assigned by CSO)**:** 2020-3825
From: Rebekah De La Fuente	
Subject: Discussion and consideration after public hearing on behalf of Israel Lee Rivas to approve Ordinance 2020-39 a rezone request for 1402 W Sugarcane Dr. also being 6.06 acres out of the East 13.49 acres of Farm Tract 141, Block 161, West Tract Subdivision, Hidalgo County, Texas from R-1 One-family dwelling district to R-2 Duplex and apartment district, and authorize the Mayor to execute any related documents. First reading on Ordinance 2020-39. Possible action. (Staffed by Planning & Code Enforcement Department.)	
Background: The applicant is requesting to rezone property from R-1 One-family dwelling district to R-2 Duplex and apartment district. Thirty-six (36) property owners within 200 feet of the applicant's property were notified by letter on November 20, 2020.	
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: Notice of the application and the Public Hearing for the Planning and Zoning Commission and the City Commission appeared in The Monitor on November 16, 2020.	
Advisory Review, if any (name of board/committee, date of action, recommendation)**:** The Planning & Zoning Commission recommended approval of the rezone request based on existing surrounding areas at the regular meeting of December 2, 2020	
Kayla Arevalo Rebekah De La Fuente Mike Perez	Created/Initiated Approved Final Approval
City Manager Comments: Approve.	
Staff Recommendation: Staff recommends denial based on 2040 land use map.	
Attachments, if any: Rezone- 1402 W Sugarcane- Memo, 1402 W Sugarcane- Attachments, 1402 W Sugarcane Drive- aerial, O2020-39 rezone 1402 W Sugarcane	

Responsibilities upon Approval:
Staff will advise applicant

City of Weslaco

"The City on the Grow"

David Suarez, Mayor
Leo Muñoz, Mayor Pro-Tem, District 1
Greg Kerr, Commissioner, District 2
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

M E M O

TO: Mayor and City Commission

FROM: Rebekah de la Fuente, Planning & Code Enforcement Director

RE: Rezone- 1402 W Sugarcane Drive

DATE: December 7, 2020

The applicant is proposing to construction apartments at the proposed location. The 2040 Future Land Use Map does identify for this area to remain residential zoned. However, to the east of the property is an existing non-conforming mixed-use lot, to the west are existing non-conforming apartments and across the street is Cleckler Heald. The Planning & Zoning Commission recommended approval based on the existing use of the surrounding properties.

Thank you,

Rebekah de la Fuente, CFM

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 21-00003

PROPOSED PROJECT

Legal Description of Property to be rezoned:

Lot F.T 141 Block 161

Subdivision Name West Tract Subdivision

Street Address -

Existing Zoning R-1 Existing Land Use Open

Proposed Zoning R-2 Proposed Land Use Multi-family

X $305.00 non-refundable filing fee.
X Detailed dimensioned site plan/map must be submitted with this request.
X Survey and metes and bounds if the legal description is a portion of a lot.
X City and school tax receipts attached.
X I have received a copy of "The Intent of Zoning Application Instructions".

APPLICANT

Name Israel Lee Rivas Phone (956) 207-2435

Address ~~813 Larry Twayne Way~~ 1401 W. El Rancho Blanco Rd Fax: 956-331-8776

City ~~Edinburg~~ Pharr State TX Zip Code ~~78541~~ 78577 E-Mail: irivas@kwfirm.com

OWNER

Name Israel Lee Rivas Phone (956) 207-2435

Address ~~813 Larry Twayne Way~~ 1401 W. El Rancho Blanco Rd. Fax:

City ~~Edinburg~~ Pharr State TX Zip Code ~~78541~~ 78577 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 _____ Date 11-3-2020
Owner

Signature _____ Date 11-3-2020
Applicant

Signature _____ Date _____
Authorized Agent

255 S. KANSAS AVE ■ WESLACO, TEXAS 78596-6285 ■ 956-447-3401 ■ (Fax) 956-973-3128 ■ WWW.WESLACOTX.GOV

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 — Date _____
Approved _____ Disapproved _____ Tabled _____

Presented to City Commission — Date _____
Approved _____ Disapproved _____ Tabled _____

Ordinance No._____

CITY OF WESLACO
956-968-3181

REC#: 02688064 11/06/2020 8:54 AM
OPER: NV TERM: 039
REF#: 2618
PAID BY:

TRAN: 204.0000 REZONING APPL FEE
WEST TRACT
FT 141 BLK 161
101-400-1027
REZONING APPLICATIO 305.00CR

TENDERED: 305.00 CHECK
APPLIED: 305.00-

CHANGE: 0.00

255 S. KANSAS AVE ■ WESLACO, TEXAS 78596-6285 ■ 956-447-3401 ■ (Fax) 956-973-3128 ■ WWW.WESLACOTX.GOV

City of Weslaco

"The City on the Grow"

David Suarez, Mayor
Leo Muñoz, Mayor Pro-Tem, District 1
Greg Kerr, Commissioner, District 2
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

PLANNING DEPARTMENT

November 20, 2020

Legal Notice

Dear Occupant:

The Weslaco Planning and Zoning Commission will hold a public hearing on Wednesday, December 2, 2020, at 5:30pm and the City Commission will also hold a public hearing on December 15, 2020 at 5:30 p.m. at the City Hall Legislative Chambers located at 255 South Kansas Avenue and via zoom to consider the following request:

Telephonic conferencing capabilities will be utilized to allow member of the public to participate remotely via Toll Free Dial In Number: 1-877 853 5247; Meeting ID:934 8984 3933

Members of the public who wish to participate in Public Hearing on an agenda item must send their name, address and phone number via email to karevalo@weslacotx.gov by 12:00 pm on October 7, 2020. A staff member will contact you with instructions via phone call to address your public comment.

REZONE REQUEST:

Israel Lee Rivas is requesting to rezone 1402 W Sugarcane Dr. Also being 6.06 acres of Farm Tract 141, Block 161, West Tract Subdivision, Hidalgo County, and Texas from R-1 One-family dwelling district to R-2 Duplex and apartment 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.

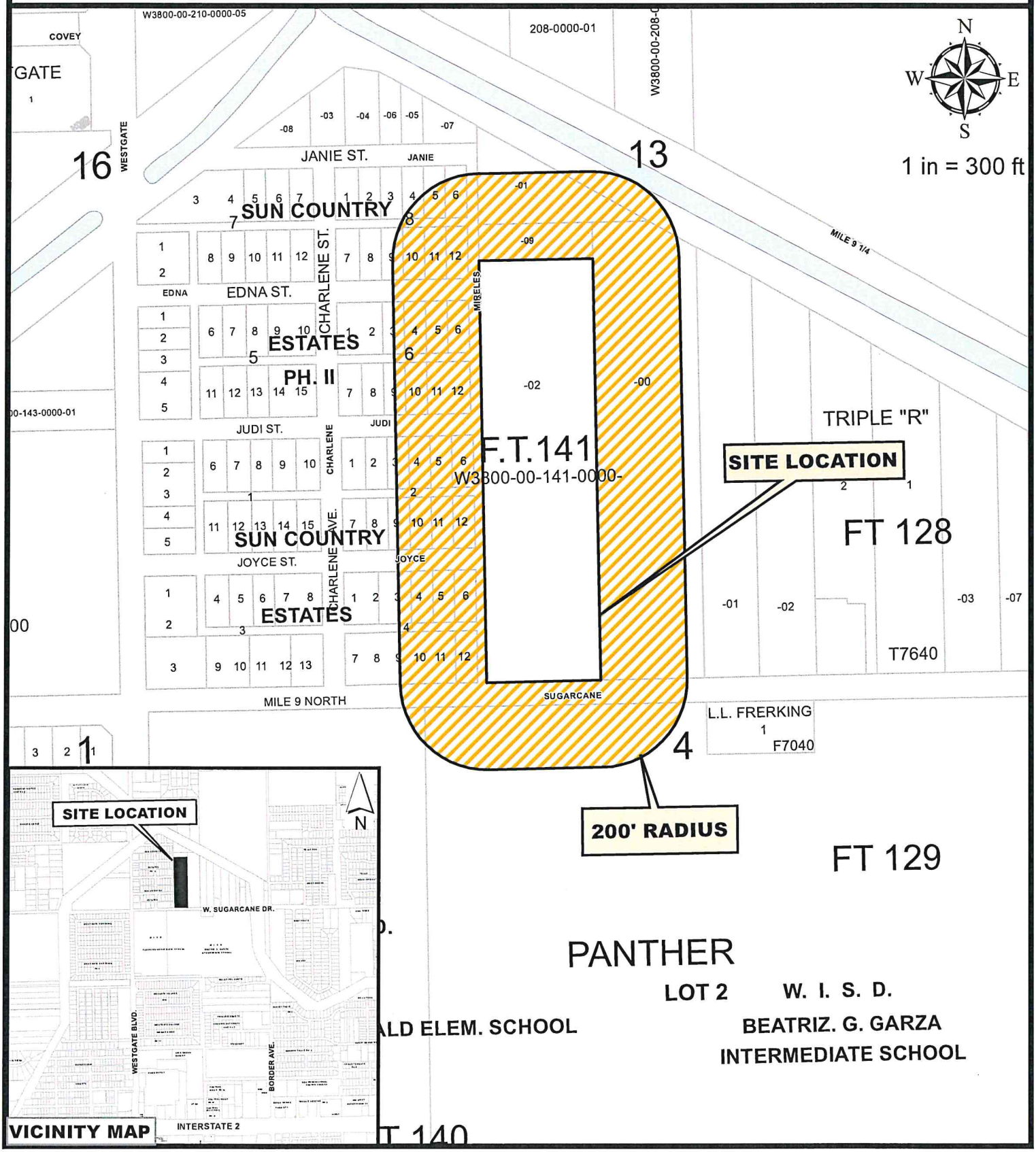
Si desea información en español, por favor llame al departamento de Planeación de la ciudad de Weslaco, (956) 447-3403.

Sincerely,

Rebekah de la Fuente, CFM
Planning Director

CITY OF WESLACO

Engineering Department



Israel Lee Rivas

1402 West Surgar Cane Dr.
WEST TRACT W264'-E504.25'-
S1000' FT 141 6.06AC
BLOCK 161, F.T. 141, LOT 13

Purpose for the Rezoning request

Existing zoning:	R-1
Existing land use:	Single Family
Proposed zoning:	R-2
Proposed land use:	Multifamily

CITY ON THE GROW
CITY OF WESLACO

City of Weslaco Code Enforcement Dept.

NOV 18, 2020

WESLACO IND SCHOOL DIST 312 W 5TH ST WESLACO TX 78596-6044	P3223-00-000-0001-00 PANTHER LOT 1 2102 N WESTGATE DR	L: 349935 B: 4405336
WESLACO IND SCHOOL DIST 312 W 5TH ST WESLACO TX 78596-6044	P3223-00-000-0002-00 PANTHER LOT 2 1111 SUGAR CANE DR	L: 954480 B: 9258000
ARISPE RAMON & MINERVA 1507 JUDI ST WESLACO TX 78599-3401	S6900-00-002-0003-00 SUN COUNTRY ESTATES LOT 3 BLK 2 0	L: 14400 B: 12325
JIMENEZ MARTA ALICIA T 1505 JUDI ST WESLACO TX 78599-3401	S6900-00-002-0004-00 SUN COUNTRY ESTATES LOT 4 BLK 2 0	L: 14400 B: 17458
MEDINA MARTINA 616 SPRING DR PASADENA TX 77504-1424	S6900-00-002-0005-00 SUN COUNTRY ESTATES LOT 5 BLK 2 0	L: 14400 B: 14359
SANCHEZ EDUARDO & ESTANISLADA 1501 JUDI ST WESLACO TX 78599-3401	S6900-00-002-0006-00 SUN COUNTRY ESTATES LOT 6 BLK 2 1501 JUDI ST	L: 14400 B: 10066
MUNOZ FILOMON 1508 JOYCE ST WESLACO TX 78599-3990	S6900-00-002-0009-00 SUN COUNTRY ESTATES LOT 9 BLK 2 0	L: 14400 B: 14763
CORTEZ MARIA LUISA FRAIRE & RAY 1506 JOYCE ST WESLACO TX 78599-3990	S6900-00-002-0010-00 SUN COUNTRY ESTATES LOT 10 BLK 2 0	L: 14400 B: 13900
MONTANO ISABEL & ELIDA M 1504 JOYCE ST WESLACO TX 78599-3990	S6900-00-002-0011-00 SUN COUNTRY ESTATES LOT 11 BLK 2 0	L: 14400 B: 31691
CARRILLO ABUNDIO PENA 1502 JOYCE ST WESLACO TX 78599-3990	S6900-00-002-0012-00 SUN COUNTRY ESTATES LOT 12 BLK 2 0	L: 14400 B: 9703
REGALADO, RAUL & ELIA R 1107 JOYCE ST WESLACO TX 78596	S6900-00-004-0003-00 SUN COUNTRY ESTATES LOT 3 BLK 4	L: 8700 B: 15838
ANCISO VALERIE 1505 JOYCE ST WESLACO TX 78599-4066	S6900-00-004-0004-00 SUN COUNTRY ESTATES LOT 4 BLK 4 0	L: 14400 B: 40097

ALVARADO ARMANDO & ELPIDIA 524 S BRIDGE AVE WESLACO TX 78596-6422	S6900-00-004-0005-00 SUN COUNTRY ESTATES LOT 5 BLK 4 0	L: 14400 B: 30416
TREVINO RAMON 1501 JOYCE ST WESLACO TX 78599-4066	S6900-00-004-0006-00 SUN COUNTRY ESTATES LOT 6 BLK 4 0	L: 14400 B: 10458
LOPEZ OMAR H VIDAL PO BOX 5763 HIDALGO TX 78557	S6900-00-004-0008-00 SUN COUNTRY ESTATES LOTS 8-11 BL K 4 1502 W SUGARCANE DR	L: 57600 B: 104641
LOPEZ OMAR H VIDAL 1502 W SUGAR CANE APT No 4 WESLACO TX 78599-3624	S6900-00-004-0012-00 SUN COUNTRY ESTATES LOT 12 BLK 4 1502 W SUGARCANE DR	L: 14400 B: 8812
GARCIA JOSE J & AMELIA 1507 EDNA ST WESLACO TX 78599-4138	S6900-00-006-0003-00 SUN COUNTRY ESTATES UNIT NO. 2 L OT 3 BLK 6 1107 EDNA ST	L: 14400 B: 11372
TAFOLLA ROBERT PO BOX 8231 WESLACO TX 78599-8231	S6900-00-006-0004-00 SUN COUNTRY ESTATES UNIT NO. 2 L OT 4 BLK 6 0	L: 14400 B: 23603
RIVERA JUANITA T 1502 JUDI ST WESLACO TX 78599-3812	S6900-00-006-0005-00 SUN COUNTRY ESTATES UNIT NO. 2 L OT 5 BLK 6 0	L: 14400 B: 8130
RODARTE GUADLAUPE & AUGUSTIN 64881 80TH AVE HARTFORD MI 49057-8614	S6900-00-006-0006-00 SUN COUNTRY ESTATES UNIT NO. 2 L OT 6 BLK 6 0	L: 14400 B: 10745
ALEMAN BERTHA ALICIA 1730 W LINCOLN ST WESLACO TX 78599-4360	S6900-00-006-0009-00 SUN COUNTRY ESTATES UNIT NO. 2 L OT 9 BLK 6 0	L: 14400 B: 0
RIVERA ANGELICA M 1502 JUDI ST WESLACO TX 78599-3812	S6900-00-006-0010-00 SUN COUNTRY ESTATES UNIT NO. 2 L OT 10 BLK 6 0	L: 14400 B: 44438
RIVERA ANGELICA M 1502 JUDI ST WESLACO TX 78599-3812	S6900-00-006-0011-00 SUN COUNTRY ESTATES UNIT NO. 2 L OT 11 BLK 6 0	L: 14400 B: 121009
RIVERA ANGELICA M 1502 JUDI ST WESLACO TX 78599-3812	S6900-00-006-0012-00 SUN COUNTRY ESTATES UNIT NO. 2 L OT 12 BLK 6 0	L: 14400 B: 0

ALANIZ ALICIA 1507 JANIE ST WESLACO TX 78599-3805	S6900-00-008-0003-00 SUN COUNTRY ESTATES UNIT NO. 2 L OT 3 BLK 8 0	L: B:	14400 33722
LARA ELEZER & LIANA B PO BOX 1970 DONNA TX 78537-1970	S6900-00-008-0004-00 SUN COUNTRY ESTATES UNIT NO. 2 L OT 4 BLK 8 0	L: B:	14400 21692
GONZALEZ RAMON & MARIA DEL CARMEN 213 W MILE 10 NORTH RD WESLACO TX 78599	S6900-00-008-0005-00 SUN COUNTRY ESTATES UNIT NO. 2 L OT 5 BLK 8 1503 JANIE ST	L: B:	14400 0
GONZALEZ RAMON & MARIA DEL CARMEN 213 W MILE 10 NORTH RD WESLACO TX 78599	S6900-00-008-0006-00 SUN COUNTRY ESTATES UNIT NO. 2 L OT 6 BLK 8 1501 JANIE ST	L: B:	14400 0
SALAZAR ALBERTO LUIS 1508 EDNA ST WESLACO TX 78599-4140	S6900-00-008-0009-00 SUN COUNTRY ESTATES UNIT NO. 2 L OT 9 BLK 8 0	L: B:	14400 12836
MIRELES RICARDO 1506 EDNA ST WESLACO TX 78599-4140	S6900-00-008-0010-00 SUN COUNTRY ESTATES UNIT NO. 2 L OT 10 BLK 8 0	L: B:	14400 15162
CRUZ ISAURA GARAY 1705 W 1ST ST MARION IN 46952-3368	S6900-00-008-0011-00 SUN COUNTRY ESTATES UNIT NO. 2 L OT 11 BLK 8 0	L: B:	14400 17330
GARZA JOSE G & ALICIA C 1502 EDNA ST WESLACO TX 78599-4140	S6900-00-008-0012-00 SUN COUNTRY ESTATES UNIT NO. 2 L OT 12 BLK 8 0	L: B:	14400 12727
TORRES INVESTMENTS LLC 1302 W SUGAR CANE WESLACO TX 78596	W3800-00-141-0000-00 WEST TRACT SE 6.43AC-E13.49AC FT 141 BNG AN IRR TR 5.91 AC NET 0	L: B:	121155 189086
MARTINEZ HECTOR G MATA 5807 MENDOZA ST MERCEDES TX 78570	W3800-00-141-0000-01 WEST TRACT NE1.01AC-E13.49AC FT 141 0	L: B:	46177 9763
RIVAS ISRAEL LEE 813 LARRY TWAYNE WAY EDINBURG TX 78541-1088	W3800-00-141-0000-02 WEST TRACT W264'-E504.25'-S1000' FT 141 6.06AC 1402 W SUGAR CANE DR	L: B:	0 0
MONTES JUAN 2828 MIRELES ST WESLACO TX 78599	W3800-00-141-0000-09 WEST TRACT 0.515AC-E13.49AC FT 1 41 0.52AC NET 0	L: B:	37711 45383

Hidalgo County
Arturo Guajardo Jr.
County Clerk
Edinburg,TX 78540

70 2014 02519886

Instrument Number: 2014-2519886

As

Recorded On: June 06, 2014 **Recording**

Parties:

To

Billable Pages: 4

Number of Pages: 5

Comment: WARR DEED

**** Examined and Charged as Follows: ****

Recording	38.00
Total Recording:	**38.00**

********** THIS PAGE IS PART OF THE INSTRUMENT **********

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 Number: 2014-2519886
Receipt Number: 1445802
Recorded Date/Time: June 06, 2014 02:30P

User / Station: P Diaz - Cash Superstation 08

Record and Return To:

LAW OFFICE OF A C TONY GARCIA
RETURNED ORIGINAL TO CUSTOMER
TX

STATE OF TEXAS
COUNTY OF HIDALGO

I hereby certify that this instrument was FILED in the File Number sequence on the date/time printed heron, and was duly RECORDED in the Official Records of Hidalgo County, Texas

Arturo Guajardo Jr.
County Clerk
Hidalgo County, TX

Recorded On-2014-Jun-06 As-2519886

2519886

NOTICE OF CONFIDENTIALITY RIGHTS:
IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY 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: **May 7, 2014**

Grantor(s): **Maricela A. Dube, joined herein by husband, Robert Paul Dube**

Grantor's Mailing Address:
1909 Nightingale
McAllen, Texas 78504
Hidalgo County

Grantee(s): **Israel Lee Rivas, a single person**

Grantee's Mailing Address:
813 Larry Twayne Way
Edinburg, Texas 78541
Hidalgo County

Consideration:
For the love and affection which we have and bear unto and towards grantee.

Property (including any improvement, if any):

A 6.06 acres, more or less, out of the East 13.49 acres of Farm Tract One Hundred Forty-One (141), Block One Hundred Sixty-One (161), WEST TRACT SUBDIVISION, Hidalgo County, Texas, as per map or plat thereof recorded in Volume 2, Page 34-36, Map Records, Hidalgo County, Texas, more particularly described by metes and bounds as follows:

COMMENCING at a point in the centerline of Mile 9 North Road, the South boundary line of Farm Tract 141 and said point being the Southeast corner of Farm Tract 141;

THENCE, West with and along said South boundary line 240.25 feet to a point in said South boundary line, the Southeast corner of this parcel and place of beginning;

THENCE, West with and along the South boundary line of Farm Tract 141, 264 feet to a point, the Southwest corner of the parcel Hereby conveyed and also the Southwest corner of the East 13.49 acres of Farm Tract 141;

THENCE, North 1,000 feet parallel with the East boundary line of Farm Tract 141 to a point, the Northwest corner of this parcel;

THENCE, East 264 feet parallel with the South boundary line of Farm Tract 141 to a point, the Northeast corner of the parcel hereby conveyed;

THENCE, South 1,000 feet parallel with the East boundary line of Farm Tract 141 to the PLACE OF BEGINNING and Southeast corner of this tract.

Reservations from and Exception to Conveyance and Warranty:

a. **Statutory easements, rules, regulations and rights in favor of Hidalgo and Cameron Counties Water Control and Improvement District No. 9.**

b. **Roads, easements and reservations as shown on the map and dedication of The West and Adams Tracts, recorded in Volume 2, Pages 34-37, Map Records of Hidalgo County, Texas.**

c. **Subject to any portion of subject property described herein lying within canal right of way.**

d. **Easements across the roads and highways for operating plants, canals, drains, and pipe lines, poles and lines of wire for the distribution and sale of water, heat, light and power, for drainage, and for telegraph and telephone lines, and for the purpose of operating lines of transportation for the carrying of freight and passengers, and for bridges, canals and laterals as reserved by instrument dated April 1, 1913, recorded in Volume 30, Page 6, Deed Records of Hidalgo County, Texas.**

e. **Easements for roadways and canals as shown by instrument dated January 18, 1918, recorded in Volume 66, Page 521, Deed Records of Hidalgo County, Texas.**

f. **Right of Way easement in favor of Hidalgo County as shown by instrument dated September 25, 1979, recorded in Volume 1641, Page 834, Deed Records of Hidalgo County, Texas.**

g. **Mineral and/or royalty reservation contained in deed dated January 22, 1981, recorded in Volume 1707, Page 557, Deed Records of Hidalgo County, Texas.**

h. **Terms, stipulations and conditions contained in Oil, Gas and Mineral Lease dated December 27, 1976, recorded in Volume 364, Page 43, Oil and Gas Records of Hidalgo County, Texas.**

i. **Subject to the subdivision regulations of the County of Hidalgo and/or Ordinances or governmental regulation of the City in which the property may be located or holding extra-territorial jurisdiction of said property.**

j. **Rights of parties in possession.**

k. **Visible and apparent easements on or across the property herein described.**

l. **Any portion of the property described herein within the limits or boundaries of any public or private roadway and/or highway.**

m. 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.

Grantor, for the consideration and subject tot he reservations from and exceptions to conveyance and warranty, grants, sells, and conveys to Grantee the property, together with all singular the rights and appurtenances thereto in any wise belonging, to have and hold it to Grantee, Grantee's heirs, executors, administrators, successor, or assigns forever. Grantor binds Grantor and Grantor's heirs, executors, administrator, and successors to warranty and forever defend all and singular the property to Grantee and Grantee's heirs, executors, administrators, successor, and assign against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as the reservations from and exceptions to conveyance and warranty.

NO TITLE OR TAX EXAMINATION WAS REQUIRED IN CONNECTION WITH THE PREPARATION OF THE DOCUMENT CONCERNING THE CONVEYANCE OF THE ABOVE DESCRIBED PROPERTY, NOR WAS ANY MADE. THE PREPARER EXPRESSES NO OPINION AS TO TITLE OR TAXTO THIS PROPERTY.

As a material part of the consideration for this deed, Grantors and Grantee agree that Grantee is taking the property "AS IS" with any and all latent and patent defects and that there is no warranty by Grantors that the property has a particular financial value or is fit for a particular purpose. Grantee acknowledge and stipulate that Grantee is not relying on any representation, statement, or other assertion with respect to the property condition but is relying on Grantee's examination of the property. Grantee takes the property with the express understanding and stipulation that there is no express or implied warranties except for limited warranties of title set forth in this deed.

When the context requires, singular nouns and pronouns include the plural.

Maricela A Dube

MARICELA A. DUBE

ROBERT PAUL DUBE

****

(Acknowledgment)

STATE OF TEXAS ()
COUNTY OF HIDALGO ()

This instrument was acknowledged before me on the 2nd day of June, **2014,** by **Maricela A. Dube.**

JUAN E. MORENO, JR.
MY COMMISSION EXPIRES
October 21, 2016

Notary Public, State of Texas

****

(Acknowledgment)

STATE OF TEXAS ()
COUNTY OF HIDALGO ()

This instrument was acknowledged before me on the 2nd day of June, **2014, by Robert Paul Dube.**

JUAN E. MORENO, JR.
MY COMMISSION EXPIRES
October 21, 2016

Notary Public, State of Texas

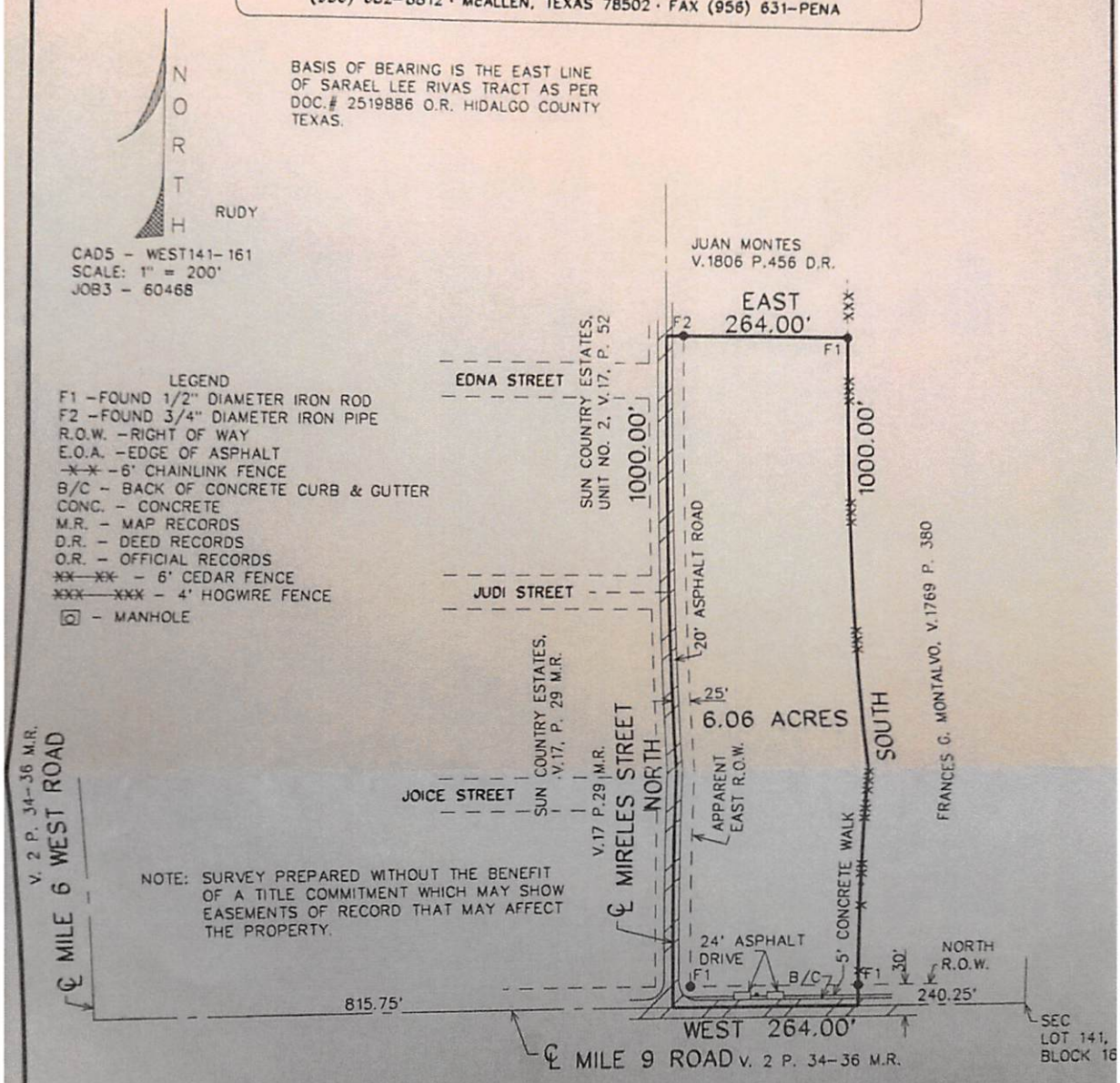
****

After Recording Return To:
A. C. Garcia, Attorney
P.O. Box 630
Pharr, Texas 78577

Prepared In The Law Office of:
A. C. Garcia, Attorney
125 E. Caffery Ave.
Pharr, Texas 78577

PEÑA ENGINEERING

FIRM #10087200 · 1001 WHITEWING · P.O. BOX 4320
(956) 682-8812 · McALLEN, TEXAS 78502 · FAX (956) 631-PENA



BUYER'S NAME: ISRAEL LEE RIVAS

FLOOD ZONE: By GRAPHICAL PLOTTING Community Panel No. 480334 0450 C
Map Revised: May 30, 2002

- ☐ Zone "A" – This is to certify that this property is in a flood prone area.
- ☐ Zone "B" – This is to certify that this property is not in a flood prone area. However limits between the 100 year and 500 year flood are subject to flooding with average depths less than one foot.
- ☒ Zone "X" – This is to certify that this property is not in a flood prone area.

I certify that this plat represents the facts found on the ground at the time of survey and that there are no visible or apparent easements, discrepancies, conflicts, or shortages in area or boundary lines, or any encroachments, or overlapping of improvements or visible easements except as shown on this plat. No subsurface utilities or service connections are shown, © copyright 2017 PENA ENGINEERING this survey was provided in multiple originals solely for the borrower named hereon, in conjunction with the original transaction which shall take place within 6 months after the survey was provided. No license has been created or implied to copy this Survey. Survey valid only if print has original seal and signature.

ADDRESS: _____

LEGAL DESCRIPTION: A 6.06 acre tract of land out of the EAST 13.49 acres of FARM TRACT ONE HUNDRED FORTY-ONE (141), BLOCK ONE HUNDRED SIXTY-ONE (161) THE WEST & ADAMS TRACTS, Hidalgo County, Texas

ACCORDING TO THE MAP RECORDED IN VOLUME 2 PAGE 34-36
OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS.

STATE OF TEXAS REGISTERED PABLO PEÑA III 5242 PROFESSIONAL LAND SURVEYOR

06-14-2017
DATE

PABLO PEÑA III
REG. PROFESSIONAL LAND SURVEYOR No. 5242

Government Payments - EZNETPAY - Payment Receipt

Hidalgo County - Tax Office (ACT)
P. O. Box 178
Edinburg, TX 78540

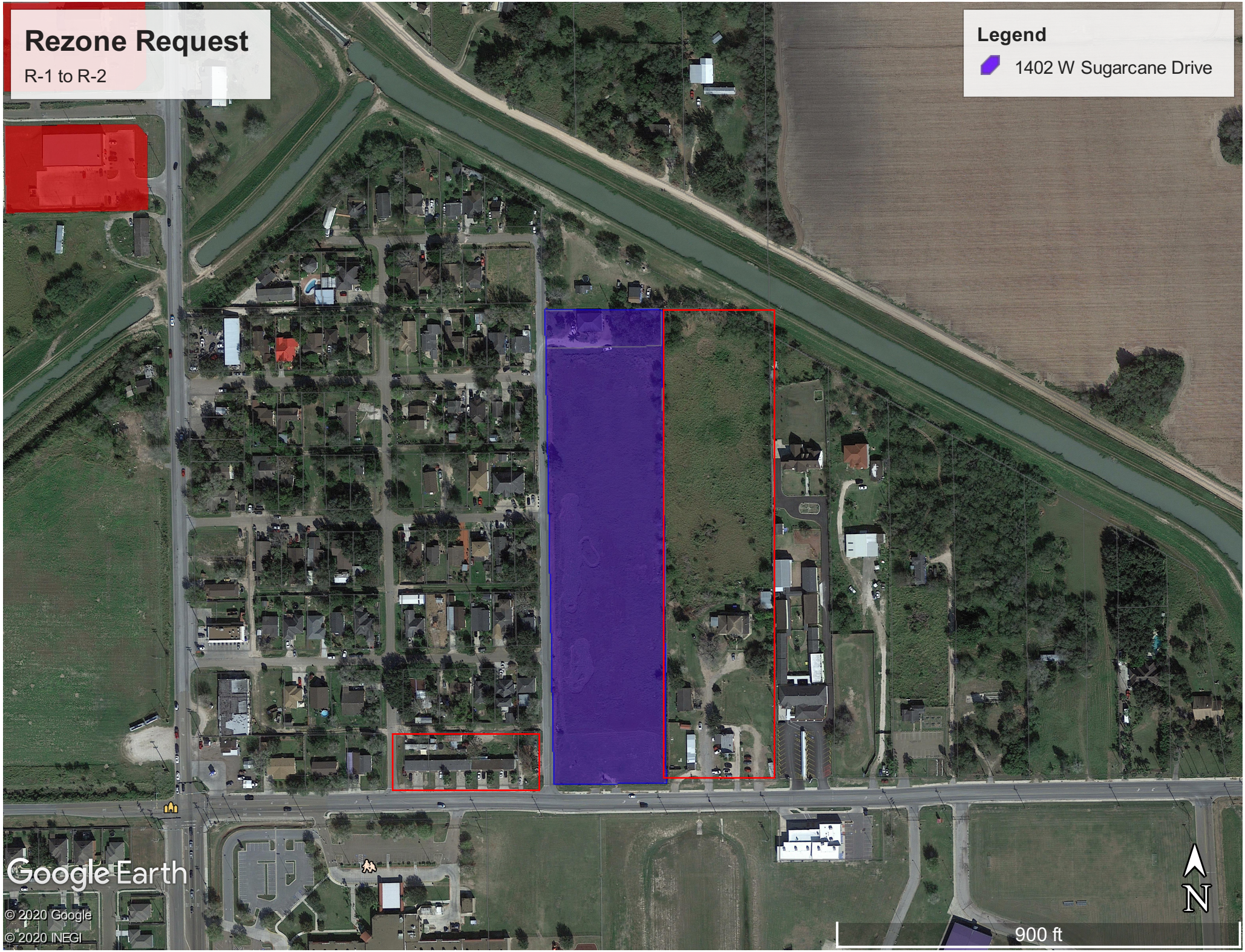
Payment Receipt

Payment To:	Hidalgo County - Tax Office (ACT)
Payment For:	Property Taxes
Account Number:	W380000141000302
Name:	Rivas L Israel
Billing Address:	1401 W. El Rancho Blanco Road Pharr TX 78577
Date:	11/05/2020
Time:	09:17:31 AM, CST
Reference Number:	3203350
Transaction ID:	h5p7z8n0
Payment Amount:	$63.84

Please Note:
The payment amount charged on your statement will be notated by the words: **Government Payments**

A copy of this receipt has been sent to the following email address: **israel.rivas@sbcglobal.net**

Thank you for your payment!
If you have any questions regarding your transaction, you may call Government Payments - EZNETPAY at (956)682-3466 during our business hours of 8:00 am to 5:00 pm Central Standard Time, Monday through Friday, or you may call Hidalgo County - Tax Office (ACT) at (956) 318-2157.


Rezone Request
R-1 to R-2
Legend
1402 W Sugarcane Drive
Google Earth
© 2020 Google
© 2020 INEGI
N
900 ft

ORDINANCE NO. 2020-39

AN ORDINANCE AMENDING ZONING ORDINANCE NO. 2018-02 AND AMENDING THE ZONING MAP OF THE CITY OF WESLACO TO CHANGE THE ZONING OF REZONE 1402 W SUGARCANE DR. ALSO BEING 6.06 ACRES OUT OF THE EAST 13.49 ACERS OF FARM TRACT 141, BLOCK 161, WEST TRACT SUBDIVISION, HIDALGO COUNTY, FROM R-1 ONE-FAMILY DWELLING DISTRICT TO R-2 DUPLEX AND APARTMENT DISTRICT. BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF WESLACO, TEXAS:

SECTION I: R-1 One-family dwelling district to R-2 district. Being 1402 W Sugarcane Dr. Also being 6.06 acres out of the East 13.49 acers of Farm Tract 141, Block 161, West Tract Subdivision, Hidalgo County, 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 15th day of December 2020.

PASSED AND APPROVED on second reading at a regular meeting of the City Commission this _____ day of _____, 2020.

CITY OF WESLACO

_____
David Suarez, **MAYOR**

ATTEST:

_____
Norma A. Cantu, **CITY SECRETARY**

APPROVED AS TO FORM:

_____
Juan E. Gonzalez, **CITY ATTORNEY**

Standardized Agenda Request Form

Date of Meeting: December 15, 2020	**Agenda Item No.** (to be assigned by CSO)**:** 2020-3826
From: Rebekah De La Fuente	
Subject: Discussion and consideration after public hearing on behalf of Petra Garza to approve Ordinance 2020-40 a rezone request for 1819 N. Border Ave. also being 1 acre out East 170'-N256.23' of Farm Tract 131, Block 162, West and Adams Tract, Hidalgo County, Texas from R-1 One-family dwelling district to R-2 Duplex and apartment district and authorize the Mayor to execute any related documents. First reading on Ordinance 2020-40. Possible action. (Staffed by Planning & Code Enforcement Department.)	
Background: The applicant is requesting to rezone property from R-1 One-family dwelling district to R-2 Duplex and apartment district.. Twenty-two (22) property owners within 200 feet of the applicant's property were notified by letter on November 20, 2020.	
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: Notice of the application and the Public Hearing for the Planning and Zoning Commission and the City Commission appeared in The Monitor on November 16, 2020.	
Advisory Review, if any (name of board/committee, date of action, recommendation)**:** The Planning & Zoning Commission recommended approval of the rezone request at the regular meeting of December 2, 2020	
Kayla Arevalo Rebekah De La Fuente Mike Perez	Created/Initiated Approved Final Approval
City Manager Comments: Approve.	
Staff Recommendation: Staff recommends approval based on surrounding land use.	
Attachments, if any: Rezone- 1819 N Border- Memo, 1819 N Border- attachments, 1819 N Border- aerial, O2020-40 rezone 1819 N Border-	

Responsibilities upon Approval:
Staff will advise applicant

City of Weslaco

"The City on the Grow"

David Suarez, Mayor
Leo Muñoz, Mayor Pro-Tem, District 1
Greg Kerr, Commissioner, District 2
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

M E M O

TO: Mayor and City Commission

FROM: Rebekah de la Fuente, Planning & Code Enforcement Director

RE: Rezone- 1819 N Border Avenue.

DATE: December 7, 2020

The applicant is proposing to construction apartments at the proposed location. The 2040 Future Land Use Map does identify for this area to remain residential zoned. However, the property immediately to the west is zoned R-2 for Apartments. The Planning & Zoning Commission recommended approval based on the existing use of the surrounding properties.

Thank you,

Rebekah de la Fuente, CFM

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. REZ21-00002

PROPOSED PROJECT

Legal Description of Property to be rezoned:

Lot Out of Farm Tract 131 Block Block 162, West and Adams Tracts Hidalgo County, Texas

Subdivision Name WEST TRACT E170'-N256.23' FT 131 1.0AC GR 0.88AC NET

Street Address 1819 N. Border Avenue Weslaco, TX 78599

Existing Zoning Residential Existing Land Use Single Family

Proposed Zoning Multifamily Proposed Land Use Multifamily

✓ $305.00 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 Petra R Garza Phone 956-332-0494

Address 1819 N Border Avenue Fax:

City Weslaco State TX Zip Code 78599 E-Mail: petra38@icloud.com

OWNER

Name Petra R Garza Phone 956-332-0494

Address 1819 N Border Avenue Fax:

City Weslaco State TX Zip Code 78599 E-Mail: petra38@icloud.com

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 X Petra R Garza Date X 10/26/2020
Owner

Signature X Petra R Garza Date X 10/26/2020
Applicant

Signature _____ Date _____
Authorized Agent

255 S. KANSAS AVE ■ WESLACO, TEXAS 78596-6285 ■ 956-447-3401 ■ (Fax) 956-973-3128 ■ WWW.WESLACOTX.GOV

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 — Date _____
Approved _____ Disapproved _____ Tabled _____

Presented to City Commission — Date _____
Approved _____ Disapproved _____ Tabled _____

Ordinance No._____ _____

CITY OF WESLACO
956-968-3181

REC#: 02688066 11/06/2020 8:54 AM
OPER: NV TERM: 039
REF#: 564
PAID BY:

TRAN: 204.0000 REZONING APPL FEE
1819 N. BORDER
101-400-1027
REZONING APPLICATIO 305.00CR

TENDERED: 305.00 CHECK
APPLIED: 305.00-

CHANGE: 0.00

255 S. KANSAS AVE ■ WESLACO, TEXAS 78596-6285 ■ 956-447-3401 ■ (Fax) 956-973-3128 ■ WWW.WESLACOTX.GOV

City of Weslaco

"The City on the Grow"

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Leo Muñoz, Mayor Pro-Tem, District 1
Greg Kerr, Commissioner, District 2
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

PLANNING DEPARTMENT

November 20, 2020

Legal Notice

Dear Occupant:

The Weslaco Planning and Zoning Commission will hold a public hearing on Wednesday, December 2, 2020, at 5:30pm and the City Commission will also hold a public hearing on December 15, 2020 at 5:30 p.m. at the City Hall Legislative Chambers located at 255 South Kansas Avenue and via zoom to consider the following request:

Telephonic conferencing capabilities will be utilized to allow member of the public to participate remotely via Toll Free Dial In Number: 1-877 853 5247; Meeting ID:934 8984 3933

Members of the public who wish to participate in Public Hearing on an agenda item must send their name, address and phone number via email to karevalo@weslacotx.gov by 12:00 pm on October 7, 2020. A staff member will contact you with instructions via phone call to address your public comment.

REZONE REQUEST:

Petra Garza is requesting to rezone 1819 N. Border Ave. Also being 1 acre out of Farm Tract 131, Block 162, West and Adams Tract, Hidalgo County, and Texas from R-1 One-family dwelling district to R-2 Duplex and apartment 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.

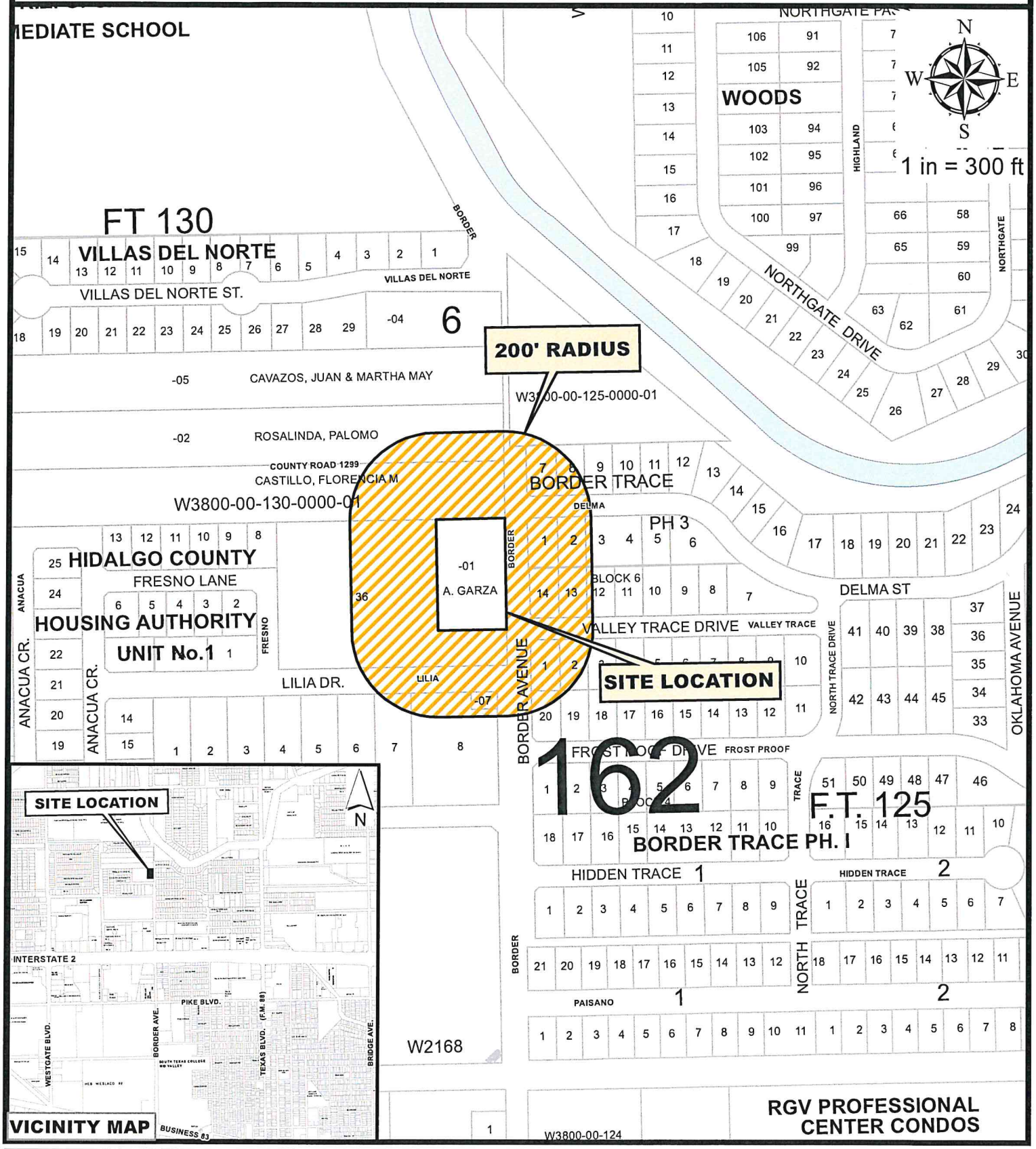
Si desea información en español, por favor llame al departamento de Planeación de la ciudad de Weslaco, (956) 447-3403.

Sincerely,

Rebekah de la Fuente, CFM
Planning Director

CITY OF WESLACO

Engineering Department



Petra R. Garza

1819 N. Border Ave.

WEST TRACT

E170'-N256.23' FT 131 1.0AC GR 0.88AC NET

BLOCK 162, F.T. 131, LOT 11

Purpose for the Rezoning request

Existing zoning:	R-1
Existing land use:	Single Family
Proposed zoning:	R-2
Proposed land use:	Multifamily

City of Weslaco Code Enforcement Dept.

NOV 18, 2020

DUQUE LAURA E & HECTOR R 817 VALLEY TRACE DR WESLACO TX 78599-4124	B3678-02-005-0001-00 BORDER TRACE PH 2 LOT 1 BLK 5 817 W VALLEY TRACE DR	L: 23649 B: 111428
SOZA JAVIER A & YVETTE T 813 VALLEY TRACE DR WESLACO TX 78599-4124	B3678-02-005-0002-00 BORDER TRACE PH 2 LOT 2 BLK 5 813 W VALLEY TRACE DR	L: 22917 B: 90621
CHAVEZ JOSE J & KECIA Y 809 VALLEY TRACE DR WESLACO TX 78599-4124	B3678-02-005-0003-00 BORDER TRACE PH 2 LOT 3 BLK 5 809 VALLEY TRACE DR	L: 22917 B: 87858
KOPECKY ANIKA MARIE 812 FROST PROOF DR WESLACO TX 78599-4121	B3678-02-005-0019-00 BORDER TRACE PH 2 LOT 19 BLK 5 812 FROSTPROOF DR	L: 22917 B: 78690
ALVAREZ MARIA ELENA 816 FROST PROOF DR WESLACO TX 78599-4121	B3678-02-005-0020-00 BORDER TRACE PH 2 LOT 20 BLK 5 0	L: 23649 B: 99362
GALVAN, CARLOS & MELINDA 808 VALLEY TRACE DR WESLACO TX 78596-4122	B3678-02-006-0012-00 BORDER TRACE PH 2 LOT 12 BLK 6 808 W VALLEY TRACE DR	L: 22917 B: 75893
TORRES, EDWARD & DAMARIS 812 VALLEY TRACE WESLACO TX 78596	B3678-02-006-0013-00 BORDER TRACE PH 2 LOT 13 BLK 6 812 W VALLEY TRACE DR	L: 22917 B: 102104
CISNEROS, MARIA G 816 W VALLEY TRACE DR WESLACO TX 78596	B3678-02-006-0014-00 BORDER TRACE PH 2 LOT 14 BLK 6 816 W VALLEY TRACE DR	L: 23649 B: 104236
TEJAS BUILDING & DEV CO INC 2623 N TEXAS BLVD WESLACO TX 78599-4039	B3678-03-000-0001-00 BORDER TRACE PH 3 LOT 1 817 DELMA ST	L: 17107 B: 0
TORRES BUILDING & CONSTRUCTION 2623 N TEXAS BLVD WESLACO TX 78599-4039	B3678-03-000-0002-00 BORDER TRACE PH 3 LOT 2 815 DELMA ST	L: 22857 B: 122768
GALVAN CARLOS JR & ANDREA V 805 DELMA ST WESLACO TX 78599-0395	B3678-03-000-0003-00 BORDER TRACE PH 3 LOT 3 & 4 809 DELMA ST	L: 45786 B: 133130
SANDOVAL LUPITA LOPEZ 816 DELMA ST WESLACO TX 78599-5280	B3678-03-000-0007-00 BORDER TRACE PH 3 LOT 7 816 DELMA ST	L: 24525 B: 124556

City of Weslaco Code Enforcement Dept.

NOV 18, 2020

JIMENEZ HERICA 808 DELMA ST WESLACO TX 78599-5280	B3678-03-000-0008-00 BORDER TRACE PH 3 LOT 8 812 DELMA ST	L: 22914 B: 0
JIMENEZ HERICA G & RUBEN REYNA 808 DELMA ST WESLACO TX 78599-5280	B3678-03-000-0009-00 BORDER TRACE PH 3 LOT 9 808 DELMA ST	L: 22914 B: 121277
LEW MARK & XIALOU HU 3120 SPRINGVIEW LN MOUNT HAMILTON CA 95140-9716	H2557-01-000-0036-00 HIDALGO CO HOUSING AUTHORITY #1 LOT 36 0	L: 75415 B: 1737803
TORRES, ALVARO & LIDIA E 3124 S AMANDA ST WESLACO TX 78596-1638	S5921-00-000-0007-00 STARLIGHT LOT 7 909 LILIA DR	L: 21932 B: 53206
DE LA GARZA, MARCOS J & LY 1701 N BORDER AVE WESLACO TX 78596-3603	S5921-00-000-0008-00 STARLIGHT LOT 8 1701 N BORDER AVE	L: 53326 B: 66457
DE LA GARZA EUGENIO JR 4823 N MILE 5 1/2 W WESLACO TX 78599-2838	W3800-00-125-0000-01 WEST TRACT NW2.25AC IRR TR FT 12 5 2.01AC NET 1902 N BORDER AVE	L: 60821 B: 29827
VELA CHRISTINA C & FLORENCIA C 1901 N BORDER AVE WESLACO TX 78599	W3800-00-130-0000-01 WEST TRACT S4AC-S20AC FT 130 1901 N BORDER AVE	L: 23384 B: 114115
PALOMO, ROSALINDA & JOSE J 1919 N BORDER AVE WESLACO TX 78596-3602	W3800-00-130-0000-02 WEST TRACT N132'-S264' FT 130 4. 0AC GR 3.94AC NET 1919 N BORDER AVE	L: 28899 B: 162364
GARZA, ARNOLDO G & PETRA 1819 N BORDER AVE WESLACO TX 78596-3604	W3800-00-131-0000-01 WEST TRACT E170'-N256.23' FT 131 1.0AC GR 0.88AC NET 1819 N BORDER AVE	L: 48099 B: 92466
HARRISON CLINTON E JR ET AL PO BOX 720181 MCALLEN TX 78504-0181	W3800-00-131-0000-07 WEST TRACT N40'-S920.20'-E100' FT 131 0.09 AC GR 0.07 AC NET 0	L: 6582 B: 3168

Petra R. Garza
1819 N. Border Avenue
Weslaco, TX 78599
956-332-0494 | petra38@icloud.com

October 26, 2020

Application for Rezoning Statement

To Whom It May Concern,

The intent of the submittal of the Application for Rezoning for my property located on 1819 N. Border Avenue Weslaco, TX 78596, is to build multi-family residential units for disabled seniors. The type of operation is the construction of (2) residences each with (2) rental units. Please refer to the attached layout

Thank you for your consideration,

X Petra R. Garza

Petra R. Garza

EXHIBIT A
TRACT 1 – 1.00 ACRE
OUT OF FARM TRACT 131, BLOCK 162, WEST AND ADAMS TRACTS, HIDALGO COUNTY, TEXAS, VOLUME 2, PAGE 34-37, MAP RECORDS OF HIDALGO COUNTY, TEXAS
FIELD NOTES

BEING A 1.00 ACRE TRACT OF LAND OUT OF AND FORMING A PART OR PORTION OF FARM TRACT 131, BLOCK 162, WEST AND ADAMS TRACTS IN HIDALGO COUNTY, TEXAS, RECORDED IN VOLUME 2, PAGE 34-37, MAP RECORDS OF HIDALGO COUNTY, TEXAS, SAID 1.00 ACRE TRACT BEING THE SAME LAND DESCRIBED IN A SPECIAL WARRANTY DEED FROM BANK UNITED TO ARNOLDO G. GARZA AND WIFE, PETRA GARZA, DATED JULY 29, 1997, RECORDED IN DOCUMENT # 638492, OFFICIAL RECORDS OF HIDALGO COUNTY, TEXAS, AND SAID 1.00 ACRES TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT COTTON-PICKER-SPINDLE SET AT THE NORTHEAST CORNER OF THE SAID FARM TRACT 131, BLOCK 162, SAME POINT BEING THE SOUTHEAST CORNER OF FARM TRACT 130, BLOCK 162 OF THE SAID WEST AND ADAMS TRACTS, SAME BEING A POINT ON THE CENTERLINE OF N. BORDER AVENUE (70.00 FOOT EXISTING RIGHT-OF-WAY), FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT AND **POINT OF BEGINNING;**

THENCE S 01°04'21" E ALONG THE EAST LINE OF THE SAID FARM TRACT 131, BLOCK 162, SAME BEING ALONG THE CENTERLINE OF N. BORDER AVENUE, TO THE MOST EASTERLY NORTHEAST CORNER OF THE CALLED HIDALGO COUNTY HOUSING AUTHORITY UNIT # 1, RECORDED IN VOLUME 33, PAGE 41, MAP RECORDS OF HIDALGO COUNTY, TEXAS, A DISTANCE OF 256.23 FEET TO A COTTON-PICKER-SPINDLE SET, FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE S 88°55'39" W ALONG THE NORTHERN BOUNDARY LINE OF THE SAID HIDALGO COUNTY HOUSING AUTHORITY UNIT # 1, PASSING AT 30.00 FEET A 1/2-INCH CAPPED IRON ROD SET ON THE EXISTING WEST RIGHT-OF-WAY LINE OF N. BORDER AVENUE (AS PER BORDER TRACE PHASE III, RECORDED IN VOLUME 52, PAGE 58, MAP RECORDS OF HIDALGO COUNTY, TEXAS), PASSING AT 40.00 FEET A 1/2-INCH IRON ROD FOUND AT THE MOST EASTERLY NORTHEAST CORNER OF LOT 36 OF THE SAID HIDALGO COUNTY HOUSING AUTHORITY UNIT # 1, AND CONTINUING FOR A TOTAL DISTANCE OF 170.00 FEET TO A 1/2-INCH CAPPED IRON ROD SET, FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

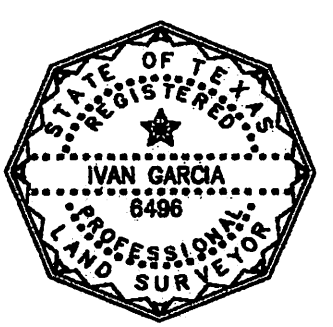
THENCE N 01°04'21" W PARALLEL TO THE EAST LINE OF THE SAID FARM TRACT 131, TO A POINT ON THE NORTH LINE OF THE SAID FARM TRACT 131, A DISTANCE OF 256.23 FEET, TO A 1/2-INCH CAPPED IRON ROD SET, FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

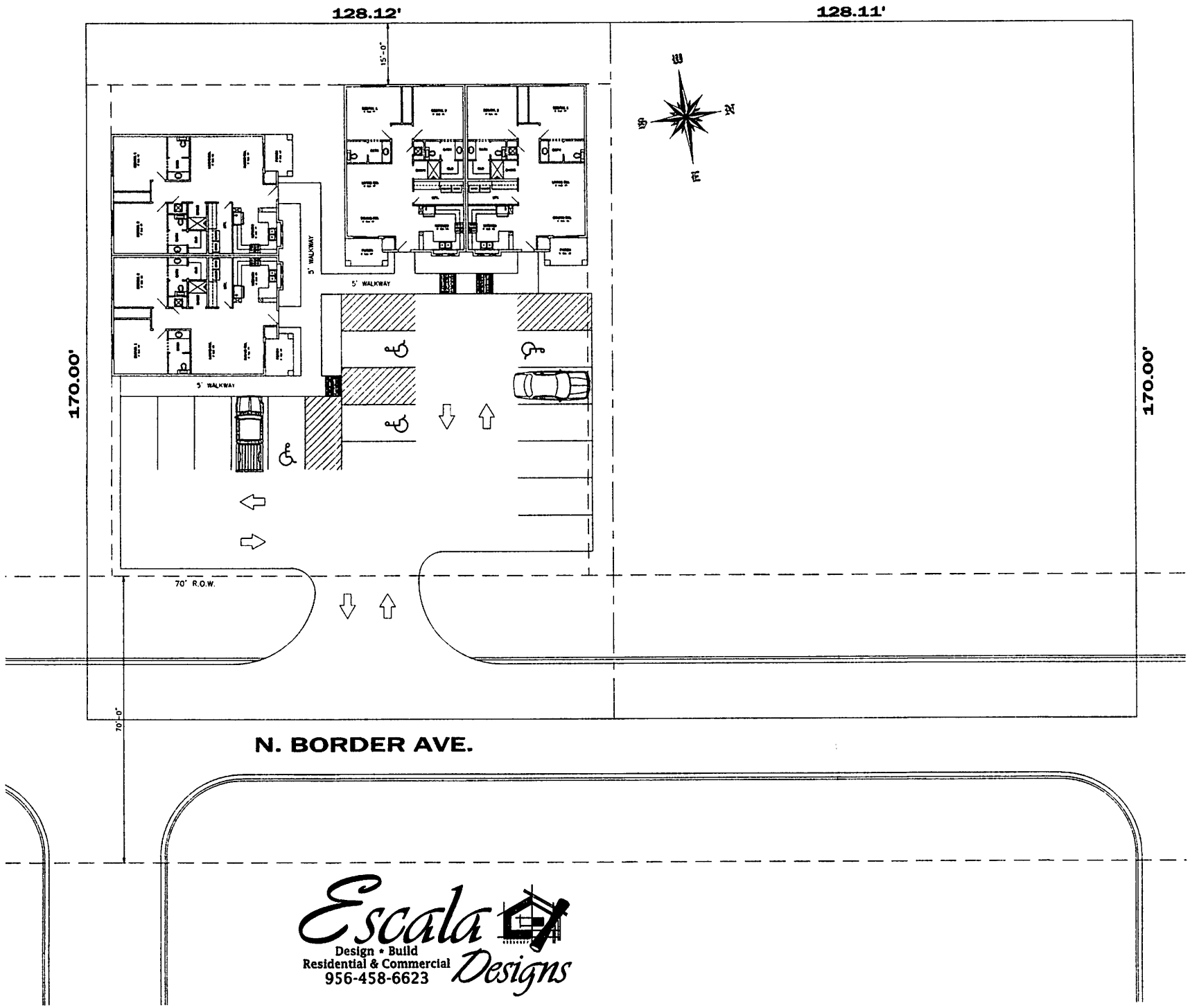
THENCE N 88°55'39" E ALONG THE NORTH LINE OF THE SAID FARM TRACT 131, PASSING AT 140.00 FEET A 1/2-INCH CAPPED IRON ROD SET ON THE EXISTING WEST RIGHT-OF-WAY LINE OF N. BORDER AVENUE, AND CONTINUING FOR A TOTAL DISTANCE OF 170.00 FEET TO THE **POINT AND PLACE OF BEGINNING, SAID TRACT CONTAINING 1.00 ACRES OF LAND, MORE OR LESS, OUT OF WHICH THE EAST 30.00 FEET (0.176 ACRES) ARE LOCATED WITHIN THE EXISTING RIGHT-OF-WAY OF THE SAID N. BORDER AVENUE (EXISTING 70.00 FOOT RIGHT-OF-WAY).**

I, IVAN GARCIA, CERTIFY THAT THE ABOVE FIELDNOTES AND PLAT REPRESENT AN ACTUAL SURVEY ON THE GROUND MADE UNDER MY SUPERVISION AND THAT ALL CORNERS HAVE BEEN LOCATED AS INDICATED.

9/28/2020

IVAN GARCIA DATE
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6496
SURVEY FIRM NO. 10194027
RIO DELTA ENGINEERING
921 S. 10th AVENUE
EDINBURG, TEXAS 78539





Escala Designs
Design • Build
Residential & Commercial
956-458-6623

N. SOMERSET AVE.

2019 TAX STATEMENT REMINDER

PABLO (PAUL) VILLARREAL JR., PCC
HIDALGO COUNTY TAX ASSESSOR - COLLECTOR
PO BOX 178
EDINBURG, TEXAS 78540
(956) 318-2157

Account No: W3800-00-131-0000-01

Certified Owner:

GARZA ARNOLDO G & PETRA
1819 N BORDER AVE
WESLACO TX 78599-3604

Legal Description:

WEST TRACT E170'-N256.23' FT 131 1.0AC
GR 0.88AC NET

Legal Acres: 0.8800

As of Date: 01/09/2020 **Appr. Dist. No.:** 324560 **Parcel Address:** 1819 N BORDER AVE

Year	Tax Units	Remaining Levy	IF PAID IN JANUARY 2020		IF PAID IN FEBRUARY 2020		IF PAID IN MARCH 2020	
			Penalty Interest & Other Fees	Total	Penalty Interest & Other Fees	Total	Penalty Interest & Other Fees	Total
2019	1,2,40,53,54,55	$1,509.85	$.00	$1,509.85	$105.70	$1,615.55	$135.88	$1,645.73
AMOUNT DUE *				$1,509.85		$1,615.55		$1,645.73

Paid on Line 1/23/2020

check for 1495.80 returned 2/19/2019

Tax Unit Codes:

1 HIDALGO COUNTY 2 DRAINAGE DIST #1 40 CITY OF WESLACO 53 WESLACO ISD 54 SOUTH TEXAS ISD
55 SOUTH TEXAS COLLEGE

Please disregard if paid in full. All 2019 taxes will become delinquent on February 1, 2020.
Call Tax Office if change of address or ownership.

IF YOU ARE 65 YEARS OF AGE OR OLDER OR ARE DISABLED AND THE PROPERTY DESCRIBED IN THIS DOCUMENT IS YOUR RESIDENCE HOMESTEAD. YOU SHOULD CONTACT THE APPRAISAL DISTRICT REGARDING ANY ENTITLEMENT YOU MAY HAVE TO A POSTPONEMENT IN THE PAYMENT OF THESE TAXES

PLEASE CUT AT THE DOTTED LINE AND RETURN THIS PORTION WITH YOUR PAYMENT.

As of Date: 01/09/2020

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

W3800-00-131-0000-01

Appr. Dist. No.: 324560

119911

GARZA ARNOLDO G & PETRA
1819 N BORDER AVE
WESLACO TX 78599-3604

53596

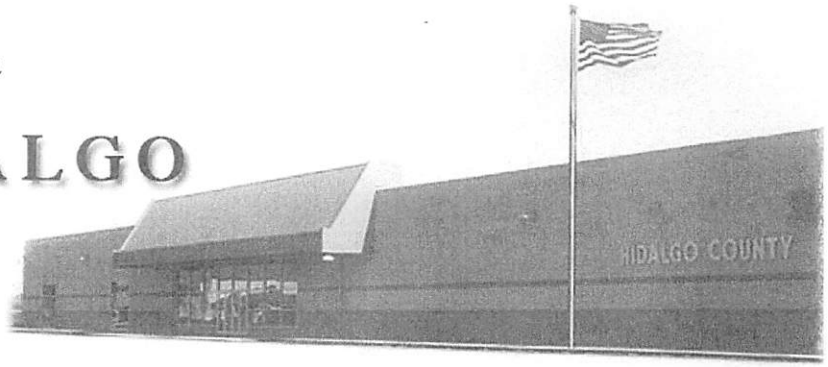
If Paid In	Amount Due
JANUARY 2020	$1,509.85
FEBRUARY 2020	$1,615.55
MARCH 2020	$1,645.73
Amount Paid:	$_____

00003245600000150985

Office of Tax Assessor-Collector

COUNTY of HIDALGO

PETRA A GARZA
1819 N. BORDER
WESLACO, TX 78596



Pablo "Paul" Villarreal, Jr. PCC.
Hidalgo County Tax Assessor-Collector

P.O. Box 178
Edinburg, Texas 78540-0178
Ph. (956) 318-2157
Fax (956) 318-2733
www.hidalgocountytax.org

February 19, 2019

ACCOUNT NO: W-3800-00-131-0000-01

Dear Taxpayer:

Your **Check # 0074828298** in the amount(s) of **$ 1,495.80** (Is/are) returned herewith for the reason indicated below:

___ ***Not payable to the proper party. Check should be payable to:***
Pablo "Paul" Villarreal, Jr., PCC, HIDALGO COUNTY TAX ASSR/COLL.

____ Check not signed.

____ No account number specified or incorrect account number.

____ Figures and written amounts are not complete or do not correspond.

___ CHECK indicates payment to _____, kindly remit payment to them, as we do not collect for that entity.

__✓__ All taxes paid through 2018 on the above mentioned account(s). Advise immediately if you wish to pay on a different property.

____ Check made over the amount for taxes due at this time.

____ Account currently under bankruptcy.

____ Other reason: _____.

We thank you for your immediate attention to this matter.
Sincerely,

Edgar Jaramillo,
Collection's Department
956-318-2935

EXHIBIT B
EXISTING IMPROVEMENT SURVEY
TRACT 1 - 1.00 ACRES
FARM TRACT 131, BLOCK 162, WEST & ADAMS TRACTS,
AN ADDITION TO THE CITY OF WESLACO, HIDALGO COUNTY, TEXAS,
VOLUME 2, PAGES 34-37,
MAP RECORDS OF HIDALGO COUNTY, TEXAS
TO ACCOMPANY FIELD NOTES

LEGEND	
○	CAPPED 1/2" IRON ROD SET
⊗	FENCE CORNER
●	1/2" IRON ROD FOUND
△	CALCULATED POINT
XXXX	MEASURED
(XXXX)	RECORD CALL DEED No. 638492, O.R.H.C.
⚠	COTTON-PICKER-SPINDLE SET

SCALE: 1" = 30'
BEARING BASIS
TX STATE PLANE
COORDINATES NAD 83
TEXAS SOUTH ZONE (4205)
WESTERN DATA
SYSTEMS NETWORK

CHRISTINA VELA & FLORENCIA C PENA
SOUTH 2 AC OF LOT 130
WEST & ADAMS TRACTS
DOC#2774478
H.C.O.R.

P.O.B
N.E. CRN FARM TRACT 131
WEST & ADAMS TRACTS
COTTON-PICKER-SPINDLE SET
N:16590679.3468'
E:1148538.2969'

CAPPED 1/2" IRON ROD SET
EXIST. WIRE FENCE
1/2" IRON ROD FOUND
2.92'
EXIST. CONCRETE PAD
(EAST 170.00')
N88° 55' 39"E 170.00'
CAPPED 1/2" IRON ROD SET
2.20'
1.99'
EXIST. STORM DRAIN INLET
EXIST. CONCRETE PAD
3.40'
30.80'
EXIST. CONCRETE WALKWAY (TYP.)
57.84'
EXIST. STORM DRAIN INLET
EXIST. CONCRETE DRIVEWAY (TYP.)
EXIST. MAIL BOX
EXIST. CLEAN-OUT
EXIST. COVERED PATIO
EXIST. WATER METER
EXIST. 1 STORY BRICK HOUSE 2,629 SQFT
EXIST. COVERED CORRIDOR/PORCH
EXIST. 70.00' R.O.W.
EXIST. CONCRETE PAD
46.78'
30.00'
EAST R.O.W. N. BORDER AVE.
EXIST. A/C
76.63'
EXIST. BUTANE GAS TANK
EXIST. ALTAR
(NORTH 256.23')
N1° 04' 21"W 256.23'
TRACT 1
43559 SF
1.00 ACRES
S1° 04' 21"E 256.23'
(SOUTH 256.23')
EAST LINE LOT 36, HIDALGO COUNTY HOUSING AUTHORITY UNIT No. 1
WEST R.O.W. N. BORDER AVE.
EXIST. 40.21' B-B PAVED STREET
4.80' FROM FENCE
140.91'
EXIST. WIRE FENCE
EXIST. WOODEN FENCE
1.52'
0.90'
EXIST. GARAGE METAL
3.28'
EXIST. CONCRETE PAD
℄ N. BORDER AVE. (70.00' R.O.W.)
1.92'
0.51'
1/2" IRON ROD FOUND
COTTON-PICKER -SPINDLE SET
1/2" IRON ROD FOUND
CAPPED 1/2" IRON ROD SET
S88° 55' 39"W 170.00'
(WEST 170.00')
1.02'
CAPPED 1/2" IRON ROD SET

MARK LEW & XIALOU HU
LOT 36
HIDALGO CO. HOUSING AUTHORITY UNIT No. 1
DOC#2659173
H.C.O.R.

WEST R.O.W. N. BORDER AVE.
EAST LINE FARM TRACT 131.
EAST R.O.W. N. BORDER AVE.
EXIST. 80.00' R.O.W.

TEJAS BUILDING & DEV CO INC
LOT 1
BORDER TRACE PHASE III
VOL. 62, PG. 58
H.C.O.R.

SURVEYOR'S NOTES:

1) NO ADDITIONAL RESEARCH WAS PERFORMED BY RIO DELTA ENGINEERING FOR ANY ADDITIONAL EASEMENT(S) OR BUILDINGS LINES WHICH MAY OR MAY NOT AFFECT THE SUBJECT TRACT.

2) THE PROPERTY SHOWN IS IN ZONE "X" (AREAS OF 500-YEAR FLOOD; AREAS OF 100-YEAR FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 100-YEAR FLOOD.) OUT OF ANY SPECIAL FLOOD HAZARD AREAS IN THE CITY OF WESLACO, HIDALGO COUNTY, AS DETERMINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY AND IDENTIFIED ON FIRM MAP NO. 480334 0450 C, DATED JUNE 06, 2000.

3) SURVEY DONE WITHOUT THE BENEFIT OF A TITLE COMMITMENT.

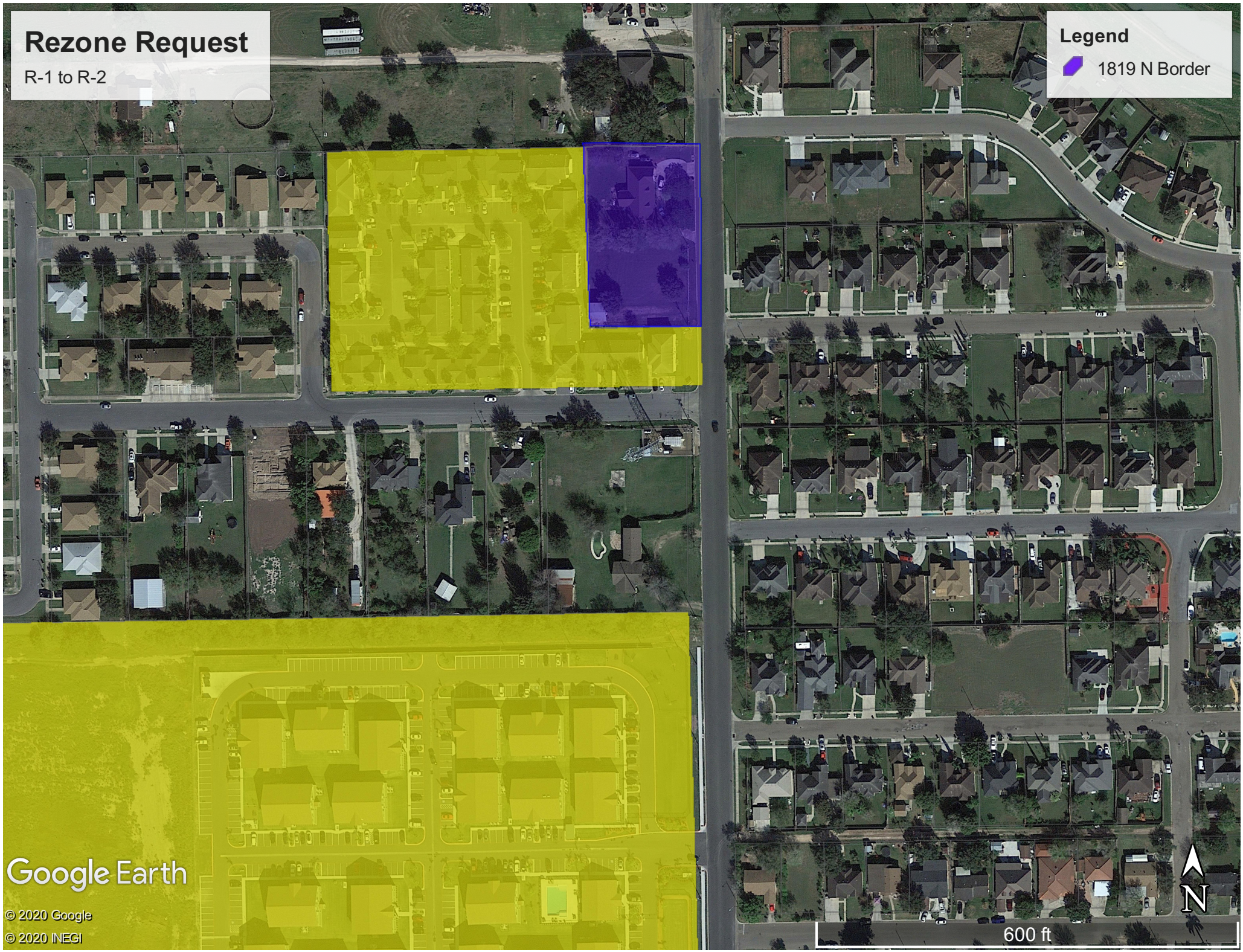
I, IVAN GARCIA, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY STATE, THAT THIS SURVEY WAS MADE ON THE GROUND OF THE PROPERTY SHOWN HEREON DURING SEPTEMBER 2020, UNDER MY DIRECTION AND SUPERVISION; THAT IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE; THAT THE PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH "MINIMUM STANDARD DETAIL REQUIREMENTS FOR LAND TITLE SURVEYS"; THAT THERE ARE NO VISIBLE EASEMENTS, ENCROACHMENTS OR PROTRUSIONS EXCEPT AS SHOWN.

RIO DELTA ENGINEERING
FIRM REGISTRATION No. F-7828
SURVEY FIRM NO. 10194027
921 S. 10TH AVENUE, EDINBURG TEXAS 78539
(TEL) 956-380-5152 (FAX) 956-380-5083

DATE: SEPTEMBER 2020
PROJECT: SUR 20 129
PAGE: 1 OF 1

9/28/2020
IVAN GARCIA DATE
REG. PROFESSIONAL LAND
SURVEYOR NO. 6496

STATE OF TEXAS
REGISTERED
IVAN GARCIA
6496
PROFESSIONAL
LAND SURVEYOR


Rezone Request
R-1 to R-2
Legend
1819 N Border
Google Earth
© 2020 Google
© 2020 INEGI
N
600 ft

ORDINANCE NO. 2020-40

AN ORDINANCE AMENDING ZONING ORDINANCE NO. 2018-02 AND AMENDING THE ZONING MAP OF THE CITY OF WESLACO TO CHANGE THE ZONING OF REZONE 1819 N. BORDER AVE. ALSO BEING 1 ACRE OUT EAST 170'-N256.23' OF FARM TRACT 131, BLOCK 162, WEST AND ADAMS TRACT, HIDALGO COUNTY, FROM R-1 ONE-FAMILY DWELLING DISTRICT TO R-2 DUPLEX AND APARTMENT DISTRICT. BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF WESLACO, TEXAS:

SECTION I: R-1 One-family dwelling district to R-2 district. Being 1819 N. Border Ave. Also being 1 acre out East 170'-N256.23' of Farm Tract 131, Block 162, West and Adams Tract, Hidalgo County, 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 15th day of December 2020.

PASSED AND APPROVED on second reading at a regular meeting of the City Commission this _____ day of _____, 2020.

CITY OF WESLACO

_____
David Suarez, **MAYOR**

ATTEST:

_____
Norma A. Cantu, **CITY SECRETARY**

APPROVED AS TO FORM:

_____
Juan E. Gonzalez, **CITY ATTORNEY**

Standardized Agenda Request Form

Date of Meeting: December 15, 2020	**Agenda Item No.** (to be assigned by CSO)**:** 2020-3827
From: Rebekah De La Fuente	
Subject: Discussion and consideration for the Final Plat for Viridian Estates– being a 19.599 acre land out of the North 20 acres of Farm Tract 193, West Tract Subdivision, Weslaco, Hidalgo County, Texas located approximately 1,980' North of mile 10 North east of Mile 6 West and authorize the Mayor to execute any related documents. Possible action. (Staffed by Planning & Code Enforcement Department.)	
Background: The proposed thirty (30) lot subdivision is outside the City of Weslaco. This subdivision is being serviced with water by the North Alamo Water Supply Company through an 8" waterline and sewer by OSSF. 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:		
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 at the regular meeting of December 2, 2020		
Kayla Arevalo Rebekah De La Fuente Mike Perez		Created/Initiated Approved Final Approval
City Manager Comments: Approve.		
Staff Recommendation: Staff recommends approval of Final Plat with compliance with the ordinance for the variance request		
Attachments, if any: Viridian Estates- Final Plat- Memo, Virdian Estates- Drainage Report and Legal Documents, Viridian Estates- aerial, Veridian Rev- Plat		
Responsibilities upon Approval: Staff will advise applicant		

City of Weslaco

"The City on the Grow"

David Suarez, Mayor
Leo Muñoz, Mayor Pro-Tem, District 1
Greg Kerr, Commissioner, District 2
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

M E M O

TO: Mayor and City Commission

FROM: Rebekah de la Fuente, Planning & Code Enforcement Director

RE: Viridian Estates

DATE: December 7, 2020

The proposed use for the 30-lot private subdivision will be for residential lots. The developer has complied with all departmental comments. The owner is requesting a variance to allow for sanitary sewer through OSSF and for off-site drainage to be discharged into the drainage ditch located along the east side. The developer has received letters of support from the Hidalgo County Drainage District and the Hidalgo and Cameron County irrigation district for the off-site Drainage.

Thank you,

Rebekah de la Fuente, CFM

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 INFORMATION

Name of Subdivision: VIRIDIAN ESTATES

Location: EAST SIDE OF MILE 6 WEST, 1,980 FEET NORTH OF MILE 10 NORTH

Legal Description: A 19.599 ACRE TRACT OF LAND OUT OF FARM TRACT 193, WEST 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: AGRICULTURAL

Existing Land Use: VACANT Proposed Land Use: RESIDENTIAL

Number of Lots Proposed: 30 Gross Acreage: 19.599

Title Report Submitted: ☐ YES ☑ NO

OWNER INFORMATION

Owner's Name: ALBERT HANKS Telephone: (956) 630-0216

Address: 502 E. EXPRESSWAY 83 Fax: _____

City: WESLACO State: TX Zip: 78596 E-mail: hanksaye@yahoo.com

ENGINEER INFORMATION

Name: WILLIE ARREOLA Telephone: (956) 784-0218

Address: 526 N. 5th St. Fax: N/A

City: DONNA State: TX Zip: 78537 E-mail: nainengineering@yahoo.com

UTILITY PROVISIONS

Will proposed subdivision connect to:

☑ YES ☐ NO Water Provision: N. A.W.S.C.

☑ YES ☐ NO Wastewater Provision: OSSF

☑ YES ☐ NO Electric Company: MAGIC VALLEY CO.

☐ YES ☑ NO Phone Utility_____	☐ YES ☐ NO Gas Utility	☐ YES ☑ NO Cable Utility

Proposed subdivision is in the following districts:

☑ YES ☐ NO Drainage District No 1	☑ YES ☐ NO Irrigation District No. 9

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

_____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: Albert Hanks

Owner Signature: _____ Date: 9/29/2020

_____ is the authorized agent

Authorized Agent Signature: _____ Date: 9/29/2020

Authorized Agent Printed Name: Willie Arati.

****

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

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. 21-00002

GENERAL INFORMATION

Name of Subdivision: VIRIDIAN ESTATES

Location: EAST SIDE OF MILE 6 NORTH, 1,980 FEET NORTH OF MILE 10 NORTH

Legal Description: A 19.599 ACRE TRACT OF LAND OUT OF FARM TRACT 193, WEST TRACT 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:

NOT TO REQUIRED ONSITE DETENTION, REQUIRED DETENTION WILL BE AT EXISTING DRAIN DITCH BY WIDENING AS SHOW ON PLAS, AND APPROVED BY H.C.D.D. No. 1 AND H.C.C.I.D. No. 9

APPLICATION FOR 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._____

GENERAL INFORMATION

Name of Subdivision: VIRIDIAN ESTATES

Location: EAST SIDE OF MILE 6 WEST, 1980 FEET NORTH OF MILE 10 NORTH

Legal Description: A 19.599 ACRE TRACT OF LAND OUT OF FARM TRACT 193, WEST TRACT 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:
TO USE OSSF, THERE IS NO SANITARY SEWER AVAILABLE AT THIS TIME

☐ 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:

□ 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: _____ Telephone: _____

Address: _____ Fax: _____

City: _____ State: _____ Zip: _____ 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: Albert Hanks

Owner Signature: _____ Date: 9/29/2020

_____ is the authorized agent

Authorized Agent Signature: _____ Date: 9/29/2020

Authorized Agent Printed Name: Willie Arratia

Hidalgo and Cameron Counties Irrigation District No. 9

General Office

(956) 565-2411
(956) 565-0521 Fax

E-Mail
hccid9@hotmail.com



P O Box 237 Mercedes, Texas 78570

Randy Winston
General Manager

Judy Beall
Tax Assessor-Collector

October 23, 2020

Mr. Guillermo A. Arratia P.E.
Nain Engineering, LLC
526 N 5th Street
Donna, TX 78537

RE: **Viridian Estates** Subd. Drainage and Detention

Good Morning Mr. Arratia:

I have received your revised cross section and calculations dated 10/1/2020 for the **Viridian Estates** Subdivision modified to include the 50 year detention volume in the proposed drain ditch as shown on your provided cross sections.

HCCID #9 does not object to storing the mandated 50 year detention with the proposed ditch as shown on the cross sections. This Subdivision will require the following:

1. The Proposed Ditch widening, and Detention Area will require outlet controls going into existing ditch
2. Discharge Permit will be required.

The maintenance of this section is outside of the City Limits of Weslaco and will be done by HCDD #1. Please verify final designs with Raul Sesin PE, CFM Hidalgo County Drainage District No. 1 District Manager.

Randall Winston
General Manager

HCCID #9
Mercedes, Texas
956-565-2411

NAIN ENGINEERING, L.L.C.
CONSULTING ENGINEER
526 N. 5TH STREET, DONNA, TEXAS. 78537 PH. (956) 784-0218
FIRM No. F-9050

DRAINAGE REPORT
For
VIRIDIAN ESTATES

I. PROJECT LOCATION
A 19.599 acre Tract of land out of the north 20.00 acres of Farm Tract 193,Fram Tract Subdivision, according to the map recorded in volume 2, pages 34-37, map records, Hidalgo County, Texas. Property I.D. 324809 and is located on the east side of Mile 6 North Road, 1,980.00 feet north of Mile 10 North Road and is located in the County of Hidalgo and lies within the 3.5 mile ETJ of the city of Weslaco. (Refer to Exhibit B).

II. FLOOD PLAIN
The subject tract lies in Zone "X", Areas determined to be outside 500-year flood plain . F.E.M.A.-F.I.R.M. Map No. 480334 0450 C, Map Revised June 6, 2000. Map Revised to Reflect LOMR: May 30, 2002. (Refer to Exhibit C).

III. SOIL CONDITIONS
A review of the Soil Survey of Hidalgo County indicates the subject tract lies in an area of predominantly Hidalgo (25) (28) sandy clay loam soil that has a pour low shrink-swell potential and is listed in Hydrological Group B. (Refer to Exhibit D)

IV. EXISTING CONDITIONS
The subject tract is currently undeveloped. The existing terrain has a grade of approximately (0.1%). Existing runoff (7.72 cfs) from the site is by form of sheet flow runs towards the east side of this tract.

V. PROPOSED CONDITIONS
The proposed conditions for this subject tract is for 30 lots for residential use. The storm runoff after development will be increase 10.38 cfs for a total 18.1 cfs, I have calculated that 60,306 cf of storm runoff for a 50 year design frequency, and will be out falling into a proposed storm sewer system pipes ranging from 18" to 30" RCP with curb inlets and out falling into Drain Ditch located on the east side of this subdivision and owned by H.CC.I.D No.9. and will be dedicated to H.C.D.D. No. 1. Detention of 60,306 CF will be accomplished by excavating this volume on the existing Drain Ditch.

☐ REJECTED
☒ APPROVED FOR SUBMITTAL
☒ TO H.C. PLANNING DEPT.
☒ TO CITY
☒ DISCHARGE PERMIT REQUIRED
☒ DISTRICT FACILITY
☐ CITY FACILITY
☐ OTHER

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

H.C.D.D. NO. 1 — 10/1/20 DATE

STATE OF TEXAS
GUILLERMO A. ARRATIA
94001
LICENSED PROFESSIONAL ENGINEER

9/16/2020

DRAINAGE CALCULATIONS EXHIBIT "A"
VIRIDIAN ESTATES

AREA= 19.59 Ac.

Existing Conditions

Length= 1200 ft.
Slope= 0.1 %
Cexist.= 0.2
Time of Concentration= 121 min.
Texist. = 121 min.
Iexist.= 1.97 in/hr
Qexist.= 7.72 cfs.

Proposed Conditions

Length= 1200 ft.
Slope= 0.15 %
Cfut.= 0.3
Time of Concentration= 94 min.
Tfut.= 94 min.
Ifut.= 3.07 in/hr
Qfut.= 18.1 cfs.
Qin= 5.88 i

TxDOT Intensity Constants for I=b/(Tc+d)^e

10 year storm
b= 87
e= 0.778
d= 9.2

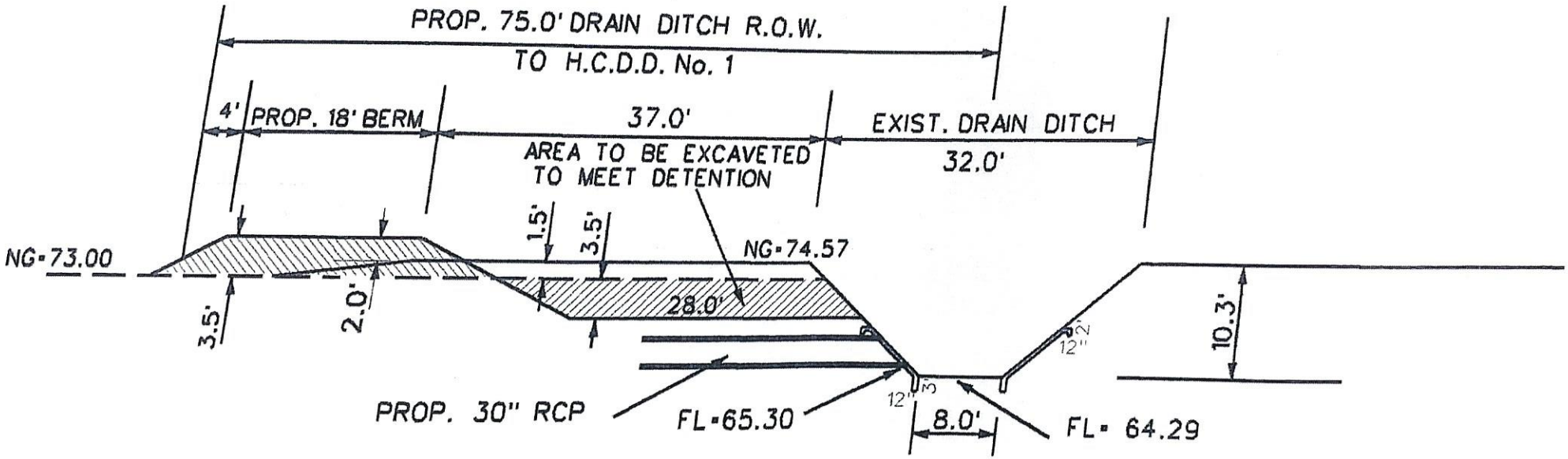
50 year storm
b= 99
e= 0.749
d= 9.2

tp (Min.)	I50 (in/hr)	Qin (cfs)	Vin (cubic ft.)	Qout (cfs)	Vout (cubic ft.)	Ev (cubic ft.)
10	10.83	63.62	38172	7.72	24062	14,110
20	7.91	46.47	55770	7.72	26378	29,392
30	6.34	37.28	67095	7.72	28695	38,401
40	5.35	31.44	75461	7.72	31011	44,450
50	4.66	27.37	82119	7.72	33327	48,792
60	4.14	24.35	87671	7.72	35643	52,027
70	3.75	22.01	92447	7.72	37960	54,488
80	3.43	20.14	96652	7.72	40276	56,376
90	3.16	18.60	100415	7.72	42592	57,822
110	2.76	16.21	106956	7.72	47225	59,731
120	2.60	15.26	109847	7.72	49541	60,306

Storage Requires= 60,306 cubic feet = 1.38 ac-ft

STATE OF TEXAS
GUILLERMO A. ARRATIA
94001
LICENSED
PROFESSIONAL ENGINEER

P.E.
6/25/2020



DISCHARGE DETAIL

SECTION A-A

DRAINAGE DETENTION REQUIRED: 60,306CF
DRAINAGE DETENTION CAPACITY: 61,301 CF
AREA OF EXCAVATION = 103.90 SF x 590.0' = 61,301 CF

NAIN ENGINEERING, L.L.C.
CONSULTING ENGINEER
526 N. 5TH STREET, DONNA, TEXAS. 78537 PH. (956) 784-0218
FIRM No. F-9050

DRAINAGE REPORT
For
VIRIDIAN ESTATES

Prepared by : Guillermo A. Arratia, P.E.



Guill Arr. P.E.
8/25/2020

INDEX OF SHEETS

1. Cover Sheet
2. Index of Sheets
3. Drainage Report
4. Drainage Calculations – Exhibit "A"
5. Rainfall Intensity Table
6. Runoff Coeficient Table
7. Location Map – Exhibit "B"

8-9 FEMA Map Location "Exhibit "C"

10-11 Soil Map – Exhibit "D"

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☒ DISCHARGE PERMIT REQUIRED
☒ DISTRICT FACILITY
☐ CITY FACILITY
☐ OTHER

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

10/1/20

H.C.D.D. NO. 1 — DATE

STATE OF TEXAS
GUILLERMO A. ARRATIA
94001
LICENSED
PROFESSIONAL ENGINEER

P.E.
9/16/2020

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10 year storm

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Storage Requires= 60,306 cubic feet = 1.38 ac-ft

STATE OF TEXAS
GUILLERMO A. ARRATIA
94001
LICENSED
PROFESSIONAL ENGINEER

G. Arratia P.E.
8/25/2020

permanent high water table, soils with a clay pan or clay layer at or near the surface, and shallow soils over nearly impervious material.

Table 1: Runoff coefficients for the Rational method

Hydrologic Soil Group	A			B			C			D		
Recurrence Interval	5	10	100	5	10	100	5	10	100	5	10	100
Land Use Or Surface Characteristics												
Business:												
A. Commercial Area	.75	.80	.95	.80	.85	.95	.80	.85	.95	.85	.90	.95
B. Neighborhood Area	.50	.55	.65	.55	.60	.70	.60	.65	.75	.65	.70	.80
Residential:												
A. Single Family	.25	.25	.30	.30	.35	.40	.40	.45	.50	.[illegible]	.5[illegible]	.55
B. Multi-Unit (Detached)	.35	.40	.45	.40	.45	.50	.45	.50	.55	.5[illegible]	.[illegible]	.65
C. Multi-Unit (Attached)	.45	.50	.55	.50	.55	.65	.55	.60	.70	.60	.65	.75
D. 1/2 Lot Or Larger	.20	.20	.25	.25	.25	.30	.35	.40	.45	.40	.45	.50
E. Apartments	.50	.55	.60	.55	.60	.70	.60	.65	.75	.65	.70	.80
Industrial												
A. Light Areas	.55	.60	.70	.60	.65	.75	.65	.70	.80	.70	.75	.90
B. Heavy Areas	.75	.80	.95	.80	.85	.95	.80	.85	.95	.80	.85	.95
Parks, Cemeteries												
Playgrounds	.10	.10	.15	.20	.20	.25	.30	.35	.40	.35	.40	.45
Schools	.30	.35	.40	.40	.45	.50	.45	.50	.55	.50	.55	.65
Railroad Yard Areas	.20	.20	.25	.30	.35	.40	.40	.45	.45	.45	.50	.55
Streets												
A. Paved	.85	.90	.95	.85	.90	.95	.85	.90	.95	.85	.90	95
[illegible]l	.25	.25	.30	.35	.40	.45	.40	.45	.50	.40	.45	.50
[illegible], Walks, & Roofs	.85	.90	.95	.85	.90	.95	.85	.90	.95	.85	.90	.95
Lawns												
A. 50%-75% Grass (Fair Condition)	.10	.10	.15	.20	.20	.25	.30	.35	.40	.30	.35	.40
B. 75% Or More Grass (Good Condition)	.05	.05	.10	.15	.15	.20	.25	.25	.30	.30	.35	.40
Undeveloped Surface[1] (By Slope)[2]												
A. Flat (0-1%)	0.04-0.09			0.07-0.12			0.11-0.16			0.15-0.20		
B. Average (2-6%)	0.09-0.14			0.12-0.17			0.16-0.21			0.20-0.25		
C. Steep	0.13-0.18			0.18-0.24			0.23-0.31			0.28-0.38		

[1] Undeveloped Surface Definition: Forest and agricultural land, open space.
[2] Source: Storm Drainage Design Manual, Erie and Niagara Counties Regional Planning Board.

