A REGULAR MEETING
OF THE WESLACO CITY COMMISSION
TUESDAY, AUGUST 17, 2021

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, August 17, 2021 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 seventy-nine (79) 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 August 17, 2021. 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. PUBLIC COMMENTS

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

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

III. PUBLIC HEARING

A. To solicit input on behalf of SAMES, Inc. to rezone 2526 N. International Blvd. Also being an 8.9 acre tract of land out of farm tract 1056, Block 116, West and Adams Tract Subdivision, Weslaco, Hidalgo County, Texas R-1 One family Dwelling district to B-2 secondary and highway business district.

B. To solicit input on behalf of SAMES, Inc. to rezone 3700 E Sugarcane. Also being a 137-acre tract of land out of farm tract 1056, 1057and 1058, Block 116, West and Adams Tract Subdivision, Weslaco, Hidalgo County, Texas R-1 One family Dwelling district to I Industrial district.

C. To solicit input on behalf of Saltillo Developers LLC. to rezone 1912 Mile 4 1/2 Road West / N. Bridge Ave. Also being West Tract E347.24'-W629.50'-S118.93', Farm Tract 31, .95 AC GR .88 AC NET, Weslaco, Texas R-1 One family Dwelling district to B-1 Neighborhood business district.

D. To solicit input on behalf of Roberto Saenz to approve a Conditional Use Permit to obtain an On-Premise Retail Dealer's Wine and Beer Retailer's permit at 915 E. IH 2 Suite 100. Also being Lot 1, Lowe's of Weslaco, Weslaco, Hidalgo County, Texas.

E. To solicit input on behalf of Esteban Estevane to approve a Conditional Use Permit to obtain an On-Premise Retail Dealer's Wine and Beer Retailer's permit, and Food and Beverage Certificate at 1605 N. Texas. Also being Lot 10 0.75 acres, Frost Proof Heights, Weslaco, Hidalgo County, Texas.

IV. 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 action.

A. Approval of the Minutes of the Regular Meeting on August 3, 2021
(Staffed by City Secretary Department.) Attachment.

B. Approval on the continuation of the interlocal agreement with Weslaco Independent School District for eight (8) law enforcement officers to serve as school resource security officers (SRO), to be reimbursed in the amount of $395,000 and authorize the Mayor to execute any related documents. (Staffed by Police Department.) Attachment.

C. Approval to authorize staff to apply for the Bureau of Justice Assistance (BJA) FY21 Collaborative Crisis Response Training Program for an amount not to exceed $150,000 with no MATCH REQUIRED and NO RECURRING FEES and authorize the Mayor to execute any related documents. (Staffed by Police Department).

D. Approval on renewal of Lease of Harlon Block Sports Complex Athletic facilities by the Mid-Valley Soccer Association for youth soccer practices and league play and authorize the Mayor to execute any related documents. (Staffed by Parks & Recreation Department.)

E. Approval to authorize staff to solicit bids for the temporary construction of a fence to be installed at Mayor Pablo Pena City Park for construction of a Stormwater Regional Detention Facility and authorize the Mayor to execute any related documents. (Staffed by Parks & Recreation Department.) Attachment.

V. OLD BUSINESS

A. Discussion and consideration after public hearing on behalf of Felix De La Cruz on Ordinance 2021-26 to rezone 105 Adelita St. Also being Lot 8-10, San Francisco Subdivision, Weslaco, Hidalgo County, Texas from R-1 One Family Dwelling District and R-2 Duplex and apartment district to B-1 neighborhood business district and authorize the Mayor to execute any related documents. First reading of Ordinance 2021-26. Three-fourths vote required. Possible action. (This item was tabled July 20, 2021; no action August 3, 2021; Staffed by Planning & Code Enforcement Department.) Attachment.

VI. NEW BUSINESS

A. Discussion and consideration after public hearing on behalf of SAMES, Inc. on Ordinance 2021-30 to rezone 2526 N International Blvd. Also being an 8.9 acre tract of land out of farm tract 1056, Block 116, West and Adams Tract Subdivision, Weslaco, Hidalgo County, Texas 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 of Ordinance 2021-30. Possible action. (Staffed by Planning & Code Enforcement Department.) Attachment.

B. Discussion and consideration after public hearing on behalf of SAMES, Inc. on Ordinance 2021-31 to rezone 3700 E. Sugarcane being a 137-acre tract of land out of farm tract 1056, 1057and 1058, Block 116, West and Adams Tract Subdivision, Weslaco, Hidalgo County, Texas R-1 One family Dwelling district to I Industrial district and authorize the Mayor to execute any related documents. First reading of Ordinance 2021-31. Possible action. (Staffed by Planning & Code Enforcement Department.) Attachment.

C. Discussion and consideration after public hearing on behalf of Saltillo Developers LLC. on Ordinance 2021-32 to rezone 1912 Mile 4 1/2 Road West / N. Bridge Ave. Also being West Tract E347.24'-W629.50'-S118.93', Farm Tract 31, .95 AC GR .88 AC NET, Weslaco, Texas from R-1 One family Dwelling district to B-1 Neighborhood business district and authorize the Mayor to execute any related documents. First reading of Ordinance 2021-32. Possible action. (Staffed by Planning

& Code Enforcement Department.) Attachment.

D. Discussion and consideration after public hearing on behalf of Roberto Saenz to approve a Conditional Use Permit to obtain an On-Premise Retail Dealer's Wine and Beer Retailer's permit at 915 E IH 2 suite 100. Also being Lot 1, Lowe's of Weslaco, Weslaco, Hidalgo County, Texas and authorize the Mayor to execute any related documents. Possible action. (Staffed by Planning & Code Enforcement Department.) Attachment.

E. Discussion and consideration after public hearing on behalf of Esteban Estevane to approve a Conditional Use Permit to obtain an On-Premise Retail Dealer's Wine and Beer Retailer's permit, and Food and Beverage Certificate at 1605 N. Texas. Also being Lot 10 0.75 acres, Frost Proof Heights, Weslaco, Hidalgo County, Texas and authorize the Mayor to execute any related documents. Possible action. (Staffed by Planning & Code Enforcement Department.) Attachment.

F. Discussion and consideration to approve the Final Plat for South Point Subdivision– being a resubdivision of 12.889 acres being all of lot 2 VBMH Subdivision, and out of Farm Tract 133, West and Adams Tract Subdivision, Weslaco, Hidalgo County, Texas located on between N Westgate Dr. and Border Ave. East Expressway 83 and authorize the Mayor to execute any related documents. Possible action. (Staffed by Planning & Code Enforcement Department.) Attachment.

G. Discussion and consideration to approve the Final Plat for Pecan Grove No.3 Subdivision– being a 4.73 acre tract out of Farm Tract 1046, West and Adams Tract Subdivision, Weslaco, Hidalgo County, Texas located on East of Pecan Grove No.2 and authorize the Mayor to execute any related documents. Possible action. (Staffed by Planning & Code Enforcement Department.) Attachment.

H. Discussion and consideration for six-month extension for the Final Plat for San Jacinto Estates No10. Phase II Subdivision – being 13.49-acre tract of land out of Farm Tract 94, West & Adams Tract Subdivision, Hidalgo County, Texas. Approximately on the Northwest corner of Mile 10 North Road and Mile 4 West Road and authorize the Mayor to execute any related documents. Possible action. (Staffed by Planning & Code Enforcement Department.) Attachment.

I. Discussion and consideration for six-month extension for the Final Plat for San Pedro Estates Subdivision – being 20 acre tract of land out of Farm Tract 647, West & Adams Tract Subdivision, Hidalgo County, Texas. Approximately 2,964 ft. North of the Intersection of 18th and Milanos Rd and authorize the Mayor to execute any related documents. Possible action. (Staffed by Planning & Code Enforcement Department.) Attachment.

J. Discussion and consideration on Valiant Energy Consulting Agreement to provide

services for the procurement of electricity services and all issues related to electricity and authorize the Mayor to execute any related documents. Possible action. (Staffed by City Manager.) Attachment.

K. Discussion and consideration on the contract with SWG relating to water interconnect with the City of Donna and application with Texas Water Development Board and authorize the Mayor to execute any related documents. Possible action. (Staffed by City Manager.) Attachment.

L. Discussion and consideration on Resolution 2021-41 authorizing the proposed resale of Foreclosed Real Estate Properties Pursuant to Texas Property Tax Code Section 34.05 (a), (c) and 9(d) and authorize the Mayor to execute the tax resale deeds and any related documents, Possible action. (Requested by the Delinquent Tax Attorneys) Attachment.

M. Discussion and consideration to accept the UPDATED calculation of the No-New-Revenue and Voter-Approval tax rates for 2021 tax year by the Hidalgo County Tax Assessor-Collector Pablo Villarreal and authorize the Mayor to execute any related documents. Possible action. (Staffed by Finance Department)

N. Discussion and consideration to approve Resolution 2021-42 proposing an ad valorem tax rate and setting dates on which the Commission will hold a public hearing, and a date to adopt the 2021-2022 ad valorem tax rate and authorize the Mayor to execute any related documents. ROLL CALL VOTE REQUIRED. Possible action. (Staffed by Finance Department.) Attachment.

O. Discussion and consideration to approve the purchase of two 2022 ambulance remounts from HGAC Contract # AM10-20 vendor Southwest Ambulance Sales in an amount not to exceed $225,800.00 under the Fire Department Apparatus Replacement Program and authorize the Mayor to execute any related documents. Possible action. (Staffed by Fire Department.) Attachment.

P. Discussion and consideration to authorize work by Hidalgo Cameron Counties Irrigation District 9 for installation of approximately 1,600 feet of irrigation line at Judge Gilbert Garza Park in an amount not to exceed $43,314 and authorize the Mayor to execute any related documents. Possible action. (Staffed by Parks & Recreation Department). Attachment.

Q. Discussion and consideration on Change Order #3 Weslaco North Side Sports Complex requesting an increase of 8 days to contract time for time lost in June due to rain and authorize the Mayor to execute any related. Possible action. (Staffed by Parks and Recreation.) Attachment.

R. Discussion and consideration to approve renewal rates submitted for worker's

compensation insurance provided by Montalvo Insurance for fiscal year October 01, 2021 through October 01, 2022 and authorize the Mayor to execute any related documents. Possible action. (Staffed by Human Resources Department.) Attachment.

S. Discussion and consideration to provide in-kind participation for the costs of paving 80 linear feet of 32' Back to Back roadway for Spanish Oak Dr on Pecan Grove 3 Subdivision and authorize Mayor to execute any related documents. Possible action. (Staffed by Engineering Department.) Attachment.

T. Discussion and consideration to send notice of contract termination with Republic Services of Rio Grande Valley for Solid Waste Collection and Disposal Services effective September 1, 2021 and authorize the Mayor to execute any related documents. Possible action. (Staffed by Public Works Department.) Attachment.

VII. EXECUTIVE SESSION

Texas Government Code, Section 551 Open Meetings:

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

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

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

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

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

(1) commits an offense; and

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

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

(B) reasonable attorney fees and court costs; and

(C) at the discretion of the trier 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. Personnel - Discussion regarding the Professional Services Agreement for Municipal Court Judge Samuel V. Sanchez as authorized by section §551.074 of the Texas Government Code.

C. 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 Police Union (Weslaco Municipal Police Association) as authorized by section §551.071 of the Texas Government Code.

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

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

F. Legal Consultation - Consultation with City Attorney relating to 380 Agreement between City of Weslaco and SDI Weslaco Holdings, LLC. as authorized by section §551.071 of the Texas Government Code.

G. Legal Consultation - Consultation with City Attorney regarding redistricting for the City of Weslaco as authorized by section §551.071 of the Texas Government Code.

H. Legal Consultation - Consultation with City Attorney regarding Economic Development Corporation of Weslaco versus Sunil Wadhwani, Nolana Self-Storage LLC, Harjinder Singh, Gerardo Tafolla, Ricardo Quintanilla and Leo Lopez *Cause No. C-0295-20-L* as authorized by section §551.071 of the Texas Government Code.

VIII. POSSIBLE ACTION ON WHAT IS DISCUSSED IN EXECUTIVE SESSION

IX. ADJOURNMENT

I hereby certify this **Notice of a Regular Meeting of the Weslaco City Commission** was posted in accordance with the Open Meetings Act on the outside bulletin board at City Hall of the City of Weslaco, located at the 255 South Kansas Avenue entrance, visible and accessible to the general public during and after regular working hours. This notice was posted on this 13th day of August 2021 on or before 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: August 17, 2021	**Agenda Item No.** (to be assigned by CSO)**:** 2021-4395	
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 ADELAIDA VEGA Mike Perez	Created	
City Manager Comments:		
Staff Recommendation: A. Mayor will Call to Order and certify Public Notice. B. Father Pedro Hernandez, San Martin de Porres 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: August 17, 2021	**Agenda Item No.** (to be assigned by CSO)**:** 2021-4556

From:
REBEKAH DE LA FUENTE

Subject:
To solicit input on behalf of SAMES, Inc. to rezone 2526 N. International Blvd. Also being an 8.9 acre tract of land out of farm tract 1056, Block 116, West and Adams Tract Subdivision, Weslaco, Hidalgo County, Texas R-1 One family Dwelling district to B-2 secondary and highway business district.

Background:
The applicant is requesting to rezone R-1 One family Dwelling district to B-2 secondary and highway business district. Three (3) property owners within 200 feet of the applicant's property were notified by letter on July 30, 2021.

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 the City Commission appeared in The Monitor on July 26, 2021

Advisory Review, if any (name of board/committee, date of action, recommendation)**:**
The Planning and Zoning Commission recommended approval of the rezone request based on surrounding land use at their regular meeting of August 11, 2021.

KAYLA AREVALO	Created/Initiated
JOSE PEDRAZA	Approved
REBEKAH DE LA FUENTE	New
Mike Perez	

City Manager Comments:
Solicit public comments.

Staff Recommendation:
Staff recommends approval based on 2040 land use map

Attachments, if any:

Responsibilities upon Approval:
Staff will notify applicant.

Standardized Agenda Request Form

Date of Meeting: August 17, 2021	**Agenda Item No.** (to be assigned by CSO)**:** 2021-4557

From:
REBEKAH DE LA FUENTE

Subject:
To solicit input on behalf of SAMES, Inc. to rezone 3700 E Sugarcane. Also being a 137-acre tract of land out of farm tract 1056, 1057and 1058, Block 116, West and Adams Tract Subdivision, Weslaco, Hidalgo County, Texas R-1 One family Dwelling district to I Industrial district.

Background:
The applicant is requesting to rezone R-1 One family Dwelling district to I Industrial district. Sixty (60) property owners within 200 feet of the applicant's property were notified by letter on July 30, 2021.

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 the City Commission appeared in The Monitor on July 26, 2021.

Advisory Review, if any (name of board/committee, date of action, recommendation)**:**
The Planning and Zoning Commission recommended approval of the rezone request based on surrounding land use at their regular meeting of August 11, 2021.

KAYLA AREVALO	Created/Initiated
JOSE PEDRAZA	Approved
REBEKAH DE LA FUENTE	New
Mike Perez	

City Manager Comments:
Solicit public comments.

Staff Recommendation:
Staff recommends approval based on 2040 land use map.

Attachments, if any:

Responsibilities upon Approval:
Staff will notify applicant.

Standardized Agenda Request Form

Date of Meeting: August 17, 2021	**Agenda Item No.** (to be assigned by CSO)**:** 2021-4560

From:
REBEKAH DE LA FUENTE

Subject:
To solicit input on behalf of Saltillo Developers LLC. to rezone 1912 Mile 4 1/2 Road West / N. Bridge Ave. Also being West Tract E347.24'-W629.50'-S118.93', Farm Tract 31, .95 AC GR .88 AC NET, Weslaco, Texas R-1 One family Dwelling district to B-1 Neighborhood business district.

Background:
The applicant is requesting to rezone R-1 One family Dwelling district to B-1 Neighborhood business district. . Five (5) property owners within 200 feet of the applicant's property were notified by letter on July 30, 2021.

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 the City Commission appeared in The Monitor on July 26, 2021

Advisory Review, if any (name of board/committee, date of action, recommendation)**:**
The Planning and Zoning Commission recommended approval of the rezone request based on surrounding land use at their regular meeting of August 11, 2021.

KAYLA AREVALO	Created/Initiated
JOSE PEDRAZA	Approved
REBEKAH DE LA FUENTE	New
Mike Perez	

City Manager Comments:
Solicit public comments.

Staff Recommendation:
Staff recommends approval based on the 2040 land use map

Attachments, if any:

Responsibilities upon Approval:
Staff will notify the applicant.

Standardized Agenda Request Form

Date of Meeting: August 17, 2021	**Agenda Item No.** (to be assigned by CSO)**:** 2021-4562

From:
REBEKAH DE LA FUENTE

Subject:
To solicit input on behalf of Roberto Saenz to approve a Conditional Use Permit to obtain an On-Premise Retail Dealer's Wine and Beer Retailer's permit at 915 E. IH 2 Suite 100. Also being Lot 1, Lowe's of Weslaco, Weslaco, Hidalgo County, Texas.

Background:
The applicant is requesting to obtain a Conditional Use Permit to obtain On-Premise Retail Dealer's Wine and Beer Retailer's permit. . Seven (7) property owners within 200 feet of the applicant's property were notified by letter on July 30, 2021

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 the City Commission appeared in The Monitor on July 26, 2021

Advisory Review, if any (name of board/committee, date of action, recommendation)**:**
The Planning and Zoning Commission recommended approval of the conditional use permit based on surrounding land use at their regular meeting of August 11, 2021

KAYLA AREVALO	Created/Initiated
JOSE PEDRAZA	Approved
REBEKAH DE LA FUENTE	New
Mike Perez	

City Manager Comments:
Solicit public comments.

Staff Recommendation:
Staff recommends approval of the conditional use permit.

Attachments, if any:

Responsibilities upon Approval:
Staff will notify the appliacnt.

Standardized Agenda Request Form

Date of Meeting: August 17, 2021	**Agenda Item No.** (to be assigned by CSO)**:** 2021-4564

From:
REBEKAH DE LA FUENTE

Subject:
To solicit input on behalf of Esteban Estevane to approve a Conditional Use Permit to obtain an On-Premise Retail Dealer's Wine and Beer Retailer's permit, and Food and Beverage Certificate at 1605 N. Texas. Also being Lot 10 0.75 acres, Frost Proof Heights, Weslaco, Hidalgo County, Texas.

Background:
The applicant is requesting to obtain a Conditional Use Permit to obtain On-Premise Retail Dealer's Wine and Beer Retailer's permit and Food and Beverage Certificate. Twenty-seven (27) property owners within 200 feet of the applicant's property were notified by letter on July 30, 2021

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 the City Commission appeared in The Monitor on July 26, 2021.

Advisory Review, if any (name of board/committee, date of action, recommendation)**:**
The Planning and Zoning Commission recommended approval of the conditional use permit based on surrounding land use at their regular meeting of August 11, 2021.

KAYLA AREVALO	Created/Initiated
JOSE PEDRAZA	Approved
REBEKAH DE LA FUENTE	New
Mike Perez	

City Manager Comments:
Solicit public comments.

Staff Recommendation:
Staff recommends approval of the conditional use permit.

Attachments, if any:

Responsibilities upon Approval:

Staff will notify the applicant.

Standardized Agenda Request Form

Date of Meeting: August 17, 2021	**Agenda Item No.** (to be assigned by CSO)**:** 2021-4400
From:	
Subject: Approval of the Minutes of the Regular Meeting on August 3, 2021 (Staffed by City Secretary Department.) Attachment.	
Background: Record of commission action of August 3, 2021 Regular Meeting.	
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 ADELAIDA VEGA Mike Perez	Created/Initiated Approved New
City Manager Comments: Approve.	
Staff Recommendation:	
Attachments, if any: 21-08-03 minutes	
Responsibilities upon Approval: Execute and retain	

MINUTES OF A REGULAR MEETING
WESLACO CITY COMMISSION
AUGUST 3, 2021

On Tuesday, August 3, 2021, 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	Letty Lopez
	Commissioner	J.P. Rodriguez
	Commissioner	Josh Pedraza
	Commissioner	Adrian Farias
ABSENT:	Commissioner	Greg Kerr
STAFF PRESENT:	Mike R. Perez	City Manager
	Andrew Muñoz	Asst. City Manager
	Norma A. Cantu	City Secretary
	Juan E. Gonzalez	City Attorney

Also present: Sonia Flores, Assistant Finance Director, Antonio "Tony" Lopez, Fire Chief, Eddie Gil, IT Department, Omar Rodriguez, Parks & Recreation Director, Rebekah de la Fuente, Director of Planning and Code Enforcement, Joel Rivera, Police Chief, Pete Garcia, Public Works Director, David Arce, Deputy Public Works Director, Albert Aldana, City Engineer, Martin Vela, IT Director, Rosa Badillo, Municipal Court, and Aida Vega.

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, July 30, 2021.

B. Invocation.

Pastor Timothy Aguiar, Open Door Baptist Church led in the invocation.

C. Pledge of Allegiance.

Mayor Suarez led the "Pledge of Allegiance and Texas Flag."

D. Mayoral Recognition.

E. Roll Call.

Norma A. Cantu, City Secretary, called the roll call noting the absence of Commissioner Kerr and a quorum present.

II. PUBLIC COMMENTS

None.

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 action.

A. Approval of the Minutes of the Regular Meeting on July 20, 2021 (Staffed by City Secretary Department.)

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

1) Approval of Ordinance 2021-25 to rezone 403 W Pike Blvd. Also being Lot 2-3, Block 20, Esplanada Subdivision, Weslaco, Hidalgo County, Texas 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 on July 20, 2021; Staffed by Planning & Code Enforcement Department.)

2) Approval of Ordinance 2021-27 for the Voluntary Annexation of Weslaco Industrial Park Subdivision – being a 146.09-acre tract of land out of Farm Tract 1056, 1057, and 1058, Adams Tract Subdivision, Weslaco, Hidalgo County, Texas located at the Northeast Intersection of Mile 9 & FM 1015 and authorize the Mayor to execute any related documents. (First reading held July 20, 2021; Staffed by Planning & Code Enforcement Department.)

C. Approval on amendments and extension from August 7, 2021 to September 7, 2021 for Disaster Declaration (COVID-19) and any reports related to such executive orders and authorize the Mayor to execute any related documents. (Staff by City Manager.)

D. Approval on Resolution 2021-38 towards financing the Economic Development Corporation of Weslaco for the Real Estate Project and financing in part thereof, by Texas Regional Bank in the amount of $12,000,000 authorizing the EDC Executive Director, EDC Board President and Mayor to execute any related documents. (Staffed by City Manager.)

E. Approval to renew the Host Agency Agreement with AARP Senior Community Service Employment Program and authorize the Mayor to execute any related documents. (Staffed by Human Resources Department.)

F. Approval to renew the Federal Work-Study America Reads Challenge, Community Service Challenge, and Community Service Agency agreements with the University of Texas Rio Grande Valley and authorize the Mayor to execute any related documents. (Staffed by Library Department.)

G. Approval to renew the Lease Agreement with the Weslaco Youth Football League for the use of Isaac Rodriguez multi-purpose fields and Harlon Block Sports Complex practice area for a term beginning August 1, 2021 - February 18, 2022 and authorize the Mayor to execute any related documents. (Staffed by Parks and Recreation Department.)

H. Approval on Resolution 2021-39 for closure of streets affecting state right-of-way on Texas Blvd/FM 88 between U.S. Business Highway 83 and Sixth Street on the third (3) Thursday, of the month from August 2021 to February 2022 for Alfresco Weslaco Music & Art and authorize the Mayor to execute any related documents as may be required by the Texas Department of Transportation. (Staffed by Weslaco Economic Development Corporation.)

Commissioner Pedraza seconded by Commissioner Rodriguez moved to approve consent agenda A, B, C, D, E, F, G, and H as presented. The motion carried unanimously; Mayor Suarez was present and voting.

Following for the record are the ordinance(s).

ORDINANCE NO. 2021-25

AN ORDINANCE AMENDING ZONING ORDINANCE NO. 2018-02 AND AMENDING THE ZONING MAP OF THE CITY OF WESLACO TO CHANGE THE ZONING OF REZONE 403 W PIKE BLVD. ALSO BEING LOT 2-3, BLOCK 20, ESPLANADA SUBDIVISION, WESLACO HIDALGO COUNTY, R-1 ONE FAMILY DWELLING DISTRICT TO B-2 SECONDARY AND HIGHWAY BUSINESS DISTRICT SUBDIVISION DISTRICT BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF WESLACO, TEXAS:

SECTION I: To rezone from an R-1 One family Dwelling district to B-2 secondary and highway business district located at 403 W Pike Blvd. Also being Lot 2-3, Block 20, Esplanada Subdivision, Weslaco, 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 20th day of July 2021.

PASSED AND APPROVED on second reading at a regular meeting of the City Commission this 3rd day of August 2021.

ORDINANCE NO. 2021-27

AN ORDINANCE ANNEXING ADDITIONAL TERRITORY TO THE CORPORATE LIMITS OF THE CITY OF WESLACO, HIDALGO COUNTY, TEXAS ON VOLUNTARY PETITION OF AREA LAND OWNER SUCH LAND BEING146.09 ACRES OF LAND, LOCATED IN HIDALGO COUNTY, TEXAS, WHICH IS CONTIGUOUS TO THE CITY LIMITS AND HEREINAFTER DESCRIBED; AS SHOWN IN THE ATTACHED EXHIBIT; MAKING FINDINGS OF FACT; PROVIDING A SEVERABILITY CLAUSE; PROVIDING AN EFFECTIVE DATE; AND PROVIDING FOR OPEN MEETINGS AND OTHER RELATED MATTERS.

WHEREAS, the City of Weslaco, Texas (the "City"), is a home rule municipality authorized by State law and the City's Charter to annex territory lying adjacent and contiguous to the City;

WHEREAS, the City Council, in compliance with *§43.021, Tex. Local Gov't Code*, instituted proceedings for the annexation of certain property more particularly described herein (the "subject property");

WHEREAS, the subject property hereby annexed is adjacent and contiguous to the present City limits;

WHEREAS, the boundaries of the City are contiguous to the subject property on at least two sides;

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

SECTION 1. That all of the above premises and findings of fact are found to be true and correct and are incorporated into the body of this Ordinance as if copied in their entirety.

SECTION 2. There is hereby annexed on voluntary petition of area landowner as part of the territory within the corporate boundaries of the City of Weslaco the following tract located in Hidalgo County, Texas, that totals to 146.09 acres and are more specifically described as follows, to-wit:

METES & BOUNDS DESCRIPTION

A 146.09 ACRE (6,363,662.99 SQ. FT.) GROSS,

TRACT OF LAND OUT OF FARM TRACTS 1056, 1057, AND 1058, ADAMS TRACT SUBDIVISION, AS RECORDED IN

VOLUME 1, PAGE 56, MAP RECORDS, HIDALGO COUNTY, TEXAS.

TRACT I:

A 35.26 ACRE (1,535,942.23 SQ.FT.), TRACT OF LAND OUT OF FARM TRACT 1056, AND A 44.95 ACRE (1,957,987.89 SQ.FT.), TRACT OF LAND OUT OF FARM TRACT 1057, WEST AND ADAMS SUBDIVISION, THEREOF CONVEYED TO ECONOMIC DEVELOPMENT CORPORATION, RECORDED IN DOCUMENT No. 322370, DEED RECORDS OF HIDALGO COUNTY, TEXAS, AN ADDITION TO HIDALGO COUNTY, TEXAS, AS PER MAP OR PLAT THEREOF RECORDED IN VOLUME 2, PAGE 34-37, MAP RECORDS OF HIDALGO COUNTY, TEXAS;

TRACT II:

A 6.04 ACRES (263,119.42 SQ.FT.) TRACT OF LAND OUT OF FARM TRACTS 1056 AND 1057, AND A 59.84 ACRES (2,606,613.45 SQ.FT.) TRACT OF LAND OUT OF FARM TRACT 1058, ADAMS TRACT SUBDIVISION, THEREOF CONVEYD TO SAN JACINTO ENTERPRISES, LLC,

DOCUMENT No. 3053281, DEED RECORDS OF HIDALGO COUNTY, TEXAS, AN ADDITION TO HIDALGO COUNTY, TEXAS, AS PER MAP OR PLAT THEREOF RECORDED IN VOLUME 2, PAGE 34-37, MAP RECORDS OF HIDALGO COUNTY, TEXAS;

COMMENCING; AT THE COMMON CORNERS OF FARM TRACT 1056, ADAMS TRACT SUBDIVSION, AS PER MAP OR PLAT THEREOF RECORDED IN VOLUME 2, PAGE 34-37, MAP RECORDS, HIDALGO COUNTY, TEXAS, THENCE; SOUTH 01°09'51" EAST, ALONG THE COMMON LINE OF FARM TRACT 1056 AND 1040, A DISTANCE OF 20.00 FEET, TO A POINT ON THE CENTERLINE OF MILE 3 ROAD WEST, THENCE; SOUTH 88°50'09" WEST, PARALLEL TO THE SOUTH LINE OF FARM TRACT 1056, A DISTANCE OF 110.00 FEET, TO A FOUND HALF (1/2) INCH IRON ROD, AT THE NORTH RIGHT OF WAY LINE OF MILE 9 ROAD (HAVING A 60.0' RIGHT OF WAY) NORTH, BEING THE POINT OF BEGINNING, HAVING A GRID COORDINATE OF E=1161696.9262, N=165592940.5393, ALONG A CORNER CLIP TO A SET (1/2) INCH IRON ROD WITH PLASTIC CAP STAMPED "SAMES", FOR THE SOUTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT OF LAND;

THENCE; NORTH 46°09'51" WEST, A DISTANCE OF 70.71 FEET, TO A POINT LYING ON THE EAST RIGHT OF WAY LINE OF MILE 3 ROAD WEST (HAVING A 120.0' RIGHT OF WAY), FOR AN ANGLE POINT OF THIS HEREIN DESCRIBED TRACT OF LAND;

THENCE; NORTH 01°09'51" EAST (NORTH), ALONG THE EAST RIGH OF WAY LINE OF SAID MILE 3 ROAD WEST (F.M. 1015), A DISTANCE OF 1,250.0 FEET, TO A FOUND HALF (1/2) INCH IRON ROD, CONVEYED TO RAUL PEREZ AND RAQUEL PEREZ, AS RECORDED IN HIDALGO COUNTY DEED RECORDS UNDER DOCUMENT NUMBER 2250128, FOR AN EXTERNAL CORNER OF THIS HEREIN DESCRIBED TRACT OF LAND;

THENCE; NORTH 88°50'09" EAST (EAST), ALONG THE SOUTH LINE OF A TRACT OF LAND THEREOF CONVEYED TO RAUL PEREZ AND RAQUEL PEREZ, AS RECORDED IN HIDALGO COUNTY DEED RECORDS UNDER DOCUMENT NUMBER 2250128, A DISTANCE OF 2,346.50 FEET, TO A SET HALF (1/2) INCH IRON ROD WITH A CAP STAMPED "SAMES", FOR AN INTERIOR CORNER OF THIS HEREIN DESCRIBED TRACT OF LAND;

THENCE; NORTH 50°06'51" WEST (NORTH 48°57'00" WEST), ALONG THE EAST LINE OF SAID TRACT OF LAND CONVEYED TO SAID RAUL PEREZ AND RAQUEL PEREZ, A DISTANCE OF 1,984.65 FEET, TO A SET HALF (1/2) INCH IRON ROD WITH A CAP STAMPED "SAMES", ON THE SOUTH RIGHT OF WAY LINE OF A 220.00' IRRIGATION CANAL RIGHT OF WAY, FOR THE NORTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT OF LAND;

THENCE; NORTH 65°30'10" EAST (NORTH 66°40'00" EAST), ALONG A DISTANCE OF 2,244.88 FEET, TO A SET HALF (1/2) INCH IRON ROD STAMPED "SAMES", FOR THE NORTHEAST CORNER OF THIS HEREIN DESCRIBED TRACT OF LAND;

THENCE; SOUTH 00°39'51" WEST (SOUTH 00°30'00" WEST), AT A DISTANCE OF 2,322.59 FEET, PASS A HALF (1/2) INCH IRON ROD, A TOTAL DISTANCE OF 3,492.59 FEET, FOR THE SOUTHEAST CORNER OF THIS HEREIN DESCRIBED TRACT OF LAND;

THENCE; SOUTH 88°50’09” WEST (WEST), ALONG THE NORTH RIGHT OF WAY LINE OF MILE 9 ROAD NORTH, A DISTANCE OF 2,830.62 FEET, TO A HALF (1/2) INCHFOUND IRON ROD, BEING THE POINT OF BEGINNING, CONTAINING A 146.09 ACRE (6,363,662.99 SQ. FT.) GROSS, TRACT OF LAND, MORE OR LESS.

SECTION 3. That the official map and boundaries of the City, heretofore adopted and amended be and hereby are amended so as to include the Annexed Property as part of the City of Weslaco.

SECTION 4. This ordinance shall be published in one (1) newspaper of general circulation published in Weslaco, once a week for two (2) weeks, after the last reading of the ordinance.

SECTION 5. That this Ordinance shall take effect immediately from and after its passage and publication in accordance with the provisions of the *Tex. Loc. Gov't. Code*.

SECTION 6. That it is hereby officially found and determined that the meeting at which this Ordinance is passed was open to the public as required and that public notice of the time, place, and purpose of said meeting was given as required by the Open Meetings Act, *Chapter 551, Tex. Gov't. Code*.

PASSED AND APPROVED on first reading at a regular meeting of the City Commission this 20th day of July
2021.

PASSED AND APPROVED on second reading at a regular meeting of the City Commission this 3rd day of August 2021.
For the record following is the ordinance.

RESOLUTION NO. 2021-39

A RESOLUTION OF THE CITY OF WESLACO, TEXAS, AUTHORIZING THE CITY TO ENTER INTO AN AGREEMENT WITH THE TEXAS DEPARTMENT OF PUBLIC TRANSPORTATION FOR PUBLIC EVENT IN THE CITY LIMITS OF WESLACO

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

That the City of Weslaco wishes to enter into an agreement with the State of Texas, acting by and through the Texas Department of Transportation for temporary closure of a street for public event.

That the closure of Texas Boulevard between /FM 88 between U.S. Business Highway 83 and Sixth St. on the following dates: August 19, 2021; September 16, 2021; October 21, 2021; November 18, 2021; December 16, 2021; January 20, 2022; and February 17, 2022.

That all rules and procedures of 43 Tex., Adm. Code, Section 22.12 have been established for the temporary closure of a segment of the State highway system and this agreement has been developed in accordance with the rules and procedures.

This resolution shall take effect immediately from and after its passage.

PASSED AND APPROVED this 3rd day of August by the City Commissioners of the City of Weslaco, Texas.

CITY OF WESLACO
/s/David Suarez, MAYOR

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

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

Mayor Suarez changed the order of the day and introduced New Business. There was no objection.

VI. NEW BUSINESS

A. Discussion and consideration on first and final reading of Ordinance 2021-29 authorizing Issuance of Certificates of Obligation 2021B and approving and authorizing the execution of the Bond Purchaser Agreement; and authorize the Mayor to execute any related documents. First and final reading of Ordinance 2021-29. Possible action. (Staffed by Finance Department.)

Mike Perez, City Manager, stated the issuance of debt would be for new library and other projects and stated Ann Burger Entrekin would overview the transaction summary and recommended approval.

Ann Burger Entrekin, Hill Top Securities, stated the 2021B bond series were for library, road and drainage improvements; issuance of bonds done earlier as a result of legislative changes effective September 1; summarized city credit rating of "AA" attributed to strong management and revenue growth; par amount of bonds would be $8,795,000 and with accrued interest and premium total sources would be $10,174,000; actual interest cost rate is 2.15% lower than projected and actual debt service lower than projected thanking staff, Bond Counsel and underwriters who assisted.

Commissioner Farias seconded by Mayor Pro Tem Muñoz moved to approve Ordinance 2021-39 on first and final reading authorizing Issuance of Certificates of Obligation 2021B as presented. The motion carried unanimously; Mayor Suarez was present and voting.

Following for the record is the ordinance.

ORDINANCE 2021-29

ORDINANCE AUTHORIZING THE ISSUANCE OF "CITY OF WESLACO, TEXAS CERTIFICATES OF OBLIGATION, SERIES 2021B"; ENTERING INTO A PAYING AGENT/REGISTRAR AGREEMENT AND A PURCHASE AGREEMENT; AND OTHER MATTERS RELATED THERETO

WHEREAS, the City Commission of the City of Weslaco (the "Issuer" or the "City") deems it advisable to issue Certificates of Obligation hereinafter described (the "Certificates") for the purposes specified in Section 1 hereof;

WHEREAS, the Certificates hereinafter authorized and designated are to be issued and delivered for cash pursuant to the Certificate of Obligation Act of 1971, Section 271.041 et seq, Texas Local Government Code (the "Act");

WHEREAS, notice of intention to issue the Certificates has been duly published in *The Monitor*, which is a newspaper of general circulation in the City, in its issues of June 9, 2021 and June 16, 2021, the date of the first publication being at least 30 days prior to the tentative date stated in the notice for passage of this Ordinance, such action being hereby ratified and approved;

WHEREAS, the City has received no petition from the qualified electors of the City protesting the issuance of the Certificates; and

WHEREAS, the City Commission of the City desires to issue the Certificates under the Act, the proceeds of which are to be used for the purposes described below;

WHEREAS, it is considered to be in the best interest of the City that the Certificates be issued and the terms hereafter provided are the most reasonable available and are hereby determined by the City Commission to be in the best interest of the City.

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

Section 1. Authorization of the Certificates. There is hereby authorized to be issued and delivered, a series of certificates of the City to be known as "CITY OF WESLACO, TEXAS CERTIFICATES OF OBLIGATION, SERIES 2021B" (the "Certificates") in the original aggregate principal amount of $8,795,000, primarily payable from the proceeds of an ad valorem tax levied upon all taxable property within the City, within the limitations prescribed by law, and are further payable from and secured by a limited pledge of the Pledged Revenues (defined herein), for the purpose of providing for the payment of contractual obligations to be incurred in connection with the design, planning, acquisition, construction, equipping, expansion, repair, renovation, and/or rehabilitation of certain City- owned public property, specifically being: (i) improvements to the existing or the construction of a new City library; (ii) City street improvements; (iii) drainage improvements; and (iv) payment of contractual obligations for professional services in connection therewith (to wit: consulting, engineering, financial advisory, and legal).

Section 2. Designation, Date, Denominations, Numbers, and Maturities of the Certificates. The Certificates shall be dated as of August 15, 2021 shall be in denominations of $5,000 each or any integral multiple thereof, shall be numbered I-1 for the Initial Certificate and consecutively from R-1 upward for the Definitive Certificates and shall mature on February 15 in each of the years as provided below unless theretofore called for redemption prior to maturity in accordance with the provisions of the Form of the Certificates contained in Section 6 hereof, and the Certificates shall bear interest at the rates per annum shown below from the date of initial delivery of the Purchase Agreement herein authorized and payable on February 15, 2022 and on each August 15 and February 15 thereafter through the respective maturity date or earlier redemption, to wit:

Years of Stated Maturity (February 15)	Principal Installment ($)	Interest Rate (%)	Years of Stated Maturity (February 15)	Principal Installment ($)	Interest Rate (%)
2024	285,000	5.000	2032	415,000	4.000
2025	295,000	5.000	2033	430,000	4.000
2026	310,000	5.000	2034	450,000	4.000
2027	330,000	5.000	2035	470,000	4.000
2028	345,000	5.000	****	*******	****

2029	365,000	5.000	2039*	2,030,000	3.000
2030	380,000	5.000	****	*******	****
2031	400,000	4.000	2043*	2,290,000	3.000

*Represents a Term Certificate.

Section 3. Paying Agent/Registrar. The principal of and interest on the Certificates, due and payable by reason of Stated Maturity, redemption, or otherwise, shall be payable in any coin or currency of the United States of America which at the time of payment is legal tender for the payment of public and private debts, and such payment of principal of and interest on the Certificates shall be without exchange or collection charges to the Owner (as hereinafter defined) of the Certificates.

The selection and appointment of BOKF, NA, Dallas, Texas, to serve as the initial Paying Agent/Registrar for the Certificates is hereby approved and confirmed, and the City agrees and covenants to cause to be kept and maintained at the corporate trust office of the Paying Agent/Registrar books and records (the "Register") for the registration, payment and transfer of the Certificates, all as provided herein, in accordance with the terms and provisions of a Paying Agent/Registrar Agreement, attached, in substantially final form, as Exhibit A hereto, and such reasonable rules and regulations as the Paying Agent/Registrar and City may prescribe. The Paying Agent/Registrar has agreed to keep a copy of the Register at its offices, or its agent's offices, located in Dallas, Texas. The City covenants to maintain and provide a Paying Agent/Registrar at all times while the Certificates are Outstanding, and any successor Paying Agent/Registrar shall be (i) a national or state banking institution or (ii) an association or a corporation organized and doing business under the laws of the United States of America or of any state, authorized under such laws to exercise trust powers. Such Paying Agent/Registrar shall be subject to supervision or examination by federal or state authority and authorized by law to serve as a Paying Agent/Registrar.

The City reserves the right to appoint a successor Paying Agent/Registrar upon providing the previous Paying Agent/Registrar with a certified copy of a resolution or ordinance terminating such agency. Additionally, the City agrees to promptly cause a written notice of this substitution to be sent to each Owner of the Certificates by United States mail, first-class postage prepaid, which notice shall also give the address of the new Paying Agent/Registrar.

Both principal of and interest on the Certificates, due and payable by reason of Stated Maturity, redemption, or otherwise, shall be payable only to the registered owner of the Certificates appearing on the Register (the "Owner" or "Owners") maintained on behalf of the City by the Paying Agent/Registrar as hereinafter provided (i) on the Record Date (hereinafter defined) for purposes of payment of interest thereon, and (ii) on the date of surrender of the Certificates for purposes of receiving payment of principal thereof upon redemption of the Certificates or at the Certificates' Stated Maturity. The City and the Paying Agent/Registrar, and any agent of either, shall treat the Owner as the owner of a Certificate for purposes of receiving payment and all other purposes whatsoever, and neither the City nor the Paying Agent/Registrar, or any agent of either, shall be affected by notice to the contrary.

Principal of the Certificates shall be payable only upon presentation and surrender of the Certificates to the Paying Agent/Registrar at its corporate trust office. Interest on the Certificates shall be paid to the Owner whose name appears in the Register at the close of business on the last business day of the month next preceding an Interest Payment Date for the Certificates (the "Record Date") and shall be paid (i) by check sent by United States mail, first-class postage prepaid, by the Paying Agent/Registrar, to the address of the Owner appearing in the Register or (ii) by such other method, acceptable to the Paying Agent/Registrar, requested in writing by the Owner at the Owner's risk and expense.

If the date for the payment of the principal of or interest on the Certificates shall be a Saturday, Sunday, a legal holiday, or a day on which banking institutions in the city where the Paying Agent/Registrar is located are

authorized by law or executive order to close, then the date for such payment shall be the next succeeding day which is not such a day. The payment on such date shall have the same force and effect as if made on the original date any such payment on the Certificates was due.

In the event of a non-payment of interest on a scheduled payment date, and for 30 days thereafter, a new record date for such interest payment (a "Special Record Date") will be established by the Paying Agent/Registrar, if and when funds for the payment of such interest have been received from the City. Notice of the Special Record Date and of the scheduled payment date of the past due interest (the Special Payment Date - which shall be 15 days after the Special Record Date) shall be sent at least five business days prior to the Special Record Date by United States mail, first-class postage prepaid, to the address of each Owner appearing on the Register at the close of business on the last business day next preceding the date of mailing of such notice.

Section 4. Right of Prior Redemption. (a) Optional Redemption. The City reserves the right to redeem the Certificates maturing on or after February 15, 2031, in whole or in part in principal amount of $5,000 or an integral multiple thereof, on February 15, 2030, or any date thereafter, at the redemption price of par plus interest accrued to the specific date of redemption and shall direct the Paying Agent/Registrar to call by lot Certificates, or portions thereof, within such maturity or maturities and in such principal amounts, for redemption.

(b) Notice of Redemption. Notice of any redemption shall be given as provided in the FORM OF CERTIFICATES included in Section 6 hereof. If such notice of redemption is given, and if due provision for such payment is made, the Certificates, or the portions thereof which are to be so redeemed, thereby automatically shall be redeemed prior to their scheduled maturities, and shall not bear interest after the date fixed for their redemption, and shall not be regarded as being outstanding except for the right of the Owner to receive the redemption price plus accrued interest to the date fixed for redemption from the Paying Agent/Registrar out of the funds provided for such payment. The Paying Agent/Registrar shall record in the Register all such redemptions of principal of the Certificates or any portion thereof. By the date fixed for any such redemption due provision shall be made by the City with the Paying Agent/Registrar for the payment of the required redemption price for the Certificates, or the portions thereof which are to be so redeemed, plus accrued interest thereon to the date fixed for redemption. If such notice of redemption is given and if due provision for such payment is made, all as provided above, the Certificates, or the portions thereof which are to be so redeemed, thereby automatically shall be redeemed prior to their scheduled maturities and shall not bear interest after the date fixed for their redemption and shall not be regarded as being outstanding except for the right of the Owner to receive the redemption price plus accrued interest to the date fixed for redemption from the Paying Agent/Registrar out of the funds provided for such payment. If a portion of any Certificate shall be redeemed, a substitute Certificate or Certificates having the same maturity date, bearing interest at the same rate, in any denomination or denominations in any integral multiple of $5,000, at the written request of the Owner, and in an aggregate principal amount equal to the unredeemed portion thereof, will be issued to the Owner upon the surrender thereof for cancellation, at the expense of the City all as provided in this Ordinance.

Section 5. Initial Certificate; Exchange or Transfer of Certificate. Initially, one Certificate (the "Initial Certificate") numbered I-1 and being in the principal amount of the Certificate shall be registered in the name of the Initial Purchaser and shall be executed and submitted to the Attorney General of Texas for approval, and thereupon certified by the Comptroller of Public Accounts of the State of Texas or his duly authorized agent, by manual signature, and the Initial Certificate shall be effective and valid without the Authentication Certificate being signed by the Paying Agent/Registrar. At any time thereafter, the Owner may deliver the Initial Certificate to the Paying Agent/Registrar for exchange, accompanied by instructions from the Owner or designee designating the persons, maturities, and principal amounts to and in which the Initial Certificate is to be transferred and the addresses of such persons, and the Paying Agent/Registrar shall thereupon, within not more than three days, register and deliver such Certificates upon authorization of the City as provided in such instructions.

Each Certificate shall be transferable only upon the presentation and surrender thereof at the designated payment office of the Paying Agent/Registrar, duly endorsed for transfer, or accompanied by an assignment duly

executed by the Owner or his authorized representative in form satisfactory to the Paying Agent/Registrar. Upon presentation of any Certificate for transfer, the Paying Agent/Registrar shall authenticate and deliver in exchange therefore, to the extent possible and under reasonable circumstances within three business days after such presentation, a new Certificate or Certificates, registered in the name of the transferee or transferees, in authorized denominations and of the same maturity and aggregate principal amount and bearing interest at the same rate as the Certificate or Certificates so presented.

All Certificates shall be exchangeable upon presentation and surrender thereof at the designated payment office of the Paying Agent/Registrar for a Certificate or Certificates of the same maturity and interest rate and in any authorized denomination, in an aggregate principal amount equal to the unpaid principal amount of the Certificate or Certificates presented for exchange. The Paying Agent/Registrar shall be and is hereby authorized to authenticate and deliver exchange Certificates in accordance with this Ordinance and each Certificate so delivered shall be entitled to the benefits and security of this Ordinance to the same extent as the Certificate or Certificates in lieu of which such Certificate is delivered.

The City or the Paying Agent/Registrar may require the Owner of any Certificate to pay a sum sufficient to cover any tax or other governmental charge that may be imposed in connection with the transfer or exchange of such Certificate. Any fee or charge of the Paying Agent/Registrar for such transfer or exchange shall be paid by the City.

Section 6. General Characteristics and Form of the Certificates. The Certificates shall be issued, shall be payable, may be redeemable prior to their scheduled maturities, shall have the characteristics, and shall be signed and executed (and the Certificates shall be sealed) all as provided and in the manner indicated in the form set forth below. The Form of the Certificates, the Form of the Registration of the Comptroller of Public Accounts of the State of Texas to be printed and manually endorsed on each of the Initial Certificate, the Form of the Authentication, and the Form of Assignment, which shall be, respectively, substantially as follows, with necessary and appropriate variations, omissions, and insertions as permitted or required by this Ordinance, and the definitions contained within each such form shall apply solely to such form:

CITY OF WESLACO
/s/David Suarez, MAYOR

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

B. Discussion and consideration to accept the calculation of the No New Revenue (effective) and Voter Approval (Rollback) tax rates for 2021 tax year by Hidalgo County Tax Assessor-Collector Pablo Villarreal and authorize the Mayor to execute any related documents. Possible action. (Staffed by Finance Department.)

The City Manager stated the County completed the certified tax roll numbers and benchmarks for the 2021 tax rate calculations and recommended to accept as submitted.

Sonia Flores, Assistant Finance Director, recommended a tax rate of 0.6967 (same as last year) stating the proposed tax rate would not subject the city to seek voter approval of the rate.

Commissioner Lopez seconded by Mayor Pro Tem Muñoz moved to accept the calculation of the New Revenue and Voter Approval tax rates for 2021 as presented. The motion carried unanimously; Mayor Suarez was present and voting.

C. Discussion and consideration to award the most advantageous proposal for financing of the purchase of Weslaco Fire Department 2021 Fire Ladder Truck and authorize the Mayor to execute any related documents. Possible action. (Staffed by Finance Department.)

Sonia Flores stated four financing proposals were received and evaluated. Staff recommended approval to award Governmental Capital Corporation as the most advantageous proposal for financing with an interest rate of 2.23% that would have ten annual payments of $99,987.09.

Commissioner Pedraza seconded by Commissioner Lopez moved to award Governmental Capital Corporation as the most advantageous for financing a 2021 Fire Ladder Truck as presented. The motion carried unanimously; Mayor Suarez was present and voting.

D. Discussion and consideration to award the most advantageous proposal for financing of the purchase of Solid Waste Collection Department 12,000 trash can bins and authorize the Mayor to execute any related documents. Possible action. (Staffed by Finance Department.)

Sonia Flores stated three financing proposals were received and evaluated. Staff recommended approval to award Frost Bank as the most advantageous proposal for financing with an interest rate of 1.776% that would have five annual payments of $125,287.83.

Commissioner Pedraza seconded by Commissioner Rodriguez moved to approve financing proposal to Frost Bank for the purchase of 12,000 trash bins for Solid Waste Collection Department as presented. The motion carried unanimously; Mayor Suarez was present and voting.

E. Discussion and consideration on House Bill 1927 regulating signage on City buildings for the carrying of handguns during public meetings and authorize the Mayor to execute any related documents. Possible action. (Staffed by Police Department.)

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

Joel Rivera, Chief of Police, stated HB 1927 becomes effective September 1, 2021 that provides for a licensed or unlicensed carrier of firearms be prohibited from entering a room where a meeting subject to the Open Meeting Act is being held if the entity provides notice to carry is prohibited for any individual either licensed or unlicensed. Staff is seeking direction from the commission on how to proceed.

The City Manager recommended no one either licensed or unlicensed be permitted to enter a room where any meeting posted subject to the Open Meetings Act is conducted; recommended to properly post said signage to include required language on all agendas of the City. The City Attorney conferred with the recommendation of the City Manager.

In response to Commissioner Rodriguez, the City Attorney recommended notice be in Spanish as well.

Commissioner Rodriguez seconded by Mayor Pro Tem Muñoz moved to amend the original motion to prohibit licensed and unlicensed carrying of firearms, to properly post signage and provide said language on all agendas of the city that are subject to the Opens Meeting Act as presented. The motion carried unanimously; Mayor Suarez was present and voting.

The original motion carried unanimously.

F. Discussion and consideration to authorize staff solicit bids for a city-wide project for installation of pavement markings and authorize the Mayor to execute any related documents. Possible action. (Staffed by Engineering Department.)

Albert Aldana, City Engineer, recommended approval for the solicitation of bids; past commission discussions raised the concern of needed roadway improvements and staff proposes a city-wide contract for pavement markings. The City Manager noted this was to be a supply contract.

Mayor Pro Tem Muñoz seconded by Commissioner Lopez moved to approve staff solicit bids for a city-wide project for installation of pavement markings as presented. Motion carried unanimously; Mayor Suarez was present and voting.

G. Discussion and consideration on acceptance and dedication of Utility Easement(s) to the City of Weslaco from O.E. Investments Inc., Roberto C. and Elvia E Elissetche and E.M. Payne a/k/a Edwin M. Payne out of Farm Tract 719 and Farm Tract 719, Block 176, West Tract Subdivision located on Milanos Road and authorize the Mayor to execute any related documents. Possible action. (Staffed by Engineering Department.)

Albert Aldana recommended approval to accept dedication of utility easement from said property owners; easements are needed for improvements being done that will extend a 12" sanitary sewer line from Milanos Estates Subdivision to Mile 5 N. Road; easements will allow for the construction of the sewer line from the middle of the road to the east and avoid tearing up the roadway.

Commissioner Lopez seconded by Commissioner Pedraza moved to approve acceptance and dedication of Utility Easements from O.E. Investments, Robert C. and Elvia E. Ellisetche and E.M. Payne a/k/a Edwin M. Payne as presented. Motion carried unanimously; Mayor Suarez was present and voting.

Mayor Suarez introduced Item V. Old Business A.

V. OLD BUSINESS

A. Discussion and consideration to approve proposed change order #11 in the amount of $35,000 for the Pleasantview & 11th St Drainage Improvements Project and authorize Mayor to execute any related documents. Possible action. (There was no action on this item on July 6; Staffed by Engineering Department.)

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

Albert Aldana, City Engineer, stated the contractor provided a breakdown to the request of additional compensation in the amount of $35,000 as requested from the last commission meeting and Mr. Armando Gutierrez, Total Commitment LLC was in attendance.

Mr. Gutierrez stated commencement of the project began in the area of the park (Estero Llano Grande) to immediately address problems that was keeping water from flowing north to south on FM1015; construction began and then halted as a result of right-of-entry needed that took the City seven months to obtain and this resulted in additional expenses for mobilization and de-mobilization of heavy equipment; inflation of fuel, labor and overhead costs; increased cost of supplies and cost of heavy equipment on standby. Mr. Gutierrez requested relief to the additional cost incurred.

Juan E. Gonzalez, City Attorney, recommended legal consultation in executive session.

VIII. EXECUTIVE SESSION

At 6:03 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 6:41 p.m. Mayor Suarez stated the City Commission had completed its Executive Session and reconvened the regular meeting as open to the public.

V. OLD BUSINESS

A. Discussion and consideration to approve proposed change order #11 in the amount of $35,000 for the Pleasantview & 11th St Drainage Improvements Project and authorize Mayor to execute any related documents. Possible action. (There was no action on this item on July 6; Staffed by Engineering Department.)

The City Attorney recommended to approve additional funding as a contract amendment and not a change order for Item 1 mobilization of heavy equipment: Item 2 de-mobilization of heavy equipment and Item 7 heavy equipment on standby for delays for a total amount of $19,600.

Commissioner Farias seconded by Mayor Pro Tem Muñoz moved to approve a contract amendment for a total amount of $19,600 as presented. The motion carried unanimously; Mayor Suarez was present and voting.

B. Discussion and consideration after public hearing on behalf of Felix De La Cruz on Ordinance 2021-26 to rezone 105 Adelita St. Also being Lot 8-10, San Francisco Subdivision, Weslaco, Hidalgo County, Texas from R-1 One Family Dwelling District and R-2 Duplex and apartment district to B-1 neighborhood business district and authorize the Mayor to execute any related documents. First reading of Ordinance 2021-26. Three-fourths vote required. Possible action. (This item was tabled July 20, 2021; Staffed by Planning & Code Enforcement Department.)

Mike Perez, City Manager, stated no action at this time and remained tabled.

IV. APPOINTMENTS

A. Discussion and consideration on Resolution 2021-40 appointing three members to expired terms on the Drainage Advisory Board and authorize the Mayor to execute any related documents. Possible action. (Staffed by Engineering Department.)

The City Manager recommended re-appointment of Sandra Reyna and Alex Livas stating Fred Perez did not seek reappointment. Staff will bring back to the commission consideration of an appointment for the vacancy of Fred Perez upon receipt of interest to the board.

Commissioner Farias seconded by Mayor Pro Tem Muñoz moved to approve Resolution 2021-40 appointing Sandra Reyna and Alex Rivas to the Drainage Advisory Board as presented. The motion carried unanimously; Mayor Suarez was present and voting.

Following for the record is the resolution.

RESOLUTION NO. 2021-40

A RESOLUTION OF THE CITY OF WESLACO, TEXAS APPOINTING MEMBERS TO THE CITIZENS DRAINAGE ADVISORY BOARD

WHEREAS, the City Commission passed and approved Ordinance 2019-23 an ordinance amending Part II-Code of Ordinances, Chapter 2 Administration by providing a new article; establishing Article XI. Drainage; creating Section 2-280 through Section 2-284; creating a Citizens Drainage Advisory Board;

WHEREAS, Section 2-281outlines the composition of the Citizens Drainage Advisory Board which shall be composed of nine (9) members appointed by the City Commission, with the advice of the City Manager; and,

WHEREAS**,** Section 2-282 states the terms of members shall be for no more than two (2) three (3) year staggered terms for a total of no more than six (6) years. The staggered terms shall be determined at the first regularly scheduled meeting of Citizens Drainage Advisory Board. The City Commission will have the ability to waive the term limit; and,

WHEREAS, Members of the board shall serve without compensation.

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 Citizens Drainage Advisory Board.

PASSED AND APPROVED on this 3rd day of August 2021.

NAME	TERM ENDING
Sandra Reyna	7/25/2024
Alex Livas	7/25/2024

CITY OF WESLACO
/s/David Suarez, MAYOR

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

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

H. Discussion and consideration on proposed budget for the American Rescue Plan Act of 2021 and authorize the Mayor to execute any related documents. Possible action. (Staffed by City Manager.)

The City Manager stated monies resulting from the American Rescue Plan Act to the City totaled $5,157,540; reviewed the expenditures of the funds totaling $4,925 as listed below:

Reimbursement G.F. for loses	$700,000
Rolling Stock for Drainage	$775,000
W/S CIP/Collection Distribution	$1,200,000
36” Pumps	$150,000
Two trailers with barricades (traffic control)	$20,000
W/S Water Plant/Sewer Plants	$1,165,000
$1000 for each Police/Fire employees	$150,000
Water Department Backhoe	$107,000
Loss of Revenues for W/S	$460,000
Parks WIFI	$41,000
Design of Lift Station #12	$180,000
Program to have people get COVID Shots	$ 20,000

Staff recommended approval as presented unless there were any changes from the commission noting a balance of $189,540 would be left.

Commissioner Pedraza seconded by Mayor Pro Tem Muñoz moved to approve proposed budget for the American Rescue Plan Act of 2021 as presented. Motion carried unanimously; Mayor Suarez was present and voting.

VII. REPORTS

None presented at this time.

A. Report by Engineering Department - Pleasantview project.
B. Report by Siemens: Year 2 Annual Performance Assurance report.
C. Report by Parks and Recreation.
D. Report by Public Works.
E. Report by Emergency Management - COVID-19.

IX. POSSIBLE ACTION ON WHAT IS DISCUSSED IN EXECUTIVE SESSION

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

No action.

B. Personnel - Discussion regarding the Professional Services Agreement for Municipal Court Judge Samuel V. Sanchez as authorized by section §551.074 of the Texas Government Code.

No action.

C. 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 Police Union (Weslaco Municipal Police Association) as authorized by section §551.071 of the Texas Government Code.

No action.

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

No action.

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

No action.

F. Legal Consultation - Consultation with City Attorney relating to 380 Agreement between City of Weslaco and SDI Weslaco Holdings, LLC. as authorized by section §551.071 of the Texas Government Code.

No action.

X. ADJOURNMENT

Mayor Pro Tem Muñoz seconded by Commissioner Rodriguez moved to adjourn the meeting of August 3, 2021 at 6:45 p.m. The motion carried unanimously; Mayor Suarez was present and voting.

CITY OF WESLACO

_____

MAYOR, David Suarez

ATTEST:

_____

Norma A. Cantu, CITY SECRETARY

Standardized Agenda Request Form

Date of Meeting: August 17, 2021	**Agenda Item No.** (to be assigned by CSO)**:** 2021-4542	
From: Joel Rivera		
Subject: Approval on the continuation of the interlocal agreement with Weslaco Independent School District for eight (8) law enforcement officers to serve as school resource security officers (SRO), to be reimbursed in the amount of $395,000 and authorize the Mayor to execute any related documents. (Staffed by Police Department.)		
Background:		
Funding Source (budget code, if applicable)**:** 101-5202-510045		
Amount: $295,000	Term of Impact: Fiscal Year 2021-2022	Identified in Current Budget: Civil Wages
Additional Action Prompted: Mayor's Signature		
If item previously considered, provide date and action by Commission: Approved by City Commission Regular Meeting, October 15, 2019		
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 New	
City Manager Comments: Approve.		
Staff Recommendation: Weslaco Police Department Recommends approval		
Attachments, if any: SRO Fall 2021-2		
Responsibilities upon Approval: Upon approval, provide executed signatures on the original agreement and forward to Weslaco Police Department		

SCHOOL RESOURCE OFFICER PROGRAM
MEMORANDUM OF UNDERSTANDING (MOU)
And
INTERLOCAL AGREEMENT

This Agreement, in accordance with the State of Texas Inter-local Cooperation Act (Chapter 791-Texas Government Code), is made and entered into between the following parties with an effective date of ___September 17, 2021:

- Weslaco Independent School District
  Dr. Criselda Valdez, Superintendent of Schools
  607 E. 6th Street
  Weslaco, Texas 78596

- City of Weslaco
  Mike Perez, City Manager
  255 S. Kansas Avenue
  Weslaco, Texas 78596

Article I. Purpose of MOU

1.01 The MOU formalizes the relationship between the participating entities in order to foster an efficient and cohesive program that will build a positive relationship between law enforcement officers and the youth of our community, with the goal of reducing crime committed by juveniles and young adults. This MOU delineates the mission, organizational structure, and procedures of the School Resource Officer Program (hereinafter the "SRO Program") as a joint cooperative effort between WISD (hereinafter the "Contracting Agency," “WISD” or the “District”) and the City of Weslaco by and through its Police Department (hereinafter the "Providing Agency" or “City of Weslaco”).

1.02 The success of this program relies upon the effective communication between the Agencies' employees, the principal of each individual WISD school, and other key staff members of each organization.

Article 2. Term

2.01 The term of this MOU shall begin on the date this Agreement has been approved by the Parties hereto and end on last day of school for the 2022-2023 school year, unless terminated earlier as provided herein. The parties may renew this MOU only by separate written agreement or addendum hereto, which must be executed by both parties

Article 3. Mission, Goals and Objectives

3.01 The mission of the SRO Program is the reduction and prevention of school-related violence and crime committed by juveniles and young adults. As in other Districts across the State, the Board of Trustees of WISD wishes to prevent acts of violence and vandalism occurring on school campuses which threaten the safety of the students, faculty and administrative personnel and the security of public property.

3.02 The Board of Trustees of the WISD find it that it in the best interest of the WISD it enter this agreement so the City of Weslaco may provide police protection services by assigning the number of police officers agreed to by the Chief of Police and WISD to act as School Resource Officers (also referred to herein as “SROs”) as authorized under Texas Education Code §37.081(c).

3.03 The formation of the SRO Program aims to create and maintain safe, secure and orderly learning environments for students, teachers and staff. This is accomplished by assigning Law Enforcement Officers (hereinafter referred to as "SROs") employed by Participating Agencies to WISD school facilities for a term agreed upon.

3.04 Goals and objectives are designed to develop and enhance rapport between youth, police officers, school administrators and parents. Goals of the SRO Program include:

1. Reduce incidents of school violence;

2. Reduce criminal offenses committed by juveniles and young adults;

3. Establish rapport between the SROs and the student population;

4. Establish rapport between the SROs and parents, faculty, staff, and administrators. Furthermore, SROs will establish a trusting channel of communication with students, parents and teachers.

5. SROs will serve as a positive role model to instill in students good moral standards, good judgment and discretion, respect for other students, and a sincere concern for the school community.

6. SROs will promote citizen awareness of the law to enable students to become better-informed and effective citizens, while empowering students with the knowledge of law enforcement efforts and obligations regarding enforcement as well as consequences for violations of the law.

7. In collaboration with WISD campus administration and counselors, SROs may serve as a confidential source of counseling for students and

parents concerning problems they face as well as providing information on community resources available to them.

Article 4. Organizational Structure

4.01. Composition

The Providing Agency shall assign full time law enforcement officers to serve as SROs in the SRO Program. The SROs will be certified by the State of Texas and meet all requirements as set forth by the Texas Commission on Law Enforcement related to work standards and training requirements. WISD authorizes the officers to carry the department's assigned weapons in the officers' jurisdiction. The school resource officers' jurisdiction includes all territory in the boundaries of the WISD or within 300 feet of school property, and all property outside the boundaries of the WISD that is owned, leased or rented or otherwise under the control of WISD and its Board of Trustees.

4.02. Supervision

The day-to-day operation and administrative control of the SRO Program will be the responsibility of both Agencies. SROs are to conduct themselves in a manner consistent with the rules and regulations governing the Weslaco Police Department, City of Weslaco, Civil Service Rules and WISD School District Policy as applicable. Responsibility for the conduct of SROs, both personally and professionally, shall remain with the City of Weslaco. WISD shall refer any disciplinary concerns involving the conduct of the SROs during duty hours to the City's Chief of Police or his designee. The City of Weslaco shall immediately replace an SRO if the WISD advises the City of a request for change of an SRO in writing. School Resource Officers are employed and retained by the Providing Agency, and in no event shall any employee of the Providing Agency be considered an employee of WISD.

4.03. Hold Harmless Agreement

To the extent permitted by applicable law, but without waiver or expansion of any limits established by the Texas Tort Claims Act, each party to this Agreement will indemnify and hold harmless the other parties and their officers, employees and agents, from and against any and all claims proximately caused by negligence, breach, or other act or omission by the indemnifying party or its officers, employees or agents.

Article 5. Procedures

5.01. Selection

Available SRO positions will be selected through a process developed by the Police Chief and WISD Superintendent or designee. The selection of the officers will be mutually agreed upon and these officers shall adhere to the school policies and department directives incorporating the principles of community policing.

SROs 1, 2, 3, & 4 shall be assigned to the two comprehensive high schools. SROs 5, 6, 7, & 8 shall be assigned to the four middle schools.

5.02. SROs Duty Hours

5.02.01. The hours of SRO Duty shall be subject to the limitations contained in Chapter 142, Texas Government Code and may consist of the following hours:

a. SRO #1 & #3 Arrival Time: 7:30 a.m. Departure Time: 3:30 p.m.
b. SRO #2 & #4 Arrival Time: 8:30 a.m. Departure Time: 4:30 p.m.
c. SRO #5, #6, #7,#8
Arrival Time: 7:30 a.m. Departure Time: 3:30 p.m.
d. SRO Sergeant As assigned by the Providing Agency

5.02.02 In most cases, (2) two SROs will be assigned respectively to the Comprehensive High School Campuses.

5.02.03 If (2) two SROs are assigned to the same campus, their working hours will overlap as indicated above.

5.02.04 SROs assigned to Middle Schools will rotate at their discretion or as requested by WISD designee.

5.02.05 WISD has the right to place more than two SROs at a campus as they see fit.

5.02.06 After-hour duties may be performed with the approval of the parties.

5.02.07 Time spent in court, time spent in inter-agency meetings and investigating school-related crimes within the scope of the SROs duties are compensable based on the department’s policy on total hours worked for the week.

5.03. COMPENSATION

5.03.01 The City of Weslaco shall provide and the WISD agrees to receive eight (8) SROs and one sergeant. WISD shall appropriate from current revenues and pay to the City the salary of the school resource officers for up to 187 school work days as per the City's salary schedule to defray the expense of the school resource officers' salaries and benefits, including but not limited to sick leave and vacation leave accrued during the term of this Agreement. Contingency costs for training and equipment shall not exceed $3,000 per SRO. Reimbursement for eight SROs shall be commensurate with amounts indicated in Attachment A and shall not exceed $395,000 per school year.

5.03.02 The City of Weslaco shall incur the cost of the sergeant (supervisor).

5.03.03 The SROs shall adhere to the WISD Board of Trustees approved 2021 – 2022 school calendar and perform the prescribed duties for up to 187 days to cover for required officer training, and District staff development when applicable.

5.03.04 In addition to the compensation to be paid, WISD shall appropriate from current revenues and pay to the City an amount equal to any overtime pay for which the City becomes liable to the school resource officers as a result of the officers' being required to work overtime in furtherance of the officers' duties as the school resource officer. No overtime work shall be assigned to the officers without the specific approval of the Chief of Police or designee and the Superintendent or designee.

5.03.05 The District shall provide two (2) vehicles designed for SROs. The District will incur all maintenance and fuel costs. The City shall equip the vehicles with decals, lights, and other emergency equipment.

5.03.06 The District may choose to hire off-duty officer(s) at a rate of $30 per hour and based on availability. These officers will be hired on an hourly basis and based on needs and times identified by the Chief of Police and Superintendent or designee.

5.03.06 In the event an SRO is absent for two consecutive days, the City of Weslaco shall immediately appoint a temporary replacement for the SRO so as to prevent a third consecutive day of absence. The District further reserves the right to request a change of an SRO that exhibits a pattern of absenteeism.

5.03.07 The terms and conditions of duties performed by the SROs must comply with the existing Collective Bargaining Agreement between the

Weslaco Municipal Police Union (“CBA”) and the City of Weslaco and chapter 143 of the Texas Local Government Code. The Weslaco ISD will be notified by the City in the event that a task or duty requested conflicts with the CBA. The Weslaco ISD is not a party to the CBA by virtue of entering this Interlocal Agreement.

5.04. SRO Program Structure

5.04.01 Under this framework, SROs are first and foremost law enforcement officers for the Providing Agency. SROs shall be responsible for carrying out all duties and responsibilities of a law enforcement officer and shall remain at all times under the control, through the chain of command, of the Providing Agency.

5.04.02 All acts of commission or omission shall conform to the guidelines of the Providing Agency's directives. WISD should ensure that non-criminal student disciplinary matters remain the responsibility of school staff and not the SRO.

5.04.03 SROs will not be asked to respond to or held responsible for requests to resolve routine discipline problems involving students. Enforcement of the code of student conduct and non-criminal student misbehavior is the responsibility of WISD. The SRO shall refrain from being involved in the enforcement of disciplinary rules that do not constitute violations of law, except to support staff in maintaining a safe school environment.

5.04.04 SROs are not formal counselors or educators, and will not act as such. However, SROs may be used as a resource to assist students, faculty, staff, and all persons involved with the school. SROs can be utilized to help instruct students and staff on a variety of subjects, ranging from alcohol and drug education to formalized academic classes.

5.04.05 SROs may use these opportunities to build rapport between the students and the staff. The Providing Agency recognizes, however, that WISD shall maintain full, final, and plenary authority over curriculum and instruction in the WISD, including the instruction of individual students. The parties recognize and agree that classroom instruction is the responsibility of the classroom teacher, not the Providing Agency or its employees, and the Providing Agency and its employees shall not attempt to control, influence, or interfere with any aspect of the school curriculum or classroom instruction except in emergency situations.

5.05. Information Sharing

5.05.01 As stated, the success of this program relies upon the effective communication between the members of each organization.

5.05.02 To enhance the objective of providing a safe educational setting, the dissemination of information among the parties involved must be effortlessly distributed. However, as it is as important to obtain information contained in records systems (education and law enforcement records) maintained by the school, it cannot be done indiscriminately as federal laws restrict the release of information contained in a student's education record.

5.05.03 WISD will allow SROs to obtain student directory information. The information obtained will be closely monitored by school staff.

5.05.04 WISD may also exercise the following exceptions as they relate to the disclosure of information from an education record:

a. WISD shall disclose information from a student's education record in compliance with a lawfully issued subpoena or court order. WISD must make a reasonable attempt to notify the parent before complying with a subpoena or court order; unless the court or issuing agency stipulates no disclosure.
b. WISD may disclose information from a student's education record to appropriate authorities in connection with an emergency in order to protect the health or safety of a student or other individual.
c. Nothing in FERPA prevents a school official from disclosing to local law enforcement authorities information that is based on that official's personal knowledge or observation and not from an education record.

5.06 Notification to Schools

1. The SROs will work closely with the Weslaco Police Department's Criminal Investigation Division in providing the required school notification when the SROs or members of the Weslaco Police Department make an arrest and/or refers a student to the office or official designated by the juvenile board when the student is believed to engaged in one of the following offenses and enrolled as a student in the WISD:

i. Any felony offense

ii. An offense under Penal Code (PC) Sections 20.02 (Unlawful Restraint), 21.08 (Indecent Exposure), 22.01 (Assault), 22.05 (Deadly Conduct), 22.07 (Terroristic Threat), or 71.02 (Engaging in Organized Criminal Activity).

iii. The unlawful use, sale or possession of a controlled substance, drug paraphernalia or marijuana as defined by Chapter 481; Health & Safety Code.

iv. The unlawful possession of any of the weapons or devices listed in Sections 46.01 (1-14 or 16) of the Penal Code or a weapon listed as a prohibited weapon under PC 46.05.

2. The SRO will orally notify the superintendent of WISD or his/her designee within 24 hours after the arrest or referral is made or before the next school day; whichever is earlier.

3. Within seven (7) days after the oral notice is given, the head of the law enforcement agency or the designee (SRO) shall mail written notification marked “Personal and Confidential” to the superintendent or designee. The written notification must include the facts contained in the oral notification; the name of the person who was orally notified, the date and time the person was notified and sufficient details of the arrest or referral.

4. A person may substitute electronic notification for oral notification as allowed the Texas Code of Criminal Procedure 15.27 sub section (i). If electronic notification is substituted for oral notification, any written notification required by this article is not required.

Article 6. Duties and Responsibilities

6.01. The responsibilities of the SROs include, but are not limited to:

1. Handle requests for calls for service; investigate crimes committed in and around the school campus and complete required reports.

2. Respond to unauthorized persons on school property.

3. Enforce criminal law and protect the students, staff, and public at large against criminal activity. The SROs shall follow the chain of command as set forth in the policies and procedures manual of the participating law enforcement agency. School authorities and the parents of any child involved shall be notified as quickly as possible when the SROs take any direct law enforcement action involving a student, on-campus or off-campus, during school hours.

4. Coordinate, whenever practical, investigative procedures between law enforcement and WISD school administrators. The SROs shall abide by all applicable legal requirements concerning interviews or searches should it become necessary to conduct formal law enforcement interviews or searches with students or staff on property or at school functions under the jurisdiction of the WISD. The SROs will not be involved in searches conducted by school personnel unless a criminal act is involved or unless school personnel require the assistance of the SROs because of exigent circumstances, such as the need for safety or to prevent flight. Formal investigations and arrests by law enforcement officials will be conducted in accordance with applicable legal requirements.

5. Take appropriate enforcement action on criminal matters as necessary. The SROs shall, whenever practical, advise the principal before requesting additional enforcement assistance on campus and inform the principal of any additional law enforcement responsibilities that may need to be undertaken.

6. Wear law enforcement agency issued uniform at all times or other apparel approved by the Providing Agency.

7. Be highly visible throughout the campus, but to be unpredictable in their movements. For Officer Safety, SROs shall not establish any set routine, which allows predictability in their movements and their locations.

8 Confer with the principal to develop safety plans and / or strategies to prevent and/or minimize dangerous situations on or near the campus or involving students at school-related activities.

9. Comply with all laws, regulations, and school board policies including but not limited to laws, regulations and policies regarding the detention, investigation, and searching of students on school premises, provided that SROs shall under no circumstances be required or expected to act or in a manner inconsistent with their duties as law enforcement officers. The use of confidential school records by the SRO shall be done only with the principal's approval and as allowed under the Family Educational Rights and Privacy Act (FERPA), the Health Insurance Portability and Accountability Act (HIPPA) and other applicable laws. Any existing rights or benefits of personnel assigned under this agreement shall not be abridged and remain in full effect.

10. The SROs may serve as a liaison between the school and other police agencies, investigative units, or juvenile justice authorities when necessary and consistent with applicable civil rights and privacy laws.

11. The SROs shall notify the school principal or his/her designee if it is necessary for the SROs to be off campus during regular school hours non-emergency situations.

12. Attend school special events as needed (for example, PTSA meetings). Off duty assignments are not included.

13. Attend law enforcement agency in-service training as required. Providing Agency will schedule suitable replacements of regular SROs to permit regular SROs to attend training.

14. Attend meetings of parent and faculty groups to solicit their support and understanding of the SRO Program and to promote awareness of law enforcement functions.

6.02. Responsibilities of the SRO supervisor (Sergeant) will include but will not be limited to:

1. Coordinate work assignments of the SROs between various campuses.

2. Ensure SROs compliance with Providing Agency's directives.

3. Coordinate scheduling and work hours of the SROs (Vacation requests, sick leave, etc.).

6.03. WISD shall provide the SROs of each campus the following materials, facilities, and access, which are deemed necessary to the performance of the SROs duties:

1. Private office space that can be secured and acceptable to the participating law enforcement agency so that the SROs can conduct interviews and maintain confidential records. The office shall contain a telephone, desk, chair, computer and filing cabinet.

2. Reasonable opportunity to address students, teachers, school administrators, and parents about the SRO Program, goals and objectives. Administrators shall seek input from the SROs regarding criminal justice problems relating to students and site security issues.

3. The school administrator shall ensure that staff cooperates with police investigations and any subsequent actions related to crime or criminal activity on school campus.

6.04. Enforcement

Although SROs have been placed in a formal educational environment, they are not relieved of the official duties as a law enforcement officer. The SRO shall intervene when it is necessary to prevent any criminal act or maintain a safe school environment. Citations shall be issued and arrests made when appropriate and in accordance with Texas state law and department policy. The SRO or the Providing Agency will have the final decision on whether criminal charges shall be filed. The Providing Agency will reserve the right to temporarily remove the SROs in the event that additional officers are needed during a critical incident or natural disaster.

Article 7. NOTICE, TERMINATION & RENEWAL

7.01. This Agreement will be taken to the governing bodies of the Parties for renewal consideration no later than July 31, 2022.

7.02 Nothing in this MOU should be construed as limiting or impeding the basic spirit of cooperation, which exists between the participating entities, listed above.

7.03 Any notice, consent or other communication in connection with this Agreement, other than what is stipulated in 7.01, shall be in writing and may be delivered in person, by mail or by facsimile transmission (provided sender confirms notice by written copy). If hand-delivered, the notice shall be effective upon delivery. If by facsimile copy, the notice shall be effective when sent. If served by mail, the notice shall be effective three (3) business days after being deposited in the United States Postal Service by certified mail, return receipt requested, addressed appropriately to the intended recipients follows:

If to WISD:
Dr. Criselda Valdez PhD., Superintendent
Weslaco Independent School District
319 W. 4th Street
Weslaco, Texas 78596

If to Providing Agency:
Dr. Joel Rivera PhD., Chief of Police
Weslaco Police Department
901 Airport Drive
Weslaco, Texas 78596

7.04 Should this agreement be terminated at any time for any purpose advance notice of the termination must be provided to the City of Weslaco no less than six (6) months before termination.

This has been agreed to in cooperation with the Weslaco Independent School Board of Education and the City of Weslaco.

As agreed to and in partnership with:

City of Weslaco

_____
David Suarez
City Mayor

Date: _____

Attest:

_____
Norma Cantu
City Secretary

APPROVED AS TO FORM:

_____
Juan E. Gonzalez
City Attorney

Weslaco Independent School District

_____

Armando Curllar Jr. School Board President
Date: _____

Attest:

_____

Jesse Trevino, Board Secretary

Standardized Agenda Request Form

Date of Meeting: August 17, 2021	**Agenda Item No.** (to be assigned by CSO)**:** 2021-4555	
From:		
Subject: Approval to authorize staff to apply for the Bureau of Justice Assistance (BJA) FY21 Collaborative Crisis Response Training Program for an amount not to exceed $150,000 with no MATCH REQUIRED and NO RECURRING FEES and authorize the Mayor to execute any related documents. (Staffed by Police Department).		
Background: This program furthers the Department's mission by providing support to law enforcement on how to effectively partner with mental health and community service agencies to promote public safety and ensure appropriate responses to individuals who have behavioral health conditions, intellectual disabilities, developmental disabilities, or physical disabilities (disabilities). Grant funding will be requested to purchase		
Funding Source (budget code, if applicable)**:** Bureau of Justice Assistance		
Amount: $150,000	Term of Impact: 36	Identified in Current Budget: No
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)**:**		
ROBERT LOPEZ ROBERT LOPEZ Mike Perez	Created	
City Manager Comments: Approve.		
Staff Recommendation:		
Attachments, if any:		
Responsibilities upon Approval:		

Standardized Agenda Request Form

Date of Meeting: August 17, 2021	**Agenda Item No.** (to be assigned by CSO)**:** 2021-4572
From:	
Subject: Approval on renewal of Lease of Harlon Block Sports Complex Athletic facilities by the Mid-Valley Soccer Association for youth soccer practices and league play and authorize the Mayor to execute any related documents. (Staffed by Parks & Recreation Department.)	
Background: Mid-Valley Soccer Association annually leases Mayor Pablo Pena City Park to provide recreational youth soccer leagues. This lease will accommodate league play at Harlon Block Park due to scheduled RDF construction at Mayor Pablo Pena City Park.	
Funding Source (budget code, if applicable)**:**	

Amount:	Term of Impact:	Identified in Current Budget:

Additional Action Prompted: Mayor's Signature	
If item previously considered, provide date and action by Commission:	
If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners:	
Advisory Review, if any (name of board/committee, date of action, recommendation)**:**	
OMAR RODRIGUEZ OMAR RODRIGUEZ Mike Perez	Created/Initiated Approved New
City Manager Comments: Approve.	
Staff Recommendation: Staff recommends approval.	
Attachments, if any:	
Responsibilities upon Approval:	

Standardized Agenda Request Form

Date of Meeting: August 17, 2021	**Agenda Item No.** (to be assigned by CSO)**:** 2021-4573
From:	
Subject: Approval to authorize staff to solicit bids for the temporary construction of a fence to be installed at Mayor Pablo Pena City Park for construction of a Stormwater Regional Detention Facility and authorize the Mayor to execute any related documents. (Staffed by Parks & Recreation Department.)	
Background: The RDF project will be ready to begin in next 45 days. During the term of the construction (digging of the RDF) we need to prevent the public from entering the work site for their safety and protection. The top soil (approximately top 12") will be stored on site to cap final grade of the RDF. Also, this will allow city to store heavy equipment on site to increase productivity and keep this traffic off City streets.	
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 New
City Manager Comments: Approve.	
Staff Recommendation: Staff recommends approval.	
Attachments, if any: Mayor Pablo G. Pena Park Temp Fence RDF	
Responsibilities upon Approval:	

Mayor Pablo Pena City Park

300 North Airport Drive, Weslaco Texas

Approximately 3,500 lf Temp Fence required

Standardized Agenda Request Form

Date of Meeting: August 17, 2021	**Agenda Item No.** (to be assigned by CSO)**:** 2021-4521

From:
REBEKAH DE LA FUENTE

Subject:
Discussion and consideration after public hearing on behalf of Felix De La Cruz on Ordinance 2021-26 to rezone 105 Adelita St. Also being Lot 8-10, San Francisco Subdivision, Weslaco, Hidalgo County, Texas from R-1 One Family Dwelling District and R-2 Duplex and apartment district to B-1 neighborhood business district and authorize the Mayor to execute any related documents. First reading of Ordinance 2021-26. Three-fourths vote required. Possible action. (This item was tabled July 20, 2021; no action August 3, 2021; Staffed by Planning & Code Enforcement Department.)

Background:
The applicant is requesting to rezone property R-1 One family Dwelling district R-2 Duplex and apartment district. to B-1 neighborhood business district. Twenty-three (23) property owners within 200 feet of the applicant's property were notified by letter on June 25, 2021.

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 June 21, 2021.

Advisory Review, if any (name of board/committee, date of action, recommendation)**:**
The Planning and Zoning Commission recommended denial of the rezone request at their regular meeting of July 7, 2021.

NORMA CANTU	Created/Initiated
REBEKAH DE LA FUENTE	Approved
Mike Perez	New

City Manager Comments:
Deny.

Staff Recommendation:
Staff recommends denial based on 2040 land use map.

Attachments, if any: Rezone-105 Adelita St Memo, 105 Adelita -attachments, 105 Adelita- aerial, O2021-26 rezone 105 Adelita St
Responsibilities upon Approval: Staff will advise the 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- 105 Adelita St

DATE: July 12, 2021

The property owner is proposing to construct Aguila's Meat Market at the location, which will include the old mechanic shop located on the Southwest corner of Texas Blvd and Adelita St. The applicant is proposing to use the lots as future parking for the meat market. The 2040 Land Use Map has not identified Adelita Street as a commercial corridor and proposed use will not conform to the surrounding residential neighborhood. Staff received one petition against this item, who owns three properties within the 200ft radius.

The Planning & Zoning Commission recommended denial based on the 2040 Land Use map and existing use of the surrounding properties.

Thank you,

Rebekah de la Fuente, CFM

APPLICATION FOR REZONING

RZNE-000078-2021

FILE NO. _____

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

PROPOSED PROJECT

Legal Description of Property to be rezoned:

Lot 10, 9, 8 Block _____

Subdivision Name San Francisco

Street Address 105 Adelita St. • Weslaco, TX

Existing Zoning _____ Existing Land Use _____

Proposed Zoning B-1 ~~or B-2~~ Proposed Land Use _____

_____ $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 Felix DE LA CRUZ Phone 956-460-8538

Address 2411 Durango Dr. Fax: 956-600-8020

City Mission State TX Zip Code 78573 E-Mail: Felix DLC9@AOL.com

OWNER

Name (Same as Above) Phone _____

Address _____ Fax: _____

City _____ State _____ Zip Code _____ E-Mail: _____

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

Signature Felix De La Cruz Date 6-04-21
Owner

Signature Felix De La Cruz Date 6-04-21
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#: 02764838 6/11/2021 1:31 PM
OPER: NV TERM: 039
REF#: 4897
PAID BY:

TRAN: 800.0000 ENERGOV PAYMENT
INV-00001968 305.00CR
DE LA CRUZ, FELIX
CAINVOICEFEE 300.00CR
CAINVOICEFEE 5.00CR

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

JUNE 04, 2021

We are requesting a zone change in our property to be able to have enough parking for the retail grocery store that we are considering building in the City of Weslaco. The three lots are adjacent to a commercial property that contains a mechanic shop. The building that we want to build is 110 by 80 ft. and we plan to hire between 40 and 50 employees. The name of our business is Aguilar's Meat Market, Freshest Meat In the Valley. We operate in San Juan, Mission and we are fixing to start Harlingen. We do not want to skip Weslaco. We get many requests to open here in Weslaco and it has always been our intention to operate here.

Thanks in Advance for your help in this matter.

FELIX & IRMA AGUILAR DE LA CRUZ

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

June 25, 2021

Legal Notice

Dear Occupant:

The Weslaco Planning and Zoning Commission will hold a public hearing on Wednesday, July 7, 2021, and the City Commission will hold a public hearing on July 20, 2021 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: +1 346 248 7799; Meeting ID: 861 6670 7978

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 July 7, 2021. A staff member will contact you with instructions via phone call to address your public comment.

REZONE REQUEST:

Felix de la Cruz is requesting to rezone 105 Adelita St. Also being Lot 8-10, San Francisco Subdivision, Weslaco, Hidalgo County, and Texas from R-1 One Family Dwelling District and R-2 Duplex and apartment district. to B-1 neighborhood business district

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

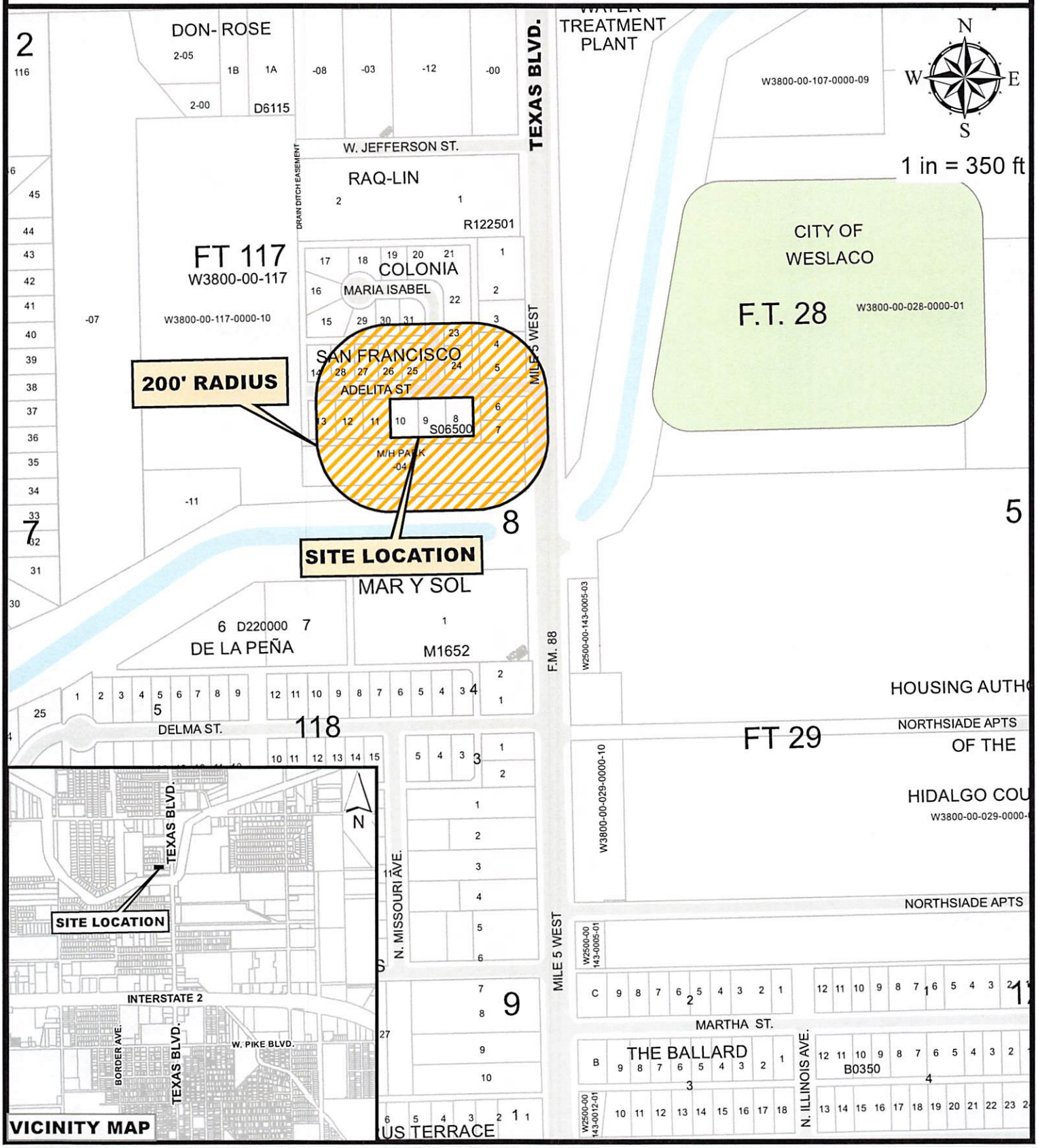
Si desea información en español, por favor llame al departamento de Planeación de la ciudad de Weslaco, (956) 447-3403.

Sincerely,

Rebekah de la Fuente, CFM
Planning Director

CITY OF WESLACO

Engineering Department



Felix De La Cruz

105 Adelita St.
COLONIA SAN FRANCISCO DE WESLACO
LOT 8, 9, 10
BLOCK 162, F.T. 117, LOT 1

Purpose for the Rezoning request

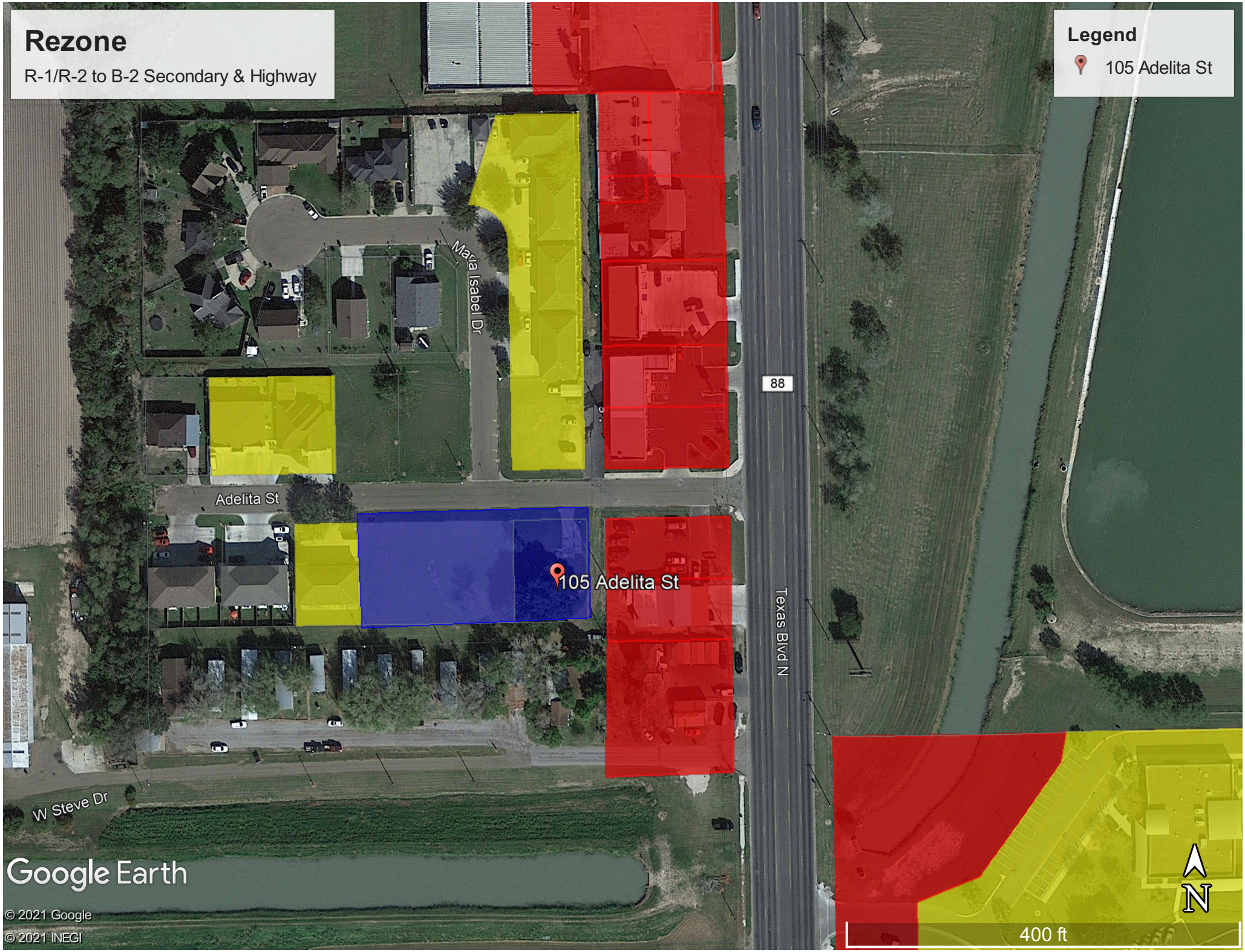
Existing zoning:	LOT 8 (R-1), LOTS 9 AND 10 (R-2)
Existing land use:	Residential
Proposed zoning:	B-1
Proposed land use:	Commercial

City of Weslaco Code Enforcement Dept.

JUN 24, 2021

BAG INVESTMENTS INC 5924 N SHARY RD MISSION TX 78573	S0650-00-000-0003-00 SAN FRANCISCO LT 3 2209 N TEXAS BLVD	L: 53125 B: 155051
RANGEL ROBERTO & MELISSA G 2303 FRESNO ST SAN JUAN TX 78589	S0650-00-000-0004-00 SAN FRANCISCO LOTS 4 & 5 2113 N TEXAS BLVD	L: 77180 B: 196951
RANGEL ROBERTO & MELISSA G 2303 FRESNO ST SAN JUAN TX 78589	S0650-00-000-0005-00 SAN FRANCISCO LT 5 2113 N TEXAS BLVD	L: 38590 B: 169930
DE LA CRUZ FELIX 613 S RAUL LONGORIA RD EDINBURG TX 78542	S0650-00-000-0006-00 SAN FRANCISCO LT 6 2105 N FM 88	L: 35753 B: 1956
DE LA CRUZ FELIX 613 S RAUL LONGORIA RD EDINBURG TX 78542	S0650-00-000-0007-00 SAN FRANCISCO LT 7 2105 N TEXAS BLVD	L: 38750 B: 19593
DE LA CRUZ FELIX & IRMA 613 S RAUL LONGORIA RD EDINBURG TX 78542	S0650-00-000-0008-00 SAN FRANCISCO LT 8 105 ADELITA ST	L: 16041 B: 0
DE LA CRUZ FELIX & IRMA 613 S RAUL LONGORIA RD EDINBURG TX 78542	S0650-00-000-0009-00 SAN FRANCISCO LT 9 107 ADELITA ST	L: 16041 B: 0
DE LA CRUZ FELIX & IRMA 613 S RAUL LONGORIA RD EDINBURG TX 78542	S0650-00-000-0010-00 SAN FRANCISCO LT 10 109 ADELITA ST	L: 16043 B: 0
LARA ELEAZAR & LIANA A B PO BOX 1970 DONNA TX 78537	S0650-00-000-0011-00 SAN FRANCISCO LT 11 111 ADELITA ST	L: 23682 B: 186794
BLOOM PROPERTIES LLC 1316 CITRINE DR WESLACO TX 78596	S0650-00-000-0012-00 SAN FRANCISCO LT 12 113 ADELITA ST	L: 23682 B: 218379
LF TRINITY DEVELOPMENT GROUP 3533 MORELAND DR STE A WESLACO TX 78596	S0650-00-000-0013-00 SAN FRANCISCO LT 13 115 ADELITA ST	L: 23682 B: 190080
PENA BENIGNO 4793 W EXPRESSWAY 83 HARLINGEN TX 78552	S0650-00-000-0014-00 SAN FRANCISCO LOT 14 116 ADELITA ST	L: 13306 B: 22619

GILL EDWARD T & EDITH A 3207 MABURY RD SAN JOSE CA 95127	S0650-00-000-0022-00 SAN FRANCISCO LT 22 1907 MARIA ISABEL DR	L: 21483 B: 126246
GILL, EDWARD T & EDITH A 3207 MABURY RD SAN JOSE CA 95127	S0650-00-000-0023-00 SAN FRANCISCO LT 23 1905 MARIA ISABEL DR	L: 20693 B: 266507
RANGEL ROBERTO & MELISSA G 2303 FRESNO ST SAN JUAN TX 78589	S0650-00-000-0024-00 SAN FRANCISCO LT 24	L: 14018 B: 0
DE LA CRUZ FELIX & IRMA 613 S RAUL LONGORIA RD EDINBURG TX 78542	S0650-00-000-0025-00 SAN FRANCISCO LT 25 108 ADELITA ST	L: 13306 B: 0
GONZALEZ JUAN & NELDA 3308 ROSEWOOD DR WESLACO TX 78599	S0650-00-000-0026-00 SAN FRANCISCO LT 26 110 ADELITA ST	L: 13306 B: 0
GARCIA NELDA 112 ADELITA ST WESLACO TX 78599	S0650-00-000-0027-00 SAN FRANCISCO LT 27 112 W ADELITA ST	L: 13306 B: 94322
GARCIA NELDA 112 ADELITA ST WESLACO TX 78599	S0650-00-000-0028-00 SAN FRANCISCO LT 28	L: 13306 B: 105516
ESTRADA EDUARDO R & EMMA L 1910 MARIA ISABEL DR WESLACO TX 78599-4410	S0650-00-000-0029-00 SAN FRANCISCO LT 29 1912 MARIA ISABEL DR	L: 14553 B: 35042
RODRIGUEZ EDUARDO E & EMMA L 1910 MARIA ISABEL DR WESLACO TX 78599	S0650-00-000-0030-00 SAN FRANCISCO LT 30 1910 MARIA ISABEL DR	L: 13306 B: 30962
SALAS MARIA DEL CARMEN & JESUS 1908 MARIA ISABEL DR WESLACO TX 78599	S0650-00-000-0031-00 SAN FRANCISCO LT 31 1908 MARIA ISABEL DR	L: 13929 B: 47794
WILSON STEVE R & ELSA A 301 W STEVE DR WESLACO TX 78599	W3800-00-117-0000-04 WEST TRACT S108'- E660' FT 117 C K 1.64 AC GR 1.52 AC NET 118 W STEVE DR	L: 191252 B: 37637


Rezone
R-1/R-2 to B-2 Secondary & Highway
Legend
105 Adelita St
Maria Isabel Dr
88
Adelita St
105 Adelita St
Texas Blvd N
W Steve Dr
Google Earth
© 2021 Google
© 2021 INEGI
N
400 ft

ORDINANCE NO. 2021-26

AN ORDINANCE AMENDING ZONING ORDINANCE NO. 2018-02 AND AMENDING THE ZONING MAP OF THE CITY OF WESLACO TO CHANGE THE ZONING OF REZONE 105 ADELITA ST. ALSO BEING LOT 8-10, SAN FRANCISCO SUBDIVISION, WESLACO HIDALGO COUNTY, R-1 ONE FAMILY DWELLING DISTRICT AND R-2 DUPLEX AND APARTMENT DISTRICT TO B-2 SECONDARY AND HIGHWAY BUSINESS DISTRICT SUBDIVISION DISTRICT BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF WESLACO, TEXAS:

SECTION I: To rezone from an R-1 One family Dwelling district and R-2 Duplex and apartment district to B-2 secondary and highway business district located at 105 Adelita St. Also being Lot 8-10, San Francisco Subdivision, Weslaco, 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 17th day of August 2021.