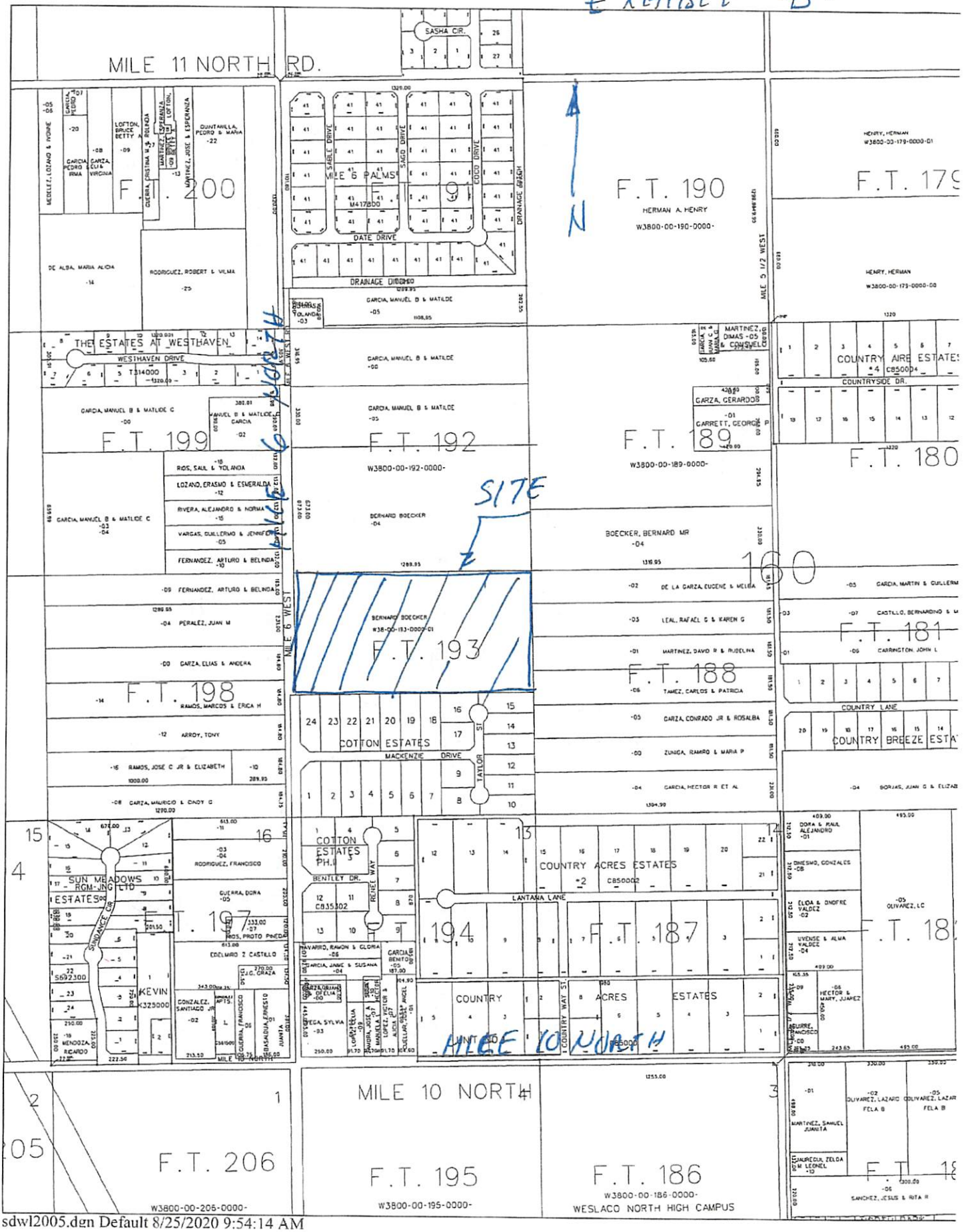
2. **Composite runoff analysis.** Care should be taken not to average runoff coefficients for large segments that have multiple land uses of a wide variety (i.e., business to agriculture). However, within similar land uses, it is often desirable to develop a composite runoff coefficient based on the percentage of different types of surface in the drainage area. The composite procedure can be applied to an entire drainage area, or to typical sample blocks as a guide to selection of reasonable values of the coefficient for an entire area.

3. **Rainfall intensity.** The intensity (I) is the average rainfall rate in inches per hour for the period of maximum rainfall of a given frequency, with a duration equal to the time of concentration. The time of concentration is defined as the time required for a drop of water falling on the most remote point of a drainage basin to reach the outlet in question. The time of concentration is

TABLE 6. CONSTANTS FOR USE IN FORMULA $I = b/(t_c+d)^e$ (Continued)

COUNTY	2 year			5 year			10 year			25 year			50 year			100 year		
	e	b	d	e	b	d	e	b	d	e	b	d	e	b	d	e	b	d
Hemphill	0.845	56	10.6	0.851	76	10.7	0.842	87	10.7	0.843	103	10.7	0.840	115	10.7	0.847	132	10.6
Henderson	0.800	60	8.7	0.796	77	9.0	0.770	79	9.0	0.773	93	9.0	0.762	93	9.0	0.749	102	8.7
Hidalgo	0.831	74	9.6	0.795	80	9.2	0.778	87	9.2	0.771	98	9.2	0.749	99	9.2	0.740	103	9.6
Hill	0.799	57	8.2	0.790	72	8.8	0.777	78	8.8	0.773	91	8.8	0.764	98	8.8	0.759	105	8.2
Hockley	0.832	46	9.9	0.832	60	10.0	0.807	64	10.0	0.812	78	10.0	0.810	87	10.0	0.817	101	9.9
Hood	0.782	48	7.7	0.773	63	8.3	0.773	75	8.3	0.782	90	8.3	0.773	98	8.3	0.766	105	7.7
Hopkins	0.788	54	8.3	0.783	70	9.1	0.775	77	9.1	0.767	88	9.1	0.754	93	9.1	0.750	100	8.3
Houston	0.797	63	8.2	0.780	73	8.3	0.757	78	8.3	0.748	86	8.3	0.740	93	8.3	0.727	94	8.2
Howard	0.805	42	9.2	0.800	56	10.1	0.802	65	10.0	0.796	76	10.1	0.791	86	10.1	0.788	95	9.2
Hudspeth	0.800	27	9.4	0.840	44	11.4	0.827	60	11.4	0.819	60	11.4	0.856	78	11.4	0.833	77	7.4
Hunt	0.793	55	8.4	0.785	69	9.2	0.783	80	9.2	0.776	93	9.2	0.764	99	9.2	0.768	104	8.4
Hutchinson	0.860	56	10.4	0.844	70	11.0	0.837	80	11.0	0.851	100	11.0	0.863	121	11.0	0.837	115	10.4
Irion	0.780	37	8.1	0.789	55	9.6	0.778	61	9.6	0.783	77	9.6	0.759	81	9.6	0.770	90	8.1
Jack	0.789	48	8.5	0.779	63	8.5	0.786	75	8.5	0.782	88	8.5	0.782	98	8.5	0.775	109	8.5
Jackson	0.809	68	8.8	0.769	73	8.5	0.757	80	8.5	0.745	89	8.5	0.737	95	8.5	0.720	97	8.8
Jasper	0.782	66	8.1	0.743	65	7.4	0.736	73	7.4	0.719	78	7.4	0.715	84	7.4	0.700	87	8.1
Jeff Davis	0.821	35	9.6	0.865	63	10.8	0.853	69	10.8	0.802	65	10.8	0.818	77	10.8	0.832	93	9.6
Jefferson	0.799	74	9.2	0.733	66	7.5	0.727	74	7.5	0.730	86	7.5	0.710	87	7.5	0.687	84	9.2
Jim Hogg	0.831	73	9.4	0.813	82	9.4	0.786	87	9.4	0.780	98	9.4	0.756	99	9.4	0.750	104	9.4
Jim Wells	0.825	71	9.4	0.797	79	8.9	0.765	80	8.9	0.768	94	8.9	0.748	98	8.9	0.740	102	9.4
Johnson	0.789	52	8.1	0.779	67	8.6	0.773	77	8.6	0.776	90	8.6	0.771	99	8.6	0.763	105	8.1
Jones	0.780	41	8.5	0.771	55	9.0	0.794	73	9.0	0.780	82	9.0	0.803	102	9.0	0.784	104	8.5
Karnes	0.800	60	8.8	0.791	75	8.9	0.766	77	8.9	0.767	91	8.9	0.751	95	8.9	0.749	105	8.8
Kaufman	0.797	57	8.6	0.790	72	9.0	0.776	80	9.0	0.777	93	9.0	0.763	98	9.0	0.757	104	8.6
Kendall	0.791	53	8.6	0.771	64	8.3	0.773	74	8.3	0.764	84	8.3	0.762	94	8.3	0.763	104	8.6
Kenedy	0.826	73	9.2	0.793	79	8.7	0.771	84	8.7	0.763	94	8.7	0.735	96	8.7	0.731	100	9.2
Kent	0.801	43	9.0	0.801	60	10.0	0.796	70	10.0	0.806	85	10.0	0.799	93	10.0	0.798	104	9.0
Kerr	0.789	49	8.4	0.765	58	8.0	0.764	69	8.0	0.763	80	8.0	0.765	91	8.0	0.768	104	8.4
Kimble	0.775	42	8.2	0.758	53	7.6	0.763	66	7.6	0.757	75	7.6	0.772	88	7.6	0.768	100	8.2
King	0.804	45	9.4	0.794	59	9.6	0.804	74	9.6	0.802	87	9.6	0.811	103	9.6	0.802	111	9.4
Kinney	0.812	53	8.8	0.780	62	8.0	0.773	70	8.0	0.777	82	8.0	0.790	97	8.0	0.781	108	8.8
Kleberg	0.826	72	9.4	0.794	79	8.7	0.764	81	8.7	0.761	93	8.7	0.739	96	8.7	0.731	99	9.4
Knox	0.800	46	9.4	0.788	58	9.3	0.801	76	9.3	0.798	88	9.3	0.809	104	9.3	0.798	111	9.4
Lamar	0.783	53	8.2	0.777	66	8.9	0.770	74	8.9	0.769	87	8.9	0.759	93	8.9	0.752	98	8.2
Lamb	0.837	47	10.1	0.828	60	9.6	0.800	63	9.6	0.821	80	9.6	0.818	88	9.6	0.820	103	10.1

EXHIBIT "B"



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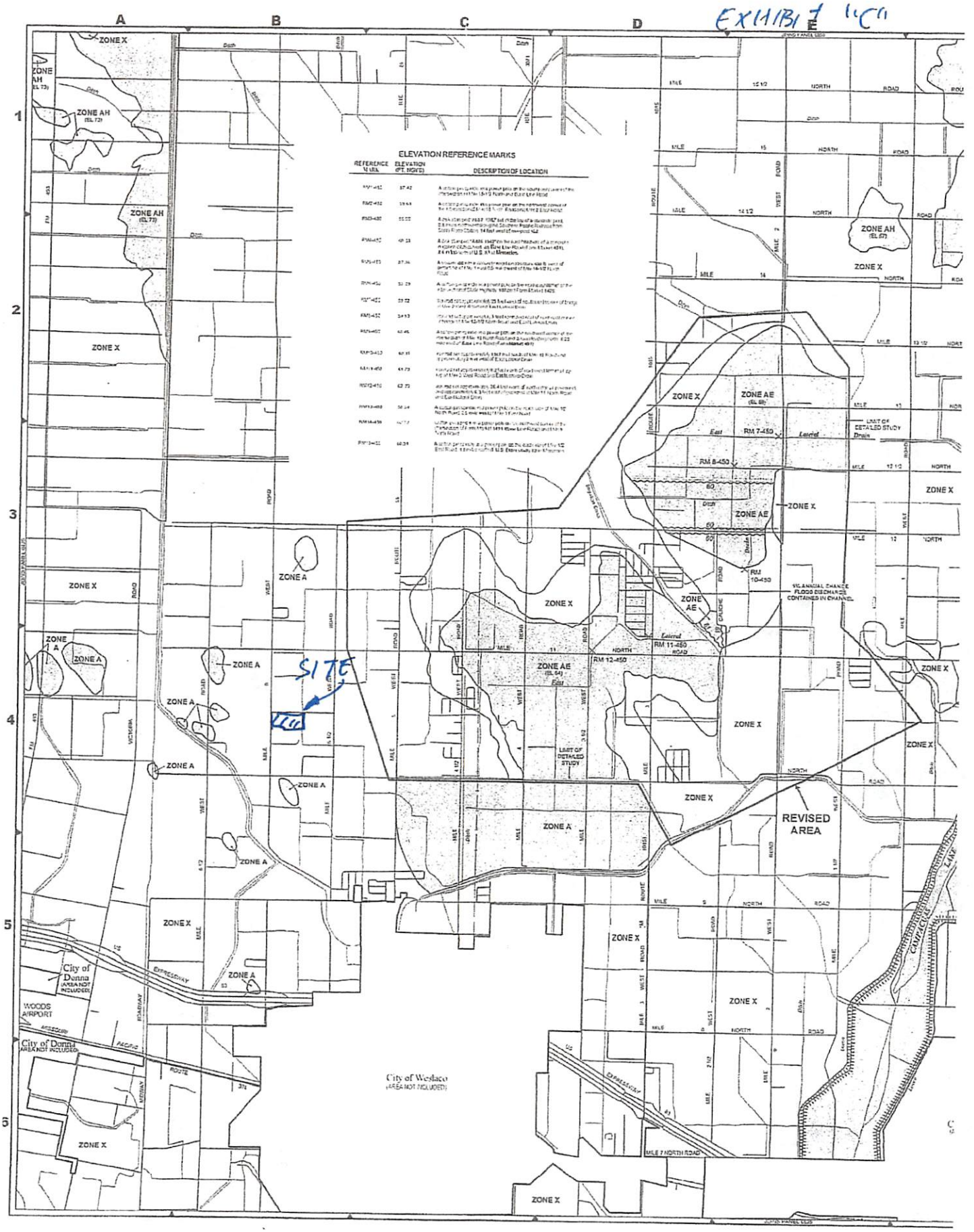
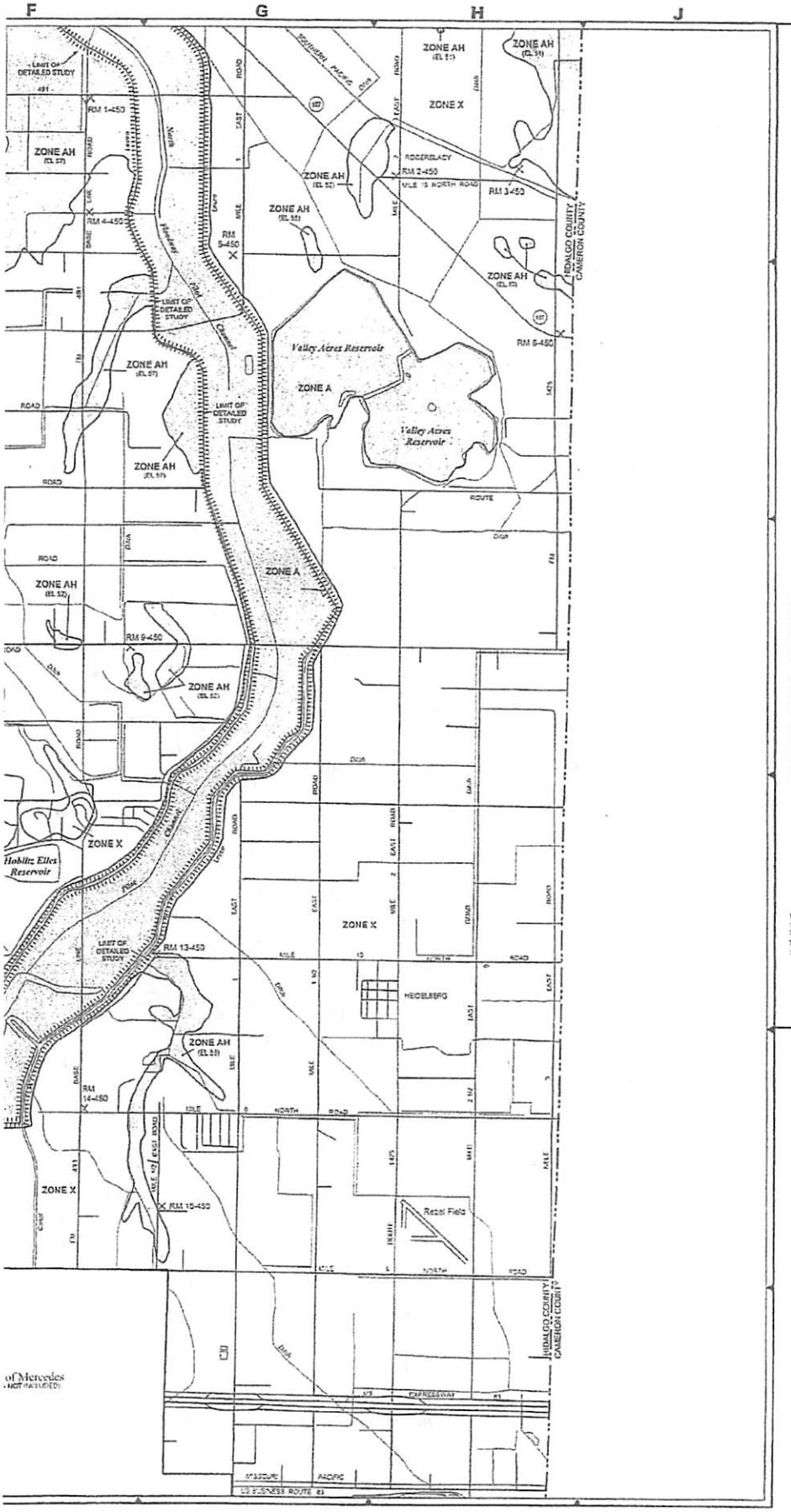


ELEVATION REFERENCE MARKS
REFERENCE MARK
ELEVATION (FT. NGVD)
DESCRIPTION OF LOCATION
ZONE X
ZONE AH (EL 73)
ZONE AE (EL 68)
ZONE A
RM 7-450
RM 8-450
RM 10-450
RM 11-450
RM 12-450
LIMIT OF DETAILED STUDY
1% ANNUAL CHANCE FLOOD DISCHARGE CONTAINED IN CHANNEL
SITE
REVISED AREA
City of Denna (AREA NOT INCLUDED)
WOODS AIRPORT
City of Weslaco (AREA NOT INCLUDED)
MILE 7 NORTH ROAD



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

Coastal barrier, mostly undeveloped or sparsely developed

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

513 — Base Flood Elevation line; Elevation in Feet*

(EL 987) — Cross Section Line; Base Flood Elevation in Feet Where Uniform Within Zone *

RM 7 — 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 possible updated data or BFEs, and for any additional flood hazard, floodway, and other data in the area 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 National Flood Insurance Program.

Floodway widths in some areas may be too narrow to show to scale. Refer to Floodway Data Table where floodway width is shown at 1/10 inch.

Coastal flood zone shown apply only landward of 0.0 NGVD, unless a detailed, structure-wave action, whose elevations may differ significantly from those shown on the National Weather Service for hurricane evacuation planning.

Corporate limits shown are current as of the date of this map. The user should consult appropriate community officials to determine if any boundary changes have occurred subsequent to the issuance of this map.

For adjoining panels, see the panel layout sheet.

MAP REPOSITORY
City of Edinburg
1906 South 25th Street
Edinburg, Texas 78540
Map is available for reference only; not for distribution.

INITIAL IDENTIFICATION
MAY 23, 1978
FLOOD HAZARD BOUNDARY MAP REVISIONS

FLOOD INSURANCE RATE MAP EFFECTIVE
JANUARY 2, 1981
FLOOD INSURANCE RATE MAP REVISIONS
NOVEMBER 15, 1982

May revised date 6 2000 to update corporate limits, to add base flood elevations, to address recent flood events, to reconcile previously issued letters of map revision, and to incorporate previously issued letters of map revision.

To determine if flood insurance is available in this community, contact your insurance agent or call the National Flood Insurance Program at (800) 638-6620.

SCALE 1" = 2000'

2000 0 2000 FEET

NFIP NATIONAL FLOOD INSURANCE PROGRAM

PANEL 0450 C

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 [illegible]

Federal Emergency Management Agency

EXHIBIT "D"

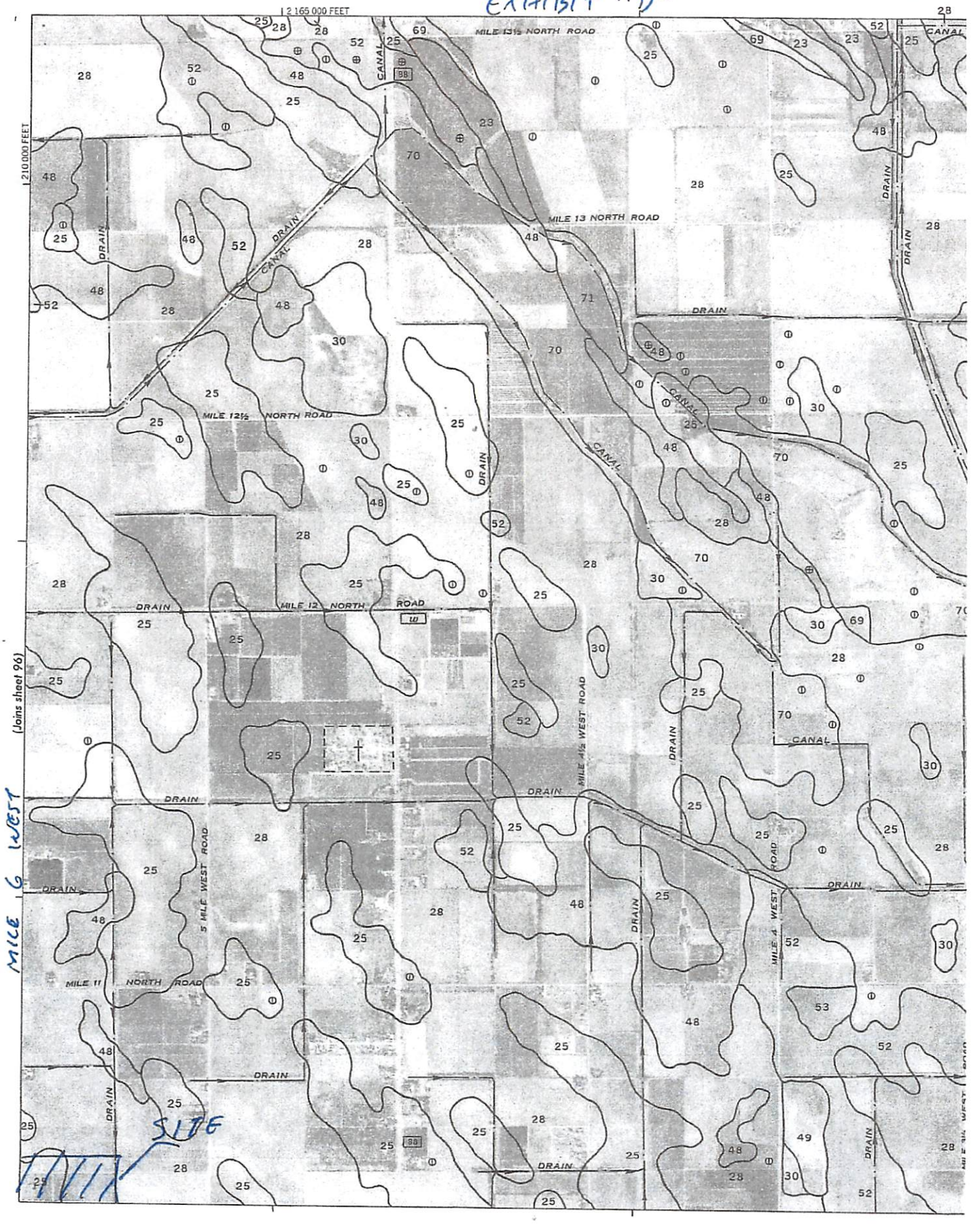

2 165 000 FEET
2 210 000 FEET
MILE 13½ NORTH ROAD
MILE 13 NORTH ROAD
MILE 12½ NORTH ROAD
MILE 12 NORTH ROAD
MILE 11 NORTH ROAD
5 MILE WEST ROAD
MILE 4½ WEST ROAD
MILE 4 WEST ROAD
CANAL
DRAIN
(Joins sheet 96)
MILE 6 WEST
SITE

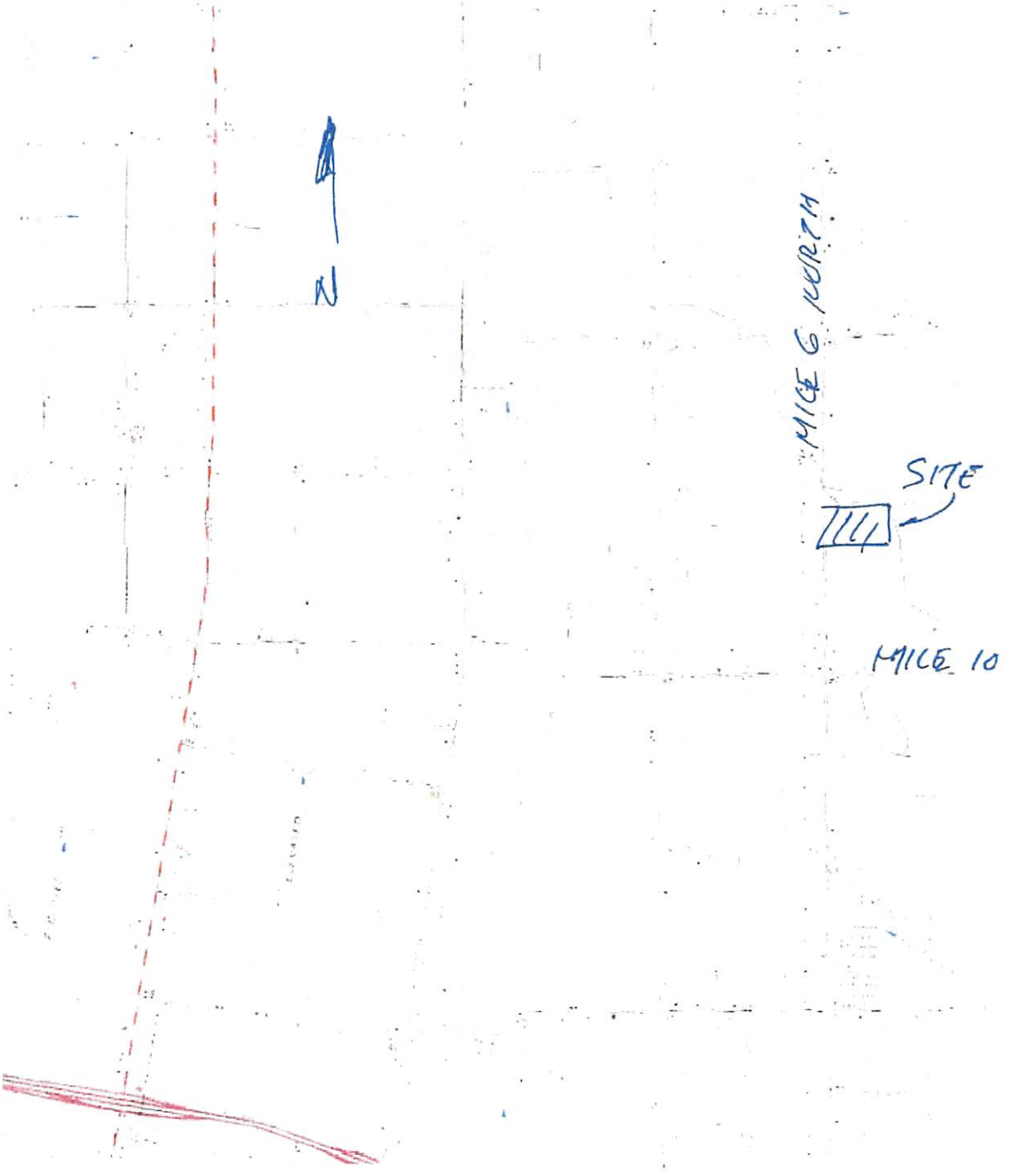
TABLE 18.--SOIL AND WATER FEATURES

["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 corrosion	
		Frequency	Duration	Months	Depth	Kind	Months	Depth	Hardness	Uncoated steel	Concrete
					Ft			In			
1.* Arents											
2---------- Benito	D	Occasional	Long------	Sep-May	4.0-6.0	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	---	---	---	---	High-----	Low.
30---------- Hidalgo	B	None--------	---	---	2.5-5.0	Apparent	Sep-May	---	---	High-----	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.

U.S.G.S MAP



VIRIDIAN ESTATES
(PRIVATE SUBDIVISION)

A 15.599 ACRE TRACT OF LAND OUT OF THE NORTH 23.00 ACRES OF FARM TRACT 183, WEST TRACT SUBDIVISION AS PER MAP RECORDED IN VOLUME 2, PAGES 34-37, MAP RECORDS, HIDALGO COUNTY, TEXAS.

METES AND BOUNDS

COMMENCING AT A COTTON PICKER SPINDLE SET ON THE CENTERLINE OF MILE 6 WEST ROAD FOR THE NORTHWEST CORNER OF SAID FARM TRACT 183 AND THE NORTHWEST CORNER OF SAID TRACT HEREIN DESCRIBED;

THENCE EAST, WITH THE NORTH LINE OF OF SAID FARM TRACT 183 AND THE SOUTH LINE OF FARM TRACT 183, PASSING AT A DISTANCE OF 30.0 FEET TO A POINT FOR THE NORTHWEST CORNER OF A 0.44 OF ONE ACRE TRACT DESCRIBED IN DOCUMENT NUMBER 2020606 OF THE HIDALGO COUNTY OFFICIAL RECORDS, PASSING AT 1175 FEET A ½ INCH IRON ROD WITH PLASTIC CAP STAMPED "RGV" SET FOR THE NORTHEAST CORNER OF SAID 0.44 OF ONE ACRE AND THE EAST RIGHT OF WAY LINE OF SAID MILE 6 WEST ROAD, AND CONTINUING FOR A TOTAL DISTANCE OF 1,320.00 FEET TO A ½ INCH IRON ROD FOUND FOR THE NORTHWEST CORNER OF SAID FARM TRACT 183, THE SOUTHEAST CORNER OF SAID FARM TRACT 182 AND THE NORTHEAST CORNER OF THIS TRACT HEREIN DESCRIBED;

THENCE SOUTH, 660.00 FEET WITH THE EAST LINE OF FARM TRACT 183 AND THE WEST LINE OF FARM TRACT 188 TO A POINT FOR THE NORTHEAST CORNER OF COTTON ESTATES AS PER MAP RECORDED IN VOLUME 30, PAGE 126 OF THE HIDALGO COUNTY MAP RECORDS, AND FOR THE SOUTHEAST CORNER OF THIS TRACT HEREIN DESCRIBED;

THENCE WEST, WITH THE NORTH LINE OF SAID COTTON ESTATES, PASSING AT 75.00 A ½ INCH IRON ROD WITH A PLASTIC CAP STAMPED "RGV" SET ONLINE FOR REFERENCE, PASSING AT 1,288.00 FEET THE SOUTHEAST CORNER OF SAID 0.44 OF ONE ACRE TRACT AND THE EAST RIGHT OF WAY OF SAID MILE 6 WEST ROAD, FROM WHICH A FOUND ½ INCH IRON ROD BEARS EAST 1.0 FEET, PASSING AT 1,298.00 FEET THE SOUTHWEST CORNER OF SAID 0.44 OF ONE ACRE TRACT, CONTINUING FOR A TOTAL DISTANCE OF 1,320.00 FEET TO A COTTON PICKER SPINDLE SET ON THE WEST LINE OF FARM TRACT 183 AND THE CENTERLINE OF SAID MILE 6 WEST ROAD FOR THE NORTHWEST CORNER OF SAID COTTON ESTATES AND THE SOUTHWEST CORNER OF SAID TRACT HEREIN DESCRIBED;

THENCE NORTH, 660.00 FEET WITH THE WEST LINE OF SAID FARM TRACT 183, THE EAST LINE OF FARM TRACT 188 AND THE CENTERLINE OF SAID MILE 6 WEST ROAD TO THE POINT OF BEGINNING AND CONTAINING 23.00 ACRES OF LAND MORE OR LESS, SAVE AND EXCEPT A 0.6610 OF ONE ACRE CONVEYED TO THE COUNTY OF HIDALGO BY DOCUMENT NUMBER 2020644, LEAVING 15.599 ACRES OF LAND MORE OR LESS.

RIGHT OF WAY EASEMENT

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED, OWNERS OF THE PROPERTY SHOWN ON THIS PLAT, THEIR SUCCESSORS, HEIRS, AND TRANSFEREES HEREINAFTER CALLED "GRANTOR" HEREIN FOR ONE AND MORE PERSONS, 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, AN EASEMENT AND RIGHT OF WAY TO 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 10 FT IN WIDTH, AND GRANTEE IS HEREBY AUTHORIZED TO DESIGNATE THE COURSE OF THE EASEMENT HEREIN CONVEYED EXCEPT WHEN THE PIPELINES IS INSTALLED, THE EASEMENT HEREIN GRANTED SHALL BE LIMITED TO A STRIP OF LAND 10 FT 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 THE WATERLINE 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 10 FT IN WIDTH, THE CENTER LINE THEREOF BEING THE PIPELINE AS RELOCATED. THE CONSIDERATION RECEIVED HEREIN SHALL CONSTITUTE PAYMENT IN FULL FOR ALL DAMAGES SUSTAINED BY GRANTOR BY REASON OF THE INSTALLATION, MAINTENANCE, AND/OR RELOCATION AND REMOVAL OF THE STRUCTURES REFERRED TO HEREIN. THIS AGREEMENT TOGETHER WITH OTHER INSTRUMENTS OF EVEN DATE 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 LIES 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.

WITNESS WHEREOF THE SAID GRANTOR EXECUTED THIS INSTRUMENT THIS _____ DAY OF _____, 2020

OWNER ENHANCEMENT LLC
ALBERT HANKS - MANAGER OF ENHANCEMENT, LLC
ACCRESS 3403 E. EXPRESSWAY 83, SUITE G
WESLACO, TEXAS, 78596

COUNTY OF HIDALGO
CERTIFICATE OF PLAT APPROVAL
I THE UNDERSIGNED CERTIFY THAT THIS PLAT OF VIRIDIAN ESTATES WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARMENT ON _____

HIDALGO COUNTY ENVIRONMENTAL HEALTH DIVISION MANAGER _____ DATE

HIDALGO COUNTY
CERTIFICATE OF PLAT APPROVAL
UNDER LOCAL GOVERNMENT CODE § 232.028(b)

WE THE UNDERSIGNED CERTIFY THAT THIS PLAT OF VIRIDIAN ESTATES WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONERS COURT ON _____, 2020

HIDALGO COUNTY JUDGE _____ DATE

ATTEST: _____
HIDALGO COUNTY CLERK _____ DATE

FILED FOR RECORD IN
HIDALGO COUNTY
ARTURO GUAJARDO, JR.
HIDALGO COUNTY CLERK

ON _____ AT _____ AM/PM
INSTRUMENT NUMBER _____
OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS
BY: _____ DEPUTY

STATE OF TEXAS
COUNTY OF HIDALGO

I, FEEL THE UNDERSIGNED, OWNER(S) OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED AS VIRIDIAN ESTATES, DOES HEREBY DEDICATE TO THE COUNTY OF HIDALGO, AND THOSE WHO MAY NOW OR HEREAFTER HOLD FRANCHISES UNDER SAID COUNTY, THE EASEMENTS SHOWN AND THE USE OF PRIVATE STREETS AND EASEMENTS SHOWN, THE STREETS AND EASEMENTS ARE RESTRICTED TO THE EMPLOYEES OR AGENTS OF SAID COUNTY, EMPLOYEES OF THE UTILITIES OPERATING UNDER FRANCHISE OF THE COUNTY, AND RESIDENTS OF THE SUBDIVISION AND THEIR GUESTES.

OWNER ENHANCEMENT LLC
ALBERT HANKS - MANAGER OF ENHANCEMENT, LLC
ACCRESS 3403 E. EXPRESSWAY 83, SUITE G
WESLACO, TEXAS, 78596

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED ALBERT HANKS PROVED TO ME THROUGH TEXAS DEPARTMENT OF PUBLIC SAFETY DRIVER LICENSE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, WHO, BEING BY ME DULY SWORN, DECLARED THAT THEIR STATEMENTS THEREIN ARE TRUE AND CORRECT AND ACKNOWLEDGED THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREBY EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 2020

_____
NOTARY PUBLIC FOR THE STATE OF TEXAS

APPROVED BY DRAINAGE DISTRICT:

HIDALGO COUNTY DRAINAGE DISTRICT NO.1 HEREBY CERTIFIES THAT THE DRAINAGE PLANS FOR THIS SUBDIVISION COMPLY WITH THE MINIMUM STANDARDS OF THE DISTRICT ADOPTED UNDER TEXAS WATER CODE 49.211(c). THE DISTRICT HAS NOT REVIEWED AND DOES NOT CERTIFY THAT THE DRAINAGE PLANS FOR THIS SUBDIVISION COMPLY WITH ANY OTHER STANDARDS 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

_____ _____
MIKE E. NICHOLS, P.E., C.F.M. DATE
GENERAL MANAGER

THIS PLAT IS HEREBY APPROVED BY THE HIDALGO & CAMERON COUNTY IRRIGATION DISTRICT No. 9 DATED THIS _____ DAY OF _____, 2020

1. NO IMPROVEMENTS OF ANY KIND SHALL BE PLACED UPON NCCID No. 9 RIGHTS-OF-WAY AND/ OR EASEMENTS WITHOUT THE EXPRESSED WRITTEN PERMIT OF THE C.C.I.D. No. 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. HIDALGO No. 9 WILL NOT BE RESPONSIBLE FOR STORM-DRAINAGE WATER SYSTEM TO ANY LOT WITH IN THIS SUBDIVISION. HIDALGO NO. 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 EXPENSE.
4. HIDALGO No. 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
HIDALGO & CAMERON COUNTY IRRIGATION DISTRICT No. 9

I, THE UNDERSIGNED, THE MAYOR 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

_____ _____ _____
MAYOR, CITY OF WESLACO, DATE CITY SECRETARY DATE

THIS SUBDIVISION PLAT OF VIRIDIAN ESTATES HAS BEEN SUBMITTED, SUBDIVISION PLAT AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF WESLACO, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION, DATED THIS _____ DAY OF _____, 2020 A.D.

_____
CHAIRMAN, PLANNING & ZONING COMMISSION

STATE OF TEXAS
COUNTY OF HIDALGO

I, THE UNDERSIGNED, REYNALDO ROBLES, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND WAS CORRECTLY MADE AND PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION OR ON THE GROUND.

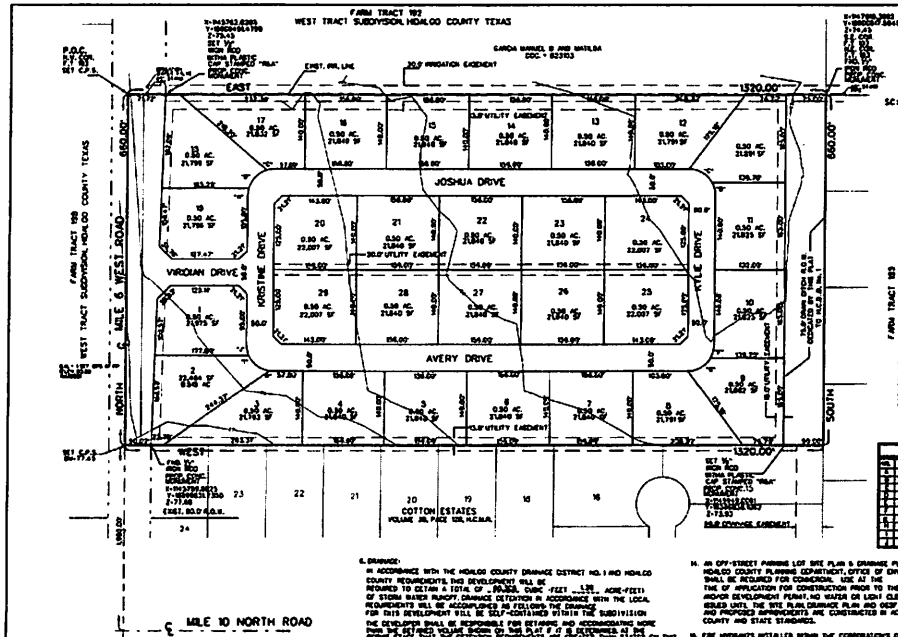
_____
REYNALDO ROBLES
REGISTERED PROFESSIONAL LAND SURVEYOR # 4632
P.O. BOX 476
107 E. MONROE ST.,
WESLACO, TEXAS, 78596
PH. 956-968-2432

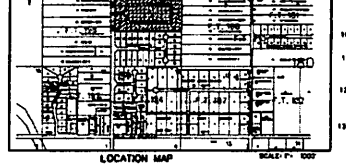
STATE OF TEXAS
COUNTY OF HIDALGO

I, THE UNDERSIGNED, GUILLERMO A. ARRIAGA, A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT.

_____ 9/19/2020
GUILLERMO A. ARRIAGA, P.E.
LICENSED PROFESSIONAL ENGINEER No. 84001
520 N. 9TH ST.
DONNA, TEXAS. 78537

GUILLERMO A. ARRIAGA
84001
LICENSED
PROFESSIONAL ENGINEER





LOCATION MAP SCALE: 1" = 1000'

CURVE TABLE				
NO.	RADIUS	LENGTH	DELTA	CHORD
C1	25.00'	39.27'	90°00'00"	S45°00'00"E
C2	25.00'	39.27'	90°00'00"	S45°00'00"W
C3	25.00'	39.27'	90°00'00"	N45°00'00"W
C4	25.00'	39.27'	90°00'00"	N45°00'00"E
C5	25.00'	39.27'	90°00'00"	S45°00'00"E
C6	25.00'	39.27'	90°00'00"	S45°00'00"W
C7	25.00'	39.27'	90°00'00"	N45°00'00"W
C8	25.00'	39.27'	90°00'00"	N45°00'00"E
C9	25.00'	39.27'	90°00'00"	S45°00'00"E
C10	25.00'	39.27'	90°00'00"	S45°00'00"W
C11	25.00'	39.27'	90°00'00"	N45°00'00"W
C12	25.00'	39.27'	90°00'00"	N45°00'00"E
C13	25.00'	39.27'	90°00'00"	S45°00'00"E
C14	25.00'	39.27'	90°00'00"	S45°00'00"W
C15	25.00'	39.27'	90°00'00"	N45°00'00"W
C16	25.00'	39.27'	90°00'00"	N45°00'00"E

GENERAL NOTES:

1. MIN. BUILDING SETBACK LINES:
FRONT 25.0'
FRONT 50.0' IF COMMERCIAL USE FOR LOTS 1,2, 18 AND 20
CORNER 15.0' OR EASEMENT WHICH EVER IS GREATER
REAR 20.0' OR EASEMENT, WHICH EVER IS GREATER
SIDE GARAGE / CAR PORT FRONT SET BACK

2. MINIMUM FINISH FLOOR NOTE:
MINIMUM FINISH FLOOR ELEVATION SHALL BE 18" ABOVE TOP OF CURB OR 18" ABOVE NATURAL GROUND, WHICHEVER IS GREATER. ELEVATION CERTIFICATE MAY BE REQUIRED FOR LOTS LOCATED OUTSIDE A DESIGNATED FLOOD ZONE AT THE TIME FOR APPLICATION FOR CONSTRUCTION TO VERIFY PRE AND POST CONSTRUCTION FINISH FLOOR ELEVATIONS. AN ELEVATION CERTIFICATE SHALL BE REQUIRED FOR LOTS WITHIN A DESIGNATED FLOOD ZONE AT THE TIME FOR A DEVELOPMENT PERMIT APPLICATION.

3. ○-DENOTES ½" IRON ROD FOUND UNLESS OTHERWISE NOTED.
○-DENOTES ½" IRON ROD SET UNLESS OTHERWISE NOTED.
-DENOTES MAIL ROUND UNLESS OTHERWISE NOTED.

4. -DENOTES MARK "RGV" SET AT THE SOUTHWEST CORNER OF THIS SUBDIVISION.

5. FLOOD ZONE DESIGNATION ZONE "X"
AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD PLAIN.
C.P.N. 480334 0450 F, MAP REVISION JUNE 6, 2000
MAP REVISED TO REFLECT LOMR-F 08-06-1432

CONSTRUCTION OF RESIDENTIAL HOUSING WITHIN ANY OF THE SUBDIVISION THAT IS IN THE 100-YEAR FLOOD PLAIN IS PROHIBITED UNLESS THE HOUSING QUALIFIES FOR FOR INSURANCE UNDER THE NATIONAL FLOOD INSURANCE ACT OF 1968 142 U.S.C. SECTIONS 4001 THROUGH 4127).

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 39.926 CUBIC FEET 1.35 ACRE-FEET OF STORM WATER RUNOFF. DRAINAGE DETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS FOLLOWS: THE DRAINAGE FOR THIS DEVELOPMENT WILL BE SELF-CONTAINED WITHIN THE SUBDIVISION

THE DEVELOPER SHALL BE RESPONSIBLE FOR DETAINING AND ACCOMMODATING MORE THAN THE DETAINED VOLUME SHOWN ON THIS PLAT IF IT IS DETERMINED AT THE TIME OF APPLICATION FOR CONSTRUCTION PERMITS THAT ADDITIONAL VOLUMES DO EXIST. IN THE EVENT THE DEVELOPER AND HIS ENGINEER DEEM THAT THE PLAT DRAINAGE CONCEPT IS IMPRACTICAL OR UNFEASIBLE FOR THIS SUBDIVISION

7. NO STRUCTURE SHALL BE PERMITTED OVER ANY EASEMENT.
EASEMENTS SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, BUSHES, SHRUBS, TREES, AND OTHER PLANTINGS WHICH MAY LOW, LESS THAN 18 FEET MATURE HEIGHT, GROUND COVER, GRASS, OR FLOWERS) AND OTHER OBSTRUCTIONS THAT SHALL INTERFERE WITH THE OPERATIONS AND MAINTENANCE OF THE EASEMENT.

8. GENERAL NOTE FOR SINGLE FAMILY RESIDENCES:
NO MORE THAN ONE-SINGLE FAMILY DETACHED DWELLING SHALL BE LOCATED ON EACH LOT. ANY OTHER USE SHALL REQUIRE PLANNING DEPARTMENT, OFFICE OF ENVIRONMENTAL COMPLIANCE, HEALTH DEPARTMENT AND FIRE MARSHALL APPROVAL. APPLICATIONS FOR CONSTRUCTION ARE REQUIRED PRIOR TO OCCUPYING THE LOT.

9. ON-SITE SEWAGE FACILITIES (OSSF) NOTE:
THIS SUBDIVISION SHALL USE ON-SITE SEWAGE FACILITIES IN ACCORDANCE WITH TCEQ AND HIDALGO COUNTY REGULATIONS FOR SEWAGE DISPOSAL.
THE OWNER IS RESPONSIBLE FOR PROVISIONING AN OSSF ON ALL LOTS.

A. OSSF SYSTEM IS BEING DESIGNED FOR DISPOSAL OF DOMESTIC SEWERAGE ONLY. A SEPARATE DESIGN SHALL BE REQUIRED FOR COMMERCIAL USE.

B. EACH LOT ON THIS PLAT COMPLIES WITH THE MINIMUM 21,780 SQUARE FEET LOT AREA WITH POTABLE WATER SUPPLY.

C. OSSF SYSTEM SHALL REQUIRE INSPECTION AND APPROVAL BY HIDALGO COUNTY AUTHORIZED DEPARTMENT

D. SOIL ANALYSIS HAVE BEEN SUBMITTED TO THE AUTHORIZED HIDALGO COUNTY DEPARTMENT AND EXCERPTS MAY BE ALSO SEEN ON THE UTILITY LAYOUT FOR THIS SUBDIVISION AS SUBMITTED TO THE HIDALGO COUNTY PLANNING DEPARTMENT. THE ENGINEER HAS DETERMINED THAT THE SOILS IS SUITABLE FOR A STANDARD SEPTIC TANK AND ABSORPTIVE DRAINFIELD SYSTEM.

E. APPROVED "OSSF" PERMIT APPLICATION IS REQUIRED INCLUDING INDIVIDUAL LOT PLANNING MATERIALS PRIOR TO OCCUPYING A LOT.

F. A SPECIAL DETAIL IS REQUIRED FOR ALL OSSF SYSTEMS LOCATED WITH IN A DESIGNATED FLOOD ZONE THE DESIGN SHALL INCLUDE BUT NOT LIMITED TO THE FOLLOWING ITEMS:

1. ANCHORING OF SEPTIC TANKS
2. BACK FLOW VALVES
3. SEPTIC TANK COVER SHALL BE ABLE TO SEAL

10. THERE ARE NO WATER WELLS WITHIN 150 FEET FROM THE BOUNDARIES OF THIS SUBDIVISION

11. ALBERT HANKS - THE OWNER & SUBDIVIDER OF VIRIDIAN ESTATES RETAINS AN EASEMENT UPON EACH LOT FOR THE PURPOSE OF INSTALLING AN APPROVED OSSF ON THE LOT AS DESCRIBED ON SHEET No. 1 OF THIS PLAT.

12. EACH PURCHASER CONTRACT MADE BETWEEN A SUBDIVIDER AND PURCHASER OF A LOT IN THIS SUBDIVISION SHALL CONTAIN A STATEMENT DESCRIBING HOW AND WHEN WATER, SEWER, ELECTRICITY, AND GAS SERVICES WILL BE MADE AVAILABLE TO THE SUBDIVISION.

13. ALL PUBLIC UTILITIES EASEMENTS DEDICATED BY THIS PLAT SHALL BE A MINIMUM WIDTH OF 15.00 FEET AS PER THE HIDALGO COUNTY MODEL SUBDIVISION RULES. BY SIGNING THIS PLAT DEVELOPER AND ENGINEER CERTIFY THAT ALL OTHER EASEMENTS SHOWN COMPLY WITH THE SIZE REQUIRED BY EACH UTILITY PROVIDER OCCUPANCY AN EASEMENT.

14. AN CITY-STREET PARKING LOT SITE PLAN & DRAINAGE PLAN APPROVAL BY THE HIDALGO COUNTY PLANNING DEPARTMENT, OFFICE OF ENVIRONMENTAL COMPLIANCE SHALL BE REQUIRED FOR COMMERCIAL USE AT THE TIME OF APPLICATION FOR CONSTRUCTION PRIOR TO THE ISSUANCE OF A BUILDING AND/OR DEVELOPMENT PERMIT, NO WATER OR LIGHT CLEARANCES SHALL BE ISSUED UNTIL THE SITE PLAN, DRAINAGE PLAN AND OSSF PLAN ARE APPROVED AND PROPOSED IMPROVEMENTS ARE CONSTRUCTED IN ACCORDANCE WITH COUNTY AND STATE STANDARDS.

15. FIRE HYDRANTS INSTALLED WITHIN THE CORPORATION'S DISTRIBUTION SYSTEM ARE PROVIDED AT THE CONVENIENCE OF THE CORPORATION AND DO NOT IMPLY ANY RESPONSIBILITY ON THE PART OF THE CORPORATION TO MEET FIRE FLOW REQUIREMENTS.

16. IF THE PURCHASER(S) OF A LOT REQUIRES A COMMERCIAL LOT & SUBSEQUENTLY DETERMINE THAT A LARGER METER IS REQUIRED.

17. ALL LOTS SHALL HAVE A POST DEVELOPMENT FINISHED GRADE FROM THE REAR OF THE LOT TO THE CURB AND/OR ROADSIDE DITCH AT A 0.25% SLOPE TO ENSURE POSITIVE DRAINAGE. THIS IS IN ACCORDANCE WITH HIDALGO COUNTY APPENDIX D- COUNTY CONSTRUCTION SPECIFICATIONS 3.14

18. STREET LIGHTS MUST BE AT EVERY 300 FEET

19. A 5.0'-CONC. SIDEWALK IS REQUIRED ALONG EXTERIOR PERIMETER UPON THE THE ISSUANCE OF BUILDING PERMIT

20. A 4.0'-CONC. SIDEWALK IS REQUIRED ALONG ALLAMERICAN STREET PERIMETER UPON THE THE ISSUANCE OF BUILDING PERMIT

21. NO ACCESS WILL BE ALLOWED FROM MILE 6 WEST FOR LOTS 1,2,18 AND 19

22. ALL PRIVATE STREET, INCLUSIVE OF MEDIAN ISLANDS AND THE SECURITY SHELTERS, PLUS ANY ACCOMPANYING STORM DRAINAGE, STREET LIGHTING, AND/OR SIDEWALKS, SHALL BE PERPETUALLY MAINTAINED BY THE HOMEOWNER'S ASSOCIATION. ALSO, ALL PERIMETER WALLS AND FENCES SHALL BE UNDER THE OWNERSHIP AND THE EXCLUSIVE RESPONSIBILITY OF THE HOMEOWNER'S ASSOCIATION FOR THE PURPOSES OF ENSURING PRIVACY, SECURITY AND REPAIR.

23. AFTER RECORDING OF THE PLAT'S CONDITIONS, COVENANTS, AND RESTRICTIONS (CCRs) TO ASSURE MAINTENANCE OF COMMON AREAS AND MEDIAN ISLANDS, ETC., A BUILDING PERMIT APPLICATION MAY BE FILED WITH THE CITY OF WESLACO FOR ANY PROPOSED GATED ENTRY MECHANISMS. SHOULD SUCH IT SHALL BE REVIEWED FOR APPROVAL OR DISAPPROVAL BY THE CITY INCLUDING THE FIRE MARSHALL'S OFFICE. IN NO CASE SHALL GATE(S) BE INSTALLED WHERE A BUILDING PERMIT HAS NOT BEEN ISSUED.

24. THE HOMEOWNER'S ASSOCIATION ANDOR EVERY LOT OWNER SHALL HOLD THE CITY OF WESLACO, TEXAS HARMLESS AND INDEMNIFY SAID CITY FROM ANY AND ALL LIABILITY AND ALLEGED CLAIMS RELATING TO SAID PRIVATE STREETS. THE LOT OWNER'S SHALL BE RESPONSIBLE FOR THE COSTS TO MAINTAIN THE PRIVATE STREETS, ACCOMPANYING STORM DRAINAGE, PRIVATE SIDEWALKS PRIVATE STREET LIGHTS, AND ANY OTHER PRIVATE IMPROVEMENTS IN THE PRIVATE STREET AREA.

25. THE OWNERS/DEVELOPERS SHALL SIGN AND RECORD AN INDEMNIFICATION AGREEMENT HOLDING HARMLESS THE CITY OF WESLACO AND INDEMNIFYING IT FROM ALL OBLIGATIONS TO MAINTAIN SAID STREETS AND FROM THE LIABILITY ARISING OUT OF OR INCIDENT TO SUCH STREETS.

26. THE DEVELOPER SHALL SIGN AND RECORD A PRIVATE STREET AGREEMENT IN A FORM ESTABLISHED BY THE CITY OF WESLACO AFTER CONSULTATION WITH THE CITY ATTORNEY.

LOCATION OF SUBDIVISION WITH RESPECT TO THE EXTRATERRITORIAL JURISDICTION OF A MUNICIPALITY:

VIRIDIAN ESTATES IS LOCATED WITHIN HIDALGO COUNTY PRECINCT No. 1 IN THE CENTRAL EAST OF HIDALGO COUNTY ON THE EAST SIDE OF MILE 6 WEST ROAD, 1,980.00 FEET NORTH OF MILE 10 NORTH ROAD. THE ONLY NEARBY MUNICIPALITY IS THE CITY OF WESLACO ACCORDING TO THE MAP IN THE OFFICE OF THE SECRETARY OF THE CITY OF WESLACO WHOPULATION 27,795 PERSONS, VIRIDIAN ESTATES LIES APPROXIMATELY 1.1 MILES FROM THE CITY LIMITS OF WESLACO AND LIES WITHIN THE CITY'S 3.5 MILE EXTRATERRITORIAL JURISDICTION BY AUTHORITY LOCAL GOVERNMENT CODE § 42.021

REVISED NOTES			
No.	SHEET	REVISION	DATE

PRINCIPAL CONTACTS:

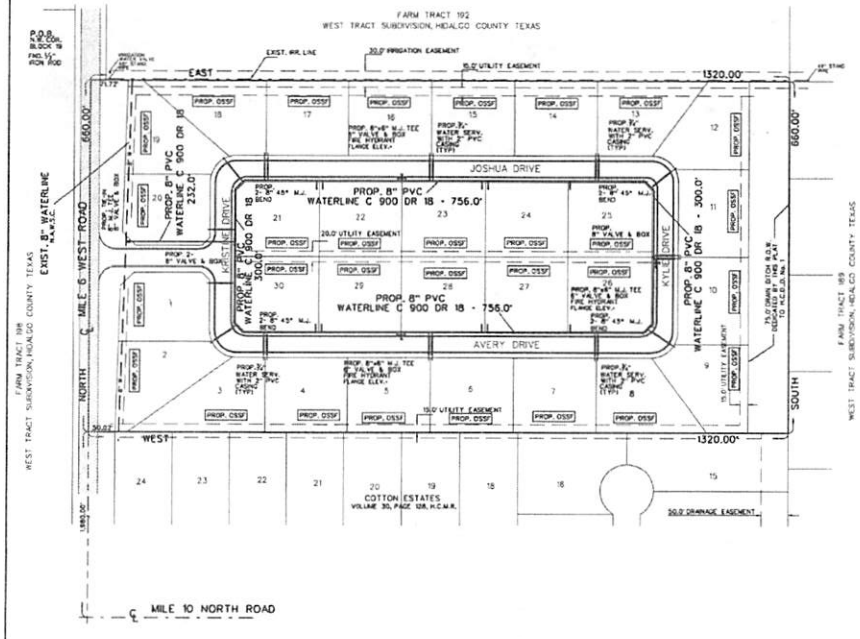
NAME	ADDRESS	CITY & ZIP	PHONE
OWNER: ALBERT HANKS	3403 E EXPRESSWAY 83, SUITE G	WESLACO, TEXAS, 78596	(956) 638-2726
ENGINEER: GUILLERMO A. ARRIAGA	520 N. 9TH STREET	DONNA, TEXAS, 78537	(956) 764-4318
SURVEYOR: REYNALDO ROBLES	107 E. MONROE ST.	WESLACO, TEXAS, 78596	(956) 968-2432

NAIN ENGINEERING, L.L.C.
CONSULTING ENGINEER
520 N. 9TH STREET
DONNA, TEXAS. 78537
FIRM NO. F-9008
PH. (956) 764-4318
E-MAIL @NAINENGINEERING@YAHOO.COM

INDEX TO SHEET OF VIRIDIAN ESTATES

SHEET 1	VICINITY MAP, LOCATION MAP AND KEY MAP, NOTICE(S), CONTRACT(S) AND AGREEMENT(S), RESTRICTIVE COVENANTS, TYPICAL RESIDENTIAL LAYOUT, AND BUILDING SETBACK LINES, RIGHT OF WAY EASEMENT, DEDICATION, CERTIFICATE OF PLAT APPROVAL, CERTIFICATE OF PLAT APPROVAL UNDER LOCAL GOVERNMENT CODE § 232.028(b), COUNTY CERTIFICATE OF PLAT APPROVAL, CERTIFICATE OF PLAT APPROVAL BY HIDALGO COUNTY IRRIGATION DISTRICT NO. 9, CERTIFICATE OF PLAT APPROVAL BY THE MAYOR OF THE CITY OF WESLACO, TEXAS, CERTIFICATE OF PLAT APPROVAL BY THE PLANNING & ZONING COMMISSION OF THE CITY OF WESLACO, TEXAS, SURVEYOR'S CERTIFICATE, ENGINEER'S CERTIFICATE, FILED FOR RECORD IN HIDALGO COUNTY, ARTURO GUAJARDO, JR. HIDALGO COUNTY CLERK, GENERAL NOTES, LOCATION MAP, LOCATION OF SUBDIVISION WITH RESPECT TO THE EXTRATERRITORIAL JURISDICTION OF A MUNICIPALITY, REVISED NOTES, PRINCIPAL CONTACTS, AND INDEX TO SHEET OF VIRIDIAN ESTATES
SHEET 2	PLAT BOUNDARY AND LOT LINE TABLE, CURVE TABLE, DESCRIPTION OF BOUNDARY, DESCRIPTION OF RIGHT OF WAY EASEMENT, DESCRIPTION OF LOTS 1 THROUGH 30, BLOCK 1, VIRIDIAN ESTATES, AND DESCRIPTION OF RESERVE "A", BLOCK 1, VIRIDIAN ESTATES
SHEET 3	FIELD NOTES DESCRIPTION OF 0.6610 OF ONE ACRE TRACT TO BE CONVEYED TO THE COUNTY OF HIDALGO, AND FIELD NOTES DESCRIPTION OF 0.44 OF ONE ACRE TRACT TO BE CONVEYED TO THE COUNTY OF HIDALGO

MAP OF WATER DISTRIBUTION SYSTEM



VIRIDIAN ESTATES

A 19.599 ACRE TRACT OF LAND OUT OF THE NORTH 20.00 ACRES OF FARM TRACT 193, WEST TRACT SUBDIVISION A SPER MAP RECORDED IN VOLUME 2, PAGES 34-37, MAP RECORDS, HIDALGO COUNTY, TEXAS.

FINAL WATER AND SEWER ENGINEERING REPORT

WATER SUPPLY: DESCRIPTION, COST, AND OPERABILITY DATA:

VIRIDIAN ESTATES WILL BE PROVIDED WITH POTABLE WATER BY THE NORTH ALAMO WATER SUPPLY (N.A.W.S.C.) THE SUBDIVIDER, AND N.A.W.S.C., HAVE ENTERED INTO A CONTRACT IN WHICH N.A.W.S.C. HAS PROMISED TO PROVIDE SUFFICIENT WATER TO THE SUBDIVISION FOR AT LEAST 30 YEARS AND N.A.W.S.C. HAS PROVIDED DOCUMENTATION TO SUFFICIENTLY ESTABLISH THE LONG TERM QUANTITY AND QUALITY OF THE AVAILABLE WATER SUPPLIES TO SERVE THE FULL DEVELOPMENT OF THIS SUBDIVISION.

N.A.W.S.C. HAS AN EXISTING 8" DIAMETER WATERLINE RUNNING ALONG THE EAST RIGHT-OF-WAY OF MILE 6 WEST ROAD. WATER DISTRIBUTION FOR VIRIDIAN ESTATES CONSIST OF A PROPOSED 8 INCH PVC WATERLINE LOOPED TO THE EXISTING 8 INCH WATERLINE AND 30 - ¾" DIAMETER SINGLE WATER SERVICES AND 3 FIRE HYDRANTS.

FOR THIS SUBDIVISION, SAID SERVICES TERMINATE AT THE WATER METER BOX, AND THE METER BOX HAVE ALREADY BEEN INSTALLED AT A TOTAL COST OF $42,330.00, IN ADDITION THE THE SUBDIVIDER HAS PAID N.A.W.S.C. THE SUM OF $10,500.00, WHICH COVERS THE COST FOR ALL THE LOTS ; AS STATED IN THE 30 YEAR WATER SERVICE AGREEMENT WHICH SUM REPRESENTS THE TOTAL COST OF THE WATER METER, PERMITS ACQUISITION FEES, AND ALL MEMBERSHIP OR OTHER FEES ASSOCIATED WITH CONNECTING THE INDIVIDUAL LOT IN THE SUBDIVISION TO N.A.W.S.C. UPON REQUEST BY THE LOT OWNER. N.A.W.S.C., WILL PROMPTLY INSTALL AT NO CHARGE THE WATER METER.

THE ENTIRE WATER FACILITIES HAVE BEEN APPROVED AND ACCEPTED BY N.A.W.S.C., AND SAID DISTRIBUTION SYSTEM IS OPERABLE AS OF THE DATE OF THE RECORDING OF THE PLAT.

SEWAGE FACILITIES: DESCRIPTION, COSTS, AND OPERABILITY DATA:

SEWAGE FROM VIRIDIAN ESTATES WILL BE TREATED BY INDIVIDUAL ON-SITE SEWAGE FACILITIES ("OSSF") CONSISTING OF A STANDARD DESIGN DUAL COMPARTMENTS SEPTIC TANK AND A DRAIN FIELD ON THIS LOT. THE SITE EVALUATOR GUSTAVO CHAPA REG. # 9154, HAS EVALUATED THE SUITABILITY OF THE SUBDIVISION SITE FOR OSSF AND SUBMITTED A REPORT CONCLUDING THAT THE SITE IS SUITABLE FOR OSSF. THE REPORT HAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT. EACH LOT HAS ADEQUATE AREA FOR A REPLACEMENTS DRAIN FIELD.

EACH LOT IN THE PROPOSED SUBDIVISION IS AT LEAST ½ ACRE IN SIZE. THE NATURAL RESOURCE CONSERVATION SERVICE SOIL SURVEY BOOK INDICATED A SANDY LOAM SOIL FOR THE AREA. AT LEAST TWO SOIL EXCAVATIONS WERE PERFORMED ON THE SITE, AT OPPOSITE ENDS OF THE SOIL IS A TEXTURE CLASS B SANDY LOAM BLOCKY EXTENDING UP TO 36" BELOW THE BOTTOM OF ANY PROPOSED EXCAVATIONS. THERE IS NO INDICATION OF GROUNDWATER OR A RESTRICTIVE LAYER WITHIN 24" OF BOTTOM OF THE PROPOSED EXCAVATIONS. THE SUBDIVISION DRAINS WELL.

THE COST TO INSTALL A SEPTIC SYSTEM ON AN INDIVIDUAL LOT IS $1,500.00, INCLUDING THE COST FOR THE REQUIRED PERMIT AND LICENSE. ALL OSSF'S HAVE BEEN INSTALLED AS OF THE TIME OF APPLICATION FOR FINAL PLAT AT TOTAL COST OF $45,000.00. THE HIDALGO COUNTY HEALTH DEPATMENT HAS INSPECTED AND APPROVED THE INSTALLATION OF ALL OSSF ON _____

ENGINEER 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. I CERTIFY THAT THE COST TO INSTALL THE WATER DISTRIBUTION SYSTEM AND ONSITE SEWAGE FACILITIES, DISCUSSED ABOVE, ARE AS FOLLOWS:

WATER FACILITIES - THESE FACILITIES FULLY CONSTRUCTED, WITH THE INSTALLATION OF WATER METERS, WILL COST A GRAND TOTAL OF $ 72,830.00

SEWAGE FACILITIES - SEPTIC SYSTEM IS ESTIMATED TO COST $1,500.00 PER LOT (ALL INCLUSIVE), FOR A TOTAL OF $ 45,000.00 FOR THE ENTIRE SUBDIVISION.

FINAL WATER AND SEWER ENGINEERING REPORT IN SPANISH

PROVISION DE AGUA: DESCRIPCION, GASTOS Y FECHA DE INICIO

LA SUBDIVISION DE VIRIDIAN ESTATES RECIBIRA SU PROVISION DE AGUA DE NORTH ALAMO WATER SUPPLY. EL DUENO DE LA SUBDIVISION Y LA COMPANIA AGUA N.A.W.S.C., HAN FIRMADO UN CONTRATO POR EL CUAL LA SUBDIVISION RECIBIRA SU PROVISION DE AGUA POR LOS PROXIMOS 30 ANOS. N.A.W.S.C., HA PRESENTADO DOCUMENTACION PARA DEMOSTRAR A LARGO PLAZO LA CANTIDAD Y CALIDAD DE AGUA ACCESIBLE PARA SERVIR EL FUTURO DESARROLLO DE LA SUBDIVISION.

EL SISTEMA DE PROVISION DE AGUA PARA LA SUBDIVISION DE VIRIDIAN ESTATES CONSISTE DE UN CONDUCTO DE AGUA EXISTENTE DE 8 PULGADAS DE DIAMETRO QUE PASA POR EL LADO ESTE DEL DERECHO DE VIA (RIGHT-OF-WAY) DE LA CARRETERA MILE 6 WEST ROAD Y SE INSTALARA UNA LINE DE 8 PULGADAS DE AGUA, 30 SERVICIOS DE ¾ DE PULGADA SENCILLOS Y 3 HYDRANTES DE AGUA

PARA ESTA SUBDIVISION Y EL MEDIDOR MECANICO DE AGUA A UN COSTO TOTAL DE $ 42,330.00

EL DUENO DE LA SUBDIVISION TAMBIEN LE HA PAGADO A N.A.W.S.C. $10,500.00 POR LOS LOTES QUE CUBRE EL COSTO DEL MEDIDOR MECANICO DE AGUA PARA CADA LOTE. ESTE PRECIO INCLUYE EL COSTO DE LA INSTALACION DEL MEDIDOR Y LOS GASTOS DE CONEXION. CUANDO EL DUENO DEL LOTE SOLICITE EL MEDIDOR DE AGUA LA COMPANIA DE N.A.W.S.C., LO INSTALARA SIN COSTO ALGUNO AL DUENO DE LA SUBDIVISION. EL SISTEMA DE AGUA ESTARA EN FUNCIONAMIENTO COMPLETO ANTES O EN LA FECHA, EN LA CUAL LA SUBDIVISION SEA REGISTRADA EN EL CONDADO DE HIDALGO.

DRENAJE: DESCRIPCION, GASTOS Y FECHA DE INICIO PARA FACILITAR EL DRENAJE PARA LA SUBDIVISION.

SE INSTALARA UNA FOSA SEPTICA EN CADA SOLAR. ESTA FOSA SEPTICA CONSISTE DE UN TANQUE SEPTICO DE MODELO DUAL Y DE UN CAMPO DE DRENAJE. PARA EL SOLAR, GUSTAVO CHAPA, AUTOR DE ESTE DOCUMENTO HA EVALUADO EL AREA DONDE SE ENCUENTRA LA SUBDIVISION Y HA PREPARADO UN REPORTE QUE CONCLUYE QUE ESTE TERRENO ES ADECUADO PARA ESAS FOSA SEPTICAS (OSSF). EL REPORTE FUE APROBADO POR EL DEPARTAMENTO DE SALUBRIDAD DEL CONDADO DE HIDALGO. HIDALGO COUNTY HEALTH DEPARTMENT) SEGUN EL REPORTE, CADA LOTE EN LA SUBDIVISION MOC MEDIO ACRE. SE HICIERON DOS EXCAVACIONES DE EVALUACION EN LOS LUGARES OPUESTOS EN LA SUBDIVISION (EXCAVACIONES ADICIONALES NO FUERON NECESARIAS PORQUE EL TERRENO EN ESTA AREA ES SIGNIFICANTEMENTE UNIFORME) EL TERRENO ES UNIFORME (TERRENO ARCILLOSO Y SUELO FRANCO) Y SE EXTIENDE A 60 PULGADAS BAJO TODAS LAS EXCAVACIONES PROPUESTAS. NO EXISTE EVIDENCIA DE AGUA 24 PULGADAS MAS ARRIBA DE LO MAS BAJO DE LAS EXCAVACIONES PROPUESTAS. EL AGUA EN ESTA AREA FLUYE DEN

EL COSTO TOTAL PARA LA INSTALACION DE UN SISTEMA INDIVIDUAL DE FOSAS SEPTICAS POR SOLAR SON $1,500.00 DOLARES, INCLUYENDO EL COSTO DEL PERMISO REQUERIDO Y LICENCIA. EN ESTOS MOMENTOS TODAS LAS FOSAS SEPTICAS HAN SIDO INSTALADAS EN EL PROCESO DE LA APROVACION FINAL. A UN COSTO TOTAL DE $45,000.00. EL DEPARTAMENTO DE SALUBRIDAD DEL CONDADO DE HIDALGO HA INSPECCIONADO TODAS LAS FOSAS SEPTICAS Y AH APROBADO LA INSTALACION DE LAS FOSAS SEPTICAS DESDE _____

CERTIFICATION:

CON MI FIRMA, CERTIFICO QUE LOS SERVICIOS Y SISTEMAS DE AGUA Y DE DRENAJE, DESCRITOS EN ESTE DOCUMENTO CUMPLEN CON LAS NORM, SUBDIVISION RULES (LAS REGLAS GOBERNANDO A LAS SUBDIVISIONES). ADOPTADAS EL LA SECCION 16.343 DEL TEXAS WATER CODE (CODIGO DE AGUA TEXAS). CERTIFICO QUE LOS GASTOS PARA INSTALAR LOS SISTEMAS DE AGUA Y DE DRENAJE SON:

AGUA: EL SISTEMA/SERVICIO DE AGUA SERA INSTALADO Y COMPLETAMENTE CONSTRUIDO MENOS EL MEDIDOR MECANICO DE AGUA QUE COSTARA UN TOTAL DE $72,830.00
DRENAJE: SE ESTIMA QUE LAS FOSAS SEPTICAS COSTARAN $ 45,000.00 PARA TODA LA SUBDIVISION

SUBDIVIDER CERTIFICATION:

1.- BY COMPLETING THE IMPROVEMENTS DESCRIBED ON THE PLAT, SUBDIVIDER WILL COMPLY WITH MINIMUM STATE STANDARDS AND THAT (4) WATER QUALITY AND CONNECTIONS INCLUDING WATER METERS TO THE LOT MEET SUCH STANDARDS AND (5) SEWER CONNECTIONS TO THE LOT OR SEPTIC TANK MEET OR WILL MEET SUCH STANDARDS AND WILL BE BY STATE AND COUNTY REGULATIONS.

SUBDIVIDER STATEMENT:

1.- I ALBERT HANKS SUBDIVIDER OF VIRIDIAN ESTATES HEREBY CERTIFY SEWER PERMITS HAVE BEEN PAID AND ARE ON FILE WITH THE HIDALGO COUNTY HEALTH DEPARTMENT THAT ANY ADEQUATE DRINKING WATER SOURCE IS IMMEDIATELY AVAILABLE TO EACH LOT OF THE TYPE, QUALITY & 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.

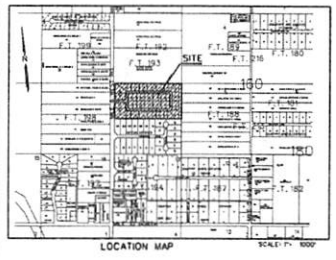
STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED ALBERT HANKS PROVED TO ME THROUGH THEIR TEXAS DEPARTMENT OF PUBLIC SAFETY DRIVER LICENSE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, WHO, BEING BY ME DULY SWORN, DECLARED THAT THEY STATEMENTS THEREIN ARE TRUE AND CORRECT AND ACKNOWLEDGED THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREBY EXPRESSED.

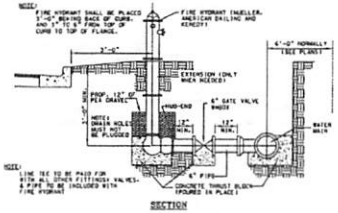
GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 2020

NOTARY PUBLIC, FOR THE STATE OF TEXAS

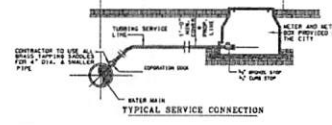
OWNER/DEVAMACHMENT LLC
ALBERT HANKS / MANAGER OF DEVAMACHMENT, LLC
ADDRESS: 502 E. EXPRESSWAY 83, SUITE G
WESLACO, TEXAS, 78596



LOCATION MAP SCALE: 1" = 1000'



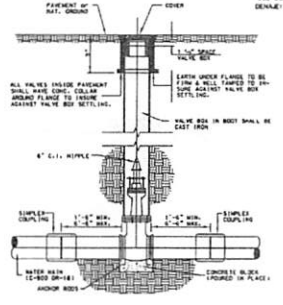
SECTION



TYPICAL SERVICE CONNECTION



SINGLE WATER SERVICE CONNECTION



TYPICAL VALVE and VALVE BOX INSTALLATION

Guillermo A. Arratia P.E. 9/16/2020
GUILLERMO A. ARRATIA
LICENSED PROFESSIONAL ENGINEER • 94001
526 N. 5TH ST.
DONNA, TEXAS. 78537

STATE OF TEXAS
GUILLERMO A. ARRATIA
94001
LICENSED PROFESSIONAL ENGINEER

COST ESTIMATES:

STREET PAVING:	$ 83,874.50
WATER SUPPLY SYSTEM	$ 51,830.00
SANITARY SEWER SYSTEM	$ 45,000.00
DRAINAGE	$ 56,156.00

INDEX TO SHEET OF VIRIDIAN ESTATES

SHEET 1	HEADING: INDEX: LOCATION MAP AND ETJ: PRINCIPAL CONTACTS: PLAT BLOCK WITH STREETS AND EASEMENT DEDICATIONS: LEGAL DESCRIPTION SHEETS
	TYPICAL LOT DETAIL: SURVEY NOTES: GENERAL SUBDIVISION PLAT NOTES AND RESTRICTIONS: OWNER'S DEDICATION: CERTIFICATION: AND ATTESTATION: COUNTY APPROVAL AND ATTESTATION: CERTIFICATE OF APPROVAL: REVISION NOTES: CITY COUNCIL CERTIFICATE OF PLAT APPROVAL: DESCRIPTION OF LOCATION OF SUBDIVISION WITH RESPECT TO THE LIMITS OF A MUNICIPALITY OR ITS EXTRATERRITORIAL JURISDICTION:
	TYPICAL WATER SERVICE CONNECTION: OWNER'S DEDICATION: CERTIFICATION: AND ATTESTATION:
	H.C.D.D. CERTIFICATION: H.C.D.D. NO. 8 CERTIFICATE OF APPROVAL: REVISION NOTES: H.C.M.R.D. CITY PLANNING AND CITY COMMISSION'S CERTIFICATION AND CITY COUNCIL CERTIFICATION
SHEET 2	WATER DISTRIBUTION AND ON-SITE SEWAGE FACILITY ENGINEERING REPORT (ENGLISH AND SPANISH VERSIONS): INCLUDING DESCRIPTION OF WATER AND WASTE WATER AND ENGINEER'S CERTIFICATION (ENGLISH AND SPANISH VERSIONS):
	TYPICAL WATER SERVICE CONNECTION: OWNER'S DEDICATION: CERTIFICATION: AND ATTESTATION:
SHEET 3	DRAINAGE REPORT: INCLUDING DESCRIPTION OF DRAINAGE AND HOW IT WILL SERVE THIS DEVELOPMENT: MAP OF TOPOGRAPHY AND DRAINAGE: AND ENGINEER'S CERTIFICATIONS: REVISION NOTES: CONSTRUCTION DETAILS

LOCATION OF SUBDIVISION WITH RESPECT TO THE EXTRATERRITORIAL JURISDICTION OF A MUNICIPALITY:

VIRIDIAN ESTATES IS LOCATED WITHIN HIDALGO COUNTY PRECINCT No. 1 IN THE CENTRAL EAST OF HIDALGO COUNTY ON THE EAST SIDE OF MILE 6 WEST ROAD, 1,980.00 FET NORTH OF MILE 10 NORTH ROAD. THE ONLY NEARBY MUNICIPALITY IS THE CITY OF WESLACO ACCORDING TO THE MAP IN THE OFFICE OF THE SECRETARY OF THE CITY OF WESLACO (POPULATION 37,791/2015 CENSUS) VIRIDIAN ESTATES LIES APPROXIMATELY 1.1 MILES FROM THE CITY LIMITS OF WESLACO AND LIES WITHIN THE CITY'S 3.5 MILE EXTRATERRITORIAL JURISDICTION (ETJ) UNDER LOCAL GOVERNMENT CODE § 42.021

REVISION NOTES

No.	SHEET	REVISION	DATE	APPROVED

PRINCIPAL CONTACTS:

	NAME	ADDRESS	CITY & ZIP	PHONE
OWNER:	ALBERT HANKS	502 E. EXPRESSWAY 83, SUITE G	WESLACO, TEXAS, 78596	956-420-0218
ENGINEER:	GUILLERMO A. ARRATIA	526 N. 5TH ST.	DONNA, TX 78537	(956) 784-0218
SURVEYOR:	REYNALDO RODLES	417 W. HUISACHE, ST.	WESLACO, TEXAS, 78596	956-968-2424

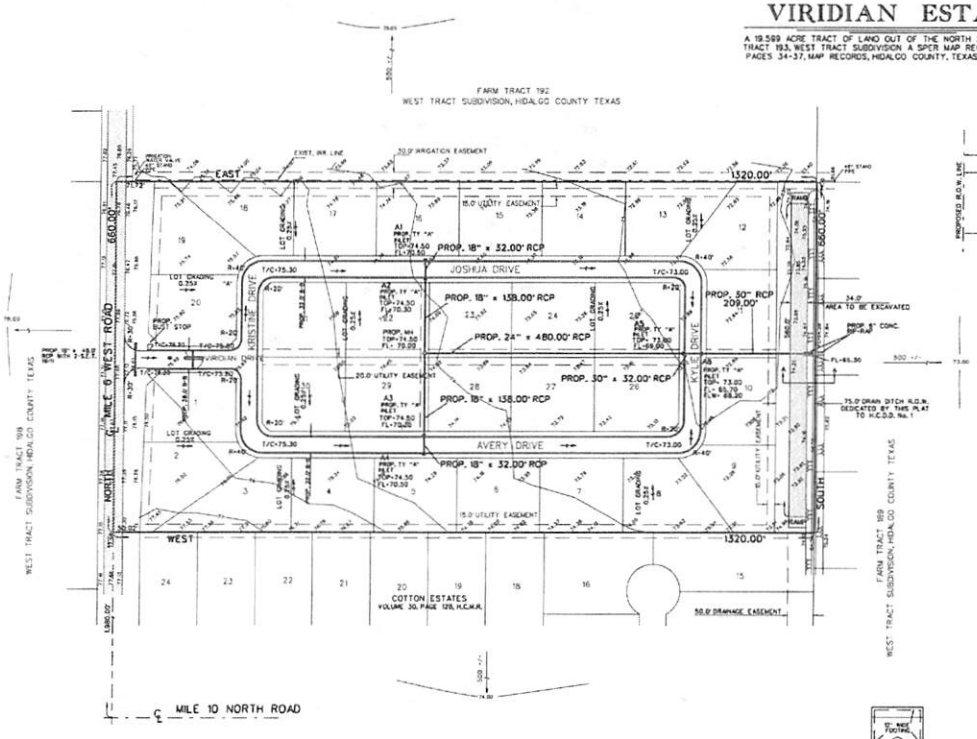
DATE OF PREPARATION: JUNE 7, 2020

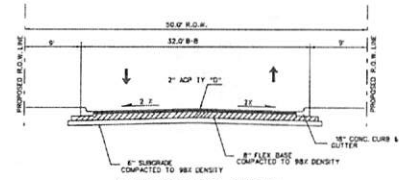
NAIN ENGINEERING, L.L.C.
CONSULTING ENGINEER
FIRM NO. F-9050
526 N. 5TH STREET
DONNA, TEXAS. 78537
PH. (956) 784-0218
E-MAIL: NAINENGINEERING@YAHOO.COM

VIRIDIAN ESTATES

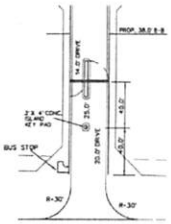
A 19.569 ACRE TRACT OF LAND OUT OF THE NORTH 20.00 ACRES OF FARM TRACT 193, WEST TRACT SUBDIVISION A SPCR MAP RECORDED IN VOLUME 2, PAGES 34-37, MAP RECORDS, HIDALGO COUNTY, TEXAS.

MAP OF TOPOGRAPHY AND DRAINAGE
MAPA DE TOPOGRAFIA Y DRENAJE

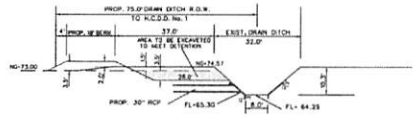




PROPOSED TYPICAL SECTION

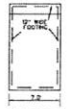


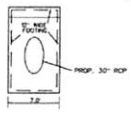
GATE DETAIL



DISCHARGE DETAIL
SECTION A-A

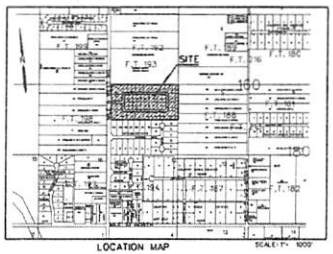
DRAINAGE DETENTION REQUIRED= 60,308CF
DRAINAGE DETENTION CAPACITY= 61,301 CF
AREA OF EXCAVATION = 103.93' SF x 590.0' = 61,301 CF





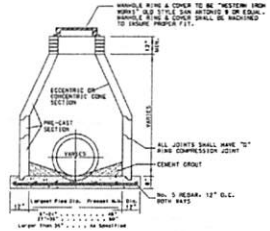
CONC. RIP-RAP DETAIL

NOTE:
CONCRETE TO HAVE 3000 PSI, 28 DAYS COMPRESSION STRENGHT
ALL REINFORCED STEEL SHALL BE GRADE 60

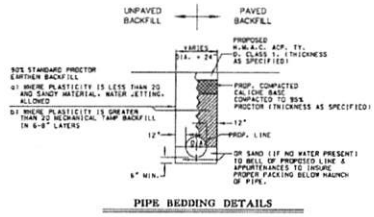


LOCATION MAP
SCALE: 1"= 1000'

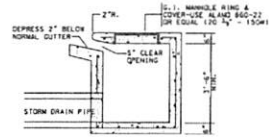
LOCATION OF SUBDIVISION WITH RESPECT TO THE EXTRATERRITORIAL JURISDICTION OF A MUNICIPALITY:
VIRIDIAN ESTATES IS LOCATED WITHIN HIDALGO COUNTY PRECINCT No. 1 IN THE CENTRAL EAST OF HIDALGO COUNTY ON THE EAST SIDE OF MILE 6 WEST ROAD, 1,980.00 FET NORTH OF MILE 10 NORTH ROAD. THE ONLY NEARBY MUNICIPALT IS THE CITY OF WESLACO ACCORDING TO THE MAP IN THE OFFICE OF THE SECRETARY OF THE CITY OF WESLACO POPULATION 37,391 (2015 CENSUS). VIRIDIAN ESTATES LIES APPROXIMATELY 1.1 MILES FROM THE CITY LIMITS OF WESLACO AND LIES WITHIN THE CITY'S 3.5 MILE EXTRATERRITORIAL JURISDICTION KETJI UNDER LOCAL GOVERNMENT CODE § 42.021



STANDARD STORM SEWER PRE-CAST CONCRETE MANHOLE

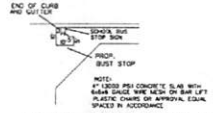


PIPE BEDDING DETAILS



ALL STEEL TO BE No. 4 BARS 12" SPACING IN BOTH DIRECTIONS.

TYPE "A" INLET



SCHOOL BUS STOP PICKUP AREA DETAIL

SHEET 3 OF 3

INDEX TO SHEET OF VIRIDIAN ESTATES

SHEET 1	HEADINGS INDEX, LOCATION MAP AND ETJ & PRINCIPAL CONTACTS
	PLAT NOTES, LEGEND AND ABBREVIATIONS, LEGAL DESCRIPTION (METES AND BOUNDS) SURVEYOR'S AND ENGINEER'S CERTIFICATES, & NOTES,
	DEDICATION, OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION, COUNTY APPROVAL
	CERTIFICATES, COUNTY CLERK'S RECORDING CERTIFICATE, HIDALGO COUNTY CERTIFICATE
	OF PLAT APPROVAL, DESCRIPTION OF CREATION OF SUBDIVISION WITH RESPECT TO THE
	CITY OF A MUNICIPALITY AND DESIGNATE THE PRECINCT THE PROJECT IS SITUATED.
	H.C.D.D. CERTIFICATION, SECTION 404 CERTIFICATE
	OF APPROVAL / REVISION NOTES, H.C.H.D., OTC PLANNING AND CITY COMMISSION'S
	CERTIFICATION AND CITY COUNCIL CERTIFICATION
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	(ENGLISH AND SPANISH VERSIONS) INCLUDING DESCRIPTION OF WATER AND WASTE
	WATER AND ENGINEER'S CERTIFICATION (ENGLISH AND SPANISH VERSIONS)
	TYPICAL WATER SERVICE CONNECTIONS, OWNER'S DEDICATION, CERTIFICATIONS,
	AND ATTESTATION
SHEET 3	DRAINAGE REPORT, INCLUDING DESCRIPTION OF DRAINAGE AND HOW IT WILL SERVE
	THIS DEVELOPMENTS MAP OF TOPOGRAPHY AND DRAINAGE, AND ENGINEER'S
	CERTIFICATION, REVISION NOTES, CONSTRUCTION DETAILS

DRAINAGE REPORT

AUGUST 22, 2020
DRAINAGE REPORT:
BY: GUILLERMO A. ARRATIA, P.E.

VIRIDIAN ESTATES
HIDALGO COUNTY, TEXAS

PROJECT LOCATION:
THE PROPERTY IS LOCATED ON THE EAST SIDE OF MILE 6 WEST ROAD, 1,980.00 FEET NORTH OF MILE 10 NORTH ROAD

FLOOD ZONE DESIGNATION: ZONE "X"
AREAS OF 500-YEAR FLOOD; AREAS 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.
C.P.N. 480324 0450 C MAP REVISED: JUNE 6, 2000

SOIL CONDITIONS:
A REVIEW OF THE SOIL SURVEY OF HIDALGO COUNTY INDICATES THE SUBJECT TRACT LIES IN AN AREA OF PREDOMINANTLY HIDALGO (233) (288) SANDY CLAY LOAM SOIL THAT HAS A POOR LOW SHRINK-SWALE POTENTIAL AND IS LISTED IN HYDROLOGICAL GROUP B.

EXISTING CONDITIONS:
THE SUBJECT TRACT IS CURRENTLY UNDEVELOPED. THE EXISTING TERRAIN HAS A GRADE OF APPROXIMATELY 0.1%. EXISTING RUNOFF (7.72 CFS) FROM THE SITE IS BY FORM OF SHEET FLOW RUNS TOWARDS THE EAST SIDE OF THIS TRACT.

PROPOSED CONDITIONS:
THE PROPOSED CONDITIONS FOR THIS SUBJECT TRACT CONSIST OF 30 RESIDENTIAL LOTS. THE STORM SEWER RUNOFF AFTER DEVELOPMENT WILL INCREASED 10.38 CFS FOR A TOTAL 18.1 CFS (NAME CALCULATED THAT 60,308 CF OF STORM RUNOFF FOR A 50 YEAR DESIGN FREQUENCY AND WILL BE OUT FALLING INTO A PROPOSED STORM SEWER SYSTEM PIPES RANGING FROM 18" AND 30" WITH CURB INLETS AND OUT FALLING INTO A DRAIN DITCH LOCATED ON THE EAST SIDE OF THIS SUBDIVISION AND DRAIN TO HIDALGO CAMERON COUNTY DRAINAGE DISTRICT NO.8, AND WILL BE DEDICATED TO H.C.D.D. NO. 1. DETENTION OF 60,308 CF WILL BE ACCOMPLISHED BY EXCAVATING THIS VOLUME ON SAID DRAIN DITCH.

CERTIFICATION:
BY MY SIGNATURE BELOW, I CERTIFY THAT THIS SUBDIVISION LIES IN A
THE SUBJECT TRACT LIES IN ZONE "X"(
AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD PLAIN.
C.P.N. 480334 0450 C MAP REVISED: JUNE 6, 2000
MAP REVISED TO REFLECT LOMR MAY-30-2002.
BASED ON GRAPHICAL REPRESENTATION ON DATE SIGN.

9/16/2020
GUILLERMO A. ARRATIA
LICENSED PROFESSIONAL ENGINEER NO. 94001
526 N. 5TH ST.
DONNA, TEXAS, 78537

STATE OF TEXAS
GUILLERMO A. ARRATIA
94001
LICENSED PROFESSIONAL ENGINEER

REVISION NOTES

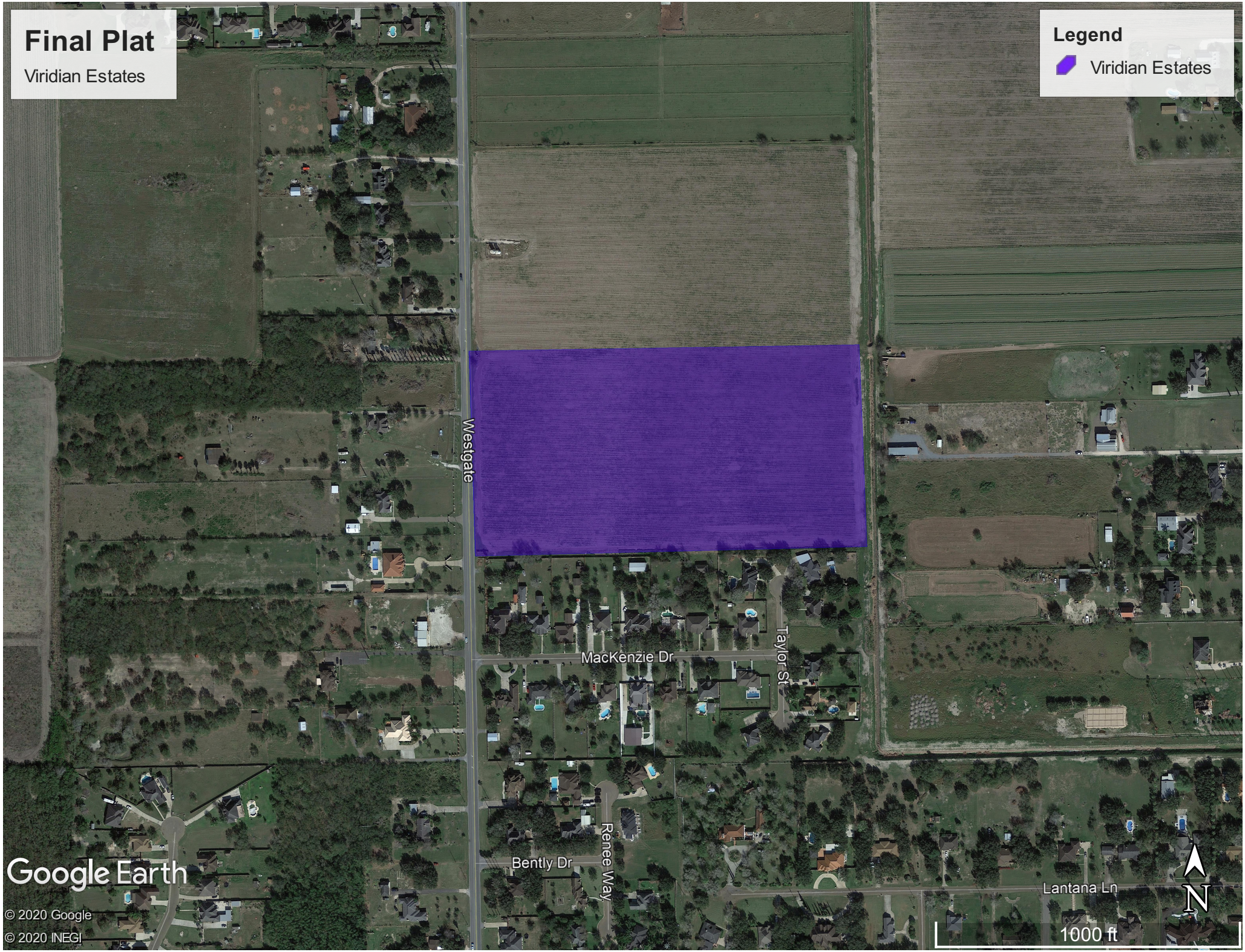
No.	SHEET	REVISION	DATE	APPROVED

DATE OF PREPARATION: JUNE 7, 2020

PRINCIPAL CONTACTS:

	NAME	ADDRESS	CITY & ZIP	PHONE
OWNER:	ALBERT HAWKS	502 E. EXPRESSWAY 83, SUITE G	WESLACO, TEXAS 78596	956-630-0218
ENGINEER:	GUILLERMO A. ARRATIA	526 N. 5TH ST.	DONNA, TX 78537	(956) 784-0218
SURVEYOR:	REYNALDO ROBLES	107 N. MUNCASTER ST.	WESLACO, TEXAS 78596	956-566-2422

NAIN ENGINEERING, L.L.C.
CONSULTING ENGINEER
526 N. 5TH STREET
DONNA, TEXAS. 78537
FIRM NO. F-9050
PH. (956) 784-0218
E-MAIL:NAINENGINEERING@YAHOO.COM


Final Plat
Viridian Estates
Legend
Viridian Estates
Westgate
MacKenzie Dr
Taylor St
Bently Dr
Renee Way
Lantana Ln
Google Earth
© 2020 Google
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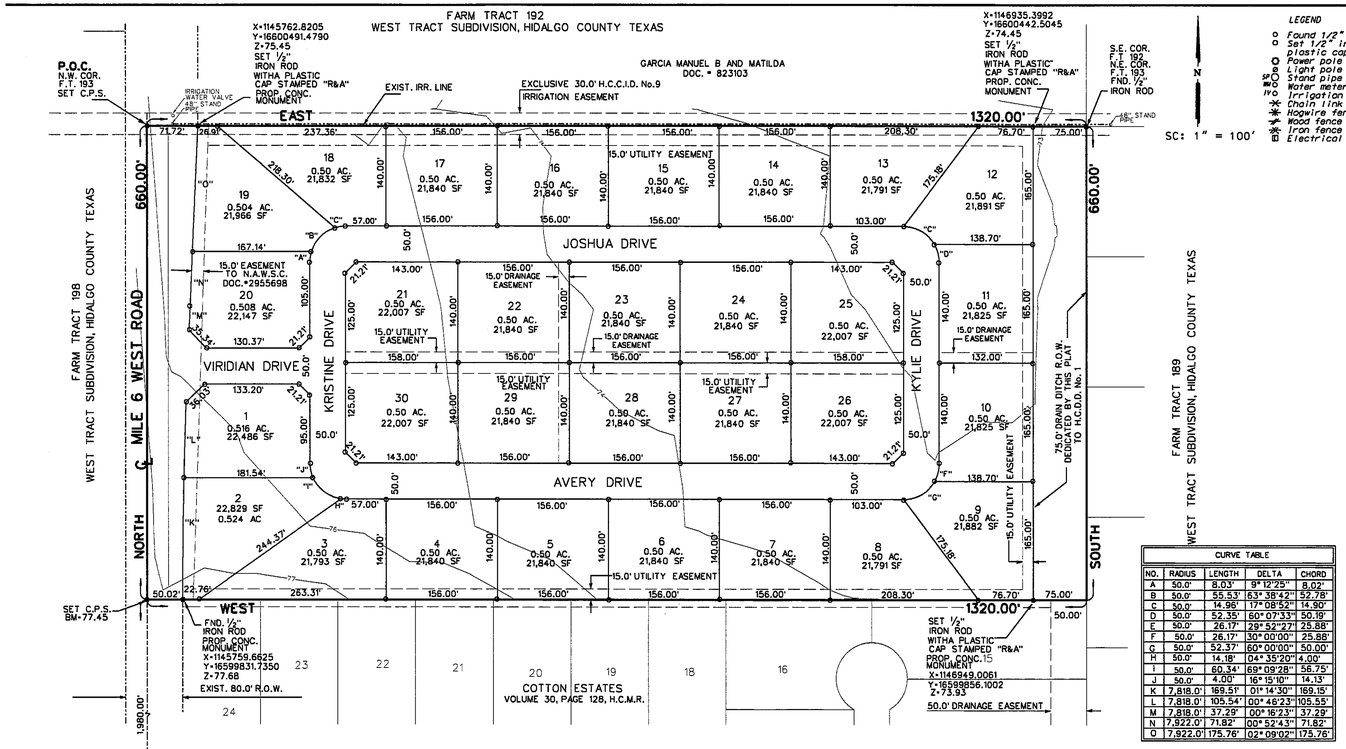


CURVE TABLE				
NO.	RADIUS	LENGTH	DELTA	CHORD
A	50.0'	8.03'	9°12'25"	8.02'
B	50.0'	55.53'	63°36'42"	52.78'
C	50.0'	14.96'	17°08'52"	14.90'
D	50.0'	52.35'	60°07'33"	50.19'
E	50.0'	26.17'	29°52'27"	25.88'
F	50.0'	26.17'	30°00'00"	25.88'
G	50.0'	52.37'	60°00'00"	50.00'
H	50.0'	14.18'	04°35'20"	4.00'
I	50.0'	60.34'	69°09'28"	56.75'
J	50.0'	4.00'	16°15'10"	14.13'
K	7,818.0'	169.51'	01°14'30"	169.15'
L	7,818.0'	105.54'	00°46'23"	105.55'
M	7,818.0'	37.29'	00°16'23"	37.29'
N	7,922.0'	71.82'	00°52'43"	71.82'
O	7,922.0'	175.76'	02°09'02"	175.76'

VIRIDIAN ESTATES
(PRIVATE SUBDIVISION)

A 19.599 ACRE TRACT OF LAND OUT OF THE NORTH 20.00 ACRES OF FARM TRACT 193, WEST TRACT SUBDIVISION A PER MAP RECORDED IN VOLUME 2, PAGES 34-37, MAP RECORDS, HIDALGO COUNTY, TEXAS.

METES AND BOUNDS

COMMENCING AT A COTTON PICKER SPINDLE SET ON THE CENTERLINE OF MILE 6 WEST ROAD FOR THE NORTHWEST CORNER OF SAID FARM TRACT 193 AND THE NORTHWEST CORNER OF SAID TRACT HEREIN DESCRIBED:

THENCE: EAST, WITH THE NORTH LINE OF SF SAID FARM TRACT 193 AND THE SOUTH LINE OF FARM TRACT 192, PASSING AT A DISTANCE OF 30.0 FEET TO A POINT FOR THE NORTHWEST CORNER OF A 0.44 OF ONE ACRE TRACT DESCRIBED IN DOCUMENT NUMBER 2955698 OF THE HIDALGO COUNTY OFFICIAL RECORDS, PASSING AT 71.72 FEET A ½-INCH IRON ROD WITH PLASTIC CAP STAMPED "R&A" SET FOR THE NORTHEAST CORNER OF SAID 0.44 OF ONE ACRE AND THE EAST RIGHT OF WAY LINE OF SAID MILE 6 WEST ROAD, AND CONTINUING FOR A TOTAL DISTANCE OF 1,320.00 FEET TO A ½ INCH IRON ROD FOUND FOR THE NORTHEAST CORNER OF SAID FARM TRACT 193, THE SOUTHEAST CORNER OF SAID FARM TRACT 192 AND THE NORTHEAST CORNET OF THIS TRACT HEREIN DESCRIBED:

THENCE: SOUTH, 660.00 FEET WITH THE EAST LINE OF FARM TRACT 193 AND THE WEST LINE OF FARM TRACT 189 TO A POINT FOR THE NORTHEAST CORNER OF COTTON ESTATES AS PER MAP RECORDED IN VOLUME 30, PAGE 128 OF THE HIDALGO COUNTY MAP RECORDS, AND FOR THE SOUTHEAST CORNER OF THIS TRACT HEREIN DESCRIBED:

THENCE: WEST, WITH THE NORTH LINE OF SAID COTTON ESTATES, PASING AT 75.00 A ½ INCH IRON ROD WITHA PLASTIC CAP STAMPED "R&A" SET ONLINE FOR REFERENCE, PASSING AT 1,269.98 FEET THE SOUTHEAST CORNER OF SAID 0.441 OF ONE ACRE TRACT AND THE EAST RIGHT OF WAY OF SAID MILE 6 WEST ROAD, FROM WHICH A FOUND ½ INCH IRON ROAD BEARS EAST 1.0 FEET, PASSING AT 1,290.00 FEET THE SOUTHWEST CORNER OF SAID 0.441 OF ONE ACRE TRACT, CONTINUING FOR A TOTAL DISATNCE OF 1,320.00 FEET TO A COTTON PICKER SPINDLE SET ON THE WEST LINE OF FARM TRACT 193 AND THE CENTERLINE OF SAID MILE 6 WEST ROAD FOR THE NORTHWEST CORNER OF SAID COTON ESTATES AND THE SOUTHWEST CORNER OF SAID TRACT HEREIN DESCRIBED:

THENCE: NORTH, 660.00 FEET WITH THE WEST LINE OF SAID FARM TRACT 193, THE EAST LINE OF FARM TRACT 198 AND THE CENTERLINE OF SAID MILE 6 WEST ROAD TO THE POINT OF BEGINNING AND CONTAINING 20.00 ACRES OF LAND MORE OR LESS, SAVE AND EXCEPT A 0.441 OF ONE ACRE CONVEYED TO THE COUNTY OF HIDALGO BY DOCUMENT NUMBER 2905944, LEAVING 19.559 ACRES OF LAND MORE OR LESS.

RIGHT OF WAY EASEMENT

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED, OWNERS OF THE PROPERTY SHOWN ON THIS PLAT, THEIR SUCCCESSORS, 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, AN EXCLUSIVE 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(S) IS INSTALLED, THE EASEMENT HEREIN GRANTED SHALL BE LIMITED TO A STRIP OF LAND 15'IN WIDTH, THE CENTER LINE THEREOF BEGIN 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 WATERLINE 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 HERBY GRANTED SHALL BE LIMITED TO A STRIP OF LAND 15'IN WIDTH, THE CENTER LINE THEREOF BEING THE PIPELINE AS RELOCATED. THE CONSIDERATION RECITED HERIN 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 CONVENANTS THAT IT IS THE OWNER OF THE ABOVE-DESCRIBED LANDS AND THAT SAID LANDS ARE FREE AND CLEAR OF ALL ENCUMBRANCES AND LIES EXCEPT THE FOLLOWING: THE EASEMENT CONVEYED HEREIN WAS OBTAINED OR IMPROVED THROUGHT 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.

WITNESS WHEREOF THE SAID GRANTOR EXECUTED THIS INSTRUMENT THIS _____ DAY OF_____ ,2020

OWNER: DIIMANAGMENT LLC
ALBERT HANKS - MANAGER OF DIIMANAGMENT, LLC
ADDRESS: 502 E. EXPRESSWAY 83, SUITE G
WESLACO, TEXAS. 78596

COUNTY OF HIDALGO
CERTIFICATE OF PLAT APPROVAL

I THE UNDERSIGNED CERTIFY THAT THIS PLAT OF VIRIDIAN ESTATES WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARMENT ON _____.

_____ DATE
HIDALGO COUNTY ENVIRONMENTAL HEALTH DIVISION MANAGER

HIDALGO COUNTY
CERTIFICATE OF PLAT APPROVAL
UNDER LOCAL GOVERNMENT CODE § 232.028(a)

WE THE UNDERSIGNED CERTIFY THAT THIS PLAT OF VIRIDIAN ESTATES WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONERS COURT ON _____ _____, 2020

_____ DATE
HIDALGO COUNTY JUDGE

ATTEST:_____
HIDALGO COUNTY CLERK DATE

COUNTY COURT COUNTY OF HIDALGO, TEXAS

FILED FOR RECORD IN
HIDALGO COUNTY
ARTURO GUAJARDO, JR.
HIDALGO COUNTY CLERK

ON: _____ AT _____ AM/PM
INSTRUMENT NUMBER_____
OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS
BY:_____ DEPUTY

DATE OF PREPARATION: JUNE 7, 2020

STATE OF TEXAS
COUNTY OF HIDALGO

I, (WE), THE UNDERSIGNED, OWNER(S) OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED AS VIRIDIAN ESTATES DOES HEREBY DEDICATE TO THE COUNTY OF HIDALGO, AND THOSE WHO MAY NOW OR HEREAFTER HOLD FRANCHISED UNDER SAID COUNTY, THE EASEMENTS SHOWN AND THE USE OF PRIVATE STREETS AND EASEMENTS SHOWN, THE STREETS AND EASEMENTS ARE RESTRICTED TO THE EMPLOYEES OR AGENTS OF SAID COUNTY, EMPLOYEES OF THE UTILITIES OPERATING UNDER FRANCHISE OF THE COUNTY, AND RESIDENTS OF THE SUBDIVISION AND THEIR GUESTES.

OWNER: DIIMANAGMENT LLC
ALBERT HANKS - MANAGER OF DIIMANAGMENT, LLC
ADDRESS: 502 E. EXPRESSWAY 83, SUITE G
WESLACO, TEXAS. 78596

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED ALBERT HANKS PROVED TO BE THROUGH THEIR TEXAS DEPARTMENT OF PUBLIC SAFETY DRIVER LICENSE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, WHO, BEING BY ME DULY SWORN, DECLARED THAT THEIR STATEMENTS THEREIN ARE TRUE AND CORRECT AND ACKNOWLEDGED THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREBY EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 2020

_____
NOTARY PUBLIC, FOR THE STATE OF TEXAS

APPROVED BY DRAINAGE DISTRICT:

HIDALGO COUNTY DRAINAGE DISTRICT NO.1 HEREBY CERTIFIES THAT THE DRAINAGE PLANS FOR THIS SUBDIVISION COMPLY WITH THE MINIMUM STANDARDS OF THE DISTRICT ADOPTED UNDER TEXAS. WATER CODES 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 THEIR DETERMINATIONS.

HIDALGO COUNTY DRAINAGE DISTRICT NO.1

_____ _____
RAUL E. SESIN, P.E., C.F.M. DATE
GENERAL MANAGER

THIS PLAT IS APPROVED BY THE HIDALGO AND CAMERON COUNTIES IRRIGATION DISTRICT No. 9

DATED THIS _____ DAY OF _____, 2020

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 H.C.C.I.D. No. 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. HCCID No. 9 WILL NOT BE RESPONSIBLE FOR STORM/DRAINAGE WATER SYSTEM TO ANY LOT WITHIN THIS SUBDIVISION. AS WELL HCCID No. 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 EXPENSE.
4. HCCID No. 9 HAS NOT REVIEWED AND DOES NOT CERTIFY THAT THE STORM SEWER OR UTILITIES SYSTEMS DESCRIBED ARE APPROPIATE FOR THE PARTICULAR SUBDIVISION, BASED ON GENERALLY ACCEPTED ENGINEERING CRITERIA. THE DEVELOPER AND HIS ENGINEER ARE RESPONSIBLE FOR THEIR DETERMINATIONS.

_____
GENERAL MANAGER
HIDALGO & CAMERON COUNTIES IRRIGATION DISTRICT No. 9

I, THE UNDERSIGNED, THE MAYOR 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.

_____ _____ _____
MAYOR, CITY OF WESLACO DATE CITY SECRETARY DATE

THIS SUBDIVISION PLAT OF VIRIDIAN ESTATES HAS BEEN SUBMITED SUBDIVISION TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF WESLACO, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION.
DATED THIS _____ DAY OF _____, 2020 A.D.

_____
CHAIRMAN, PLANNING & ZONING COMMISSION

STATE OF TEXAS
COUNTY OF HIDALGO

I, THE UNDERSIGNED, REYNALDO ROBLES, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND WAS CORRECTLY MADE AND PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.

_____
REYNALDO ROBLES
REG. PROFESSIONAL LAND SURVEYOR • 4032
P.O. BOX 476
107 W. HUISACHE ST.
WESLACO, TEXAS. 78596
PH. 956-968-2422

STATE OF TEXAS
COUNTY OF HIDALGO

I, THE UNDERSIGNED, GUILLERMO A. ARRATIA, A LICENSED PROFESSIONAL ENGINEER, IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT.

Guillermo A. Arratia P.E 11/4/2020

GUILLERMO A. ARRATIA
LICENSED PROFESSIONAL ENGINEER No. 94001
526 N. 5TH ST.
DONNA, TEXAS. 78537

STATE OF TEXAS · GUILLERMO A. ARRATIA · 94001 · LICENSED PROFESSIONAL ENGINEER

SHEET 1 OF 3

GENERAL NOTES:

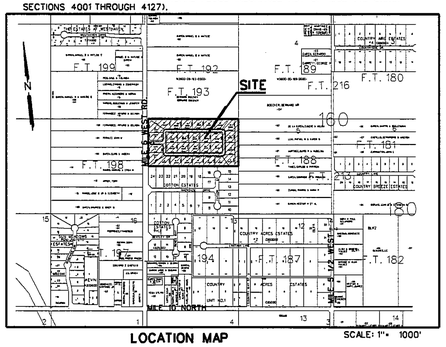
1. MIN. BUILDING SETBACK LINES:
FRONT 25.0'
FRONT 50.0' IF COMMERCIAL USE FOR LOTS 1,2, 19 AND 20
CORNER 10.0' OR EASEMENT WHICH EVER IS GREATER
REAR 25.0' OR EASEMENT WHICH EVER IS GREATER
18.00' GARAGE / CAR PORT FRONT SET BACK

2. MINIMUM FINISH FLOOR NOTE:
MINIMUM FINISH FLOOR ELEVATION SHALL BE 18" ABOVE TOP OF CURB 18" ABOVE NATURAL GROUND, WHICHEVER IS GREATER
ELEVATION CERTIFICATE MAY BE REQUIRED FOR LOTS LOCATED OUTSIDE A DESIGNATED FLOOD ZONE AT THE TIME FOR APPLICATION FOR CONSTRUCTION TO VERIFY PRE AND POST CONSTRUCTION FINISH FLOOR ELEVATIONS. AN ELEVATION CERTIFICATE SHALL BE REQUIRED FOR ALL LOTS WITHIN A DESIGNATED FLOOD ZONE AT THE TIME FOR A DEVELOPMENT PERMIT APPLICATION. MIN. F.F. ELEV.=74.50

3. ● -DENOTES ½" IRON ROD FOUND UNLESS OTHERWISE NOTED.
O -DENOTES ½" IRON ROD SET UNLESS OTHERWISE NOTED.
^ -DENOTES NAIL FOUND UNLESS OTHERWISE NOTED.

4.- *BENCH MARK =70.45' C.P.S SET AT THE SOUTHWEST CORNER OF THIS SUBDIVISION. NAVD 88*

5. FLOOD ZONE DESIGNATION: ZONE "X"
AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD PLAIN.
C.P.N. 480334 0450 C MAP REVISED: JUNE 6, 2000
MAP REVISED TO REFLECT LOMR: MAY-30-2002.
CONSTRUCTION OF RESIDENTIAL HOUSING WITHIN ANY OF THE SUBDIVISION THAT IS IN THE 100-YEAR FLOOD PLAIN IS PROHIBITED UNLESS THE HOUSING QUALIFIES FOR FOR INSURANCE UNDER THE NATIONAL FLOOD INSURANCE ACT OF 1968 (42 U.S.C. SECTIONS 4001 THROUGH 4127).



LOCATION MAP SCALE: 1"= 1000'

LOCATION OF SUBDIVISION WITH RESPECT TO THE EXTRATERRITORIAL JURISDICTION OF A MUNICIPALITY:

VIRIDIAN ESTATES IS LOCATED WITHIN HIDALGO COUNTY PRECINCT No. 1 IN THE CENTRAL EAST OF HIDALGO COUNTY ON THE EAST SIDE OF MILE 6 WEST ROAD, 1,980.00 FET NORTH OF MILE 10 NORTH ROAD. THE ONLY NEARBY MUNICIPALY IS THE CITY OF WESLACO ACCORDING TO THE MAP IN THE OFFICE OF THE SECRETARY OF THE CITY OF WESLACO (POPULATION 37,791 (2015 CENSUS). VIRIDIAN ESTATES LIES APPROXIMATELY 1.1 MILES FROM THE CITY LIMITS OF WESLACO AND LIES WITHIN THE CITY'S 3.5 MILE EXTRATERRITORIAL JURISDICTION (ETJ) UNDER LOCAL GOVERNMENT CODE § 42.021

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 50.305 CUBIC -FEET 1.38 ACRE-FEET) OF STORM WATER RUNOFF. DRAINAGE DETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS FOLLOWS: THE DRAINAGE FOR THIS DEVELOPMENT WILL BE SELF-CONTAINED WITHIN THE SUBDIVISION
THE DEVELOPER SHALL BE RESPONSIBLE FOR DETAINING AND ACCOMMODATING MORE THAN THE DETAINED VOLUME SHOWN ON THIS PLAT IF IT IS DETERMINED, AT THE PERMIT STAGE, THAT THE DETENTION REQUIREMENTS ARE GREATER THAN STATED ON THIS PLAT, DUE TO THE IMPERVIOUS ARE BEING GREATER THAN THE PLAT ENGINEER CONSIDERED IN THE HYDRAULIC CALCULATIONS FOR THIS SUBDIVISION

7. 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.

8. GENERAL NOTE FOR SINGLE FAMILY RESIDENCES:
NO MORE THAN ONE-SINGLE FAMILY DETACHED DWELLING SHALL BE LOCATED ON EACH LOT. (ANY OTHER USE SHALL REQUIRE PLANNING DEPARTMENT, OFFICE OF ENVIRONMENTAL COMPLIANCE, HEALTH DEPARTMENT AND FIRE MARSHALL APPROVAL). APPLICATIONS FOR CONSTRUCTION ARE REQUIRED PRIOR TO OCCUPYING THE LOT.

9. ON-SITE SEWAGE FACILITIES (OSSF) NOTE:
THIS SUBDIVISION SHALL USE ON-SITE SEWAGE FACILITIES IN ACCORDANCE WITH TCEQ AND HIDALGO COUNTY REGULATIONS FOR SEWAGE DISPOSAL.
THE SUBDIVIDER IS RESPONSIBLE FOR PROVIDING AN OSSF ON ALL LOTS.

A. OSSF SYSTEM IS BEING DESIGNED FOR DISPOSAL OF DOMESTIC SEWERAGE ONLY. A SEPARATE DESIGN SHALL BE SUBMITTED FOR COMMERCIAL USE.

B. EACH LOT ON THIS PLAT COMPLIES WITH THE MINIMUM 21.780 SQUARE FEET LOT AREA WITH POTABLE WATER SUPPLY.

C. OSSF SYSTEM SHALL REQUIRE INSPECTION AND APPROVAL BY HIDALGO COUNTY AUTHORIZED DEPARTMENT

D. SOIL ANALYSIS HAVE BEEN SUBMITTED TO THE AUTHORIZED HIDALGO COUNTY DEPARTMENT AND EXCERPTS MAY BE ALSO SEEN ON THE UTILITY LAYOUT FOR THIS SUBDIVISION AS SUBMITTED TO THE HIDALGO COUNTY PLANNING DEPARTMENT. THE ENGINEER HAS DETERMINED THAT THE SOIL IS SUITABLE FOR A STANDARD SEPTIC TANK AND ABSORPTIVE DRAINFIELD SYSTEM.

E. APPROVED "OSSF" PERMIT APPLICATION IS REQUIRED INCLUDING INDIVIDUAL LOT PLANNING MATERIALS PRIOR TO OCCUPYING A LOT.

F. A SPECIAL DESIGN IS REQUIRED FOR ALL OSSF SYSTEMS LOCATED WITH IN A DESIGNATED FLOOD ZONE. THE DESIGN SHALL INCLUDE BUT NOT LIMITED TO THE FOLLOWING ITEMS:

1. ANCHORING OF SEPTIC TANK(s)
2. BACK FLOW VALVES
3. SEPTIC TANK COVER SHALL BE ABLE TO SEAL

10. THERE ARE NO WATER WELLS WITHIN 150 FEET FROM THE BOUNDARIES OF THIS SUBDIVISION

11. ALBERT HANKS.. THE OWNER & SUBDIVIDER OF VIRIDIAN ESTATES RETAINS AN EASEMENT UPON EACH LOT FOR THE PURPOSE OF INSTALLING AN APPROVED OSSF ON THE LOT AS DESCRIBED ON SHEET No. 2 OF THIS PLAT.

12. EACH PURCHASED CONTRACT MADE BETWEEN A SUBDIVIDER AND PURCHASER OF A LOT IN THIS SUBDIVISION SHALL CONTAIN A STATEMENT DESCRIBING HOW AND WHEN WATER. SEWER. ELECTRICITY. AND GAS SERVICES WILL BE MADE AVAILABLE TO THE SUBDIVISION.

13. ALL PUBLIC UTILITIES EASEMENTS DEDICATED BY THIS PLAT SHALL BE A MINIMUM WIDTH OF 15.00 FEET AS PER THE HIDALGO COUNTY MODEL SUBDIVISION RULES. BY SIGNING THIS PLAT DEVELOPER AND ENGINEER CERTIFY THAT ALL OTHER EASEMENTS SHOWN COMPLY WITH THE SIZE REQUIRED BY EACH UTILITY PROVIDER OCCUPANCY AN EASEMENT.

14. AN OFF-STREET PARKING LOT SITE PLAN & DRAINAGE PLAN APPROVAL BY THE HIDALGO COUNTY PLANNING DEPARTMENT, OFFICE OF ENVIRONMENTAL COMPLIANCE SHALL BE REQUIRED FOR COMMERCIAL USE AT THE TIME OF APPLICATION FOR CONSTRUCTION PRIOR TO THE ISSUANCE OF A BUILDING AND/OR DEVELOPMENT PERMIT. NO WATER OR LIGHT CLEARANCES SHALL BE ISSUED UNTIL THE SITE PLAN, DRAINAGE PLAN AND OSSF PLAN ARE APPROVED AND PROPOSED IMPROVEMENTS ARE CONSTRUCTED IN ACCORDANCE WITH COUNTY AND STATE STANDARDS.

15. FIRE HYDRANTS INSTALLED WITHIN THE CORPORATION'S DISTRIBUTION SYSTEM ARE PROVIDED AT THE CONVENIENCE OF THE CORPORATION AND DO NOT IMPLY ANY RESPONSIBILITY ON THE PART OF THE CORPORATION TO MEET FIRE FLOW REQUIREMENTS.

16. IF THE PURCHASER(S) OF A LOT REQUIRES A COMMERCIAL LOT & SUBSEQUENTLY DETERMINE THAT A LARGER METER IS REQUIRED.

17. ALL LOTS SHALL HAVE A POST DEVELOPEMT FINISHED GRADE FROM THE REAR OF THE LOT TO THE CURB AND/OR ROADSIDE DITCH AT A 0.25% SLOPE TO ACCOMPLISH POSITIVE DRAINAGE. THIS IS IN ACCORDANCE WITH HIDALGO COUNTY APPENDIX 5: COUNTY CONSTRUCTION SPECIFICATIONS 3.1.4

18. STREET LIGHTS MUST BE AT EVERY 300 FEET

19. A 5.0' CONC SIDEWALK IS REQUIRED ALONG EXTERIOR PERIMETER UPON THE THE ISSUANCE OF BUILDING PERMIT

20. A 4.0' CONC SIDEWALK IS REQUIRED ALONG ALLINTERIOR STREET PERIMETER UPON THE THE ISSUANCE OF BUILDING PERMIT

21. NO ACCESS WILL BE ALLOWED FROM MILE 6 WEST FOR LOTS 1,2,19 AND 20

22. ALL PRIVATE STREET, INCLUSIVE OF MEDIAN ISLANDS AND THE SENTRY SHELTERS, PLUS ANY ACCOMPANYING STROM DRAINAGE, STREET LIGHTING, AND/OR SIDEWALKS, SHALL BE PRIVATELY MAINTAINED BY THE HOMEOWNER'S ASSOCIATION. ALSO, ALL PERIMETER WALLS AND FENCES SHALL BE UNDER THE OWNERSHIP AND THE EXCLUSIVE RESPONSIBILITY OF THE HOMEOWNER'S ASSOCIATION FOR THE PURPOSES OF ENCLOSED PRIVACY, SECURITY AND REPAIR

23. AFTER RECORDING OF THE PLAT'S CONDITIONS, CONVENANTS, AND RESTRICTIONS (CCRs) TO ASSURE MAINTENANCE OF COMMON AREAS AND MEDIAN ISLANDS, ETC., A BUILDING PERMIT APPLICATION MAY BE FIELD WITH THE CITY OF WESLACO FOR ANY PROPOSED GATED ENTRY MECHANISMS WHEREAFTER IT SHALL BE REVIEWED FOR APPROVAL OR DESAPPROVAL BY TH CITY INCLUDING THE FIRE MARSHALL'S OFFICE. IN NO CASE SHALL GATE(S) BE INSTALLED WHERE A BUILDING PERMIT HAS NOT BEEN ISSUED.

24. THE HOMEOWNER'S ASSOCIATION AND/OR EVERY LOT OWNER SHALL HOLD THE CITY OF WESLACO, TEXAS, HARMLESS AND INDEMNIFYSAID CITY FROM ANY AND ALL LIABILITY AND ALLEGED CLAIMS RELATING TO SAID PRIVATE STREETS. THE LOT OWNER'S SHALL BE RESPONSIBLE FOR THE COSTS TO MAINTAIN THE PRIVATE STREETS, ACCOMPANYING STORM DRAINAGE, PRIVATE SIDEWALKS PRIVATE STREET LIGHTS, AND ANY OTHER PRIVATE IMPROVEMENTS IN THE PRIVATE STREET AREA.

25. THE OWNER(S)/DEVELOPER(S) SHALL SIGN AND RECORD AN INDEMNIFICATION AGREEMENT HOLDING HARMLESS THE CITY OF WESLACO AND INDEMNIFYING IT FROM ALL OBLIGATIONS TO MAINTAIN SAID STREETS AND FROM THE HABILITY ARISING OUT OF OR INCIDENT TO SUCH STREETS.

26. THE DEVELOPER SHALL SIGN AND RECORD A PRIVATE STREET AGREEMENTON A FORM ESTABLISHED BY THE CITY OF WESLACO AFTER CONSULTATION WITH THE CITY ATTORNEY.

REVISION NOTES

No.	SHEET	REVISION	DATE	APPROVED

PRINCIPAL CONTACTS:

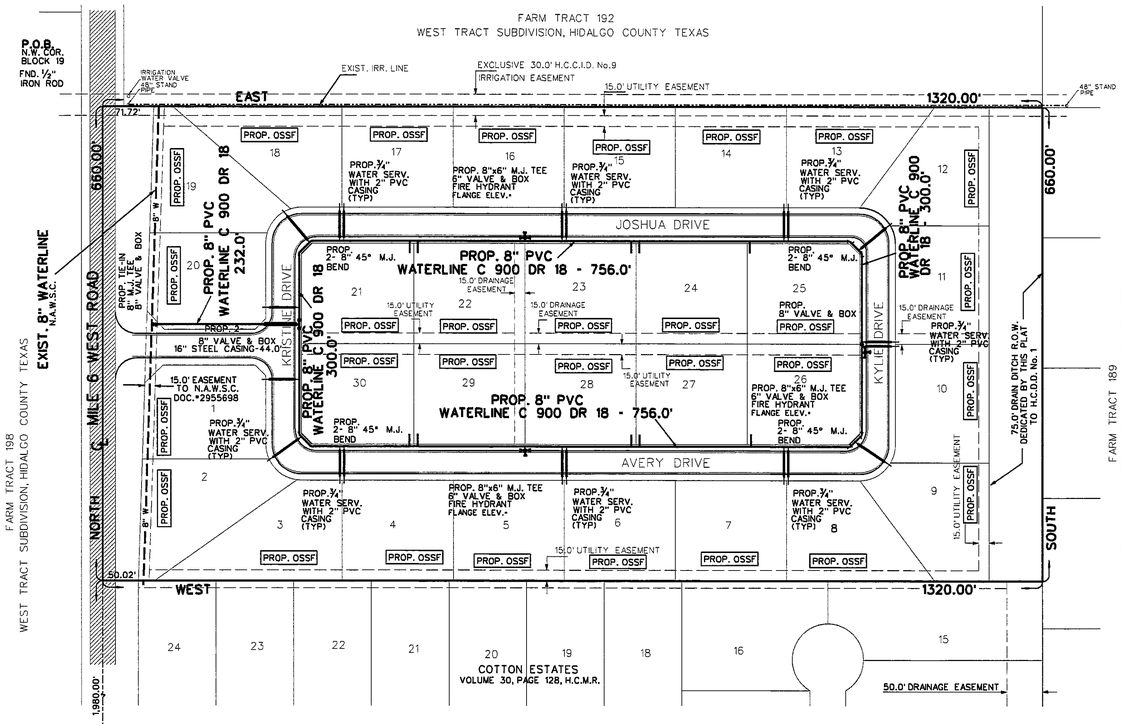
	NAME	ADDRESS	CITY & ZIP	PHONE
OWNER:	ALBERT HANKS	502 E. EXPRESSWAY 83, SUITE G	WESLACO, TEXAS. 78596	956-630-0216
ENGINEER:	GUILLERMO A. ARRATIA	526 N. 5TH ST.	DONNA, TX 78537.	(956) 784-0218
SURVEYOR:	REYNALDO ROBLES	107 W. HUISACHE ST.	WESLACO, TEXAS. 78596	956-968-2422

NAIN ENGINEERING, L.L.C.
CONSULTING ENGINEER
526 N. 5TH STREET
DONNA, TEXAS. 78537
FIRM NO. F-9050
PH. (956) 784-0218
E-MAIL:NAINENGINEERING@YAHOO.COM

INDEX TO SHEET OF VIRIDIAN ESTATES

SHEET 1	HEADING: INDEX: LOCATION MAP AND ETJ: PRINCIPAL CONTACTS: PLAT WITH LOTS, STREETS, AND EASEMENT DESIGNATIONS: LEGAL DESCRIPTION (METES AND BOUNDS): SURVEYOR'S AND ENGINEER'S CERTIFICATION: PLAT NOTES AND RESTRICTIONS: OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION: COUNTY APPROVAL CERTIFICATE: COUNTY CLERK'S RECORDING CERTIFICATE: HIDALGO COUNTY CERTIFICATE OF PLAT APPROVAL: DESCRIPTION OF LOCATION OF SUBDIVISION WITH RESPECT TO THE ETJ OF A MUNICTIPALITY AND DESIGNATE THE PRECINCT THE PROJECT IS SITUATED: H.C.D.D. CERTIFICATION: H.C.C.I.D. No. 9 CERTIFICATE OF APPROVAL: REVISION NOTES. H.C.H.D. CITY PLANNING AND CITY COMMISSION'S CERTIFICATION AND CITY COUNCIL CERTIFICATION
SHEET 2	WATER DISTRIBUTION AND ON-SITE SEWAGE FACILITY. ENGINEERING REPORT (ENGLISH AND SPANISH VERSION): INCLUDING DESCRIPTION OF WATER AND WASTE WATER AND ENGINEER'S CERTIFICATION (ENGLISH AND SPANISH VERSION): TYPICAL WATER SERVICE CONNECTION: OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION
SHEET 3	DRAINAGE REPORT INC

MAP OF WATER DISTRIBUTION SYSTEM



VIRIDIAN ESTATES

A 19.599 ACRE TRACT OF LAND OUT OF THE NORTH 20.00 ACRES OF FARM TRACT 193, WEST TRACT SUBDIVISION A SPER MAP RECORDED IN VOLUME 2, PAGES 34-37, MAP RECORDS, HIDALGO COUNTY, TEXAS.

SUBDIVIDER CERTIFICATION:

1.- BY COMPLETING THE IMPROVEMENTS DESCRIBED ON THE PLAT. SUBDIVIDER WILL COMPLY WITH MINIMUM STATE STANDARDS AND THAT (a) WATER QUALITY AND CONNECTIONS INCLUDING WATER METERS TO THE LOT MEET SUCH STANDARDS AND (b) SEWER CONNECTIONS TO THE LOT OR SEPTIC TANK MEET OR WILL MEET SUCH STANDARDS AND WILL BE BY STATE AND COUNTY REGULATIONS.

SUBDIVIDER STATEMENT:

1.- I ALBERT HANKS SUBDIVIDER OF VIRIDIAN ESTATES HEREBY CERTIFY SEWER PERMITS HAVE BEEN PAID AND ARE ON FILE WITH THE HIDALGO COUNTY HEALTH DEPARMENT THAT ANY ADEQUATE DRINKING WATER SOURCE IS IMMEDIATELY AVAILABLE TO EACH LOT OF THE TYPE, QUALITY & QUANTITY TO ENABLE EACH PERSON PURCHASING A LOT HAVE ADEQUATE WATER TO COMPL WITH THE REGULATIONS AND THE LAWS TO THE STATE AS REQUIRED BY STATE AND COUNTY REGULATIONS.

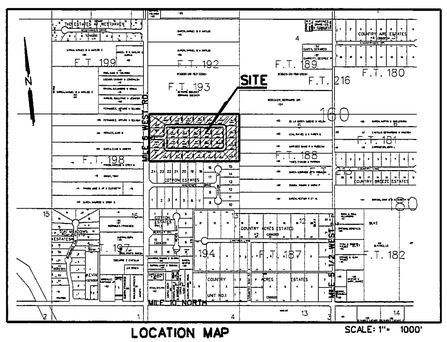
STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED ALBERT HANKS PROVED TO BE THROUGH THEIR TEXAS DEPARTMENT OF PUBLIC SAFETY DRIVER LICENSE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, WHO, BEING BY ME DULY SWORN, DECLARED THAT THEIR STATEMENTS THEREIN ARE TRUE AND CORRECT AND ACKNOWLEDGED THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREBY EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS ____ DAY OF _____, 2020

NOTARY PUBLIC, FOR THE STATE OF TEXAS

OWNER: DIMANAGMENT LLC
ALBERT HANKS - MANAGER OF DIMANAGMENT, LLC
ADDRESS: 502 E. EXPRESSWAY 83, SUITE G
WESLACO, TEXAS. 78596



LOCATION MAP SCALE: 1"= 1000'

LOCATION OF SUBDIVISION WITH RESPECT TO THE EXTRATERRITORIAL JURISDICTION OF A MUNICIPALITY:

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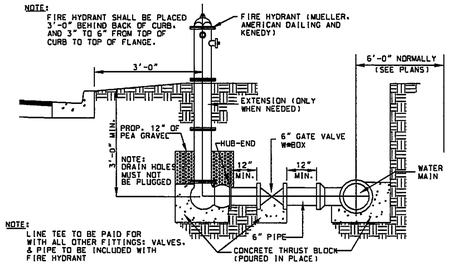
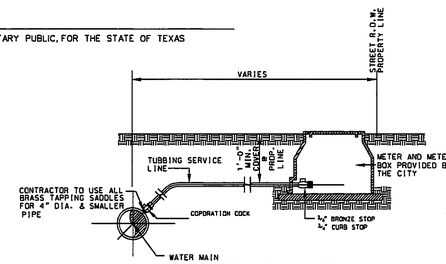
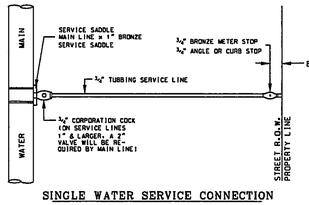


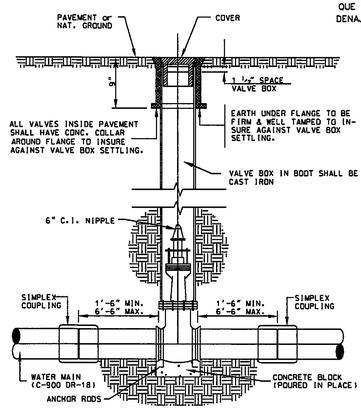
SECTION



TYPICAL SERVICE CONNECTION



SINGLE WATER SERVICE CONNECTION



TYPICAL VALVE and VALVE BOX INSTALLATION

REVISION NOTES

No.	SHEET	REVISION	DATE	APPROVED

PRINCIPAL CONTACTS:

	NAME	ADDRESS	CITY & ZIP	PHONE
OWNER:	ALBERT HANKS	502 E. EXPRESSWAY 83, SUITE G	WESLACO, TEXAS. 78596	956-630-0216
ENGINEER:	GUILLERMO A. ARRATIA	526 N. 5TH ST.	DONNA, TX 78537.	(956) 784-0218
SURVEYOR:	REYNALDO ROBLES	107 W. HUISACHE ST.	WESLACO, TEXAS. 78596	956-968-2422

FINAL WATER AND SEWER ENGINEERING REPORT

WATER SUPPLY: DESCRIPTION, COST, AND OPERABILITY DATE:

VIRIDIAN ESTATES WILL BE PROVIDED WITH POTABLE WATER BY THE NORTH ALAMO WATER SUPPLY (N.A.W.S.C.) THE SUBDIVIDER, AND N.A.W.S.C... HAVE ENTERED INTO A CONTRACT IN WHICH N.A.W.S.C. HAS PROMISED TO PROVIDE SUFFICIENT WATER TO THE SUBDIVISION FOR AT LEAST 30 YEARS AND N.A.W.S.C. HAS PROVIDED DOCUMENTATION TO SUFFICIENTLY ESTABLISH THE LONG TERM QUANTITY AND QUALITY OF THE AVAILABLE WATER SUPPLIES TO SERVE THE FULL DEVELOPMENT OF THIS SUBDIVISION.

N.A.W.S.C.. HAS AN EXISTING 8" DIAMETER WATERLINE RUNNING ALONG THE EAST RIGHT-OF-WAY OF MILE 6 WEST ROAD
WATER DISTRIBUTION FOR VIRIDIAN ESTATES CONSIST OF A PROPOSED 8 INCH PVC WATERLINE LOOPED TO THE EXISTING 8 INCH WATERLINE AND 30 - ¾" DIAMETER SINGLE WATER SERVICES AND 3 FIRE HYDRANTS.

FOR THIS SUBDIVISION, SAID SERVICES TERMINATE AT THE WATER METER BOX, AND THE METER BOX HAVE ALREADY BEEN INSTALLED AT A TOTAL COST OF $62,330.00, IN ADDITION THE THE SUBDIVIDER HAS PAID N.A.W.S.C. THE SUM OF $10,500.00, WHICH COVERS THE COST FOR ALL THE LOTS , AS STATED IN THE 30 YEAR WATER SERVICE AGREEMENT WHICH SUM REPRESENTS THE TOTAL COST OF THE WATER METER, RIGHTS ACQUISITION FEES, AND ALL MEMBERSHIP OR OTHER FEES ASSOCIATED WITH CONNECTING THE INDIVIDUAL LOT IN THE SUBDIVISION TO N.A.W.S.C.. UPON REQUEST BY THE LOT OWNER, N.A.W.S.C.. WILL PROMPTLY INSTALL AT NO CHARGE THE WATER METER.

THE ENTIRE WATER FACILITIES HAVE BEEN APPROVED AND ACCEPTED BY N.A.W.S.C.. ,AND SAID DISTRIBUTION SYSTEM IS OPERABLE AS OF THE DATE OF THE RECORDING OF THE PLAT.

SEWAGE FACILITIES: DESCRIPTION, COSTS, AND OPERABILITY DATES:

SEWAGE FROM VIRIDIAN ESTATES WILL BE TREATED BY INDIVIDUAL ON-SITE SEWAGE FACILITIES ("OSSF") CONSISTING OF A STANDARD DESIGN DUAL COMPARTMENTS SEPTIC TANK AND A DRAIN FIELD ON THIS LOT. THE SITE EVALUATOR GUSTAVO CHAPA REG. # 9754. HAS EVALUATED THE SUITABILITY OF THE SUBDIVISION SITE FOR OSSF AND SUBMITTED A REPORT CONCLUDING THAT THE SITE IS SUITABLE FOR OSSF. THE REPORT WAS REVIENED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT. EACH LOT HAS ADEQUATE AREA FOR A REPLACEMENTS DRAIN FIELD.

EACH LOT IN THE PROPOSED SUBDIVISION IS AT LEAST ½ ACRE IN SIZE. THE NATURAL RESOURCE CONSERVATION SERVICE SOIL SURVEY BOOK INDICATED A SANDY LOAM SOIL FOR THE AREA. AT LEAST TWO SOIL EXCAVATIONS WERE PERFORMED ON THE SITE, AT OPPOSITE ENDS OF THE SOIL IS A TEXTURE CLASS III SANDY LOAM BLOCKY EXTENDING UP TO 36" BELOW THE BOTTOM OF ANY PROPOSED EXCAVATIONS. THERE IS NO INDICATION OF GROUNDWATER OR A RESRICTIVE LAYER WITHIN 24" OF BOTTOM OF THE PROPOSED EXCAVATIONS. THE SUBDIVISION DRAINS WELL.

THE COST TO INSTALL A SEPTIC SYSTEM ON AN INDIVIDUAL LOT IS $1,500.00, INCLUDING THE COST FOR THE REQUIRED PERMIT AND LICENSE. ALL OSSF'S HAVE BEEN INSTALLED AS OF THE TIME OF APPLICATION FOR FINAL PLAT AT TOTAL COST OF $45,000.00. THE HIDALGO COUNTY HEALTH DEPATMENT HAS INSPECTED AND APPROVED THE INSTALLATION OF ALL OSSF ON _____

ENGINEER CERTIFICATION:
BY MY SIGNATURE BELOW, I CERTIFY THAT THE WATER AND SEWEAGE SERVICE FACILITIES DESCRIBED ABOVE ARE IN COMPLIANCE WITH THE MODEL RULES ADOPTED UNDER SECTION 16.343, WATER CODE. I CERTIFY THAT THE COST TO INSTALL THE WATER DISTRIBUTION SYETEM AND ONSITE SEWAGE FACILITIES, DISCUSSED ABOVE, ARE AS FOLLOWS:

WATER FACILITIES - THESE FACILITIES FULLY CONSTRUCTED, WITH THE INSTALLATION OF WATER METERS, WLL COST A GRAND TOTAL OF $ 72,830.00

SEWAGE FACILITIES - SEPTIC SYSTEM IS ESTIMATED TO COST $1,500.00 PER LOT (ALL INCLUSIVE), FOR A TOTAL OF $ 45,000.00 FOR THE ENTIRE SUBDIVISION.

FINAL WATER AND SEWER ENGINEERING REPORT IN SPANISH

PROVISION DE AGUA: DESCRIPCION, GASTOS Y FECHA DE INICIO

LA SUBDIVISION DE VIRIDIAN ESTATES RECIBIRA SU PROVISION DE AGUA DE NORTH ALAMO WATER SUPPLY. EL DUENO DE LA SUBDIVISION Y LA COMPANIA AGUA N.A.W.S.C.. HAN FIRMADO UN CONTRATO POR EL CUAL LA SUBDIVISION RECIBIRA SU PROVISION DE AGUA POR LOS PROXIMOS 30 ANOS. N.A.W.S.C.. HA PRESENTADO DOCUMENTACION PARA DEMOSTRAR A LARGO PLAZO LA CANTIDAD Y CALIDAD DE AGUA ACCESIBLE PARA SERVIR EL FUTURO DESARROLLO DE LA SUBDIVISION.

EL SISTEMA DE PROVISION DE AGUA PARA LA SUBDIVISION DE VIRIDIAN ESTATES CONSISTE DE UN CONDUCTO DE AGUA EXISTENTE DE 8 PULGADAS DE DIAMETRO QUE PASA POR EL LADO ESTE DEL DERECHO DE VIA (RIGHT-OF-WAY) DE LA CARRETERA MILE 6 WEST ROAD Y SE INSTALARA UNA LINE DE 8 PULGADEAS DE AGUA, 30 SERVICIOS DE ¾ DE PULGADA SENCILLOS Y 3 HYDRANTES DE AGUA

PARA ESTA SUBDIVISION Y EL MEDIDOR MECANICO DE AGUA A UN COSTO TOTAL DE $ 62,330.00

EL DUENO DE LA SUBDIVISION TAMBIEN LE HA PAGADO A N.A.W.S.C.. $10,500.00 POR LOS LOTES QUE CUBRE EL COSTO DEL MEDIDOR MECANICO DE AGUA PARA CADA LOTE. ESTE PRECIO INCLUYE EL COSTO DE LA INSTALACION DEL MEDIDOR Y LOS GASTOS DE CONEXION. CUANDO EL DUENO DEL LOTE SOLICITE EL MEDIDOR DE AGUA, LA COMPANIA DE N.A.W.S.C.... LO INSTALARA SIN COSTO ALGUNO AL DUENO DE LA SUBDIVISION, EL SISTEMA DE AGUA ESTARA EN FUNCIONAMIENTO COMPLETO ANTES O EN LA FECHA, EN LA CUAL LA SUBDIVISION SEA REGISTRADA EN EL CONDADO DE HIDALGO.

DRENAJE: DESCRIPCION, GASTOS Y FECHA DE INICIO PARA FACILITAR EL DRENAJE PARA LA SUBDIVISION.

SE INSTALARA UNA FOSA SEPTICA EN CADA SOLAR. ESTA FOSA SEPTICA CONSISTE DE UN TANQUE SEPTICO DE MODELO DUAL Y DE UN CAMPO DE DRENAJE PARA EL SOLAR. GUSTAVO CHAPA AUTOR DE ESTE DOCUMENTO HA EVALUADO EL AREA DONDE SE ENCUENTRA LA SUBDIVISION Y HA PREPARADO UN REPORTE QUE CONCLUYE QUE ESTE TERRENO ES ADECUADO PARA ESAS FOSA SEPTICAS (OSSF). EL REPORTE FUE APROVADO POR EL DEPARTAMENTO DE SALUBRIDAD DEL CONDADO DE HIDALGO (HIDALGO COUNTY HEALTH DEPARTMENT) SEGUN EL REPORTE. CADA LOTE EN LA SUBDIVISION MIDE MEDIO ACRE. SE HICIERON DOS EXCAVACIONES DE EVALUACION EN LOS LUGARES OPUESTOS EN LA SUBDIVISION (EXCAVACIONES ADICIONALES NO FUERON NECESARIAS PORQUE EL TERRENO EN ESTA AREA ES SIGNIFICANTEMENTE UNIFORME) EL TERRENO ES UNIFORME (TERRENO ARCILLOSO Y SUELO FRANCO) Y SE EXTIENDE A 60 PULGADAS BAJO TODAS LAS EXCAVACIONES PROPUESTAS. NO EXISTE EVIDENCIA DE AGUA 24 PULGADAS MAS ARRIBA DE LO MAS BAJO DE LAS EXCAVACIONES PROPUESTAS. EL AGUA EN ESTA AREA FLUYE BIEN.

EL COSTO TOTAL PARA LA INSTALACION DE UN SISTEMA INDIVIDUAL DE FOSAS SEPTICAS POR SOLAR SON $1,500.00 DOLARES, INCLUYENDO EL COSTO DEL PERMISO REQUERIDO Y LICENCIA. EN ESTOS MOMENTOS TODAS LAS FOSAS SEPTICAS HAN SIDO INSTALADAS EN EL PROCESO DE LA APROVACION FINAL. A UN COSTO TOTAL DE $45,000.00. EL DEPARTAMENTO DE SALUBRIDAD DEL CONDADO DE HIDALGO HA INSPECCIONADO TODAS LAS FOSAS SEPTICAS Y AH APROBADO LA INSTALACION DE LAS FOSAS SEPTICAS DESDE _____

CERTIFICATION:

CON MI FIRMA, CERTIFICO QUE LOS SERVICIOS Y SISTEMAS DE AGUA Y DE DRENAJE, DESCRITOS EN ESTE DOCUMENTO CUMPLEN CON LAS MODEL SUBDIVISION RULES (LAS REGLAS GOBERNANDO A LAS SUBDIVISIONES), ADOPTADAS EL LA SECCION 16.343 DEL TEXAS WATER CODE (CODIGO DE AGUA TEXAS). CERTIFICO QUE LOS GASTOS PARA INSTALAR LOS SISTEMAS DE AGUA Y DE DRENAJE SON:

AGUA: EL SISTEMA/SERVICIO DE AGUA SERA INSTALADO Y COMPLETAMENTE CONSTRUIDO MENOS EL MEDIDOR MECANICO DE AGUA QUE COSTARA UN TOTAL DE $72,830.00
DENAJE: SE ESTIMA QUE LAS FOSAS SEPTICAS COSTARAN $ 45,000.00 PARA TODA LA SUBDIVISION

GUILLERMO A. ARRATIA
LICENSED PROFESSIONAL ENGINEER • 94001
526 N. 5TH ST.
DONNA, TEXAS. 78537

11/4/2020

STATE OF TEXAS · GUILLERMO A. ARRATIA · 94001 · LICENSED PROFESSIONAL ENGINEER

COST ESTIMATE:

STREET PAVING:	$ 83,874.50
WATER SUPPLY SYSTEM	$ 51,800.00
SANITARY SEWER SYSTEM	$ 45,000.00
DRAINAGE	$ 56,194.00

DATE OF PREPARATION: JUNE 7, 2020

NAIN ENGINEERING, L.L.C.
CONSULTING ENGINEER
526 N. 5TH STREET
DONNA, TEXAS, 78537
FIRM NO. F-9050
PH. (956) 784-0218
E-MAIL:NAINENGINEERING@YAHOO.COM

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	PLAT WITH LOTS, STREETS, AND EASEMENT DESIGNATIONS: LEGAL DESCRIPTION (METES AND BOUNDS): SURVEYOR'S AND ENGINEER'S CERTIFICATION: PLAT NOTES AND RESTRICTIONS: OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION: COUNTY APPROVAL
	CERTIFICATE: COUNTY CLERK'S RECORDING CERTIFICATE: HIDALGO COUNTY CERTIFICATE OF PLAT APPROVAL: DESCRIPTION OF LOCATION OF SUBDIVISION WITH RESPECT TO THE ETJ OF A MUNICIPALITY AND DESIGNATE THE PRECINCT THE PROJECT IS SITUATED: H.C.D.D. CERTIFICATION: H.C.C.I.D. No. 9 CERTIFICATE OF APPROVAL: REVISION NOTES. H.C.H.D. CITY PLANNING AND CITY COMMISSION'S CERTIFICATION AND CITY COUNCIL CERTIFICATION
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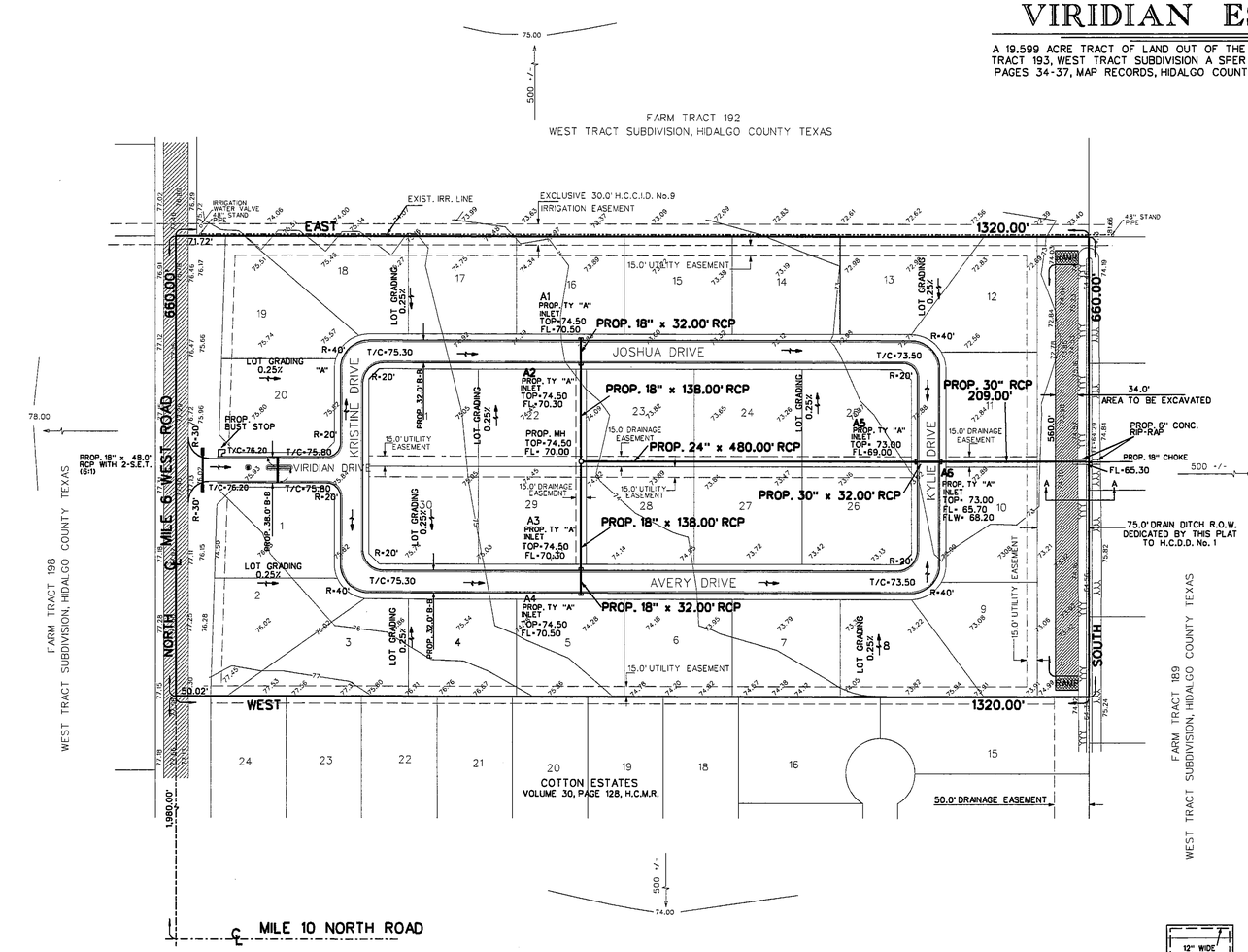
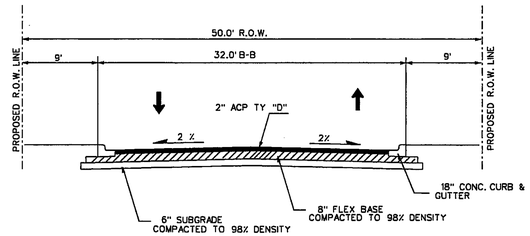
VIRIDIAN ESTATES

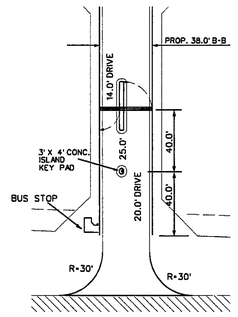
A 19.599 ACRE TRACT OF LAND OUT OF THE NORTH 20.00 ACRES OF FARM TRACT 193, WEST TRACT SUBDIVISION A SPER MAP RECORDED IN VOLUME 2, PAGES 34-37, MAP RECORDS, HIDALGO COUNTY, TEXAS.

MAP OF TOPOGRAPHY AND DRAINAGE
MAPA DE TOPOGRAFIA Y DRENAJE





PROPOSED TYPICAL SECTION



GATE DETAIL

DRAINAGE REPORT

AUGUST 22, 2020
DRAINAGE REPORT:
BY: GUILLERMO A. ARRATIA, P.E.

VIRIDIAN ESTATES
HIDALGO COUNTY, TEXAS

PROJECT LOCATION:
THE PROPERTY IS LOCATED ON THE EAST SIDE OF MILE 6 WEST ROAD, 1,980.00 FEET NORTH OF MILE 10 NORTH ROAD

FLOOD ZONE DESIGNATION: ZONE "X"
AREAS OF 500-YEAR FLOOD; AREAS 100-YEAR FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LASS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 100-YEAR FLOOD.
C.P.N. 480334 0450 C MAP REVISED: JUNE 6, 2000

SOIL CONDITIONS:
A REVIEW OF THE SOIL SURVEY OF HIDALGO COUNTY INDICATES THE SUBJECT TRACT LIES IN AN AREA OF PREDOMINANTLY HIDALGO (25) (28) SANDY CLAY LOAM SOIL THAT HAS A POOR LOW SHRINK-SWALE POTENTIAL AND IS LISTED IN HYDROLOGICAL GROUP B.

EXISTING CONDITIONS:
THE SUBJECT TRACT IS CURRENTLY UNDEVELOPED. THE EXISTING TERRAIN HAS A GRADE OF APPROXIMATLEY 0.1%. EXISTING RUNOFF (7.72 CFS) FROM THE SITE IS BY FORM OF SHEET FLOW RUNS TOWARDS THE EAST SIDE OF THIS TRACT.

PROPOSED CONDITIONS:
THE PROPOSED CONDITIONS FOR THIS SUBJECT TRACT CONSIST OF 30 RESIDENTIAL LOTS. THE STORM SEWER RUNOFF AFTER DEVELOPMENT WILL INCREASED 10.38 CFS FOR A TOTAL 18.1 CFS IHAVE CALCULATED THAT 60,306 CF OF STORM RUNOFF FOR A 50 YEAR DESIGN FREQUENCY AND WILL BE OUT FALLING INTO A PROPOSED STORM SEWER SYSTEM PIPES RANGING FROM 18" AND 36" WITH CURB INLETS AND OUT FALLING INTO A DRAIN DITCH LOCATED ON THE EAST SIDE OF THIS SUBDIVISION AND OWNED BY HIDALGO CAMERON COUNTY DAINAGE DISTRICT NO.9. AND WILL BE DEDICATED TO H.C.D.D. NO. 1, DETENTION OF 60,306 CF WILL BE ACCOMPLISHED BY EXCAVATING THIS VOLUME ON SAID DRAIN DITCH.

CERTIFICATION:
BY MY SIGNATURE BELOW, I CERTIFY THAT THIS SUBDIVISION LIES IN A
THE SUBJECT TRACT LIES IN ZONE "X":
AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD PLAIN.
C.P.N. 480334 0450 C MAP REVISED: JUNE 6, 2000
MAP REVISED TO REFLECT LOMR: MAY-30-2002.
BASED ON GRAPHICAL REPRESENTATION ON DATE SIGN.

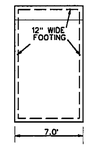
Guillermo A. Arratia P.E. 11/9/2020
GUILLERMO A. ARRATIA
LICENSED PROFESSIONAL ENGINEER NO. 94001
526 N. 5TH ST.
DONNA, TEXAS. 78537

STATE OF TEXAS
GUILLERMO A. ARRATIA
94001
LICENSED PROFESSIONAL ENGINEER

CONC. RIP-RAP DETAIL

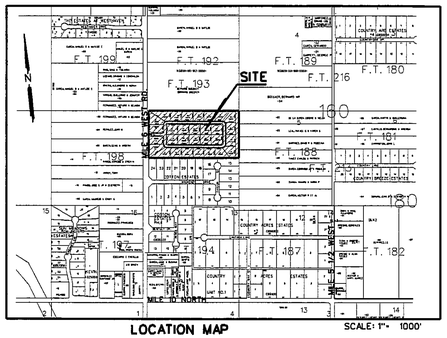
DISCHARGE DETAIL
SECTION A-A

DRAINAGE DETENTION REQUIRED: 60,306CF
DRAINAGE DETENTION CAPACITY: 61,301 CF
AREA OF EXCAVATION = 103.90 SF x 590.0' = 61,301 CF

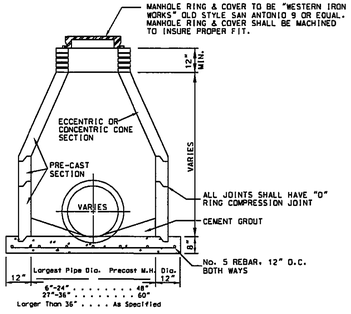


CONC. RIP-RAP

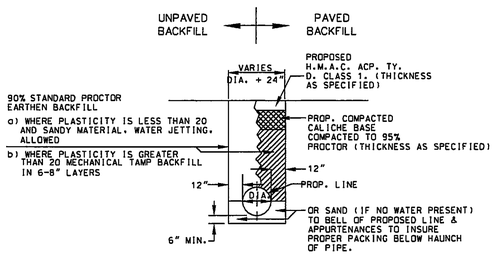
NOTE:
CONCRETE TO HAVE 3000 PSI 28 DAYS COMPRESSION STRENGHT
ALL REINFORCED STEEL SHALL BE GRADE 60



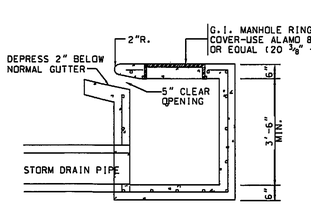
LOCATION MAP SCALE: 1"= 1000'



STANDARD STORM SEWER PRE-CAST CONCRETE MANHOLE

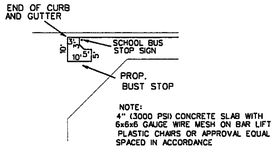


PIPE BEDDING DETAILS



ALL STEEL TO BE No. 4 BARS 12" SPACING IN BOTH DIRECTIONS.

TYPE "A" INLET



NOTE:
4" (3000 PSI) CONCRETE SLAB WITH 6x6x6 GAUGE WIRE MESH ON BAR LIFT PLASTIC CHAIRS OR APPROVAL EQUAL SPACED IN ACCORDANCE

SCHOOL BUS STOP PICKUP AREA DETAIL

LOCATION OF SUBDIVISION WITH RESPECT TO THE EXTRATERRITORIAL JURISDICTION OF A MUNICIPALITY:

VIRIDIAN ESTATES IS LOCATED WITHIN HIDALGO COUNTY PRECINCT No. 1 IN THE CENTRAL EAST OF HIDALGO COUNTY ON THE EAST SIDE OF MILE 6 WEST ROAD, 1,980.00 FET NORTH OF MILE 10 NORTH ROAD. THE ONLY NEARBY MUNICIPALY IS THE CITY OF WESLACO ACCORDING TO THE MAP IN THE OFFICE OF THE SECRETARY OF THE CITY OF WESLACO (POPULATION 37,791 /2015 CENSUS). VIRIDIAN ESTATES LIES APPROXIMATELY 1.1 MILES FROM THE CITY LIMITS OF WESLACO AND LIES WITHIN THE CITY'S 3.5 MILE EXTRATERRITORIAL JURISDICTION (ETJ) UNDER LOCAL GOVERNMENT CODE § 42.021

REVISION NOTES

No.	SHEET	REVISION	DATE	APPROVED

PRINCIPAL CONTACTS:

	NAME	ADDRESS	CITY & ZIP	PHONE
OWNER:	ALBERT HANKS	502 E. EXPRESSWAY 83, SUITE G	WESLACO, TEXAS. 78596	956-630-0216
ENGINEER:	GUILLERMO A. ARRATIA	526 N. 5TH ST.	DONNA, TX 78537.	(956) 784-0218
SURVEYOR:	REYNALDO ROBLES	107 W. HUISACHE ST.	WESLACO, TEXAS. 78596	956-968-2422

DATE OF PREPARATION: JUNE 7, 2020

NAIN ENGINEERING, L.L.C.
CONSULTING ENGINEER
526 N. 5TH STREET
DONNA, TEXAS. 78537
FIRM NO. F-9050
PH. (956) 784-0218
E-MAIL:NAINENGINEERING@YAHOO.COM

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Standardized Agenda Request Form

Date of Meeting: December 15, 2020	**Agenda Item No.** (to be assigned by CSO)**:** 2020-3828
From: Rebekah De La Fuente	
Subject: Discussion and consideration for the Final Plat for MMN # 1 – being the south 5.00 acre of the east 20 acres of Farm Tract 98, West Tract Subdivision, Weslaco, Hidalgo County, Texas located approximately the southwest corner of Mile 1/2W Rd. and Olivarez St. and authorize the Mayor to execute any related documents. Possible action. (Staffed by Planning & Code Enforcement Department.)	
Background: The proposed seven (7) lot subdivision is outside the City of Weslaco. This subdivision is being serviced with water by the North Alamo Water Supply Company through an 8” waterline and sewer by OSSF. 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 and the variance request at the regular meeting of December 2, 2020		
Kayla Arevalo Rebekah De La Fuente Mike Perez		Created/Initiated Approved Final Approval
City Manager Comments: Approve.		
Staff Recommendation: Staff recommends approval of Final Plat and compliance with the ordinance on the variance request.		
Attachments, if any: MMN#1- Final Plat- Memo, MMN #1 -Drainage Report & Legal Docuements, MMN#1- aerial, MMN#1 Plats		
Responsibilities upon Approval: Staff will advise applicant		

City of Weslaco

"The City on the Grow"

David Suarez, Mayor
Leo Muñoz, Mayor Pro-Tem, District 1
Greg Kerr, Commissioner, District 2
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

M E M O

TO: Mayor and City Commission

FROM: Rebekah de la Fuente, Planning & Code Enforcement Director

RE: MMN#1

DATE: December 7, 2020

The proposed use for the 7-lot subdivision will be for residential lots. The developer has complied with all departmental comments. The owner is requesting a variance to allow for sanitary sewer through OSSF. The nearest sanitary sewer line is located approximately 1.75 miles south of the proposed subdivision on the intersection of Mile 4 /2 West Road and W Sugarcane Drive.

Thank you,

Rebekah de la Fuente, CFM

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. 21-00001

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: MMN Subdivision #1

Location: southwest corner of Mile 4 1/2 W. Rd and Olivarez St.

Legal Description: 5.0 acres out of Farm Tract 98, West 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: n/a

Existing Land Use: open land Proposed Land Use: multi-family

Number of Lots Proposed: 7 Gross Acreage: 5.0

Title Report Submitted: ☐ YES ☐ NO

OWNER INFORMATION

Owner's Name: Marcos De Los Santos Telephone: 956-454-2026

Address: 1412 Filbert St., Weslaco, Texas 78596 Fax:

City: Weslaco State: TX Zip: 78596 E-mail:

ENGINEER INFORMATION

Name: R Robles Engineering, LLC Telephone: 956-968-2422

Address: 107 W Huisache St Fax: 956-969-2011

City: Weslaco State: Tx Zip: 78596 E-mail: reyr@rroblesengineering.com

UTILITY PROVISIONS

Will proposed subdivision connect to:

☑ YES ☐ NO Water Provision: NAWSC

☑ YES ☐ NO Wastewater Provision: OSSF

☑ YES ☐ NO Electric Company: Magic Valley Elec

☑ YES ☐ NO Phone Utility SWB	☐ YES ☑ NO Gas Utility	☐ YES ☐ NO Cable Utility

Proposed subdivision is in the following districts:

☑ YES ☐ NO Drainage District HCDD#1	☑ YES ☐ NO Irrigation District HCCID#9

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
_____**$355.00** 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

_____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: _____

Owner Signature: _____ Date: 10-19-20

Reynaldo Robles Jr. is the authorized agent

Authorized Agent Signature: _____ Date: 10-19-20

Authorized Agent Printed Name: Reynaldo Robles Jr.

****

THIS PAGE FOR STAFF USE ONLY

Received By: _____

iminary Plat: _____

l Plat: _____

Plat: _____

_____

Instrum

_____

_____

CITY OF WESLACO
956-968-3181

REC#: 02683086 10/21/2020 10:10 AM
OPER: NV TERM: 039
REF#: 1216
PAID BY:

TRAN: 116.0000 FIRE MARSHAL INSPECT
FIRE DEPARTMENT
MMD #1 SUBDIVISON
101-400-3110
FIRE MARSHALL INSPE 75.00CR

TENDERED: 75.00 CHECK
APPLIED: 75.00-

CHANGE: 0.00

CITY OF WESLACO
956-968-3181

REC#: 02683083 10/21/2020 10:06 AM
OPER: NV TERM: 039
REF#: 1215
PAID BY:

TRAN: 203.0000 SUBDIVISION INSPECT
REVIEW
MMN SUBDIVISON
101-400-1025
SUBDIVISION INSPECT 355.00CR

TENDERED: 355.00 CHECK
APPLIED: 355.00-

CHANGE: 0.00

CITY OF WESLACO
956-968-3181

REC#: 02683084 10/21/2020 10:08 AM
OPER: NV TERM: 039
REF#: 1214
PAID BY:

TRAN: 203.0000 SUBDIVISION INSPECT
MMN 1
SUBDIVISON VARIANA
101-400-1025
SUBDIVISION INSPECT 55.00CR

TENDERED: 55.00 CHECK
APPLIED: 55.00-

CHANGE: 0.00

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. 21-00001

GENERAL INFORMATION

Name of Subdivision: MMN Subdivision #1

Location: southwest corner of Mile 4 1/2 W. Rd and Olivarez St.

Legal Description: 5.0 acres out of Farm Tract 98, West Tract Subdivision

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:
there is no sanitary sewer available to the site, therefore we are proposing to service the site via on-site sewage facilities (septic tanks)

□ 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:

□ 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: Marcos De Los Santos Telephone: 956-454-2026

Address: 1412 Filbert St., Weslaco, Texas 78596 Fax: _____

City: Weslaco 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: _____

Owner Signature: [signature] Date: 10-19-20

Rey Robles Jr., PE is the authorized agent

Authorized Agent Signature: [signature] Date: 10-14-20

Authorized Agent Printed Name: Reynaldo Robles Jr.

****

THIS PAGE FOR STAFF USE ONLY

Date Received: _____ Received By: _____ Date Paid_____

P & Z Meeting_____ City Commission Mtg_____

Variance Granted: _____

_____

General Comments: _____

_____

ROBLES
ENGINEERING, LLC
FIRM NO. F-17391

Office: (956) 968-2422
Fax: (956) 969-2011
PO Box 476
Weslaco, TX 78599

DRAINAGE STATEMENT

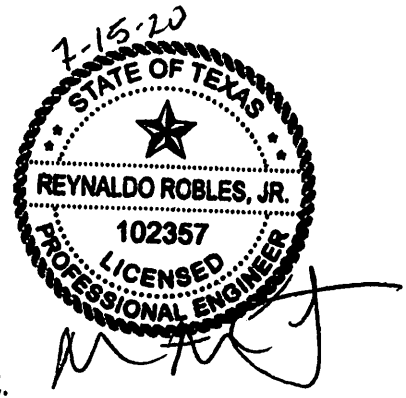
FOR

MMN SUBDIVISION #1

CITY OF WESLACO
HIDALGO COUNTY, TEXAS

July 15, 2020

Prepared By:



Reynaldo Robles, Jr., P.E.

Index

Page 1 – Cover Sheet

Page 2 – Index

Page 3 – Drainage Statement (Flood Zone Designation,

Existing Soils, Existing Conditions, Future Conditions)

Page 4 – Location Map

Page 5- USGS Map

Page 6 – Drainage Calculations

Page 7-8 – Coefficient Reference Table

Pages 9-10 – FEMA FIRM Map

Pages 11-13 – USDA Soil Map and Legend

Page 14 – USDA Soil Report: Engineering Properties

Pages 15-16 – Subdivision Plat Sheets 1 & 2

ROBLES
ENGINEERING, LLC
FIRM NO. F-17391

Office: (956) 968-2422
Fax: (956) 969-2011
PO Box 476
Weslaco, TX 78599

☐ REJECTED
☒ APPROVED FOR SUBMITTAL
☒ TO H.C. PLANNING DEPT.
☒ TO CITY
☐ DISCHARGE PERMIT REQUIRED
☐ DISTRICT FACILITY
☐ CITY FACILITY
☐ OTHER_____

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

Hector Garcia — H.C.D.D. NO. 1
10/14/20 — DATE

DRAINAGE STATEMENT
For
MMN Subdivision #1
CITY OF WESLACO ETJ
HIDALGO COUNTY, TEXAS

10-14-20
STATE OF TEXAS
REYNALDO ROBLES JR.
102357
LICENSED
PROFESSIONAL ENGINEER

MMN Subdivision #1 is located on the southwest corner of the intersection Mile 4 ½ W. Road and Olivarez Road in Hidalgo County, Texas and is described as follows: 5.00 acres of land out of Farm Tract 98, West and Adams Tract Subdivision, Hidalgo County, Texas, according to the plat thereof recorded in Volume 2, Pages 34-37 of the Hidalgo County Map Records.

Flood Zone Designation:

By graphical plotting this property falls in Flood Zone "X" (shaded), which is described as areas of 500-year flood; areas of 100-year flood with average depths of less than one foot or with drainage areas less than one square mile; and areas protected by levees from 100-year flood, of flood insurance rate map with community panel No. 480334 0450 C, revised to reflect LOMR dated May 30, 2002.

Existing Soils:

Per the USDA Soil Survey of Hidalgo County, the soils in this area consist predominantly of Hidalgo sandy clay loam (28) and Hidalgo fine sandy loam (25). Hidalgo fine sandy loam and Hidalgo fine sandy loam are listed in hydrologic group B, which consists of well drained soils with a moderate infiltration rate.

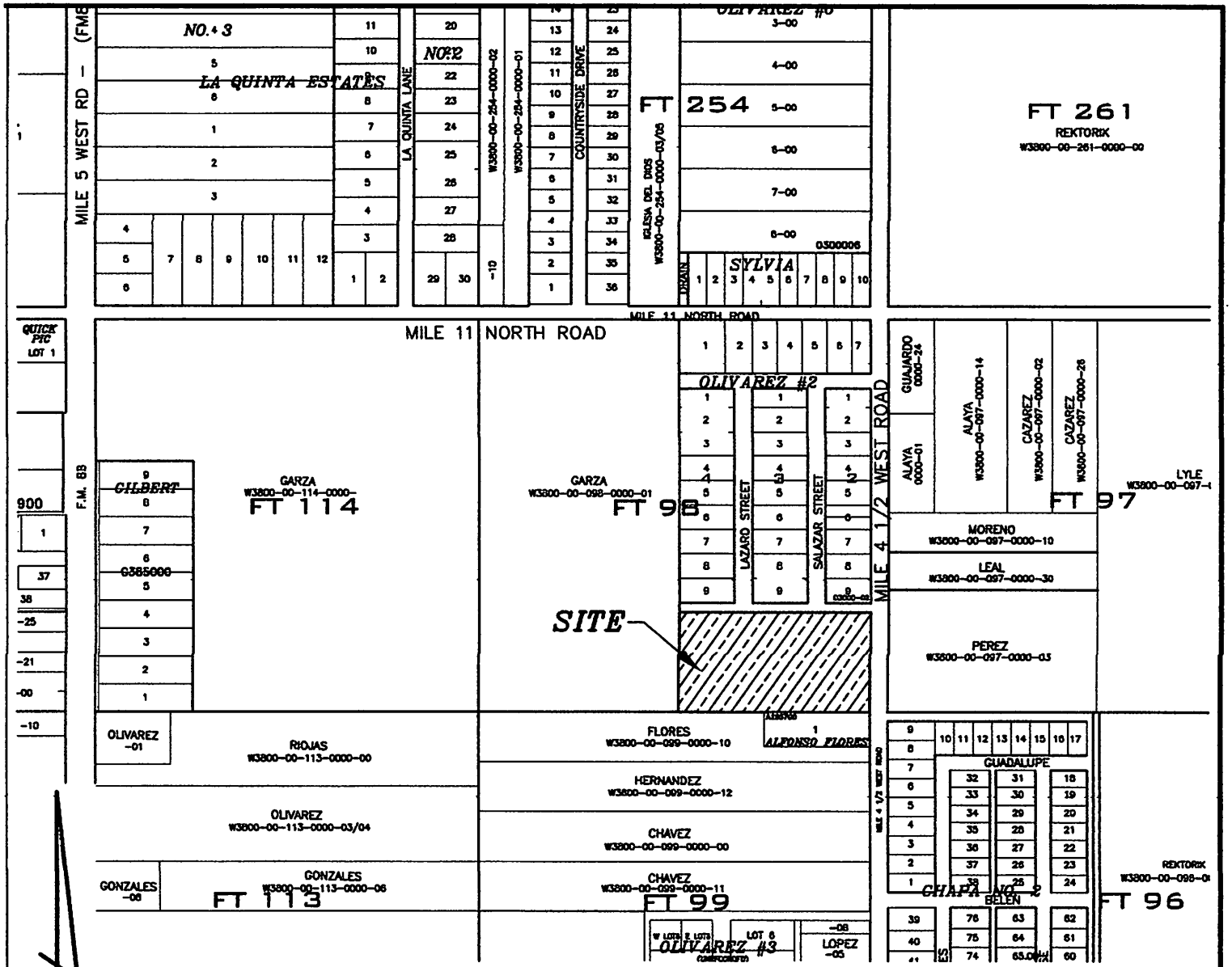
Pre-development Conditions:

The land comprising this subdivision is currently undeveloped open land. Topographic information of the site reveals the subdivision site is fairly level with a predevelopment grade of approximately 0.10% in a northwesterly direction with a predevelopment runoff of 2.51 CFS. The runoff from the existing site flows makes its way into a shallow roadside ditch along the south side of Olivarez Road where it flows east to Mile 4 ½ W. Road.

Future Conditions:

Expected future use for this subdivision will be for multi-family residential. The development will consist of seven lots. Drainage calculations for a pre-development 10-year frequency storm versus a post-development 50-year frequency storm using the modified rational formula reveal total maximum volume of additional run-off of 18,601 cubic feet (0.427 acre-ft), and a future Q of 7.68 CFS for an increase Q of 5.17 CFS. This runoff will be detained within on-site designated detention areas and flow into the regraded roadside ditch along Olivarez Road. Runoff will make its way to a drain ditch owned by the Hidalgo and Cameron Counties Irrigation District #9 and maintained by the Hidalgo County Drainage District #1 located on the northeast corner of Mile 11 North Road and Mile 4 ½ West Road. A drainage plan is to be approved by Hidalgo County at the time of issuance of a building permit.

Updated 10-14-2020



LOCATION MAP
(SCALE: 1" = 500')

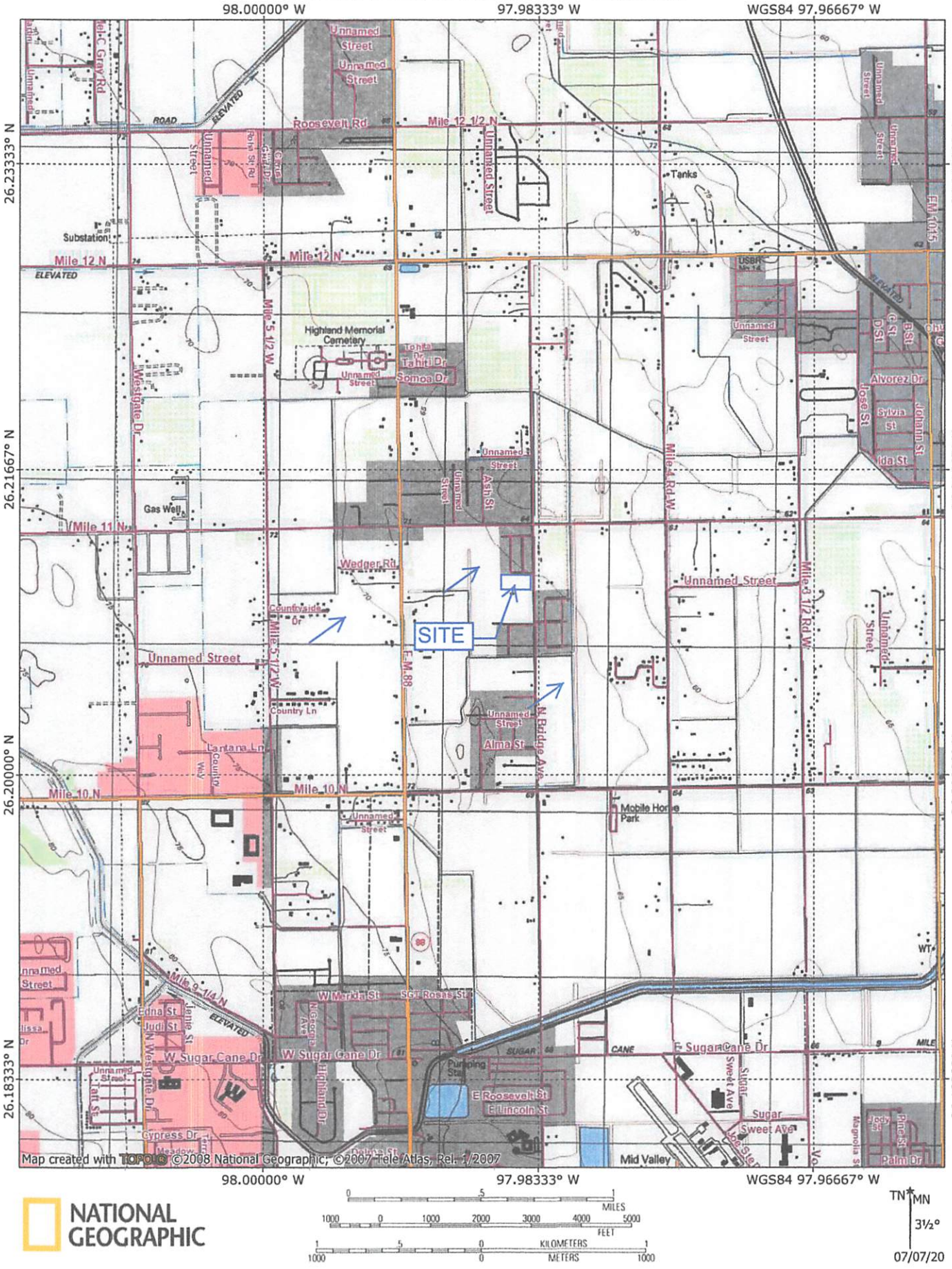
MMN SUBDIVISION #1

MMN#1 SUBDIVISION IS LOCATED WITHIN HIDALGO COUNTY PRECINCT NO.1 ON MILE 4 1/2 WEST ROAD AND OLIVAREZ ROAD. THIS SUBDIVISION LIES ADJACENT TO THE CITY LIMITS OF WESLACO (POPULATION 41,171 OFFICIAL 2018 U.S. CENSUS BUREAU ESTIMATE) AND LIES WITHIN THE CITY'S 1 MILE EXTRA TERRITORIAL JURISDICTION (ETJ) UNDER LOCAL GOVERNMENT CODE §42.021.

MAP SUBDIVISION #

MAP SUBDIVISION IS LOCATED WITHIN INCORPORATED COUNTY PRECINCT NO. 1 ON MILL 1 1/2 MOUNT ROAD AND CONTAINS 1.72 ACRES. THIS SUBDIVISION LIES ADJACENT TO THE CITY LIMITS OF WESTWOOD (POPULATION 7,121 ACCORDING TO THE OFFICIAL 2018 U.S. CENSUS BUREAU ESTIMATE) AND LIES WITHIN THE CITY'S 1 MILE EXTRA-TERRITORIAL JURISDICTION (ETJ). PLEASE CONSIDER SAME.

TOPO! map printed on 07/07/20 from "Untitled.tpo"



ROBLES
ENGINEERING, LLC
FIRM NO. F-17391

Office: (956) 968-2422
Fax: (956) 969-2011
PO Box 476
Weslaco, TX 78599

Detention_Volume

MMN #1 SUBDIVISION

Using Modified Rational Method:
Maximum Additional Runoff Volume for 10-Year Undeveloped VS 50-Year Developed to determine required detention Volume.

For the existing Subdivision site:

Area =	5	ac.
Runoff Length =	630	ft
Slope=	0.1	%
Cex=	0.15	
$V = K_u k S_p^{0.5}$ =	0.22	ft/s
$t_c = L / 60V$ =	47.53	min.
$I = b / (t_c + d)^e$ =	3.35	in./hr.
Where Q = CIA =	**2.51**	**cfs**

10- Yr	b=	Intensity-Frequency	116
	d=	Duration Coefficients for	14.3
	e=	Hidalgo County, TX	0.86

For the future developed subdivision:
(BASED ON SAMPLE SITE PLAN)

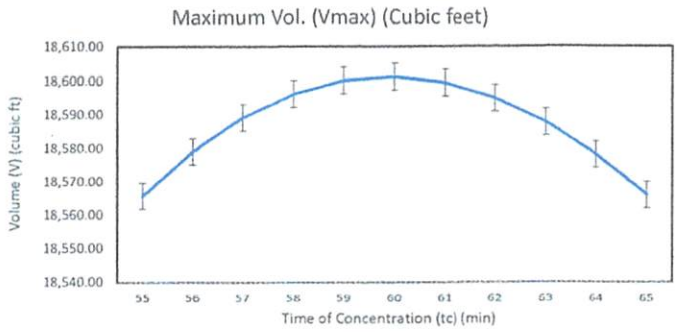
	Area %	C	Weighted C
ROOF (4,872SFx7)	18	0.9	0.16
ASPHALT (3,140SFx7)	11	0.85	0.10
CONC. (544SFx7)	2	0.90	0.02
GREEN (18887SFx7)	69	0.15	0.10
	100		0.38

Cfut = 0.38

50- Yr	b=	Intensity-Frequency	171
	d=	Duration Coefficients for	16.7
	e=	Hidalgo County, TX	0.86

Tc	Qfut	Vfut	Qex	Vex	Vmax
55	8.14	26,855.01	2.51	8,289.31	18,565.69
56	8.04	27,019.07	2.51	8,440.03	18,579.04
57	7.95	27,179.89	2.51	8,590.74	18,589.15
58	7.86	27,337.59	2.51	8,741.46	18,596.13
59	7.77	27,492.28	2.51	8,892.17	18,600.10
60	7.68	27,644.05	2.51	9,042.89	**18,601.16**
61	7.59	27,793.00	2.51	9,193.60	18,599.40
62	7.51	27,939.23	2.51	9,344.32	18,594.92
63	7.43	28,082.83	2.51	9,495.03	18,587.80
64	7.35	28,223.89	2.51	9,645.75	18,578.14
65	7.27	28,362.47	2.51	9,796.46	18,566.01

7-15-20
STATE OF TEXAS
REYNALDO ROBLES, JR.
102357
LICENSED
PROFESSIONAL ENGINEER



Total Required Detention Volume: 18,601 cfs =
0.427 ac-ft

Table 3-1. Runoff Coefficients for Rational Formula.[14]	
Type of Drainage Area	Runoff Coefficient, C*
Business:	
Downtown areas	0.70 - 0.95
Neighborhood areas	0.50 - 0.70
Residential:	
Single-family areas	0.30 - 0.50
Multi-units, detached	0.40 - 0.60
Multi-units, attached	0.60 - 0.75
Suburban	0.25 - 0.40
Apartment dwelling areas	0.50 - 0.70
Industrial:	
Light areas	0.50 - 0.80
Heavy areas	0.60 - 0.90
Parks, cemeteries	0.10 - 0.25
Playgrounds	0.20 - 0.40
Railroad yard areas	0.20 - 0.40
Unimproved areas	0.10 - 0.30
Lawns:	
Sandy soil, flat, 2%	0.05 - 0.10
Sandy soil, average, 2 - 7%	0.10 - 0.15
Sandy soil, steep, 7%	0.15 - 0.20
Heavy soil, flat, 2%	0.13 - 0.17
Heavy soil, average, 2 - 7%	0.18 - 0.22
Heavy soil, steep, 7%	0.25 - 0.35
Streets:	
Asphaltic	0.70 - 0.95
Concrete	0.80 - 0.95
Brick	0.70 - 0.85
Drives and walks	0.75 - 0.85
Roofs	0.75 - 0.95
*Higher values are usually appropriate for steeply sloped areas and longer return periods because infiltration and other losses have a proportionally smaller effect on runoff in these cases.	

Table 3-1. Runoff Coefficients for Rational Formula.[14]	
Type of Drainage Area	Runoff Coefficient, C*
Business:	
Downtown areas	0.70 - 0.95
Neighborhood areas	0.50 - 0.70
Residential:	
Single-family areas	0.30 - 0.50
Multi-units, detached	0.40 - 0.60
Multi-units, attached	0.60 - 0.75
Suburban	0.25 - 0.40
Apartment dwelling areas	0.50 - 0.70
Industrial:	
Light areas	0.50 - 0.80
Heavy areas	0.60 - 0.90
Parks, cemeteries	0.10 - 0.25
Playgrounds	0.20 - 0.40
Railroad yard areas	0.20 - 0.40
Unimproved areas	0.10 - 0.30
Lawns:	
Sandy soil, flat, 2%	0.05 - 0.10
Sandy soil, average, 2 - 7%	0.10 - 0.15
Sandy soil, steep, 7%	0.15 - 0.20
Heavy soil, flat, 2%	0.13 - 0.17
Heavy soil, average, 2 - 7%	0.18 - 0.22
Heavy soil, steep, 7%	0.25 - 0.35
Streets:	
Asphaltic	0.70 - 0.95
Concrete	0.80 - 0.95
Brick	0.70 - 0.85
Drives and walks	0.75 - 0.85
Roofs	0.75 - 0.95
*Higher values are usually appropriate for steeply sloped areas and longer return periods because infiltration and other losses have a proportionally smaller effect on runoff in these cases.	

Rainfall Intensity-Duration-Frequency Coefficients for Texas

Based on United States Geological Survey (USGS) Scientific Investigations Report 2004–5041
"Atlas of Depth-Duration Frequency of Precipitation Annual Maxima for Texas"

1. Select English or SI Units

English

2. Select or Enter a County

Hidalgo

3. Enter a Time of Conc. Select Units

15 min

Coefficient	50% (2-year)	20% (5-year)	10% (10-year)	4% (25-year)	2% (50-year)	1% (100-year)
e	0.8645	0.8647	0.8599	0.8572	0.8613	0.8619
b (in.)	72.40	100.21	116.24	140.47	170.66	201.07
d (min)	12.92	13.90	14.33	15.32	16.71	18.00
Intensity (in./hr)	4.07	5.47	6.36	7.54	8.69	9.88

(Spreadsheet Release Date: August 31, 2015; data table reshuffle by Asquith July 14, 2016)

NFIP

NATIONAL FLOOD INSURANCE PROGRAM

PANEL 0450 C

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 1983 | Identified 1990 | Otherwise Protected *Areas*

Coastal barrier areas are normally located within or adjacent to special flood hazard areas.

Floodplain Boundary

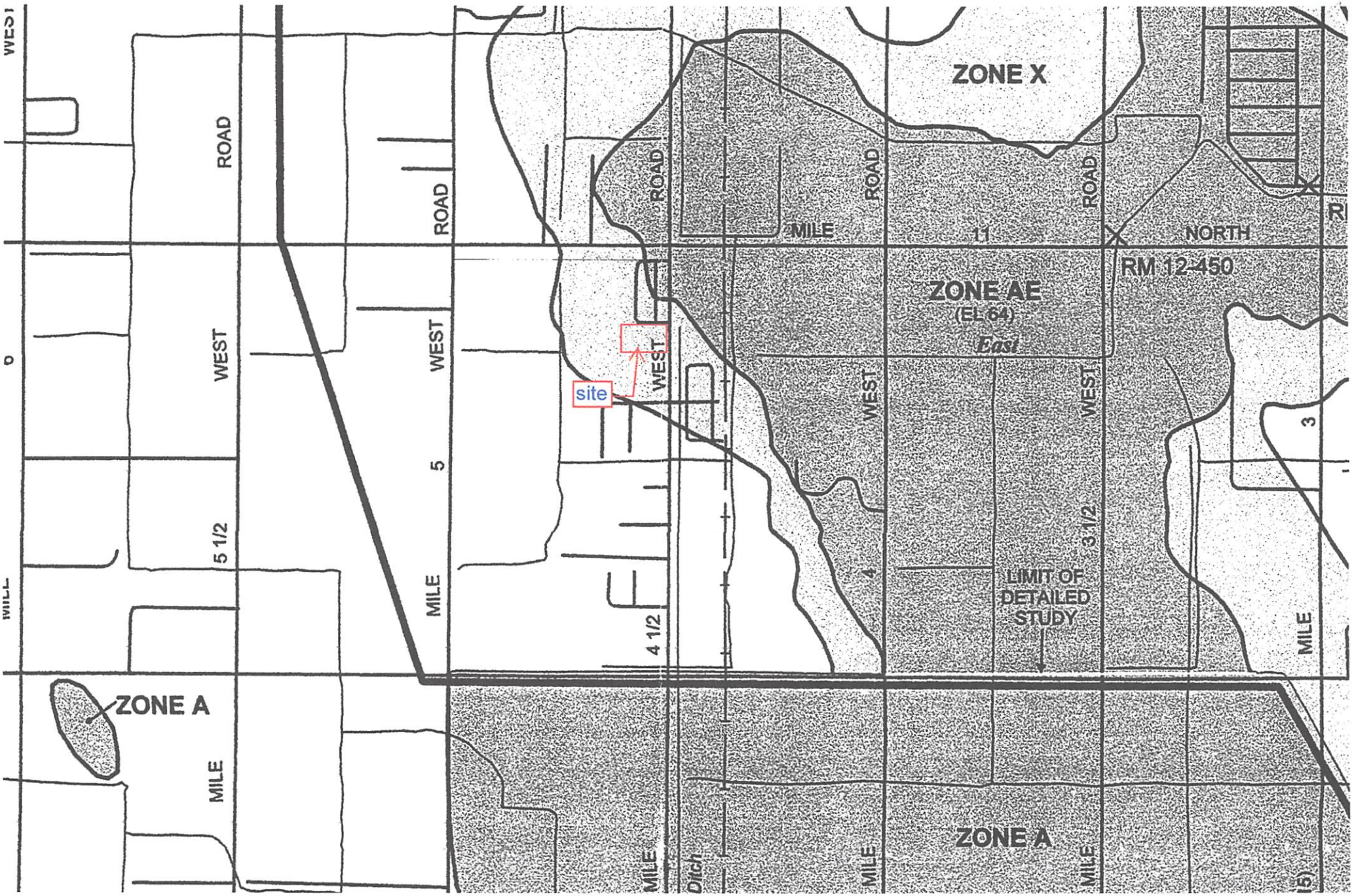
Floodway Boundary

Zone D Boundary

Boundary Dividing Special Flood Hazard Zones, and Boundary Dividing Areas of Different Coastal Base Flood Elevations Within Special Flood Hazard Zones.