PASSED AND APPROVED on second reading at a regular meeting of the City Commission this _____ day of _____2021.

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: August 17, 2021	**Agenda Item No.** (to be assigned by CSO)**:** 2021-4558

From:
REBEKAH DE LA FUENTE

Subject:
Discussion and consideration after public hearing on behalf of SAMES, Inc. on Ordinance 2021-30 to rezone 2526 N International Blvd. Also being an 8.9 acre tract of land out of farm tract 1056, Block 116, West and Adams Tract Subdivision, Weslaco, Hidalgo County, Texas 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 of Ordinance 2021-30. Possible action. (Staffed by Planning & Code Enforcement Department.)

Background:
The applicant is requesting to rezone R-1 One family Dwelling district to B-2 secondary and highway business district. Three (3) property owners within 200 feet of the applicant's property were notified by letter on July 30, 2021.

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

Amount:	Term of Impact:	Identified in Current Budget:

Additional Action Prompted:
Mayor's Signature
Ordinance - First Reading
Ordinance - Final Reading

If item previously considered, provide date and action by Commission:

If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners:
Notice of the application and the Public Hearing for the Planning and Zoning Commission and City Commission appeared in The Monitor on July 26, 2021.

Advisory Review, if any (name of board/committee, date of action, recommendation)**:**
The Planning and Zoning Commission recommended approval of the rezone request based on surrounding land use at their regular meeting of August 11, 2021

KAYLA AREVALO	Created/Initiated
JOSE PEDRAZA	Approved
REBEKAH DE LA FUENTE	Approved
Mike Perez	New

City Manager Comments:
Approve,

Staff Recommendation:
Staff recommends approval based on the 2040 Future Land Use Map.

Attachments, if any: Rezone-2526 N Int'l Memo, 2526 N INT'L BLVD- ATTACHMENTS, 2526 N International Blvd- Aerial, O2021-30 rezone 2526 N Intl
Responsibilities upon Approval: Staff will notify applicants.

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- 2526 N International Blvd

DATE: August 11, 2021

The property owner is proposing a commercial plaza at the proposed. This development is part of the future Weslaco Mid Valley Industrial Park. The 2040 Land Use Map has identified FM 1015/ International Blvd as a commercial corridor and proposed use will conform to the surrounding neighborhood. No petitions were received for or against this item.

The Planning & Zoning Commission recommended approval based on the 2040 Future Land Use Map.

Thank you,

Rebekah de la Fuente, CFM

APPLICATION FOR REZONING

RZNE-000094-2021

FILE NO. [illegible]

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

PROPOSED PROJECT

Legal Description of Property to be rezoned:

Lot 8.9 acre tract of land out of Farm tract 1056 Block 116

Subdivision Name West and Adams Tract Subdivision

Street Address no address (At intersection of 2526 N Int'l Blvd

Existing Zoning Agriculture Existing Land Use Agriculture

Proposed Zoning B-2 Proposed Land Use Commercial

x $305.00 non-refundable filing fee.

_____ 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 SAMES, Inc. Phone 956-702-8880

Address 200 S. 10th St. Ste 1500 Fax:

City McAllen State TX Zip Code 78504 E-Mail: nlopez@samengineering-surveying.con

OWNER

Name Weslaco Economic Development Phone 956-969-0838

Address 275 S. Kansas Ave. Ste A Fax:

City Weslaco State TX Zip Code 78596 E-Mail: SValdez@weslacoedc.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 _____ Date _____
Owner

Signature _____ Date _____
Applicant

Signature Nadia L. Lopez, P.E. Date 7/13/21
Authorized Agent

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

SAMES
SAM ENGINEERING & SURVEYING

Engineering Firm Reg # 10602 Surveying Firm Reg # 101416-00 Architectural Firm Reg # BR 4166
200 S. 10th Street, Suite 1500, McAllen, Texas 78501 Phone: (956) 702-8880 Fax: (956) 702-8883
DUNS 834820735 CAGE CODE 66N60

July 13, 2021

Rebekah De La Fuente, CFM
Planning & Code Enforcement Director
City of Weslaco
255 S. Kansas Ave.
Weslaco, TX 78596

Re: Re-zoning Request

To Whom it May Concern,

As the authorized agent of the Weslaco Economic Development Center (owner of properties list below), We would like the City of Weslaco to consider our request for rezoning. The property in question is located at the Northeast corner of intersection of Mile 9 & FM 1015 (property ID 108459). The size of the tract in total is 37.06 acres gross and only 8.9 acres gross of this tract along FM 1015 is being requested to be zoned "B-2" for Commercial use (300 x 1250). The property is currently undeveloped and zoned under agriculture. Please see attached exhibit included with this letter to show boundary lines for the Commercial Area. Should have any questions please feel free to reach us at the number provided below.

Sincerely,

Nadia M. Lopez, P.E.

Nadia Lopez, P.E.
Project Manager
SAMES, Inc.
956-702-8880

EDC WESLACO

THE ECONOMIC DEVELOPMENT CORPORATION
OF WESLACO

June 18, 2021

Samuel D. Maldonado, P.E., R.P.L.S.
Principal
SAMES, Inc.
200 S 10t St Suite 1500
McAllen, TX 78501

Re: Weslaco Industrial Park Development

Mr. Maldonado,

I, Steven M. Valdez on behalf of the Weslaco Economic Development Commission, hereby authorize SAMES, Inc. to represent and act on behalf of the Weslaco Economic Development Commission in all matters related to the development of this project located at the Northeast corner of FM 1015 and Mile 9 Rd N (H.C.A.D. Property Number's 108458, 108460, 1240512, 1240511)

Sincerely,

Steven M. Valdez
Executive Director
Weslaco Economic Development Commission

SAM Engineering and Surveying

SAMES
SAM ENGINEERING & SURVEYING INC.

Engineering Firm Reg # 10602 Surveying Firm Reg # 101416-00
200 S. 10TH St. Suite 1500, McAllen, Texas 78501 Phone: (956) 702-8880 Fax: (956) 702-8883

EXHIBIT

METES & BOUNDS DESCRIPTION

A 8.9 ACRE (388,750.00 SQ. FT.) GROSS, TRACT OF LAND OUT OF FARM TRACTS 1056, BLOCK 116, WEST AND ADAMS TRACT SUBDIVISION, AS RECORDED IN VOLUME 2, PAGE 34-37, MAP RECORDS, HIDALGO COUNTY, TEXAS.

A 8.9 ACRE (388,750.00 SQ. FT.), TRACT OF LAND OUT OF A 37.06 ACRE, TRACT OF LAND OUT OF FARM TRACT 1056, WEST AND ADAMS SUBDIVISION, THEREOF CONVEYED TO ECONOMIC DEVELOPMENT CORPORATION, RECORDED IN DOCUMENT No. 3223370, OFFICIAL RECORDS OF HIDALGO COUNTY, TEXAS, AS PER MAP OR PLAT THEREOF RECORDED IN VOLUME 2, PAGE 34-37, MAP RECORDS OF HIDALGO COUNTY, TEXAS;

COMMENCING; AT THE COMMON CORNERS OF FARM TRACT 1040, 1041, AND 1056, OF SAID WEST AND ADAMS TRACT SUBDIVSION, AND MID-VALLEY INDUSTRIAL PARK #8 AS RECORDED IN INSTRUMENT NUMBER 2012973, HIDALGO COUNTY MAP RECORDS, AND BEING AT THE INTERSECTION OF MILE 9 NORTH (HAVING A 60.0' RIGHT OF WAY) AND F.M. 1015 (MILE 3 ROAD WEST HAVING A 120.0' RIGHT OF WAY), **THENCE**; NORTH 01°09'51" WEST, ALONG THE COMMON LINE OF FARM TRACT 1056 AND OF SAID MID-VALLEY INDUSTRIAL PARK #8 AND THE CENTERLINE OF F.M. 1015, A DISTANCE OF 20.00 FEET, TO A POINT ON THE CENTERLINE OF F.M. 1015 (MILE 3 ROAD WEST), **THENCE**; NORTH 88°50'09" EAST, PARALLEL TO THE SOUTH LINE OF FARM TRACT 1056, A DISTANCE OF 110.00 FEET, TO A FOUND HALF (1/2) INCH IRON ROD, AT THE NORTH RIGHT OF WAY LINE OF SAID MILE 9 ROAD, BEING THE **POINT OF BEGINNING**, HAVING A GRID COORDINATE OF E=1161806.4910, N=16592962.7828, ALONG A CORNER CLIP TO A SET (1/2) INCH IRON ROD WITH PLASTIC CAP STAMPED "SAMES", FOR THE SOUTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT OF LAND;

THENCE; NORTH 46°09'51" WEST, A DISTANCE OF 70.71 FEET, TO A POINT LYING ON THE EAST RIGHT OF WAY LINE OF MILE 3 ROAD WEST (HAVING A 120.0' RIGHT OF WAY), FOR AN ANGLE POINT OF THIS HEREIN DESCRIBED TRACT OF LAND;

THENCE; NORTH 01°09'51" WEST (DEED), ALONG THE EAST RIGH OF WAY LINE OF SAID MILE 3 ROAD WEST (F.M. 1015), A DISTANCE OF 1,250.0 FEET, TO A FOUND HALF (1/2) INCH IRON ROD, CONVEYED TO RAUL PEREZ AND RAQUEL PEREZ, AS RECORDED IN HIDALGO COUNTY DEED RECORDS UNDER DOCUMENT NUMBER 2250128, FOR THE NORTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT OF LAND;

THENCE; NORTH 88°50'09" EAST (DEED), ALONG THE SOUTH LINE OF A TRACT OF LAND THEREOF CONVEYED TO RAUL PEREZ AND RAQUEL PEREZ, AS RECORDED IN HIDALGO COUNTY DEED RECORDS UNDER DOCUMENT NUMBER 2250128, A DISTANCE OF 300.0 FEET, TO A SET HALF (1/2) INCH IRON ROD WITH A CAP STAMPED "SAMES", FOR THE NORTHEAST CORNER OF THIS HEREIN DESCRIBED TRACT OF LAND;

THENCE; SOUTH 01°09'51" EAST (PLAT), ALONG THE EAST LINE OF FARM TRACT 1056, WEST AND ADAMS SUBDIVISION, A DISTANCE OF 1,300.00 FEET, TO A SET HALF (1/2) INCH IRON ROD WITH A CAP STAMPED "SAMES", ON THE NORHT RIGHT OF WAY LINE OF MILE 9 ROAD FOR THE SOUTHEAST CORNER OF THIS HEREIN DESCRIBED TRACT OF LAND;

THENCE; SOUTH 88°50'09" WEST (WEST), ALONG THE NORTH RIGHT OF WAY LINE OF MILE 9 ROAD NORTH, A DISTANCE OF 250.0 FEET, TO A FOUND HALF (1/2) INCH IRON ROD, BEING THE **POINT OF BEGINNING**, CONTAINING A 8.9 ACRE (388,750.00 SQ. FT.) GROSS, TRACT OF LAND, MORE OR LESS.

ALL BEARINGS AND DISTANCES ARE BASED ON THE TEXAS STATE COORDINATE SYSTEM SOUTH ZONE (4205) (NAD 83 2011 ADJUSTMENT), TEXAS STATE PLANES, SOUTH ZONE, U.S. SURVEY FEET, GRID. BEARINGS AND DISTANCES IN PARENTHESIS ARE BASED ON RECORDED PLAT OR DOCUMENT.

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

July 30, 2021

Legal Notice

Dear Occupant:

The Weslaco Planning and Zoning Commission will hold a public hearing on Wednesday, August 11, 2021, and the City Commission will hold a public hearing on August 17, 2021 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: +1 346 248 7799; Meeting ID: 86862 7177 2828

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 August 11, 2021. A staff member will contact you with instructions via phone call to address your public comment.

REZONE REQUEST:

SAMES, Inc. is requesting to rezone 2526 N International Blvd. Also being an 8.9 acre tract of land out of farm tract 1056, Block 116, West and Adams Tract Subdivision, Weslaco, Hidalgo County, and Texas R-1 One family Dwelling district to B-2 secondary and highway business district.

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

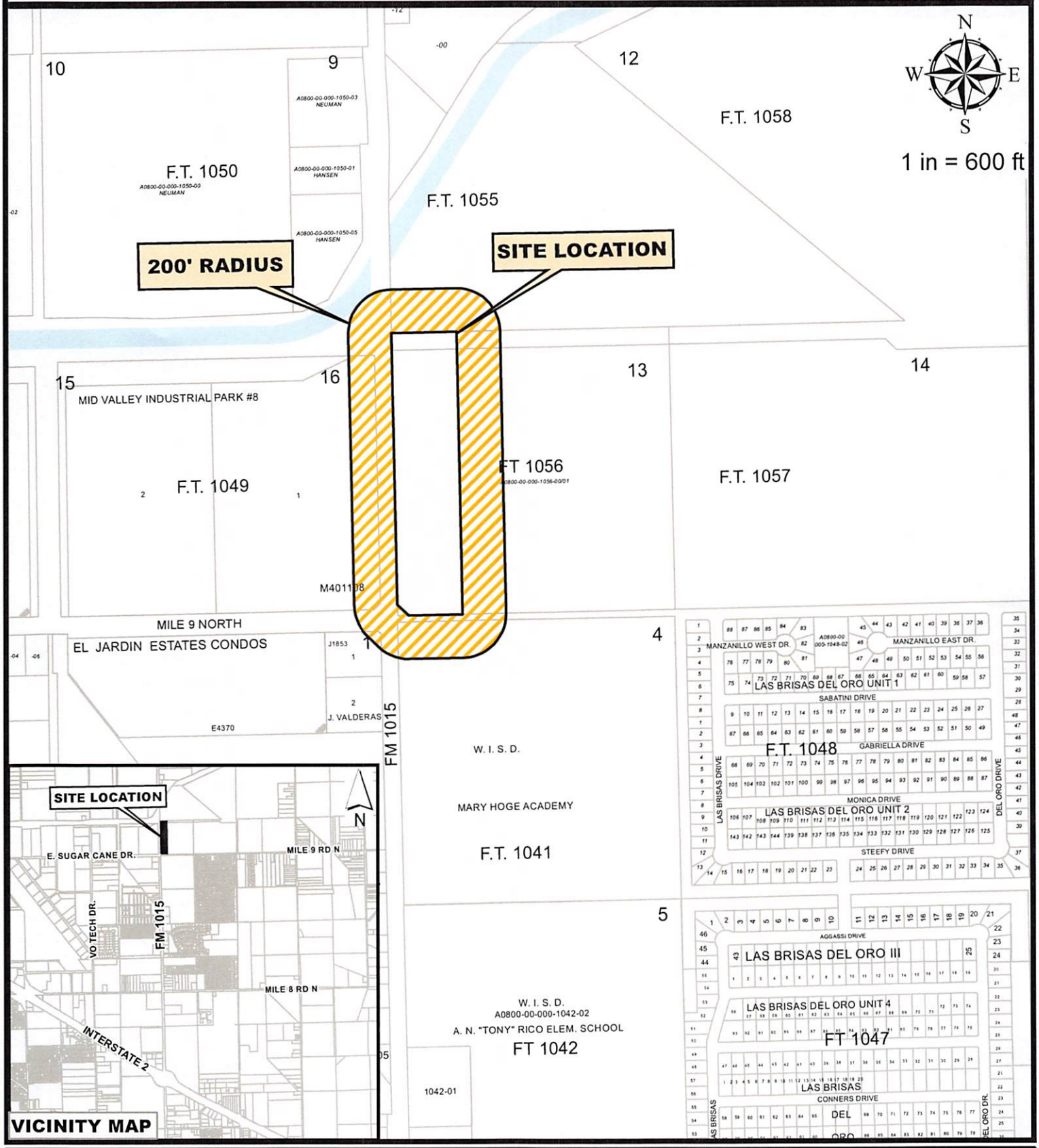
Si desea información en español, por favor llame al departamento de Planeación de la ciudad de Weslaco, (956) 447-3403.

Sincerely,

Rebekah de la Fuente, CFM
Planning Director

CITY OF WESLACO

Engineering Department



SAM'S Inc.

2526 North International

WEST AND ADAMS TRACT SUBDIVISION

BLOCK 116, F.T. 1056, LOT 13

Purpose for the Rezoning request

Existing zoning:	**R-1**
Existing land use:	**One Family Dwelling District**
Proposed zoning:	**B-1**
Proposed land use:	**Commercial**

City of Weslaco Code Enforcement Dept.

JUL 27, 2021

WESLACO IND SCHOOL DIST 319 W 4TH ST WESLACO TX 78596	A0800-00-000-1041-00 ADAMS TRACT FT 1041 40.00 AC 2202 N INTERNATIONAL BLVD	L: 704000 B: 7419590
WESLACO 2455 LLC PO BOX 8810 CORPUS CHRISTI TX 78468	J1853-00-000-0001-00 J. VALDERAS LOT 1 2455 N INTERNATIONAL BLVD	L: 273870 B: 493059
STATE OF TEXAS 5805 N LAMAR BLVD AUSTIN TX 78752-4431	M4011-08-000-0001-00 MID VALLEY INDUSTRIAL PARK NO. 8 LOT 1 0	L: 828242 B: 7732490

TAX CERTIFICATE

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

Issued To:

SAMES INC
200 S 10TH ST. STE#1500
MCALLEN, TX 78570-1

Legal Description

ADAMS TRACT FT 1056 N80' 2.43AC GR
2.35AC NET

Fiduciary Number: 27114773

Parcel Address:

Legal Acres: 2.3500

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Account Number: A0800-00-000-1056-04

Certificate No: 243582711

Deposit No.: ED2117641TC

Certificate Fee: $10.00 CASH

Print Date: 06/25/2021 08:57:35 AM
Paid Date: 06/25/2021
Issue Date: 06/25/2021
Operator ID: IVED41

TAX CERTIFICATES ARE ISSUED WITH THE MOST CURRENT INFORMATION AVAILABLE. ALL ACCOUNTS ARE SUBJECT TO CHANGE PER SECTION 26.15 AND 11.43(i) OF THE TEXAS PROPERTY TAX CODE. THIS IS TO CERTIFY THAT ALL TAXES DUE ON THE ABOVE DESCRIBED PROPERTY HAVE BEEN EXAMINED, UP TO AND INCLUDING THE YEAR 2020. ALL TAXES ARE PAID IN FULL

Exemptions:

Certified Owner:

SAN JACINTO ENTERPRISES LLC
2100 W EXPRESSWAY 83
MERCEDES, TX 78570-9764

2020 Value:	17,625
2020 Levy:	$341.40
2020 Levy Balance:	$0.00
Prior Year Levy Balance:	$0.00
Total Levy Due:	$0.00
P&I + Attorney Fee:	$0.00
Total Amount Due:	$0.00

Certified Tax Unit(s):

1 HIDALGO COUNTY
2 DRAINAGE DIST #1
3 EMS DIST #1
53 WESLACO ISD
54 SOUTH TEXAS ISD
55 SOUTH TEXAS COLLEGE

PROPERTY OMITTED FROM THE APPRAISAL ROLL AS DESCRIBED UNDER TAX ROLL SECTION 25.21 IS NOT INCLUDED IN THE CERTIFICATE [TAX ROLL SECTION 31.08(B)].
DUE TO ITS ASSIGNED USAGE, THE ABOVE LEGAL PROPERTY MAY HAVE RECEIVED SPECIAL VALUATION, AND ADDITIONAL ROLLBACK TAXES MAY BECOME DUE BASED ON THE PROVISIONS OF THE SPECIAL VALUATION.

Reference (GF) No: 1240512
Issued By: ivved8
PABLO (PAUL) VILLARREAL JR., PCC
HIDALGO COUNTY TAX ASSESSOR - COLLECTOR

This certification does not include any mineral estates in and to said land where severance thereof has been affected by sale, reservation lease, pooling agreement, unitization or otherwise.

53.1.95

TAX CERTIFICATE

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

Issued To:

SAMES INC
200 S 10TH ST. STE#1500
MCALLEN, TX 78570-1

Legal Description

ADAMS TRACT 1.0AC-40.0AC FT 1056 1AC NET

Fiduciary Number: 27114773

Parcel Address: MI 9
Legal Acres: 1.0000

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Account Number: A0800-00-000-1056-00

Certificate No: 243582710
Deposit No.: ED2117641TC
Certificate Fee: $10.00 CASH

Print Date: 06/25/2021 08:55:06 AM
Paid Date: 06/25/2021
Issue Date: 06/25/2021
Operator ID: IVED41

TAX CERTIFICATES ARE ISSUED WITH THE MOST CURRENT INFORMATION AVAILABLE. ALL ACCOUNTS ARE SUBJECT TO CHANGE PER SECTION 26.15 AND 11.43(i) OF THE TEXAS PROPERTY TAX CODE. THIS IS TO CERTIFY THAT ALL TAXES DUE ON THE ABOVE DESCRIBED PROPERTY HAVE BEEN EXAMINED, UP TO AND INCLUDING THE YEAR 2020. ALL TAXES ARE PAID IN FULL

Exemptions:

Certified Owner:

HANSEN LARS KEVIN
220 ROBLEDO VERDE ST
SAN ANTONIO, TX 78232-1114

2020 Value:	16,000
2020 Levy:	$309.94
2020 Levy Balance:	$0.00
Prior Year Levy Balance:	$0.00
Total Levy Due:	$0.00
P&I + Attorney Fee:	$0.00
Total Amount Due:	$0.00

Certified Tax Unit(s):

1 HIDALGO COUNTY
2 DRAINAGE DIST #1
3 EMS DIST #1
53 WESLACO ISD
54 SOUTH TEXAS ISD
55 SOUTH TEXAS COLLEGE

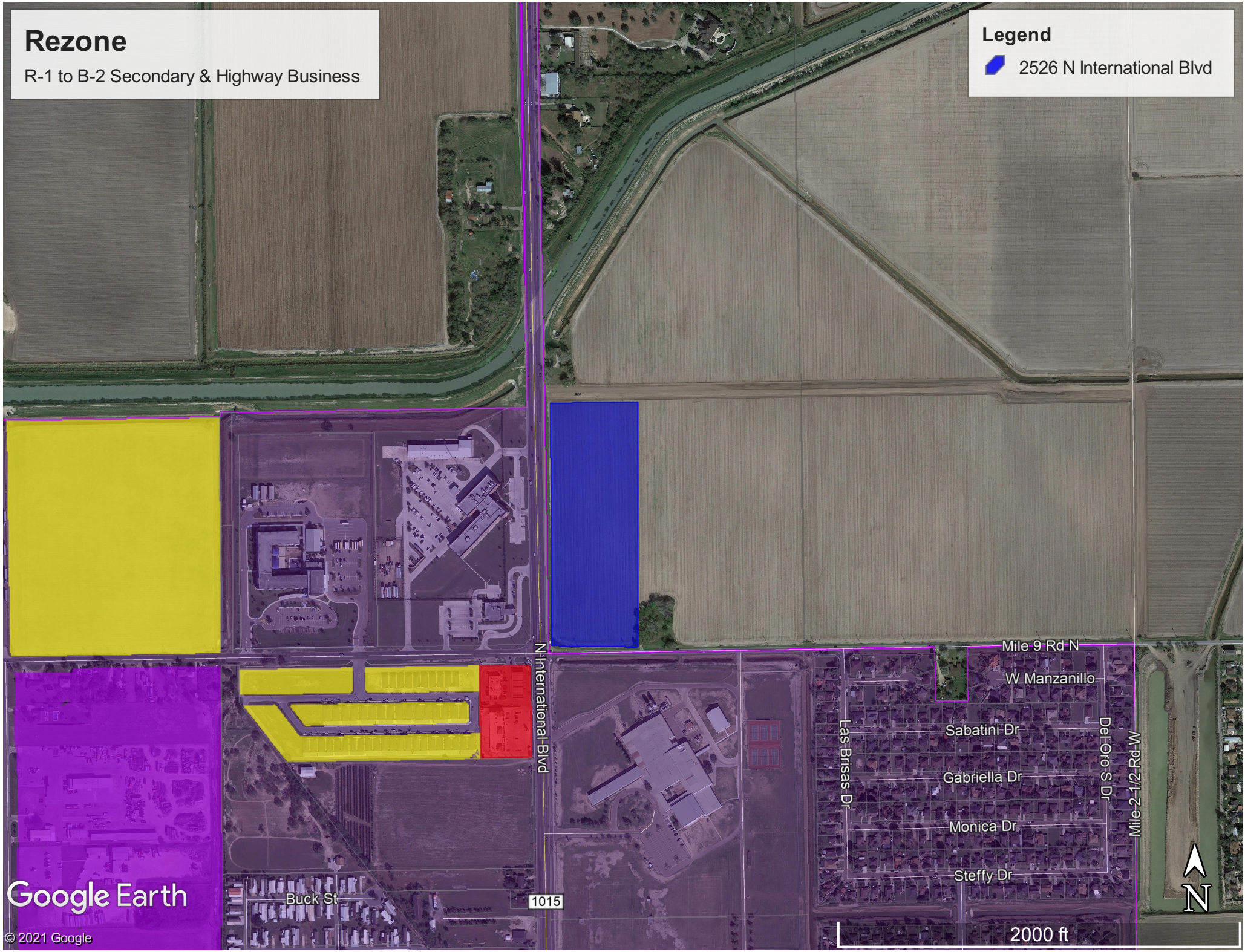
PROPERTY OMITTED FROM THE APPRAISAL ROLL AS DESCRIBED UNDER TAX ROLL SECTION 25.21 IS NOT INCLUDED IN THE CERTIFICATE [TAX ROLL SECTION 31.08(B)].
DUE TO ITS ASSIGNED USAGE, THE ABOVE LEGAL PROPERTY MAY HAVE RECEIVED SPECIAL VALUATION, AND ADDITIONAL ROLLBACK TAXES MAY BECOME DUE BASED ON THE PROVISIONS OF THE SPECIAL VALUATION.

Reference (GF) No: 108458
Issued By:
PABLO (PAUL) VILLARREAL JR., PCC
HIDALGO COUNTY TAX ASSESSOR - COLLECTOR

HIDALGO COUNTY TAX ASSESSOR & COLL. OF TEXAS

This certification does not include any mineral estates in and to said land where severance thereof has been affected by sale, reservation lease, pooling agreement, unitization or otherwise.

53.1.95


Rezone
R-1 to B-2 Secondary & Highway Business
Legend
2526 N International Blvd
N International Blvd
Mile 9 Rd N
W Manzanillo
Sabatini Dr
Gabriella Dr
Monica Dr
Steffy Dr
Las Brisas Dr
Del Oro S Dr
Mile 2 1/2 Rd W
Buck St
1015
Google Earth
© 2021 Google
2000 ft
N

ORDINANCE NO. 2021-30

AN ORDINANCE AMENDING ZONING ORDINANCE NO. 2018-02 AND AMENDING THE ZONING MAP OF THE CITY OF WESLACO TO CHANGE THE ZONING OF REZONE 2526 N INTERNATIONAL BLVD. ALSO BEING A 8.9 ACRE TRACT OF LAND OUT OF FARM TRACT 1056, BLOCK 116, WEST AND ADAMS TRACT SUBDIVISION, WESLACO HIDALGO COUNTY, R-1 ONE FAMILY DWELLING DISTRICT TO B-2 SECONDARY AND HIGHWAY BUSINESS DISTRICT SUBDIVISION DISTRICT BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF WESLACO, TEXAS:

SECTION I: To rezone from an R-1 One family Dwelling district to B-2 Secondary and Highway Business DISTRICT located at 2526 N International Blvd. Also being a 8.9 acre tract of land out of farm tract 1056, Block 116, West and Adams Tract Subdivision, Weslaco, 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 17th day of August 2021.

PASSED AND APPROVED on second reading at a regular meeting of the City Commission this _____ day of _____, 2021.

CITY OF WESLACO

_____
David Suarez, **MAYOR**

ATTEST:

_____
Norma Cantu, **CITY SECRETARY**

APPROVED AS TO FORM:

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

Standardized Agenda Request Form

Date of Meeting: August 17, 2021	**Agenda Item No.** (to be assigned by CSO)**:** 2021-4559

From:
REBEKAH DE LA FUENTE

Subject:
Discussion and consideration after public hearing on behalf of SAMES, Inc. on Ordinance 2021-31 to rezone 3700 E. Sugarcane being a 137-acre tract of land out of farm tract 1056, 1057and 1058, Block 116, West and Adams Tract Subdivision, Weslaco, Hidalgo County, Texas R-1 One family Dwelling district to I Industrial district and authorize the Mayor to execute any related documents. First reading of Ordinance 2021-31. Possible action. (Staffed by Planning & Code Enforcement Department.)

Background:
The applicant is requesting to rezone R-1 One family Dwelling district to I Industrial district. Sixty (60) property owners within 200 feet of the applicant's property were notified by letter on July 30, 2021.

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 July 26, 2021.

Advisory Review, if any (name of board/committee, date of action, recommendation)**:**
The Planning and Zoning Commission recommended approval of the rezone request based on surrounding land use at their regular meeting of August 11, 2021.

KAYLA AREVALO	Created/Initiated
JOSE PEDRAZA	Approved
REBEKAH DE LA FUENTE	Approved
Mike Perez	New

City Manager Comments:
Approve.

Staff Recommendation:
Staff recommends approval based on 2040 land use map.

Attachments, if any:
Rezone-3700 E Sugarcane Memo, 3700 E SUGARCANE-ATTACHMENTS, 3700 E

Sugarcane- Aerial, O2021-31 rezone 3700 E Sugarcane
Responsibilities upon Approval: Staff will notify 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- 3700 E Sugarcane Drive

DATE: August 11, 2021

The property owner is proposing an Industrial Park at the proposed and will be the future site of the next phase of Weslaco Mid Valley Industrial Park. The 2040 Land Use Map has identified this area as a commercial corridor and proposed use will conform to the surrounding neighborhood. No petitions were received for or against this item.

The Planning & Zoning Commission recommended approval based on the 2040 Future Land Use Map.

Thank you,

Rebekah de la Fuente, CFM

APPLICATION FOR REZONING

RZNE-000095-2021

FILE NO._____

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

PROPOSED PROJECT

Legal Description of Property to be rezoned:

Lot 137.0 acre tract of land out of Farm tract 1056, 1057 and 1058 Block 116

Subdivision Name West and Adams Tract Subdivision

Street Address no address (at Northeast intersection of Mile 9 & FM 1015) 3700 E Sugarcane

Existing Zoning Agriculture Existing Land Use Agriculture

Proposed Zoning I Proposed Land Use Industrial

x $305.00 non-refundable filing fee.

_____ 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 SAMES, Inc. Phone 956-702-8880

Address 200 S. 10th St. Ste. 1500 Fax:_____

City McAllen State TX Zip Code 78504 E-Mail: nlopez@samengineering-surveying.com

OWNER

Name Weslaco Economic Development Phone 956-969-0838

Address 275 S. Kansas Ave Ste. A Fax: _____

City Weslaco State TX Zip Code 78596 E-Mail: SValdez@weslacoedc.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 _____ Date _____
Owner

Signature _____ Date _____
Applicant

Signature Nadia L. Lopez, P.E. Date 7/13/21
Authorized Agent

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

SAMES
SAM ENGINEERING & SURVEYING

Engineering Firm Reg # 10602 Surveying Firm Reg # 101416-00 Architectural Firm Reg # BR 4166
200 S. 10th Street, Suite 1500, McAllen, Texas 78501 Phone: (956) 702-8880 Fax: (956) 702-8883
DUNS 834820735 CAGE CODE 66N60

July 13, 2021

Rebekah De La Fuente, CFM
Planning & Code Enforcement Director
City of Weslaco
255 S. Kansas Ave.
Weslaco, TX 78596

Re: Re-zoning Request

To Whom it May Concern,

As the authorized agent of the Weslaco Economic Development Center (owner of the property listed below), We would like the City of Weslaco to consider our request for rezoning. The property in question is located at the Northeast corner of intersection Mile 9 & FM 1015 (property ID is 1240511, 108460 and partial of 108459). The size of the tracts in total is 137 acres gross and is being requested to be zoned "I" for Industrial use. The property is currently undeveloped and zoned under agriculture. Please see attached exhibit included with this letter to show boundary lines for the proposed Industrial Area. Should you have any questions please feel free to reach us at the number provided below.

Sincerely,

Nadia M. Lopez, P.E.

Nadia Lopez, P.E.
Project Manager
SAMES, Inc.
956-702-8880

EDC WESLACO

THE ECONOMIC DEVELOPMENT CORPORATION
OF WESLACO

June 18, 2021

Samuel D. Maldonado, P.E., R.P.L.S.
Principal
SAMES, Inc.
200 S 10t St Suite 1500
McAllen, TX 78501

Re: Weslaco Industrial Park Development

Mr. Maldonado,

I, Steven M. Valdez on behalf of the Weslaco Economic Development Commission, hereby authorize SAMES, Inc. to represent and act on behalf of the Weslaco Economic Development Commission in all matters related to the development of this project located at the Northeast corner of FM 1015 and Mile 9 Rd N (H.C.A.D. Property Number's 108458, 108460, 1240512, 1240511)

Sincerely,

Steven M. Valdez
Executive Director
Weslaco Economic Development Commission

SAM Engineering and Surveying
SAMES
SAM ENGINEERING & SURVEYING INC.
Engineering Firm Reg # 10602 Surveying Firm Reg # 101416-00
200 S. 10TH St. Suite 1500, McAllen, Texas 78501 Phone: (956) 702-8880 Fax: (956) 702-8883

EXHIBIT

METES & BOUNDS DESCRIPTION

A 137.0 ACRE (5,968,816.98 SQ.FT.) GROSS, TRACT OF LAND OUT OF FARM TRACTS 1056, 1057, AND 1058, WEST AND ADAMS TRACT SUBDIVISION, AS RECORDED IN VOLUME 2, PAGE 34-37, MAP RECORDS, HIDALGO COUNTY, TEXAS.

A 137.0 ACRE (5,968,816.58 SQ.FT.), TRACT OF LAND OUT OF FARM TRACT 1056, 1057, AND 1058, WEST AND ADAMS SUBDIVISION, THEREOF CONVEYED TO ECONOMIC DEVELOPMENT CORPORATION, RECORDED IN DOCUMENT No. 3223370, OFFICIAL RECORDS OF HIDALGO COUNTY, TEXAS, AS PER MAP OR PLAT THEREOF RECORDED IN VOLUME 2, PAGE 34-37, MAP RECORDS OF HIDALGO COUNTY, TEXAS;

COMMENCING; AT THE COMMON CORNERS OF FARM TRACT 1040, 1041, AND 1056, OF SAID WEST AND ADAMS TRACT SUBDIVSION, AND MID-VALLEY INDUSTRIAL PARK #8 AS RECORDED IN INSTRUMENT NUMBER 2012973, HIDALGO COUNTY MAP RECORDS, AND BEING AT THE INTERSECTION OF MILE 9 NORTH (HAVING A 60.0' RIGHT OF WAY) AND F.M. 1015 (MILE 3 ROAD WEST HAVING A 120.0' RIGHT OF WAY), **THENCE;** NORTH 01°09'51" WEST, ALONG THE COMMON LINE OF FARM TRACT 1056 AND OF SAID MID-VALLEY INDUSTRIAL PARK #8 AND THE CENTERLINE OF F.M. 1015, A DISTANCE OF 20.00 FEET, TO A POINT ON THE CENTERLINE OF F.M. 1015 (MILE 3 ROAD WEST), **THENCE**; NORTH 88°50'09" EAST, PARALLEL TO THE SOUTH LINE OF FARM TRACT 1056, A DISTANCE OF 360.0 FEET, TO A SET HALF (1/2) INCH IRON ROD WITH A CAP STAMPED "SAMES", AT THE NORTH RIGHT OF WAY LINE OF MILE 9 ROAD, BEING THE **POINT OF BEGINNING**, HAVING A GRID COORDINATE OF E=1162006.8798, N=16593029.0277, FOR THE SOUTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT OF LAND;

THENCE; NORTH 01°09'51" WEST (NORTH), PARALLEL TO THE EAST RIGHT OF WAY LINE OF SAID MILE 3 ROAD WEST (F.M. 1015), A DISTANCE OF 1,300.0 FEET, TO A SET HALF (1/2) INCH IRON ROD WITH A CAP STAMPED "SAMES", FOR AN EXTERNAL CORNER OF THIS HEREIN DESCRIBED TRACT OF LAND;

THENCE; NORTH 88°50'09" EAST (EAST), ALONG THE SOUTH LINE OF A TRACT OF LAND THEREOF CONVEYED TO RAUL PEREZ AND RAQUEL PEREZ, AS RECORDED IN HIDALGO COUNTY DEED RECORDS UNDER DOCUMENT NUMBER 2250128, A DISTANCE OF 2,046.50 FEET, TO A SET HALF (1/2) INCH IRON ROD WITH A CAP STAMPED "SAMES", FOR AN INTERIOR CORNER OF THIS HEREIN DESCRIBED TRACT OF LAND;

THENCE; NORTH 50°06'51" WEST (NORTH 48°57'00" WEST), ALONG THE EAST LINE OF SAID TRACT OF LAND CONVEYED TO SAID RAUL PEREZ AND RAQUEL PEREZ, A DISTANCE OF 1,984.65 FEET, TO A SET HALF (1/2) INCH IRON ROD WITH A CAP STAMPED "SAMES", ON THE SOUTH RIGHT OF WAY LINE OF A 220.00' IRRIGATION CANAL RIGHT OF WAY, FOR THE NORTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT OF LAND;

THENCE; NORTH 65°30'10" EAST (NORTH 66°40'00" EAST), A DISTANCE OF 2,244.88 FEET, TO A SET HALF (1/2) INCH IRON ROD STAMPED "SAMES", FOR THE NORTHEAST CORNER OF THIS HEREIN DESCRIBED TRACT OF LAND;

THENCE; SOUTH 00°39'51" EAST (SOUTH 00°30'00" EAST), A DISTANCE OF 3,492.63 FEET, TO A FOUND HALF (1/2) INCH IRON ROD, FOR THE SOUTHEAST CORNER OF THIS HEREIN DESCRIBED TRACT OF LAND;

THENCE; SOUTH 88°50'09" WEST (WEST), ALONG THE NORTH RIGHT OF WAY LINE OF MILE 9 ROAD NORTH, A DISTANCE OF 2,580.62 FEET, TO THE **POINT OF BEGINNING**, CONTAINING A 137.0 ACRE (5,968,816.9p8 SQ. FT.) GROSS, TRACT OF LAND, MORE OR LESS.

ALL BEARINGS AND DISTANCES ARE BASED ON THE TEXAS STATE COORDINATE SYSTEM SOUTH ZONE (4205) (NAD 83 2011 ADJUSTMENT), TEXAS STATE PLANES, SOUTH ZONE, U.S. SURVEY FEET, GRID. BEARINGS AND DISTANCES IN PARENTHESIS ARE BASED ON RECORDED PLAT OR DOCUMENT.

City of Weslaco

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Mike R. Perez, City Manager

PLANNING DEPARTMENT

July 30, 2021

Legal Notice

Dear Occupant:

The Weslaco Planning and Zoning Commission will hold a public hearing on Wednesday, August 11, 2021, and the City Commission will hold a public hearing on August 17, 2021 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: +1 346 248 7799; Meeting ID: 86862 7177 2828

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 August 11, 2021. A staff member will contact you with instructions via phone call to address your public comment.

REZONE REQUEST:

SAMES, Inc. is requesting to rezone 3700 E Sugarcane. Also being a 137-acre tract of land out of farm tract 1056, 1057and 1058, Block 116, West and Adams Tract Subdivision, Weslaco, Hidalgo County, and Texas R-1 One family Dwelling district to I Industrial 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.

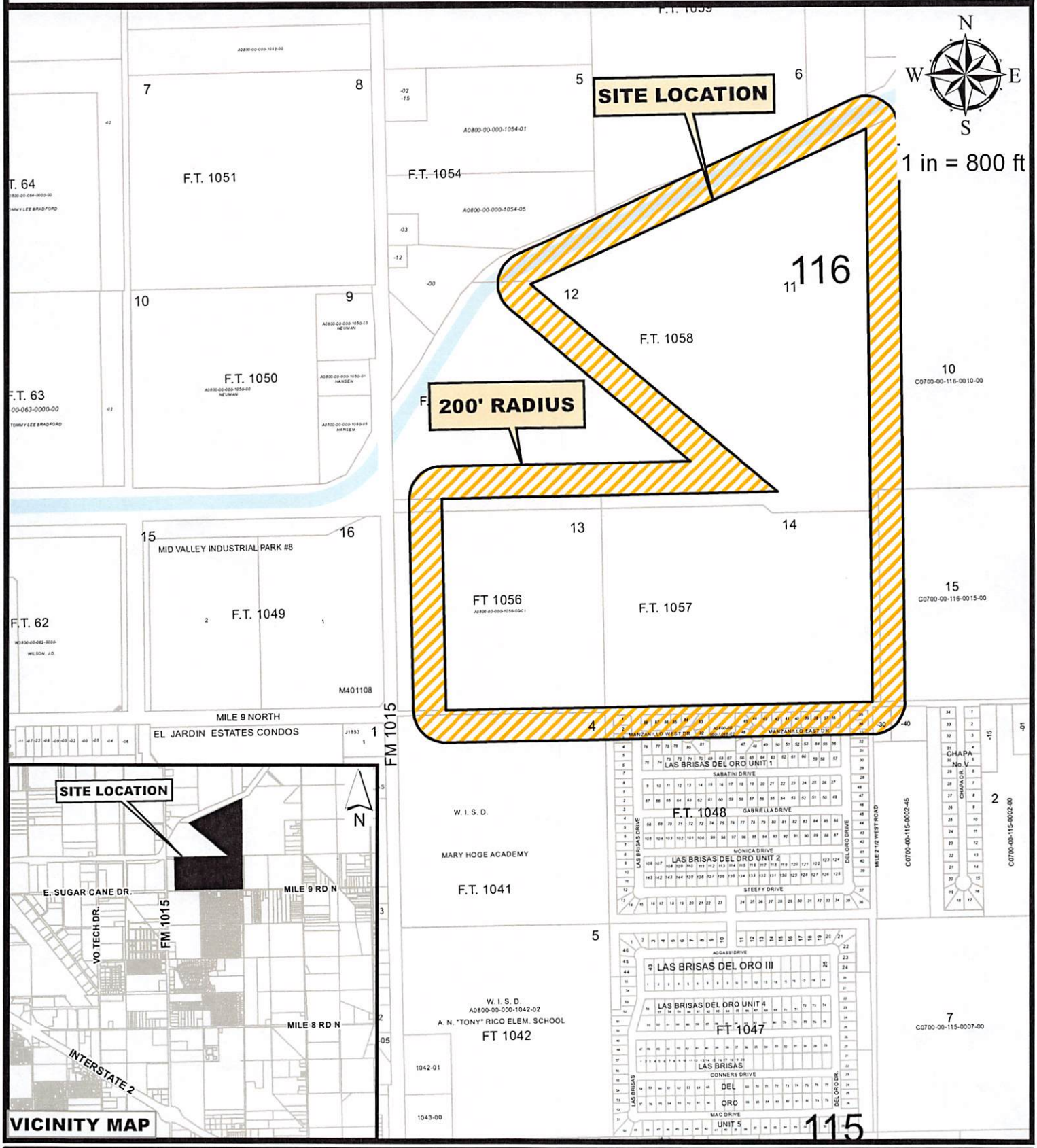
Si desea información en español, por favor llame al departamento de Planeación de la ciudad de Weslaco, (956) 447-3403.

Sincerely,

Rebekah de la Fuente, CFM
Planning Director

CITY OF WESLACO

Engineering Department



SAM'S Inc.

3700 East Sugarcane

WEST AND ADAMS TRACT SUBDIVISION

BLOCK 116, F.T. 1056, 1057 and 1058,

LOTS 13, 14 an 11

Purpose for the Rezoning request

Existing zoning:	**R-1**
Existing land use:	**One Family Dwelling District**
Proposed zoning:	**I**
Proposed land use:	**Industrial**

City of Weslaco Code Enforcement Dept.

JUL 27, 2021

WESLACO IND SCHOOL DIST 319 W 4TH ST WESLACO TX 78596	A0800-00-000-1041-00 ADAMS TRACT FT 1041 40.00 AC 2202 N INTERNATIONAL BLVD	L: 704000 B: 7419590
RUIZ KAREN NATALIE 3709 THUNDERBIRD AVE MCALLEN, TX 78504	L3135-01-000-0001-00 LAS BRISAS DEL ORO UT 1 LOT 1 2417 LAS BRISAS DR	L: 17850 B: 0
GONZALEZ LUIS MIGUEL 1605 MILE 6 1/2 W WESLACO TX 78599	L3135-01-000-0002-00 LAS BRISAS DEL ORO UT 1 LOT 2 2413 LAS BRISAS DR	L: 18150 B: 58616
SOTO LORENA ASTRID 3819 CAMINO REAL VIEJO RD WESLACO TX 78596	L3135-01-000-0003-00 LAS BRISAS DEL ORO UT 1 LOT 3 2409 LAS BRISAS DR	L: 18150 B: 36354
CALDERON JULIAN MURILLO 2404 DEL ORO WESLACO TX 78599	L3135-01-000-0032-00 LAS BRISAS DEL ORO UT 1 LOT 32 2404 DEL ORO SOUTH	L: 18291 B: 35455
DOMINGUEZ WENNYS 2408 DEL ORO WESLACO TX 78599	L3135-01-000-0033-00 LAS BRISAS DEL ORO UT 1 LOT 33 2408 DEL ORO SOUTH	L: 18378 B: 69976
RIOS JULIO JR & ALICIA 2412 DEL ORO WESLACO TX 78599	L3135-01-000-0034-00 LAS BRISAS DEL ORO UT 1 LOT 34 2412 DEL ORO SOUTH	L: 18468 B: 75146
RIOS JULIO JR & ALICIA 2412 DEL ORO WESLACO TX 78599	L3135-01-000-0035-00 LAS BRISAS DEL ORO UT 1 LOT 35 2416 DEL ORO SOUTH	L: 20052 B: 3299
RAMIREZ ELVIRA IMELDA MORIN & THELMA 4105 E MANZANILLO WESLACO TX 78599	L3135-01-000-0036-00 LAS BRISAS DEL ORO UT 1 LOT 36 4105 MANZANILLO EAST DR	L: 18000 B: 42446
ORTIZ RAUL E MONCADA 240 S TEXAS AVE MERCEDES TX 78570	L3135-01-000-0037-00 LAS BRISAS DEL ORO UT 1 LOT 37 4101 MANZANILLO EAST DR	L: 18000 B: 0
LOPEZ EUSTAQUIO & BENIGNA 212 ZAMORA AVE WESLACO TX 78596	L3135-01-000-0038-00 LAS BRISAS DEL ORO UT 1 LOT 38 4021 MANZANILLO EAST DR	L: 18000 B: 49757
ESCALANTE NARCEDALIA RR 3 BOX 285 MERCEDES TX 78570	L3135-01-000-0039-00 LAS BRISAS DEL ORO UT 1 LOT 39 4017 MANZANILLO EAST DR	L: 18000 B: 0

RAMIREZ AURELIO JR DBA RIO INSULATION 102 CHINA ST WESLACO TX 78596	L3135-01-000-0040-00 LAS BRISAS DEL ORO UT 1 LOT 40 4013 MANZANILLO EAST DR	L: 18000 B: 46002
HERNANDEZ ANGEL G & MARTHA A 4009 E MANZANILLO WESLACO TX 78599	L3135-01-000-0041-00 LAS BRISAS DEL ORO UT 1 LOT 41 4009 MANZANILLO EAST DR	L: 18000 B: 58824
TINOCO PEDRO 4005 E MANZANILLO ST WESLACO TX 78599	L3135-01-000-0042-00 LAS BRISAS DEL ORO UT 1 LOT 42 4005 MANZANILLO EAST DR	L: 18000 B: 35510
VELA VICENTE JR 4001 E MANZANILLO WESLACO TX 78599	L3135-01-000-0043-00 LAS BRISAS DEL ORO UT 1 LOT 43 4001 MANZANILLO EAST DR	L: 18000 B: 39212
MATA JUAN & JUANA A 2202 E 24TH ST WESLACO TX 78596	L3135-01-000-0044-00 LAS BRISAS DEL ORO UT 1 LOT 44 3913 MANZANILLO EAST DR	L: 18144 B: 76961
MATA JUAN FRANCISCO JR 3913 MANZANILLO E DR WESLACO TX 78599	L3135-01-000-0045-00 LAS BRISAS DEL ORO UT 1 LOT 45 3909 MANZANILLO EAST DR	L: 24561 B: 0
MONTALVO JESUS & ELISA C 3908 MANZANILLO EAST DR WESLACO TX 78599	L3135-01-000-0046-00 LAS BRISAS DEL ORO UT 1 LOT 46 3908 MANZANILLO EAST DR	L: 18207 B: 60627
MENDOZA JULIO C MARIA DEL ROSARIO VASQUEZ 3912 E MANZANILLO WESLACO TX 78599	L3135-01-000-0047-00 LAS BRISAS DEL ORO UT 1 LOT 47 3912 MANZANILLO EAST DR	L: 24561 B: 72977
CAVAZOS JOSE & GLORIA 3916 E MANZANILLO WESLACO TX 78599	L3135-01-000-0048-00 LAS BRISAS DEL ORO UT 1 LOT 48 3916 MANZANILLO EAST DR	L: 18144 B: 67300
OLIVARES ARNOLDO JR 513 ORCHARD COURT WESLACO TX 78596	L3135-01-000-0049-00 LAS BRISAS DEL ORO UT 1 LOT 49 4000 MANZANILLO EAST DR	L: 18000 B: 57163
DE LA CERDA VIRGINIA 303 REID DR DONNA TX 78537-2640	L3135-01-000-0050-00 LAS BRISAS DEL ORO UT 1 LOT 50 4004 MANZANILLO EAST DR	L: 15900 B: 61276
ATTEBERRY ROSA Q 4008 E MANZANILLO WESLACO TX 78599	L3135-01-000-0051-00 LAS BRISAS DEL ORO UT 1 LOT 51 4008 MANZANILLO EAST DR	L: 18000 B: 61331

MANRIQUE SERGIO L & ARACELY 4012 E MANZANILLO WESLACO TX 78599	L3135-01-000-0052-00 LAS BRISAS DEL ORO UT 1 LOT 52 4012 MANZANILLO EAST DR	L: 18000 B: 63304
MAYA OLGA L 4016 E MANZANILLO WESLACO TX 78599	L3135-01-000-0053-00 LAS BRISAS DEL ORO UT 1 LOT 53 4016 MANZANILLO EAST DR	L: 18000 B: 79962
ZUNIGA EMILIO & ALMA 4020 E MANZANILLO WESLACO TX 78599	L3135-01-000-0054-00 LAS BRISAS DEL ORO UT 1 LOT 54 4020 MANZANILLO EAST DR	L: 18000 B: 75192
RODRIGUEZ ROSAURA 1027 S COLORADO AVE MERCEDES TX 78570	L3135-01-000-0055-00 LAS BRISAS DEL ORO UT 1 LOT 55 4100 MANZANILLO EAST DR	L: 18000 B: 63352
ZUNIGA ELEAZAR & IRMA LETICIA 4104 E MANZANILLO WESLACO TX 78599	L3135-01-000-0056-00 LAS BRISAS DEL ORO UT 1 LOT 56 4104 MANZANILLO EAST DR	L: 18264 B: 64335
GONZALEZ LUCIANO JR 1142 S TOWER RD ALAMO TX 78516	L3135-01-000-0057-00 LAS BRISAS DEL ORO UT 1 LOT 57 4105 SABATINI DR	L: 20058 B: 73297
ESCANDON FERNANDO & THELMA 219 R ST WESLACO TX 78596	L3135-01-000-0058-00 LAS BRISAS DEL ORO UT 1 LOT 58 4101 SABATINI DR	L: 18048 B: 0
LUCIO JOSE PONCIANO & YOLANDA 4021 SABATINI DR WESLACO TX 78599	L3135-01-000-0059-00 LAS BRISAS DEL ORO UT 1 LOT 59 4021 SABATINI DR	L: 18048 B: 37040
GARCIA GEORGE & PATRICIA 4017 SABATINI DR WESLACO TX 78599	L3135-01-000-0060-00 LAS BRISAS DEL ORO UT 1 LOT 60 4017 SABATINI DR	L: 18048 B: 49005
RIOS BELISSA 4013 SABATINI DR WESLACO TX 78599	L3135-01-000-0061-00 LAS BRISAS DEL ORO UT 1 LOT 61 4013 SABATINI DR	L: 18048 B: 34898
CANTU TOMAS JR 3609 JADE ST WESLACO TX 78596	L3135-01-000-0062-00 LAS BRISAS DEL ORO UT 1 LOT 62 4009 SABATINI DR	L: 18048 B: 44682
AYALA GERARDO FLORES PO BOX 9337 LA FERIA TX 78559	L3135-01-000-0063-00 LAS BRISAS DEL ORO UT 1 LOT 63 4005 SABATINI DR	L: 18048 B: 38561

CORONADO ROSALINDA C & ISRAEL 1016 S MILE 2 1/2 W WESLACO TX 78596	L3135-01-000-0064-00 LAS BRISAS DEL ORO UT 1 LOT 64 4001 SABATINI DR	L: 18048 B: 50747
VASQUEZ JUAN & MARIBEL P 3917 SABATINI DR WESLACO TX 78599	L3135-01-000-0065-00 LAS BRISAS DEL ORO UT 1 LOT 65 3917 SABATINI DR	L: 18048 B: 50811
RAMOS URIEL ELIUD RIVERA 2317 LAS BRISAS DR WESLACO TX 78599	L3135-01-000-0066-00 LAS BRISAS DEL ORO UT 1 LOT 66 3913 SABATINI DR	L: 18048 B: 0
SILVA EDUARDO 3909 SABATINI MERCEDES TX 78570	L3135-01-000-0067-00 LAS BRISAS DEL ORO UT 1 LOT 67 3909 SABATINI DR	L: 21456 B: 80365
FLORES MYRIAM 1015 W 9TH ST WESLACO TX 78596	L3135-01-000-0068-00 LAS BRISAS DEL ORO UT 1 LOT 68 3905 SABATINI DR	L: 21120 B: 64938
RODRIGUEZ ISAAC DAVID 3901 SABATINI DR WESLACO TX 78599	L3135-01-000-0069-00 LAS BRISAS DEL ORO UT 1 LOT 69 3901 SABATINI DR	L: 19806 B: 54011
LOZANO JUAN & MARIA M & NANCY 3821 SABATINI MERCEDES TX 78570	L3135-01-000-0070-00 LAS BRISAS DEL ORO UT 1 LOT 70 3821 SABATINI DR	L: 18048 B: 32933
ANDAVERDE EDUARDO 2714 RIO CONCHOS DR SAN BENITO TX 78586	L3135-01-000-0071-00 LAS BRISAS DEL ORO UT 1 LOT 71 3817 SABATINI DR	L: 18048 B: 60048
QUEZADA JOSE ANTONIO & LUDIVINA 3813 SABATINI DR WESLACO TX 78599	L3135-01-000-0072-00 LAS BRISAS DEL ORO UT 1 LOT 72 3813 SABATINI DR	L: 18048 B: 58655
QUEZADA LUIS & HORTENCIA 416 1ST ST SW NEW RICHLAND MN 56072	L3135-01-000-0073-00 LAS BRISAS DEL ORO UT 1 LOT 73 3809 SABATINI DR	L: 18048 B: 70452
TRUJILLO JUAN PO BOX 1035 WESLACO TX 78599	L3135-01-000-0074-00 LAS BRISAS DEL ORO UT 1 LOT 74 3805 SABATINI DR	L: 18048 B: 65714
SALAZAR TERESA DE JESUS 108 W LIVE OAK WESLACO TX 78596	L3135-01-000-0075-00 LAS BRISAS DEL ORO UT 1 LOT 75 3801 SABATINI DR	L: 19302 B: 70038

FLORES YAHIRA & JUAN LUIS MATA 20202 S DEL ORO DR WESLACO TX 78599	L3135-01-000-0076-00 LAS BRISAS DEL ORO UT 1 LOT 76 3800 MANZANILLO EAST DR	L: 19464 B: 57431
ZUNIGA JULIO C & DIANA L RR 6 BOX 273 MERCEDES TX 78570	L3135-01-000-0077-00 LAS BRISAS DEL ORO UT 1 LOT 77 3804 MANZANILLO WEST DR	L: 18000 B: 0
REGENCY ON 18TH LLC PO BOX 40003 SOUTH PADRE ISLAND TX 78597	L3135-01-000-0078-00 LAS BRISAS DEL ORO UT 1 LOT 78 3808 MANZANILLO EAST DR	L: 18000 B: 52315
VILLARREAL MEDARDO & IDA D 3812 W MANZANILLO WESLACO TX 78599	L3135-01-000-0079-00 LAS BRISAS DEL ORO UT 1 LOT 79 3812 MANZANILLO EAST DR	L: 19353 B: 60330
CRUZ GABRIEL & IRMA 3816 W MANZANILLO WESLACO TX 78599	L3135-01-000-0080-00 LAS BRISAS DEL ORO UT 1 LOT 80 3816 MANZANILLO EAST DR	L: 19362 B: 64933
VALENZUELA ALFONSO & CARMEN Y 3820 W MANZANILLO DR WESLACO TX 78599	L3135-01-000-0081-00 LAS BRISAS DEL ORO UT 1 LOT 81 3802 MANZANILLO EAST DR	L: 24612 B: 47929
RAMIREZ RAMON III & ROSA V 3824 E MANZANILLO DR WESLACO TX 78599	L3135-01-000-0082-00 LAS BRISAS DEL ORO UT 1 LOT 82 3824 MANZANILLO EAST DR	L: 18207 B: 44682
RAMIREZ RAMON III & ROSA 3824 W MANZANILLO DR WESLACO TX 78599	L3135-01-000-0083-00 LAS BRISAS DEL ORO UT 1 LOT 83 3821 MANZANILLO WEST DR	L: 24612 B: 0
DE TOLEDO MARIA M FLORES 3817 MANZANILLO W DR WESLACO TX 78599	L3135-01-000-0084-00 LAS BRISAS DEL ORO UT 1 LOT 84 3817 MANZANILLO EAST DR	L: 19362 B: 66785
MARTINEZ ALBERT & MARIA EDITH 3813 W MANZANILLO WESLACO TX 78599	L3135-01-000-0085-00 LAS BRISAS DEL ORO UT 1 LOT 85 3813 MANZANILLO EAST DR	L: 19353 B: 72152
SALAZAR GUADALUPE & MARIBEL 204 HINOJOSA DR EDCOUCH TX 78538	L3135-01-000-0086-00 LAS BRISAS DEL ORO UT 1 LOTS 86 & 87 3809 MANZANILLO WEST DR	L: 32400 B: 56750
REA NORMA E DE LA SERNA 3801 E MANZANILLO DR WESLACO TX 78596	L3135-01-000-0088-00 LAS BRISAS DEL ORO UT 1 LOT 88 3801 MANZANILLO WEST DR	L: 19314 B: 67761

TAX CERTIFICATE

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

Issued To:

SAMES INC
200 S 10TH ST. STE#1500
MCALLEN, TX 78570-1

Legal Description

ADAMS TRACT FT 1057 50.18 AC EXC AN IRR TR N80' 46.57 AC NET

Fiduciary Number: 27114773

Parcel Address: MILE 9 NORTH
Legal Acres: 46.5700

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Account Number: **A0800-00-000-1057-00**

Deposit No.: ED2117641TC

Certificate No: 243582714
Certificate Fee: $10.00 CASH

Print Date: 06/25/2021 09:02:43 AM
Paid Date: 06/25/2021
Issue Date: 06/25/2021
Operator ID: IVED41

TAX CERTIFICATES ARE ISSUED WITH THE MOST CURRENT INFORMATION AVAILABLE. ALL ACCOUNTS ARE SUBJECT TO CHANGE PER SECTION 26.15 AND 11.43(i) OF THE TEXAS PROPERTY TAX CODE. THIS IS TO CERTIFY THAT ALL TAXES DUE ON THE ABOVE DESCRIBED PROPERTY HAVE BEEN EXAMINED, UP TO AND INCLUDING THE YEAR 2020. ALL TAXES ARE PAID IN FULL

Exemptions:

OPEN SPACE 1-D-1

Certified Owner:

HANSEN LARS KEVIN
220 ROBLEDO VERDE ST
SAN ANTONIO, TX 78232-1114

2020 Value:	745,120
2020 Levy:	$499.70
2020 Levy Balance:	$0.00
Prior Year Levy Balance:	$0.00
Total Levy Due:	$0.00
P&I + Attorney Fee:	$0.00
Total Amount Due:	$0.00

Certified Tax Unit(s):

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

PROPERTY OMITTED FROM THE APPRAISAL ROLL AS DESCRIBED UNDER TAX ROLL SECTION 25.21 IS NOT INCLUDED IN THE CERTIFICATE [TAX ROLL SECTION 31.08(B)].
DUE TO ITS ASSIGNED USAGE, THE ABOVE LEGAL PROPERTY MAY HAVE RECEIVED SPECIAL VALUATION, AND ADDITIONAL ROLLBACK TAXES MAY BECOME DUE BASED ON THE PROVISIONS OF THE SPECIAL VALUATION.

Reference (GF) No: 108460
Issued By:
PABLO (PAUL) VILLARREAL JR., PCC
HIDALGO COUNTY TAX ASSESSOR - COLLECTOR

This certification does not include any mineral estates in and to said land where severance thereof has been affected by sale, reservation lease, pooling agreement, unitization or otherwise.

53.1.95

TAX CERTIFICATE

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

Issued To:

SAMES INC
200 S 10TH ST. STE#1500
MCALLEN, TX 78570-1

Legal Description

ADAMS TRACT AN IRR TR N80'-FT 1057;
61.56AC-FT1058. 65.17 AC NET

Fiduciary Number: 27114773

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Parcel Address:

Legal Acres: 65.1700

--->

Account Number: A0800-00-000-1057-02

Certificate No: 243582712

Deposit No.: ED2117641TC

Certificate Fee: $10.00 CASH

Print Date: 06/25/2021 09:01:17 AM
Paid Date: 06/25/2021
Issue Date: 06/25/2021
Operator ID: IVED41

TAX CERTIFICATES ARE ISSUED WITH THE MOST CURRENT INFORMATION AVAILABLE. ALL ACCOUNTS ARE SUBJECT TO CHANGE PER SECTION 26.15 AND 11.43(i) OF THE TEXAS PROPERTY TAX CODE. THIS IS TO CERTIFY THAT ALL TAXES DUE ON THE ABOVE DESCRIBED PROPERTY HAVE BEEN EXAMINED, UP TO AND INCLUDING THE YEAR 2020. ALL TAXES ARE PAID IN FULL

Exemptions:

OPEN SPACE 1-D-1

Certified Owner:

SAN JACINTO ENTERPRISES LLC
2100 W EXPRESSWAY 83
MERCEDES, TX 78570-9764

2020 Value:	488,775
2020 Levy:	$699.28
2020 Levy Balance:	$0.00
Prior Year Levy Balance:	$0.00
Total Levy Due:	$0.00
P&I + Attorney Fee:	$0.00
Total Amount Due:	$0.00

Certified Tax Unit(s):

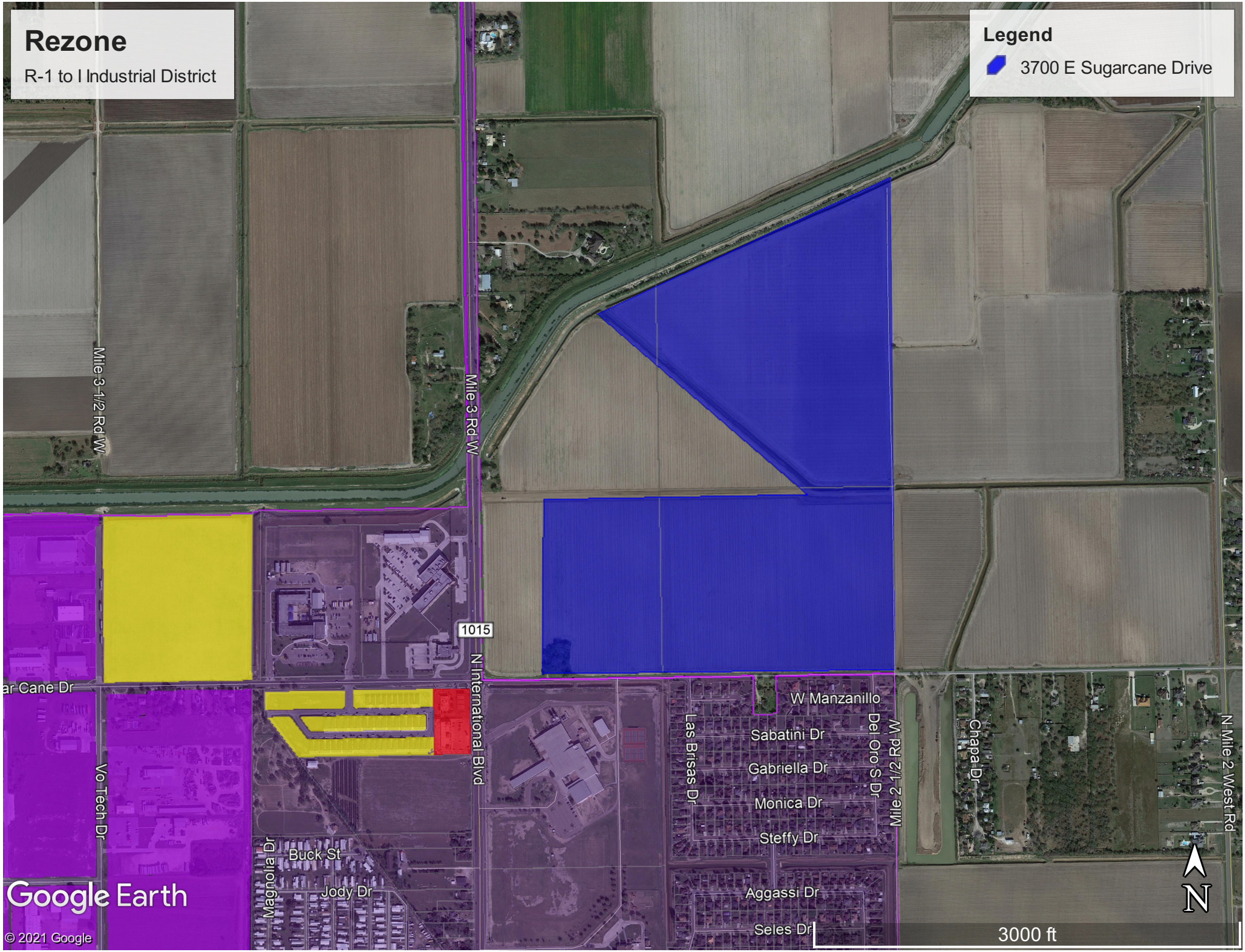
1 HIDALGO COUNTY
2 DRAINAGE DIST #1
28 CITY OF MERCEDES
53 WESLACO ISD
54 SOUTH TEXAS ISD
55 SOUTH TEXAS COLLEGE

PROPERTY OMITTED FROM THE APPRAISAL ROLL AS DESCRIBED UNDER TAX ROLL SECTION 25.21 IS NOT INCLUDED IN THE CERTIFICATE [TAX ROLL SECTION 31.08(B)].
DUE TO ITS ASSIGNED USAGE, THE ABOVE LEGAL PROPERTY MAY HAVE RECEIVED SPECIAL VALUATION, AND ADDITIONAL ROLLBACK TAXES MAY BECOME DUE BASED ON THE PROVISIONS OF THE SPECIAL VALUATION.

Reference (GF) No: 1240511
Issued By: ived
PABLO (PAUL) VILLARREAL JR., PCC
HIDALGO COUNTY TAX ASSESSOR - COLLECTOR

This certification does not include any mineral estates in and to said land where severance thereof has been affected by sale, reservation lease, pooling agreement, unitization or otherwise.

53.1.95


Rezone
R-1 to I Industrial District
Legend
3700 E Sugarcane Drive
Mile 3-1/2 Rd W
Mile 3 Rd W
1015
N International Blvd
ar Cane Dr
Vo Tech Dr
Magnolia Dr
Buck St
Jody Dr
W Manzanillo
Sabatini Dr
Gabriella Dr
Monica Dr
Steffy Dr
Aggassi Dr
Seles Dr
Las Brisas Dr
Del Oro S Dr
Mile 2 1/2 Rd W
Chapa Dr
N Mile 2 West Rd
Google Earth
© 2021 Google
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3000 ft

ORDINANCE NO. 2021-31

AN ORDINANCE AMENDING ZONING ORDINANCE NO. 2018-02 AND AMENDING THE ZONING MAP OF THE CITY OF WESLACO TO CHANGE THE ZONING OF REZONE 3700 E SUGARCANE. ALSO BEING A 137-ACRE TRACT OF LAND OUT OF FARM TRACT 1056, 1057AND 1058, BLOCK 116, WEST AND ADAMS TRACT SUBDIVISION, WESLACO HIDALGO COUNTY, R-1 ONE FAMILY DWELLING DISTRICT TO I - INDUSTRIAL DISTRICT SUBDIVISION DISTRICT BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF WESLACO, TEXAS:

SECTION I: To rezone from an R-1 One family Dwelling district to I - Industrial district located at 3700 E Sugarcane. Also being a 137-acre tract of land out of farm tract 1056, 1057and 1058, Block 116, West and Adams Tract Subdivision, Weslaco, 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 17th day of August 2021.

PASSED AND APPROVED on second reading at a regular meeting of the City Commission this _____ day of _____, 2021.

CITY OF WESLACO

_____
David Suarez, **MAYOR**

ATTEST:

_____
Norma Cantu, **CITY SECRETARY**

APPROVED AS TO FORM:

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

Standardized Agenda Request Form

Date of Meeting: August 17, 2021	**Agenda Item No.** (to be assigned by CSO)**:** 2021-4561

From:
REBEKAH DE LA FUENTE

Subject:
Discussion and consideration after public hearing on behalf of Saltillo Developers LLC. on Ordinance 2021-32 to rezone 1912 Mile 4 1/2 Road West / N. Bridge Ave. Also being West Tract E347.24'-W629.50'-S118.93', Farm Tract 31, .95 AC GR .88 AC NET, Weslaco, Texas from R-1 One family Dwelling district to B-1 Neighborhood business district and authorize the Mayor to execute any related documents. First reading of Ordinance 2021-32. Possible action. (Staffed by Planning & Code Enforcement Department.)

Background:
The applicant is requesting to rezone R-1 One family Dwelling district to B-1 Neighborhood business district. . Five (5) property owners within 200 feet of the applicant's property were notified by letter on July 30, 2021.

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 appeared in The Monitor on July 26, 2021

Advisory Review, if any (name of board/committee, date of action, recommendation)**:**
The Planning and Zoning Commission recommended approval of the rezone request based on surrounding land use at their regular meeting of August 11, 2021.

KAYLA AREVALO	Created/Initiated
JOSE PEDRAZA	Approved
REBEKAH DE LA FUENTE	Approved
Mike Perez	New

City Manager Comments:
Approve.

Staff Recommendation:
Staff recommends approval based on the 2040 land use map

Attachments, if any:

Rezone-1912 Mile 4.5 road west Memo, 1912 Mile 4.5 road west- attachments, 1912 N Bridge- Aerial, O2021-32 rezone 1912 Mile 4.5 road west
Responsibilities upon Approval: Staff will notify the 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- 1912 Mile 4 1/2 Road West/ North Bridge Avenue

DATE: August 11, 2021

The property owner is proposing a combination of a commercial plaza and apartment use. The 2040 Land Use Map has identified this area as a commercial corridor and proposed use will conform to the surrounding neighborhood. No petitions were received for or against this item.

The Planning & Zoning Commission recommended approval based on the 2040 Future Land Use Map.

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._____

PROPOSED PROJECT

Legal Description of Property to be rezoned: WEST TRACT E347.24'-W629.50'-S118.93' FT 31 0.95 AC GR 0.88 AC NET

Lot _____ Block _____

Subdivision Name Proposed Saltillo Plaza II

Street Address 1912 Mile 4 1/2 Road West Property ID: 324151

Existing Zoning R-1 One Family Dwelling District Existing Land Use Vacant

Proposed Zoning B-1 Neighborhood Business District Proposed Land Use Parking Lot

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 Saltillo Developers LLC Phone 956-655-2393

Address 1804 North 23rd Street Fax:_____

City McAllen State TX Zip Code 78572 E-Mail: hector@m2-engineers.com

OWNER

Name Saltillo Developers LLC Phone 956-655-2393

Address 1804 North 23rd Street Fax: _____

City McAllen State TX Zip Code 78572 E-Mail: hector@m2-engineers.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 _____ Date 6/25/21
Owner

Signature _____ Date _____
Applicant

Signature _____ Date _____
Authorized Agent

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

July 30, 2021

Legal Notice

Dear Occupant:

The Weslaco Planning and Zoning Commission will hold a public hearing on Wednesday, August 11, 2021, and the City Commission will hold a public hearing on August 17, 2021 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: +1 346 248 7799; Meeting ID: 86862 7177 2828

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 August 11, 2021. A staff member will contact you with instructions via phone call to address your public comment.

CONDITIONAL USE PERMIT REQUEST:

Saltillo Developers LLC is requesting to rezone 1912 Mile 41/2 road west. Also being West Tract E347.24'-W629.50'-S118.93', FT 31, .95 AC GR .88 AC NET, Weslaco, and Texas R-1 One family Dwelling district to B-1 Neighborhood business district.

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

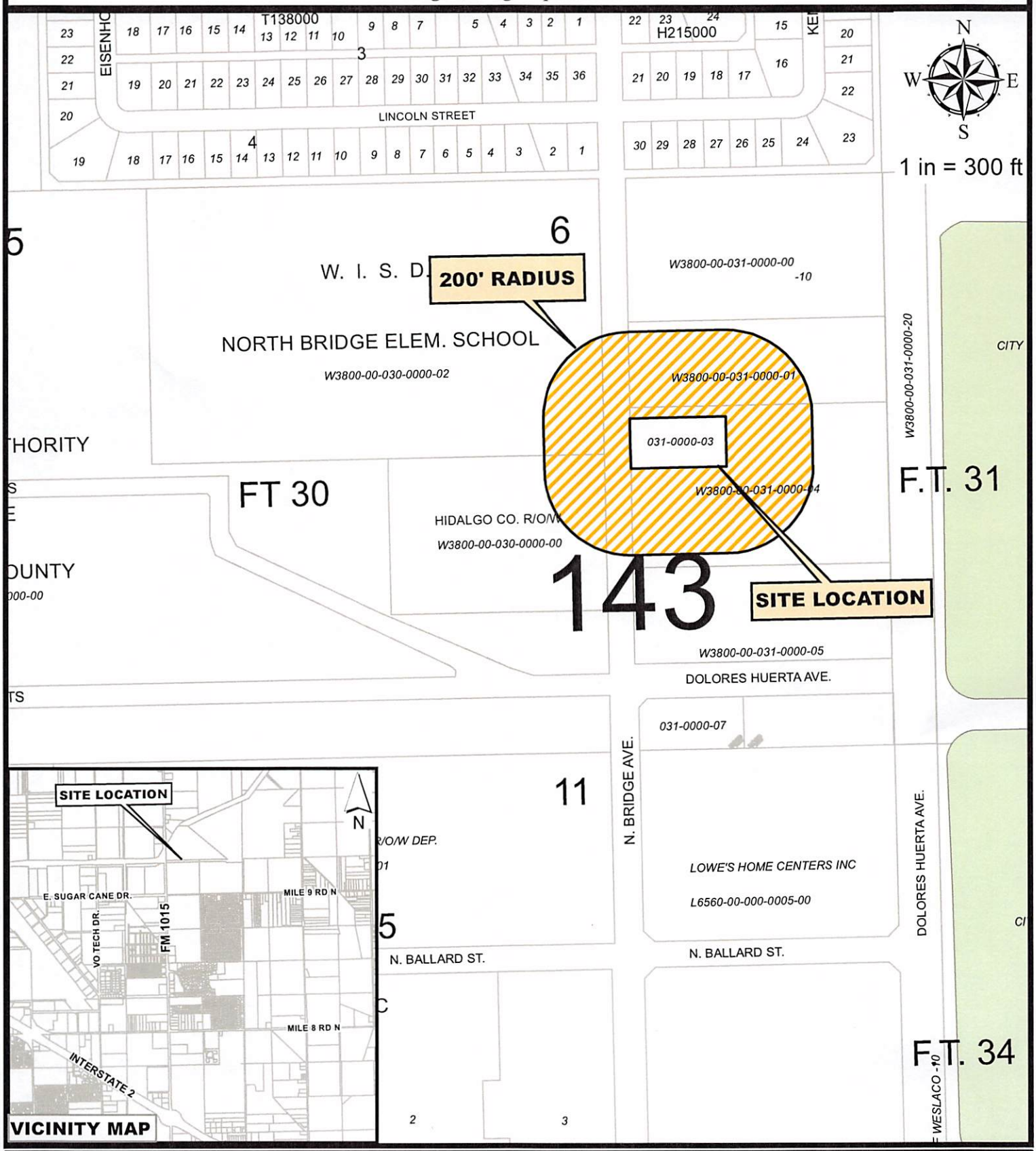
Si desea información en español, por favor llame al departamento de Planeación de la ciudad de Weslaco, (956) 447-3403.

Sincerely,

Rebekah de la Fuente, CFM
Planning Director

CITY OF WESLACO

Engineering Department



Saltillo Developers LLC

1912 Mile 4 1/2 Road West
WEST TRACT 0.703-W
CENTER BLK FT 31 N115'-S767'-W252'
BLOCK 143, F.T. 31, LOT 7

Purpose for the Rezoning request

Existing zoning:	R-1
Existing land use:	One Family Dwelling District
Proposed zoning:	B-1
Proposed land use:	Neighborhood District

City of Weslaco Code Enforcement Dept.

JUL 27, 2021

HIDALGO CO R/O/W DEPT 902 N DOOLITTLE RD EDINBURG TX 78542	W3800-00-030-0000-00 WEST TRACT S360'-N994'-E530.5' F 3AC NET 1901 N BRIDGE AVE	L: 329049 B: 453372
WESLACO ISD PO BOX 266 WESLACO TX 78599	W3800-00-030-0000-02 WEST TRACT N634'-E1077.5' FT 30 NET 2001 N BRIDGE AVE	L: 922020 B: 6000000
ESCAMILLA MIGUEL & ANGELITA M 1912 N BRIDGE AVE WESLACO TX 78599	W3800-00-031-0000-01 WEST TRACT W660'-S198'-N528' FT NET 1912 N BRIDGE AVE	L: 224007 B: 72957
MONTERROSA MELISSA 3806 OKEECHOBEE LN EDINBURG TX 78542	W3800-00-031-0000-03 WEST TRACT 0.703-W CENTER BLK FT 52' 2004 N BRIDGE AVE	L: 75084 B: 0
GUERRA RAUL 621 TIERRA PROMETIDA WESLACO TX 78596	W3800-00-031-0000-04 WEST TRACT W629.02'- N369.61'- S 15'- S344.6' FT 31 4.34AC 2000 N BRIDGE AVE	L: 256915 B: 25165

2020 TAX STATEMENT

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

Certified Owner:
SALTILLO DEVELOPERS LLC
1804 N 23RD ST
MCALLEN, TX 78501-6122

Legal Description:
WEST TRACT E347.24'-W629.50'-S118.93'
FT 31 0.95 AC GR 0.88 AC NET

Legal Acres: .8800
Parcel Address:

Account No: W3800-00-031-0000-25 **Appr. Dist. No.:** 1131612
As of Date: 06/22/2021 **Print Date:** 06/22/2021

Market Value		Appraised Value	Assessed Value	Capped Value	Homesite Value	Agricultural Market Value	Non-Qualifying Value
Land	Improvement						

Taxing Unit	Assessed Value (100%)	Exemptions		Taxable Value	Tax Rate	Tax
		Code	Amount			

Exemptions:
AMOUNT DUE IF PAID BY:

PLEASE CUT AT THE DOTTED LINE AND RETURN THIS PORTION WITH YOUR PAYMENT. 4.1.71

Print Date: 06/22/2021

PLEASE NOTE YOUR ACCOUNT NUMBER ON YOUR CHECK AND MAKE CHECKS PAYABLE TO:

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

W38000003100000025

W3800-00-031-0000-25

SALTILLO DEVELOPERS LLC
1804 N 23RD ST
MCALLEN, TX 78501-6122

AMOUNT PAID:

$_____.____

EXHIBIT A
METES AND BOUNDS

BEING 0.691 ACRE TRACT OF LAND OUT OF FARM TRACT No. 31, BLOCK 143, WEST AND ADAMS TRACTS SUBDIVISION, RECORDED IN VOLUME 2, PAGE 34-37, HIDALGO COUNTY, TEXAS, SAME BEING OUT OF A CALLED 0.703 ACRE TRACT DESCRIBED IN SHERIFF'S RESALE DEED, CONVEYED TO MELISSA MONTERROSA, RECORDED IN DOCUMENT No. 3082466, DEED RECORDS, HIDALGO COUNTY, TEXAS, SAID 0.691 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS;

COMMENCING AT A FOUND IRON ROD THE SOUTHWEST CORNER OF THE SAID FARM TRACT No. 31, SAME BEING THE NORTHWEST CORNER OF LOT 5, LOWE'S OF WESLACO, RECORDED IN INSTRUMENT No. 2897356, MAP RECORDS HIDALGO COUNTY, TEXAS, AND SAME BEING THE CENTER LINE OF BRIDGE AVENUE;

THENCE N1°10'08"W, ALONG THE WEST LINE OF THE SAID FARM TRACT No. 31, A DISTANCE OF 652.02 FEET TO COTTON PICKER SPINDLE FOUND ALONG THE CENTERLINE OF BRIDGE AVENUE, SAME BEING THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT AND THE **POINT OF BEGINNING**;

THENCE N01°10'08"W, CONTINUING ALONG THE CENTERLINE OF THE SAID BRIDGE AVENUE, A DISTANCE OF 114.88 FEET TO A COTTON PICKER SPINDLE FOUND, SAME BEING A CORNER OF A TRACT OF LAND CONVEYED TO RAUL GUERRA, DESCRIBED IN INSTRUMENT No. 2957178, DEED RECORDS OF HIDALGO COUNTY, TEXAS, FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT,

THENCE N88°49'24"E, ACROSS THE SAID FARM TRACT 31, SAME BEING ALONG THE BOUNDARY LINE OF THE SAID GUERRA TRACT, PASSING A DISTANCE OF 30.00 FEET AN IRON ROD FOUND ON THE EAST RIGHT-OF-WAY LINE OF THE SAID BRIDGE AVENUE, CONTINUING FOR A TOTAL DISTANCE OF 261.92 FEET TO AN IRON ROD FOUND FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE S1°10'08"E, CONTINUING ACROSS THE SAID FARM TRACT 31, SAME BEING ALONG THE BOUNDARY LINE OF THE SAID GUERRA TRACT, A DISTANCE OF 114.86 FEET TO AN IRON ROD FOUND FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

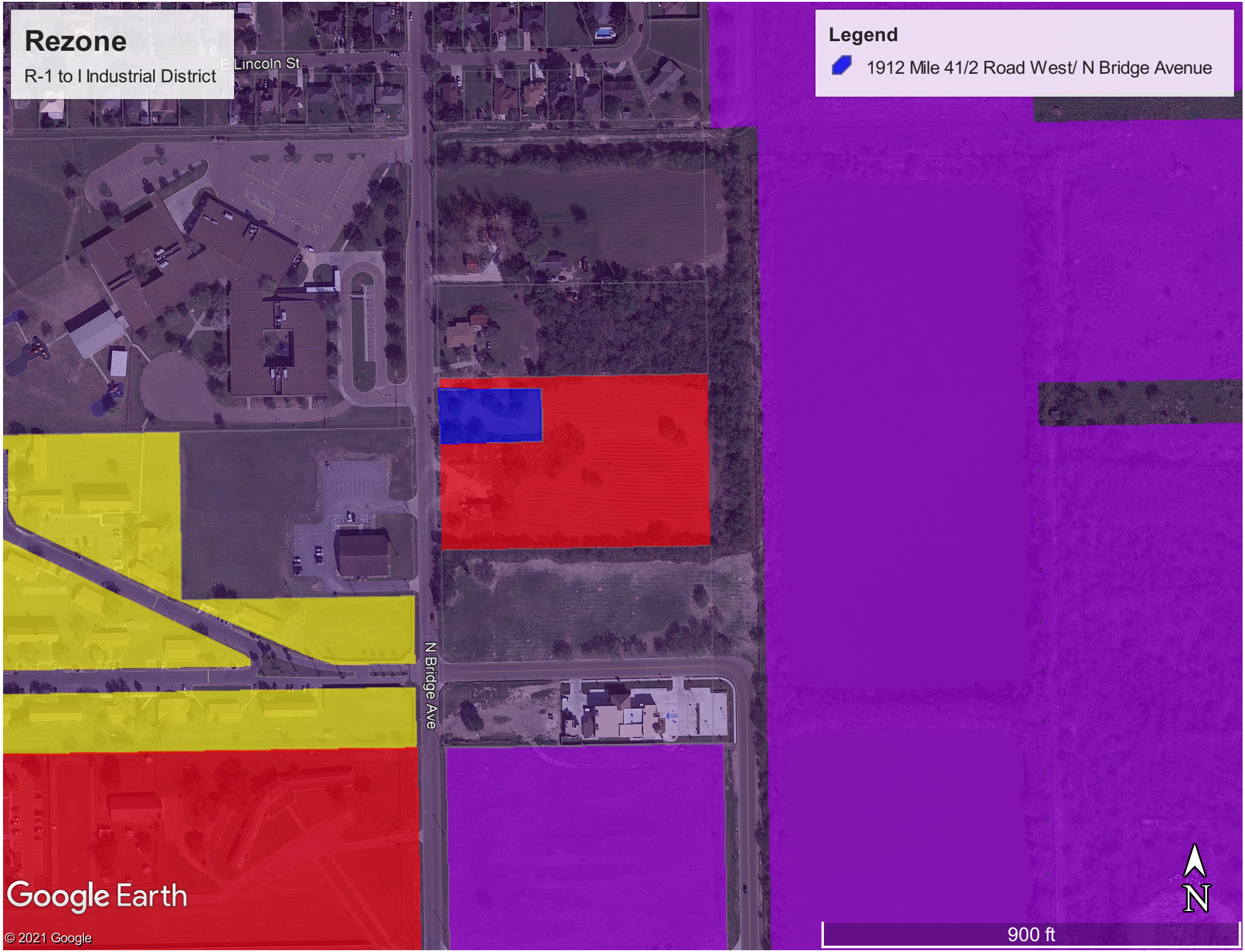
THENCE S88°49'10"W, CONTINUING ACROSS THE SAID FARM TRACT 31, SAME BEING ALONG THE BOUNDARY LINE OF THE SAID GUERRA TRACT, PASSING A DISTANCE 231.92 FEET AN IRON ROD WITH PINK CAP SET ON THE EAST RIGHT-OF-WAY LINE OF THE SAID BRIDGE AVENUE, CONTINUING FOR A TOTAL DISTANCE OF 261.92 FEET TO THE **POINT AND PLACE OF BEGINNING**, CONTAINING 0.691 ACRES OF LAND MORE OR LESS.

A SURVEY PLAT OF EVEN DATE HEREBY ACCOMPANIES THIS METES AND BOUNDS DESCRIPTION.

7-21-2020

MANUEL CARRIZALES DATE:
REGISTERED PROFESSIONAL LAND SURVEYOR NO.6388
Office: 512-470-1489
email: fnfcad@gmail.com

JOB No. 20-120


Rezone
R-1 to I Industrial District
E Lincoln St
N Bridge Ave
Legend
1912 Mile 41/2 Road West/ N Bridge Avenue
Google Earth
© 2021 Google
N
900 ft

ORDINANCE NO. 2021-32

AN ORDINANCE AMENDING ZONING ORDINANCE NO. 2018-02 AND AMENDING THE ZONING MAP OF THE CITY OF WESLACO TO CHANGE THE ZONING OF REZONE 1912 MILE 41/2 ROAD WEST/ BRIDGE AVENUE. ALSO BEING WEST TRACT E347.24'-W629.50'-S118.93', FT 31, .95 AC GR .88 AC NET, WESLACO HIDALGO COUNTY, R-1 ONE FAMILY DWELLING DISTRICT TO B-1 NEIGHBORHOOD BUSINESS DISTRICT SUBDIVISION DISTRICT BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF WESLACO, TEXAS:

SECTION I: To rezone from an R-1 One family Dwelling district to B-1 Neighborhood DISTRICT located at 1912 Mile 4 1/2 road west/ Bridge Avenue. Also being a West Tract E347.24'-W629.50'-S118.93', FT 31, .95 AC GR .88 AC NET, Weslaco, 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 17th day of August 2021.

PASSED AND APPROVED on second reading at a regular meeting of the City Commission this _____day of _____, 2021.

CITY OF WESLACO

_____
David Suarez, MAYOR

ATTEST:

_____
Norma Cantu, CITY SECRETARY

APPROVED AS TO FORM:

_____
Juan E. Gonzalez, CITY ATTORNEY

Standardized Agenda Request Form

Date of Meeting: August 17, 2021	**Agenda Item No.** (to be assigned by CSO)**:** 2021-4563

From:
REBEKAH DE LA FUENTE

Subject:
Discussion and consideration after public hearing on behalf of Roberto Saenz to approve a Conditional Use Permit to obtain an On-Premise Retail Dealer's Wine and Beer Retailer's permit at 915 E IH 2 suite 100. Also being Lot 1, Lowe's of Weslaco, Weslaco, Hidalgo County, Texas and authorize the Mayor to execute any related documents. Possible action. (Staffed by Planning & Code Enforcement Department.)

Background:
The applicant is requesting to obtain a Conditional Use Permit to obtain On-Premise Retail Dealer's Wine and Beer Retailer's permit. . Seven (7) property owners within 200 feet of the applicant's property were notified by letter on July 30, 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:
Notice of the application and the public hearing for the Planning and Zoning Commission and the City Commission appeared in The Monitor on July 26, 2021

Advisory Review, if any (name of board/committee, date of action, recommendation)**:**
The Planning and Zoning Commission recommended approval of the conditional use permit based on surrounding land use at their regular meeting of August 11, 2021

KAYLA AREVALO	Created/Initiated
JOSE PEDRAZA	Approved
REBEKAH DE LA FUENTE	Approved
Mike Perez	New

City Manager Comments:
Approve.

Staff Recommendation:
Staff recommends approval of the conditional use permit.

Attachments, if any:
CUP-915 E IH 2 Ste 100- Memo, 915 E IH 2 STE 100-attachments, 915 E IH 2 Ste 100- Aerial

Responsibilities upon Approval:
Staff will notify the applicant.

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

M E M O

TO: Mayor and City Commission

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

RE: CUP- 915 E IH 2 Ste 100

DATE: August 11, 2021

The applicant is proposing to obtain a permit for an On-Premises Retail Dealer's Wine and Beer Retailer's permit at the new Wing Barn under construction in front of Lowe's. The primary use of this location will be a restaurant and will be serving a 90% to 10% food to alcohol ratio. Planning & Zoning recommended approval of the conditional use permit.

Thank you,

Rebekah de la Fuente, CFM

APPLICATION FOR CONDITIONAL USE PERMIT

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. USE-0000822021

RECEIVED
JUN 23 2021
Planning & Code Enforcement Dept.

PROPOSED PROJECT

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

Lot _____ Block _____

Subdivision Name _____

Street Address 915 IH 2 suite 100 Weslaco, TX 78596

Existing Zoning _____ Existing Land Use _____

Purpose for the Conditional Use Permit Request TABC License

What, if anything, is planned to minimize the impact on the surrounding land uses: N/A

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

APPLICANT

Name Roberto J. Saenz Phone (956) 337-8738

Address PO BOX 296 Fax: _____

City Olmito State TX Zip Code 78575 E-Mail: wingbarn@gmail.com

OWNER

Name _____ Phone _____

Address _____ Fax: _____

City _____ State _____ Zip Code _____ E-Mail: _____

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

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

Yes_____ No ✓

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

Signature _____ Date 6/23/21
Owner

Signature _____ Date _____
Applicant

Signature _____ Date _____
Authorized Agent

STAFF USE ONLY

Accepted By_____Payment Received By _____Date Paid_____

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

P & Z Notice of Public Hearing Published in Newspaper — Date _____

City Commission Notice of Public Hearing Published in Newspaper — Date _____

Presented to P & Z Commission — Date _____
Approved _____ Disapproved _____ Tabled _____

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

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

City of Weslaco

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Letty Lopez, Commissioner, District 5
Josh Pedraza, Commissioner, District 6

Mike R. Perez, City Manager

PLANNING DEPARTMENT

July 30, 2021

Legal Notice

Dear Occupant:

The Weslaco Planning and Zoning Commission will hold a public hearing on Wednesday, August 11, 2021, and the City Commission will hold a public hearing on August 17, 2021 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: +1 346 248 7799; Meeting ID: 862 7177 2828

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 August 11, 2021. A staff member will contact you with instructions via phone call to address your public comment.

CONDITIONAL USE PERMIT REQUEST:

Roberto Saenz is requesting a Conditional Use Permit to obtain an On-Premise Retail Dealer's Wine and Beer Retailer's permit at 915 E IH 2 suite 100. Also being Lot 1, Lowe's of Weslaco, Weslaco, Hidalgo County, and Texas

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

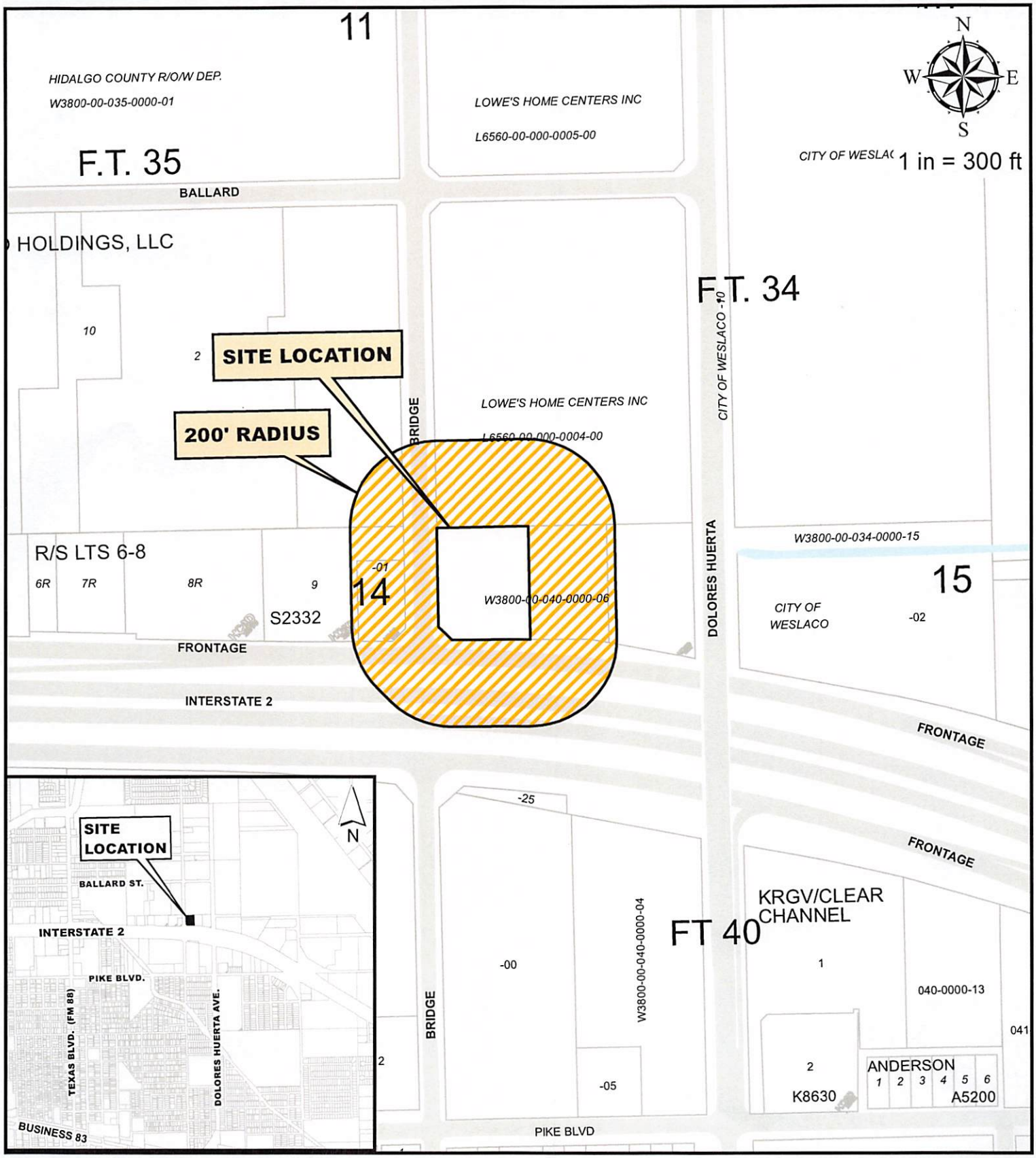
Si desea información en español, por favor llame al departamento de Planeación de la ciudad de Weslaco, (956) 447-3403.

Sincerely,

Rebekah de la Fuente, CFM
Planning Director

CITY OF WESLACO

Engineering Department



Roberto J. Saenz
915 Interstate Highway 2, Ste. 100
LOWE'S OF WESLACO LOT 1
LOT 10 and 15, BLOCK 143, F.T. 34 and 40

Purpose for the Conditional Use Permit request

Existing zoning: I
Existing land use: Vacant Plaza
CUP request: TABC License

City of Weslaco Code Enforcement Dept.

JUL 27, 2021

CAPCOR WESLACO LTD 1330 POST OAK BLD SUITE 2700 HOUSTON TX 77056	S2332-00-000-0003-00 SDI WESLACO HOLDINGS LLC LOT 3 - 815	L: 1866384 B: 4627783
CAPCOR WESLACO LTD 1330 POST OAK BLD SUITE 2700 HOUSTON TX 77056	S2332-00-000-0009-00 SDI WESLACO HOLDINGS LLC LOT 9 - 801 E EXPRESSWAY 83	L: 1027438 B: 857823
WESLACO BRIDGE AVENUE LTD PO BOX 790209 SAN ANTONIO TX 78279	W2231-00-000-0001-00 WESLACO-BRIDGE AVE. LOT 1 0	L: 403478 B: 343953
BK 83 BRIDGE LTD ATTN NEAL WADE 3700 BUFFALO SPEEDWAY STE 1020 HOUSTON TX 77098	L6560-00-000-0001-00 LOWE'S OF WESLACO LOT 1 915 E INTERSTATE 2	L: 597080 B: 0
BK 83 BRIDGE LTD ATTN NEAL WADE 3700 BUFFALO SPEEDWAY STE 1020 HOUSTON TX 77098	L6560-00-000-0002-00 LOWE'S OF WESLACO LOT 2 1025 E INTERSTATE 2	L: 527405 B: 0
BK 83 BRIDGE LTD ATTN NEAL WADE 3700 BUFFALO SPEEDWAY STE 1020 HOUSTON TX 77098	L6560-00-000-0003-00 LOWE'S OF WESLACO LOT 3 1115 E INTERSTATE 2	L: 635381 B: 0
LOWE'S HOME CENTERS INC 1000 LOWE'S BOULEVARD MOORESVILLE NC 28117	L6560-00-000-0004-00 LOWE'S OF WESLACO LOT 4 1015 E INTERSTATE 2	L: 3531169 B: 3794570

42,268

RECEIVED
JUN 23 2021
Planning & Code Enforcement Dept.