513 Base Flood Elevation line; Elevation in Feet*

Cross Section Line



ZONE X
ZONE AE
(EL 64)
East
ZONE A
ZONE A
RM 12-450
LIMIT OF DETAILED STUDY
site
MILE
NORTH
WEST
ROAD
5 1/2
4 1/2
3 1/2
Ditch

MEDL
MEDL
MEDL

Soil Map—Hidalgo County, Texas



Map Scale: 1:1,090 if printed on A landscape (11" x 8.5") sheet.

N

Meters: 0 15 30 60 90

Feet: 0 50 100 200 300

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 14N WGS84

MAP LEGEND

Area of Interest (AOI)
- Area of Interest (AOI)

Soils
- Soil Map Unit Polygons
- Soil Map Unit Lines
- Soil Map Unit Points

Special Point Features
- Blowout
- Borrow Pit
- Clay Spot
- Closed Depression
- Gravel Pit
- Gravelly Spot
- Landfill
- Lava Flow
- Marsh or swamp
- Mine or Quarry
- Miscellaneous Water
- Perennial Water
- Rock Outcrop
- Saline Spot
- Sandy Spot
- Severely Eroded Spot
- Sinkhole
- Slide or Slip
- Sodic Spot
- Spoil Area
- Stony Spot
- Very Stony Spot
- Wet Spot
- Other
- Special Line Features

Water Features
- Streams and Canals

Transportation
- Rails
- Interstate Highways
- US Routes
- Major Roads
- Local Roads

Background
- Aerial Photography

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 18, Sep 12, 2019

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	3,9	78.6%
28	Hidalgo sandy clay loam, 0 to 1 percent slopes	1,1	21.4%
Totals for Area of Interest		**5,0**	**100.0%**

Report—Engineering Properties

Absence of an entry indicates that the data were not estimated. The asterisk '*' denotes the representative texture; other possible textures follow the dash. The criteria for determining the hydrologic soil group for individual soil components is found in the National Engineering Handbook, Chapter 7 issued May 2007(http://directives.sc.egov.usda.gov/OpenNonWebContent.aspx?content=17757.wba). Three values are provided to identify the expected Low (L), Representative Value (R), and High (H).

Engineering Properties–Hidalgo County, Texas

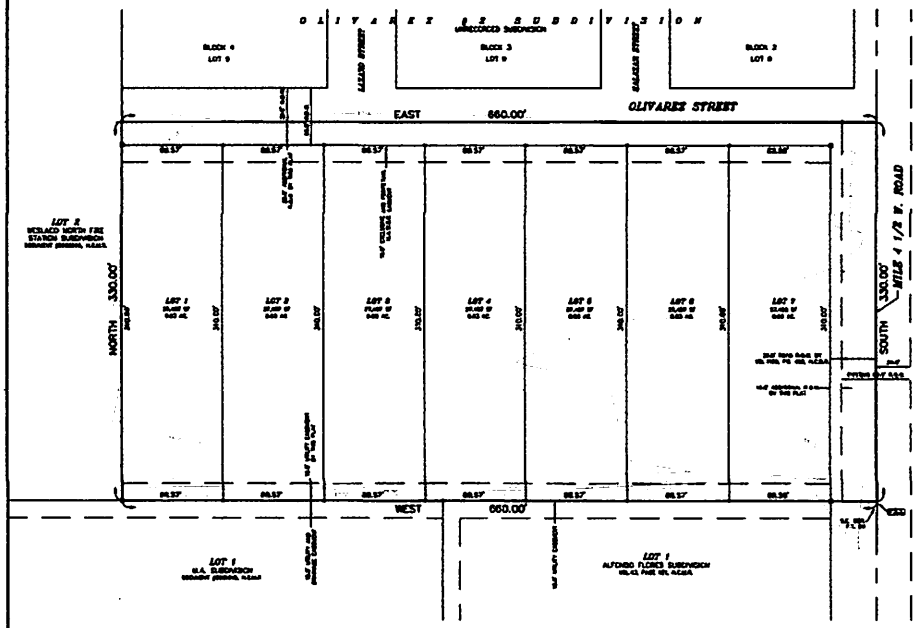
Map unit symbol and soil name	Pct. of map unit	Hydrologic group	Depth	USDA texture	Classification		Pct Fragments		Percentage passing sieve number—				Liquid limit	Plasticity index
					Unified	AASHTO	>10 inches	3-10 inches	4	10	40	200		
			In				*L-R-H*	*L-R-H*	*L-R-H*	*L-R-H*	*L-R-H*	*L-R-H*	*L-R-H*	*L-R-H*
25—Hidalgo fine sandy loam, 0 to 1 percent slopes														
Hidalgo	85	B	0-17	Fine sandy loam	CL, SM, SC-SM, SC	A-4, A-2-4	0-0-0	0-0-0	100-100-100	94-96-100	84-94-100	35-47-56	15-23-25	1-7-8
			17-28	Sandy clay loam, clay loam	CL, SC	A-6, A-7-6	0-0-0	0-0-0	100-100-100	94-98-100	85-96-100	50-60-75	30-35-44	11-17-22
			28-38	Clay loam, sandy clay loam	CL, SC	A-6, A-7-6	0-0-0	0-0-0	95-97-100	91-94-100	81-93-100	54-68-81	30-38-44	11-17-22
			38-80	Clay loam, sandy clay loam	CL, SC	A-6, A-7-6	0-0-0	0-0-0	96-97-100	91-95-100	82-94-100	57-72-84	30-38-44	11-17-22
28—Hidalgo sandy clay loam, 0 to 1 percent slopes														
Hidalgo	85	B	0-17	Sandy clay loam	CL, SC	A-6	0-0-0	0-0-0	100-100-100	95-98-100	86-96-100	44-54-63	25-30-39	11-15-18
			17-28	Sandy clay loam, clay loam	CL, SC	A-6, A-7-6	0-0-0	0-0-0	100-100-100	94-98-100	85-96-100	50-60-75	30-35-44	11-17-22
			28-38	Clay loam, sandy clay loam	CL, SC	A-6, A-7-6	0-0-0	0-0-0	95-97-100	91-94-100	81-93-100	54-68-81	30-38-44	11-17-22
			38-80	Sandy clay loam, clay loam	CL, SC	A-6, A-7-6	0-0-0	0-0-0	96-97-100	91-95-100	82-94-100	57-72-84	30-38-44	11-17-22

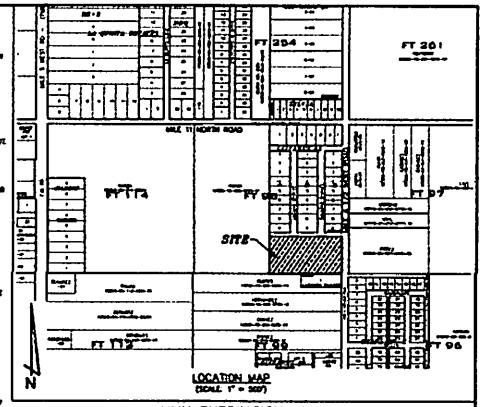
Report—Engineering Properties

Absence of an entry indicates that the data were not estimated. The asterisk '*' denotes the representative texture; other possible textures follow the dash. The criteria for determining the hydrologic soil group for individual soil components is found in the National Engineering Handbook, Chapter 7 issued May 2007(http://directives.sc.egov.usda.gov/OpenNonWebContent.aspx?content=17757.wba). Three values are provided to identify the expected Low (L), Representative Value (R), and High (H).

Engineering Properties–Hidalgo County, Texas

Map unit symbol and soil name	Pct. of map unit	Hydrologic group	Depth	USDA texture	Classification		Pct fragments		Percentage passing sieve number—				Liquid limit	Plasticity index
					Unified	AASHTO	>10 inches	3-10 inches	4	10	40	200		
			In				L-R-H	L-R-H	L-R-H	L-R-H	L-R-H	L-R-H	L-R-H	L-R-H
25—Hidalgo fine sandy loam, 0 to 1 percent slopes														
Hidalgo	85	B	0-17	Fine sandy loam	CL, SM, SC-SM, SC	A-4, A-2-4	0-0-0	0-0-0	100-100-100	94-99-1	84-94-1	36-47-85	15-23-25	7-7-8
			17-29	Sandy clay loam, clay loam	CL, SC	A-6, A-7-6	0-0-0	0-0-0	100-100-100	94-99-1	85-96-1	50-60-75	30-35-44	11-17-2
			29-36	Clay loam, sandy clay loam	CL, SC	A-6, A-7-6	0-0-0	0-0-0	95-97-100	91-94-1	81-93-1	54-69-81	30-38-44	11-17-2
			36-80	Clay loam, sandy clay loam	CL, SC	A-6, A-7-6	0-0-0	0-0-0	95-97-100	91-95-1	82-94-1	57-72-84	30-38-44	11-17-2
26—Hidalgo sandy clay loam, 0 to 1 percent slopes														
Hidalgo	85	B	0-17	Sandy clay loam	CL, SC	A-6	0-0-0	0-0-0	100-100-100	93-98-1	85-96-1	44-54-83	25-30-39	11-15-1
			17-29	Sandy clay loam, clay loam	CL, SC	A-6, A-7-6	0-0-0	0-0-0	100-100-100	94-98-1	86-96-1	50-60-75	30-36-44	11-17-2
			29-36	Clay loam, sandy clay loam	CL, SC	A-6, A-7-6	0-0-0	0-0-0	95-97-100	91-94-1	81-93-1	54-69-81	30-38-44	11-17-2
			36-80	Sandy clay loam, clay loam	CL, SC	A-6, A-7-6	0-0-0	0-0-0	95-97-100	91-95-1	82-94-1	57-72-84	30-38-44	11-17-2





MMN SUBDIVISION #1

BEING A SUBDIVISION OF 5.00 ACRES OF LAND, BEING THE SOUTH 5 ACRES OF THE EAST 20 ACRES OF FARM TRACT 99 OF THE WEST AND ADAMS TRACT SUBDIVISION, HIDALGO COUNTY, TEXAS, AS PER MAP RECORDED IN VOLUME 5, PAGES 33-34 OF THE HIDALGO COUNTY MAP RECORDS

STATE OF TEXAS
HIDALGO COUNTY

OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION

I (WE), THE UNDERSIGNED, OWNER(S) OF THE 5.00 ACRE TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED SUBDIVISION HEREIN SUBDIVIDE THE LAND AS DEPICTED IN THIS SUBDIVISION PLAT AND DEDICATE TO PUBLIC USE THE STREETS, PARKS AND EASEMENTS SHOWN HEREIN.

WE CERTIFY THAT WE HAVE COMPLIED WITH THE REQUIREMENTS OF TEXAS LOCAL GOVERNMENT CODE 212.012(b) AND THAT:

(A) THE WATER QUALITY AND CONNECTION TO THE LOTS MEETS OR WILL MEET THE MINIMUM STATE STANDARDS;

(B) SEWER CONNECTION TO THE LOTS OR SEPTIC TANKS MEET OR WILL MEET THE MINIMUM REQUIREMENTS OF THE STATE STANDARDS;

(C) ELECTRICAL CONNECTIONS PROVIDED TO THE LOTS MEET OR WILL MEET MINIMUM STATE STANDARDS; AND

(D) GAS CONNECTIONS, IF AVAILABLE, PROVIDED TO THE LOTS MEET OR WILL MEET THE MINIMUM STATE STANDARDS.

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

OWNER: MARCOS DE LOS SANTOS _____ DATE
ADDRESS: 1412 FILBERT STREET
MCALLEN, TEXAS 78599

STATE OF TEXAS
HIDALGO COUNTY

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED MARCOS DE LOS SANTOS AND PROVED TO ME THROUGH THEIR TEXAS DEPARTMENT OF PUBLIC SAFETY DRIVER LICENSES TO BE THE PERSONS WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, WHO BEING BY ME DULY SWORN, DECLARED THAT SUCH STATEMENTS THEREIN ARE TRUE, CORRECT AND ACKNOWLEDGED THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS _____ DAY OF _____ 2020

_____
NOTARY PUBLIC, FOR THE STATE OF TEXAS

	NAME	ADDRESS	PHONE
OWNER:	MARCOS DE LOS SANTOS	1412 FILBERT ST., MCALLEN, TX 78599	(956) 454-3338
SURVEYOR:	REYNALDO ROBLES	PO BOX 476, MCALLEN, TX 78599	(956) 969-7433
ENGINEER:	REYNALDO ROBLES, JR.	PO BOX 476, MCALLEN, TX 78599	(956) 969-7433

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 (HEREIN AFTER CALLED "GRANTOR" WHETHER ONE OR MORE PERSONS ARE MARKED) IN CONSIDERATION OF ONE DOLLAR ($1.00) AND OTHER GOOD AND VALUABLE CONSIDERATION PAID BY NORTH ALAMO WATER SUPPLY CORPORATION (HEREIN AFTER CALL "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 DIRECT, CONSTRUCT, INSTALL, AND WORKMATTER 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 SAID PREMISES FOR SUCH PURPOSES HEREINAFTER. THE EASEMENT HEREIN GRANTED SHALL NOT EXCEED 12' 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 CENTERLINE THEREOF BEING THE PIPELINE(S) INSTALLED, IN THE EVENT THE EASEMENT HEREIN GRANTED ABUTS ON PUBLIC ROAD AND THE CITY, COUNTY OR STATE HEREAFTER WIDENS OR RELOCATES SAID PUBLIC ROAD SO AS TO REQUIRE THE RELOCATION OF THE PIPELINE AS INSTALLED, GRANTOR FURTHER GRANTS TO GRANTEE AN ADDITIONAL EASEMENT ONLY AND ACROSS THE LAND SHOWN ON THIS PLAT FOR THE PURPOSE OF TEMPORARILY RELOCATING SAID PIPELINE AS MAY BE NECESSARY TO CLEAR THE ROAD IMPROVEMENTS, WHICH EASEMENT HEREIN GRANTED SHALL BE LIMITED TO A STRIP OF LAND 10' IN WIDTH, THE CENTERLINE BEING THE CENTER LINE OF 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 REMOVAL OF THE FACILITIES DESCRIBED IN THIS AGREEMENT. GRANTEE HEREIN GIVES ALL RIGHTS AND BENEFITS TO NORTH ALAMO WATER SUPPLY CORPORATION WITH RESPECT TO THE EASEMENT HEREIN GRANTED. THIS AGREEMENT 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 LAND AND THAT THE LAND IS 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 EXECUTED THIS INSTRUMENT THIS _____ DAY OF _____ 2020

OWNER: MARCOS DE LOS SANTOS _____ DATE
ADDRESS: 1412 FILBERT STREET
MCALLEN, TEXAS 78599

REVISION NOTES

NO.	SHEET	REVISION	DATE	APPROVED

CERTIFICATION BY THE CHAIRMAN OF THE COMMISSION

THIS SUBDIVISION HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF MCALLEN, AND IS HEREBY APPROVED BY SUCH COMMISSION

_____
CHAIRMAN, PLANNING COMMISSION DATE
CITY OF MCALLEN

CERTIFICATION OF THE MAYOR OF THE CITY OF MCALLEN

I, THE UNDERSIGNED MAYOR OF THE CITY OF MCALLEN, TEXAS, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THIS CITY WHEREIN MY APPROVAL IS REQUIRED.

_____
MAYOR DAVID SHARES DATE
CITY OF MCALLEN

ATTEST:

_____
CITY SECRETARY DATE

CERTIFICATION BY THE IRRIGATION DISTRICT

This plat is approved by 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 sole of Use of Drain Water for the development will be no greater than the rate of flow of Drain Water when the land was in agricultural use.

3. HCID #9 will not be responsible for the storm/drainage water system to may be used in this subdivision. As such, HCID #9 will not be responsible for the delivery of water to any lot sold in this subdivision. If desired, this will NOT be at the Districts Expense.

4. HCID #9 has not reviewed and does not certify that the storm sewer or drainage improvements are adequate for the developer's intended purposes based on generally accepted engineering criteria. The developer and his engineer are responsible for their determinations.

_____
General Manager
Hidalgo & Cameron Counties Irrigation District No. 9

GENERAL SUBDIVISION PLAT NOTES

1. FLOOD ZONE STATEMENT: FLOOD ZONE DESIGNATION: ZONE "X" (Shaded)
AREAS OF 500-YEAR FLOOD; AREAS OF 100-YEAR FLOOD WITH AVERAGE DEPTHS LESS THAN ONE FOOT OR WITH DRAINAGE AREAS LESS THAN ONE SQUARE MILE; AND AREA PROTECTED BY LEVEES FROM 100-YEAR FLOOD.
COMMUNITY-PANEL NO. 480334 0005 C; REVISED TO REFLECT LOMR DATED MAY 20, 2002.

2. SETBACKS:
FRONT: 25.00 FEET,
REAR: 10.00 FEET OR EASEMENT WHICHEVER IS GREATER;
SIDE: 6.00 FEET OR EASEMENT WHICHEVER IS GREATER;
CORNER SIDE: 10 FEET OR EASEMENT WHICHEVER IS GREATER.

3. NO MORE THAN ONE-SINGLE FAMILY DETACHED DWELLING SHALL BE LOCATED ON EACH LOT AND MUST BE STIPULATED ON ALL DEEDS AND CONTRACTS FOR DEEDS. (ANY OTHER USE SHALL REQUIRE PLANNING DEPARTMENT, OFFICE OF ENVIRONMENTAL COMPLIANCE, HEALTH DEPARTMENT AND FIRE MARSHALL APPROVAL). APPLICATIONS FOR CONSTRUCTION ARE REQUIRED PRIOR TO OCCUPYING THE LOT.

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

5. BENCHMARK: ELEV. 52.62; IRON ROD FOUND FOR THE NORTHWEST CORNER OF THIS SUBDIVISION

6. IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND HIDALGO COUNTY REGULATIONS, THIS DEVELOPMENT WILL BE REQUIRED TO DETAIN A TOTAL OF 0.000 CUBIC-FEET (0.000 ACRE-FEET) OF STORM WATER RUNOFF. DRAINAGE DETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS FOLLOWS: DRAINAGE FOR THIS DEVELOPMENT WILL BE DETAINED WITHIN THE RECREATED ROADSIDE DITCH ALONG OLIVAREZ ROAD.

7. NO STRUCTURE SHALL BE PERMITTED OVER ANY EASEMENTS. EASEMENTS SHALL BE KEPT CLEAR OF BUILDINGS, BUSHES, TREES, AND OTHER PLANTINGS (EXCEPT LOW). LESS THAN 36 INCHES MATURE HEIGHT, GROUND COVER, GRASS, OR FLOWERS) AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATIONS AND MAINTENANCE OF THE EASEMENT.

8. EACH PURCHASE CONTRACT MADE BETWEEN A SUBBINDER 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.

9. ALL PUBLIC UTILITIES EASEMENTS DEDICATED BY THIS PLAT SHALL BE A MINIMUM WIDTH OF 10.00 FEET AS PER THE HIDALGO COUNTY MODEL SUBDIVISION RULES. BY SIGNING THIS PLAT, DEVELOPER AND ENGINEER CERTIFY THAT ALL OTHER EASEMENTS SHOWN COMPLY WITH THE SIZE REQUIRED BY EACH UTILITY PROVIDER OCCUPYING AN EASEMENT.

10. AN OFF-STREET PARKING LOT SITE PLAN & DRAINAGE PLAN APPROVED BY THE HIDALGO COUNTY PLANNING DEPARTMENT AND THE OFFICE OF ENVIRONMENTAL COMPLIANCE SHALL BE REQUIRED FOR COMMERCIAL USE AT THE TIME OF APPLICATION FOR CONSTRUCTION PRIOR TO THE ISSUANCE OF A BUILDING AND/OR DEVELOPMENT PERMIT. NO WATER OR LIGHT CLEARANCES SHALL BE ISSUED UNTIL THE SITE PLAN, DRAINAGE PLAN AND COST PLAN ARE APPROVED AND PROPOSED IMPROVEMENTS ARE CONSTRUCTED IN ACCORDANCE WITH COUNTY AND STATE STANDARDS.

11. ON-SITE SEWAGE FACILITIES (OSSF) NOTE: THIS SUBDIVISION SHALL USE ON-SITE SEWAGE FACILITIES IN ACCORDANCE WITH TCEQ AND HIDALGO COUNTY REGULATIONS FOR SEWAGE DISPOSAL. THE SUBBINDER IS RESPONSIBLE FOR PROVIDING AN OSSF ON ALL LOTS.

A. OSSF SYSTEM IS BEING DESIGNED FOR DISPOSAL OF DOMESTIC SEWERAGE ONLY. A SEPARATE DESIGN SHALL BE SUBMITTED FOR COMMERCIAL USE.

B. EACH LOT ON THIS PLAT COMPLIES WITH THE MINIMUM 21,780 SQUARE FEET LOT AREA WITH POTABLE WATER SUPPLY.

C. OSSF SYSTEM SHALL REQUIRE INSPECTION AND APPROVAL BY HIDALGO COUNTY AUTHORIZED DEPARTMENT

D. SOIL ANALYSIS HAVE BEEN SUBMITTED TO THE AUTHORIZED HIDALGO COUNTY DEPARTMENT AND EXCEPTS MAY BE ALSO SEEN ON THE UTILITY LAYOUT FOR THIS SUBDIVISION AS SUBMITTED TO THE HIDALGO COUNTY PLANNING DEPARTMENT. THE ENGINEER HAS DETERMINED THAT THE SOIL IS SUITABLE FOR A STANDARD SEPTIC TANK AND ABSORPTIVE DRAINFIELD SYSTEM.

E. APPROVED "OSSF" PERMIT APPLICATION IS REQUIRED INCLUDING RESIDENTIAL LOT PLANNING MATERIALS PRIOR TO OCCUPYING A LOT.

12. THERE ARE NO WATER WELLS WITHIN 150 FEET FROM THE BOUNDARIES ON THIS SUBDIVISION

13. THE PURCHASER OF EACH LOT SHALL BE RESPONSIBLE FOR INSTALLING SEWERAGE CLEANOUT OF REINFORCED CONCRETE PIPE OF 4IN LESS THAN 12 INCHES IN DIAMETER AND 24 FEET IN LENGTH.

14. THE OWNER & SUBBINDER OF THIS SUBDIVISION RETAINS A BLANKET EASEMENT UPON EACH LOT FOR THE PURPOSE OF INSTALLING AN APPROVED OSSF ON THE LOT AS DESCRIBED ON SHEET 2 OF THIS PLAT.

15. THE DEVELOPER SHALL BE RESPONSIBLE FOR DETAINING AND ACCOMODATING MORE THAN THE DETAINED VOLUME SHOWN ON THIS PLAT IF IT DETERMINED AT THE DEVELOPMENT STAGE THAT THE DETENTION REQUIREMENTS ARE GREATER THAN STATED ON THIS PLAT DUE TO THE SPECIFICATION AREA BEING ONE-QUARTER THAN THE PLAT DIAMETER CONSIDERED IN THE HYDRAULIC CALCULATIONS FOR THIS SUBDIVISION.

16. ALL LOTS SHALL HAVE A POST DEVELOPMENT FINISHED GRADE FROM THE REAR OF THE LOT TO THE CURB/ROADSIDE DITCH AT A SLOPE TO ACCOMPLISH POSITIVE DRAINAGE, BUT NOT LESS THAN IN ACCORDANCE WITH HIDALGO COUNTY APPENDIX 461.5 COUNTY CONSTRUCTION SPECIFICATION 3.1.4

HIDALGO COUNTY
CERTIFICATE OF PLAT APPROVAL
UNDER LOCAL GOVERNMENT CODE 232.028(A)

WE, THE UNDERSIGNED, CERTIFY THAT THIS PLAT OF SAID SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONERS COURT ON _____, 2020.

_____
HIDALGO COUNTY JUDGE DATE

ATTEST: _____
HIDALGO COUNTY CLERK DATE

FILED FOR RECORD IN HIDALGO COUNTY
REYNALDO RODRIGUEZ, JR.
HIDALGO COUNTY CLERK

ON: _____ AT _____ AM/PM
INSTRUMENT NUMBER: _____
OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS

BY: _____ DEPUTY

JOB No. 142-20
DATE: 05-29-20
DRAWN BY: JR

ROBLES & ASSOCIATES, PLLC
PROFESSIONAL LAND SURVEYORS

ROBLES ENGINEERING, LLC

INDEX TO SHEETS OF MMN SUBDIVISION #1

SHEET	DESCRIPTION
1	LOCATION MAP AND ETJ, MUNICIPAL CONTACTS, PLAT WITH LOTS, STREETS, AND EASEMENT DESIGNATIONS, LEGAL DESCRIPTION (METES AND BOUNDS), SURVEYOR'S AND ENGINEER'S CERTIFICATION, PLAT NOTES AND RESTRICTIONS, OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION, COUNTY CLERK'S RECORDING CERTIFICATE, HIDALGO COUNTY CERTIFICATE OF PLAT APPROVAL, DESCRIPTION OF LOCATION OF SUBDIVISION WITH RESPECT TO THE ETJ OF A MUNICIPALITY AND DESIGNATE THE PRECINCT THE PROJECT IS SITUATED, H.C.D.D #9 CERTIFICATE OF APPROVAL, DELTA LAKE IRRIGATION CERTIFICATION, R.A.B.S.C. CERTIFICATION, HIDALGO COUNTY JUDGE CERTIFICATION, N.C.M.A.S. CERTIFICATION, REVISION NOTES
2	SEPTIC DISTRIBUTION AND SANITARY SEWER (OSSF) MAP, ENGINEERING REPORT ENGLISH AND SPANISH VERSIONS, INCLUDING DESCRIPTION OF WATER AND WASTE WATER (OSSF) AND ENGINEER'S CERTIFICATION (ENGLISH AND SPANISH VERSIONS) TYPICAL WATER SERVICE CONNECTION, SUBMARGED CERTIFICATE AND STATEMENT, DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE AND HOW IT WILL SERVE THIS DEVELOPMENT, MAP OF TOPOGRAPHY AND DRAINAGE AND ENGINEER'S CERTIFICATION, REVISION NOTES, CONSTRUCTION DETAILS

PRELIMINARY-FOR REVIEW ONLY

MMN SUBDIVISION #1

BEING A SUBDIVISION OF 5.00 ACRES OF LAND, BEING THE SOUTH 5 ACRES OF THE EAST 20 ACRES OF FARM TRACT 68 OF THE WEST AND ADAMS TRACT SUBDIVISION, HIDALGO COUNTY, TEXAS, AS PER MAP RECORDED IN VOLUME 2, PAGES 33-34 OF THE HIDALGO COUNTY MAP RECORDS

SUBDIVIDER CERTIFICATION

1.- BY COMPLETING THE IMPROVEMENTS DESCRIBED ON THE PLAT, SUBDIVIDER WILL COMPLY WITH THE MINIMUM STATE STANDARDS AND THAT (a) WATER QUALITY AND CONNECTIONS INCLUDING WATER METERS TO THE LOTS MEET SUCH STANDARDS AND (b) SEWER CONNECTIONS TO THE LOTS OR SEPTIC TANKS MEET OR WILL MEET SUCH STANDARDS AND WILL BE CONSTUCTED IN ACCORDANCE WITH STATE AND COUNTY REGULATIONS.

SUBDIVIDER STATEMENT:

1.- I (WE), THE UNDERSIGNED, SUBDIVIDER(S) OF MMN#1 SUBDIVISION HEREBY CERTIFY SEWER PERMITS ARE REQUIRED PRIOR TO BUILDING ON ANY LOT AND THAT AN ADEQUATE DRINKING WATER SOURCE IS IMMEDIATELY AVAILABLE TO EACH LOT OF THE TYPE, QUALITY AND QUANTITY TO ENABLE EACH PERSON PURCHASING A LOT TO HAVE ADEQUATE WATER TO COMPLY WITH THE REGULATIONS AND THE LAWS OF THE STATE AS REQUIRED BY STATE AND COUNTY REGULATIONS.

OWNER: MARCOS DE LOS SANTOS _____ DATE
ADDRESS: 1412 FILBERT STREET
WESLACO, TEXAS 78596

STATE OF TEXAS
HIDALGO COUNTY

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED MARCOS DE LOS SANTOS AND PROVED TO ME THROUGH THEIR TEXAS DEPARTMENT OF PUBLIC SAFETY DRIVER LICENSE TO BE THE PERSONS WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, WHO, BEING BY ME DULY SWORN, DECLARED THAT THEIR STATEMENTS THEREIN ARE TRUE, CORRECT AND ACKNOWLEDGED THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREBY EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS _____ DAY OF _____, 2020.

_____
NOTARY PUBLIC, FOR THE STATE OF TEXAS

DRAINAGE STATEMENT

Flood Zone Designation:
By graphical plotting this property falls in Flood Zone "X" (shaded), which is described as areas of 500-year flood; areas of 100-year flood with average depths of less than one foot or with drainage areas less than one square mile; and areas protected by levees from 100-year flood, of flood insurance rate map with community panel No. 480334 0450 C, revised to reflect LOMR dated May 30, 2002.

Existing Soils:
Per the USDA Soil Survey of Hidalgo County, the soils in this area consist predominantly of Hidalgo sandy clay loam (28) and Hidalgo fine sandy loam (25). Hidalgo fine sandy loam and Hidalgo fine sandy loam are listed in hydrologic group B, which consists of well drained soils with a moderate infiltration rate.

Pre-development Conditions:
The land comprising this subdivision is currently undeveloped open land. Topographic information of the site reveals the subdivision site is fairly level with a predevelopment grade of approximately 0.10% in a northwesterly direction with a predevelopment runoff of 2.51 CFS. The runoff from the existing site flows makes its way into a shallow roadside ditch along the south side of Olivarez Road where it flows east to Mile 4 ½ W. Road.

Future Conditions:
Expected future use for this subdivision will be for multi-family residential. The development will consist of seven lots. Drainage calculations for a pre-development 10-year frequency storm versus a post-development 50-year frequency storm using the modified rational formula reveal total maximum volume of additional run-off of 16,801 cubic feet (0.427 acre-ft), and a future Q of 7.88 CFS for an increase Q of 5.17 CFS. This runoff will be detained within designated detention areas and flow into the regraded roadside ditch along Olivarez Road. A drainage plan is to be approved by Hidalgo County at the time of issuance of a building permit.

_____
ENGINEERS' SIGNATURE DATE

FINAL WATER AND SEWER ENGINEERING REPORT

WATER SUPPLY: DESCRIPTION, COST, AND OPERABILITY DATE
PROVISION OF WATER - THE SUBDIVISION WILL BE SERVED BY NORTH ALAMO WATER SUPPLY CORPORATION (N.A.W.S.C.). THE SUBDIVIDER AND N.A.W.S.C. HAVE ENTERED INTO A CONTRACT IN WHICH N.A.W.S.C. HAS PROMISED TO PROVIDE SUFFICIENT WATER TO THE SUBDIVISION FOR AT LEAST 30 YEARS AND N.A.W.S.C. HAS PROVIDED DOCUMENTATION TO SUFFICIENTLY ESTABLISH THE LONG TERM QUANTITY AND QUALITY OF THE AVAILABLE WATER SUPPLIES TO SERVE THE FULL DEVELOPMENT OF THIS SUBDIVISION.

N.A.W.S.C. HAS AN EXISTING 2 1/2" WATERLINE ALONG THE NORTH SIDE OF OLIVAREZ STREET AND A 4" DIAMETER WATER LINE RUNNING ALONG THE EAST SIDE OF MILE 4 1/2 WEST ROAD.

WATER DISTRIBUTION FOR THIS SUBDIVISION CONSISTS OF CONNECTION TO THE EXISTING 6" WATERLINE AND RUNNING A NEW 6" LINE ALONG THE SOUTH SIDE OF OLIVAREZ ROAD WITH ONE SINGLE-SERVICE CONNECTION AND SIX DUAL-SERVICE CONNECTIONS. THE WATER FACILITIES HAVE ALREADY BEEN INSTALLED AT A TOTAL COST OF $150,00. IN ADDITION, THE SUBDIVIDER HAS PAID N.A.W.S.C. THE SUM OF $1,250.00, WHICH CONSTS THE COST PER LOT AS STATED IN THE STAND WATER SERVICE AGREEMENT WHICH SUM REPRESENTS THE TOTAL COST OF WATER METER, RIGHTS ACQUISITION FEES, AND ALL MEMBERSHIP OR OTHER FEES ASSOCIATED WITH CONNECTING THE INDIVIDUAL LOTS IN THE SUBDIVISION TO N.A.W.S.C. UPON REQUEST BY THE LOT OWNER, N.A.W.S.C. WILL PROMPTLY INSTALL A 1 INCH CURBLE THE WATER METER FOR EACH LOT. THE ENTIRE WATER FACILITIES HAVE BEEN APPROVED AND ACCEPTED BY N.A.W.S.C. AND SAID DISTRIBUTION SYSTEM IS OPERABLE AS OF THE DATE OF THE RECORDING OF THE PLAT

SEWAGE FACILITIES DESCRIPTION, COST AND OPERABILITY DATES
SEWAGE FROM THIS SUBDIVISION WILL BE TREATED BY INDIVIDUAL ON-SITE SEWAGE FACILITIES ("OSSF") CONSISTING OF A STANDARD DESIGN SEPTIC COMPARTMENT SEPTIC TANK AND A DRAIN FIELD ON EACH LOT. THE SITE EVALUATION JOSE ANGEL GONZALEZ, LICENSE NO.000228, HAS EVALUATED THE SUITABILITY OF THE SUBDIVISION SITE FOR OSSF AND SUBMITTED A REPORT CONCLUDING THAT THE SITE IS SUITABLE FOR OSSF. THE REPORT WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT EACH LOT HAS ADEQUATE AREA FOR A REPLACEMENT DRAIN FIELD.
SOIL EVALUATION REPORT:
EACH LOT IN THE PROPOSED SUBDIVISION IS AT LEAST 1/2 ACRE IN SIZE. THE NATURAL RESOURCE CONSERVATION SERVICE SOIL SURVEY BOOK INDICATES A SANDY LOAM SOIL FOR THE AREA. AT LEAST TWO SOIL EVALUATIONS WERE PERFORMED ON THE SITE, KIT OPENED ENDS OF THE PROPOSED DISPOSAL AREA. ADDITIONAL BORINGS WERE UNNECESSARY BECAUSE THE SOILS ARE VERY UNIFORM WITHIN THIS LIMIT AREA). THE SOIL IS A UNIFORM SANDY LOAM EXTENDING UP TO 30" BELOW GRADE. NO RESTRICTIVE LAYERS WERE ENCOUNTERED. THERE IS NO INDICATION OF GROUNDWATER OR A RESTRICTIVE LAYER WITHIN 24" OF BOTTOM OF THE PROPOSED EXCAVATIONS. THE SUBDIVISION DRAINAGE PLAN
ALL LOWER HOUSE BOTH INSTALLED AS OF THE DATE OF APPLICATION SUB FINAL PLAT APPROVAL. THE HIDALGO COUNTY HEALTH DEPARTMENT HAS INSPECTED AND APPROVED THE INSTALLATION OF ALL OSSF.

ENGINEER CERTIFICATION:
BY MY SIGNATURE BELOW, I CERTIFY THAT THE WATER AND SEWAGE SERVICE FACILITIES DESCRIBED ABOVE ARE IN COMPLIANCE WITH THE MODEL RULES ADOPTED BY THE BOARD. I FURTHER CERTIFY THAT THE COSTS TO INSTALL THE WATER AND THE UNDERSTATED ON-SITE SEWAGE FACILITIES, DESCRIBED ABOVE, ARE AS FOLLOWS:
WATER FACILITIES - THOSE FACILITIES FULLY CONSTRUCTED, WITH THE INSTALLATION OF WATER METERS, WILL COST A GRAND TOTAL OF $1,500.00.
SEWAGE FACILITIES - SEPTIC SYSTEM IS ESTIMATED TO COST $1,500.00 PER LOT (ALL INCLUSIVE), FOR A TOTAL OF $1,500.00 FOR THE ENTIRE SUBDIVISION.

_____
ENGINEER'S SIGNATURE DATE

FINAL WATER AND SEWER ENGINEERING REPORT IN SPANISH

PROVISION DE AGUA: DESCRIPCION, GASTOS Y FECHAS DE INICIO
LA SUBDIVISION RECIBIRA SU PROVISION DE AGUA DE NORTH ALAMO WATER SUPPLY CORPORATION (LA COMPAÑIA DE AGUA N.A.W.S.C.). EL DUEÑO DE LA SUBDIVISION Y N.A.W.S.C. HAN FIRMADO UN CONTRATO POR EL CUAL LA SUBDIVISION RECIBIRA SU PROVISION DE AGUA POR LOS PROXIMOS 30 AÑOS. N.A.W.S.C. HA PRESENTADO DOCUMENTACION PARA DEMOSTRAR LA LARGO PLAZO LA CANTIDAD Y CALIDAD DE AGUA ACCESIBLE PARA SERVIR EL FUTURO DESARROLLO DE LA SUBDIVISION.

EL SISTEMA DE PROVISION DE AGUA PARA LA SUBDIVISION CONSISTE DE UN CONDUCTO DE AGUA DE 6 PULGADAS DE DIAMETRO QUE PASA POR EL LADO SUR DE LA CALLE OLIVAREZ QUE CONNECTA A UNA LINEA DE 6 PULGADAS AL LADO ESTE DE LA CALLE MILE 4 1/2 WEST Y A UNA LINEA DE 2 1/2 PULGADAS AL LADO NORTE DE LA CALLE OLIVAREZ.

DEL CONDUCTO DE 6" SE CONNECTARA UN SERVICIO Y SEIS SERVICIOS DOBLE PARA LOS LOTES CON UN MEDIDOR MECANICOS DE AGUA. YA SE HAN INSTALADO LOS MEDIDORES MECÁNICOS DE AGUA A UN COSTO TOTAL DE $700.00. EL DUEÑO DE LA SUBDIVISION TAMBIEN LE HA PAGADO A LA COMPAÑIA N.A.W.S.C. $1,250.00, QUE CUBRE EL COSTO DEL MEDIDOR MECÁNICO DE AGUA PARA CADA LOTE. ESTE PRECIO INCLUYE EL COSTO DE LA INSTALACION DE CADA MEDIDOR Y GASTOS DE CONEXION. CUANDO EL DUEÑO DE CADA LOTE SOLICITE UN MEDIDOR DE AGUA, LA COMPAÑIA N.A.W.S.C. LO INSTALARA SIN ALGUN GASTO AL DUEÑO. EL DUEÑO DE LA SUBDIVISION.

DRENAJE: DESCRIPCION, GASTOS Y FECHA DE INICIO PARA FACILITAR EL DRENAJE PARA LA SUBDIVISION SE INSTALARA UNA FOSA SEPTICA EN CADA SOLAR. ESTA FOSA SEPTICA SERA DE MODELO DUAL Y DE UN CAMPO DE DRENAJE PARA EL SOLAR. JOSE ANGEL GONZALEZ, LICENCIA NO. OP12338, HA EVALUADO EL AREA DONDE SE EXCAVARA LA SUBDIVISION Y HA PREPARADO UN REPORTE QUE CONCLUYE QUE ESTE TERRENO ES ADECUADO PARA USAS FOSAS SEPTICAS (OSSF). EL REPORTE FUE APROBADO POR EL DEPARTAMENTO DE SALUBRIDAD DEL CONDADO DE HIDALGO (HIDALGO COUNTY HEALTH DEPARTMENT) SEGUN EL REPORTE.

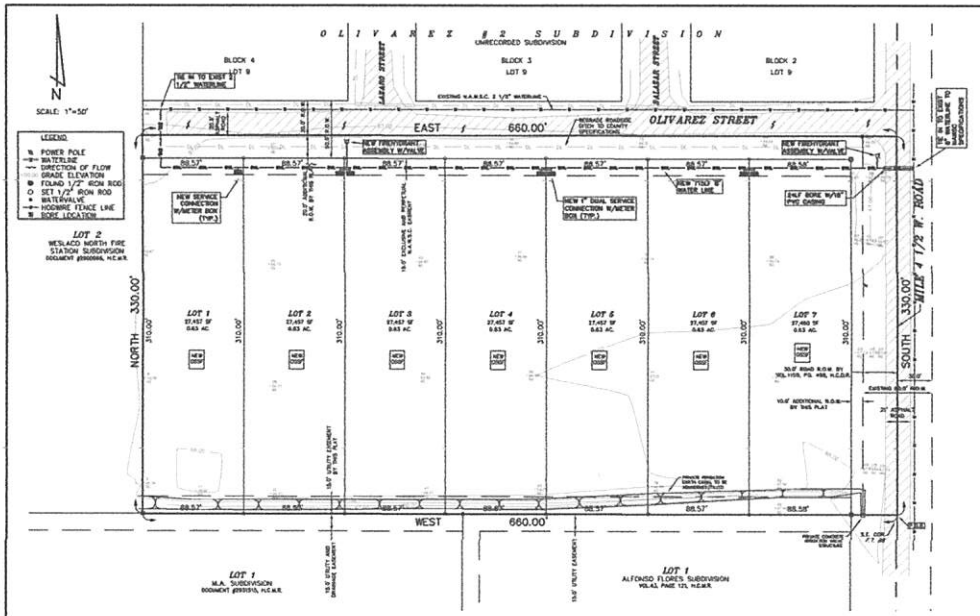
CADA LOTE EN LA SUBDIVISION MIDE MEDIO ACRE. SE HICIERON DOS EXCAVACIONES DE EVALUACION EN LUGARES OPUESTOS EN LA SUBDIVISION (EXCAVACIONES ADICIONALES NO FUERON NECESARIAS PORQUE EL TERRENO EN ESTA AREA ES SIGNIFICANTEMENTE UNIFORME). EL TERRENO ES UNIFORME (TERRENO ARCILLOSO Y SUELO FRANCO) Y SE EXTIENDE A 36 PULGADAS BAJO TODAS LAS EXCAVACIONES PROPUESTAS. NO EXISTE EVIDENCIA DE AGUA EN PULGADAS O MAS ARRIBA DE LO MAS BAJO DE LAS EXCAVACIONES PROPUESTAS. EL AGUA EN ESTA AREA FLUYE BIEN.

EL COSTO TOTAL PARA LA INSTALACION DE UN SISTEMA INDIVIDUAL DE FOSAS SEPTICAS POR SOLAR SON 1,500.00 DOLARES, INCLUYENDO EL COSTO DEL PERMISO REQUERIDO Y LICENCIA. EL DEPARTAMENTO DE SALUBRIDAD DEL CONDADO DE HIDALGO HA INSPECCIONADO TODOS LAS FOSAS SEPTICAS Y HA APROBADO LA INSTALACION DE LAS FOSAS SEPTICAS.

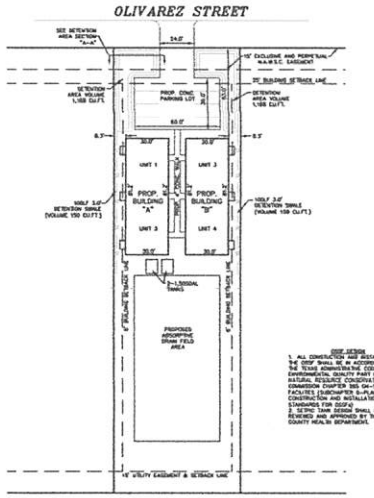
CERTIFICACION
CON SU FIRMA, CERTIFICO QUE LOS SERVICIOS Y SISTEMAS DE AGUA Y DE DRENAJE, DESCRITOS EN ESTE DOCUMENTO CUMPLEN CON LAS MODEL SUBDIVISION RULES (LAS REGLAS GOBERNANDO A LAS SUBDIVISIONES), ADOPTADAS EN LA SECCION 16.343 DEL TEXAS WATER CODE (CODIGOS DE AGUA DE TEXAS). CERTIFICO QUE LOS GASTOS PARA INSTALAR LOS SISTEMAS DE AGUA Y DE DRENAJE SON AGUA: EL SISTEMA/SERVICIO DE AGUA YA HAN INSTALADO Y COMPLETAMENTE CONSTRUIDO CON EL MEDIDOR MECÁNICO DE AGUA A UN COSTO TOTAL DE $1,250.00 POR LOTE.
DRENAJE: SE ESTIMA QUE LA FOSA SEPTICA COSTARA $1,500.00 O $1,500.00 POR LOTE.

_____
ENGINEER'S SIGNATURE DATE

PRELIMINARY-FOR REVIEW ONLY

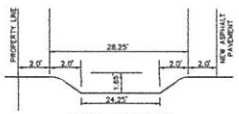


EXISTING CONDITIONS, DRAINAGE, WATER & WASTEWATER

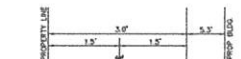


TYPICAL LOT SITE PLAN LAYOUT

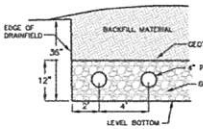
	NAME	ADDRESS	PHONE
OWNER:	MARCOS DE LOS SANTOS	1412 FILBERT ST., WESLACO, TX 78596	(956) 454-2026
SURVEYOR:	REYNALDO ROBLES	PO BOX 476, WESLACO, TX 78599	(956) 968-2422
ENGINEER:	REYNALDO ROBLES, JR.	PO BOX 476, WESLACO, TX 78599	(956) 968-2422



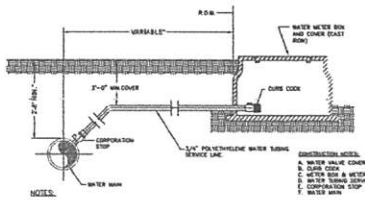
TYPICAL DETENTION AREA SECTION "A-A"
N.T.S.



TYPICAL DRAINAGE SWALE SECTION
N.T.S.

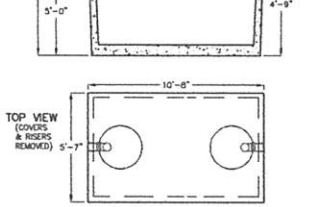


DRAINFIELD TYPICAL SECTION

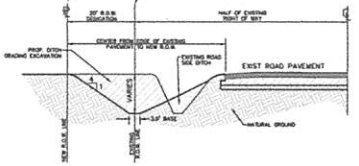


NOTES:
1. ALL SERVICE CONNECTIONS NEED TO HAVE A MIN. 2'-0" COVER FROM FINISHED GRADE.
2. WATER METER COVER SHALL BE ALAMO IRON WORKS B13-05-2.
3. ALL WATER MAINS HAVE 30 INCHES OF COVER FROM FINISHED GRADE.
4. METER BOX SHALL BE CAST IRON.
5. ALL CONCRETE TO HAVE A MIN. 28 DAYS COMPRESSIVE STRENGHT OF 3,000 P.S.I.
6. 2" GATE VALVE ONLY REQUIRED FOR 2" SERVICE.
7. POLYETHYLENE TUBING ACCEPTABLE FOR LINE SIZES 1" OR LESS, SCHEDULE 40 PVC REQUIRED FOR LINE SERVICES GREATER THAN 1".

TYPICAL SERVICE CONNECTION WITH METER BOX



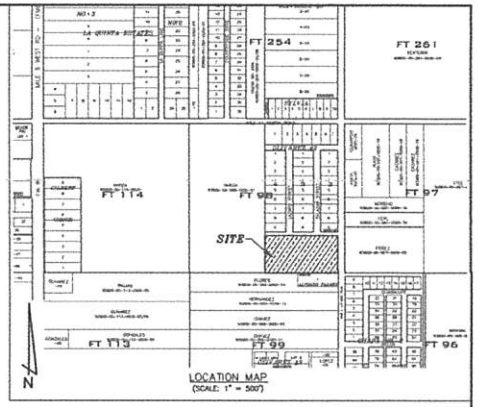
TYPICAL SECTION - PRECAST SEPTIC TANK
VOL. 1,500 GALLONS



RECONSTRUCTION OF ROADSIDE DITCH
N.T.S.

REVISION NOTES:

NO.	SHEET	REVISION	DATE	APPROVED



LOCATION MAP
(SCALE: 1" = 500')

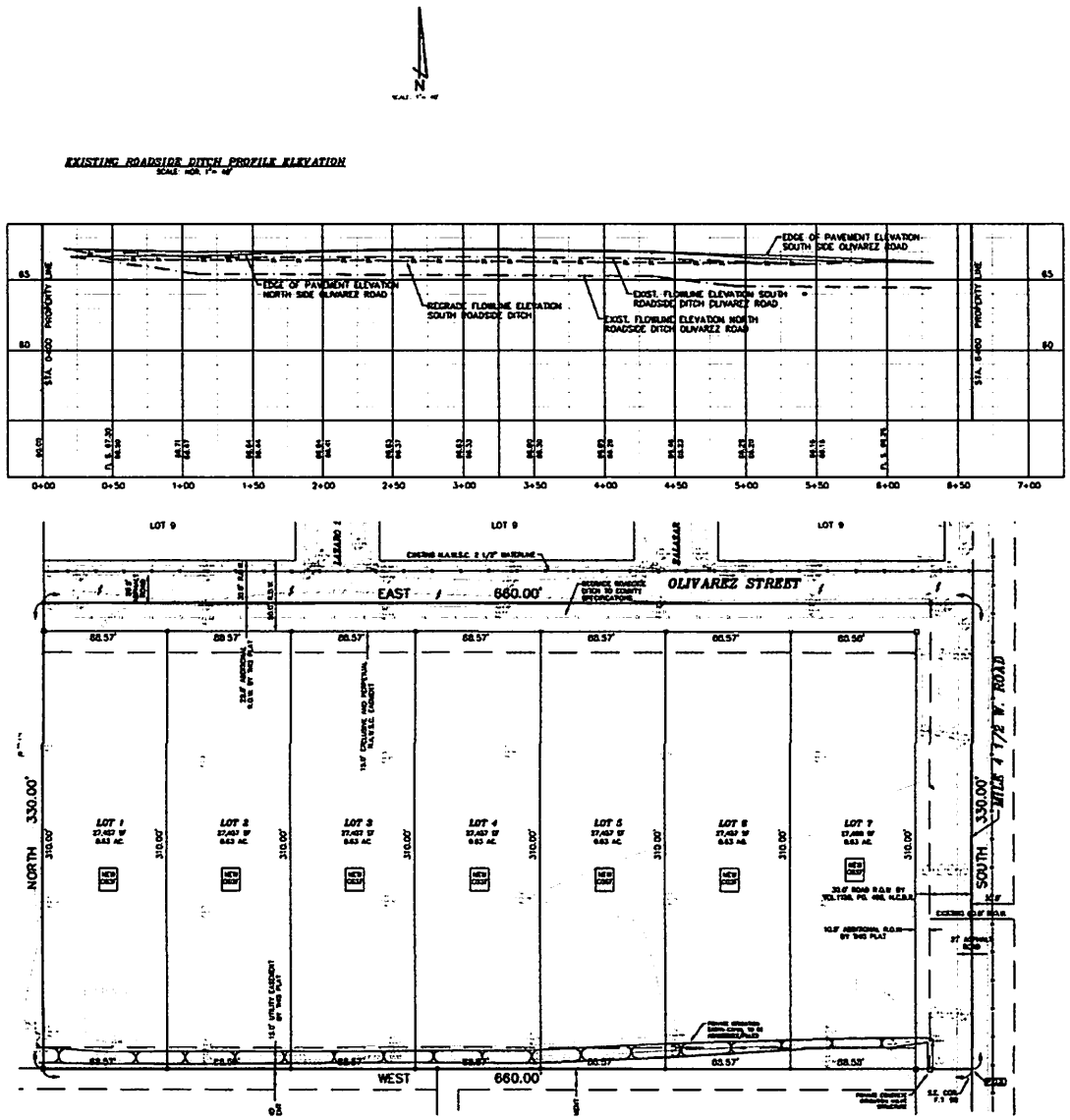
JOB No. 142-20
DATE: 05-29-20
DRAWN BY: JR

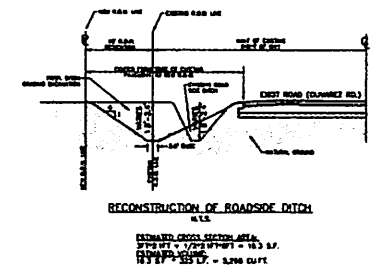
ROBLES ENGINEERING, LLC
FIRM NO.F-17211
PO BOX 476
107 E. HUISACHE ST.
WESLACO, TEXAS 78599
PHONE (956) 968-2422
FAX (956) 969-2011

INDEX TO SHEETS OF MMN SUBDIVISION #1

SHEET 1: LOCATION MAP AND ETJ; PRINCIPAL CONTACTS; PLAT WITH LOTS, STREETS, AND EASEMENT DESIGNATIONS; LEGAL DESCRIPTION (METES AND BOUNDS); SURVEYOR'S AND ENGINEER'S CERTIFICATION; PLAT NOTES AND RESTRICTIONS; OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION; COUNTY CLERK'S RECORDING CERTIFICATE; HIDALGO COUNTY CERTIFICATE OF PLAT APPROVAL; DESCRIPTION OF LOCATION OF SUBDIVISION WITH RESPECT TO THE ETJ OF A MUNICIPALITY AND DESIGNATE THE PRECINCT THE PROJECT IS SITUATED; H.C.D.D. CERTIFICATE OF APPROVAL; RIGHT OF WAY CERTIFICATION; H.C.H.D. CERTIFICATION; REVISION NOTES.

SHEET 2: WATER DISTRIBUTION AND SANITARY SEWER (OSSF) MAP; ENGINEERING REPORT (ENGLISH AND SPANISH VERSION), INCLUDING DESCRIPTION OF WATER AND WASTE WATER (OSSF) AND ENGINEER'S CERTIFICATION (ENGLISH AND SPANISH VERSION) TYPICAL WATER SERVICE CONNECTION; SUBDIVIDER CERTIFICATE AND STATEMENT. DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE AND HOW IT WILL SERVE THIS DEVELOPMENT; MAP OF TOPOGRAPHY AND DRAINAGE AND ENGINEER'S CERTIFICATION; REVISION NOTES; CONSTRUCTION DETAILS





PRELIMINARY-FOR REVIEW ONLY

ROBLES ENGINEERING, LLC

PROJECT NAME:

MMN SUBDIVISION #1

HIDALGO COUNTY, TEXAS

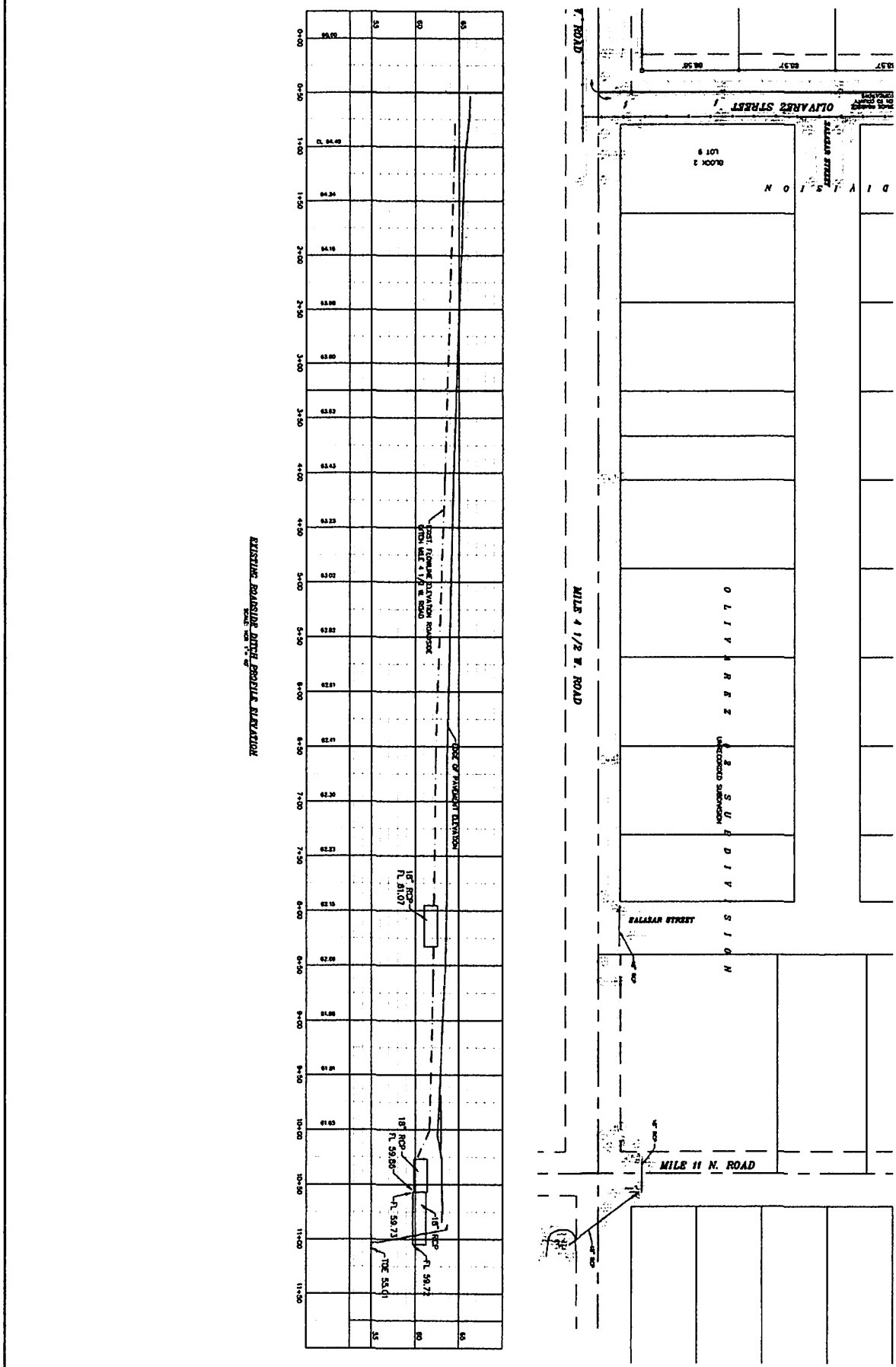
JOB No. 142-20
DATE: 7-10-20
DRAWN BY: JR
SCALE: 1"= 50'

REVISIONS:

SHEET NO.

1

of 2



PRELIMINARY-FOR REVIEW ONLY

PROJECT NAME:

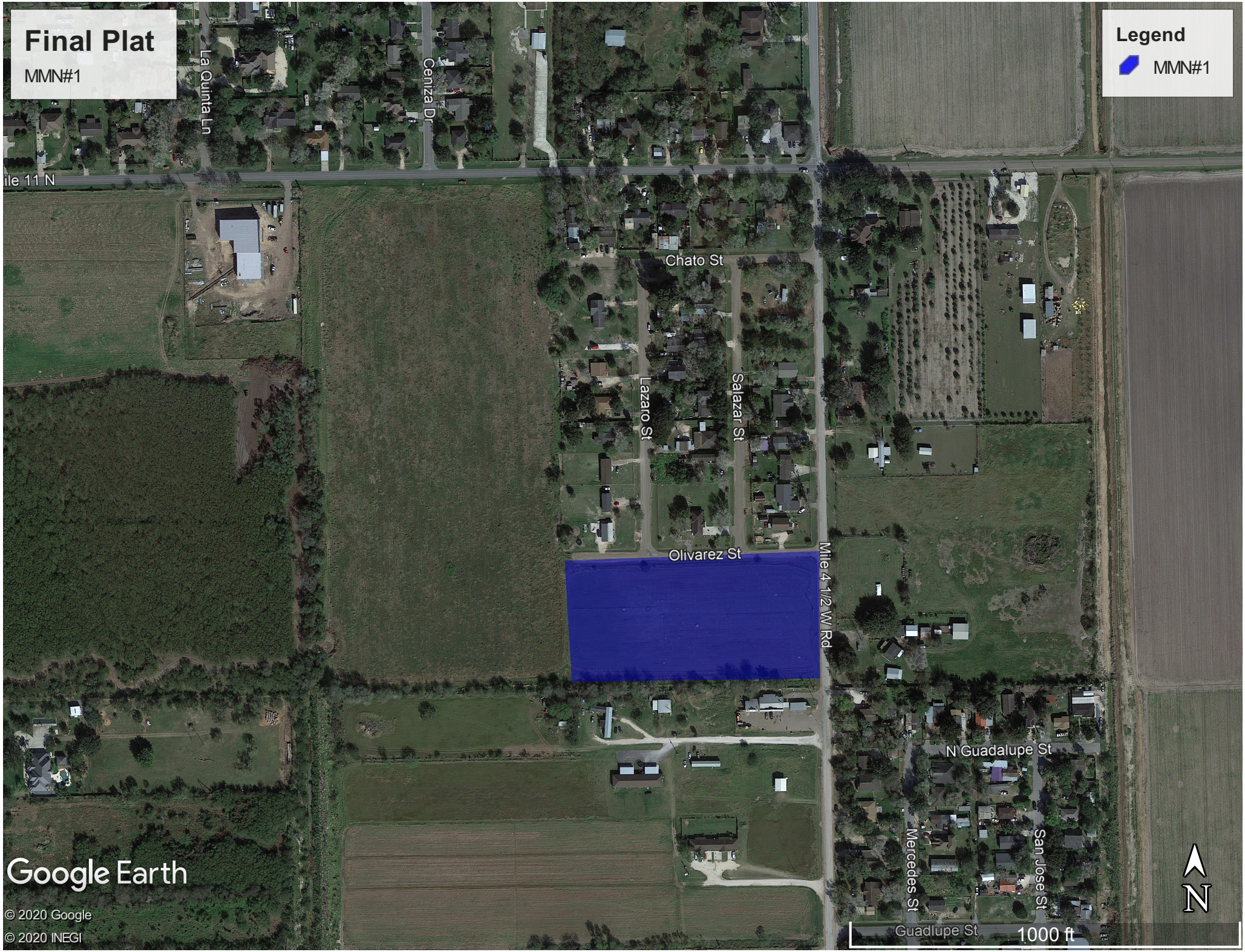
MMN SUBDIVISION #1

HIDALGO COUNTY, TEXAS

ROBLES ENGINEERING, LLC

SHEET NO. 2 of 2

JOB No. 147-20
DATE: 7-10-20
DRAWN BY: JR
SCALE: 1" = 50'
REVISIONS


Final Plat
MMN#1
Legend
MMN#1
La Quinta Ln
Ceniza Dr
ile 11 N
Chato St
Lazaro St
Salazar St
Olivarez St
Mile 4 1/2 W Rd
N Guadalupe St
Mercedes St
San Jose St
Guadlupe St
1000 ft
N
Google Earth
© 2020 Google
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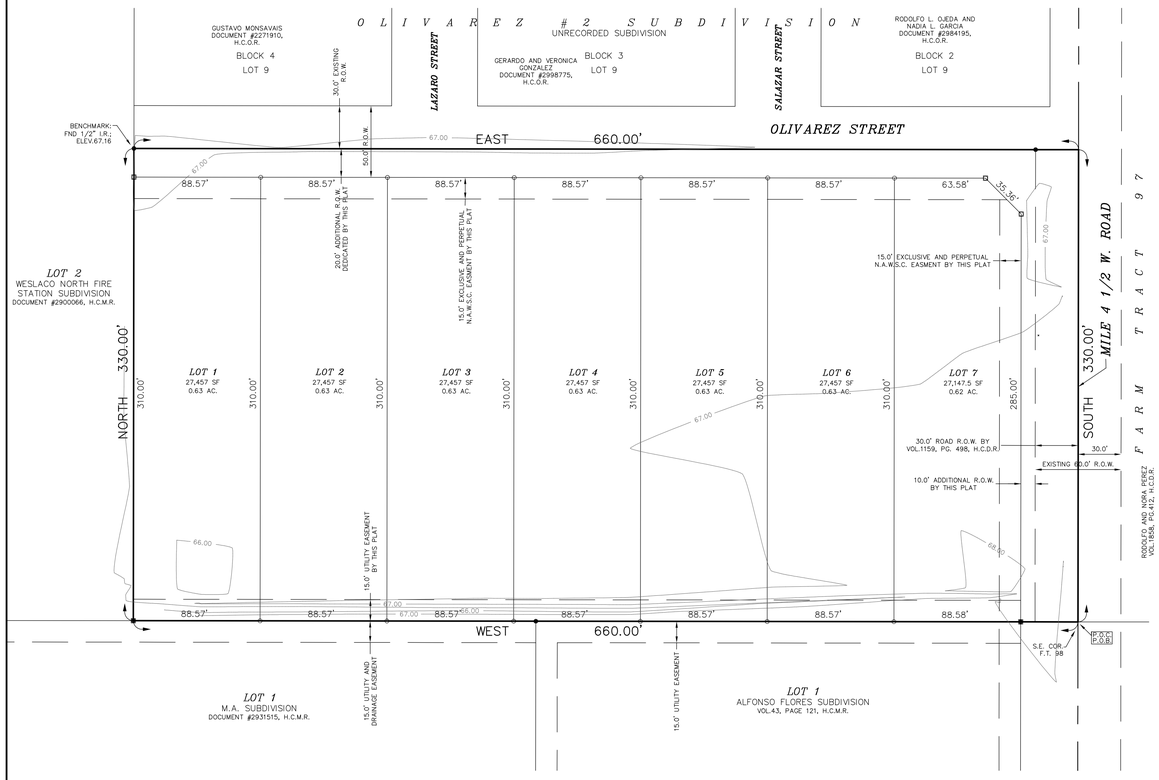


SCALE: 1"=50'

LEGEND
- ● *Found 1/2" iron rod*
- ○ *Set 1/2" iron rod with a plastic cap stamped "R&A"*
- □ *Monument set in concrete*
- ▲ *Found cotton picker spindle*
- △ *Set cotton picker spindle*

METES AND BOUNDS DESCRIPTION

Being 5.00 acres of land situated in Hidalgo County, Texas and being out of Farm Tract 98 of the West and Adams Tract Subdivision, as per map recorded in Volume 2, Pages 33-34 of the Hidalgo County Map Records and said 5.00 acre tract being more particularly described by metes and bounds as follows:

COMMENCING at a point on the centerline of Mile 4 1/2 West Road for the southeast corner of said Farm Tract 98 for the southeast corner of said tract herein described and the POINT OF BEGINNING;

THENCE, WEST, with the south line of said Farm Tract 98 and the north line of Alfonso Flore Subdivision per map recorded in Volume 43, Page 121 of the Hidalgo County Map Records, passing at a distance of 30.00 feet the existing west right-of-way line of said Mile 4 1/2 West Road, passing at a distance of 378.78 feet the northwest corner of said Alfonso Flores subdivision and the northeast corner of M.A. Subdivision as per map recorded in Document #2931515 of the Hidalgo County Map Records and continuing with the north line of said M.A. Subdivision for a total distance of 660.00 feet to a 1/2-inch iron rod with a plastic cap stamped "R&A" found for the southwest corner of said tract herein described;

THENCE, NORTH, 330.00 feet with the east line of Weslaco North Firestation Subdivision as per map recorded in Document #2900066 of the Hidalgo County Map Records to a 1/2-inch iron rod found for the northwest corner of said tract herein described;

THENCE, EAST, with the south line of Olivarez Street, passing at a distance of 630.00 feet a 1/2-inch iron rod found for reference on the existing west right-of-way line of said Mile 4 1/2 West Road, and continuing for a total distance of 660.00 feet to a point on the east line of said Farm Tract 98 for the northeast corner of said tract herein described;

THENCE, SOUTH, 330.00 feet with the east line of said Farm Tract 98, the west line of Farm Tract 97 and the centerline of said Mile 4 1/2 West Road to the POINT OF BEGINNING and containing 5.00 acres of land more or less.

GENERAL SUBDIVISION PLAT NOTES

1. FLOOD ZONE STATEMENT: FLOOD ZONE DESIGNATION: ZONE "X" (SHADED) AREAS OF 500-YEAR FLOOD; AREAS OF 100-YEAR FLOOD WITH AVERAGE DEPTHS LESS THAN ONE FOOT OR WITH DRAINAGE AREAS LESS THAN ONE SQUARE MILE; AND AREA PROTECTED BY LEVEES FOM 100-YEAR FLOOD. COMMUNITY-PANEL NO. 480334 0450 C; REVISED TO REFLECT LOMR DATED MAY 30, 2002.

2. SETBACKS:
FRONT: 25.00 FEET;
REAR: 20% LOTS DEPTH BUT NOT TO EXCEED 25.00 FEET;
SIDE: 6.00 FEET OR EASEMENT WHICHEVER IS GREATER;
CORNER SIDE: 10 FEET OR EASEMENT WHICHEVER IS GREATER;

3. LOTS 1 THROUGH 7 SHALL BE FOR MULTIFAMILY USE. THE ENGINEER HAS SUBMITTED PLANNING MATERIALS FOR THIS PURPOSE AND NO ALTERATIONS OR CHANGES TO THE APPROVED DESIGN OF THIS MULTI-FAMILY PROPOSAL SHALL BE MADE UNLESS A RE-SUBDIVISION PLAT IS APPROVED BY THE COUNTY FOR SUCH CHANGES. THIS MUST BE STIPULATED ON ALL DEEDS AND CONTRACTS FOR DEEDS. APPLICATIONS FOR CONSTRUCTION ARE REQUIRED PRIOR TO OCCUPYING THE LOT.

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

5. BENCHMARK: ELEV. 62.03; IRON ROD FOUND FOR THE NORTHWEST CORNER OF THIS SUBDIVISION.

6. IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND HIDALGO COUNTY REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO DETAIN A TOTAL OF 18,601 CUBIC-FEET (0.427 ACRE-FEET) (2,657.3 CUBIC FEET PER LOT) OF STORM WATER RUNOFF. DRAINAGE RETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS FOLLOWS: DRAINAGE FOR THIS DEVELOPMENT WILL BE DETAINED ONSITE AND OVERFLOW INTO THE REGRADED ROADSIDE DITCH ALONG OLIVAREZ ROAD.

7. NO STRUCTURE SHALL BE PERMITTED OVER ANY EASEMENT. EASEMENTS SHALL BE KEPT CLEAR OF BUILDINGS, SHEDS, SHRUBS TREES, AND OTHER PLANTINGS (EXCEPT LOW, LESS THAN 18 INCHES MATURE HEIGHT, GROUND COVER, GRASS, OR FLOWERS) AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATIONS AND MAINTENANCE OF THE EASEMENT.

8. 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.

9. ALL PUBLIC UTILITIES EASEMENTS DEDICATED BY THIS PLAT SHALL BE A MINIMUM WIDTH OF 15.00 FEET AS PER THE HIDALGO COUNTY MODEL SUBDIVISION RULES. BY SIGNING THIS PLAT, DEVELOPER AND ENGINEER CERTIFY THAT ALL OTHER EASEMENTS SHOWN COMPLY WITH THE SIZE REQUIRED BY EACH UTILITY PROVIDER OCCUPYING AN EASEMENT.

10. AN OFF-STREET PARKING LOT SITE PLAN & DRAINAGE PLAN APPROVED BY THE HIDALGO COUNTY PLANNING DEPARTMENT AND THE OFFICE OF ENVIRONMENTAL COMPLIANCE SHALL BE REQUIRED FOR COMMERCIAL USE AT THE TIME OF APPLICATION FOR CONSTRUCTION PRIOR TO THE ISSUANCE OF A BUILDING AND/OR DEVELOPMENT PERMIT. NO WATER OR LIGHT CLEARANCES SHALL BE ISSUED UNTIL THE SITE PLAN, DRAINAGE PLAN AND OSSF PLAN ARE APPROVED AND PROPOSED IMPROVEMENTS ARE CONSTRUCTED IN ACCORDANCE WITH COUNTY AND STATE STANDARDS.

11. ON-SITE SEWAGE FACILITIES (OSSF) NOTE: THIS SUBDIVISION SHALL USE ON-SITE SEWAGE FACILITIES IN ACCORDANCE WITH TCEQ AND HIDALGO COUNTY REGULATIONS FOR SEWAGE DISPOSAL. THE SUBDIVIDER IS RESPONSIBLE FOR PROVIDING AN OSSF ON ALL LOTS.

A. OSSF SYSTEM IS BEING DESIGNED FOR DISPOSAL OF DOMESTIC SEWERAGE ONLY. A SEPARATE DESIGN SHALL BE SUBMITTED FOR COMMERCIAL USE.

B. EACH LOT ON THIS PLAT COMPLIES WITH THE MINIMUM 21,780 SQUARE FEET LOT AREA WITH POTABLE WATER SUPPLY.

C. OSSF SYSTEM SHALL REQUIRE INSPECTION AND APPROVAL BY HIDALGO COUNTY AUTHORIZED DEPARTMENT

D. SOIL ANALYSIS HAVE BEEN SUBMITTED TO THE AUTHORIZED HIDALGO COUNTY DEPARTMENT AND EXCERPTS MAY BE ALSO SEEN ON THE UTILITY LAYOUT FOR THIS SUBDIVISION AS SUBMITTED TO THE HIDALGO COUNTY PLANNING DEPARTMENT. THE ENGINEER HAS DETERMINED THAT THE SOIL IS SUITABLE FOR A STANDARD SEPTIC TANK AND ABSORPTIVE DRAINFIELD SYSTEM.

E. APPROVED "OSSF" PERMIT APPLICATION IS REQUIRED INCLUDING INDIVIDUAL LOT PLANNING MATERIALS PRIOR TO OCCUPYING A LOT.

12. THERE ARE NO WATER WELLS WITHIN 150 FEET FROM THE BOUNDARIES ON THIS SUBDIVISION.

13. THE PURCHASER OF EACH LOT SHALL BE RESPONSIBLE FOR INSTALLING DRIVEWAY CULVERT OF REINFORCED CONCRETE PIPE OF NO LESS THAN 15 INCHES IN DIAMETER AND 24 FEET IN LENGTH.

14. THE OWNER & SUBDIVIDER OF THIS SUBDIVISION RETAINS A BLANKET EASEMENT UPON EACH LOT FOR THE PURPOSE OF INSTALLING AN APPROVED OSSF ON THE LOT AS DESCRIBED ON SHEET 2 OF THIS PLAT.

15. THE DEVELOPER SHALL BE RESPONSIBLE FOR DETAINING AND ACCOMODATING MORE THAN THE DETAINED VOLUME SHOWN ON THIS PLAT (2,657.3 CUBIC FEET PER LOT) IF IT DETERMINED AT THE DEVELOPMENT STAGE THAT THE DETENTION REQUIREMENTS ARE GREATER THAN STATED ON THIS PLAT DUE TO THE IMPERVIOUS AREA BEING GREATER THAN THE PLAT ENGINEER CONSIDERED IN THE HYDRAULIC CALCULATIONS FOR THIS SUBDIVISION.

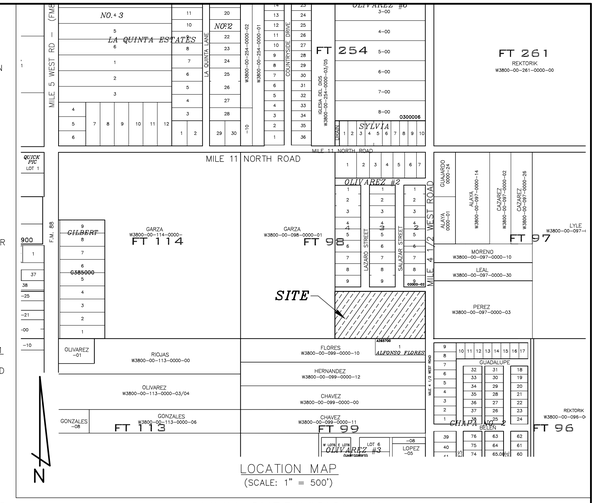
16. ALL LOTS SHALL HAVE A POST DEVELOPMENT FINISHED GRADE FROM THE REAR OF THE LOT TO THE CURB/ROADSIDE DITCH AT A 0.25% SLOPE TO ACCOMPLISH POSITIVE DRAINAGE. THIS IS IN ACCORDANCE WITH HIDALGO COUNTY APPENDIX NO.5: COUNTY CONSTRUCTION SPECIFICATION 3.1.4.

17. STREET LIGHT MUST BE LOCATED EVERY 300 FEET.

18. A 4FT SIDEWALK IS REQUIRED ALONG ALL INTERIOR STREETS UPON THE ISSUANCE OF A BUILDING PERMIT. ON CORNER LOTS THE OWNER SHALL BE RESPONSIBLE FOR THE SIDEWALK ALONG ALL STREETS ADJOINING THE LOT.

19. CORNER LOT DRIVEWAYS SHOULD BE CONSTRUCTED AT FURTHEST POSSIBLE POINT FROM INTERSECTIONS AND IN COMPLIANCE WITH ACCESS MANAGEMENT ORDINANCE.

20. LOT 7 SHALL NOT HAVE ACCESS/DRIVEWAY ONTO MILE 4 1/2 W. ROAD.



MMN SUBDIVISION #1

MMN SUBDIVISION #1 IS LOCATED WITHIN HIDALGO COUNTY PRECINCT NO.1 ON MILE 4 1/2 WEST ROAD AND OLIVAREZ ROAD. THIS SUBDIVISION LIES ADJACENT TO THE CITY LIMITS OF WESLACO (POPULATION 41,171 OFFICIAL 2018 U.S. CENSUS BUREAU ESTIMATE) AND LIES WITHIN THE CITY'S 1 MILE EXTRA TERRITORIAL JURISDICTION (ETJ) UNDER LOCAL GOVERNMENT CODE §42.021.

HIDALGO COUNTY
CERTIFICATE OF PLAT APPROVAL

I THE UNDERSIGNED CERTIFY THAT THIS PLAT OF MMN SUBDIVISION #1 WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT ON _____ 2020.

HIDALGO COUNTY ENVIRONMENTAL HEALTH DIVISION MANAGER — DATE

APPROVED BY THE DRAINAGE DISTRICT:

HIDALGO COUNTY DRAINAGE DISTRICT NO.1 HEREBY CERTIFIES THAT THE DRAINAGE PLANS FOR THIS SUBDIVISION COMPLY WITH THE MINIMUM STANDARDS OFTHE DISTRICT ADOPTED UNDER TEXAS WATER CODES 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 THEIR DETERMINATIONS.

HIDALGO COUNTY DRAINAGE DISTRICT NO.1

RAUL SESIN, P.E., C.F.M. — DATE
GENERAL MANAGER

STATE OF TEXAS
HIDALGO COUNTY

I THE UNDERSIGNED, REYNALDO ROBLES, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS HEREBY CERTIFY THAT THIS PLAT IS TRUE AND WAS CORRECTLY MADE AND PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.

REYNALDO ROBLES — DATE
R.P.L.S.#4032
ROBLES & ASSOCIATES, PLLC
FIRM NO.10096700
PO BOX 476
WESLACO, TX, 78599

STATE OF TEXAS
HIDALGO COUNTY

I THE UNDERSIGNED, REYNALDO ROBLES, JR., A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT.

REYNALDO ROBLES, JR. — DATE
P.E.#102357
R ROBLES ENGINEERING, LLC
FIRM NO.F-17391
PO BOX 476
WESLACO, TX, 78599

MMN SUBDIVISION #1

BEING A SUBDIVISION OF 5.00 ACRES OF LAND, BEING THE SOUTH 5 ACRES OF THE EAST 20 ACRES OF FARM TRACT 98 OF THE WEST AND ADAMS TRACT SUBDIVISION, HIDALGO COUNTY, TEXAS, AS PER MAP RECORDED IN VOLUME 2, PAGES 33-34 OF THE HIDALGO COUNTY MAP RECORDS

STATE OF TEXAS
HIDALGO COUNTY

OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION:

I (WE), MARCOS DE LOS SANTOS, THE UNDERSIGNED, OWNER(S) OF THE 5.00 ACRE TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED " MMN SUBDIVISION #1" HEREBY SUBDIVIDE THE LAND AS DEPICTED IN THIS SUBDIVISION PLAT AND DEDICATE TO PUBLIC USE THE STREETS, PARKS AND EASEMENTS SHOWN HEREIN.

WE CERTIFY THAT WE HAVE COMPLIED WITH THE REQUIREMENTS OF TEXAS LOCAL GOVERNMENT CODE 232.032 AND THAT
(A) THE WATER QUALITY AND CONNECTION TO THE LOTS MEETS OR WILL MEET THE MINIMUM STATE STANDARDS;
(B) SEWER CONNECTION TO THE LOTS OR SEPTIC TANKS MEET OR WILL MEET THE MINIMUM REQUIREMENTS OF THE STATE STANDARDS;
(C) ELECTRICAL CONNECTIONS PROVIDED TO THE LOTS MEET OR WILL MEET MINIMUM STATE STANDARDS; AND
(D) GAS CONNECTIONS, IF AVAILABLE, PROVIDED TO THE LOTS MEET OR WILL MEET THE MINIMUM STATE STANDARDS.

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

OWNER: MARCOS DE LOS SANTOS — DATE
ADDRESS: 1412 FILBERT STREET
WESLACO, TEXAS 78596

STATE OF TEXAS
HIDALGO COUNTY

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED MARCOS DE LOS SANTOS AND PROVED TO ME THROUGH THEIR TEXAS DEPARTMENT OF PUBLIC SAFETY DRIVER LICENSE TO BE THE PERSONS WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, WHO, BEING BY ME DULY SWORN, DECLARED THAT THEIR STATEMENTS THEREIN ARE TRUE, CORRECT AND ACKNOWLEDGED THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREBY EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS _____ DAY OF _____ 2020

NOTARY PUBLIC, FOR THE STATE OF TEXAS

PRINCIPAL CONTACTS:

	NAME	ADDRESS	PHONE
OWNER:	MARCOS DE LOS SANTOS	1412 FILBERT ST., WESLACO, TX 78596	(956) 454-2026
SURVEYOR:	REYNALDO ROBLES	PO BOX 476, WESLACO, TX 78599	(956) 968-2422
ENGINEER:	REYNALDO ROBLES, JR.	PO BOX 476, WESLACO, TX 78599	(956) 968-2422

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 (HEREIN AFTER 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 (HEREIN AFTER CALL "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 EXCLUSIVE 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(S) IS INSTALLED, THE EASEMENT HEREIN GRANTED SHALL BE LIMITED TO A STRIP OF LAND 15' IN WIDTH, THE CENTERLINE THEREOF BEING THE PIPELINE(S) INSTALLED. IN THE EVENT THE EASEMENT HEREBY GRANTED ABUTS ON PUBLIC ROAD AND THE CITY, COUNTY, OR STATE HEREAFTER WIDENS OR RELOCATED THE PUBLIC ROAD SO AS THE REQUIRE THE RELOCATION OF THIS WATERLINE AS INSTALLED, GRANTOR FURTHER GRANTS TO GRANTEE AN ADDITIONAL EASMENT OVER AND ACROSS THE LAND SHOWN ON THIS PLAT FOR THE PURPOSE OF LATERALLY RELOCATING SAID WATERLINE 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 CENTERLINE BEING THE CENTER LINE OF 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 LAND 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 EXECUTED THIS INSTRUMENT THIS _____ DAY OF _____ 2020.

OWNER: MARCOS DE LOS SANTOS — DATE
ADDRESS: 1412 FILBERT STREET
WESLACO, TEXAS 78596

REVISION NOTES:

NO.	SHEET	REVISION	DATE	APPROVED

CERTIFICATION BY THE CHAIRMAN OF THE COMMISSION:

THIS SUBDIVISION HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF WESLACO, AND IS HEREBY APPROVED BY SUCH COMMISSION.

CHAIRMAN, PLANNING COMMISSION — DATE
CITY OF WESLACO

CERTIFICATION OF THE MAYOR OF THE CITY OF WESLACO:

I, THE UNDERSIGNED MAYOR 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.

MAYOR DAVID SUAREZ — DATE
CITY OF WESLACO

ATTEST:

CITY SECRETARY — DATE

CERTIFICATION BY THE IRRIGATION DISTRICT

This plat is approved by 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 HCCID #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 Strom Water when the land was in agricultural use.
3. HCCID #9 will not be responsible for the storm/drainage water system to any lot with in this subdivision. As well, HCCID #9 will not be responsible for the delivery of water to any lot with in this subdivision. If desired, this will NOT be at the Districts Expense.
4. HCCID #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
Hidalgo & Cameron Counties Irrigation District No. 9

HIDALGO COUNTY
CERTIFICATE OF PLAT APPROVAL
UNDER LOCAL GOVERNMENT CODE § 232.028(A)

WE THE UNDERSIGNED CERTIFY THAT THIS PLAT OF MMN #1 SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONERS COURT ON _____, 2020.

HIDALGO COUNTY JUDGE — DATE

ATTEST:_____
HIDALGO COUNTY CLERK — DATE

FILED FOR RECORD IN
HIDALGO COUNTY
ARTURO GUAJARDO, JR.
HIDALGO COUNTY CLERK

ON: _____AT_____ AM/PM

INSTRUMENT NUMBER_____
OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS

BY:_____ DEPUTY

JOB No. 142-20
DATE: 05-29-20
DRAWN BY: JR

ROBLES & ASSOCIATES, PLLC
PROFESSIONAL LAND SURVEYORS
P.O. BOX 476
107 W. HUISACHE ST.
WESLACO, TEXAS 78596
PHONE (956) 968-2422
FAX (956) 969-2011
FIRM No. 10096700

ROBLES ENGINEERING, LLC
FIRM NO.F-17391
PO BOX 476
107 W. HUISACHE ST.
WESLACO, TEXAS 78596
PHONE (956) 968-2422
FAX (956) 969-2011

PRELIMINARY-FOR REVIEW ONLY

SHEET 1 OF 3

INDEX TO SHEETS OF MMN SUBDIVISION #1

SHEET 1	LOCATION MAP AND ETJ; PRINCIPAL CONTACTS; PLAT WITH LOTS, STREETS, AND EASEMENT DESIGNATIONS; LEGAL DESCRIPTION (METES AND BOUNDS); SURVEYOR'S AND ENGINEER'S CERTIFICATION; PLAT NOTES AND RESTRICTIONS; OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION; COUNTY CLERK'S RECORDING CERTIFICATE; HIDALGO COUNTY CERTIFICATE OF PLAT APPROVAL; DESCRIPTION OF LOCATION OF SUBDIVISION WITH RESPECT TO THE ETJ OF A MUNICIPALITY AND DESIGNATE THE PRECINCT THE PROJECT IS SITUATED; H.C.D.D.#1 CERTIFICATE OF APPROVAL; HIDALGO COUNTY IRRIGATION DISTRICT #9 CERTIFICATION; N.A.W.S.C. CERTIFICATION; HIDALGO COUNTY JUDGE CERTIFICATION; H.C.H.D. CERTIFICATION; REVISION NOTES.
SHEET 2	WATER DISTRIBUTION AND SANITARY SEWER (OSSF) MAP; ENGINEERING REPORT (ENGLISH AND SPANISH VERSION), INCLUDING DESCRIPTION OF WATER AND WASTE WATER (OSSF) AND ENGINEER'S CERTIFICATION (ENGLISH AND SPANISH VERSION) TYPICAL WATER SERVICE CONNECTION; SUBDIVIDER CERTIFICATE AND STATEMENT. DRAINAGE REPORT INCLIDING DESRIPTION OF DRAINAGE AND HOW IT WILL SERVE THIS DEVELOPMENT; MAP OF TOPOGRAPHY AND DRAINAGE AND ENGINEER'S CERTIFICATION; REVISION NOTES; CONSTRUCTION DETAILS
SHEET 3	DRAINAGE REPORT INCLUDING DESRIPTION OF DRAINAGE AND HOW IT WILL SERVE THIS DEVELOPMENT; MAP OF TOPOGRAPHY AND DRAINAGE AND ENGINEER'S CERTIFICATION; REVISION NOTES; CONSTRUCTION DETAILS

MMN SUBDIVISION #1

BEING A SUBDIVISION OF 5.00 ACRES OF LAND, BEING THE SOUTH 5 ACRES OF THE EAST 20 ACRES OF FARM TRACT 98 OF THE WEST AND ADAMS TRACT SUBDIVISION, HIDALGO COUNTY, TEXAS, AS PER MAP RECORDED IN VOLUME 2, PAGES 33–34 OF THE HIDALGO COUNTY MAP RECORDS

SUBDIVIDER CERTIFICATION:

1.– BY COMPLETING THE IMPROVEMENTS DESCRIBED ON THE PLAT, SUBDIVIDER WILL COMPLY WITH THE MINIMUM STATE STANDARDS AND THAT (a) WATER QUALITY AND CONNECTIONS INCLUDING WATER METERS TO THE LOTS MEET SUCH STANDARDS AND (b) SEWER CONNECTIONS TO THE LOTS OR SEPTIC TANKS MEET OR WILL MEET SUCH STANDARDS AND WILL BE CONSTUCTED IN ACCORDANCE WITH STATE AND COUNTY REGULATIONS.

SUBDIVIDER STATEMENT:

1.– I (WE), MARCOS DE LOS SANTOS, THE UNDERSIGNED, SUBDIVIDER(S) OF MMN SUBDIVISION #1 HEREBY CERTIFY SEWER PERMITS ARE REQUIRED PRIOR TO BUILDING ON ANY LOT AND THAT AN ADEQUATE DRINKING WATER SOURCE IS IMMEDIATELY AVAILABLE TO EACH LOT OF THE TYPE, QUALITY AND QUANTITY TO ENABLE EACH PERSON PURCHASING A LOT TO HAVE ADEQUATE WATER TO COMPLY WITH THE REGULATIONS AND THE LAWS OF THE STATE AS REQUIRED BY STATE AND COUNTY REGULATIONS.

OWNER: MARCOS DE LOS SANTOS
ADDRESS: 1412 FILBERT STREET
WESLACO, TEXAS 78596

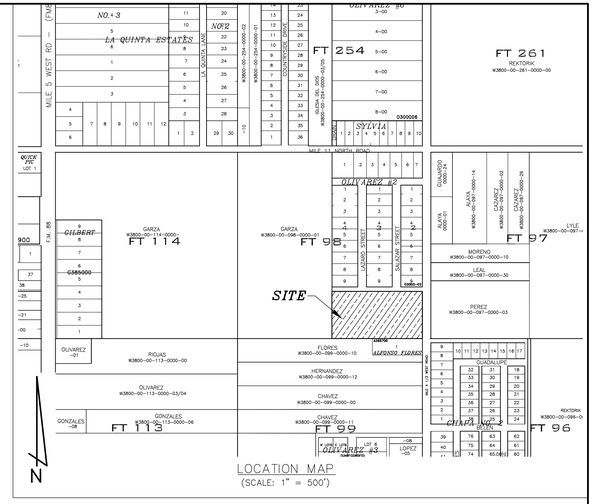
DATE

STATE OF TEXAS
HIDALGO COUNTY

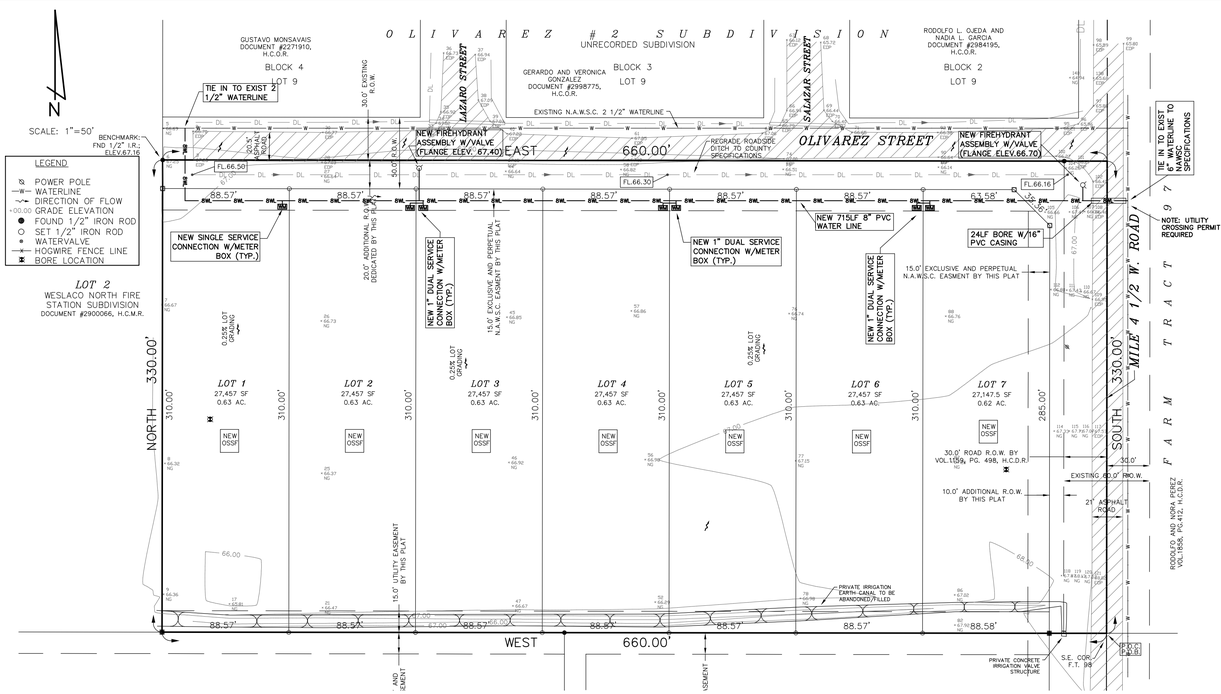
BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED MARCOS DE LOS SANTOS AND PROVED TO ME THROUGH THEIR TEXAS DEPARTMENT OF PUBLIC SAFETY DRIVER LICENSE TO BE THE PERSONS WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, WHO, BEING BY ME DULY SWORN, DECLARED THAT THEIR STATEMENTS THEREIN ARE TRUE, CORRECT AND ACKNOWLEDGED THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREBY EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS _____ DAY OF _____, 2020.

NOTARY PUBLIC, FOR THE STATE OF TEXAS



LOCATION MAP
(SCALE: 1" = 500')



SCALE: 1"=50'

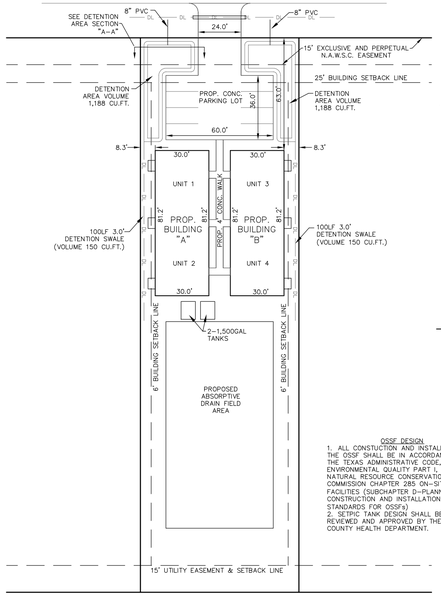
BENCHMARK: FND 1/2" I.R.; ELEV.67.16

LEGEND

- POWER POLE
- WATERLINE
- DIRECTION OF FLOW
- +00.00 GRADE ELEVATION
- FOUND 1/2" IRON ROD
- SET 1/2" IRON ROD
- WATERVALVE
- HOGWIRE FENCE LINE
- BORE LOCATION

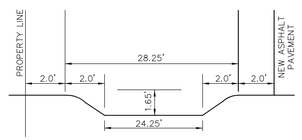
EXISTING CONDITIONS, DRAINAGE, WATER & WASTEWATER

OLIVAREZ STREET

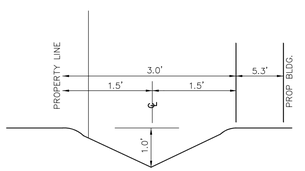


TYPICAL LOT SITE PLAN LAYOUT

	NAME	ADDRESS	PHONE
OWNER:	MARCOS DE LOS SANTOS	1412 FILBERT ST., WESLACO, TX 78596	(956) 454–2026
SURVEYOR:	REYNALDO ROBLES	PO BOX 476, WESLACO, TX 78599	(956) 968–2422
ENGINEER:	REYNALDO ROBLES, JR.	PO BOX 476, WESLACO, TX 78599	(956) 968–2422

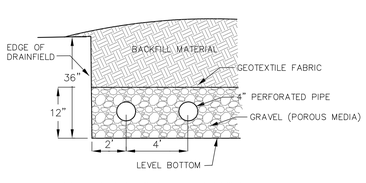


TYPICAL DETENTION AREA SECTION "A–A"
N.T.S.

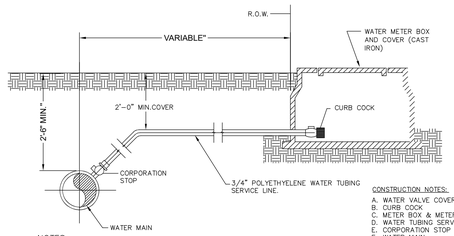


TYPICAL DRAINAGE SWALE SECTION
N.T.S.

OSSF DESIGN
1. ALL CONSTUCTION AND INSTALLATION OF THE OSSF SHALL BE IN ACCORDANCE WITH THE TEXAS ADMINISTRATIVE CODE, TITLE 30, ENVIRONMENTAL QUALITY PART 1, TEXAS NATURAL RESOURCE CONSERVATION COMMISSION CHAPTER 285 ON-SITE SEWAGE FACILITIES (SUBCHAPTER D–PLANNING, CONSTRUCTION AND INSTALLATION STANDARDS FOR OSSFs)
2. SETPIC TANK DESIGN SHALL BE REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT.



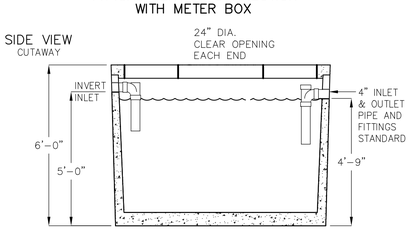
DRAINFIELD TYPICAL SECTION



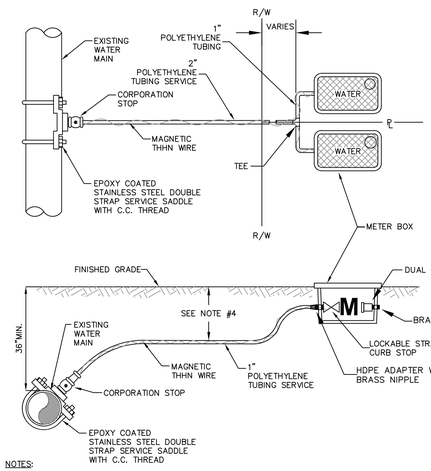
NOTES:
1. ALL SERVICE CONNECTIONS NEED TO HAVE A MIN. 2'–0" COVER FROM FINISHED GRADE.
2. WATER METER COVER SHALL BE ALAMO IRON WORKS 813–05–2.
3. ALL WATER MAINS HAVE 30 INCHES OF COVER FROM FINISHED GRADE.
4. METER BOX SHALL BE CAST IRON.
5. ALL CONCRETE TO HAVE A MIN. 28 DAYS COMPRESSIVE STRENGHT OF 3,000 P.S.I.
6. 2" GATE VALVE ONLY REQUIRED FOR 2" SERVICE.
7. POLYETHYLENE TUBING ACCEPTABLE FOR LINE SIZES 1" OR LESS, SCHEDULE 40 PVC REQUIRED FOR LINE SERVICES GREATER THAN 1".

CONSTRUCTION NOTES:
A. WATER VALVE COVER
B. CURB COCK
C. METER BOX & METER PROVIDED
D. WATER TUBING SERVICE LINE
E. CORPORATION STOP
F. WATER MAIN

TYPICAL SERVICE CONNECTION WITH METER BOX

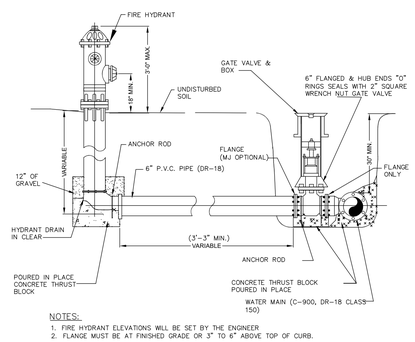


TYPICAL SECTION – PRECAST SEPTIC TANK VOL. 1,500 GALLONS



NOTES:
1. BLUE 10 GAUGE THHN WIRE SHALL BE ATTACHED TO THE SERVICE LINE.
2. WHERE SERVICES UNDER PAVEMENT ARE REQUIRED, THE POLYETHYLENE TUBING SHALL BE INSTALLED WITHIN SCHEDULE 40 PVC CASING PIPE.
3. 3/4" & 1" METER SIZES SHALL REQUIRE A LOCKABLE CURB STOP.
4. MINIMUM COVER IN UNPAVED AREAS IS 18", IN PAVED AREAS OR PLANNED ROADWAYS OR SWALES MIN. COVER SHALL BE 36".

TYPICAL DOUBLE WATER SERVICE CONNECTION



NOTES:
1. FIRE HYDRANT ELEVATIONS WILL BE SET BY THE ENGINEER
2. FLANGE MUST BE AT FINISHED GRADE OR 3" TO 6" ABOVE TOP OF CURB.

TYPICAL FIRE HYDRANT INSTALLATION

REVISION NOTES:

NO.	SHEET	REVISION	DATE	APPROVED

FINAL WATER AND SEWER ENGINEERING REPORT

WATER SUPPLY: DESCRIPTION, COST, AND OPERABILITY DATE:
THIS SUBDIVISION WILL BE PROVIDED WITH POTABLE WATER BY NORTH ALAMO WATER SUPPLY CORPORATION (N.A.W.S.C.). THE SUBDIVIDER AND N.A.W.S.C. HAVE ENTERED INTO A CONTRACT IN WHICH N.A.W.S.C. HAS PROMISED TO PROVIDE SUFFICIENT WATER TO THE SUBDIVISION FOR AT LEAST 30 YEARS AND N.A.W.S.C HAS PROVIDED DOCUMENTATION TO SUFFICIENTLY ESTABLISH THE LONG TERM QUANTITY AND QUALITY OF THE AVAILABLE WATER SUPPLIES TO SERVE THE FULL DEVELOPMENT OF THIS SUBDIVISION.

N.A.W.S.C. HAS AN EXISTING 2 1/2" WATERLINE ALONG THE NORTH SIDE OF OLIVAREZ STREET AND A 6" DIAMETER WATER LINE RUNNING ALONG THE EAST SIDE OF MILE 4 1/2 WEST ROAD.

WATER DISTRIBUTION FOR THIS SUBDIVISION CONSISTS OF CONNECTION TO THE EXISTING 6" WATERLINE AND RUNNING A NEW 8" LINE ALONG THE SOUTH SIDE OF OLIVAREZ ROAD WITH ONE SINGLE–SERVICE CONNECTION AND SIX DUAL–SERVICE CONNECTIONS. THE WATER FACILITIES HAVE ALREADY BEEN INSTALLED, AT A TOTAL COST OF $700.00. IN ADDITION, THE SUBDIVIDER HAS PAID N.A.W.S.C. THE SUM OF $1,250.00, WHICH COVERS THE COST PER LOT AS STATED IN THE 30 YEAR WATER SERVICE AGREEMENT WHICH SUM REPRESENTS THE TOTAL COST OF WATER METER, RIGHTS ACQUISITION FEES, AND ALL MEMBERSHIP OR OTHER FEES ASSOCIATED WITH CONNECTING THE INDIVIDUAL LOTS IN THE SUBDIVISION TO N.A.W.S.C. UPON REQUEST BY THE LOT OWNER, N.A.W.S.C. WILL PROMPTLY INSTALL AT NO CHARGE THE WATER METER FOR THAT LOT. THE ENTIRE WATER FACILITIES HAVE BEEN APPROVED AND ACCEPTED BY N.A.W.S.C. AND SAID DISTRIBUTION SYSTEM IS OPERABLE AS OF THE DATE OF THE RECORDING OF THE PLAT

SEWAGE FACILITIES DESCRIPTION; COST AND OPERABILITY DATES
SEWAGE FROM THIS SUBDIVISION WILL BE TREATED BY INDIVIDUAL ON–SITE SEWAGE FACILITIES ("OSSF") CONSISTING OF A STANDARD DESIGN DUAL COMPARTMENT SEPTIC TANK AND A DRAIN FIELD ON EACH LOT. THE SITE EVALUATOR JOSE ANGEL GONZALEZ, LICENSE NO.0512258, HAS EVALUATED THE SUITABILITY OF THE SUBDIVISION SITE FOR OSSF AND SUBMITTED A REPORT CONCLUDING THAT THE SITE IS SUITABLE FOR OSSF. THE REPORT WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT. EACH LOT HAS ADEQUATE AREA FOR A REPLACEMENT DRAIN FIELD.
SOIL EVALUATION REPORT:
EACH LOT IN THE PROPOSED SUBDIVISION IS AT LEAST 1/2 ACRE IN SIZE. THE NATURAL RESOURCE CONSERVATION SERVICE SOIL SURVEY BOOK INDICATED A SANDY LOAM SOIL FOR THE AREA. AT LEAST TWO SOIL EXCAVATIONS WERE PERFORMED ON THE SITE, AT OPPOSITE ENDS OF THE PROPOSED DISPOSAL AREA. (ADDITIONAL BORINGS WERE UNNECESSARY BECAUSE THE SOILS ARE VERY UNIFORM WITHIN THIS UNIT AREA). THE SOIL IS A UNIFORM SANDY LOAM EXTENDING UP TO 36" BELOW THE BOTTOM OF ANY PROPOSED EXCAVATIONS. THERE IS NO INDICATION OF GROUNDWATER OR A RESTRICTIVE LAYER WITHIN 24" OF BOTTOM OF THE PROPOSED EXCAVATIONS. THE SUBDIVISION DRAINS WELL
ALL OSSF'S HAVE BEEN INSTALLED AS OF THE TIME OF APPLICATION FOR FINAL PLAT APPROVAL. THE HIDALGO COUNTY HEALTH DEPARTMENT HAS INSPECTED AND APPROVED THE INSTALLATION OF ALL OSSF.

ENGINEER 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. I CERTIFY THAT THE COSTS TO INSTALL THE WATER AND THE UNCONSTRUCTED ON–SITE SEWAGE FACILITIES, DISCUSSED ABOVE, ARE AS FOLLOWS:
WATER FACILITIES – THESE FACILITIES FULLY CONSTRUCTED, WITH THE INSTALLATION OF WATER METERS, WILL COST A GRAND TOTAL OF $1,950.00.
SEWAGE FACILITIES – SEPTIC SYSTEM IS ESTIMATED TO COST $1,500.00 PER LOT (ALL INCLUSIVE), FOR A TOTAL OF $1,500.00 FOR THE ENTIRE SUBDIVISION.

_____ _____
ENGINEER'S SIGNATURE DATE

FINAL WATER AND SEWER ENGINEERING REPORT IN SPANISH
PROVISIÓN DE AGUA: DESCRIPCIÓN, GASTOS Y FECHAS DE INICIO
LA SUBDIVISIÓN RECIBIRÁ SU PROVISIÓN DE AGUA DE NORTH ALAMO WATER SUPPLY CORPORATION (LA COMPAÑÍA DE AGUA N.A.W.S.C.). EL DUEÑO DE LA SUBDIVISIÓN Y N.A.W.S.C. HAN FIRMADO UN CONTRATO POR EL CUAL LA SUBDIVISIÓN RECIBIRÁ SU PROVISIÓN DE AGUA POR LOS PRÓXIMOS 30 AÑOS. N.A.W.S.C. HA PRESENTADO DOCUMENTACIÓN PARA DEMOSTRAR A LARGO PLAZO LA CANTIDAD Y CALIDAD DE AGUA ACCESIBLE PARA SERVIR EL FUTURO DESARROLLO DE LA SUBDIVISIÓN.

EL SISTEMA DE PROVISIÓN DE AGUA PARA LA SUBDIVISIÓN CONSISTE DE UN CONDUCTO DE AGUA DE 8 PULGADAS DE DIÁMETRO QUE PASA POR EL LADO SUR DE LA CALLE OLIVAREZ QUE CONNECTA A UNA LÍNEA DE 6 PULGADAS AL LADO ESTE DE LA CALLE MILE 4 1/2 WEST Y A UNA LÍNEA DE 2 1/2 PULGADAS AL LADO NORTE DE LA CALLE OLIVAREZ.

DEL CONDUCTO DE 8" SE CONNECTARA UN SERVICIO Y SEIS SERVICIOS DOBLE PARA LOS LOTES CON UN MEDIDOR MECÁNICOS DE AGUA. YA SE HAN INSTALADO LOS MEDIDORES MECÁNICOS DE AGUA A UN COSTO TOTAL DE $700.00. EL DUEÑO DE LA SUBDIVISIÓN TAMBIÉN LE HA PAGADO A LA COMPAÑÍA N.A.W.S.C. $1,250.00, QUE CUBRE EL COSTO DEL MEDIDOR MECÁNICO DE AGUA PARA CADA LOTE. ESTE PRECIO INCLUYE EL COSTO DE LA INSTALACIÓN DE CADA MEDIDOR Y LOS GASTOS DE CONEXIÓN. CUANDO EL DUEÑO DE CADA LOTE SOLICITE UN MEDIDOR DE AGUA, LA COMPAÑÍA N.A.W.S.C. LO INSTALARA SIN ALGÓN GASTO AL DUEÑO. EL DUEÑO DE LA SUBDIVISIÓN.

DRENAJE: DESCRIPCIÓN, GASTOS Y FECHA DE INICIO PARA FACILITAR EL DRENAJE PARA LA SUBDIVISIÓN SE INSTALARA UNA FOSA SÉPTICA EN CADA SOLAR. ESTA FOSA SETICA CONSISTE DE UN TANQUE SÉPTICO DE MODELO DUAL Y DE UN CAMPO DE DRENAJE PARA EL SOLAR. JOSÉ ANGEL GONZALEZ, LICENCIA NO. 0512258, HA EVALUADO EL ÁREA DONDE SE ENCUENTRA LA SUBDIVISIÓN Y HA PREPARADO UN REPORTE QUE CONCLUYE QUE ESTE TERRENO ES ADECUADO PARA ESAS FOSAS SÉPTICAS (OSSF). EL REPORTE FUE APROBADO POR EL DEPARTAMENTO DE SALUBRIDAD DEL CONDADO DE HIDALGO (HIDALGO COUNTY HEALTH DEPARTMENT) SEGÓN ELREPORTE.

CADA LOTE EN LA SUBDIVISIÓN MIDE MEDIO ACRE. SE HICIERON DOS EXCAVACIONES DE EVALUACIÓN EN LUGARES OPUESTOS EN LA SUBDIVISIÓN (EXCAVACIONES ADICIONALES NO FUERON NECESARIAS PORQUE EL TERRENO EN ESTA ÁREA ES SIGNIFICANTEMENTE UNIFORME). EL TERRENO ES UNIFORME (TERRENO ARCILLOSO Y SUELO FRANCO) Y SE EXTIENDE A 36 PULGADAS BAJO TODAS LAS EXCAVACIONES PROPUESTAS. NO EXISTE EVIDENCIA DE AGUA 24 PULGADAS O MAS ARRIBA DE LO MAS BAJO DE LAS EXCAVACIONES PROPUESTAS. EL AGUA EN ESTA ÁREA FLUYE BIEN.

EL COSTO TOTAL PARA LA INSTALACIÓN DE UN SISTEMA INDIVIDUAL DE FOSAS SÉPTICAS POR SOLAR SON 1,500.00 DÓLARES, INCLUYENDO EL COSTO DEL PERMISO REQUERIDO Y LICENCIA. EL DEPARTAMENTO DE SALUBRIDAD DEL CONDADO DE HIDALGO HA INSPECCIONADO TODOS LAS FOSAS SÉPTICAS Y HA APROBADO LA INSTALACIÓN DE LAS FOSAS SÉPTICAS.

CERTIFICACIÓN:
CON MI FIRMA, CERTIFICO QUE LOS SERVICIOS Y SISTEMAS DE AGUA Y DE DRENAJE, DESCRITOS EN ESTE DOCUMENTO CUMPLEN CON LAS MODEL SUBDIVISIÓN RULES (LAS REGLAS GOBERNANDO A LAS SUBDIVISIONES), ADOPTADAS EN LA SECCIÓN 16.343 DEL TEXAS WATER CODE (CÓDIGO DE AGUA DE TEXAS). CERTIFICO QUE LOS GASTOS PARA INSTALAR LOS SISTEMAS DE AGUA Y DE DRENAJE SON:
AGUA: EL SISTEMA/SERVICIO DE AGUA YA HAN INSTALADO Y COMPLETAMENTE CONSTRUIDO CON EL MEDIDOR MECÁNICO DE AGUA A UN COSTO TOTAL DE $1,950.00 POR LOTE.
DRENAJE: SE ESTIMA QUE LA FOSA SÉPTICA COSTARA $1,500.00 O $1,500.00 POR LOTE.

.
_____ _____
ENGINEER'S SIGNATURE DATE

PRELIMINARY-FOR REVIEW ONLY

INDEX TO SHEETS OF MMN SUBDIVISION #1

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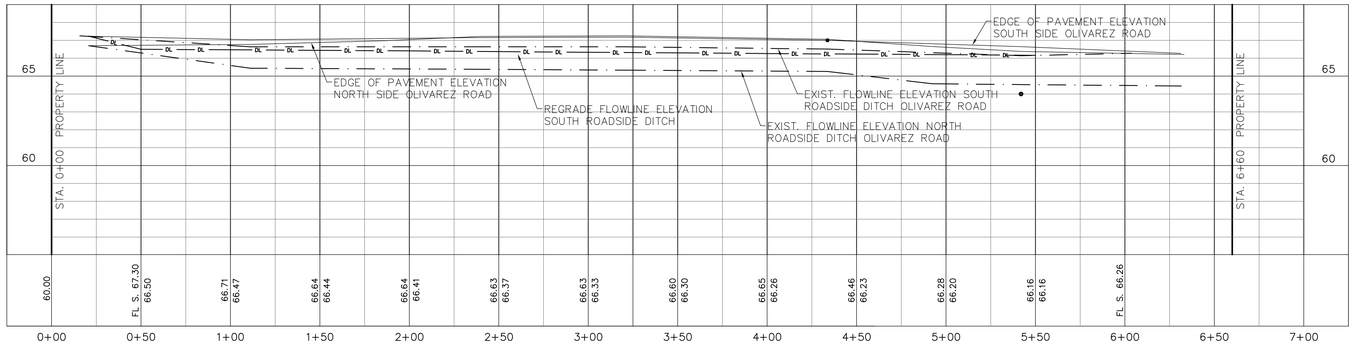
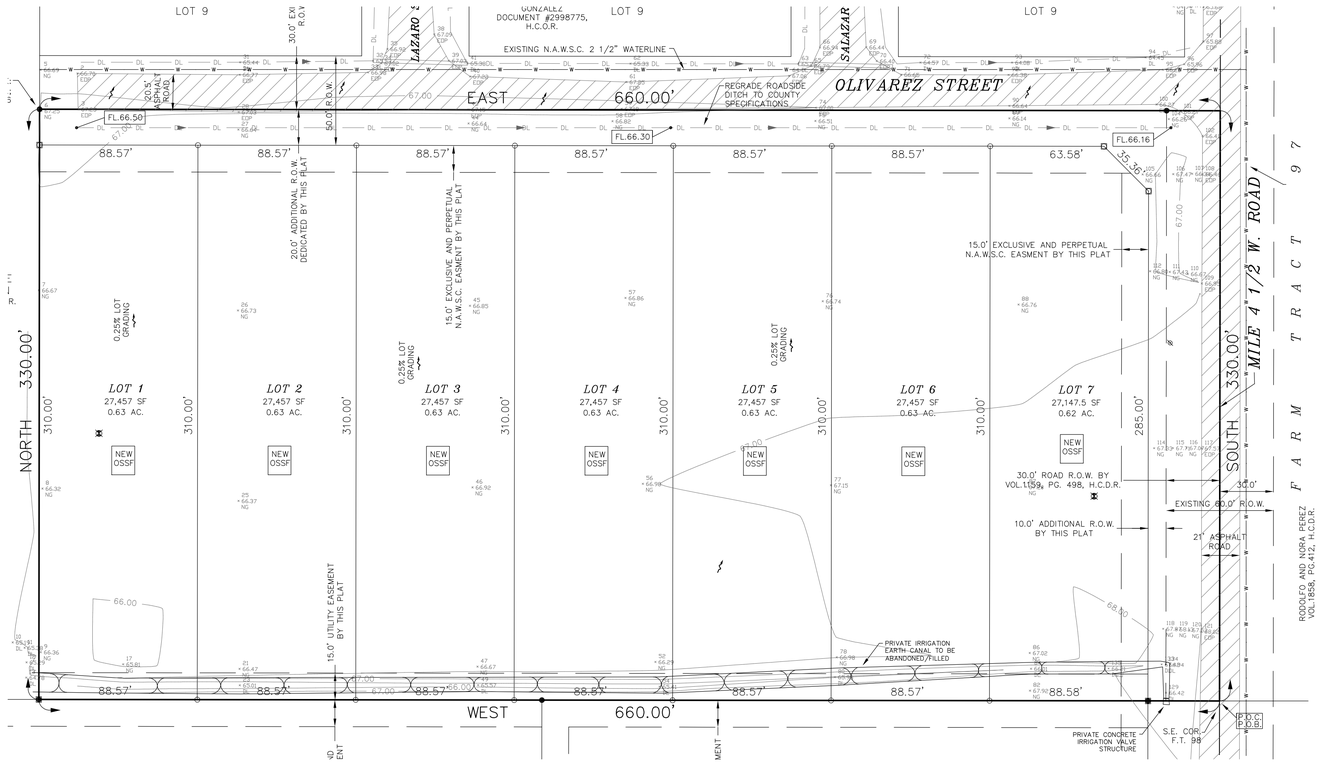
JOB No. 142–20
DATE: 05–29–20
DRAWN BY: JR

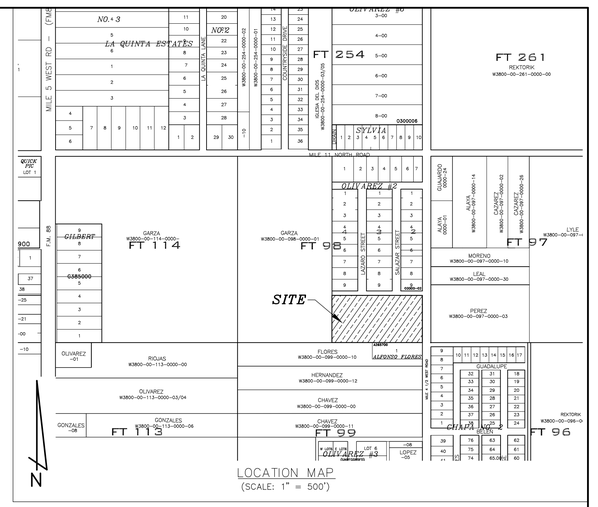
ROBLES ENGINEERING, LLC
FIRM NO.F-17391
PO BOX 476
107 W. HUISACHE ST.
WESLACO, TEXAS 78596
PHONE (956) 968–2422
FAX (956) 969–2011

EXISTING ROADSIDE DITCH PROFILE ELEVATION
SCALE: HOR. 1"= 40'





SCALE: 1"= 40'



LOCATION MAP
(SCALE: 1" = 500')

DRAINAGE STATEMENT

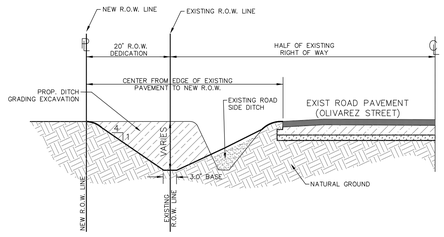
Flood Zone Designation:
By graphical plotting this property falls in Flood Zone "X" (shaded), which is described as areas of 500-year flood; areas of 100-year flood with average depths of less than one foot or with drainage areas less than one square mile; and areas protected by levees from 100-year flood, of flood insurance rate map with community panel No. 480334 0450 C, revised to reflect LOMR dated May 30, 2002.

Existing Soils:
Per the USDA Soil Survey of Hidalgo County, the soils in this area consist predominantly of Hidalgo sandy clay loam (28) and Hidalgo fine sandy loam (25). Hidalgo fine sandy loam and Hidalgo fine sandy loam are listed in hydrologic group B, which consists of well drained soils with a moderate infiltration rate.

Pre-development Conditions:
The land comprising this subdivision is currently undeveloped open land. Topographic information of the site reveals the subdivision site is fairly level with a predevelopment grade of approximately 0.10% in a northwesterly direction with a predevelopment runoff of 2.51 CFS. The runoff from the existing site flows makes its way into a shallow roadside ditch along the south side of Olivarez Road where it flows east to Mile 4 ½ W. Road and flows north along the existing roadside ditch and outfalls into an existing drainage ditch on Mile 11 North Road owned by the Hidalgo and Cameron Counties Irrigation District No.9 and maintained by the Hidalgo County Drainage District No.1.

Future Conditions:
Expected future use for this subdivision will be for multi-family residential. The development will consist of seven lots. Drainage calculations for a pre-development 10-year frequency storm versus a post-development 50-year frequency storm using the modified rational formula reveal total maximum volume of additional run-off of 18,601 cubic feet (0.427 acre-ft), and a future Q of 7.68 CFS for an increase Q of 5.17 CFS. This runoff will be detained within designated detention areas and flow into the regraded roadside ditch along Olivarez Road. A drainage plan is to be approved by Hidalgo County at the time of issuance of a building permit.

ENGINEERS' SIGNATURE DATE



RECONSTRUCTION OF ROADSIDE DITCH
N.T.S.

ESTIMATED CROSS SECTION AREA:
3FT*2.1FT + 1/2*2.1FT*8FT = 16.3 S.F.
ESTIMATED VOLUME:
16.3 S.F. * 325 L.F. = 5,298 CU.FT.

MMN SUBDIVISION #1

BEING A SUBDIVISION OF 5.00 ACRES OF LAND, BEING THE SOUTH 5 ACRES OF THE EAST 20 ACRES OF FARM TRACT 98 OF THE WEST AND ADAMS TRACT SUBDIVISION, HIDALGO COUNTY, TEXAS, AS PER MAP RECORDED IN VOLUME 2, PAGES 33-34 OF THE HIDALGO COUNTY MAP RECORDS

PRELIMINARY-FOR REVIEW ONLY

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Standardized Agenda Request Form

Date of Meeting: December 15, 2020	**Agenda Item No.** (to be assigned by CSO)**:** 2020-3829
From: Rebekah De La Fuente	
Subject: Discussion and consideration for the Final Plat for The Woods Subdivision– being a 0.75 gross acre out of Farm Tract 1076, West and Adams Tract Subdivision, Weslaco, Hidalgo County, Texas located approximately 600 ft west of FM 1015 along the North side of Hernandez St, and authorize the Mayor to execute any related documents. Possible action. (Staffed by Planning & Code Enforcement Department.)	
Background: The proposed one (1) lot subdivision is outside the City of Weslaco. This subdivision is being serviced with water by the North Alamo Water Supply Company through a 4" waterline and sewer by OSSF. 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 and the variance request at the regular meeting of December 2, 2020		
Kayla Arevalo Rebekah De La Fuente Mike Perez		Created/Initiated Approved Final Approval
City Manager Comments: Approve.		
Staff Recommendation: Staff recommends approval of Final Plat and compliance with the ordinance on the variance request		
Attachments, if any: The Woods- Final Plat- Memo, The Woods -Drianage Report & Legal Documents, The Woods- aerial, THE WOODS- Plats		
Responsibilities upon Approval: Staff will advise applicant		

City of Weslaco

"The City on the Grow"

David Suarez, Mayor
Leo Muñoz, Mayor Pro-Tem, District 1
Greg Kerr, Commissioner, District 2
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

M E M O

TO: Mayor and City Commission

FROM: Rebekah de la Fuente, Planning & Code Enforcement Director

RE: The Woods

DATE: December 7, 2020

The proposed use for the 1-lot subdivision will be for residential lot. The developer has complied with all departmental comments. The owner is requesting a variance to allow for sanitary sewer through OSSF. The nearest sanitary sewer line is located approximately 3 miles south of the proposed subdivision on the intersection of FM 1015/ N International Blvd and W Sugarcane Drive.

Thank you,

Rebekah de la Fuente, CFM

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 INFORMATION

Name of Subdivision: THE WOODS SUBD. ST.

Location: +/- 1600' W. OF F.M. 1015 ALONG N. SIDE HERNANDEZ

Legal Description: 0.75 AC. O/O F.T. 1076, WEST AND ADAMS TRACT, H.C.T.

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: OPEN Proposed Land Use: RESIDENTIAL

Number of Lots Proposed: 1 Gross Acreage: 0.75

Title Report Submitted: ☐ YES ☐ NO

OWNER INFORMATION

Owner's Name: NOEMI BRISENO Telephone: 956-638-2363

Address: 4020 N. TEXAS BLVD. Fax: _____

City: WESLACO State: TX Zip: 78596 E-mail: MSALDIVAR24@YAHOO.COM

ENGINEER INFORMATION

Name: DAVID SALINAS Telephone: 682-9081

Address: 2221 DAFFODIL AVE. Fax: 686-1489

City: MCALLEN State: TX Zip: 78501 E-mail: dsalinas@salinasengineering.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: NOEMI BRISEÑO

Owner Signature: Noemi Briseño Date: 10/28/20

_____ is the authorized agent

Authorized Agent Signature: _____ P.E. Date: 10/28/20

Authorized Agent Printed Name: DAVID OMAR SALINAS

****

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: _____

_____

UTILITY PROVISIONS

Will proposed subdivision connect to:

☒ YES ☐ NO Water Provision: NAWSC

☐ YES ☒ NO Wastewater Provision: SEPTIC TANK

☒ 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 # 1	☒ YES ☐ NO Irrigation District # 9

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**

_____**$355.00** 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

_____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

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._____

GENERAL INFORMATION

Name of Subdivision: THE WOODS SUBD.

Location: +/- 600' WEST OF F.M. 1015 ALONG N. SIDE OF HERNANDEZ ST.

Legal Description: 0.75 AC. O/O F.T. 1076, WEST AND ADAMS TRACT.

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:
NO CONV. SEWER AVAILABILITY AT THIS LOCATION

□ 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:

□ 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: NOEMI BRISENO Telephone: 638-2363

Address: 4020 N. TEXAS BLVD. Fax: _____

City: WESLACO State: TX Zip: 78501 E-mail: MSALDIVAR24@YMN.C.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: NOEMI BRISENO

Owner Signature: Noemi Briseno Date: 10/28/20

_____ is the authorized agent

Authorized Agent Signature: _____, P.E. Date: 10/28/20

Authorized Agent Printed Name: DAVID OMAR SALINAS

****

THIS PAGE FOR STAFF USE ONLY

Date Received: _____ Received By: _____ Date Paid_____

P & Z Meeting_____ City Commission Mtg_____

Variance Granted: _____

_____

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: THE WOODS SUBD. HERNANDEZ ST.

Location: +/- 500' WEST OF F.M. 1015 ALONG NORTH SIDE OF

Applicant: DAVID O. SALINAS, P.E. ☐Owner ☒Agent

Address: 2221 DAFFODIL AVE. Phone Number: 682-9081

MCALLEN TX 78501

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	MOBILE HOME ON 1LTS.	0.75 GR.	1536	1	12.75	1.84	4.57

Comments:

Prepared by: DAVID O. SALINAS, P.E. 7/28/20 Date:

Address: 2221 DAFFODIL AVE Phone Number: 682-9081

MCALLEN TX 78501

STATE OF TEXAS
DAVID OMAR SALINAS
REGISTERED
PROFESSIONAL ENGINEER
7/28/20

(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#: _____

GFA = Gross Floor Area (bldg size sq.ft.)

ITE = Institute of Transportation Engineers, Trip Generation, 7th Edition.

DRAINAGE REPORT

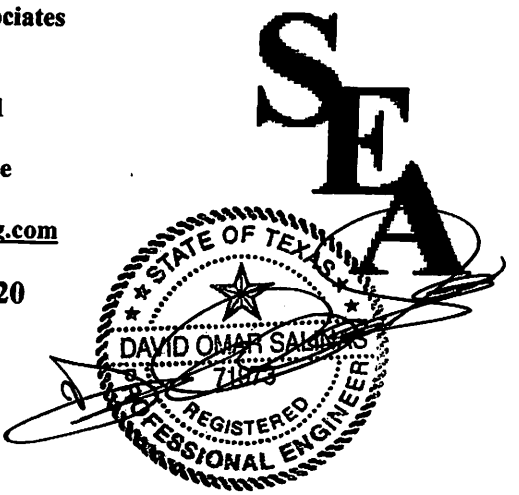
THE WOODS SUBDIVISION

CITY OF WESLACO ETJ, HIDALGO COUNTY, TEXAS

PREPARED BY:

David Omar Salinas, P.E., R.P.L.S.
Salinas Engineering & Associates
(TBE F-6675)
2221 Daffodil Ave.
McAllen, Texas, 78501
(956) 682-9081
(956) 686-1489 Facsimile
(956) 648-8899 Cell
dsalinas@salinasengineering.com

SEPTEMBER 02, 2020



INDEX

Drainage Report Narrative: Page 2.-3.

A. Hydrograph: Dated 07/21/20 Attached
B. Plat reduction of The Woods Subdivision, H.C.T., and, other exhibits
C. Copy of FIRM – CPN 480334 0450 C; Dated: LOMR 05/30/2002 – Zone "X"

DRAINGE REPORT NARRATIVE

Proposed The Woods Subdivision is a one lot residential plat containing 0.75 Gross (0.68 Net) Acres of land out of F.T. 1076, The West and Adams Tract Subdivision, Hidalgo County, Texas, as per the map or plat thereof recorded in Volume 02, Pages 34-37, Deed records of Hidalgo County, Texas, and, located along the north side of Hernandez Street across from Luna Street and approximately 500 feet west of F.M. 1015 in the City of Weslaco ETJ. The proposed residential plat is located in Zone "X" (Unshaded) as per the FIRM Community Panel No. 480343 0450 C, LOMR dated 05/30/2002. Zone "X" areas are defined as "areas outside the 500-year plan." The site is currently vacant and the proposed use is one residential mobile home (on blocks). Hernandez Street is unpaved and is currently a caliche street with some bar ditches but the bar ditches are not consistent throughout the street between this location and F.M. 1015 – the far majority of bar ditches from this site to F.M. 1015 are non-existent.

There are two different soil types located on this plat: the first soil type is a Hidalgo sandy clay loam soil (28) with slopes between 0 and 1 percent. These soils are well drained, slow surface runoff and moderate permeabilities with medium potential for urban uses and high for recreational uses. These soils are in Capability subclass IIc, non-irrigated and in class I irrigated and in the Gray Sandy Loam range; the second soil (soil majority) is a Raymondville clay loam (52) with slopes between 0 to 1 percent. These soils are moderately well drained, with slow surface runoff and permeabilities are slow with high available water capacities. These soils are in a Capability subclass IIs, non-irrigated and irrigated and in the Clay Loam range – all as per the Soil Survey of Hidalgo County, Texas, pages 33 and 46, respectively.

Drainage waters within this property essentially flow in a due easterly direction generally parallel to Hernandez Street at an average slope of 0.21% over an average drainage run of 145.0 feet. The current condition is open and vacant with no previous impervious improvements at this location. Hernandez Street is public dedicated / caliche roadway with no paved improvements to this roadway or adjacent roadways (ex. Luna Street) – excepting F.M. 1015 located approximately 500 feet east from this site. There is on entrance to this tract from Hernandez Street with a concrete culvert on a bar ditch – however this bar ditch is exclusive to this tract – there are almost no bar ditches between this site and F.M. 1015 on either side of this roadway.

In accordance with the drainage policies of the City of Weslaco and the County of Hidalgo, this subdivision shall be required to retain on-site the total volume of water CREATED by the post-development of this 0.68 Net acre property. Using the Rational Method ***(For Reference: TxDOT Intensity-Frequency-Duration Coefficients for Texas Counties HDM (2004))*** over a 10-year storm event, and, existing drainage coefficient of 0.20 and a future computed drainage coefficient of 0.35 (estimated)(mobile home on blocks) – ***For Reference: FHWA, Urban Drainage Design Manual HEC -22 (2001),*** an average drainage run of 145.0 feet and an average slope of 0.21%, it was computed that the improved condition would produce an additional total volume of 1,410.0 Cubic Feet, or, 0.03 Acre-Feet. This volume of water is equivalent to a layer of water 0.52 inches deep if spread out evenly over the entire 0.68 Net acre site. The Q will increase from 1.32 CFS to 1.54 CFS – an increase of 0.22 CFS.

Due to the lack of drainage for this area (i.e. no storm sewer, drainage ditch or other outfalls), detention shall be provided by a non-discharging on-site in detention area(s) within this proposed lot. Ultimately, the gravel bottom of this swale acts as an outfall for drainage waters within this proposed homesite. The site shall be graded at a slope of 2% from the rear to the front (i.e. toward Hernandez Street) that first water can enter the drainage swale and second so that waters can enter the roadway bar ditch.

The finished floor elevation is determined to be not less than 18 inches above the top of the paved road at the center of this lot, or, 18 inches above natural ground at the center of this lot, whichever is greater.

The lot owner shall be required to submit a grading plat to illustrate how detention shall ultimately be accomplished – in this case a minimum of 1,410. Cu. Ft. It is proposed that a swale with a 4 foot bottom of 12" of ¾" to 1" gravel with a silt fabric will be constructed within a 25.0 foot by 40.0 foot drainage swale easement. The proposed swale shall have a dry volume capacity of 1,560.0 Cu. Ft. > 1,410.0 Cu. Ft. Req./Calc.

SWALE VOLUME (@ 3:1 Slopes): ((4' x 3') + (9' x 3')) x 39' = 1,560.0 Cu. Ft. Dry Volume > 1,410.0 Cu. Ft. Req.

Proposed Swale: 25.0' by 40.0'

The outfall for the swale is the gravel bed that permit drainage waters collected to slowly percolate downward into the ground. Upon reaching a saturated condition drainage waters in the swale may flow away from the swale per the natural contours of the land but if this occurs the swale will have already held or provided for the minimum detention of drainage waters. The maintenance of the swale shall lie with the property owner.

At this time no additional paving or drainage improvements are being proposed to Hernandez Street. It is noted that Hernandez Street along the frontage of this site has a bar ditch complete with a culvert crossing at the sole entrance. Although the bar ditch is along the frontage and along some of the frontage along the neighbor to the west, the bar ditch has no outfall.

On the face of the proposed plat for this subdivision there is at the immediate southeast corner of proposed Lot 1 a dedicated drainage easement area. This easement will become of record when the plat is recorded.

The second sheet also shows a recommended grading of 0.25% from north to south.

Date: July 28, 2020
Revised Date: September 02, 2020

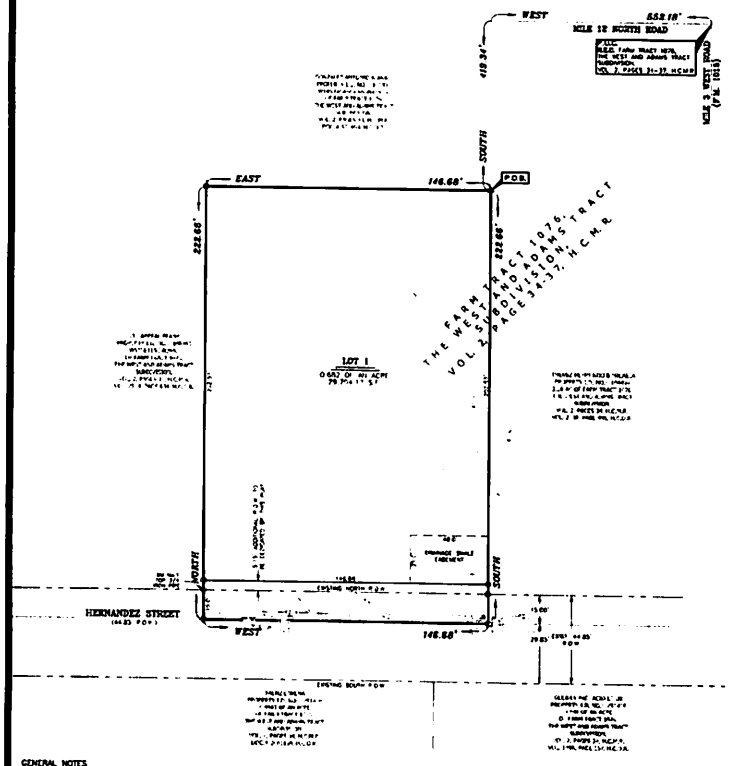
Attachment: Hydrograph and Other Required Drainage Report Information (By Others)
xc: n:\subdivisionplats\thewoods.sub\drainagereport.090220

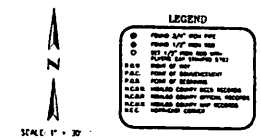


THE WOODS SUBDIVISION

HIDALGO COUNTY, TEXAS

BEING A 0.75 GROSS ACRE TRACT OF LAND, MORE OR LESS, OUT OF AND FORMING A PART OF F.T. 1078, THE WEST AND ADAMS TRACT SUBDIVISION, HIDALGO COUNTY, TEXAS, AS PER THE MAP OR PLAT THEREOF RECORDED IN VOLUME 02, PAGES 34 THRU 37, MAP RECORDS OF HIDALGO COUNTY, TEXAS





GENERAL NOTES

1. MINIMUM SETBACKS FRONT 25.0 FEET
   SIDE 6.0 FEET OR EASEMENT WHICHEVER IS GREATER
   SIDE CORNER LOT 10.0 FEET OR EASEMENT WHICHEVER IS GREATER
   REAR 20% OF LOT DEPTH BUT NOT TO EXCEED 25.0 FEET

2. FLOOD ZONE STATEMENT:
   FLOOD ZONE DESIGNATION: ZONE "X" (UNSHADED)
   COMMUNITY PANEL NO. 480334 0450 C EFFECTIVE JUNE 06, 2000
   REVISED TO REFLECT LOMR DATED: N/A

   AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR PLAIN

   COMMUNITY PANEL NO. 480334 0450 C, DATED JUNE 06, 2000 REVISED MAY 31, 2002 OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY MAPS, FOR HIDALGO COUNTY, TEXAS, AND THE LOCAL FLOOD PLAIN ADMINISTRATOR HAVE IDENTIFY AREAS AS SHOWN ON THE PLAT IN THE PROPOSED SUBDIVISION TO BE WITHIN ZONE "X" UNSHADED

   CONSTRUCTION OR RESIDENTIAL HOUSING WITHIN ANY AREA OF THE SUBDIVISION THAT IS IN THE 100-YEAR FLOOD PLAIN IS PROHIBITED UNLESS THE HOUSING QUALIFIES FOR INSURANCE UNDER THE NATIONAL FLOOD INSURANCE ACT OF 1968 (42 U.S.C. SECTIONS 4001 THRU 412)

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

4. GENERAL NOTE FOR SINGLE FAMILY RESIDENCES NO MORE THAN ONE-SINGLE FAMILY DETACHED DWELLING SHALL BE LOCATED ON EACH LOT (ANY OTHER USE SHALL BE REQUIRE PLANNING DEPARTMENT, HEALTH DEPARTMENT AND FIRE MARSHALL) APPROVAL) APPLICATIONS FOR CONSTRUCTION ARE REQUIRED PRIOR TO OCCUPYING THE LOT

5. UNLESS OTHERWISE NOTED ON THIS PLAT, THE LOT IS MONUMENTED BY 1/2 INCH IRON BY 18 INCH LONG IRON RODS

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 1,410.0 CUBIC-FEET OF 0.03 ACRE-FEET OF STORM RUNOFF DRAINAGE DETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS FOLLOWS (SEE SHEET No.2 FOR DRAINAGE REPORT)

7. THE FOLLOWING BENCHMARK IS IDENTIFIED ON THE FACE OF THE PLAT AND ON THE ATTACHED ENGINEERING PLANS

   --> B.M. NO. 1 - ELEV. 82.00, N.A.V.D. 88 DATUM DESCRIPTION: 3/4 IRON PIPE FOUND AT THE SOUTHWEST EXISTING RIGHT OF WAY

8. NO STRUCTURE SHALL BE PERMITTED OVER ANY EASEMENT EASEMENTS SHALL BE FREE OF FENCES, BUILDINGS, SHEDS, BE KEPT CLEAR OF SHRUBS, TREES, AND OTHER PLANTINGS (EXCEPT FOR LESS THAN 18 INCHES MATURE HEIGHT GROUND COVER GRASS, OR FLOWERS) AND OTHER OBSTRUCTIONS TO THE OPERATIONS AND MAINTENANCE OF THE EASEMENT

9. EACH PURCHASED 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

10. ALL PUBLIC UTILITY EASEMENTS DEDICATED BY THIS PLAT SHALL BE A MINIMUM WIDTH OF 15.00 FEET AS PER THE HIDALGO COUNTY MODEL SUBDIVISION RULES OR AS REQUIRED BY THE UTILITY COMPANY OCCUPYING THE EASEMENT BY SIGNING THIS PLAT, DEVELOPER AND ENGINEER CERTIFY THAT ALL OTHER EASEMENTS SHOWN COMPLY WITH THE SIZE REQUIRED BY EACH UTILITY COMPANY OCCUPYING AN EASEMENT

11. AN OFF-STREET PARKING LOT SITE PLAN & DRAINAGE PLAN APPROVED BY THE HIDALGO COUNTY PLANNING DEPARTMENT AND THE OFFICE OF ENVIRONMENTAL COMPLIANCE SHALL BE REQUIRED FOR SCHOOL, COMMERCIAL USE AT THE TIME OF APPLICATION FOR CONSTRUCTION PRIOR TO AND ISSUANCE OF A BUILDING AND/OR DEVELOPMENT PERMIT NO WATER OR LIGHT CLEARANCES SHALL BE ISSUED UNTIL THE SITE PLAN AND DRAINAGE PLAN ARE APPROVED AND PROPOSED IMPROVEMENTS ARE CONSTRUCTED IN ACCORDANCE WITH COUNTY AND STATE STANDARDS

12. FILL LOTS SHALL HAVE A POST DEVELOPMENT FINISHED GRADE FROM THE REAR OF THE LOT TO THE CURB AND/OR ROADSIDE DITCH AT A 0.25 % SLOPE TO ACCOMPLISH POSITIVE DRAINAGE THIS IS IN ACCORDANCE WITH HIDALGO COUNTY APPENDIX S ZONING CONSTRUCTION SPECIFICATIONS 3.1.4

13. THE DEVELOPER SHALL BE RESPONSIBLE FOR DETAINING AND ACCOMMODATING MORE THAN THE DETAINED VOLUME SHOWN ON THIS PLAT IF IT IS DETERMINED AT THE DEVELOPMENT STAGE THAT THE DETENTION REQUIREMENTS ARE GREATER THAN STATED ON THIS PLAT, DUE TO THE IMPERVIOUS AREA BEING GREATER THAN THE PLAT ENGINEER CONSIDERED IN THE HYDRAULIC CALCULATIONS FOR THIS SUBDIVISION

14. STREET LIGHT MUST BE LOCATED EVERY 300 FEET

15. A 4.6 FEET SIDEWALK IS REQUIRED ALONG ALL INTERIORS STREETS UPON THE ISSUANCE OF A BUILDING PERMIT ON CORNER LOTS, THE OWNER SHALL BE RESPONSIBLE FOR THE SIDEWALK ALONG ALL STREETS ADJOINING THE LOT

FILED FOR RECORD
IN HIDALGO COUNTY
ARTURO GUAJARDO, JR.
HIDALGO COUNTY CLERK

ON _____ AT _____ AM/PM

INSTRUMENT NUMBER _____

OF THE MAP RECORDS OF HIDALGO COUNTY TEXAS

BY _____ DEPUTY

THE COUNTY OF HIDALGO TEXAS

PRINCIPAL CONTACTS				
	NAME	ADDRESS	CITY & ZIP	PHONE / FAX
OWNER	NOEMI BRISEÑO	4020 N. TEXAS BLVD.	WESLACO, TEXAS 78596	(956) _____ (EXT.)
ENGINEER	DAVID O. SALINAS	2221 DAFFODIL AVE.	MCALLEN, TEXAS 78501	(956) 682-8081 (956) 686-1400
SURVEYOR	DAVID O. SALINAS	2221 DAFFODIL AVE.	MCALLEN, TEXAS 78501	(956) 682-8081 (956) 686-1400

STATE OF TEXAS
CITY OF WESLACO
PLANNING & ZONING COMMISSION CERTIFICATION

I, THE UNDERSIGNED CHAIRPERSON OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF WESLACO HEREBY CERTIFY THAT THIS SUBDIVISION KNOWN AS THE WOODS SUBDIVISION CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THIS CITY WHEREIN MY APPROVAL IS REQUIRED AND HAS BEEN APPROVED FOR RECORDING ON THE _____ DAY OF _____, 2020

_____
CHAIRPERSON,
PLANNING AND ZONING COMMISSION

STATE OF TEXAS
CITY OF WESLACO
MAYOR'S CERTIFICATION

I, THE UNDERSIGNED, 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

ATTEST: _____ _____
CITY SECRETARY DATE

HIDALGO COUNTY
CERTIFICATE OF PLAT APPROVAL
HIDALGO AND CAMERON COUNTIES IRRIGATION DISTRICT No.9

THIS PLAT IS APPROVED BY HIDALGO AND CAMERON COUNTIES IRRIGATION DISTRICT No.9

DATED THIS _____ DAY OF _____, 2020

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 HCCID #9

2. IT IS UNDERSTOOD THAT THE RATE OF FLOW OF STORM WATER FOR THE DEVELOPMENT WILL BE NO GRATER THAN THE RATE OF FLOW OF STORM WATER WHEN THE LAND WAS IN AGRICULTURAL USE.

3. HCCID #9 WILL NOT BE RESPONSIBLE FOR THE STORM/DRAINAGE WATER SYSTEM TO ANY LOT WITH IN THIS SUBDIVISION AS WELL. HCCID #9 WILL NOT BE RESPONSIBLE FOR THE DELIVERY OF WATER TO ANY LOT WITH IN THIS SUBDIVISION IF DESIRED, THIS WILL NOT BE AT THE DISTRICTS EXPENSE.

4. HCCID #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
HIDALGO & CAMERON COUNTIES IRRIGATION DISTRICT No.9

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 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 the lands shown on this plat, together with the right of ingress and egress over Grantor's adjacent lands for 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 in 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' on each side of 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 the 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 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 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 executed this instrument this _____ day of 2020

_____
NOEMI BRISEÑO

STATE OF TEXAS
COUNTY OF HIDALGO

OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION:

I, NOEMI BRISEÑO, AS OWNER (S) OF THE 0.75 ACRE TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED THE WOODS SUBDIVISION HEREBY SUBDIVIDE THE LAND AS DEPICTED IN THIS SUBDIVISION PLAT AND DEDICATED 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 REQUIRTMENTS OF THE STATE STANDARDS;
(C) ELECTRICAL CONNECTIONS PROVIDED TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS; AND
(D) GAS CONNECTIONS, IF AVAILABLE, PROVIDED TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS

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

_____
OWNER: NOEMI BRISEÑO
4020 N. TEXAS BLVD
WESLACO, TEXAS 78596

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED NOEMI BRISEÑO, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE _____ DAY OF _____, 2020

_____
NOTARY PUBLIC IN AND FOR THE
STATE OF TEXAS
MY COMMISSION EXPIRES _____

HIDALGO COUNTY
CERTIFICATE OF PLAT APPROVAL
UNDER LOCAL GOVERNMENT CODE 232.028 (A)

WE THE UNDER SIGNED CERTIFY THAT THIS PLAT OF THE WOODS SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONER ON _____, 2020

_____ _____
HIDALGO COUNTY JUDGE DATE

ATTEST: _____ _____
HIDALGO COUNTY CLERK DATE

HIDALGO COUNTY
CERTIFICATE OF PLAT APPROVAL

I, THE UNDERSIGNED, CERTIFY THAT THIS PLAT OF THE WOODS SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT ON _____

_____ _____
HIDALGO COUNTY ASSISTANT CHIEF INSPECTOR DATE

STATE OF TEXAS
COUNTY OF HIDALGO

I, DAVID OMAR SALINAS, P.E., A REGISTERED PROFESSIONAL ENGINEER LICENSED TO PRACTICE IN THE STATE OF TEXAS, REGISTRATION NUMBER TX. 71973, DO HEREBY CERTIFY THAT THIS PLAT HAS BEEN GIVEN PROPER AND ADEQUATE ENGINEERING CONSIDERATION

THIS DOCUMENT IS FOR INTERIM REVIEW AND NOT INTENDED FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSES.

_____ _____
DAVID OMAR SALINAS, P.E DATE
REG. PROFESSIONAL ENGINEER #71973

STATE OF TEXAS
COUNTY OF HIDALGO

I, DAVID O. SALINAS, THE UNDERSIGNED A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE AND IS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND

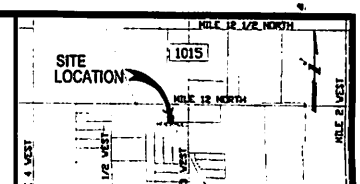
_____ _____
DAVID O. SALINAS, R.P.L.S DATE
REG. PROFESSIONAL LAND SURVEYOR #5782

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 CERTIFICATE

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 HEREBY CERTIFIES THAT THE DRAINAGE PLANS FOR THIS SUBDIVISION COMPLY WITH THE MINIMUM STANDARDS OF THE DISTRICT ADOPTED UNDER TEXAS WATER CODE 49.211(C). THE DISTRICT HAS NOT REVIEWED AND DOES NOT CERTIFY THAT THE DRAINAGE STRUCTURES DESCRIBED ARE APPROPRIATE FOR THE SPECIFIC SUBDIVISION, BASED ON GENERALLY ACCEPTED ENGINEERING CRITERIA. IT IS THE RESPONSIBILITY OF THE DEVELOPER OF THE SUBDIVISION AND ITS ENGINEER TO MAKE THESE DETERMINATIONS

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

_____ _____
RAUL E. SESIN, P.E., C.F.M. DATE:
DISTRICT MANAGER



LOCATION MAP SCALE 1" = 2000'

PREPARED BY: SALINAS ENGINEERING & ASSOCIATES
2221 DAFFODIL AVENUE - MCALLEN, TEXAS 78501
JOB NUMBER: SP-30-2208

DATE PREPARED: SEPTEMBER 12, 2020
DATE SURVEYED: JUNE 13, 2020

PLAT SHEET 1 OF 2

LOCATION OF SUBDIVISION WITH RESPECT TO THE EXTRATERRITORIAL JURISDICTION OF A MUNICIPALITY:
THE WOODS SUBDIVISION, IS LOCATED WITHIN HIDALGO COUNTY PRECINCT No. 1 ON THE NORTH SIDE OF HERNANDEZ STREET APPROXIMATELY 552 FEET WEST FROM THE INTERSECTION WITH MILE 3 WEST ROAD (F.M. 1015) ACCORDING TO THE OFFICIAL MAP IN THE OFFICE OF THE SECRETARY OF THE CITY OF WESLACO, POPULATION 41,171. THE WOODS SUBDIVISION DOES NOT LIE ADJACENT TO OR CONTIGUOUS WITH THE CITY LIMITS OF THE CITY OF WESLACO, IT IS WITHIN THE 3 MILE EXTRATERRITORIAL JURISDICTION OF THE CITY OF WESLACO UNDER LOCAL GOVERNMENT CODE 42.021.

METES AND BOUNDS DESCRIPTION

BEING A 0.75 GROSS ACRE TRACT OF LAND, MORE OR LESS, OUT OF AND FORMING A PART OF F.T. 1078, THE WEST AND ADAMS TRACT SUBDIVISION, HIDALGO COUNTY, TEXAS, AS PER THE MAP OR PLAT THEREOF RECORDED IN VOLUME 02, PAGES 34 THRU 37, MAP RECORDS OF HIDALGO COUNTY, TEXAS, AND, BEING ALL OF THOSE SAME LANDS AS DESCRIBED IN A GENERAL WARRANTY DEED CONVEYANCE FROM CRISTINA GONZALEZ UNTO NOEMI BRISEÑO, DATED SEPTEMBER 28, 2017, AND, FILE FOR RECORD IN DOCUMENT NUMBER 2850087, H.C.D.R., SAID 0.75 ACRE TRACT IS MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS

COMMENCING AT THE NORTHEAST CORNER OF SAID F.T. 1078, THENCE, AS FOLLOWS

WEST, COINCIDENT WITH THE NORTH LINE OF SAID F.T. 1078, A DISTANCE OF 552.18 FEET AND THENCE, SOUTH, A DISTANCE OF 419.34 FEET TO A ½ INCH DIAMETER IRON ROD FOUND FOR NORTHEAST CORNER AND POINT OF BEGINNING OF THIS HEREIN DESCRIBED TRACT;

(1) THENCE, SOUTH, A DISTANCE OF 207.66 FEET PASS A 3/4" INCH DIAMETER IRON PIPE FOUND ON INTERSECTION WITH THE NORTH RIGHT-OF-WAY LINE OF HERNANDEZ STREET, A DISTANCE OF 222.66 FEET IN ALL TO A ½ INCH IRON ROD SET WITH IN THE RIGHT OF WAY OF HERNANDEZ STREET FOR THE SOUTHEAST CORNER OF THIS HEREIN DESCRIBED TRACT;

(2) THENCE, WEST, WITH IN THE RIGHT OF WAY OF SAID HERNANDEZ STREET, AND WITH THE SOUTH LOT LINE OF SAID 0.75 GROSS ACRE TRACT, A DISTANCE OF 146.68 FEET TO A ½ INCH IRON ROD SET FOR THE SOUTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT;

(3) THENCE, NORTH, AT A DISTANCE OF 15.0 FEET PASS A 3/4" INCH DIAMETER IRON PIPE FOUND ON INTERSECTION WITH THE NORTH RIGHT-OF-WAY LINE OF SAID HERNANDEZ STREET, AT A DISTANCE OF 222.66 FEET IN ALL TO A ½ INCH DIAMETER IRON ROD FOUND FOR THE NORTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT;

(4) THENCE, EAST, ALONG A LINE PARALLEL TO THE NORTH LINE OF SAID F.T. 1078, A DISTANCE OF 146.68 FEET TO THE POINT OF BEGINNING, CONTAINING 0.75 GROSS ACRES OF LAND, MORE OR LESS, OF WHICH 0.05 ACRES, MORE OR LESS, ARE LOCATED WITHIN THE RIGHT OF WAY OF SAID HERNANDEZ STREET. LEAVING 0.70 NET ACRES OF LAND, MORE OR LESS.

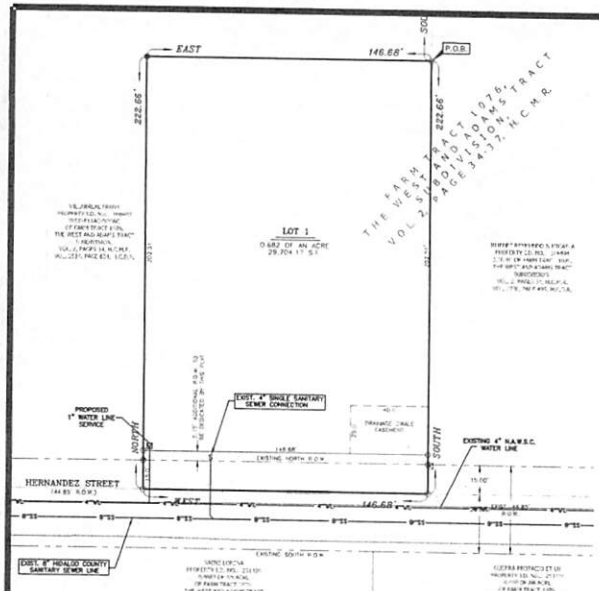
REVISION NOTES

NO.	SHEET	REVISION	DATE	APPROVED

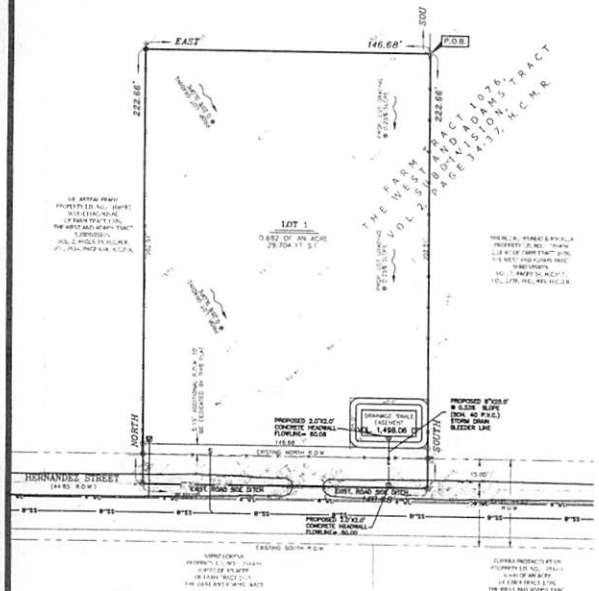
INDEX TO SHEET OF THE WOODS SUBDIVISION

SHEET 1	KEY MAP, VICINITY MAP, LOCATION AND PRINCIPAL CONTACTS, PLAT WITH LOTS, STREETS, AND EASEMENTS DIMENSIONS, LEGAL DESCRIPTION, METES & BOUNDS, SURVEYOR'S CERTIFICATE, NOTARY BLOCK, OWNER'S DEDICATION, CERTIFICATION AND ACKNOWLEDGEMENT, CITY APPROVAL CERTIFICATE, COUNTY ENGINEER'S RECOMMENDATION FOR APPROVAL CERTIFICATE, COUNTY JUDGE'S CERTIFICATE, COUNTY CLERK'S CERTIFICATE, IRRIGATION DISTRICT CERTIFICATE, CERTIFICATE OF PLAT APPROVAL BY THE CITY OF WESLACO, CERTIFICATE OF PLAT APPROVAL BY THE HIDALGO COUNTY HEALTH DEPARTMENT, CERTIFICATE OF PLAT APPROVAL BY THE HIDALGO COUNTY ASSISTANT CHIEF INSPECTOR, CERTIFICATE OF PLAT APPROVAL BY THE HIDALGO COUNTY JUDGE AND HIDALGO COUNTY CLERK, CERTIFICATE OF PLAT APPROVAL BY THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1, AND ENGINEER'S CERTIFICATION, DRAINAGE REPORT INCLUDING CERTIFICATION OF DRAINAGE AND HOW IT WILL SERVE THE SUBDIVISION, MAP OF DOWNSTREAM AREA, DRAINAGE CALCULATIONS, AND ENGINEER'S CERTIFICATION, REVISION NOTES, ROAD SIZE STUDY SECTION
SHEET 2	METES AND BOUNDS AND SURVEYOR'S DESCRIPTION, CONVEYING REPORT, ESTABLISH AND DESCRIPTION, LOCATION OF SUBDIVISION WITH RESPECT TO THE EXTRATERRITORIAL JURISDICTION OF A MUNICIPALITY, REVISION NOTES, INDEX TO SHEET OF THE WOODS SUBDIVISION, SURVEYOR'S CERTIFICATE AND SIGNATURE, DRAINAGE REPORT INCLUDING CERTIFICATION OF DRAINAGE AND HOW IT WILL SERVE THE SUBDIVISION, MAP OF DOWNSTREAM AREA, DRAINAGE CALCULATIONS, AND ENGINEER'S CERTIFICATION, REVISION NOTES, ROAD SIZE STUDY SECTION

SEA
SALINAS ENGINEERING & ASSOC.
(F-6675)-ENGINEER (10066700)-SURVEY
CONSULTING ENGINEERS & SURVEYORS
2221 DAFFODIL - MCALLEN, TEXAS 78501
(956) 682-8081 (956) 686-1400 (FAX)



MAP OF WATER AND SANITARY SEWER.



MAP OF TOPOGRAPHY AND DRAINAGE.

PRINCIPAL CONTACTS

	Name	Address	City & ZIP	Phone	Fax
OWNER:	NOEMI BRISENO	4009 N. TEXAS BLVD.	WESLACO, TEXAS 78596	(956)	(956)
ENGINEER:	DAVID G. SALINAS	2221 DAFFODIL AVE.	MCALLEN, TEXAS 78501	(956) 682-9081	(956) 686-1489
SURVEYOR:	DAVID G. SALINAS	2221 DAFFODIL AVE.	MCALLEN, TEXAS 78501	(956) 682-9081	(956) 686-1489

FINAL ENGINEERING REPORT

WATER SUPPLY DESCRIPTION, COST AND OPERABILITY DATE:

THE WOODS SUBDIVISION WILL BE PROVIDED WITH POTABLE WATER BY NORTH ALAMO WATER SUPPLY CORPORATION (N.A.W.S.C.). THE SUBDIVIDER AND N.A.W.S.C. HAVE ENTERED INTO A CONTRACT IN WHICH N.A.W.S.C. HAS PROMISED TO PROVIDE SUFFICIENT WATER TO THIS SUBDIVISION FOR AT LEAST 30 YEARS AND N.A.W.S.C. HAS PROVIDED DOCUMENTATION TO SUFFICIENTLY ESTABLISH THE LONG TERM QUANTITY AND QUALITY OF THE AVAILABLE WATER SUPPLIES TO SERVE THE FULL DEVELOPMENT OF THIS SUBDIVISION.

N.A.W.S.C. HAS AN EXISTING 4" DIAMETER WATER LINE RUNNING EAST AND WEST ALONG THE NORTH SIDE OF THE RIGHT-OF-WAY LINE OF HERNANDEZ STREET.

THE WATER SYSTEM FOR THE WOODS SUBDIVISION CONSIST OF ONE (1") DIAMETER SERVICE LINE FROM THE EXISTING 4" WATER LINE, THAT CONNECTS TO ONE WATER METER BOX THE SINGLE WATER SERVICE AND THE METER BOX WILL BE INSTALLED AT A TOTAL COST OF $ 450.00. IN ADDITION, THE SUBDIVIDER HAS PAID N.A.W.S.C. THE SUM OF $ XXXXX, WHICH COVERS THE $XXXXX COST PER LOT AS STATED IN THE 30 YEAR WATER SERVICE AGREEMENT WHICH SUM REPRESENTS THE TOTAL COST OF WATER METER, RIGHTS ACQUISITION FEES, AND ALL MEMBERSHIP OR OTHER FEES ASSOCIATED WITH CONNECTING THE INDIVIDUAL LOTS IN THE SUBDIVISION TO N.A.W.S.C. UPON REQUEST BY THE OWNER OF A LOT, N.A.W.S.C. WILL PROMPTLY INSTALL AT NO CHARGE THE WATER METER FOR THAT LOT. NO FIRE HYDRANT WILL BE REQUIRED TO SERVE THIS SUBDIVISION. THE ENTIRE WATER FACILITIES WILL BE APPROVED AND ACCEPTED BY N.A.W.S.C. AND SAID DISTRIBUTION SYSTEM IS OPERABLE AS OF THE DATE OF THE RECORDING OF THE SUBDIVISION PLAT.

SEWAGE FACILITIES DESCRIPTION, DESCRIPTION COST AND OPERABILITY DATES:

SEWAGE FROM THE WOODS SUBDIVISION, WILL BE TREATED BY WASTEWATER SERVICE FROM THE COUNTY OF HIDALGO. THE SUBDIVIDER AND THE COUNTY OF HIDALGO HAVE ENTERED INTO A CONTRACT IN WHICH THE COUNTY OF HIDALGO HAS PROMISED TO PROVIDE SUFFICIENT WASTEWATER FOR AT LEAST 30 YEARS AND THE COUNTY OF HIDALGO 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.

THE COUNTY OF HIDALGO HAS AN EXISTING 8" DIAMETER SEWER LINE RUNNING EAST AND WEST INSIDE THE RIGHT OF WAY OF HERNANDEZ STREET.

THE WASTEWATER SYSTEM FOR THE WOODS SUBDIVISION, CONSISTS OF AN EXISTING 4" SANITARY SEWER CONNECTION THAT CONNECTS INTO THE EXISTING 8" SANITARY SEWER LINE. THERE WILL BE NO ASSOCIATE COST WITH THE SANITARY SEWER SYSTEM, EVERYTHING IS EXISTING PRIOR THE SUBDIVISION APPLICATION.

WATER & SEWAGE ENGINEER 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. I CERTIFY THAT THE COSTS TO INSTALL THE WATER AND SEWAGE FACILITIES, DISCUSSED ABOVE, ARE AS FOLLOWS;

WATER FACILITIES – THESE FACILITIES ARE FULLY CONSTRUCTED WITH THE INSTALLATION OF WATER METERS, WILL COST A GRAND TOTAL OF $XXX.00.

SEWAGE FACILITIES – SANITARY SEWER CONNECTION IS EXISTING PRIOR THE SUBDIVISION APPLICATION.

DAVID G. SALINAS P.E.
LICENSED PROFESSIONAL ENGINEER No. 71973

DATE

THIS DOCUMENT IS FOR INTERIM REVIEW AND NOT INTENDED FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSES.

DRAINAGE STATEMENT

PROPOSED THE WOODS SUBDIVISION IS A ONE LOT RESIDENTIAL PLAT CONTAINING 0.75 GROSS (0.68 NET) ACRES OF LAND OUT OF F.T. 1076, THE WEST AND ADAMS TRACT SUBDIVISION, HIDALGO COUNTY, TEXAS, AS PER THE MAP OR PLAT THEREOF RECORDED IN VOLUME 02, PAGES 34-37, DEED RECORDS OF HIDALGO COUNTY, TEXAS, AND, LOCATED F.M. 1015. IN THE CITY OF WESLACO ETJ. THE PROPOSED RESIDENTIAL PLAT IS LOCATED IN ZONE "X" (UNSHADED) AS PER THE FIRM COMMUNITY PANEL NO. 480343 0450 C, LOMR DATED 05/30/2002. ZONE "X" AREAS ARE DEFINED AS "AREAS OUTSIDE THE 500-YEAR PLAIN." THE SITE IS CURRENTLY VACANT AND THE PROPOSED USE IS ONE RESIDENTIAL MOBILE HOME (ON BLOCKS). HERNANDEZ STREET IS UNPAVED AND IS CURRENTLY A CALICHE STREET WITH SOME BAR DITCHES BUT THE BAR DITCHES ARE NOT CONSISTENT THROUGHOUT THE STREET BETWEEN THIS LOCATION AND F.M. 1015 – THE FAR MAJORITY OF BAR DITCHES FROM THIS SITE TO F.M. 1015 ARE NON-EXISTENT.

THERE ARE TWO DIFFERENT SOIL TYPES LOCATED ON THIS PLAT. THE FIRST SOIL TYPE IS A HIDALGO SANDY CLAY LOAM SOIL (HB) WITH SLOPES BETWEEN 0 AND 1 PERCENT. THESE SOILS ARE WELL DRAINED, SLOW SURFACE RUNOFF AND MODERATE PERMEABILITIES WITH MEDIUM POTENTIAL FOR URBAN USES AND HIGH FOR RECREATIONAL USES. THESE SOILS ARE IN CAPABILITY SUBCLASS IIC, NON-IRRIGATED AND IIIC CLASS IRRIGATED AND IN THE GRAY SANDY LOAM RANGE. THE SECOND SOIL (RGN, MAJORITY) IS A RAYMONDVILLE CLAY LOAM (RZ) WITH SLOPES BETWEEN 0 TO 1 PERCENT. THESE SOILS ARE MODERATELY WELL DRAINED, WITH SLOW SURFACE RUNOFF AND PERMEABILITIES ARE SLOW WITH HIGH AVAILABLE WATER CAPACITIES. THESE SOILS ARE IN A CAPABILITY SUBCLASS IVS, NON-IRRIGATED AND IRRIGATED AND IN THE CLAY LOAM RANGE – ALL AS PER THE SOIL SURVEY OF HIDALGO COUNTY, TEXAS, PAGES 33 AND 48, RESPECTIVELY.

DRAINAGE WATERS WITHIN THIS PROPERTY ESSENTIALLY FLOW IN A DUE EASTERLY DIRECTION GENERALLY PARALLEL TO HERNANDEZ STREET AT AN AVERAGE SLOPE OF 0.71% OVER AN AVERAGE DRAINAGE RUN OF 145.0 FEET. THE CURRENT CONDITION IS OPEN AND VACANT WITH NO PREVIOUS IMPERVIOUS IMPROVEMENTS AT THIS LOCATION. HERNANDEZ STREET (EX. LUNA STREET) – EXISTING F.M. 1015 LOCATED APPROXIMATELY 500 FEET EAST FROM THIS SITE. THERE IS ON THIS TRACT FROM HERNANDEZ STREET WITH A CONCRETE CULVERT ON A BAR DITCH – HOWEVER THIS BAR DITCH IS EXCLUSIVE TO THIS TRACT – THERE ARE ALMOST NO BAR DITCHES BETWEEN THIS SITE AND F.M. 1015 ON EITHER SIDE OF THIS ROADWAY.

IN ACCORDANCE WITH THE DRAINAGE POLICIES OF THE CITY OF WESLACO AND THE COUNTY OF HIDALGO, THIS SUBDIVISION SHALL BE REQUIRED TO RETAIN ON-SITE THE TOTAL VOLUME OF WATER CREATED BY THE POST-DEVELOPMENT OF THIS 0.68 NET ACRE PROPERTY. USING THE RATIONAL METHOD (FOR REFERENCE: TXDOT IN-TENSITY-FREQUENCY-DURATION COEFFICIENTS FOR TEXAS COUNTIES HOM (2004)) OVER A 10-YEAR STORM EVENT, AND, EXISTING DRAINAGE COEFFICIENT OF 0.20 AND A FUTURE DEVELOPED DRAINAGE COEFFICIENT OF 0.35 (ESTIMATED RESIDENTIAL MOBILE HOME ON BLOCKS) – FOR REFERENCE: FHWA, URBAN DRAINAGE DESIGN MANUAL HEC -22 (2001), AN AVERAGE DRAINAGE RUN OF 145.0 FEET AND AN AVERAGE SLOPE OF 0.71%, IT WAS COMPUTED THAT IMPROVED CONDITION WOULD PRODUCE AN ADDITIONAL TOTAL VOLUME OF 1,410.0 CUBIC FEET, OR, 0.03 ACRE-FEET. THIS VOLUME OF WATER IS EQUIVALENT TO AN AVERAGE WATER 0.52 INCHES DEEP IF SPREAD OUT EVENLY OVER THE ENTIRE 0.68 NET ACRE SITE. THE Q WILL INCREASE FROM 1.32 CFS TO 1.54 CFS – AN INCREASE OF 0.22 CFS.

DUE TO THE LACK OF DRAINAGE FOR THIS AREA (I.E. NO STORM SEWER, DRAINAGE DITCH OR OTHER OUTFALLS), DETENTION SHALL BE PROVIDED IN A NON-DISCHARGING ON-SITE (E DETENTION AREA(S) WITHIN THIS PROPOSED LOT. ULTIMATELY, THE GRAVEL BOTTOM OF THIS SWALE ACTS AS AN OUTFALL FOR DRAINAGE WATERS WITHIN THIS PROPOSED HOMESITE.

THE FINISHED FLOOR ELEVATION IS DETERMINED TO BE NOT LESS THAN 18 INCHES ABOVE THE TOP OF THE PAVED ROAD AT THE CENTER OF THIS LOT, OR, 18 INCHES ABOVE NATURAL GROUND AT THE CENTER OF THIS LOT, WHICHEVER IS GREATER.

THE LOT OWNER SHALL BE REQUIRED TO SUBMIT A GRADING PLAT TO ILLUSTRATE HOW DETENTION SHALL ULTIMATELY BE ACCOMPLISHED: – IN THIS CASE A MINIMUM OF 1,410 CU. FT. IT IS PROPOSED THAT A SWALE WITH A 12.5 FOOT BOTTOM OF 8" OF "#" TO 1" GRAVEL WITH A SN.T FABRIC WILL BE CONSTRUCTED WITHIN A 25.0 FOOT BY 40.0 FOOT DRAINAGE SWALE EASEMENT. THE PROPOSED SWALE SHALL HAVE A DRY VOLUME CAPACITY OF 1,498.06 CU. FT. > 1,410.0 CU. FT. REQ/CALC.

SWALE AREA 978.54 S.F. X 2.50 DEPTH = 2,446.35 CU.FT.
LESS SLOPE AREA 7.81 S.F. X 121.42 L.F. PERIMETER = 948.29 CU.FT.
SWALE CAPACITY 2,446.35 CU.FT. – 948.29 CU.FT = 1,498.06 CU.FT. (1,410 CU.FT. REQUIRED)

PROPOSED SWALE: 25.0' BY 40.0'

THE SOIL BELOW THE SWALE IS THE GRAVEL BED THAT PERMIT DRAINAGE WATERS COLLECTED TO SLOWLY PERCOLATE DOWNWARD INTO THE GROUND. UPON READING A SATURATED CONDITION DRAINAGE WATERS IN THE SWALE MAY FLOW AWAY FROM THE SWALE PER THE NATURAL CONTOURS OF THE LAND BUT IF THIS OCCURS THE SWALE WILL HAVE ALREADY HELD OR PROVIDED FOR THE MINIMUM DETENTION OF DRAINAGE WATERS. THE MAINTENANCE OF THE SWALE SHALL LIE WITH THE PROPERTY OWNER.

AT THIS TIME NO ADDITIONAL PAVING OR DRAINAGE IMPROVEMENTS ARE BEING PROPOSED TO HERNANDEZ STREET.

DAVID OMAR SALINAS, P.E.
PLAT ENGINEER

Date: JULY 28, 2020

FILED FOR RECORD
IN HIDALGO COUNTY
ARTURO GUAJARDO, JR.
HIDALGO COUNTY CLERK

ON _____ AT _____ AM/PM

INSTRUMENT NUMBER _____

OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS

BY _____ DEPUTY

THE COUNTY OF HIDALGO TEXAS

FINAL ENGINEERING REPORT (VERSION ESPAÑOL):

PROVISION DE AGUA, DESCRIPCION, GASTOS Y FECHAS DE INICIO

LA SUBDIVISION THE WOODS SUBDIVISION RECIBIRÁ SU PROVISION DE AGUA DE NORTH ALAMO WATER SUPPLY CORPORATION (N.A.W.S.C.). EL DUEÑO DE LA SUBDIVISION Y LA COMPAÑIA N.A.W.S.C. HAN FIRMADO UN CONTRATO POR TENDRA QUE PRESENTAR DOCUMENTACION PARA DEMOSTRAR A LARGO PLAZO LA CANTIDAD Y CALIDAD DE AGUA ACCESIBLE PARA SERVIR EL FUTURO DESARROLLO DE LA SUBDIVISION.

N.A.W.S.C. TIENE UNA LINEA EXISTENTE DE AGUA DE 4 PULGADAS QUE CORRE DE ESTE A OESTE EN EL LADO NORTE DEL DERECHO VIA DE LA CALLE HERNANDEZ STREET.

EL SISTEMA DE PROVISION DE AGUA PARA LA SUBDIVISION THE WOODS SUBDIVISION CONSISTE DE UN CONDUCTO DE AGUA INDIVIDUAL DE UNA (1) PULGADA DE DIAMETRO QUE SALE DE LA LINEA DE AGUA EXISTENTE DE 4 PULGADAS Y QUE SE CONECTA A LA CAJA DEL MEDIDOR DE AGUA. EL SERVICIO DE AGUA SENCILLO Y LA CAJA DEL MEDIDOR SERAN INSTALADAS A UN COSTO TOTAL DE 450.00 DOLLARS. ADEMAS EL DUEÑO DE LA SUBDIVISION LE HA PAGADO A N.A.W.S.C. LA SUMA DE XXX.00 DOLLARS QUE CUBRE LOS XXX.00 DOLLARS POR LOTE COMO LO INDICA EL CONTRATO DE SERVICIO DE AGUA POR 30 AÑOS Y DICHA SUMA REPRESENTA EL COSTO TOTAL DEL MEDIDOR MECANICO DE AGUA, CUOTAS DE DERECHO DE ADQUISICION Y MEMBRESIA U OTRAS CUOTAS ASOCIADAS CON LA CONEXION DE AGUA A CADA LOTE EN LA SUBDIVISION A N.A.W.S.C. CUANDO EL DUEÑO DEL LOTE LO SOLICITE N.A.W.S.C. INSTALARA, SIN HACER EL SISTEMA DE AGUA SERA ACEPTADO Y APROVADO POR N.A.W.S.C. Y DICHO SISTEMA DE AGUA POTABLE ESTARA FUNCIONANDO A LA FECHA EN QUE SE ARCHIVE LA SUBDIVISION.

DRENAJE SANITARIO: DESCRIPCION, GASTOS, Y FECHA DE DISPONIBILIDAD:

EL SISTEMA DE DRENAJE SANITARIO PARA LA SUBDIVISION THE WOODS SUBDIVISION SERA TRATADO POR EL SISTEMA DE DRENAJE SANITARIO DEL CONDADO DE HIDALGO. EL DUEÑO DE LA SUBDIVISION Y EL CONDADO DE HIDALGO HAN FIRMADO UN ACUERDO EN EL CUAL EL CONDADO A PROMETIDO MANTENER EL SERVICIO DE DRENAJE SANITARIO POR ALMENOS 30 AÑOS, EL CONDADO DE HIDALGO A PRESENTADO LA SUFICIENTE DOCUMENTACION PARA COMPROBAR LA DISPONIBILIDAD Y CALIDAD DEL SERVICIO A LARGO PLAZO PARA SERVIR LA SUBDIVISION CUANDO ESTE COMPLETAMENTE DESARROLLADA.

EL CONDADO DE HIDALGO TIENE UNA LINEA DE DRENAJE SANITARIO DE 8" DE DIAMETRO QUE CORRE DE OESTE A ESTE DENTRO DEL DERECHO DE PASO DE LA CALLE HERNANDEZ STREET.

EL SISTEMA DE DRENAJE SANITARIO PARA THE WOODS SUBDIVISION CONSISTE DE UNA LINEA DE SERVICIO DE 4 PULGADAS QUE SE CONECTA A LA LINEA EXISTENTE DE 8 PULGADAS DE DRENAJE SANITARIO NO HABRA NINGUN COSTO ASOCIADO CON EL SISTEMA DE DRENAJE SANITARIO. TODO EL SISTEMA DE DRENAJE SANITARIO ESTA EXISTENTE ANTES DE LA APLICACION PARA LA SUBDIVISION.

CERTIFICACION:

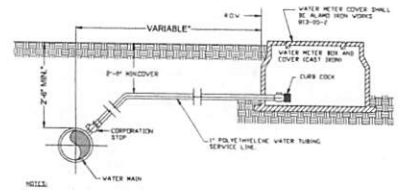
CON MI FIRMA, CERTIFICO QUE LOS SERVICIOS Y SISTEMAS DE AGUA Y DE DRENAJE, DESCRITOS EN ESTE DOCUMENTO CUMPLEN CON LAS MODEL SUBDIVISION RULES (LAS REGLAS GOBERNANDO A LAS SUBDIVISIONES), ADOPTADAS EN LA SECCION 16.343 DEL TEXAS WATER CODE (CODIGO DE AGUA DE TEXAS). CERTIFICO QUE LOS GASTOS PARA INSTALAR LOS SISTEMAS DE AGUA Y DE DRENAJE SON:

AGUA: EL SISTEMA/SERVICIO DE AGUA SERA INSTALADO Y COMPLETAMENTE CONSTRUIDO INCLUYENDO EL MEDIDOR MECANICO DE AGUA QUE COSTARA UN TOTAL DE $XXX.00

DRENAJE SANITARIO: EL DRENAJE SANITARIO ESTA EXISTENTE ANTES DE LA APLICACION PARA LA SUBDIVISION.

DAVID G. SALINAS, P.E.
LICENSED PROFESSIONAL ENGINEER No. 71973

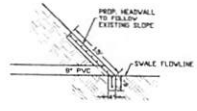
DATE



NOTES:
1. ALL SERVICE CONNECTIONS NEED TO HAVE A MIN 2'-6" COVER FROM FINISHED GRADE.
2. WATER METER COVER SHALL BE ALAMO IRON WORKS #13-05-7.
3. ALL WATER MAINS HAVE 30 INCHES OF COVER FROM FINISHED GRADE.
4. METER BOX SHALL BE CAST IRON.
5. ALL CONCRETE TO HAVE A MIN. 28 DAYS COMPRESSIVE STRENGHT OF 3,000 P.S.I.
6. 2" GATE VALVE ONLY REQUIRED FOR 2" SERVICE.
7. POLYETHYLENE TUBING ACCEPTABLE FOR LINE SIZES 1" OR LESS; SCHEDULE 40 PVC REQUIRED FOR LINE SERVICES LARGER THAN 1".

CONSTRUCTION NOTES:
A WATER VALVE COVER
B CURB COCK
C METER BOX & METER PROVIDED
D WATER TUBING SERVICE LINE
E CORPORATION STOP
F WATER MAIN

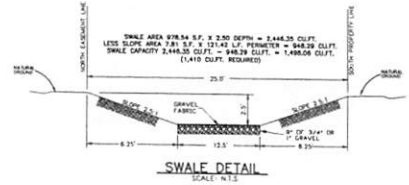
TYPICAL SERVICE CONNECTION WITH METER BOX



HEADWALL DETAIL
SCALE: N.T.S.

GENERAL NOTES

1. CONC. TO HAVE 3000 P.S.I. MIN. 28 DAYS COMPRESSION STRENGTH.
2. MIN. PROCTOR DENSITY COMPACTED TO 98% NATURAL GROUND
3. 6"X6" #10 WIRE MESH



SWALE DETAIL
SCALE: N.T.S.

THE WOODS SUBDIVISION

HIDALGO COUNTY, TEXAS

BEING A 0.75 GROSS ACRE TRACT OF LAND, MORE OR LESS, OUT OF AND FORMING A PART OF F.T. 1076, THE WEST AND ADAMS TRACT SUBDIVISION, HIDALGO COUNTY, TEXAS, AS PER THE MAP OR PLAT THEREOF RECORDED IN VOLUME 02, PAGES 34 THRU 37, MAP RECORDS OF HIDALGO COUNTY, TEXAS.



LOCATION MAP SCALE 1"=2000'

PREPARED BY: SALINAS ENGINEERING & ASSOCIATES
2221 DAFFODIL AVENUE – MCALLEN, TEXAS 78501
JOB NUMBER: SP-20-25058

DATE PREPARED: SEPTEMBER 12, 2020
DATE SURVEYED: JUNE 15, 2020

PLAT SHEET 2 OF 2

LOCATION OF SUBDIVISION WITH RESPECT TO THE EXTRATERRITORIAL JURISDICTION OF A MUNICIPALITY:

THE WOODS SUBDIVISION, IS LOCATED WITHIN HIDALGO COUNTY PRECINCT NO.1 ON THE NORTH SIDE OF HERNANDEZ STREET APPROXIMATELY 552 FEET WEST FROM THE INTERSECTION WITH MILE 3 WEST ROAD (F.M. 1015). ACCORDING TO THE OFFICIAL MAP IN THE OFFICE OF THE SECRETARY OF THE CITY OF WESLACO EDITION #1.171. THE WOODS SUBDIVISION DOES NOT LIE ADJACENT TO OR CONTIGUOUS WITH THE CITY LIMITS OF THE CITY OF WESLACO, IT IS WITHIN THE 3 MILE EXTRATERRITORIAL JURISDICTION OF THE CITY OF WESLACO UNDER LOCAL GOVERNMENT CODE 42.021.

SUBDIVIDER CERTIFICATION:

I– BY COMPLETING THE IMPROVEMENTS DESCRIBED ON THE PLAT, SUBDIVIDER WILL COMPLY WITH MINIMUM STATE STANDARDS AND THAT (a) WATER QUALITY AND CONNECTIONS INCLUDING WATER METERS TO THE LOTS MEET SUCH STANDARDS AND (b) SEWER CONNECTIONS TO THE LOTS OR SEPTIC TANKS MEET OR WILL MEET SUCH STANDARDS AND WILL BE CONSTRUCTED IN ACCORDANCE WITH STATE AND COUNTY REGULATIONS.

SUBDIVIDER STATEMENT:

I– I, NOEMI BRISENO, OWNER OF THE WOODS SUBDIVISION HEREBY CERTIFY SEWER PERMITS ARE REQUIRED PRIOR TO BUILDING ON ANY LOT AND THAT AN ADEQUATE DRINKING WATER SOURCE IS IMMEDIATELY AVAILABLE TO EACH LOT OF THE TYPE, QUALITY & QUANTITY TO ENABLE EACH PERSON PURCHASING A LOT TO HAVE ADEQUATE WATER TO COMPLY WITH THE REGULATIONS AND THE LAWS OF THE STATE AS REQUIRED BY STATE AND COUNTY REGULATIONS.

NOEMI BRISENO — DATE
4009 N. TEXAS BLVD
WESLACO, TEXAS 78596

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED NOEMI BRISENO, KNOWN TO ME BY THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR PURPOSES AND CONSIDERATION THEREIN STATED, GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE _____ DAY OF _____ 2020.

NOTARY PUBLIC
MY COMMISSION EXPIRES

COST ESTIMATE CHART

COST ESTIMATE	
PAVING IMPROVEMENTS:	$ N/A
DRAINAGE IMPROVEMENTS:	$ $1,000
WATER DISTRIBUTION:	$ N/A
SANITARY SEWER IMPROVEMENTS/OSSF:	$ N/A
ESTIMACION DE COSTO	
PAVIMENTACION DE CALLES:	$ N/A
DRENAJE PLUVIAL:	$ $1,000
SERVICIO DE AGUA POTABLE:	$ N/A
SERVICIO DE DRENAJE SANITARIO:	$ N/A

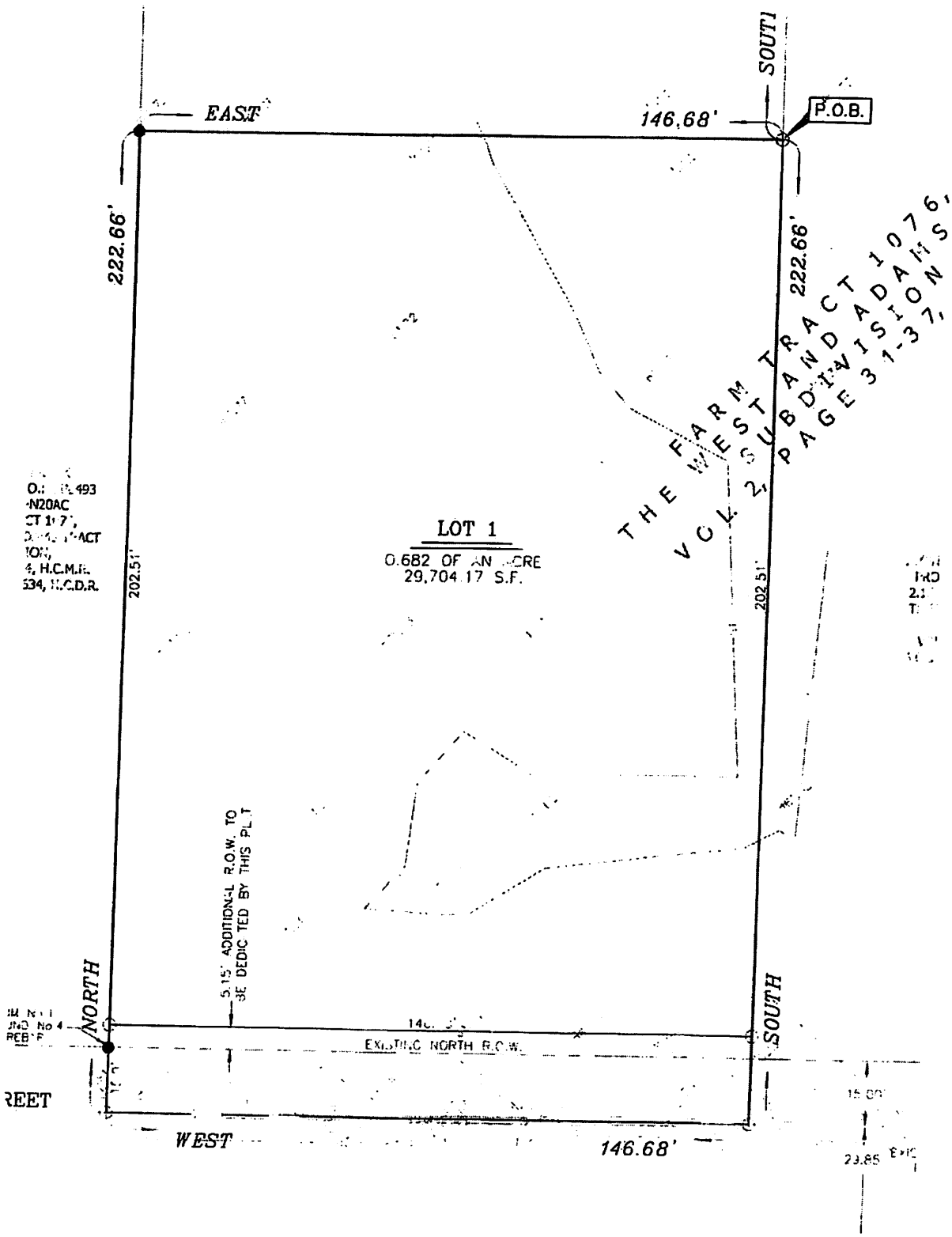
REVISION NOTES

NO.	SHEET	REVISION	DATE	APPROVED

INDEX TO SHEET OF THE WOODS SUBDIVISION

SHEET 1	HEADING, INDEX, LOCATION MAP, PRINCIPAL CONTACTS, PLAT WITH LOTS, STREETS, AND EASEMENT DESIGNATIONS, LEGAL DESCRIPTION (METES & BOUNDS), SURVEYOR'S AND ENGINEER'S CERTIFICATION, PLAT NOTES AND RESTRICTIONS, OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION; CITY APPROVAL CERTIFICATE; COUNTY CLERK'S RECORDING CERTIFICATE; HIDALGO COUNTY CERTIFICATE OF PLAT APPROVAL; DESCRIPTION OF LOCATION OF SUBDIVISION WITH RESPECT TO THE ETJ OF A MUNICIPALITY AND DESIGNATE THE PRECINCT IN WHICH THE PROJECT IS SITUATED; H.C.I.D. CERTIFICATION; IRRIGATION DISTRICT CERTIFICATE OF APPROVAL; REVISION NOTES.
SHEET 2	WATER DISTRIBUTION AND SANITARY SEWER MAP; ENGINEERING REPORT (ENGLISH AND SPANISH VERSIONS), INCLUDING DESCRIPTION OF WATER AND WASTE WATER SYSTEMS AND ENGINEER'S CERTIFICATION (ENGLISH AND SPANISH VERSIONS); SURVEYOR'S CERTIFICATE AND STATEMENT; DRAINAGE REPORT AND DESCRIPTION OF DRAINAGE AND HOW IT WILL SERVE THE DEVELOPMENT; MAP OF TOPOGRAPHY AND DRAINAGE; AND ENGINEER'S CERTIFICATION; REVISION NOTES; ROAD SIDE DITCH SECTION.