TEXAS ALCOHOLIC BEVERAGE COMMISSION

Texans Helping Businesses & Protecting Communities

ON-PREMISE PREQUALIFICATION PACKET

L-ON (10/2020)

Submit this packet to the proper governmental entities to obtain certification for the type of license/permit for which you are applying as required by Sections 11.37, 11.39, 11.46(b), 61.37, 61.38, 61.42 and Rule §33.13 Contact your local TABC office to verify requirements of Sections 11.391 and 61.381 as you may be required to post a sign at your proposed location 60-days prior to the issuance of your license/permit.
All statutory and rule references mentioned in this application refer to and can be found in the Texas Alcoholic Beverage Code or Rules located on our website. ***www.tabc.texas.gov/laws/code_and_rules.asp***

LOCATION INFORMATION

1. Application for: ☑ Original ☐ Add Late Hours Only License/Permit Number
☐ Reinstatement ☐ Reinstatement and Change of Trade Name License/Permit Number
☐ Change of Location ☐ Change of Location and Trade Name License/Permit Number

2. Type of On-Premise License/Permit

- ☑ **BG** Wine and Beer Retailer's Permit
- ☐ **BE** Beer Retail Dealer's On-Premise License
- ☐ **BL** Retail Dealer's On-Premise Late Hours License
- ☐ **BP** Brewpub License
- ☐ **V** Wine & Beer Retailer's Permit for Excursion Boats
- ☐ **MB** Mixed Beverage Permit
- ☐ **O** Private Carrier's Permit **–Brewpubs (BP) with a BG only**
- ☐ **LB** Mixed Beverage Late Hours Permit
- ☐ **MI** Minibar Permit
- ☐ **CB** Caterer's Permit
- ☐ **FB** Food and Beverage Certificate
- ☐ **PE** Beverage Cartage Permit
- ☐ **RM** Mixed Beverage Restaurant Permit with FB
- ☐ **E** Local Cartage Permit - **Wine/Beer retailers (BG) Only**

3. Indicate Primary Business at this Location
☑ Restaurant ☐ Sporting Arena, Civic Center, Hotel ☐ Bar
☐ Grocery/Market ☐ Sexually Oriented ☐ Miscellaneous _____

4. Trade Name of Location (Name of restaurant, bar, store, etc.)
Wing Barn

5. Location Address
915 IH 2 suite 100

City	County	State	Zip Code
Weslaco	Hidalgo	TX	78596

6. Mailing Address
PO BOX 296

City	State	Zip Code
Olmito	TX	78575

7. Business Phone No.	Alternate Phone No.	E-mail Address
(956) 410-3197		wingbarn@gmail.com

OWNER INFORMATION

8. Type of Owner
☐ Individual ☐ Corporation ☐ City/County/University
☐ Partnership ☑ Limited Liability Company ☐ Other _____
☐ Limited Partnership ☐ Joint Venture
☐ Limited Liability Partnership ☐ Trust

9. Owner of Business/Applicant (Name of Corporation, LLC, etc.)
Wing Barn LLC

PRIMARY CONTACT PERSON

The primary contact person should be a person who can answer questions TABC may have about the application. The contact **phone and email are mandatory and must be active and updated regularly.** If additional information is needed, it will be requested from this contact person. **Delays in responding to requests may delay the processing and approval of your permit/license.**

10. Contact Person:	Relation to Business:
Roberto J. Saenz	Member
Phone (mandatory):	Email (mandatory):
(956) 337-8738	bobby@wingbarn.com

TABC DATESTAMP

11. Are you, the applicant, a veteran-owned business? ☐ Yes ☑ No

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

13. **As indicated on the chart, enter the individuals that pertain to your business type:**
(For additional space, use Form L-OIC)

Individual/Individual Owner	Limited Liability Company/All Officers or Managers
Partnership/All Partners	Joint Venture/Venturers
Limited Partnership/All General Partners	Trust/Trustee(s)
Corporation/All Officers	City, County, University/Official

Last Name	First Name	MI	Title
Saenz	Roberto	J	Member
Pompa	Leo	D	Member

MEASUREMENT INFORMATION
Section 109.31 et seq.

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

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

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

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

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

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

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

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

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

60-DAY SIGN

18. If required under Section 11.391 and 61.381, provide exact date the required sign was posted at the location. Exact Date (MM/DD/YYYY): 06/01/2021

ALL APPLICANTS

19. **IF YOUR LOCATION IS NOT WITHIN THE CITY LIMITS, CHECK HERE** ☐
I, the applicant, have confirmed I am not located in the city limits of any city, therefore, city certifications are not required.

COMPLETE THE FOLLOWING CHECKLIST BEFORE SUBMITTING YOUR APPLICATION

Per Sec. 102.01, a tied house is defined as any overlapping ownership between those engaged in the alcoholic beverage industry at different levels of the three-tier system. No person having an interest in a permit issued by TABC may secure or hold, directly or indirectly, an ownership interest in a business on a different level.

All required forms have been completed.	☑ Yes ☐ No
I have reviewed all forms to ensure they are complete.	☑ Yes ☐ No
I have obtained all required local and state certifications (pages 3-5).	☑ Yes ☐ No
All application packets have been notarized.	☑ Yes ☐ No
Phone numbers and email address for contact person are up to date.	☑ Yes ☐ No
All additional documentation as required by the application packets is attached.	☑ Yes ☐ No
If required, out of state criminal history checks are attached (PHS #7).	☐ Yes ☐ No ☑ N/A
Certification of publication in local newspaper has been completed (page 5).	☑ Yes ☐ No ☐ N/A
A copy of the newspaper publication is attached (page 5).	☑ Yes ☐ No ☐ N/A

WARNING AND SIGNATURE

IF APPLICANT IS SHOWN AS:	WHO MUST SIGN:
Proprietorship	Individual Owner
Partnership	Partner
Corporation	Officer
Limited Partnership	General Partner
Limited Liability Partnership	General Partner
Limited Liability Company	Officer/Manager

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

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

PRINT NAME Roberto J. Saenz

SIGN HERE [signature]

TITLE President

Before me, the undersigned authority, on this 21 day of June, 2021, the person whose name is signed to the foregoing application personally appeared and, duly sworn by me, states under oath that he or she has read the said application and that all the facts therein set forth are true and correct.

SIGN HERE [signature]
NOTARY PUBLIC

KARLA Y FLORES
Notary ID #129698941
My Commission Expires
October 15, 2023

SEAL

CERTIFICATE OF CITY SECRETARY FOR MB, RM, BG & BE

Section 11.37 & 61.37

Not later than the 30th day after the date a prospective applicant for a license or permit requests certification, the city secretary or clerk shall certify whether the location or address given in the request is in a wet area and whether the sale of alcoholic beverages for which the license or permit is sought is prohibited by ordinance.

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

- ☐ **MB** Mixed Beverage Permit
- ☐ **RM** Mixed Beverage Restaurant Permit with Food and Beverage Certificate
- ☐ **BG** Wine and Beer Retailer's Permit
- ☐ **BG/FB** Wine and Beer Retailer's Permit with Food and Beverage Certificate (BG must also hold a Food and Beverage Certificate)

Election for given location was held for:

- ☐ legal sale of beer/wine (17%) on-premise AFTER
- OR
- ☐ legal sale of beer/wine (1
- ☐ **BE** Beer Retail Dealer's On-Pı

OR

- ☐ **I hereby refuse on this __**

SIGN HERE _____
City Secreta

SEAL

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

Chapters 29 & 70 et seq.

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

☐ The governing body of this city has by ordinance authorized the sale of ***mixed beverages*** between midnight and 2:00 A.M.; or

☐ The governing body of this city has by ordinance authorized the sale of ***beer*** between midnight and _____ A.M.; or

☐ The population of the city or county where premises are located was 500,000 or more according to the 22nd Decennial Census of the United States as released by the Bureau of the Census on March 12, 2001; or

☐ The population of the city or county where premises are located was 800,000 or more according to the last Federal Census (2010).

OR

☐ **I hereby refuse on this _____ day of _____, 20____ to certify this location.**

SIGN HERE _____ _____, **TEXAS**
City Secretary/Clerk — City

SEAL

CERTIFICATE OF COUNTY CLERK FOR MB, RM, BG & BE

Section 11.37 & 61.37

Not later than the 30th day after the date a prospective applicant for a license or permit requests certification, the county clerk shall certify whether the location or address given in the request is in a wet area and whether the sale of alcoholic beverages for which the license or permit is sought is prohibited by order.

I hereby certify on this 21 day of June, 20 24, that the location for which the license/permit is sought is in a **"wet"** area and is not prohibited by any valid order of the Commissioner's Court.

☐ **MB** Mixed Beverage Permit
☐ **RM** Mixed Beverage Restaurant Permit with Food and Beverage Certificate
☑ **BG** Wine and Beer Retailer's Permit

☐ **BG/FB** Wine and Beer Retailer's Permit with Food and Beverage Certificate (BG must also hold a Food and Beverage Certificate)

Election for given location was held for:

☑ legal sale of beer/wine (17%) on-premise ***AFTER*** Sept. 1, 1999
OR
☐ legal sale of beer/wine (14%) on-premise ***BEFORE*** Sept. 1, 1999

☐ **BE** Beer Retail Dealer's On-Premise License

OR

☐ **I hereby refuse on this _____ day of _____, 20____ to certify this location.**

SIGN HERE COUNTY COURT * COUNTY OF HIDALGO, TEXAS * ARTURO GUAJARDO, JR. HIDALGO **COUNTY**
County Clerk

SEAL

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

Chapters 29 & 70 et seq

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

☐ The Commissioner's Court of the county has by order authorized the sale of ***mixed beverages*** between midnight and 2:00 A.M.; or

☐ The Commissioner's Court of the county has by order authorized the sale of ***beer*** between midnight and _____ A.M.; or

☐ The population of the city or county where premises are located was 500,000 or more according to the 22nd Decennial Census of the United States as released by the Bureau of the Census on March 12, 2001; or

☐ The population of the city or county where premises are located was 800,000 or more according to the last Federal Census (2010).

OR

☐ **I hereby refuse on this _____ day of _____, 20____ to certify this location.**

SIGN HERE _____ _____ **COUNTY**

County Clerk

SEAL

COMPTROLLER OF PUBLIC ACCOUNTS CERTIFICATE

Section 11.46 (b) & 61.42 (b)

This is to certify on this 21st day of June, 2021, the applicant holds or has applied for and satisfies all legal requirements for the issuance of a Sales Tax Permit under the Limited Sales, Excise and Use Tax Act or the applicant as of this date is not required to hold a Sales Tax Permit.

Sales Tax Permit Number 32041178968 Outlet Number 00010

Print Name of Comptroller Employee Jose Cano

Print Title of Comptroller Employee Compliance Officer

SIGN HERE _____ **FIELD OFFICE** 2N25

SEAL

PUBLISHER'S AFFIDAVIT FOR MB, LB, RM, BP, BG, BE, BL & V

Section 11.39 and 61.38

Name of newspaper	The Monitor
City, County	McAllen, Hidalgo
Dates notice published in daily/weekly newspaper (MM/DD/YYYY)	6/22/21 + 6/23/21

Publisher or designee certifies attached notice was published in newspaper stated on dates shown.

Signature of publisher or designee	V. Araiza
Sworn to and subscribed before me on this date (MM/DD/YYYY)	6/23/2021
Signature of Notary Public	Elizabeth D Flores

ELIZABETH D FLORES
Notary ID #2364934
My Commission Expires
September 29, 2021

SEAL

LEGAL NOTICE APPLICATION HAS BEEN MADE WITH THE TEXAS ALCOHOLIC BEVERAGE COMMISSION FOR A WINE AND BEER RETAILER'S PERMIT BY WING BARN, LLC D/B/A WINGBARN TO BE LOCATED AT 915 IH2 STE 100, WESLACO HIDALGO COUNTY, TEXAS 78596. LIMITED LIABILITY COMPANY MEMBERS ARE ROBERTO J SAENZ, LEO D POMPA

TEXAS ALCOHOLIC BEVERAGE COMMISSION

Texans Helping Businesses & Protecting Communities

OWNER OF PROPERTY

L-OP
(3/2021)

Trade Name or Permit Number: Reatta Building and Development Corporation

OWNER OF PROPERTY INFORMATION

1. Indicate if owner of property is:

☒ Owner of Land and Building ☐ Owner of Land ☐ Owner of Building ☐ Owner of Boat

Note: If land and building are owned by different entities, complete Form L-OP for each entity.

INDIVIDUAL OWNER

2. **Full Legal Name** (Last, First, Middle):	Date of Birth (mm/dd/yyyy)

SSN:

BUSINESS ENTITY OWNER

3. **Name of Business Entity**
BK 83 Bridge, Ltd., by Reatta Building and Development Corporation, its General Partner

Federal Employer Identification Number (FEIN) for Owner of Property
82-5364407

Full Legal Name of Partner, Officer (Last, First, Middle)	Date of Birth (mm/dd/yyyy)
Baker, Jason Swanson	5/16/1971
Title	
President	

Full Legal Name of Partner, Officer (Last, First, Middle)	Date of Birth (mm/dd/yyyy)
Katz, Kenneth Stephen	12/17/1973
Title	
Vice President	

Full Legal Name of Partner, Officer (Last, First, Middle)	Date of Birth (mm/dd/yyyy)
Title	

Full Legal Name of Partner, Officer (Last, First, Middle)	Date of Birth (mm/dd/yyyy)
Title	

Full Legal Name of Partner, Officer (Last, First, Middle)	Date of Birth (mm/dd/yyyy)
Title	

IF YOU NEED MORE SPACE USE ADDITIONAL COPIES OF THIS PAGE

Hidalgo County Clerk
Arturo Guajardo Jr.
P.O. Box 58
Edinburg, Texas 78540

Main: (956) 318-2100 **Fax:** (956) 318-2105

ORIGINAL COPY

Receipt No: 20210621000417
Date: 06/21/2021
Time: 04:03PM
Deputy Clerk: Elaine Acuna
Station: CH-1-CC-K31

Issued To: Wing Barn LC
915 IH 2 Ste 100
WESLACO, TX 78596

Recording Fees

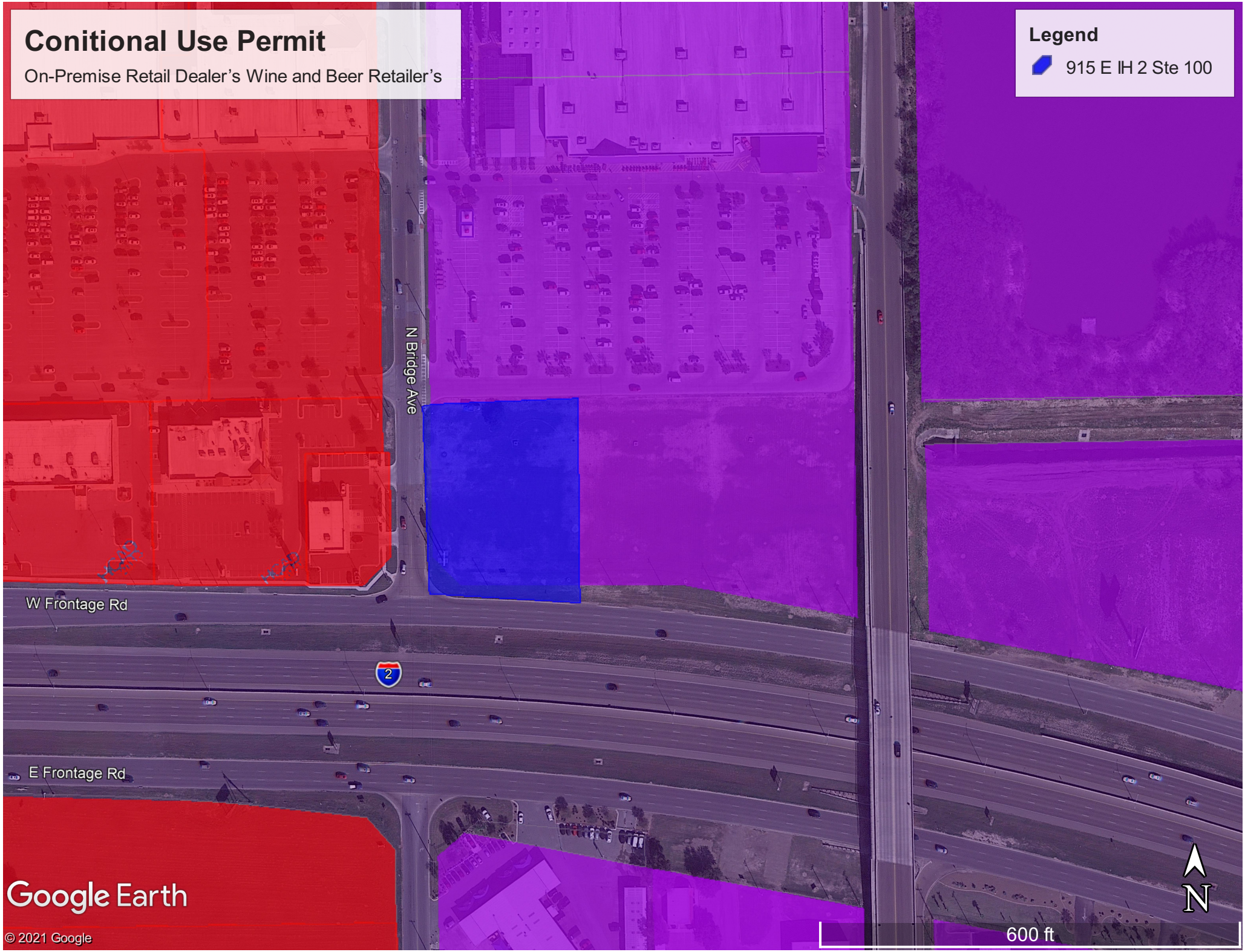
Item No.	Item	Document No.	Serial No.	GF Number	Amount
1	Alcohol-Wine Beer				$11.00

Collected Amounts

Item No.	Payment	Transaction Id	Comment	Amount
1	Check	1755	42,268 BG / Wing Barn 956-698-9512	$11.00

Total Received: $11.00
Order Total: $11.00
Refund Due: $0.00

Thank you.


Conitional Use Permit
On-Premise Retail Dealer's Wine and Beer Retailer's
Legend
915 E IH 2 Ste 100
N Bridge Ave
W Frontage Rd
2
E Frontage Rd
Google Earth
© 2021 Google
N
600 ft

Standardized Agenda Request Form

Date of Meeting: August 17, 2021	**Agenda Item No.** (to be assigned by CSO)**:** 2021-4565

From:
REBEKAH DE LA FUENTE

Subject:
Discussion and consideration after public hearing on behalf of Esteban Estevane to approve a Conditional Use Permit to obtain an On-Premise Retail Dealer's Wine and Beer Retailer's permit, and Food and Beverage Certificate at 1605 N. Texas. Also being Lot 10 0.75 acres, Frost Proof Heights, Weslaco, Hidalgo County, Texas and authorize the Mayor to execute any related documents. Possible action. (Staffed by Planning & Code Enforcement Department.)

Background:
The applicant is requesting to obtain a Conditional Use Permit to obtain On-Premise Retail Dealer's Wine and Beer Retailer's permit and Food and Beverage Certificate. Twenty-seven (27) property owners within 200 feet of the applicant's property were notified by letter on July 30, 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:
Notice of the application and the public hearing for the Planning and Zoning Commission and the City Commission appeared in The Monitor on July 26, 2021.

Advisory Review, if any (name of board/committee, date of action, recommendation)**:**
The Planning and Zoning Commission recommended approval of the conditional use permit based on surrounding land use at their regular meeting of August 11, 2021.

KAYLA AREVALO	Created/Initiated
JOSE PEDRAZA	Approved
REBEKAH DE LA FUENTE	Approved
Mike Perez	New

City Manager Comments:
Approve.

Staff Recommendation:
Staff recommends approval of the conditional use permit.

Attachments, if any:
CUP-1605 N Texas- Memo, 1605 N Texas - attachments, 1605 N Texas Blvd- Aerial

Responsibilities upon Approval:
Staff will notify the 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: CUP- 1605 N Texas

DATE: August 11, 2021

The applicant is proposing to obtain a permit for an On-Premises Retail Dealer's Wine and Beer Retailer's and Food and Beverage Certificate permit at an existing taqueria. The primary use of this location will be a restaurant and will be serving a 90% to 10% food to alcohol ratio. Planning & Zoning recommended approval of the conditional use permit.

Thank you,

Rebekah de la Fuente, CFM

APPLICATION FOR CONDITIONAL USE PERMIT

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. USE-000093-2021

PROPOSED PROJECT

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

Lot 10.75 AC Block _____

Subdivision Name TORTILLERIA FACTORY FIESTA

Street Address 1605 N. TEXAS WESLACO, TX. 78599

Existing Zoning _____ Existing Land Use _____

Purpose for the Conditional Use Permit Request Para vender licor

What, if anything, is planned to minimize the impact on the surrounding land uses: No

✓ $300.00 non-refundable filing fee.

_____ Detailed dimensioned site plan/map must be submitted with this request.

_____ Survey and metes and bounds if the legal description is a portion of a lot.

✓ City and school tax receipts attached.

✓ I have received a copy of "CUP Application Instructions"

APPLICANT MARIA A. ESTEVANE

Name Esteban Estevane Phone (956) 619 0991 Alicia (956) 376-7831 Esteban

Address 1617 Mackenzie Dr. Fax: _____

City Weslaco State TX Zip Code 78599 E-Mail: enamotor@gmail.com enamotor@gmail.com

OWNER

Name Esteban Estevane Phone (956) 376 7831

Address 1617 Fax: _____

City Weslaco State TX. Zip Code 78599 E-Mail: _____

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

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

Yes_____ No ✓

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

Signature x Esteban Estevane Date 7/15/21
Owner

Signature Maria Estevane Date 7/15/21
Applicant

Signature _____ Date _____
Authorized Agent

STAFF USE ONLY

Accepted By_____Payment Received By _____Date Paid_____

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

P & Z Notice of Public Hearing Published in Newspaper — Date _____

City Commission Notice of Public Hearing Published in Newspaper — Date _____

Presented to P & Z Commission — Date _____
Approved _____ Disapproved _____ Tabled _____

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

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

July 30, 2021

Legal Notice

Dear Occupant:

The Weslaco Planning and Zoning Commission will hold a public hearing on Wednesday, August 11, 2021, and the City Commission will hold a public hearing on August 17, 2021 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: +1 346 248 7799; Meeting ID: 862 7177 2828

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 August 11, 2021. A staff member will contact you with instructions via phone call to address your public comment.

CONDITIONAL USE PERMIT REQUEST:

Esteban Estevane is requesting a Conditional Use Permit to obtain an On-Premise Retail Dealer's Wine and Beer Retailer's permit, and Food and Beverage Certificate at 1605 N. Texas. Also being Lot 10, Frost Proof Heights, Weslaco, Hidalgo County, and Texas.

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

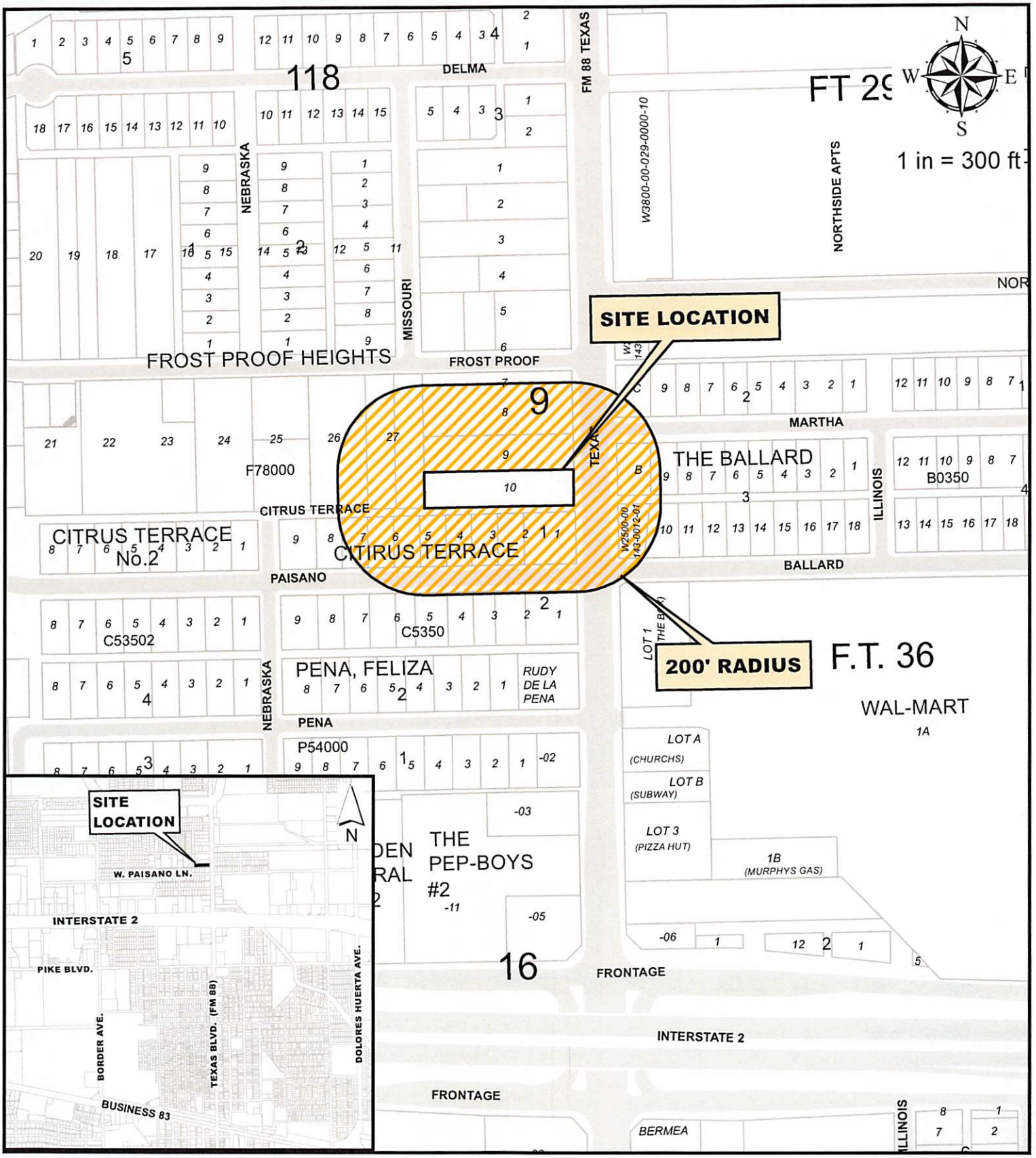
Si desea información en español, por favor llame al departamento de Planeación de la ciudad de Weslaco, (956) 447-3403.

Sincerely,

Rebekah de la Fuente, CFM
Planning Director

CITY OF WESLACO

Engineering Department



Maria A. Estevane and Esteban Estevane
1605 North Texas Blvd.
FROST PROOF HEIGHTS LOT 10 .75AC
LOT 8, BLOCK 162, F.T. 18

Purpose for the Conditional Use Permit request

Existing zoning: B-2
Existing land use: Retail
CUP request: TABC License

City of Weslaco Code Enforcement Dept.

JUL 27, 2021

DUENEZ LAZARO CARDENAS 18623 LA BLANCA DR EDINBURG TX 78542	B0350-00-002-0009-00 BALLARD BLK 2 LOTS 9 & C 103 MARTHA ST	L: 78000 B: 23428
VILLARREAL ANGELINA S 102 MARTHA ST WESLACO TX 78599	B0350-00-003-0009-00 BALLARD BLK 3 LOT 9 102 MARTHA ST	L: 23802 B: 17286
PV RIO GRANDE LLC 4340 E INDIAN SCHOOL RD STE PHOENIX AZ 85018	B0350-00-003-0010-00 BALLARD BLK 3 LOT 10 1602 N TEXAS BLVD	L: 91656 B: 64178
VARGAS MARICELA CANTU 100 EAST MARTHA WESLACO TX 78599	B0350-00-00B-0000-00 BALLARD LOT B 100 MARTHA ST	L: 46185 B: 14034
ZENON LLC 3906 N INTERNATIONAL BLVD MERCEDES TX 78570	C5350-01-001-0001-00 CITRUS TERRACE LOT 1 & E45' LOT 2 BLK 1535 N TEXAS BLVD	L: 144000 B: 140211
ROMERO MARIA JOSEFINA 104 W PAISANO LN WESLACO TX 78599	C5350-01-001-0002-00 CITRUS TERRACE W30' LOT 2 & E30' LOT 104 PAISANO LN	L: 21600 B: 21342
DURAN SARAH LEE 1625 ROAD 13 WORLAND WY 82401	C5350-01-001-0003-00 CITRUS TERRACE W45' LOT 3 & E15' LOT 106 PAISANO LN	L: 21600 B: 50301
RUDYS PLAZA & PROPERTIES LLC 1201 VALLEY VIEW DR WESLACO TX 78596	C5350-01-001-0004-00 CITRUS TERRACE W60' LOT 4 BLK 1 108 PAISANO LN	L: 21600 B: 53862
CANTU MARIA DE LA LUZ 110 W PAISANO LN WESLACO TX 78599	C5350-01-001-0005-00 CITRUS TERRACE E60' LOT 5 BLK 1 210 PAISANO LN	L: 21600 B: 42651
LONGORIA MARIA DE LA LUZ 112 W PAISANO LN WESLACO TX 78599	C5350-01-001-0005-01 CITRUS TERRACE W15' LOT 5 & E45' LOT 112 PAISANO LN	L: 21600 B: 26853
OZUNA MODESTO & TIMOTEA 114 W PAISANO LN WESLACO TX 78599	C5350-01-001-0006-00 CITRUS TERRACE W30' LOT 6 & E30' LOT 114 PAISANO LN	L: 21600 B: 23655
RAMIREZ NATIVIDAD 116 W PAISANO LN WESLACO TX 78599	C5350-01-001-0007-00 CITRUS TERRACE W45' LOT 7 & E15' LOT 116 PAISANO LN	L: 17820 B: 44737

MEDELES DOMINGO & MARIA S 118 W PAISANO LN WESLACO TX 78599	C5350-01-001-0008-00 CITRUS TERRACE W60' LOT 8 BLK 1 118 PAISANO LN	L: 21600 B: 20005
RUDY'S PLAZA & PROPERTIES LLC 1201 VALLEY VIEW DR WESLACO TX 78596	C5350-01-004-0001-00 CITRUS TERRACE LOT 1 & E45' LOT 2 BLK 1519 N TEXAS BLVD	L: 150000 B: 122631
RUDY'S PLAZA & PROPERTIES LLC 1201 VALLEY VIEW DR WESLACO TX 78596	C5350-01-004-0002-00 CITRUS TERRACE W30' LOT 2 & E40' LOT 103 PAISANO LN	L: 26250 B: 24660
DE LA PENA RODOLFO C TRUST 1201 VALLEY VIEW DR WESLACO TX 78596	C5350-01-004-0003-00 CITRUS TERRACE W35' LOT 3 & E15' LOT 105 PAISANO LN	L: 20626 B: 0
SERRATO JOEL RODRIGUEZ 4429 WATER EDGE HARLINGEN TX 78552	C5350-01-004-0004-00 CITRUS TERRACE W60' LOT 4 BLK 4 107 PAISANO LN	L: 22500 B: 24921
PERALEZ GUADALUPE & RODRIGO PO BOX 1575 WESLACO TX 78599	C5350-01-004-0005-00 CITRUS TERRACE W15' LOT 5 & E45' LOT 111 PAISANO LN	L: 22500 B: 18445
PEREZ BALTAZAR & CHRISTINA 109 W PAISANO LN WESLACO TX 78599	C5350-01-004-0005-01 CITRUS TERRACE E60' LOT 5 BLK 4 109 PAISANO LN	L: 22500 B: 15094
GARZA JESUS JR & ISDORA 113 W PAISANO LN WESLACO TX 78599	C5350-01-004-0006-00 CITRUS TERRACE W30' LOT 6 & E30' LOT 113 PAISANO LN	L: 22500 B: 7875
FIREBRAND PROPERTIES LP 4055 VALLEY VIEW LN STE 500 DALLAS TX 75244	F7800-00-000-0007-00 FROST PROOF HEIGHTS LOTS 7 & 8 1617 N TEXAS BLVD	L: 326700 B: 397580
URCULLU ANGEL PO BOX 8244 WESLACO TX 78599	F7800-00-000-0009-00 FROST PROOF HEIGHTS LOT 9 .79AC 1907 N TEXAS BLVD	L: 153750 B: 126990
ESTEVANE ESTEBAN & MARIA A 1605 N TEXAS BLVD WESLACO TX 78599	F7800-00-000-0010-00 FROST PROOF HEIGHTS LOT 10 .75AC 1605 N TEXAS BLVD	L: 153750 B: 155259
RAMOS ELEAZAR & SARA 221 FROST PROOF DR WESLACO TX 78599	F7800-00-000-0026-00 FROST PROOF HEIGHTS LOT 26 1.00AC 215 FROSTPROOF DR	L: 87120 B: 35308

RAMOS LUCIO & MARIA 215 FROST PROOF DR WESLACO TX 78599	F7800-00-000-0027-00 FROST PROOF HEIGHTS W1/2 LOT 27 215 FROSTPROOF DR	L: 43560 B: 34726
RAMOS OFELIA 203 FROST PROOF DR WESLACO TX 78599	F7800-00-000-0027-01 FROST PROOF HEIGHTS E1/2 LOT 27 203 FROSTPROOF DR	L: 43560 B: 20961
PV RIO GRANDE LLC 4340 E INDIAN SCHOOL RD STE PHOENIX AZ 85018	W2500-00-143-0012-01 WEST TRACT AN IRR TR WEST OF LOT 10 SUBD 0	L: 83694 B: 85196

TEXAS ALCOHOLIC BEVERAGE COMMISSION
Texans Helping Businesses & Protecting Communities

PERSONAL HISTORY SHEET

L- PHS
(2/2021)

Every officer and majority owner must complete a Personal History Statement. Answer all questions. Any false statement will disqualify you and subject you to prosecution under section 101.69 of the Texas Alcoholic Beverage Code and other criminal statutes.

OWNER/APPLICANT

1. Trade Name (Name of restaurant, bar, etc.) Tortilleria Factory - Fiesta

2. Location Address: 1605 N Texas Blvd

3. Marital Status: ☐ Single ☑ Married ☐ Divorced ☐ Widowed

4. Full Legal Name (Last, First, Middle)
Estevan, Estevan

Social Security Number	Issuing State/ Driver's License Number	Date of Birth (mm/dd/yyyy)
642017013	07083104	03/05/1968

Place of Birth (City, State, Country)
Ciudad Rio Bravo Tamaulipas

Email Address
enamotors@gmail.com

SPOUSE

5. Full Legal Name (Last, First, Middle)
Estevane, Maria Alicia

Social Security Number	Issuing State/ Driver License Number	Date of Birth (mm/dd/yyyy)
461998388	15987923	08/12/1974

Place of Birth (City, State, Country)
Brownsville Texas, Hidalgo

OTHER RESIDENT

6. Do you live with anyone over the age of 18, other than your spouse? ☑ YES ☐ NO

If "YES" please provide their information below: *(If additional space is needed, please attach a page with information.)*

Full legal name (Last, First, Middle)
Estevane, Esteban, Junior

Social Security Number	Issuing State/ Driver License No.	Date of Birth (mm/dd/yyyy)	Relationship
639-48-1249		07/29/1995	Son

RESIDENTIAL ADDRESSES

7. List residential addresses for the past five (5) years starting with current address.
If you have not lived in Texas for the previous 12 months, you are required to provide TABC with an official copy of your criminal background check from the FBI or state police of any state where you lived in the previous five years.
(If additional space is needed, please attach a list with the following information.)

Number and Street	City, State, ZIP	From (mm/yyyy)	To (mm/yyyy)
617 Mackenzie Dr.	Weslaco TX. 78599	12/2000	PRESENT

8. Business Phone No.	Residential Phone No.	Mobile Phone No.
(956) 969 90 91	(956) 619 09 91 Cel.	(956) 376 7831

RESIDENT STATUS

9A. Are you a U.S. citizen? ☑ YES ☐ NO

B. If "YES" answer the following:
☐ Native Born ☑ Naturalized. If "Naturalized," Provide the "A" Number 091050212

C. If "NO" What is your legal status in the United States? Explain below, or attach a page with information.

D. Provide all documents such as Visa, Resident Alien, Employment Authorization Documents, etc.

TABC Use Only	APPLICANT ☐ YES ☐ NO	SPOUSE (BE/BG ONLY) ☐ YES ☐ NO	OTHER ☐ YES ☐ NO
	CH - Date Entered / /	Supervisor's Signature	Destroy Date / /

TEXAS ALCOHOLIC BEVERAGE COMMISSION

Texans Helping Businesses & Protecting Communities

ON-PREMISE PREQUALIFICATION PACKET

L-ON (5/2021)

Submit this packet to the proper governmental entities to obtain certification for the type of license/permit for which you are applying as required by Sections 11.37, 11.39, 11.46(b), 61.37, 61.38, 61.42 and Rule §33.13
Contact your local TABC office to verify requirements of Sections 11.391 and 61.381 as you may be required to post a sign at your proposed location 60-days prior to the issuance of your license/permit.
All statutory and rule references mentioned in this application refer to and can be found in the Texas Alcoholic Beverage Code or Rules located on our website. ***www.tabc.texas.gov/laws/code_and_rules.asp***

LOCATION INFORMATION

1. Application for: ☑ Original ☐ Add Late Hours Only License/Permit Number
   ☐ Reinstatement ☐ Reinstatement and Change of Trade Name License/Permit Number
   ☐ Change of Location ☐ Change of Location and Trade Name License/Permit Number

2. Type of On-Premise License/Permit

☑	BG	Wine and Beer Retailer's Permit	☐	LB	Mixed Beverage Late Hours Permit
☐	BE	Beer Retail Dealer's On-Premise License	☐	MI	Minibar Permit
☐	BL	Retail Dealer's On-Premise Late Hours License	☐	CB	Caterer's Permit
☐	BP	Brewpub License	☑	FB	Food and Beverage Certificate
☐	V	Wine & Beer Retailer's Permit for Excursion Boats	☐	PE	Beverage Cartage Permit
☐	MB	Mixed Beverage Permit	☐	RM	Mixed Beverage Restaurant Permit with FB
☐	O	Private Carrier's Permit –Brewpubs (BP) with a BG only	☐	E	Local Cartage Permit - Wine/Beer retailers (BG) Only

3. Indicate Primary Business at this Location
   ☑ Restaurant ☐ Sporting Arena, Civic Center, Hotel ☐ Bar
   ☐ Grocery/Market ☐ Sexually Oriented ☐ Miscellaneous _____

4. Trade Name of Location (Name of restaurant, bar, store, etc.)
   Tortilleria Factory Fiesta

5. Location Address
   1605 N Texas Blvd

City	County	State	Zip Code
Weslaco	Hidalgo	TX	78599

6. Mailing Address
   1605 N Texas Blvd

City	State	Zip Code
Weslaco	TX	78599

7. Business Phone No.	Alternate Phone No.	E-mail Address
(956) 969-9091		enamotors@gmail.com

OWNER INFORMATION

8. Type of Owner
   ☐ Individual ☐ Corporation ☐ City/County/University
   ☐ Partnership ☑ Limited Liability Company ☐ Other _____
   ☐ Limited Partnership ☐ Joint Venture
   ☐ Limited Liability Partnership ☐ Trust

9. Owner of Business/Applicant (Name of Corporation, LLC, etc.)
   Esteban Estevane

PRIMARY CONTACT PERSON

The primary contact person should be a person who can answer questions TABC may have about the application. The contact phone and email are mandatory and must be active and updated regularly. If additional information is needed, it will be requested from this contact person. **Delays in responding to requests may delay the processing and approval of your permit/license.**

10. Contact Person:	Relation to Business:
Maria A. Estevane	owner
Phone (mandatory):	**Email (mandatory):**
(956) 619-0991	enamotors@gmail.com

TABC DATESTAMP

11. Are you, the applicant, a veteran-owned business?	☐ Yes	☑ No
12. Are you, the applicant, a Historically Underutilized Business (HUB)?	☐ Yes	☑ No

13. As indicated on the chart, enter the individuals that pertain to your business type:
(For additional space, use Form L-OIC)

Individual/Individual Owner	Limited Liability Company/All Officers or Managers
Partnership/All Partners	Joint Venture/Venturers
Limited Partnership/All General Partners	Trust/Trustee(s)
Corporation/All Officers	City, County, University/Official

Last Name	First Name	MI	Title
Estevane	Esteban		
Last Name	First Name	MI	Title
Estevane	Maria		
Last Name	First Name	MI	Title

MEASUREMENT INFORMATION
Section 109.31 et seq.

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

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

15. Will your business be located within 300 feet of any private/public school, day care or child care facility?	☐ Yes	☑ No
If "YES," are the facilities located on different floors or stories of the building?	☐ Yes	☐ No

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

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

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

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

60-DAY SIGN

18. If required under Section 11.391 and 61.381, provide exact date the required sign was posted at the location.	Exact Date (MM/DD/YYYY)

ALL APPLICANTS

19. IF YOUR LOCATION IS NOT WITHIN THE CITY LIMITS, CHECK HERE ☐
I, the applicant, have confirmed I am not located in the city limits of any city, therefore, city certifications are not required.

COMPLETE THE FOLLOWING CHECKLIST BEFORE SUBMITTING YOUR APPLICATION

Per Sec. 102.01, a tied house is defined as any overlapping ownership between those engaged in the alcoholic beverage industry at different levels of the three-tier system. No person having an interest in a permit issued by TABC may secure or hold, directly or indirectly, an ownership interest in a business on a different level.

All required forms have been completed.	☑ Yes ☐ No
I have reviewed all forms to ensure they are complete.	☑ Yes ☐ No
I have obtained all required local and state certifications (pages 3-5).	☑ Yes ☐ No
All application packets have been notarized.	☑ Yes ☐ No
Phone numbers and email address for contact person are up to date.	☑ Yes ☐ No
All additional documentation as required by the application packets is attached.	☐ Yes ☐ No
If required, out of state criminal history checks are attached (PHS #7).	☐ Yes ☐ No ☐ N/A
Certification of publication in local newspaper has been completed (page 5).	☐ Yes ☐ No ☐ N/A
A copy of the newspaper publication is attached (page 5).	☐ Yes ☐ No ☐ N/A

WARNING AND SIGNATURE

IF APPLICANT IS SHOWN AS:	WHO MUST SIGN:
Proprietorship	Individual Owner
Partnership	Partner
Corporation	Officer
Limited Partnership	General Partner
Limited Liability Partnership	General Partner
Limited Liability Company	Officer/Manager

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

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

PRINT NAME Esteban Estevane SIGN HERE Esteban Estevane

TITLE

Before me, the undersigned authority, on this 13th day of July, 2021, the person whose name is signed to the foregoing application personally appeared and, duly sworn by me, states under oath that he or she has read the said application and that all the facts therein set forth are true and correct.

SIGN HERE Micaela Mancha
NOTARY PUBLIC

SEAL

CERTIFICATE OF CITY SECRETARY FOR MB, BG & BE

Section 11.37 & 61.37

Not later than the 30th day after the date a prospective applicant for a license or permit requests certification, the city secretary or clerk shall certify whether the location or address given in the request is in a wet area and whether the sale of alcoholic beverages for which the license or permit is sought is prohibited by ordinance.

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

- ☐ **MB** Mixed Beverage Permit
- ☐ **MB/FB (RM)** Mixed Beverage Restaurant Permit with Food and Beverage Certificate (MB must also hold a Food and Beverage Certificate)
- ☐ **BG/FB** Wine and Beer Retailer's Permit with Food and Beverage Certificate (BG must also hold a Food and Beverage Certificate)
- ☐ **BG** Wine and Beer Retailer's Permit - **Election for given location was held for:**
  - ☐ legal sale of beer/wine (17%) on-premise ***AFTER*** Sept. 1, 1999
  - ☐ legal sale of beer/wine (14%) on-premise ***BEFORE*** Sept. 1, 1999
- ☐ **BE** Beer Retail Dealer's On-Premise License

OR

☐ **I hereby refuse on this _____ day of _____, 20____ to certify this location.**

SIGN HERE _____ _____, TEXAS
City Secretary/Clerk City

SEAL

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

Chapters 29 & 70 et seq.

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

☐ The governing body of this city has by ordinance authorized the sale of ***mixed beverages*** between midnight and 2:00 A.M.; or

☐ The governing body of this city has by ordinance authorized the sale of ***beer*** between midnight and _____ A.M.; or

☐ The population of the city or county where premises are located was 500,000 or more according to the 22nd Decennial Census of the United States as released by the Bureau of the Census on March 12, 2001; or

☐ The population of the city or county where premises are located was 800,000 or more according to the last Federal Census (2010).

OR

☐ **I hereby refuse on this _____ day of _____, 20____ to certify this location.**

SIGN HERE _____ _____, **TEXAS**

City Secretary/Clerk — City

S E A L

CERTIFICATE OF COUNTY CLERK FOR MB, BG & BE

Section 11.37 & 61.37

Not later than the 30th day after the date a prospective applicant for a license or permit requests certification, the county clerk shall certify whether the location or address given in the request is in a wet area and whether the sale of alcoholic beverages for which the license or permit is sought is prohibited by order.

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

☐ **MB** Mixed Beverage Permit

☐ **MB/FB (RM)** Mixed Beverage Restaurant Permit with Food and Beverage Certificate (FB must also hold a Food and Beverage Certificate)

☐ **BG/FB** Wine and Beer Retailer's Permit with Food and Beverage Certificate (BG must also hold a Food and Beverage Certificate)

☐ **BG** Wine and Beer Retailer's Permit - **Election for given location was held for:**

- ☐ legal sale of beer/wine (17%) on-premise ***AFTER*** Sept. 1, 1999
- ☐ legal sale of beer/wine (14%) on-premise ***BEFORE*** Sept. 1, 1999

☐ **BE** Beer Retail Dealer's On-Premise License

OR

☐ **I hereby refuse on this _____ day of _____, 20____ to certify this location.**

SIGN HERE _____ _____ **COUNTY**

County Clerk

S E A L

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

Chapters 29 & 70 et seq

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

☐ The Commissioner's Court of the county has by order authorized the sale of ***mixed beverages*** between midnight and 2:00 A.M.; or

☐ The Commissioner's Court of the county has by order authorized the sale of ***beer*** between midnight and _____ A.M.; or

☐ The population of the city or county where premises are located was 500,000 or more according to the 22nd Decennial Census of the United States as released by the Bureau of the Census on March 12, 2001; or

☐ The population of the city or county where premises are located was 800,000 or more according to the last Federal Census (2010).

OR

☐ **I hereby refuse on this _____ day of _____, 20____ to certify this location.**

SIGN HERE _____ _____ **COUNTY**

County Clerk

SEAL

COMPTROLLER OF PUBLIC ACCOUNTS CERTIFICATE

Section 11.46 (b) & 61.42 (b)

This is to certify on this _____ day of _____, 20_____, the applicant holds or has applied for and satisfies all legal requirements for the issuance of a Sales Tax Permit under the Limited Sales, Excise and Use Tax Act or the applicant as of this date is not required to hold a Sales Tax Permit and that none of the persons making this application are indebted to the State of Texas.

Sales Tax Permit Number _____ Outlet Number _____

Print Name of Comptroller Employee _____

Print Title of Comptroller Employee _____

SIGN HERE _____ **FIELD OFFICE** _____

SEAL

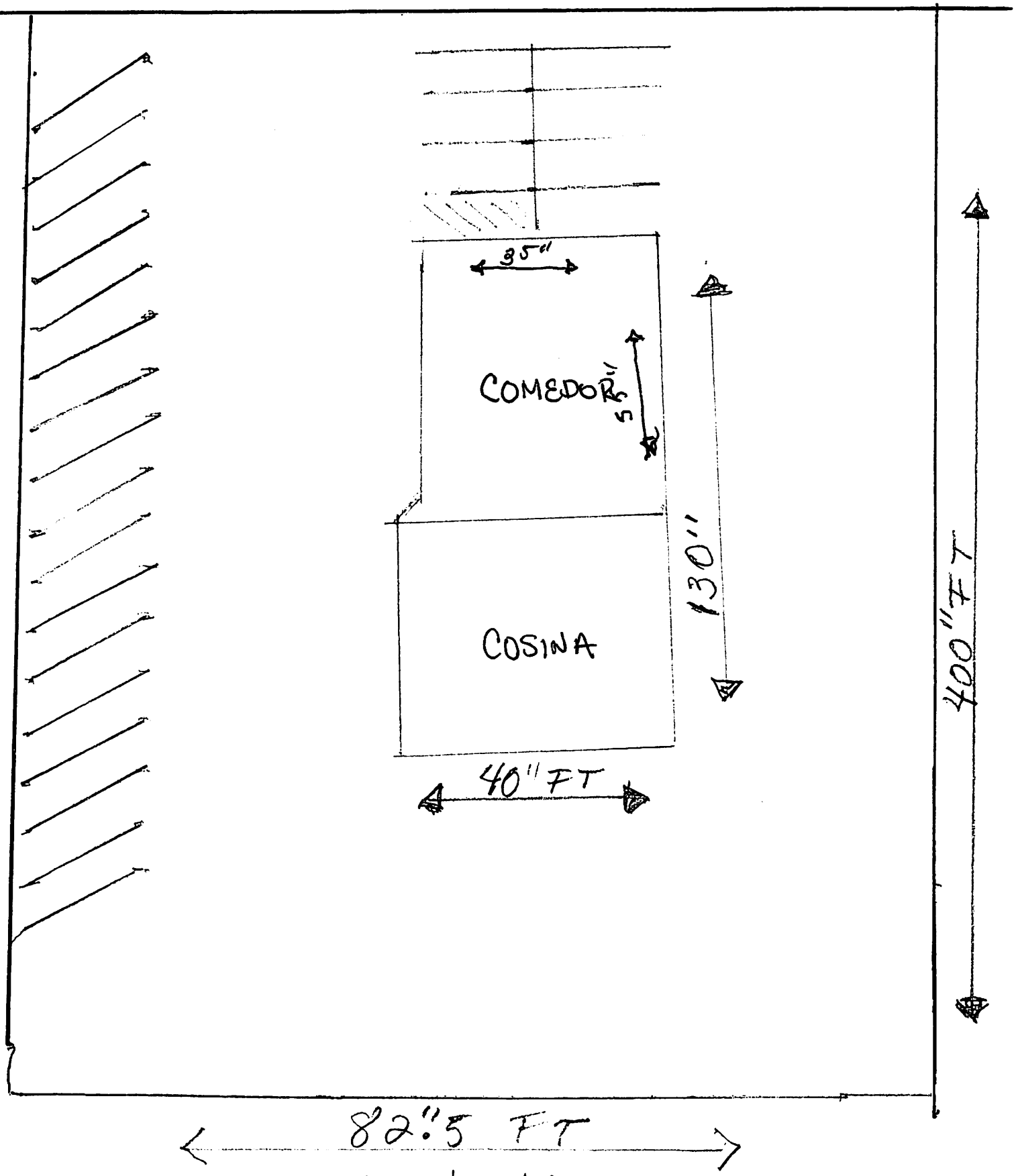
PUBLISHER'S AFFIDAVIT FOR MB, LB, RM, BP, BG, BE, BL & V

Section 11.39 and 61.38

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

Texas blvd.

FIESTA TORTILLERIA Y TAQUERIA



1605 N. TXAS Lott. 10.75

TAX RECEIPT

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

Certified Owner:
ESTEVANE ESTEBAN & MARIA A
1605 N TEXAS BLVD
WESLACO, TX 78599-4215

Legal Description:
FROST PROOF HEIGHTS LOT 10 .75AC

Parcel Address: 1605 N TEXAS BLVD
Legal Acres: 0.7059

Remit Seq No: 46274527
Receipt Date: 01/25/2021
Deposit Date: 01/25/2021
Print Date: 01/25/2021 03:35 PM
Printed By: THERESA83
Appr. Dist. No.: **176553**

Deposit No: ED2102583A
Validation No: 900000059739154
Account No: **F7800-00-000-0010-00**
Operator Code: THERESA83

Year	Tax Unit Name	Rec Type	Tax Value	Tax Rate	Levy Paid	P&I	Coll Fee Paid	Total
2020	Hidalgo County	TL	309,009	0.575000	1,776.80	0.00	0.00	1,776.80
2020	Drainage Dist #1	TL	309,009	0.102600	317.04	0.00	0.00	317.04
2020	City Of Weslaco	TL	309,009	0.696700	2,152.87	0.00	0.00	2,152.87
2020	Weslaco Isd	TL	309,009	1.018900	3,148.49	0.00	0.00	3,148.49
2020	South Texas Isd	TL	309,009	0.049200	152.03	0.00	0.00	152.03
2020	South Texas College	TL	309,009	0.171800	530.88	0.00	0.00	530.88
					$8,078.11	**$0.00**	**$0.00**	**$8,078.11**

> - -

- - <

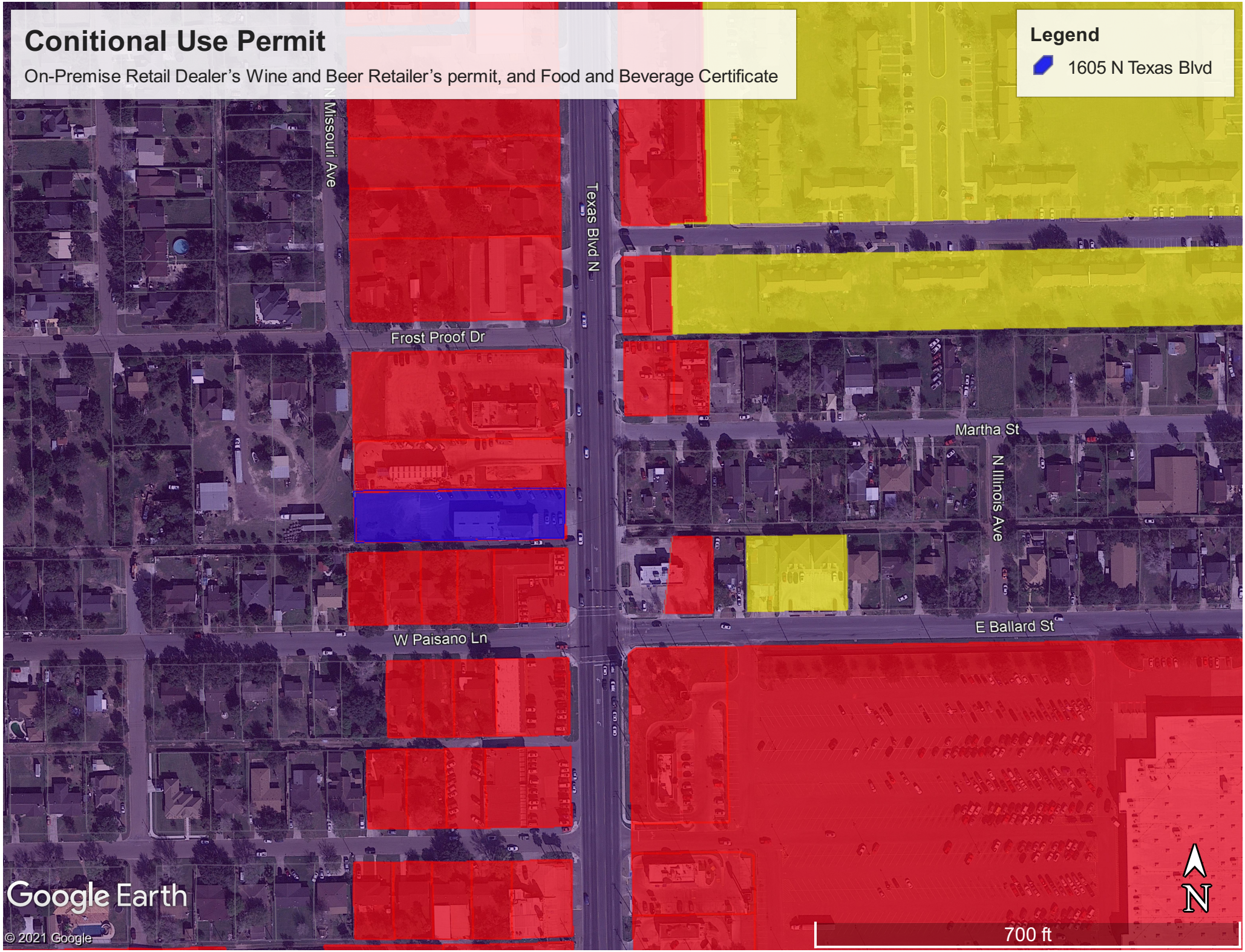
Check Number(s):
7985

PAYMENT TYPE:
Checks: $8,078.11

Exemptions on this property:

Total Applied: $8,078.11
Total Tendered: $15,178.74
(for accounts paid on 01/25/2021)
Change Paid: $0.00

Account No: F7800-00-000-0010-00
PAYER: 24355610
ESTEBAN ESTEVANE
DBA TORTILLERIA FACTORY FIESTA
1605 N TEXAS BLVD
WESLACO, TX 78596


Conitional Use Permit
On-Premise Retail Dealer's Wine and Beer Retailer's permit, and Food and Beverage Certificate
Legend
1605 N Texas Blvd
N Missouri Ave
Texas Blvd N
Frost Proof Dr
Martha St
N Illinois Ave
E Ballard St
W Paisano Ln
Google Earth
© 2021 Google
700 ft
N

Standardized Agenda Request Form

Date of Meeting: August 17, 2021	**Agenda Item No.** (to be assigned by CSO)**:** 2021-4566

From:
REBEKAH DE LA FUENTE

Subject:
Discussion and consideration to approve the Final Plat for South Point Subdivision– being a resubdivision of 12.889 acres being all of lot 2 VBMH Subdivision, and out of Farm Tract 133, West and Adams Tract Subdivision, Weslaco, Hidalgo County, Texas located on between N Westgate Dr. and Border Ave. East Expressway 83 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 located inside the City of Weslaco. This subdivision is being serviced with water by the City of Weslaco through an 8" waterline and sewer by City of Weslaco services through a 10" sewer line. The property is within a Flood Zone "B".

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 and Zoning Commission recommended approval of the final plat and the variance request at their regular meeting of August 11, 2021.

KAYLA AREVALO	Created/Initiated
JOSE PEDRAZA	Approved
REBEKAH DE LA FUENTE	Approved
Mike Perez	New

City Manager Comments:
Approve.

Staff Recommendation:
Staff recommends approval of Final Plat.

Attachments, if any:
South Point- Final Plat- Memo, Southpoint- Application & Drainage Report, South Point Plats, South Point- Aerial

Responsibilities upon Approval:
Staff will advise the 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: South Point-Final Plat

DATE: August 11, 2021

The proposed use for the 7-lot subdivision will be for commercial development. The developer is not requesting any variance for subdivision. As part of the overall subdivision a new connector road is being proposed between Frontage Road and W Pike Blvd. The developer has complied with all departmental and Planning & Zoning comments.

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: South Point Subdivision

Location: East Expressway 83 Frontage - between North Westgate Drive and Border Avenue

Legal Description: Being a Re-subdivision of 12.889 acres, Being all of Lot 2 VBMH Subdvision and out of Farm Tract 133, West and Adams Tract Subdivision, City of Weslaco, 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: B-2 Secondary & Highway District

Existing Land Use: vacant Proposed Land Use: Commercial Use

Number of Lots Proposed: 7 Lots Gross Acreage: 12.889

Title Report Submitted: ☑ YES ☐ NO

OWNER INFORMATION

Owner's Name: Sharyland Investors, Ltd and R.I. Pecina Telephone: c/o (956) 381-0981

Address: 305 A North Shary Road and 2408 Durango Drive Fax: _____

City: Mission and Mission State: Texas Zip: 78572 E-mail: c/o mario@meldenandhunt.com

ENGINEER INFORMATION

Name: Melden & Hunt, Inc. Telephone: (956) 381-0981

Address: 115 West McIntyre Road Edinburg Fax: _____

City: Edinburg State: Texas Zip: 78541 E-mail: mario@meldenandhunt.com

UTILITY PROVISIONS

Will proposed subdivision connect to:

☑ YES ☐ NO Water Provision: City of Weslaco

☑ YES ☐ NO Wastewater Provision: City of Weslaco

☑ YES ☐ NO Electric Company: AEP

☑ YES ☐ NO Phone Utility_____	☑ YES ☐ NO Gas Utility	☑ YES ☐ NO Cable Utility

Proposed subdivision is in the following districts:

☑ YES ☐ NO Drainage District HCDD#1	☑ YES ☐ NO Irrigation District Excluded

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)

__X__**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**
__X__**$350.00** (one time fee for preliminary and final plat)
__X__One 11" X 17" reduced copy of plat
__X__Plat Layout
- _____Existing & Proposed Easements
- _____Existing & Proposed ROW
- _____Existing & Proposed Drainage Easements

_____Contours
_____Flood Zones
_____Adjoiners
_____Existing & Proposed street names
__X__Utility Layout
_____Existing & Proposed Utilities
_____Proposed Fire Hydrants
_____Adjoiners
_____Street names
__X__Drainage plans and calculations with engineer's seal
_____Elevations
_____Flood directional arrows
_____Detention areas
_____Street names
__X__Proof of ownership of the property
__n/a__If septic tank system required, submit soil evaluation report
__X__Water Rights associated with the property
__X__Tax Receipt for all taxing entities showing that taxes are paid in full
__n/a__Number of fire hydrants proposed for subdivision
__X__Trip Generation Worksheet

SUBMITTALS REQUIRED FOR FINAL (P & Z) **Will not apply to Single Lot Variance**

__X__**Twelve (12)** sets of plans **FOLDED & STAPLED** (24 x 36) & **PDF** copy **with all corrections**
__X__Plats to be sealed by Professional Engineer
__X__Approved Drainage Report
__X__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: Sharyland Investors, Ltd and R.I. Pecina

Owner Signature: (owner's authorization) Date: _____

Melden & Hunt, Inc. is the authorized agent

Authorized Agent Signature: _____ Date: 06.30.2021

Authorized Agent Printed Name: Mario A. Reyna, P.E.

****

THIS PAGE FOR STAFF USE ONLY

Date Received: _____ Received By: _____ Date Paid _____

P & Z Commission Approval on Preliminary Plat: _____

P & Z Commission Approval on Final Plat: _____

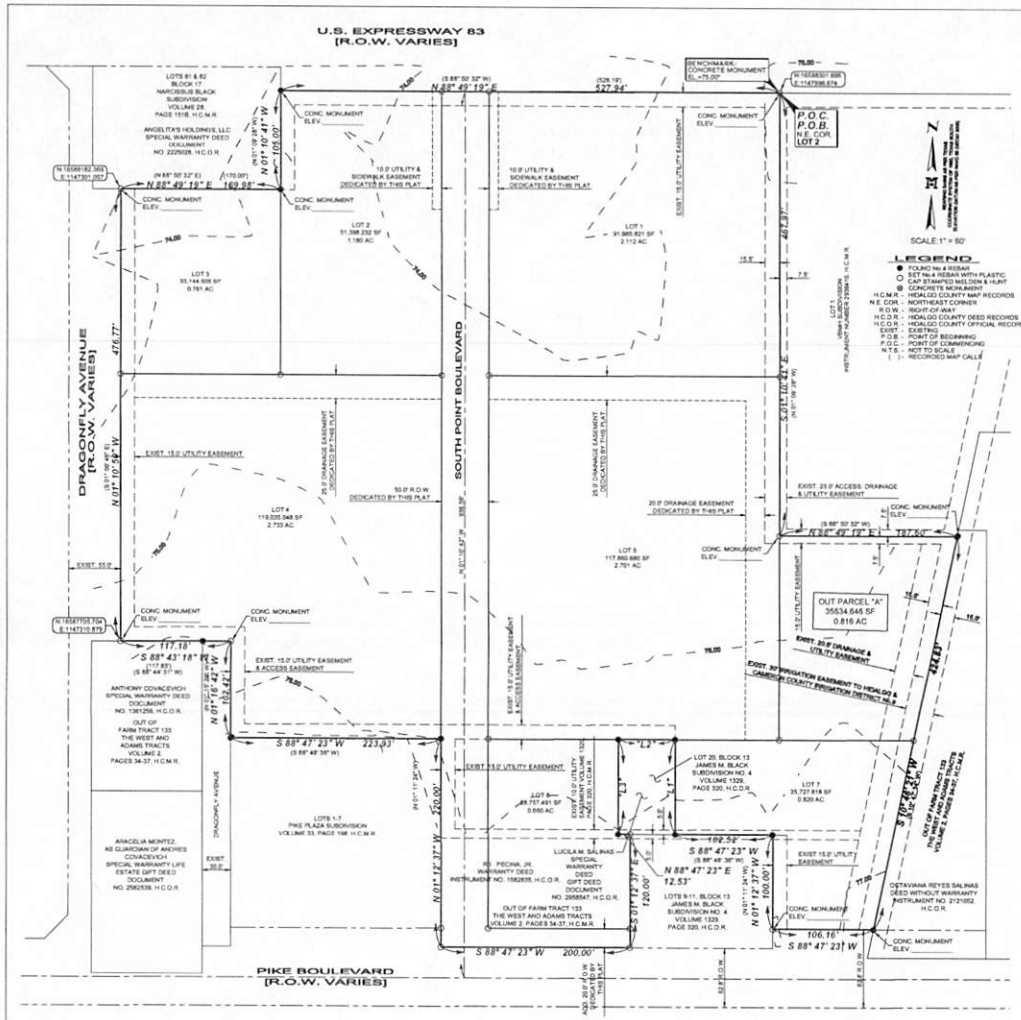
City Commission Approval on Final Plat: _____

Preconstruction Meeting Date: _____

Date Recorded: _____ Instrument No. _____

General Comments: _____

_____


U.S. EXPRESSWAY 83
[R.O.W. VARIES]
DRAGONFLY AVENUE
[R.O.W. VARIES]
SOUTH POINT BOULEVARD
PIKE BOULEVARD
[R.O.W. VARIES]
P.O.C.
P.O.B.
N.E. COR.
LOT 2
SCALE:1" = 50'
LEGEND
FOUND No.4 REBAR
SET No.4 REBAR WITH PLASTIC CAP STAMPED MELDEN & HUNT
CONCRETE MONUMENT
H.C.M.R. - HIDALGO COUNTY MAP RECORDS
N.E. COR. - NORTHEAST CORNER
R.O.W. - RIGHT-OF-WAY
H.C.D.R. - HIDALGO COUNTY DEED RECORDS
H.C.O.R. - HIDALGO COUNTY OFFICIAL RECORDS
EXIST. - EXISTING
P.O.B. - POINT OF BEGINNING
P.O.C. - POINT OF COMMENCING
N.T.S. - NOT TO SCALE
( ) - RECORDED MAP CALLS
OUT PARCEL "A"
35534.648 SF
0.816 AC
LOT 1
91,985.821 SF
2.112 AC
LOT 2
51,398.232 SF
1.180 AC
LOT 3
33,144.926 SF
0.761 AC
LOT 4
119,035.048 SF
2.733 AC
LOT 5
117,860.680 SF
2.701 AC
LOT 6
40,757.491 SF
0.860 AC
LOT 7
35,727.818 SF
0.820 AC
LOT 20, BLOCK 13
JAMES M. BLACK
SUBDIVISION NO. 4
VOLUME 1329,
PAGE 320, H.C.D.R.
LOTS 9-11, BLOCK 13
JAMES M. BLACK
SUBDIVISION NO. 4
VOLUME 1329,
PAGE 320, H.C.D.R.
OUT OF FARM TRACT 133
THE WEST AND ADAMS TRACTS
VOLUME 2, PAGES 34-37, H.C.M.R.
LOTS 1-7
PIKE PLAZA SUBDIVISION
VOLUME 53, PAGE 198, H.C.M.R.
LOTS 81 & 82
BLOCK 17
NARCISSUS BLACK
SUBDIVISION
VOLUME 28,
PAGE 151/B, H.C.M.R.
ANGELITA'S HOLDINGS, LLC
SPECIAL WARRANTY DEED
(SURVIVORSHIP)
NO. 2225028, H.C.O.R.
ANTHONY COVACEVICH
SPECIAL WARRANTY DEED
DOCUMENT
NO. 1361258, H.C.O.R.
ARACELIA MONTEZ,
AS GUARDIAN OF ANDRES
COVACEVICH
SPECIAL WARRANTY LIFE
ESTATE/ GIFT DEED
DOCUMENT
NO. 2582539, H.C.O.R.
LUCILA M. SALINAS
SPECIAL
WARRANTY DEED
GIFT DEED
DOCUMENT
NO. 2958547, H.C.O.R.
R.I. PECINA, JR.
INSTRUMENT NO. 1582835, H.C.O.R.
OCTAVIANA REYES SALINAS
DEED WITHOUT WARRANTY
INSTRUMENT NO. 2121052,
H.C.O.R.
EXIST. 23.0' ACCESS, DRAINAGE & UTILITY EASEMENT
EXIST. 30' IRRIGATION EASEMENT TO HIDALGO & CAMERON COUNTY IRRIGATION DISTRICT NO. 9
EXIST. 15.0' UTILITY EASEMENT & ACCESS EASEMENT
EXIST. 15.0' UTILITY EASEMENT
10.0' UTILITY & SIDEWALK EASEMENT DEDICATED BY THIS PLAT
20.0' DRAINAGE EASEMENT DEDICATED BY THIS PLAT
50.0' R.O.W. DEDICATED BY THIS PLAT
N 88° 49' 19" E 527.94'
N 88° 49' 19" E 160.98'
N 88° 49' 19" E 197.50'
S 88° 43' 18" W 117.18'
S 88° 47' 23" W 223.03'
S 88° 47' 23" W 200.00'
S 88° 47' 23" W 192.52'
N 88° 47' 23" E 12.53'
S 88° 47' 23" W 106.16'
N 01° 10' 41" W 100.00'
N 01° 16' 42" W 123.42'
N 01° 12' 37" W 320.00'
S 01° 12' 37" E 120.00'
N 01° 11' 24" W 100.00'
S 10° 44' 46" W 414.83'
S 01° 10' 41" E 476.77'
N 01° 10' 41" W 476.77'
S 01° 10' 41" E 476.77'
N 01° 10' 41" W 476.77'
N 01° 12' 37" W 320.00'
N 01° 16' 42" W 123.42'
N 01° 11' 24" W 100.00'
S 01° 12' 37" E 120.00'
S 10° 44' 46" W 414.83'
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OWNER'S AUTHORIZATON

I, R.I. PECINA, JR., HEREBY AUTHORIZE MARIO A. REYNA, P.E., VICE PRESIDENT OF MELDEN & HUNT, INC. TO SIGN ALL SUBDIVISION APPLICATIONS AND RELATED PAPERWORK FOR A TRACT OF LAND CONTAINING APPROXIMATELY 0.55 OF ONE ACRES OUT OF FARM TRACT 133, WEST & ADAMS TRACTS SUBDIVISION, VOLUME 2, PAGES 34-37, H.C.M.R., HIDALGO COUNTY, TEXAS

R.I. PECINA, JR.
2100 GRANITE ST.
MISSION, TX 78572

3/25/21
DATE

STATE OF TEXAS §
COUNTY OF HIDALGO §

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED R.I. PECINA, JR. KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE/SHE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION HEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE 25 DAY OF March, 2021.

NOTARY PUBLIC, STATE OF TEXAS

ANA S HERNANDEZ
Notary ID #8715964
My Commission Expires
September 27, 2021

OWNER'S AUTHORIZATON

We, P.E.P. MANAGEMENT, GENERAL PARTNER FOR SHARYLAND INVESTORS, LTD., HEREBY AUTHORIZE FRED KURTH, P.E., R.P.L.S., PRESIDENT AND MARIO A. REYNA, P.E., VICE PRESIDENT OF MELDEN & HUNT, INC. TO SIGN ALL SUBDIVISION APPLICATIONS AND RELATED PAPERWORK FOR A TRACT OF LAND CONTAINING APPROXIMATELY 12.34 ACRES BEING ALL OF LOT 2, VBMH SUBDIVISION, INSTRUMENT NUMBER 2936410, H.C.M.R., HIDALGO COUNTY, TEXAS

DOLLY L. ELIZONDO, MANAGING MEMBER OF
P.E.P. MANAGEMENT, GENERAL PARTNER OF
SHARYLAND INVESTORS, LTD.
305A N. SHARY ROAD
MISSION, TX 78572

STATE OF TEXAS §
COUNTY OF HIDALGO §

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED DOLLY L. ELIZONDO KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE/SHE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION HEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE 8th DAY OF March, ~~2019.~~ 2021

NOTARY PUBLIC, STATE OF TEXAS

MIRIAM LOZANO
Notary Public, State of Texas
Comm. Expires 02-22-2025
Notary ID 11621186

OWNER'S AUTHORIZATON

We, P.E.P. MANAGEMENT, GENERAL PARTNER FOR SHARYLAND INVESTORS, LTD., HEREBY AUTHORIZE FRED KURTH, P.E., R.P.L.S., PRESIDENT AND MARIO A. REYNA, P.E., VICE PRESIDENT OF MELDEN & HUNT, INC. TO SIGN ALL SUBDIVISION APPLICATIONS AND RELATED PAPERWORK FOR A TRACT OF LAND CONTAINING APPROXIMATELY 12.34 ACRES BEING ALL OF **LOT 2, VBMH SUBDIVISION**, INSTRUMENT NUMBER 2936410, H.C.M.R., HIDALGO COUNTY, TEXAS

DOLLY L. ELIZONDO, MANAGING MEMBER OF
P.E.P. MANAGEMENT, GENERAL PARTNER OF
SHARYLAND INVESTORS, LTD.
305A N. SHARY ROAD
MISSION, TX 78572

STATE OF TEXAS §
COUNTY OF HIDALGO §

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED DOLLY L. ELIZONDO KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE/SHE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION HEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE 5th DAY OF June, 2019.

NOTARY PUBLIC, STATE OF TEXAS

LYDIA FLORES
Notary Public, State of Texas
Comm. Expires 06/20/2022
Notary ID # 11239028

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: South Point Subdivision

Location: East Expressway 83 Frontage - between North Westgate Drive and Border Avenue

Applicant: Melden & Hunt, Inc. ☐Owner ■Agent

Address: 115 W. McIntyre Street Edinburg, TX 78541 Phone Number: (956) 381-0981

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			
	See attachment				553	514	5,695

Comments: SEC Dragonfly Ave & US Expressway 83

Prepared by: Melden & Hunt, Inc. Date:

Address: 115 W. McIntyre Street Edinburg, TX 78541 Phone Number: (956) 381-0981

(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 <u>not required</u>. The traffic generated by the proposed development does not exceed the threshold requirements.

Comments:

_____

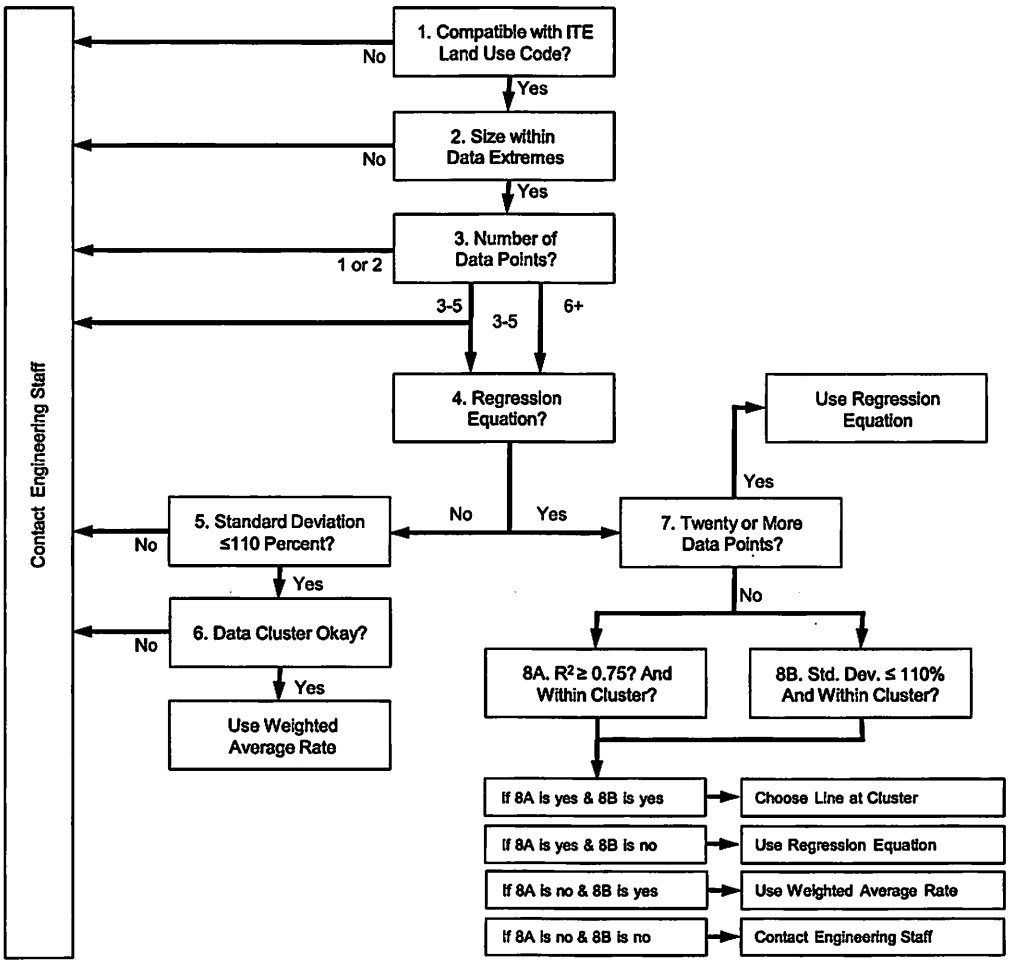
_____

Reviewed by: _____ Date: _____ STID#: _____

GFA = Gross Floor Area (bldg size sq.ft.)

ITE = Institute of Transportation Engineers, Trip Generation, 7th Edition.

Recommended Procedure for Selecting Between Trip Generation Average Rates and Equations



From ITE Trip Generation Handbook

City of Weslaco
Engineering Division
255 S. Kansas Ave
Weslaco, TX 78596

(956)

(956) 973-3128 (fax)

Trip Generation Calculations
Project Name: South Point Subdivision
Location: SEC Dragonfly Ave & US Expressway 83
Job #: 21083
Date: 4/15/2021

			Project Size			AM Peak	PM Peak	Weekday
Lot #	ITE Code	Anticipated Land Use	Acres	GFA	# of Units	Hour Trips	Hour Trips	Trips
1	820	Shopping Center	2.112	17,000	n/a	124	158	1,802
2	931	Quality Restaurant	1.18	5,000	n/a	22	41	419
3	820	Shopping Center	0.761	6,000	n/a	94	74	887
4	310	Hotel	2.733	n/a	80	51	51	476
5	630	Medical Clinic	2.701	20,000	n/a	86	78	763
6	820	Shopping Center	0.66	4,000	n/a	88	56	674
7	820	Shopping Center	0.82	4,000	n/a	88	56	674
Total:			***10.967***			***553***	***514***	***5695***

FIRM NAME: MELDEN & HUNT, INC. – #F1435
TITLE: SOUTH POINT SUBIVISION
PREPARED BY: MARIO A. REYNA P.E.
DATE: April 12, 2021

4-12-21

INDEX

1. Drainage Statement
2. Drainage Calculations
3. Weighted C Calculation
4. Runoff Coefficients
5. Time of Concentration Determination Table (If Applicable)
6. Location Map
7. Subdivision Plat
8. USGS Topographical Map
9. Rainfall Intensity Table
10. Street Velocities & Capacities Flowing Curb Full Table
11. USDA Soils Map
12. USDA Soils Legend & Description
13. FEMA FIRM with site location

MELDEN & HUNT INC.
CONSULTANTS • ENGINEERS • SURVEYORS
FRED L. KURTH • ALLAN F. BOOE • KELLEY A. HELLER-VELA • ROBERTO N. TAMEZ • MARIO A. REYNA • RUBEN JAMES DE JESUS
TBPELS Firm # F-1435
TBPELS # 10096900

DRAINAGE STATEMENT

SOUTH POINT SUBDIVISION

Project No.: 21083.00 Date: April 12, 2021

SOUTH POINT SUBDIVISION is a tract of land containing 12.889 acres situated in the City of Weslaco, Hidalgo County, Texas, being all of Lot 2, VBMH Subdivision, according to the plat thereof recorded in Instrument Number 2936410, Hidalgo County Map Records, and out of Farm Tract 133, West and Adams Tract Subdivision, according to the plat thereof recorded in Volume 2, Pages 34-37, Hidalgo County Map Records, said 12.889 acres were conveyed to Sharyland Investors, LTD, by virtue of a Special Warranty Deed recorded under Document Number 1384617, Hidalgo County Official Records, and to R.I. Pecina, Jr. by virtue of a Warranty Deed recorded under Document Number 1582835, Hidalgo County Official Records. The property is located approximately 1,345 feet west of the intersection of F.M. 88 (Texas Boulevard) and US Expressway 83. The property will be subdivided for commercial use. This property is located in Zone "B" in FEMA's Flood Insurance Rate Map, Community Panel No. 480349 0005 B, March 4, 1980. Zone "B" is an "area between limits of the 100-year flood and 500-year flood; or certain acres subject to 100-year flooding with average depths less than 1 foot or where the contributing drainage area is less than one square mile; and areas protected by levees from a base flood". (medium shading)

The soils are (28) Hidalgo sandy clay loam, and (31) Hidalgo-Urban land complex which are in Hydrologic Group "B". Soil Group "B" is moderately pervious with a relatively low plasticity index. (See excerpts from "Soil Survey of Hidalgo County, Texas").

Existing runoff flows north into the frontage road and discharge into an existing TxDot curb inlet on the west bound frontage road on Expressway 83 and has a runoff of 5.76 c.f.s. during the 10-year storm frequency as per the attached calculations. The proposed development will increase runoff by 49.40 c.f.s to a total of 55.16 c.f.s.

The proposed drainage **SOUTH POINT SUBDIVISION** consists of surface runoff from a proposed parking lot into a detention pond discharging with a 8" bleeder line into an existing TxDot curb inlet on the east bound frontage road on Expressway 83. The TxDot curb inlet discharges into city of Weslaco Drain Ditch 18B which flows northwest ultimately discharging into the Weslaco North Lateral.

In accordance with the City of Weslaco drainage policy, the peak rate of runoff in the subdivision will not be increased during the 50-year rainfall event due to the improvements in this subdivision. Therefore, as per attached calculations, 187,268 cubic feet of detention will be required within this subdivision. The drainage and detention plan will be reviewed by the City prior to the issuance of the building permit by the City.

By: _____ DATE: 4/12/21
Mario A. Reyna, P.E.
Vice President

STATE OF TEXAS
MARIO A. REYNA
117368
LICENSED
PROFESSIONAL ENGINEER

DRAINAGE REPORT

PROJECT NAME: **SOUTH POINT SUBDIVISION**
PROJECT NUMBER: 21083
DATE: April 12, 2021

I. Existing Condition-10 year

			Int. Coeff. "k"	0.213	Table 3-2
Ex. Area:	561,425.21	sf	Kμ	3.28	
	12.89	ac	Length	914	ft
Imp.Area:	-	sf	Velocity	0.270582	ft/sec
% Imp. :	0.00				
Slope :	0.15	%			
tc :	101.56	min			
Rainfall Intensity (10yr)			2.234	in/hr	
c factor			0.200		
Q peak existing condition:			5.76	cfs	

II. Future Condition-50 year

Future area:	561,425.21	sf					
	12.89	ac					
Estimated Imp. Area:	505,560	sf					
% Imp. :	0.90						
Slope :	0.15%						
tc :	40.00	min					
Rainfall Intensity (50yr)			5.350	in/hr			
c factor			0.800				
Q future cond. = Aci = i *		=	55.16	*	0.80		
			10.3108395	i			

time min.	time hour	i in/hr	Qin cfs	Vin cf	Qout cfs	Vout cf	REQ'D V cf
5	0.08	13.57	139.92	41975	5.76	7773	34203
10	0.17	10.83	111.61	66969	5.76	8636	58333
15	0.25	9.10	93.85	84464	5.76	9500	74964
20	0.33	7.91	81.54	97846	5.76	10364	87482
25	0.42	7.03	72.43	108650	5.76	11227	97423
30	0.50	6.34	65.40	117723	5.76	12091	105632
35	0.58	5.80	59.77	125521	5.76	12954	112567
40	0.67	5.35	55.16	132391	5.76	13818	118573
45	0.75	4.98	51.31	138528	5.76	14682	123846
50	0.83	4.66	48.03	144084	5.76	15545	128538
60	1.00	4.14	42.73	153821	5.76	17273	136549
90	1.50	3.16	32.62	176167	5.76	22454	153712
120	2.00	2.60	26.77	192722	5.76	27636	165086
180	3.00	1.95	20.12	217258	5.76	38000	179258
240	4.00	1.59	16.36	235632	5.76	48363	187268

Storage Required:	187,268	cf
Storage Required:	4.299	Ac.-Ft.
w/ release rate of:	5.76	cfs
Storage / Ac. Development:	0.334	Ac.Ft. per Ac.

STATE OF TEXAS
MARIO A. REYNA
117368
LICENSED
PROFESSIONAL ENGINEER

4-12-21

H.C.D.D. No. 1 "c" values for Rational Method	
Type of Drainage Area	Runoff Coefficient "c"
Residential	
Single Family (Lots less than 1/4 acre)	0.35
Single Family (Lots 1/4 to 1/2 acre)	0.3
Single Family (Lots greater than 1/2 acre)	0.25
Multi-Family (Less than 20 DU / AC)	0.45
Multi-Family (Greater than 20 DU / AC)	0.55
Business Districts:	0.7
Industrial	
Light areas	0.5
Heavy areas	0.6
Railroad yard areas	0.2
Parks, cemetaries	0.1
Unimproved Areas	
Bare Surface	0.3
Grassland	0.25
Cultivated	0.2
Woodlands	0.15
Streets	
Asphalt	0.7
Concrete	0.75
Drives and walks	0.75

$C_W=(C_1A_1+C_2A_2+C_3A_3+\ldots C_nA_n) / A_{total}$

C_W = Weighted Runoff Coefficient (Composite Coefficient)

C_n = Runoff Coefficient n-th term

A_n = Area of n-th term

A_{total} = Total Area (acres)

Weighted "c" value				
Type of Drainage Area	"c" value:	Square Footage	Acreage	partial "c"
Residential				
Single Family (Lots less than 1/4 acre)	0.35	0	0.000	0.000
Single Family (Lots 1/4 to 1/2 acre)	0.3	0.00	0.000	0.000
Single Family (Lots greater than 1/2 acre)	0.25	0	0.000	0.000
Multi-Family (Less than 20 DU / AC)	0.45	0	0.000	0.000
Multi-Family (Greater than 20 DU / AC)	0.55	0	0.000	0.000
Business Districts:	0.8	561,425	12.889	10.311
Industrial				
Light areas	0.5	0	0.000	0.000
Heavy areas	0.6	0	0.000	0.000
Roofs	0.75	0	0.000	0.000
Parks, cemeteries	0.1	0	0.000	0.000
Unimproved Areas				
Bare Surface	0.3	0	0.000	0.000
Grassland	0.25	0	0.000	0.000
Cultivated	0.2	0	0.000	0.000
Woodlands	0.15	0	0.000	0.000
Streets				
Asphalt	0.9	0	0.000	0.000
Concrete	0.9	0	0.000	0.000
Drives and walks	0.9	0	0.000	0.000
Total:		561,425	12.889	10.311
Weighted "c":			**0.800**	

$C_W=(C_1A_1+C_2A_2+C_3A_3+\ldots C_nA_n) / A_{total}$

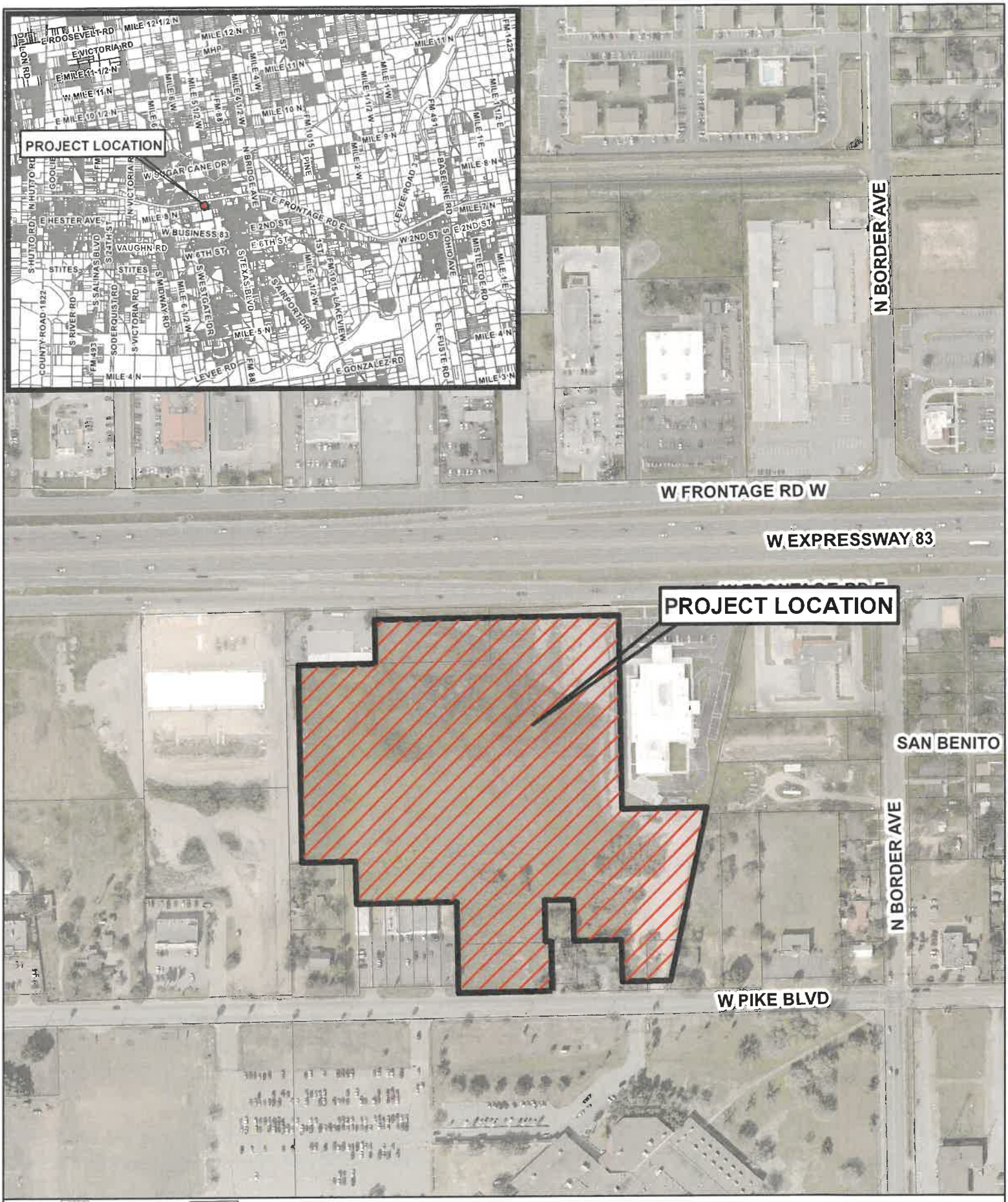
C_W = Weighted Runoff Coefficient (Composite Coefficient)

C_n = Runoff Coefficient n-th term

A_n = Area of n-th term

A_{total} = Total Area (acres)

A_{total} = Total Area (acres)



CITY OF WESLACO
HIDALGO COUNTY, TEXAS
PROJECT LOCATION MAP

MELDEN & HUNT INC.
CONSULTANTS • ENGINEERS • SURVEYORS
115 W. McINTYRE
EDINBURG, TX 78541
PH. (956) 381-0981
FAX. (956) 381-1839
ESTABLISHED 1947
www.meldenandhunt.com

DATE: 04-08-2021
JOB NO.: 21083.00
DRAWN BY: A. MEMA

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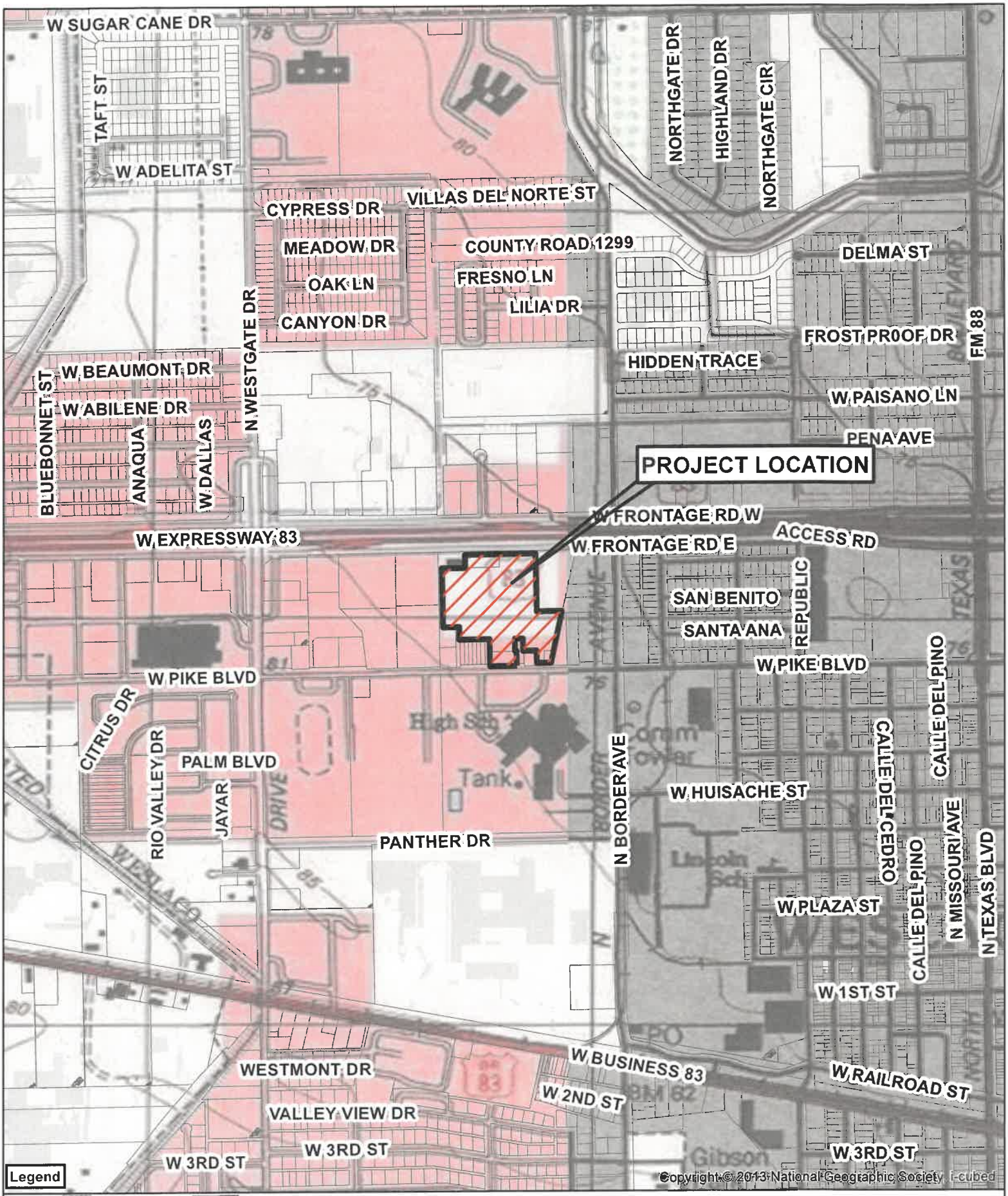

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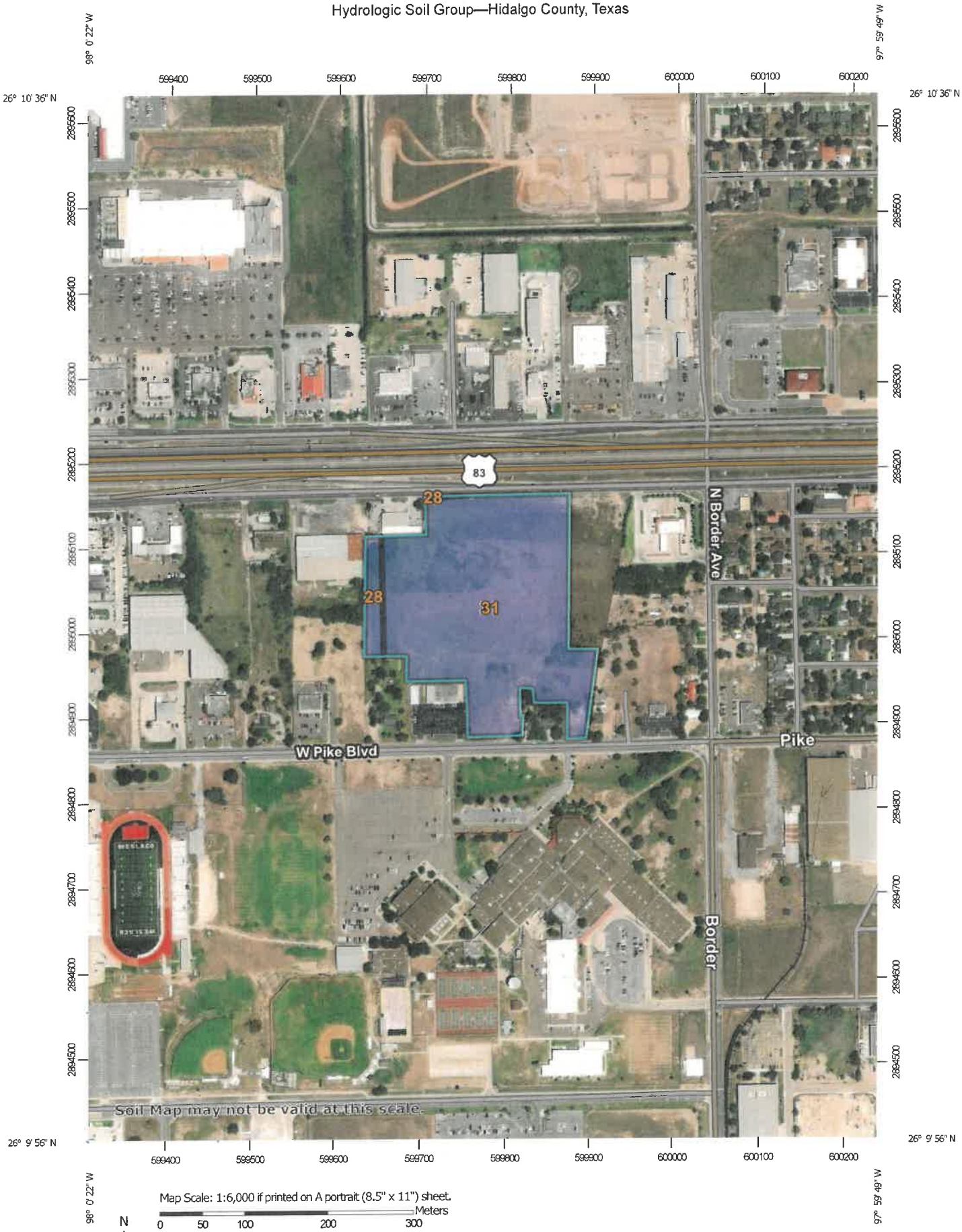
Hydrologic Soil Group—Hidalgo County, Texas



Map Scale: 1:6,000 if printed on A portrait (8.5" x 11") sheet.

Meters: 0 50 100 200 300

Feet: 0 250 500 1000 1500

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 Rating Polygons

- A
- A/D
- B
- B/D
- C
- C/D
- D
- Not rated or not available

Soil Rating Lines

- A
- A/D
- B
- B/D
- C
- C/D
- D
- Not rated or not available

Soil Rating Points

- A
- A/D
- B
- B/D
- C
- C/D
- D
- Not rated or not available

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 19, Jun 11, 2020

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Sep 20, 2015—Nov 5, 2017

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Hydrologic Soil Group

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
28	Hidalgo sandy clay loam, 0 to 1 percent slopes	B	0.7	5.2%
31	Hidalgo-Urban land complex, 0 to 1 percent slopes	B	13.2	94.8%
Totals for Area of Interest			**13.9**	**100.0%**

Description

Hydrologic soil groups are based on estimates of runoff potential. Soils are assigned to one of four groups according to the rate of water infiltration when the soils are not protected by vegetation, are thoroughly wet, and receive precipitation from long-duration storms.

The soils in the United States are assigned to four groups (A, B, C, and D) and three dual classes (A/D, B/D, and C/D). The groups are defined as follows:

Group A. Soils having a high infiltration rate (low runoff potential) when thoroughly wet. These consist mainly of deep, well drained to excessively drained sands or gravelly sands. These soils have a high rate of water transmission.

Group B. Soils having a moderate infiltration rate when thoroughly wet. These consist chiefly of moderately deep or deep, moderately well drained or well drained soils that have moderately fine texture to moderately coarse texture. These soils have a moderate rate of water transmission.

Group C. Soils having a slow infiltration rate when thoroughly wet. These consist chiefly of soils having a layer that impedes the downward movement of water or soils of moderately fine texture or fine texture. These soils have a slow rate of water transmission.