SEA
SALINAS ENGINEERING & ASSOC.
(F-6875)–ENGINEER (1006700)–SURVEY
CONSULTING ENGINEERS & SURVEYORS
2221 DAFFODIL – MCALLEN, TEXAS 78501
(956) 682-9081 (956) 686-1489 (FAX)


EAST
146.68'
SOUTH
P.O.B.
222.66'
222.66'
THE FARM TRACT 1076,
WEST AND ADAMS
SUBDIVISION
VOL. 2, PAGE 31-37,
LOT 1
0.682 OF AN ACRE
29,704.17 S.F.
202.51'
202.51'
5.15' ADDITIONAL R.O.W. TO
BE DEDICATED BY THIS PLAT
NORTH
SOUTH
EXISTING NORTH R.O.W.
WEST
146.68'
REET

st of southwest corner of bridge
l Drain.

h and east of northeast corner
nd East Lateral Drain.

on the southeast corner of the
d a road leading north, 0.25
arket 491).

south of Mile 12 Road and
eral Drain.

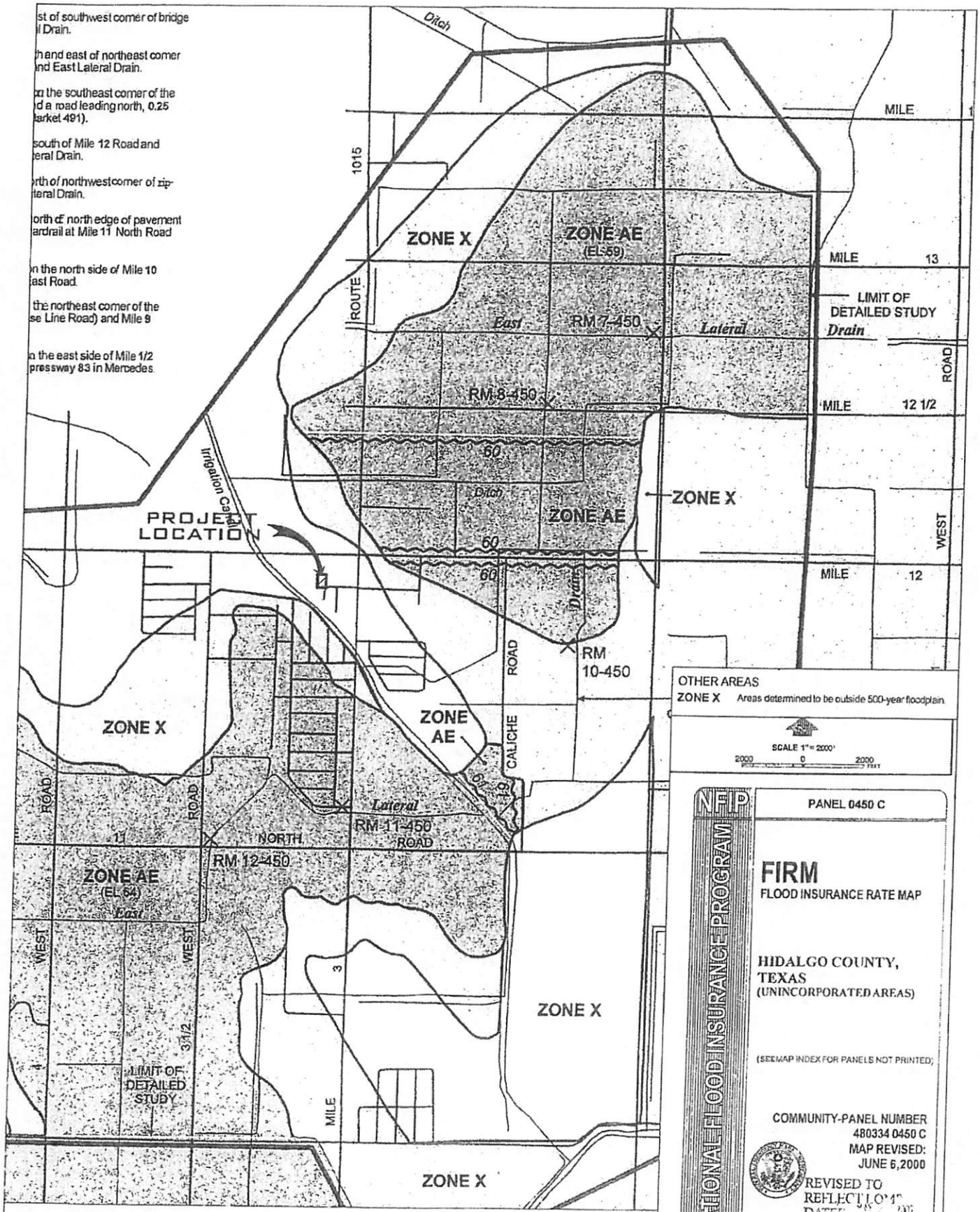
rth of northwest corner of zip-
teral Drain.

orth of north edge of pavement
ardrail at Mile 11 North Road

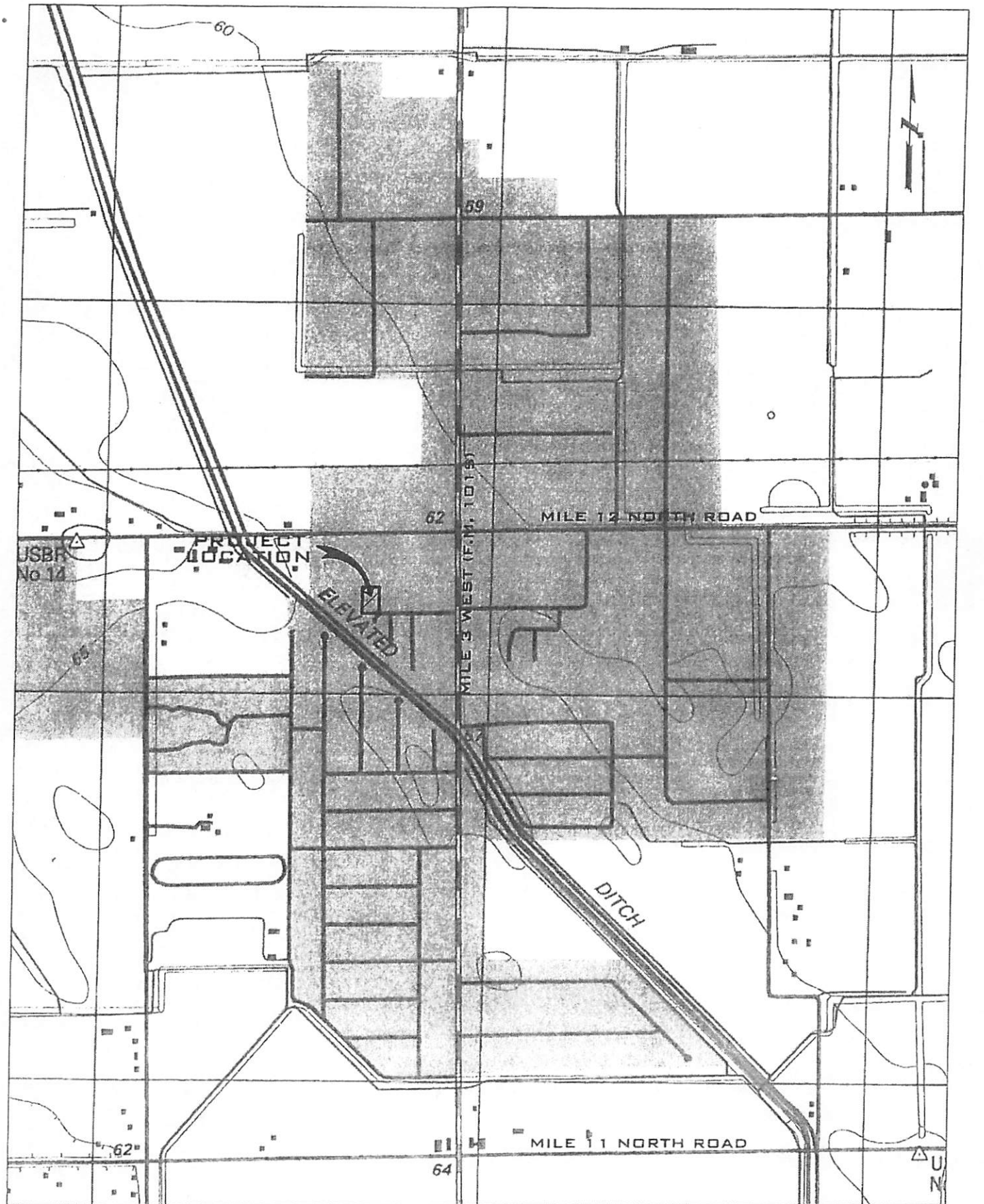
n the north side of Mile 10
ast Road.

the northeast corner of the
se Line Road) and Mile 9

n the east side of Mile 1/2
pressway 83 in Mercedes.



FEMA MAP THE WOODS SUBDIVISION SCALE: 1"=2000'



USGS MAP THE WOODS SUBDIVISION SCALE: 1"=1000'

Doc-2855097

Hidalgo County
Arturo Guajardo Jr.
County Clerk
Edinburg, Texas 78540

Document No: 2855097

Recorded On: October 05, 2017 08:15 AM

Billable Pages: 3

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:	2855097
Receipt No:	20171004000315
Recorded On:	October 05, 2017 08:15 AM
Deputy Clerk:	Mary Lou Cantu
Station:	CH-1-CC-K15

Record and Return To:

Valley Land Title

MCALLEN TX 78504

COUNTY COURT
COUNTY OF HIDALGO, TEXAS

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

Doc-2855097

Charge to Vltc
GF# 154094 / TS

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.

GENERAL WARRANTY DEED

Date: September 26, 2017

Grantor: CRISTINA GONZALEZ, a single woman; and, MARTIN EDUARDO GONZALEZ, a single man

Grantor's Mailing Address:

P.O. Box 1471
Mercedes, Texas 78570
Hidalgo County

Grantee: NOEMI BRISENO, a married woman

Grantee's Mailing Address:

4020 N. Texas Blvd.
Weslaco, Texas 78596
Hidalgo County

Consideration:

TEN AND NO/100 DOLLARS ($10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged.

Property (including any improvements):

A 0.75 acre tract of land out of Farm Tract 1076, THE WEST AND ADAMS TRACT SUBDIVISION, Hidalgo County, Texas, according to map thereof recorded in Volume 2, Pages 34 through 37, Map Records of Hidalgo County, Texas; said tract of land more particularly described by metes and bounds as follows:

COMMENCING at the Northeast corner of Farm Tract 1076; THENCE West, a distance of 552.18 feet;

THENCE South a distance of 419.34 feet to a ½ inch iron rod set for the Northeast corner of this tract of land and the POINT OF BEGINNING;

THENCE South, at 207.66 feet pass a ½ inch pipe found at the North right of way line of Hernandez Street, at 222.66 feet in all to the Southeast corner of this tract of land;

THENCE West, a distance of 146.68 feet to the Southwest corner of this tract of land;

THENCE North, at 15.00 feet pass a ½ inch pipe found at the North right of way line of said Hernandez Street, at 222.66 feet in all to a ½ inch iron rod set for the Northwest corner of this tract of land;

THENCE East, a distance of 146.68 feet to the POINT OF BEGINNING, containing 0.75 of an acre of land more or less.

Reservations from Conveyance: None.

Exceptions to Conveyance and Warranty:

Validly existing easements, rights-of-way, and prescriptive rights, whether of record or not; all presently recorded and validly existing instruments, other than conveyances of the surface fee estate, that affect the Property; and taxes for 2017, which Grantee assumes and agrees to pay, and subsequent assessments for that and prior years due to change in land usage, 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.

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. GRANTEE HAS NOT RELIED ON ANY INFORMATION OTHER THAN GRANTEE'S INSPECTION.

When the context requires, singular nouns and pronouns include the plural.

THIS DOCUMENT WAS PREPARED FROM INFORMATION PROVIDED BY THE PARTIES HERETO. NO TITLE EXAMINATION HAS BEEN REQUESTED IN CONNECTION WITH THE PREPARATION OF THIS DOCUMENT, NOR WAS ANY PROVIDED. THE PREPARER EXPRESSES NO OPINION ON TITLE TO THIS PROPERTY.

CRISTINA GONZALEZ

MARTIN EDUARDO GONZALEZ

STATE OF TEXAS §
§
COUNTY OF HIDALGO §

This instrument was acknowledged before me on the 27th day of September, 2017, by CRISTINA GONZALEZ.

MARIA A. CARDOZA
Notary Public
STATE OF TEXAS
Notary ID# 665802-0
My Comm. Exp. 01/18/2020

Notary Public, State of TEXAS

STATE OF TEXAS §
§
COUNTY OF HIDALGO §

This instrument was acknowledged before me on the 27th day of September, 2017, by MARTIN EDUARDO GONZALEZ.

MARIA A. CARDOZA
Notary Public
STATE OF TEXAS
Notary ID# 665802-0
My Comm. Exp. 01/18/2020

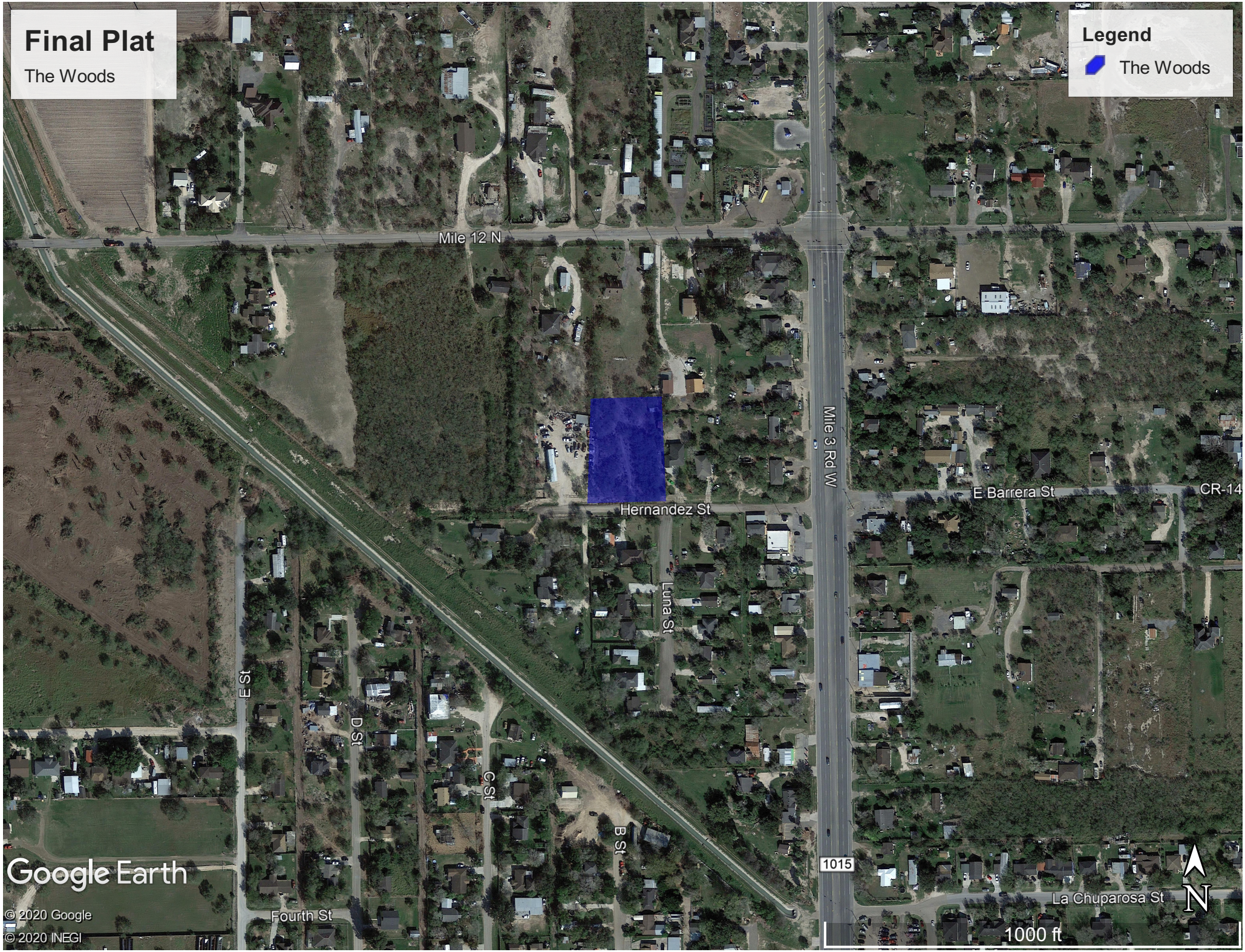
Notary Public, State of TEXAS

PREPARED IN THE OFFICE OF:

LAW OFFICE OF JUAN R. MOLINA
710 S. Texas Blvd.
Weslaco, Texas 78596

AFTER RECORDING RETURN TO:

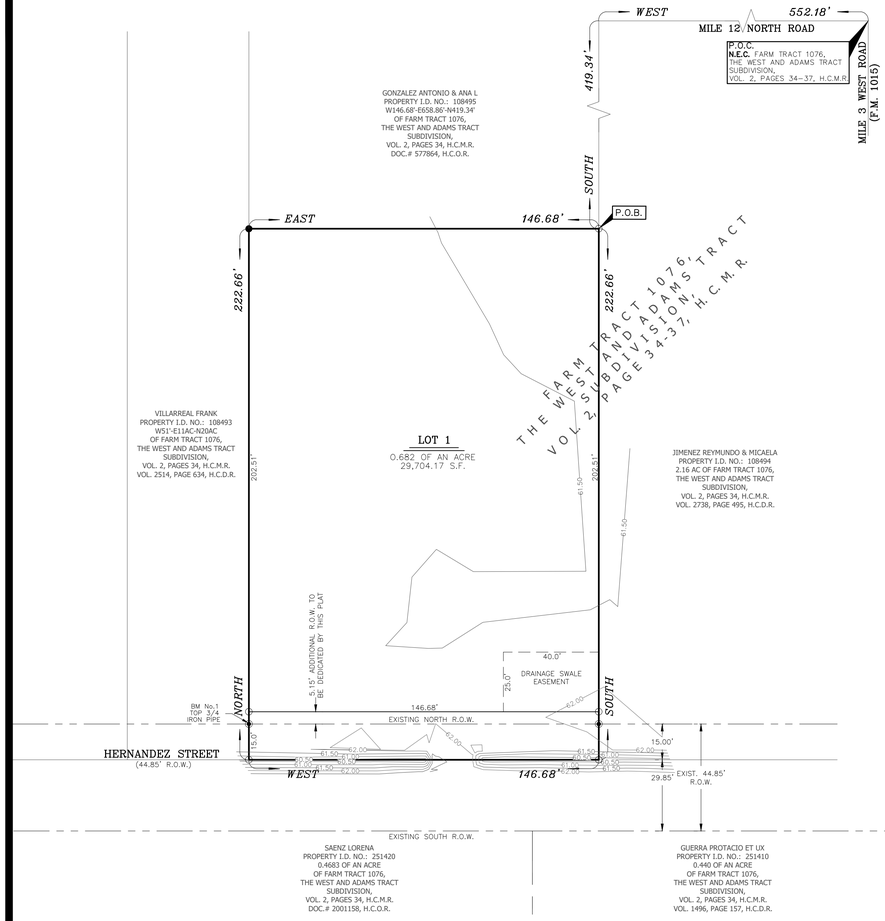
LAW OFFICE OF JUAN R. MOLINA
710 S. Texas Blvd.
Weslaco, Texas 78596


Final Plat
The Woods
Legend
The Woods
Mile 12 N
Mile 3 Rd W
Hernandez St
E Barrera St
CR-14
Luna St
E St
D St
C St
B St
Fourth St
1015
La Chuparosa St
N
1000 ft
Google Earth
© 2020 Google
© 2020 INEGI

THE WOODS SUBDIVISION

HIDALGO COUNTY, TEXAS

BEING A 0.75 GROSS ACRE TRACT OF LAND, MORE OR LESS, OUT OF AND FORMING A PART OF F.T. 1076, THE WEST AND ADAMS TRACT SUBDIVISION, HIDALGO COUNTY, TEXAS, AS PER THE MAP OR PLAT THEREOF RECORDED IN VOLUME 02, PAGES 34 THRU 37, MAP RECORDS OF HIDALGO COUNTY, TEXAS.



SCALE: 1" = 30'

LEGEND

◉	FOUND 3/4" IRON PIPE
●	FOUND 1/2" IRON ROD
○	SET 1/2" IRON ROD WITH PLASTIC CAP STAMPED 5782
R.O.W.	RIGHT OF WAY
P.O.C.	POINT OF COMMENCEMENT
P.O.B.	POINT OF BEGINNING
H.C.D.R.	HIDALGO COUNTY DEED RECORDS
H.C.O.R.	HIDALGO COUNTY OFFICIAL RECORDS
H.C.M.R.	HIDALGO COUNTY MAP RECORDS
N.E.C.	NORTHEAST CORNER

STATE OF TEXAS
CITY OF WESLACO
PLANNING & ZONING COMMISSION CERTIFICATION

I, THE UNDERSIGNED CHAIRPERSON OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF WESLACO HEREBY CERTIFY THAT THIS SUBDIVISION KNOWN AS THE WOODS SUBDIVISION, CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THIS CITY WHEREIN MY APPROVAL IS REQUIRED AND HAS BEEN APPROVED FOR RECORDING ON THE _____DAY OF_____,2020

_____
CHAIRPERSON,
PLANNING AND ZONING COMMISSION

STATE OF TEXAS
CITY OF WESLACO
MAYOR'S CERTIFICATION

I, THE UNDERSIGNED, 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

ATTEST. _____ _____
CITY SECRETARY DATE

HIDALGO COUNTY
CERTIFICATE OF PLAT APPROVAL
HIDALGO AND CAMERON COUNTIES IRRIGATION DISTRICT No.9

THIS PLAT IS APPROVED BY HIDALGO AND CAMERON COUNTIES IRRIGATION DISTRICT No.9

DATED THIS _____ DAY OF _____ 2020.

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 HCCID #9.

2. IT IS UNDERSTOOD THAT THE RATE OF FLOW OF STORM WATER FOR THE DEVELOPMENT WILL BE NO GRATER THAN THE RATE OF FLOW OF STORM WATER WHEN THE LAND WAS IN AGRICULTURAL USE.

3. HCCID #9 WILL NOT BE RESPONSIBLE FOR THE STORM/DRAINAGE WATER SYSTEM TO ANY LOT WITH IN THIS SUBDIVISION. AS WELL, HCCID #9 WILL NOT BE RESPONSIBLE FOR THE DELIVERY OF WATER TO ANY LOT WITH IN THIS SUBDIVISION. IF DESIRED, THIS WILL NOT BE AT THE DISTRICTS EXPENSE.

4. HCCID #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
HIDALGO & CAMERON COUNTIES IRRIGATION DISTRICT No.9

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 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 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(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 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 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 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 executed this instrument this _____ day of 2020.

_____
NOEMI BRISEND

STATE OF TEXAS
COUNTY OF HIDALGO

OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION:

I, NOEMI BRISENO, AS OWNER (S) OF THE 0.75 ACRE TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED THE WOODS SUBDIVISION HEREBY SUBDIVIDE THE LAND AS DEPICTED IN THIS SUBDIVISION PLAT AND DEDICATED 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 THE STATE STANDARDS;
(C) ELECTRICAL CONNECTIONS PROVIDED TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS; AND
(D) GAS CONNECTIONS, IF AVAILABLE, PROVIDED TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS.

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

_____
OWNER: NOEMI BRISENO
4020 N. TEXAS BLVD.
WESLACO, TEXAS 78596

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED NOEMI BRISENO, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN STATED.

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

OF _____ , 2020.

_____
NOTARY PUBLIC IN AND FOR THE
STATE OF TEXAS
MY COMMISSION EXPIRES. _____

HIDALGO COUNTY
CERTIFICATE OF PLAT APPROVAL
UNDER LOCAL GOVERNMENT CODE 232.028 (A)

WE THE UNDER SIGNED CERTIFY THAT THIS PLAT OF THE WOODS SUBDIVISION, WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONER ON _____, 2020.

_____ _____
HIDALGO COUNTY JUDGE DATE

ATTEST: _____ _____
HIDALGO COUNTY CLERK DATE

HIDALGO COUNTY
CERTIFICATE OF PLAT APPROVAL

I, THE UNDERSIGNED, CERTIFY THAT THIS PLAT OF THE WOODS SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT ON _____ , _____.

_____ _____
HIDALGO COUNTY ASSISTANT CHIEF INSPECTOR DATE

STATE OF TEXAS
COUNTY OF HIDALGO

I, DAVID OMAR SALINAS, P.E., A REGISTERED PROFESSIONAL ENGINEER LICENSED TO PRACTICE IN THE STATE OF TEXAS, REGISTRATION NUMBER TX. 71973, DO HEREBY CERTIFY THAT THIS PLAT HAS BEEN GIVEN PROPER AND ADEQUATE ENGINEERING CONSIDERATION.

THIS DOCUMENT IS FOR
INTERIM REVIEW AND
NOT INTENDED FOR
CONSTRUCTION, BIDDING,
OR PERMIT PURPOSES.

_____ _____
DAVID OMAR SALINAS, P.E. DATE
REG. PROFESSIONAL ENGINEER #71973

STATE OF TEXAS
COUNTY OF HIDALGO

I, DAVID O. SALINAS, THE UNDERSIGNED A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE AND IS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.

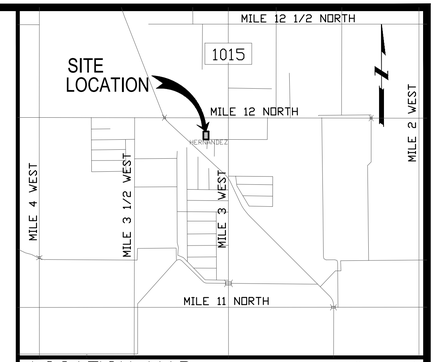
_____ _____
DAVID O. SALINAS, R.P.L.S. DATE
REG. PROFESSIONAL LAND SURVEYOR #5782

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 CERTIFICATE

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 HEREBY CERTIFIES THAT THE DRAINAGE PLANS FOR THIS SUBDIVISION COMPLY WITH THE MINIMUM STANDARDS OF THE DISTRICT ADOPTED UNDER TEXAS WATER CODE 49.211(C). THE DISTRICT HAS NOT REVIEWED AND DOES NOT CERTIFY THAT THE DRAINAGE STRUCTURES DESCRIBED ARE APPROPRIATE FOR THE SPECIFIC SUBDIVISION, BASED ON GENERALLY ACCEPTED ENGINEERING CRITERIA. IT IS THE RESPONSIBILITY OF THE DEVELOPER OF THE SUBDIVISION AND ITS ENGINEER TO MAKE THESE DETERMINATIONS.

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

_____ _____
RAUL E. SESIN, P.E., C.F.M. DATE:
DISTRICT MANAGER



LOCATION MAP SCALE 1"=2000'

PREPARED BY: SALINAS ENGINEERING & ASSOCIATES
2221 DAFFODIL AVENUE – MCALLEN, TEXAS 78501
JOB NUMBER: SP–20–25056

DATE PREPARED: SEPTEMBER 12, 2020
DATE SURVEYED: JUNE 15, 2020

PLAT SHEET 1 OF 2

LOCATION OF SUBDIVISION WITH RESPECT TO THE EXTRATERRITORIAL JURISDICTION OF A MUNICIPALITY:

THE WOODS SUBDIVISION, IS LOCATED WITHIN HIDALGO COUNTY PRECINCT No.1 ON THE NORTH SIDE OF HERNANDEZ STREET APPROXIMATELY 552 FEET WEST FROM THE INTERSECTION WITH MILE 3 WEST ROAD (F.M. 1015). ACCORDING TO THE OFFICIAL MAP IN THE OFFICE OF THE SECRETARY OF THE CITY OF WESLACO POPULATION 41,171. THE WOODS SUBDIVISION DOES NOT LIE ADJACENT TO OR CONTIGUOUS WITH THE CITY LIMITS OF THE CITY OF WESLACO, IT IS WITHIN THE 3 MILE EXTRATERRITORIAL JURISDICTION OF THE CITY OF WESLACO UNDER LOCAL GOVERNMENT CODE 42.021.

METES AND BOUNDS DESCRIPTION

BEING A 0.75 GROSS ACRE TRACT OF LAND, MORE OR LESS, OUT OF AND FORMING A PART OF F.T. 1076, THE WEST AND ADAMS TRACT SUBDIVISION, HIDALGO COUNTY, TEXAS, AS PER THE MAP OR PLAT THEREOF RECORDED IN VOLUME 02, PAGES 34 THRU 37, MAP RECORDS OF HIDALGO COUNTY, TEXAS, AND, BEING ALL OF THOSE SAME LANDS AS DESCRIBED IN A GENERAL WARRANTY DEED CONVEYANCE FROM CRISTINA GONZALEZ UNTO NOEMI BRISENO, DATED SEPTEMBER 26, 2017, AND, FILE FOR RECORD IN DOCUMENT NUMBER 2855097, H.C.D.R.; SAID 0.75 ACRE TRACT IS MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID F.T. 1076; THENCE, AS FOLLOWS:

WEST, COINCIDENT WITH THE NORTH LINE OF SAID F.T. 1076, A DISTANCE OF 552.18 FEET AND THENCE, SOUTH, A DISTANCE OF 419.34 FEET TO A ½ INCH DIAMETER IRON ROD FOUND FOR NORTHEAST CORNER AND POINT OF BEGINNING OF THIS HEREIN DESCRIBED TRACT;

(1) THENCE, SOUTH, A DISTANCE OF 207.66 FEET PASS A 3/4 INCH DIAMETER IRON PIPE FOUND ON INTERSECTION WITH THE NORT RIGHT–OF–WAY LINE OF HERNANDEZ STREET, A DISTANCE OF 222.66 FEET IN ALL TO A ½ INCH IRON ROD SET WITH IN THE RIGHT OF WAY OF HERNANDEZ STREET FOR THE SOUTHEAST CORNER OF THIS HEREIN DESCRIBED TRACT;

(2) THENCE, WEST, WITH IN THE RIGHT OF WAY OF SAID HERNANDEZ STREET AND WITH THE SOUTH LOT LINE OF SAID 0.75 GROSS ACRE TRACT, A DISTANCE OF 146.68 FEET TO A ½ INCH IRON ROD SET FOR THE SOUTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT;

(3) THENCE, NORTH, AT A DISTANCE OF 15.0 FEET PASS A 3/4 INCH DIAMETER IRON PIPE FOUND ON INTERSECTION WITH THE NORTH RIGHT–OF–WAY LINE OF SAID HERNANDEZ STREET, A DISTANCE OF 222.66 FEET IN ALL TO A ½ INCH DIAMETER IRON ROD FOUND FOR THE NORTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT;

(4) THENCE, EAST, ALONG A LINE PARALLEL TO THE NORTH LINE OF SAID F.T. 1076, A DISTANCE OF 146.68 FEET TO THE POINT OF BEGINNING, CONTAINING 0.75 GROSS ACRES OF LAND, MORE OR LESS, OF WHICH 0.05 ACRES, MORE OR LESS, ARE LOCATED WITHIN THE RIGHT–OF–WAY OF SAID HERNANDEZ STREET, LEAVING 0.70 NET ACRES OF LAND, MORE OR LESS.

BASIS OF BEARING: GENERAL WARRANTY DEED CONVEYANCE FROM CRISTINA GONZALEZ UNTO NOEMI BRISENO, DATED SEPTEMBER 26, 2017, AND, FILE FOR RECORD IN DOCUMENT NUMBER 2855097, H.C.O.R.

REVISION NOTES

NO.	SHEET	REVISION	DATE	APPROVED

INDEX TO SHEET OF THE WOODS SUBDIVISION

SHEET 1	HEADING; INDEX; LOCATION MAP PRINCIPAL CONTACTS; PLAT WITH LOTS, STREETS, AND EASEMENT DESIGNATIONS; LEGAL DESCRIPTION (METES & BOUNDS); SURVEYOR'S AND ENGINEER'S CERTIFICATION; PLAT NOTES AND RESTRICTIONS; OWNER'S DEDICATION, CERTIFICATION; AND ATTESTATION; CITY APPROVAL CERTIFICATE; COUNTY CLERK'S RECORDING CERTIFICATE; HIDALGO COUNTY CERTIFICATE OF PLAT APPROVAL; DESCRIPTION OF LOCATION OF SUBDIVISION WITH RESPECT TO THE E.T.J. OF A MUNICIPALITY AND DESIGNATE THE PRECINCT THE PROJECT IS SITUATED; H.C.D.D. CERTIFICATION; IRRIGATION DISTRICT CERTIFICATE OF APPROVAL; REVISION NOTES.
SHEET 2	WATER DISTRIBUTION AND SANITARY SEWER MAP, ENGINEERING REPORT (ENGLISH AND SPANISH VERSION), INCLUDING DESCRIPTION OF WATER AND WASTE WATER (OSSF) AND ENGINEER'S CERTIFICATION (ENGLISH AND SPANISH VERSION); SUBDIVIDER'S CERTIFICATE AND STATEMENT; DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE AND HOW IT WILL SERVE THIS DEVELOPMENT; MAP OF TOPOGRAPHY AND DRAINAGE, AND ENGINEER'S CERTIFICATION; REVISION NOTES; ROAD SIDE DITCH SECTION.

GENERAL NOTES

1. MINIMUM SETBACKS: FRONT 25.0 FEET
SIDE 6.0 FEET OR EASEMENT WHICHEVER IS GREATER;
SIDE CORNER LOT 10.0 FEET OR EASEMENT WHICHEVER IS GREATER;
REAR 20% OF LOT DEPTH BUT NOT TO EXCEED 25.0 FEET;

2. FLOOD ZONE STATEMENT:
FLOOD ZONE DESIGNATION: ZONE "X" (UNSHADED)
COMMUNITY PANEL NO. 480334 0450 C EFFECTIVE JUNE 06, 2000.
REVISED TO REFLECT LOMR MAY 30, 2002.

AREAS DETERMINED TO BE OUTSIDE THE 500–YEAR PLAIN.

COMMUNITY PANEL NO. 480334 0450 C DATED JUNE 06, 2000, REVISED MAY 30, 2002. OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY MAPS FOR HIDALGO COUNTY, TEXAS, AND THE LOCAL FLOOD PLAIN ADMINISTRATOR HAVE IDENTIFY AREAS AS SHOWN ON THE PLAT OF THE PROPOSED SUBDIVISION TO BE WITHIN FLOOD ZONE "X" UNSHADED.

CONSTRUCTION OR RESIDENTIAL HOUSING WITHIN ANY AREA OF THE SUBDIVISION THAT IS IN THE 100–YEAR FLOOD PLAIN IS PROHIBITED UNLESS THE HOUSING QUALIFIES FOR INSURANCE UNDER THE NATIONAL FLOOD INSURANCE ACT OF 1968 (42 U.S.C. SECTIONS 4001 THRU 412

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

4. GENERAL NOTE FOR SINGLE FAMILY RESIDENCES: NO MORE THAN ONE–SINGLE FAMILY DETACHED DWELLING SHALL BE LOCATED ON EACH LOT. (ANY OTHER USE SHALL BE REQUIRE PLANNING DEPARTMENT, HEALTH DEPARTMENT AND FIRE MARSHALL APPROVAL). APPLICATIONS FOR CONSTRUCTION ARE REQUIRED PRIOR TO OCCUPYING THE LOT.

5. UNLESS OTHERWISE NOTED ON THIS PLAT, THE LOT IS MONUMENTED BY 1/2 INCH WIDE BY 18 INCH LONG IRON RODS.

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 1,410.0 CUBIC–FEET OR 0.03 ACRE–FEET OF STORM RUNOFF. DRAINAGE DETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS FOLLOWS: (SEE SHEET No.2 FOR DRAINAGE REPORT).

7. THE FOLLOWING BENCHMARK IS IDENTIFIED ON THE FACE OF THE PLAT AND ON THE ATTACHED ENGINEERING PLANS.

–––> B.M. NO. 1 – ELEV. 62.00, N.A.V.D. 88 DATUM. DESCRIPTION: 3/4 IRON PIPE FOUND AT THE SOUTHWEST EXISTING RIGHT OF WAY.

8. NO STRUCTURE SHALL BE PERMITTED OVER ANY EASEMENT. EASEMENTS SHALL BE FREE OF FENCES, BUILDINGS, SHEDS, BE KEPT CLEAR OF 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;

9. EACH PURCHASED 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.

10. ALL PUBLIC UTILITY EASEMENTS DEDICATED BY THIS PLAT SHALL BE A MINIMUM WIDTH OF 15.00 FEET AS PER THE HIDALGO COUNTY MODEL SUBDIVISION RULES OR AS REQUIRED BY THE UTILITY COMPANY OCCUPYING THE EASEMENT. BY SIGNING THIS PLAT, DEVELOPER AND ENGINEER CERTIFY THAT ALL OTHER EASEMENTS SHOWN COMPLY WITH THE SIZE REQUIRED BY EACH UTILITY PROVIDER OCCUPYING AN EASEMENT.

11. AN OFF–STREET PARKING LOT SITE PLAN & DRAINAGE PLAN APPROVED BY THE HIDALGO COUNTY PLANNING DEPARTMENT AND THE OFFICE OF ENVIRONMENTAL COMPLIANCE SHALL BE REQUIRED FOR SCHOOLS, COMMERCIAL USE AT THE TIME OF APPLICATION FOR CONSTRUCTION PRIOR TO THE ISSUANCE OF A BUILDING AND/OR DEVELOPMENT PERMIT. NO WATER OR LIGHT CLEARANCES SHALL BE ISSUED UNTIL THE SITE PLAN AND DRAINAGE PLAN ARE APPROVED AND PROPOSED IMPROVEMENTS ARE CONSTRUCTED IN ACCORDANCE WITH COUNTY AND STATE STANDARDS.

12. ALL LOTS SHALL HAVE A POST DEVELOPMENT FINISHED GRADE FROM DE REAR OF THE LOT TO THE CURB AND/OR ROADSIDE DITCH AT A 0.25 % SLOPE TO ACCOMPLISH POSITIVE DRAINAGE. THIS IS IN ACCORDANCE WITH HIDALGO COUNTY APPENDIX 5: COUNTY CONSTRUCTION SPECIFICATIONS 3.1.4.

13. THE DEVELOPER SHALL BE RESPONSIBLE FOR DETAINING AND ACCOMMODATING MORE THAN THE DETAINED VOLUME SHOWN ON THIS PLAT IF IT IS DETERMINED, AT THE DEVELOPMENT STAGE, THAT THE DETENTION REQUIREMENTS ARE GREATER THAN STATED ON THIS PLAT, DUE TO THE IMPERVIOUS AREA BEING GREATER THAN THE PLAT ENGINEER CONSIDERED IN THE HYDRAULIC CALCULATIONS FOR THIS SUBDIVISION.

14. STREET LIGHT MUST BE LOCATED EVERY 300 FEET.

15. A 4.0 FEET SIDEWALK IS REQUIRED ALONG ALL INTERIORS STREETS UPON THE ISSUANCE OF A BUILDING PERMIT. ON CORNER LOTS, THE OWNER SHALL BE RESPONSIBLE FOR THE SIDEWALK ALONG ALL STREETS ADJOINING THE LOT.

FILED FOR RECORD
IN HIDALGO COUNTY
ARTURO GUAJARDO, JR.
HIDALGO COUNTY CLERK

ON: _____ AT _____ AM/PM

INSTRUMENT NUMBER _____

OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS

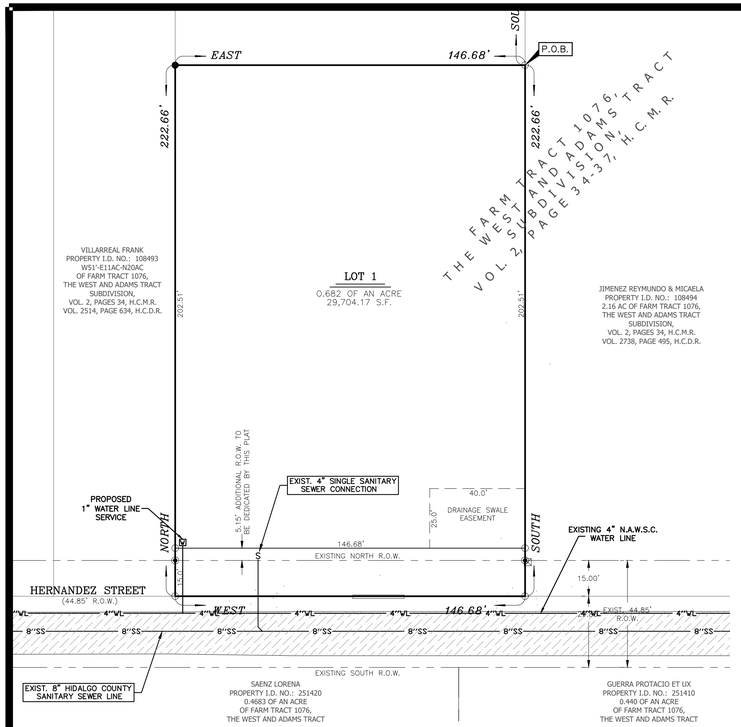
BY: _____ DEPUTY

THE COUNTY OF HIDALGO TEXAS

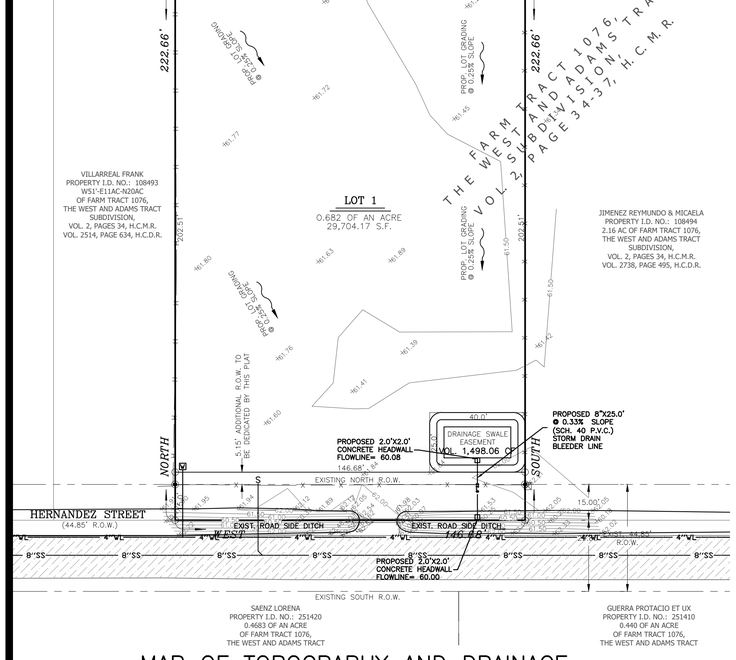
PRINCIPAL CONTACTS

NAME	ADDRESS	CITY & ZIP	PHONE	FAX
OWNER: NOEMI BRISENO	4020 N. TEXAS BLVD.	WESLACO, TEXAS 78596	(956)_____	(956)_____
ENGINEER: DAVID O. SALINAS	2221 DAFFODIL AVE.	McALLEN, TEXAS 78501	(956) 682–9081	(956) 686–1489
SURVEYOR: DAVID O. SALINAS	2221 DAFFODIL AVE.	McALLEN, TEXAS 78501	(956) 682–9081	(956) 686–1489

SEA
SALINAS ENGINEERING & ASSOC.
(F–6675)–ENGINEER (10065700)–SURVEY
CONSULTING ENGINEERS & SURVEYORS
2221 DAFFODIL – McALLEN, TEXAS 78501
(956) 682–9081 (956) 686–1489 (FAX)



MAP OF WATER AND SANITARY SEWER.



MAP OF TOPOGRAPHY AND DRAINAGE.

PRINCIPAL CONTACTS	NAME	ADDRESS	CITY & ZIP	PHONE	FAX
OWNER:	NOEMI BRISENO	4020 N. TEXAS BLVD.	WESLACO, TEXAS 78596	(956)	(956)
ENGINEER:	DAVID O. SALINAS	2221 DAFFODIL AVE.	McALLEN, TEXAS 78501	(956) 682-9081	(956) 686-1489
SURVEYOR:	DAVID O. SALINAS	2221 DAFFODIL AVE.	McALLEN, TEXAS 78501	(956) 682-9081	(956) 686-1489

FINAL ENGINEERING REPORT

WATER SUPPLY: DESCRIPTION, COST, AND OPERABILITY DATE:

THE WOODS SUBDIVISION WILL BE PROVIDED WITH POTABLE WATER BY NORTH ALAMO WATER SUPPLY CORPORATION (N.A.W.S.C.). THE SUBDIVIDER AND N.A.W.S.C. HAVE ENTERED INTO A CONTRACT IN WHICH N.A.W.S.C. HAS PROMISED TO PROVIDE SUFFICIENT WATER TO THE SUBDIVISION FOR AT LEAST 30 YEARS AND N.A.W.S.C. HAS PROVIDED DOCUMENTATION TO SUFFICIENTLY ESTABLISH THE LONG TERM QUANTITY AND QUALITY OF THE AVAILABLE WATER SUPPLIES TO SERVE THE FULL DEVELOPMENT OF THIS SUBDIVISION.

N.A.W.S.C. HAS AN EXISTING 4" DIAMETER WATER LINE RUNNING EAST AND WEST ALONG THE NORTH SIDE OF THE RIGHT-OF-WAY LINE OF HERNANDEZ STREET.
THE WATER SYSTEM FOR **THE WOODS SUBDIVISION** CONSIST OF ONE (1") DIAMETER SERVICE LINE FROM THE EXISTING 4" WATER LINE, THAT CONNECTS TO THE WATER METER BOX. THE SINGLE WATER SERVICE AND THE METER BOX WILL BEEN INSTALLED, AT A TOTAL COST OF $ 450.00. IN ADDITION, THE SUBDIVIDER HAS PAID N.A.W.S.C. THE SUM OF $ XXXXX, WHICH COVERS THE $XXXXX COST PER LOT AS STATED IN THE 30 YEAR WATER SERVICE AGREEMENT WHICH SUM REPRESENTS THE TOTAL COST OF WATER METER, RIGHTS ACQUISITION FEES, AND ALL MEMBERSHIP OR OTHER FEES ASSOCIATED WITH CONNECTING THE INDIVIDUAL LOTS IN THE SUBDIVISION TO N.A.W.S.C. UPON REQUEST BY THE OWNER OF A LOT, N.A.W.S.C. WILL PROMPTLY INSTALL AND CHARGE THE WATER METER FOR THAT LOT. NO FIRE HYDRANT WILL BE REQUIRED FOR THIS SUBDIVISION. THE ENTIRE WATER FACILITIES WILL BE APPROVED AND ACCEPTED BY N.A.W.S.C. AND SAID DISTRIBUTION SYSTEM IS OPERABLE AS OF THE DATE OF THE RECORDING OF THE SUBDIVISION PLAT.

SEWAGE FACILITIES DESCRIPTION; DESCRIPTION COST AND OPERABILITY DATES:

SEWAGE FROM **THE WOODS SUBDIVISION**, WILL BE TREATED BY WASTEWATER SERVICE FROM THE COUNTY OF HIDALGO. THE SUBDIVIDER AND THE COUNTY OF HIDALGO HAVE ENTERED INTO A CONTRACT IN WHICH THE COUNTY OF HIDALGO HAS PROMISED TO PROVIDE SUFFICIENT WASTEWATER FOR AT LEAST 30 YEARS AND THE COUNTY OF HIDALGO 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.

THE COUNTY OF HIDALGO HAS AN EXISTING 8" DIAMETER SEWER LINE RUNNING EAST AND WEST INSIDE THE RIGHT OF WAY OF HERNANDEZ STREET.

THE WASTEWATER SYSTEM FOR **THE WOODS SUBDIVISION**, CONSISTS OF AN EXISTING 4" SANITARY SEWER CONNECTION THAT TAPS INTO THE EXISTING 8" SANITARY SEWER LINE. THERE WILL BE NO ASSOCIATE COST WITH THE SANITARY SEWER SYSTEM, EVERYTHING IS EXISTING PRIOR THE SUBDIVISION APPLICATION.

WATER & SEWAGE ENGINEER 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. I CERTIFY THAT THE COSTS TO INSTALL THE WATER AND SEWAGE FACILITIES, DISCUSSED ABOVE, ARE AS FOLLOWS:

WATER FACILITIES – THESE FACILITIES ARE FULLY CONSTRUCTED. WITH THE INSTALLATION OF WATER METERS, WILL COST A GRAND TOTAL OF $XXX.00.

SEWAGE FACILITIES – SANITARY SEWER CONNECTION IS EXISTING PRIOR THE SUBDIVISION APPLICATION.

_____ _____
DAVID O. SALINAS P.E. DATE
LICENSED PROFESSIONAL ENGINEER No. 71973

THIS DOCUMENT IS FOR INTERIM REVIEW AND NOT INTENDED FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSES.

DRAINAGE STATEMENT

PROPOSED THE WOODS SUBDIVISION IS A ONE LOT RESIDENTIAL PLAT CONTAINING 0.75 GROSS (0.68 NET) ACRES OF LAND OUT OF F.T. 1076, THE WEST AND ADAMS TRACT SUBDIVISION, HIDALGO COUNTY, TEXAS, AS PER THE MAP OR PLAT THEREOF RECORDED IN VOLUME 02, PAGES 34-37, DEED RECORDS OF HIDALGO COUNTY, TEXAS, AND, LOCATED ALONG THE NORTH SIDE OF HERNANDEZ STREET ACROSS FROM LUNA STREET AND APPROXIMATELY 500 FEET WEST OF F.M. 1015 IN THE CITY OF WESLACO ETJ. THE PROPOSED RESIDENTIAL PLAT IS LOCATED IN ZONE "X" (UNSHADED) AS PER THE FIRM COMMUNITY PANEL NO. 480343 0450 C, LOMR DATED 05/30/2002. ZONE "X" AREAS ARE DEFINED AS "AREAS OUTSIDE THE 500-YEAR PLAN." THE SITE IS CURRENTLY VACANT AND THE PROPOSED USE IS ONE RESIDENTIAL MOBILE HOME (ON BLOCKS). HERNANDEZ STREET IS UNPAVED AND IS CURRENTLY A CALICHE STREET WITH SOME BAR DITCHES BUT THE BAR DITCHES ARE NOT CONSISTENT THROUGHOUT THE STREET BETWEEN THIS LOCATION AND F.M. 1015 – THE FAR MAJORITY OF BAR DITCHES FROM THIS SITE TO F.M. 1015 ARE NON-EXISTENT.

THERE ARE TWO DIFFERENT SOIL TYPES LOCATED ON THIS PLAT: THE FIRST SOIL TYPE IS A HIDALGO SANDY CLAY LOAM SOIL (28) WITH SLOPES BETWEEN 0 AND 1 PERCENT. THESE SOILS ARE WELL DRAINED, SLOW SURFACE RUNOFF AND MODERATE PERMEABILITIES WITH MEDIUM POTENTIAL FOR URBAN USES AND HIGH FOR RECREATIONAL USES. THESE SOILS ARE IN CAPABILITY UNIT IIC, NON-IRRIGATED AND IN THE CLAY LOAM RANGE; THE SECOND SOIL (SOIL MAJORITY) IS A RAYMONDVILLE CLAY LOAM (52) WITH SLOPES BETWEEN 0 TO 1 PERCENT. THESE SOILS ARE MODERATELY WELL DRAINED, WITH SLOW SURFACE RUNOFF AND PERMEABILITIES ARE SLOW WITH HIGH AVAILABLE WATER CAPACITIES. THESE SOILS ARE IN A CAPABILITY SUBCLASS IIS, NON-IRRIGATED AND IRRIGATED AND IN THE CLAY LOAM RANGE – ALL AS PER THE SOIL SURVEY OF HIDALGO COUNTY, TEXAS, PAGES 33 AND 46, RESPECTIVELY.

DRAINAGE WATERS WITHIN THIS PROPERTY ESSENTIALLY FLOW IN A DUE EASTERLY DIRECTION GENERALLY PARALLEL TO HERNANDEZ STREET AT AN AVERAGE SLOPE OF 0.21% OVER AN AVERAGE DRAINAGE RUN OF 145.0 FEET. THE CURRENT CONDITION IS OPEN AND VACANT WITH NO PREVIOUS IMPROVEMENTS AT THIS LOCATION. HERNANDEZ STREET IS PUBLIC DEDICATED / CALICHE ROADWAY WITH NO PAVED IMPROVEMENTS TO THIS ROADWAY OR ADJACENT ROADWAYS (EX. LUNA STREET) – EXCEPTING F.M. 1015 LOCATED APPROXIMATELY 500 FEET EAST FROM THIS SITE. THERE IS ON ENTRANCE TO THIS TRACT FROM HERNANDEZ STREET WITH A CONCRETE CULVERT ON A BAR DITCH – HOWEVER THIS BAR DITCH IS EXCLUSIVE TO THIS TRACT – THERE ARE ALMOST NO BAR DITCHES BETWEEN THIS SITE AND F.M. 1015 ON EITHER SIDE OF THIS ROADWAY.

IN ACCORDANCE WITH THE DRAINAGE POLICIES OF THE CITY OF WESLACO AND THE COUNTY OF HIDALGO, THIS SUBDIVISION SHALL BE REQUIRED TO RETAIN ON-SITE THE TOTAL VOLUME OF WATER CREATED BY THE POST-DEVELOPMENT OF THIS 0.68 NET ACRE PROPERTY. USING THE RATIONAL METHOD (FOR REFERENCE: TXDOT INTENSITY-FREQUENCY-DURATION COEFFICIENTS FOR TEXAS COUNTIES HDM (2004)) OVER A 10-YEAR STORM EVENT, AND, EXISTING DRAINAGE COEFFICIENT OF 0.20 AND A FUTURE COMPUTED DRAINAGE COEFFICIENT OF 0.35 (ESTIMATED)(MOBILE HOME ON BLOCKS) – FOR REFERENCE: FHWA, URBAN DRAINAGE DESIGN MANUAL HEC -22 (2001), AN AVERAGE DRAINAGE RUN OF 145.0 FEET AND AN AVERAGE SLOPE OF 0.21%, IT WAS COMPUTED THAT THE IMPROVED CONDITION WOULD PRODUCE AN ADDITIONAL TOTAL VOLUME OF 1,410.0 CUBIC FEET, OR, 0.03 ACRE-FEET. THIS VOLUME OF WATER IS EQUIVALENT TO A LAYER OF WATER 0.52 INCHES DEEP IF SPREAD OUT EVENLY OVER THE ENTIRE 0.68 NET ACRE SITE. THE Q WILL INCREASE FROM 1.32 CFS TO 1.54 CFS – AN INCREASE OF 0.22 CFS.

DUE TO THE LACK OF DRAINAGE FOR THIS AREA (I.E. NO STORM SEWER, DRAINAGE DITCH OR OTHER OUTFALLS), DETENTION SHALL BE PROVIDED BY A NON-DISCHARGING ON-SITE IN DETENTION AREA(S) WITHIN THIS PROPOSED LOT. ULTIMATELY, THE GRAVEL BOTTOM OF THIS SWALE ACTS AS AN OUTFALL FOR DRAINAGE WATERS WITHIN THIS PROPOSED HOMESITE.

THE FINISHED FLOOR ELEVATION IS DETERMINED TO BE NOT LESS THAN 18 INCHES ABOVE THE TOP OF THE PAVED ROAD AT THE CENTER OF THIS LOT, OR, 18 INCHES ABOVE NATURAL GROUND AT THE CENTER OF THIS LOT, WHICHEVER IS GREATER.

THE LOT OWNER SHALL BE REQUIRED TO SUBMIT A GRADING PLAT TO ILLUSTRATE HOW DETENTION SHALL ULTIMATELY BE ACCOMPLISHED – IN THIS CASE A MINIMUM OF 1,410. CU. FT. IT IS PROPOSED THAT A SWALE WITH A 12.5 FOOT BOTTOM OF 8" OF ¾" TO 1" GRAVEL WITH A SILT FABRIC WILL BE CONSTRUCTED WITHIN A 25.0 FOOT BY 40.0 FOOT DRAINAGE SWALE EASEMENT. THE PROPOSED SWALE SHALL HAVE A DRY VOLUME CAPACITY OF 1,498.06 CU. FT. > 1,410.0 CU. FT. REQ./CALC.

SWALE AREA 978.54 S.F. X 2.50 DEPTH = 2,446.35 CU.FT.
LESS SLOPE AREA 7.81 S.F. X 121.42 L.F. PERIMETER = 948.29 CU.FT.
SWALE CAPACITY 2,446.35 CU.FT. – 948.29 CU.FT. = 1,498.06 CU.FT. (1,410 CU.FT. REQUIRED)

PROPOSED SWALE: 25.0' BY 40.0'

THE OUTFALL FOR THE SWALE IS THE GRAVEL BED THAT PERMIT DRAINAGE WATERS COLLECTED TO SLOWLY PERCOLATE DOWNWARD INTO THE GROUND. UPON REACHING A SATURATED CONDITION DRAINAGE WATERS IN THE SWALE MAY FLOW AWAY FROM THE SWALE PER THE NATURAL CONTOURS OF THE LAND BUT IF THIS OCCURS THE SWALE WILL HAVE ALREADY HELD OR PROVIDED FOR THE MINIMUM DETENTION OF DRAINAGE WATERS. THE MAINTENANCE OF THE SWALE SHALL LIE WITH THE PROPERTY OWNER.

AT THIS TIME NO ADDITIONAL PAVING OR DRAINAGE IMPROVEMENTS ARE BEING PROPOSED TO HERNANDEZ STREET.

_____
DAVID OMAR SALINAS, P.E. Date: JULY 28, 2020
PLAT ENGINEER

FILED FOR RECORD
IN HIDALGO COUNTY
ARTURO GUAJARDO, JR.
HIDALGO COUNTY CLERK

ON: _____ AT _____ AM/PM
INSTRUMENT NUMBER _____
OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS
BY: _____ DEPUTY

THE COUNTY OF HIDALGO TEXAS

FINAL ENGINEERING REPORT (VERSION ESPAÑOL):

PROVISIÓN DE AGUA: DESCRIPCIÓN, GASTOS Y FECHAS DE INICIO

LA SUBDIVISIÓN **THE WOODS SUBDIVISION** RECIBIRÁ SU PROVISIÓN DE AGUA DE NORTH ALAMO WATER SUPPLY CORPORATION (N.A.W.S.C.). EL DUEÑO DE LA SUBDIVISIÓN Y LA COMPAÑÍA N.A.W.S.C. HAN FIRMADO UN CONTRATO POR EL CUAL LA SUBDIVISIÓN RECIBIRÁ SU PROVISIÓN DE AGUA POR LOS PRÓXIMOS 30 AÑOS. LA COMPAÑÍA N.A.W.S.C. TENDRÁ QUE PRESENTAR DOCUMENTACIÓN PARA DEMOSTRAR A LARGO PLAZO LA CANTIDAD Y CALIDAD DE AGUA ACCESIBLE PARA SERVIR EL FUTURO DESARROLLO DE LA SUBDIVISIÓN.

N.A.W.S.C. TIENE UNA LINEA EXISTENTE DE AGUA DE 4 PULGADAS QUE CORRE DE ESTE A OESTE EN EL LADO NORTE DEL DERECHO VIA DE LA CALLE HERNANDEZ STREET.
EL SISTEMA DE PROVISIÓN DE AGUA PARA LA SUBDIVISIÓN **THE WOODS SUBDIVISION** CONSISTE DE UN CONDUCTO DE AGUA INDIVIDUAL DE UNA (1) PULGADA DE DIAMETRO QUE SALE DE LA LINEA DE AGUA EXISTENTE DE 4 PULGADAS Y QUE SE CONECTA A LA CAJA DEL MEDIDOR DE AGUA. EL SERVICIO DE AGUA SENCILLO Y LA CAJA DEL MEDIDOR SERAN INSTALADAS A UN COSTO TOTAL DE 450.00 DOLLARS. ADEMAS EL DUEÑO DE LA SUBDIVISION LE HA PAGADO A N.A.W.S.C. LA SUMA DE XXX.00 DOLLARS QUE CUBRE LOS XXX.00 DOLLARS POR LOTE COMO LO INDICA EL CONTRATO DE SERVICIO DE AGUA POR 30 AÑOS Y DICHA SUMA REPRESENTA EL COSTO TOTAL DEL MEDIDOR MECANICO DE AGUA, CUOTAS DE DERECHO DE ADQUISICION Y MEMBRESIA U OTRAS CUOTAS ASOCIADAS CON LA CONECCION DE AGUA A CADA LOTE EN LA SUBDIVISION A N.A.W.S.C. CUANDO EL DUEÑO DEL LOTE LO SOLICITE N.A.W.S.C. INSTALARA SIN NINGUN CARGO EL MEDIDOR MECANICO DE AGUA PARA DICHO LOTE. HIDRANTES NO SERAN REQUERIDOS PARA ESTA SUBDIVISION. EL SISTEMA DE AGUA SERA ACEPTADO Y APROVADO POR N.A.W.S.C. Y DICHO SISTEMA DE AGUA POTABLE ESTARA FUNCIONANDO A LA FECHA EN QUE SE ARCHIVE LA SUBDIVISION.

DRENAJE SANITARIO: DESCRIPCION, GASTOS, Y FECHA DE DISPONIBILIDAD:

EL SISTEMA DE DRENAJE SANITARIO PARA LA SUBDIVISION **THE WOODS SUBDIVISION** SERA TRATADO POR EL SISTEMA DE DRENAJE SANITARIO DEL CONDADO DE HIDALGO, EL DUEÑO DE LA SUBDIVISION Y EL CONDADO DE HIDALGO HAN FIRMADO UN ACUERDO EN EL CUAL EL CONDADO A PROMETIDO MANTENER EL SERVICIO DE DRENAJE SANITARIO POR ALMENOS 30 AÑOS, EL CONDADO DE HIDALGO A PRESENTADO LA SUFICIENTE DOCUMENTACION PARA COMPROBAR LA DISPONIBILIDAD Y CALIDAD DEL SERVICIO A LARGO PLAZO PARA SERVIR LA SUBDIVISION CUANDO ESTE COMPLETAMENTE DESARROLLADA.

EL CONDADO DE HIDALGO TIENE UNA LINEA DE DRENAJE SANITARIO DE 8" DE DIAMETRO QUE CORRE DE OESTE A ESTE DENTRO DEL DERECHO DE PASO DE LA CALLE HERNANDEZ STREET.

EL SISTEMA DE DRENAJE SANITARIO PARA **THE WOODS SUBDIVISION** CONSISTE DE UNA LINEA DE SERVICIO DE 4 PULGADAS QUE SE CONECTA A LA LINEA EXISTENTE DE 8 PULGADAS DE DRENAJE SANITARIO. NO HABRA NINGUN COSTO ASOCIADO CON EL SISTEMA DE DRENAJE SANITARIO. TODO EL SISTEMA DE DRENAJE SANITARIO ESTA EXISTENTE ANTES DE LA APLICACION PARA LA SUBDIVISION.

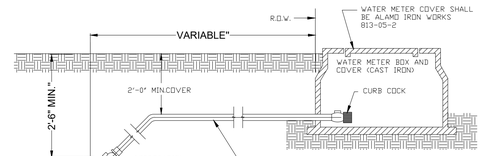
CERTIFICACIÓN:

CON MI FIRMA, CERTIFICO QUE LOS SERVICIOS Y SISTEMAS DE AGUA Y DE DRENAJE, DESCRITOS EN ESTE DOCUMENTO CUMPLEN CON LAS MODEL SUBDIVISIÓN RULES (LAS REGLAS GOBERNANDO A LAS SUBDIVISIONES), ADOPTADAS EN LA SECCIÓN 16.343 DEL TEXAS WATER CODE (CÓDIGO DE AGUA DE TEXAS). CERTIFICO QUE LOS GASTOS PARA INSTALAR LOS SISTEMAS DE AGUA Y DE DRENAJE SON:

AGUA: EL SISTEMA/SERVICIO DE AGUA SERA INSTALADO Y COMPLETAMENTE CONSTRUIDO INCLUYENDO EL MEDIDOR MECÁNICO DE AGUA QUE COSTARA UN TOTAL DE $XXX.00.

DRENAJE SANITARIO: EL DRENAJE SANITARIO ESTA EXISTENTE ANTES DE LA APLICACION PARA LA SUBDIVISION.

_____ _____
DAVID O. SALINAS, P.E. DATE
LICENSED PROFESSIONAL ENGINEER No. 71973

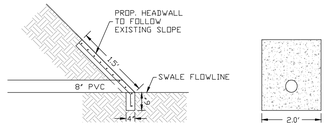


NOTES:
1. ALL SERVICE CONNECTIONS NEED TO HAVE A MIN. 2'-0" COVER FROM FINISHED GRADE.
2. WATER METER COVER SHALL BE ALAMO IRON WORKS 813-05-2.
3. ALL WATER MAINS HAVE 30 INCHES OF COVER FROM FINISHED GRADE.
4. METER BOX SHALL BE CAST IRON.
5. ALL CONCRETE TO HAVE A MIN. 28 DAYS COMPRESSIVE STRENGHT OF 3,000 P.S.I.
6. 2" GATE VALVE ONLY REQUIRED FOR 2" SERVICE.
7. POLYETHYLENE TUBING ACCEPTABLE FOR LINE SIZES 1" OR LESS, SCHEDULE 40 PVC REQUIRED FOR LINE SERVICES GREATER THAN 1".

CONSTRUCTION NOTES:

A. WATER VALVE COVER
B. CURB COCK
C. METER BOX & METER PROVIDED
D. WATER TUBING SERVICE LINE
E. CORPORATION STOP
F. WATER MAIN

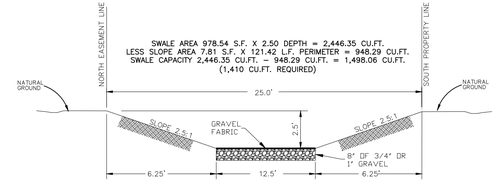
TYPICAL SERVICE CONNECTION WITH METER BOX



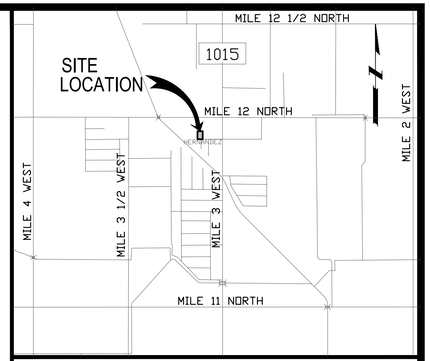
GENERAL NOTES

1. CONC. TO HAVE 3000 P.S.I. MIN. 28 DAYS COMPRESSION STRENGTH.
2. MIN. PROCTOR DENSITY COMPACTED TO 98% NATURAL GROUND
3. 6"X6" #10 WIRE MESH

HEADWALL DETAIL
SCALE: N.T.S.



SWALE DETAIL
SCALE: N.T.S.



LOCATION MAP SCALE 1"=2000'

SCALE: 1" = 30'

PREPARED BY: SALINAS ENGINEERING & ASSOCIATES
2221 DAFFODIL AVENUE – MCALLEN, TEXAS 78501
JOB NUMBER: SP-20-25056

DATE PREPARED: SEPTEMBER 12, 2020
DATE SURVEYED: JUNE 15, 2020

PLAT SHEET 2 OF 2

LOCATION OF SUBDIVISION WITH RESPECT TO THE EXTRATERRITORIAL JURISDICTION OF A MUNICIPALITY:

THE WOODS SUBDIVISION, IS LOCATED WITHIN HIDALGO COUNTY PRECINCT No.1 ON THE NORTH SIDE OF HERNANDEZ STREET APPROXIMATELY 552 FEET WEST FROM THE INTERSECTION WITH MILE 3 WEST ROAD (F.M. 1015). ACCORDING TO THE OFFICIAL MAP IN THE OFFICE OF THE SECRETARY OF THE CITY OF WESLACO POPULATION 41,171. THE WOODS SUBDIVISION DOES NOT LIE ADJACENT TO OR CONTIGUOUS WITH THE CITY LIMITS OF THE CITY OF WESLACO, IT IS WITHIN THE 3 MILE EXTRATERRITORIAL JURISDICTION OF THE CITY OF WESLACO UNDER LOCAL GOVERNMENT CODE 42.021.

SUBDIVIDER CERTIFICATION:

1.- BY COMPLETING THE IMPROVEMENTS DESCRIBED ON THE PLAT, SUBDIVIDER WILL COMPLY WITH MINIMUM STATE STANDARDS AND THAT (a) WATER QUALITY AND CONNECTIONS INCLUDING WATER METERS TO THE LOTS MEET SUCH STANDARDS AND (e) SEWER CONNECTIONS TO THE LOTS OR SEPTIC TANKS MEET OR WILL MEET SUCH STANDARDS AND WILL BE CONSTRUCTED IN ACCORDANCE WITH STATE AND COUNTY REGULATIONS.

SUBDIVIDER STATEMENT:

1.- I, NOEMI BRISEND, OWNER OF **THE WOODS SUBDIVISION** HEREBY CERTIFY SEWER PERMITS ARE REQUIRED PRIOR TO BUILDING ON ANY LOT AND THAT AN ADEQUATE DRINKING WATER SOURCE IS IMMEDIATELY AVAILABLE TO EACH LOT OF THE TYPE, QUALITY & QUANTITY TO ENABLE EACH PERSON PURCHASING A LOT TO HAVE ADEQUATE WATER TO COMPLY WITH THE REGULATIONS AND THE LAWS OF THE STATE AS REQUIRED BY STATE AND COUNTY REGULATIONS.

_____ _____
NOEMI BRISENO DATE
4020 N. TEXAS BLVD.
WESLACO, TEXAS 78596

STATE OF TEXAS
COUNTY OF HIDALGO:

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED NOEMI BRISEND, KNOWN TO ME BY THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR PURPOSED AND CONSIDERATION THEREIN STATED, GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE _____ DAY OF _____ 2020.

_____
NOTARY PUBLIC
MY COMMISSION EXPIRES_____

COST ESTIMATE CHART

COST ESTIMATE	
PAVING IMPROVEMENTS:	$ N/A
DRAINAGE IMPROVEMENTS:	$ $1,000
WATER DISTRIBUTION:	$ N/A
SANITARY SEWER IMPROVEMENTS/OSSF:	$ N/A
ESTIMACION DE COSTO	
PAVIMENTACION DE CALLES:	$ N/A
DRENAJE PLUVIAL:	$ $1,000
SERVICIO DE AGUA POTABLE:	$ N/A
SERVICIO DE DRENAJE SANITARIO:	$ N/A

REVISION NOTES

NO.	SHEET	REVISION	DATE	APPROVED

INDEX TO SHEET OF THE WOODS SUBDIVISION

SHEET 1	HEADING; INDEX; LOCATION MAP PRINCIPAL CONTACTS; PLAT WITH LOTS, STREETS, AND EASEMENT DESIGNATIONS; LEGAL DESCRIPTION (METES & BOUNDS); SURVEYOR'S AND ENGINEER'S CERTIFICATION; PLAT NOTES AND RESTRICTIONS; OWNERS DEDICATION, CERTIFICATION; AND ATTESTATION; CITY APPROVAL CERTIFICATE; COUNTY CLERK'S RECORDING CERTIFICATE; HIDALGO COUNTY CERTIFICATE OF PLAT APPROVAL; DESCRIPTION OF LOCATION OF SUBDIVISION WITH RESPECT TO THE E.T.J. OF A MUNICIPALITY AND DESIGNATE THE PRECINCT THE PROJECT IS SITUATED; H.C.D.D. CERTIFICATION; IRRIGATION DISTRICT CERTIFICATE OF APPROVAL; REVISION NOTES.
SHEET 2	WATER DISTRIBUTION AND SANITARY SEWER MAP, ENGINEERING REPORT (ENGLISH AND SPANISH VERSION), INCLUDING DESCRIPTION OF WATER AND WASTE WATER (OSSF) AND ENGINEER'S CERTIFICATION (ENGLISH AND SPANISH VERSION); SUBDIVIDER'S CERTIFICATE AND STATEMENT; DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE AND HOW IT WILL SERVE THIS DEVELOPMENT; MAP OF TOPOGRAPHY AND DRAINAGE, AND ENGINEER'S CERTIFICATION; REVISION NOTES; ROAD SIDE DITCH SECTION.

THE WOODS SUBDIVISION

HIDALGO COUNTY, TEXAS

BEING A 0.75 GROSS ACRE TRACT OF LAND, MORE OR LESS, OUT OF AND FORMING A PART OF F.T. 1076, THE WEST AND ADAMS TRACT SUBDIVISION, HIDALGO COUNTY, TEXAS, AS PER THE MAP OR PLAT THEREOF RECORDED IN VOLUME 02, PAGES 34 THRU 37, MAP RECORDS OF HIDALGO COUNTY, TEXAS.

SEA
SALINAS ENGINEERING & ASSOC.
(F-6675)-ENGINEER (10065700)-SURVEY
CONSULTING ENGINEERS & SURVEYORS
2221 DAFFODIL – McALLEN, TEXAS 78501
(956) 682-9081 (956) 686-1489 (FAX)

Standardized Agenda Request Form

Date of Meeting: December 15, 2020	**Agenda Item No.** (to be assigned by CSO)**:** 2020-3830
From: Rebekah De La Fuente	
Subject: Discussion and consideration on the variance request on the rear setback for Verona Subdivision– being a 20 acres out of Farm Tract 1038, West and Adams Tract Subdivision, Weslaco, Hidalgo County, Texas located approximately 1800 ft. North of Mile 8 on FM 1015, and authorize the Mayor to execute any related documents. Possible action. (Staffed by Planning & Code Enforcement Department.)	
Background: Verona Subdivision was approved by City Commission on August 18, 2020. The developer had previously proposed a 15' rear setback and is requesting a variance to allow for a 10' rear setback	
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: City Commission approved the final plat for Verona Subdivision on August 18, 2020	
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 rezone request at the regular meeting of December 2, 2020	
Kayla Arevalo Rebekah De La Fuente Mike Perez	Created/Initiated Approved Final Approval
City Manager Comments: Approve.	
Staff Recommendation: Staff recommends compliance with the ordinance on the variance request.	
Attachments, if any: Verona- Variance Request- Memo, VERONA VARIANCE - Request Application, Verona Estates- aerial	
Responsibilities upon Approval: Staff will advise applicant	

City of Weslaco

"The City on the Grow"

David Suarez, Mayor
Leo Muñoz, Mayor Pro-Tem, District 1
Greg Kerr, Commissioner, District 2
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

M E M O

TO: Mayor and City Commission

FROM: Rebekah de la Fuente, Planning & Code Enforcement Director

RE: Verona

DATE: December 7, 2020

The proposed development was approved by City Commission on August 18, 2020. The developer had previously proposed a 15' rear setback and is requesting a variance to allow for a 10' rear setback to allow for ample space for parking along the front of the lots. Similar variance request have been granted for Mira Vista phase I & II and Airport Heights Subdivision

Thank you,

Rebekah de la Fuente, CFM

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._____

GENERAL INFORMATION

Name of Subdivision: Verona Subdivision

Location: 1,800 ft. North of Mile 8 and FM 1015

Legal Description: 20 Acres of Land out of Farm Tract 1038 and Adams Tract Subdivision Hidalgo County, Texas as recorded in Volume 2, Pages 34-37

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:
Owner would kindly like to request a variance for the 15' Rear Building Setback Line, and would like to have a 10' Rear Building Setback instead.

□ Drainage □ YES □ NO

Describe in detail the reason for the variance request:

_____

_____

□ 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: SHIVA Ventures, LLC Telephone: _____

Address: 4900 N. 10th Suite C4 Fax: _____

City: Mcallen State: Tx Zip: 78504 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: _____

Owner Signature: _____ Date: _____

SWG Engineering, LLC is the authorized agent

Authorized Agent Signature: _____, P.E. Date: Nov. 3. 2020

Authorized Agent Printed Name: Jose G. Reyes, P.E.

****

THIS PAGE FOR STAFF USE ONLY

Date Received: _____ Received By: _____ Date Paid_____

P & Z Meeting_____ City Commission Mtg_____

Variance Granted: _____

_____

General Comments: _____

_____

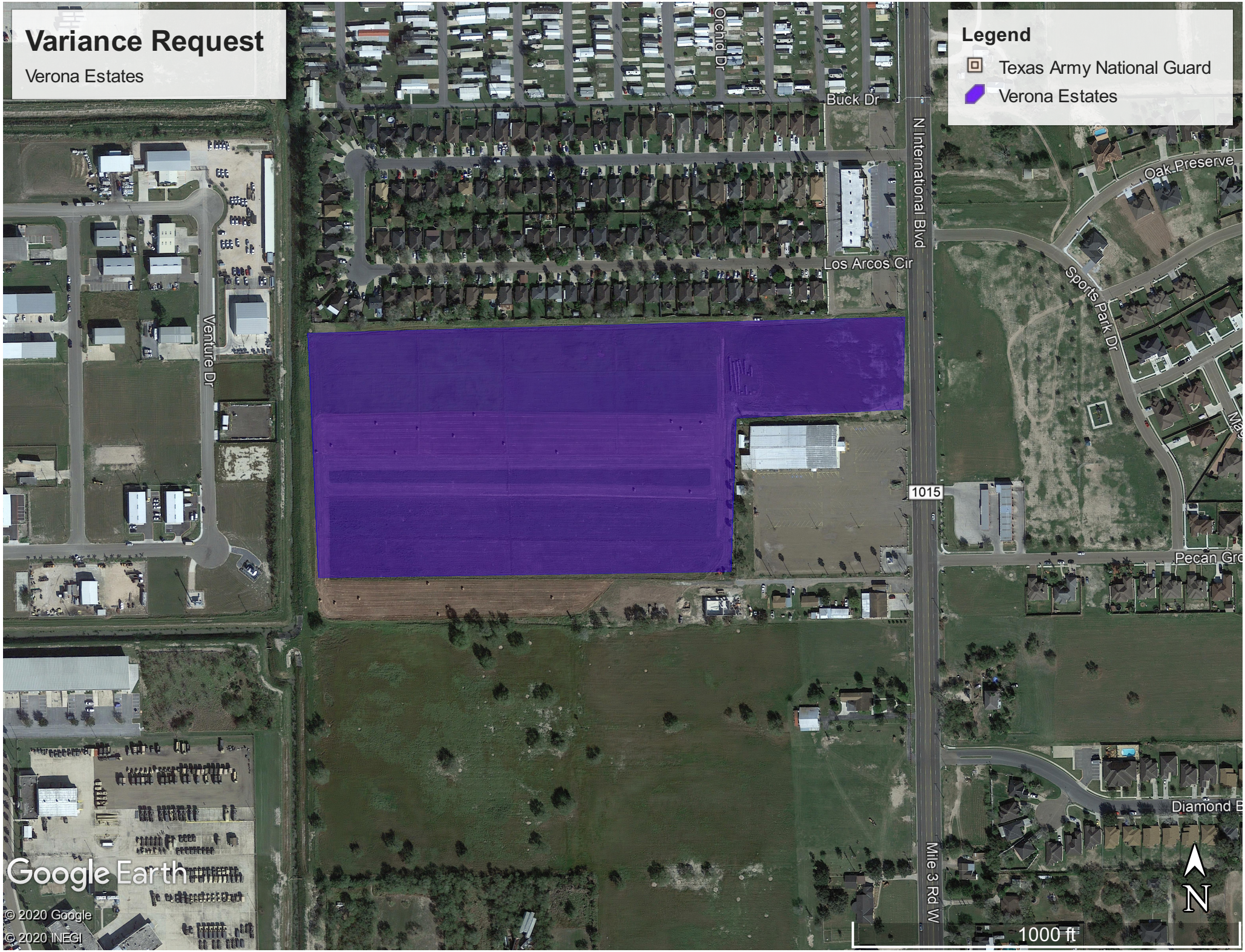
CITY OF WESLACO
956-968-3181

REC#: 02690573 11/16/2020 10:02 AM
OPER: NV TERM: 039
REF#: 4551
PAID BY:

TRAN: 203.0000 SUBDIVISION INSPECT
VERONA SUBDIVSION
101-400-1025
SUBDIVISION INSPECT 55.00CR

TENDERED: 55.00 CHECK
APPLIED: 55.00-

CHANGE: 0.00


Variance Request
Verona Estates
Legend
Texas Army National Guard
Verona Estates
Orchid Dr
Buck Dr
N International Blvd
Oak Preserve
Los Arcos Cir
Sports Park Dr
Venture Dr
1015
Pecan Gro
Diamond B
Mile 3 Rd W
N
1000 ft
Google Earth
© 2020 Google
© 2020 INEGI

Standardized Agenda Request Form

Date of Meeting: December 15, 2020	**Agenda Item No.** (to be assigned by CSO)**:** 2020-3840

From:
Rebekah De La Fuente

Subject:
Discussion and consideration after public hearing to authorize the demolition order for an unoccupied building located at 101 S. Kansas,, Lots 24-25, Block C, Weslaco Original Townsite, an addition to the City of Weslaco, Hidalgo County, Texas as dilapidated, substandard, and unfit for human habitation and hazard to the health, safety and welfare of the citizens of the City of Weslaco as per Weslaco Code of Ordinances Chapter 26 Article VIII Unsanitary & Dangerous Buildings, §26-225 and authorize the Mayor to execute any related documents. Possible action. (Staffed by Planning and Code Enforcement Department.)

Background:
To discuss the following unoccupied building on premises to determine if they have become dilapidated, substandard, unfit for human habitation and hazard to the health, safety and welfare of the citizens of the City of Weslaco as per Weslaco Ordinance Chapter 26 Article VIII Unsanitary & Dangerous Buildings, Sec. 26-225

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 was published in The Monitor on November 16, 2020 and November 23, 2020

Advisory Review, if any (name of board/committee, date of action, recommendation)**:**
On December 3, 2020 the Board of Adjustments and Appeals to the Building Codes recommended to allow the property owner an additional 60 days to bring all of the buildings up to code and to have all outstanding property taxed paid

Kayla Arevalo	Created/Initiated
Rebekah De La Fuente	Approved
Mike Perez	Final Approval

City Manager Comments:
Approve.

Staff Recommendation:
Staff recommends that the structure(s) be declared a public nuisance and that the City Commission Order that it be demolished by the owner within sixty (60) days

Attachments, if any:
Demo 101 S Kansas- Memo, 101 S KANSAS- Attachments

Responsibilities upon Approval:
Staff will provide legal notice to property owner

City of Weslaco

"The City on the Grow"

David Suarez, Mayor
Leo Muñoz, Mayor Pro-Tem, District 1
Greg Kerr, Commissioner, District 2
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

M E M O

TO: Mayor and City Commission

FROM: Rebekah de la Fuente, Planning & Code Enforcement Director

RE: Demolition 101 South Kansas Avenue

DATE: December 7, 2020

The Code Enforcement Department identified **101 South Kansas Ave.**, for consideration for the structure located on this address to be either be repaired to current building codes or demolished. Property owner was sent certified notices of structures conditions. Notice to appear before the Board of Adjustment and Appeals to the Building Codes, on December 3, 2020 was sent. Where evidence was presented to the Board of substandard structural, electrical and plumbing conditions. A representative was present representing the owner. After consideration from the Board, it decided to recommend structure be brought up to code in sixty days and all taxes be brought up to date.

Thank you,

Rebekah de la Fuente, CFM

CITY OF WESLACO
BOARD OF ADJUSTMENT AND APPEALS OF BUILDING
AGENDA RECOMMENDATION
Date: December 3, 2020

AGENDA ITEM: To discuss the following unoccupied building on premises to determine if they have become dilapidated, substandard, unfit for human habitation and hazard to the health, safety and welfare of the citizens of the City of Weslaco as per Weslaco Ordinance Chapter 26 Article VIII Unsanitary & Dangerous Buildings, Sec. 26-225

The Code Enforcement is requesting for the structure either be repaired to current building codes or demolished.

1. Legal Description: 101 S. Kansas, Weslaco Original Townsite, Blk C Lots 24-25 City of Weslaco, Hidalgo County, Texas
2. Recorded Owner: Anna Maria Garcia

PLANNING ANALYSIS: Staff recommends compliance with the ordinance.

City of Weslaco
Public Hearing Notice

The Board of Adjustment and Appeals for Construction and Housing Codes will hold a public hearing on Thursday, December 3, 2020 at 5:30 p.m. and the City Commission will also hold a public hearing on Tuesday, December 15, 2020 at the City Hall Legislative Chambers located at 101 South Kansas Avenue to discuss the following unoccupied buildings or premises to determine if they have become dilapidated, substandard, and unfit for human habitation and a hazard to the health, safety, and welfare of the citizens of the City of Weslaco as per Ordinance No. 86-24:

Si desea información en español, llame al departamento de Aplicación de Códigos de la Ciudad de Weslaco, (956) 973-3123.

101 S. Kansas, Weslaco Original Townsite Blk C Lts 24-25, City of Weslaco, Hidalgo County, Texas. Recorded Owner: Anna Maria Garcia.

The property owners or members of the public are invited to attend and may present evidence supporting or opposing staff's recommendation that these structures be either repaired, demolished or removed. For additional information, contact the Code Enforcement Department at (956) 973-3123.

/s/ Rolando Maldonado
Planning/Code Enforcement

City of Weslaco
Public Hearing Notice

The Board of Adjustment and Appeals for Construction and Housing Codes will hold a public hearing on Thursday, December 3, 2020 at 5:30 p.m. and the City Commission will also hold a public hearing on Tuesday, December 15, 2020 at the City Hall Legislative Chambers located at 101 South Kansas Avenue to discuss the following unoccupied buildings or premises to determine if they have become dilapidated, substandard, and unfit for human habitation and a hazard to the health, safety, and welfare of the citizens of the City of Weslaco as per Ordinance No. 86-24:

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101 S. Kansas, Weslaco Original Townsite Blk C Lts 24-25, City of Weslaco, Hidalgo County, Texas. Recorded Owner: Anna Maria Garcia.

The property owners or members of the public are invited to attend and may present evidence supporting or opposing staff's recommendation that these structures be either repaired, demolished or removed. For additional information, contact the Code Enforcement Department at (956) 973-3123.

/s/ Rolando Maldonado
Planning/Code Enforcement


NOTICE
305


NOTICE
NOTE: REMOVAL PROHIBITED
BY CITY ORDINANCE
BABY
BABY

City of Weslaco

"The City on the Grow"



U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee
$

Extra Services & Fees (check box, add fee as appropriate)
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$

Total
$

Sent T

Street

City, S

Postmark Here

Anna Maria Garcia
301 W. Buchanan St.
Harlingen, Texas 78550-6609

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7019 2970 0001 2616 2980

November 3, 2020
Anna Maria Garcia
301 W. Buchanan St.
Harlingen, Texas 78550-66096 **Notice of Public Hearing**

RE: Dilapidated Structure at 101 S. Kansas,
Legally described as being; Weslaco Original Townsite Blk C LTS 24-25

Dear Anna Maria Garcia,

Please be advised that the City's Planning and Code Enforcement Department believes the main structure at the above address is in violation of **Weslaco, Texas Code of Ordinance Chapter 26 Article VIII. Unsanitary & Dangerous Buildings, Sec. 26-225** because it is dilapidated, substandard, or it has become unfit for human habitation and it is a hazard to the health, safety and welfare of the citizens of the City of Weslaco. Staff has completed inspections of the structure and property and expects to recommend to the City Commission in the near future that the structure either be repaired to current building codes or demolished by the owner.

December 3, 2020 has been set as the date for a Public Hearing by the Board of Adjustments and Appeals of Building. **December 15, 2020** has been set as the date for a Public Hearing, the City Commission is likely to order that the property be repaired to current building codes or demolished within 60 days as recommended by staff. It is important that you attend the public hearing, because you are allowed to voice your opinion on behalf of your property. Please note that any other citizen(s) present may voice their opinions as well.

The City Commission, depending on the evidence presented, may find that the building or premise is a public nuisance and may direct that the building or premise be either repaired or removed. At no time will repairs or removal of the building or premise be required less than fifteen (15) days from the public hearing day or exceed more than sixty (60) days from the public hearing date.

If the City Commission votes to remove or repair the building on your property and you do not comply within the time restraints set forth by the Commission, the City of Weslaco may cause the demolition of the building on your property and all the costs and expenses incurred, including administrative costs will be charged to you against the property. A lien will be placed on property in the amount of all expenses and charges incurred. You are afforded the opportunity to appeal the City Commission decision to a district court up to (30) days from final decision is made to repair or demolish the structure.

IT IS VERY IMPORTANT THAT YOU CONTACT ME AS SOON AS POSSIBLE REGARDING THIS MATTER SO WE CAN KNOW THE ACTIONS YOU WILL TAKE REGARDING THIS PROPERTY. CONTACT ME AT (956) 973-3123 EXT # 1403 MON- FRI 8AM- 5PM

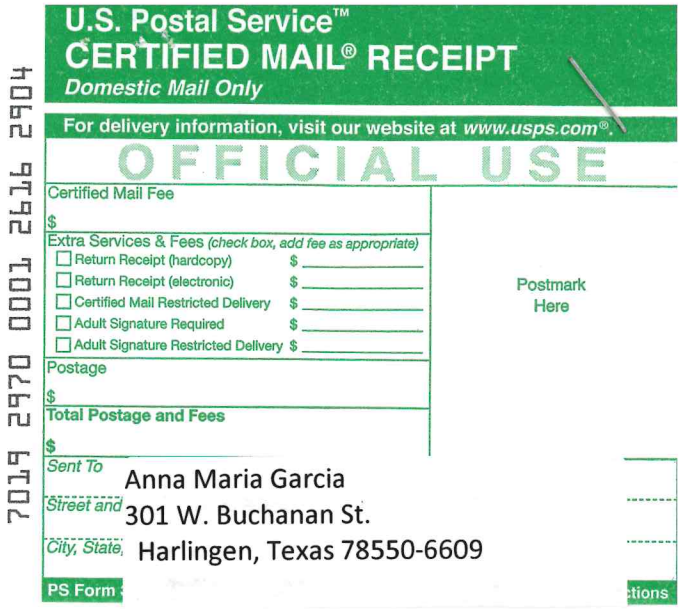
Sincerely,

Rolando Maldonado
Planning/Code Enforcement

City of Weslaco

"The City on the Grow"





July 2, 2020

Anna Maria Garcia
301 W Buchanan St
Harlingen, TX 78550-6609

RE: Dilapidated Structure at 101 S Kansas,
Legally described as being; Weslaco Original Townsite BLK C LTS 24-25

Dear Mrs. Anna Maria Gaacia,
Please be advised that the City's Planning and Code Enforcement Department believes the main structure at the above address is in violation of **Weslaco, Texas Code of Ordinance Chapter 26 Article VIII. Unsanitary & Dangerous Buildings, Sec. 26-225** because it is dilapidated, substandard, or it has become unfit for human habitation and it is a hazard to the health, safety and welfare of the citizens of the City of Weslaco. Staff has completed inspections of the structure and property and expects to recommend to the City Commission in the near future that the structure either be repaired to current building codes or demolished by the owner.

The staff recommendation regarding your property will be made at a Public Hearing. As required by ordinance, we will attempt to notify you by certified mail with return receipt requested, and by publishing notice in The Monitor newspaper advising of the date and time of the Public Hearing. You will have the opportunity to address the City Commission regarding the property at this hearing.

At the Public Hearing, the City Commission is likely to order that the property be repaired to current building codes or demolished within 60 days as recommended by staff. It is important that you attend the public hearing, because you are allowed to voice your opinion on behalf of your property. Please note that any other citizen(s) present may voice their opinions as well.

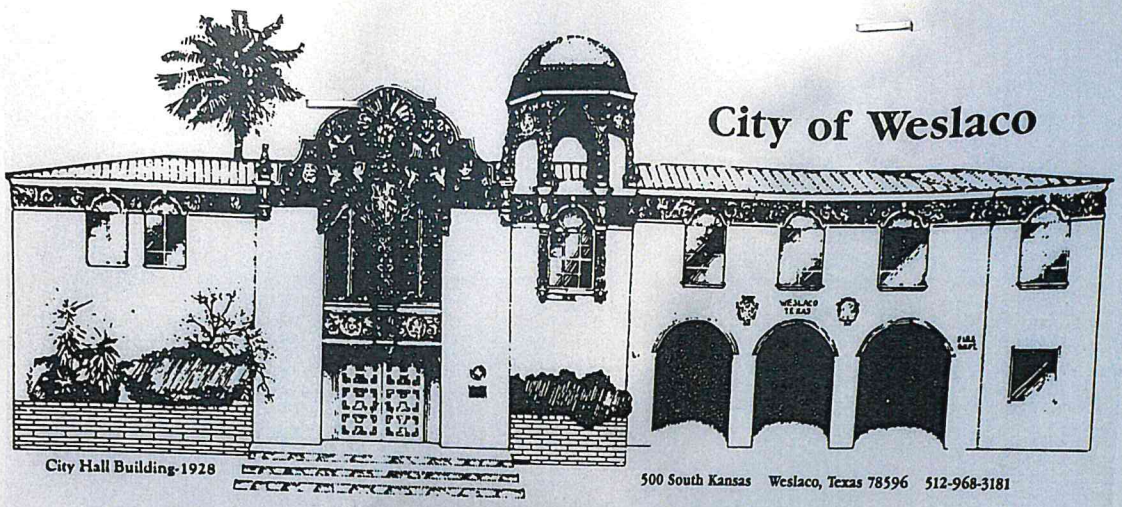
The purpose of this letter is to provide you advance notice that staff expects to recommend that the structure(s) be repaired to current building codes or demolished so that you may have additional time to consider your options for the property prior to any further action by the Planning and Code Enforcement Department.

IT IS VERY IMPORTANT THAT YOU CONTACT ME AS SOON AS POSSIBLE REGARDING THIS MATTER SO WE CAN KNOW THE ACTIONS YOU WILL TAKE REGARDING THIS PROPERTY. CONTACT ME AT (956) 973-3123 EXT # 1409 MON- FRI 8AM- 5PM

Sincerely,

David Sifuentes
Code Enforcement Officer


NOTICE
City of Weslaco
NOTE: REMOVAL PROHIBITED
BY CITY ORDINANCE



City of Weslaco

City Hall Building-1928

500 South Kansas Weslaco, Texas 78596 512-968-3181

DEPARTMENT OF HEALTH

NOTICE

THIS BUILDING IS UNFIT AND OR UNSAFE AND IT'S USE OR OCCUPANCY HAS BEEN PROHIBITED BY THE HEALTH AUTHORITY

Date 10-22-20, 19

Address 101 S. Kansas St.

Lot No. 24-25 Block No. C

Subdivision Weslaco Original Townsite

Issued By Health Department

City of Weslaco

968-3181

NOTE: REMOVAL PROHIBITED BY CITY ORDINANCE

10-22-20 101 S. Kansas Front Door


NOTICE
City of Weirton
NOTE: REMOVAL PROHIBITED
BY CITY ORDINANCE
205

J G Ortiz Consulting Title search report

Owner: Ana Maria Garcia

Legal Description: Weslaco Original Townsite, Lots 24-25, Block C

Hidalgo County Appraisal District # 321663

Deed-Warranty Deed # 579264, Date, February 1997
From: Juanita A. Thrane to Ana Maria Garcia

Situs Address: 1015 Kansas, Weslaco Texas 78596

Mailing Address: 301 W. Buchanan Street, Harlingen Texas 78550-6609

Taxes due- None Current up to 2019

Tax Lawsuit None

Other Parties in tax lawsuit None

PO Box 789 Weslaco Texas 78599-0789 Ph. 956-647-3480 Email: cjortiz92@hotmail.com

City of Weslaco

"The City on the Grow"

David Suarez, Mayor
Olga M. Noriega, Mayor Pro-Tem, District 3
Leo Muñoz, Commissioner, District 1
Greg Kerr, Commissioner, District 2
Gerardo "Jerry" Tafolla, Commissioner, District 4
Letty Lopez, Commissioner, District 5
Fidel L. Pena, III, Commissioner, District 6

Mike R. Perez, City Manager

October 22, 2020

Anna Maria Garcia
301 W. Buchanan St.
Harlingen, Texas 78550-6609

RE: Dilapidated Structure at 101 S. Kansas, Weslaco, Texas
Legally described as being; Weslaco Original Townsite, Block C, Lots 24-25

Dear Mrs. Anna Maria Garcia,
Please be advised that the City's Planning and Code Enforcement Department believes the main structure at the above address is in violation of **Weslaco, Texas Code of Ordinance Chapter 26 Article VIII. Unsanitary & Dangerous Buildings, Sec. 26-225** because it is dilapidated, substandard, or it has become unfit for human habitation and it is a hazard to the health, safety and welfare of the citizens of the City of Weslaco. Staff has completed inspections of the structure and property and expects to recommend to the City Commission in the near future that the structure either be repaired to current building codes or demolished by the owner.

The staff recommendation regarding your property will be made at a Public Hearing. As required by ordinance, we will attempt to notify you by certified mail with return receipt requested, and by publishing notice in The Monitor newspaper advising of the date and time of the Public Hearing. You will have the opportunity to address the City Commission regarding the property at this hearing.

At the Public Hearing, the City Commission is likely to order that the property be repaired to current building codes or demolished within 60 days as recommended by staff. It is important that you attend the public hearing, because you are allowed to voice your opinion on behalf of your property. Please note that any other citizen(s) present may voice their opinions as well.

The purpose of this letter is to provide you advance notice that staff expects to recommend that the structure(s) be repaired to current building codes or demolished so that you may have additional time to consider your options for the property prior to any further action by the Planning and Code Enforcement Department.

IT IS VERY IMPORTANT THAT YOU CONTACT ME AS SOON AS POSSIBLE REGARDING THIS MATTER SO WE CAN KNOW THE ACTIONS YOU WILL TAKE REGARDING THIS PROPERTY. CONTACT ME AT (956) 973-3123 EXT # 1403 MON- FRI 8AM- 5PM

Sincerely,

Rolando Maldonado
Code Enforcement Officer

Hidalgo CAD

Property Search Results > 321663 GARCIA ANNA MARIA for Year 2020

Tax Year: 2020

Property

Account

Property ID:	321663	Legal Description:	WESLACO ORIGINAL TOWNSITE BLK C LTS 24-25
Geographic ID:	W2300-00-00C-0024-00	Zoning:	RM
Type:	Real	Agent Code:	
Property Use Code:			
Property Use Description:			

Location

Address:	1 S KANSAS AVE	Mapsco:	
Neighborhood:	WESLACO ORIGINAL TOWNSITE	Map ID:	CWL VOL 2 PG 30
Neighborhood CD:	W230000		

Owner

Name:	GARCIA ANNA MARIA	Owner ID:	357875
Mailing Address:	301 W BUCHANAN ST HARLINGEN, TX 78550-6609	% Ownership:	100.0000000000%
		Exemptions:	

Values

(+) Improvement Homesite Value:	+	$0		
(+) Improvement Non-Homesite Value:	+	$72,733		
(+) Land Homesite Value:	+	$0		
(+) Land Non-Homesite Value:	+	$30,063	Ag / Timber Use Value	
(+) Agricultural Market Valuation:	+	$0		$0
(+) Timber Market Valuation:	+	$0		$0

(=) Market Value:	=	$102,796		
(–) Ag or Timber Use Value Reduction:	–	$0		

(=) Appraised Value:	=	$102,796		
(–) HS Cap:	–	$0		

(=) Assessed Value:	=	$102,796		

Taxing Jurisdiction

Owner: GARCIA ANNA MARIA

% Ownership: 100.0000000000%

Total Value: $102,796

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax
CAD	APPRAISAL DISTRICT	0.000000	$102,796	$102,796	$0.00
CWL	CITY OF WESLACO	0.696700	$102,796	$102,796	$716.18
DR1	DRAINAGE DISTRICT #1	0.105100	$102,796	$102,796	$108.04
GHD	HIDALGO COUNTY	0.575000	$102,796	$102,796	$591.08
JCC	SOUTH TEXAS COLLEGE	0.173300	$102,796	$102,796	$178.15
R02	ROAD DIST 02	0.000000	$102,796	$102,796	$0.00
SST	SOUTH TEXAS SCHOOL	0.049200	$102,796	$102,796	$50.58
SWL	WESLACO ISD	1.068700	$102,796	$102,796	$1,098.58
	Total Tax Rate:	2.668000			
				Taxes w/Current Exemptions:	$2,742.61
				Taxes w/o Exemptions:	$2,742.60

Improvement / Building

Improvement #1: COMMERCIAL **State Code:** B1 **Living Area:** 1395.0 sqft **Value:** $25,450

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
APTM5	APARTMENT 5-20	25 - CFA	DWD	1975	388.0
APTM5	APARTMENT 5-20	25 - CFA		1975	343.0
APTM5	APARTMENT 5-20	25 - CFA		1975	320.0
APTM5	APARTMENT 5-20	25 - CFA		1975	344.0

Improvement #2: COMMERCIAL **State Code:** B1 **Living Area:** 916.0 sqft **Value:** $17,861

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
APTM5	APARTMENT 5-20	25 - CFA	DWD	1975	916.0
CAN	CANOPY	*		1975	252.0

Improvement #3: COMMERCIAL **State Code:** B1 **Living Area:** 1440.0 sqft **Value:** $29,422

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
APTM5	APARTMENT 5-20	25 - CFA	MRY	1956	720.0
APTM5	APARTMENT 5-20	25 - CFA		1956	720.0

Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	L	LOT	0.1865	8125.00	65.00	125.00	$30,063	$0

Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed

2020	$72,733	$30,063	0	102,796	$0	$102,796
2019	$88,895	$27,219	0	116,114	$0	$116,114
2018	$85,671	$27,219	0	112,890	$0	$112,890
2017	$86,395	$27,219	0	113,614	$0	$113,614
2016	$47,324	$27,219	0	74,543	$0	$74,543
2015	$46,818	$27,219	0	74,037	$0	$74,037
2014	$36,140	$27,219	0	63,359	$0	$63,359
2013	$36,420	$27,219	0	63,639	$0	$63,639
2012	$36,702	$27,219	0	63,921	$0	$63,921
2011	$36,981	$27,219	0	64,200	$0	$64,200
2010	$37,767	$27,219	0	64,986	$0	$64,986
2009	$38,367	$27,219	0	65,586	$0	$65,586
2008	$40,079	$27,219	0	67,298	$0	$67,298
2007	$39,316	$14,219	0	53,535	$0	$53,535
2006	$26,004	$17,063	0	43,067	$0	$43,067

Deed History - (Last 3 Deed Transactions)

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Number
1	2/14/1997	CONV	CONVERSION	THRANE JUANITA A	GARCIA ANNA MARIA			579264
2	5/23/1992	CONV	CONVERSION	GONZALEZ FRANCES A	THRANE JUANITA A	3265	135	
3		CONV	CONVERSION	UNKNOWN	GONZALEZ FRANCES A			

Tax Due

Property Tax Information as of 06/17/2020

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

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.

Website version: 1.2.2.31 Database last updated on: 6/16/2020 9:08 PM © N. Harris Computer Corporation

HOUSING INSPECTION CHECKLIST

GENERAL INFORMATION			
ADDRESS OF INSPECTED UNIT 101 S. Kansas			HOUSING TYPE √ Single Family ___ Duplex Dwelling ___ Apartment ___ Other _____
STREET	CITY Weslaco		
COUNTY Hidalgo	STATE TX	ZIP 78596	
NAME OF OWNER OR AGENCY AUTHORIZED TO LEASE UNIT INSPECTED			PHONE NO.

ITEM NO. 1. LIVING ROOM	COMMENT	INITIAL ASSESSMENT
1.1 ELECTRICITY		4
1.2 WINDOW CONDITION	wooden windows no energy rat	7
1.3 CEILING CONDITION	holes in carved Areas	4
1.4 WALL CONDITION	holes in carved Areas	4
1.5 FLOOR CONDITION		4

ITEM NO. 2. KITCHEN	COMMENT	INITIAL ASSESSMENT
2.1 ELECTRICITY		4
2.2 WINDOW CONDITION		7
2.3 CEILING CONDITION		4
2.4 WALL CONDITION		4
2.5 FLOOR CONDITION		4

ITEM NO. 3. BATHROOM	COMMENT	**INITIAL ASSESSMENT**
3.1 ELECTRICITY		4
3.2 WINDOW CONDITION		7
3.3 CEILING CONDITION	wooden windows no-energy ratings	4
3.4 WALL CONDITION		4
3.5 FLOOR CONDITION		4
3.6 FLUSH TOILET IN ENLOSED ROOM IN UNIT		4
3.7 FIXED WASH BASIN IN LAVATORY IN UNIT		4
3.8 TUB OR SHOWER IN UNIT		4
3.9 VENTILIATION		4

ITEM NO. 4. OTHER ROOMS USED FOR LIVING & HALLS	COMMENT	INITIAL ASSESSMENT
4.1 ELECTRICITY/ILLUMINATION		7
4.2 WINDOW CONDITION		7
4.3 CEILING CONDITION	holes in ceiling	4
4.4 WALL CONDITION		4
4.5 FLOOR CONDITION		4
ITEM NO. 5. ROOM CODE* AND ROOM LOCATION	COMMENT	INITIAL ASSESSMENT
5.1 ELECTRICITY/ILLUMINATION		7
5.2 WINDOW CONDITION		7
5.3 CEILING CONDITION		4
5.4 WALL CONDITION		4
5.5 FLOOR CONDITION		4
ITEM NO. 6. BUILDING EXTERIOR	COMMENT	INITIAL ASSESSMENT
6.1 CONDITION OF FOUNDATION		3
6.2 CONDITION OF STAIRS, RAILS AND PORCHES	need to replace ~~rotted~~ rusted out	7
6.3 CONDITION OF ROOF AND GUTTERS		4
6.4 CONDITION OF EXTERIOR SURFACES	plywood rotted out on some areas	7
6.5 LEAD PAINT: EXT. SURFACES		7
ITEM NO. 7. HEATING & PLUMBING	COMMENT	INITIAL ASSESSMENT
7.1 ADEQUACY OF HEATING EQUIP		7
7.2 SAFETY OF HEATING EQUIP.		7
7.3 VENTILATION/COOLING		7
7.4 WATER HEATER		7
7.5 APPROVABLE WATER SUPPLY		7
7.6 PLUMBING		7
7.7 SEWER CONNECTION		7

INSPECTION SUMMARY (OPTIONAL)	
ITEM NO.	REASON FOR COMMENTS
	Structure was found to be in a condition of neglect by owners. As the housing report indicates several areas are considered to be in severe dilapidation. Homeowners would have to provide a plan of remodeling to bring structure into compliance. All elements of electrical and plumbing are in decay and disrepair. It is in this inspectors opinion that the structure is in such dilapidated state that plan for reconstruction or remodeling would have to be developed to bring this structure into compliance.
	Mar buildings included

RECOMMENDATION: REPAIR _____ DEMOLISH ___/___ VACATE _____

*INTERPRETATION OF NUMERIC SCALE

1 = Newly constructed
2 = Good condition requiring no repairs
3 = Standard condition requiring minor maintenance repair from normal seasonal wear
4 = Substandard condition requiring major maintenance repair from an accumulation of seasonal wear, and abnormal wear from abusive treatment and neglect
5 = Deteriorating condition requiring major structural repair resulting from a period of substandard conditions; considered a health hazard
6 = Dilapidated condition requiring more than 50% structural replacement
7 = Severe dilapidated condition that would require immediate attention

_____ 9/30/2020

INSPECTED BY DATE




NOTICE
City of Weslaco
NOTE: REMOVAL PROHIBITED
BY CITY ORDINANCE
BABY
BABY

City of Weslaco
Public Hearing Notice

The Board of Adjustment and Appeals for Construction and Housing Codes will hold a public hearing on Thursday, December 3, 2020 at 5:30 p.m. and the City Commission will also hold a public hearing on Tuesday, December 15, 2020 at the City Hall Legislative Chambers located at 101 South Kansas Avenue to discuss the following unoccupied buildings or premises to determine if they have become dilapidated, substandard, and unfit for human habitation and a hazard to the health, safety, and welfare of the citizens of the City of Weslaco as per Ordinance No. 86-24:

Si desea información en español, llame al departamento de Aplicación de Códigos de la Ciudad de Weslaco, (956) 973-3123.

101 S. Kansas, Weslaco Original Townsite Blk C Lts 24-25, City of Weslaco, Hidalgo County, Texas. Recorded Owner: Anna Maria Garcia.

The property owners or members of the public are invited to attend and may present evidence supporting or opposing staff's recommendation that these structures be either repaired, demolished or removed. For additional information, contact the Code Enforcement Department at (956) 973-3123.

/s/ Rolando Maldonado
Planning/Code Enforcement


NOTICE
205


S KANSAS AVE
100
STOP

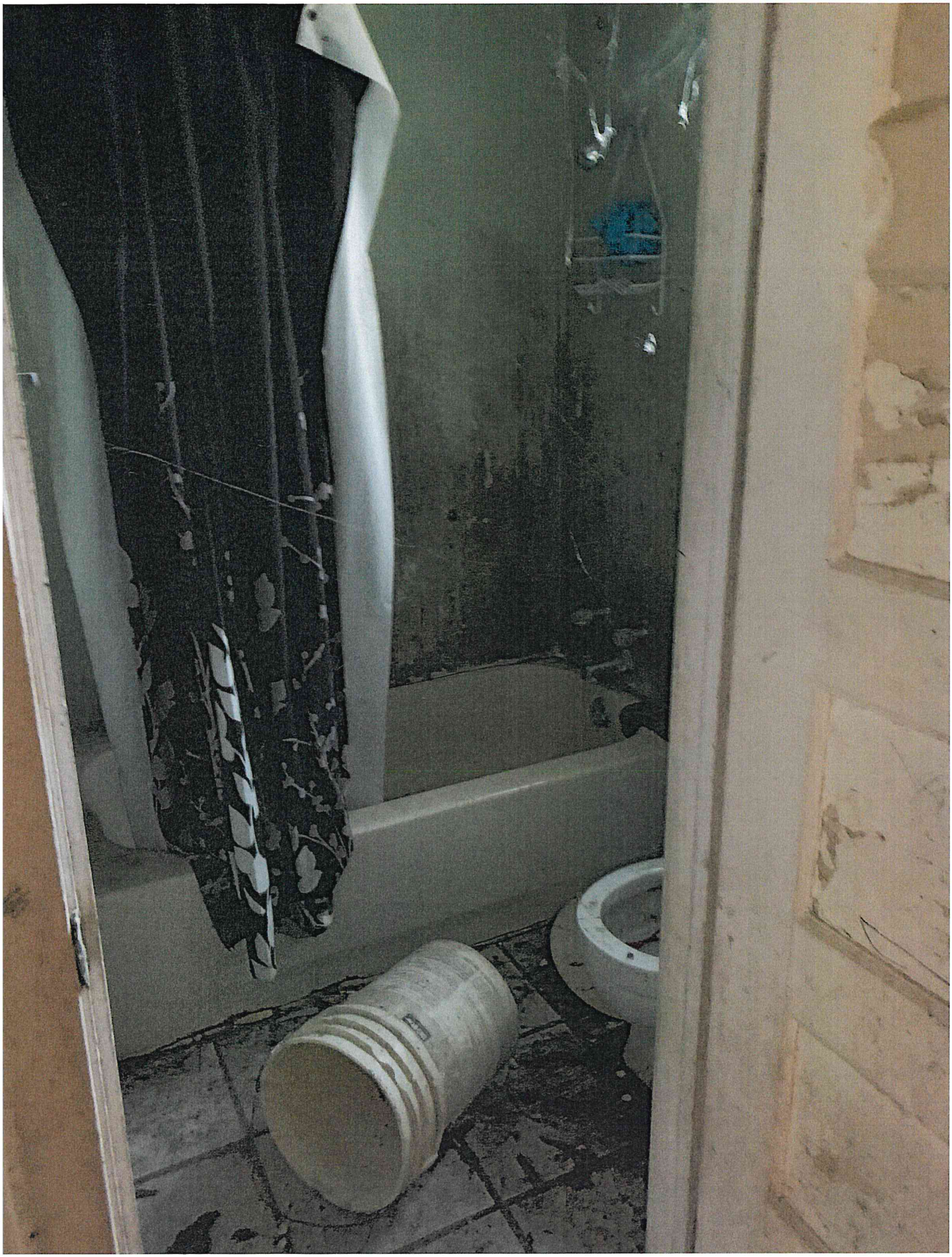












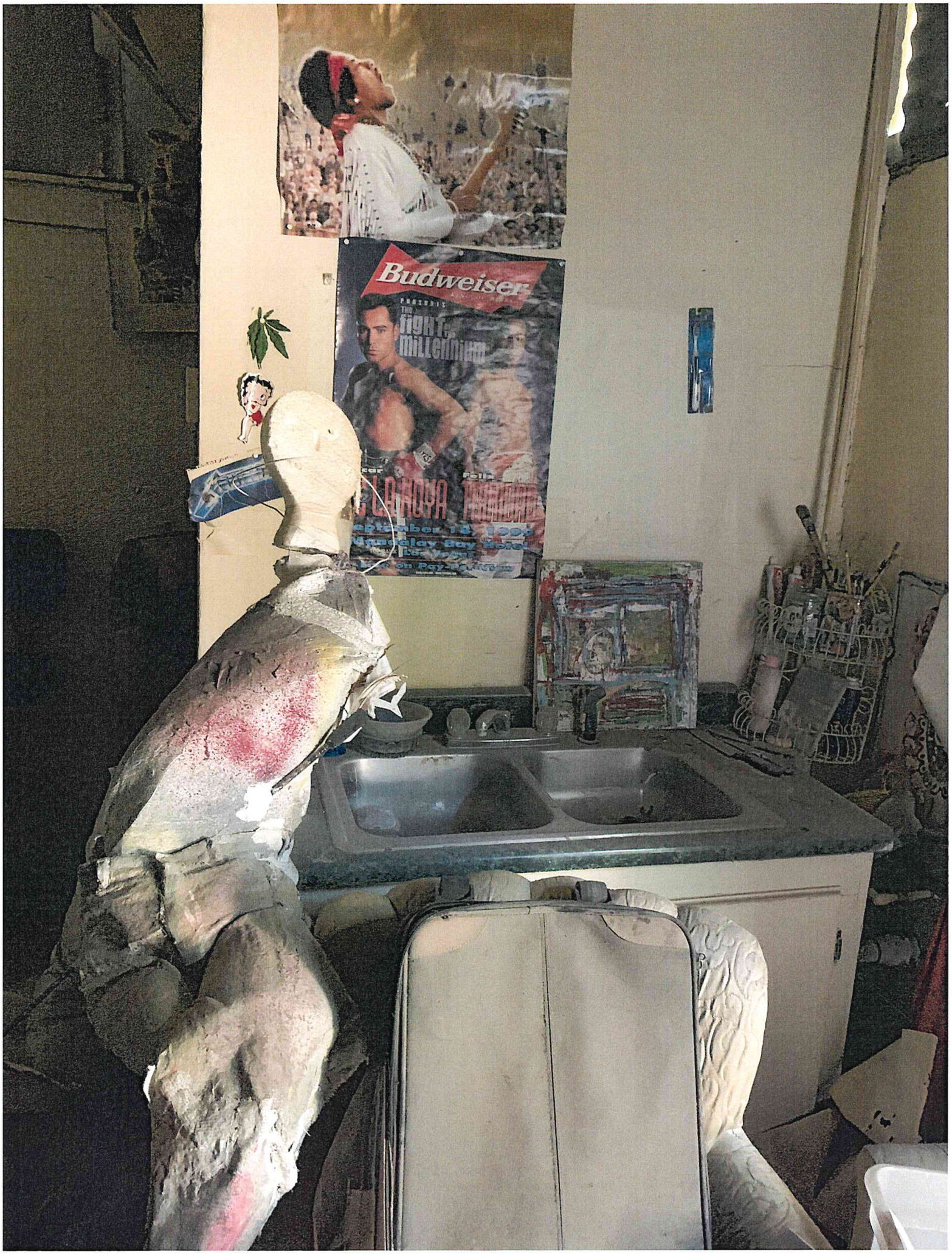


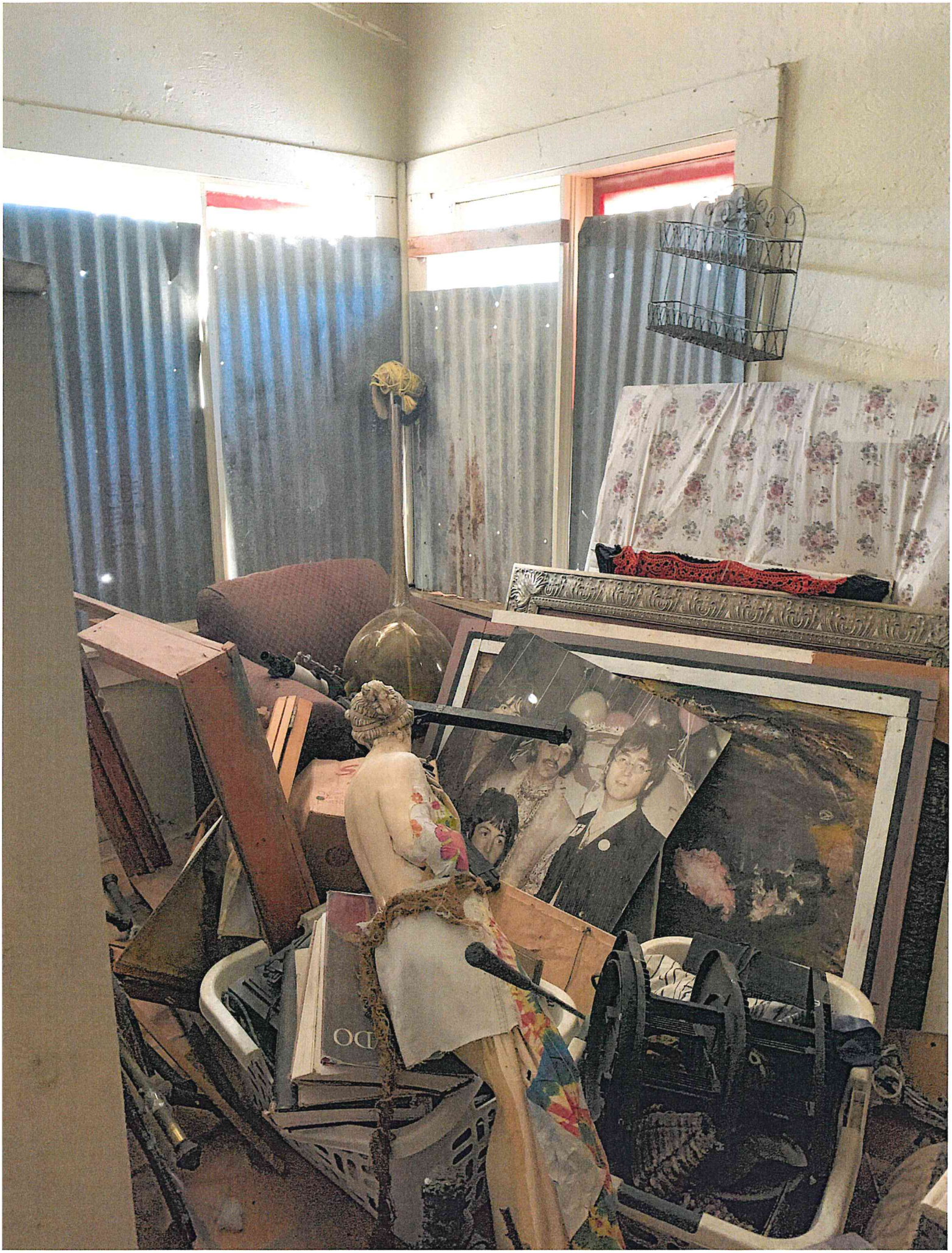

WAL-MART #16
WAL-MART #16
WAL-MART #16

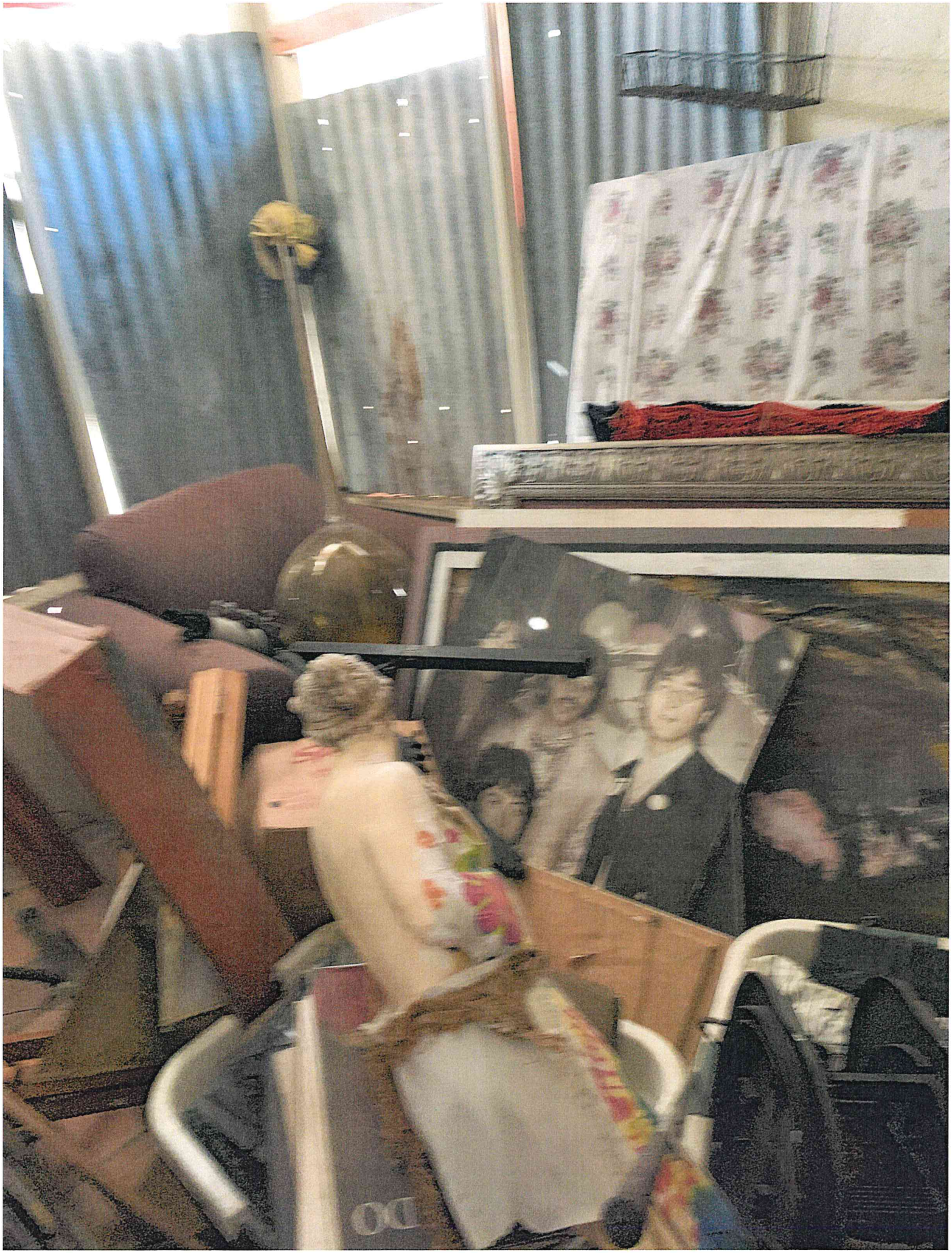







Budweiser
fight of the millennium















WESLACO FIRE MARSHAL'S OFFICE
255 S. KANSAS
WESLACO, TEXAS 78596
(956) 447-1990 FAX (956) 969-4921

DILAPIDATED STRUCTURE INSPECTION REPORT

DATE: 08/6/20 X INSPECTION _____REINSPECTION

FACILITY NAME: Abandoned Residence

PHYSICAL & MAILING ADDRESS: 101 S. Kansas Weslaco, TX 78596

PHONE #: _____ OWNER/MANAGER: _____

TYPE OF INSPECTION: **COMPLAINT** **OCCUPANCY CLASS:** **RESIDENCE**

X	1	Deteriorated interior walls
X	2	Deteriorated roof
X	3	Vegetation overgrowth
X	4	Unsecured doors
X	5	Unsecured windows
X	6	Debris inside
X	7	Debris outside
	8	Exposed electrical wiring
X	9	Broken or missing windows
X	10	Broken or missing door
	11	Signs or feces
	12	Signs of transients/vagrants

X	13	Sheetrock walls exposed
X	14	Sheetrock ceiling exposed
X	15	Signs of roof leaking
	16	Broken and/or uneven floors
	17	Animals (dogs, cats, mice, etc.) inside
	18	Severe fire damage
	19	Roof collapsed and/or exposed
	20	Graffiti
	21	Broken/cracked exterior walls
	22	Other:
	23	Other:
	24	Other:

NOTE: THESE CONDITIONS CONSTITUTE A FIRE HAZARD.

_____COMPLIES WITHIN CODE TODAY ____x___DOES NOT COMPLY AT THIS TIME _____WILL REINSPECT BY:_____

_____ Jesse Valderas

OWNER/OCCUPANT FIRE MARSHAL/FIRE INSPECTOR

SUCH CONDITIONS ARE VIOLATIONS OF EITHER CITY OR STATE FIRE PREVENTION REGULATIONS. PLEASE CORRECT HAZARD(S) AND HELP PREVENT FIRES. NON-COMPLIANCE IS SUBJECT TO PENALTIES UNDER CITY & STATE REGULATIONS.

Standardized Agenda Request Form

Date of Meeting: December 15, 2020	**Agenda Item No.** (to be assigned by CSO)**:** 2020-3841

From:
Rebekah De La Fuente

Subject:
Discussion and consideration after public hearing to authorize the demolition order for an unoccupied building located at 123 N. Missouri St.,Lot 15, Block 15, Stallworth, an addition to the City of Weslaco, Hidalgo County, Texas as dilapidated, substandard, and unfit for human habitation and hazard to the health, safety and welfare of the citizens of the City of Weslaco as per Weslaco Code of Ordinances Chapter 26 Article VIII Unsanitary & Dangerous Buildings, §26-225 and authorize the Mayor to execute any related documents. Possible action. (Staffed by Planning and Code Enforcement Department.)

Background:
To discuss the following unoccupied building on premises to determine if they have become dilapidated, substandard, unfit for human habitation and hazard to the health, safety and welfare of the citizens of the City of Weslaco as per Weslaco Ordinance Chapter 26 Article VIII Unsanitary & Dangerous Buildings, Sec. 26-225

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 was published in The Monitor on November 16, 2020 and November 23, 2020

Advisory Review, if any (name of board/committee, date of action, recommendation)**:**
On December 3, 2020 the Board of Adjustments and Appeals to the Building Codes recommended the that the building be demolished within staff recommendation of sixty (60) days

Kayla Arevalo	Created/Initiated
Rebekah De La Fuente	Approved
Mike Perez	Final Approval

City Manager Comments:
Approve.

Staff Recommendation:
Staff recommends that the structure(s) be declared a public nuisance and that the City Commission Order that it be demolished by the owner within sixty (60) days

Attachments, if any:
123 N Missouri- Memo, 123 N MISSOURI- Attachments

Responsibilities upon Approval:
Staff will provide legal notice to property owner

City of Weslaco

"The City on the Grow"

David Suarez, Mayor
Leo Muñoz, Mayor Pro-Tem, District 1
Greg Kerr, Commissioner, District 2
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

M E M O

TO: Mayor and City Commission

FROM: Rebekah de la Fuente, Planning & Code Enforcement Director

RE: Demolition 123 North Missouri Street

DATE: December 7, 2020

The Code Enforcement Department identified **123 North Missouri Street.**, for consideration for the structure located on this address to be either be repaired to current building codes or demolished. Property owner was sent certified notices of structures conditions no one contacted the City. Notice to appear before the Board of Adjustment and Appeals to the Building Codes, on December 3, 2020 was sent. Where evidence was presented to the Board of substandard structural, electrical and plumbing conditions. No one was present representing the property. After consideration from the Board, it decided to recommend structure be demolished.

Thank you,

Rebekah de la Fuente, CFM

CITY OF WESLACO
BOARD OF ADJUSTMENT AND APPEALS OF BUILDING
AGENDA RECOMMENDATION
Date: December 3, 2020

AGENDA ITEM: To discuss the following unoccupied building on premises to determine if they have become dilapidated, substandard, unfit for human habitation and hazard to the health, safety and welfare of the citizens of the City of Weslaco as per Weslaco Ordinance Chapter 26 Article VIII Unsanitary & Dangerous Buildings, Sec. 26-225

The Code Enforcement is requesting for the structure either be repaired to current building codes or demolished.

1. Legal Description: 123 N. Missouri St., Stallwoth, Blk 15 Lot 15, City of Weslaco, Hidalgo County, Texas
2. Recorded Owner: Maria De Refugio Reyes et al

PLANNING ANALYSIS: Staff recommends compliance with the ordinance.

City of Weslaco
Public Hearing Notice

The Board of Adjustment and Appeals for Construction and Housing Codes will hold a public hearing on Thursday, December 3, 2020 at 5:30 p.m. and the City Commission will also hold a public hearing on Tuesday, December 15, 2020 at the City Hall Legislative Chambers located at 123 N. Missouri St. to discuss the following unoccupied buildings or premises to determine if they have become dilapidated, substandard, and unfit for human habitation and a hazard to the health, safety, and welfare of the citizens of the City of Weslaco as per Ordinance No. 86-24:

Si desea información en español, llame al departamento de Aplicación de Códigos de la Ciudad de Weslaco, (956) 973-3123.

123 N. Missouri St. Stallwoth, Blk 15 Lot 15, City of Weslaco, Hidalgo County, Texas. Recorded Owner: Maria De Refugio Reyes et al The property owners or members of the public are invited to attend and may present evidence supporting or opposing staff's recommendation that these structures be either repaired, demolished or removed. For additional information, contact the Code Enforcement Department at (956) 973-3123.

/s/ Rolando Maldonado
Planning/Code Enforcement


City of Weslaco
Public Hearing Notice
City of Weslaco
DEPARTMENT OF HEALTH
NOTICE
THIS BUILDING IS UNFIT AND OR UNSAFE AND
ITS USE OR OCCUPANCY HAS BEEN PROHIBITED
BY THE HEALTH AUTHORITY
Block No. 3
Stallworth
Issued By Health Department
City of Weslaco
968-3181
NOTE: REMOVAL PROHIBITED
BY CITY ORDINANCE
11-4-20
123 N. Missouri


City of Weslaco
DEPARTMENT OF HEALTH
NOTICE
THIS BUILDING IS UNFIT AND OR UNSAFE AND IT'S USE OR OCCUPANCY HAS BEEN PROHIBITED BY THE HEALTH AUTHORITY
Date 10-22-2020 19
Address 123 N. Pleasant
Lot No. 15 Block No. 3
Subdivision STALL
Issued By Health Department
City of Weslaco
NOTE: REMOVAL PROHIBITED BY CITY ORDINANCE

City of Weslaco
Public Hearing Notice

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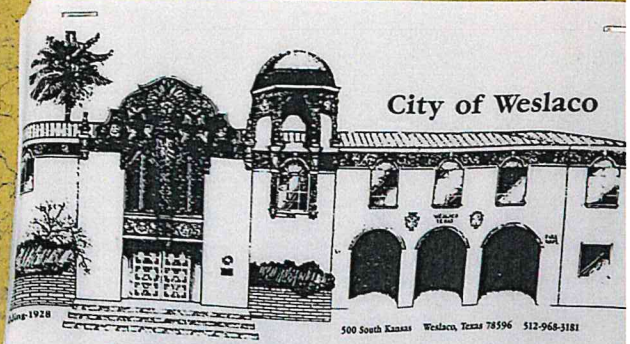
123 N. Missouri St. Stallwoth, Blk 15 Lot 15, City of Weslaco, Hidalgo County, Texas. Recorded Owner: Maria De Refugio Reyes et al The property owners or members of the public are invited to attend and may present evidence supporting or opposing staff's recommendation that these structures be either repaired, demolished or removed. For additional information, contact the Code Enforcement Department at (956) 973-3123.

/s/ Rolando Maldonado
Planning/Code Enforcement



DEPARTMENT OF HEALTH

NOTICE

THIS BUILDING IS UNFIT AND OR UNSAFE AND ITS USE OR OCCUPANCY HAS BEEN PROHIBITED BY THE HEALTH AUTHORITY

Date 10-22-2020, 19
Address 123 N. Missouri
Lot No. 15 Block No. 3
Subdivision Stallworth

Issued By Health Department
City of Weslaco
968-3181

NOTE: REMOVAL PROHIBITED BY CITY ORDINANCE

123 N. Missouri

City of Weslaco

"The City on the Grow"





November 3, 2020
Maria De Refugio Reyes et al
123 N. Missouri St.
Weslaco, Texas 78586-5231

Notice of Public Hearing

RE: Dilapidated Structure at 123 N. Missouri St.
Legally described as being; Stallwoth, Block 15, Lot 15

Dear Maria De Refugio Reyes,

Please be advised that the City's Planning and Code Enforcement Department believes the main structure at the above address is in violation of **Weslaco, Texas Code of Ordinance Chapter 26 Article VIII. Unsanitary & Dangerous Buildings, Sec. 26-225** because it is dilapidated, substandard, or it has become unfit for human habitation and it is a hazard to the health, safety and welfare of the citizens of the City of Weslaco. Staff has completed inspections of the structure and property and expects to recommend to the City Commission in the near future that the structure either be repaired to current building codes or demolished by the owner.

December 3, 2020 has been set as the date for a Public Hearing by the Board of Adjustments and Appeals of Building. **December 15, 2020** has been set as the date for a Public Hearing, the City Commission is likely to order that the property be repaired to current building codes or demolished within 60 days as recommended by staff. It is important that you attend the public hearing, because you are allowed to voice your opinion on behalf of your property. Please note that any other citizen(s) present may voice their opinions as well.

The City Commission, depending on the evidence presented, may find that the building or premise is a public nuisance and may direct that the building or premise be either repaired or removed. At no time will repairs or removal of the building or premise be required less than fifteen (15) days from the public hearing day or exceed more than sixty (60) days from the public hearing date.

If the City Commission votes to remove or repair the building on your property and you do not comply within the time restraints set forth by the Commission, the City of Weslaco may cause the demolition of the building on your property and all the costs and expenses incurred, including administrative costs will be charged to you against the property. A lien will be placed on property in the amount of all expenses and charges incurred. You are afforded the opportunity to appeal the City Commission decision to a district court up to (30) days from final decision is made to repair or demolish the structure.

IT IS VERY IMPORTANT THAT YOU CONTACT ME AS SOON AS POSSIBLE REGARDING THIS MATTER SO WE CAN KNOW THE ACTIONS YOU WILL TAKE REGARDING THIS PROPERTY. CONTACT ME AT (956) 973-3123 EXT # 1403 MON- FRI 8AM- 5PM

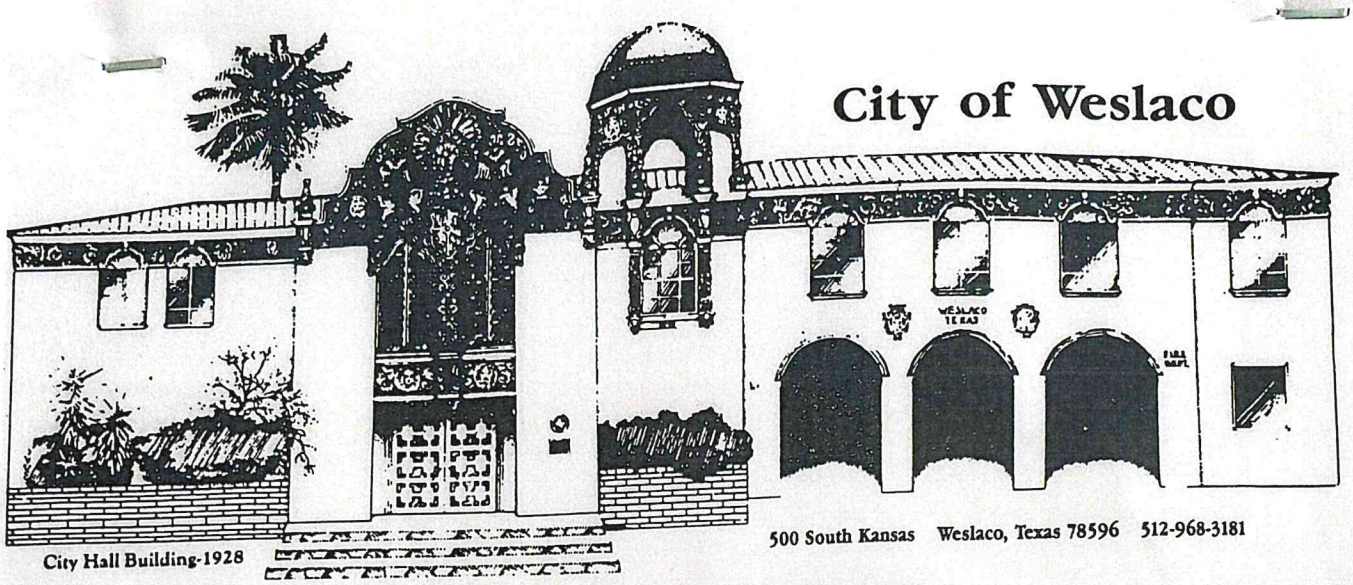
Sincerely,

Rolando Maldonado
Planning/Code Enforcement



10-22-20 123 N. Missouri St Front Door


NOTICE
City of Weslaco
HOTE: REMOVAL PROHIBITED
BY CITY ORDINANCE



City Hall Building-1928

City of Weslaco

500 South Kansas Weslaco, Texas 78596 512-968-3181

DEPARTMENT OF HEALTH

NOTICE

THIS BUILDING IS UNFIT AND OR UNSAFE AND IT'S USE OR OCCUPANCY HAS BEEN PROHIBITED BY THE HEALTH AUTHORITY

Date 10-22-2020, 19____

Address 123 N. Missouri

Lot No. 15 Block No. 3

Subdivision STALLworth

Issued By Health Department

City of Weslaco

968-3181

NOTE: REMOVAL PROHIBITED BY CITY ORDINANCE

10-22-20 123 N. Missouri St. Rear Dwg.

City of Weslaco

"The City on the Grow"

David Suarez, Mayor
Olga M. Noriega, Mayor Pro-Tem, District 3
Leo Muñoz, Commissioner, District 1
Greg Kerr, Commissioner, District 2
Gerardo "Jerry" Tafolla, Commissioner, District 4
Letty Lopez, Commissioner, District 5
Fidel L. Pena, III, Commissioner, District 6

Mike R. Perez, City Manager

October 22, 2020

Maria De Refugio Reyes et al
123 N. Missouri St.
Weslaco, Texas 78596-5231

RE: Dilapidated Structure at 123 N. Missouri St. Weslaco, Texas
Legally described as being; Stallwoth , Block 15, Lot 15

Dear Mr. Eduardo De Leon,
Please be advised that the City's Planning and Code Enforcement Department believes the main structure at the above address is in violation of **Weslaco, Texas Code of Ordinance Chapter 26 Article VIII. Unsanitary & Dangerous Buildings, Sec. 26-225** because it is dilapidated, substandard, or it has become unfit for human habitation and it is a hazard to the health, safety and welfare of the citizens of the City of Weslaco. Staff has completed inspections of the structure and property and expects to recommend to the City Commission in the near future that the structure either be repaired to current building codes or demolished by the owner.

The staff recommendation regarding your property will be made at a Public Hearing. As required by ordinance, we will attempt to notify you by certified mail with return receipt requested, and by publishing notice in The Monitor newspaper advising of the date and time of the Public Hearing. You will have the opportunity to address the City Commission regarding the property at this hearing.

At the Public Hearing, the City Commission is likely to order that the property be repaired to current building codes or demolished within 60 days as recommended by staff. It is important that you attend the public hearing, because you are allowed to voice your opinion on behalf of your property. Please note that any other citizen(s) present may voice their opinions as well.

The purpose of this letter is to provide you advance notice that staff expects to recommend that the structure(s) be repaired to current building codes or demolished so that you may have additional time to consider your options for the property prior to any further action by the Planning and Code Enforcement Department.

IT IS VERY IMPORTANT THAT YOU CONTACT ME AS SOON AS POSSIBLE REGARDING THIS MATTER SO WE CAN KNOW THE ACTIONS YOU WILL TAKE REGARDING THIS PROPERTY. CONTACT ME AT (956) 973-3123 EXT # 1403 MON- FRI 8AM- 5PM

Sincerely,

Rolando Maldonado
Code Enforcement Officer


Natural



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FH1258



113 N. Missouri St.


TEXAS
KHH-1466
DP4-8876

Hidalgo CAD

Property Search Results > 289890 REYES MARIA DE REFUGIO ETAL for Year 2020

Tax Year: 2020

Sylvia Ramos 343-0866

Property

Account

Property ID:	289890	Legal Description:	STALLWORTH BLK 3 LT 15
Geographic ID:	S5900-00-003-0015-00	Zoning:	RS
Type:	Real	Agent Code:	
Property Use Code:			
Property Use Description:			

Location

Address:	123 N MISSOURI AVE	Mapsco:	
Neighborhood:	STALLWORTH	Map ID:	
Neighborhood CD:	S590000		

Owner

Name:	REYES MARIA DE REFUGIO ETAL	Owner ID:	552265
Mailing Address:	123 N MISSOURI AVE WESLACO, TX 78596-5231	% Ownership:	100.0000000000%
		Exemptions:	

Values

(+) Improvement Homesite Value:	+	$0		
(+) Improvement Non-Homesite Value:	+	$9,590		
(+) Land Homesite Value:	+	$0		
(+) Land Non-Homesite Value:	+	$5,680	Ag / Timber Use Value	
(+) Agricultural Market Valuation:	+	$0		$0
(+) Timber Market Valuation:	+	$0		$0

(=) Market Value:	=	$15,270		
(–) Ag or Timber Use Value Reduction:	–	$0		

(=) Appraised Value:	=	$15,270		
(–) HS Cap:	–	$0		

(=) Assessed Value:	=	$15,270		

Taxing Jurisdiction

Owner: REYES MARIA DE REFUGIO ETAL

% Ownership: 100.0000000000%

Total Value: $15,270

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax
CAD	APPRAISAL DISTRICT	0.000000	$15,270	$15,270	$0.00
CWL	CITY OF WESLACO	0.696700	$15,270	$15,270	$106.39
DR1	DRAINAGE DISTRICT #1	0.105100	$15,270	$15,270	$16.05
GHD	HIDALGO COUNTY	0.575000	$15,270	$15,270	$87.80
JCC	SOUTH TEXAS COLLEGE	0.173300	$15,270	$15,270	$26.46
R02	ROAD DIST 02	0.000000	$15,270	$15,270	$0.00
SST	SOUTH TEXAS SCHOOL	0.049200	$15,270	$15,270	$7.51
SWL	WESLACO ISD	1.068700	$15,270	$15,270	$163.19
	Total Tax Rate:	2.668000			
				Taxes w/Current Exemptions:	$407.40
				Taxes w/o Exemptions:	$407.40

Improvement / Building

Improvement #1: RESIDENTIAL **State Code:** A1 **Living Area:** 706.0 sqft **Value:** $9,590

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
MA	MAIN AREA	WDLW - 1	DWD	1983	676.0
ADD	ADDITION	WDLW - 1	DWD	1983	30.0
POR	PORCH (COVERED)	*		1983	39.0

Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	L	LOT	0.0367	1600.00	20.00	80.00	$5,680	$0

Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2020	$9,590	$5,680	0	15,270	$0	$15,270
2019	$7,184	$5,600	0	12,784	$0	$12,784
2018	$7,184	$5,600	0	12,784	$0	$12,784
2017	$7,184	$5,600	0	12,784	$0	$12,784
2016	$6,830	$5,600	0	12,430	$0	$12,430
2015	$6,830	$5,600	0	12,430	$0	$12,430
2014	$8,973	$5,600	0	14,573	$0	$14,573
2013	$9,157	$5,600	0	14,757	$0	$14,757
2012	$9,340	$5,600	0	14,940	$0	$14,940
2011	$9,523	$5,600	0	15,123	$0	$15,123
2010	$9,706	$5,600	0	15,306	$6,084	$9,222
2009	$9,889	$5,600	0	15,489	$7,105	$8,384
2008	$11,172	$5,600	0	16,772	$9,150	$7,622
2007	$8,147	$3,120	0	11,267	$4,338	$6,929
2006	$3,179	$3,120	0	6,299	$0	$6,299

Deed History - (Last 3 Deed Transactions)

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Number
1	10/12/1959	AOH	AFFIDAVIT OF HEIRSHIP	REYES RITA MRS	REYES MARIA DE REFUGIO ETAL			19645
2		CONV	CONVERSION	UNKNOWN	REYES RITA MRS			

Tax Due

Property Tax Information as of 06/17/2020

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

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.

Website version: 1.2.2.31 Database last updated on: 6/16/2020 9:08 PM © N. Harris Computer Corporation

HOUSING INSPECTION CHECKLIST

GENERAL INFORMATION			
ADDRESS OF INSPECTED UNIT 123			HOUSING TYPE √ Single Family __ Duplex Dwelling __ Apartment __ Other
STREET N. Missouri	CITY Weslaco		
COUNTY Hidalgo	STATE TX	ZIP 78596	
NAME OF OWNER OR AGENCY AUTHORIZED TO LEASE UNIT INSPECTED			PHONE NO.

ITEM NO. 1. LIVING ROOM	COMMENT	INITIAL ASSESSMENT
1.1 ELECTRICITY		7
1.2 WINDOW CONDITION		6
1.3 CEILING CONDITION		7
1.4 WALL CONDITION	dry wall missin	7
1.5 FLOOR CONDITION		7

ITEM NO. 2. KITCHEN	COMMENT	INITIAL ASSESSMENT
2.1 ELECTRICITY		7
2.2 WINDOW CONDITION		6
2.3 CEILING CONDITION	Hole in ceiling	7
2.4 WALL CONDITION	dry wall missing	7
2.5 FLOOR CONDITION		7

ITEM NO. 3. BATHROOM	COMMENT	INITIAL ASSESSMENT
3.1 ELECTRICITY		7
3.2 WINDOW CONDITION		7
3.3 CEILING CONDITION		7
3.4 WALL CONDITION		7
3.5 FLOOR CONDITION		7
3.6 FLUSH TOILET IN ENLOSED ROOM IN UNIT		7
3.7 FIXED WASH BASIN IN LAVATORY IN UNIT		7
3.8 TUB OR SHOWER IN UNIT		7
3.9 VENTILIATION		7

ITEM NO. 4. OTHER ROOMS USED FOR LIVING & HALLS	COMMENT	INITIAL ASSESSMENT
4.1 ELECTRICITY/ILLUMINATION		?
4.2 WINDOW CONDITION		4
4.3 CEILING CONDITION		?
4.4 WALL CONDITION		?
4.5 FLOOR CONDITION		?
ITEM NO. 5. ROOM CODE* AND ROOM LOCATION	COMMENT	INITIAL ASSESSMENT
5.1 ELECTRICITY/ILLUMINATION		
5.2 WINDOW CONDITION		
5.3 CEILING CONDITION		
5.4 WALL CONDITION		
5.5 FLOOR CONDITION		
ITEM NO. 6. BUILDING EXTERIOR	COMMENT	INITIAL ASSESSMENT
6.1 CONDITION OF FOUNDATION		?
6.2 CONDITION OF STAIRS, RAILS AND PORCHES		?
6.3 CONDITION OF ROOF AND GUTTERS	roofs sloped	?
6.4 CONDITION OF EXTERIOR SURFACES	Siding missing	?
6.5 LEAD PAINT: EXT. SURFACES		?
ITEM NO. 7. HEATING & PLUMBING	COMMENT	INITIAL ASSESSMENT
7.1 ADEQUACY OF HEATING EQUIP		?
7.2 SAFETY OF HEATING EQUIP.		?
7.3 VENTILATION/COOLING		?
7.4 WATER HEATER	Non- Installed	?
7.5 APPROVABLE WATER SUPPLY		?
7.6 PLUMBING		?
7.7 SEWER CONNECTION		?

INSPECTION SUMMARY (OPTIONAL)	
ITEM NO.	REASON FOR COMMENTS
	Structure was found to be in a condition of neglect by owners. As the housing report indicates several areas are considered to be in severe dilapidation. Homeowners would have to provide a plan of remodeling to bring structure into compliance. All elements of electrical and plumbing are in decay and disrepair. It is in this inspectors opinion that the structure is in such dilapidated state that plan for reconstruction or remodeling would have to be developed to bring this structure into compliance.

RECOMMENDATION: REPAIR _____ DEMOLISH ✓ VACATE _____

*INTERPRETATION OF NUMERIC SCALE

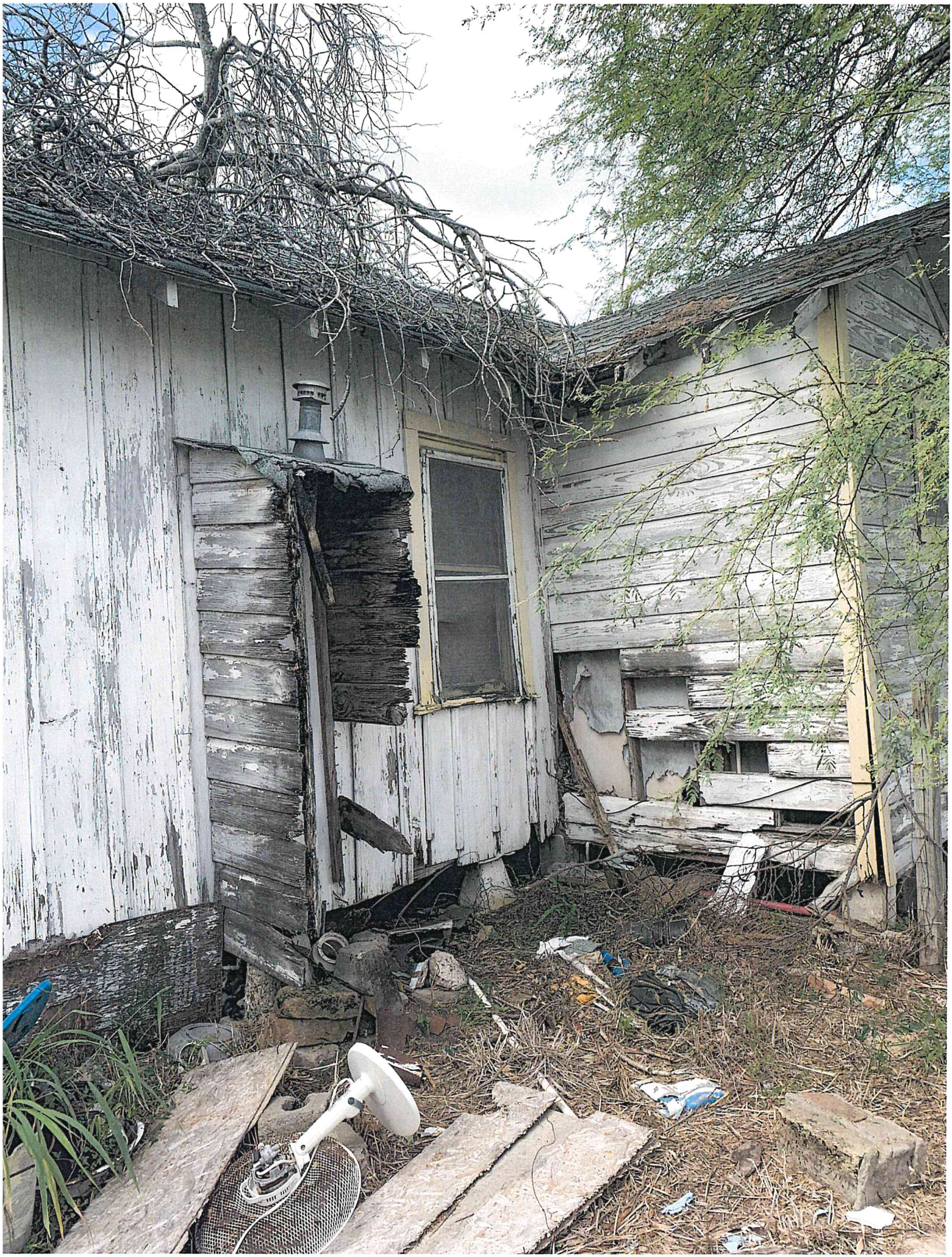
1 = Newly constructed
2 = Good condition requiring no repairs
3 = Standard condition requiring minor maintenance repair from normal seasonal wear
4 = Substandard condition requiring major maintenance repair from an accumulation of seasonal wear, and abnormal wear from abusive treatment and neglect
5 = Deteriorating condition requiring major structural repair resulting from a period of substandard conditions; considered a health hazard
6 = Dilapidated condition requiring more than 50% structural replacement
7 = Severe dilapidated condition that would require immediate attention

INSPECTED BY _____

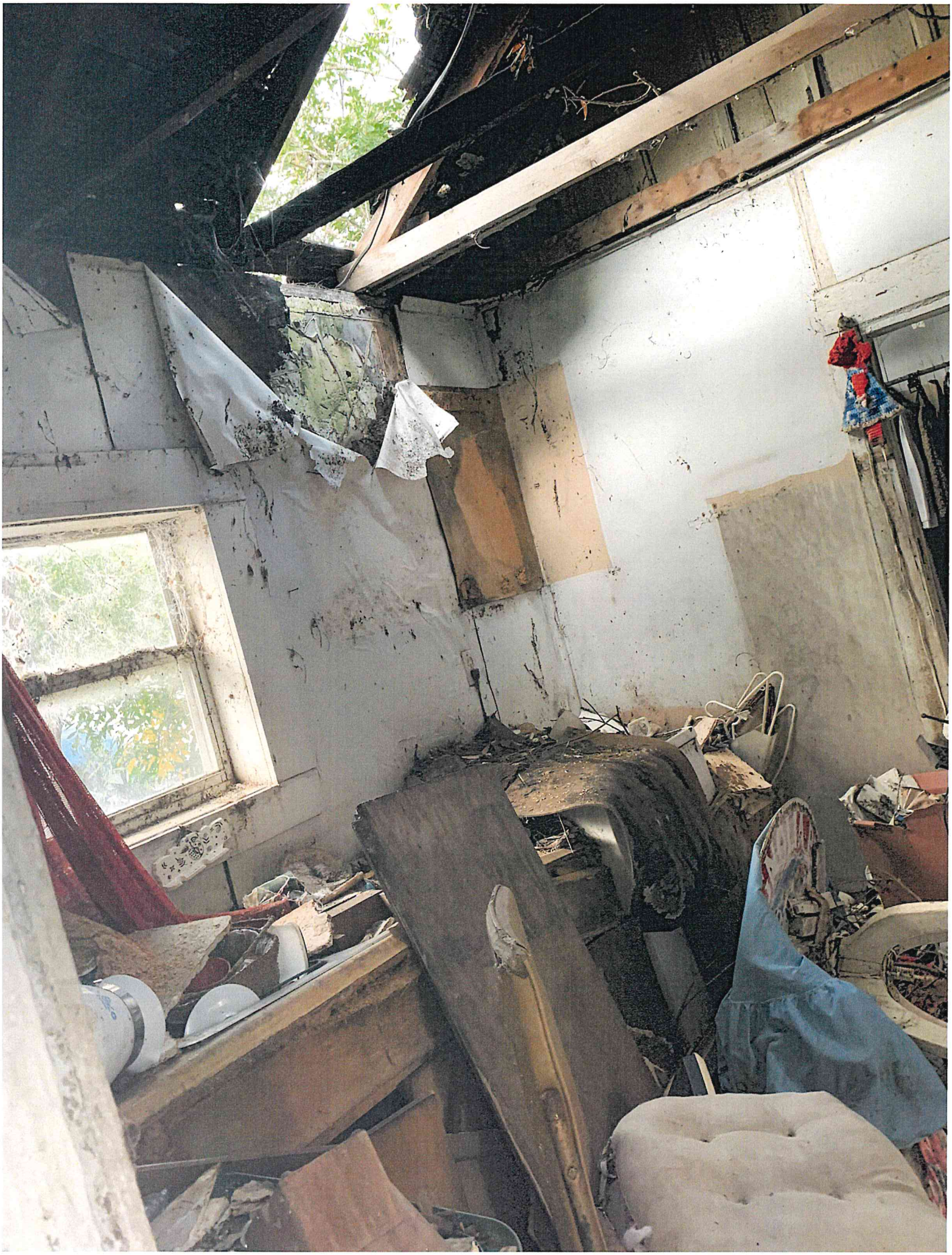
DATE 10/8/2020


NO
PARKING

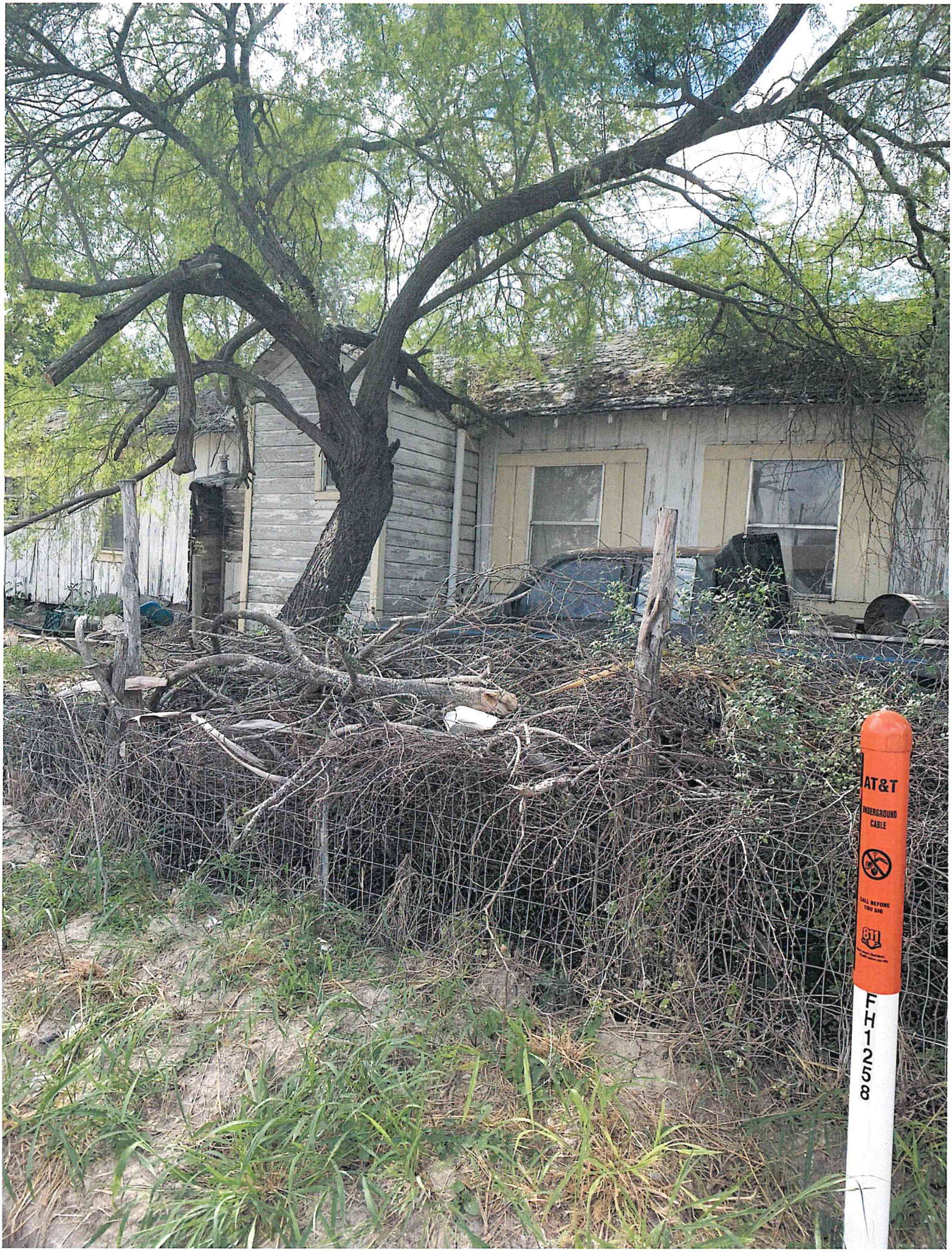









Natural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FH1258

WESLACO FIRE MARSHAL'S OFFICE
255 S. KANSAS
WESLACO, TEXAS 78596
(956) 447-1990 FAX (956) 969-4921

DILAPIDATED STRUCTURE INSPECTION REPORT

DATE: 08/6/20 X INSPECTION _____REINSPECTION

FACILITY NAME: Abandoned Residence

PHYSICAL & MAILING ADDRESS: 123 N. Missouri Weslaco, TX 78596

PHONE #: _____ OWNER/MANAGER: _____

TYPE OF INSPECTION: **COMPLAINT** **OCCUPANCY CLASS:** **RESIDENCE**

	1	Deteriorated interior walls
X	2	Deteriorated roof
X	3	Vegetation overgrowth
	4	Unsecured doors
	5	Unsecured windows
	6	Debris inside
X	7	Debris outside
	8	Exposed electrical wiring
	9	Broken or missing windows
	10	Broken or missing door
	11	Signs or feces
	12	Signs of transients/vagrants

	13	Sheetrock walls exposed
	14	Sheetrock ceiling exposed
X	15	Signs of roof leaking
	16	Broken and/or uneven floors
X	17	Animals (dogs, cats, mice, etc.) inside
	18	Severe fire damage
X	19	Roof collapsed and/or exposed
	20	Graffiti
X	21	Broken/cracked exterior walls
	22	Other:
	23	Other:
	24	Other:

NOTE: THESE CONDITIONS CONSTITUTE A FIRE HAZARD.

_____COMPLIES WITHIN CODE TODAY ____x___DOES NOT COMPLY AT THIS TIME _____WILL REINSPECT BY:_____

_____ Jesse Valderas

OWNER/OCCUPANT FIRE MARSHAL/FIRE INSPECTOR

SUCH CONDITIONS ARE VIOLATIONS OF EITHER CITY OR STATE FIRE PREVENTION REGULATIONS. PLEASE CORRECT HAZARD(S) AND HELP PREVENT FIRES. NON-COMPLIANCE IS SUBJECT TO PENALTIES UNDER CITY & STATE REGULATIONS.

Standardized Agenda Request Form

Date of Meeting: December 15, 2020	**Agenda Item No.** (to be assigned by CSO)**:** 2020-3842

From:
Rebekah De La Fuente

Subject:
Discussion and consideration after public hearing to authorize the demolition order for an unoccupied building located at 117 Zamora, Lots 25-26, Block 4, Guadalupe Subdivision, an addition to the City of Weslaco, Hidalgo County, Texas as dilapidated, substandard, and unfit for human habitation and hazard to the health, safety and welfare of the citizens of the City of Weslaco as per Weslaco Code of Ordinances Chapter 26 Article VIII Unsanitary & Dangerous Buildings, §26-225 and authorize the Mayor to execute any related documents. Possible action. (Staffed by Planning and Code Enforcement Department.)

Background:
To discuss the following unoccupied building on premises to determine if they have become dilapidated, substandard, unfit for human habitation and hazard to the health, safety and welfare of the citizens of the City of Weslaco as per Weslaco Ordinance Chapter 26 Article VIII Unsanitary & Dangerous Buildings, Sec. 26-225

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 was published in The Monitor on November 16, 2020 and November 23, 2020

Advisory Review, if any (name of board/committee, date of action, recommendation)**:**
On December 3, 2020 the Board of Adjustments and Appeals to the Building Codes recommended the that the building be demolished within staff recommendation of sixty (60) days

Kayla Arevalo	Created/Initiated
Rebekah De La Fuente	Approved
Mike Perez	Final Approval

City Manager Comments:
Approve.

Staff Recommendation:
Staff recommends that the structure(s) be declared a public nuisance and that the City Commission Order that it be demolished by the owner within sixty (60) days

Attachments, if any:
117 Zamora- Memo, 117 ZAMORA- Attachments

Responsibilities upon Approval:
Staff will provide legal notice to property owner

City of Weslaco

"The City on the Grow"

David Suarez, Mayor
Leo Muñoz, Mayor Pro-Tem, District 1
Greg Kerr, Commissioner, District 2
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

M E M O

TO: Mayor and City Commission

FROM: Rebekah de la Fuente, Planning & Code Enforcement Director

RE: Demolition 117 Zamora Street

DATE: December 7, 2020

The Code Enforcement Department identified **117 Zamora Street.**, for consideration for the structure located on this address to be either be repaired to current building codes or demolished. Property owner was sent certified notices of structures conditions no one contacted the City. Notice to appear before the Board of Adjustment and Appeals to the Building Codes, on December 3, 2020 was sent. Where evidence was presented to the Board of substandard structural, electrical and plumbing conditions. No one was present representing the property. After consideration from the Board, it decided to recommend structure be demolished.

Thank you,

Rebekah de la Fuente, CFM

CITY OF WESLACO
BOARD OF ADJUSTMENT AND APPEALS OF BUILDING
AGENDA RECOMMENDATION
Date: December 3, 2020

AGENDA ITEM: To discuss the following unoccupied building on premises to determine if they have become dilapidated, substandard, unfit for human habitation and hazard to the health, safety and welfare of the citizens of the City of Weslaco as per Weslaco Ordinance Chapter 26 Article VIII Unsanitary & Dangerous Buildings, Sec. 26-225

The Code Enforcement is requesting for the structure either be repaired to current building codes or demolished.

1. Legal Description: 117 Zamora, Guadalupe Subdivision, Blk 4 Lots 25-26, Weslaco, Hidalgo County, Texas
2. Recorded Owner: David & Guadalupe Hernandez

PLANNING ANALYSIS: Staff recommends compliance with the ordinance.

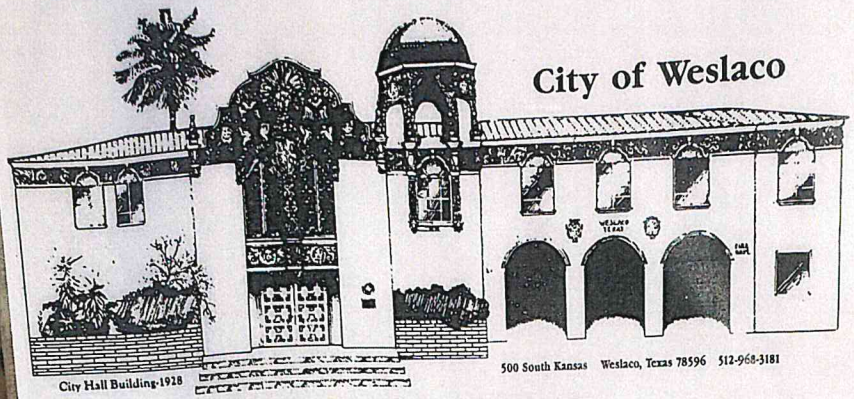
City of Weslaco
Public Hearing Notice

The Board of Adjustment and Appeals for Construction and Housing Codes will hold a public hearing on Thursday, December 3, 2020 at 5:30 p.m. and the City Commission will also hold a public hearing on Tuesday, December 15, 2020 at the City Hall Legislative Chambers located at 117 Zamora St. to discuss the following unoccupied buildings or premises to determine if they have become dilapidated, substandard, and unfit for human habitation and a hazard to the health, safety, and welfare of the citizens of the City of Weslaco as per Ordinance No. 86-24:

Si desea información en español, llame al departamento de Aplicación de Códigos de la Ciudad de Weslaco, (956) 973-3123.

117 Zamora St,Guadalupe Subdivision, Blk 4 Lots 25-26, City of Weslaco, Hidalgo County, Texas. Recorded Owner: David & Guadalupe Hernandez The property owners or members of the public are invited to attend and may present evidence supporting or opposing staff's recommendation that these structures be either repaired, demolished or removed. For additional information, contact the Code Enforcement Department at (956) 973-3123.

/s/ Rolando Maldonado
Planning/Code Enforcement



City of Weslaco

City Hall Building-1928

500 South Kansas Weslaco, Texas 78596 512-968-3181

DEPARTMENT OF HEALTH

NOTICE

THIS BUILDING IS UNFIT AND OR UNSAFE AND IT'S USE OR OCCUPANCY HAS BEEN PROHIBITED BY THE HEALTH AUTHORITY

Date 10-26-20, 19____

Address 117 Zamora St.

Lot No. 25-26 Block No. 4

Subdivision Guadalupe

Issued By Health Department

City of Weslaco

968-3181

NOTE: REMOVAL PROHIBITED BY CITY ORDINANCE

City of Weslaco

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/s/ Rolando Maldonado
Planning/Code Enforcement

11-4-20

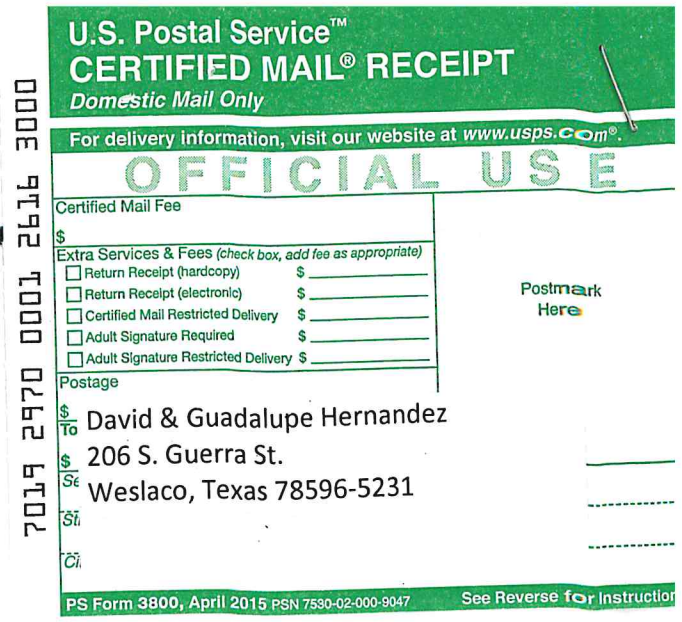

NOTICE
City of Weslaco
NOTE: REMOVAL PROHIBITED
BY CITY ORDINANCE


NOTICE
City of Weslaco
NOTE: REMOVAL PROHIBITED
BY CITY ORDINANCE
11-4-20

City of Weslaco

"The City on the Grow"





November 3, 2020
David & Guadalupe Hernandez
206 S. Guerra St.
Weslaco, Texas 78596-5231

Notice of Public Hearing

RE: Dilapidated Structure at 117 Zamora St.
Legally described as being; Guadalupe Subdivision, Lot 25-26 Blk 4

Dear David & Guadalupe Hernandez,

Please be advised that the City's Planning and Code Enforcement Department believes the main structure at the above address is in violation of **Weslaco, Texas Code of Ordinance Chapter 26 Article VIII. Unsanitary & Dangerous Buildings, Sec. 26-225** because it is dilapidated, substandard, or it has become unfit for human habitation and it is a hazard to the health, safety and welfare of the citizens of the City of Weslaco. Staff has completed inspections of the structure and property and expects to recommend to the City Commission in the near future that the structure either be repaired to current building codes or demolished by the owner.

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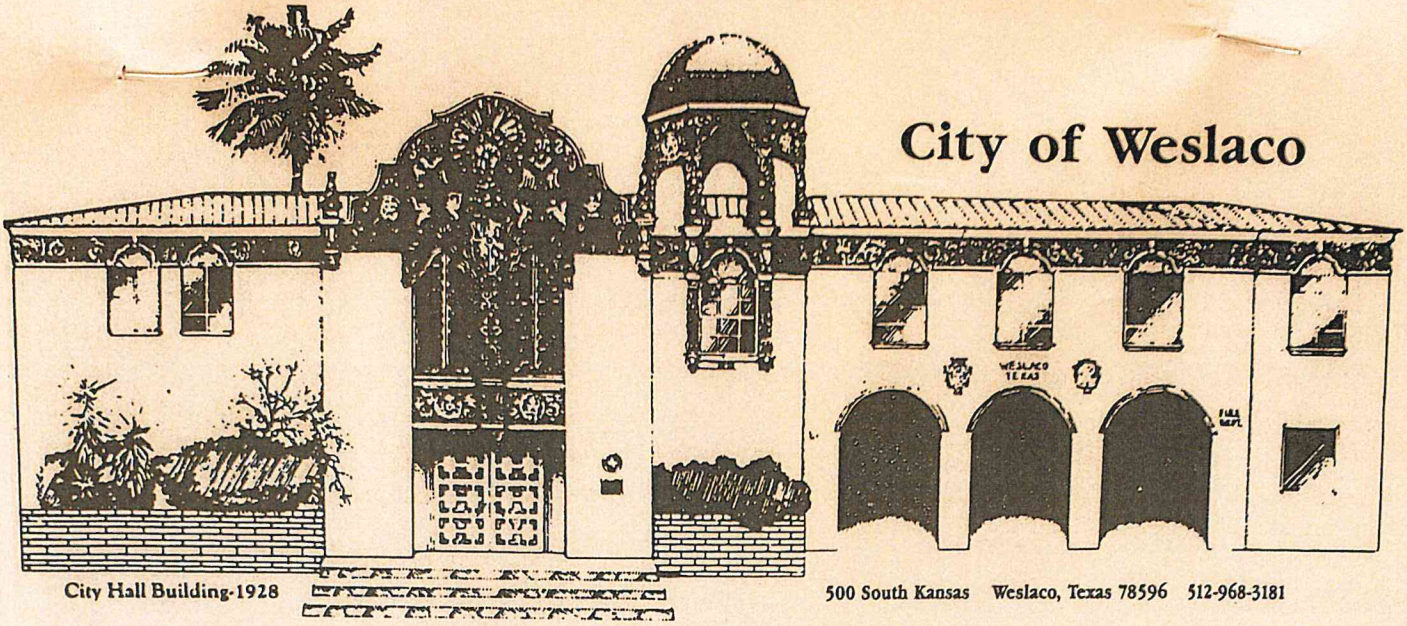
If the City Commission votes to remove or repair the building on your property and you do not comply within the time restraints set forth by the Commission, the City of Weslaco may cause the demolition of the building on your property and all the costs and expenses incurred, including administrative costs will be charged to you against the property. A lien will be placed on property in the amount of all expenses and charges incurred. You are afforded the opportunity to appeal the City Commission decision to a district court up to (30) days from final decision is made to repair or demolish the structure.

IT IS VERY IMPORTANT THAT YOU CONTACT ME AS SOON AS POSSIBLE REGARDING THIS MATTER SO WE CAN KNOW THE ACTIONS YOU WILL TAKE REGARDING THIS PROPERTY. CONTACT ME AT (956) 973-3123 EXT # 1403 MON- FRI 8AM- 5PM

Sincerely,

Rolando Maldonado
Planning/Code Enforcement



City of Weslaco

City Hall Building-1928

500 South Kansas Weslaco, Texas 78596 512-968-3181

DEPARTMENT OF HEALTH

NOTICE

THIS BUILDING IS UNFIT AND OR UNSAFE AND IT'S USE OR OCCUPANCY HAS BEEN PROHIBITED BY THE HEALTH AUTHORITY

Date 10-26-20, 19____

Address 117 Zamora St.

Lot No. 25-26 Block No. 4

Subdivision Guadalupe

Issued By Health Department

City of Weslaco

968-3181

NOTE: REMOVAL PROHIBITED BY CITY ORDINANCE


NOTICE
City of Weslaco

City of Weslaco

"The City on the Grow"





Oct 26, 2020

David & Guadalupe Hernandez
206 S. Guerra Ave
Weslaco, TX 78596-5129

RE: Dilapidated Structure at 117 Zamora, Street, Weslaco, Texas 78596-6330
Legally described as being; Guadalupe Subdivision, Lot 25-26 BLK 4

Dear Mr. Hernandez,
Please be advised that the City's Planning and Code Enforcement Department believes the main structure at the above address is in violation of **Weslaco, Texas Code of Ordinance Chapter 26 Article VIII. Unsanitary & Dangerous Buildings, Sec. 26-225** because it is dilapidated, substandard, or it has become unfit for human habitation and it is a hazard to the health, safety and welfare of the citizens of the City of Weslaco. Staff has completed inspections of the structure and property and expects to recommend to the City Commission in the near future that the structure either be repaired to current building codes or demolished by the owner.

The staff recommendation regarding your property will be made at a Public Hearing. As required by ordinance, we will attempt to notify you by certified mail with return receipt requested, and by publishing notice in The Monitor newspaper advising of the date and time of the Public Hearing. You will have the opportunity to address the City Commission regarding the property at this hearing.

At the Public Hearing, the City Commission is likely to order that the property be repaired to current building codes or demolished within 60 days as recommended by staff. It is important that you attend the public hearing, because you are allowed to voice your opinion on behalf of your property. Please note that any other citizen(s) present may voice their opinions as well.

The purpose of this letter is to provide you advance notice that staff expects to recommend that the structure(s) be repaired to current building codes or demolished so that you may have additional time to consider your options for the property prior to any further action by the Planning and Code Enforcement Department.

IT IS VERY IMPORTANT THAT YOU CONTACT ME AS SOON AS POSSIBLE REGARDING THIS MATTER SO WE CAN KNOW THE ACTIONS YOU WILL TAKE REGARDING THIS PROPERTY. CONTACT ME AT (956) 973-3123 EXT # 1403 MON- FRI 8AM- 5PM

Sincerely,

Rolando Maldonado
Code Enforcement Officer

City of Weslaco

"The City on the Grow"

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

Mike R. Perez, City Manager

July 2, 2020

David & Guadalupe Hernandez
206 S Guerra Ave
Weslaco, TX 78596-6330

RE: Dilapidated Structure at 117 Zamora,
Legally described as being; Guadalupe LTS 25-26 BLK 4

Dear Mr. David & Guadalupe Hernandez,
Please be advised that the City's Planning and Code Enforcement Department believes the main structure at the above address is in violation of **Weslaco, Texas Code of Ordinance Chapter 26 Article VIII. Unsanitary & Dangerous Buildings, Sec. 26-225** because it is dilapidated, substandard, or it has become unfit for human habitation and it is a hazard to the health, safety and welfare of the citizens of the City of Weslaco. Staff has completed inspections of the structure and property and expects to recommend to the City Commission in the near future that the structure either be repaired to current building codes or demolished by the owner.

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Sincerely,

David Sifuentes
Code Enforcement Officer

12/07/2012 H/W NOTICE RETURNED BACK ON 12/06/2012 (FA)

2/04/2013 GUADALUPE HERNANDEZ CALLED ADDRESS THAT SHE RECEIVES LETTER WOULD BE AT 206 S GUERRA IN WESLACO PHONE # 647-5823

2/22/2013 H/W BILL RETURN BACK VACANT UNABLE TO FORWARD (FA)

10/22/2013-Phone Contact with Guadalupe Hernandez at 647-5823-they are working on cutting property (DS)

10/23/2013 H/W LETTER RETURNED BACK UNCLAIMED (FA)

2/25/2014 H/W LETTER RETURNED BACK UNCLAIMED (FA)

5/22/2015 H/W LETTER RETURNED BACK UNCLAIMED UNABLE TO FORWARD (FA)

6/27/2016 H/W LETTER RETURNED BACK UNCLAIMED UNABLE TO FORWARD (VM)

9/15/2016- Water Acct. Info, last account holder: Davd L. Hernandez Finalized in 2011 phone # 975-1360- no longer a good number (DS)

email: ludhz81@yahoo.com found for water account holder at 206 S Guerra which is this owner's mailing address (DS)

9/16/2016-Phone contact with Magdalena Garcia Martinez at 956-373-8333 she advised this property belonged to her mother Locadia Martinez who left it to her and she gifted it to her daughter Guadalupe (Lupita) Hernandez. Mrs Martinez advised she lives in San Antonio and Lupita and David no longer live at 206 S Guerra, they were in San Antonio yesterday and she will call her son Jose Martinez who lives on Guerra St to get Lupita's address or phone number (DS)

07/11/2017 H/W LETTER RETURNED BACK RETURNED BACK NO NOTES (FA)

5/22/2018-Call from Guadalupe Hernandez 956-375-1437 requesting payoff on cuts done by city and wanting assistance and information to demolish dilapidated house on property. (DS)

Hidalgo CAD

Property Search > 183907 HERNANDEZ GUADALUPE & DAVID for Year 2020

Tax Year: 2020

Property

Account

Property ID:	183907	Legal Description:	GUADALUPE LTS 25-26 BLK 4
Geographic ID:	G9100-00-004-0025-00	Zoning:	RS
Type:	Real	Agent Code:	
Property Use Code:			
Property Use Description:			

Location

Address:	117 ZAMORA AVE	Mapsco:	
Neighborhood:	GUADALUPE-SWL	Map ID:	
Neighborhood CD:	G910000		

Owner

Name:	HERNANDEZ GUADALUPE & DAVID	Owner ID:	681744
Mailing Address:	206 S GUERRA AVE WESLACO, TX 78596-6330	% Ownership:	100.0000000000%
		Exemptions:	

Values

(+) Improvement Homesite Value:	+	$0	
(+) Improvement Non-Homesite Value:	+	$5,527	
(+) Land Homesite Value:	+	$0	
(+) Land Non-Homesite Value:	+	$16,750	Ag / Timber Use Value
(+) Agricultural Market Valuation:	+	$0	$0
(+) Timber Market Valuation:	+	$0	$0

(=) Market Value:	=	$22,277	
(–) Ag or Timber Use Value Reduction:	–	$0	

(=) Appraised Value:	=	$22,277	
(–) HS Cap:	–	$0	

(=) Assessed Value:	=	$22,277	

Taxing Jurisdiction

Owner: HERNANDEZ GUADALUPE & DAVID

% Ownership: 100.0000000000%

Total Value: $22,277

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax
CAD	APPRAISAL DISTRICT	0.000000	$22,277	$22,277	$0.00
CWL	CITY OF WESLACO	0.696700	$22,277	$22,277	$155.20
DR1	DRAINAGE DISTRICT #1	0.105100	$22,277	$22,277	$23.41
GHD	HIDALGO COUNTY	0.575000	$22,277	$22,277	$128.09
JCC	SOUTH TEXAS COLLEGE	0.173300	$22,277	$22,277	$38.61
R02	ROAD DIST 02	0.000000	$22,277	$22,277	$0.00
SST	SOUTH TEXAS SCHOOL	0.049200	$22,277	$22,277	$10.96
SWL	WESLACO ISD	1.068700	$22,277	$22,277	$238.07
	Total Tax Rate:	2.668000			
				Taxes w/Current Exemptions:	$594.34
				Taxes w/o Exemptions:	$594.35

Improvement / Building

Improvement #1: RESIDENTIAL **State Code:** A1 **Living Area:** 416.0 sqft **Value:** $5,527

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
MA	MAIN AREA	WDLW - 1P	DWD	1982	416.0
POR	PORCH (COVERED)	*		1982	80.0
POR	PORCH (COVERED)	*		1982	84.0

Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	L	LOT	0.0574	2500.00	25.00	100.00	$8,375	$0
2	L	LOT	0.0574	2500.00	25.00	100.00	$8,375	$0

Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2020	$5,527	$16,750	0	22,277	$0	$22,277
2019	$3,746	$16,750	0	20,496	$0	$20,496
2018	$3,746	$16,750	0	20,496	$0	$20,496
2017	$3,746	$16,750	0	20,496	$0	$20,496
2016	$3,568	$15,000	0	18,568	$0	$18,568
2015	$3,568	$15,000	0	18,568	$0	$18,568
2014	$4,746	$15,000	0	19,746	$0	$19,746
2013	$6,402	$12,500	0	18,902	$0	$18,902
2012	$6,530	$12,500	0	19,030	$0	$19,030
2011	$6,657	$12,500	0	19,157	$0	$19,157
2010	$6,785	$12,500	0	19,285	$0	$19,285
2009	$6,912	$12,500	0	19,412	$0	$19,412
2008	$7,676	$12,500	0	20,176	$0	$20,176
2007	$6,719	$9,750	0	16,469	$0	$16,469

2006	$4,279	$9,750	0	14,029	$0	$14,029

Deed History - (Last 3 Deed Transactions)

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Number
1	11/21/2007	GFD	GIFT DEED	MARTINEZ MAGDALENA G	HERNANDEZ GUADALUPE & DAVID			1829471
2	4/25/2005	SWD	SPEC. W/D	GARCIA FELIX ET AL	MARTINEZ MAGDALENA G			1463129
3	5/3/2004	AOH	AFFIDAVIT OF HEIRSHIP	GARCIA LEOCADIA	GARCIA FELIX ET AL			1329840

Tax Due

Property Tax Information as of 06/17/2020

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

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.

Website version: 1.2.2.31 Database last updated on: 6/16/2020 9:08 PM © N. Harris Computer Corporation

HOUSING INSPECTION CHECKLIST

GENERAL INFORMATION			
ADDRESS OF INSPECTED UNIT 117			HOUSING TYPE √ Single Family __ Duplex Dwelling __ Apartment __ Other
STREET Zamora	CITY Weslaco		
COUNTY Hidalgo	STATE TX	ZIP 78596	
NAME OF OWNER OR AGENCY AUTHORIZED TO LEASE UNIT INSPECTED			PHONE NO.

ITEM NO. 1. LIVING ROOM	COMMENT	INITIAL ASSESSMENT
1.1 ELECTRICITY		7
1.2 WINDOW CONDITION		6
1.3 CEILING CONDITION	dry wall removal	7
1.4 WALL CONDITION	dry wall removed	7
1.5 FLOOR CONDITION		4

ITEM NO. 2. KITCHEN	COMMENT	INITIAL ASSESSMENT
2.1 ELECTRICITY		7
2.2 WINDOW CONDITION		6
2.3 CEILING CONDITION	dry wall removal	7
2.4 WALL CONDITION	dry wall ~~removed~~ removed	7
2.5 FLOOR CONDITION		4

ITEM NO. 3. BATHROOM	COMMENT	**INITIAL ASSESSMENT**
3.1 ELECTRICITY		4
3.2 WINDOW CONDITION		4
3.3 CEILING CONDITION		4
3.4 WALL CONDITION		4
3.5 FLOOR CONDITION		4
3.6 FLUSH TOILET IN ENLOSED ROOM IN UNIT		4
3.7 FIXED WASH BASIN IN LAVATORY IN UNIT		4
3.8 TUB OR SHOWER IN UNIT		4
3.9 VENTILIATION		4

ITEM NO. 4. OTHER ROOMS USED FOR LIVING & HALLS	COMMENT	INITIAL ASSESSMENT
4.1 ELECTRICITY/ILLUMINATION		7
4.2 WINDOW CONDITION		4
4.3 CEILING CONDITION		7
4.4 WALL CONDITION		7
4.5 FLOOR CONDITION		4
ITEM NO. 5. ROOM CODE* AND ROOM LOCATION	COMMENT	INITIAL ASSESSMENT
5.1 ELECTRICITY/ILLUMINATION		
5.2 WINDOW CONDITION		
5.3 CEILING CONDITION		
5.4 WALL CONDITION		
5.5 FLOOR CONDITION		
ITEM NO. 6. BUILDING EXTERIOR	COMMENT	INITIAL ASSESSMENT
6.1 CONDITION OF FOUNDATION		4
6.2 CONDITION OF STAIRS, RAILS AND PORCHES		7
6.3 CONDITION OF ROOF AND GUTTERS		7
6.4 CONDITION OF EXTERIOR SURFACES		7
6.5 LEAD PAINT: EXT. SURFACES		7
ITEM NO. 7. HEATING & PLUMBING	COMMENT	INITIAL ASSESSMENT
7.1 ADEQUACY OF HEATING EQUIP		7
7.2 SAFETY OF HEATING EQUIP.		7
7.3 VENTILATION/COOLING		7
7.4 WATER HEATER		7
7.5 APPROVABLE WATER SUPPLY		7
7.6 PLUMBING		7
7.7 SEWER CONNECTION		7

INSPECTION SUMMARY (OPTIONAL)	
ITEM NO.	REASON FOR COMMENTS
	Structure was found to be in a condition of neglect by owners. As the housing report indicates several areas are considered to be in severe dilapidation. Homeowners would have to provide a plan of remodeling to bring structure into compliance. All elements of electrical and plumbing are in decay and disrepair. It is in this inspectors opinion that the structure is in such dilapidated state that plan for reconstruction or remodeling would have to be developed to bring this structure into compliance.

RECOMMENDATION: REPAIR _____ DEMOLISH ✓ VACATE _____

*INTERPRETATION OF NUMERIC SCALE

1 = Newly constructed
2 = Good condition requiring no repairs
3 = Standard condition requiring minor maintenance repair from normal seasonal wear
4 = Substandard condition requiring major maintenance repair from an accumulation of seasonal wear, and abnormal wear from abusive treatment and neglect
5 = Deteriorating condition requiring major structural repair resulting from a period of substandard conditions; considered a health hazard
6 = Dilapidated condition requiring more than 50% structural replacement
7 = Severe dilapidated condition that would require immediate attention

INSPECTED BY _____ DATE 10/8/2020




NOTICE
City of Wedowe
NOTE: REMOVAL PROHIBITED
BY CITY ORDINANCE


NOTICE
City of Weslaco
NOTE: REMOVAL PROHIBITED
BY CITY ORDINANCE













WESLACO FIRE MARSHAL'S OFFICE
255 S. KANSAS
WESLACO, TEXAS 78596
(956) 447-1990 FAX (956) 969-4921

DILAPIDATED STRUCTURE INSPECTION REPORT

DATE: 08/6/20 X INSPECTION _____REINSPECTION

FACILITY NAME: Abandoned Residence

PHYSICAL & MAILING ADDRESS: 117 Zamora Weslaco, TX 78596

PHONE #: _____ OWNER/MANAGER: _____

TYPE OF INSPECTION: **COMPLAINT** **OCCUPANCY CLASS:** **RESIDENCE**

X	1	Deteriorated interior walls
	2	Deteriorated roof
	3	Vegetation overgrowth
	4	Unsecured doors
	5	Unsecured windows
	6	Debris inside
X	7	Debris outside
	8	Exposed electrical wiring
	9	Broken or missing windows
X	10	Broken or missing door
	11	Signs or feces
	12	Signs of transients/vagrants

X	13	Sheetrock walls exposed
X	14	Sheetrock ceiling exposed
	15	Signs of roof leaking
	16	Broken and/or uneven floors
	17	Animals (dogs, cats, mice, etc.) inside
	18	Severe fire damage
	19	Roof collapsed and/or exposed
	20	Graffiti
	21	Broken/cracked exterior walls
	22	Other:
	23	Other:
	24	Other:

NOTE: THESE CONDITIONS CONSTITUTE A FIRE HAZARD.

_____COMPLIES WITHIN CODE TODAY ____x___DOES NOT COMPLY AT THIS TIME _____WILL REINSPECT BY:_____

_____ Jesse Valderas

OWNER/OCCUPANT FIRE MARSHAL/FIRE INSPECTOR

SUCH CONDITIONS ARE VIOLATIONS OF EITHER CITY OR STATE FIRE PREVENTION REGULATIONS. PLEASE CORRECT HAZARD(S) AND HELP PREVENT FIRES. NON-COMPLIANCE IS SUBJECT TO PENALTIES UNDER CITY & STATE REGULATIONS.

Standardized Agenda Request Form

Date of Meeting: December 15, 2020	**Agenda Item No.** (to be assigned by CSO)**:** 2020-3843

From:
Rebekah De La Fuente

Subject:
Discussion and consideration after public hearing to authorize the demolition order for an unoccupied building located at 716 E. Shane, lots 7-8, Block 1 Ramon, an addition to the City of Weslaco, Hidalgo County, Texas as dilapidated, substandard, and unfit for human habitation and hazard to the health, safety and welfare of the citizens of the City of Weslaco as per Weslaco Code of Ordinances Chapter 26 Article VIII Unsanitary & Dangerous Buildings, §26-225 and authorize the Mayor to execute any related documents. Possible action. (Staffed by Planning and Code Enforcement Department.)