Group D. Soils having a very slow infiltration rate (high runoff potential) when thoroughly wet. These consist chiefly of clays that have a high shrink-swell potential, soils that have a high water table, soils that have a claypan or clay layer at or near the surface, and soils that are shallow over nearly impervious material. These soils have a very slow rate of water transmission.

If a soil is assigned to a dual hydrologic group (A/D, B/D, or C/D), the first letter is for drained areas and the second is for undrained areas. Only the soils that in their natural condition are in group D are assigned to dual classes.

Rating Options

Aggregation Method: Dominant Condition

Aggregation is the process by which a set of component attribute values is reduced to a single value that represents the map unit as a whole.

A map unit is typically composed of one or more "components". A component is either some type of soil or some nonsoil entity, e.g., rock outcrop. For the attribute being aggregated, the first step of the aggregation process is to derive one attribute value for each of a map unit's components. From this set of component attributes, the next step of the aggregation process derives a single value that represents the map unit as a whole. Once a single value for each map unit is derived, a thematic map for soil map units can be rendered. Aggregation must be done because, on any soil map, map units are delineated but components are not.

For each of a map unit's components, a corresponding percent composition is recorded. A percent composition of 60 indicates that the corresponding component typically makes up approximately 60% of the map unit. Percent composition is a critical factor in some, but not all, aggregation methods.

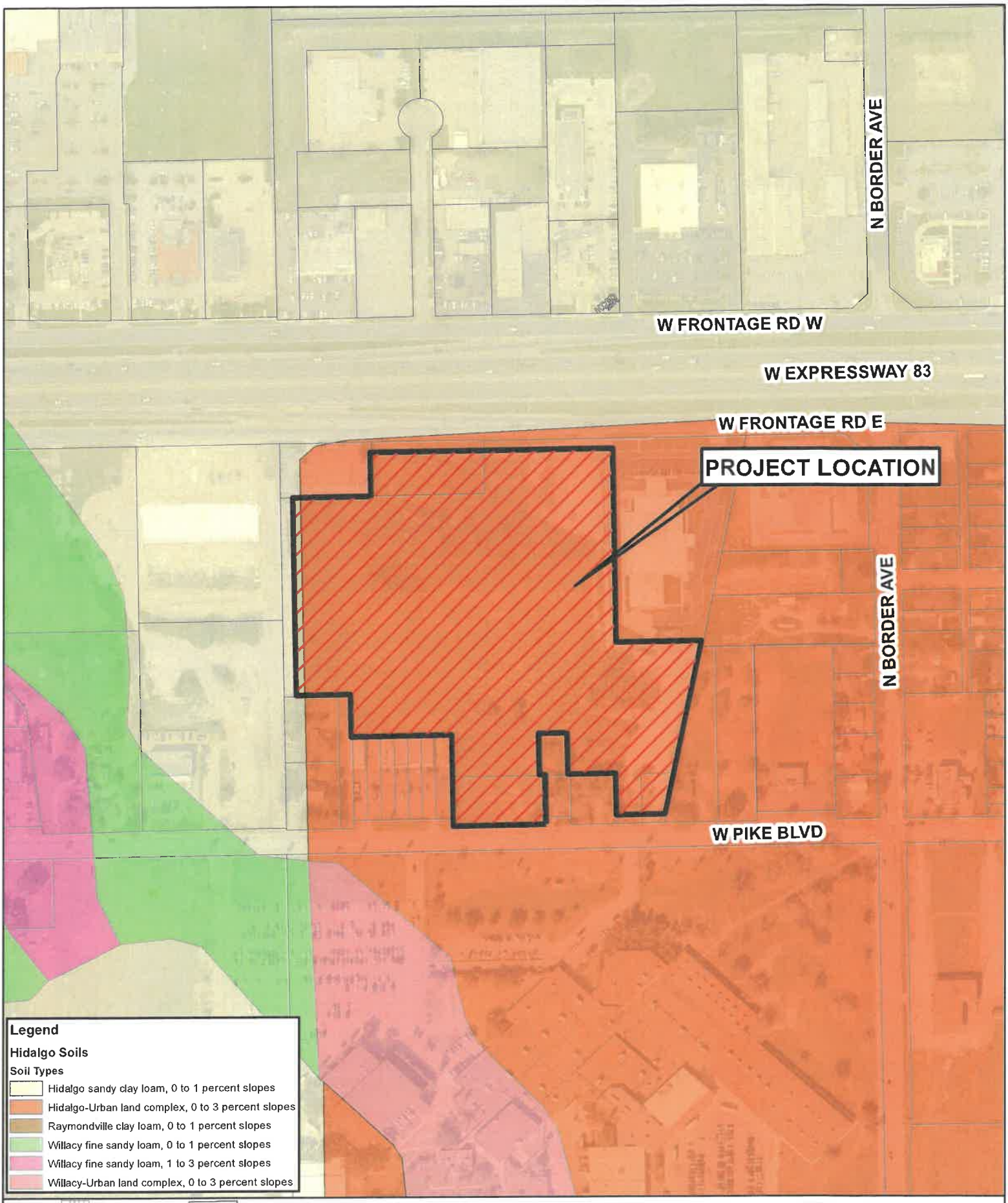
The aggregation method "Dominant Condition" first groups like attribute values for the components in a map unit. For each group, percent composition is set to the sum of the percent composition of all components participating in that group. These groups now represent "conditions" rather than components. The attribute value associated with the group with the highest cumulative percent composition is returned. If more than one group shares the highest cumulative percent composition, the corresponding "tie-break" rule determines which value should be returned. The "tie-break" rule indicates whether the lower or higher group value should be returned in the case of a percent composition tie. The result returned by this aggregation method represents the dominant condition throughout the map unit only when no tie has occurred.

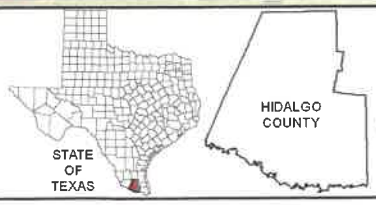
Component Percent Cutoff: None Specified

Components whose percent composition is below the cutoff value will not be considered. If no cutoff value is specified, all components in the database will be considered. The data for some contrasting soils of minor extent may not be in the database, and therefore are not considered.

Tie-break Rule: Higher

The tie-break rule indicates which value should be selected from a set of multiple candidate values, or which value should be selected in the event of a percent composition tie.





1 inch = 300 feet

Feet: 0, 75, 150, 300, 450, 600

Miles: 0, 0.0125, 0.025, 0.05, 0.075, 0.1

CITY OF WESLACO
HIDALGO COUNTY, TEXAS

SOIL MAP

MELDEN & HUNT INC.
CONSULTANTS · ENGINEERS · SURVEYORS
115 W McINTYRE
EDINBURG, TX 78541
PH. (956) 381-0981
FAX. (956) 381-1839
ESTABLISHED 1947
www.meldenandhunt.com

DATE: 04-06-2021
JOB NO.: 21083.00
DRAWN BY: A. MENA

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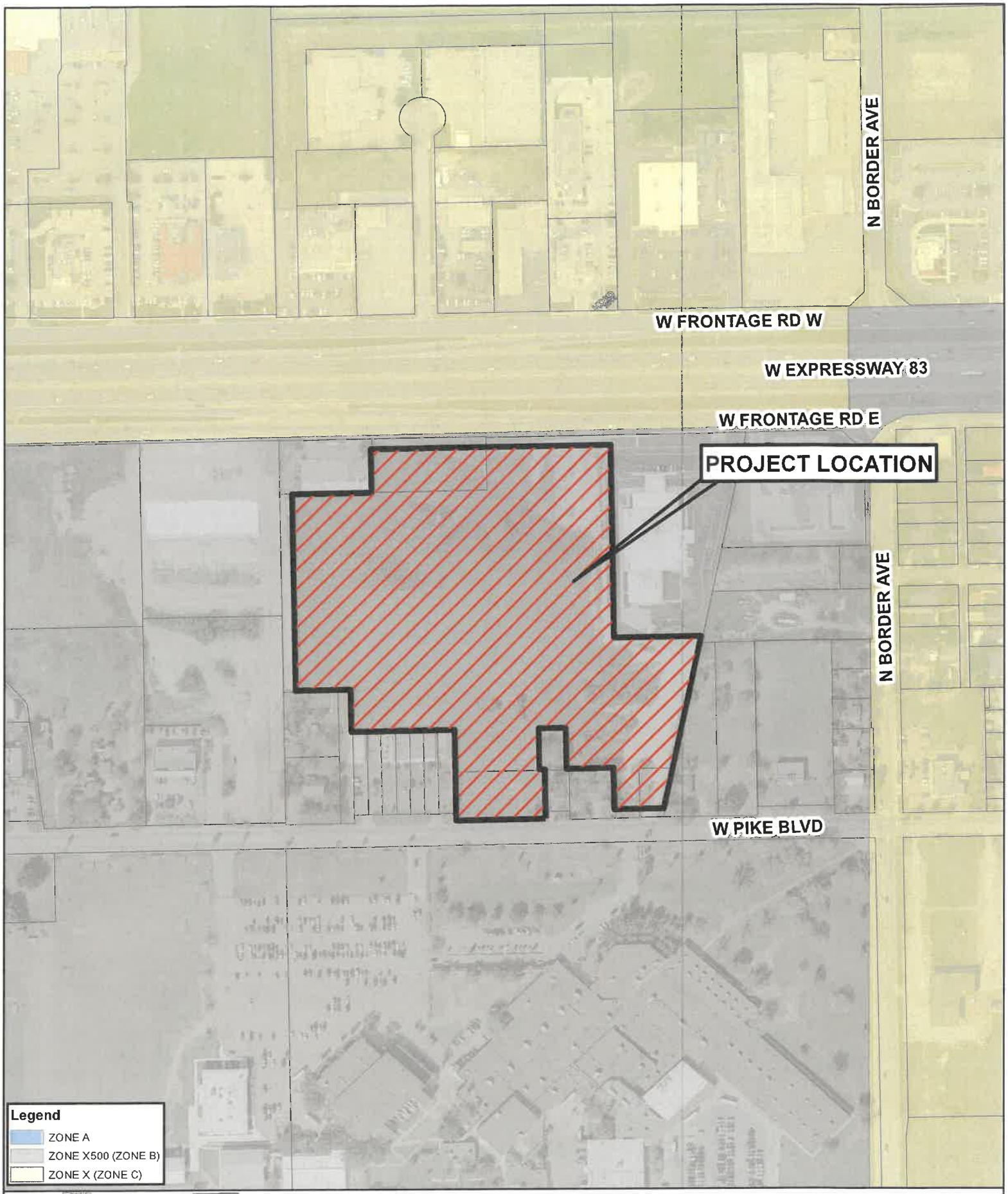

CITY OF WESLACO
HIDALGO COUNTY, TEXAS

FEMA MAP

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HIDALGO COUNTY RAINFALL INTENSITY TABLES

based on Weather Bureau (NWS) Technical Paper No. 40 "Rainfall Frequency Atlas of the United States"

TIME	5 yr.	10 yr.	25 yr.	50 yr.
1	12.626	14.283	16.353	17.386
2	11.721	13.281	15.215	16.210
3	10.950	12.426	14.244	15.204
4	10.286	11.687	13.405	14.333
5	9.706	11.042	12.671	13.570
6	9.194	10.472	12.023	12.895
7	8.740	9.966	11.447	12.294
8	8.334	9.512	10.930	11.755
9	7.968	9.103	10.464	11.268
10	7.636	8.732	10.042	10.825
11	7.334	8.394	9.656	10.421
12	7.058	8.084	9.303	10.051
13	6.804	7.799	8.978	9.710
14	6.569	7.536	8.678	9.395
15	6.353	7.293	8.400	9.102
16	6.151	7.067	8.142	8.831
17	5.964	6.856	7.902	8.577
18	5.789	6.659	7.677	8.340
19	5.625	6.475	7.466	8.117
20	5.472	6.302	7.268	7.908
21	5.327	6.139	7.082	7.711
22	5.191	5.985	6.906	7.525
23	5.062	5.840	6.740	7.349
24	4.941	5.703	6.583	7.183
25	4.825	5.572	6.434	7.025
26	4.716	5.449	6.293	6.875
27	4.612	5.331	6.158	6.732
28	4.513	5.220	6.030	6.596
29	4.419	5.113	5.908	6.467
30	4.329	5.011	5.792	6.343
31	4.244	4.914	5.680	6.224
32	4.161	4.821	5.574	6.111
33	4.083	4.732	5.472	6.002
34	4.008	4.646	5.374	5.897
35	3.935	4.564	5.280	5.797

TIME	5 yr.	10 yr.	25 yr.	50 yr.
36	3.866	4.486	5.189	5.701
37	3.799	4.410	5.103	5.608
38	3.735	4.337	5.019	5.519
39	3.673	4.267	4.939	5.433
40	3.614	4.199	4.861	5.350
41	3.557	4.134	4.786	5.270
42	3.501	4.071	4.714	5.193
43	3.448	4.010	4.644	5.118
44	3.396	3.951	4.577	5.046
45	3.346	3.895	4.511	4.976
46	3.298	3.840	4.448	4.908
47	3.251	3.786	4.387	4.843
48	3.206	3.735	4.328	4.779
49	3.162	3.685	4.270	4.717
50	3.120	3.636	4.215	4.658
51	3.078	3.589	4.161	4.600
52	3.038	3.543	4.108	4.543
53	2.999	3.499	4.057	4.488
54	2.962	3.456	4.007	4.435
55	2.925	3.414	3.959	4.383
56	2.889	3.373	3.912	4.333
57	2.854	3.333	3.867	4.284
58	2.821	3.295	3.822	4.236
59	2.788	3.257	3.779	4.189
60	2.756	3.220	3.737	4.144
61	2.724	3.185	3.696	4.099
62	2.694	3.150	3.656	4.056
63	2.664	3.116	3.617	4.014
64	2.635	3.083	3.578	3.973
65	2.607	3.050	3.541	3.933
66	2.579	3.019	3.505	3.894
67	2.552	2.988	3.469	3.855
68	2.526	2.958	3.435	3.818
69	2.500	2.928	3.401	3.781
70	2.475	2.899	3.368	3.745

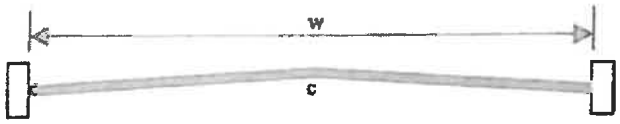
HIDALGO COUNTY RAINFALL INTENSITY TABLES (cont.)

based on Weather Bureau (NWS) Technical Paper No. 40 "Rainfall Frequency Atlas of the United States"

TIME	5 yr.	10 yr.	25 yr.	50 yr.
71	2.451	2.871	3.335	3.710
72	2.427	2.844	3.303	3.676
73	2.403	2.817	3.272	3.642
74	2.380	2.790	3.242	3.610
75	2.358	2.765	3.212	3.577
76	2.336	2.739	3.183	3.546
77	2.314	2.715	3.155	3.515
78	2.293	2.690	3.127	3.485
79	2.272	2.667	3.099	3.455
80	2.252	2.643	3.073	3.426
81	2.232	2.620	3.046	3.398
82	2.213	2.598	3.020	3.370
83	2.193	2.576	2.995	3.342
84	2.175	2.555	2.970	3.315
85	2.156	2.533	2.946	3.289
86	2.138	2.513	2.922	3.263
87	2.121	2.492	2.899	3.238
88	2.103	2.472	2.876	3.213
89	2.086	2.453	2.853	3.188
90	2.069	2.434	2.831	3.164
91	2.053	2.415	2.809	3.140
92	2.037	2.396	2.788	3.117
93	2.021	2.378	2.767	3.094
94	2.005	2.360	2.746	3.072
95	1.990	2.342	2.726	3.050
96	1.975	2.325	2.706	3.028
97	1.960	2.308	2.686	3.007
98	1.946	2.291	2.667	2.986
99	1.931	2.275	2.648	2.965
100	1.917	2.258	2.629	2.944
101	1.904	2.242	2.610	2.924
102	1.890	2.227	2.592	2.905
103	1.876	2.211	2.574	2.885
104	1.863	2.196	2.557	2.866
105	1.850	2.181	2.540	2.847

TIME	5 yr.	10 yr.	25 yr.	50 yr.
106	1.838	2.166	2.523	2.829
107	1.825	2.152	2.506	2.811
108	1.813	2.137	2.489	2.793
109	1.800	2.123	2.473	2.775
110	1.788	2.109	2.457	2.757
110	1.788	2.109	2.457	2.757
112	1.765	2.082	2.426	2.723
113	1.753	2.069	2.410	2.707
114	1.742	2.056	2.395	2.690
115	1.731	2.043	2.380	2.674
116	1.720	2.030	2.366	2.658
117	1.709	2.018	2.351	2.642
118	1.698	2.006	2.337	2.626
119	1.688	1.993	2.323	2.611
120	1.677	1.981	2.309	2.596
125	1.628	1.924	2.242	2.523
130	1.581	1.870	2.180	2.455
135	1.537	1.819	2.122	2.391
140	1.496	1.771	2.067	2.331
145	1.457	1.727	2.015	2.274
150	1.421	1.684	1.966	2.220
155	1.386	1.644	1.919	2.169
160	1.354	1.606	1.876	2.121
165	1.323	1.570	1.834	2.075
170	1.293	1.536	1.794	2.032
175	1.265	1.504	1.757	1.990
180	1.239	1.473	1.721	1.951
185	1.213	1.443	1.686	1.913
190	1.189	1.415	1.654	1.877
195	1.166	1.388	1.622	1.842
200	1.144	1.362	1.592	1.809
210	1.102	1.313	1.536	1.747
220	1.063	1.268	1.484	1.690
230	1.028	1.227	1.436	1.637
240	0.995	1.189	1.392	1.587

Appendix 3.0
Street Velocities and Capacities Flowing Curb Full
Manning's n = 0.018



	Local Street		Local Street		Collector Street		Secondary Street (half-section)		Primary Street (half-section)	
	w = 30'		w = 40'		w = 44'		w = 24'			
Slope %	c = 4" wp = 31.16 A = 12.45 r = 0.40		c = 4" wp = 41.17 A = 16.67 r = 0.405		c = 5" wp = 45.17 A = 16.50 r = 0.365		c = 6" wp = 24.66 A = 7.92 r = 0.32		c = 9" wp = 28.52 A = 8.12 r = 0.28	
	V ft/sec	Q cfs	V ft/sec	Q cfs	V ft/sec	Q cfs	V ft/sec	Q cfs	V ft/sec	Q cfs
0.10	1.42	17.68	1.43	23.81	1.33	22.01	1.22	9.66	1.12	9.09
0.15	1.74	21.66	1.74	29.17	1.63	26.96	1.50	11.88	1.37	11.12
0.20	2.00	2490	2.02	33.68	1.89	31.13	1.73	13.70	1.58	12.83
0.25	2.24	27.89	2.26	37.66	2.11	34.80	1.93	15.29	1.77	14.37
0.30	2.46	30.63	2.47	41.25	2.31	38.13	2.12	16.79	1.94	15.75
0.35	2.65	32.99	2.67	44.56	2.50	41.18	2.29	18.14	2.09	16.97
0.40	2.84	35.36	2.86	47.64	2.67	44.02	2.44	19.32	2.24	18.19
0.45	3.01	37.47	3.03	50.53	2.83	46.69	2.59	20.51	2.37	19.24
0.50	3.17	39.47	3.19	53.26	2.98	49.22	2.73	21.62	2.50	20.30
0.55	3.32	41.33	3.35	55.86	3.13	51.62	2.87	22.73	2.62	21.27
0.60	3.47	43.20	3.50	58.34	3.27	53.92	2.99	23.68	2.74	22.25
0.65	3.61	44.94	3.64	60.72	3.40	56.12	3.12	24.71	2.86	23.14
0.70	3.75	46.62	3.78	63.02	3.53	58.24	3.23	25.58	2.96	24.04
0.75	3.88	48.31	3.91	66.23	3.65	60.28	3.35	26.53	3.06	24.85
0.80	4.01	49.92	4.04	67.37	3.77	62.26	3.46	27.40	3.16	25.66
0.85	4.13	51.42	4.17	69.44	3.89	64.17	3.56	28.20	3.26	26.47
0.90	4.25	52.91	4.29	71.45	4.00	66.03	3.67	29.07	3.35	27.20
0.95	4.37	54.41	4.40	73.41	4.11	67.84	3.77	29.86	3.44	27.93
1.00	4.48	55.78	4.52	75.31	4.22	69.61	3.86	30.57	3.53	28.66
1.50	5.49	68.35	5.53	92.25	5.17	85.25	4.73	37.46	4.33	35.16
2.00	6.34	78.93	6.39	106.52	5.97	98.44	5.46	43.24	5.00	40.60
2.50	7.09	88.27	7.14	119.09	6.67	110.06	6.11	48.39	5.59	45.39
3.00	7.76	96.61	7.83	130.46	7.31	120.56	6.69	52.98	6.12	49.59
3.50	8.39	104.46	8.45	140.91	7.89	130.22	7.23	57.26	6.61	53.67
4.00	8.97	111.68	9.04	150.64	8.44	139.21	7.73	61.22	7.07	57.41
4.50	9.51	118.40	9.58	159.78	8.95	147.66	8.20	64.94	7.50	60.90
5.00	10.02	124.75	10.10	168.42	9.43	155.65	8.64	68.43	7.90	64.15
5.50	10.51	130.85	10.60	176.64	9.89	163.24	9.06	71.76	8.29	67.31
6.00	10.98	136.70	11.07	184.49	10.33	170.50	9.46	74.92	8.65	70.24
6.50	11.43	143.30	11.52	192.03	10.76	177.46	9.85	78.01	9.01	73.16
7.00	11.86	147.66	11.95	199.28	11.16	184.16	10.22	80.94	9.35	75.92
7.50	12.28	152.89	12.37	206.27	11.55	190.63	10.58	83.79	9.68	78.60
8.00	12.68	157.85	12.78	213.04	11.93	196.88	10.93	86.57	9.99	81.12
8.50	13.07	162.72	13.17	219.59	12.30	202.94	11.26	89.18	10.30	83.64
9.00	13.45	167.45	13.55	225.96	12.66	208.82	11.59	91.79	10.60	86.07
9.50	13.82	172.06	13.93	232.15	13.00	214.54	11.91	94.33	10.89	88.43
10.00	14.18	176.54	14.29	238.18	13.34	220.12	12.22	96.78	11.17	90.70

ELEVATION REFERENCE MARKS

REFERENCE MARK	ELEVATION (FT. NGVD)	DESCRIPTION OF LOCATION
RM 1	77.76	A railroad spike on the South end of the North traffic island at the intersection of Mile 6 North (Eighteenth Street) with Texas Blvd., (FM 88, Mile 6 West).
RM 2	78.10	A railroad spike in the northeast power pole at the intersection of Mile 6 North (Eighteenth Street) with Bridge Ave.
RM 3	73.47	A square cut on the northwest curb radius at the intersection of Eighth Street with Bridge Ave.
RM 4	77.76	A square cut on the southwest curb radius at the intersection of Kansas Avenue with U.S. Highway No. 83.
RM 5	79.82	A square cut on the North curb at the intersection of Clifford Drive with Sixth Street (Mile 7 North).
RM 6	77.22	A square cut on the northeast curb radius at the intersection of Tenth Street with Oklahoma Avenue.
RM 7	80.06	A square cut on the southwest curb radius at the intersection of West Third Street with Clifford Drive.
RM 9	74.96	A square cut on northwest curb radius at a Texaco Service Station at the intersection of Farm to Market Road No. 88 (Texas Blvd.) Mile 5 West with U.S. Expressway No. 83.
RM 9	76.01	A square cut on the northeast curb radius at the intersection of Bridge Avenue with Los Torritos Street.
RM 10	74.43	A square cut on top of curb at the intersection of Border Avenue with San Benito Street.

KEY TO MAP

500-Year Flood Boundary
100-Year Flood Boundary
Zone Designations* With Date of Identification e.g., 12/2/74
160-Year Flood Boundary
500-Year Flood Boundary
Base Flood Elevation Line With Elevation in Feet**
Base Flood Elevation in Feet Where Uniform Within Zone**
Elevation Reference Mark
River Mile

ZONE B
ZONE A2 DATE
ZONE A1 DATE
ZONE B
513
(EL 987)
RM7×
•M1.5

**Referenced to the National Geodetic Vertical Datum of 1929

*EXPLANATION OF ZONE DESIGNATIONS

ZONE	EXPLANATION
A	Areas of 100-year flood; base flood elevations and flood hazard factors not determined.
AO	Areas of 100-year shallow flooding where depths are between one (1) and three (3) feet; average depths of inundation are shown, but no flood hazard factors are determined.
AH	Areas of 100-year shallow flooding where depths are between one (1) and three (3) feet; base flood elevations are shown, but no flood hazard factors are determined.
A1-A30	Areas of 100-year flood; base flood elevations and flood hazard factors determined.
A99	Areas of 100-year flood to be protected by flood protection system under construction; base flood elevations and flood hazard factors not determined.
B	Areas between limits of the 100-year flood and 500-year flood; or certain areas subject to 100-year flooding with average depths less than one (1) foot or where the contributing drainage area is less than one square mile; or areas protected by levees from the base flood. (Medium shading)
C	Areas of minimal flooding. (No shading)
D	Areas of undetermined, but possible, flood hazards.
V	Areas of 100-year coastal flood with velocity (wave action); base flood elevations and flood hazard factors not determined.
V1-V30	Areas of 100-year coastal flood with velocity (wave action); base flood elevations and flood hazard factors determined.

NOTES TO USER

Certain areas not in the special flood hazard areas (zones A and V) may be protected by flood control structures.

This map is for flood insurance purposes only; it does not necessarily show all areas subject to flooding in the community or all planimetric features outside special flood hazard areas.

INITIAL IDENTIFICATION:
MARCH 29, 1974

FLOOD HAZARD BOUNDARY MAP REVISIONS:
FEBRUARY 6, 1978

FLOOD INSURANCE RATE MAP EFFECTIVE:
MARCH 4, 1980

Refer to the FLOOD INSURANCE RATE MAP EFFECTIVE date shown on this map to determine when actuarial rates apply to structures in the zones where elevations or depths have been established.

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, or (800) 424-8872.

APPROXIMATE SCALE
800 0 800 FEET

NATIONAL FLOOD INSURANCE PROGRAM

FIRM
FLOOD INSURANCE RATE MAP

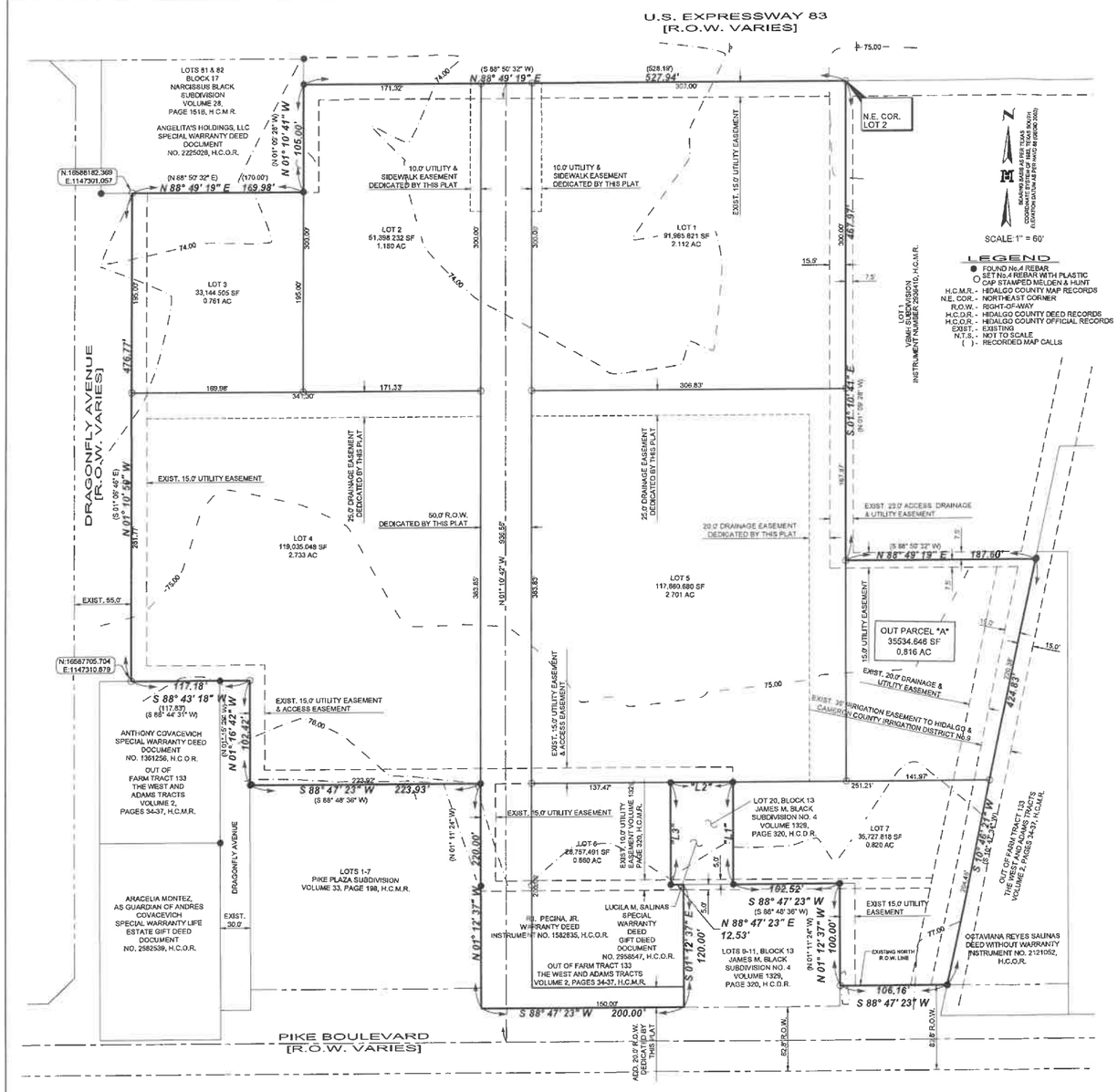
CITY OF
WESLACO, TEXAS
HIDALGO COUNTY

ONLY PANEL PRINTED

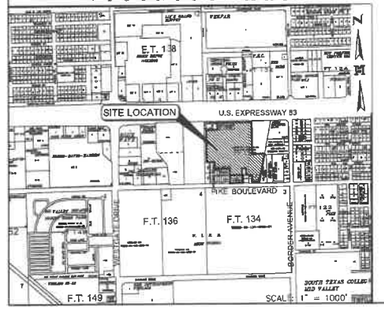
COMMUNITY-PANEL NUMBER
480349 0005 B

EFFECTIVE DATE:
MARCH 4, 1980

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
FEDERAL INSURANCE ADMINISTRATION



VICINITY MAP



LINE TABLE		
LINE #	DIRECTION	LENGTH
"L1"	N 01° 12' 37" W (N 01° 11' 24" W)	100.00'
"L2"	S 88° 47' 23" W (S 88° 48' 36" W)	60.00'
"L3"	S 01° 12' 37" E (S 01° 11' 24" E)	100.00'

DRAWN BY: EM DATE: 04/12/21
IRRIGATION, CHECKED: _____ DATE: _____
SURVEYED, CHECKED: _____ DATE: _____
FINAL CHECK: _____ DATE: _____

MELDEN & HUNT INC.
CONSULTANTS • ENGINEERS • SURVEYORS
115 W. McINTYRE - EDINBURG, TX 78541
PH: (956) 381-0981 - FAX: (956) 381-1839
ESTABLISHED 1947 - www.meldenandhunt.com
TBPLS No. 10019900

MAP OF
SOUTH POINT SUBDIVISION

BEING A RESUBDIVISION OF 12.889 ACRES
BEING ALL OF LOT 2
VBMH SUBDIVISION,
AND OUT OF FARM TRACT 133,
WEST AND ADAMS TRACT SUBDIVISION
CITY OF WESLACO,
HIDALGO COUNTY, TEXAS

METES AND BOUNDS DESCRIPTION:

A TRACT OF LAND CONTAINING 12.889 ACRES SITUATED IN THE CITY OF WESLACO, HIDALGO COUNTY, TEXAS, BEING ALL OF LOT 2, VBMH SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN INSTRUMENT NUMBER 2830410, HIDALGO COUNTY MAP RECORDS, AND OUT OF FARM TRACT 133, WEST AND ADAMS TRACT SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 2, PAGES 34-37, HIDALGO COUNTY MAP RECORDS, SAID 12.889 ACRES WERE CONVEYED TO SHARYLAND INVESTORS, LTD, BY VIRTUE OF A SPECIAL WARRANTY DEED RECORDED UNDER DOCUMENT NUMBER 1364617, HIDALGO COUNTY OFFICIAL RECORDS, AND TO R.I. PECINA, JR. BY VIRTUE OF A WARRANTY DEED RECORDED UNDER DOCUMENT NUMBER 1582836, HIDALGO COUNTY OFFICIAL RECORDS, SAID 12.889 ACRES ALSO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A NO. 4 REBAR SET ON THE NORTHEAST CORNER OF SAID LOT 2, FOR THE NORTHEAST CORNER OF THIS HEREIN DESCRIBED TRACT,

1. THENCE, S 01° 10' 41" E (N 01° 09' 28" W PLAT CALL) ALONG AN EAST LINE OF SAID LOT 2, A DISTANCE OF 467.97 FEET TO A NO. 4 REBAR SET ON AN INSIDE CORNER OF SAID LOT 2, FOR AN INSIDE CORNER OF THIS TRACT;
2. THENCE, N 88° 49' 19" E (S 88° 50' 32" W PLAT CALL) ALONG A LINE OF SAID LOT 2, A DISTANCE OF 187.50 FEET TO A NO. 4 REBAR FOUND, ON AN OUTSIDE CORNER OF SAID LOT 2, FOR AN OUTSIDE CORNER OF THIS TRACT;
3. THENCE, S 10° 46' 21" W (S 10° 45' 34" W PLAT CALL) ALONG AN EAST LINE OF SAID LOT 2, A DISTANCE OF 424.83 FEET TO A NO. 4 REBAR FOUND ON THE SOUTHEAST CORNER OF SAID LOT 2, FOR THE SOUTHEAST CORNER OF THIS TRACT;
4. THENCE, S 88° 47' 23" W ALONG A SOUTH LINE OF SAID LOT 2, A DISTANCE OF 106.16 FEET TO A NO. 4 REBAR SET ON AN OUTSIDE CORNER OF SAID LOT 2, FOR AN OUTSIDE CORNER OF THIS TRACT;
5. THENCE, N 01° 12' 37" W (N 01° 11' 24" W PLAT CALL) ALONG A LINE OF SAID LOT 2, A DISTANCE OF 100.00 FEET TO A NO. 4 REBAR FOUND ON AN INSIDE CORNER OF SAID LOT 2, FOR AN INSIDE CORNER OF THIS TRACT;
6. THENCE, S 88° 47' 23" W (S 88° 48' 36" W PLAT CALL) ALONG A SOUTH LINE OF SAID LOT 2, A DISTANCE OF 102.52 FEET TO A NO. 4 REBAR SET ON AN OUTSIDE CORNER OF SAID LOT 2, FOR AN OUTSIDE CORNER OF THIS TRACT;
7. THENCE, N 01° 12' 37" W (N 01° 11' 24" W PLAT CALL) ALONG A LINE OF SAID LOT 2, A DISTANCE OF 100.00 FEET TO A NO. 4 REBAR FOUND ON AN INSIDE CORNER OF SAID LOT 2, FOR AN INSIDE CORNER OF THIS TRACT;
8. THENCE, S 88° 47' 23" W (S 88° 48' 36" W PLAT CALL) ALONG A SOUTH LINE OF SAID LOT 2, A DISTANCE OF 60.00 FEET TO A NO. 4 REBAR FOUND ON AN INSIDE CORNER OF SAID LOT 2, FOR AN INSIDE CORNER OF THIS TRACT;
9. THENCE, S 01° 12' 37" E (S 01° 11' 24" E PLAT CALL) ALONG A LINE OF SAID LOT 2, A DISTANCE OF 100.00 FEET TO A NO. 4 REBAR FOUND ON AN OUTSIDE CORNER OF SAID LOT 2, FOR AN INSIDE CORNER OF THIS TRACT;
10. THENCE, N 88° 47' 23" E A DISTANCE OF 12.53 FEET TO A NO. 4 REBAR SET FOR AN OUTSIDE CORNER OF THIS TRACT;
11. THENCE, S 01° 12' 37" E A DISTANCE OF 120.00 FEET TO A NO. 4 REBAR SET FOR AN OUTSIDE CORNER OF THIS TRACT;
12. THENCE, S 88° 47' 23" W ALONG THE NORTH RIGHT-OF-WAY LINE OF PIKE BOULEVARD, A DISTANCE OF 200.00 FEET TO A NO. 4 REBAR SET FOR AN OUTSIDE CORNER OF THIS TRACT;
13. THENCE, N 01° 12' 37" W (N 01° 11' 24" W PLAT CALL) ALONG A LINE OF SAID LOT 2, A DISTANCE OF 220.00 FEET TO A NO. 4 REBAR FOUND ON AN INSIDE CORNER OF SAID LOT 2, FOR AN INSIDE CORNER OF THIS TRACT;
14. THENCE, S 88° 47' 23" W (S 88° 48' 36" W PLAT CALL) ALONG A SOUTH LINE OF SAID LOT 2, A DISTANCE OF 223.93 FEET TO A NO. 4 REBAR FOUND ON THE SOUTHWEST CORNER OF SAID LOT 2, FOR THE SOUTHWEST CORNER OF THIS TRACT;
15. THENCE, N 01° 16' 42" W (N 01° 15' 29" W PLAT CALL) ALONG A WEST LINE OF SAID LOT 2, A DISTANCE OF 102.42 FEET TO A NO. 4 REBAR SET ON AN INSIDE CORNER OF SAID LOT 2, FOR AN INSIDE CORNER OF THIS TRACT;
16. THENCE, S 88° 43' 18" W (S 88° 44' 31" W PLAT CALL) ALONG A LINE OF SAID LOT 2, A DISTANCE OF 117.18 FEET (117.83 FEET PLAT CALL) TO A NO. 4 REBAR SET ON AN OUTSIDE CORNER OF SAID LOT 2, FOR AN OUTSIDE CORNER OF THIS TRACT;
17. THENCE, N 01° 10' 50" W (S 01° 09' 28" E PLAT CALL) ALONG A WEST LINE OF SAID LOT 2 AND THE EAST RIGHT-OF-WAY LINE OF DRAGONFLY AVENUE, A DISTANCE OF 478.77 FEET TO A NO. 4 REBAR SET ON THE SOUTHERNMOST NORTHWEST CORNER OF SAID LOT 2, FOR THE SOUTHERNMOST NORTHWEST CORNER OF THIS TRACT,
18. THENCE, N 88° 49' 19" E (N 88° 50' 32" E PLAT CALL) ALONG A NORTH LINE OF SAID LOT 2, A DISTANCE OF 169.98 FEET (170.00 FEET PLAT CALL) TO A NO. 4 REBAR FOUND ON AN INSIDE CORNER OF SAID LOT 2, FOR AN INSIDE CORNER OF THIS TRACT;
19. THENCE, N 01° 10' 41" W (N 01° 09' 28" W PLAT CALL) ALONG A WEST LINE OF SAID LOT 2, A DISTANCE OF 105.00 FEET TO A NO. 4 REBAR FOUND ON THE NORTHERNMOST NORTHWEST CORNER OF SAID LOT 2, FOR THE NORTHERNMOST NORTHWEST CORNER OF THIS TRACT,
20. THENCE, N 88° 49' 19" E (S 88° 50' 32" W PLAT CALL) ALONG A NORTH LINE OF SAID LOT 2 AND THE SOUTH RIGHT-OF-WAY LINE OF U.S. EXPRESSWAY 83, A DISTANCE OF 527.94 FEET (528.19 FEET PLAT CALL) TO THE POINT OF BEGINNING AND CONTAINING 12.889 ACRES OF LAND, MORE OR LESS.

GENERAL NOTES:

1. THIS SUBDIVISION IS IN FLOOD ZONE "B"

   ZONE "B" AREAS BETWEEN LIMITS OF THE 100-YEAR FLOOD AND 500-YEAR FLOOD; OR CERTAIN AREAS SUBJECT TO 100-YEAR FLOODING WITH AVERAGE DEPTHS LESS THAN ONE(1) FOOT OR WHERE THE CONTRIBUTING DRAINAGE AREA IS LESS THAN ONE SQUARE MILE; OR AREAS PROTECTED BY LEVEES FROM THE BASE FLOOD. (MEDIUM SHADING)

   COMMUNITY-PANEL NUMBER: 480349 0005 B
   EFFECTIVE DATE: MARCH 4, 1980
2. MINIMUM PERMISSIBLE FINISH FLOOR ELEVATION IS 18" ABOVE FRONT CENTER OF LOT.
3. MINIMUM SETBACKS SHALL BE AS FOLLOWS :

   FRONTAGE: PIKE BOULEVARD IS IDENTIFIED AS PART OF THE HIDALGO COUNTY THOROUGHFARE MAP.
   PIKE: 20' OR EASEMENT, WHICH EVER IS GREATER
   SIDE: 5' OR EASEMENT, WHICH EVER IS GREATER
   REAR: 10' OR EASEMENT, WHICH EVER IS GREATER
4. THIS SUBDIVISION SHALL BE REQUIRED TO DETAIN 187.268 C.F. OF STORM SEWER RUNOFF AS PER APPROVED DRAINAGE REPORT
5. BENCH MARK: SET SQUARE CUT TOP OF INLET LOCATED ON THE NORTH SIDE OF THIS LOT AT THE FOLLOWING COORDINATE AND ELEVATION
   N: 16585320.74, E: 1485384.93 AT ELEVATION = 72.12
6. NO BUILDING IS ALLOWED OVER ANY EASEMENT.
7. A 5 FT WIDE SIDEWALK IS REQUIRED ALONG THE SOUTH SIDE OF U.S. EXPRESSWAY 83, PIKE BOULEVARD AND ALL INTERIOR STREETS
8. DRAIN SWALE(S) ARE TO BE MAINTAINED BY PROPERTY OWNER
9. STREET LIGHTS MUST BE LOCATED EVERY 300 FEET.
10. A STORM WATER POLLUTION PREVENTION PLAN IS REQUIRED PRIOR TO CONSTRUCTION.
11. LANDSCAPING TO BE PROVIDED, AS PER CITY ORDINANCE
12. 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 PLAT.
13. NO ACCESS SHALL BE GRANTED FOR LOT 2 ONTO FRONTAGE ROAD.

CERTIFICATION OF HIDALGO & CAMERON COUNTIES IRRIGATION DISTRICT NO. 9

THIS PLAT 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 H.C.C.I.D. #9 RIGHTS-OF-WAY OR EASEMENT WITHOUT THE EXPRESSED WRITTEN PERMISSION OF H.C.C.I.D. #9.
2. IT IS UNDERSTOOD THAT THE RATE OF FLOW 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 # 9 WILL NOT BE RESPONSIBLE FOR DRAINAGE/DRAINAGE WATER SYSTEM TO ANY LOT WITHIN THIS SUBDIVISION. AS WELL, HCCID #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 #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.

_____
RANDALL WINSTON, P.E. - GENERAL MANAGER
HIDALGO & CAMERON COUNTIES IRRIGATION DISTRICT No. 9

CITY OF WESLACO
COUNTY OF HIDALGO

I, THE UNDERSIGNED, CHAIRMAN OF THE PLANNING AND ZONING COMMISSION 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.

DATED ON THIS _____ DAY OF _____, 20____.

_____ _____
CHAIRMAN DATE

CITY OF WESLACO'
CERTIFICATE OF APPROVAL

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 OF WESLACO SECRETARY DATE

STATE OF TEXAS
COUNTY OF HIDALGO

WE, THE UNDERSIGNED, OWNER OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED AS THE "SOUTH POINT SUBDIVISION" TO THE CITY OF WESLACO, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS, AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE OF CONSIDERATION THEREIN EXPRESSED.

_____ DATE: _____
DOLLY L. ELIZONDO, MANAGING MEMBER OF
P.E.P.MANAGEMENT, GENERAL PARTNER OF
SHARYLAND INVESTORS, LTD.
3054 N. SHARY ROAD
MISSION, TX 78572

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED DOLLY L. ELIZONDO, PROVED TO ME THROUGH HIS TEXAS DEPARTMENT OF PUBLIC SAFETY DRIVERS LICENSE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, WHO, BEING BY ME FIRST DULY SWORN, DECLARED THAT THE STATEMENTS THEREIN ARE TRUE AND CORRECT AND ACKNOWLEDGED THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREBY EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS ____ DAY OF _____, 2019.

_____
NOTARY PUBLIC, STATE OF TEXAS
MY COMMISSION EXPIRES:

STATE OF TEXAS
COUNTY OF HIDALGO

WE, THE UNDERSIGNED, OWNER OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED AS THE "SOUTH POINT SUBDIVISION" TO THE CITY OF WESLACO, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS, AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE OF CONSIDERATION THEREIN EXPRESSED.

_____ DATE: _____
R.I. PECINA, JR.
2100 GRANTE STREET
MISSION, TX 78572

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED R. I. PECINA, JR., PROVED TO ME THROUGH HIS TEXAS DEPARTMENT OF PUBLIC SAFETY DRIVERS LICENSE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, WHO, BEING BY ME FIRST DULY SWORN, DECLARED THAT THE STATEMENTS THEREIN ARE TRUE AND CORRECT AND ACKNOWLEDGED THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREBY EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS ____ DAY OF _____, 2019.

_____
NOTARY PUBLIC, STATE OF TEXAS
MY COMMISSION EXPIRES:

STATE OF TEXAS
COUNTY OF HIDALGO

I, THE UNDERSIGNED, MARIO A. REYNA, A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT.

DATED THIS THE_____DAY OF_____20____.

MELDEN & HUNT, INC.
TEXAS REGISTRATION F-1435

_____
MARIO A. REYNA, PROFESSIONAL ENGINEER No. 117368
STATE OF TEXAS

DATE PREPARED: 09/11-2019
ENGINEERING JOB # 19133.00

STATE OF TEXAS
MARIO A. REYNA
117368
LICENSED
PROFESSIONAL ENGINEER

STATE OF TEXAS
COUNTY OF HIDALGO

I, FRED L. KURTH, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE FROM AN ACTUAL SURVEY MADE ON THE GROUND OF THE PROPERTY LEGALLY DESCRIBED HEREON; AND THAT THERE ARE NO APPARENT DISCREPANCIES, CONFLICTS, OVERLAPPING OF IMPROVEMENTS, VISIBLE UTILITY LINES OR ROADS IN PLACE, EXCEPT AS SHOWN ON THE ACCOMPANYING PLAT, AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY SUPERVISION IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF MISSION, TEXAS.

DATED THIS THE_____DAY OF_____20____.

_____
FRED L. KURTH, PROFESSIONAL LAND SURVEYOR No.4750
STATE OF TEXAS

DATE SURVEYED 06/06/2018
T., PG.
SURVEY JOB # 19527.08

STATE OF TEXAS
REGISTERED
FRED L. KURTH
4750
PROFESSIONAL
LAND SURVEYOR

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 STRUCTURES DESCRIBED ARE APPROPRIATE FOR THE SPECIFIC SUBDIVISION BASED ON GENERALLY ACCEPTED ENGINEERING CRITERIA. IT IS THE RESPONSIBILITY OF THE DEVELOPER AND HIS ENGINEER TO MAKE THESE DETERMINATIONS.

HIDALGO COUNTY DRAINAGE DISTRICT NO.1

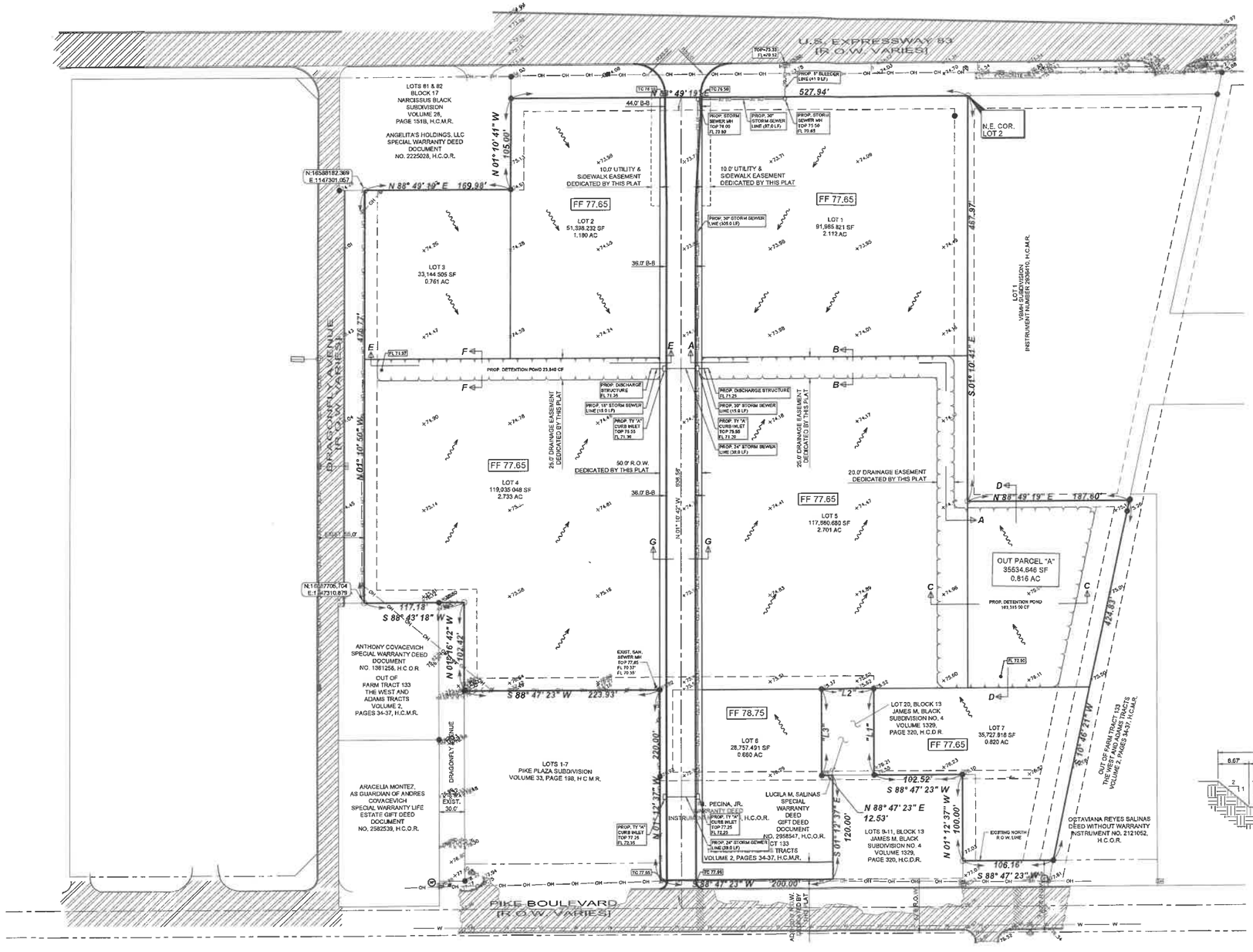
_____ _____
RAUL E. SESIN, P.E., C.F.M. DATE
GENERAL MANAGER

COUNTY COURT
COUNTY OF HIDALGO, TEXAS

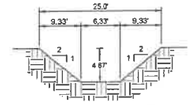
FILED FOR RECORD IN
HIDALGO COUNTY
ARTURO GUAJARDO, JR.
HIDALGO COUNTY CLERK

ON: _____AT_____ AM/PM
INSTRUMENT NUMBER_____
OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS

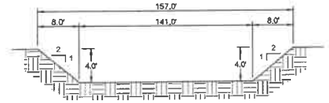
BY:_____ DEPUTY



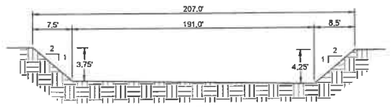
DETENTION REQUIRED = 187,268.00 CF
DETENTION PROVIDED = 187,455.00 CF



DETENTION SECTION B-B



DETENTION SECTION C-C



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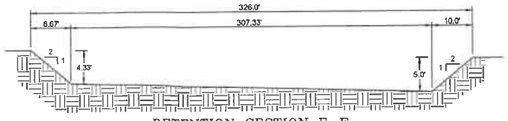

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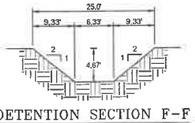
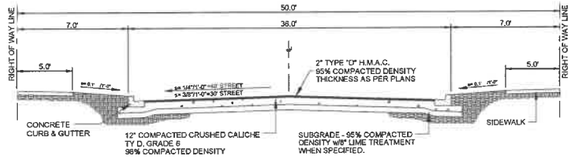
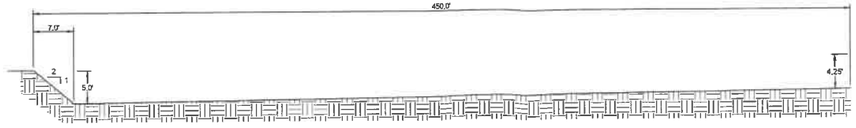


DETENTION SECTION F-F



STREET CROSS SECTION G-G



DETENTION SECTION A-A

JOB No.
19133.00

REVISION	DATE	BY

MALDEN & HUNT INC
CONSULTANTS • ENGINEERS • SURVEYORS
115 W. McINTYRE - EDINBURG, TX 78541
PH: (956) 381-0981 - FAX: (956) 381-1839
ESTABLISHED 1947 - www.maldenandhunt.com
TBPE No. 10100600

ENG. TECH:	
PROJECT ENG:	
T-BOOK: PG.	
1. RELEASE DATE:	
2. RELEASE DATE:	
3. RELEASE DATE:	
SCALE:	AS SHOWN

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW UNDER THE AUTHORITY OF MARIO A. REYNA, P.E. 117568 ON APRIL 12, 2021. IT IS NOT TO BE USED FOR CONSTRUCTION, BIDDING OR PERMIT PURPOSES

SOUTH POINT SUBDIVISION
WESLACO, TEXAS

PAVING AND DRAINAGE PLAN

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File Name: XXXXXXXXXX

SHEET 1 OF 1

SOUTH POINT SUBDIVISION

WATER, SEWER, PAVING AND DRAINAGE IMPROVEMENTS

Weslaco, Hidalgo County, TEXAS

GENERAL NOTES

1. THE INFORMATION SHOWN ON THESE DRAWINGS INDICATING TYPE AND LOCATION OF UNDERGROUND UTILITIES AND ELECTRICAL UTILITIES IS NOT GUARANTEED TO BE EXACT OR COMPLETE. THE LOCATIONS AND SIZES HAVE BEEN TAKEN FROM EXISTING RECORDS AND THE BEST AS-BUILT INFORMATION AVAILABLE; HOWEVER, IT IS EXPECTED THAT THERE MAY BE SOME DISCREPANCIES AND OMISSIONS IN THE LOCATIONS, QUALITIES AND SIZES SHOWN. THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE EXACT TYPE, SIZE AND LOCATION OF ALL UTILITIES AFFECTED BY THE CONSTRUCTION OF THIS PROJECT. THE CONTRACTOR SHALL ARRANGE FOR THE REPAIR AND RESTORATION OF CONTRACTOR DAMAGED UTILITIES. THE COST OF ANY REPAIR OR REPLACEMENT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTACT THE CURRENT LINE SPOTTING TOLL FREE NUMBER AND COORDINATE WITH ALL THE UTILITY COMPANIES FOR ACTUAL LOCATING AND UNCOVERING OF EXISTING LINES PRIOR TO EXCAVATION OPERATIONS.

2. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE PROJECT ENGINEER OF ANY UNREPORTED OBSTACLES THAT MAY IMPEDE OR PREVENT THE PROPER CONSTRUCTION OF THIS PROJECT.

3. ALL CONSTRUCTION OPERATIONS SHALL BE ACCOMPLISHED IN ACCORDANCE WITH THE APPLICABLE STATE STATUES AND THE U.S. OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION REGULATIONS (OSHA). COPIES OF THE O.S.H.A. STANDARDS MAY BE PURCHASED FROM THE U.S. GOVERNMENT PRINTING OFFICE. INFORMATION AND RELATED REFERENCE MATERIALS MAY BE OBTAINED FROM O.S.H.A. AT 611 EAST 6TH STREET, ROOM 303, AUSTIN, TEXAS.

4. THE CONTRACTOR SHALL MAINTAIN THE JOB SITE IN A SAFE, NEAT AND WORKMAN LIKE MANNER AT ALL TIMES. JOB SAFETY SHALL NOT BE COMPROMISED. ANY UNSAFE OR UNATTRACTIVE NUISANCE SHALL BE REMOVED OR OTHERWISE TAKEN CARE OF BY THE CONTRACTOR WHEN DIRECTED BY THE OWNER OR PROJECT ENGINEER.

5. EXCAVATIONS, TRENCHES AND OTHER HAZARDOUS AREAS SHALL BE ADEQUATELY PROTECTED BY BARRICADES, FENCING, LIGHTS AND/OR OTHER PROTECTIVE DEVICES AT ALL TIMES.

6. CONSTRUCTION OF THIS PROJECT WILL BE SUBJECT TO INSPECTIONS AND TESTING AS DEEMED NECESSARY OR APPROPRIATE BY THE ENGINEER AND/OR THE CITY OF MCALLEN AND STC FACILITIES OFFICE. THE CONTRACTOR SHALL FURNISH INCIDENTAL LABOR AND EQUIPMENT TO ALLOW FOR THE TESTING, PERSONAL ACCESS TO THE WORK, AND WILL COOPERATE FULLY WITH THE PERSONS CONDUCTING THE TESTING AND INSPECTION PROGRAM.

7. A PART OF THE WORK THAT IS NECESSARY OR REQUIRED TO MAKE EACH SYSTEM OR INSTALLATION SATISFACTORY AND OPERABLE FOR ITS INTENDED PURPOSE, EVEN THOUGH IT IS NOT SPECIFICALLY INCLUDED IN THE SPECIFICATIONS OR DRAWINGS, SHALL BE PERFORMED AS INCIDENTAL WORK AS IF IT WERE DESCRIBED IN THE SPECIFICATIONS AND SHOWN ON THE DRAWINGS.

8. THE DRAWINGS DO NOT ALWAYS INDICATE ALL VERTICAL BENDS AND TRANSITIONS. WHEN NECESSARY, MAKE VERTICAL TRANSITIONS BY A DEFLECTION AT THE JOINTS OR THE INSTALLATION OF FITTINGS. DO NOT DEFLECT PIPE JOINTS MORE THAN 80% OF THE MANUFACTURERS RECOMMENDATION.

9. ALL PIPING MUST BE INSTALLED WITH A MINIMUM OF 36-INCHES OF COVER UNLESS OTHERWISE NOTED ON THE PLANS.

10. ALL EXCAVATION FOR THIS PROJECT SHALL BE UNCLASSIFIED.

11. ALL UTILITIES WHICH ARE TO REMAIN AND WHICH ARE DAMAGED OR REMOVED WILL BE REPAIRED TO THE SATISFACTION OF THE ENGINEER AT THE CONTRACTOR'S EXPENSE.

12. PIPE SHALL BE BACKFILLED WITH JOINTS EXPOSED FOR TESTING, BEFORE NEW JOINTS ARE COVERED. PRESSURE LINES ARE TO BE HYDROSTATICALLY TESTED AT NOT LESS THAN 150 PSIG FOR A PERIOD OF TWO HOURS. THE OWNER SHALL OBSERVE AND APPROVE OR REJECT THE TEST. REPAIRS, IF REQUIRED, SHALL BE MADE AND THE LINE SHALL BE RETESTED UNTIL APPROVED. TEST SHALL NOT BEGIN UNTIL THRUST BLOCKS HAVE AGED A MINIMUM OF 24 HOURS.

13. AS SOON AS PRACTICAL, ALL PORTIONS OF EXCAVATIONS NOT OCCUPIED BY THE PERMANENT STRUCTURE SHALL BE BACKFILLED.

14. WHERE WATER LINE INTERSECTS SANITARY SEWER SYSTEM MAINS AT LESS THAN 9.0 FEET SEPARATION, THE CONTRACTOR SHALL INSTALL A 20 FOOT SECTION OF C-900 PVC PRESSURE PIPE CENTERED ON THE POINT OF INTERSECTION, PER TCEQ REQUIREMENTS.

15. CONTRACTOR SHALL REMOVE AND REINSTALL ALL SIGNS, MAILBOXES, FENCES, CULVERTS AND OTHER ITEMS IN WAY OF THE WORK.

16. CONTRACTOR SHALL REPAIR ALL OPEN CUTS OF PAVED AREAS BACK TO BETTER THAN ''AS-IS'' CONDITION WITH LIKE MATERIALS.

17. PROVIDE INTERIM DRAINAGE DURING CONSTRUCTION AS REQUIRED. USE PUMPS, TEMPORARY DITCHES, ETC. TO MAINTAIN A WELL DRAINED SITE FREE OF STANDING WATER AND WATER SOFTENED SOILS.

18. ANCHOR ALL UNDERGROUND PRESSURE PIPING AS NECESSARY TO PREVENT MOVEMENT UNDER PRESSURE TEST AND SERVICES.

19. ALL REINFORCING STEEL SHALL CONFORM TO ASTM SPECIFICATION A-165, GRADE 60. ALL BARS SHALL CONFORM TO ASTM SPECIFICATION A-305.

20. ALL CONCRETE AND FORM WORK SHALL CONFORM TO CURRENT ACI CODE REQUIREMENTS.

21. THE CONTRACTOR SHALL EXERCISE EXTRA CARE TO PREVENT DAMAGE TO ALL OTHER STRUCTURES IN THE AREA INCLUDING BUILDINGS, FENCES, ROADS, PIPELINES, UTILITIES, ETC., WHETHER PUBLICLY OR PRIVATELY OWNED.

22. UNTIL ACCEPTANCE BY THE ENGINEER OF ANY OR ALL OF THE CONSTRUCTION, AS PROVIDED FOR IN THE PLANS AND SPECIFICATIONS, AND ACCEPTANCE BY THE PROPER UTILITY PROVIDER, IT SHALL BE UNDER THE CHARGE AND CARE OF THE CONTRACTOR. THE CONTRACTOR SHALL TAKE EVERY NECESSARY PRECAUTION AGAINST TO ANY PART OF THE WORK. THE CONTRACTOR SHALL REBUILD, REPAIR, RESTORE AND MAKE GOOD, AT HIS OWN EXPENSE, OF ALL THE DAMAGE TO ANY PORTION OF THE WORK BEFORE ITS ACCEPTANCE.

23. NO OPEN TRENCHES OR EXCAVATION SHALL BE LEFT OPEN OVERNIGHT.

24. ALL WATERLINE TAPS AND WATER METERS SHALL BE INSTALLED BY CONTRACTOR, IN THE CASE THE CONTRACTOR WILL NOT BE INSTALLING SUCH IMPROVEMENTS, THE CONTRACTOR IS TO COORDINATE WITH THE CITY OF WESLACO BEFORE COMMENCING ANY UTILITY WORK.

26. COORDINATE WITH GRADING PLANS FOR WATER LINE, STORM AND SANITARY SEWER LINES INSTALLATION.

27. CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS, INCLUDING THOSE FROM THE CITY OF WESLACO AND TXDOT PRIOR TO THE START OF CONSTRUCTION.

28. THE TOP ELEVATIONS OF MANHOLES AND CLEANOUTS CONSTRUCTED IN PAVED AREAS SHALL MATCH FINISHED PAVEMENT GRADE. THE TOP ELEVATIONS OF MANHOLES AND CLEANOUTS CONSTRUCTED IN GRASSED AREAS SHALL BE SIX INCHES ABOVE FINISHED GRADE (UNLESS OTHERWISE NOTED ON PLANS).

29. CONTRACTOR SHALL VISIT SITE PRIOR TO BIDDING TO VERIFY EXISTING CONDITIONS.

30. CONTRACTOR TO LEAVE OPENINGS IN CURB AT SIDEWALK RAMPS LOCATIONS.

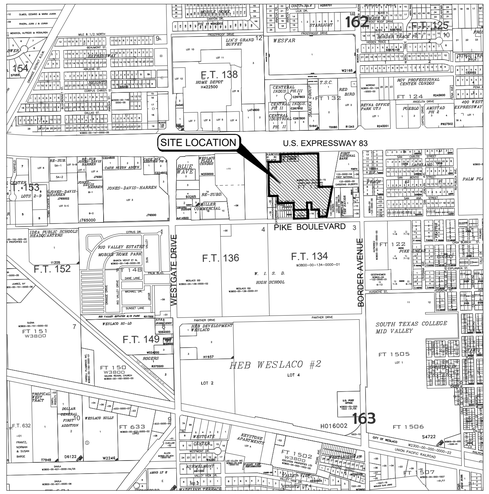
31. CONTRACTOR TO VERIFY EXISTING SITE CONDITIONS (LOCATIONS & ELEVATIONS) PRIOR TO START OF CONSTRUCTION.

32. PERMIT NEEDED FROM THE CITY OF WESLACO BUILDING DEPARTMENT AND PRE-CONSTRUCTION CONFERENCE NEEDED BEFORE CONSTRUCTION CAN BEGIN.

33. CONSULT WITH PROPERTY OWNER BEFORE RELOCATING EXISTING FENCES THAT MIGHT BE IN THE WAY OF THE CONSTRUCTION AREA AND/OR CONSTRUCTION PLANS.

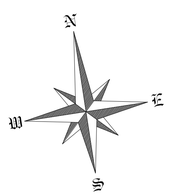
34. BOTH SITE AND BUILDING CONTRACTORS TO VERIFY EXISTING SITE ELEVATIONS PRIOR TO POURING CONCRETE TO VERIFY ACCESIBILITY.

35. ALL PROPOSED STORM R.C.P. TO BE INSTALLED AT PLACES OTHER THAN EXISTING OR PROPOSED STRUCTURES SHALL INCLUDE SAFETY ENDS TREATMENT.



LOCATION MAP

1" = 1000'



SHEET INDEX

SHEET No.	DESCRIPTION
1	COVER SHEET WITH GENERAL NOTES AND SHEET INDEX
2	EXISTING SITE
3	SUBDIVISION PLAT
4	WATER & SEWER LAYOUT
5	SANITARY SEWER PLAN AND PROFILE
6	WATER & SEWER DETAILS
7	PAVING AND GRADING PLAN
8	STORM PLAN AND PROFILE
9	STREET PLAN AND PROFILE
10	PAVING AND DRAINAGE DETAILS
11	EROSION & SEDIMENT CONTROL PLAN

2021

MELDEN & HUNT, INC.
CONSULTANTS • ENGINEERS • SURVEYORS
115 W. McINTYRE - EDINBURG, TX 78541
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TBPLS No. 10096900

PLANS CORRECT:

MELDEN & HUNT, INC.
TEXAS REGISTRATION F-1435

STATE OF TEXAS
MARIO A. REYNA
117368
LICENSED PROFESSIONAL ENGINEER

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY MARIO A. REYNA, P.E. 117368

08-04-2021

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12/04/2017

JOB No. 21083.00

SEQ. SHEET 1 OF 11

SET No.

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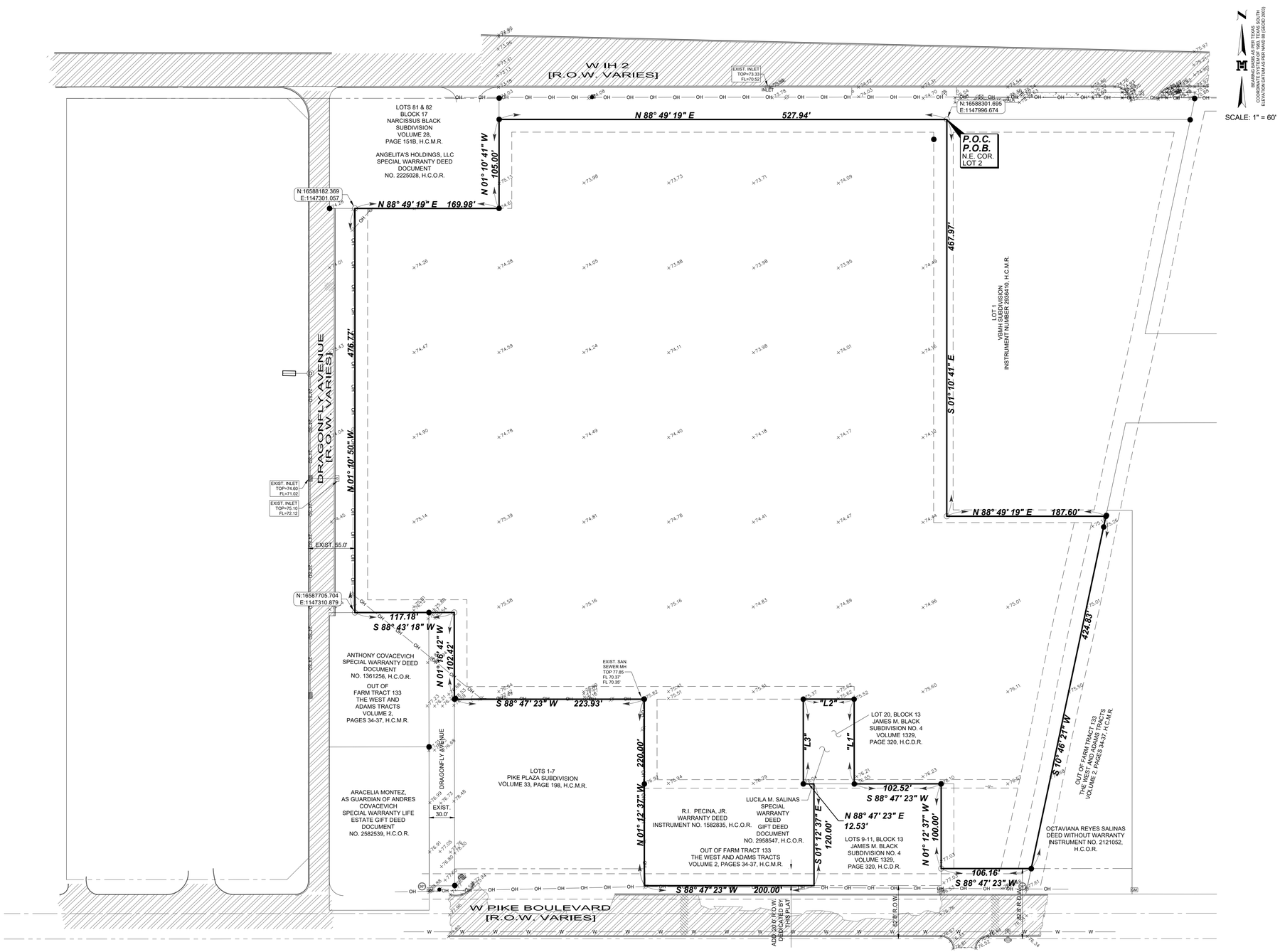

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21083.00

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TEXAS REGISTRATION F-1435

STATE OF TEXAS
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SOUTH POINT SUBDIVISION
WESLACO, TEXAS

EXISTING SITE

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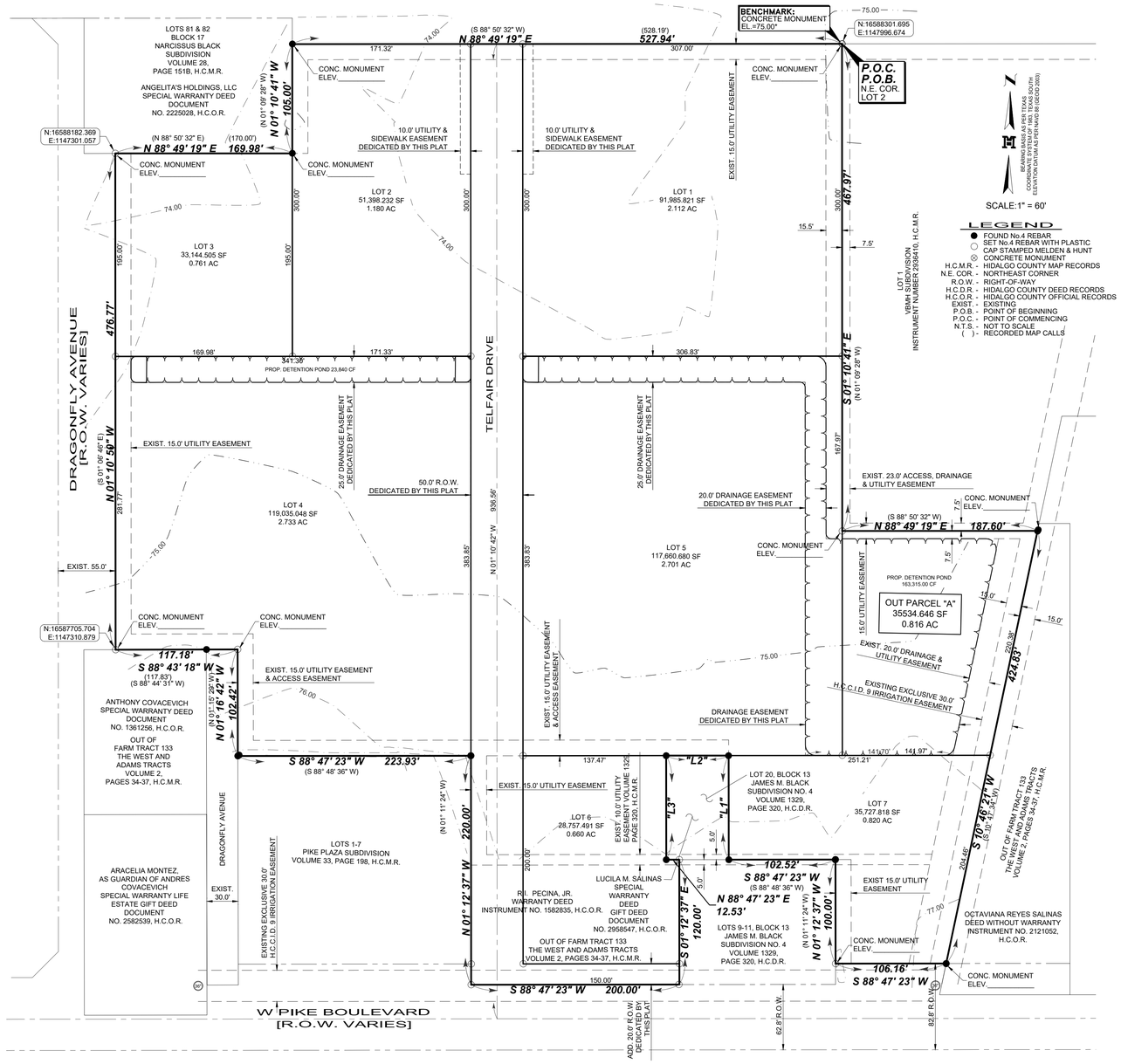
SHEET 2 OF 11


W IH 2
[R.O.W. VARIES]
BENCHMARK:
CONCRETE MONUMENT
EL.=75.00'
N:16588301.695
E:1147996.674
P.O.C.
P.O.B.
N.E. COR.
LOT 2
LOTS 81 & 82
BLOCK 17
NARCISSUS BLACK
SUBDIVISION
VOLUME 28,
PAGE 151B, H.C.M.R.
ANGELITA'S HOLDINGS, LLC
SPECIAL WARRANTY DEED
DOCUMENT
NO. 2225028, H.C.O.R.
N:16588182.369
E:1147301.057
CONC. MONUMENT
ELEV.
10.0' UTILITY &
SIDEWALK EASEMENT
DEDICATED BY THIS PLAT
EXIST. 15.0' UTILITY EASEMENT
LOT 1
91,985.821 SF
2.112 AC
LOT 2
51,398.232 SF
1.180 AC
LOT 3
33,144.505 SF
0.761 AC
LOT 4
119,035.048 SF
2.733 AC
LOT 5
117,660.680 SF
2.701 AC
LOT 1
VBMH SUBDIVISION
INSTRUMENT NUMBER 2939410, H.C.M.R.
DRAGONFLY AVENUE
[R.O.W. VARIES]
TELFAIR DRIVE
50.0' R.O.W.
DEDICATED BY THIS PLAT
25.0' DRAINAGE EASEMENT
DEDICATED BY THIS PLAT
20.0' DRAINAGE EASEMENT
DEDICATED BY THIS PLAT
EXIST. 23.0' ACCESS, DRAINAGE
& UTILITY EASEMENT
PROP. DETENTION POND 23,840 CF
PROP. DETENTION POND
183,315.00 CF
OUT PARCEL "A"
35534.646 SF
0.816 AC
EXIST. 20.0' DRAINAGE &
UTILITY EASEMENT
EXISTING EXCLUSIVE 30.0'
H.C.C.I.D. 9 IRRIGATION EASEMENT
DRAINAGE EASEMENT
DEDICATED BY THIS PLAT
ANTHONY COVACEVICH
SPECIAL WARRANTY DEED
DOCUMENT
NO. 1361256, H.C.O.R.
OUT OF
FARM TRACT 133
THE WEST AND
ADAMS TRACTS
VOLUME 2,
PAGES 34-37, H.C.M.R.
ARACELIA MONTEZ,
AS GUARDIAN OF ANDRES
COVACEVICH
SPECIAL WARRANTY LIFE
ESTATE GIFT DEED
DOCUMENT
NO. 2582539, H.C.O.R.
LOTS 1-7
PIKE PLAZA SUBDIVISION
VOLUME 33, PAGE 198, H.C.M.R.
EXISTING EXCLUSIVE 30.0'
H.C.C.I.D. 9 IRRIGATION EASEMENT
LOT 20, BLOCK 13
JAMES M. BLACK
SUBDIVISION NO. 4
VOLUME 1329,
PAGE 320, H.C.D.R.
LOT 7
35,727.818 SF
0.820 AC
LOT 6
28,757.491 SF
0.660 AC
EXIST. 10.0' UTILITY
EASEMENT VOL. 1325,
PAGE 320, H.C.M.R.
R.I. PECINA, JR.
WARRANTY DEED
INSTRUMENT NO. 1582835, H.C.O.R.
LUCILA M. SALINAS
SPECIAL
WARRANTY
DEED
GIFT DEED
DOCUMENT
NO. 2958547, H.C.O.R.
OUT OF FARM TRACT 133
THE WEST AND ADAMS TRACTS
VOLUME 2, PAGES 34-37, H.C.M.R.
LOTS 9-11, BLOCK 13
JAMES M. BLACK
SUBDIVISION NO. 4
VOLUME 1329,
PAGE 320, H.C.D.R.
OCTAVIANA REYES SALINAS
DEED WITHOUT WARRANTY
INSTRUMENT NO. 2121052,
H.C.O.R.
OUT OF FARM TRACT 133
THE WEST AND ADAMS TRACTS
VOLUME 2, PAGES 34-37, H.C.M.R.
W PIKE BOULEVARD
[R.O.W. VARIES]
ADD. 20.0' R.O.W.
DEDICATED BY
THIS PLAT
62.6' R.O.W.
82.6' R.O.W.
N 88° 49' 19" E
527.94'
(528.19')
307.00'
N 88° 49' 19" E
169.98'
(170.00')
N 01° 10' 41" W
105.00'
(N 01° 09' 28" W)
N 01° 10' 41" W
476.77'
(N 01° 09' 28" W)
S 01° 10' 41" E
467.97'
(N 01° 09' 28" W)
S 88° 49' 19" W
187.60'
(S 88° 50' 32" W)
N 01° 16' 42" W
102.42'
(N 01° 15' 29" W)
S 88° 43' 18" W
117.18'
(117.83')
(S 88° 44' 31" W)
S 88° 47' 23" W
223.93'
(S 88° 48' 36" W)
N 01° 12' 37" W
220.00'
(N 01° 11' 24" W)
S 01° 12' 37" E
120.00'
N 88° 47' 23" E
12.53'
S 88° 47' 23" W
102.52'
(S 88° 48' 36" W)
N 01° 12' 37" W
100.00'
(N 01° 11' 24" W)
S 88° 47' 23" W
106.16'
S 88° 47' 23" W
200.00'
S 10° 46' 21" W
424.83'
(S 10° 47' 34" W)
S 01° 10' 41" E
(N 01° 09' 28" W)
N 01° 10' 41" W
105.00'
(N 01° 09' 28" W)
N 01° 10' 41" W
476.77'
(S 01° 09' 28" E)
N 01° 10' 41" W
281.77'
(S 01° 09' 28" E)
N 01° 10' 42" W
956.58'
N 01° 10' 42" W
383.85'
S 01° 10' 41" E
167.97'
N 01° 16' 42" W
102.42'
(N 01° 15' 29" W)
S 88° 47' 23" W
223.93'
(S 88° 48' 36" W)
N 01° 12' 37" W
220.00'
(N 01° 11' 24" W)
S 01° 12' 37" E
120.00'
N 01° 12' 37" W
100.00'
(N 01° 11' 24" W)
S 10° 46' 21" W
424.83'
(S 10° 47' 34" W)
(S 88° 50' 32" W)
N 88° 49' 19" E
(528.19')
527.94'
(S 88° 50' 32" W)
N 88° 49' 19" E
187.60'
(S 88° 50' 32" W)
N 88° 49' 19" E
169.98'
(S 88° 50' 32" E)
(170.00')
(S 88° 50' 32" E)
N 88° 49' 19" E
169.98'
(S 88° 50' 32" E)
(170.00')
(S 88° 44' 31" W)
S 88° 43' 18" W
117.18'
(117.83')
(S 88° 48' 36" W)
S 88° 47' 23" W
223.93'
(S 88° 48' 36" W)
(N 01° 11' 24" W)
N 01° 12' 37" W
220.00'
(S 01° 09' 28" E)
N 01° 10' 41" W
105.00'
(N 01° 09' 28" W)
N 01° 10' 41" W
476.77'
(S 01° 09' 28" E)
N 01° 10' 42" W
956.58'
N 01° 10' 42" W
383.85'
S 01° 10' 41" E
167.97'
N 01° 16' 42" W
102.42'
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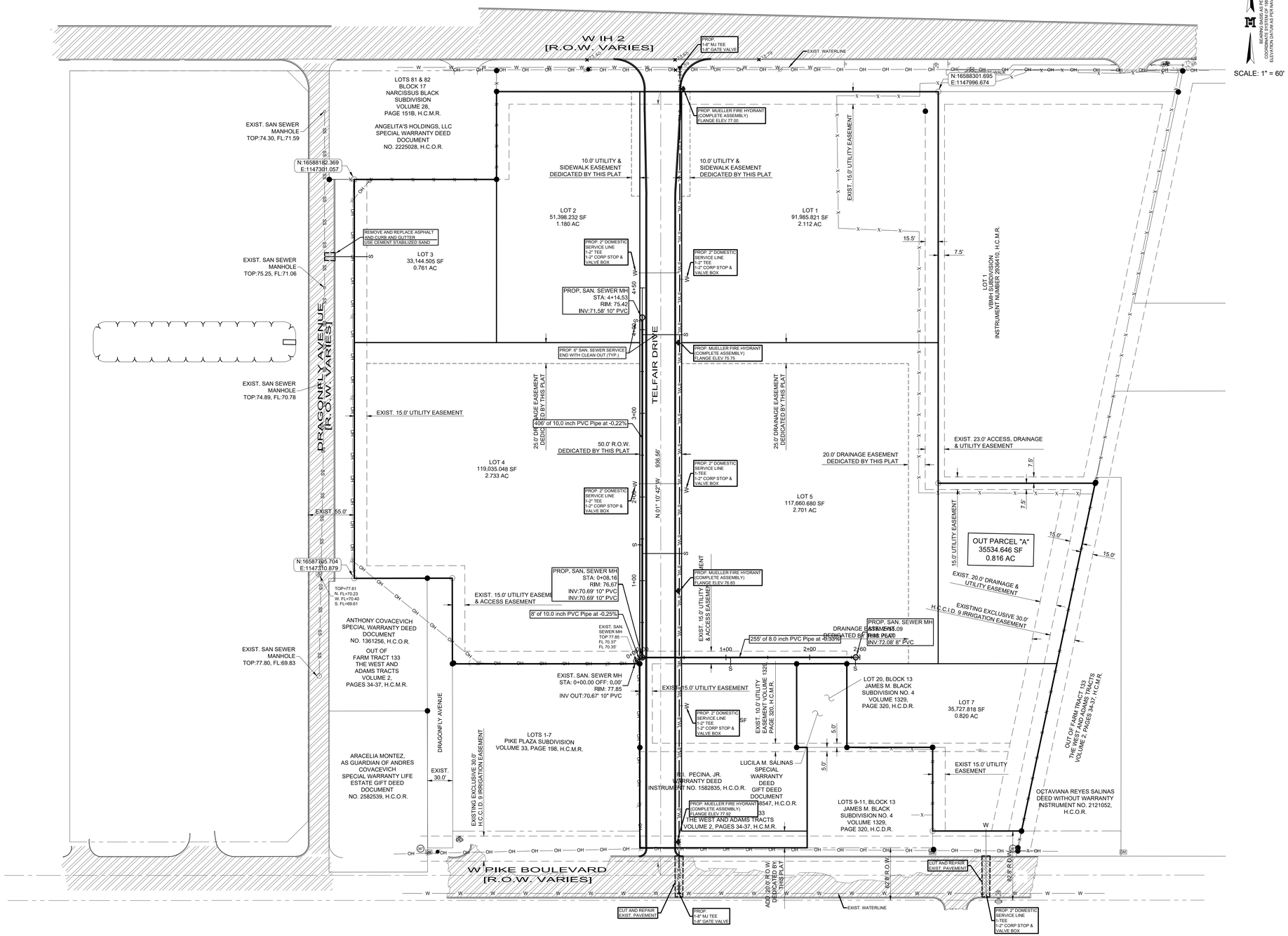
S 88° 47' 23" W
223.93'
(S 88° 48' 36" W)
N 01° 12' 37" W
220.00'
(N 01° 11' 24" W)
S 01° 12' 37" E
120.00'
N 01° 12' 37" W
100.00'
(N 01° 11' 24" W)
S 10° 46' 21" W
424.83'
(S 10° 47' 34" W)
S 88° 49' 19" E
169.98'



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BY	DATE

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TBPELS No. - 10095800

BEARING BASIS IS PER TEXAS
COORDINATE SYSTEM OF 1983, TEXAS SOUTH
ELEVATIONS ARE REFERENCED TO NAVD 88 (GEOID99)

ENG. TECH: EM
PROJECT ENG: M.A.R
T-BOOK: , PG.
1. RELEASE DATE:
2. RELEASE DATE:
3. RELEASE DATE:
SCALE: AS SHOWN

MELDEN & HUNT, INC.
TEXAS REGISTRATION F-1435

STATE OF TEXAS
MARIO A. REYNA
117368
LICENSED
PROFESSIONAL ENGINEER

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SOUTH POINT SUBDIVISION

WESLACO, TEXAS

WATER AND SEWER LAYOUT

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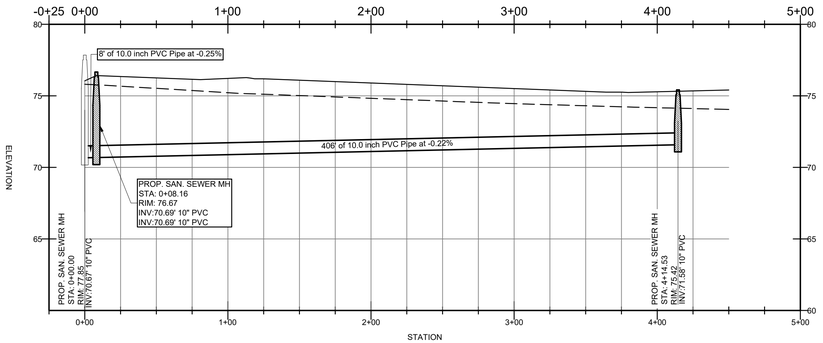
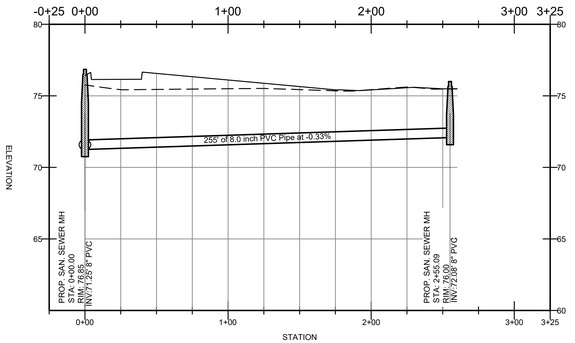
File Name: XXXXXXXXXX

SANITARY SEWER LINE A PROFILE



SANITARY SEWER LINE B PROFILE



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TEXAS REGISTRATION F-1435

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SOUTH POINT SUBDIVISION
WESLACO, TEXAS

SANITARY SEWER PLAN & PROFILE

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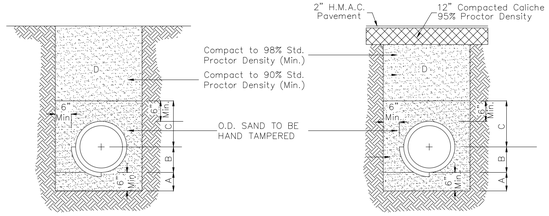
SHEET 5 OF 11



STANDARD PIPE BEDDING

A. SAND BEDDING TO BE PLACED BEFORE PIPE IS LAID UP TO FLOW LINE OF PIPE (MIN. THICKNESS = 6")

B. SAND BACKFILL PLACED AFTER PIPE IS LAID FROM BOTTOM OF PIPE TO SPRING LINE OF PIPE. (4" LIFTS, WATER JET, HAND TAMPED)

C. SAND BACKFILL PLACED FROM SPRING LINE OF PIPE TO 6" ABOVE TOP OF PIPE. (6" LIFTS, HAND TAMPED)

D. FILL TRENCH W/SELECT BACKFILL, W/8" LIFTS COMPACT TO 90% STD. PROCTOR

FOUNDATION PREPARATION (WELLPOINTS, GRAVEL OR CEMENT STABILIZATION, OR APPROVED SUBSTITUTE) SHALL BE REQUIRED WHEN TRENCH BOTTOM IS UNSTABLE.

BACKFILLING AT STRUCTURES SHALL BE PLACED IN UNIFORM LAYERS, MOISTENED AS REQUIRED TO APPROXIMATE OPTIMUM MOISTURE CONTENTS AND COMPACTED TO 98% STANDARD PROCTOR DENSITY. THE THICKNESS OF EACH LOOSE LAYER SHALL BE SAND, APPROVED SITE SOIL OR OTHER APPROVED SUBSTITUTE.

WATER LINE – BACKFILL A,B,C,D
SEWER LINE – BACKFILL A,B,C,D
SAND TO BE ARROYO SAND W/ PI <15

AFTER THE TRENCH IS BACKFILLED PER APPLICABLE STANDARD AND/OR SPECIAL SPECIFICATION TO WITHIN 18 INCHES OF THE FINISH GRADE THE CONTRACTOR SHALL INSTALL A DETECTABLE PIPE LOCATING TAPE OVER ALL THE WATER MAINS. THE BACKFILL SHALL BE SUFFICIENTLY LEVELED SO THAT THE TAPE WILL BE INSTALLED ON A FLAT SURFACE. THE TAPE SHALL BE CENTERED IN THE TRENCH AND LAID FLAT WITH PRINTED SIDE UP. CAUTION SHALL BE EXERCISED TO AVOID DISPLACEMENT OF TAPE AND TO ENSURE ITS INTEGRITY.

STANDARD PIPE BEDDING
UNDER EXISTING PAVEMENT OR PROP. PAVEMENT

A. SAND BEDDING PLACED BEFORE PIPE IS LAID UP TO FLOW LINE OF PIPE. (MIN. THICKNESS = 6")

B. SAND BACKFILL PLACED AFTER PIPE IS LAID FROM BOTTOM OF PIPE TO SPRING LINE OF PIPE. (4" LIFTS, WATER JET, HAND TAMPED).

C. SAND BACKFILL PLACED FROM SPRING LINE OF PIPE TO 6" ABOVE TOP OF PIPE. (6" LIFTS, HAND TAMPED).

D. FILL TRENCH W/SAND CEMENT STABILIZED BACKFILL W/8" LIFTS COMPACTED TO 98% STANDARD PROCTOR DENSITY

FOUNDATION PREPARATION (WELLPOINTS, GRAVEL OR CEMENT STABILIZATION, OR APPROVED SUBSTITUTE) SHALL BE REQUIRED WHEN TRENCH BOTTOM IS UNSTABLE.

BACKFILLING AT STRUCTURES SHALL BE PLACED IN UNIFORM LAYERS, MOISTENED AS REQUIRED TO APPROXIMATE OPTIMUM MOISTURE CONTENTS AND COMPACTED TO 98% STANDARD PROCTOR DENSITY. THE THICKNESS OF EACH LOOSE LAYER SHALL BE SAND, APPROVED SITE SOIL OR OTHER APPROVED SUBSTITUTE.

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SEWER LINE – BACKFILL A,B,C,D
SAND TO BE ARROYO SAND W/ PI <15

AFTER THE TRENCH IS BACKFILLED PER APPLICABLE STANDARD AND/OR SPECIAL SPECIFICATION TO WITHIN 18 INCHES OF THE FINISH GRADE THE CONTRACTOR SHALL INSTALL A DETECTABLE PIPE LOCATING TAPE OVER ALL THE WATER MAINS. THE BACKFILL SHALL BE SUFFICIENTLY LEVELED SO THAT THE TAPE WILL BE INSTALLED ON A FLAT SURFACE. THE TAPE SHALL BE CENTERED IN THE TRENCH AND LAID FLAT WITH PRINTED SIDE UP. CAUTION SHALL BE EXERCISED TO AVOID DISPLACEMENT OF TAPE AND TO ENSURE ITS INTEGRITY.

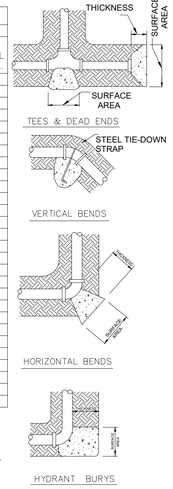
WATER AND SEWER PIPE BEDDING DETAIL

N.T.S.

THRUST BLOCK SIZE			
HORIZONTAL BENDS			
DIAMETER OF PIPE IN INCHES	SURFACE AREA SQ. FT.	THICKNESS IN INCHES	WEIGHT AT VERTICAL BENDS-LBS.
22-1/2° BENDS			
6 OR LESS	2	8	1,700
8	3	12	3,000
10	3.5	12	4,500
12	4	14	6,600
14	5	18	9,000
16	6	18	11,800
45° BEND			
6 OR LESS	4	12	3,200
8	5	14	5,800
10	6	18	9,000
12	7	18	13,000
14	8	24	17,000
16	11.5	24	23,200
90° BEND			
6 OR LESS	6	12	6,000
8	8	15	10,700
10	10	18	16,700
12	12	18	24,000
14	18	24	32,600
16	21	24	42,700
TEES & DEAD ENDS			
6 OR LESS	3	12	--
8	4	15	--
10	6	18	--
12	8.5	18	--
14	11.5	24	--
16	15	24	--

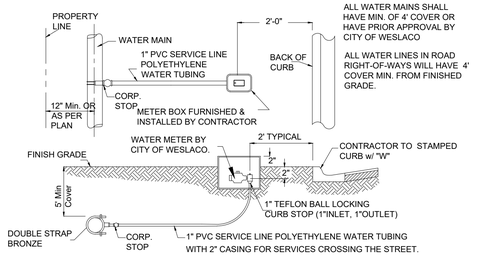
NOTE:
ALL VALUES SHOWN ARE MIN. FOR A HYDROSTATIC PRESSURE OF 150 P.S.I. AND A SOIL RESISTANCE OF 2,000 LBS. PER SQ./FT. WITH PIPELINE HAVING A MIN. OF 3 FT. OF COVER WITH CURB & GUTTER AND A 5 FT. MIN. WITHOUT CURB & GUTTER

NOTE: SEE THRUST BLOCK SIZE CHART FOR PROPER THICKNESS AND SURFACE AREAS



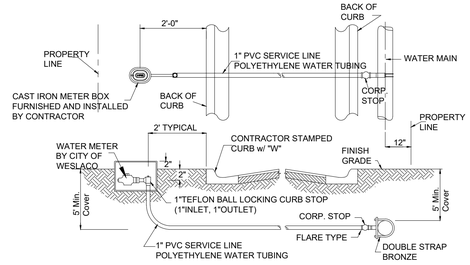
THRUST BLOCKS DETAILS

N.T.S.



TYPICAL SINGLE WATER SERVICE CONNECTION

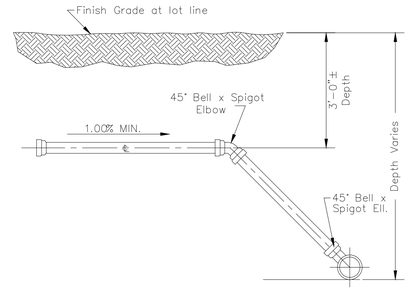
(NEAR SIDE)



TYPICAL SINGLE WATER SERVICE CONNECTION

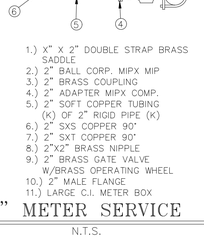
(FAR SIDE)

NOTE:
ALL FITTINGS ON WATER SERVICES 1" & BELOW TO BE FLARE TYPE.



TYPICAL DEEP SERVICE CONNECTION

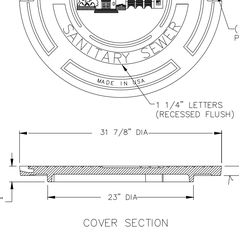
N.T.S.



1.) X" X 2" DOUBLE STRAP BRASS SADDLE
2.) 2" BALL CORP. MIPX MIP
3.) 2" BRASS COUPLING
4.) 2" ADAPTER MIPX COMP.
5.) 2" SOFT COPPER TUBING (K) OF 2" RIGID PIPE (K)
6.) 2" SXS COPPER 90°
7.) 2" SXT COPPER 90°
8.) 2"X2" BRASS NIPPLE
9.) 2" BRASS GATE VALVE W/BRASS OPERATING WHEEL
10.) 2" MALE FLANGE
11.) LARGE C.I. METER BOX

2" METER SERVICE

N.T.S.



EJIW EAST JORDAN V-1420 COVER

N.T.S.

PRODUCT NUMBER
41420082

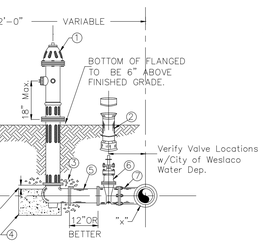
DESIGN FEATURES
MATERIALS
COVER-GRAY IRON ASTM A48 CL35B

DESIGN LOAD
HEAVY DUTY

COATING
UNDIPPED

OPEN AREA
N/A

√ DESIGNATES MACHINE SURFACE



NOTE:

1.) OIL SHALL BE PLACED IN HYDRANT AT THE TIME OF INSTALLATION.
2.) PUMPER NOZZLE SHALL FACE ROADWAY. (5 1/2" N.S.T.)
3.) IN CERTAIN INSTANCES, WHERE DISTANCES PERMITS, A PARALLEL TEE OR UNION-TITE 90° ELBOW W/RESTRAINING LUGS MAY BE USED IN LEIU OF A STANDARD TEE. FINAL APPROVAL BY CITY OF WESLACO REQUIRED.
4.) IF AMERICAN DARLING IS USED MODEL B-84-B w/EPOXY COAT VALVE PLATE AND INTERIOR SHOE.
5.) TAPPING SLEEVES TO HAVE STAINLESS STEEL BOLTS AND NUTS.
6.) ALL VALVES,FITTINGS & HYDRANTS & ACCESSORIES TO BE GREASED & WRAPPED IN PLASTIC.
7.) ALL VALVES, FITTINGS AND ACCESSORIES, VALVE BOXES, METER BOXES AND COVERS WILL BE OF DOMESTIC ORIGIN AND APPROVED BY CITY OF WESLACO WATER DEPARTMENT

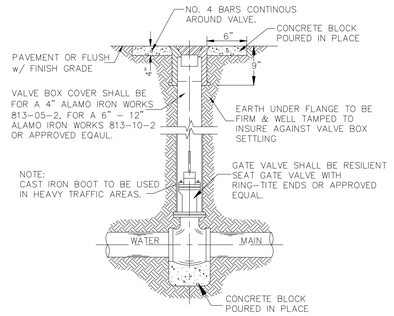
FIRE HYDRANT INSTALLATION CONSISTS OF FIRE HYDRANT, VALVE AND VALVE BOX

FIRE HYDRANT UNIT SHALL INCLUDE:

1.) 1- FIRE HYDRANT w/ (4 1/2" PUMPER NOZZLE)
2.) 1-VALVE BOX
3.) 3 CU. FT. GRAVEL
4.) 3 CU. FT. CONCRETE 1" BELOW HYDRANT WEEP HOLES)
5.) 1' OR BETTER PVC SPOOLS
6.) 1-6" RESILIENT SEAT GATE VALVE (FLANGED X M.J. OR P.O.)
7.) 1-X"x6" CAST IRON TEE x" WATER MAIN DIA. (FLANGED X M.J. OR P.O.)