Background:

To discuss the following unoccupied building on premises to determine if they have become dilapidated, substandard, unfit for human habitation and hazard to the health, safety and welfare of the citizens of the City of Weslaco as per Weslaco Ordinance Chapter 26 Article VIII Unsanitary & Dangerous Buildings, Sec. 26-225

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 was published in The Monitor on November 16, 2020 and November 23, 2020

Advisory Review, if any (name of board/committee, date of action, recommendation)**:**
On December 3, 2020 the Board of Adjustments and Appeals to the Building Codes recommended the that the building be demolished within staff recommendation of sixty (60) days

Kayla Arevalo	Created/Initiated
Rebekah De La Fuente	Approved
Mike Perez	Final Approval

City Manager Comments:
Approve.

Staff Recommendation:
Staff recommends that the structure(s) be declared a public nuisance and that the City

Commission Order that it be demolished by the owner within sixty (60) days
Attachments, if any: 716 E SHANE- Attachments, 117 Zamora- Memo
Responsibilities upon Approval: Staff will provide legal notice to property owner

CITY OF WESLACO
BOARD OF ADJUSTMENT AND APPEALS OF BUILDING
AGENDA RECOMMENDATION
Date: December 3, 2020

AGENDA ITEM: To discuss the following unoccupied building on premises to determine if they have become dilapidated, substandard, unfit for human habitation and hazard to the health, safety and welfare of the citizens of the City of Weslaco as per Weslaco Ordinance Chapter 26 Article VIII Unsanitary & Dangerous Buildings, Sec. 26-225

The Code Enforcement is requesting for the structure either be repaired to current building codes or demolished.

1. Legal Description: 716 E. Shane, Ramona, Blk 1 Lots 7-8, Weslaco, Hidalgo County, Texas
2. Recorded Owner: Jesus and Amanda Cardenas

PLANNING ANALYSIS: Staff recommends compliance with the ordinance.

City of Weslaco
Public Hearing Notice

The Board of Adjustment and Appeals for Construction and Housing Codes will hold a public hearing on Thursday, December 3, 2020 at 5:30 p.m. and the City Commission will also hold a public hearing on Tuesday, December 15, 2020 at the City Hall Legislative Chambers located at 716 E. Shane St. to discuss the following unoccupied buildings or premises to determine if they have become dilapidated, substandard, and unfit for human habitation and a hazard to the health, safety, and welfare of the citizens of the City of Weslaco as per Ordinance No. 86-24:

Si desea información en español, llame al departamento de Aplicación de Códigos de la Ciudad de Weslaco, (956) 973-3123.

716 E. Shane St. Ramona, Blk 1 Lots 7-8, City of Weslaco, Hidalgo County, Texas. Recorded Owner: Jesus and Amanda Cardenas The property owners or members of the public are invited to attend and may present evidence supporting or opposing staff's recommendation that these structures be either repaired, demolished or removed. For additional information, contact the Code Enforcement Department at (956) 973-3123.

/s/ Rolando Maldonado
Planning/Code Enforcement

City of Weslaco

"The City on the Grow"





November 3, 2020
Jesus and Amanda Cardenas
2415 60th Ave Apt 2
Mattawan, MI 49071-8535

Notice of Public Hearing

RE: Dilapidated Structure at 716 E. Shane,
Legally described as being; Ramona Blk 1 Lots 7-8

Dear David & Guadalupe Hernandez,

Please be advised that the City's Planning and Code Enforcement Department believes the main structure at the above address is in violation of **Weslaco, Texas Code of Ordinance Chapter 26 Article VIII. Unsanitary & Dangerous Buildings, Sec. 26-225** because it is dilapidated, substandard, or it has become unfit for human habitation and it is a hazard to the health, safety and welfare of the citizens of the City of Weslaco. Staff has completed inspections of the structure and property and expects to recommend to the City Commission in the near future that the structure either be repaired to current building codes or demolished by the owner.

December 3, 2020 has been set as the date for a Public Hearing by the Board of Adjustments and Appeals of Building. **December 15, 2020** has been set as the date for a Public Hearing, the City Commission is likely to order that the property be repaired to current building codes or demolished within 60 days as recommended by staff. It is important that you attend the public hearing, because you are allowed to voice your opinion on behalf of your property. Please note that any other citizen(s) present may voice their opinions as well.

The City Commission, depending on the evidence presented, may find that the building or premise is a public nuisance and may direct that the building or premise be either repaired or removed. At no time will repairs or removal of the building or premise be required less than fifteen (15) days from the public hearing day or exceed more than sixty (60) days from the public hearing date.

If the City Commission votes to remove or repair the building on your property and you do not comply within the time restraints set forth by the Commission, the City of Weslaco may cause the demolition of the building on your property and all the costs and expenses incurred, including administrative costs will be charged to you against the property. A lien will be placed on property in the amount of all expenses and charges incurred. You are afforded the opportunity to appeal the City Commission decision to a district court up to (30) days from final decision is made to repair or demolish the structure.

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Sincerely,

Rolando Maldonado
Planning/Code Enforcement

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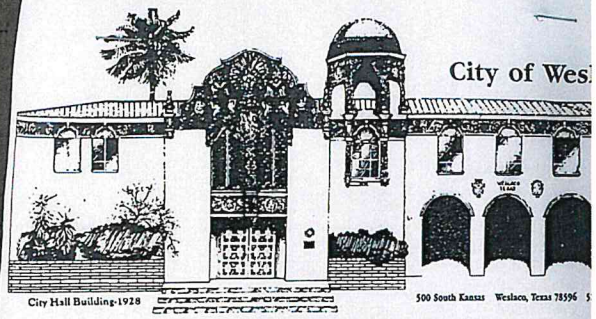
Si desea información en español, llame al departamento de Aplicación de Códigos de la Ciudad de Weslaco, (956) 973-3123.

716 E. Shane St. Ramona, Blk 1 Lots 7-8, City of Weslaco, Hidalgo County, Texas. Recorded Owner: Jesus and Amanda Cardenas The property owners or members of the public are invited to attend and may present evidence supporting or opposing staff's recommendation that these structures be either repaired, demolished or removed. For additional information, contact the Code Enforcement Department at (956) 973-3123.

/s/ Rolando Maldonado
Planning/Code Enforcement



DEPARTMENT OF HEALTH

NOTICE

THIS BUILDING IS UNFIT AND OR UNSAFE AN
IT'S USE OR OCCUPANCY HAS BEEN PROHIBIT
BY THE HEALTH AUTHORITY

Date Oct 24, 19
Address 716 E. Shane
Lot No. 7-8 Block No. 1
Subdivision Ramona

Issued By Health Department
City of Weslaco
968-3181

NOTE: REMOVAL PROHIBITE
BY CITY ORDINANCE


716
NOTICE
City of Westlake
NOTE: REMOVAL PROHIBITED
BY CITY ORDINANCE


NOTICE
City of Weslaco
NOTE: REMOVAL PROHIBITED
BY CITY ORDINANCE

City of Weslaco

"The City on the Grow"

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Certified Mail Fee
$
Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) $
☐ Return Receipt (electronic) $
☐ Certified Mail Restricted Delivery $
☐ Adult Signature Required $
☐ Adult Signature Restricted Delivery $
Postage
$

Postmark Here

Jesus and Amanda Cardenas
2415 60th Ave Apt #2
Mattawan, MI 49071-8535

7019 2970 0001 2616 2942

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

SENDER: COMPLETE THIS SECTION
■ Complete items 1, 2, and 3.
■ Print your name and address on the reverse so that we can return the card to you.
■ Attach this card to the back of the mailpiece or on the front if space permits.
1. Article Addressed to:
Jesus and Amanda Cardenas
2415 60th Ave Apt #2
Mattawan, MI 49071-8535
2415 #2
9590 9402 5660 9308 9084 37
2. Article Number (Transfer from service label)
7019 2970 0001 2616 2
PS Form 3811, July 2015 PSN 7530-02-000-9053

Oct 30, 2020

Jesus and Amanda Cardenas
2415 60th Ave Apt #2
Mattawan, MI 49071-8535

RE: Dilapidated Structure at 716 E. Shane,
Legally described as being; Ramona BLK 1 Lots

Dear Mr. or Mrs. Cardenas
Please be advised that the City's Planning and Code E
structure at the above address is in violation of **Weslac**
Article VIII. Unsanitary & Dangerous Buildings,
substandard, or it has become unfit for human habitati
and welfare of the citizens of the City of Weslaco. Staff
and property and expects to recommend to the City Commission in the near future that the structure either be repaired to current building codes or demolished by the owner.

The staff recommendation regarding your property will be made at a Public Hearing. As required by ordinance, we will attempt to notify you by certified mail with return receipt requested, and by publishing notice in The Monitor newspaper advising of the date and time of the Public Hearing. You will have the opportunity to address the City Commission regarding the property at this hearing.

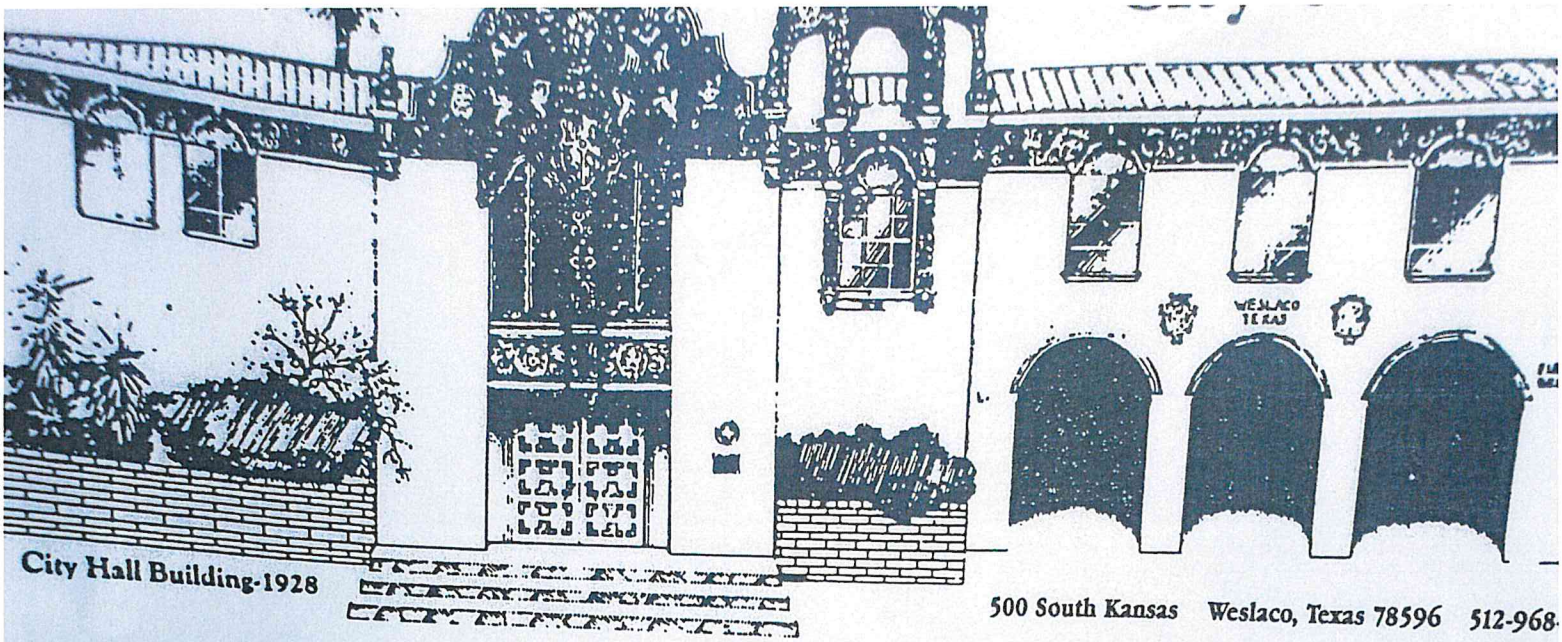
At the Public Hearing, the City Commission is likely to order that the property be repaired to current building codes or demolished within 60 days as recommended by staff. It is important that you attend the public hearing, because you are allowed to voice your opinion on behalf of your property. Please note that any other citizen(s) present may voice their opinions as well.

The purpose of this letter is to provide you advance notice that staff expects to recommend that the structure(s) be repaired to current building codes or demolished so that you may have additional time to consider your options for the property prior to any further action by the Planning and Code Enforcement Department.

IT IS VERY IMPORTANT THAT YOU CONTACT ME AS SOON AS POSSIBLE REGARDING THIS MATTER SO WE CAN KNOW THE ACTIONS YOU WILL TAKE REGARDING THIS PROPERTY. CONTACT ME AT (956) 447-3401 EXT # 3122 MON- FRI 8AM- 5PM

Sincerely,

Rolando Maldonado
Code Enforcement Officer



City Hall Building-1928

500 South Kansas Weslaco, Texas 78596 512-968-

DEPARTMENT OF HEALTH

NOTICE

THIS BUILDING IS UNFIT AND OR UNSAFE AND IT'S USE OR OCCUPANCY HAS BEEN PROHIBITED BY THE HEALTH AUTHORITY

Date Oct 26, 1920

Address 716 E. Shane

Lot No. 7-8 Block No. 1

Subdivision RAMONA

Issued By Health Department

City of Weslaco

968-3181

NOTE: REMOVAL PROHIBITED BY CITY ORDINANCE


NOTICE
City of Windsor
NOTE: REMOVAL PROHIBITED
BY CITY ORDINANCE

City of Weslaco

"The City on the Grow"

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

Mike R. Perez, City Manager

July 2, 2020

Mr. Jesus and Amanda Cardenas
2415 60th Ave Apt 2
Mattawan, MI 49071-8535

RE: Dilapidated Structure at 716 E Shane,
Legally described as being; Ramona BLK 1 LTS 7-8

Dear Mr. Jesus & Amanda Cardenas,
Please be advised that the City's Planning and Code Enforcement Department believes the main structure at the above address is in violation of **Weslaco, Texas Code of Ordinance Chapter 26 Article VIII. Unsanitary & Dangerous Buildings, Sec. 26-225** because it is dilapidated, substandard, or it has become unfit for human habitation and it is a hazard to the health, safety and welfare of the citizens of the City of Weslaco. Staff has completed inspections of the structure and property and expects to recommend to the City Commission in the near future that the structure either be repaired to current building codes or demolished by the owner.

The staff recommendation regarding your property will be made at a Public Hearing. As required by ordinance, we will attempt to notify you by certified mail with return receipt requested, and by publishing notice in The Monitor newspaper advising of the date and time of the Public Hearing. You will have the opportunity to address the City Commission regarding the property at this hearing.

At the Public Hearing, the City Commission is likely to order that the property be repaired to current building codes or demolished within 60 days as recommended by staff. It is important that you attend the public hearing, because you are allowed to voice your opinion on behalf of your property. Please note that any other citizen(s) present may voice their opinions as well.

The purpose of this letter is to provide you advance notice that staff expects to recommend that the structure(s) be repaired to current building codes or demolished so that you may have additional time to consider your options for the property prior to any further action by the Planning and Code Enforcement Department.

IT IS VERY IMPORTANT THAT YOU CONTACT ME AS SOON AS POSSIBLE REGARDING THIS MATTER SO WE CAN KNOW THE ACTIONS YOU WILL TAKE REGARDING THIS PROPERTY. CONTACT ME AT (956) 973-3123 EXT # 1409 MON- FRI 8AM- 5PM

Sincerely,

David Sifuentes
Code Enforcement Officer

Hidalgo CAD

Property Search Results > 266023 CARDENAS AMANDA & JESUS for Year 2020

Tax Year: 2020

Property

Account

Property ID:	266023	Legal Description:	RAMONA BLK 1 LTS 7-8
Geographic ID:	R0650-00-001-0007-00	Zoning:	RS
Type:	Real	Agent Code:	
Property Use Code:			
Property Use Description:			

Location

Address:	716 E SHANE ST WESLACO, TX	Mapsco:	
Neighborhood:	RAMONA	Map ID:	
Neighborhood CD:	R065000		

Owner

Name:	CARDENAS AMANDA & JESUS	Owner ID:	1047150
Mailing Address:	24715 60TH AVE APT 2 MATTAWAN, MI 49071-8535	% Ownership:	100.0000000000%
		Exemptions:	

Values

(+) Improvement Homesite Value:	+	$0	
(+) Improvement Non-Homesite Value:	+	$7,267	
(+) Land Homesite Value:	+	$0	
(+) Land Non-Homesite Value:	+	$24,496	Ag / Timber Use Value
(+) Agricultural Market Valuation:	+	$0	$0
(+) Timber Market Valuation:	+	$0	$0

(=) Market Value:	=	$31,763	
(–) Ag or Timber Use Value Reduction:	–	$0	

(=) Appraised Value:	=	$31,763	
(–) HS Cap:	–	$0	

(=) Assessed Value:	=	$31,763	

Taxing Jurisdiction

Owner: CARDENAS AMANDA & JESUS

% Ownership: 100.0000000000%

Total Value: $31,763

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax
CAD	APPRAISAL DISTRICT	0.000000	$31,763	$31,763	$0.00
CWL	CITY OF WESLACO	0.696700	$31,763	$31,763	$221.29
DR1	DRAINAGE DISTRICT #1	0.105100	$31,763	$31,763	$33.38
GHD	HIDALGO COUNTY	0.575000	$31,763	$31,763	$182.64
JCC	SOUTH TEXAS COLLEGE	0.173300	$31,763	$31,763	$55.05
R02	ROAD DIST 02	0.000000	$31,763	$31,763	$0.00
SST	SOUTH TEXAS SCHOOL	0.049200	$31,763	$31,763	$15.63
SWL	WESLACO ISD	1.068700	$31,763	$31,763	$339.45
	Total Tax Rate:	2.668000			
				Taxes w/Current Exemptions:	$847.44
				Taxes w/o Exemptions:	$847.44

Improvement / Building

Improvement #1: RESIDENTIAL **State Code:** A1 **Living Area:** 608.0 sqft **Value:** $7,267

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
MA	MAIN AREA	WDLW - 2M	DWD	1978	608.0

Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	L	LOT	0.0792	3450.00	30.00	115.00	$12,248	$0
2	L	LOT	0.0792	3450.00	30.00	115.00	$12,248	$0

Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2020	$7,267	$24,496	0	31,763	$0	$31,763
2019	$4,996	$20,700	0	25,696	$0	$25,696
2018	$6,813	$20,700	0	27,513	$0	$27,513
2017	$6,813	$20,700	0	27,513	$0	$27,513
2016	$6,476	$23,116	0	29,592	$0	$29,592
2015	$6,476	$23,116	0	29,592	$0	$29,592
2014	$7,981	$23,116	0	31,097	$0	$31,097
2013	$7,981	$17,250	0	25,231	$0	$25,231
2012	$8,158	$17,250	0	25,408	$0	$25,408
2011	$8,335	$17,250	0	25,585	$0	$25,585
2010	$8,513	$17,250	0	25,763	$0	$25,763
2009	$8,690	$17,250	0	25,940	$1,120	$24,820
2008	$9,045	$17,250	0	26,295	$3,731	$22,564
2007	$9,817	$10,696	0	20,513	$0	$20,513
2006	$11,000	$10,696	0	21,696	$0	$21,696

Deed History - (Last 3 Deed Transactions)

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Number
1	3/2/2015	SVD	SPEC WD/VEN LIEN	GOLD & WHITE LLC	CARDENAS AMANDA & JESUS			2590578
2	5/7/2010	FCL	FORECLOSURE	CARDENAS ANTONIA S	GOLD & WHITE LLC			2101115
3	9/26/1983	CONV	CONVERSION	SALAZAR ANGELINA	CARDENAS ANTONIA S	1882	341	

Tax Due

Property Tax Information as of 06/17/2020

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

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.

Website version: 1.2.2.31 Database last updated on: 6/16/2020 9:08 PM © N. Harris Computer Corporation

HOUSING INSPECTION CHECKLIST

GENERAL INFORMATION			
ADDRESS OF INSPECTED UNIT 714			HOUSING TYPE √ Single Family ___ Duplex Dwelling ___ Apartment ___ Other _____
STREET E. Shane	CITY Weslaco		
COUNTY Hidalgo	STATE TX	ZIP 78596	
NAME OF OWNER OR AGENCY AUTHORIZED TO LEASE UNIT INSPECTED			PHONE NO.

ITEM NO. 1. LIVING ROOM	COMMENT	INITIAL ASSESSMENT
1.1 ELECTRICITY		7
1.2 WINDOW CONDITION		6
1.3 CEILING CONDITION	Hole in ceiling	7
1.4 WALL CONDITION	no dry wall	7
1.5 FLOOR CONDITION		7

ITEM NO. 2. KITCHEN	COMMENT	INITIAL ASSESSMENT
2.1 ELECTRICITY		7
2.2 WINDOW CONDITION		6
2.3 CEILING CONDITION	Hole in ceiling	7
2.4 WALL CONDITION	no dry wall	7
2.5 FLOOR CONDITION		7

ITEM NO. 3. BATHROOM	COMMENT	**INITIAL ASSESSMENT**
3.1 ELECTRICITY		7
3.2 WINDOW CONDITION		7
3.3 CEILING CONDITION		7
3.4 WALL CONDITION		7
3.5 FLOOR CONDITION		7
3.6 FLUSH TOILET IN ENLOSED ROOM IN UNIT		7
3.7 FIXED WASH BASIN IN LAVATORY IN UNIT		7
3.8 TUB OR SHOWER IN UNIT		7
3.9 VENTILIATION		7

ITEM NO. 4. OTHER ROOMS USED FOR LIVING & HALLS	COMMENT	INITIAL ASSESSMENT
4.1 ELECTRICITY/ILLUMINATION		7
4.2 WINDOW CONDITION		6
4.3 CEILING CONDITION		7
4.4 WALL CONDITION		7
4.5 FLOOR CONDITION		7
ITEM NO. 5. ROOM CODE* AND ROOM LOCATION	COMMENT	INITIAL ASSESSMENT
5.1 ELECTRICITY/ILLUMINATION		7
5.2 WINDOW CONDITION		6
5.3 CEILING CONDITION		7
5.4 WALL CONDITION		7
5.5 FLOOR CONDITION		7
ITEM NO. 6. BUILDING EXTERIOR	COMMENT	INITIAL ASSESSMENT
6.1 CONDITION OF FOUNDATION		7
6.2 CONDITION OF STAIRS, RAILS AND PORCHES		7
6.3 CONDITION OF ROOF AND GUTTERS	Hole in Roof	7
6.4 CONDITION OF EXTERIOR SURFACES		7
6.5 LEAD PAINT: EXT. SURFACES		7
ITEM NO. 7. HEATING & PLUMBING	COMMENT	INITIAL ASSESSMENT
7.1 ADEQUACY OF HEATING EQUIP		7
7.2 SAFETY OF HEATING EQUIP.		7
7.3 VENTILATION/COOLING		7
7.4 WATER HEATER		7
7.5 APPROVABLE WATER SUPPLY		7
7.6 PLUMBING		7
7.7 SEWER CONNECTION		7

INSPECTION SUMMARY (OPTIONAL)	
ITEM NO.	REASON FOR COMMENTS
	Structure was found to be in a condition of neglect by owners. As the housing report indicates several areas are considered to be in severe dilapidation. Homeowners would have to provide a plan of remodeling to bring structure into compliance. All elements of electrical and plumbing are in decay and disrepair. It is in this inspectors opinion that the structure is in such dilapidated state that plan for reconstruction or remodeling would have to be developed to bring this structure into compliance.

RECOMMENDATION: REPAIR _____ DEMOLISH ✓ VACATE _____

*INTERPRETATION OF NUMERIC SCALE

1 = Newly constructed
2 = Good condition requiring no repairs
3 = Standard condition requiring minor maintenance repair from normal seasonal wear
4 = Substandard condition requiring major maintenance repair from an accumulation of seasonal wear, and abnormal wear from abusive treatment and neglect
5 = Deteriorating condition requiring major structural repair resulting from a period of substandard conditions; considered a health hazard
6 = Dilapidated condition requiring more than 50% structural replacement
7 = Severe dilapidated condition that would require immediate attention

INSPECTED BY _____

10/8/2020
DATE




NOTICE
City of Weslaco
NOT REMOVAL PROHIBITED
BY CITY ORDINANCE















WESLACO FIRE MARSHAL'S OFFICE
255 S. KANSAS
WESLACO, TEXAS 78596
(956) 447-1990 FAX (956) 969-4921

DILAPIDATED STRUCTURE INSPECTION REPORT

DATE: 08/6/20 X INSPECTION _____REINSPECTION

FACILITY NAME: Abandoned Residence

PHYSICAL & MAILING ADDRESS: 716 E. Shane Weslaco, TX 78596

PHONE #: _____ OWNER/MANAGER: _____

TYPE OF INSPECTION: COMPLAINT **OCCUPANCY CLASS:** RESIDENCE

X	1	Deteriorated interior walls
X	2	Deteriorated roof
	3	Vegetation overgrowth
	4	Unsecured doors
	5	Unsecured windows
X	6	Debris inside
X	7	Debris outside
X	8	Exposed electrical wiring
	9	Broken or missing windows
	10	Broken or missing door
	11	Signs or feces
	12	Signs of transients/vagrants

X	13	Sheetrock walls exposed
X	14	Sheetrock ceiling exposed
X	15	Signs of roof leaking
	16	Broken and/or uneven floors
	17	Animals (dogs, cats, mice, etc.) inside
	18	Severe fire damage
X	19	Roof collapsed and/or exposed
	20	Graffiti
	21	Broken/cracked exterior walls
	22	Other:
	23	Other:
	24	Other:

NOTE: THESE CONDITIONS CONSTITUTE A FIRE HAZARD.

_____COMPLIES WITHIN CODE TODAY ___x___DOES NOT COMPLY AT THIS TIME _____WILL REINSPECT BY:_____

_____ Jesse Valderas

OWNER/OCCUPANT FIRE MARSHAL/FIRE INSPECTOR

SUCH CONDITIONS ARE VIOLATIONS OF EITHER CITY OR STATE FIRE PREVENTION REGULATIONS. PLEASE CORRECT HAZARD(S) AND HELP PREVENT FIRES. NON-COMPLIANCE IS SUBJECT TO PENALTIES UNDER CITY & STATE REGULATIONS.

City of Weslaco

"The City on the Grow"

David Suarez, Mayor
Leo Muñoz, Mayor Pro-Tem, District 1
Greg Kerr, Commissioner, District 2
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

M E M O

TO: Mayor and City Commission

FROM: Rebekah de la Fuente, Planning & Code Enforcement Director

RE: Demolition 117 Zamora Street

DATE: December 7, 2020

The Code Enforcement Department identified **117 Zamora Street.**, for consideration for the structure located on this address to be either be repaired to current building codes or demolished. Property owner was sent certified notices of structures conditions no one contacted the City. Notice to appear before the Board of Adjustment and Appeals to the Building Codes, on December 3, 2020 was sent. Where evidence was presented to the Board of substandard structural, electrical and plumbing conditions. No one was present representing the property. After consideration from the Board, it decided to recommend structure be demolished.

Thank you,

Rebekah de la Fuente, CFM

Standardized Agenda Request Form

Date of Meeting: December 15, 2020	**Agenda Item No.** (to be assigned by CSO)**:** 2020-3844
From: Rebekah De La Fuente	
Subject: Discussion and consideration after public hearing to authorize the demolition order for an unoccupied building located at 312 N. Cedro Lot 5, Block 6, Northside, an addition to the City of Weslaco, Hidalgo County, Texas as dilapidated, substandard, and unfit for human habitation and hazard to the health, safety and welfare of the citizens of the City of Weslaco as per Weslaco Code of Ordinances Chapter 26 Article VIII Unsanitary & Dangerous Buildings, §26-225 and authorize the Mayor to execute any related documents. Possible action. (Staffed by Planning and Code Enforcement Department.)	
Background: To discuss the following unoccupied building on premises to determine if they have become dilapidated, substandard, unfit for human habitation and hazard to the health, safety and welfare of the citizens of the City of Weslaco as per Weslaco Ordinance Chapter 26 Article VIII Unsanitary & Dangerous Buildings, Sec. 26-225	
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 was published in The Monitor on November 16, 2020 and November 23, 2020		
Advisory Review, if any (name of board/committee, date of action, recommendation)**:** On December 3, 2020 the Board of Adjustments and Appeals to the Building Codes recommended the that the building be demolished within staff recommendation of sixty (60) days		

Kayla Arevalo	Created/Initiated
Rebekah De La Fuente	Approved
Mike Perez	Final Approval

City Manager Comments: Approve.
Staff Recommendation: Staff recommends that the structure(s) be declared a public nuisance and that the City Commission Order that it be demolished by the owner within sixty (60) days
Attachments, if any: 312 N Cedro- Memo, 312 N CEDRO- Attachments

Responsibilities upon Approval:
Staff will provide legal notice to property owner

City of Weslaco

"The City on the Grow"

David Suarez, Mayor
Leo Muñoz, Mayor Pro-Tem, District 1
Greg Kerr, Commissioner, District 2
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

M E M O

TO: Mayor and City Commission

FROM: Rebekah de la Fuente, Planning & Code Enforcement Director

RE: Demolition 312 North Cedro

DATE: December 7, 2020

The Code Enforcement Department identified **312 North Cedro**, for consideration for the structure located on this address to be either be repaired to current building codes or demolished. Property owner was sent certified notices of structures conditions no one contacted the City. Notice to appear before the Board of Adjustment and Appeals to the Building Codes, on December 3, 2020 was sent. Where evidence was presented to the Board of substandard structural, electrical and plumbing conditions. No one was present representing the property. After consideration from the Board, it decided to recommend structure be demolished.

Thank you,

Rebekah de la Fuente, CFM

CITY OF WESLACO
BOARD OF ADJUSTMENT AND APPEALS OF BUILDING
AGENDA RECOMMENDATION
Date: December 3, 2020

AGENDA ITEM: To discuss the following unoccupied building on premises to determine if they have become dilapidated, substandard, unfit for human habitation and hazard to the health, safety and welfare of the citizens of the City of Weslaco as per Weslaco Ordinance Chapter 26 Article VIII Unsanitary & Dangerous Buildings, Sec. 26-225

The Code Enforcement is requesting for the structure either be repaired to current building codes or demolished.

1. Legal Description: 312 N. Cedro, Northside Lot 5 Blk 6, Weslaco, Hidalgo County, Texas
2. Recorded Owner: Rafael Torres

PLANNING ANALYSIS: Staff recommends compliance with the ordinance.

City of Weslaco
Public Hearing Notice

The Board of Adjustment and Appeals for Construction and Housing Codes will hold a public hearing on Thursday, December 3, 2020 at 5:30 p.m. and the City Commission will also hold a public hearing on Tuesday, December 15, 2020 at the City Hall Legislative Chambers located at 312 N. Cedro, to discuss the following unoccupied buildings or premises to determine if they have become dilapidated, substandard, and unfit for human habitation and a hazard to the health, safety, and welfare of the citizens of the City of Weslaco as per Ordinance No. 86-24:

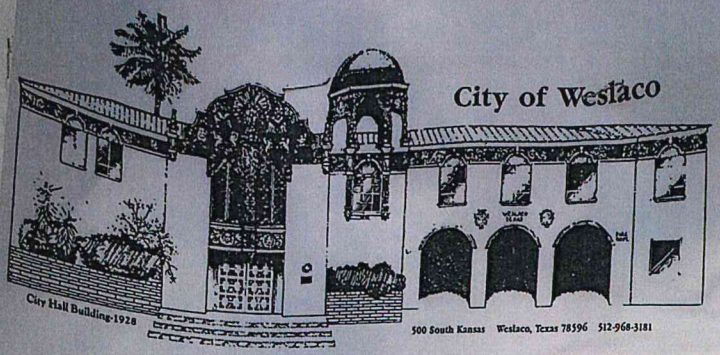
Si desea información en español, llame al departamento de Aplicación de Códigos de la Ciudad de Weslaco, (956) 973-3123.

312 N. Cedro, Northside Lot 5 Blk 6, City of Weslaco, Hidalgo County, Texas. Recorded Owner: Rafael Torres The property owners or members of the public are invited to attend and may present evidence supporting or opposing staff's recommendation that these structures be either repaired, demolished or removed. For additional information, contact the Code Enforcement Department at (956) 973-3123.

/s/ Rolando Maldonado
Planning/Code Enforcement




312
NOTICE
City of Weslaco
NOTE: REMOVAL PROHIBITED
BY CITY ORDINANCE



DEPARTMENT OF HEALTH

NOTICE

THIS BUILDING IS UNFIT AND OR UNSAFE AND IT'S USE OR OCCUPANCY HAS BEEN PROHIBITED BY THE HEALTH AUTHORITY

Date 10-26-20, 19____
Address 312 N. Cedro
Lot No. 5 Block No. 6
Subdivision North side

Issued By Health Department

City of Weslaco

968-3181

NOTE: REMOVAL PROHIBITED BY CITY ORDINANCE

City of Weslaco
Public Hearing Notice

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/s/ Rolando Maldonado
Planning/Code Enforcement

11-6-20 312 N. Cedro

City of Weslaco
Public Hearing Notice

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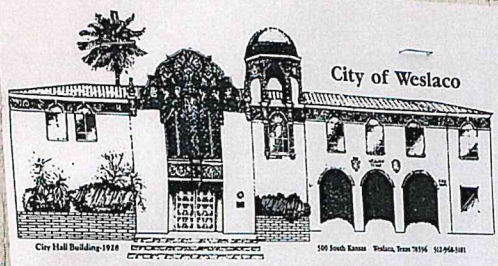
N. Cedro, Northside Lot 5 Blk 6, City of Weslaco, Hidalgo nty, Texas. Recorded Owner: Rafael Torres The property ers or members of the public are invited to attend and may ent evidence supporting or opposing staff's mmendation that these structures be either repaired, olished or removed. For additional information, contact the le Enforcement Department at (956) 973-3123.

ando Maldonado
ng/Code Enforcement



DEPARTMENT OF HEALTH

NOTICE

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Date 10-26-20, 19
Address 312 N. Cedro
Lot No. 5 Block No. 6
Subdivision North Side

Issued By Health Department
City of Weslaco
968-3181

NOTE: REMOVAL PROHIBITED BY CITY ORDINANCE

11-4-20 312 N. Cedro

City of Weslaco

"The City on the Grow"



11/03/2020
Rafael Torres
312 Cedro St.
Weslaco, TX 78596-9460

Notice of Public Hearing

RE: Dilapidated Structure at 312 Cedro St. Legally described as being; Ramona Blk 1 Lots 7-8

Dear Rafael Torres,

Please be advised that the City's Planning and Code Enforcement Department believes the main structure at the above address is in violation of **Weslaco, Texas Code of Ordinance Chapter 26 Article VIII. Unsanitary & Dangerous Buildings, Sec. 26-225** because it is dilapidated, substandard, or it has become unfit for human habitation and it is a hazard to the health, safety and welfare of the citizens of the City of Weslaco. Staff has completed inspections of the structure and property and expects to recommend to the City Commission in the near future that the structure either be repaired to current building codes or demolished by the owner.

December 3, 2020, has been set as the date for a Public Hearing by the Board of Adjustments and Appeals of Building. December 15, 2020**,** has been set as the date for a Public Hearing, the City Commission is likely to order that the property be repaired to current building codes or demolished within 60 days as recommended by staff. It is important that you attend the public hearing, because you are allowed to voice your opinion on behalf of your property. Please note that any other citizen(s) present may voice their opinions as well.

The City Commission, depending on the evidence presented, may find that the building or premise is a public nuisance and may direct that the building or premise be either repaired or removed. At no time will repairs or removal of the building or premise be required less than fifteen (15) days from the public hearing day or exceed more than sixty (60) days from the public hearing date.

If the City Commission votes to remove or repair the building on your property and you do not comply within the time restraints set forth by the Commission, the City of Weslaco may cause the demolition of the building on your property and all the costs and expenses incurred, including administrative costs will be charged to you against the property. A lien will be placed on property in the amount of all expenses and charges incurred. You are afforded the opportunity to appeal the City Commission decision to a district court up to (30) days from final decision is made to repair or demolish the structure.

IT IS VERY IMPORTANT THAT YOU CONTACT ME AS SOON AS POSSIBLE REGARDING THIS MATTER SO WE CAN KNOW THE ACTIONS YOU WILL TAKE REGARDING THIS PROPERTY. CONTACT ME AT (956) 973-3123 EXT # 1403 MON- FRI 8AM- 5PM

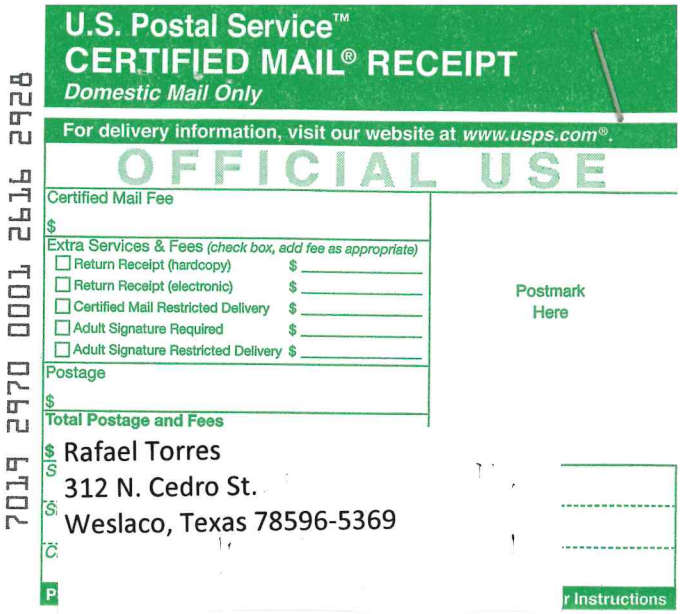
Sincerely,

Rolando Maldonado
Planning/Code Enforcement

City of Weslaco

"The City on the Grow"





Oct 29, 2020

Rafael Torres
312 N. Cedro St.
Weslaco, Tx 78596-5369

RE: Dilapidated Structure at 312 N. Cedro,
Legally described as being; Northside -Lot 5 BLK6

Dear Mr. or Mrs. Pena
Please be advised that the City's Planning and Code Enforcement Department believes the main structure at the above address is in violation of **Weslaco, Texas Code of Ordinance Chapter 26 Article VIII. Unsanitary & Dangerous Buildings, Sec. 26-225** because it is dilapidated, substandard, or it has become unfit for human habitation and it is a hazard to the health, safety and welfare of the citizens of the City of Weslaco. Staff has completed inspections of the structure and property and expects to recommend to the City Commission in the near future that the structure either be repaired to current building codes or demolished by the owner.

The staff recommendation regarding your property will be made at a Public Hearing. As required by ordinance, we will attempt to notify you by certified mail with return receipt requested, and by publishing notice in The Monitor newspaper advising of the date and time of the Public Hearing. You will have the opportunity to address the City Commission regarding the property at this hearing.

At the Public Hearing, the City Commission is likely to order that the property be repaired to current building codes or demolished within 60 days as recommended by staff. It is important that you attend the public hearing, because you are allowed to voice your opinion on behalf of your property. Please note that any other citizen(s) present may voice their opinions as well.

The purpose of this letter is to provide you advance notice that staff expects to recommend that the structure(s) be repaired to current building codes or demolished so that you may have additional time to consider your options for the property prior to any further action by the Planning and Code Enforcement Department.

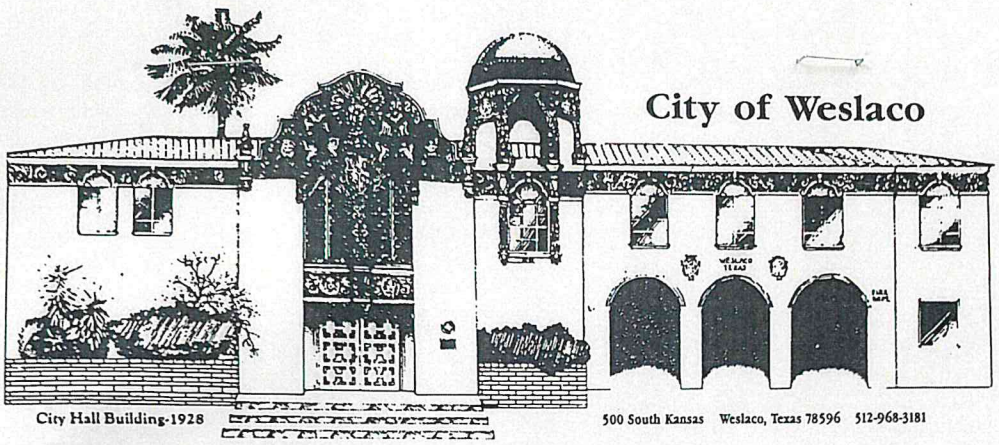
IT IS VERY IMPORTANT THAT YOU CONTACT ME AS SOON AS POSSIBLE REGARDING THIS MATTER SO WE CAN KNOW THE ACTIONS YOU WILL TAKE REGARDING THIS PROPERTY. CONTACT ME AT (956) 447-3401 EXT # 3122 MON- FRI 8AM- 5PM

Sincerely,

Rolando Maldonado
Code Enforcement Officer


312
NOTICE
City of Weslaco
NOTE: REMOVAL PROHIBITED
BY CITY ORDINANCE


City of Weslaco
DEPARTMENT OF HEALTH
NOTICE
THIS BUILDING IS UNFIT AND OR UNSAFE AND IT'S USE OR OCCUPANCY HAS BEEN PROHIBITED BY THE HEALTH AUTHORITY
Date 10-26-20, 19
Address 312 N. Custer
Lot No. 5 Block No. 6
Subdivision Northside
Issued By Health Department
City of Weslaco
968-3181
NOTE: REMOVAL PROHIBITED BY CITY ORDINANCE



City of Weslaco

City Hall Building-1928

500 South Kansas Weslaco, Texas 78596 512-968-3181

DEPARTMENT OF HEALTH

NOTICE

THIS BUILDING IS UNFIT AND OR UNSAFE AND IT'S USE OR OCCUPANCY HAS BEEN PROHIBITED BY THE HEALTH AUTHORITY

Date 10-26-20, 19____

Address 312 N. Cedro

Lot No. 5 Block No. 6

Subdivision Northside

Issued By Health Department

City of Weslaco

968-3181

NOTE: REMOVAL PROHIBITED BY CITY ORDINANCE

Hidalgo CAD

Property Search Results > 249158 TORRES RAFAEL DECEASED for Year 2020

Tax Year: 2020

Property

Account

Property ID:	249158	Legal Description:	NORTHSIDE LOT 5 BLK 6
Geographic ID:	N7700-00-006-0005-00	Zoning:	RS
Type:	Real	Agent Code:	
Property Use Code:			
Property Use Description:			

Location

Address:	312 N CEDRO ST WESLACO, TX	Mapsco:	
Neighborhood:	NORTHSIDE	Map ID:	
Neighborhood CD:	N770000		

Owner

Name:	TORRES RAFAEL DECEASED	Owner ID:	178504
Mailing Address:	312 N CEDRO ST WESLACO, TX 78596-5210	% Ownership:	100.0000000000%
		Exemptions:	

Values

(+) Improvement Homesite Value:	+	$0	
(+) Improvement Non-Homesite Value:	+	$5,226	
(+) Land Homesite Value:	+	$0	
(+) Land Non-Homesite Value:	+	$7,100	Ag / Timber Use Value
(+) Agricultural Market Valuation:	+	$0	$0
(+) Timber Market Valuation:	+	$0	$0
(=) Market Value:	=	$12,326	
(–) Ag or Timber Use Value Reduction:	–	$0	
(=) Appraised Value:	=	$12,326	
(–) HS Cap:	–	$0	
(=) Assessed Value:	=	$12,326	

Taxing Jurisdiction

Owner: TORRES RAFAEL DECEASED

% Ownership: 100.0000000000%

Total Value: $12,326

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax
CAD	APPRAISAL DISTRICT	0.000000	$12,326	$12,326	$0.00
CWL	CITY OF WESLACO	0.696700	$12,326	$12,326	$85.88
DR1	DRAINAGE DISTRICT #1	0.105100	$12,326	$12,326	$12.95
GHD	HIDALGO COUNTY	0.575000	$12,326	$12,326	$70.87
JCC	SOUTH TEXAS COLLEGE	0.173300	$12,326	$12,326	$21.36
R02	ROAD DIST 02	0.000000	$12,326	$12,326	$0.00
SST	SOUTH TEXAS SCHOOL	0.049200	$12,326	$12,326	$6.06
SWL	WESLACO ISD	1.068700	$12,326	$12,326	$131.73
	Total Tax Rate:	2.668000			
				Taxes w/Current Exemptions:	$328.85
				Taxes w/o Exemptions:	$328.86

Improvement / Building

Improvement #1: RESIDENTIAL **State Code:** A1 **Living Area:** 512.0 sqft **Value:** $5,226

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
MA	MAIN AREA	WDLW - 1	DWD	1960	512.0

Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	L	LOT	0.0459	2000.00	25.00	80.00	$7,100	$0

Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2020	$5,226	$7,100	0	12,326	$0	$12,326
2019	$3,715	$7,000	0	10,715	$0	$10,715
2018	$3,715	$7,000	0	10,715	$0	$10,715
2017	$3,715	$7,000	0	10,715	$0	$10,715
2016	$3,507	$5,700	0	9,207	$0	$9,207
2015	$3,507	$5,700	0	9,207	$0	$9,207
2014	$4,283	$5,700	0	9,983	$0	$9,983
2013	$5,710	$5,300	0	11,010	$0	$11,010
2012	$5,710	$5,300	0	11,010	$0	$11,010
2011	$5,710	$5,300	0	11,010	$0	$11,010
2010	$5,710	$6,360	0	12,070	$0	$12,070
2009	$5,710	$6,360	0	12,070	$0	$12,070
2008	$5,710	$6,360	0	12,070	$0	$12,070
2007	$6,535	$4,680	0	11,215	$0	$11,215
2006	$2,406	$4,680	0	7,086	$0	$7,086

Deed History - (Last 3 Deed Transactions)

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Number
1	11/28/1945	WD	WARRANTY DEED	UNKNOWN	TORRES RAFAEL DECEASED	568	427	

Tax Due

Property Tax Information as of 06/17/2020

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

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.

Website version: 1.2.2.31 Database last updated on: 6/16/2020 9:08 PM © N. Harris Computer Corporation

City of Weslaco

"The City on the Grow"

David Suarez, Mayor
Olga M. Noriega, Mayor Pro-Tem, District 3
Leo Muñoz, Commissioner, District 1
Greg Kerr, Commissioner, District 2
Gerardo "Jerry" Tafolla, Commissioner, District 4
Letty Lopez, Commissioner, District 5
Fidel L. Pena, III, Commissioner, District 6

Mike R. Perez, City Manager

Oct 29, 2020

Rafael Torres
312 N. Cedro St.
Weslaco, Tx 78596-5369

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Legally described as being; Northside -Lot 5 BLK6

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Sincerely,

Rolando Maldonado
Code Enforcement Officer

City of Weslaco

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

Mike R. Perez, City Manager

July 2, 2020

Rafael Torres
312 N Cedro St.
Weslaco, TX 78596-5210

RE: Dilapidated Structure at 312 N Cedro,
Legally described as being; Northside LT 5 BLK 6

Dear Mr. Rafael Torres,
Please be advised that the City's Planning and Code Enforcement Department believes the main structure at the above address is in violation of **Weslaco, Texas Code of Ordinance Chapter 26 Article VIII. Unsanitary & Dangerous Buildings, Sec. 26-225** because it is dilapidated, substandard, or it has become unfit for human habitation and it is a hazard to the health, safety and welfare of the citizens of the City of Weslaco. Staff has completed inspections of the structure and property and expects to recommend to the City Commission in the near future that the structure either be repaired to current building codes or demolished by the owner.

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Sincerely,

David Sifuentes
Code Enforcement Officer

HOUSING INSPECTION CHECKLIST

GENERAL INFORMATION			
ADDRESS OF INSPECTED UNIT 312 N. Cedro			HOUSING TYPE √ Single Family ___ Duplex Dwelling ___ Apartment ___ Other _____
STREET	CITY Weslaco		
COUNTY Hidalgo	STATE TX	ZIP 78596	
NAME OF OWNER OR AGENCY AUTHORIZED TO LEASE UNIT INSPECTED			PHONE NO.

ITEM NO. 1. LIVING ROOM	COMMENT	INITIAL ASSESSMENT
1.1 ELECTRICITY		7
1.2 WINDOW CONDITION	Broken	7
1.3 CEILING CONDITION	collapsed	7
1.4 WALL CONDITION		7
1.5 FLOOR CONDITION	Hole in floor	7
ITEM NO. 2. KITCHEN	**COMMENT**	**INITIAL ASSESSMENT**
2.1 ELECTRICITY		7
2.2 WINDOW CONDITION	Broken	7
2.3 CEILING CONDITION	collapsed	7
2.4 WALL CONDITION		7
2.5 FLOOR CONDITION		7
ITEM NO. 3. BATHROOM	**COMMENT**	**INITIAL ASSESSMENT**
3.1 ELECTRICITY		7
3.2 WINDOW CONDITION		7
3.3 CEILING CONDITION		7
3.4 WALL CONDITION		7
3.5 FLOOR CONDITION		7
3.6 FLUSH TOILET IN ENLOSED ROOM IN UNIT		7
3.7 FIXED WASH BASIN IN LAVATORY IN UNIT		7
3.8 TUB OR SHOWER IN UNIT		7
3.9 VENTILIATION		7

ITEM NO. 4. OTHER ROOMS USED FOR LIVING & HALLS	COMMENT	INITIAL ASSESSMENT
4.1 ELECTRICITY/ILLUMINATION		7
4.2 WINDOW CONDITION		7
4.3 CEILING CONDITION		7
4.4 WALL CONDITION		7
4.5 FLOOR CONDITION		7
ITEM NO. 5. ROOM CODE* AND ROOM LOCATION	COMMENT	INITIAL ASSESSMENT
5.1 ELECTRICITY/ILLUMINATION		
5.2 WINDOW CONDITION		
5.3 CEILING CONDITION		
5.4 WALL CONDITION		
5.5 FLOOR CONDITION		
ITEM NO. 6. BUILDING EXTERIOR	COMMENT	INITIAL ASSESSMENT
6.1 CONDITION OF FOUNDATION		7
6.2 CONDITION OF STAIRS, RAILS AND PORCHES		7
6.3 CONDITION OF ROOF AND GUTTERS		7
6.4 CONDITION OF EXTERIOR SURFACES		7
6.5 LEAD PAINT: EXT. SURFACES		7
ITEM NO. 7. HEATING & PLUMBING	COMMENT	INITIAL ASSESSMENT
7.1 ADEQUACY OF HEATING EQUIP		7
7.2 SAFETY OF HEATING EQUIP.		7
7.3 VENTILATION/COOLING		7
7.4 WATER HEATER		7
7.5 APPROVABLE WATER SUPPLY		7
7.6 PLUMBING		7
7.7 SEWER CONNECTION		7

INSPECTION SUMMARY (OPTIONAL)	
ITEM NO.	REASON FOR COMMENTS
	Structure was found to be in a condition of neglect by owners. As the housing report indicates several areas are considered to be in severe dilapidation. Homeowners would have to provide a plan of remodeling to bring structure into compliance. All elements of electrical and plumbing are in decay and disrepair. It is in this inspectors opinion that the structure is in such dilapidated state that plan for reconstruction or remodeling would have to be developed to bring this structure into compliance.

RECOMMENDATION: REPAIR ____ DEMOLISH ✓ VACATE ____

*INTERPRETATION OF NUMERIC SCALE

1 = Newly constructed
2 = Good condition requiring no repairs
3 = Standard condition requiring minor maintenance repair from normal seasonal wear
4 = Substandard condition requiring major maintenance repair from an accumulation of seasonal wear, and abnormal wear from abusive treatment and neglect
5 = Deteriorating condition requiring major structural repair resulting from a period of substandard conditions; considered a health hazard
6 = Dilapidated condition requiring more than 50% structural replacement
7 = Severe dilapidated condition that would require immediate attention

INSPECTED BY _____

9/30/2020
DATE

HOUSING INSPECTION CHECKLIST

GENERAL INFORMATION			
ADDRESS OF INSPECTED UNIT 328			HOUSING TYPE √ Single Family ___ Duplex Dwelling ___ Apartment ___ Other _____
STREET Esplanada	CITY Weslaco		
COUNTY Hidalgo	STATE TX	ZIP 78596	
NAME OF OWNER OR AGENCY AUTHORIZED TO LEASE UNIT INSPECTED			PHONE NO.

ITEM NO. 1. LIVING ROOM	COMMENT	INITIAL ASSESSMENT
1.1 ELECTRICITY		7
1.2 WINDOW CONDITION		3
1.3 CEILING CONDITION	dry wall removed	7
1.4 WALL CONDITION		3
1.5 FLOOR CONDITION		3
ITEM NO. 2. KITCHEN	**COMMENT**	**INITIAL ASSESSMENT**
2.1 ELECTRICITY		7
2.2 WINDOW CONDITION		3
2.3 CEILING CONDITION	dry wall remov	7
2.4 WALL CONDITION		3
2.5 FLOOR CONDITION		3
ITEM NO. 3. BATHROOM	**COMMENT**	**INITIAL ASSESSMENT**
3.1 ELECTRICITY		7
3.2 WINDOW CONDITION		3
3.3 CEILING CONDITION		4
3.4 WALL CONDITION		3
3.5 FLOOR CONDITION		3
3.6 FLUSH TOILET IN ENLOSED ROOM IN UNIT		3
3.7 FIXED WASH BASIN IN LAVATORY IN UNIT		3
3.8 TUB OR SHOWER IN UNIT		3
3.9 VENTILIATION		3

ITEM NO. 4. OTHER ROOMS USED FOR LIVING & HALLS	COMMENT	INITIAL ASSESSMENT
4.1 ELECTRICITY/ILLUMINATION		7
4.2 WINDOW CONDITION		3
4.3 CEILING CONDITION		3
4.4 WALL CONDITION		3
4.5 FLOOR CONDITION		3
ITEM NO. 5. ROOM CODE* AND ROOM LOCATION	COMMENT	INITIAL ASSESSMENT
5.1 ELECTRICITY/ILLUMINATION		
5.2 WINDOW CONDITION		
5.3 CEILING CONDITION		
5.4 WALL CONDITION		
5.5 FLOOR CONDITION		
ITEM NO. 6. BUILDING EXTERIOR	COMMENT	INITIAL ASSESSMENT
6.1 CONDITION OF FOUNDATION		3
6.2 CONDITION OF STAIRS, RAILS AND PORCHES		3
6.3 CONDITION OF ROOF AND GUTTERS		4
6.4 CONDITION OF EXTERIOR SURFACES		4
6.5 LEAD PAINT: EXT. SURFACES		4
ITEM NO. 7. HEATING & PLUMBING	COMMENT	INITIAL ASSESSMENT
7.1 ADEQUACY OF HEATING EQUIP		7
7.2 SAFETY OF HEATING EQUIP.		7
7.3 VENTILATION/COOLING		7
7.4 WATER HEATER		7
7.5 APPROVABLE WATER SUPPLY		7
7.6 PLUMBING		7
7.7 SEWER CONNECTION		7

INSPECTION SUMMARY (OPTIONAL)	
ITEM NO.	REASON FOR COMMENTS
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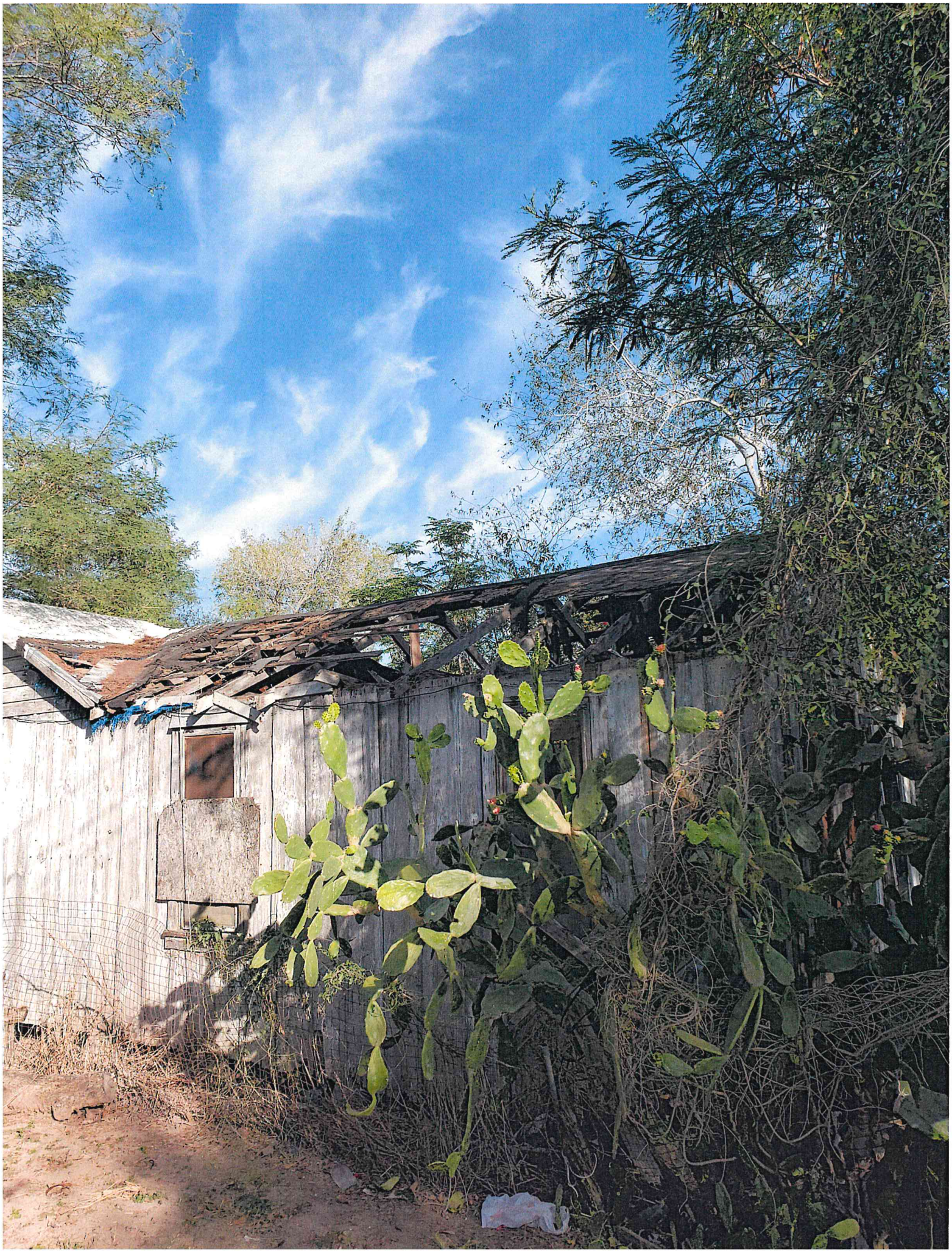
INSPECTED BY _____

10/8/2020
DATE

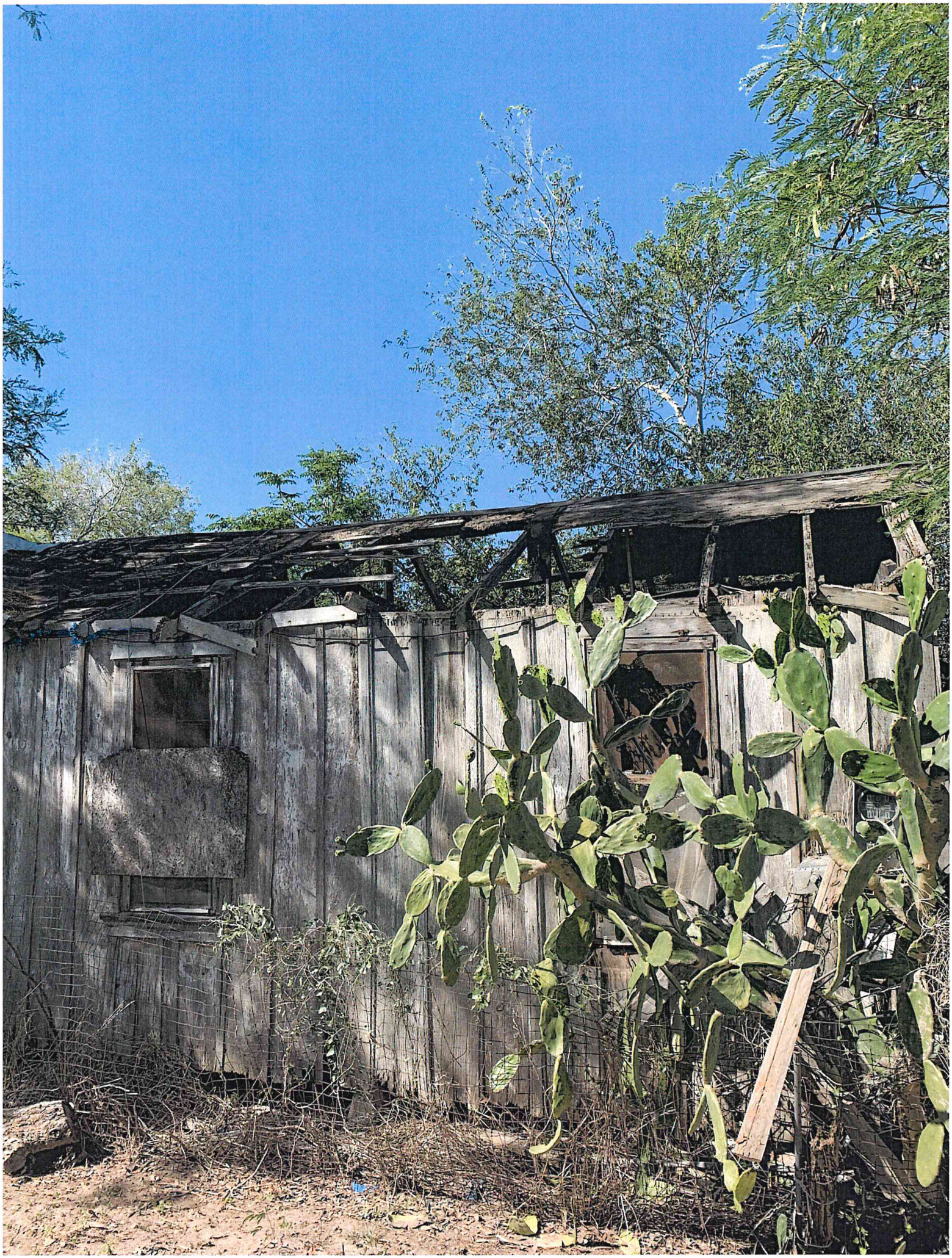





312











WESLACO FIRE MARSHAL'S OFFICE
119 E. 5th Street
WESLACO, TEXAS 78596
(956) 447-3415

DILAPIDATED STRUCTURE INSPECTION REPORT

DATE: 08-06-2020 _____INSPECTION _____REINSPECTION

FACILITY NAME: Abandoned Residence

PHYSICAL & MAILING ADDRESS: 312 N. Cedro, Weslaco, TX 78596

PHONE #: _____ OWNER/MANAGER: _____

TYPE OF INSPECTION: Complaint **OCCUPANCY CLASS:** Residence

	1	Deteriorated interior walls
X	2	Deteriorated roof
X	3	Vegetation overgrowth
X	4	Unsecured doors
	5	Unsecured windows
	6	Debris inside
X	7	Debris outside
	8	Exposed electrical wiring
X	9	Broken or missing windows
X	10	Broken or missing door
	11	Signs or feces
X	12	Signs of transients/vagrants

	13	Sheetrock walls exposed
	14	Sheetrock ceiling exposed
X	15	Signs of roof leaking
	16	Broken and/or uneven floors
	17	Animals (dogs, cats, mice, etc.) inside
	18	Severe fire damage
X	19	Roof collapsed and/or exposed
	20	Graffiti
	21	Broken/cracked exterior walls
X	22	Other: Roof and floors collapsed
	23	Other:
	24	Other:

NOTE: THESE CONDITIONS CONSTITUTE A FIRE HAZARD.

_____COMPLIES WITHIN CODE TODAY ____X__DOES NOT COMPLY AT THIS TIME _____WILL REINSPECT BY:_____

_____ Celestino Mejia III
OWNER/OCCUPANT FIRE MARSHAL/FIRE INSPECTOR

SUCH CONDITIONS ARE VIOLATIONS OF EITHER CITY OR STATE FIRE PREVENTION REGULATIONS. PLEASE CORRECT HAZARD(S) AND HELP PREVENT FIRES. NON-COMPLIANCE IS SUBJECT TO PENALTIES UNDER CITY & STATE REGULATIONS.

Standardized Agenda Request Form

Date of Meeting: December 15, 2020	**Agenda Item No.** (to be assigned by CSO)**:** 2020-3845

From:
Rebekah De La Fuente

Subject:
Discussion and consideration after public hearing to authorize the demolition order for an unoccupied building located at 2219 N. Texas Blvd. All of Lots 1&2, San Francisco Subdivision, an addition to the City of Weslaco, Hidalgo County, Texas as dilapidated, substandard, and unfit for human habitation and hazard to the health, safety and welfare of the citizens of the City of Weslaco as per Weslaco Code of Ordinances Chapter 26 Article VIII Unsanitary & Dangerous Buildings, §26-225 and authorize the Mayor to execute any related documents. Possible action. (Staffed by Planning and Code Enforcement Department.)

Background:
To discuss the following unoccupied building on premises to determine if they have become dilapidated, substandard, unfit for human habitation and hazard to the health, safety and welfare of the citizens of the City of Weslaco as per Weslaco Ordinance Chapter 26 Article VIII Unsanitary & Dangerous Buildings, Sec. 26-225

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 was published in The Monitor on November 16, 2020 and November 23, 2020

Advisory Review, if any (name of board/committee, date of action, recommendation)**:**
On December 3, 2020 the Board of Adjustments and Appeals to the Building Codes recommended the that the building be demolished within staff recommendation of sixty (60) days

Kayla Arevalo	Created/Initiated
Rebekah De La Fuente	Approved
Mike Perez	Final Approval

City Manager Comments:
Approve.

Staff Recommendation:
Staff recommends that the structure(s) be declared a public nuisance and that the City Commission Order that it be demolished by the owner within sixty (60) days

Attachments, if any:
2217 N Texas Blvd- Memo, 2219 N TEXAS- Attachments

Responsibilities upon Approval:
Staff will provide legal notice to property owner

City of Weslaco

"The City on the Grow"

David Suarez, Mayor
Leo Muñoz, Mayor Pro-Tem, District 1
Greg Kerr, Commissioner, District 2
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

M E M O

TO: Mayor and City Commission

FROM: Rebekah de la Fuente, Planning & Code Enforcement Director

RE: Demolition 2219 North Texas Blvd.

DATE: December 7, 2020

The Code Enforcement Department identified **2217 North Texas Blvd.**, for consideration for the structure located on this address to be either be repaired to current building codes or demolished. Property owner was sent certified notices of structures conditions no one contacted the City. Notice to appear before the Board of Adjustment and Appeals to the Building Codes, on December 3, 2020 was sent. Where evidence was presented to the Board of substandard structural, electrical and plumbing conditions. No one was present representing the property. After consideration from the Board, it decided to recommend structure be demolished.

Thank you,

Rebekah de la Fuente, CFM

CITY OF WESLACO
BOARD OF ADJUSTMENT AND APPEALS OF BUILDING
AGENDA RECOMMENDATION
Date:

AGENDA ITEM: To discuss the following unoccupied building on premises to determine if they have become dilapidated, substandard, unfit for human habitation and hazard to the health, safety and welfare of the citizens of the City of Weslaco as per Weslaco Ordinance Chapter 26 Article VIII Unsanitary & Dangerous Buildings, Sec. 26-225

The Code Enforcement is requesting for the structure either be repaired to current building codes or demolished.

1. Legal Description: 2219 N. Texas Blvd, San Francisco Subdivision, all of Lots 1 & 2.
2. Recorded Owner: Maria Del Carmen Perez

PLANNING ANALYSIS: Staff recommends compliance with the ordinance.

City of Weslaco
Public Hearing Notice

The Board of Adjustment and Appeals for Construction and Housing Codes will hold a public hearing on Thursday, December 3, 2020, at 5:30 p.m. and the City Commission will also hold a public hearing on Tuesday, December 15, 2020 at 5:30 p.m. at the City Hall Legislative Chambers located at 255 South Kansas Avenue to discuss the following unoccupied buildings or premises to determine if they have become dilapidated, substandard, and unfit for human habitation and a hazard to the health, safety, and welfare of the citizens of the City of Weslaco as per Ordinance No. 86-24:

Si desea información en español, llame al departamento de Aplicación de Códigos de la Ciudad de Weslaco, (956) 973-3123.

2219 N. Texas Blvd, legally Described as being San Francisco, all of lots 1 & 2, City of Weslaco, Hidalgo County, Texas. Recorded Owner: Maria Del Carmen Perez.

The property owners or members of the public are invited to attend and ay present evidence supporting or opposing staff's recommendation that these structures be either repaired, demolished or removed. For additional information, contact the Code Enforcement Department at (956) 973-3123.

Rolando Maldonado
Planning/Code Enforcement

City of Weslaco

"The City on the Grow"



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- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$

Postmark Here

To Maria Del Carmen Perez
5 West Hawthorn Ave
Brownsville, Texas 78520-7845

PS Form 3800, April 2015 PSN 7530-02-000-9047 ...r Instructions

7019 2970 0001 2616 3031

November 3, 2020
Maria Del Carmen Perez
5 West Hawthorn Ave
Brownsville, Texas 78520-7845

Notice of Public Hea...

RE: Dilapidated Structure at2219 N. Texas Boulevard,
Legally described as being; San Francisco, all of lots 1 & 2

Dear Mrs. Maria Del Carmen Perez,

Please be advised that the City's Planning and Code Enforcement Department believes the main structure at the above address is in violation of **Weslaco, Texas Code of Ordinance Chapter 26 Article VIII. Unsanitary & Dangerous Buildings, Sec. 26-225** because it is dilapidated, substandard, or it has become unfit for human habitation and it is a hazard to the health, safety and welfare of the citizens of the City of Weslaco. Staff has completed inspections of the structure and property and expects to recommend to the City Commission in the near future that the structure either be repaired to current building codes or demolished by the owner.

December 3, 2020 has been set as the date for a Public Hearing by the Board of Adjustments and Appeals of Building. **December 15, 2020** has been set as the date for a Public Hearing, the City Commission is likely to order that the property be repaired to current building codes or demolished within 60 days as recommended by staff. It is important that you attend the public hearing, because you are allowed to voice your opinion on behalf of your property. Please note that any other citizen(s) present may voice their opinions as well.

The City Commission, depending on the evidence presented, may find that the building or premise is a public nuisance and may direct that the building or premise be either repaired or removed. At no time will repairs or removal of the building or premise be required less than fifteen (15) days from the public hearing day or exceed more than sixty (60) days from the public hearing date.

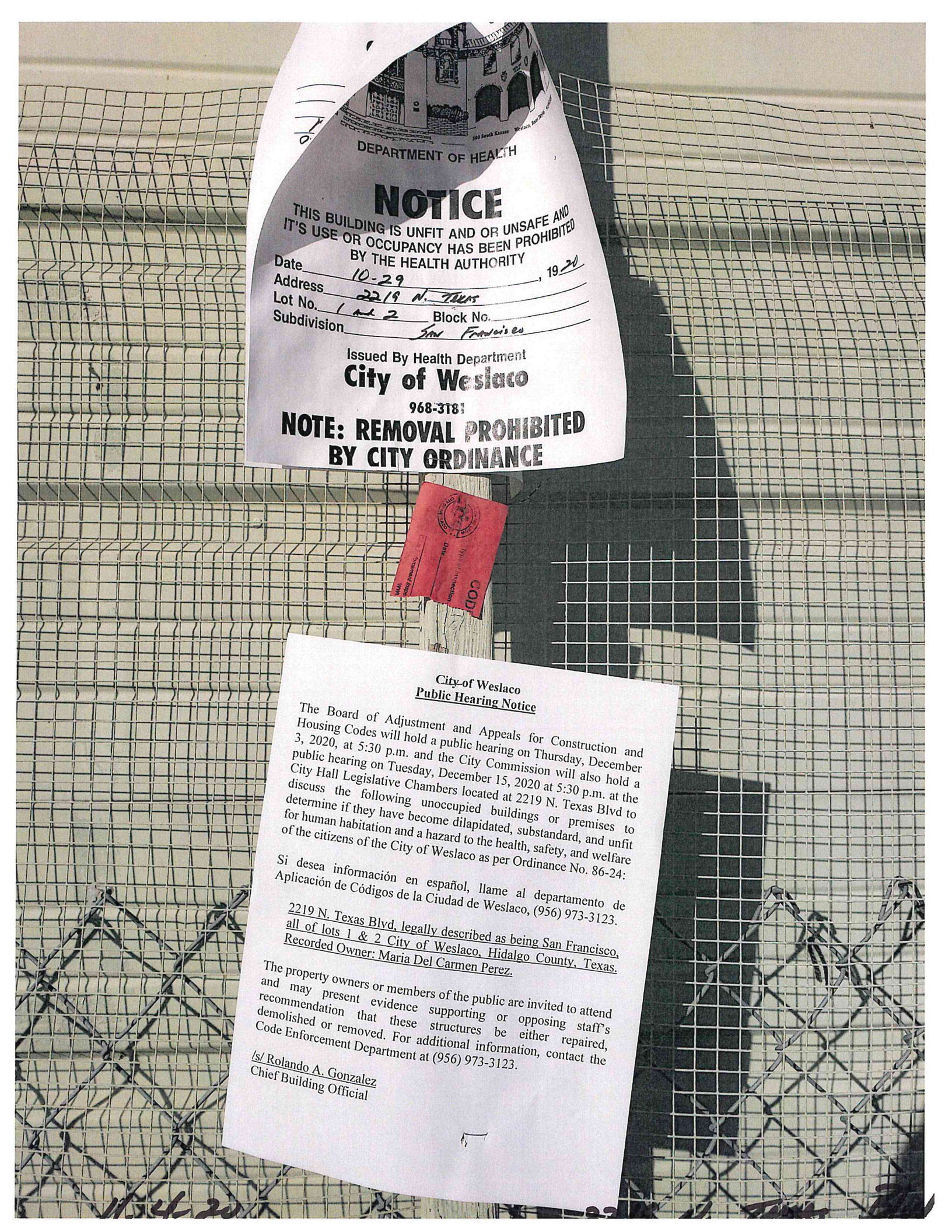
If the City Commission votes to remove or repair the building on your property and you do not comply within the time restraints set forth by the Commission, the City of Weslaco may cause the demolition of the building on your property and all the costs and expenses incurred, including administrative costs will be charged to you against the property. A lien will be placed on property in the amount of all expenses and charges incurred. You are afforded the opportunity to appeal the City Commission decision to a district court up to (30) days from final decision is made to repair or demolish the structure.

IT IS VERY IMPORTANT THAT YOU CONTACT ME AS SOON AS POSSIBLE REGARDING THIS MATTER SO WE CAN KNOW THE ACTIONS YOU WILL TAKE REGARDING THIS PROPERTY. CONTACT ME AT (956) 973-3123 EXT # 1403 MON- FRI 8AM- 5PM

Sincerely,

Rolando Maldonado
Planning/Code Enforcement


CLASSIC
BARBERSHOP



DEPARTMENT OF HEALTH

NOTICE

THIS BUILDING IS UNFIT AND OR UNSAFE AND IT'S USE OR OCCUPANCY HAS BEEN PROHIBITED BY THE HEALTH AUTHORITY

Date 10-29, 1920

Address 2219 N. Texas

Lot No. 1 and 2 Block No.

Subdivision San Francisco

Issued By Health Department

City of Weslaco

968-3181

NOTE: REMOVAL PROHIBITED BY CITY ORDINANCE

City of Weslaco
Public Hearing Notice

The Board of Adjustment and Appeals for Construction and Housing Codes will hold a public hearing on Thursday, December 3, 2020, at 5:30 p.m. and the City Commission will also hold a public hearing on Tuesday, December 15, 2020 at 5:30 p.m. at the City Hall Legislative Chambers located at 2219 N. Texas Blvd to discuss the following unoccupied buildings or premises to determine if they have become dilapidated, substandard, and unfit for human habitation and a hazard to the health, safety, and welfare of the citizens of the City of Weslaco as per Ordinance No. 86-24:

Si desea información en español, llame al departamento de Aplicación de Códigos de la Ciudad de Weslaco, (956) 973-3123.

2219 N. Texas Blvd, legally described as being San Francisco, all of lots 1 & 2 City of Weslaco, Hidalgo County, Texas. Recorded Owner: Maria Del Carmen Perez.

The property owners or members of the public are invited to attend and may present evidence supporting or opposing staff's recommendation that these structures be either repaired, demolished or removed. For additional information, contact the Code Enforcement Department at (956) 973-3123.

/s/ Rolando A. Gonzalez
Chief Building Official



11-4-20

2219 N. Texas Blvd

City of Weslaco

"The City on the Grow"

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

Mike R. Perez, City Manager

August 12, 2020

COPY

Mrs. Maria Del Carmen Perez
5 West Hawthorn Avenue
Brownsville, Texas 78520-7845

RE: Dilapidated Structure at 2219 North Texas Boulevard,
Legally described as being; San Francisco, all of lots 1 & 2

Dear Mrs. Del Carmen Perez,
Please be advised that the City's Planning and Code Enforcement Department believes the main structure at the above address is in violation of **Weslaco, Texas Code of Ordinance Chapter 26 Article VIII. Unsanitary & Dangerous Buildings, Sec. 26-225** because it is dilapidated, substandard, or it has become unfit for human habitation and it is a hazard to the health, safety and welfare of the citizens of the City of Weslaco. Staff has completed inspections of the structure and property and expects to recommend to the City Commission in the near future that the structure either be repaired to current building codes or demolished by the owner.

The staff recommendation regarding your property will be made at a Public Hearing. As required by ordinance, we will attempt to notify you by certified mail with return receipt requested, and by publishing notice in The Monitor newspaper advising of the date and time of the Public Hearing. You will have the opportunity to address the City Commission regarding the property at this hearing.

At the Public Hearing, the City Commission is likely to order that the property be repaired to current building codes or demolished within 60 days as recommended by staff. It is important that you attend the public hearing, because you are allowed to voice your opinion on behalf of your property. Please note that any other citizen(s) present may voice their opinions as well.

The purpose of this letter is to provide you advance notice that staff expects to recommend that the structure(s) be repaired to current building codes or dem
time to consider your options for the property prior to any
Enforcement Department.

IT IS VERY IMPORTANT THAT YOU CONTACT ME AS S
MATTER SO WE CAN KNOW THE ACTIONS YOU WILL
CONTACT ME AT (956) 973-3123 EXT # 1403 MON- FRI

Sincerely,

Rolando Gonzalez
Building Official

255 S. KANSAS AVE. ■ WESLACO, TEXAS 78596-6285 ■ 956-9

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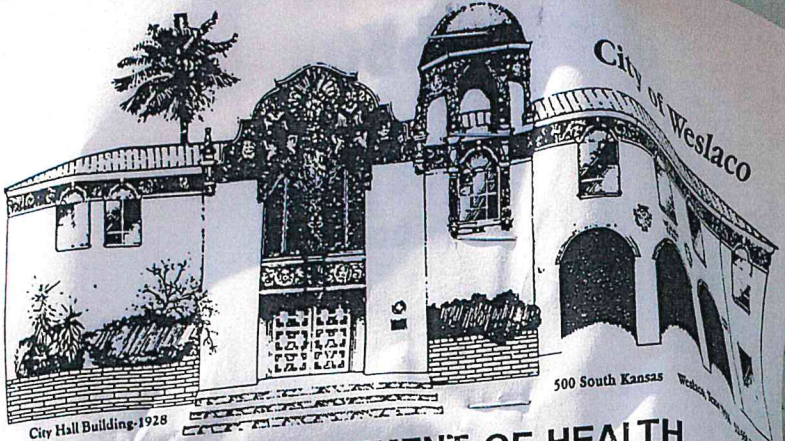
☐ Return Receipt (electronic) $
☐ Certified Mail Restricted Delivery $
☐ Adult Signature Required $
☐ Adult Signature Restricted Delivery $
Postage
Postmark Here
7019 0700 0000 0688 7902
Mrs. Maria Del Carmen Perez
5 West Hawthorn Avenue
Brownsville, Texas 78520-7845



DEPARTMENT OF HEALTH

NOTICE

THIS BUILDING IS UNFIT AND OR UNSAFE AND IT'S USE OR OCCUPANCY HAS BEEN PROHIBITED BY THE HEALTH AUTHORITY

Date 10-29, 1920

Address 2219 N. Texas

Lot No. 1 and 2 Block No.

Subdivision San Francisco

Issued By Health Department

City of Weslaco

968-3181

NOTE: REMOVAL PROHIBITED BY CITY ORDINANCE

11-29-20

2219 N. Texas


10-29-21
2219 N. Texas


NOTICE
10-29-21
2219 N. Talbot

HOUSING INSPECTION CHECKLIST

GENERAL INFORMATION			
ADDRESS OF INSPECTED UNIT 3319 N. Texas			HOUSING TYPE __ Single Family __ Duplex Dwelling __ Apartment __ Other
STREET	CITY Weslaco		
COUNTY Hidalgo	STATE TX	ZIP 78596	
NAME OF OWNER OR AGENCY AUTHORIZED TO LEASE UNIT INSPECTED			PHONE NO.

ITEM NO. 1. ~~LIVING~~ ROOM Main Area	COMMENT	INITIAL ASSESSMENT
1.1 ELECTRICITY	Electrical box broken mount	7
1.2 WINDOW CONDITION		7
1.3 CEILING CONDITION		7
1.4 WALL CONDITION		7
1.5 FLOOR CONDITION		

ITEM NO. 2. KITCHEN	COMMENT	INITIAL ASSESSMENT
2.1 ELECTRICITY		7
2.2 WINDOW CONDITION		7
2.3 CEILING CONDITION		7
2.4 WALL CONDITION		7
2.5 FLOOR CONDITION		7

ITEM NO. 3. BATHROOM	COMMENT	**INITIAL ASSESSMENT**
3.1 ELECTRICITY		7
3.2 WINDOW CONDITION		7
3.3 CEILING CONDITION		7
3.4 WALL CONDITION		7
3.5 FLOOR CONDITION		7
3.6 FLUSH TOILET IN ENLOSED ROOM IN UNIT		7
3.7 FIXED WASH BASIN IN LAVATORY IN UNIT		7
3.8 TUB OR SHOWER IN UNIT		7
3.9 VENTILIATION		7

ITEM NO. 4. OTHER ROOMS USED FOR LIVING & HALLS	COMMENT	INITIAL ASSESSMENT
4.1 ELECTRICITY/ILLUMINATION		?
4.2 WINDOW CONDITION		?
4.3 CEILING CONDITION		?
4.4 WALL CONDITION		?
4.5 FLOOR CONDITION		?
ITEM NO. 5. ROOM CODE* AND ROOM LOCATION	COMMENT	INITIAL ASSESSMENT
5.1 ELECTRICITY/ILLUMINATION	?	?
5.2 WINDOW CONDITION		
5.3 CEILING CONDITION		
5.4 WALL CONDITION		
5.5 FLOOR CONDITION		
ITEM NO. 6. BUILDING EXTERIOR	COMMENT	INITIAL ASSESSMENT
6.1 CONDITION OF FOUNDATION		?
6.2 CONDITION OF STAIRS, RAILS AND PORCHES		?
6.3 CONDITION OF ROOF AND GUTTERS		?
6.4 CONDITION OF EXTERIOR SURFACES		?
6.5 LEAD PAINT: EXT. SURFACES		?
ITEM NO. 7. HEATING & PLUMBING	COMMENT	INITIAL ASSESSMENT
7.1 ADEQUACY OF HEATING EQUIP		?
7.2 SAFETY OF HEATING EQUIP.		?
7.3 VENTILATION/COOLING		?
7.4 WATER HEATER		?
7.5 APPROVABLE WATER SUPPLY		?
7.6 PLUMBING		?
7.7 SEWER CONNECTION		?

INSPECTION SUMMARY (OPTIONAL)	
ITEM NO.	REASON FOR COMMENTS
	Structure was found to be in a condition of neglect by owners. As the housing report indicates several areas are considered to be in severe dilapidation. Homeowners would have to provide a plan of remodeling to bring structure into compliance. All elements of electrical and plumbing are in decay and disrepair. It is in this inspectors opinion that the structure is in such dilapidated state that plan for reconstruction or remodeling would have to be developed to bring this structure into compliance.
	* Owner started demo did not finish

RECOMMENDATION: REPAIR _____ DEMOLISH ✓ VACATE _____

*INTERPRETATION OF NUMERIC SCALE

1 = Newly constructed
2 = Good condition requiring no repairs
3 = Standard condition requiring minor maintenance repair from normal seasonal wear
4 = Substandard condition requiring major maintenance repair from an accumulation of seasonal wear, and abnormal wear from abusive treatment and neglect
5 = Deteriorating condition requiring major structural repair resulting from a period of substandard conditions; considered a health hazard
6 = Dilapidated condition requiring more than 50% structural replacement
7 = Severe dilapidated condition that would require immediate attention

INSPECTED BY

9/30/2020
DATE

Hidalgo CAD

Property Search > 274995 PEREZ MARIA DEL CARMEN for Year 2020

Tax Year: 2020

Property

Account

Property ID:	274995	Legal Description:	SAN FRANCISCO ALL LOTS 1 & 2
Geographic ID:	S0650-00-000-0001-00	Zoning:	CO
Type:	Real	Agent Code:	
Property Use Code:			
Property Use Description:			

Location

Address:	2219 N TEXAS BLVD WESLACO, TX	Mapsco:	
Neighborhood:	SWL TEXAS PROJECT	Map ID:	CWL
Neighborhood CD:	SWLTEX		

Owner

Name:	PEREZ MARIA DEL CARMEN	Owner ID:	1113087
Mailing Address:	5 W HAWTHORN AVE BROWNSVILLE, TX 78520-7845	% Ownership:	100.0000000000%
		Exemptions:	

Values

(+) Improvement Homesite Value:	+	$0	
(+) Improvement Non-Homesite Value:	+	$189,807	
(+) Land Homesite Value:	+	$0	
(+) Land Non-Homesite Value:	+	$106,250	Ag / Timber Use Value
(+) Agricultural Market Valuation:	+	$0	$0
(+) Timber Market Valuation:	+	$0	$0

(=) Market Value:	=	$296,057	
(–) Ag or Timber Use Value Reduction:	–	$0	

(=) Appraised Value:	=	$296,057	
(–) HS Cap:	–	$0	

(=) Assessed Value:	=	$296,057	

Taxing Jurisdiction

Owner: PEREZ MARIA DEL CARMEN

% Ownership: 100.0000000000%

Total Value: $296,057

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax
CAD	APPRAISAL DISTRICT	0.000000	$296,057	$296,057	$0.00
CWL	CITY OF WESLACO	0.696700	$296,057	$296,057	$2,062.63
DR1	DRAINAGE DISTRICT #1	0.105100	$296,057	$296,057	$311.16
GHD	HIDALGO COUNTY	0.575000	$296,057	$296,057	$1,702.33
JCC	SOUTH TEXAS COLLEGE	0.173300	$296,057	$296,057	$513.07
R02	ROAD DIST 02	0.000000	$296,057	$296,057	$0.00
SST	SOUTH TEXAS SCHOOL	0.049200	$296,057	$296,057	$145.66
SWL	WESLACO ISD	1.068700	$296,057	$296,057	$3,163.96
	Total Tax Rate:	2.668000			
				Taxes w/Current Exemptions:	$7,898.81
				Taxes w/o Exemptions:	$7,898.80

Improvement / Building

Improvement #1: COMMERCIAL **State Code:** F1 **Living Area:** 9944.0 sqft **Value:** $189,807

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
DAY	DAY CARE	53 - CLW	DMRY	1960	4224.0
CAN	CANOPY	*		1960	30.0
STG	STORAGE	*		2010	108.0
CAN	CANOPY	*		2010	882.0
ASP2	ASPHALT 2	* - CLW		2010	6765.0
DAY	DAY CARE	53 - CLW	DMRY	1995	4120.0
RRM	RESTROOM	*		1995	1600.0

Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	L	LOT	0.4878	21250.00	170.00	125.00	$106,250	$0

Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2021	N/A	N/A	N/A	N/A	N/A	N/A
2020	$189,807	$106,250	0	296,057	$0	$296,057
2019	$191,811	$106,250	0	298,061	$0	$298,061
2018	$205,299	$106,250	0	311,549	$0	$311,549
2017	$206,110	$106,250	0	312,360	$0	$312,360
2016	$232,506	$68,395	0	300,901	$0	$300,901
2015	$207,991	$68,395	0	276,386	$0	$276,386
2014	$210,996	$68,395	0	279,391	$0	$279,391
2013	$72,926	$45,141	0	118,067	$0	$118,067

2012	$75,389	$45,141	0	120,530	$0	$120,530
2011	$77,853	$45,141	0	122,994	$0	$122,994
2010	$64,987	$45,141	0	110,128	$0	$110,128
2009	$64,987	$45,141	0	110,128	$0	$110,128
2008	$64,987	$45,141	0	110,128	$0	$110,128
2007	$66,875	$43,773	0	110,648	$0	$110,648

Deed History - (Last 3 Deed Transactions)

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Number
1	11/7/2017	WD	WARRANTY DEED	FAD PROPERTIES LLC	PEREZ MARIA DEL CARMEN			2863635
2	3/9/2016	SWD	SPEC. W/D	MOYA SENON V & CARMEN P	FAD PROPERTIES LLC			2692967
3	3/19/2007	WD	WARRANTY DEED	VELEZ JOSE & SOCORRO BARRERA	MOYA SENON V & CARMEN P			1735296

Tax Due

Property Tax Information as of 08/12/2020

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

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.

© N. Harris Computer Corporation

Property Identification #: 274995

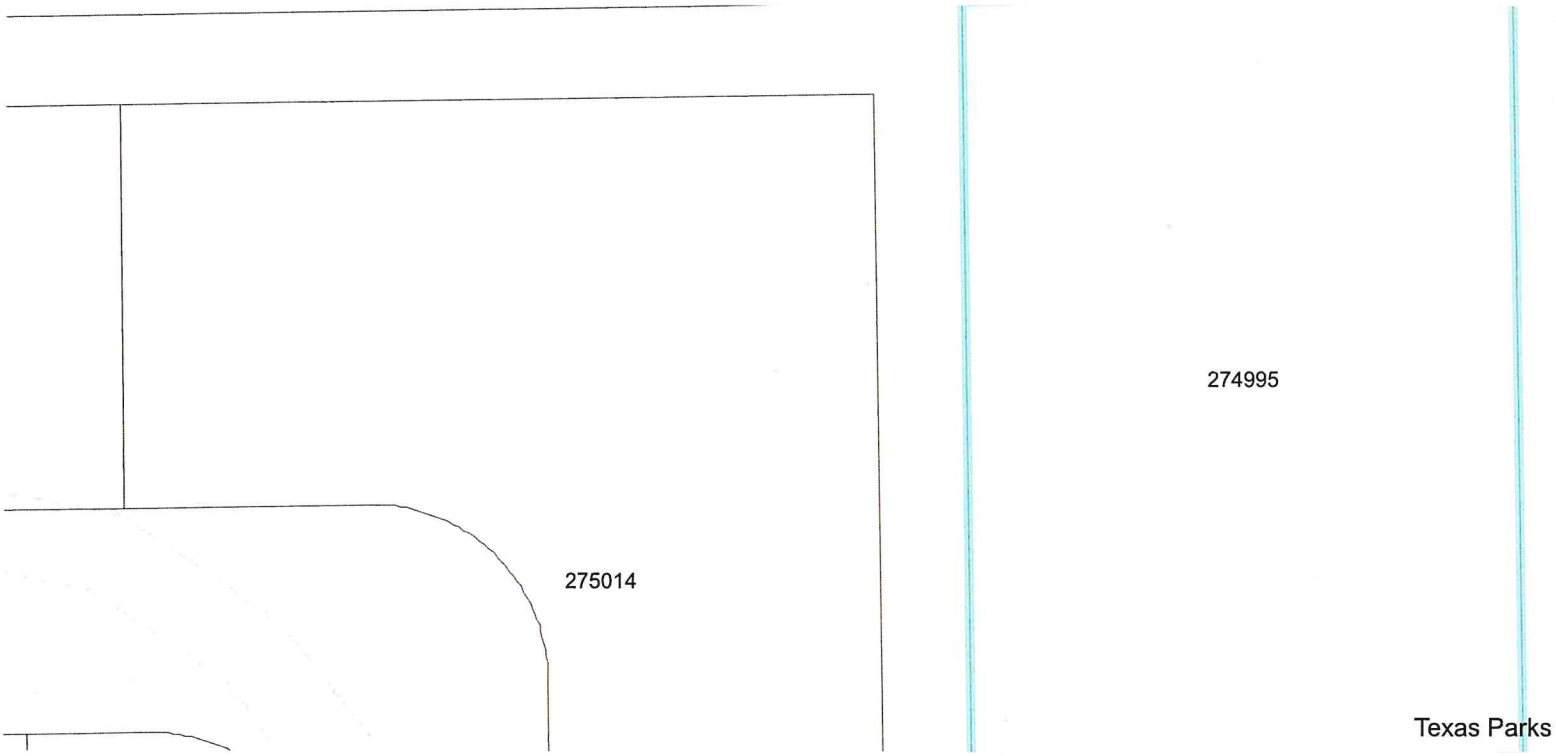
Property Information: 2021

Owner Identification #: 1113087

Geo ID:	S0650-00-000-0001-00
Situs Address:	2219 N TEXAS BLVD WESLACO, TX
Property Type:	Real
State Code:	F1

Legal Description:	SAN FRANCISCO ALL LOTS 1 & 2
Abstract:	S065000
Neighborhood:	SWL TEXAS PROJECT
Appraised Value:	N/A
Jurisdictions:	CAD, GHD, SST, CWL, JCC, DR1, SWL, R02

Name:	PEREZ MARIA DEL CARMEN
Exemptions:	
DBA:	THJE CHILDREN'S GARDEN



Hidalgo County 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 San Juan County Assessor expressly disclaims any and all liability in connection herewith.

WESLACO FIRE MARSHAL'S OFFICE
255 S. KANSAS
WESLACO, TEXAS 78596
(956) 447-1990 FAX (956) 969-4921

DILAPIDATED STRUCTURE INSPECTION REPORT

DATE: 11/6/20 X INSPECTION _____REINSPECTION

FACILITY NAME: Children's Garden Child Care Center

PHYSICAL & MAILING ADDRESS: 2219 N. Texas Weslaco, TX 78596

PHONE #: _____ OWNER/MANAGER: _____

TYPE OF INSPECTION: COMPLAINT **OCCUPANCY CLASS:** Commercial

X	1	Deteriorated interior walls
X	2	Deteriorated roof
	3	Vegetation overgrowth
	4	Unsecured doors
	5	Unsecured windows
	6	Debris inside
	7	Debris outside
	8	Exposed electrical wiring
	9	Broken or missing windows
	10	Broken or missing door
	11	Signs or feces
	12	Signs of transients/vagrants

	13	Sheetrock walls exposed
	14	Sheetrock ceiling exposed
	15	Signs of roof leaking
	16	Broken and/or uneven floors
	17	Animals (dogs, cats, mice, etc.) inside
X	18	Severe fire damage (Total Loss)
X	19	Roof collapsed and/or exposed
	20	Graffiti
X	21	Broken/cracked exterior walls
	22	Other:
	23	Other:
	24	Other:

NOTE: THESE CONDITIONS CONSTITUTE A FIRE HAZARD.

_____COMPLIES WITHIN CODE TODAY ____x__DOES NOT COMPLY AT THIS TIME _____WILL REINSPECT BY:_____

_____ Asst. Fire Marshal Mike Swinnea

OWNER/OCCUPANT FIRE MARSHAL/FIRE INSPECTOR

SUCH CONDITIONS ARE VIOLATIONS OF EITHER CITY OR STATE FIRE PREVENTION REGULATIONS. PLEASE CORRECT HAZARD(S) AND HELP PREVENT FIRES. NON-COMPLIANCE IS SUBJECT TO PENALTIES UNDER CITY & STATE REGULATIONS.