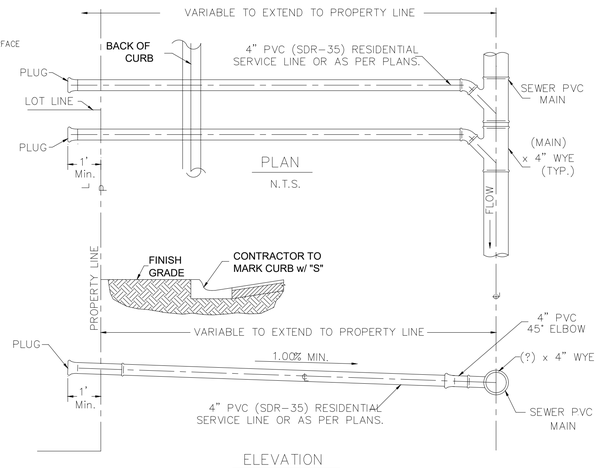
STANDARD FIRE HYDRANT INSTALLATION

Mueller(Super Centurion 250 A-423)
N.T.S.



TYPICAL VALVE AND VALVE BOX INSTALLATION ON MAIN LINE

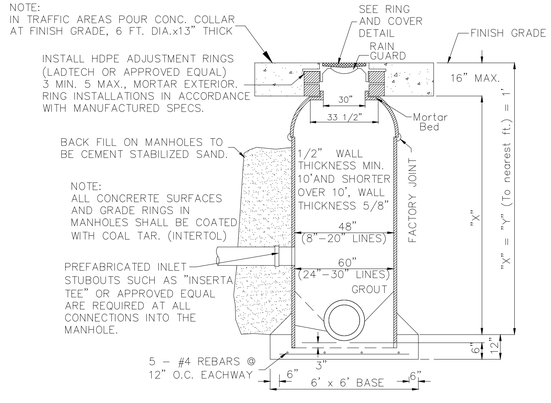
N.T.S.
Mueller (A-2360 series) or American Darling (series 500) Only



PIPE:
POLY (VINYL CHLORIDE) (PVC) SEWER PIPE SHALL CONFORM TO REQUIREMENTS OF ASTM D-3034-73-JOHNS-MANVILLE "RING TITE" PVC (SDR-35) SEWER PIPE OR APPROVED EQUAL.

TYPICAL SEWER SERVICE LINE INSTALLATION

N.T.S.

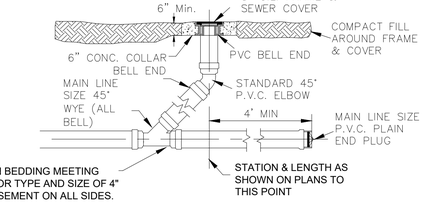


TYPICAL FIBERGLASS MANHOLE

N.T.S.

NOTE:
SOLVENT WELDED SLIP ON JOINTS MAY BE USED ON VERTICAL RISING SECTION OF PIPE WITH A MINIMUM OF 4" CONCRETE ENCASEMENT ON ALL SIDES.

NOTE: ALL PIPE CONNECTION TO M.H. SHALL USE INSERTA-TEE



TYPICAL SANITARY SEWER CLEANOUT

N.T.S.

JOB No.
21083.00

DATE | BY

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CONSULTANTS ♦ ENGINEERS ♦ SURVEYORS
115 W. McINTYRE - EDINBURG, TX 78541
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TBPELS No. 10095600

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PROJECT ENG: M.A.R
T-BOOK: , PG.
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2. RELEASE DATE:
3. RELEASE DATE:
SCALE: AS SHOWN

MELDEN & HUNT, INC.
TEXAS REGISTRATION F-1435

STATE OF TEXAS
MARIO A. REYNA
117368
LICENSED PROFESSIONAL ENGINEER

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SOUTH POINT SUBDIVISION
WESLACO, TEXAS

SANITARY SEWER DETAILS

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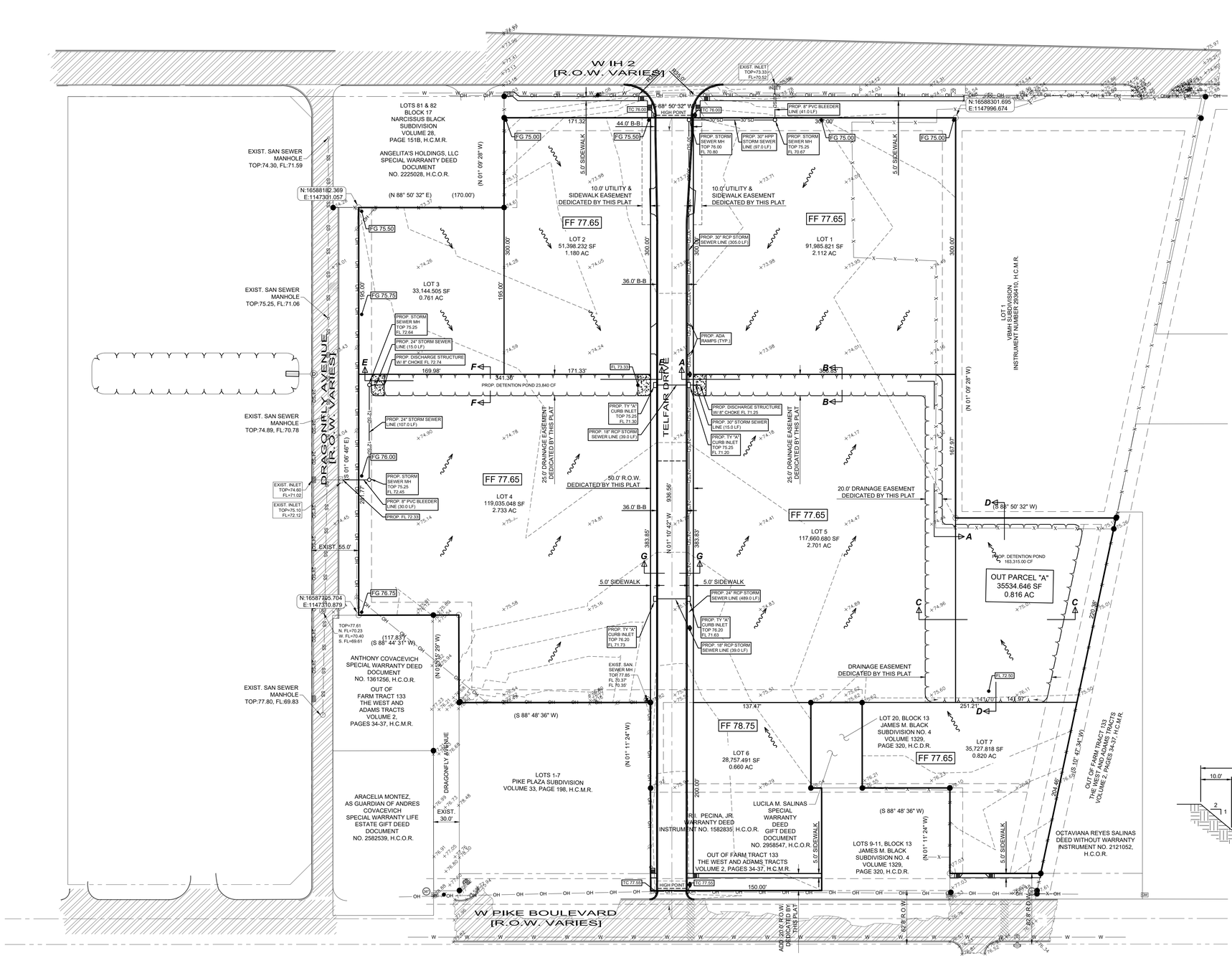
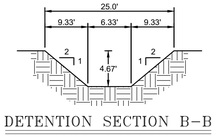
SHEET 6 OF 11



DETENTION REQUIRED:	= 187.268.00 CF
DETENTION PROVIDED:	= 187.455.00 CF



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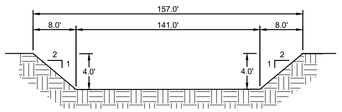

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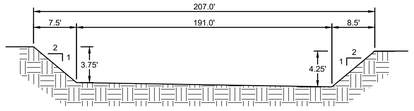

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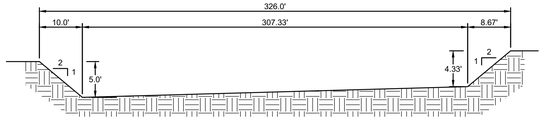

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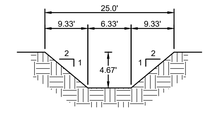

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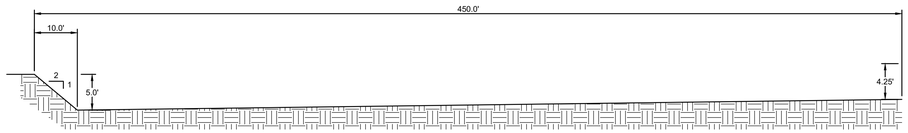

DETENTION SECTION A–A

JOB No.
21083.00

DATE | BY

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TEXAS REGISTRATION F-1435

STATE OF TEXAS
MARIO A. REYNA
117368
LICENSED
PROFESSIONAL ENGINEER

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SOUTH POINT SUBDIVISION
WESLACO, TEXAS

PAVING AND GRADING PLAN

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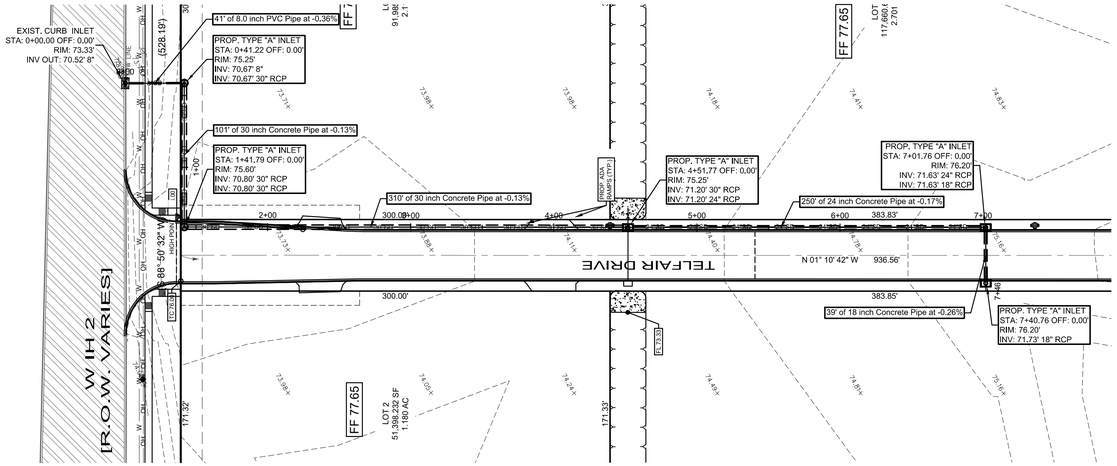
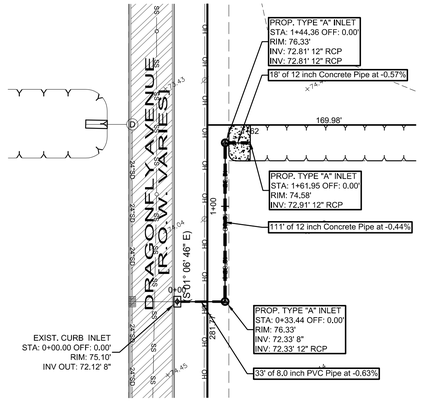
File Name: XXXXXXXXX

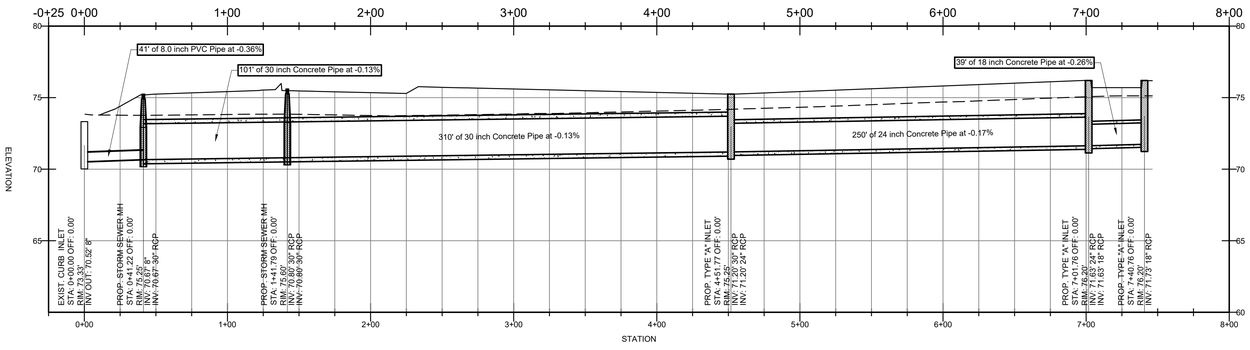
SHEET 7 OF 11

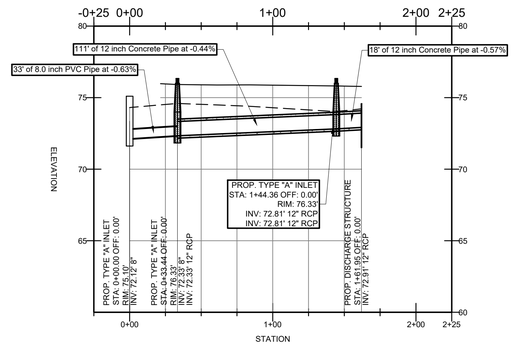
BEARING BASIS AS PER TEXAS
COORDINATE SYSTEM OF 1983, TEXAS SOUTH
ELEVATION DATUM AS PER NAVD 88 (GEOID 2003)

SCALE: H 1" = 50'
V 1" = 5'









JOB No.
21083.00

DATE	BY

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TEXAS REGISTRATION F-1435

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MARIO A. REYNA
117368
LICENSED
PROFESSIONAL ENGINEER

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SOUTH POINT SUBDIVISION
WESLACO, TEXAS

STORM SEWER PLAN & PROFILE

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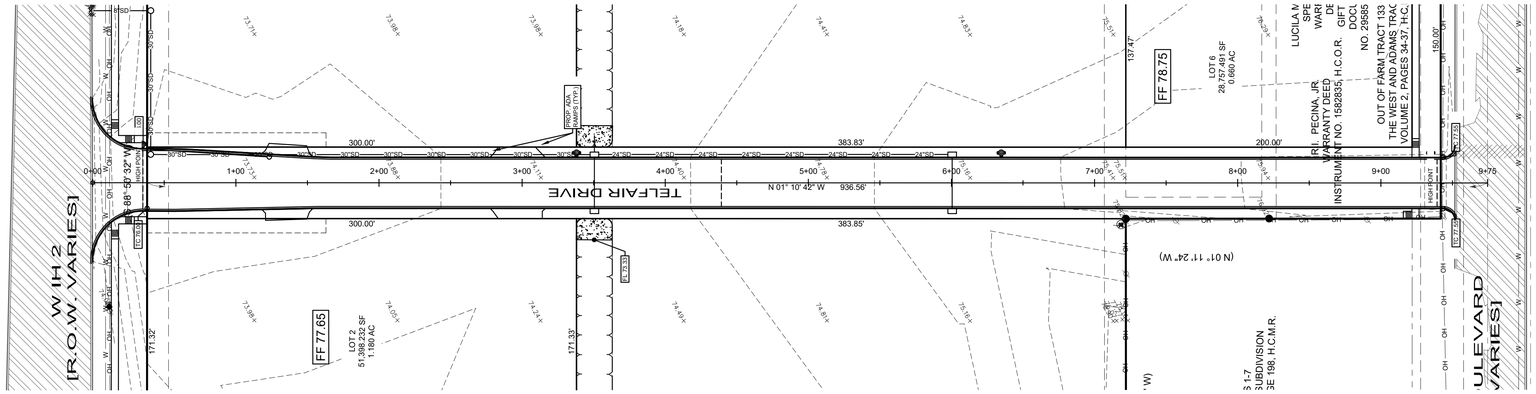
File Name: XXXXXXXXXX

SHEET 8 OF 11



BEARING BASIS AS PER TEXAS
COORDINATE SYSTEM OF 1983, TEXAS SOUTH
ELEVATION DATUM AS PER NAVD 88 (GEOID 2003)

SCALE: H 1" = 50'
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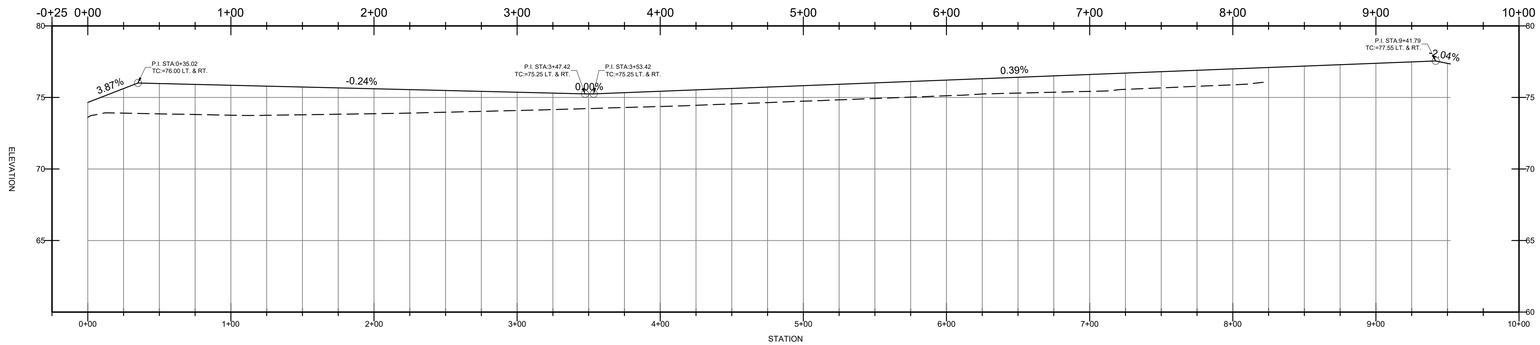
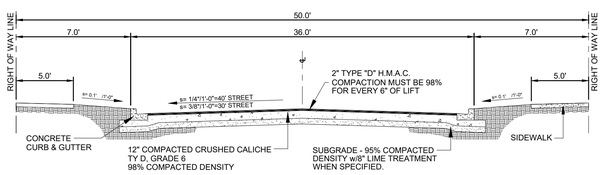
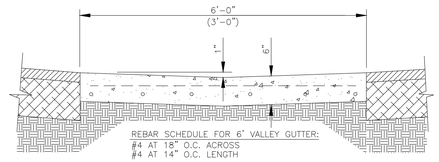




STREET CROSS SECTION G–G



SECTION "CC" – CONCRETE VALLEY GUTTER

GENERAL NOTES:

1. ALL CONCRETE WORK SHALL BE TREATED WITH MEMBRANE CURING COMPOUND TYPE 2 WHITE PIGMENTED IN ACCORDANCE w/ THD 1972 SPECIFICATIONS ITEM 531. CONSIDERED INCIDENTAL TO CONCRETE WORK.
2. 1/2" EXPANSION JOINTS REQUIRED AT 70' c.c. AND AT THE BEGINNING AND END OF ALL RADII. CONTRACTION JOINTS SHALL NOT EXCEED 10' c.c.

JOB No.
21083.00

DATE	BY

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MARIO A. REYNA
117368
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SOUTH POINT SUBDIVISION
WESLACO, TEXAS

STREET PLAN & PROFILE

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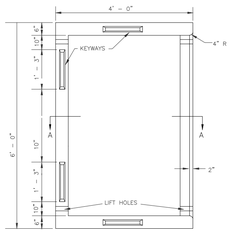
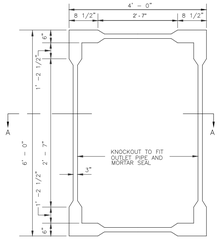
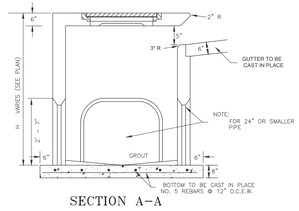


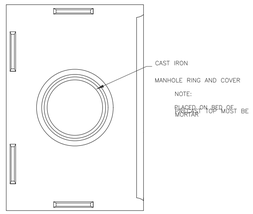
TOP VIEW PLAN



BOTTOM END SECTION



SECTION A–A

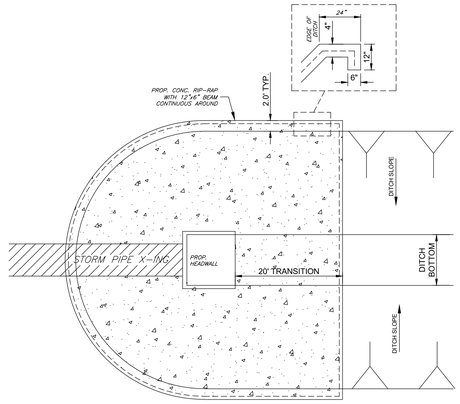


NOTE: ALL REINFORCING TO BE #4 BARS AT 12" CENTERS E. W.
CONCRETE @ SACKS 4000 P.S.I. MINIMUM

TOP VIEW PRECAST LID

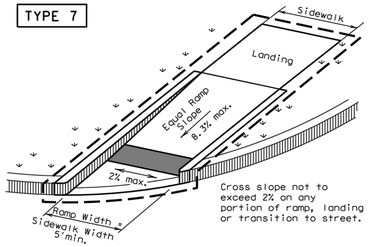
TYPE "A" INLET

N.T.S.



CONCTRETE RIP-RAP DETAIL

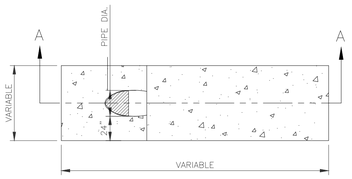
N.T.S.



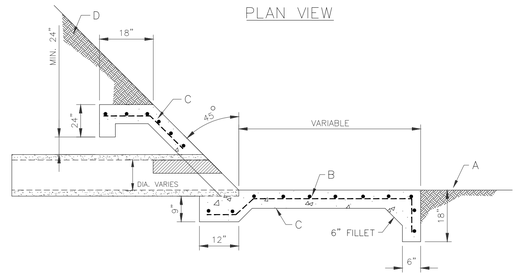
(Sidewalk set back from curb)

HANDICAP RAMP DETAIL

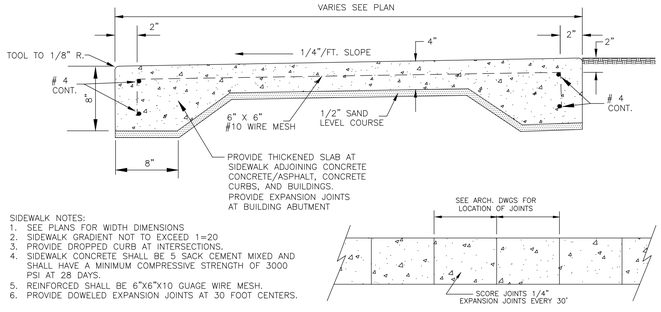
N.T.S.



PLAN VIEW



SECTION A–A



SIDEWALK NOTES:
1. SEE PLANS FOR WIDTH DIMENSIONS
2. SIDEWALK GRADIENT NOT TO EXCEED 1=20
3. PROVIDE DROPPED CURB AT INTERSECTIONS.
4. SIDEWALK CONCRETE SHALL BE 5 SACK CEMENT MIXED AND SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3000 PSI AT 28 DAYS.
5. REINFORCED SHALL BE 6"X6"X10 GUAGE WIRE MESH.
6. PROVIDE DOWELED EXPANSION JOINTS AT 30 FOOT CENTERS.

SIDEWALK DETAILS

N.T.S.

GENERAL NOTES:

1. CONCRETE TO HAVE 3000 P.S.I. AT MIN. 28 DAYS COMPRESSION STRENGHT.
2. ALL STEEL TO HAVE 4000 P.S.I. YIELD STRENGHT.

CONSTRUCTION NOTES:

A. DRAIN DITCH FLOW–LINE.

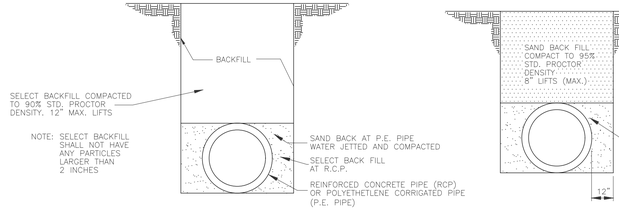
B. 6" X 6" X No. 6 WIRE MESH OR EQUAL.

C. MIN. 3" COVER REQUIRED ON EVERY SIDE.

D. MIN. 98% COMPACTION.

DISCHARGE STRUCTURE DETAIL

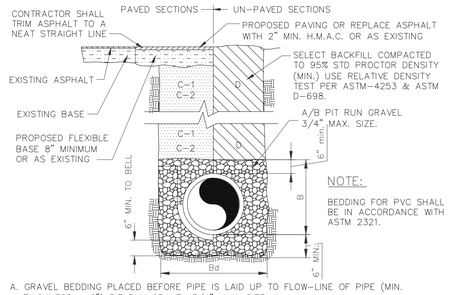
N.T.S.



STANDARD UNDER PROPOSED PAVEMENT/BUILDING

BEDDING AND BACKFILL DETAIL

N.T.S.



A. GRAVEL BEDDING PLACED BEFORE PIPE IS LAID UP TO FLOW–LINE OF PIPE (MIN. THICKNESS = 6") PIT RUN GRAVEL 3/4" MAX. SIZE.

B. GRAVEL PLACED AFTER PIPE IS LAID FROM BOTTOM OF PIPE TO 4" ABOVE THE TOP OF PIPE. PIT RUN GRAVEL 3/4" MAX. SIZE.

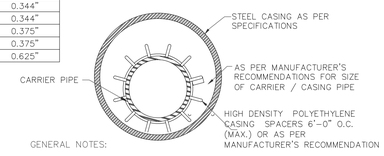
C. TRENCH WIDTHS SHALL BE PIPE BELL O.D. + 12" OR IN ACCORDANCE WITH ASTM 2321 FOR PVC PIPE. C–1. (CITY STREETS, PARKING AREA, DRIVEWAYS) SELECTED EXCAVATED BACK FILL COMPACTED TO 98% SPD, 8" LIFTS, MECHANICAL COMPACTION C–2. (STATE MAINTAINED ROADWAYS) COMPACTED SAND/CEMENT STABILIZED BACK FILL WITH 7% PORTLAND CEMENT COMPACTED AS PER ASTM D–4253 AND ASTM D–698.

D. SELECT EARTH BACK FILL COMPACTED TO 98% STD. PROCTOR DENSITY (12" LIFTS, MECHANICAL COMPACTION) FOUNDATION PREPARATION (WELLPOINTS, GRAVEL OR CEMENT STABILIZATION, OR APPROVED SUBSTITUTE) SHALL BE REQUIRED WHEN TRENCH BOTTOM IS UNSTABLE. BACK FILLING AT STRUCTURES SHALL BE PLACED IN UNIFORM LAYERS, MOISTENED AS REQUIRED TO APPROXIMATE OPTIMUM MOISTURE CONTENT, AND COMPACTED TO 98% STD. PROCTOR DENSITY (USE RELATIVE DENSITY TEST PER ASTM D–4253 & ASTM D–698). THE THICKNESS OF EACH LOOSE LAYER SHALL NOT TO EXCEED 6". STRUCTURE BACK FILL MATERIAL SHALL BE SAND, APPROVED SITE SOIL, OR OTHER APPROVED SUBSTITUTE.

STORM SEWER (LOW PRESSURE PIPE)

N.T.S.

BORING INSTALLATION		
CARRIER PIPE SIZE	PIPE CASING SIZE	MIN. WALL THICKNESS
6"	14"	0.250"
8"	16"	0.250"
10"	18"	0.344"
12"	21"	0.344"
14", 15"	24"	0.344"
16"	26"	0.344"
18"	30"	0.375"
24"	36"	0.375"
36"	48"	0.625"



GENERAL NOTES:

1. ALL STEEL CASING SHALL BE WELDED.

2. STEEL CASING SHALL BE CLOSED AT EACH END USING BRICK OR BLOCK AND MORTAR GROUTED.

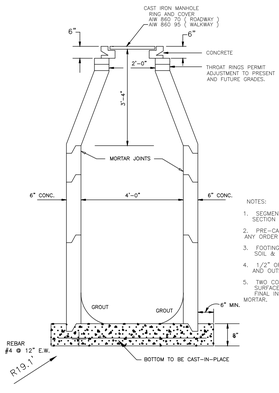
3. CASING SPACERS SHALL BE USED TO INSTALL THE CARRIER PIPE INSIDE THE ENCASEMENT PIPE. CASING SPACERS SHALL FASTEN TIGHTLY ONTO THE CARRIER PIPE SO THAT WHEN THE CARRIER PIPE IS BEING INSTALLED THE SPACERS WILL NOT MOVE ALONG THE PIPELINE. CASING SPACERS SHALL BE DOUBLED ON EACH END OF THE ENCASEMENT.

4. PROJECTION – TYPE CASING SPACERS SHALL BE CONSTRUCTED OF PREFORMED SECTIONS OF HIGH DENSITY POLYETHYLENE. THE FLEXIBLE SECTIONS SHALL BE JOINED TOGETHER AROUND THE PIPE TO PROVIDE A MINIMUM OF 16 PLASTIC PROJECTIONS PER SPACER SECTION OR AS RECOMMENDED BY MANUFACTURER.

5. INSTALLATION AND SIZE OF SPACERS SHALL BE AS PER MANUFACTURER'S RECOMMENDATIONS.

UTILITY LINE BORE DETAIL

N.T.S.



NOTES:
1. SEGMENTAL BLOCK SECTION & PRECAST SECTION MAY BE ALTERNATED.
2. PRE–CAST SECTIONS MAY BE PLACED IN ANY ORDER
3. FOOTING TO BE POURED ON UNDISTURBED SOIL & TO BE UNIFORM IN THICKNESS.
4. 1/2" OF MORTAR TO BE PLACED ON INSIDE AND OUTSIDE OF SEGMENTAL BLOCK MANHOLE
5. TWO COATS OF INERTOL REQUIRED ON ALL SURFACES. ONE TO BE APPLIED PRIOR TO FINAL INSPECTION TO INSURE COATING OF MORTAR.

STORM SEWER STANDARD PRECAST MANHOLE

N.T.S.

JOB No.
21083.00

MELDEN & HUNT INC.
CONSULTANTS • ENGINEERS • SURVEYORS
115 W. McINTYRE - EDINBURG, TX 78541
PH. (956) 381-0981 - FAX (956) 381-1839
ESTABLISHED 1947 - www.meldenandhunt.com
TBPELS No. 10056500

DATE BY

ENG. TECH: EM
PROJECT ENG: M.A.R
T-BOOK: , PG.
1. RELEASE DATE:
2. RELEASE DATE:
3. RELEASE DATE:
SCALE: AS SHOWN

MELDEN & HUNT, INC.
TEXAS REGISTRATION F-1435

STATE OF TEXAS
MARIO A. REYNA
117368
LICENSED PROFESSIONAL ENGINEER

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY MARIO A. REYNA, P.E. 117368

08-04-2021

ALTERATION OF A SEALED DOCUMENT WITHOUT PROPER NOTIFICATION TO THE RESPONSIBLE ENGINEER IS AN OFFENSE UNDER THE TEXAS ENGINEERING PRACTICE LAW

SOUTH POINT SUBDIVISION
WESLACO, TEXAS

PAVING AND GRADING DETAILS

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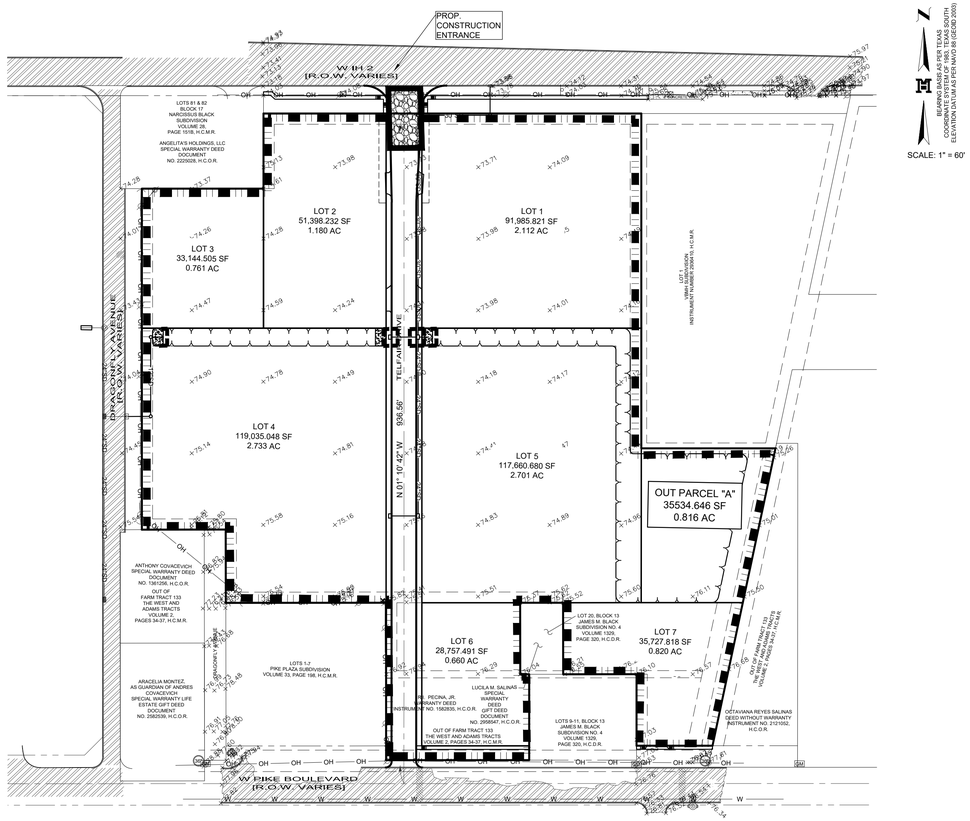
File Name: XXXXXXXXXX

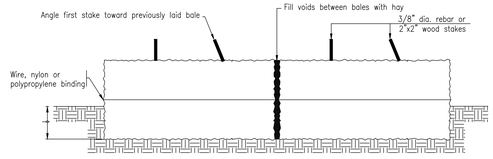


SCALE: 1" = 60'

BEARING BASIS AS PER TEXAS COORDINATE SYSTEM OF 1983 SOUTH ZONE (4204) NAD 83 (NSRS 2007) ELEVATION DATUM AS PER NAVD 88 (GEOID 2003)

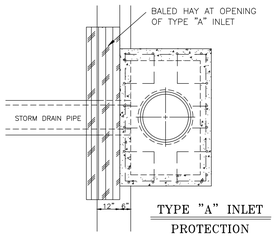
GENERAL NOTES :

1. The guidelines shown hereon are suggestions only and may be modified by the engineer.
2. Hay bales shall be a minimum of 30" in length and weigh a minimum of 50 lbs.
3. Hay bales shall be bound by either wire or nylon or polypropylene string. The bales shall be composed entirely of vegetable matter.
4. Hay bales shall be embedded in the soil a minimum of 4" and where possible 1/2 the height of the bale.
5. Hay bales shall be place in a row with ends tightly abutting the adjacent bales. The bales shall be placed with bindings parallel to the ground.
6. Hay bales shall be securely anchored in place with 3/8" dia. rebar or 2"x2" wood stakes driven through the bales. The first stake shall be angled towards the previously laid bale to force the bales together.

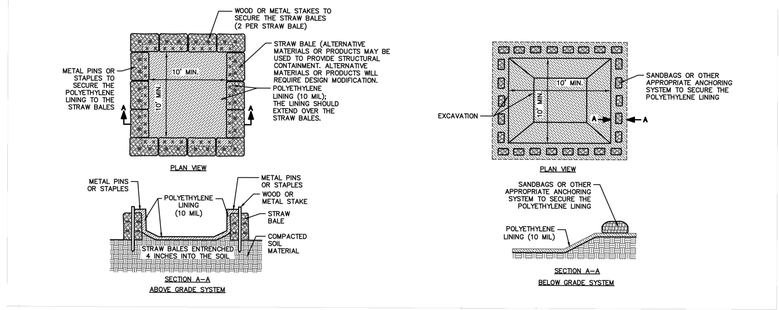


BALED HAY FOR EROSION CONTROL

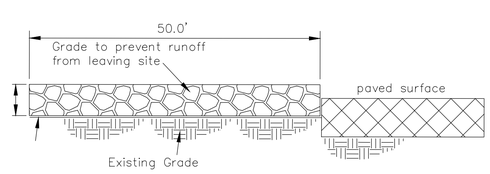
PLAN SHEET LEGEND



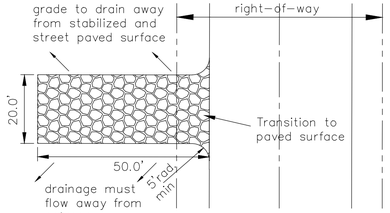
TYPE "A" INLET PROTECTION



CONCRETE WASH OUT



Profile View



Plan View

*** ADDITIONAL NOTES ***

TXDOT WILL ALLOW TEMPORARY CONSTRUCTION ENTRANCE SUBJECT TO:

1. DRIVEWAY WILL BE TEMPORARY AND THE RIGHT-OF-WAY WILL BE RETURNED TO ITS ORIGINAL CONDITION AS SOON AS POSSIBLE AFTER CONSTRUCTION IS COMPLETE.
2. DRIVEWAY WILL BE MAINTAINED AS A CONSTRUCTION EXIT (OVERSIZE ROCK, ETC.) TO PREVENT ANY TRACKING CONSTRUCTION MATERIAL ONTO PIKE BOULEVARD.
3. THE CURB WILL NOT BE CUT FOR ACCESS BUT SAND BAGS OR TEMPORARY RAMP, WHICH CAN BE REMOVED IN CASE OF RAIN, SHALL BE MAINTAINED IN ORDER TO PREVENT ANY OBSTRUCTION TO THE TRAVELING PUBLIC. IF THE EXISTING CURB & GUTTER IS DAMAGED BECAUSE OF THIS CONSTRUCTION ACTIVITY, IT WILL NEED TO BE REPAIRED OR REPLACED IN ACCORDANCE WITH TXDOT SPECIFICATIONS.
4. CONTRACTOR SHALL CONTACT TXDOT, 48 HOURS PRIOR TO COMMENCING ANY ACTIVITY WITHIN THE RIGHT-OF-WAY.

LEGEND

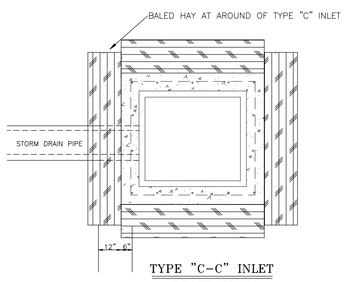
- SEDIMENT CONTROL FENCE
- CONSTRUCTION ENTRANCE
- SOCK FOR INLET

2/C5 STABILIZED CONSTRUCTION ENTRANCE

SCALE: NOT TO SCALE

Notes :

1. Contruction entrance(s) shall be locted at the time of pre–contruction meeting.
2. Stone shall be 4 to 8 inch diameter crushed rock or acceptable crushed Portland Cement Concrete.
3. When necessary, vehicles shall be cleaned to remove sediment prior to entrance onto a public roadway. When washing is required, it shall be done on a area stabilized with crushed stone with drainage flowing away form both the street and the stabilized entrance. All sediment shall be prevented from entering any storm drain, ditch or watercourse using approved methods.
4. The entrance shall be maintained in a condition which will prevent tracking or flowing of sediment onto paved surfaces. This may require periodic top dressing with additional stone as conditions demand. All sediment spilled, dropped, washed or tracked onto paved surfaces, must be removed immediately.
5. The entrance must be properly graded or incorporate a drainage swale to prevent runoff from leaving the construction site.
6. Construction entrance must have a geotechnical fabric filter. If fabric filter is damaged it must be removed and replaced.



TYPE "C–C" INLET PROTECTION

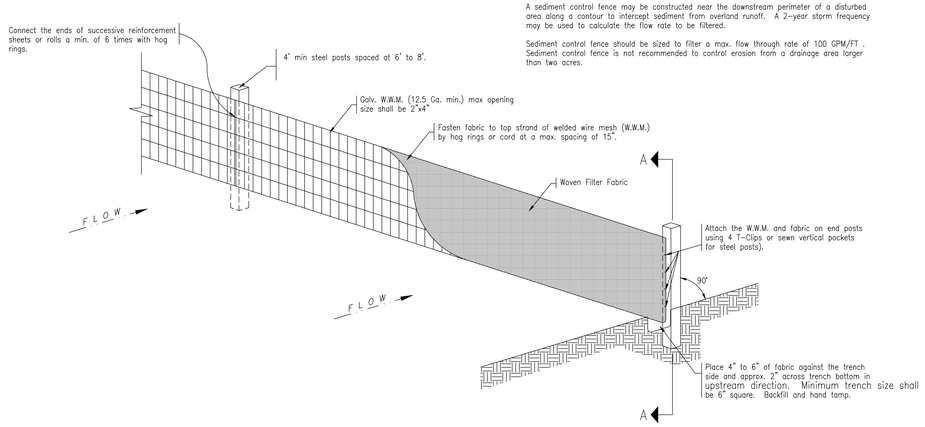
GENERAL NOTES :

1. The guidelines shown hereon are suggestions only and may be modified by the engineer.

SEDIMENT CONTROL FENCE USAGE GUIDELINES

A sediment control fence may be constructed near the downstream perimeter of a disturbed area along a contour to intercept sediment from overland runoff. A 2–year storm frequency may be used to calculate the flow rate to be filtered.

Sediment control fence should be sized to filter a max. flow through rate of 100 GPM/FT . Sediment control fence is not recommended to control erosion from a drainage area larger than two acres.



TEMPORARY SEDIMENT CONTROL FENCE

JOB No. 21083.00

DATE	BY

MELDEN & HUNT INC
CONSULTANTS • ENGINEERS • SURVEYORS
115 W. McINTYRE - EDINBURG, TX 78541
PH: (956) 381-0981 - FAX: (956) 381-1839
ESTABLISHED 1947 - www.meldenandhunt.com
TBPELS No. 10095600

ENG. TECH: EM
PROJECT ENG: M.A.R
T-BOOK: , PG.
1. RELEASE DATE:
2. RELEASE DATE:
3. RELEASE DATE:
SCALE: AS SHOWN

MELDEN & HUNT, INC.
TEXAS REGISTRATION F-1435

STATE OF TEXAS
MARIO A. REYNA
117368
LICENSED PROFESSIONAL ENGINEER

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY MARIO A. REYNA, P.E. 117368

08-04-2021

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SOUTH POINT SUBDIVISION

WESLACO, TEXAS

EROSION AND SEDIMENT CONTROL PLAN

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File Name: XXXXXXXXXX

SHEET 11 OF 11

Final Plat
South Point
Legend
South Point
W Expy 83
2
N Ohio Ave
W Pike Blvd
N Border Ave
WESLACO
Google Earth
© 2021 Google
1000 ft
N

Standardized Agenda Request Form

Date of Meeting: August 17, 2021	**Agenda Item No.** (to be assigned by CSO)**:** 2021-4567

From:
REBEKAH DE LA FUENTE

Subject:
Discussion and consideration to approve the Final Plat for Pecan Grove No.3 Subdivision– being a 4.73 acre tract out of Farm Tract 1046, West and Adams Tract Subdivision, Weslaco, Hidalgo County, Texas located on East of Pecan Grove No.2 and authorize the Mayor to execute any related documents. Possible action. (Staffed by Planning & Code Enforcement Department.)

Background:
The proposed seventeen (17) lot subdivision is located inside the City of Weslaco. This subdivision is being serviced with water by the City of Weslaco Company through an 8” waterline and sewer by City of Weslaco services through an 8” sewer line. The property is within a Flood Zone “X”. Applicant is requesting a variance for off-site drainage. Staff has received letters of support for off-site drainage.

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 and Zoning Commission recommended approval of the final plat and the variance request at their regular meeting of August 11, 2021

KAYLA AREVALO	Created/Initiated
JOSE PEDRAZA	Approved
REBEKAH DE LA FUENTE	Approved
Mike Perez	New

City Manager Comments:
Approve.

Staff Recommendation:
Staff recommends approval of Final Plat and compliance with the ordinance for the variance request.

Attachments, if any:
Pecan Grove Phase III- Final Plat- Memo, Pecan Grove Ph III- Drianage Report, PECANGROVE NO3 -Application & Support Document, Pecan Grove Phase III-

Aerial, PECAN GROVE SUBD No.3
Responsibilities upon Approval: Staff will advise the 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: Pecan Grove Phase III- Final Plat

DATE: August 11, 2021

The proposed use for the 17-lot subdivision will be for single family residential homes. The developer has requested a variance to permit off-sit drainage and has received a letter of support from the Drainage District and the Irrigation District. The developer has complied with all departmental and Planning & Zoning comments.

Thank you,

Rebekah de la Fuente, CFM

DRAINAGE REPORT

PECAN GROVE NO. 3 SUBDIVISION

CITY OF WESLACO,
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

AUGUST 03, 2021

INDEX

Drainage Report Narrative: Page 2.-3.

A. Hydrographs (two parts): Dated 06/22/21 Attached
B. Plat reduction of Pecan Grove No. 3 Subdivision, Weslaco
C. Copy of FIRM – CPN 480334 0450 C, dated June 06, 2000
Revised to reflect LOMR dated May 30, 2002.
D. Other drainage report exhibits

DRAINGE REPORT NARRATIVE

Proposed Pecan Grove No. 3 Subdivision is a 17 - lot residential plat containing 4.73 Acres of land out of Farm Tract 1046, West and Adams Tract Subdivision, Hidalgo County, Texas, and, located along the east side and adjacent to Pecan Grove No. 2 subdivision in the City of Weslaco. The lands are east of and along an extension of two roadways - Shady Grove Trail, and, Spanish Oak Dr. The proposed single - family plat is located in Zone "X" (Shaded) as per the FIRM Community Panel No. 480334 0450 C, dated June 06, 2000, revised to reflect LOMR dated May 30, 2002. Zone "X" (Shaded) are defined as 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. The site is currently vacant. All existing city roadways are improved with pavement, curb & gutter and storm sewer improvements.

Because this subdivision is not "connected together" or the roadways ware not continual with each other, the drainage calculations for this subdivision are being provided for in two parts – the North (3.10 Acres) and South (1.63 Acres) sides – as drainage along each part is not the same so each side is being treated differently but will be cumulative.

This subdivision phase (No. 3) is part of a partial master plan of 89.03 Acres and this 3rd. and last phase of lands are east of and adjacent to Pecan Grove No. 2. The Engineer's Report (by Cunningham-Allen)(dated November, 2003) and approved by the HCDD No. 1 on 11/17/03 states that the HCID No. 9 ditch (46B2) was widened to account for the overall drainage of the 89.03 Ac. tract and included in the "master plan" for the construction of a 42" storm sewer line from the first phase of Pecan Groves to the HCID No. 9 46B2 ditch. Said 42" drainage line is located within a dedicated 15.0 foot easement – this 48"line provides for runoff from all of the 89.03 Ac. master plan and runs from the first phase of Pecan Groves east to said ditch 46B2 ditch. The previous Pecan Grove developments (Phase 1 and 2) that includes lands from this 3rd. and last phase provided for the widening for storage within said irrigation ditch including a dedication of 140' of ditch right-of-way to the irrigation district.

Soils of this proposed plat consist of a Hidalgo sandy clay loam complex (Map Unit No. 28) – these Group B soils are well drained with slow surface runoff with moderate permeabilities – said soils are capability subclass IIc, non-irrigated and in class I irrigated; they are in the Gray Sandy Loam range site, and, in part a Raymondville clay loam complex (Map Unit No. 52) – these Group B soils are moderately well drained with slow surface runoff and slow permeabilities. This soil is in capability subclass IIs, non-irrigated and irrigated and is in the Clay Loam range site – both soils can be seen on Sheet 105 of the **Soil Survey of Hidalgo County, Texas.**

This land is vacant. The adjoining Pecan Grove No. 2 is a developed subdivision complete with paved streets and storm sewer. This new 17 lot development will require an easterly extension of two roadways – Shady Grove Trail and Spanish Oak Dr. – both new roadway extensions are

approximately 275 feet each. Both new roadways will drain via existing curb & gutter and inlets into the existing storm drainage system of the Pecan Grove developments via the existing 48" concrete storm sewer line into said HCID No. 9 46B2 ditch – said ditch is currently maintained by the HCDD No. 1.

In accordance with the drainage policies of the City of Weslaco, this subdivision shall be required to provide for the drainage of both the North and South sides of this 4.73 acre property. Using the Rational Method ***(For Reference: TxDOT Intensity-Frequency-Duration Coefficients for Texas Counties HDM (2004))*** over a 10 and 50 Year storm event. – ***For Reference: FHWA, Urban Drainage Design Manual HEC -22 (2001):***

NORTH SIDE (3.10 Acres): The lands on the north side drain easterly at an average drainage run of 260.0 feet and an average slope of 0.19%. Using an existing coefficient of 0.20 and a future computed drainage coefficient of 0.60 (developed), it was computed that the improved condition would produce an additional total volume of 18,944.11 Cubic Feet, or, 0.435 Acre-Feet. This volume of water is equivalent to a layer of water 1.68 inches deep if spread out evenly over the entire 3.10 Acre side. Runoff would increase from 2.40 CFS (10-Year) to 3.07 CFS (50-Year) – an increase of 0.67 CFS.

SOUTH SIDE (1.63 Acres): The lands on the south side drain easterly at an average drainage run of 320.0 feet and an average slope of 0.0.47%. Using an existing coefficient of 0.20 and a future computed drainage coefficient of 0.57 (developed), it was computed that the improved condition would produce an additional total volume of 8,700.59 Cubic Feet, or, 0.200 Acre-Feet. This volume of water is equivalent to a layer of water 1.47 inches deep if spread out evenly over the entire 1.63 Acre side. Runoff would increase from 1.43 CFS (10-Year) to 1.82 CFS (50-Year) – an increase of 0.39 CFS

It is being proposed at this time that both the north and southern roadway portions of this 4.73 Ace tract will be drain easterly into said ditch via the existing storm sewer line – waters from the north portion will flow via a new 24" storm sewer line that will tie into the existing 48" storm sewer line, and, waters from the south portion will be routed to the existing 42" storm sewer line via existing storm sewer improvements from Pecan Grove No. 2 subdivision.

Overall, both new roadways will be improved with curb & gutter and the new 24" storm sewer line will be the only new storm sewer proposed and shall connect the north portion (3.10 Acres) of this subdivision directly into the existing 42" storm sewer line while the south portion (1.63 Acres) will utilize the existing in-place storm sewer improvements along Pecan Orchard Dr. Minimum finished floor elevations shall be not less than 18" above the top of curb at the center of each lot.

Date: August 03, 2021
Attachment: Hydrograph and Other Required Drainage Report Information
xc: n:\subdivisionplats\pecangroveno.3.sub\drainagereport.080321

☐ 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
8/3/21 — DATE

FEMA MAP | PECAN GROVE SUBDIVISION NO. 3 | SCALE: 1"=1000'

SEA
SALINAS ENGINEERING & ASSOCIATES
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CONSULTING ENGINEERS & SURVEYORS
2221 DAFFODIL – McALLEN, TEXAS 78501
(956) 682-9081 (956) 686-1489 (FAX)
TBPLS 12100 PARK 35 CIRCLE BLDG. A, SUITE 156, MC-230, AUSTIN, TEXAS 78573 (512) 239-5263

PECAN GROVE NO. 3 (SOUTH 1.63 ACRES) SUBDIVISION

Area:	1.63	acres
Length of Basin:	320.00	ft.
Avg. Basin Slope (Und.):	0.47	%
Undeveloped t_c:	37.27	min.

37.272688

Proposed

LAND CHARACTER

0.86	acres	0.9	Developed
0.77	acres	0.20	Undeveloped
0.57	C (composite, developed)		

Existing

LAND CHARACTER

0.00	acres	0.9	Developed
1.63	acres	0.20	Undeveloped
0.20	C (composite, developed)		

Undeveloped Calculations

County: **HIDALGO COUNTY, TEXAS**

2-year e	b	d	I_2 (in/hr)	OUTFLOW (Undeveloped)
0.831	74	9.6	3.02	Q_2= 0.99

5-year e	b	d	I_5 (in/hr)	(Undeveloped)
0.795	80	9.2	3.78	Q_5= 1.23

10-year e	b	d	I_{10} (in/hr)	(Undeveloped)
0.778	87	9.2	4.39	Q_{10}= **1.43**

25-year e	b	d	I_{25} (in/hr)	(Undeveloped)
0.771	98	9.2	5.08	Q_{25}= 1.66

50-year e	b	d	I_{50} (in/hr)	(Undeveloped)
0.749	99	9.2	5.58	Q_{50}= 1.82

100-year e	b	d	I_{100} (in/hr)	(Undeveloped)
0.74	103	9.6	5.98	Q_{100}= 1.95

Accumulated Runoff Calculations: **50** year storm

LIMIT OUTFLOW: **1.43**

50 **1.82**

5

t_c (min)	Intensity (in/hr.)	Peak Disch. (cfs)	Acc. Runoff acre ft.	Runoff difference	Acc. Disch. acre ft.	Net Storage acre ft.	
10	10.83	10.05	0.138	0.1384	0.020	0.119	
15	9.10	8.45	0.175	0.0362	0.030	0.145	
20	7.91	7.34	0.202	0.0276	0.039	0.163	
25	7.03	6.52	0.224	0.0223	0.049	0.175	
30	6.34	5.89	0.243	0.0187	0.059	0.184	
35	5.80	5.38	0.259	0.0161	0.069	0.190	
40	5.35	4.96	0.274	0.0142	0.079	0.195	
45	4.98	4.62	0.286	0.0127	0.089	0.198	
50	4.66	4.32	0.298	0.0115	0.099	0.199	
55	4.38	4.07	0.308	0.0105	0.108	0.200	**8700.59**
60	4.14	3.85	0.318	0.0097	0.118	0.200	
65	3.93	3.65	0.327	0.0090	0.128	0.199	
70	3.75	3.48	0.335	0.0084	0.138	0.197	
75	3.58	3.32	0.343	0.0078	0.148	0.195	
80	3.43	3.18	0.350	0.0074	0.158	0.193	
85	3.29	3.05	0.357	0.0070	0.168	0.190	
90	3.16	2.94	0.364	0.0066	0.177	0.187	
95	3.05	2.83	0.370	0.0063	0.187	0.183	
100	2.94	2.73	0.376	0.0060	0.197	0.179	
105	2.85	2.64	0.382	0.0058	0.207	0.175	
110	2.76	2.56	0.388	0.0056	0.217	0.171	
115	2.67	2.48	0.393	0.0053	0.227	0.166	
120	2.60	2.41	0.398	0.0051	0.237	0.162	
125	2.52	2.34	0.403	0.0050	0.246	0.157	
130	2.45	2.28	0.408	0.0048	0.256	0.152	
135	2.39	2.22	0.413	0.0046	0.266	0.146	
140	2.33	2.16	0.417	0.0045	0.276	0.141	
145	2.27	2.11	0.421	0.0044	0.286	0.136	
150	2.22	2.06	0.426	0.0042	0.296	0.130	
155	2.17	2.01	0.430	0.0041	0.306	0.124	
160	2.12	1.97	0.434	0.0040	0.315	0.118	
165	2.08	1.93	0.438	0.0039	0.325	0.112	
170	2.03	1.89	0.442	0.0038	0.335	0.106	
175	1.99	1.85	0.445	0.0037	0.345	0.100	
180	1.95	1.81	0.449	0.0036	0.355	0.094	

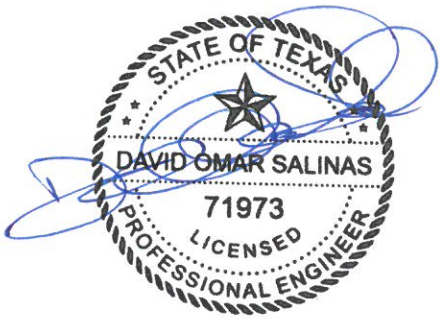


Exhibit D-1

6/22/2021

PECAN GROVE NO. 3 (NORTH 3.10 ACRES) SUBDIVISION

Area:	**3.10**	acres
Length of Basin:	**260.00**	ft.
Avg. Basin Slope (Und.):	**0.19**	%
Undeveloped t_c:	**45.44**	min.

45.437785

Proposed

LAND CHARACTER

1.75	acres	**0.9**	Developed
1.35	acres	**0.20**	Undeveloped
0.60	**C (composite, developed)**		

Existing

LAND CHARACTER

0.00	acres	**0.9**	Developed
3.10	acres	**0.20**	Undeveloped
0.20	**C (composite, developed)**		

Undeveloped Calculations

County: **HIDALGO COUNTY, TEXAS**

2-year				**OUTFLOW**
e	b	d	I_2 (in/hr)	(Undeveloped)
0.831	74	9.6	2.65	Q_2= 1.64

5-year				
e	b	d	I_5 (in/hr)	(Undeveloped)
0.795	80	9.2	3.32	Q_5= 2.06

10-year				
e	b	d	I_{10} (in/hr)	(Undeveloped)
0.778	87	9.2	3.87	Q_{10}= **2.40**

25-year				
e	b	d	I_{25} (in/hr)	(Undeveloped)
0.771	98	9.2	4.48	Q_{25}= 2.78

50-year				
e	b	d	I_{50} (in/hr)	(Undeveloped)
0.749	99	9.2	4.95	Q_{50}= 3.07

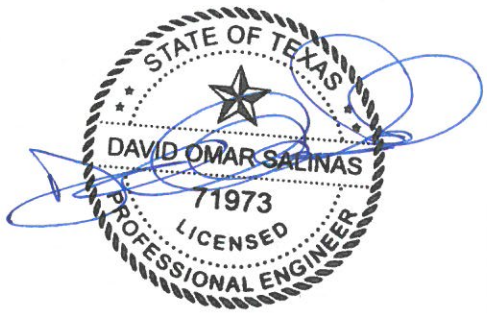
100-year				
e	b	d	I_{100} (in/hr)	(Undeveloped)
0.74	103	9.6	5.31	Q_{100}= 3.29

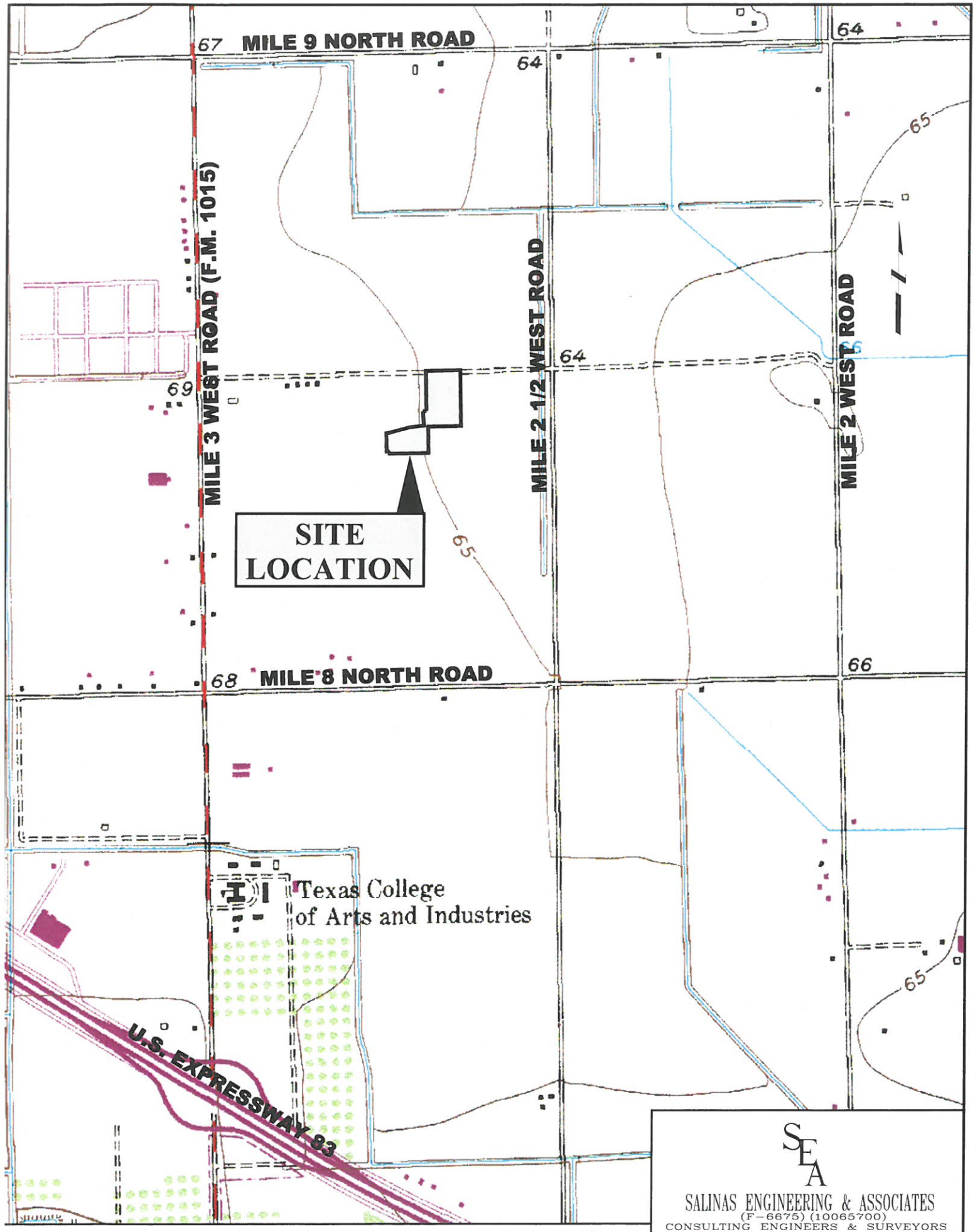
Accumulated Runoff Calculations: **50** year storm

LIMIT OUTFLOW: **2.40**

50
3.07
5

t_c (min)	Intensity (in/hr.)	Peak Disch. (cfs)	Acc. Runoff acre ft.	Runoff difference	Acc. Disch. acre ft.	Net Storage acre ft.
10	10.83	19.97	0.275	0.2751	0.033	0.242
15	9.10	16.79	0.347	0.0719	0.050	0.297
20	7.91	14.59	0.402	0.0549	0.066	0.336
25	7.03	12.96	0.446	0.0444	0.083	0.364
30	6.34	11.70	0.484	0.0372	0.099	0.384
35	5.80	10.70	0.516	0.0321	0.116	0.400
40	5.35	9.87	0.544	0.0282	0.132	0.412
45	4.98	9.18	0.569	0.0252	0.149	0.420
50	4.66	8.59	0.592	0.0228	0.165	0.427
55	4.38	8.09	0.613	0.0208	0.182	0.431
60	4.14	7.65	0.632	0.0192	0.198	0.434
65	3.93	7.26	0.650	0.0178	0.215	0.435
70	3.75	6.91	0.666	0.0166	0.231	0.435 **18944.11**
75	3.58	6.60	0.682	0.0156	0.248	0.434
80	3.43	6.32	0.697	0.0147	0.264	0.432
85	3.29	6.07	0.710	0.0139	0.281	0.430
90	3.16	5.84	0.724	0.0132	0.297	0.426
95	3.05	5.63	0.736	0.0126	0.314	0.422
100	2.94	5.43	0.748	0.0120	0.331	0.418
105	2.85	5.25	0.760	0.0115	0.347	0.413
110	2.76	5.09	0.771	0.0110	0.364	0.407
115	2.67	4.93	0.781	0.0106	0.380	0.401
120	2.60	4.79	0.792	0.0102	0.397	0.395
125	2.52	4.66	0.802	0.0099	0.413	0.388
130	2.45	4.53	0.811	0.0095	0.430	0.381
135	2.39	4.41	0.820	0.0092	0.446	0.374
140	2.33	4.30	0.829	0.0089	0.463	0.366
145	2.27	4.20	0.838	0.0087	0.479	0.359
150	2.22	4.10	0.846	0.0084	0.496	0.351
155	2.17	4.00	0.854	0.0082	0.512	0.342
160	2.12	3.91	0.862	0.0080	0.529	0.334
165	2.08	3.83	0.870	0.0078	0.545	0.325
170	2.03	3.75	0.878	0.0076	0.562	0.316
175	1.99	3.67	0.885	0.0074	0.578	0.307
180	1.95	3.60	0.892	0.0072	0.595	0.297





SEA

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U.S.G.S. MAP PECAN GROVE SUBDIVISION NO. 3 SCALE: 1"=1000'

— SHEET NUMBER 105

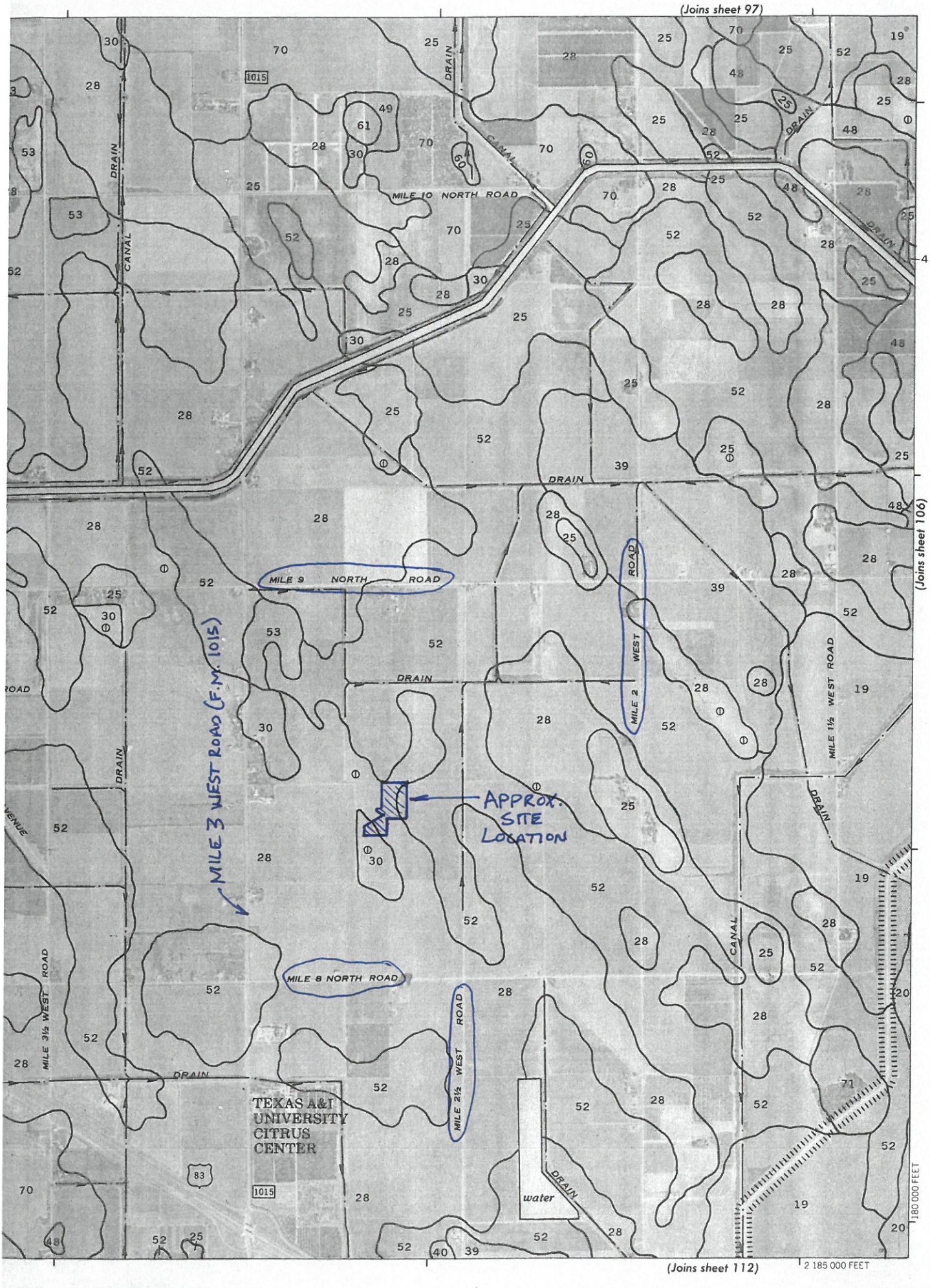


TABLE 16.--ENGINEERING INDEX PROPERTIES--Continued

Map symbol and soil name	Depth	USDA texture	Classification		Percentage passing sieve number--				Liquid limit	Plasticity index
			Unified	AASHTO	4	10	40	200		
	In								Pct	
13:*										
Randado	0-9	Fine sandy loam	SM, SM-SC	A-2-4	75-100	70-100	70-100	20-35	<25	NP-7
	9-16	Fine sandy loam, sandy clay loam.	SC, SM-SC, GC	A-2-4, A-2-6, A-4, A-6	65-100	60-100	60-100	25-50	25-34	7-14
	16-60	Cemented	---	---	---	---	---	---	---	---
14, Falfurrias	0-80	Fine sand	SP-SM, SM	A-2-4, A-3	100	100	75-100	5-25	<25	NP-3
15, Grulla	0-7	Clay	CL, CH	A-7-6	100	100	100	90-100	41-55	20-30
	7-65	Silty clay, clay	CH	A-7-6	100	100	100	90-100	52-66	28-39
16, 17, 18, Hargill	0-18	Fine sandy loam	SC, SM-SC, SM	A-2-4	100	95-100	95-100	17-35	<30	NP-8
	18-63	Sandy clay loam	SC, CL	A-6	100	95-100	95-100	40-55	30-40	11-20
	63-80	Sandy clay loam	SC	A-2-4, A-2-6, A-4, A-6	85-100	80-100	75-100	34-50	28-39	9-18
19, 20, Harlingen	0-8	Clay	CH	A-7-6	100	100	100	90-100	51-85	32-60
	8-35	Clay	CH	A-7-6	100	100	100	95-100	65-85	50-65
	35-72	Clay	CH	A-7-6	100	100	100	95-100	65-85	50-65
21:*										
Harlingen	0-8	Clay	CH	A-7-6	100	100	100	90-100	51-85	32-60
	8-35	Clay	CH	A-7-6	100	100	100	95-100	65-85	50-65
	35-72	Clay	CH	A-7-6	100	100	100	95-100	65-85	50-65
Urban land.										
22, 23, 24, Hebbronville	0-17	Sandy loam	SM	A-2-4	100	100	75-100	13-24	<25	NP-4
	17-58	Fine sandy loam, loam.	SM, SM-SC	A-2-4	100	100	90-100	20-30	<30	NP-7
	58-65	Fine sandy loam, loam.	SM-SC, SC	A-2-4, A-4, A-2-6, A-6	95-100	90-100	90-100	20-40	20-30	4-13
25, 26, 27, Hidalgo	0-17	Fine sandy loam	SC, SM-SC	A-4, A-6	100	95-100	90-100	36-50	20-30	4-11
	17-28	Sandy clay loam, clay loam.	SC, CL	A-6	100	95-100	90-100	36-80	30-40	11-20
	28-80	Clay loam, sandy clay loam.	CL, SC	A-6, A-7-6	90-100	80-100	75-99	44-80	30-44	11-23
28, 29, 30, Hidalgo	0-17	Sandy clay loam	SC, CL	A-6	100	95-100	90-100	36-55	29-40	11-20
	17-28	Sandy clay loam, clay loam.	SC, CL	A-6	100	95-100	90-100	36-80	30-40	11-20
	28-80	Clay loam, sandy clay loam.	CL, SC	A-6, A-7-6	90-100	80-100	75-99	44-80	30-44	11-23
31:*										
Hidalgo	0-17	Sandy clay loam	SC, CL	A-6	100	95-100	90-100	36-50	29-40	11-20
	17-28	Sandy clay loam, clay loam.	SC, CL	A-6	100	95-100	90-100	36-80	30-40	11-20
	28-80	Clay loam, sandy clay loam.	CL, SC	A-6, A-7-6	90-100	80-100	75-99	44-80	30-44	11-23
Urban land.										

See footnote at end of table.

TABLE 16.--ENGINEERING INDEX PROPERTIES--Continued

Map symbol and soil name	Depth	USDA texture	Classification		Percentage passing sieve number--				Liquid limit	Plasticity index
			Unified	AASHTO	4	10	40	200		
	In								Pct	
45,* 46,* 47.* Pits										
48, 49---------- Racombes	0-13	Sandy clay loam	CL, SC	A-4, A-6	100	100	95-100	45-65	27-35	8-15
	13-49	Sandy clay loam, clay loam.	CL, SC	A-6, A-7	100	95-100	90-100	45-65	34-43	15-22
	49-72	Sandy clay loam, clay loam.	CL, SC	A-6	90-100	80-100	80-95	40-65	30-40	11-20
50---------- Ramadero	0-21	Sandy clay loam	CL, SC	A-6, A-4	100	100	95-100	45-65	27-39	9-18
	21-65	Sandy clay loam, clay loam.	CL, SC	A-6, A-7	100	95-100	90-100	45-65	32-42	13-21
51:*										
Randado---------	0-9	Fine sandy loam	SM, SM-SC	A-2-4	75-100	70-100	70-100	20-35	<25	NP-7
	9-16	Fine sandy loam, sandy clay loam.	SC, SM-SC, GC	A-2-4, A-2-6, A-4, A-6	65-100	60-100	60-100	25-50	25-34	7-14
	16-60	Cemented---------	---	---	---	---	---	---	---	---
Cuevitas--------	0-8	Fine sandy loam	SM, SM-SC, SC	A-2-4	80-100	80-100	80-100	20-35	<28	NP-9
	8-60	Cemented---------	---	---	---	---	---	---	---	---
52, 53---------- Raymondville	0-15	Clay loam--------	CL	A-6, A-7-6	100	100	95-100	51-85	37-50	18-30
	15-43	Clay, clay loam	CL, CH	A-6, A-7-6	100	95-100	95-100	75-95	38-55	19-35
	43-65	Clay, clay loam	CL, CH	A-7-6	100	85-100	80-100	75-95	40-53	20-30
54:*										
Raymondville----	0-15	Clay loam--------	CL	A-6, A-7-6	100	100	95-100	51-85	37-50	18-30
	15-43	Clay, clay loam	CL, CH	A-6, A-7-6	100	95-100	95-100	75-95	38-55	19-35
	43-65	Clay, clay loam	CL, CH	A-7-6	100	85-100	80-100	75-95	40-53	20-30
Urban land.										
55, 56---------- Reynosa	0-15	Silty clay loam	CL, CL-ML	A-6, A-4, A-7-6	100	100	95-100	80-100	25-45	7-25
	15-48	Silty clay loam, silt loam.	CL	A-6, A-4, A-7-6	100	100	95-100	80-100	28-44	9-23
	48-65	Stratified silty clay loam to silt loam.	CL, CL-ML	A-6, A-4, A-7-6	100	100	90-100	70-100	20-49	4-29
57:*										
Reynosa---------	0-15	Silty clay loam	CL, CL-ML	A-6, A-4, A-7-6	100	100	95-100	80-100	25-45	7-25
	15-48	Silty clay loam, silt loam.	CL	A-6, A-4, A-7-6	100	100	95-100	80-100	28-44	9-23
	48-65	Stratified silty clay loam to silt loam.	CL, CL-ML	A-6, A-4, A-7-6	100	100	90-100	70-100	20-49	4-29
Urban land.										
58, 59---------- Rio	0-12	Fine sandy loam	SC, SM-SC	A-2-4, A-4	95-100	95-100	95-100	30-48	<30	5-10
	12-38	Clay loam, clay	CL, CH	A-7-6	95-100	95-100	95-100	75-95	43-57	21-32
	38-63	Clay loam, sandy clay, sandy clay loam.	CL	A-7-6	95-100	95-100	85-95	55-80	41-50	20-27

See footnote at end of table.

TABLE 18.--SOIL AND WATER FEATURES

["Flooding" and "water table" and terms such as "rare," "brief," "apparent," and "perched" are explained in the text. The symbol > means more than. Absence of an entry indicates that the feature is not a concern]

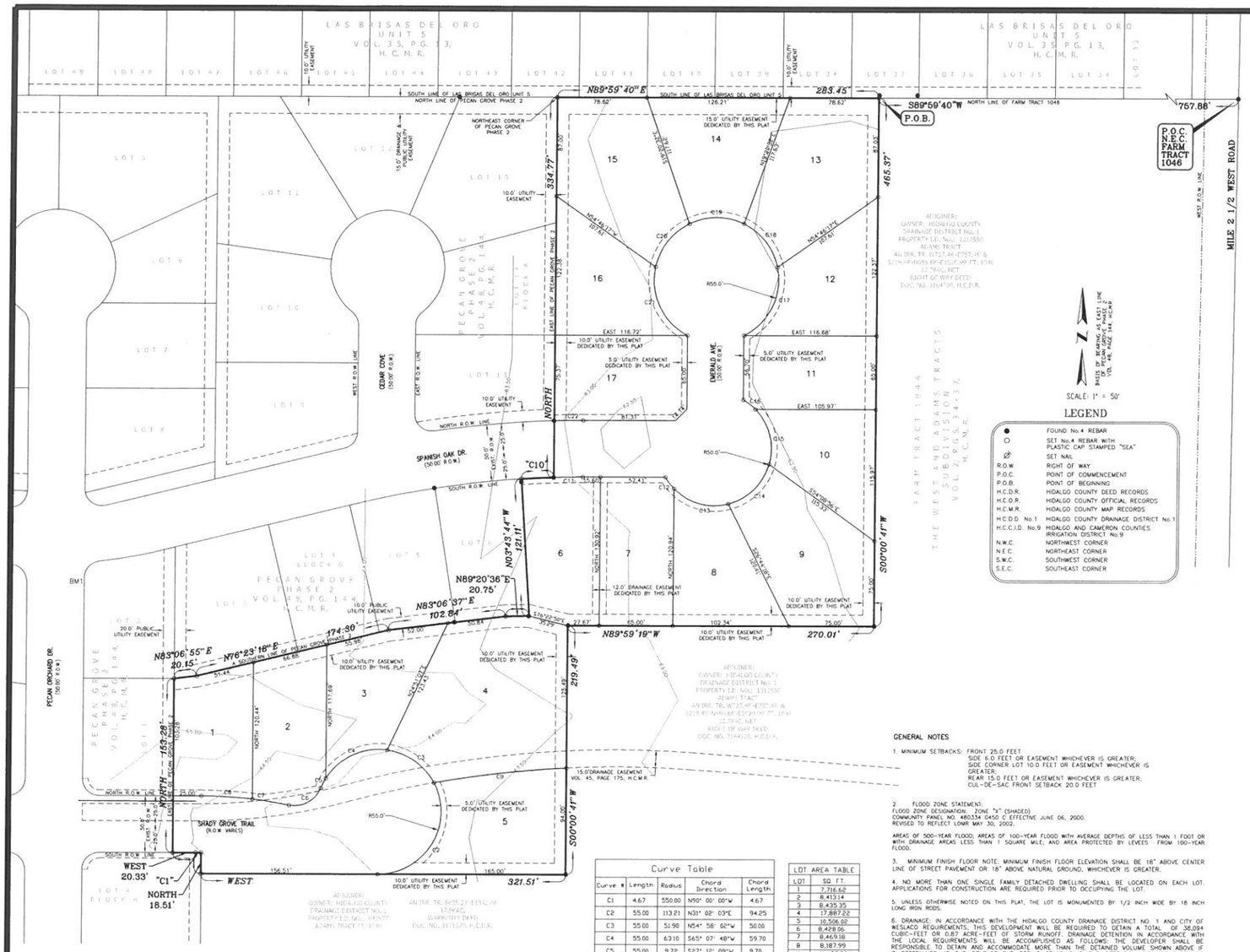
Map symbol and soil name	Hydrologic group	Flooding			High water table			Cemented pan		Risk of corrosion	
		Frequency	Duration	Months	Depth	Kind	Months	Depth	Hardness	Uncoated steel	Concrete
					Ft			In			
1.* Arents											
2---------- Benito	D	Occasional	Long------	Sep-May	4.0-6.0	Apparent	Sep-May	---	---	High-----	Low.
3, 4---------- Brennan	B	None--------	---	---	>6.0	---	---	---	---	Moderate	Low.
5, 6---------- Camargo	B	Rare--------	Brief-----	Sep-May	>6.0	---	---	---	---	Moderate	Low.
---------- Cameron	D	None--------	---	---	5.0-6.0	Apparent	Sep-May	---	---	High-----	Low.
---------- 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.
---------- Hidalgo	B	None--------	---	---	2.5-5.0	Apparent	Sep-May	---	---	High-----	Low.
30:* Hidalgo----------	B	None--------	---	---	>6.0	---	---	---	---	High-----	Low.
Urban land.											
31:* Jimenez----------	C	None--------	---	---	>6.0	---	---	7-20	Thin	High-----	Low.

See footnotes at end of table.

TABLE 18.--SOIL AND WATER FEATURES--Continued

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			
32:* Quemado	C	None	---	---	>6.0	---	---	10-20	Thin	Moderate	Low.
33---- Laredo	B	None	---	---	>6.0	---	---	---	---	High	Low.
34---- Matamoros	C	Occasional	Long	Sep-May	>6.0	---	---	---	---	High	Low.
35, 36, 37, 38---- McAllen	C	None	---	---	>6.0	---	---	---	---	High	Low.
39, 40, 41---- Mercedes	D	None	---	---	>6.0	---	---	---	---	High	Low.
42---- Nueces	C	None	---	---	>6.0	---	---	---	---	Moderate	Low.
43:* Nueces	C	None	---	---	>6.0	---	---	---	---	Moderate	Low.
Sarita	A	None	---	---	>6.0	---	---	---	---	Low	Low.
44, 44---- Olmito	D	None	---	---	>6.0	---	---	---	---	High	Low.
45,* 46,* 47.* Pits											
48---- Racombes	B	Rare	---	---	>6.0	---	---	---	---	High	Low.
49---- Racombes	B	Rare	---	---	1.5-4.5	Apparent	Sep-May	---	---	High	Low.
50---- Ramadero	B	Common	Brief	Sep-May	>6.0	---	---	---	---	High	Low.
51:* Randado	C	None	---	---	>6.0	---	---	8-20	Thin	Moderate	Low.
Cuevitas	D	None	---	---	>6.0	---	---	8-14	Thin	Moderate	Low.
52---- Raymondville	D	None	---	---	>6.0	---	---	---	---	High	Low.
53---- Raymondville	D	None	---	---	2.5-4.5	Apparent	Sep-May	---	---	High	Low.
54:* Raymondville	D	None	---	---	>6.0	---	---	---	---	High	Low.
Urban land.											
55---- Reynosa	B	None	---	---	>6.0	---	---	---	---	High	Low.
56---- Reynosa	B	None	---	---	1.5-4.5	Apparent	Sep-May	---	---	High	Low.
57:* Reynosa	B	None	---	---	>6.0	---	---	---	---	High	Low.
Urban land.											
58**---- Rio	D	Frequent	Long	Sep-May	+2-6.0	Apparent	Sep-May	---	---	High	Low.
59**---- Rio	D	Frequent	Long	Sep-May	+2-4.5	Apparent	Sep-May	---	---	High	Low.

See footnotes at end of table.



LEGEND

●	FOUND No.4 REBAR
○	SET No.4 REBAR WITH PLASTIC CAP STAMPED "SEA"
⌀	SET NAIL
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
H.C.D.D. No.1	HIDALGO COUNTY DRAINAGE DISTRICT No.1
H.C.C.I.D. No.9	HIDALGO AND CAMERON COUNTIES IRRIGATION DISTRICT No.9
N.W.C.	NORTHWEST CORNER
N.E.C.	NORTHEAST CORNER
S.W.C.	SOUTHWEST CORNER
S.E.C.	SOUTHEAST CORNER

PECAN GROVE SUBDIVISION No. 3

HIDALGO COUNTY, TEXAS

BEING A 4.73 ACRE TRACT OF LAND, MORE OR LESS, OUT OF THAT CERTAIN 17.948 ACRE TRACT OF LAND OUT OF FARM TRACT 1046, WEST AND ADAMS TRACTS SUBDIVISION, HIDALGO COUNTY, TEXAS, AS PER THE MAP OR PLAT THEREOF RECORDED IN VOLUME 02, PAGES 34-37, MAP RECORDS OF HIDALGO COUNTY, TEXAS.

Curve Table

Curve #	Length	Radius	Chord Direction	Chord Length
C1	4.67	550.00	N90° 00' 00"W	4.67
C2	55.00	113.21	N31° 02' 03"E	94.25
C3	55.00	51.90	N54° 58' 02"W	50.00
C4	55.00	63.10	S65° 07' 48"W	59.70
C5	55.00	9.72	S27° 12' 09"W	9.70
C6	25.00	34.66	N61° 51' 43"E	31.95
C7	385.46	32.82	N80° 51' 25"W	32.81
C8	385.46	45.10	N86° 38' 52"W	45.08
C9	907.00	117.26	S83° 30' 47"W	117.18
C10	28.86	634.00	S87° 18' 00"W	28.86
C11	25.42	634.00	S89° 07' 37"W	25.42
C12	12.59	50.00	S37° 12' 44"E	12.55
C13	52.36	50.00	S74° 25' 33"E	50.00
C14	52.36	50.00	N45° 34' 23"E	50.00
C15	52.36	50.00	N14° 25' 37"W	50.00
C16	13.59	50.00	N52° 12' 49"W	13.55
C17	71.84	55.00	N25° 32' 51"E	66.84
C18	50.00	55.00	N37° 54' 47"W	48.30
C19	50.00	55.00	N90° 00' 00"W	48.30
C20	50.00	55.00	S37° 54' 47"W	48.30
C21	71.84	55.00	S25° 32' 51"E	66.84
C22	25.42	884.00	S89° 10' 35"W	25.42

LOT AREA TABLE

LOT	SQ. FT.
1	7,716.62
2	8,413.14
3	8,435.35
4	17,887.22
5	10,506.92
6	8,428.86
7	8,469.18
8	8,187.99
9	11,492.38
10	7,760.46
11	7,535.32
12	8,378.46
13	11891.97
14	9,501.98
15	11,891.16
16	8,382.07
17	8,707.39

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 15.0 FEET OR EASEMENT WHICHEVER IS GREATER;
CUL-DE-SAC FRONT SETBACK 20.0 FEET

2. FLOOD ZONE STATEMENT:
FLOOD ZONE DESIGNATION: ZONE "X" (SHADED)
COMMUNITY PANEL NO. 480334 0450 C EFFECTIVE JUNE 06, 2000.
REVISED TO REFLECT LOMR MAY 30, 2002.

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.

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.

4. NO MORE THAN ONE SINGLE FAMILY DETACHED DWELLING SHALL BE LOCATED ON EACH LOT. 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 CITY OF WESLACO REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO DETAIN A TOTAL OF 38.094 CUBIC-FEET OR 0.87 ACRE-FEET OF STORM RUNOFF. DRAINAGE DETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS FOLLOWS: THE DEVELOPER SHALL BE RESPONSIBLE TO DETAIN AND ACCOMMODATE MORE THAN THE DETAINED VOLUME SHOWN ABOVE IF IT DETERMINES AT THE DEVELOPMENT PERMIT STAGE THAT THE DETENTION REQUIREMENTS ARE GREATER THAN STATED ABOVE DUE TO THE IMPERVIOUS AREA BEING GREATER THAN THE ENGINEER CONSIDERED FOR HIS CALCULATION ON THIS SUBDIVISION.

7. 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.

8. THE FOLLOWING BENCHMARK IS IDENTIFIED ON THE FACE OF THE PLAT AND ON THE ATTACHED ENGINEERING PLANS.

--> B.M. NO. 1 -ELEVATION 64.74 SQUARE CUT ON TOP OF CURB INLET LOCATED ON THE SOUTHEAST CORNER OF PECAN ORCHARD DR. AND SPANISH OAK DR. N.A.V.D. 88

9. STREET LIGHT MUST BE LOCATED EVERY 300 FEET AS REQUIRED BY THE CITY OF WESLACO.

10. 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.

11. CORNER LOT DRIVEWAYS SHOULD BE CONSTRUCTED AT FURTHEST POSSIBLE POINT FROM INTERSECTIONS AND IN COMPLIANCE WITH ACCESS MANAGEMENT ORDINANCE.

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

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW BY THE CITY OF WESLACO ONLY & BY NO OTHERS UNDER THE AUTHORITY OF DAVID OMAR SALINAS, P.E., TX. REG. NO. 71973 ON MAY 17, 2021. IT IS NOT TO BE USED FOR CONSTRUCTION PURPOSES.

PRINCIPAL CONTACTS

	NAME	ADDRESS	CITY & ZIP	PHONE	FAX
OWNER:	RGV DEVELOPERS, LLC	321 W. NOLANA AVE. SUITE B	McALLEN, TEXAS 78504	(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

STATE OF TEXAS
COUNTY OF HIDALGO

OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION

I, _____ PRESIDENT OF RGV DEVELOPERS, LLC., AS OWNER (S) OF THE 4.727 ACRE TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED PECAN GROVE SUBDIVISION No.3, 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: RGV DEVELOPERS, LLC DATE
321 W. NOLANA AVE. SUITE B
McALLEN, TEXAS 78504

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED _____ KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN STATED.

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

OF _____, 2021.

_____
NOTARY PUBLIC IN AND FOR THE
STATE OF TEXAS
MY COMMISSION EXPIRES _____

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 PECAN GROVE SUBDIVISION No.3, 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_____,2021

_____
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

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.

_____ _____
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
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 _____ 2021.

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 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.

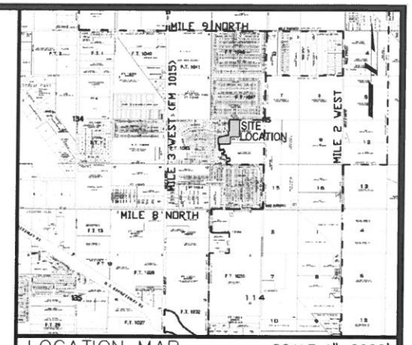
_____
GENERAL MANAGER
HIDALGO & CAMERON COUNTIES IRRIGATION DISTRICT No.9

APPROVAL BY DRAINAGE DISTRICT:

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 HEREBY CERTIFIES THAT THE PLAN FOR THIS SUBDIVISION COMPLY WITH THE MINIMUM STANDARDS OF THE DISTRICT ADOPTED UNDER THE TEXAS WATER CODE 49.211 (C). THE DISTRICT HAS NOT REVIEWED AND DOES NOT CERTIFY THAT THE DRAINAGE STRUCTURES DESCRIBED ARE APPROPRIATE FOR THE SPECIFIC SUBDIVISION BASED ON GENERALLY ACCEPTED ENGINEERING CRITERIA. IT IS THE RESPONSIBILITY OF THE DEVELOPER OF THIS SUBDIVISION AND ITS ENGINEER TO MAKE THESE DETERMINATIONS.

HIDALGO COUNTY DRAINAGE DISTRICT NO.1

BY: _____ DATE: _____
RAUL SESIN, P.E. DISTRICT MANAGER



LOCATION MAP SCALE 1"=2000'

PREPARED BY: SALINAS ENGINEERING & ASSOCIATES
2221 DAFFODIL AVENUE – McALLEN, TEXAS 78501
JOB NUMBER: SP-21-25364

DATE PREPARED: MAY 17, 2021
DATE SURVEYED: JANUARY 29, 2021

METES AND BOUNDS DESCRIPTION

BEING A 4.73 ACRE TRACT OF LAND, MORE OR LESS, OUT OF THAT CERTAIN 17.948 ACRE TRACT OF LAND OUT OF FARM TRACT 1046, WEST AND ADAMS TRACTS SUBDIVISION, HIDALGO COUNTY, TEXAS, AS PER THE MAP OR PLAT THEREOF RECORDED IN VOLUME 02, PAGES 34-37, MAP RECORDS OF HIDALGO COUNTY, TEXAS; SAID 4.73 ACRE TRACT IS ALL OF THE LANDS BOUND ON THE WEST BY PECAN GROVE PHASE 2 WESLACO, HIDALGO COUNTY, TEXAS, AS PER THE MAP OR PLAT THEREOF RECORDED IN VOLUME 48, PAGE 144, MAP RECORDS OF HIDALGO COUNTY, TEXAS, AND, ON THE NORTH BY LAS BRISAS DEL ORO UNIT NO. 5, WESLACO, HIDALGO COUNTY, TEXAS, AS PER THE MAP OR PLAT THEREOF RECORDED IN VOLUME 35, PAGE 13, MAP RECORDS OF HIDALGO COUNTY, TEXAS, AND, BOUND ON THE EAST BY THAT CERTAIN 12.781 ACRE TRACT OF LAND CONVEYED TO AND HELD BY THE CITY OF WESLACO CARVED OUT OF SAID 17.948 ACRE TRACT OUT OF SAID FARM TRACT 1046; SAID 4.73 ACRE TRACT OF LAND IS MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:
COMMENCING AT THE NORTHEAST CORNER OF SAID FARM TRACT 1046 LOCATED IN THE CENTER OF MILE 2 ½ WEST ROAD; THENCE, AS FOLLOWS:

SOUTH 89 DEGREES 59 MINUTES 40 SECONDS WEST, COINCIDENT WITH THE NORTH LINE OF SAID FARM TRACT 1046 AND THE NORTH LINE OF SAID 17.948 ACRE TRACT, A DISTANCE OF 757.88 FEET TO A ½ INCH DIAMETER IRON ROD WITH YELLOW CAP MARKED "SEA 5782" SET FOR THE NORTHEAST CORNER AND POINT OF BEGINNING OF THIS HEREIN DESCRIBED TRACT;

(1) THENCE, SOUTH 00 DEGREES 00 MINUTES 41 SECONDS WEST, A DISTANCE OF 465.37 FEET TO A ½ INCH DIAMETER IRON ROD WITH YELLOW CAP MARKED "SEA 5782" SET FOR AN OUTSIDE EASTERN CORNER OF THIS HEREIN DESCRIBED TRACT;

(2) THENCE, NORTH 89 DEGREES 59 MINUTES 19 SECONDS WEST, AT A RIGHT ANGLE FROM THE PREVIOUS CALL, A DISTANCE OF 270.01 FEET TO A ½ INCH DIAMETER IRON ROD WITH YELLOW CAP MARKED "SEA 5782" SET FOR AN INSIDE EASTERN CORNER OF THIS HEREIN DESCRIBED TRACT;

(3) THENCE, SOUTH 00 DEGREES 00 MINUTES 41 SECONDS WEST, A DISTANCE OF 219.49 FEET TO A ½ INCH DIAMETER IRON ROD WITH YELLOW CAP MARKED "SEA 5782" SET ON INTERSECTION WITH THE SOUTH LINE OF SAID 17.948 ACRE TRACT FOR THE SOUTHEAST CORNER OF THIS HEREIN DESCRIBED TRACT;

(4) THENCE, WEST, COINCIDENT WITH THE SOUTH LINE OF SAID 17.948 ACRE TRACT, A DISTANCE OF 321.51 FEET TO A ½ INCH DIAMETER IRON ROD WITH YELLOW CAP MARKED "SEA 5782" SET ON THE SOUTHWEST CORNER OF SAID 17.948 ACRE TRACT FOR THE SOUTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT;

(5) THENCE, NORTH, COINCIDENT WITH A WESTERN LINE OF SAID 17.948 ACRE TRACT, A DISTANCE OF 18.51 FEET TO A ½ INCH DIAMETER IRON ROD WITH YELLOW CAP MARKED "SEA 5782" SET ON A WESTERN CORNER OF SAID 17.948 ACRE TRACT AND LOCATED ON A CURVE WHOSE RADIUS IS 550.0 FEET FOR A WESTERN CORNER OF THIS HEREIN DESCRIBED TRACT;

(6) THENCE, WITH SAID CURVE, AN ARC LENGTH DISTANCE OF 4.67 FEET TO A ½ INCH DIAMETER IRON ROD WITH YELLOW CAP MARKED "SEA 5782" SET AT THE END OF SAID CURVE FOR A WESTERN CORNER OF SAID 17.948 ACRE TRACT FOR A WESTERN CORNER OF THIS HEREIN DESCRIBED TRACT;

(7) THENCE, WEST, CONTINUING COINCIDENT WITH THE SOUTH LINE OF SAID 17.984 ACRE TRACT, A DISTANCE OF 20.33 FEET TO A ½ INCH DIAMETER IRON ROD WITH YELLOW CAP MARKED "SEA 5782" SET ON AN OUTSIDE CORNER OF SAID 17.984 ACRE TRACT FOR AN OUTSIDE WESTERN CORNER OF THIS HEREIN DESCRIBED TRACT;

(8) THENCE, NORTH, COINCIDENT WITH A WESTERN LINE OF SAID 17.948 ACRE TRACT, A DISTANCE OF 153.28 FEET TO A ½ INCH DIAMETER IRON ROD WITH YELLOW CAP MARKED "SEA 5782" SET ON A WESTERN CORNER OF SAID 17.948 ACRE TRACT FOR A WESTERN CORNER OF SAID OF THIS HEREIN DESCRIBED TRACT;

(9) THENCE, NORTH 83 DEGREES 06 MINUTES 55 SECONDS EAST, COINCIDENT WITH A NORTHERN LINE OF SAID 17.948 ACRE TRACT, A DISTANCE OF 20.15 FEET TO A ½ INCH DIAMETER IRON ROD WITH YELLOW CAP MARKED "SEA 5782" SET ON A NORTHERN CORNER OF SAID 17.948 ACRE TRACT FOR A NORTHERN CORNER OF THIS HEREIN DESCRIBED TRACT;

(10) THENCE, NORTH 76 DEGREES 23 MINUTES 18 SECONDS EAST, COINCIDENT WITH A NORTHERN LINE OF SAID 17.948 ACRE TRACT, A DISTANCE OF 174.30 FEET TO A ½ INCH DIAMETER IRON ROD WITH YELLOW CAP MARKED "SEA 5782" SET ON A NORTHERN CORNER OF SAID 17.948 ACRE TRACT FOR A NORTHERN CORNER OF THIS HEREIN DESCRIBED TRACT;

(11) THENCE, NORTH 83 DEGREES 06 MINUTES 37 SECONDS EAST, COINCIDENT WITH A NORTHERN CORNER OF SAID 17.948 ACRE TRACT, A DISTANCE OF 102.84 FEET TO A ½ INCH DIAMETER IRON ROD WITH YELLOW CAP MARKED "SEA 5782" SET ON A NORTHERN CORNER OF SAID 17.948 ACRE TRACT FOR A NORTHERN CORNER OF THIS HEREIN DESCRIBED TRACT;

(12) THENCE, NORTH 89 DEGREES 20 MINUTES 36 SECONDS EAST, COINCIDENT WITH A NORTHERN LINE OF SAID 17.948 ACRE TRACT, A DISTANCE OF 20.75 FEET TO A ½ INCH DIAMETER IRON ROD WITH YELLOW CAP MARKED "SEA 5782" SET ON AN INSIDE CORNER OF SAID 17.948 ACRE TRACT FOR AN INSIDE CORNER OF THIS HEREIN DESCRIBED TRACT;

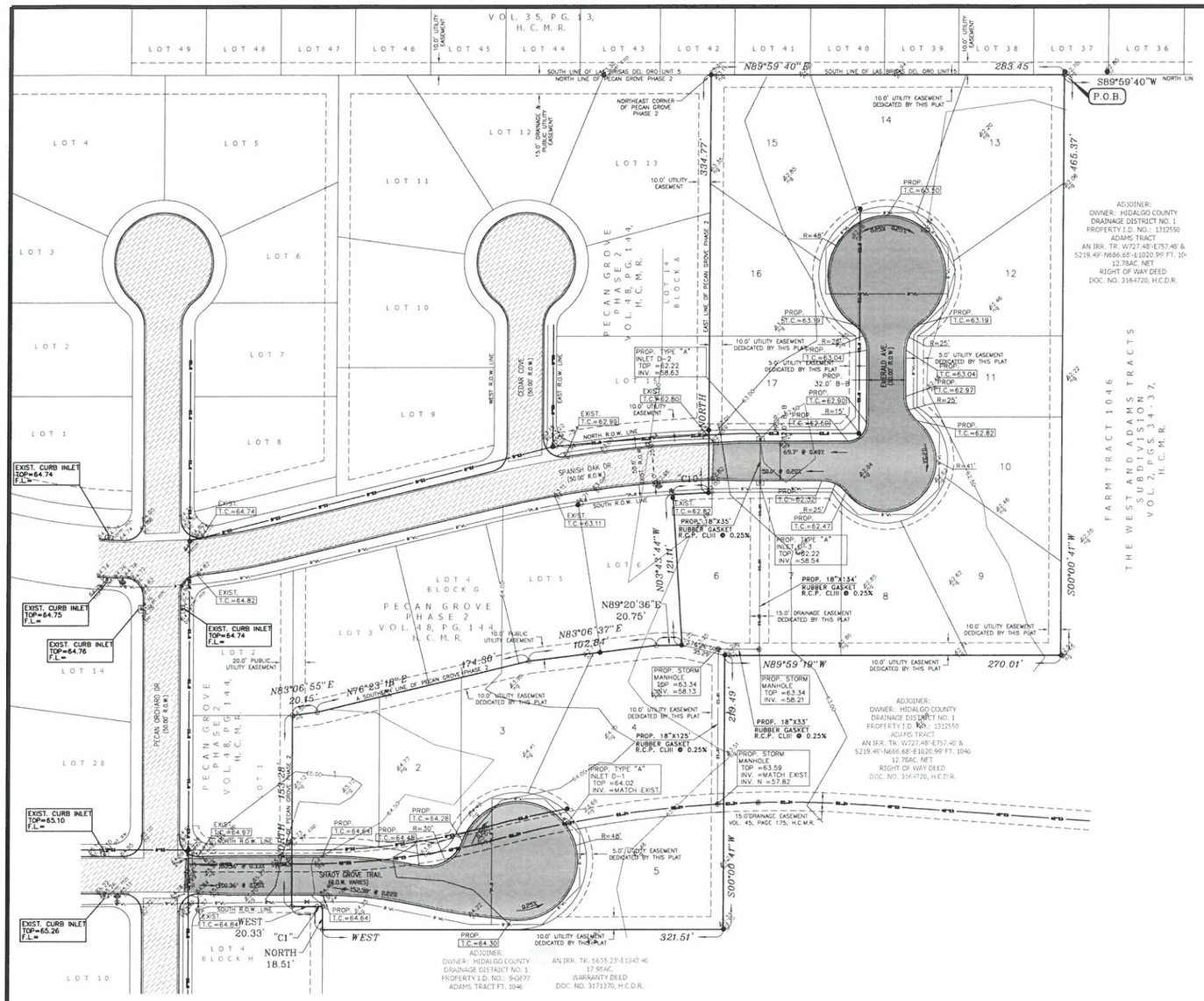
(13) THENCE, NORTH 03 DEGREES 43 MINUTES 44 SECONDS WEST, COINCIDENT WITH A WESTERN LINE OF SAID 17.948 ACRE TRACT, A DISTANCE OF 121.11 FEET TO A ½ INCH DIAMETER IRON ROD WITH YELLOW CAP MARKED "SEA 5782" SET ON A WESTERN CORNER OF SAID 17.948 ACRE TRACT BEING ON A CURVE TO THE RIGHT WHOSE RADIUS IS 634.0 FEET FOR A WESTERN CORNER OF THIS HEREIN DESCRIBED TRACT;

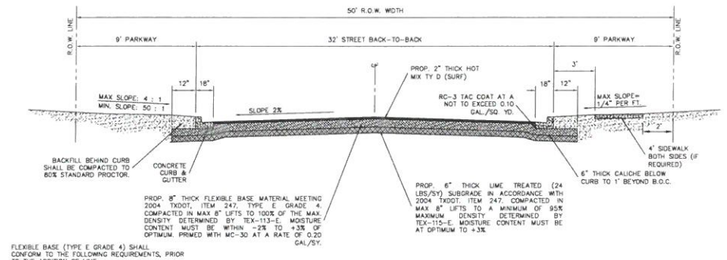
(14) THENCE, WITH SAID CURVE TO THE RIGHT AND BEING COINCIDENT WITH A WESTERN LINE OF SAID 17.948 ACRE TRACT, AN ARC LENGTH DISTANCE OF 28.86 FEET THROUGH A DELTA ANGLE OF 01 DEGREES 58 MINUTES 58 SECONDS AND A CHORD DIRECTION OF NORTH 87 DEGREES 18 MINUTES 00 EAST TO A ½ INCH DIAMETER IRON ROD WITH YELLOW CAP MARKED "SEA 5782" SET ON A WESTERN CORNER OF SAID 17.948 ACRE TRACT FOR A WESTERN CORNER OF THIS HEREIN DESCRIBED TRACT;

(15) THENCE, NORTH, COINCIDENT WITH A WESTERN LINE OF SAID 17.984 ACRE TRACT, A DISTANCE OF 334.77 FEET TO A ½ INCH DIAMETER IRON ROD WITH YELLOW CAP MARKED "SEA 5782" SET ON THE NORTHWEST CORNER OF SAID 17.948 ACRE TRACT FOR THE NORTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT;

(16) THENCE, NORTH 89 DEGREES 59 MINUTES 40 SECONDS EAST, A DISTANCE OF 283.45 FEET TO THE POINT OF BEGINNING, CONTAINING 4.73 ACRES OF LAND, MORE OR LESS.

SEA
SALINAS ENGINEERING & ASSOC.
(F-6675)—ENGINEER (10065700)—SURVEY
CONSULTING ENGINEERS & SURVEYORS
2221 DAFFODIL – McALLEN, TEXAS 78501
(956) 682-9081 (956) 686-1489 (FAX)





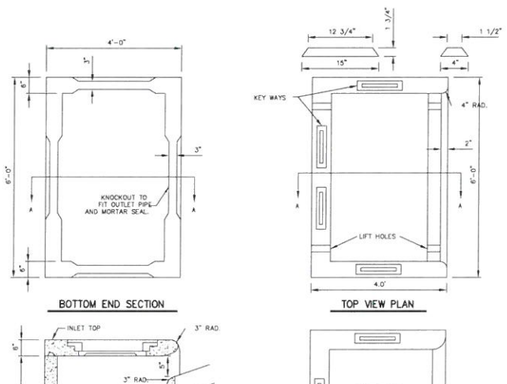
FLEXIBLE BASE (TYPE E GRADE 4) SHALL CONFORM TO THE FOLLOWING REQUIREMENTS, PRIOR TO THE ADDITION OF LIME:

Retained on Sq. Sieve	Percent Required
2"	0
¾"	20-60
No. 4	40-75
No. 40	70-90
Max. PI	15
Max. Wet Ball PI	15
Wet Ball Mill Max Amount	30

MINOR RESIDENTIAL STREET SECTION (32' BB – 50' R.O.W.) – DETAIL

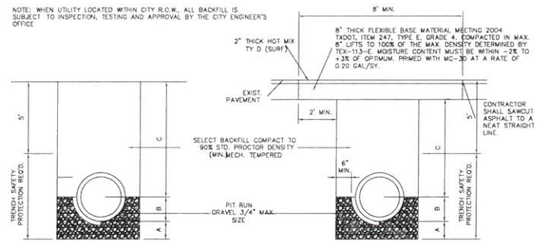
NOT TO SCALE

SCALE: 1" = 50'



PRECAST TYPE "A" INLET

NOT TO SCALE



STANDARD PIPE BEDDING

A. GRAVEL (3/4" MAX. SIZE) BEDDING PLACED BEFORE PIPE IS LAID UP TO FLOW LINE OF PIPE. (MIN. THICKNESS = 6")

B. GRAVEL BACK FILL PLACED AFTER PIPE IS LAID FROM BOTTOM OF PIPE TO SPRING LINE OF PIPE. (4" LIFTS, MECH. TAMPED).

C. FILL TRENCH W/SELECT BACKFILL (PI<20), W/12" LIFTS COMPACT TO 95% STD. PROCTOR

FOUNDATION PREPARATION (WELLPOINTS, GRAVEL AND/OR CEMENT STABILIZATION, OR APPROVED SUBSTITUTE) SHALL BE REQUIRED WHEN TRENCH BOTTOM IS UNSTABLE.

BACK FILLING AT STRUCTURES SHALL BE PLACED IN UNIFORM LAYERS, MOISTENED AS REQUIRED TO APPROXIMATE OPTIMUM MOISTURE CONTENTS AND COMPACTED TO 95% STANDARD PROCTOR DENSITY. THE THICKNESS OF EACH LOOSE LAYER SHALL BE SAND, APPROVED SITE SOIL OR OTHER APPROVED SUBSTITUTE.

STANDARD PIPE BEDDING

UNDER EXISTING PAVEMENT OR PROP. PAVEMENT

A. GRAVEL (3/4" MAX. SIZE) BEDDING PLACED BEFORE PIPE IS LAID UP TO FLOW LINE OF PIPE. (MIN. THICKNESS = 6")

B. GRAVEL BACK FILL PLACED AFTER PIPE IS LAID FROM BOTTOM OF PIPE TO SPRING LINE OF PIPE. (4" LIFTS, MECH. TAMPED).

C. FILL TRENCH W/SELECT BACKFILL (PI<20), W/12" LIFTS COMPACT TO 98% STD. PROCTOR

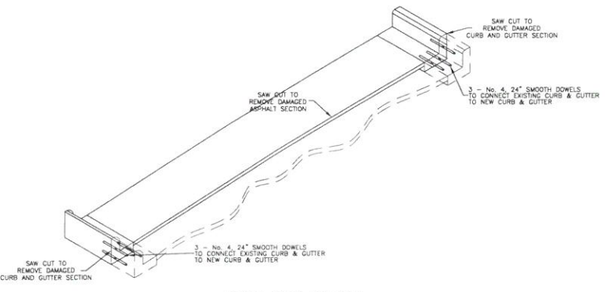
FOUNDATION PREPARATION (WELLPOINTS, GRAVEL AND/OR CEMENT STABILIZATION, OR APPROVED SUBSTITUTE) SHALL BE REQUIRED WHEN TRENCH BOTTOM IS UNSTABLE.

BACK FILLING AT STRUCTURES SHALL BE PLACED IN UNIFORM LAYERS, MOISTENED AS REQUIRED TO APPROXIMATE OPTIMUM MOISTURE CONTENTS AND COMPACTED TO 98% STANDARD PROCTOR DENSITY. THE THICKNESS OF EACH LOOSE LAYER SHALL BE SAND, APPROVED SITE SOIL OR OTHER APPROVED SUBSTITUTE.

NOTE: ALL EXISTING STREET CROSSINGS SHALL REQUIRE SAND BACKFILL OF ENTIRE TRENCH.

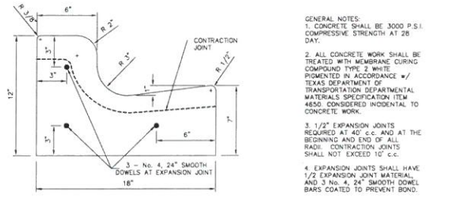
STANDARD PIPE BEDDING – DETAILS

NOT TO SCALE



SAW CUT DETAIL

NOT TO SCALE



GENERAL NOTES:

1. CONCRETE SHALL BE 3000 P.S.I. COMPRESSIVE STRENGTH AT 28 DAY.

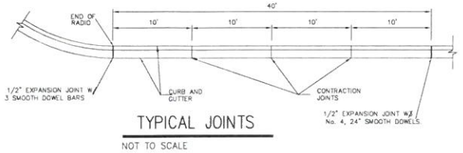
2. ALL CONCRETE WORK SHALL BE TREATED WITH MEMBRANE CURING COMPOUND TYPE 2 WHITE PIGMENTED IN ACCORDANCE W/ TEXAS DEPARTMENT OF TRANSPORTATION DEPARTMENTAL MATERIALS SPECIFICATION ITEM 4650. CONSIDERED INCIDENTAL TO CONCRETE WORK.

3. 1/2" EXPANSION JOINTS REQUIRED AT 40' c.c. AND AT THE BEGINNING AND END OF ALL RADII. CONTRACTION JOINTS SHALL NOT EXCEED 10' c.c.

4. EXPANSION JOINTS SHALL HAVE 1/2 EXPANSION JOINT MATERIAL AND 3 No. 4, 24" SMOOTH DOWEL BARS COATED TO PREVENT BOND.

CURB AND GUTTER DETAIL

NOT TO SCALE



TYPICAL JOINTS

NOT TO SCALE

SEE PAGE 2 FOR PAVING AND DRAINAGE NOTES

* ALL MATERIAL AND CONSTRUCTION TO COMPLY WITH CITY OF WESLACO STANDARDS.

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW BY THE CITY OF WESLACO ONLY & BY NO OTHERS UNDER THE AUTHORITY OF DAVID OMAR SALINAS, P.E., TX. REG. NO. 71973 ON AUGUST 03, 2021. IT IS NOT TO BE USED FOR CONSTRUCTION PURPOSES.

SALINAS ENGINEERING & ASSOCIATES
(F-8675)-ENGINEER (10065700)-SURVEY
CONSULTING ENGINEERS & SURVEYORS
2221 DAFFODIL – McALLEN, TEXAS 78501
(956) 682-9081 (956) 686-1489 (FAX)

PAVING AND DRAINAGE LAYOUT

Sheet Title:

PECAN GROVE SUBDIVISION No.3

STATE OF TEXAS
DAVID OMAR SALINAS
71973
LICENSED
PROFESSIONAL ENGINEER

David Omar Salinas
Registered Professional Engineer # 71973

Date:	08/03/21
Scale:	1"=50'
Designed By:	D.O.S.
Drawn By:	P.R.
Checked By:	D.O.S.
Approved By:	D.O.S.
Project No:	SP-21-25384
Drawing No:	SP-21-25384
Sheet	6 of 8

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

June 2, 2021

RGV Developers, LLC
321 W Nolana
McAllen, TX 78504

Re: Voluntary Annexation of West and Adams Tract Subdivision – being a 4.73 acre tract of land out of Farm Tract 1046, West and Adams Tract Subdivision, Weslaco, Hidalgo County, Texas located adjacent to and east of Spanish Oak Dr and Shady Grove Trail

Dear Applicant:

I'm pleased to inform you that the City Commission approved your Voluntary Annexation request, at their regular meeting on June 1, 2021.

Should you need additional information or have any questions, please call the Planning Department at (956) 447-3403.

Attentively,

Rebekah de la Fuente
Planning Director

Re: David Salinas
2221 daffodil Ave.
MCALLEN, TEXAS 78501

ENGINEER'S REPORT
FOR
PECAN GROVE SUBDIVISION

☐ REJECTED
☑ APPROVED FOR SUBMITTAL TO H.C. PLANNING DEPT.
☐ DISCHARGE PERMIT REQUIRED

11/12/03
DATE

H.C.D.D. NO. 1

Project No. 332.0201

STATE OF TEXAS
FREDDIE E. DIPPEL, JR.
36575
REGISTERED PROFESSIONAL ENGINEER

11/12/03

Prepared By:

CUNNINGHAM-ALLEN, INC.
3103 Bee Cave Road
Suite 202
Austin, Texas 78746

November 2003

ENGINEER'S REPORT
FOR
PECAN GROVE SUBDIVISION

This is to summarize the methodologies used in the watershed analysis, the design of the stormwater detention and water quality system, and the findings of that analysis.

The subject property consists of 89.03 acres of out of Farm Tract 1043 & 1046 Block 115, Adams Tract Subdivision as Recorded in Volume 2 Page 34 of Hidalgo County Map Records. The proposed improvements consist of mostly residential lots with a few parkland lots and some commercial lots along FM 1015. See Exhibits B for Plat.

Pecan Grove Subdivision is located in Flood Zone X as is identified by Community Panel Number 480345-0450 C, effective date June 6, 2000. See Exhibit I.

According to the Hidalgo County Soil Survey, the soil is composed mainly of Hidalgo Sandy Clay Loam map numbers 28 and 30. Portions of the site also include Raymondville Clay, map number 52. See Exhibits F-H.

Existing storm water runoff flows overland from the western to eastern boundary of the property. The width of the Hidalgo County Drainage District No. 1 irrigation ditch located along the eastern property line will be increased to provide detention for the surplus runoff created by the proposed improvements. The commercial lots will be graded to drain towards F.M. 1015. These lots were accounted for in the design of the storm drainage system for this street; therefore, the developed surplus was not accounted for in the detention pond calculations. The residential and parkland lots will be graded to drain to the streets where the runoff will be conveyed via a curb and gutter and storm pipe network to the proposed detention pond.

The Rational and Modified Rational Methods were used to calculate runoff and detention pond volumes, respectively. The Time of Concentration (Tc), rainfall intensity (I), and coefficient (C) were calculated using Figure 1, Figure 2, and Figure 3, respectively. (See Exhibit A.) The storm sewer system and detention pond were for runoff generated by a storm event with a frequency of 10 years. Exhibit A contains all runoff and detention pond calculations.

EXHIBITS

A	CALCULATIONS AND TABLES
B	8 ½ x11 PROPOSED SUBDIVISION PLAT
C	8 ½ X 11 U.S.G.S. SECTION MAP SHOWING PROPOSED SUBDIVISION
D	NOMOGRAPH FOR ESTIMATING "C"
E	HIDALGO COUNTY, RAINFALL INTENSITY CHART
F	8 ½ X 11 SOILS SURVEY MAP SHOWING PROPOSED SUBDIVISION LOCATION
G	8 ½ X 11 SOILS LEGEND LEGEND IDENTIFYING SOILS AT PROPOSED SUBDIVISION LOCATION
H	8 ½ X 11 SOILS GROUP TABLE IDENTIFYING SOILS AT PROPOSED SUBDIVISION LOCATION
I	8 ½ X 11 " FIRM" SHOWING LOCATION OF PROPOSED SUBDIVISION AND EXPLANATION OF ZONE DESIGNATION.
J	CONCEPTUAL PLAN

EXHIBIT A

CALCULATIONS AND TABLES

DRAINAGE CALCULATIONS

(C VALUES CALCULATED USING STATE DEPARTMENT OF HIGHWAYS AND PUBLIC TRANSPORTATION, BRIDGE DIVISION, HYDRAULIC MANUAL)

HYDRAULIC SUMMARY (RATIONAL METHOD)

EXISTING CONDITIONS (10-yr Storm Event)

AREA (AC.)	Tc (min.)	C *	I (in/hr.)	Q (cfs)
74.2	100	.2	2.26	33.5

* The land is currently being used as farmland.

DEVELOPED CONDITIONS (10-yr Storm Event)

AREA (AC.)	Tc (min.)	C**	I (in/hr.)	Q (cfs)
79	46	.4	5.01	158.3

* Proposed improvements include approximately 90% residential and 10% parkland.

Modified Rational Method

10 yr		Td	Sd	Ptd	Sr	left	right
a =	87.00						
b =	9.20	30.0	208680.5	2.5	367288.8	0.4932	1.8871
c =	0.7780	114.8	283706.8	3.9	319666.4	1.7474	1.8871
Cp =	0.40	124.0	284099.8	4.0	313340.6	1.8739	1.8871
		124.0	284099.8	4.0	313340.6	1.8739	1.8871
Ap =	79.00	124.0	284099.8	4.0	313340.6	1.8739	1.8871
Qa =	33.5	124.0	284099.8	4.0	313340.6	1.8739	1.8871
Tc =	46.0	124.0	284099.8	4.0	313340.6	1.8739	1.8871
error =	0.01	124.0	284099.8	4.0	**313340.6**	1.8739	1.8871
P180 =	4.41						

Where Cp = Developed C value
Ap = Area to pond
Qa = Allowable release rate (Q existing)
Tc = Developed Tc
Sr = Required Volume

The required volume = **313,340.6 C.F.**

FIGURE 1

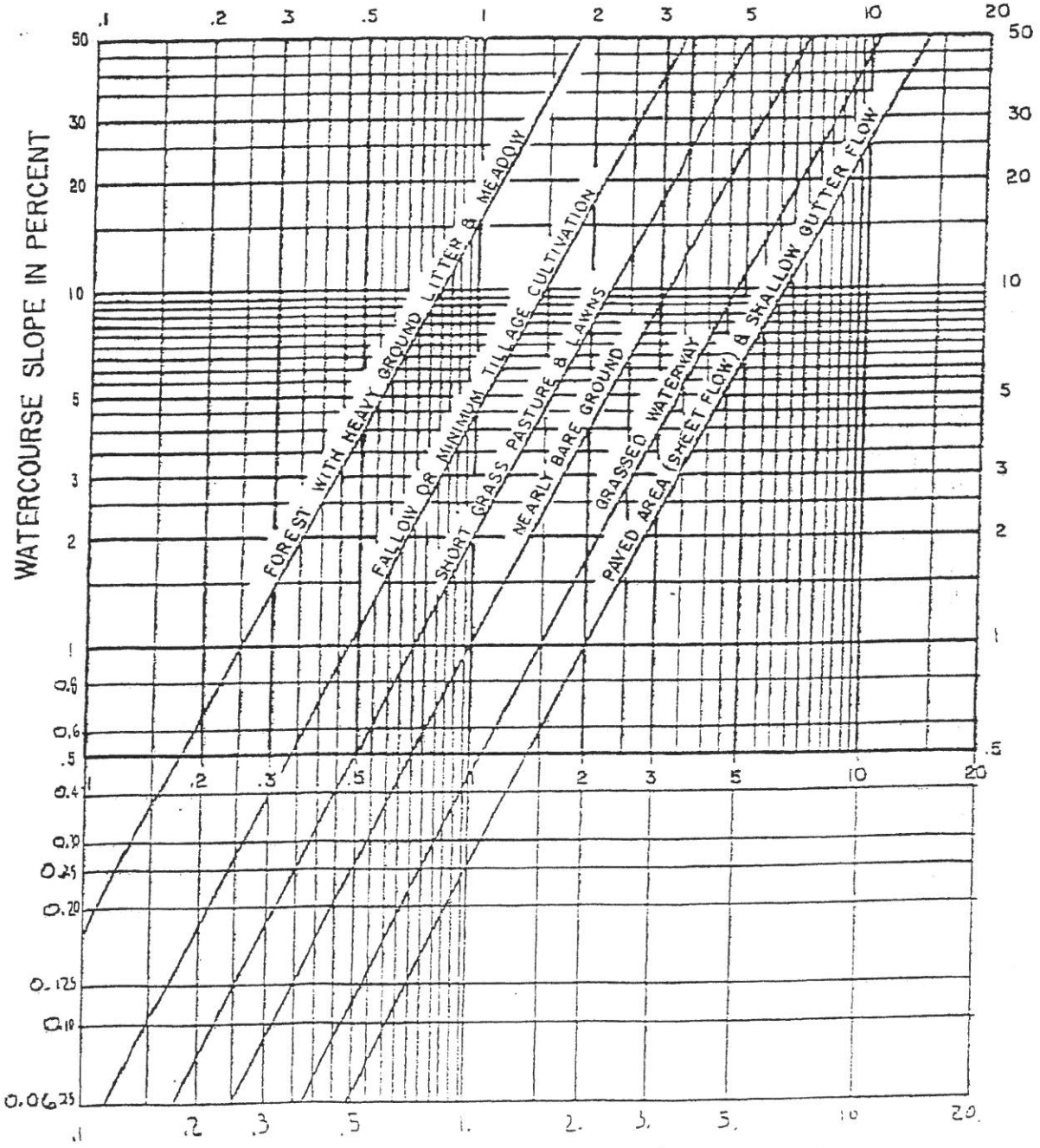


Figure 5 (Revised by Phase Resubmittal, 11/90)

Consulting Engineers
P.O. Box 47..604 E. Hwy
Weslaco, TX 78596
Phone (512) 968-2194

Rainfall Intensity for Hidalgo County
Based on NWS Tech Paper No. 40

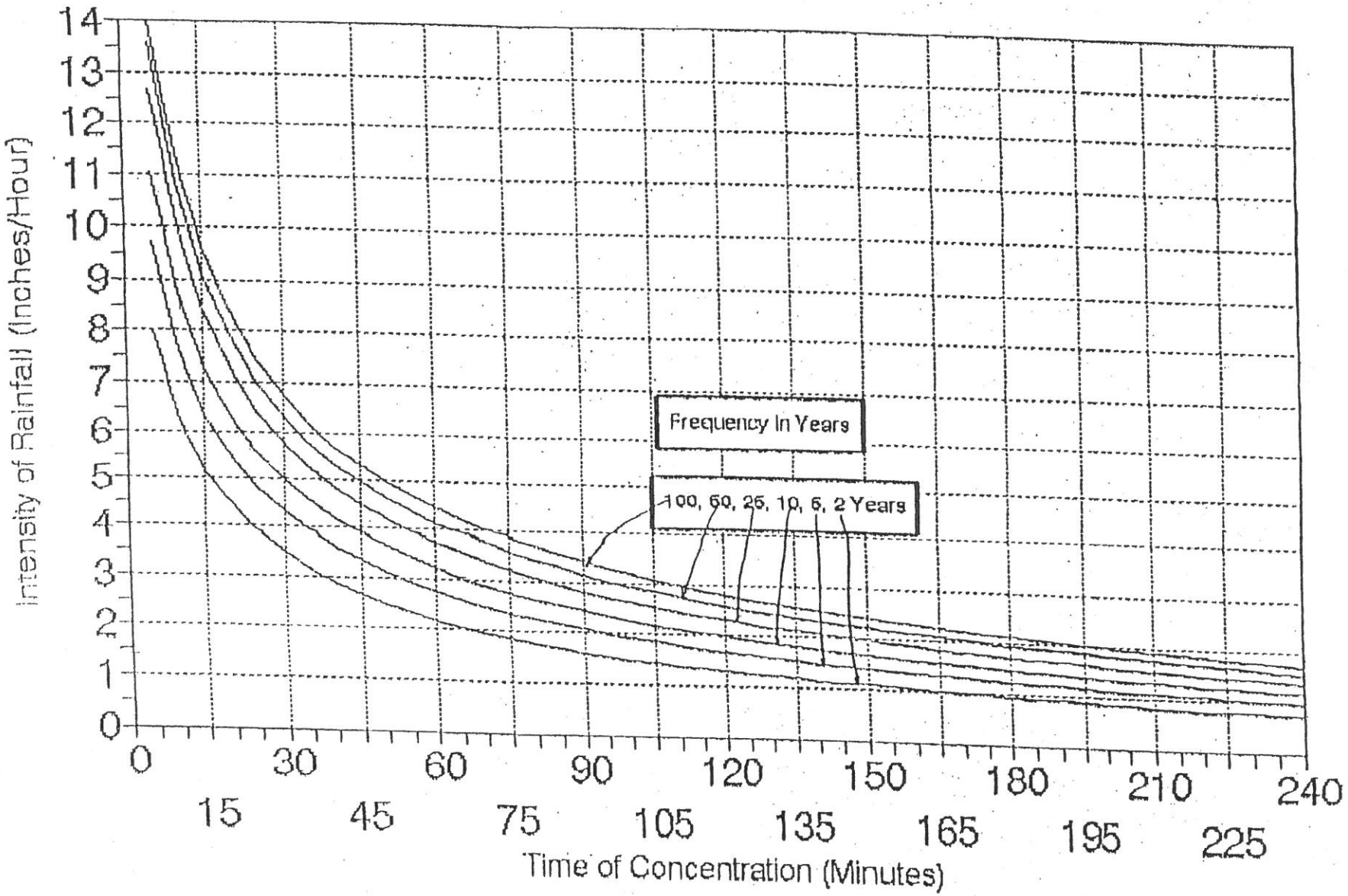


FIGURE 2

FIGURE 3

RATIONAL METHOD RUNOFF COEFFICIENTS

Description of Area	Runoff Coefficients
Business:	
Downtown areas	0.70 to 0.95
Neighborhood areas	0.50 to 0.70
Residential:	
Single-family areas	0.35 to 0.50
Multi units, detached	0.40 to 0.60
Multi units, attached	0.60 to 0.75
Residential (1/2 acre lots or more)	0.30 to 0.45
Apartment dwelling areas	0.50 to 0.70
Industrial:	
Light areas	0.50 to 0.80
Heavy areas	0.60 to 0.90
Parks, cemeteries	0.10 to 0.25
Playgrounds	0.20 to 0.35
Railroad yard areas	0.20 to 0.40
Unimproved areas	0.10 to 0.30

Character of surface	Runoff Coefficients
Streets:	
Asphaltic	0.70 to 0.95
Concrete	0.80 to 0.95
Drives and Walks	0.75 to 0.85
Roofs	0.75 to 0.95
Lawns, Sandy Soil:	
Flat, 2%	0.05 to 0.10
Average, 2 to 7%	0.10 to 0.15
Steep, 7%	0.15 to 0.20
Lawns, Heavy Soil:	
Flat, 2%	0.15 to 0.20
Average, 2 to 7%	0.20 to 0.25
Steep, 7%	0.25 to 0.35

APPLICATION

The Drainage Policy states "Peak flows shall not increase at any location for any storm frequency than the 10-year storm." This can be interpreted as "Flow rates from existing sites shall not

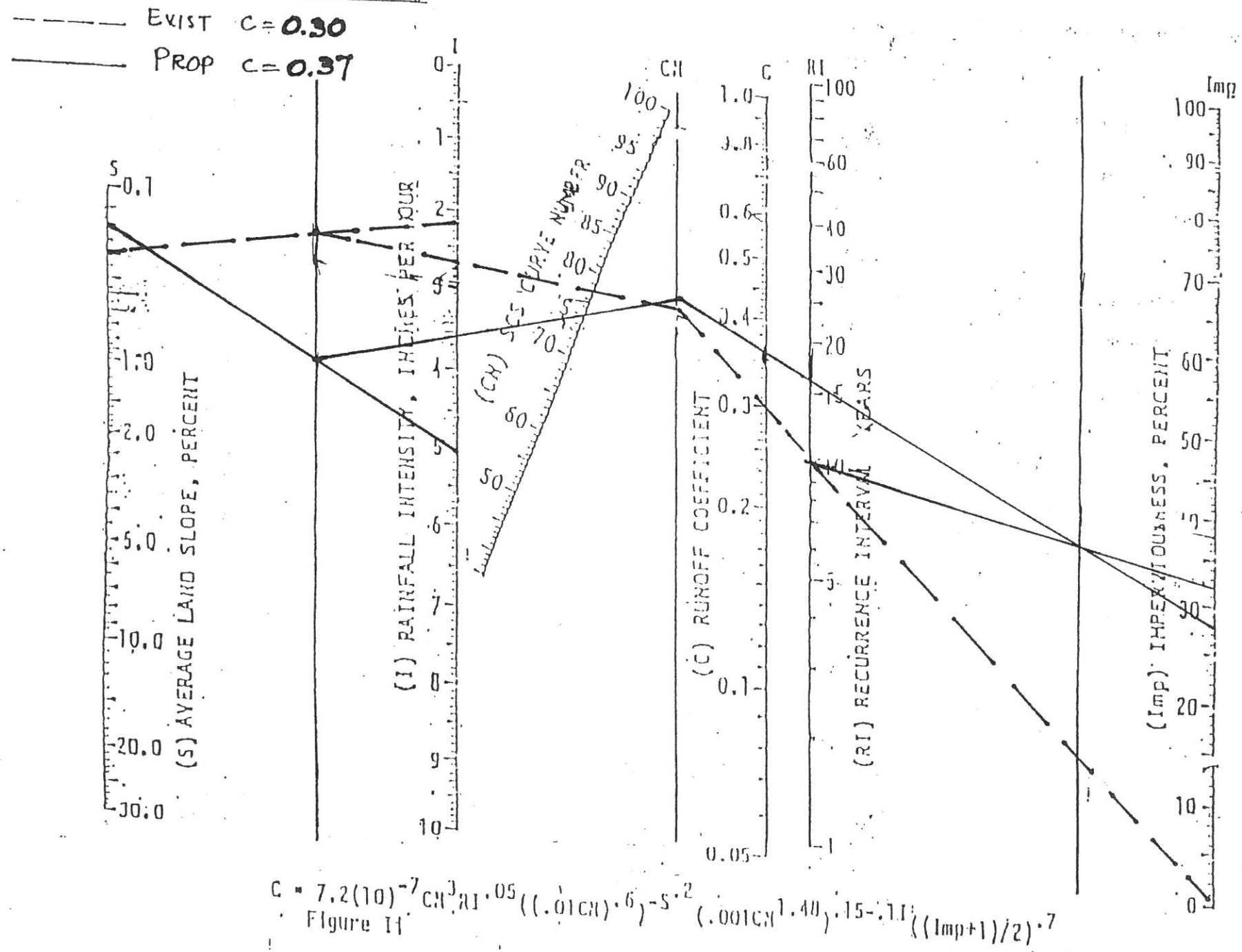
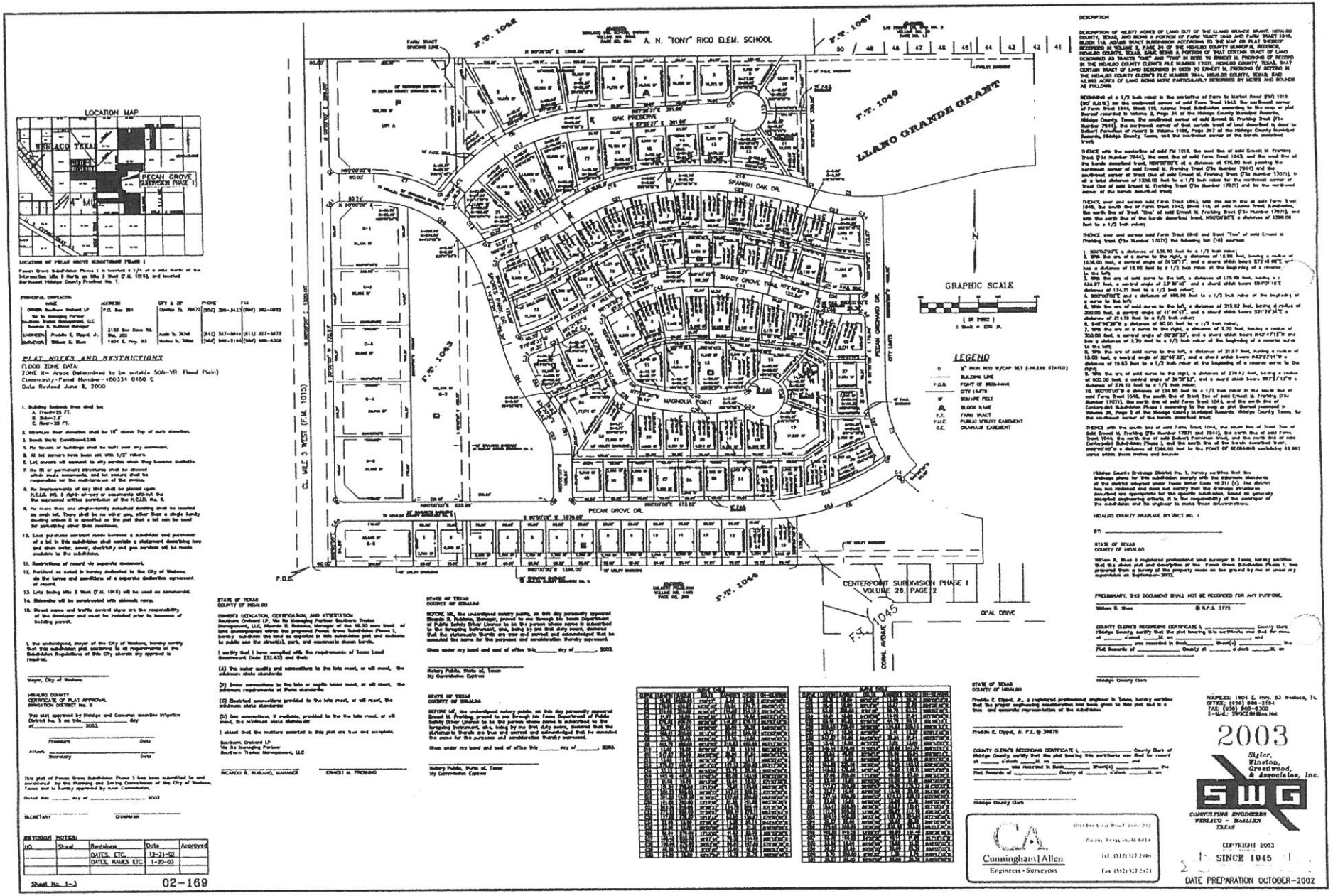


Figure 11

Nomograph for Estimating C in the Rational Formula

EXHIBIT B

8 ½ X 11 PROPOSED
SUBDIVISION PLAT



PLAT NOTES AND RESTRICTIONS

FLOOD ZONE DATA:
ZONE X- Areas Determined to be outside 500-YR. Flood Plain)
Community-Panel Number-480334 0480 C
Date Revised June 8, 2000

1. Building Setback lines shall be:
   A. Front-25 FT.
   B. Side-7.5'
   C. Rear-10 FT.
2. Minimum floor elevation shall be 18" above Top of curb elevation.
3. Bench Mark: Elevation=413.88
4. No fences or buildings shall be built over any easement.
5. All lot corners have been set with 1/2" rebars.
6. Lot owners will connect to city service when they become available.
7. No RV or permanent structures shall be allowed while roads, easements, and lot owners shall be responsible for the maintenance of the streets.
8. No improvements of any kind shall be placed upon N.C.U.D. NO. 5 right-of-way or easements without the the expressed written permission of the N.C.U.D. No. 5.
9. No more than one single-family detached dwelling shall be located on each lot. There shall be no other use, other than a single family dwelling unless it is specified on the plat that a lot can be used for something other than residence.
10. 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.
11. Restrictions of record are separate document.
12. Parkland as noted is hereby dedicated to the City of Woodway, on the terms and conditions of a separate dedication agreement of record.
13. Lots facing Mile 3 West (F.M. 1015) will be used as non-residential.
14. Sidewalks will be constructed with sidewalk ramps.
15. Street name and traffic control signs are the responsibility of the developer and must be installed prior to basement or building permit.

I, the undersigned, Mayor of the City of Woodway, hereby certify that this subdivision plat conforms to all requirements of the Subdivision Regulations of this City whereby my approval is required.

Mayor, City of Woodway

HIDALGO COUNTY
CERTIFICATE OF PLAT APPROVAL
IRRIGATION DISTRICT No. 9

This plat approved by Hidalgo and Cameron counties Irrigation District No. 9 on this _____ day of _____, 2003.

President — Date

Attest: Secretary — Date

This plat of Pecan Grove Subdivision Phase I has been submitted to and considered by the Planning and Zoning Commission of the City of Woodway, Texas and is hereby approved by such Commission.

Dated this _____ day of _____, 2003

SECRETARY — CHAIRMAN

REVISION NOTES:

NO.	Drawn	Revisions	Date	Approved
		DATES, ETC.	12-31-02	
		DATES, NAMES ETC.	1-20-03	

Sheet No. 1-1

02-169

STATE OF TEXAS
COUNTY OF HIDALGO

OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION

Southern Orchard LP, Via its Managing Partner Southern Trustee Management, LLC, Ricardo R. Rubiano, Manager of the 68.30 acre tract of land encompassed within the proposed Pecan Grove Subdivision Phase I, hereby subdivides the land as depicted in this subdivision plat and dedicates to public use the street(s), park, and easements shown hereon.

I certify that I have complied with the requirements of Texas Local Government Code 232.032 and that:

(A) The water quality and connections to the lots meet, or will meet, the minimum state standards

(B) Sewer connections to the lots or septic tanks meet, or will meet, the minimum requirements of State standards

(C) Electrical connections provided to the lots meet, or will meet, the minimum state standards

(D) Gas connections, if available, provided to the lots meet, or will meet, the minimum state standards

I attest that the matters asserted in this plat are true and complete.

Southern Orchard LP
Via its Managing Partner
Southern Trustee Management, LLC

RICARDO R. RUBIANO, MANAGER — ERNEST M. FREIWIRTH

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, the undersigned notary public, on this day personally appeared Ricardo R. Rubiano, Manager, proved to me through his Texas Department of Public Safety Driver License to be the person whose name is subscribed to the foregoing instrument, who, being by me first duly sworn, declared that the statements therein are true and correct and acknowledged that he executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this _____ day of _____, 2003.

Notary Public, State of Texas
My Commission Expires

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, the undersigned notary public, on this day personally appeared Ernest M. Freiwirth, proved to me through his Texas Department of Public Safety Driver License to be the person whose name is subscribed to the foregoing instrument, who, being by me first duly sworn, declared that the statements therein are true and correct and acknowledged that he executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this _____ day of _____, 2003.

Notary Public, State of Texas
My Commission Expires

DESCRIPTION

DESCRIPTION OF 68.307 ACRES OF LAND OUT OF THE LLANO GRANDE GRANT, HIDALGO COUNTY, TEXAS, AND BEING A PORTION OF FARM TRACT 1042 AND FARM TRACT 1045, BLOCK 116, ADAMS TRACT SUBDIVISION ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 2, PAGE 44 OF THE HIDALGO COUNTY MAP OF RECORDS, HIDALGO COUNTY, TEXAS, SAID BEING A PORTION OF THAT CERTAIN TRACT OF LAND DESCRIBED AS TRACTS "ONE" AND "TWO" IN DEED TO ERNEST M. FREIWIRTH OF RECORDED IN THE HIDALGO COUNTY CLERK'S FILE NUMBER 17071, HIDALGO COUNTY, TEXAS, THAT CERTAIN TRACT OF LAND DESCRIBED IN DEED TO ERNEST M. FREIWIRTH OF RECORD IN THE HIDALGO COUNTY CLERK'S FILE NUMBER 7944, HIDALGO COUNTY, TEXAS, SAID 68.3 ACRES OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2 inch rebar in the centerline of Farm to Market Road (FM) 1015 (80' R.O.W.) for the northwest corner of said Farm Tract 1043, the southwest corner of Farm Tract 1044, Block 116, Adams Tract Subdivision according to the map or plat thereof recorded in Volume 2, Page 44 of the Hidalgo County Deed Records, Hidalgo County, Texas, the southwest corner of said Ernest M. Freiwirth Trust (File Number 7944), the northwest corner of that certain tract of land described in deed to Robert Pendleton of record in Volume 1686, Page 367 of the Hidalgo County Deed of Records, Hidalgo County, Texas, and the northwest corner of the herein described tract;

THENCE with the centerline of said FM 1015, the west line of said Ernest M. Freiwirth Trust (File Number 7944), the west line of said Farm Tract 1043, and the west line of the herein described tract, N00°00'00"E, a distance of 674.90 feet passing the northwest corner of said Ernest M. Freiwirth Trust (File Number 7944) and the southwest corner of Tract One of said Ernest M. Freiwirth Trust (File Number 17071), in all a total distance of 1338.00 feet to a 1/2 inch rebar for the northwest corner of Tract One of said Ernest M. Freiwirth Trust (File Number 17071) and for the northwest corner of the herein described tract;

THENCE over and across said Farm Tract 1043, with the south line of said Farm Tract 1044, the south line of Farm Tract 1042, Block 116, of said Adams Tract Subdivision, the north line of Tract "One" of said Ernest M. Freiwirth Trust (File Number 17071), and with the north line of the herein described tract, N90°00'00"E a distance of 1788.00 feet to a 1/2 inch rebar;

THENCE over and across said Farm Tract 1042 and Tract "One" of said Ernest M. Freiwirth Trust (File Number 17071) the following ten (10) courses:

1. S00°00'00"E a distance of 330.90 feet to a 1/2 inch rebar;
2. With the arc of a curve to the right, a distance of 16.98 feet, having a radius of 1636.00 feet, a central angle of 0°35'41", and a chord which bears S72°44'08"E with a distance of 16.98 feet to a 1/2 inch rebar at the beginning of a reverse curve to the left;
3. With the arc of said curve to the left, a distance of 175.98 feet, having a radius of 434.97 feet, a central angle of 23°36'46", and a chord which bears S89°01'16"E a distance of 174.71 feet to a 1/2 inch rebar;
4. S00°00'00"E a distance of 488.98 feet to a 1/2 inch rebar at the beginning of a curve to the left;
5. With the arc of said curve to the left, a distance of 215.02 feet, having a radius of 360.00 feet, a central angle of 41°49'47", and a chord which bears S20°54'54"E a distance of 210.19 feet to a 1/2 inch rebar;
6. S41°49'28"E a distance of 60.00 feet to a 1/2 inch rebar;
7. With the arc of a curve to the right, a distance of 35.93 feet, having a radius of 703.00 feet, a central angle of 02°55'33", and a chord which bears S42°17'15"E and have a distance of 3.70 feet to a 1/2 inch rebar at the beginning of a reverse curve to the left;
8. With the arc of said curve to the left, a distance of 21.87 feet, having a radius of 15.00 feet, a central angle of 83°32'32", and a chord which bears S43°27'41"E a distance of 19.83 feet to a 1/2 inch rebar at the beginning of a reverse curve to the right;
9. With the arc of said curve to the right, a distance of 278.62 feet, having a radius of 800.00 feet, a central angle of 20°30'13", and a chord which bears S87°57'47"E a distance of 277.15 feet to a 1/2 inch rebar;
10. S00°00'00"E a distance of 134.90 feet to a 1/2 inch rebar in the south line of said Farm Tract 1042, the south line of Tract One of said Ernest M. Freiwirth (File Number 17071), the north line of said Farm Tract 1045, and the north line of Centerpoint Subdivision Phase I according to the map or plat thereof recorded in Volume 28, Page 2 of the Hidalgo County Deed Records, Hidalgo County, Texas, for the southeast corner of the herein described tract;

THENCE with the south line of said Farm Tract 1042, the south line of Tract Two of said Ernest M. Freiwirth (File Number 17071 and 7944), the north line of said Farm Tract 1045, the north line of said Dubois Subdivision Phase I, and the north line of said Centerpoint Subdivision Phase I, and the north line of the herein described tract, N90°00'00"W a distance of 1268.00 feet to the POINT OF BEGINNING containing 61.881 gross acres within these metes and bounds.

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 warranty that the enforcement of detention is appropriate for this specific subdivision, based on generally accepted engineering criteria. It is the responsibility of the developer of this subdivision and his consultants to make these determinations.

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

BY: _____

STATE OF TEXAS
COUNTY OF HIDALGO

William R. Shaw a registered professional land surveyor in Texas, hereby certifies that this shown plat and description of Pecan Grove Subdivision Phase I, was prepared from a survey of the property made on the ground by me or under my supervision on September-2002.

PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE.

William R. Shaw — R.P.L.S. 3772

COUNTY CLERK'S RECORDING CERTIFICATE I, _____ County Clerk of Hidalgo County, certify that the plat bearing this certificate was filed for record at _____ o'clock ____M. on _____ and was recorded in Book _____ Page(s) _____ of the Plat Records of _____ County at _____ o'clock _____M. on _____

Hidalgo County Clerk

STATE OF TEXAS
COUNTY OF HIDALGO

Freddie E. Dippel, Jr., a registered professional engineer in Texas, hereby certifies that this proper engineering consideration has been given to this plat and to the best and accurate representation of the subdivision.

Freddie E. Dippel, Jr. P.E. @ 36878

COUNTY CLERK'S RECORDING CERTIFICATE I, _____ County Clerk of Hidalgo County, certify that the plat bearing this certificate was filed for record at _____ o'clock ____M. on _____ and was recorded in Book _____ Page(s) _____ of the Plat Records of _____ County at _____ o'clock _____M. on _____

Hidalgo County Clerk

Cunningham | Allen
Engineers • Surveyors
1804 East Expressway 83
Weslaco, Texas 78596
Tel: (956) 968-3594
Fax: (956) 968-8300

ADDRESS: 1804 E. Hwy. 83 Weslaco, Tx.
OFFICE: (956) 968-3594
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E-MAIL: SWOCEN@tx.rr.Net

2003

Sigler, Winston, Greenwood & Associates, Inc.

SWG

CONSULTING ENGINEERS
WESLACO - McALLEN
TEXAS

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SINCE 1945

DATE PREPARATION OCTOBER-2002

EXHIBIT C

8 ½ X U.S.G.S. SECTION MAP SHOWING
PROPOSED SUBDIVISION

'Mercedes; TX'; Scale: 1" = 0.379Mi 610Mt 2,000Ft, 1 Mi = 2.640" , 1 cm = 240Mt

EXHIBIT D

NOMOGRAPH FOR ESTIMATING "C"

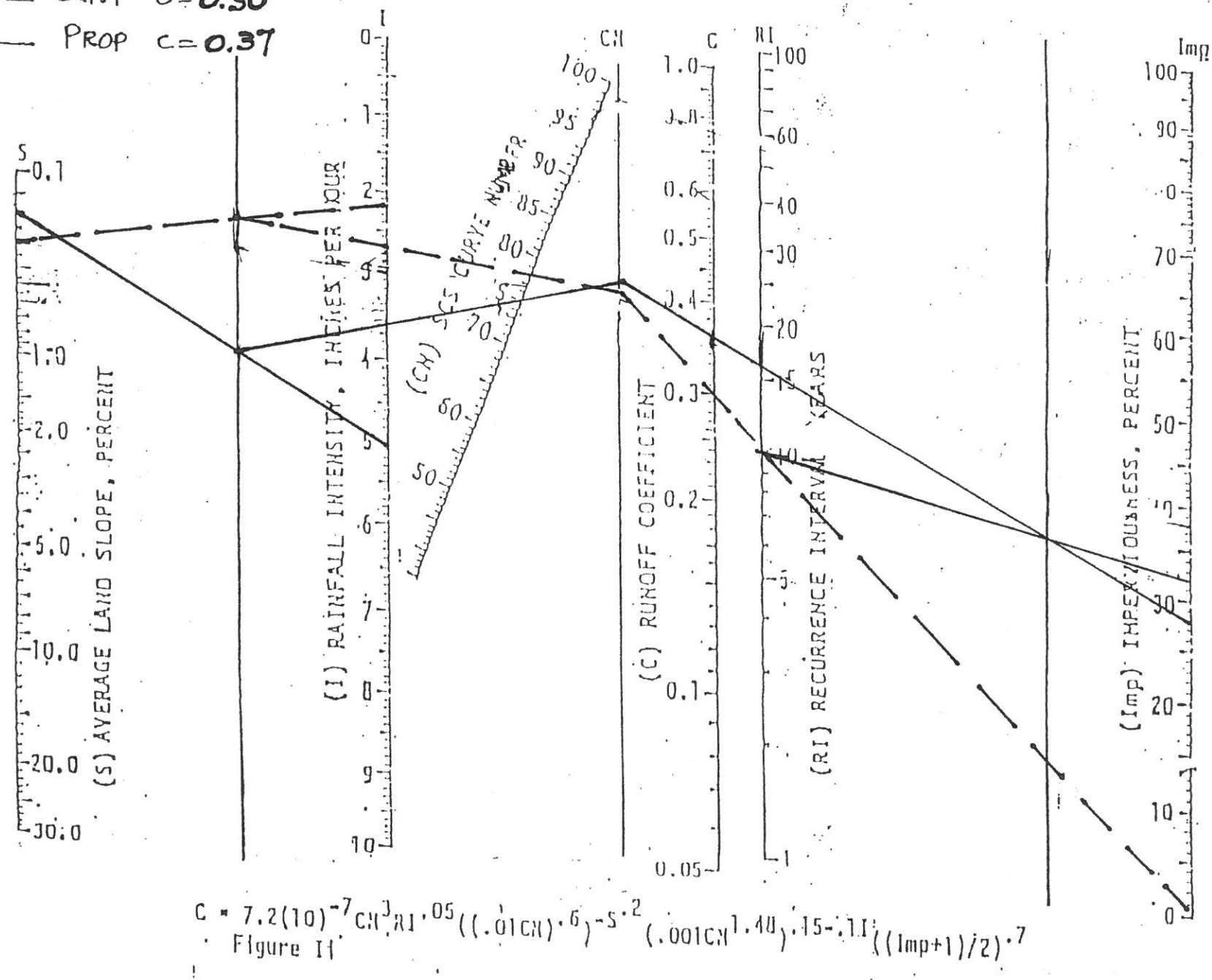
956-361-1556

Pecan Grove Reata

Nov 18 03 05:37p

EXIST C = 0.30

PROP C = 0.37



$$C = 7.2(10)^{-7} CN^{3} RI^{.05} ((.01CN)^{.6})^{-5.2} (.001CN^{1.40})^{.15-.11((Imp+1)/2)^{.7}}$$

Figure 11

Nomograph for Estimating C in the Rational Formula

EXHIBIT E

HIDALGO COUNTY,
RAINFALL INTENSITY CHART

HIDALGO COUNTY RAINFALL INTENSITY TABLES

based on Weather Bureau (NWS) Technical Paper No. 40 "Rainfall Frequency Atlas of the United States"

TIME	5 yr.	10 yr.	25 yr.	50 yr.
1	12.626	14.283	16.353	17.386
2	11.721	13.281	15.215	16.210
3	10.950	12.426	14.244	15.204
4	10.286	11.687	13.405	14.333
5	9.706	11.042	12.671	13.570
6	9.194	10.472	12.023	12.895
7	8.740	9.966	11.447	12.294
8	8.334	9.512	10.930	11.755
9	7.968	9.103	10.464	11.268
10	7.636	8.732	10.042	10.825
11	7.334	8.394	9.656	10.421
12	7.058	8.084	9.303	10.051
13	6.804	7.799	8.978	9.710
14	6.569	7.536	8.678	9.395
15	6.353	7.293	8.400	9.102
16	6.151	7.067	8.142	8.831
17	5.964	6.856	7.902	8.577
18	5.789	6.659	7.677	8.340
19	5.625	6.475	7.466	8.117
20	5.472	6.302	7.268	7.908
21	5.327	6.139	7.082	7.711
22	5.191	5.985	6.906	7.525
23	5.062	5.840	6.740	7.349
24	4.941	5.703	6.583	7.183
25	4.825	5.572	6.434	7.025
26	4.716	5.449	6.293	6.875
27	4.612	5.331	6.158	6.732
28	4.513	5.220	6.030	6.596
29	4.419	5.113	5.908	6.467
30	4.329	5.011	5.792	6.343
31	4.244	4.914	5.680	6.224
32	4.161	4.821	5.574	6.111
33	4.083	4.732	5.472	6.002
34	4.008	4.646	5.374	5.897
35	3.935	4.564	5.280	5.797

TIME	5 yr.	10 yr.	25 yr.	50 yr.
36	3.866	4.486	5.189	5.701
37	3.799	4.410	5.103	5.608
38	3.735	4.337	5.019	5.519
39	3.673	4.267	4.939	5.433
40	3.614	4.199	4.861	5.350
41	3.557	4.134	4.786	5.270
42	3.501	4.071	4.714	5.193
43	3.448	4.010	4.644	5.118
44	3.396	3.951	4.577	5.046
45	3.346	3.895	4.511	4.976
46	3.298	3.840	4.448	4.908
47	3.251	3.786	4.387	4.843
48	3.206	3.735	4.328	4.779
49	3.162	3.685	4.270	4.717
50	3.120	3.636	4.215	4.658
51	3.078	3.589	4.161	4.600
52	3.038	3.543	4.108	4.543
53	2.999	3.499	4.057	4.488
54	2.962	3.456	4.007	4.435
55	2.925	3.414	3.959	4.383
56	2.889	3.373	3.912	4.333
57	2.854	3.333	3.867	4.284
58	2.821	3.295	3.822	4.236
59	2.788	3.257	3.779	4.189
60	2.756	3.220	3.737	4.144
61	2.724	3.185	3.696	4.099
62	2.694	3.150	3.656	4.056
63	2.664	3.116	3.617	4.014
64	2.635	3.083	3.578	3.973
65	2.607	3.050	3.541	3.933
66	2.579	3.019	3.505	3.894
67	2.552	2.988	3.469	3.855
68	2.526	2.958	3.435	3.818
69	2.500	2.928	3.401	3.781
70	2.475	2.899	3.368	3.745

HIDALGO COUNTY RAINFALL INTENSITY TABLES (cont.)

based on Weather Bureau (NWS) Technical Paper No 40 "Rainfall Frequency Atlas of the United States"

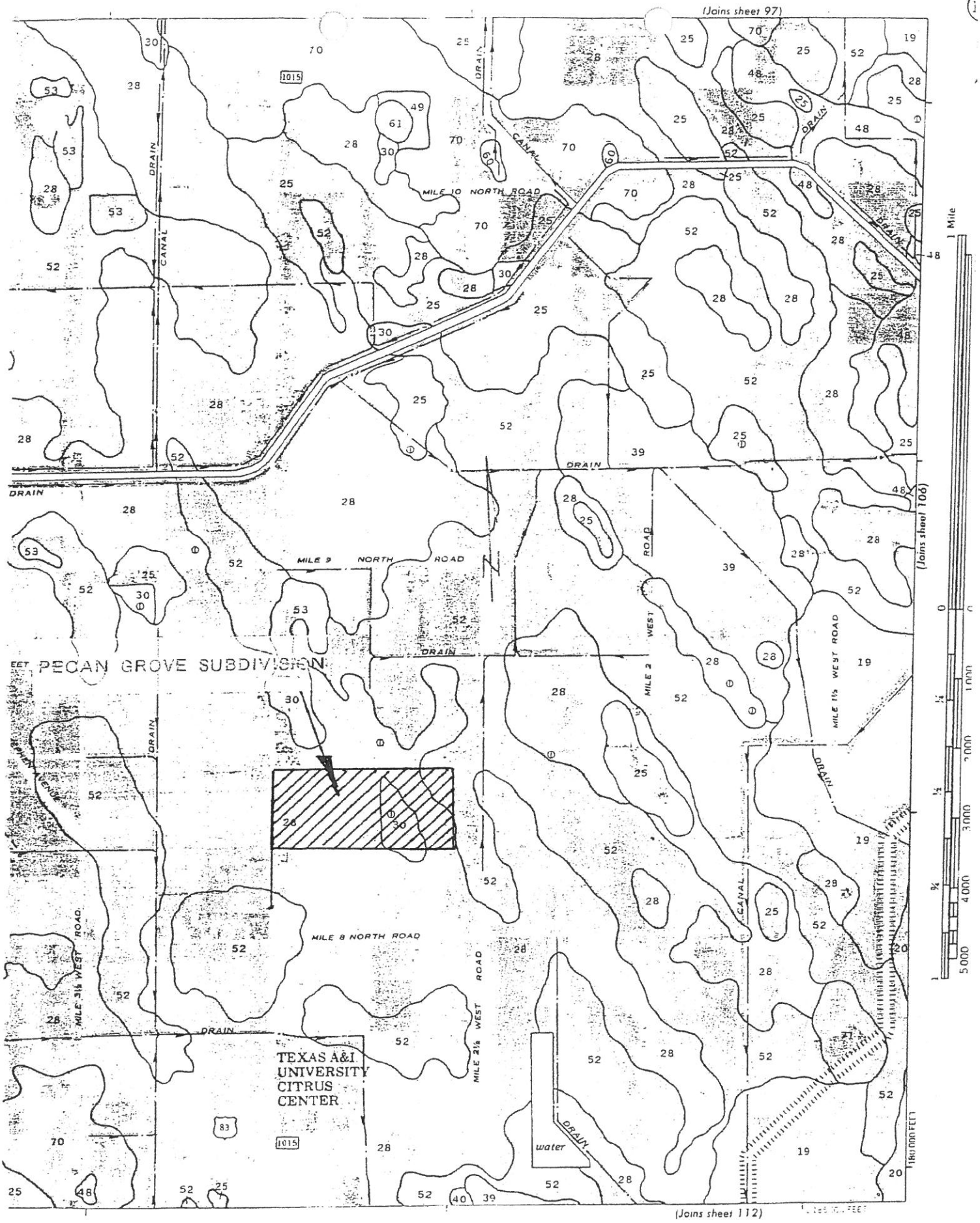
TIME	5 yr.	10 yr.	25 yr.	50 yr.
71	2.451	2.871	3.335	3.710
72	2.427	2.844	3.303	3.676
73	2.403	2.817	3.272	3.642
74	2.380	2.790	3.242	3.610
75	2.358	2.765	3.212	3.577
76	2.336	2.739	3.183	3.546
77	2.314	2.715	3.155	3.515
78	2.293	2.690	3.127	3.485
79	2.272	2.667	3.099	3.455
80	2.252	2.643	3.073	3.426
81	2.232	2.620	3.046	3.398
82	2.213	2.598	3.020	3.370
83	2.193	2.576	2.995	3.342
84	2.175	2.555	2.970	3.315
85	2.156	2.533	2.946	3.289
86	2.138	2.513	2.922	3.263
87	2.121	2.492	2.899	3.238
88	2.103	2.472	2.876	3.213
89	2.086	2.453	2.853	3.188
90	2.069	2.434	2.831	3.164
91	2.053	2.415	2.809	3.140
92	2.037	2.396	2.788	3.117
93	2.021	2.378	2.767	3.094
94	2.005	2.360	2.746	3.072
95	1.990	2.342	2.726	3.050
96	1.975	2.325	2.706	3.028
97	1.960	2.308	2.686	3.007
98	1.946	2.291	2.667	2.986
99	1.931	2.275	2.648	2.965
100	1.917	2.258	2.629	2.944
101	1.904	2.242	2.610	2.924
102	1.890	2.227	2.592	2.905
103	1.876	2.211	2.574	2.885
104	1.863	2.196	2.557	2.866
105	1.850	2.181	2.540	2.847

TIME	5 yr.	10 yr.	25 yr.	50 yr.
106	1.838	2.166	2.523	2.829
107	1.825	2.152	2.506	2.811
108	1.813	2.137	2.489	2.793
109	1.800	2.123	2.473	2.775
110	1.788	2.109	2.457	2.757
110	1.788	2.109	2.457	2.757
112	1.765	2.082	2.426	2.723
113	1.753	2.069	2.410	2.707
114	1.742	2.056	2.395	2.690
115	1.731	2.043	2.380	2.674
116	1.720	2.030	2.366	2.658
117	1.709	2.018	2.351	2.642
118	1.698	2.006	2.337	2.626
119	1.688	1.993	2.323	2.611
120	1.677	1.981	2.309	2.596
125	1.628	1.924	2.242	2.523
130	1.581	1.870	2.180	2.455
135	1.537	1.819	2.122	2.391
140	1.496	1.771	2.067	2.331
145	1.457	1.727	2.015	2.274
150	1.421	1.684	1.966	2.220
155	1.386	1.644	1.919	2.169
160	1.354	1.606	1.876	2.121
165	1.323	1.570	1.834	2.075
170	1.293	1.536	1.794	2.032
175	1.265	1.504	1.757	1.990
180	1.239	1.473	1.721	1.951
185	1.213	1.443	1.686	1.913
190	1.189	1.415	1.654	1.877
195	1.166	1.388	1.622	1.842
200	1.144	1.362	1.592	1.809
210	1.102	1.313	1.536	1.747
220	1.063	1.268	1.484	1.690
230	1.028	1.227	1.436	1.637
240	0.995	1.189	1.392	1.587

EXHIBIT F

8 ½ X 11 SOILS SURVEY MAP
SHOWING PROPOSED SUBDIVISION LOCATION

XAS — SHEET NUMBER 105



cklypear, and other woody plants form a dense canopy that has an understory of threeawn, tumblegrass, and sandburs. Brush encroachment on this soil is a major range management problem.

Potential is high for habitat for deer, javelina, and coyote. Nesting areas are plentiful for doves, quail, and songbirds.

Potential is medium for urban uses and high for recreation uses. The main limitations are shrinking and swelling of the soil and high corrosivity to uncoated steel.

This Hidalgo soil is in capability subclass IIc, nonirrigated and in class I, irrigated; it is in the Gray Sandy Loam range site.

29—Hidalgo sandy clay loam, 1 to 3 percent slopes. This deep, gently sloping soil is on convex uplands. Areas are small and irregular in shape and range from 5 to 150 acres.

Typically, the surface layer is dark brown sandy clay loam about 14 inches thick. The next layer, from 14 to 36 inches, is brown sandy clay loam. The layer extending from 36 to 72 inches is pale brown sandy clay loam. The soil is calcareous throughout.

This soil is well drained. Surface runoff is slow. Permeability is moderate, and the available water capacity is high. A few areas of this soil have been altered by land leveling for irrigation. In these areas the soil has a thin surface layer because of cutting, and in a few areas all of the surface layer has been removed. The root zone is deep and is easily penetrated by plant roots. The hazard of water erosion is moderate, and the hazard of soil blowing is slight.

Included with this soil in mapping are small areas of Willacy soils and Hidalgo soils that have a fine sandy loam surface layer. The included soils make up less than 15 percent of this map unit.

This soil is used mostly as irrigated and nonirrigated cropland and for citrus.

This soil has high potential for nonirrigated and irrigated crops. Suitable nonirrigated crops are cotton and grain sorghum. Suitable irrigated crops are cotton, grain sorghum, sugarcane, and cool and warm season vegetables. This soil has high potential for citrus.

If this soil is used as cropland, maintaining or improving soil tilth, managing irrigation water, and controlling erosion are necessary. Cropping systems that include high residue crops help maintain or improve soil tilth, reduce evaporation, and provide organic matter. Land leveling reduces erosion and runoff and permits a better distribution of irrigation water. Bench leveling reduces the depth of required land-leveling cuts. Subsurface tile drainage lowers the high water tables that can develop from irrigation when the soil is leveled. When this soil is not irrigated, contour farming helps reduce soil erosion. The high lime content of this soil can cause chlorosis of some plants, especially in areas where the surface layer has been removed by land leveling. Applying mulch or manure helps offset the loss of organic matter from land leveling.

Potential is high for nonirrigated and irrigated pasture grasses. Proper stocking, fertilizing, rotation grazing, and controlling weeds are needed to maintain vigorous plants. Coastal bermudagrass, African stargrass, introduced bluestems, and similar grasses are suited to this soil.

Potential is high for rangeland. In open grassland, the dominant grasses in the potential plant community consist of twoflower trichloris, fourflower trichloris, and plains bristlegrass; woody plants include spiny hackberry and kidneywood; and forbs include bundleflower and bushsunflower.

With continuous heavy grazing by livestock, twoflower trichloris, fourflower trichloris, and plains bristlegrass decrease in the plant community. These plants are replaced by the less desirable hooded windmillgrass, pink pappusgrass, and lovegrass tridens. If heavy grazing continues for many years, whitebrush, lime pricklyash, pricklypear, and other woody plants form a dense canopy that has an understory of threeawn, tumblegrass, and sandburs. Brush encroachment on this soil is a major range management problem.

Potential is high for habitat for deer, javelina, and coyote. Nesting areas are plentiful for doves, quail, and songbirds.

Potential is medium for urban uses and high for recreation uses. The main limitations are shrinking and swelling of the soil and high corrosivity to uncoated steel.

This Hidalgo soil is in capability subclass IIe, nonirrigated and irrigated; it is in the Gray Sandy Loam range site.

30—Hidalgo sandy clay loam, saline, 0 to 1 percent slopes. This deep, nearly level saline soil is on convex uplands. Areas are small and irregular in shape and range from 25 to 100 acres.

Typically, the surface layer is saline, dark grayish brown sandy clay loam about 15 inches thick. The next layer, from 15 to 25 inches, is saline, brown sandy clay loam. The next layer, from 25 to 36 inches, is saline, pale brown clay loam. The layer extending from 36 to 65 inches is saline, very pale brown sandy clay loam. The soil is calcareous throughout.

This soil is well drained. Surface runoff is slow, and permeability is moderate. The available water capacity is low. This soil is moderately saline to strongly saline as a result of overirrigation and evaporation of slightly saline water. A high water table that is saline occurs at depths from 1 1/2 to 4 1/2 feet below the surface. A few areas of this soil have been altered by land leveling for irrigation. In these areas, the soil has a thin surface layer because of cutting; in a few areas, it has a thick surface layer because of filling; and in a few areas all of the surface layer has been removed. The root zone is deep and is easily penetrated by plant roots. The hazards of water erosion and soil blowing are slight.

Included with this soil in mapping are small areas of saline Raymondville and saline Racombes soils. Also included are a few nonsaline areas of Hidalgo, Raymondville, and Racombes soils. The included soils make up less than 15 percent of this map unit.

This Hidalgo soil is used mostly as irrigated cropland or pastureland. A few areas are idle.

This soil has low potential for nonirrigated and irrigated cropland. Because of salinity, careful selection of crops is necessary. Suitable crops are cotton and grain sorghum. This soil is not suitable for citrus.

If this soil is used as cropland, maintaining or improving soil tilth, managing irrigation water, providing adequate surface and subsurface drainage, and adapting cropping systems to the soil limitations are necessary. Cropping systems that include high residue crops help to maintain or improve soil tilth and provide organic matter. Mulches, such as cotton burrs, help reduce the evaporation that brings harmful salts to the surface. Land leveling reduces runoff and permits a better distribution of irrigation water. Surface drainage is useful in removing excess water after a heavy rainfall. Subsurface tile drainage lowers the high water table and provides uniform leaching of harmful salts. The high lime content of this soil can cause chlorosis of some plants, especially in areas where the surface layer has been removed by land leveling. Applying mulch or manure helps to offset the loss of organic matter from land leveling.

Potential is low for nonirrigated pasture grasses and medium for irrigated pasture grasses. Proper stocking, fertilizing, rotation grazing, and controlling weeds are needed to maintain the vigor of established grass. Coastal bermudagrass, African stargrass, introduced bluestems, and similar grasses are suited to this soil. Establishing grass is difficult, especially from seed. Subsurface tile drainage lowers the seasonal high water table and removes excess soluble salts.

Potential is low for rangeland. No areas of this soil are in rangeland. Potential is low for wildlife habitat including habitat for doves, quail, and furbearing animals.

Potential is low for urban use and recreation use. The main limitations are wetness and high corrosivity to steel.

This Hidalgo soil is in capability subclass IVs, nonirrigated and irrigated. It is not assigned a range site.

31—Hidalgo-Urban land complex, 0 to 3 percent slopes. This map unit consists of nearly level to gently sloping Hidalgo soil and Urban land in areas that are so intricately mixed that to separate them at the scale used for mapping was not practical. Areas are broad and irregular in shape and range in size from 10 to 900 acres or more. Boundaries commonly coincide with the outer limits of subdivisions, built up areas, and cities.

Hidalgo soil makes up 35 to 80 percent of this map unit, Urban land 15 to 55 percent, and other soils 5 to 10 percent.

Typically, Hidalgo soil has a surface layer of dark grayish brown sandy clay loam about 11 inches thick. The next layer, from 11 to 38 inches, is grayish brown sandy clay loam. The layer extending from 38 to 65 inches is very pale brown sandy clay loam. In some areas the surface layer is fine sandy loam. The soil is calcareous throughout.

Urban land consists of areas that are covered by buildings and other urban structures, which make their classification impractical. Typical structures are single or multiple-unit dwellings, garages, sidewalks, patios, driveways, streets, schools, churches, shopping centers on less than 40 acres, office buildings, paved parking lots, and industrial sites. Some areas of the Hidalgo soil have been altered by cutting, grading, and filling over the surface layer with 6 to 24 inches of loamy material.

Included in mapping are areas of Racombes, Raymondville, and Willacy soils.

Although the Hidalgo soil and Urban land are used for urban structures, their potential for this use is medium. The main limitations are moderate shrink-swell potential and high corrosivity for uncoated steel. Potential is high for landscaping and gardening. Most flowers, shrubs, and trees are well suited to this soil. However, the high lime content of this soil can cause chlorosis of some plants, such as avocados and citrus. Iron sulfate or iron chelates can be added to temporarily correct this condition.

This map unit was not assigned to a subclass or range site.

32—Jimenez-Quemado complex, 1 to 8 percent slopes. This map unit consists of very shallow to shallow, gently sloping Jimenez and Quemado soils that are so intricately mixed that separating them at the scale used for mapping was not practical. These soils are on convex uplands. Areas are small, dissected, and irregular in shape and range from 25 to 50 acres.

Jimenez very gravelly loam makes up about 60 percent of the map unit, and Quemado very gravelly sandy loam makes up about 30 percent.

Typically, Jimenez soil has a surface layer of brown very gravelly loam about 8 inches thick. The underlying material to about 10 inches is indurated caliche that is about 35 percent, by volume, embedded siliceous gravel. Below that, the material is mostly cemented caliche that is about 50 percent embedded siliceous gravel. The soil is calcareous throughout.

Jimenez soil is excessively drained. Surface runoff is medium, and permeability is moderate. The available water capacity is very low. The root zone is very shallow. The hazard of water erosion is moderate, and the hazard of soil blowing is slight.

Typically, Quemado soil has a surface layer of dark brown very gravelly sandy loam about 6 inches thick. The next layer, from 6 to 12 inches, is brown very gravelly sandy clay loam. The underlying material to about 18 inches is indurated caliche that is about 40 percent, by volume, embedded siliceous gravel. Below that, the material is weakly cemented caliche that is

x pappusgrass, and lovegrass tridens. If heavy grazing continues for many years, whitebrush, lime pricklyash, mesquite, pricklypear, and other woody plants form a dense canopy that has an understory of tumblegrass, threeawn, ragweed, and sandburs. Brush encroachment on this soil is a major range management problem.

Potential is high for habitat for deer, javelina, and coyote. Nesting areas are plentiful for quail, doves, and songbirds.

Potential is medium for urban uses and high for recreation uses. The main limitation for urban uses is the high corrosivity for uncoated steel. Low strength is a limitation for local roads and streets.

This Hidalgo soil is in capability subclass IIe, nonirrigated and irrigated; it is in the Gray Sandy Loam range site.

27—Hidalgo fine sandy loam, 3 to 5 percent slopes. This deep, gently sloping soil is on convex uplands. Areas are small and irregular in shape and range from 5 to 175 acres.

Typically, the surface layer is dark grayish brown fine sandy loam about 16 inches thick. The upper part of the subsoil, from 16 to 27 inches, is grayish brown sandy clay loam. The lower part, from 27 to 37 inches, is brown sandy clay loam. The layer extending from 37 to 65 inches is pale brown sandy clay loam. The soil is calcareous throughout.

This soil is well drained. Surface runoff is medium. Permeability is moderate, and the available water capacity is medium. A few areas of this soil have been altered by land leveling for irrigation. In these areas the soil has a thin surface layer because of cutting, and in a few areas all of the surface layer has been removed. The root zone is deep and is easily penetrated by plant roots. The hazard of water erosion is severe, and the hazard of soil blowing is moderate.

Included with this soil in mapping are small areas of Brennan, Delfina, and Willacy soils. The included soils make up less than 15 percent of this map unit.

This Hidalgo soil is used mostly as nonirrigated cropland, pastureland, or rangeland. A few areas are irrigated.

This soil has medium potential for nonirrigated and irrigated crops. Suitable nonirrigated crops are cotton and grain sorghum. Suitable irrigated crops are cotton, grain sorghum, sugarcane, and cool and warm season vegetables. When the soil is bench leveled, it has medium potential for citrus.

If this soil is used as cropland, maintaining or improving soil tilth, managing irrigation water, controlling erosion, and conserving soil moisture are necessary. Cropping systems that include high residue crops help to maintain or improve soil tilth, reduce evaporation, control soil blowing, and provide organic matter. Land leveling reduces erosion and runoff and permits a better distribution of irrigation water. Bench leveling reduces the depth of required land leveling cuts. Subsurface tile drainage lowers the high water table that can develop from irrigation if the soil is bench leveled. If the soil has not been leveled, a properly designed sprinkler system helps to conserve water. When this soil is not irrigated, contour farming helps reduce soil losses from erosion. Stripcropping helps control soil blowing. The high lime content of this soil can cause chlorosis of some plants, especially in areas where the surface layer has been removed by land leveling. Applying mulch or manure helps to offset the loss of organic matter from land leveling.

Potential is medium for nonirrigated and irrigated pasture grasses. Proper stocking, fertilizing, rotation grazing, and controlling weeds are needed to maintain vigorous plants. Coastal bermudagrass, African stargrass, introduced bluestems, and similar grasses are suited to this soil.

Potential is high for rangeland. In open grassland, the dominant grasses in the potential plant community consist of twoflower trichloris, fourflower trichloris, and plains bristlegrass; woody plants include spiny hackberry and kidneywood; and forbs include bundleflower and bushsunflower.

With continuous heavy grazing by livestock, twoflower trichloris, fourflower trichloris, and plains bristlegrass decrease in the plant community. These plants are replaced by less desirable hooded windmillgrass, pink pappusgrass, and lovegrass tridens. If heavy grazing continues for many years, whitebrush, lime pricklyash, mesquite, pricklypear, and other woody plants form a dense canopy that has an understory of threeawn, tumblegrass, and sandburs. Brush encroachment on this soil is a major range management problem.

Potential is high for habitat for deer, javelina, and coyote. Nesting areas are plentiful for doves, quail, and songbirds.

Potential is medium for urban uses and high for recreation uses. The main limitations are high corrosivity to uncoated steel and low strength for local roads and streets.

This Hidalgo soil is in capability subclass IIIe, nonirrigated and irrigated; it is in the Gray Sandy Loam range site.

28—Hidalgo sandy clay loam, 0 to 1 percent slopes. This deep, nearly level soil is on convex uplands. Areas are mostly broad and irregular in shape and range from 25 to more than 900 acres.

Typically, the surface layer is dark grayish brown sandy clay loam about 17 inches thick. The next layer, from 17 to 28 inches, is brown sandy clay loam. The next layer, from 28 to 38 inches, is pale brown clay loam. The layer extending from 38 to 80 inches is very pale brown sandy clay loam. The soil is calcareous throughout.

This soil is well drained. Surface runoff is slow. Permeability is moderate, and the available water

capacity is high. A few areas of this soil have been altered by land leveling for irrigation. In these areas the soil has a thin surface layer because of cutting, in a few areas it has a thick surface layer because of filling; and in a few areas all of the surface layer has been removed. The root zone is deep and is easily penetrated by plant roots. The hazards of water erosion and soil blowing are slight.

Included with this soil in mapping are small areas of Raymondville and Willacy soils and Hidalgo soils that have a fine sandy loam surface layer. The included soils make up less than 20 percent of this map unit.

This Hidalgo soil is used mostly as irrigated and nonirrigated cropland and for citrus.

This soil has high potential for nonirrigated and irrigated crops. Suitable nonirrigated crops are cotton and grain sorghum. Suitable irrigated crops are cotton, grain sorghum, sugarcane, and cool and warm season vegetables. This soil has high potential for citrus.

If this soil is used as cropland, maintaining or improving soil tilth, managing irrigation water, and providing adequate surface drainage are necessary. Cropping systems that include high residue crops help to maintain or improve soil tilth and provide organic matter. Land leveling reduces runoff and permits a better distribution of irrigation water. Surface drainage is useful in removing excess water after heavy rainfall. Subsurface tile drainage lowers the high water table that can develop from irrigation. The high lime content of this soil can cause chlorosis of some plants, especially in areas where the surface layer has been removed by land leveling. Applying mulch or manure helps offset the loss of organic matter from land leveling.

Potential is high for nonirrigated and irrigated pasture grasses (fig. 8). Proper stocking, fertilizing, rotation grazing, and controlling weeds are needed to maintain vigorous plants. Coastal bermudagrass, African stargrass, introduced bluestems, and similar grasses are suited to this soil.

Potential is high for rangeland. In open grassland, the dominant grasses in the potential plant community consist of twoflower trichloris, fourflower trichloris, and plains bristlegrass; woody plants include spiny hackberry and kidneywood; and forbs include bundleflower and bushsunflower.

With continuous heavy grazing by livestock, twoflower trichloris, fourflower trichloris, and plains bristlegrass decrease in the plant community. These plants are replaced by the less desirable hooded windmillgrass, pink pappusgrass, and lovegrass tridens. If heavy grazing continues for many years, whitebrush, lime pricklyash,

Figure 8.—Irrigated Coastal bermudagrass on Hidalgo sandy clay loam, 0 to 1 percent slopes.

pricklypear, and other woody plants form a dense canopy that has an understory of threeawn, tumblegrass, and sandburs. Brush encroachment on this soil is a major range management problem.

Potential is high for habitat for deer, javelina, and coyote. Nesting areas are plentiful for doves, quail, and songbirds.

Potential is medium for urban uses and high for recreation uses. The main limitations are shrinking and swelling of the soil and high corrosivity to uncoated steel.

This Hidalgo soil is in capability subclass IIc, nonirrigated and in class I, irrigated; it is in the Gray Sandy Loam range site.

29—Hidalgo sandy clay loam, 1 to 3 percent slopes. This deep, gently sloping soil is on convex uplands. Areas are small and irregular in shape and range from 5 to 150 acres.

Typically, the surface layer is dark brown sandy clay loam about 14 inches thick. The next layer, from 14 to 36 inches, is brown sandy clay loam. The layer extending from 36 to 72 inches is pale brown sandy clay loam. The soil is calcareous throughout.

This soil is well drained. Surface runoff is slow. Permeability is moderate, and the available water capacity is high. A few areas of this soil have been altered by land leveling for irrigation. In these areas the soil has a thin surface layer because of cutting, and in a few areas all of the surface layer has been removed. The root zone is deep and is easily penetrated by plant roots. The hazard of water erosion is moderate, and the hazard of soil blowing is slight.

Included with this soil in mapping are small areas of Willacy soils and Hidalgo soils that have a fine sandy loam surface layer. The included soils make up less than 15 percent of this map unit.

This soil is used mostly as irrigated and nonirrigated cropland and for citrus.

This soil has high potential for nonirrigated and irrigated crops. Suitable nonirrigated crops are cotton and grain sorghum. Suitable irrigated crops are cotton, grain sorghum, sugarcane, and cool and warm season vegetables. This soil has high potential for citrus.

If this soil is used as cropland, maintaining or improving soil tilth, managing irrigation water, and controlling erosion are necessary. Cropping systems that include high residue crops help maintain or improve soil tilth, reduce evaporation, and provide organic matter. Land leveling reduces erosion and runoff and permits a better distribution of irrigation water. Bench leveling reduces the depth of required land-leveling cuts. Subsurface tile drainage lowers the high water tables that can develop from irrigation when the soil is leveled. When this soil is not irrigated, contour farming helps reduce soil erosion. The high lime content of this soil can cause chlorosis of some plants, especially in areas where the surface layer has been removed by land leveling. Applying mulch or manure helps offset the loss of organic matter from land leveling.

Potential is high for nonirrigated and irrigated pasture grasses. Proper stocking, fertilizing, rotation grazing, and controlling weeds are needed to maintain vigorous plants. Coastal bermudagrass, African stargrass, introduced bluestems, and similar grasses are suited to this soil.

Potential is high for rangeland. In open grassland, the dominant grasses in the potential plant community consist of twoflower trichloris, fourflower trichloris, and plains bristlegrass; woody plants include spiny hackberry and kidneywood; and forbs include bundleflower and bushsunflower.

With continuous heavy grazing by livestock, twoflower trichloris, fourflower trichloris, and plains bristlegrass decrease in the plant community. These plants are replaced by the less desirable hooded windmillgrass, pink pappusgrass, and lovegrass tridens. If heavy grazing continues for many years, whitebrush, lime pricklyash, pricklypear, and other woody plants form a dense canopy that has an understory of threeawn, tumblegrass, and sandburs. Brush encroachment on this soil is a major range management problem.

Potential is high for habitat for deer, javelina, and coyote. Nesting areas are plentiful for doves, quail, and songbirds.

Potential is medium for urban uses and high for recreation uses. The main limitations are shrinking and swelling of the soil and high corrosivity to uncoated steel.

This Hidalgo soil is in capability subclass IIe, nonirrigated and irrigated; it is in the Gray Sandy Loam range site.

30—Hidalgo sandy clay loam, saline, 0 to 1 percent slopes. This deep, nearly level saline soil is on convex uplands. Areas are small and irregular in shape and range from 25 to 100 acres.

Typically, the surface layer is saline, dark grayish brown sandy clay loam about 15 inches thick. The next layer, from 15 to 25 inches, is saline, brown sandy clay loam. The next layer, from 25 to 36 inches, is saline, pale brown clay loam. The layer extending from 36 to 65 inches is saline, very pale brown sandy clay loam. The soil is calcareous throughout.

This soil is well drained. Surface runoff is slow, and permeability is moderate. The available water capacity is low. This soil is moderately saline to strongly saline as a result of overirrigation and evaporation of slightly saline water. A high water table that is saline occurs at depths from 1 1/2 to 4 1/2 feet below the surface. A few areas of this soil have been altered by land leveling for irrigation. In these areas, the soil has a thin surface layer because of cutting; in a few areas, it has a thick surface layer because of filling; and in a few areas all of the surface layer has been removed. The root zone is deep and is easily penetrated by plant roots. The hazards of water erosion and soil blowing are slight.

crops help maintain soil tilth, reduce evaporation, and provide organic matter.

Potential is high for nonirrigated and irrigated pasture grasses. Proper stocking, fertilizing, rotation grazing, and controlling weeds are needed to maintain plant vigor. Coastal bermudagrass, African stargrass, introduced bluestems, and similar grasses are suited to this soil.

Potential is high for rangeland. In open grassland, the dominant grasses in the potential plant community consist of fourflower trichloris, Arizona cottontop, and sideoats grama; woody plants include vine ephedra and spiny hackberry; and forbs include Engelmann-daisy and bushsunflower.

With continuous heavy grazing by livestock, fourflower trichloris, Arizona cottontop, and sideoats grama decrease in the plant community. These plants are replaced by the less desirable hooded windmillgrass, vine-mesquite, and buffalograss. If heavy grazing continues for many years, mesquite, huisache, pricklypear, and other woody plants form a dense canopy that has an understory of whorled dropseed, tumblegrass, and threeawn. Brush encroachment on this soil is a major range management problem.

Potential is high for wildlife habitat including habitat for deer, javelina, and coyote. Nesting areas are plentiful for white-winged doves, quail, and songbirds.

Potential is low for urban and recreation uses because of the hazard of flooding.

This Ramadero soil is in capability subclass IIw, nonirrigated and irrigated; it is in the Ramadero range site.

51—Randado-Cuevitas complex, 0 to 3 percent slopes. This map unit consists of shallow to very shallow, nearly level or gently sloping soils that are so intricately mixed that separating them was not practical because of the scale selected for mapping. These soils are on convex uplands. Areas are small and irregular in shape and range from 10 to 45 acres.

Randado fine sandy loam makes up about 55 percent of the unit, and Cuevitas fine sandy loam makes up about 25 percent. Other soils make up the rest.

Typically, Randado soil has a surface layer of reddish brown fine sandy loam about 9 inches thick. The subsoil, between depths of 9 and 16 inches, is reddish brown sandy clay loam. Below this layer there is indurated caliche. The soil is noncalcareous above the caliche.

This soil is well drained. Runoff is slow, and permeability is moderate. The available water capacity is very low. When this soil is dry, the surface is hard and crusty. The root zone is shallow. The hazards of water erosion and soil blowing are moderate.

Cuevitas soil has a surface layer of reddish brown fine sandy loam about 8 inches thick. Below the surface layer there is indurated caliche. The soil is noncalcareous down to the caliche.

This soil is well drained. Runoff is medium, and permeability is moderate. The available water capacity is very low. When the soil is dry, the surface is hard and crusty. The root zone is very shallow. The hazards of water erosion and soil blowing are moderate.

Included with this unit in mapping are small areas of Delmita soils and areas of rock outcrop. The included areas make up 20 percent or less of this map unit.

These Randado and Cuevitas soils are used as rangeland. A few areas are idle. The soils are not suited to use as cropland.

Potential for rangeland is low. In rangeland, the dominant grasses in the potential plant community for both Randado and Cuevitas soils are silver bluestem, tanglehead, and Arizona cottontop in open grassland; woody plants include guajillo and kidneywood; and forbs include orange zexmenia and bushsunflower.

With continuous heavy grazing by livestock, silver bluestem, tanglehead, and Arizona cottontop decrease in the plant community. These plants are replaced by the less desirable hooded windmillgrass, fall witchgrass, and slim tridens. If heavy grazing continues for many years, Texas tridens, red grama, threeawn, blackbrush, leatherstem, and other woody plants dominate the site.

Potential is low for wildlife habitat including habitat for deer, javelina, doves, and quail because of insufficient plant cover.

Potential for urban and recreation uses is low because of rock outcrops and the shallow depth to indurated caliche.

These Randado and Cuevitas soils are in capability subclass VIs, nonirrigated; they are in the Shallow Sandy Loam range site.

52—Raymondville clay loam. This deep, nearly level soil is on plane to slightly concave uplands. Slopes are mainly less than 0.5 percent but range from 0 to 1 percent. Areas are irregular in shape and range from 50 to 950 acres.

Typically, the surface layer is clay loam about 15 inches thick. It is gray in the upper 8 inches and dark gray in the lower 7 inches. The next layer, to a depth of 25 inches, is grayish brown clay loam. The layer below that, to a depth of 43 inches, is grayish brown clay. The next layer, to a depth of 51 inches, is light brownish gray clay. The underlying layer extending to a depth of 65 inches is pale brown clay. The soil is calcareous throughout.

This soil is moderately well drained. Surface runoff is slow. Permeability is slow, and the available water capacity is high. A few areas of this soil have been altered by land leveling for irrigation. In these areas the soil has a thick surface layer as a result of filling, and in a few areas it has a thin surface layer as a result of cutting. The root zone is deep but is not easily penetrated by plant roots. The hazards of water erosion and soil blowing are slight.

Included with this soil in mapping are small areas of Hidalgo, Mercedes, Racombes, and saline Raymondville soils. These soils make up less than 15 percent of any mapped area.

s Raymondville soil is used mostly as irrigated and nonirrigated cropland.

This soil has medium potential for nonirrigated crops and high potential for irrigated crops. Suitable nonirrigated crops are cotton and grain sorghum. Suitable irrigated crops are cotton, grain sorghum, and cool and warm season vegetables (fig. 9). Potential is medium for sugarcane. Potential is low for citrus.

If this soil is used as cropland, maintaining or improving soil tilth, managing irrigation water, and providing surface drainage are necessary. Cropping systems that include high residue crops help to improve or maintain soil tilth. Land leveling increases the efficiency of irrigation and permits better distribution of irrigation water. Surface drainage is useful in removing excess water after a heavy rainfall. Subsurface tile drainage lowers the high water table that can develop from irrigation.

Potential is medium for nonirrigated pasture grasses and high for irrigated pasture grasses. Proper stocking, fertilizing, rotation grazing, and controlling weeds are needed to maintain plant vigor. Coastal bermudagrass, African stargrass, introduced bluestems, and other grasses are suited to this soil.

Potential is medium for rangeland, although no acreage is used as such. Most of this soil has been cleared and is continuously cropped; however, a few areas remain undisturbed. Potential is medium in these areas for wildlife habitat including habitat for white-winged doves, quail, songbirds, and furbearing animals such as coyote and weasel.

Potential is low for urban and recreation uses. Shrinking and swelling of the soil and the clayey surface layer are the main limitations.

This Raymondville soil is in capability subclass IIs, nonirrigated and irrigated; it is in the Clay Loam range site.

53—Raymondville clay loam, saline. This deep, nearly level, saline soil is on plane to slightly concave uplands. Slopes are mainly less than 0.5 percent but range from 0 to 1 percent. Areas are irregular in shape and range from 10 to 100 acres in size.

Typically, the surface layer is saline, dark gray clay loam about 16 inches thick. The next layer, from 16 to 29 inches, is saline, gray clay loam. The next layer, from 29 to 39 inches, is saline, grayish brown clay. The underlying layer from 39 to 65 inches is saline, very pale brown clay with many soft bodies of calcium carbonate. The soil is calcareous throughout.

Figure 9.—Irrigated carrots on Raymondville clay loam.

EXHIBIT G

8 ½ X 11 SOILS LEGEND
IDENTIFYING SOILS AT PROPOSED
SUBDIVISION LOCATION

SOIL LEGEND

The legend is numeric, and the map unit names are in alphabetical order. Soil names that do not give a slope range are for nearly level soils.

SYMBOL	NAME
1	Arenti, loamy
2	Benito clay
3	Brennan fine sandy loam, 0 to 1 percent slopes
4	Brennan fine sandy loam, 1 to 3 percent slopes
5	Camargo silt loam
6	Camargo silty clay loam
7	Cameron silty clay
8	Comitas loamy fine sand, 0 to 3 percent slopes
9	Delfina loamy fine sand, 0 to 3 percent slopes
10	Delfina fine sandy loam, 0 to 1 percent slopes
11	Delfina fine sandy loam, 1 to 3 percent slopes
12	Delmita loamy fine sand, 0 to 3 percent slopes
13	Delmita-Randado complex, 0 to 1 percent slopes
14	Falfurrias fine sand, 0 to 5 percent slopes
15	Grulla clay
16	Hargill fine sandy loam, 0 to 1 percent slopes
17	Hargill fine sandy loam, 1 to 3 percent slopes
18	Hargill fine sandy loam, 3 to 5 percent slopes
19	Harlingen clay
20	Harlingen clay, saline
21	Harlingen-Urban land complex
22	Hebbronville sandy loam, 0 to 1 percent slopes
23	Hebbronville sandy loam, 1 to 3 percent slopes
24	Hebbronville sandy loam, 3 to 5 percent slopes
25	Hidalgo fine sandy loam, 0 to 1 percent slopes
26	Hidalgo fine sandy loam, 1 to 3 percent slopes
27	Hidalgo fine sandy loam, 3 to 5 percent slopes
28	Hidalgo sandy clay loam, 0 to 1 percent slopes
29	Hidalgo sandy clay loam, 1 to 3 percent slopes
30	Hidalgo sandy clay loam, saline, 0 to 1 percent slopes
31	Hidalgo-Urban land complex, 0 to 3 percent slopes
32	Jimenez-Quemado complex, 1 to 8 percent slopes
33	Laredo silty clay loam
34	Matamoros silty clay
35	McAllen fine sandy loam, 0 to 1 percent slopes
36	McAllen fine sandy loam, 1 to 3 percent slopes
37	McAllen fine sandy loam, 3 to 5 percent slopes
38	McAllen sandy clay loam, 0 to 1 percent slopes
39	Mercedes clay, 0 to 1 percent slopes
40	Mercedes clay, saline, 0 to 1 percent slopes
41	Mercedes clay, 1 to 5 percent slopes, gullied
42	Nueces fine sand, 0 to 3 percent slopes
43	Nueces-Sarita complex, 0 to 3 percent slopes
44	Olmito silty clay
45	Pits, borrow
46	Pits, caliche
47	Pits, gravel
48	Racombes sandy clay loam
49	Racombes sandy clay loam, saline
50	Ramadero sandy clay loam
51	Randado-Cuevitas complex, 0 to 3 percent slopes
52	Raymondville clay loam
53	Raymondville clay loam, saline
54	Raymondville-Urban land complex
55	Reynosa silty clay loam
56	Reynosa silty clay loam, saline
57	Reynosa-Urban land complex
58	Rio fine sandy loam
59	Rio fine sandy loam, saline
60	Rio clay loam
61	Rio clay loam, saline
62	Rio Grande silt loam
63	Rio Grande silty clay loam
64	Runn silty clay
65	Runn silty clay, saline
66	Sarita fine sand, 0 to 3 percent slopes
67	Tiocano clay
68	Urban land
69	Ustorthents, loamy
70	Willacy fine sandy loam, 0 to 1 percent slopes
71	Willacy fine sandy loam, 1 to 3 percent slopes
72	Willacy-Urban land complex, 0 to 3 percent slopes
73	Zalla loamy fine sand, undulating
74	Zalla silt loam

EXHIBIT H

8 ½ X 11 SOILS TABLE
IDENTIFYING SOILS AT
PROPOSED SUBDIVISION LOCATION

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 corrosic	
		Frequency	Duration	Months	Depth	Kind	Months	Depth	Hardness	Uncoated steel	Concret
					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-------- Urban land.	D	None to rare	---	---	>6.0	---	---	---	---	High-----	Low.
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---------- Urban land.	D	None--------	---	---	>6.0	---	---	---	---	High-----	Low.
32:* Jimenez----------	C	None--------	---	---	>6.0	---	---	7-20	Thin	High-----	Low.

See footnotes at end of table.

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RAYMONDVILLE B

Exhibit A-1, continued: Hydrologic soil groups for United States soils

CONTINENTAL	C	CORRALITOS, SILTY SUBSTRATUM	B	COWERS	B	CREYA	D	CUBCREEK	B
CONTO	B	CORRECO	C	COWESTGLEN	B	CREYASSE	A	CUBERANT	B
CONTRA COSTA	C	CORRIGAN	D	COWETA	C	CREYISCREEK	C	CUCAMUNGO	D
CONTRARY	B	CORSON	C	COWGIL	B	CREWS	D	CUCHILLAS	C
CONVENT	C	CORTA	D	COWHORN	B	CRIDER	B	CUCHO	C
COOERS	B	CORTADA	B	COWICHE	B	CRIMS	D	CUDAHY	D
COOK	D	CORTEZ	D	COWLAKE	B	CRINKER	C	CUDAHY, DRAINED	C
COOKPORT	C	CORTINA	B	COWLITZ	A	CRIPPIN	E	CUDDEBACK	C
COOLBRITH	C	CORTINA, THIN SURFACE	A	COWOOD	D	CRISFIELD	B	CUERDA	C
COOLIDGE	B	CORUMNA	B/D	COWSLY	C	CRISTO	C	CUERO	B
COOLVILLE	C	CORWIN	B	COWTON	C	CRISTO, LOAMY		CUERVO	C
COOMBS	B	CORWITH	B	COX	D	CRISTOBAL	B	CUESTA	C
COONSKIN	C	CORY	C	COXLAKE	D	CRITCHELL	B	CUEVA	D
COOPER	B	CORYDON	D	COXVILLE	D	CRITTENDEN	B	CUEVITAS	D
COOSAW	B	COSAD	C	COXWELL	C	CROATAN	D	CUEYOLAND	B
COOTER	C	COSBAD	D	COY	D	CROCKER	A	CULBERTSON	B
COPAKE	B	COSER	D	COYANOSA	D	CROCKETT	D	CULDESAC	B
COPALIS	C	COSEY	B	COYATA	C	CROESUS	C	CULLEN	C
COPANO	D	COSH	C	COYET	A	CROFTON	B	CULLEOKA	B
COPASTON	D	COSHOCTON	C	COYLE	B	CROGHAN	B	CULP	C
COPELAND	B/D	COSKI	B	COYNE	B	CROKE	B	CULPEPER	C
COPELAND, DEPRESSIONAL	D	COSTILLA	A	COYOTECREEK	E	CROMWELL	A	CULTUS	B
COPEMAN	B	COSUMNES	C	COZAD	B	CRONKHITE	C	CULYING	C
COPENHAGEN	D	COTACO	C	COZBERG	B	CRONKS	C	CUMBERLAND	B
COPITA	B	COTAIL	B	COZTUR	D	CROOKED	D	CUMBRES	C
COPPER RIVER	D	COTANT	D	CRABTREE	C	CROOKED CREEK	D	CUMLEY	C
COPPER RIVER, LACUSTRINE SUBSTRATUM	B	COTATI	C	CRACKERCREEK	B	CROOKED CREEK, DRAINED	C	CUMMINGS	D
		COTEAU	C	CRACKLER	E			CUMMISKEY	B
		COTMA	C	CRADDOCK	B	CROOKED CREEK, FLOODED	C	CUNARO	B
COPPER RIVER, TILL SUBSTRATUM	B	COTITO	B	CRADLEBAUGH	D			CUNDICK	D
		COTO	B	CRADLEBAUGH, SALINE-ALKALI	C	CROOKSTON	B	CUNDIYO	B
COPPER RIVER, SILTY SUBSTRATUM	B	COTOPAXI	A	CRADLEBAUGH, DRAINED	C	CROOM	C	CUNNINGHAM	C
		COTT	B			CROPLEY	D	CUPCO	C
COPPER RIVER, GRAVELLY SUBSTRATUM	B	COTTER	B	CRAFT	B	CROPPER	D	CUPOLA	B
		COTTERAL	B	CRAFTON	C	CROQUIS	D	CUPPER	B
		COTTLE	D	CRAGGEY	D	CROSBY	C	CUPPLES	C
COPPERCREEK	B	COTTONEVA	C	CRAGO	E	CROSIER	C	CUPPY	D
COPPEREID	D	COTTONTHOMAS	B	CRAGOLA	D	CROSS	D	CURABITH	A
COPPERTON	B	COTTONWOOD	C	CRAGOSEN	D	CROSSPLAIN	C	CURANT	B
COPPOCK	B	COTTRELL	C	CRAIG	E	CROSSTELL	D	CUROLI	C
COPSEY	D	COTULLA	D	CRAIGMILE	B/D	CROSSVILLE	B	CURECANTI	B
COQUAT	D	COUCH	D	CRAIGSVILLE	B	CROSWELL	A	CURHOLLOW	D
COQUILLE	D	COUGARBAY	D	CRAMER	D	CROT	D	CUROB	D
CORA	D	COUGHANOUR	C	CRAMONT	C	CROTON	D	CURRAN	C
CORAL	C	COULEEDAM	D	CRANE	B	CROUCH	B	CURRIER	A
CORALLAKE	B	COULSTONE	B	CRANECREEK	C	CROW	C	CURRITUCK	D
CORBETT	B	COULTERG	B	CRANFILL	B	CROW CREEK	B	CURTIN	D
CORBILT	B	COULTERVILLE	D	CRANNLER	B	CROW HILL	C	CURTIS CREEK	D
CORBIN	B	COUNCELOR	B	CRANSTON	B	CROWCAMP	D	CURTIS SIDING	A
CORCEGA	C	COUNCIL	B	CRARY	C	CROWFLATS	B	CURTISTOWN	B
CORDELL	D	COUNTRYMAN	C	CRASH	B	CROWFOOT	E	CUSHENBURY	B
CORDES	B	COUNTS	D	CRATER LAKE	B	CROWHEART	C	CUSHING	B
CORDESTON	B	COUPEE	B	CRATERMO	C	CROWLEY	D	CUSHMAN	C
CORDOVA	C/D	COUPEVILLE	C	CRAVEN	C	CROWNEST	D	CUSHOOL	C
CORDY	B	COURT	B	CRAWFORD	D	CROWSHAW	E	CUSICK	D
CORIFF	B/D	COURTHOUSE	D	CRAWLEYVILLE	B	CROWTHER	D	CUSTCO	B
CORINTH	C	COURTLAND	B	CREAL	C	CROYDON	B	CUSTER	D
CORKSTONE	D	COURTNEY	D	CREASEY	C/D	CROZIER	C	CUSTER, DRAINED	C
CORLENA	A	COURTROCK	B	CREDO	B	CRUCES	D	CUTAWAY	B
CORLETT	A	COURVILLE	B	CREED	C	CRUCKTON	E	CUTHAND	B
CORLEY	B/D	COUSE	C	CREEDMOOR	C	CRUICKSHANK	C	CUTHBERT	C
CORMANT	A/D	COUSHATTA	B	CREEL	C	CRUISER	B	CUTHBERT, GRADED	D
CORNELIA	A	COUTIS	B	CREEMON	E	CRUMARINE	B	CUTOFF	C
CORNELIUS	C	COVE	D	CREFORK	C	CRUME	B	CUTSHIN	B
CORNHILL	B	COVELAND	D	CREIGHTON	B	CRUMP	D	CUTZ	D
CORNICK	D	COVELAND, DRAINED	C	CRELDON	C	CRUMP, DRAINED	C	CUYAMA	B
CORNING	C	COVELLO	C	CREN	B	CRUNKER	B	CUYON	A
CORNISH	C	COVERT	A	CREOLE	D	CRUNKVAR	A	CYAN	B
CORNUTT	C	COVEYTOWN	C	CRESAL	B	CRUST	D	CYCLONE	B/D
CORNVILLE	B	COVILLE	B	CRESBARD	C	CRUTCH	C	CYLINDER	B
COROLLA	D	COVING	C	CRESCO	C	CRUTCHER	C	CYMRIC	D
CORONA	B	COVINGTON	D	CRESKEN	B	CRUZE	C	CYNTHIANA	D
CORONACA	B	COWAN	B	CRESPIN	C	CRYLUHA	C	CYNTHIANIA	D
COROZAL	C	COWARTS	C	CREST	C	CRYSTAL LAKE	B	CYPHER	D
COROZO	A	COWCO	B	CRESTLINE	B	CRYSTAL SPRINGS	D	CYRIL	B
CORPENING	D	COWDEN	D	CRESTMAN	D	CRYSTALBUTTE	E	CZAR	B
CORRAL	C	COWDREY	C	CRESTVALE	C	CRYSTALCREEK	B	DABNEY	A
CORRALITOS	A	COWEEMAN	D	CRETE	C	CUATE	C	DABOB	C
						CUBA	B	DACKER	C

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Exhibit A-1, continued: Hydrologic soil groups for United States soils

POQUONOCK	C	PREMIER	B	PUNCHBOWL	D	QUINLIVEN	C	RAMROD	C
PORFIRIO	C	PRENTISS	C	PUNG	C	QUINN	B/D	RAMSDELL	D
PORRETT	D	PRESA	B	PUNGO	D	QUINNEY	C	RAMSDELL, DRAINED	C
PORRONE	B	PRESHER	B	PUNOHU	A	QUINTANA	B	RAMSEY	D
PORT	B	PRESTO	B	PUNSIT	C	QUINTO	D	RAMSHORN	B
PORT BYRON	B	PRESTON	A	PUNTA	B/D	QUINTON	C	RANA	D
PORTAGE	D	PREWITT	B	PUNTILLA	B	QUITERIA	B	RANCE	C
PORTAGEVILLE	D	PREY	C	PURCELLA	B	QUITMAN	C	RANCHOSECO	D
PORTALES	B	PRICE	B	PURCHES	C	QUIVERA	C	RANDADO	C
PORTALTO	B	PRIDA	C	PURDAM	C	QUONSET	A	RANDALL	D
PORTERFIELD	C	PRIDHAM	D	PURDY	D	QUOPANT	D	RANDCORE	D
PORTERS	B	PRIESTLAKE	B	PURETT	B	QUOSATANA	D	RANDMAN	D
PORTERVILLE	D	PRIETA	D	PURGATORY	C	RABBITEX	B	RANDOLPH	C
PORTHILL	D	PRIM	D	PURNER	D	RABER	C	RANDS	C
PORTIA	C	PRIMEAUX	C	PUROB	D	RABIDEUX	B	RANDSBURG	D
PORTINO	C	PRIMEN	D	PURSLEY	B	RABUN	B	RANGEE	D
PORTLAND	D	PRIMGHAR	B	PURVES	D	RACE	B	RANGER	C
PORTMOUNT	B	PRINCETON	B	PUSHMATAHA	C	RACINE	B	RANPUFF	D
PORTNEUF	B	PRINEVILLE	C	PUSTOI	B	RACKER	A	RANSLO	D
PORTOLA	B	PRING	B	PUTNAM	D	RACOMBES	B	RANSOM	B
PORTSMOUTH	B/D	PRINGLE	D	PUTNEY	B	RACOON	C/D	RANSTEIN	B
PORUM	D	PRITCHARD	C	PUTT	C	RAD	B	RANTOUL	D
POSANT	D	PRITCHETT	C	PUTTSTER	C	RAD, LACUSTRINE	C	RAPATEE	D
POSEN	B	PROCHASKA	A/D	PUU OO	A	SUBSTRATUM		RAPELJE	B
POSEY	B	PROCTOR	B	PUU OPAE	B	RAD, FLOODED	C	RAPH	B
POSEYVILLE	C	PROGRESSO	C	PUU PA	A	RADDLE	B	RAPHO	B
POSITAS	D	PROMISE	D	PUU PA, NONSTONY	B	RADER	D	RAPIDAN	B
POSKIN	C	PROMO	D	PUUKALA	D	RADERSBURG	B	RAPLEE	C
POSO	B	PRONG	C	PUUONE	C	RADFORD	B	RAPPAHANNOCK	D
POSOS	C	PROPHETSTOWN	B/D	PUYALLUP	B	RADLEY	B	RAPSON	B
POST	D	PROSPECT	B	PYBURN	D	RADNOR	C	RARDEN	C
POTAMUS	B	PROSPER	B	PYLE	B	RAFAEL	D	RARICK	C
POTCHUB	C	PROSSER	C	PYLON	D	RAFTON	D	RARITAN	C
POTEET	C	PROTIVIN	C	PYOTE	A	RAFTRIVER	C	RASBAND	B
POTELL	B	PROUT	C	PYRAMID	D	RAGLAN	B	RASILLE	B
POTH	C	PROUTY	C	PYRMONT	D	RAGNAR	B	RASSER	B
POTLATCH	C	PROVIDENCE	C	PYRMONT, BEDROCK	C	RAGNEL	B	RASSET	B
POTOMAC	A	PROVIG	C	SUBSTRATUM		RAGO	C	RASTUS	C
POTOSI	A	PROVO	D	PYWELL	D	RAGPIE	D	RATAKE	D
POTRATZ	C	PROVO BAY	D	QUAFENO	C	RAGSDALE	B/D	RATHBUN	C
POTSDAM	C	PROW	D	QUAKER	C	RAGSDALE, OVERWASH	B	RATHDRUM	B
POTTER	C	PRUDY	B	QUAKERTOWN	C	RAGTOWN	C	RATLAKE	D
POTTINGER	B	PRUE	B	QUAM	B/D	RAHAL	C	RATLEFLAT	B
POTTS	B	PRUITTON	B	QUAMON	A	RAHM	C	RATLIFF	B
POTTSBURG	B/D	PRUNIE	D	QUANAH	B	RAHWORTH	B	RATON	D
POUDRE	D	PRYOR	C	QUANDER	B	RAIL	D	RATSOM	C
POUJADE	D	PSUGA	B	QUANTICO	B	RAILCITY	A	RATTLER	D
POULSBO	D	PTARMIGAN	C	QUARLES	D	RAINBOW	C	RATTO	C
POUNCEY	D	PUAPUA	D	QUARTZBURG	C	RAINEY	C	RATTO, STONY	D
POVERTY	D	PUAULU	A	QUARTZVILLE	B	RAINIER	C	RAUB	C
POVEY	B	PUCHYAN	B	QUARZ	C	RAINO	D	RAUGHT	B
POWDER	B	PUDDLE	B	QUATAMA	C	RAINS	B/D	RAUVILLE	D
POWDERHORN	C	PUERCO	D	QUAY	B	RAINS, FLOODED	D	RAUZI	B
POWDERWASH	C	PUERTA	D	QUAZO	D	RAINSBORO	C	RAVALLI	D
POWEEN	C	PUERTECITO	D	QUEALMAN	C	RAINSVILLE	B	RAVALLI, BEDROCK	B
POWELL	C	PUETT	D	QUEALY	D	RAIRDENT	B	SUBSTRATUM	
POWER	B	PUFFER	D	QUEBRADA	C	RAISIO	C	RAVEN	A
POWERLINE	C	PUGET	D	QUEENY	D	RAKANE	C	RAVENDALE	D
POWLEY	D	PUGET, PROTECTED	C	QUEETS	B	RAKE	D	RAVENELL	D
POYMENT	C	PUGSLEY	C	QUEMADO	C	RAKIED	C	RAVENNA	C
POWWAHKEE	B	PUHI	B	QUENZER	D	RALEIGH	D	RAVENSWOOD	C
POWWATKA	C	PUHIMAU	D	QUERC	C	RALLOD	D	RAVIA	C
POY	D	PUICE	C	QUERENCIA	B	RALLS	B	RAVOLA	B
POYGAN	D	PULA	C	QUETICO	D	RALPH	B	RAWAH	C
POYNOR	B	PULANTAT	C	QUICKSELL	C	RALPHSTON	B	RAWE	C
POZO	C	PULASKI	B	QUICKSILVER	D	RALSEN	D	RAWLES	B
POZO BLANCO	B	PULCAN	C	QUICKVERT	C	RAMADERO	B	RAWLINS	B
PRAG	C	PULEHU	B	QUIDEN	B	RAMBLA	C	RAWSON	B
PRAIRIEVILLE	B	PULEXAS	B	QUIENSABE	C	RAMBOUILLET	B	RAWSONVILLE	C
PRAMISS	C	PULLMAN	D	QUIETUS	C	RAMELLI	D	RAYBURN	D
PRATHER	C	PULPIT	C	QUIGLEY	B	RAMIRES	C	RAYEX	D
PRATLEY	C	PULS	D	QUIHI	C	RAMMEL	C	RAYFORD	C
PRATT	A	PULSIPHER	D	QUILCENE	C	RAMO	C	RAYLAKE	D
PREACHER	B	PULTNEY	C	QUILLAYUTE	B	RAMONA	B	RAYMONDVILLE	D
PREAKNESS	B/D	PUMEL	D	QUILOTOSA	D	RAMONA, HARD	C	RAYNE	B
PREATORSON	B	PUMEL, NONGRAVELLY	C	QUILT	D	SUBSTRATUM		RAYNESFORD	B
PREBISH	C/D	PUMPER	B	QUIMA	B	RAMPART	B	RAYNHAM	C
PREBLE	D	PUNA	A	QUINCY	A	RAMPARTER	B	RAYNOLDSON	B
PRELO	B	PUNALUU	D	QUINLAN	C	RAMPS	B	RAYOHILL	C

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Exhibit A-1, continued: Hydrologic soil groups for United States soils

HUNNTON	C	ILDECARE	B	IPISH	C	JACAGUAS	B	JEHEMY	D		
HUNSINGER	B	ILDEFONSO	B	IPSON	B	JACANA	D	JEKLEY	C		
HUNTERS	B	ILES	C	IPSWICH	D	JACEE	C	JELLICO	C		
HUNTERSVILLE	B	ILIFF	C	IRA	C	JACINTO	B	JEMEZ	C		
HUNTIMER	C	ILIILI	D	IRAAN	E	JACK CREEK	A	JENA	B		
HUNTING	C	ILION	D	IREDELL	C/D	JACKET	C	JENKINS	C		
HUNTINGTON	B	ILLABOT	C	IRELAND	C	JACKLAND	D	JENKINSON	D		
HUNTMOUNT	B	ILLAMEE	E	IRENE	B	JACKMAN	B	JENKS	B		
HUNTPOCK	B	ILLER	E	IPETEBA	B	JACKNIFE	C	JENNESS	B		
HUNTSBURG	D	ILLITO	D	IRIGUL	D	JACKPORT	D	JENNINGS	C		
HUNTSVILLE	B	ILTON	C	IRIM	C	JACKPOT	C	JENNY	D		
HUPP	B	ILWACO	B	IRMULCO	E	JACKS	C	JENOR	C		
HUROS	B	IMA	S	IROCK	C	JACKSON	E	JERAG	D		
HURLBUT	C	IMBLER	B	IRON BLOSSOM	C	JACKTONE	D	JERAULD	D		
HURLEY	D	IMLAY	D	IRON MOUNTAIN	D	JACOB	D	JERICHO	D		
HURRICANE	C	IMMIG	C	IRON RIVER	B	JACOBSEN	D	JEROME	D		
HURRY BACK	B	IMMIGRANT	C	IRONCO	A	JACOBY	C	JERRY	C		
HURRYBACK	B	IMMOKALEE	B/D	IRONDALE	C	JACOT	B	JERRYSLU	C		
HURST	D	IMMOKALEE, DEPRESSIONAL	D	IRONDYKE	B	JACQUES	C	JERU	B		
HURWAL	E	IMOGENE		IRONSPRINGS	A	JACQUITH	C	JERVAL	B		
HUSE	D	IMONIL	D	IRONTON	C	JACRATI	C	JESREL	D		
HUSKA	D	IMPACT	B	IROQUOIS	B/D	JACWIN	B	JESSE CAMP	B		
HUSSA	D	IMPERIAL	A	IRRAWADDY	C	JADIS	B	JESSIETOWN	B		
HUSSA, CLAYEY SUBSTRATUM	C	INARAJAN	D	IRRIGON	C	JAFA	B	JESSO	C		
HUSSA, MODERATELY WET	C	INARAJAN, STRATIFIED SUBSTRATUM	D	IRSON	D	JAGUEYES	B	JESSUP	C		
HUSSA, DRAINED	B	INAVALE	C	IRVINE	D	JAL	E	JETCOP	D		
HUSSELL	B	INCELL		IRVINGTON	C	JALMAR	A	JETSTER	C		
HUSSMAN	D	INCHAU	D	IRWIN	D	JAMES	D	JETT	C		
HUSUM	B	INCHELIUM	A	ISAAC	C	JAMES CANYON	C	JEVETS	B		
HUTCHINSON	C	INCHEY	D	ISABELLA	B	JAMES CANYON, DRAINED	B	JEWETT	C		
HUTCHLEY	D	INCY	C	ISAN	A/D	JAMESTON	B	JIGGS	B		
HUTSON	B	INDART	E	ISANTI	A/D	JANISE	C	JIGSAW	C		
HUTT	D	INDEX	A	ISBELL	B	JANISE, OVERBLOWN, DRAINED	C	JILSON	D		
HUTTON	D	INDIAHOMA	C	ISELLA	C	JANSEN	B	JIM	C		
HUXLEY	C	INDIAN CREEK	A	ISHI PISHI	D	JANUDE	B	JIMBO	B		
HUYSINK	B	INDIANO	D	ISHPEMING	C	JANUDE, CLAY SUBSTRATUM	C	JIMCREEK	C		
HYALL	C	INDIANOLA	D	ISIDOR	A	JARAB	D	JIMEK	C		
HYANNIS	B	INDIO	C	ISKNAT	D	JARBOE	D	JIMENEZ	C		
HYAS	B	INDLETON	A	ISKNAT, COOL	A/D	JARDIN	D	JIMLAKE	B		
HYATTVILLE	C	INDUS	B	ISLAND	B	JAREALES	B	JINMERSON	C		
HYDABURG	D	INEZ	B	ISLES	B	JARITA	D	JIMSAGE	B		
HYDE	B/D	INFERNAL	D	ISLES, SLOUGH	C	JARMILLO	D	JIMTOWN	C		
HYDER	D	INGALLS	D	ISLOTE	A	JAROLA	D	JIPPER	B		
HYDRO	C	INGENIO	B	ISMAY	B	JAROSO	C	JIVAS	B		
HYE	B	INGERSOLL	B	ISMC	C	JARRE	B	JOACHEM	D		
HYLOC	D	INGRAM	B	ISOLDE	B	JARRON	B	JOB	C		
HYMAS	D	INKLER	D	ISOM	B/D	JARVIS	D	JOBOS	C		
HYPRAIRIE	B	INKOM	C	ISTER	C	JASCO	B	JOBPEAK	C		
HYRUM	B	INKOM, DRAINED	D	ISTOKPOGA	B	JASON	D	JOCAL	D		
HYSHAM	D	INKOSR	C	ITANO	D	JASPER	B	JOCITY	B		
HYSHOT	D	INKS	D	ITASCA	D	JAUCAS	D	JOCITY, LOAMY SURFACE	B		
HYTOP	D	INKSTER	D	ITAT	C	JAUCAS, SALINE	A	JOCKO	B		
HYZEN	D	INLOW	B	ITCA	C	JAURIGA	C	JOCERO	B		
IAQ	B	INMACHUK	B	ITHACA	B	JAVA	B	JOEL	B		
IBERIA	D	INMAN	C	ITMANN	B	JAWBONE	B	JOEMRE	B		
ICARIA	D	INMO	D	ITME	C	JAY	D	JOENEY	D		
ICENE	D	INNINGER	C	ITSWOOT	C	JAYAR	C	JOES	B		
ICESLEW	D	INPENDENCE	A	IUKA	B	JAYBEE	C	JOEVAR	B		
ICHBOD	D	INSAK	C	IVA	C	JAYEL	D	JOHNS	C		
ICHETUCKNEE	D	INSIDERT	B	IVAN	D	JAYEM	D	JOHNSBURG	D		
ICICLE	B	INSKIP	D	IVANELL	B	JAYNES	B	JOHNSON	B		
IDA	B	INSULA	C	IVANHOE	C	JEAGER	C	JOHNSTON	D		
IDABEL	B	INTERIOR	C	IVER	B	JEAN	D	JOHNSTOWN	B		
IDAHOME	B	INTON	D	IVERSEN	A	JEAN LAKE	C	JOHNSWOOD	B		
IDAMONT	B	INVERNESS	B	IVES	C	JEANERETTE	B	JOHNTOM	D		
IDEE	C	INVERSHIEL	E	IVES, WET	C	JEBE	D	JOICE	D		
IDLEWILD	D	INVILLE	B	IVIE	C	JEBO	B	JOINER	B		
IDLEWILD, DRAINED	C	IO	B	IVINS	D	JEDBURG	B	JOKODOWSKI	D		
IDMON	B	IOLEAU	C	IVYWILD	C	JEDD	C	JOLAN	C		
IGDELL	C	IONA	B	IXIAN	D	JEDDITO	C	JOLIET	D		
IGERT	C	IONIA	B	IYERS	C	JEDDITO, SALINE-ALKALI	C	JOLLY	C		
IGNACIO	C	IOSCO	B	IZAGORA	A	JEDDO	B	JONALE	B		
IGO	D	IOSEPA	B	IZAR	D	JEFFERS	B	JONAS	B		
IGUALDAO	D	IOTLA	B	IZEE	B	JEFFERSON	B	JONATHAN	B		
IHLEN	B	IPAGE	D	IZO	C	JEFFREY	B	JONCA	C		
IJAM	D	IPANO	B	IZOD			C/D	JONDA	B		
ILACHETOMEL	D	IPAVA	A	IZUSER			B/D	JONES	B		
			C	JABU			B	JONESVILLE	B		
			B	JABU, WET							

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HESCH	B	HILLSBORO	B	HOLDERMAN	C	HOODVIEW	B	HOWELL	C
HESPER	B	HILLSDALE	B	HOLDERNESS	C	HOOGDAL	C	HOWLAND	C
HESPERIA	B	HILLTO	B	HOLDINGFORD	C	HOOKS	B	HOWSON	C
HESPERUS	B	HILLWOOD	B	HOLDREGE	B	HOOKSAN	A	HOYE	B
HESSEL	B/D	HILMAR	D	HOLILLIPAH	A	HOOKTON	C	HOYLETON	C
HESSELBERG	D	HILMAR, DRAINED	B	HOLLAND	B	HOOLEHUA	B	HOYPUS	A
HESSELTINE	B	HILMOE	C	HOLLANDLAKE	B	HOOLY	C	HOYTVILLE	C/D
HESSING	B	HILO	A	HOLLINGER	B	HOOPAL	D	HUACHUCA	D
HESSLAN	C	HILOLO	D	HOLLIS	C/D	HOOPER	D	HUALAPAI	C
HESSON	C	HILT	B	HOLLISTER	D	HOOPESTON	B	HUB	B
HETERWA	C	HILTON	B	HOLLOMAN	D	HOOPLITE	D	HUBBARD	A
HETTINGER	C/D	HINCKLEY	A	HOLLOMEX	B	HOOSAN	B	HUBBARDTON	D
HEUSSER	C	HINDES	C	HOLLOW	C	HOOSEGOW	B	HUBBELL	B
HEUVELTON	C	HINESBURG	C	HOLLOWAY	B	HOOSIC	A	HUBERLY	D
HEWITT	D	HINKER	C	HOLLOWTREE	C	HOOSIERVILLE	C	HUBERT	B
HEXT	B	HINKLE	D	HOLLY	B/D	HOOSIMBIM	B	HUBLERSBURG	B
HEYDER	B	HINMAN	C	HOLLY, PONDED	D	HOOT	D	HUCKLEBERRY	C
HEYDLAUFF	B	HINSDALE	D	HOLLY SPRINGS	D	HOOTEN	D	HUCKLEBERRY, HIGH RAINFALL	B
HEYTOU	B	HIRAMSBURG	C	HOLLYWELL	B	HOPCO	C		
HEZEL	B	HIRIDGE	D	HOLLYWOOD	D	HOPDRAW	A	HUDNUT	B
HI VISTA	C	HIRSCHDALE	C	HOLMAN	A	HOPEKA	D	HUDSON	C
HIARC	C	HISEGA	C	HOLMDEL	C	HOPKINS	B	HUECO	C
HIBAR	C	HISKEY	B	HOLMES	B	HOPLAND	B	HUEL	A
HIBBARD	C	HISLE	D	HOLOHAN	B	HOPLEY	B	HUENEME	C
HIBBING	C	HITCHCOCK	B	HOLOMUA	B	HOPSONVILLE	C	HUENEME, MODERATELY WET	B
HIBERNIA	C	HITTILO	A	HOLOPAW	B/D	HOQUIAM	B		
HIBRITEN	B	HITT	B	HOLOPAW, DEPRESSIONAL	D	HORD	B	HUENEME, DRAINED	B
HICKMAN	B	HIVAL	D	HOLOPAW, FREQUENTLY FLOODED	D	HOREB	C	HUERFANO	D
HICKORY	C	HIWAN	D			HOREB, GRAVELLY SUBSTRATUM	B	HUEY	D
HICKS	B	HIWASSEE	B			HORNELL	D	HUFFINE	B
HICKSVILLE	B	HIWOOD	A	HOLSINE	B	HORNING	B	HUFFMAN	B
HICKSVILLE, BEDROCK SUBSTRATUM	C	HIXTON	B	HOLSTEIN	B	HORNITOS	D	HUFFTON	B
		HOADLY	C	HOLSTON	B	HORNSBY	C	HUGGINS	C
		HOBACKER	B	HOLT	B	HORNSVILLE	C	HUGHES	B
HICOTA	B	HOBAN	B	HOLTER	B	HORROCKS	B	HUGHESVILLE	C
HIDALGO	B	HOBBS	B	HOLTLE	B	HORSECAMP	D	HUGO	B
HIDATSA	B	HOBCAW	D	HOLTON	C	HORSERIDGE	B	HUGUS	B
HIDEAWAY	D	HOBE	A	HOLTVILLE	C	HORSESHOE	B	HUGUSTON	D
HIDEWOOD	B/D	HOBERG	C	HOLYOKE	C/D	HORSETHIEF	B	HUICHICA	C
HIERRO	B	HOBIT	C	HOMA	C	HORSLEY	D	HUICHICA, PONDED	D
HIGGINS	D	HOBO	D	HOME CAMP	C	HORST	B	HUIKAU	A
HIGGINSVILLE	C	HOBOG	D	HOMELAKE	B	HORTONVILLE	B	HUKILL	B
HIGH GAP	C	HOBONNY	D	HOMELAND	C	HOSKIN	C	HULETT	B
HIGHAMS	D	HOBSON	C	HOMER	B	HOSKINNINI	D	HULLS	C
HIGHBANK	C	HOBUCKEN	D	HOMESTAKE	C	HOSLEY	D	HULLT	B
HIGHCAMP	B	HOCAR	D	HOMESTEAD	B	HOSMER	C	HULUA	D
HIGHFIELD	B	HOCHHEIM	B	HOMEWOOD	C	HOSSICK	B	HUM	B
HIGHHORN	B	HOCKINSON	D	HOMME	C	HOSTAGE	B	HUMACAO	B
HIGHMORE	B	HOCKINSON, MODERATELY WET	C	HOMME, MODERATELY WET	B	HOT LAKE	C	HUMATAS	C
HIGHPOINT	D	HOCKINSON, DRAINED	B	HONOSASSA	D	HOTAW	C	HUMBARGER	B
HIGHROCK	D	HOCKLEY	C	HONAUNAU	C	HOTCREEK	D	HUMBIG	C
HIGHTOWER	C	HOCKLEY, GRADED	D	HONCUT	B	HOTEL	C	HUMBIRD	B
HIGHWOOD	C	HODA	C	HONDALE	D	HOTSPRINGS	B	HUMBOLDT	D
HIHIMANU	B	HODEDO	C	HONDOHO	B	HOUDEK	B	HUMBOLDT, MODERATELY WET, SALINE-ALKALI	B
HIIBNER	C	HODENPYL	B	HONEOYE	B	HOUGH	B		
HIKO PEAK	B	HODGE	A	HONEYDEW	C	HOUGHTON	A/D	HUMBOLDT, MODERATELY WET, SALINE	B
HIKO SPRINGS	B	HODGINS	B	HONEYGROVE	B	HOUGHTON, PONDED	D		
HILAIRE	B	HODGSON	C	HONEYJONES	B	HOUGHTONVILLE	C		
HILAND	B	HOEHNE	A	HONEYVILLE	C	HOUK	C	HUMBOLDT, DRAINED, STRONGLY SALINE	B
HILDEBRECHT	C	HOFFLAND	D	HONKER	D	HOULA	B		
HILDRETH	D	HOFFMANVILLE	C	HONLAK	C	HOULKA	D	HUMBOLDT, DRAINED, NONSALINE	B
HILEA	D	HOFFSTADT	B	HONLAK, DRAINED	B	HOURGLASS	B		
HILES	B	HOFLY	C	HONLU	B	HOUSE MOUNTAIN	D	HUMBOLDT, MODERATELY WET	B
HILGER	B	HOGADERO	B	HONN	B	HOUSER	D		
HILGRAVE	B	HOGANSBURG	B	HONOBIA	C	HOUSEROCK	D	HUMBOLDT, DRAINED	B
HILIGHT	D	HOGBACK	C	HONOKAA	A	HOUSTAKE	C	HUMDUN	B
HILINE	D	HOGG	C	HONOLUA	D	HOUSTON	D	HUME	C
HILLBRICK	D	HOGMALAT	B	HONOMANU	B	HOUSTON BLACK	D	HUMESTON	C/D
HILLCO	B	HOGRIS	A	HONONEGAH	B	HOVDE	D	HUMKER	C
HILLEMANN	C	HOH	B	HONOULIULI	C	HOVEN	D	HUMMINGTON	C
HILLERY	C	HOHMANN	C	HONTAS	C	HOVENWEEP	C	HUMPHREYS	B
HILLET	B/D	HOKO	C	HONTOON	C	HOVERT	D	HUMPTULIPS	B
HILLFIELD	B	HOLBORN	C	HONUAULU	B	HOVEY	B/D	HUMSKEL	C
HILLGATE	D	HOLBROOK	B	HOOD	A	HOWARD	C	HUN	A
HILLIARD	B	HOLCOMB	B	HOODLE	D	HOWARDSVILLE	B	HUNCHBACK	B
HILLIARD, MODERATELY WELL DRAINED	C	HOLDAWAY	D	HOODOO	D	HOWCAN	A	HUNDRAW	D
		HOLDEN	B	HOODSPORT	B	HOWCREE	D	HUNEWILL	B
HILLON	C	HOLDER	B			HOWE	C	HUNGRY	C

NOTES: TWO HYDROLOGIC SOIL GROUPS SUCH AS B/C INDICATES THE DRAINED/UNDRAINED SITUATION. MODIFIERS SHOWN, E.G., BEDROCK SUBSTRATUM, REFER TO A SPECIFIC SOIL SERIES PHASE FOUND IN SOIL MAP LEGEND.

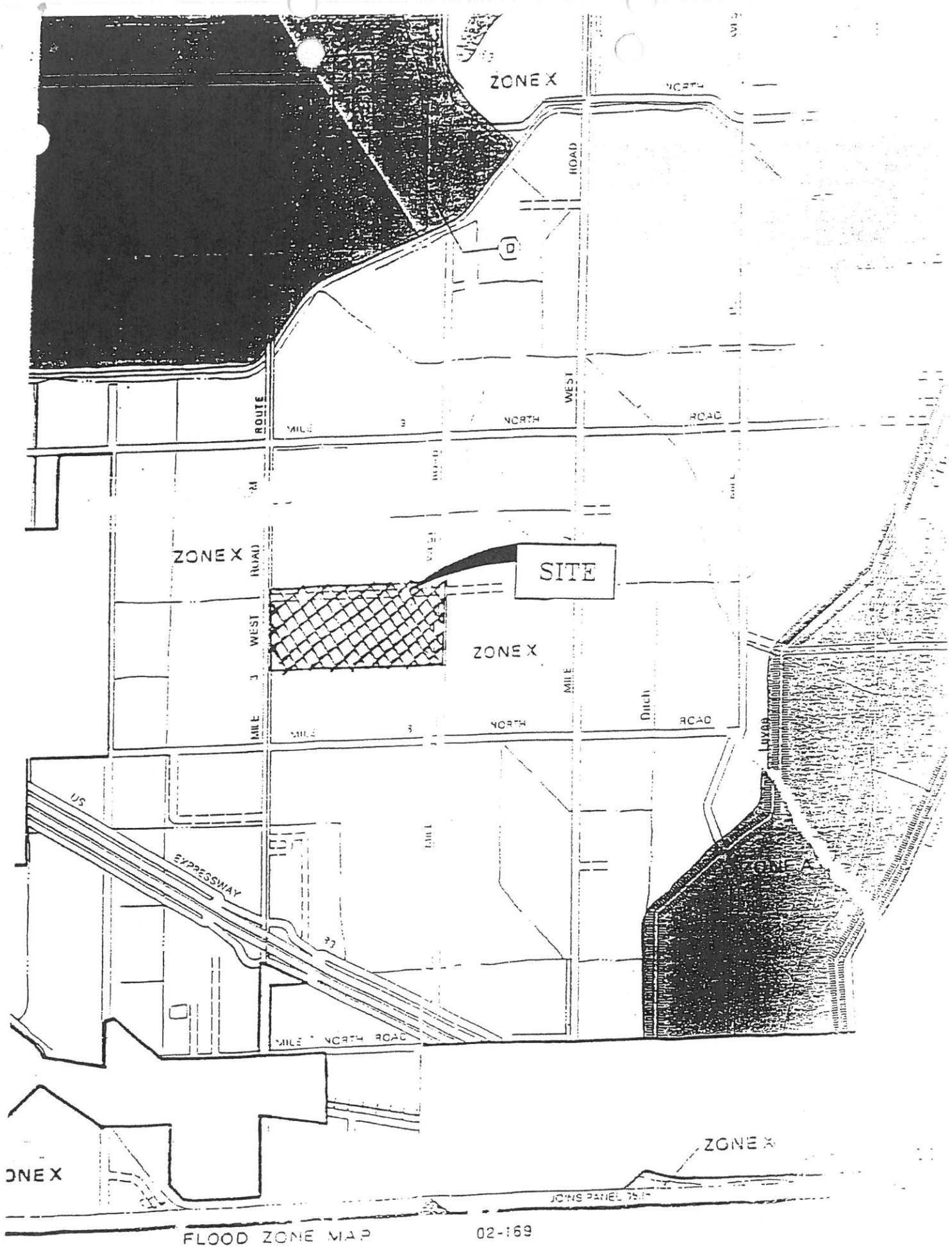
Exhibit A-1, continued: Hydrologic soil groups for United States soils

POQUONOCK	C	PREMIER	B	PUNCHBOWL	D	QUINLIVEN	C	RAMROD	C
PORFIRIO	C	PRENTISS	C	PUNG	C	QUINN	B/D	RAMSDELL	D
PORRETT	D	PRESA	B	PUNGO	D	QUINNEY	C	RAMSDELL, DRAINED	C
PORRONE	B	PRESHER	B	PUNOHU	A	QUINTANA	B	RAMSEY	D
PORT	B	PRESTO	B	PUNSIT	C	QUINTO	D	RAMSHORN	B
PORT BYRON	B	PRESTON	A	PUNTA	B/D	QUINTON	C	RANA	D
PORTAGE	D	PREWITT	B	PUNTILLA	B	QUITERIA	B	RANCE	C
PORTAGEVILLE	D	PREY	C	PURCELLA	B	QUITMAN	C	RANCHOSECO	D
PORTALES	B	PRICE	B	PURCHES	C	QUIVERA	C	RANDADO	C
PORTALTO	B	PRIDA	C	PURDAM	C	QUONSET	A	RANDALL	D
PORTERFIELD	C	PRIDHAM	D	PURDY	D	QUOPANT	D	RANDCORE	D
PORTERS	B	PRIESTLAKE	B	PURETT	B	QUOSATANA	D	RANDMAN	D
PORTERVILLE	D	PRIETA	D	PURGATORY	C	RABBITEX	B	RANDOLPH	C
PORTHILL	D	PRIM	D	PURNER	D	RABER	C	RANDS	C
PORTIA	C	PRIMEAUX	C	PUROB	D	RABIDEUX	D	RANDSBURG	D
PORTINO	C	PRIMEN	D	PURSLEY	B	RABUN	B	RANGEE	D
PORTLAND	D	PRIMGHAR	B	PURVES	D	RACE	B	RANGER	C
PORTMOUNT	B	PRINCETON	B	PUSHMATAHA	C	RACINE	B	RANPUFF	D
PORTNEUF	B	PRINEVILLE	C	PUSTOI	B	RACKER	A	RANSLO	D
PORTOLA	B	PRING	B	PUTNAM	D	RACOMBES	B	RANSOM	B
PORTSMOUTH	B/D	PRINGLE	D	PUTNEY	B	RACOON	C/D	RANSTEIN	B
PORUM	D	PRITCHARD	C	PUTT	C	RAD	B	RANTOUL	D
POSANT	D	PRITCHETT	C	PUTTSTER	C	RAD, LACUSTRINE	C	RAPATEE	D
POSEN	B	PROCHASKA	A/D	PUU OO		SUBSTRATUM		RAPELJE	B
POSEY	B	PROCTOR	B	PUU OPAE	B	RAD, FLOODED	C	RAPH	B
POSEYVILLE	C	PROGRESSO	C	PUU PA	A	RADDLE	B	RAPHO	B
POSITAS	D	PROMISE	D	PUU PA, NONSTONY	B	RADER	D	RAPIDAN	B
POSKIN	C	PROMO	D	PUUKALA	C	RADERSBURG	B	RAPLEE	C
POSO	B	PRONG	C	PUUONE	C	RADFORD	B	RAPPAHANNOCK	D
POSOS	C	PROPHETSTOWN	B/D	PUYALLUP	B	RADLEY	B	RAPSON	B
POST	D	PROSPECT	B	PYBURN	D	RADNOR	C	RARDEN	C
POTAMUS	B	PROSPER	B	PYLE	B	RAFAEL	D	RARICK	C
POTCHUB	C	PROSSER	C	PYLON	D	RAFTON	D	RARITAN	C
POTEET	C	PROTIVIN	C	PYOTE	A	RAFTRIVER	C	RASBAND	B
POTELL	B	PROUT	C	PYRAMID	D	RAGLAN	B	RASILLE	B
POTH	C	PROUTY	C	PYRMONT	D	RAGNAR	B	RASSER	B
POTLATCH	C	PROVIDENCE	C	PYRMONT, BEDROCK	C	RAGNEL	B	RASSET	B
POTOMAC	A	PROVIG	C	SUBSTRATUM		RAGO	C	RASTUS	C
POTOSI	A	PROVO	D	PYWELL	D	RAGPIE	D	RATAKE	D
POTRATZ	C	PROVO BAY	D	QUAFENO	C	RAGSDALE	B/D	RATHBUN	C
POTSDAM	C	PROW	D	QUAKER	C	RAGSDALE, OVERWASH	B	RATHDRUM	B
POTTER	C	PRUDY	B	QUAKERTOWN	C	RAGTOWN	C	RATLAKE	D
POTTINGER	B	PRUE	B	QUAM	B/D	RAHAL	C	RATLEFLAT	B
POTTS	B	PRUITTON	B	QUAMON	A	RAHM	C	RATLIFF	B
POTTSBURG	B/D	PRUNIE	D	QUANAH	B	RAHWORTH	B	RATON	D
POUDRE	D	PRYOR	D	QUANDER	B	RAIL	D	RATSOW	C
POUJADE	D	PSUGA	C	QUANTICO	B	RAILCITY	A	RATTLER	D
POULSBO	D	PTARMIGAN	B	QUARLES	D	RAINBOW	C	RATTO	C
POUNCEY	D	PUAPUA	C	QUARTZBURG	C	RAINEY	C	RATTO, STONY	D
POVERTY	D	PUAULU	D	QUARTZVILLE	B	RAINIER	C	RAUB	C
POVEY	B	PUCHYAN	A	QUARZ	C	RAINO	D	RAUGHT	B
POWDER	B	PUDDLE	B	QUATAMA	C	RAINS	B/D	RAUVILLE	D
POWDERHORN	C	PUERCO	B	QUAY	B	RAINS, FLOODED	D	RAUZI	B
POWDERWASH	C	PUERTA	D	QUAZO	D	RAINSBORO	C	RAVALLI	D
POWEEN	C	PUERTECITO	D	QUEALMAN	C	RAINSVILLE	B	RAVALLI, BEDROCK	B
POWELL	C	PUETT	D	QUEALY	D	RAIRDENT	B	SUBSTRATUM	
POWER	B	PUFFER	D	QUEBRADA	C	RAISIO	C	RAVEN	A
POWERLINE	C	PUGET	D	QUEENY	D	RAKANE	C	RAVENDALE	D
POWLEY	D	PUGET, PROTECTED	C	QUEETS	D	RAKE	B	RAVENELL	D
POWMENT	C	PUGSLEY	C	QUEMADO	C	RAKIED	D	RAVENNA	C
POWWAHKEE	B	PUHI	B	QUENZER	D	RALEIGH	C	RAVENSWOOD	C
POWWATKA	C	PUHIMAU	D	QUERC	C	RALLOO	D	RAVIA	C
POY	D	PUICE	C	QUERENCIA	B	RALLS	D	RAVOLA	B
POYGAN	D	PULA	C	QUETICO	D	RALPH	B	RAWAH	B
POYNOR	B	PULANTAT	C	QUICKSELL	C	RALPHSTON	B	RAWE	C
POZO	C	PULASKI	B	QUICKSILVER	D	RALSEN	D	RAWLES	C
POZO BLANCO	B	PULCAN	C	QUICKVERT	C	RAMADERO	B	RAWLINS	B
PRAG	C	PULEHU	B	QUIDEN	B	RAMBLA	C	RAWSON	B
PRAIRIEVILLE	B	PULEXAS	B	QUIENSABE	C	RAMBOUILLET	B	RAWSONVILLE	C
PRAMISS	C	PULLMAN	D	QUIETUS	C	RAMELLI	D	RAYBURN	D
PRATHER	C	PULPIT	C	QUIGLEY	B	RAMIRES	C	RAYEX	D
PRATLEY	C	PULS	D	QUIHI	C	RAMMEL	C	RAYFORD	C
PRATT	A	PULSIPHER	D	QUILCENE	C	RAMO	C	RAYLAKE	D
PREACHER	B	PULTNEY	C	QUILLAYUTE	B	RAMONA	B	RAYMONDVILLE	D
PREAKNESS	B/D	PUMEL	D	QUILOTOSA	D	RAMONA, HARD	C	RAYNE	B
PREATORSON	B	PUMEL, NONGRAVELLY	C	QUILT	D	SUBSTRATUM		RAYNESFORD	B
PREBISH	C/D	PUMPER	B	QUIMA	B	RAMPART	B	RAYNHAM	C
PREBLE	D	PUNA	A	QUINCY	A	RAMPARTER	B	RAYNOLDSON	B
PRELO	B	PUNALUU	D	QUINLAN	C	RAMPS	B	RAYOHILL	C

NOTES: TWO HYDROLOGIC SOIL GROUPS SUCH AS B/C INDICATES THE DRAINED/UNDRAINED SITUATION.
MODIFIERS SHOWN, E.G., BEDROCK SUBSTRATUM, REFER TO A SPECIFIC SOIL SERIES PHASE FOUND IN SOIL MAP LEGEND.

EXHIBIT I

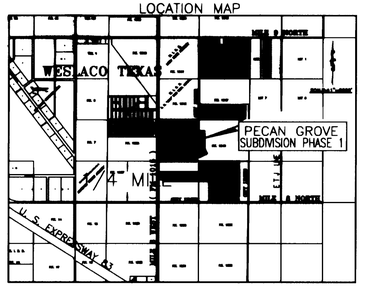
8 ½ X 11 "FIRM" SHOWING LOCATION OF PROPOSED SUBDIVISION AND EXPLANATION OF ZONE DESIGNATION



FLOOD ZONE MAP 02-169

EXHIBIT J

CONCEPTUAL PLAN



LOCATION OF PECAN GROVE SUBDIVISION PHASE 1

PECAN GROVE SUBDIVISION PHASE 1 IS LOCATED 0.25 OF A MILE NORTH OF THE INTERSECTION OF MILE 8 NORTH AND MILE 3 WEST (F.M. 1015) ROADS, HIDALGO COUNTY, TEXAS.

STATE OF TEXAS
COUNTY OF HIDALGO

OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION
SOUTHERN ORCHARD LP, VIA ITS MANAGING PARTNER SOUTHERN TRADES MANAGEMENT, LLC, RICARDO R. RUBIANO, MANAGER OF THE 42.875 ACRE TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED PECAN GROVE SUBDIVISION PHASE I, HEREBY SUBDIVIDE THE LAND AS DEPICTED IN THIS SUBDIVISION PLAT AND DEDICATE TO PUBLIC USE THE STREET(S), PARK, AND EASEMENTS SHOWN HEREIN.

I CERTIFY THAT I HAVE COMPLIED WITH THE REQUIREMENTS OF TEXAS LOCAL GOVERNMENT CODE 232.032 AND THAT:

(A) THE WATER QUALITY AND CONNECTIONS TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS:

(B) SEWER CONNECTIONS TO THE LOTS OR SEPTIC TANKS MEET, OR WILL MEET, THE MINIMUM REQUIREMENTS OF STATE STANDARDS:

(C) ELECTRICAL CONNECTIONS PROVIDED TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS:

(D) GAS CONNECTIONS, IF AVAILABLE, PROVIDED TO THE THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS:

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

SOUTHERN ORCHARD LP
VIA ITS MANAGING PARTNER
SOUTHERN TRADES MANAGEMENT, LLC

Ricardo R. Rubiano Ernest M. Frerking

RICARDO R. RUBIANO, MANAGER ERNEST M. FRERKING

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED **RICARDO R. RUBIANO, MANAGER**, PROVED TO ME THROUGH HIS TEXAS DEPARTMENT OF PUBLIC SAFETY DRIVER LICENSE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, WHO, BEING BY ME FIRST DUTY SWORN, DECLARED THAT THE STATEMENTS THEREIN ARE TRUE AND CORRECT AND ACKNOWLEDGED THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREBY EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 17 DAY OF Feb, 2004.

Joan White
NOTARY PUBLIC, STATE OF TEXAS
MY COMMISSION EXPIRES:

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED **ERNEST M. FRERKING**, PROVED TO ME THROUGH HIS TEXAS DEPARTMENT OF PUBLIC SAFETY DRIVER LICENSE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, WHO, BEING BY ME FIRST DUTY SWORN, DECLARED THAT THE STATEMENTS THEREIN ARE TRUE AND CORRECT AND ACKNOWLEDGED THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREBY EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 18 DAY OF Feb, 2004.

James H. Lauderdale
NOTARY PUBLIC, STATE OF TEXAS
MY COMMISSION EXPIRES:

JAMES H. LAUDERDALE
Notary Public
STATE OF TEXAS
My Comm. Exp. 02-06-2006

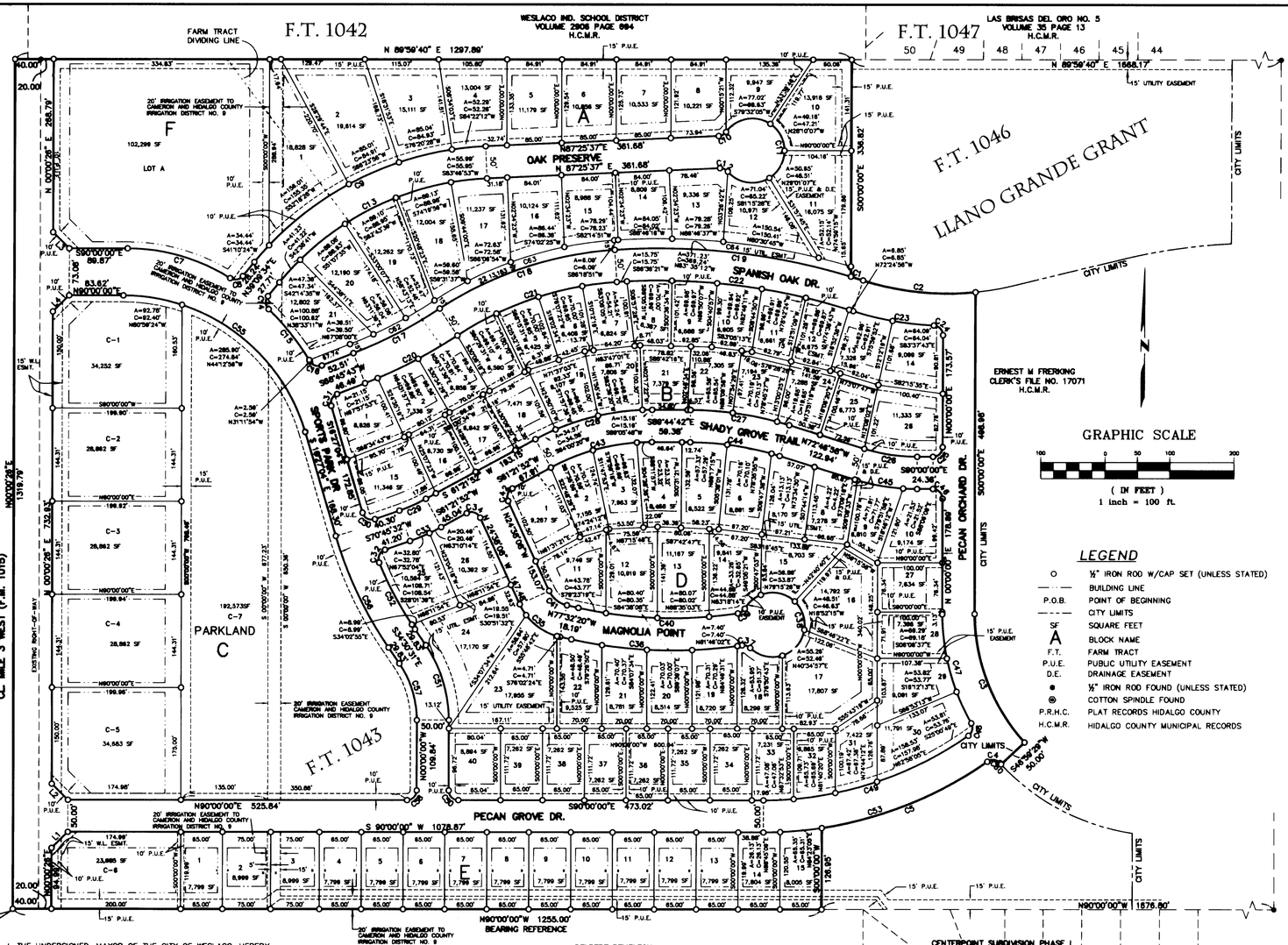
NORTH ALAMO WATER SUPPLY CORPORATION RIGHT OF WAY EASEMENT

KNOW ALL MEN BY THESE PRESENTS, THAT THE 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, AN EXCLUSIVE PERPETUAL EASEMENT WITH THE RIGHT TO ERECT, CONSTRUCT, INSTALL AND THEREAFTER USE, OPERATE, INSPECT, REPAIR, MAINTAIN, REPLACE, AND REMOVE WATER DISTRIBUTION LINES AND APPURTENANCES OVER AND ACROSS THE LANDS SHOWN ON THIS PLAT, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LANDS OF THE PURPOSE FOR WHICH THE ABOVE MENTIONED RIGHTS ARE GRANTED. THE EASEMENT HEREBY GRANTED SHALL BE NOT EXCEED 15 FEET IN WIDTH. 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.

REV. #	DATE	DESCRIPTION	DRAWN



LEGEND

O	½" IRON ROD W/CAP SET (UNLESS STATED)
— — —	BUILDING LINE
P.O.B.	POINT OF BEGINNING
— - — - —	CITY LIMITS
SF	SQUARE FEET
A	BLOCK NAME
F.T.	FARM TRACT
P.U.E.	PUBLIC UTILITY EASEMENT
D.E.	DRAINAGE EASEMENT
●	½" IRON ROD FOUND (UNLESS STATED)
⊗	COTTON SPINDLE FOUND
P.R.H.C.	PLAT RECORDS HIDALGO COUNTY
H.C.M.R.	HIDALGO COUNTY MUNICIPAL RECORDS

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

NOTE:
IT IS UNDERSTOOD THAT THE RATE OF FLOW OF RAIN WATER WILL BE GREATER THAN THE RATE OF FLOW OF DRAIN WATER WHEN THE LAND WAS IN AGRICULTURAL USE.

HIDALGO COUNTY
CERTIFICATE OF PLAT APPROVAL
IRRIGATION DISTRICT NO. 9

THIS PLAT APPROVED BY HIDALGO AND CAMERON COUNTIES IRRIGATION DISTRICT NO. 9 ON THIS 19 DAY OF Feb, 2004.

PRESIDENT DATE

ATTEST: SECRETARY DATE

COUNTY CLERK'S RECORDING CERTIFICATE I, _____ COUNTY CLERK OF HIDALGO COUNTY, CERTIFY THAT THE PLAT BEARING THIS CERTIFICATE WAS FILED FOR RECORD AT _____ O'CLOCK _____M. ON _____ AND _____ WAS RECORDED IN BOOK _____ SHEET(S) _____ THE PLAT RECORDS OF _____ COUNTY AT _____ O'CLOCK _____M. ON _____ A.D.

_____
HIDALGO COUNTY CLERK

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

BY: _____ 2/26/04

STATE OF TEXAS
COUNTY OF HIDALGO

FREDDIE E. DIPPEL, JR., A REGISTERED PROFESSIONAL ENGINEER IN TEXAS, HEREBY CERTIFIES THAT THE PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT AND IS A TRUE AND ACCURATE REPRESENTATION OF THE SUBDIVISION.

FREDDIE E. DIPPEL, JR. P.E. 36575

STATE OF TEXAS
COUNTY OF HIDALGO

FREDDIE E. DIPPEL, JR. A REGISTERED PROFESSIONAL LAND SURVEYOR IN TEXAS, HEREBY CERTIFIES THAT THE ABOVE PLAT AND DESCRIPTION OF THE PECAN GROVE SUBDIVISION PHASE 1, WAS PREPARED FROM A SURVEY OF THE PROPERTY MADE ON THE GROUND BY ME OR UNDER MY SUPERVISION ON NOVEMBER-2003.

FREDDIE E. DIPPEL, JR. R.P.L.S. 2988

THIS PLAT OF PECAN GROVE SUBDIVISION PHASE 1 HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF WESLACO, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION.

DATED THIS 26 DAY OF FEBRUARY 2004

SECRETARY CHAIRMAN

BENCHMARK LIST:
COTTON SPINDLE SET IN THE EAST SIDE OF A POWER POLE LOCATED ON THE EAST SIDE OF FM 1015 +/- 375 FEET NORTH OF THE CENTERLINE OF THE INTERSECTION OF DIAMOND RD. AND FM. 1015.
ELEVATION = 68.68 FEET

COTTON SPINDLE SET IN THE NORTH BASE OF POWER POLE LOCATED OUTSIDE OF NORTHEAST FENCE CORNER AT LIFT STATION # 25 (CENTER POINT SUBDV.)
ELEVATION = 63.78 FEET

1/2 INCH IRON ROD 40 FEET EAST OF THE ORIGINAL SOUTHWEST PROPERTY CORNER.
ELEVATION = 67.13 FEET

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N45°00'13"E	35.35
L2	S44°59'47"E	35.36
L3	S44°59'47"E	35.36
L4	N45°00'13"E	35.35

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CH-BEARING
C1	19.98	1036.00	1°06'17"	9.99	19.98	S72°46'08"E
C2	175.95	426.97	23°36'40"	89.24	174.71	S84°01'19"E
C3	219.02	300.00	41°49'47"	114.65	214.19	S21°24'24"E
C4	21.87	15.00	82°46'32"	13.52	19.83	N83°23'14"W
C5	278.82	600.00	26°36'23"	141.87	276.12	S87°57'42"W
C6	39.27	25.00	90°00'28"	25.00	35.36	S44°59'47"E
C7	188.61	300.00	32°16'10"	96.80	186.40	N73°53'55"W
C8	21.74	15.00	83°02'36"	13.28	19.89	N80°40'52"E
C9	412.79	490.00	48°16'03"	219.53	400.69	S63°17'36"W
C10	13.82	15.00	52°01'12"	7.32	13.16	N81°25'01"E
C11	247.87	50.00	284°12'25"	39.04	81.54	N02°34'23"W
C12	13.82	15.00	52°01'12"	7.32	13.16	N68°35'47"W
C13	370.67	440.00	48°16'03"	197.13	359.80	S63°17'36"W
C14	22.22	15.00	84°53'00"	13.72	20.25	S03°16'36"E
C15	103.46	403.01	14°42'34"	52.02	103.18	N36°22'08"E
C16	21.00	15.00	80°13'25"	12.84	19.33	S71°07'35"E
C17	151.24	710.00	12°12'18"	75.91	150.95	N62°36'35"E
C18	288.22	560.00	29°29'27"	147.91	285.01	S71°21'10"W
C19	391.20	1036.00	21°38'07"	197.96	388.88	N83°02'03"W
C20	181.89	760.00	12°12'18"	81.25	181.58	N62°36'35"E
C21	263.30	510.00	29°35'27"	134.70	260.48	S71°21'10"W
C22	372.32	986.00	21°38'07"	188.41	370.11	N83°02'03"W
C23	127.05	475.97	15°17'42"	63.90	126.67	S79°50'34"W
C24	22.80	15.00	87°28'41"	14.35	20.74	N43°44'21"W
C25	23.56	15.00	90°00'00"	15.00	21.21	N45°00'00"E
C26	82.84	275.00	17°15'42"	41.63	82.53	S81°21'29"E
C27	155.42	525.00	16°57'44"	78.28	154.86	N81°15'50"W
C28	189.09	375.00	28°53'28"	96.60	187.09	S75°48'35"W
C29	45.09	275.00	9°23'40"	22.60	45.04	N88°03'42"E
C30	24.29	15.00	92°47'24"	15.75	21.72	S62°36'46"E
C31	22.31	15.00	85°12'47"	13.80	20.31	S28°28'19"W

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CH-BEARING
C32	24.41	15.00	93°13'31"	15.87	21.80	S24°06'46"W
C33	53.29	325.00	9°23'40"	26.70	53.23	N66°03'42"E
C34	24.81	15.00	94°00'00"	16.09	21.94	N71°36'08"W
C35	83.10	90.00	52°54'12"	44.78	80.18	S01°30'14"E
C36	266.63	728.00	20°59'06"	134.83	265.15	S88°01'53"E
C37	13.77	15.00	52°35'21"	7.41	13.29	N72°13'45"W
C38	247.87	50.00	284°02'07"	36.04	81.54	N07°57'08"W
C39	13.45	15.00	51°22'37"	7.22	13.00	N55°43'07"E
C40	249.14	678.00	21°03'14"	125.99	247.74	S88°03'57"E
C41	36.93	40.00	52°54'12"	19.90	35.64	S01°30'14"E
C42	22.51	15.00	86°00'00"	13.96	20.46	S18°21'52"W
C43	163.88	325.00	28°53'28"	83.72	162.15	S75°48'35"W
C44	140.62	475.00	16°57'44"	70.83	140.11	N81°15'50"W
C45	97.66	325.00	17°13'02"	49.20	97.29	S81°23'29"E
C46	23.56	15.00	90°00'00"	15.00	21.21	N45°00'00"E
C47	175.05	350.00	28°57'47"	90.79	175.05	S14°58'13"E
C48	22.02	15.00	84°07'45"	13.48	20.10	N12°38'47"E
C49	333.42	550.00	35°17'21"	174.23	338.75	N72°21'20"E
C50	23.56	15.00	90°00'00"	15.00	21.21	S45°00'00"E
C51	123.47	205.00	34°30'31"	63.67	121.61	N17°15'16"W
C52	117.70	560.00	12°02'32"	58.97	117.48	S28°29'15"E
C53	370.18	800.00	26°30'30"	188.15	366.78	N72°18'45"E
C54	39.27	25.00	89°56'34"	25.00	35.35	S45°00'13"W
C55	378.68	295.00	73°32'56"	220.48	353.21	N53°13'32"W
C56	192.25	610.00	18°03'27"	96.93	191.45	S29°28'48"E
C57	93.35	155.00	34°30'31"	48.14	91.95	N17°15'16"W
C60	2.70	350.00	0°26'33"	1.35	2.70	N42°47'15"W
C61	39.27	25.00	89°56'34"	25.00	35.35	S45°00'13"W
C62	148.04	695.00	12°12'18"	74.30	147.76	N62°36'35"E
C63	296.96	575.00	29°36'27"	151.87	293.67	S71°21'10"W
C64	372.11	1051.00	20°17'06"	188.02	370.17	N83°43'32"W

PRINCIPAL CONTACTS		
OWNER	ENGINEER	SURVEYOR
SOUTHERN ORCHARD, L.P. WA ITS MANAGING PARTNER SOUTHERN TRADES MANAGEMENT, LLC RICARDO R. RUBIANO, MANAGER PO BOX 251 OLMITO, TX 78575 PH (956) 350-3433 FAX (956) 350-0922	FREDDIE E. DIPPEL, JR. 3103 BEE CAVE RD. STE. 202 AUSTIN, TX 78746 PH (512) 327-2946 FAX (512) 327-2973	FREDDIE E. DIPPEL, JR.

PROJECT NO. 332.0201
PREPARATION DATE: FEBRUARY-2004
DRAWN BY: DAM

Cunningham | Allen
Engineers · Surveyors
3103 Bee Cave Road, Suite 202
Austin, Texas 78746-6819
Tel.: (512) 327-2946
Fax: (512) 327-2973

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FILED FOR RECORD IN:
HIDALGO COUNTY
BY J.D. SALINAS, III
COUNTY CLERK
ON: 2-27-04 AT 8:53 AM/PM
AS A RECORDING NUMBER 1370009
BY, _____ DEPUTY

Recorded in Volume 45 Page 104 of the map records of Hidalgo County, Texas
J.D. Salinas III
County Clerk

I:\3320201_Drawings\Surveying Dept\3320201 final plat.dwg, 02/16/2004 04:20:48 PM, dmoolow, 1:100

NOTE: ADDITIONAL PUBLIC UTILITY EASEMENTS AS REQUESTED BY MAGIC VALLEY ELECTRIC CO-OP ARE GRANTED ON THIS PLAT BETWEEN LOTS 12 AND 13, BLOCK B, LOTS 7 AND 8, BLOCK D, AND LOTS 31 AND 30/29, BLOCK D AS SHOWN IN BOLD ON THIS SHEET.

N

GRAPHIC SCALE

100 0 50 100 200

(IN FEET)
1 inch = 100 ft.

3/4" IRF "SPINNER" NEXT TO METAL BAR N 02°11'03" E 1.77'
COTTON SPINDLE FOUND 0.3' NORTH OF PROPERTY LINE
1/2" IRF N 21°12'04" E 0.69'
1/2" IRF WITH DESTROYED ORANGE PLASTIC CAP
10.24'
COTTON SPINDLE FOUND S 02°13'19" W 0.82'

ALL ADJOINER RODS LOCATED NORTH OF PROPERTY LINE

FARM TRACT DIVIDING LINE

F.T. 1042

WESLACO IND. SCHOOL DISTRICT VOLUME. 2906 PAGE 694 H.C.M.R.

LAS BRISAS DEL ORO NO. 5 VOLUME 35 PAGE 13 P.R.H.C.

F.T. 1047

1/2" IRF
1" IRF
2.0'
989.51 (990.00')
N 89°59'40" E 1257.89'
40.00
1/2" IRF NORTH OF LINE
1.4'
50 49 48 47 46 45 44
1626.67 (1624.70')
N 89°59'40" E 1647.37'
1/2" IRF NORTH OF LINE 2.9'
1/2" IRF NORTH OF LINE 2.8'
1/2" IRF NORTH OF LINE 2.5'
1/2" IRF NORTH OF LINE 2.5'
1/2" IRF NORTH OF LINE 2.5'
1/2" IRF NORTH OF LINE 2.2'
0.3'

95' 25'
25' EXISTING COUNTY ROAD EASEMENT
95' DRAINAGE EASEMENT DEDICATED TO CAMERON AND HIDALGO COUNTY IRRIGATION DISTRICT NO. 9
140' 25'
140' DRAINAGE EASEMENT DEDICATED TO CAMERON AND HIDALGO COUNTY IRRIGATION DISTRICT NO. 9

N 89°59'40" E 2905.26'
(N 90°00'00" E 2904.66')

F.T. 1046
LLANO GRANDE GRANT

S00°00'00"E 337.03'
CITY LIMITS
CITY LIMITS
C1
C2
10' P.U.E.

FINISHED FLOOR ELEVATIONS

BLOCK A LOT NUMBER	FFE
1	68.30
2	68.10
3	68.00
4	67.75
5	67.60
6	67.45
7	67.25
8	67.10
9	66.75
10	66.60
11	66.60
12	66.75
13	67.10
14	67.30
15	67.35
16	67.60
17	67.80
18	68.00
19	68.15
20	68.30
21	68.30

BLOCK B LOT NUMBER	FFE
1	68.20
2	68.10
3	67.90
4	67.75
5	67.60
6	67.45
7	67.35
8	67.16
9	67.10
10	66.90
11	66.75
12	66.60
13	66.45
14	66.45
15	68.25
16	68.25
17	68.10
18	68.00
19	67.85
20	67.70
21	67.60
22	67.45
23	67.30
24	67.20
25	67.10
26	66.87

BLOCK C LOT NUMBER	FFE
1	68.35
2	68.35
3	68.35
4	68.35
5	68.35
6	68.25
7	68.35

BLOCK D LOT NUMBER	FFE
1	68.35
2	67.90
3	67.75
4	67.60
5	67.45
6	67.30
7	67.15
8	67.00
9	66.90
10	66.95
11	68.35
12	68.00
13	67.85
14	67.65
15	67.55
16	67.30
17	67.45
18	67.60
19	67.70
20	67.85
21	68.00
22	68.15
23	68.20
24	68.30
25	68.30
26	68.30
27	66.95
28	66.75
29	66.60
30	67.40
31	67.65
32	67.75
33	67.90
34	68.00
35	68.10
36	68.30
37	68.15
38	68.10
39	67.90
40	67.75

BLOCK E LOT NUMBER	FFE
1	68.65
2	68.45
3	68.20
4	68.00
5	67.80
6	67.75
7	67.75
8	67.85
9	68.00
10	68.10
11	68.25
12	68.20
13	68.10
14	68.00
15	67.80

CL MILE 3 WEST (F.M. 1015)
N 00°00'26" E 1319.80'
N 00°00'26" E 1319.79'
(N 00°00'00" E 1320.00')

F.T. 1043

CENTERLINE OF 15' D.E.
R=1414.50'
N85°52'26"W 328.63'
N90°00'00"W 377.89'
N90°00'00"W 490.33'
S00°00'00"W 498.98'
CITY LIMITS
15' D.E. DEDICATED BY PLAT
10' P.U.E.
15' P.U.E.
CITY LIMITS
S45°58'29"W 50.00'
C4
C3
CITY LIMITS
CENTERLINE OF 15' P.U.E.
N90°00'00"W 843.65'
15' P.U.E. DEDICATED BY PLAT
(N 00°33'30" E 1320.10')
N 00°35'30" E 1320.15'
25' EXISTING COUNTY ROAD EASEMENT
140' DRAINAGE EASEMENT DEDICATED TO CAMERON AND HIDALGO COUNTY IRRIGATION DISTRICT NO. 9
140' 25'

(N 90°00'00" W 2891.80')
N 90°00'00" W 2891.80'
S00°00'00"W 126.85'
N90°00'00"W 1215.00'
N90°00'00"W 1675.80'
40.00
299.46'
1563.19'
15' P.U.E.
24.59' (25.00')
0.4' 0.0' 0.3' 0.4' 0.2' 0.7'
1/2" IRF
1/2" IRF SOUTH OF LINE
1/2" IRF NORTH OF LINE

DELBERT PEMELTON VOLUME 1485 PAGE 366 H.C.M.R.

F.T. 1044
F.T. 1045
OPAL DRIVE
CENTERPOINT SUBDIVISION PHASE I VOLUME 28, PAGE 2 P.R.H.C.
CORAL AVENUE

FILED FOR RECORD IN:
HIDALGO COUNTY
BY J.D. SALINAS, III
COUNTY CLERK
ON: 8-2-04 AT 8:53 AM/PM
AS A RECORDING NUMBER 1375009
BY _____, DEPUTY

Recorded In Volume 45 Page 175 of the map records of Hidalgo County, Texas
J.D. Salinas III
County Clerk

PROJECT NO. 332.0201
PREPARATION DATE: FEBRUARY-2004
DRAWN BY: DAM

REV. #	DATE	DESCRIPTION	DRAWN

CA
Cunningham | Allen
Engineers · Surveyors
3103 Bee Cave Road, Suite 202
Austin, Texas 78746-6819
Tel.: (512) 327-2946
Fax: (512) 327-2973

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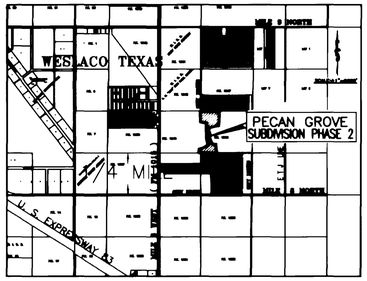
FILED FOR RECORD IN:
HIDALGO COUNTY
BY J.D. SALINAS, III
COUNTY CLERK
ON: 8-26-05 AT 3:40 AM(PM)
AS RECORDING NUMBER 1513002
DEPUTY

Recorded In Volume 48 Page 144
of the map records of Hidalgo
County, Texas
J.D. Salinas III
County Clerk

LOCATION MAP



LOCATION OF PECAN GROVE SUBDIVISION PHASE 2

PECAN GROVE SUBDIVISION PHASE 2 IS LOCATED A 1/4 OF A MILE NORTH OF THE INTERSECTION OF MILE 8 NORTH ON MILE 3 WEST (F.M. 1015) AND A 1/4 OF A MILE EAST OF MILE 3 WEST, AND LOCATED NORTHEAST HIDALGO COUNTY PRECINCT NO. 1.

STATE OF TEXAS:
COUNTY OF HIDALGO:

OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION
SOUTHERN ORCHARD LP, VIA ITS MANAGING PARTNER SOUTHERN TRADES MANAGEMENT, LLC, RICARDO R. RUBIANO, MANAGER OF THE 10.270 ACRE TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED PECAN GROVE SUBDIVISION PHASE 2, HEREBY SUBDIVIDE THE LAND AS DEPICTED IN THIS SUBDIVISION PLAT AND DEDICATE TO PUBLIC USE THE STREET(S), PARK, AND EASEMENTS SHOWN HEREIN.

I CERTIFY THAT I HAVE COMPLIED WITH THE REQUIREMENTS OF TEXAS LOCAL GOVERNMENT CODE 232.032 AND THAT:

(A) THE WATER QUALITY AND CONNECTIONS TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS:

(B) SEWER CONNECTIONS TO THE LOTS OR SEPTIC TANKS MEET, OR WILL MEET, THE MINIMUM REQUIREMENTS OF STATE STANDARDS:

(C) ELECTRICAL CONNECTIONS PROVIDED TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS:

(D) GAS CONNECTIONS, IF AVAILABLE, PROVIDED TO THE THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS:

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

SOUTHERN ORCHARD LP
VIA ITS MANAGING PARTNER
SOUTHERN TRADES MANAGEMENT, LLC

RICARDO R. RUBIANO, MANAGER

STATE OF TEXAS:
COUNTY OF HIDALGO:

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED **RICARDO R. RUBIANO, MANAGER**, PROVED TO ME THROUGH HIS TEXAS DEPARTMENT OF PUBLIC SAFETY DRIVER LICENSE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, WHO, BEING BY ME FIRST DULY SWORN, DECLARED THAT THE STATEMENTS THEREIN ARE TRUE AND CORRECT AND ACKNOWLEDGED THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREBY EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 22nd DAY OF Dec 2004.

NOTARY PUBLIC, STATE OF TEXAS
MY COMMISSION EXPIRES:

MAGALY L. TORRES
Notary Public
STATE OF TEXAS
My Comm. Exp. 06-26-2008

NORTH ALAMO WATER SUPPLY CORPORATION RIGHT OF WAY EASEMENT

KNOW ALL MEN BY THESE PRESENTS, THAT THE 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, AN EXCLUSIVE PERPETUAL EASEMENT WITH THE RIGHT TO ERECT, CONSTRUCT, INSTALL AND THEREAFTER USE, OPERATE, INSPECT, REPAIR MAINTAIN, REPLACE, AND REMOVE WATER DISTRIBUTION LINES AND APPURTENANCES OVER AND ACROSS THE LANDS SHOWN ON THIS PLAT, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LANDS OF THE PURPOSE FOR WHICH THE ABOVE MENTIONED RIGHTS ARE GRANTED. THE EASEMENT HEREBY GRANTED SHALL NOT EXCEED 15' IN WIDTH, AND GRANTEE IS HEREBY AUTHORIZED TO DESIGNATE THE COURSE OF THE EASEMENT HEREIN CONVEYED EXCEPT THAT WHEN THE PIPELINE(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.

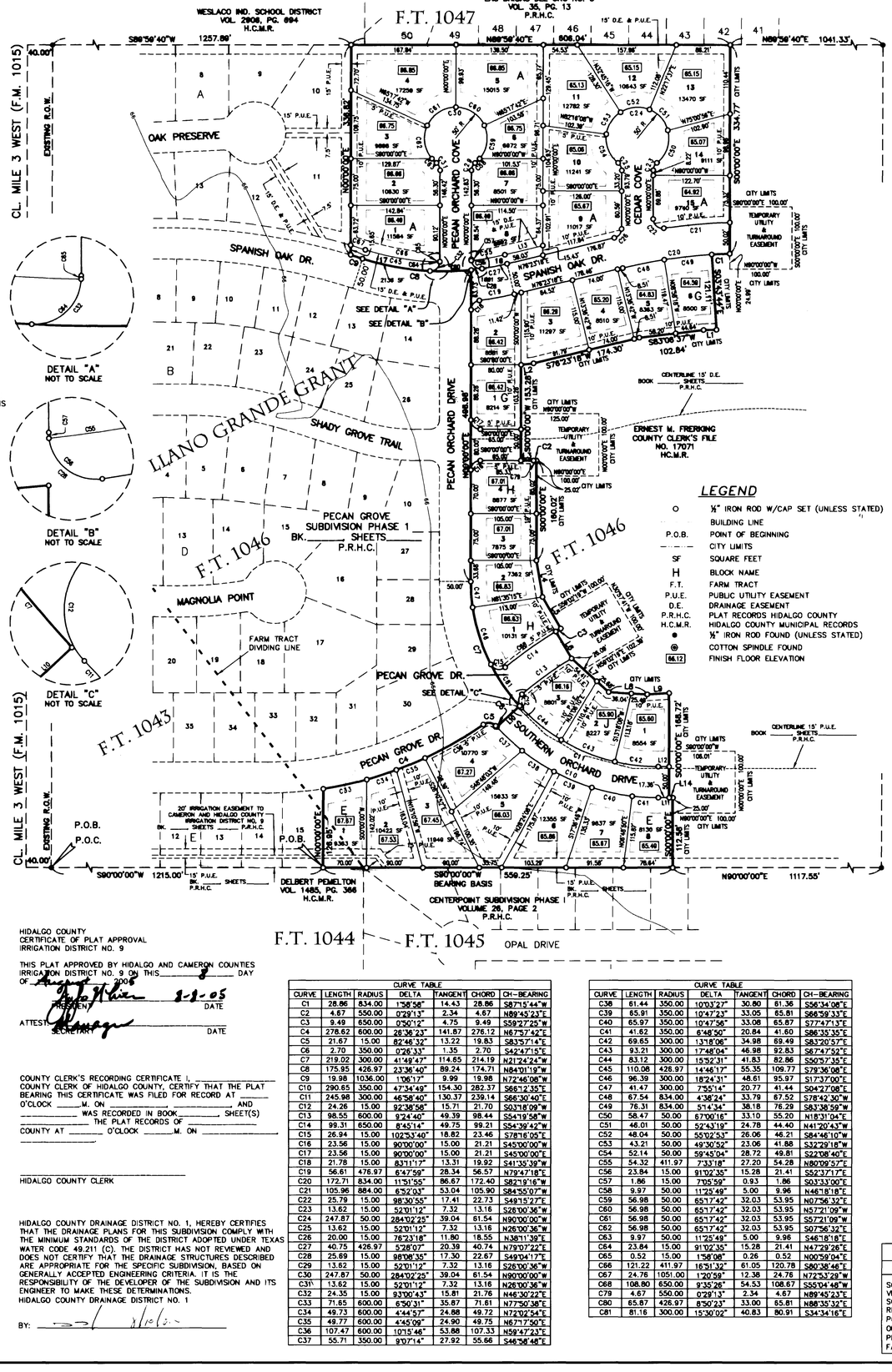
IN THE EVENT THE EASEMENT HEREBY GRANTED ABUTS ON A PUBLIC ROAD AND THE CITY, COUNTY OR STATE HEREAFTER WIDENS OR RELOCATES THE PUBLIC ROAD SO AS TO REQUIRE THE RELOCATION OF THIS WATER LINE AS INSTALLED, GRANTOR FURTHER GRANTS TO GRANTEE AN ADDITIONAL EASEMENT OVER AND ACROSS THE LAND SHOWN ON THIS 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. THIS AGREEMENT TOGETHER WITH OTHER PROVISIONS OF THIS GRANT SHALL CONSTITUTE AN EASEMENT FOR THE BENEFIT OF THE GRANTEE, ITS SUCCESSORS, AND ASSIGNS. THE GRANTOR COVENANTS THAT IT IS THE OWNER OF THE ABOVE-DESCRIBED LANDS AND THAT SAID LANDS ARE FREE AND CLEAR OF ALL ENCUMBRANCES AND LIENS EXCEPT THE FOLLOWING: THE EASEMENT CONVEYED HEREIN WAS OBTAINED OR IMPROVED THROUGH FEDERAL FINANCIAL ASSISTANCE. THIS EASEMENT IS SUBJECT TO THE PROVISIONS OF TITLE 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.

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

REV. #	DATE	DESCRIPTION	DRAWN



LEGEND

O	½" IRON ROD W/CAP SET (UNLESS STATED)
	BUILDING LINE
P.O.B.	POINT OF BEGINNING
	CITY LIMITS
SF	SQUARE FEET
H	BLOCK NAME
F.T.	FARM TRACT
P.U.E.	PUBLIC UTILITY EASEMENT
D.E.	DRAINAGE EASEMENT
P.R.H.C.	PLAT RECORDS HIDALGO COUNTY
H.C.M.R.	HIDALGO COUNTY MUNICIPAL RECORDS
●	½" IRON ROD FOUND (UNLESS STATED)
⊕	COTTON SPINDLE FOUND
66.12	FINISH FLOOR ELEVATION

HIDALGO COUNTY
CERTIFICATE OF PLAT APPROVAL
IRRIGATION DISTRICT NO. 9

THIS PLAT APPROVED BY HIDALGO AND CAMERON COUNTIES IRRIGATION DISTRICT NO. 9 ON THIS 8 DAY OF August 2005

PRESIDENT 8-8-05 DATE

ATTEST: SECRETARY DATE

COUNTY CLERK'S RECORDING CERTIFICATE I, _____ COUNTY CLERK OF HIDALGO COUNTY, CERTIFY THAT THE PLAT BEARING THIS CERTIFICATE WAS FILED FOR RECORD AT _____ O'CLOCK ____M. ON _____, AND _____ WAS RECORDED IN BOOK _____ SHEET(S) _____ THE PLAT RECORDS OF _____ COUNTY AT _____ O'CLOCK ____M. ON _____

HIDALGO COUNTY CLERK

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

BY: _____ 8/10/05

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CH-BEARING
C1	28.86	834.00	1°58'56"	14.43	28.86	S87°15'44"W
C2	4.67	550.00	0°29'13"	2.34	4.67	N89°45'23"E
C3	9.49	650.00	0°50'12"	4.75	9.49	S59°27'25"W
C4	278.62	600.00	26°36'23"	141.87	276.12	N67°57'42"E
C5	21.67	15.00	82°46'32"	13.22	19.83	S83°57'14"E
C6	2.70	350.00	0°26'33"	1.35	2.70	S42°47'15"E
C7	219.02	300.00	41°49'47"	114.65	214.19	N21°24'24"W
C8	175.95	426.97	23°36'40"	89.24	174.71	N84°01'19"W
C9	19.98	1036.00	1°06'17"	9.99	19.98	N72°46'06"W
C10	290.65	350.00	47°34'49"	154.30	282.37	S66°12'36"E
C11	245.98	300.00	46°58'40"	130.37	239.14	S66°30'40"E
C12	24.26	15.00	92°38'56"	15.71	21.70	S03°18'09"W
C13	98.55	600.00	9°24'40"	49.39	98.44	S54°19'58"W
C14	99.31	650.00	8°45'14"	49.75	99.21	S54°39'42"W
C15	26.94	15.00	102°53'40"	18.82	23.46	S78°16'05"E
C16	23.56	15.00	90°00'00"	15.00	21.21	S45°00'00"W
C17	23.56	15.00	90°00'00"	15.00	21.21	S45°00'00"E
C18	21.78	15.00	83°11'17"	13.31	19.92	S41°35'39"W
C19	156.61	476.28	18°50'24"	78.94	155.91	N79°47'18"E
C20	172.71	834.00	11°51'55"	86.67	172.40	S82°19'16"W
C21	105.96	884.00	6°52'03"	53.04	105.90	S84°55'07"W
C22	25.79	15.00	98°30'55"	17.41	22.73	S49°15'27"E
C23	13.62	15.00	52°01'12"	7.32	13.16	S26°00'36"W
C24	247.87	50.00	284°02'25"	39.04	61.54	N90°00'00"W
C25	13.62	15.00	52°01'12"	7.32	13.16	N26°00'36"W
C26	20.00	15.00	76°23'18"	11.80	18.55	N38°11'39"E
C27	40.75	426.97	5°28'07"	20.39	40.74	N79°07'22"E
C28	25.69	15.00	98°08'35"	17.30	22.67	S49°04'17"E
C29	13.62	15.00	52°01'12"	7.32	13.16	S26°00'36"W
C30	247.87	50.00	284°02'25"	39.04	61.54	N90°00'00"W
C31	13.62	15.00	52°01'12"	7.32	13.16	N26°00'36"W
C32	24.35	15.00	93°00'43"	15.81	21.76	N46°30'22"E
C33	71.65	600.00	6°50'31"	35.87	71.61	N77°50'38"E
C34	49.73	600.00	4°44'57"	24.88	49.72	N72°02'54"E
C35	49.77	600.00	4°45'09"	24.90	49.75	N67°17'50"E
C36	107.47	600.00	10°15'46"	53.88	107.33	N59°47'23"E
C37	55.71	350.00	9°07'14"	27.92	55.66	S46°58'48"E

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CH-BEARING
C38	61.44	350.00	10°03'27"	30.80	61.36	S56°34'08"E
C39	65.91	350.00	10°47'23"	33.05	65.81	S66°59'33"E
C40	65.97	350.00	10°47'56"	33.08	65.87	S77°47'13"E
C41	41.62	350.00	6°48'50"	20.84	41.60	S86°35'35"E
C42	69.65	300.00	13°18'06"	34.98	69.49	S83°20'57"E
C43	93.21	300.00	17°48'04"	46.98	92.83	S67°47'52"E
C44	83.12	300.00	15°52'31"	41.83	82.86	S50°57'35"E
C45	110.08	428.97	14°46'17"	55.35	109.77	S79°36'08"E
C46	96.39	300.00	18°24'31"	48.61	95.97	S17°37'00"E
C47	41.47	300.00	7°55'14"	20.77	41.44	S00°23'38"E
C48	67.54	834.00	4°38'24"	33.79	67.52	S78°42'30"W
C49	76.31	834.00	5°14'34"	38.18	76.29	S83°38'59"W
C50	58.47	50.00	67°00'16"	33.10	55.20	N18°31'04"E
C51	46.01	50.00	52°43'19"	24.78	44.40	N41°20'43"W
C52	48.04	50.00	55°03'13"	26.06	46.21	S84°46'10"W
C53	43.21	50.00	49°30'52"	23.06	41.88	S32°29'18"W
C54	52.14	50.00	59°45'04"	28.72	49.81	S22°08'40"E
C55	54.32	411.97	7°33'18"	27.20	54.28	N80°09'57"E
C56	28.84	15.00	91°02'35"	15.28	21.41	S52°37'17"E
C57	1.86	15.00	7°06'00"	0.93	1.86	S03°33'00"E
C58	9.97	50.00	11°25'49"	5.00	9.96	N46°18'18"E
C59	56.98	50.00	65°17'42"	32.03	53.95	N07°56'32"E
C60	56.98	50.00	65°17'42"	32.03	53.95	N57°21'09"W
C61	56.98	50.00	65°17'42"	32.03	53.95	S57°21'09"W
C62	56.98	50.00	65°17'42"	32.03	53.95	S07°56'32"E
C63	9.97	50.00	11°25'49"	5.00	9.96	S46°18'18"E
C64	23.84	15.00	91°02'35"	15.28	21.41	N47°29'26"E
C65	0.52	15.00	1°58'08"	0.26	0.52	N00°59'04"E
C66	121.22	411.97	16°51'32"	61.05	120.78	S80°38'46"E
C67	24.76	1051.00	1°20'59"	12.38	24.76	N72°53'29"W
C68	108.80	650.00	9°35'26"	54.53	108.67	S55°04'48"W
C79	4.67	550.00	0°29'13"	2.34	4.67	N89°45'23"E
C80	65.87	426.97	8°50'23"	33.00	65.81	N88°35'32"E
C81	81.16	300.00	15°30'02"	40.83	80.91	S34°34'16"E

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S89°20'36"W	20.75
L2	S83°06'55"W	20.15
L3	N90°00'00"E	20.33
L4	S09°42'21"E	59.32
L5	S30°07'29"E	58.46
L6	S30°57'41"E	50.00
L7	S47°35'46"E	80.09
L8	S86°32'30"E	61.54
L9	N86°36'23"E	34.95
L10	N46°59'29"E	50.00
L11	N90°00'00"W	23.36
L12	N90°00'00"W	17.36
L13	N76°23'18"E	62.66
L14	N90°00'00"E	6.01

DESCRIPTION

DESCRIPTION OF 10.270 ACRES OF LAND OUT OF THE LLANO GRANDE GRANT, HIDALGO COUNTY, TEXAS, AND BEING A PORTION OF FARM TRACT 1043 AND 1046, BLOCK 115, ADAMS TRACT SUBDIVISION, HIDALGO COUNTY, TEXAS AND BEING A PART OF THAT CERTAIN TRACT OF LAND DESCRIBED IN DEED AS TRACT TWO TO ERNEST M. FRERKING OF RECORD IN HIDALGO COUNTY CLERK'S FILE NUMBER 17071 AND BEING A PART OF THAT CERTAIN TRACT OF LAND DESCRIBED IN DEED TO ERNEST M. FRERKING OF RECORD IN HIDALGO COUNTY CLERK'S FILE NUMBER 7844 OF HIDALGO COUNTY, TEXAS; SAID 10.270 ACRES OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a 1/2 inch iron rod found in the east right-of-way of Form to Market Road 1015 (FM 1015) (80 foot R.O.W.), the north line of Farm Tract 1044, the north line of that certain tract of land described in deed to Delbert Pemelton of record in Volume 1485, Page 366 of the Hidalgo County Municipal Records, Hidalgo County, Texas, the south line of said Frerking tract (File Number 7844), and the south line of said Farm Tract 1043, from which a 1/2 inch iron rod found in the east right-of-way of said FM 1015 and the north line of that certain tract of land described as Tract One to Ernest M. Frerking of record in Hidalgo County Clerk's File Number 17071 bears, N00°00'29"E a distance of 1319.79 feet;

THENCE with the south line of said Frerking tract (File Number 7844), the south line of said Farm Tract 1043, the north line of said Pemelton tract, and the north line of said Farm Tract 1044, N90°00'00"E a distance of 1215.00 feet to a point for the southwest corner and POINT OF BEGINNING of the herein described tract;

THENCE over and across said Frerking tract (File number 7844), Tract Two of said Frerking tract (File Number 17071), and said Farm Tracts 1043 and 1046 the following ten (10) courses:

1. N00°00'00"E a distance of 126.95 feet to a point in the arc of a curve to the left;
2. With the arc of said curve to the left a distance of 278.62 feet, having a radius of 600.00 feet, a central angle of 26°36'23", and a chord which bears N67°57'42"E a distance of 276.12 feet to a point at the beginning of a reverse curve to the right;
3. With the arc of said reverse curve to the right a distance of 21.67 feet, having a radius of 15.00 feet, a central angle of 82°46'32", and a chord which bears S83°57'14"E a distance of 19.83 feet to a point at the beginning of a reverse curve to the left;
4. With the arc of said reverse curve to the left a distance of 2.70 feet, having a radius of 350.00 feet, a central angle of 00°26'33", and a chord which bears S42°47'15"E a distance of 2.70 feet to a point;
5. N46°59'29"E a distance of 50.00 feet to a point in the arc of a curve to the right;
6. With the arc of said curve to the right a distance of 219.02 feet, having a radius of 300.00 feet, a central angle of 41°49'47", and a chord which bears N21°24'24"W a distance of 214.19 feet to a point;
7. N00°00'00"E a distance of 498.98 feet to a point in the arc of a curve to the right;
8. With the arc of said curve to the right a distance of 175.95 feet, having a radius of 426.97 feet, a central angle of 23°36'40" and a chord which bears N84°01'19"W a distance of 174.71 feet to a point at the beginning of a reverse curve to the left;
9. With the arc of said reverse curve to the left a distance of 19.98 feet, having a radius of 1036.00 feet, a central angle of 01°06'17" and a chord which bears N72°46'06"W a distance of 19.98 feet to a point;
10. N00°00'00"E a distance of 336.82 feet to a point in the north line of Tract Two of said Frerking tract (File Number 17071) and the south line of that certain tract of land described in deed to Weslaco Independent School District of record in Volume 2906, Page 894 of the Hidalgo County Municipal Records, Hidalgo County, Texas, for the northeast corner of the herein described tract, from which a 1/2 inch iron rod found in the east right-of-way of said FM 1015 and the north line of Tract One of said Frerking tract bears, S89°59'40"W a distance of 1257.89 feet;

THENCE with the north line of Tract Two of said Frerking tract (File Number 17071), the north line of said Farm Tract 1046, the south line of said Weslaco Independent School District tract, the south line of Las Brisas del Oro, Number 5 Subdivision according to the map or plat thereof recorded in Volume 35, Page 13 of the Hidalgo County Municipal Records, Hidalgo County, Texas, and the north line of the herein described tract N89°59'40"E a distance of 606.04 feet to a point for the northeast corner of the herein described tract, from which a 1/2 inch iron rod found for the northeast corner of Tract Two of said Frerking tract (File Number 17071), the northeast corner of said Farm Tract 1046, and the southeast corner of Farm Tract 1047, and the southeast corner of said Las Brisas del Oro Subdivision bears, N89°59'40"E a distance of 1041.33 feet;

THENCE over and across Tract Two of said Frerking tract (File Number 17071) and said Farm Tract 1046 the following twenty one (21) courses:

1. S00°00'00"E a distance of 334.77 feet to a point in the arc of a curve to the left;
2. With the arc of said curve to the left a distance of 28.86 feet, having a radius of 834.00 feet, a central angle of 01°58'58", and a chord which bears S87°15'44"W a distance of 28.86 feet to a point;
3. S03°43'44"E a distance of 121.11 feet to a point;
4. S89°20'36"W a distance of 20.75 feet to a point;
5. S83°06'37"W a distance of 102.84 feet to a point;
6. S76°23'18"W a distance of 174.30 feet to a point;
7. S83°06'55"W a distance of 20.15 feet to a point;
8. S00°00'00"W a distance of 153.28 feet to a point;
9. N90°00'00"E a distance of 20.33 feet to a point at the beginning of a curve to the left;
10. With the arc of said curve to the left a distance of 4.67 feet, having a radius of 550.00 feet, a central angle of 00°29'13", and a chord which bears N89°45'23"E a distance of 4.67 feet to a point;
11. S00°00'00"E a distance of 100.02 feet to a point;
12. S09°42'21"E a distance of 59.32 feet to a point;
13. S30°07'29"E a distance of 58.46 feet to a point in the arc of a curve to the left;
14. With the arc of said curve to the left a distance of 9.49 feet, having a radius of 650.00 feet, a central angle of 00°50'12", and a chord which bears S59°27'25"W a distance of 9.49 feet to a point;
15. S30°57'41"E a distance of 50.00 feet to a point;
16. S47°35'46"E a distance of 80.09 feet to a point;
17. S86°32'30"E a distance of 61.54 feet to a point;
18. N86°36'23"E a distance of 34.95 feet to a point;
19. S00°00'00"E a distance of 168.72 feet to a point;
20. N90°00'00"E a distance of 6.01 feet to a point;
21. S00°00'00"E a distance of 112.58 feet to a point in the south line of Tract Two of said Frerking tract (File Number 17071), the south line of said Farm Tract 1046, the north line of Farm Tract 1045, and the north line of said Centerpoint Subdivision Phase I, and the south line of the herein described tract S90°00'00"W a distance of 559.25 feet to the POINT OF BEGINNING containing 10.270 acres within this metes and bounds description.

Bearing Reference: The south line of Farm Tracts 1043 and 1046 and the north line of Farm Tracts 1044 and 1045, Block 115, Adams Tract Subdivision according to the map or plat thereof Recorded in Volume 2, Page 34 of the Hidalgo County Municipal Records, Hidalgo County, Texas. (S90°00'00"W)

GRAPHIC SCALE

100 0 50 100 200

(IN FEET)
1 inch = 100 ft.

STATE OF TEXAS:
COUNTY OF HIDALGO :

FREDDIE E. DIPPEL, JR., A REGISTERED PROFESSIONAL ENGINEER IN TEXAS, HEREBY CERTIFIES THAT THE PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT AND IS A TRUE AND ACCURATE REPRESENTATION OF THE SUBDIVISION.

FREDDIE E. DIPPEL, JR. P.E. 36575 — DATE 10-5-04

STATE OF TEXAS
REGISTERED
FREDDIE E. DIPPEL JR.
36575
PROFESSIONAL ENGINEER

STATE OF TEXAS:
COUNTY OF HIDALGO:

FREDDIE E. DIPPEL, JR. A REGISTERED PROFESSIONAL LAND SURVEYOR IN TEXAS, HEREBY CERTIFIES THAT THE ABOVE PLAT AND DESCRIPTION OF THE PECAN GROVE SUBDIVISION PHASE 1, WAS PREPARED FROM A SURVEY OF THE PROPERTY MADE ON THE GROUND BY ME OR UNDER MY SUPERVISION ON NOVEMBER-2003.

FREDDIE E. DIPPEL, JR. R.P.L.S. 2988 — DATE 10-5-04

STATE OF TEXAS
REGISTERED
FREDDIE E. DIPPEL JR.
2988
PROFESSIONAL LAND SURVEYOR

THIS PLAT OF PECAN GROVE SUBDIVISION PHASE 2 HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF WESLACO, TEXAS AND IS HEREBY APPROVED BY SUCH COMMISSION.

DATED THIS 9th DAY OF NOVEMBER 2004

SECRETARY — CHAIRMAN

BENCHMARK LIST:
COTTON SPINDLE SET IN THE EAST SIDE OF A POWER POLE LOCATED ON THE EAST SIDE OF FM 1015 +/- 375 FEET NORTH OF THE CENTERLINE OF THE INTERSECTION OF DIAMOND RD. AND FM. 1015.
ELEVATION = 68.68 FEET

COTTON SPINDLE SET IN THE NORTH BASE OF POWER POLE LOCATED OUTSIDE OF NORTHEAST FENCE CORNER AT LIFT STATION # 25 (CENTER POINT SUBDV.)
ELEVATION = 63.78 FEET

1/2 INCH IRON ROD 40 FEET EAST OF THE ORIGINAL SOUTHWEST PROPERTY CORNER.
ELEVATION = 67.13 FEET

PLAT NOTES AND RESTRICTIONS

FLOOD ZONE DATA:
ZONE X- AREAS DETERMINED TO BE OUTSIDE 500-YR. FLOOD PLAIN)
COMMUNITY-PANEL NUMBER-480334 0450 C
DATE REVISED JUNE 6, 2000

1. BUILDING SETBACK LINES SHALL BE:
   STREET LOTS:
   A. FRONT: 25'; CUL-DE-SAC: 12'
   B. SIDE: 7.5'
   C. REAR: 25'
2. MINIMUM FLOOR ELEVATION SHALL BE 18" ABOVE TOP OF CURB ELEVATION.
3. NO PERMANENT BUILDINGS SHALL BE BUILT OVER ANY EASEMENT. ANY IMPROVEMENTS EXISTING INSIDE EASEMENTS, IF DESTROYED BY THE EASEMENT OWNER, SHALL BE REPLACED BY THE LOT OWNER AT THEIR SOLE EXPENSE.
4. ALL LOT CORNERS HAVE BEEN SET WITH 1/2" REBAR.
5. LOT OWNERS WILL CONNECT TO CITY SERVICE WHEN THEY BECOME AVAILABLE.
6. NO FILL OR PERMANENT STRUCTURES SHALL BE ALLOWED WITHIN SWALE EASEMENTS, AND LOT OWNERS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE SWALES.
7. NO IMPROVEMENTS OF ANY KIND SHALL BE PLACED UPON H.C.I.D. NO. 9 RIGHT-OF-WAY OR EASEMENTS WITHOUT THE THE EXPRESSED WRITTEN PERMISSION OF THE H.C.I.D. NO. 9.
8. NO MORE THAN ONE SINGLE-FAMILY DETACHED DWELLING SHALL BE LOCATED ON EACH LOT. THERE SHALL BE NO OTHER USE, OTHER THAN A SINGLE FAMILY DWELLING UNLESS IT IS SPECIFIED ON THE PLAT THAT A LOT CAN BE USED FOR SOMETHING OTHER THAN RESIDENCE.
9. 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.
10. RESTRICTIONS OF RECORD VIA SEPARATE DOCUMENT.
11. PARKLAND AS NOTED IS HEREBY DEDICATED TO THE CITY OF WESLACO. VIA THE TERMS AND CONDITIONS OF A SEPARATE DEDICATION AGREEMENT OF RECORD.
12. SIDEWALKS WILL BE CONSTRUCTED WITH SIDEWALK RAMP.
13. STREET SIGNS, TRAFFIC CONTROL SIGNS, AND STREET LIGHTING IS THE RESPONSIBILITY OF THE DEVELOPER AND MUST BE INSTALLED PRIOR TO ISSUANCE OF A BUILDING PERMIT.
14. THE TEMPORARY UTILITY AND TURNAROUND EASEMENTS SHOWN HEREON SHALL BE RELEASED PRIOR TO THE BEGINNING OF THE FUTURE PHASE TO THE EAST.
15. INCREASED STORM WATER RUNOFF FROM THE DEVELOPMENT OF THIS SUBDIVISION WILL BE CONVEYED TO AND HAS BEEN ACCOUNTED FOR IN THE DETENTION POND CONSTRUCTED AS PART OF PECAN GROVE, PHASE I.

PECAN GROVE PHASE 2

38 LOTS - 5 BLOCKS = 10.270 ACRES

PROJECT NO. 332.0202

PREPARATION DATE: OCTOBER-2004

DRAWN BY: BW,DAM

PRINCIPAL CONTACTS		
OWNER	ENGINEER	SURVEYOR
SOUTHERN ORCHARD, L.P. VIA ITS MANAGING PARTNER SOUTHERN TRADES MANAGEMENT, LLC RICARDO R. RUBIANO, MANAGER PO BOX 251 OLMITTO, TX 78575 PH (956) 350-3433 FAX (956) 350-0922	FREDDIE E. DIPPEL, JR. 3103 BEE CAVE RD. STE. 202 AUSTIN, TX 78746 PH (512) 327-2946 FAX (512) 327-2973	FREDDIE E. DIPPEL, JR.

CA
Cunningham | Allen
Engineers · Surveyors
3103 Bee Cave Road, Suite 202
Austin, Texas 78746-6819
Tel.: (512) 327-2946
Fax: (512) 327-2973

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SUBDIVISION PLATTING APPLICATION

PLAT-000085-2021

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: PECAN GROVE NO. 3 SUBD.

Location: _____

Legal Description: 4.73 AC. O/O F.T. 1046, WEST AND ADAMS TRACT SUBD., N.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: R-1 (RESIDENTIAL)

Existing Land Use: OPEN Proposed Land Use: RESIDENTIAL

Number of Lots Proposed: 17 Gross Acreage: 4.73

Title Report Submitted: ☐ YES ☒ NO

OWNER INFORMATION

Owner's Name: JORGE FERRETIS dba RGV DEVELOPERS, LLC Telephone: 956-732-6619

Address: 321 W. NOLANA, SUITE B Fax: —

City: MCALLEN State: TX Zip: 78504 E-mail: JORGE.FERRETIS@OUTLOOK.COM

ENGINEER INFORMATION

Name: DAVID SALINAS Telephone: 682-9681

Address: 2221 DAFFODIL AVE. Fax: 686-1489

City: MCALLEN State: TX Zip: 78501 E-mail: dsalinas@salinasengineering.com

UTILITY PROVISIONS

Will proposed subdivision connect to:

☒ YES ☐ NO Water Provision: _____

☒ YES ☐ NO Wastewater Provision: _____

☒ YES ☐ NO Electric Company: _____

☒ 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

** 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: JORGE M. FERRETIS

Owner Signature: _____ Date: 6/28/21

_____ is the authorized agent

Authorized Agent Signature: _____ Date: 6/28/21

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: _____

General Comments: _____

_____

RCPT:

CITY OF WESLACO
956-968-3181

REC#: 02771477 6/29/2021 1:38 PM
OPER: KArev TERM: 042
REF#: 19-252180983
PAID BY:

TRAN: 800.0000 ENERGOV PAYMENT
INV-00002221 355.00CR
SALINAS, DAVID (SALINAS ENGINE
CAINVOICEFEE 350.00CR
CAINVOICEFEE 5.00CR

TENDERED: 355.00 CHECK
APPLIED: 355.00-

CHANGE: 0.00

Hidalgo and Cameron Counties Irrigation District No. 9

General Office

(956) 565-2411
(956) 565-0521 Fax

E-Mail
hccid9@hotmail.com

Randy Winston
General Manager

Judy Beall
Tax Assessor-Collector

P O Box 237 Mercedes, Texas 78570

Date: 08/05/2021

DAVID OMAR SALINAS P.E.
SALINAS ENGINEERING & ASSOCIATES
2221 DAFFODIL AVE
MCALLEN TEXAS 78501

RE: **PECAN GROVE NO. 3** Subd. Drainage and Detention

Good Morning Mr. Salinas:

I have received your calculations dated 08/03/2021 for the **PECAN GROVE NO. 3** Subdivision modified to include the 50 year detention volume in the proposed drain ditch. HCCID #9 does not object to storing the mandated 50 year detention with the proposed ditch and current detention pond subject to the following.

1. Verification from HCDD 1 Detention Pond
2. Verification of 48" Outfall and what changes may occur with The HCDD 1 Detention Pond

The maintenance of this section is inside 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

INDEX

Drainage Report Narrative: Page 2.-3.

A. Hydrographs (two parts): Dated 06/22/21 Attached
B. Plat reduction of Pecan Grove No. 3 Subdivision, Weslaco
C. Copy of FIRM – CPN 480334 0450 C, dated June 06, 2000
Revised to reflect LOMR dated May 30, 2002.
D. Other drainage report exhibits

DRAINGE REPORT NARRATIVE

Proposed Pecan Grove No. 3 Subdivision is a 17 - lot residential plat containing 4.73 Acres of land out of Farm Tract 1046, West and Adams Tract Subdivision, Hidalgo County, Texas, and, located along the east side and adjacent to Pecan Grove No. 2 subdivision in the City of Weslaco. The lands are east of and along an extension of two roadways - Shady Grove Trail, and, Spanish Oak Dr. The proposed single - family plat is located in Zone "X" (Shaded) as per the FIRM Community Panel No. 480334 0450 C, dated June 06, 2000, revised to reflect LOMR dated May 30, 2002. Zone "X" (Shaded) are defined as 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. The site is currently vacant. All existing city roadways are improved with pavement, curb & gutter and storm sewer improvements.

Because this subdivision is not "connected together" or the roadways ware not continual with each other, the drainage calculations for this subdivision are being provided for in two parts – the North (3.10 Acres) and South (1.63 Acres) sides – as drainage along each part is not the same so each side is being treated differently but will be cumulative.

This subdivision phase (No. 3) is part of a partial master plan of 89.03 Acres and this 3rd. and last phase of lands are east of and adjacent to Pecan Grove No. 2. The Engineer's Report (by Cunningham-Allen)(dated November, 2003) and approved by the HCDD No. 1 on 11/17/03 states that the HCID No. 9 ditch (46B2) was widened to account for the overall drainage of the 89.03 Ac. tract and included in the "master plan" for the construction of a 42" storm sewer line from the first phase of Pecan Groves to the HCID No. 9 46B2 ditch. Said 42" drainage line is located within a dedicated 15.0 foot easement – this 48"line provides for runoff from all of the 89.03 Ac. master plan and runs from the first phase of Pecan Groves east to said ditch 46B2 ditch. The previous Pecan Grove developments (Phase 1 and 2) that includes lands from this 3rd. and last phase provided for the widening for storage within said irrigation ditch including a dedication of 140' of ditch right-of-way to the irrigation district.

Soils of this proposed plat consist of a Hidalgo sandy clay loam complex (Map Unit No. 28) – these Group B soils are well drained with slow surface runoff with moderate permeabilities – said soils are capability subclass IIc, non-irrigated and in class I irrigated; they are in the Gray Sandy Loam range site, and, in part a Raymondville clay loam complex (Map Unit No. 52) – these Group B soils are moderately well drained with slow surface runoff and slow permeabilities. This soil is in capability subclass IIs, non-irrigated and irrigated and is in the Clay Loam range site – both soils can be seen on Sheet 105 of the **Soil Survey of Hidalgo County, Texas.**

This land is vacant. The adjoining Pecan Grove No. 2 is a developed subdivision complete with paved streets and storm sewer. This new 17 lot development will require an easterly extension of two roadways – Shady Grove Trail and Spanish Oak Dr. – both new roadway extensions are

approximately 275 feet each. Both new roadways will drain via existing curb & gutter and inlets into the existing storm drainage system of the Pecan Grove developments via the existing 48" concrete storm sewer line into said HCID No. 9 46B2 ditch – said ditch is currently maintained by the HCDD No. 1.

In accordance with the drainage policies of the City of Weslaco, this subdivision shall be required to provide for the drainage of both the North and South sides of this 4.73 acre property. Using the Rational Method ***(For Reference: TxDOT Intensity-Frequency-Duration Coefficients for Texas Counties HDM (2004))*** over a 10 and 50 Year storm event. – ***For Reference: FHWA, Urban Drainage Design Manual HEC -22 (2001):***

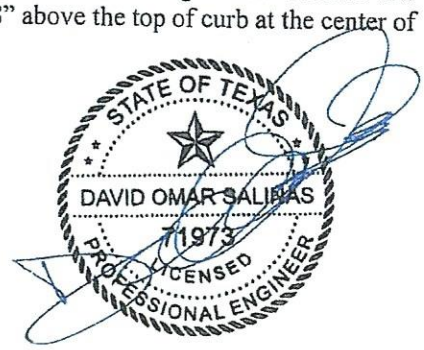
NORTH SIDE (3.10 Acres): The lands on the north side drain easterly at an average drainage run of 260.0 feet and an average slope of 0.19%. Using an existing coefficient of 0.20 and a future computed drainage coefficient of 0.60 (developed), it was computed that the improved condition would produce an additional total volume of 18,944.11 Cubic Feet, or, 0.435 Acre-Feet. This volume of water is equivalent to a layer of water 1.68 inches deep if spread out evenly over the entire 3.10 Acre side. Runoff would increase from 2.40 CFS (10-Year) to 3.07 CFS (50-Year) – an increase of 0.67 CFS.

SOUTH SIDE (1.63 Acres): The lands on the south side drain easterly at an average drainage run of 320.0 feet and an average slope of 0.0.47%. Using an existing coefficient of 0.20 and a future computed drainage coefficient of 0.57 (developed), it was computed that the improved condition would produce an additional total volume of 8,700.59 Cubic Feet, or, 0.200 Acre-Feet. This volume of water is equivalent to a layer of water 1.47 inches deep if spread out evenly over the entire 1.63 Acre side. Runoff would increase from 1.43 CFS (10-Year) to 1.82 CFS (50-Year) – an increase of 0.39 CFS

It is being proposed at this time that both the north and southern roadway portions of this 4.73 Ace tract will be drain easterly into said ditch via the existing storm sewer line – waters from the north portion will flow via a new 24" storm sewer line that will tie into the existing 48" storm sewer line, and, waters from the south portion will be routed to the existing 42" storm sewer line via existing storm sewer improvements from Pecan Grove No. 2 subdivision.

Overall, both new roadways will be improved with curb & gutter and the new 24" storm sewer line will be the only new storm sewer proposed and shall connect the north portion (3.10 Acres) of this subdivision directly into the existing 42" storm sewer line while the south portion (1.63 Acres) will utilize the existing in-place storm sewer improvements along Pecan Orchard Dr. Minimum finished floor elevations shall be not less than 18" above the top of curb at the center of each lot.

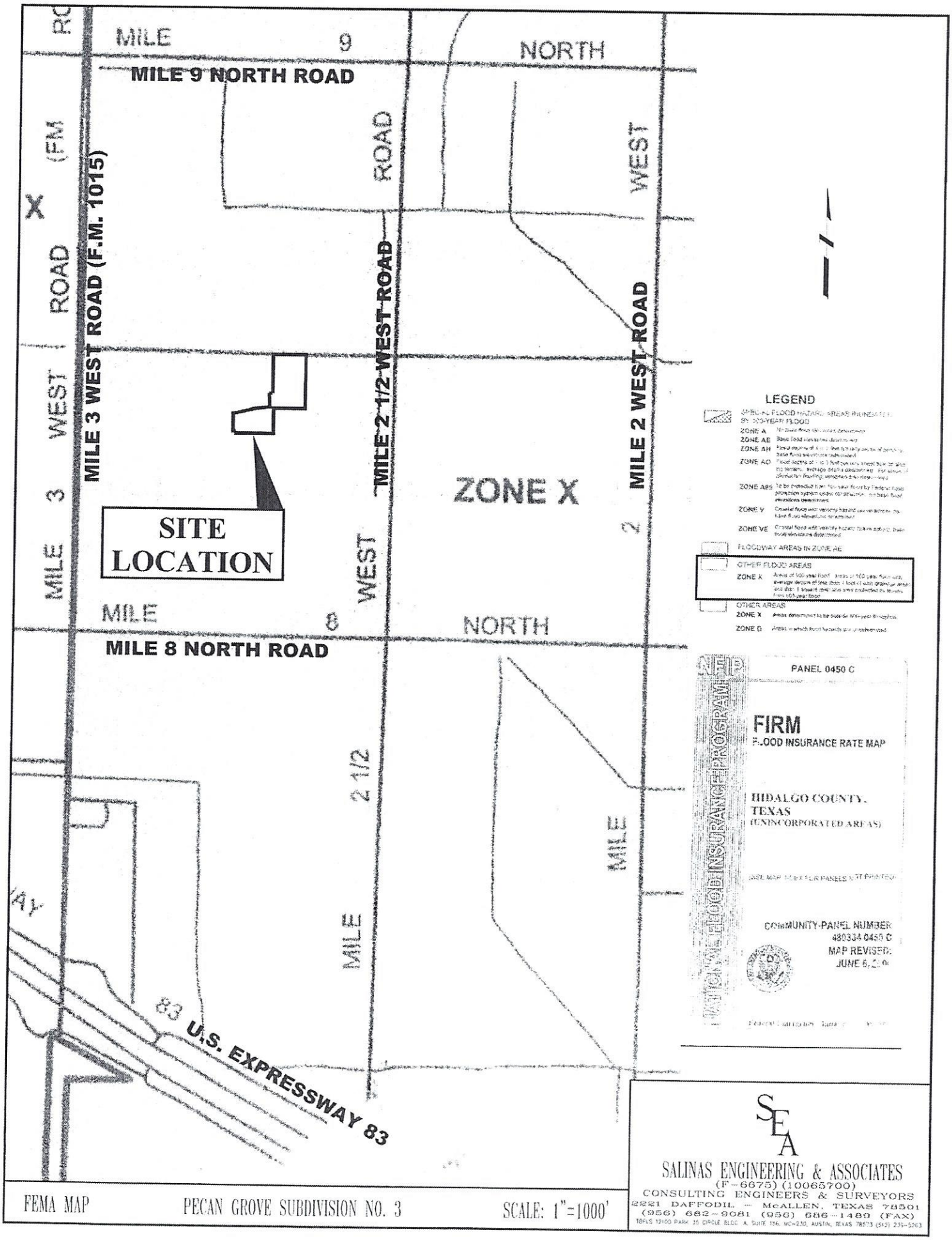
Date: August 03, 2021
Attachment: Hydrograph and Other Required Drainage Report Information
xc: n:\subdivisionplats\pecangroveno.3.sub\drainagereport.080321



☐ 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 8/3/21
H.C.D.D. NO. 1 DATE



FEMA MAP PECAN GROVE SUBDIVISION NO. 3 SCALE: 1"=1000'

SEA
SALINAS ENGINEERING & ASSOCIATES
(F-6675) (10065700)
CONSULTING ENGINEERS & SURVEYORS
2221 DAFFODIL - McALLEN, TEXAS 78501
(956) 682-9081 (956) 686-1489 (FAX)
TBPLS 12100 PARK 35 CIRCLE BLDG. A, SUITE 156, MC-230, AUSTIN, TEXAS 78753 (512) 239-5263

Exhibit D-1

6/22/2021

PECAN GROVE NO. 3 (SOUTH 1.63 ACRES) SUBDIVISION

Area:	1.63	acres
Length of Basin:	320.00	ft.
Avg. Basin Slope (Und.):	0.47	%
Undeveloped t_c:	37.27	min.

37.272688

Proposed LAND CHARACTER

0.86	acres	0.9	Developed
0.77	acres	0.20	Undeveloped
0.57	C (composite, developed)		

Existing LAND CHARACTER

0.00	acres	0.9	Developed
1.63	acres	0.20	Undeveloped
0.20	C (composite, developed)		

Undeveloped Calculations

County: **HIDALGO COUNTY, TEXAS**

2-year				OUTFLOW
e	b	d	I_2 (in/hr)	(Undeveloped)
0.831	74	9.6	3.02	Q_2= 0.99

5-year				
e	b	d	I_5 (in/hr)	(Undeveloped)
0.795	80	9.2	3.78	Q_5= 1.23

10-year				
e	b	d	I_{10} (in/hr)	(Undeveloped)
0.778	87	9.2	4.39	Q_{10}= **1.43**

25-year				
e	b	d	I_{25} (in/hr)	(Undeveloped)
0.771	98	9.2	5.08	Q_{25}= 1.66

50-year				
e	b	d	I_{50} (in/hr)	(Undeveloped)
0.749	99	9.2	5.58	Q_{50}= 1.82

100-year				
e	b	d	I_{100} (in/hr)	(Undeveloped)
0.74	103	9.6	5.98	Q_{100}= 1.95

Accumulated Runoff Calculations: **50** year storm

LIMIT OUTFLOW: **1.43**

50
1.82
5

t_c (min)	Intensity (in/hr.)	Peak Disch. (cfs)	Acc. Runoff acre ft.	Runoff difference	Acc. Disch. acre ft.	Net Storage acre ft.	
10	10.83	10.05	0.138	0.1384	0.020	0.119	
15	9.10	8.45	0.175	0.0362	0.030	0.145	
20	7.91	7.34	0.202	0.0276	0.039	0.163	
25	7.03	6.52	0.224	0.0223	0.049	0.175	
30	6.34	5.89	0.243	0.0187	0.059	0.184	
35	5.80	5.38	0.259	0.0161	0.069	0.190	
40	5.35	4.96	0.274	0.0142	0.079	0.195	
45	4.98	4.62	0.286	0.0127	0.089	0.198	
50	4.66	4.32	0.298	0.0115	0.099	0.199	
55	4.38	4.07	0.308	0.0105	0.108	0.200	**8700.59**
60	4.14	3.85	0.318	0.0097	0.118	0.200	
65	3.93	3.65	0.327	0.0090	0.128	0.199	
70	3.75	3.48	0.335	0.0084	0.138	0.197	
75	3.58	3.32	0.343	0.0078	0.148	0.195	
80	3.43	3.18	0.350	0.0074	0.158	0.193	
85	3.29	3.05	0.357	0.0070	0.168	0.190	
90	3.16	2.94	0.364	0.0066	0.177	0.187	
95	3.05	2.83	0.370	0.0063	0.187	0.183	
100	2.94	2.73	0.376	0.0060	0.197	0.179	
105	2.85	2.64	0.382	0.0058	0.207	0.175	
110	2.76	2.56	0.388	0.0056	0.217	0.171	
115	2.67	2.48	0.393	0.0053	0.227	0.166	
120	2.60	2.41	0.398	0.0051	0.237	0.162	
125	2.52	2.34	0.403	0.0050	0.246	0.157	
130	2.45	2.28	0.408	0.0048	0.256	0.152	
135	2.39	2.22	0.413	0.0046	0.266	0.146	
140	2.33	2.16	0.417	0.0045	0.276	0.141	
145	2.27	2.11	0.421	0.0044	0.286	0.136	
150	2.22	2.06	0.426	0.0042	0.296	0.130	
155	2.17	2.01	0.430	0.0041	0.306	0.124	
160	2.12	1.97	0.434	0.0040	0.315	0.118	
165	2.08	1.93	0.438	0.0039	0.325	0.112	
170	2.03	1.89	0.442	0.0038	0.335	0.106	
175	1.99	1.85	0.445	0.0037	0.345	0.100	
180	1.95	1.81	0.449	0.0036	0.355	0.094	

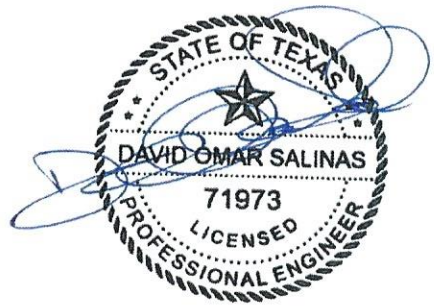


Exhibit D-1

6/22/2021

PECAN GROVE NO. 3 (NORTH 3.10 ACRES) SUBDIVISION

Area:	3.10	acres
Length of Basin:	260.00	ft.
Avg. Basin Slope (Und.):	0.19	%
Undeveloped t_c:	45.44	min.

45.437785

Proposed LAND CHARACTER

1.75 acres	0.9	Developed
1.35 acres	0.20	Undeveloped
0.60	C (composite, developed)	

Existing LAND CHARACTER

0.00 acres	0.9	Developed
3.10 acres	0.20	Undeveloped
0.20	C (composite, developed)	

Accumulated Runoff Calculations: 50 year storm

LIMIT OUTFLOW: 2.40

50
3.07
5

Undeveloped Calculations

County: **HIDALGO COUNTY, TEXAS**

2-year

e	b	d	I_2 (in/hr)	OUTFLOW (Undeveloped)
0.831	74	9.6	2.65	Q_2= 1.64

5-year

e	b	d	I_5 (in/hr)	(Undeveloped)
0.795	80	9.2	3.32	Q_5= 2.06

10-year

e	b	d	I_{10} (in/hr)	(Undeveloped)
0.778	87	9.2	3.87	Q_{10}= **2.40**

25-year

e	b	d	I_{25} (in/hr)	(Undeveloped)
0.771	98	9.2	4.48	Q_{25}= 2.78

50-year

e	b	d	I_{50} (in/hr)	(Undeveloped)
0.749	99	9.2	4.95	Q_{50}= 3.07

100-year

e	b	d	I_{100} (in/hr)	(Undeveloped)
0.74	103	9.6	5.31	Q_{100}= 3.29

t_c (min)	Intensity (in/hr.)	Peak Disch. (cfs)	Acc. Runoff acre ft.	Runoff difference	Acc. Disch. acre ft.	Net Storage acre ft.	
10	10.83	19.97	0.275	0.2751	0.033	0.242	
15	9.10	16.79	0.347	0.0719	0.050	0.297	
20	7.91	14.59	0.402	0.0549	0.066	0.336	
25	7.03	12.96	0.446	0.0444	0.083	0.364	
30	6.34	11.70	0.484	0.0372	0.099	0.384	
35	5.80	10.70	0.516	0.0321	0.116	0.400	
40	5.35	9.87	0.544	0.0282	0.132	0.412	
45	4.98	9.18	0.569	0.0252	0.149	0.420	
50	4.66	8.59	0.592	0.0228	0.165	0.427	
55	4.38	8.09	0.613	0.0208	0.182	0.431	
60	4.14	7.65	0.632	0.0192	0.198	0.434	
65	3.93	7.26	0.650	0.0178	0.215	0.435	
70	3.75	6.91	0.666	0.0166	0.231	0.435	18944.11
75	3.58	6.60	0.682	0.0156	0.248	0.434	
80	3.43	6.32	0.697	0.0147	0.264	0.432	
85	3.29	6.07	0.710	0.0139	0.281	0.430	
90	3.16	5.84	0.724	0.0132	0.297	0.426	
95	3.05	5.63	0.736	0.0126	0.314	0.422	
100	2.94	5.43	0.748	0.0120	0.331	0.418	
105	2.85	5.25	0.760	0.0115	0.347	0.413	
110	2.76	5.09	0.771	0.0110	0.364	0.407	
115	2.67	4.93	0.781	0.0106	0.380	0.401	
120	2.60	4.79	0.792	0.0102	0.397	0.395	
125	2.52	4.66	0.802	0.0099	0.413	0.388	
130	2.45	4.53	0.811	0.0095	0.430	0.381	
135	2.39	4.41	0.820	0.0092	0.446	0.374	
140	2.33	4.30	0.829	0.0089	0.463	0.366	
145	2.27	4.20	0.838	0.0087	0.479	0.359	
150	2.22	4.10	0.846	0.0084	0.496	0.351	
155	2.17	4.00	0.854	0.0082	0.512	0.342	
160	2.12	3.91	0.862	0.0080	0.529	0.334	
165	2.08	3.83	0.870	0.0078	0.545	0.325	
170	2.03	3.75	0.878	0.0076	0.562	0.316	
175	1.99	3.67	0.885	0.0074	0.578	0.307	
180	1.95	3.60	0.892	0.0072	0.595	0.297	

HIDALGO COUNTY DRAINAGE DISTRICT No. 1
RAUL E. SESIN, PE, CFM
District General Manager
Hidalgo County Floodplain Administrator

BOARD OF DIRECTORS

DAVID L. FUENTES	EDUARDO "EDDIE" CANTU	RICHARD F. CORTEZ	EVERARDO "EVER" VILLARREAL	ELLIE TORRES
Board Member	Board Member	Chairman of the Board	Board Member	Board Member

August 3, 2021

Rebekah De La Fuente
Planning & Code Enforcement Director
255 S. Kansas Ave.
Weslaco, Texas 78596

RE: PECAN GROVE NO. 3 SUBDIVISION

Dear Ms. De La Fuente,

This letter is in response to a request from the Engineer of record for Pecan Grove No. 3 Subdivision, David O. Salinas, P.E. Our office has reviewed the proposed drainage statement for the above-mentioned development and sees no objections to the engineer's plan, to discharge into an existing city storm line which outfalls into the 46B2 drain ditch owned by the HCCID9 and maintained by the HCDD1. Our office also requires that the new development accounts for the volume associated with the stormwater runoff generated from the developed property for a 50-year frequency storm event. This detention volume was already accounted for and excavated as part of Pecan Grove Subdivision Phase 1.

In summary, HCDD No.1 approves the concept of the drainage detention being provided in the existing drain ditch.

If you have any questions or need additional information, please feel free to give me a call at (956) 292-7080.

Sincerely,
Hidalgo County Drainage District No. 1

Hector Garcia
Hector H. Garcia De Pena, EIT
District Engineer-in-Training

CC: Mr. Raul E. Sesin, PE CFM – Hidalgo County Drainage District General Manager

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: PECAN GROVE No. 3

Location: PECAN ORCHARD @ SPANISH OAK DR., WESLACO

Applicant: JORGE FERRITTS ☒ Owner ☐ Agent

Address: 321 W. NOLANA Phone Number: 732-6619
MCALLEN TX 78504

B. Trip Generation Calculation

The texts needed to complete this table are available at the Planning Department. See back of sheet for more information.

ITE Code	Anticipated Land Use	Project Size			AM Peak Hour Trips	PM Peak Hour Trips	Weekday Trips
		Acres	GFA	# of Units			
210	SINGLE FAM. RESIDENTIAL	4.73	—	17	23.95	22.91	203.68

Comments:

Prepared by: DAVID OMAR SALINAS Date: 6/28/21

Address: 2221 DAFFODIL AVE. Phone Number: 682-9081
MCALLEN TX 78501

(For Official Use Only, Do Not Write In This Box)

STATE OF TEXAS
DAVID OMAR SALINAS
79713
LICENSED
PROFESSIONAL ENGINEER

_____ 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.

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: PECAN GROVE NO. 3

Location: EAST OF PECAN GROVE NO. 2

Applicant: DAVID SALINAS ☐Owner ☑Agent

Address: 2221 DAFFODIL AVE. Phone Number: 682-9081

B. Trip Generation Calculation

The texts needed to complete this table are available at the Planning Department. See back of sheet for more information.

ITE Code	Anticipated Land Use	Project Size			AM Peak Hour Trips	PM Peak Hour Trips	Weekday Trips
		Acres	GFA	# of Units			
210	SINGLE FAM. DWELLINGS	4.73	206,039 S.F.	(LOTS) 17	23.85	22.91	148

Comments:

Prepared by: DAVID O. SALINAS, P.E. 4/20/21 Date:

Address: 2221 DAFFODIL AVE. Phone Number: 682-9081
MERCEDES TX 78501

(For Official Use Only, Do Not Write In This Box)

STATE OF TEXAS
DAVID OMAR SALINAS
71973
LICENSED
PROFESSIONAL ENGINEER

_____ 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.

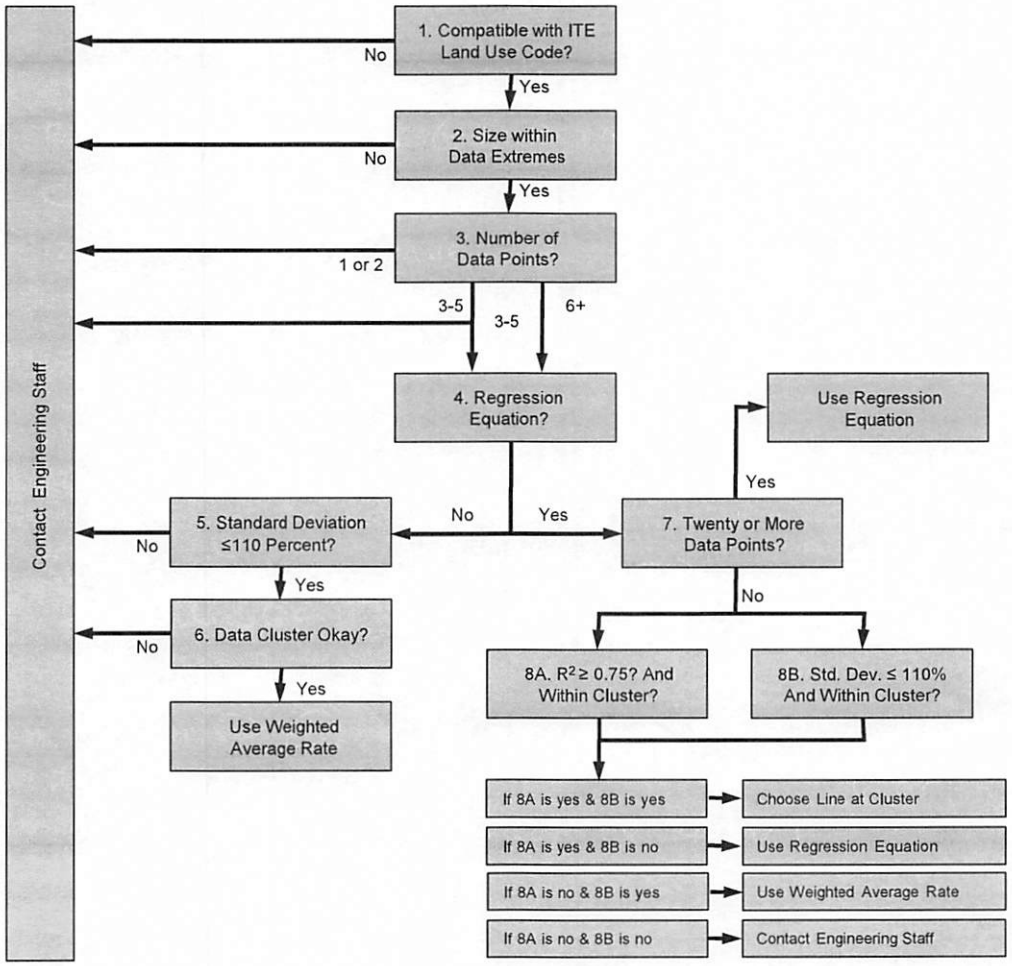
Comments:

Reviewed by: _____ Date: _____ STID#: _____

GFA = Gross Floor Area (bldg size sq.ft.)

ITE = Institute of Transportation Engineers, Trip Generation, 7th Edition.

Recommended Procedure for Selecting Between Trip Generation Average Rates and Equations

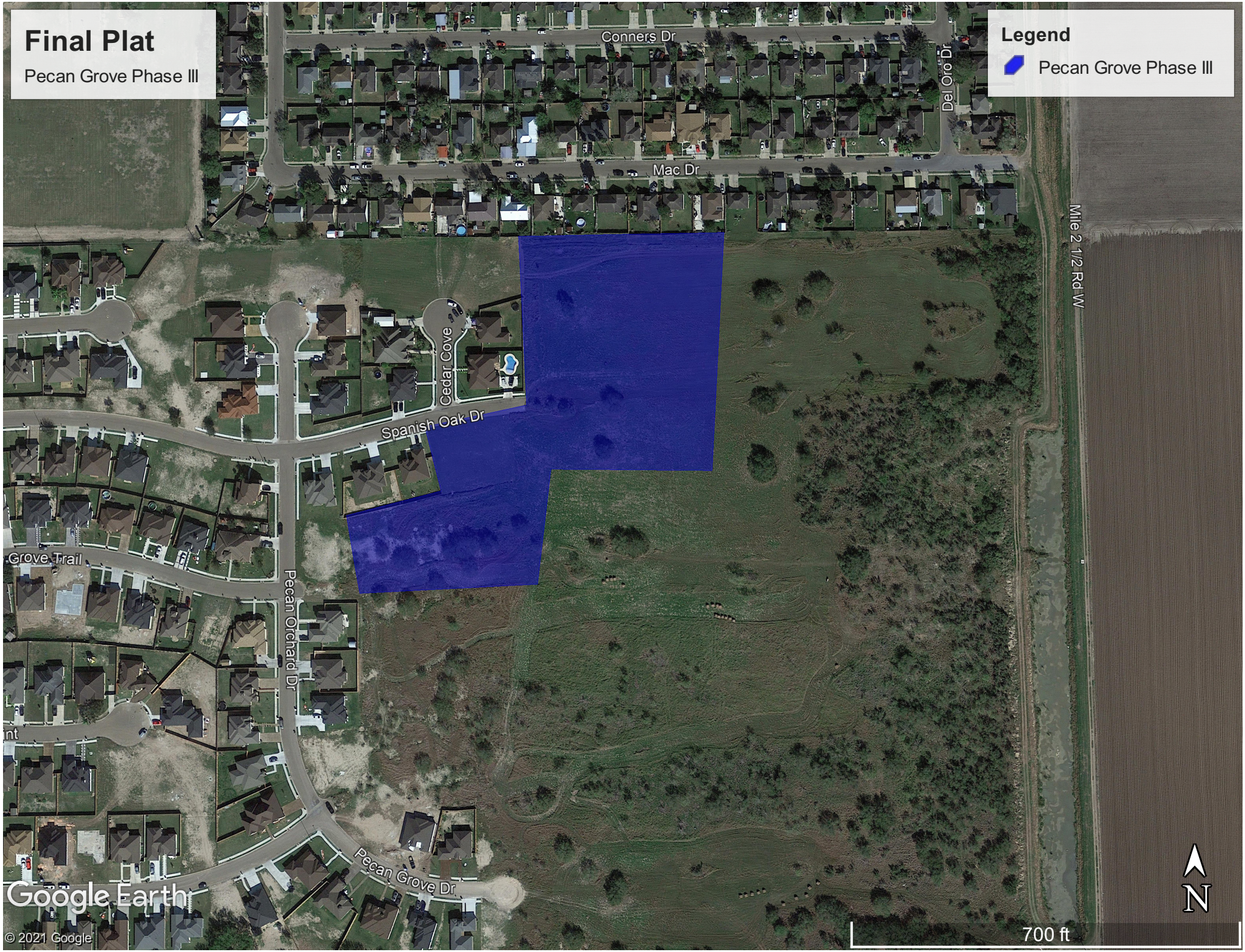


From ITE Trip Generation Handbook

City of Weslaco
Engineering Division
255 S. Kansas Ave
Weslaco, TX 78596

(956)

(956) 973-3128 (fax)


Final Plat
Pecan Grove Phase III
Legend
Pecan Grove Phase III
Conners Dr
Del Oro Dr
Mac Dr
Mile 2 1/2 Rd W
Cedar Cove
Spanish Oak Dr
Grove Trail
Pecan Orchard Dr
Pecan Grove Dr
Google Earth
© 2021 Google
N
700 ft

PECAN GROVE SUBDIVISION No. 3

WATER, SANITARY SWER, PAVING AND DRAINAGE IMPROVEMENTS

CITY OF WESLACO, HIDALGO COUNTY, TEXAS

2021

CITY OFFICIALS

MAYOR CITY OF WESLACO _____ DAVID SUAREZ

COMMISSIONER DISTRICT 1 _____ LEO MUÑOZ

COMMISSIONER DISTRICT 2 _____ GREG KERR

COMMISSIONER DISTRICT 3 _____ JOSE 'JP' RODRIGUEZ

COMMISSIONER DISTRICT 4 _____ ADRIAN FARIAS

COMMISSIONER DISTRICT 5 _____ LETTY LOPEZ

COMMISSIONER DISTRICT 6 _____ JOSH PEDRAZA

CITY MANAGER _____ MIKE R. PEREZ

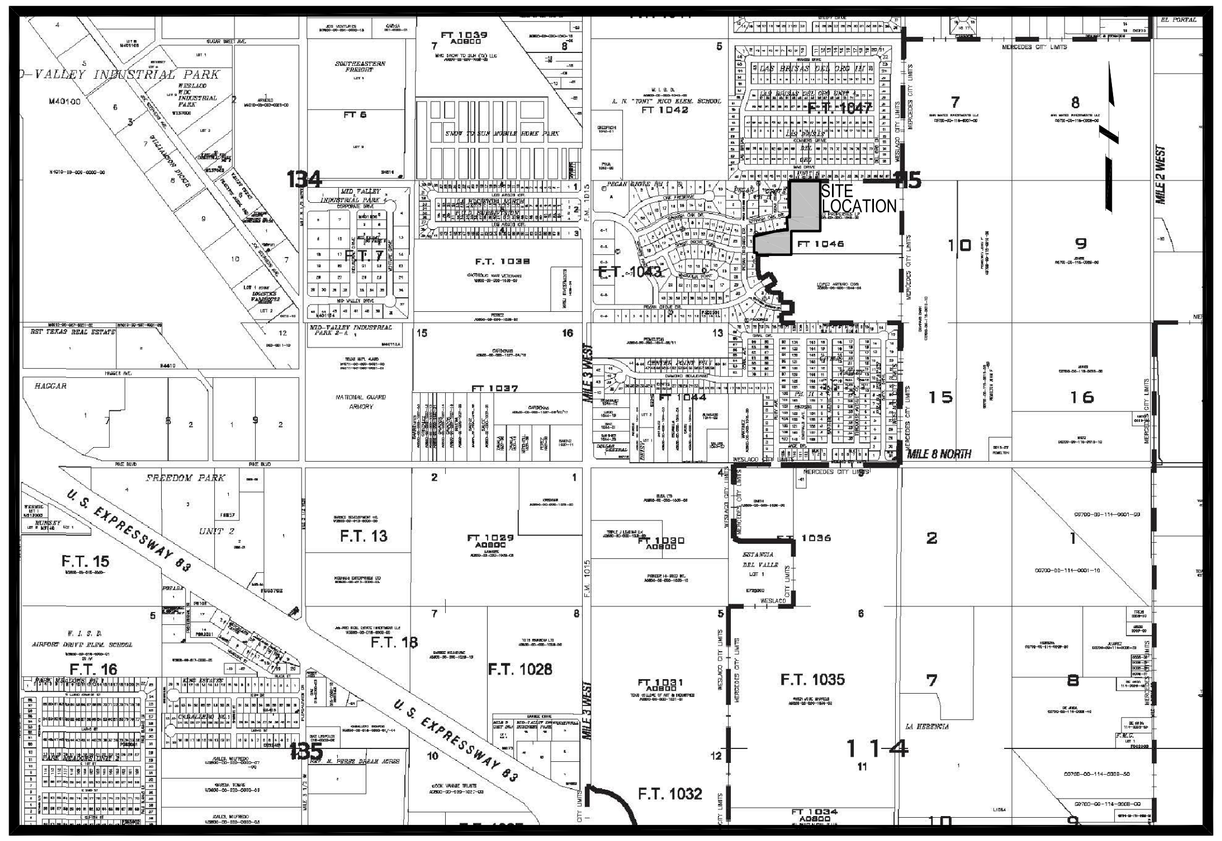
CONTRACTOR ACCEPTANCE

_____ _____

UTILITY CONTRACTOR DATE

_____ _____

PAVING CONTRACTOR DATE



LOCATION MAP

SCALE : 1"=1000'

INDEX TO SHEETS

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SHEET 3 _____ SUBDIVISION PLAT

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SHEET 5 _____ SANITARY SEWER LAYOUT

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SHEET 7 _____ STORM WATER POLLUTION PREVENTION PLAN

SHEET 8 _____ STREET LIGHTING AND SIGN PLAN

Texas 811 Know what's below. Call before you dig.

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW BY THE CITY OF WESLACO ONLY & BY NO OTHERS UNDER THE AUTHORITY OF DAVID OMAR SALINAS, P.E., TX. REG. NO. 71973 ON MAY 17, 2021. IT IS NOT TO BE USED FOR CONSTRUCTION PURPOSES.

DAVID O. SALINAS, P.E. # 71973 , R.P.L.S. # 5782 DATE

SHEET 1 OF 8

JOB No. SP-21-25384

SEA

SALINAS ENGINEERING & ASSOCIATES, INC.

T.B.E.= F-6675

CONSULTING ENGINEERS & SURVEYORS

2221 DAFFODIL – McALLEN, TEXAS 78501

(956) 682-9081 (956) 686-1489 (FAX)

GENERAL CONSTRUCTION NOTES

1. THE INFORMATION SHOWN ON THESE DRAWINGS INDICATING TYPE AND LOCATION OF UNDERGROUND UTILITIES AND ELECTRICAL UTILITIES IS NOT GUARANTEED TO BE EXACT OR COMPLETE. THE LOCATIONS AND SIZES HAVE BEEN TAKEN FROM FIELD WORK AND EXISTING RECORDS AND THE BEST AS-BUILT INFORMATION AVAILABLE; HOWEVER, IT IS EXPECTED THAT THERE MAY BE SOME DISCREPANCIES IN THE LOCATIONS, QUALITIES AND SIZES SHOWN. THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE EXACT TYPE, SIZE AND LOCATION OF ALL UTILITIES AFFECTED BY THE CONSTRUCTION OF THIS PROJECT. THE CONTRACTOR IS RESPONSIBLE TO NOTIFY THE ONE-CALL SYSTEM FOR UTILITY LOCATION/IDENTIFICATION PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL ARRANGE FOR THE REPAIR AND RESTORATION OF CONTRACTOR DAMAGED UTILITIES. THE COST OF ANY REPAIR OR REPLACEMENT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTACT THE CURRENT LINE SPOTTING TOLL FREE NUMBER AND COORDINATE WITH ALL THE UTILITY COMPANIES FOR ACTUAL LOCATING AND UNCOVERING OF EXISTING LINES PRIOR TO EXCAVATION OPERATIONS.

2. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE PROJECT ENGINEER OF ANY UNREPORTED OBSTACLES THAT MAY IMPEDE OR PREVENT THE PROPER CONSTRUCTION OF THIS PROJECT.

3. ALL CONSTRUCTION OPERATIONS SHALL BE ACCOMPLISHED IN ACCORDANCE WITH THE APPLICABLE STATE STATUTES AND THE U.S. OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION REGULATIONS (OSHA). COPIES OF THE O.S.H.A. STANDARDS MAY BE PURCHASED FROM THE U.S. GOVERNMENT PRINTING OFFICE. INFORMATION AND RELATED REFERENCE MATERIALS MAY BE OBTAINED FROM O.S.H.A. AT 611 EAST 6TH STREET, ROOM 303, AUSTIN, TEXAS.

4. THE CONTRACTOR SHALL MAINTAIN THE JOB SITE IN A SAFE, NEAT AND WORKMAN LIKE MANNER AT ALL TIMES. JOB SAFETY SHALL NOT BE COMPROMISED. ANY UNSAFE OR UNATTRACTIVE NUISANCE SHALL BE REMOVED OR OTHERWISE TAKEN CARE OF BY THE CONTRACTOR WHEN DIRECTED BY THE OWNER OR PROJECT ENGINEER.

5. EXCAVATIONS, TRENCHES AND OTHER HAZARDOUS AREAS SHALL BE ADEQUATELY PROTECTED BY BARRICADES, FENCING, LIGHTS AND/OR OTHER PROTECTIVE DEVICES AT ALL TIMES.

6. CONSTRUCTION OF THIS PROJECT WILL BE SUBJECT TO INSPECTIONS AND TESTING AS DEEMED NECESSARY OR APPROPRIATE BY THE ENGINEER AND/OR THE CITY OF WESLACO. THE CONTRACTOR SHALL FURNISH INCIDENTAL LABOR AND EQUIPMENT TO ALLOW THE TESTING PERSONAL ACCESS TO THE WORK AND WILL COOPERATE FULLY WITH THE PERSONS CONDUCTING THE TESTING AND INSPECTION PROGRAM.

7. A PART OF THE WORK THAT IS NECESSARY OR REQUIRED TO MAKE EACH SYSTEM OR INSTALLATION SATISFACTORY AND OPERABLE FOR ITS INTENDED PURPOSE, EVEN THOUGH IT IS NOT SPECIFICALLY INCLUDED IN THE SPECIFICATIONS OR DRAWINGS, SHALL BE PERFORMED AS INCIDENTAL WORK AS IF IT WERE DESCRIBED IN THE SPECIFICATIONS AND SHOWN ON THE DRAWINGS.

8. THE DRAWINGS DO NOT ALWAYS INDICATE ALL VERTICAL BENDS AND TRANSITIONS. WHEN NECESSARY, MAKE VERTICAL TRANSITIONS BY A DEFLECTION AT THE JOINTS OR THE INSTALLATION OF FITTINGS. DO NOT DEFLECT PIPE JOINTS MORE THAN 80% OF THE MANUFACTURERS' RECOMMENDATION.

9. ALL PIPING MUST BE INSTALLED WITH A MINIMUM OF 36-INCHES OF COVER UNLESS OTHERWISE NOTED ON THE PLANS.

10. ALL EXCAVATION FOR THIS PROJECT SHALL BE UNCLASSIFIED.

11. ALL UTILITIES WHICH ARE TO REMAIN AND WHICH ARE DAMAGED OR REMOVED WILL BE REPAIRED TO THE SATISFACTION OF THE ENGINEER AT THE CONTRACTOR'S EXPENSE.

12. PIPE SHALL BE BACKFILLED WITH JOINTS EXPOSED FOR TESTING. BEFORE NEW JOINTS ARE COVERED, PRESSURE LINES ARE TO BE HYDROSTATICALLY TESTED AT NOT LESS THAN 150 PSIG FOR A PERIOD OF TWO HOURS. THE OWNER SHALL OBSERVE AND APPROVE OR REJECT THE TEST. REPAIRS, IF REQUIRED, SHALL BE MADE AND THE LINE SHALL BE RETESTED UNTIL APPROVED. TEST SHALL NOT BEGIN UNTIL THRUST BLOCKS HAVE AGED A MINIMUM OF 24 HOURS

13. AS SOON AS PRACTICAL, ALL PORTIONS OF EXCAVATIONS NOT OCCUPIED BY THE PERMANENT STRUCTURE SHALL BE BACKFILLED.

14. CONTRACTOR SHALL REMOVE AND REINSTALL ALL SIGNS, MAILBOXES, FENCES, CULVERTS AND OTHER ITEMS IN WAY OF THE WORK.

15. CONTRACTOR SHALL REPAIR ALL OPEN CUTS OF PAVED AREAS BACK TO BETTER THAN "AS-IS" CONDITION WITH LIKE MATERIALS.

16. PROVIDE INTERIM DRAINAGE DURING CONSTRUCTION AS REQUIRED. USE PUMPS, TEMPORARY DITCHES, ETC. TO MAINTAIN A WELL DRAINED SITE FREE OF STANDING WATER AND WATER SOFTENED SOILS.

17. ANCHOR ALL UNDERGROUND PRESSURE PIPING AS NECESSARY TO PREVENT MOVEMENT UNDER PRESSURE TEST AND SERVICES.

18. ALL REINFORCING STEEL SHALL CONFORM TO ASTM SPECIFICATION A-165, GRADE 60 ALL BARS SHALL CONFORM TO ASTM SPECIFICATION A-305.

19. ALL CONCRETE AND FORM WORK SHALL CONFORM TO CURRENT ACI CODE REQUIREMENTS.

20. THE CONTRACTOR SHALL EXERCISE EXTRA CARE TO PREVENT DAMAGE TO ALL OTHER STRUCTURES IN THE AREA INCLUDING BUILDINGS. FENCES, ROADS. PIPELINES. UTILITIES. ETC. WHETHER PUBLICLY OR PRIVATELY OWNED.

21. UNTIL ACCEPTANCE BY THE ENGINEER OF ANY OR ALL OF THE CONSTRUCTION, AS PROVIDED FOR IN THE PLANS AND SPECIFICATIONS, AND ACCEPTANCE BY THE PROPER UTILITY PROVIDER, IT SHALL BE UNDER THE CHARGE AND CARE OF THE CONTRACTOR. THE CONTRACTOR SHALL TAKE EVERY NECESSARY PRECAUTION AGAINST TO ANY PART OF THE WORK. THE CONTRACTOR SHALL REBUILD, REPAIR, RESTORE AND MAKE GOOD, AT HIS OWN EXPENSE, OF ALL THE DAMAGE TO ANY PORTION OF THE WORK BEFORE ITS ACCEPTANCE.

22. NO OPEN TRENCHES OR EXCAVATION SHALL BE LEFT OPEN OVERNIGHT.

23. ALL WATERLINE TAPS AND WATER METERS SHALL BE INSTALLED BY CONTRACTOR. COORDINATE WITH THE CITY OF WESLACO BEFORE COMMENCING ANY UTILITY WORK.

24. COORDINATE WITH GRADING PLANS FOR WATER LINE AND STORM LINES INSTALLATION.

25. CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS AND PAY ALL APPLICABLE PERMIT FEES. CONTRACTOR SHALL PROVIDE PROOF TO THE ENGINEER THAT SAID PERMITS HAVE BEEN OBTAINED, INCLUDING THOSE FROM THE CITY OF WESLACO, PRIOR TO COMMENCEMENT OF CONSTRUCTION ACTIVITIES.

26. CONTRACTOR SHALL VISIT SITE PRIOR TO BIDDING TO VERIFY EXISTING CONDITIONS.

27. BOTH SITE AND BUILDING CONTRACTORS TO VERIFY EXISTING SITE ELEVATIONS PRIOR TO POURING CONCRETE TO VERIFY ACCESSIBILITY.

28. PRE-CONSTRUCTION CONFERENCE NEEDED WITH CITY OF WESLACO.

29. CONTRACTOR TO LEAVE OPENINGS IN CURB AT SIDEWALK RAMP LOCATIONS.

30. CONSULT WITH PROPERTY OWNER BEFORE RELOCATING EXISTING FENCES THAT MIGHT BE IN THE WAY OF THE CONSTRUCTION AREA AND/OR CONSTRUCTION PLANS.

31. TEXAS ACCESSIBILITY STANDARDS SPECIFICATIONS SHALL PREVAIL WHEN PERTAINING TO HANDICAP PARKING SPACES. TEXTURED FINISHES, RAMPS, ACCESS LANES, ETC. CONTRACTOR SHALL BE RESPONSIBLE TO ENSURE COMPLIANCE WITH APPLICABLE AMERICAN WITH DISABILITIES ACT REGULATIONS. CONTRACTOR SHALL PRESENT ANY CONFLICTS BETWEEN THE CIVIL PLANS AND THE TDLR/ADA REQUIREMENTS TO THE ENGINEER PRIOR TO CONSTRUCTION.

32. WHEN NECESSARY, CONTRACTOR SHALL EMPLOY TRAFFIC CONTROL MEASURES FOR CONSTRUCTION. CONTRACTOR SHALL PRESENT THE ENGINEER COPIES OF THE TRAFFIC CONTROL PLAN(S) PRIOR TO CONSTRUCTION. ANY TRAFFIC CONTROL MEASURES SHALL COMPLY WITH CURRENT MUTCD (MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES) AND TxDOT REGULATIONS. WHERE APPLICABLE.

33. THE CONTRACTOR SHALL STRICTLY ADHERE TO TCEQ RULES AND REGULATIONS FOR THE INSTALLATION AND TESTING OF DOMESTIC WATER AND WASTEWATER SYSTEMS AS DETAILED IN 30 TAC, CHAPTER 317.1 OF THE TNRCC/TCEQ RULES. ALL MINIMUM SEPARATION DISTANCES AND CROSSINGS REQUIREMENTS ARE TO BE STRICTLY ADHERED TO. IT IS THE CONTRACTOR'S RESPONSIBILITY FOR THE ADHERENCE TO THESE REQUIREMENTS.

GENERAL NOTES - WATER LINE

1. ALL WATER LINE CONSTRUCTION SHALL COMPLY WITH THE RULES AND REGULATIONS OF THE CITY OF WESLACO INCLUDING THE PROVISIONS OF PUBLIC WATER SYSTEMS CHAPTER 30 TAC CHAPTER 290, SUB-CHAPTER D 290.38-290.47.

2. MINIMUM COVER FROM TOP OF WATER LINE IS 40 INCHES UNLESS OTHERWISE DIRECTED BY THE CITY OF WESLACO.

3. ALL WATER LINE CONSTRUCTION SHALL CONSIST OF C-900 DR-18 UNLESS OTHERWISE DIRECTED BY THE CITY OF WESLACO.

4. ALL PRESSURE WATER LINE AND FIRE HYDRANT TESTING AND CHLORINATION TESTING SHALL COMPLY WITH THE TESTING PROCEDURES OUTLINED BY THE LATEST VERSION OF THE AWWA STANDARDS FOR WATER LINES AND FIRE HYDRANTS AND/OR AS DIRECTED BY THE CITY OF WESLACO.

5. THE CONTRACTOR SHALL INSTIGATE CORRECTIVE ACTION FOR ANY TESTING THAT FAILS AND MUST HAVE THE WATER LINE/HYDRANT RE-TESTED AT THE CONTRACTOR'S EXPENSE UNTIL ALL TESTING HAS BEEN SATISFACTORILY COMPLETED.

6. THRUST-BLOCKING SHALL BE PROVIDED FOR ALL FIRE HYDRANTS AND CHANGE OF LINE DIRECTION UNLESS OTHERWISE DIRECTED BY THE CITY OF WESLACO.

7. CONTRACTOR TO MARK ON THE CONCRETE CURB LOCATION OF WATER LINE SERVICE CONNECTIONS BY INDICATING A "W" WHERE A WATER SERVICE CONNECTION HAS BEEN PLACED.

8. A BLUE REFLECTOR SHALL BE LOCATED IN THE CENTER OF THE ROADWAY DIRECTLY ACROSS FROM A FIRE HYDRANT.

9. ANY WATER GATE VALVES LOCATED WITHIN PAVED ROADWAY SECTIONS MUST BE ENCASED BY A 12" BY 12" BY 4" DEEP CONCRETE COLLAR, OR, AS APPROVED BY THE CITY OF WESLACO.

10. FIRE HYDRANT FLANGE SHALL BE LOCATED NOT MORE THAN 12 INCHES FROM GRADE, OR, TOP OF CURB, WHICHEVER IS GREATER.

11. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL WATER LINE TESTING FEES THAT FAIL GEOTECHNICAL TESTING.

12. CONTRACTOR CANNOT BEGIN ANY WATER LINE CONSTRUCTION UNLESS ANY AND ALL UTILITY PROVIDERS HAVE BEEN NOTIFIED OF PENDING CONSTRUCTION.

13. CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING ALL UTILITY COMPANIES INCLUDING BUT NOT LIMITED TO GAS LINES, TELEPHONE AND TELEVISION CABLE, IRRIGATION DISTRICT, AEP, MAGIC VALLEY CO-OP, ETC.

14. CONTRACTOR MUST PROVIDE A 48 HOUR NOTICE TO THE CITY OF WESLACO PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION.

15. ANY DEVIATION FROM THESE PLANS MUST FIRST BE APPROVED BY THE ENGINEER AND CITY OF WESLACO..

16. THE CONTRACTOR MUST PROVIDE TO THE ENGINEER WITHIN 10 DAYS AT END OF ALL WATER LINE CONSTRUCTION AS-BUILT OF PLANS OF ALL WATER LINE CONSTRUCTION. A MARKED UP CONSTRUCTION COPY OF THE WATER LINE CONSTRUCTION WILL BE ACCEPTABLE.

17. ENGINEER SHALL PROVIDE ALL OF THE CONSTRUCTION STAKING FOR ALL PUBLIC IMPROVEMENTS.

18. ALL GATE VALVES SHALL HAVE A 12"X12" CONCRETE COLLAR. (SEE WATER DETAILS)

19. ALL UTILITIES NEED DENSITY TESTING, ALL IN ACCORDANCE TO CITY OF WESLACO UTILITY TESTING STANDARDS.

20. ALL CURB LINES IN FRONT OF FIRE HYDRANTS SHALL BE PAINTED RED IN ACCORDANCE WITH THE RULES AND REQUIREMENTS OF THE CITY OF WESLACO FIRE DEPARTMENT. THE CONTRACTOR SHALL CONTACT THE FIRE DEPARTMENT FOR SPECIFIC PAINTING DETAILS (COLOR, SHINE, LENGTH OF COLOR ALONG THE CURB, ETC.) THESE PLANS DO NOT INCORPORATE ANY PAINTING DETAILS OR REQUIREMENTS.

GENERAL NOTES - SANITARY SEWER

1. ALL SANITARY SEWER CONSTRUCTION SHALL COMPLY WITH THE RULES AND REGULATIONS OF THE CITY OF WESLACO.

2. ALL GRAVITY SANITARY SEWER LINE CONSTRUCTION SHALL CONSIST OF SDR-26 PVC UNLESS OTHERWISE DIRECTED BY THE CITY OF WESLACO. ALL SERVICE CONNECTIONS SHALL BE PROVIDED FOR EACH LOT AND LEFT "READY."

3. ALL MANDREL TESTING OF SEWER LINES SHALL COMPLY WITH THE TESTING PROCEDURES OUTLINED BY THE CITY OF WESLACO. SANITARY SEWER MANHOLES ARE REQUIRED TO BE VACUUM TESTED AS PER TCEQ REQUIREMENTS.

4. THE CONTRACTOR SHALL INSTIGATE CORRECTIVE ACTION FOR ANY MANDREL TESTING THAT FAILS AND MUST HAVE THE SEWER LINE RE-TESTED AT THE CONTRACTOR'S COST UNTIL ALL TESTING HAS BEEN SATISFACTORILY COMPLETED.

5. ANY EXCAVATION BELOW FIVE FEET SHALL COMPLY WITH THE LATEST VERSION OF OSHA TRENCH PROTECTION STANDARDS. ANY CONSTRUCTION BELOW 5 FEET IS PROHIBITED UNLESS TRENCH PROTECTION IN ACCORDANCE WITH OSHA STANDARDS IS PROVIDED AND APPROVED BY THE ENGINEER.

6. CONTRACTOR TO MARK ON THE CONCRETE CURB LOCATION OF SANITARY SEWER LINE SERVICE CONNECTIONS BY INDICATING A "SS" WHERE A SEWER SERVICE CONNECTION HAS BEEN PLACED.

7. ALL MANHOLES MUST BE ENCASED BY A CONCRETE COLLAR AS SHOWN ON DETAIL ON PAGE 5 OF 8 WHICH IS IN ACCORDANCE WITH CITY OF WESLACO STANDARDS.

8. ALL MANHOLES SHALL BE INFILTRATION PROOF (WATER CAPTURE BOWL UNDERNEATH MANHOLE COVER) UNLESS OTHERWISE DIRECTED BY THE CITY OF WESLACO.

9. ENGINEER SHALL PROVIDE ALL OF THE CONSTRUCTION STAKING FOR ALL PUBLIC IMPROVEMENTS.

10. ALL CASINGS MUST BE CENTERED ON THE PROPOSED 8" SANITARY SEWER LINES AND SPACERS ARE TO BE UTILIZED AS PER CITY OF WESLACO STANDARDS.

GENERAL PAVING NOTES

HMAC (ASPHALT PAVING)

1. PAVEMENT TESTING AND COMPACTION SHALL BE AS FOLLOWS:

SUBGRADE: 95% PROCTOR AT EVERY 1,000 SQUARE YARDS;

BASE: 98% PROCTOR AT EVERY 1,000 SQUARE YARDS;

HMAC: EVERY 1,500 SQUARE YARDS OR FRACTION THEREOF FOR THICKNESS VERIFICATION.

2. MAXIMUM ROADWAY CONSTRUCTION LIFTS FOR SUBGRADE COURSE SHALL BE SIX (6) INCHES AND COMPACTED TO 95% ASTM D689. MIN. PERMISSIBLE PLASTICITY INDEX IS 18. PI TO BE CONFIRMED BY GEOTECH REPORT.

3. MAXIMUM ROADWAY CONSTRUCTION LIFTS FOR CALICHE BASE MATERIAL SHALL BE EIGHT (8) INCHES AND MATERIALS SHALL CONSIST OF TEXAS HIGHWAY DEPARTMENT ITEM 248, TYPE F, GRADE 2 OR 3.
COMPACTION SHALL BE A MINIMUM OF 95% OF ASTM D1557.

4. 2" (INCHES) (THICKNESS) OF HMAC SHALL BE PROVIDED USING TEXAS HIGHWAY DEPARTMENT ITEM 340, TYPE D FOR ALL ASPHALT AREAS.

5. ALL FINISHED CALICHE BASE COURSE SHALL BE COATED WITH PRIME MC-30 AT A RATE OF 0.20 GALLONS PER SY. TACK COAT RATE SHALL BE 0.10 GALLONS PER SY.

6. OWNER SHALL PAY FOR ALL ROADWAY TESTING AS AUTHORIZED BY ENGINEER. ALL ROADWAY TESTS THAT FAIL SHALL BE PAID FOR BY THE CONTRACTOR AFTER CORRECTION OF PROBLEM.

7. IF ANY QUESTIONS ARISE DURING CONSTRUCTION PERTAINING TO THE QUALITY OR QUANTITY OF MATERIALS USED ON SAID ROADWAY, THE CONTRACTOR SHALL PROVIDE MATERIAL TICKETS AND/OR RECEIPTS STATING THE TYPE, GRADE AND QUANTITY OF MATERIALS USED.

8. ALL PAVING SHALL BE IN ACCORDANCE WITH THE PAVING PLANS AND SPECIFICATIONS. DEVIATION FROM THESE PLANS AND SPECIFICATIONS BY THE CONTRACTOR ARE NOT PERMITTED WITHOUT FIRST WRITTEN AUTHORIZATION FROM THE PROJECT ENGINEER.

9. IMPORTANT! CONTRACTOR SHALL PROVIDE ADEQUATE PROTECTION FOR ALL TRAFFIC AFFECTED BY THE WORK WITH SIGNS, FLAGS, LIGHTS AND FLAG MAN AS REQUIRED BY THE TEXAS MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES ALONG ALL ROADWAYS.

10. LOCATION, IDENTIFICATION AND RELOCATION OF UTILITIES (IF ANY) SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. ANY PERMITS REQUIRED SHALL BE PROVIDED BY THE CONTRACTOR.

11. ALL PAVING CONSTRUCTION SHALL BE WARRANTED BY THE CONTRACTOR FOR A PERIOD OF ONE (1) YEAR BEGINNING FROM THE DATE OF ACCEPTANCE OF THE CONSTRUCTION BY THE CITY OF WESLACO, HIDALGO COUNTY AND THE OWNER.

12. CONTRACTOR SHALL PROVIDE FOR THE CENTERLINE STRIPPING OF MILE 11 NORTH ROAD AND MILE 5 1/2 WEST ROAD IN ACCORDANCE WITH STANDARS PAVING AND STRIPPING REQUIREMENTS OF THE CITY OF WESLACO.

GENERAL CONCRETE PAVEMENT NOTES

13. ALL CONCRETE SHALL BE TYPE-I, 3,000 P.S.I. 28-DAY COMPRESSIVE STRENGTH:

Class Of Concrete	Minimum Maximum SX Cement Per CY	Minimum Comp. Strength 28-day PSI	Minimum Beam Strength 7-day PSI	Maximum Water Cement	Coarse Aggregate Number
A	5.0	3000	500	6.5	2-3-4

14. ALL STORM DRAINAGE PIPE SHALL BE AS SHOWN ON THE PAVING AND DRAINAGE PLAN.

15. MINIMUM CONCRETE THICKNESS SHALL BE AS SHOWN ON DETAIL ON PAGE 5 OF 8 FOR ALL VALLEY GUTTER AND CONCRETE APRONS WHICH IS IN ACCORDANCE WITH CITY OF WESLACO STANDARDS.

16. EXPANSION JOINTS SHALL BE EXPANSION JOINTS SHALL BE FILLER TYPE (TYP.) HAVING A THICKNESS OF 3/4 INCH.

17. TESTING OF CONCRETE SHALL BE AS DIRECTED BY ENGINEER AND THE CITY OF WESLACO.

18. ANY PAVEMENT, BASE COURSE OR SUBGRADE TESTING THAT FAILS SHALL BE PAID FOR BY THE CONTRACTOR.

19. ALL RIP-RAP CONSTRUCTION IN THE H.S.D.D. No.1 DRAINAGE DITCH SHALL BE IN ACCORDANCE WITH THE DETAILS SHOWN ON THE PAVING/DRAINAGE PLAN,OR, AS OTHERWISE APPROVED BY THE H.C.D.D. No.1 AND COUNTY OF HIDALGO.

20. SHOULD A TRAFFIC PLAN BE REQUIRED, THE CONTRACTOR WILL RETAIN THE SERVICES OF A LICENSED PROFESSIONAL ENGINEER TO PREPARE, SEAL AND SIGN THE TRAFFIC CONTROL PLAN.

21. ENGINEER SHALL PROVIDE ALL OF THE CONSTRUCTION STAKING FOR ALL PUBLIC IMPROVEMENTS.

TRAFFIC SIGN CONTRACTOR SHALL PROVIDE FOR THE FOLLOWS:

1. CONTRACTOR TO PROVIDE FOR BREAK-A-WAY SIGNS (BOLTED AT THE BOTTOM) AND BE PROVIDED WITH SUFFICIENT CONCRETE BASE SO AS TO PREVENT ANY LEANING TO THE SIDE.

2. CONTRACTOR SHALL CONSULT WITH THE CITY AS TO TYPE OF TRAFFIC SIGNS, SIZE OF LETTERING, SIZE OF SIGN (SIGN DIMENSIONS) AND SHALL PROVIDE FOR DIRECTIONAL ARROWS AND BLOCK NUMBERS ON EACH SIGN.

3. ALL SIGNS ATTACHED TO TOP OF SIGN POST MUST BE BOLTED TO THE SIGN.

ABBREVIATIONS	
R.O.W.	RIGHT OF WAY
P.O.C.	POINT OF COMMENCEMENT
P.O.B.	POINT OF BEGINNING
H.C.M.R.	HIDALGO COUNTY MAP RECORDS
H.C.D.R.	HIDALGO COUNTY DEED RECORDS
H.C.O.R.	HIDALGO COUNTY OFFICIAL RECORDS
N.E.C.	NORTHEAST CORNER
N.W.C.	NORTHWEST CORNER
S.E.C.	SOUTHEAST CORNER
S.W.C.	SOUTHWEST CORNER
H.C.D.D. No.1	HIDALGO COUNTY DRAINAGE DISTRICT No.1
VOL.	VOLUME
F.L.	FLOWLINE

LEGEND	
○	SET No.4 REBAR W/PLASTIC CAP STAMPED 5782
●	FOUND No.4 REBAR
⌀	SET 60D NAIL
⌀	POWER POLE
——→	GUY WIRE
———	ROAD SIGN
	TYPE "A" INLET
	TELEPHONE PEDESTAL
	FIRE HYDRANT
	WATER VALVE
	WATER METER
— x — x — x —	CHAIN LINK FENCE
— > — > — > —	OVERHEAD POWER LINE
— 8"W — 8"W —	8" WATER LINE
— 8"S — 8"S —	8" SANITARY SEWER LINE
— 42"S — 42"S —	42" STORM DRAIN LINE

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW BY THE CITY OF WESLACO ONLY & BY NO OTHERS UNDER THE AUTHORITY OF DAVID OMAR SALINAS, P.E., TX. REG. NO. 71973 ON MAY 17, 2021. IT IS NOT TO BE USED FOR CONSTRUCTION PURPOSES.

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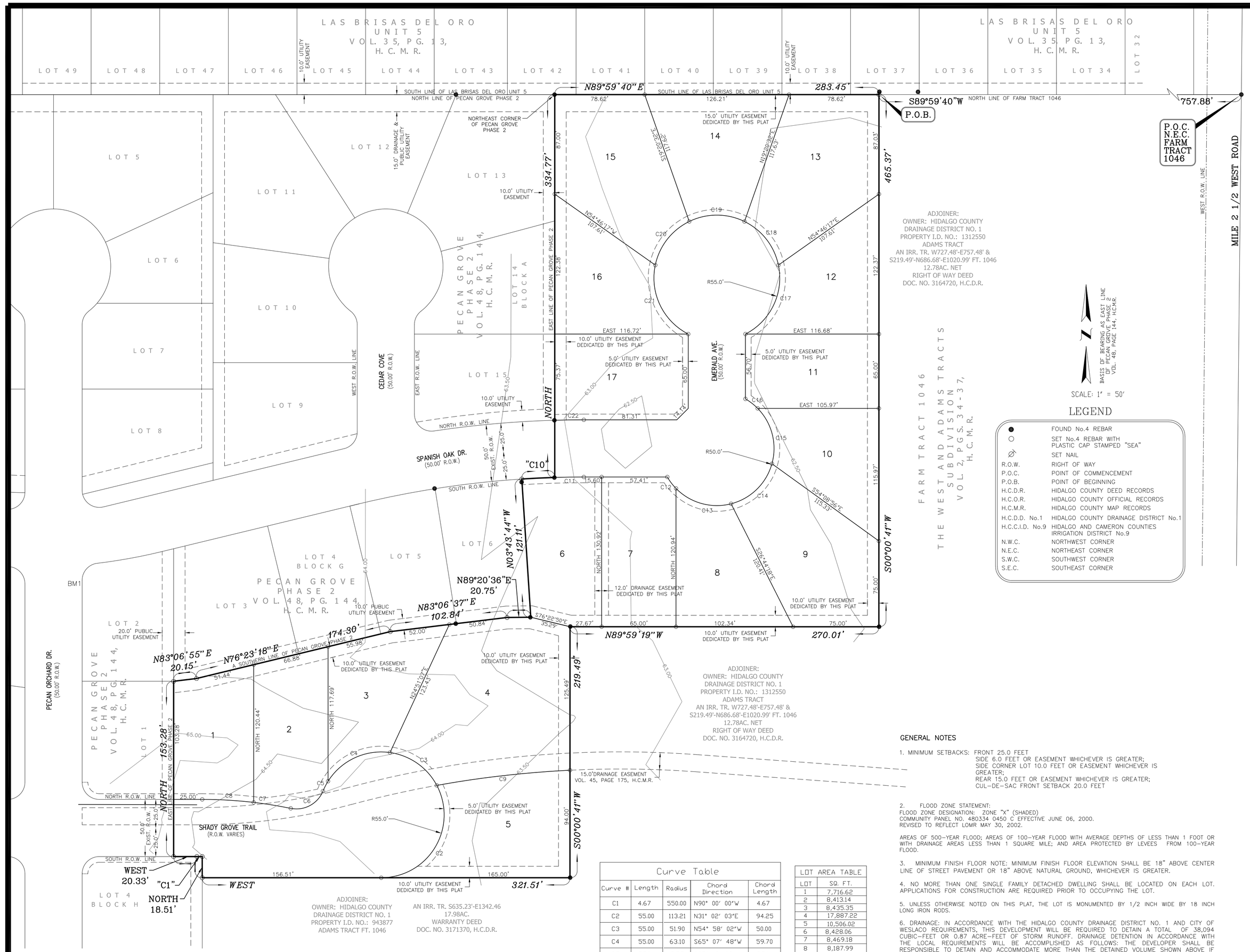
Sheet Title: GENERAL NOTES, LEGENDS AND ABBREVIATIONS

Project: PECAN GROVE SUBDIVISION No.3

David Omar Salinas
Registered Professional
Engineer # 71973

Date: 05/17/21
Scale: NTS
Designed By: D.O.S.
Drawn By: P.R.
Checked By: D.O.S.
Approved By: D.O.S.
Project No: SP-21-25384
Drawing No: SP-21-25384
Sheet 2 of 8



LEGEND

●	FOUND No.4 REBAR
○	SET No.4 REBAR WITH PLASTIC CAP STAMPED "SEA"
⊘	SET NAIL
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
H.C.D.D. No.1	HIDALGO COUNTY DRAINAGE DISTRICT No.1
H.C.C.I.D. No.9	HIDALGO AND CAMERON COUNTIES IRRIGATION DISTRICT No.9
N.W.C.	NORTHWEST CORNER
N.E.C.	NORTHEAST CORNER
S.W.C.	SOUTHWEST CORNER
S.E.C.	SOUTHEAST CORNER

PECAN GROVE SUBDIVISION No. 3

HIDALGO COUNTY, TEXAS

BEING A 4.73 ACRE TRACT OF LAND, MORE OR LESS, OUT OF THAT CERTAIN 17.948 ACRE TRACT OF LAND OUT OF FARM TRACT 1046, WEST AND ADAMS TRACTS SUBDIVISION, HIDALGO COUNTY, TEXAS, AS PER THE MAP OR PLAT THEREOF RECORDED IN VOLUME 02, PAGES 34–37, MAP RECORDS OF HIDALGO COUNTY, TEXAS.

Curve Table

Curve #	Length	Radius	Chord Direction	Chord Length
C1	4.67	550.00	N90° 00' 00"W	4.67
C2	55.00	113.21	N31° 02' 03"E	54.25
C3	55.00	51.90	N54° 58' 02"W	50.00
C4	55.00	63.10	S65° 07' 48"W	59.70
C5	55.00	9.72	S27° 12' 09"W	9.70
C6	25.00	34.66	N61° 51' 43"E	31.95
C7	385.46	32.82	N80° 51' 25"W	32.81
C8	385.46	45.10	N86° 38' 52"W	45.08
C9	907.00	117.26	S83° 30' 47"W	117.18
C10	28.86	834.00	S87° 18' 00"W	28.86
C11	25.42	834.00	S89° 07' 37"W	25.42
C12	12.59	50.00	S37° 12' 44"E	12.55
C13	52.36	50.00	S74° 25' 33"E	50.00
C14	52.36	50.00	N45° 34' 23"E	50.00
C15	52.36	50.00	N14° 25' 37"W	50.00
C16	13.59	50.00	N52° 12' 49"W	13.55
C17	71.84	55.00	N25° 32' 51"E	66.84
C18	50.00	55.00	N37° 54' 47"W	48.30
C19	50.00	55.00	N90° 00' 00"W	48.30
C20	50.00	55.00	S37° 54' 47"W	48.30
C21	71.84	55.00	S25° 32' 51"E	66.84
C22	25.42	884.00	S89° 10' 35"W	25.42

LOT AREA TABLE

LOT	SQ. FT.
1	7,716.62
2	8,413.14
3	8,435.35
4	17,887.22
5	10,506.02
6	8,428.06
7	8,469.18
8	8,187.99
9	11,492.38
10	7,760.46
11	7,535.32
12	8,378.46
13	11891.97
14	9,501.98
15	11,891.16
16	8,382.07
17	8,707.39

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 15.0 FEET OR EASEMENT WHICHEVER IS GREATER;
CUL–DE–SAC FRONT SETBACK 20.0 FEET

2. FLOOD ZONE STATEMENT:
FLOOD ZONE DESIGNATION: ZONE "X" (SHADED)
COMMUNITY PANEL NO.: 480334 0450 C EFFECTIVE JUNE 06, 2000.
REVISED TO REFLECT LOMR MAY 30, 2002.

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.

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.

4. NO MORE THAN ONE SINGLE FAMILY DETACHED DWELLING SHALL BE LOCATED ON EACH LOT. 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 CITY OF WESLACO REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO DETAIN A TOTAL OF 38,094 CUBIC–FEET OR 0.87 ACRE–FEET OF STORM RUNOFF. DRAINAGE DETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS FOLLOWS: THE DEVELOPER SHALL BE RESPONSIBLE TO DETAIN AND ACCOMMODATE MORE THAN THE DETAINED VOLUME SHOWN ABOVE IF IT DETERMINES AT THE DEVELOPMENT PERMIT STAGE THAT THE DETENTION REQUIREMENTS ARE GREATER THAN STATED ABOVE DUE TO THE IMPERVIOUS AREA BEING GREATER THAN THE ENGINEER CONSIDERED FOR HIS CALCULATION ON THIS SUBDIVISION.

7. 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.

8. THE FOLLOWING BENCHMARK IS IDENTIFIED ON THE FACE OF THE PLAT AND ON THE ATTACHED ENGINEERING PLANS.

--> B.M. NO. 1 –ELEVATION 64.74 SQUARE CUT ON TOP OF CURB INLET LOCATED ON THE SOUTHEAST CORNER OF PECAN ORCHARD DR. AND SPANISH OAK DR. N.A.V.D. 88

9. STREET LIGHT MUST BE LOCATED EVERY 300 FEET AS REQUIRED BY THE CITY OF WESLACO.

10. 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.

11. CORNER LOT DRIVEWAYS SHOULD BE CONSTRUCTED AT FURTHEST POSSIBLE POINT FROM INTERSECTIONS AND IN COMPLIANCE WITH ACCESS MANAGEMENT ORDINANCE.

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

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW BY THE CITY OF WESLACO ONLY & BY NO OTHERS UNDER THE AUTHORITY OF DAVID OMAR SALINAS, P.E., TX. REG. NO. 71973 ON MAY 17, 2021. IT IS NOT TO BE USED FOR CONSTRUCTION PURPOSES.

PRINCIPAL CONTACTS

	NAME	ADDRESS	CITY & ZIP	PHONE	FAX
OWNER:	RGV DEVELOPERS, LLC	321 W. NOLANA AVE. SUITE 8	McALLEN, TEXAS 78504	(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

STATE OF TEXAS
COUNTY OF HIDALGO

OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION:

I, _____ PRESIDENT OF RGV DEVELOPERS, LLC. AS OWNER (S) OF THE 4.727 ACRE TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED **PECAN GROVE SUBDIVISION No.3**, 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: RGV DEVELOPERS, LLC DATE
321 W. NOLANA AVE. SUITE 8
McALLEN, TEXAS 78504

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED _____ KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN STATED.

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

OF _____, 2021.

_____
NOTARY PUBLIC IN AND FOR THE
STATE OF TEXAS
MY COMMISSION EXPIRES: _____

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 **PECAN GROVE SUBDIVISION No.3**, 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_____2021

_____
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

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.

_____ _____
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
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 _____ 2021.

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.

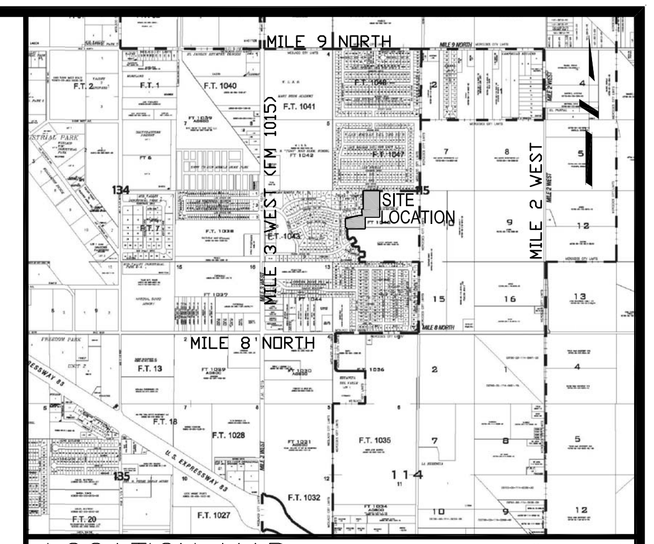
_____
GENERAL MANAGER
HIDALGO & CAMERON COUNTIES IRRIGATION DISTRICT No.9

APPROVAL BY DRAINAGE DISTRICT:

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 HEREBY CERTIFIES THAT THE PLAN FOR THIS SUBDIVISION COMPLY WITH THE MINIMUM STANDARDS OF THE DISTRICT ADOPTED UNDER THE TEXAS WATER CODE 49.211 (C). THE DISTRICT HAS NOT REVIEWED AND DOES NOT CERTIFY THAT THE DRAINAGE STRUCTURES DESCRIBED ARE APPROPRIATE FOR THE SPECIFIC SUBDIVISION BASED ON GENERALLY ACCEPTED ENGINEERING CRITERIA. IT IS THE RESPONSIBILITY OF THE DEVELOPER OF THIS SUBDIVISION AND ITS ENGINEER TO MAKE THESE DETERMINATIONS.

HIDALGO COUNTY DRAINAGE DISTRICT NO.1

BY: _____ DATE: _____
RAUL SESIN, P.E. DISTRICT MANAGER



LOCATION MAP SCALE 1"=2000'

PREPARED BY: SALINAS ENGINEERING & ASSOCIATES
2221 DAFFODIL AVENUE – MCALLEN, TEXAS 78501
JOB NUMBER: SP–21–25384

DATE PREPARED: MAY 17, 2021
DATE SURVEYED: JANUARY 29, 2021

METES AND BOUNDS DESCRIPTION

BEING A 4.73 ACRE TRACT OF LAND, MORE OR LESS, OUT OF THAT CERTAIN 17.948 ACRE TRACT OF LAND OUT OF FARM TRACT 1046, WEST AND ADAMS TRACTS SUBDIVISION, HIDALGO COUNTY, TEXAS, AS PER THE MAP OR PLAT THEREOF RECORDED IN VOLUME 02, PAGES 34–37, MAP RECORDS OF HIDALGO COUNTY, TEXAS; SAID 4.73 ACRE TRACT IS ALL OF THE LANDS BOUND ON THE WEST BY PECAN GROVE PHASE 2 , WESLACO, HIDALGO COUNTY, TEXAS, AS PER THE MAP OR PLAT THEREOF RECORDED IN VOLUME 48, PAGE 144, MAP RECORDS OF HIDALGO COUNTY, TEXAS, AND, ON THE NORTH BY LAS BRISAS DEL ORO UNIT NO. 5, WESLACO, HIDALGO COUNTY, TEXAS, AS PER THE MAP OR PLAT THEREOF RECORDED IN VOLUME 35, P AGE 13, MAP RECORDS OF HIDALGO COUNTY, TEXAS, AND, BOUND ON THE EAST BY THAT CERTAIN 12.781 ACRE TRACT OF LAND CONVEYED TO AND HELD BY THE CITY OF WESLACO CARVED OUT OF SAID 17.948 ACRE TRACT OUT OF SAID FARM TRACT 1046; SAID 4.73 ACRE TRACT OF LAND IS MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:
COMMENCING AT THE NORTHEAST CORNER OF SAID FARM TRACT 1046 LOCATED IN THE CENTER OF MILE 2 ½ WEST ROAD; THENCE, AS FOLLOWS:

SOUTH 89 DEGREES 59 MINUTES 40 SECONDS WEST, COINCIDENT WITH THE NORTH LINE OF SAID FARM TRACT 1046 AND THE NORTH LINE OF SAID 17.948 ACRE TRACT, A DISTANCE OF 757.88 FEET TO A ½ INCH DIAMETER IRON ROD WITH YELLOW CAP MARKED "SEA 5782" SET FOR THE NORTHEAST CORNER AND POINT OF BEGINNING OF THIS HEREIN DESCRIBED TRACT;

(1) THENCE, SOUTH 00 DEGREES 00 MINUTES 41 SECONDS WEST, A DISTANCE OF 465.37 FEET TO A ½ INCH DIAMETER IRON ROD WITH YELLOW CAP MARKED "SEA 5782" SET FOR AN OUTSIDE EASTERN CORNER OF THIS HEREIN DESCRIBED TRACT;

(2) THENCE, NORTH 89 DEGREES 59 MINUTES 19 SECONDS WEST, AT A RIGHT ANGLE FROM THE PREVIOUS CALL, A DISTANCE OF 270.01 FEET TO A ½ INCH DIAMETER IRON ROD WITH YELLOW CAP MARKED "SEA 5782" SET FOR AN INSIDE EASTERN CORNER OF THIS HEREIN DESCRIBED TRACT;

(3) THENCE, SOUTH 00 DEGREES 00 MINUTES 41 SECONDS WEST, A DISTANCE OF 219.49 FEET TO A ½ INCH DIAMETER IRON ROD WITH YELLOW CAP MARKED "SEA 5782" SET ON INTERSECTION WITH THE SOUTH LINE OF SAID 17.948 ACRE TRACT FOR THE SOUTHEAST CORNER OF THIS HEREIN DESCRIBED TRACT;

(4) THENCE, WEST, COINCIDENT WITH THE SOUTH LINE OF SAID 17.948 ACRE TRACT, A DISTANCE OF 321.51 FEET TO A ½ INCH DIAMETER IRON ROD WITH YELLOW CAP MARKED "SEA 5782" SET ON THE SOUTHWEST CORNER OF SAID 17.948 ACRE TRACT FOR THE SOUTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT;

(5) THENCE, NORTH, COINCIDENT WITH A WESTERN LINE OF SAID 17.948 ACRE TRACT, A DISTANCE OF 18.51 FEET TO A ½ INCH DIAMETER IRON ROD WITH YELLOW CAP MARKED "SEA 5782" SET ON A WESTERN CORNER OF SAID 17.948 ACRE TRACT AND LOCATED ON A CURVE WHOSE RADIUS IS 550.0 FEET FOR A WESTERN CORNER OF THIS HEREIN DESCRIBED TRACT;

(6) THENCE, WITH SAID CURVE, AN ARC LENGTH DISTANCE OF 4.67 FEET TO A ½ INCH DIAMETER IRON ROD WITH YELLOW CAP MARKED "SEA 5782" SET AT THE END OF SAID CURVE FOR A WESTERN CORNER OF SAID 17.948 ACRE TRACT FOR A WESTERN CORNER OF THIS HEREIN DESCRIBED TRACT;

(7) THENCE, WEST, CONTINUING COINCIDENT WITH THE SOUTH LINE OF SAID 17.984 ACRE TRACT, A DISTANCE OF 20.33 FEET TO A ½ INCH DIAMETER IRON ROD WITH YELLOW CAP MARKED "SEA 5782" SET ON AN OUTSIDE CORNER OF SAID 17.984 ACRE TRACT FOR AN OUTSIDE WESTERN CORNER OF THIS HEREIN DESCRIBED TRACT;

(8) THENCE, NORTH, COINCIDENT WITH A WESTERN LINE OF SAID 17.948 ACRE TRACT, A DISTANCE OF 153.28 FEET TO A ½ INCH DIAMETER IRON ROD WITH YELLOW CAP MARKED "SEA 5782" SET ON A WESTERN CORNER OF SAID 17.948 ACRE TRACT FOR A WESTERN CORNER OF SAID OF THIS HEREIN DESCRIBED TRACT;

(9) THENCE, NORTH 83 DEGREES 06 MINUTES 55 SECONDS EAST, COINCIDENT WITH A NORTHERN LINE OF SAID 17.948 ACRE TRACT, A DISTANCE OF 20.15 FEET TO A ½ INCH DIAMETER IRON ROD WITH YELLOW CAP MARKED "SEA 5782" SET ON A NORTHERN CORNER OF SAID 17.948 ACRE TRACT FOR A NORTHERN CORNER OF THIS HEREIN DESCRIBED TRACT;

(10) THENCE, NORTH 76 DEGREES 23 MINUTES 18 SECONDS EAST, COINCIDENT WITH A NORTHERN LINE OF SAID 17.948 ACRE TRACT, A DISTANCE OF 174.30 FEET TO A ½ INCH DIAMETER IRON ROD WITH YELLOW CAP MARKED "SEA 5782" SET ON A NORTHERN CORNER OF SAID 17.948 ACRE TRACT FOR A NORTHERN CORNER OF THIS HEREIN DESCRIBED TRACT;

(11) THENCE, NORTH 83 DEGREES 06 MINUTES 37 SECONDS EAST, COINCIDENT WITH A NORTHERN CORNER OF SAID 17.948 ACRE TRACT, A DISTANCE OF 102.84 FEET TO A ½ INCH DIAMETER IRON ROD WITH YELLOW CAP MARKED "SEA 5782" SET ON A NORTHERN CORNER OF SAID 17.948 ACRE TRACT FOR A NORTHERN CORNER OF THIS HEREIN DESCRIBED TRACT;

(12) THENCE, NORTH 89 DEGREES 20 MINUTES 36 SECONDS EAST, COINCIDENT WITH A NORTHERN LINE OF SAID 17.948 ACRE TRACT, A DISTANCE OF 20.75 FEET TO A ½ INCH DIAMETER IRON ROD WITH YELLOW CAP MARKED "SEA 5782" SET ON AN INSIDE CORNER OF SAID 17.948 ACRE TRACT FOR AN INSIDE CORNER OF THIS HEREIN DESCRIBED TRACT;

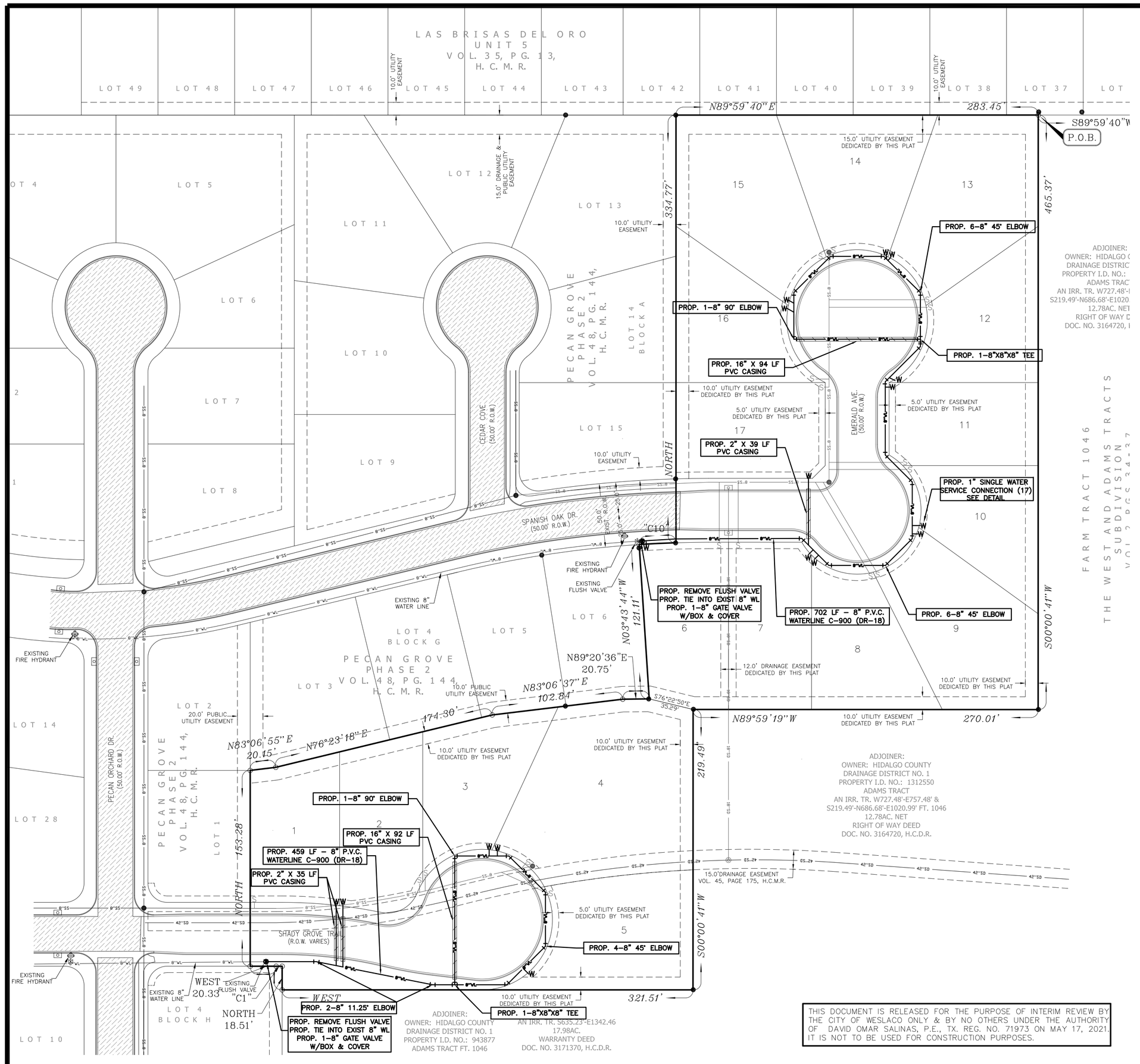
(13) THENCE, NORTH 03 DEGREES 43 MINUTES 44 SECONDS WEST, COINCIDENT WITH A WESTERN LINE OF SAID 17.948 ACRE TRACT, A DISTANCE OF 121.11 FEET TO A ½ INCH DIAMETER IRON ROD WITH YELLOW CAP MARKED "SEA 5782" SET ON A WESTERN CORNER OF SAID 17.948 ACRE TRACT BEING ON A CURVE TO THE RIGHT WHOSE RADIUS IS 834.0 FEET FOR A WESTERN CORNER OF THIS HEREIN DESCRIBED TRACT;

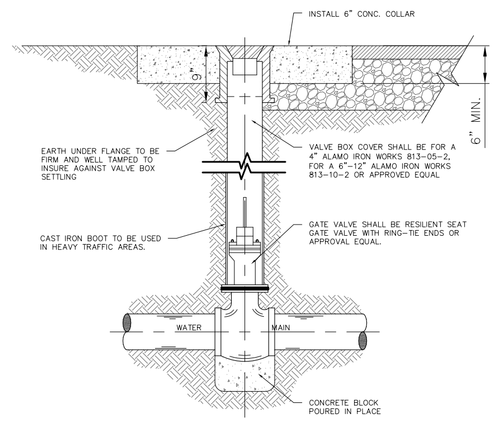
(14) THENCE, WITH SAID CURVE TO THE RIGHT AND BEING COINCIDENT WITH A WESTERN LINE OF SAID 17.948 ACRE TRACT, AN ARC LENGTH DISTANCE OF 28.86 FEET THROUGH A DELTA ANGLE OF 01 DEGREES 58 MINUTES 58 SECONDS AND A CHORD DIRECTION OF NORTH 87 DEGREES 18 MINUTES 00 EAST TO A ½ INCH DIAMETER IRON ROD WITH YELLOW CAP MARKED "SEA 5782" SET ON A WESTERN CORNER OF SAID 17.948 ACRE TRACT FOR A WESTERN CORNER OF THIS HEREIN DESCRIBED TRACT;

(15) THENCE, NORTH, COINCIDENT WITH A WESTERN LINE OF SAID 17.984 ACRE TRACT, A DISTANCE OF 334.77 FEET TO A ½ INCH DIAMETER IRON ROD WITH YELLOW CAP MARKED "SEA 5782" SET ON THE NORTHWEST CORNER OF SAID 17.948 ACRE TRACT FOR THE NORTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT;

(16) THENCE, NORTH 89 DEGREES 59 MINUTES 40 SECONDS EAST, A DISTANCE OF 283.45 FEET TO THE POINT OF BEGINNING, CONTAINING 4.73 ACRES OF LAND, MORE OR LESS.

SEA
SALINAS ENGINEERING & ASSOC.
(F–6675)–ENGINEER (10065700)–SURVEY
CONSULTING ENGINEERS & SURVEYORS
2221 DAFFODIL – McALLEN, TEXAS 78501
(956) 682–9081 (956) 686–1489 (FAX)

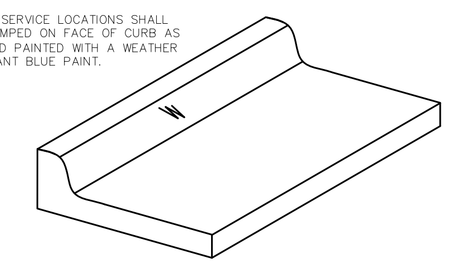




TYPICAL VALVE AND VALVE BOX INSTALLATION ON MAIN LINE

MUELLER (A-2360 SERIES) OR AMERICAN FLOW CONTROL (AFC-2500) ONLY

NOTE: ALL FITTINGS TO BE GREASED AND WRAPPED IN PLASTIC.

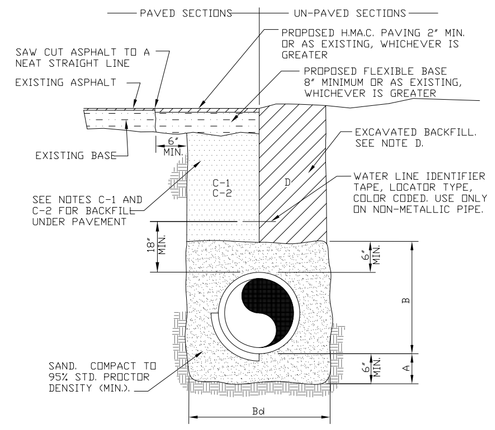


WATER SERVICE LOCATIONS SHALL BE STAMPED ON FACE OF CURB AS "W" AND PAINTED WITH A WEATHER RESISTANT BLUE PAINT.

TYPICAL WATER SERVICE MARKING DETAIL

NOT TO SCALE

SCALE: 1" = 50'



TYPICAL WATER LINE AND SEWER FORCEMAIN BEDDING DETAIL

NOTES:

A. SAND BEDDING PLACED, HAND LEVELED, AND COMPACTED BEFORE PIPE IS LAID, UP TO BOTTOM OF PIPE (MIN. THICHKNESS = 6").

B. SAND BACKFILL PLACED AND COMPACTED AFTER PIPE IS LAID, FROM BOTTOM OF PIPE TO 6" ABOVE THE TOP OF PIPE. WORK IN UNDER PIPE HAUNCHES AND COMPACT BY HAND TO SPRING LINE. USE VIBRATORY-TYPE COMPACTORS FOR LIFTS ABOVE THE SPRING LINE, MAXIMUM 6" LIFTS.

Bd. MINIMUM TRENCH WIDTH: PIPE O.D. + 16" (FOR 16" PIPE AND SMALLER) OR PIPE O.D. X 1.25 + 12" (FOR 18" PIPE AND LARGER)

C-1. (CITY STREETS, PARKING AREA, AND DRIVEWAYS) SELECT EXCAVATED BACKFILL MECHANICALLY COMPACTED TO 98% STANDARD PROCTOR DENSITY IN 8" MAX. LIFTS.

C-2 (STATE MAINTAINED ROADWAY) SAND/CEMENT STABILIZED BACKFILL WITH 7% PORTLAND CEMENT COMPACTED TO 98% STANDARD PROCTOR DENSITY.

D. EXCAVATED EARTH BACKFILL MECHANICALLY COMPACTED IN 12" MAX. LIFTS. MINIMUM STANDARD PROCTOR DENSITY: 90% OUTSIDE RIGHT OF WAY; 95% INSIDE RIGHT OF WAY

EMBEDMENT SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF ASTM D 2321. EMBEDMENT MATERIAL SHALL BE CLASS II OR III WITH < 50% PASSING A No. 200 SIEVE AND PLASTICITY INDEX < 7.

WHERE THIS STANDARD CONFLICTS WITH THE RECOMMENDATION OF ANY GEOTECHNICAL REPORT, OBTAIN WRITTEN CLARIFICATION FROM THE UTILITY ENGINEER PRIOR TO CONSTRUCTION.

FOUNDATION PREPARATION USING COBBLES, GRAVEL, CEMENT STABILIZATION, OR OTHER METHODS AS DIRECTED BY THE ENGINEER SHALL BE REQUIRED WHEN TRENCH BOTTOM IS UNSTABLE.

BACKFILLING AT STRUCTURES SHALL BE PLACED IN UNIFORM LAYERS, AND COMPACTED TO 95% STANDARD PROCTOR DENSITY IN 6" MAXIMUM LIFTS. STRUCTURE BACKFILL MATERIAL SHALL BE SAND.

GENERAL NOTES:

1.) THE CONTRACTOR WILL BE RESPONSIBLE FOR COORDINATING WITH ALL APPROPRIATE UTILITY COMPANIES FOR THE LOCATION OF ALL UTILITIES WITHIN CONSTRUCTION AREA.

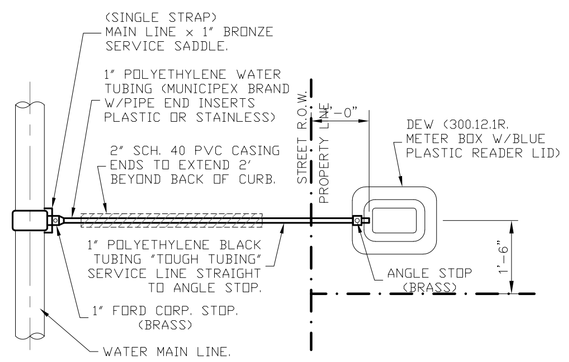
2.) ALL EXIST. UTILITIES ARE AT APPROXIMATE LOCATIONS.

3.) THE LOCATION OF UNDERGROUND UTILITIES SHOWN ON THESE PLANS ARE BASED ON OBSERVATION OF ABOVEGROUND STRUCTURES, LINES SPOTTED BY THE OWNER, AND UTILITY SPOTTING. ACTUAL LOCATION OF THESE UTILITIES MAY VARY, AND ADDITIONAL BURIED UTILITIES MAY BE ENCOUNTERED UPON EXCAVATION.

4.) BEFORE BEGINNING CONSTRUCTION, THE CONTRACTOR SHALL CALL FOR UTILITY SPOTTING BY THE APPROPRIATE AGENCY AND VERIFY THE LOCATION OF THESE UTILITIES TO HIS SATISFACTION.

5.) ANY DAMAGE CAUSED TO EXISTING STRUCTURES AND/OR UTILITIES BY THE CONTRACTOR SHALL BE THE CONTRACTORS RESPONSIBILITY TO CORRECT AT HIS EXPENSE.

6.) ANY DAMAGE TO PROPERTY, OUTSIDE THE CONSTRUCTION ZONE, CAUSED BY THE CONTRACTOR, SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO CORRECT AT HIS EXPENSE.



RESIDENTIAL SINGLE WATER SERVICE CONNECTION

NOT TO SCALE

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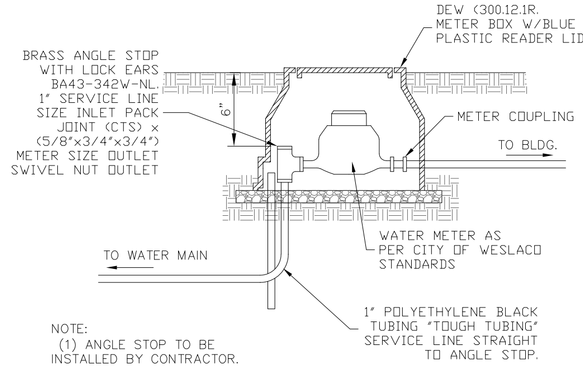
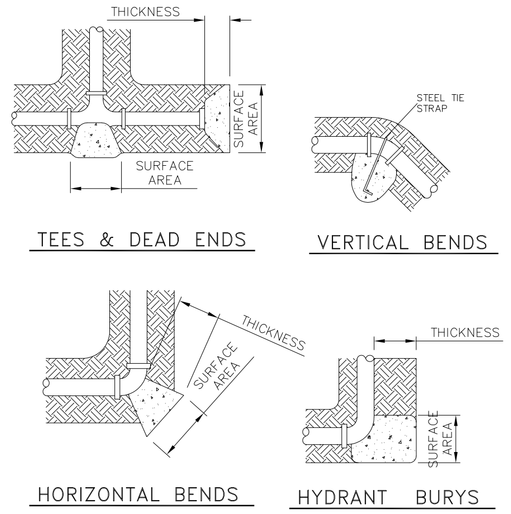


NOTE:
(1) ANGLE STOP TO BE INSTALLED BY CONTRACTOR.

TYPICAL WATER METER INSTALLATION

THRUST BLOCK SIZE			
HORIZONTAL BENDS			
DIAMETER OF PIPE IN INCHES	SURFACE AREA SQ. FT.	THICKNESS IN INCHES	WEIGHT AT VERTICAL BENDS-LBS.
22-1/2° BENDS			
6 OR LESS	2	8	1,700
8	3	12	3,000
10	3.5	12	4,500
12	4	14	6,600
14	5	18	9,000
16	6	18	11,800
45° BEND			
6 OR LESS	4	12	3,200
8	5	14	5,800
10	6	18	9,000
12	7	18	13,000
14	8	24	17,000
16	11.5	24	23,200
90° BEND			
6 OR LESS	6	12	6,000
8	8	15	10,700
10	10	18	16,700
12	12	18	24,000
14	18	24	32,600
16	21	24	42,700
TEES & DEAD ENDS			
6 OR LESS	3	12	--
8	4	15	--
10	6	18	--
12	8.5	18	--
14	11.5	24	--
16	15	24	--

NOTE:
ALL VALUES SHOWN ARE MIN. FOR A HYDROSTATIC PRESSURE OF 150 P.S.I. AND A SOIL RESISTANCE OF 2,000 LBS. PER SQ./FT. WITH PIPELINE HAVING A MIN. OF 3 FT. OF COVER WITH CURB & GUTTER AND A 5 FT. MIN. WITHOUT CURB & GUTTER



THRUST BLOCKS DETAILS

NOTE: SEE THRUST BLOCK SIZE CHART FOR PROPER THICKNESS AND SURFACE AREAS

* ALL MATERIAL AND CONSTRUCTION TO COMPLY WITH NORTH ALAMO WATER SUPPLY CORPORATION AND CITY OF WESLACO STANDARDS.

SEE PAGE 2 FOR WATER LINE NOTES

SALINAS ENGINEERING & ASSOCIATES
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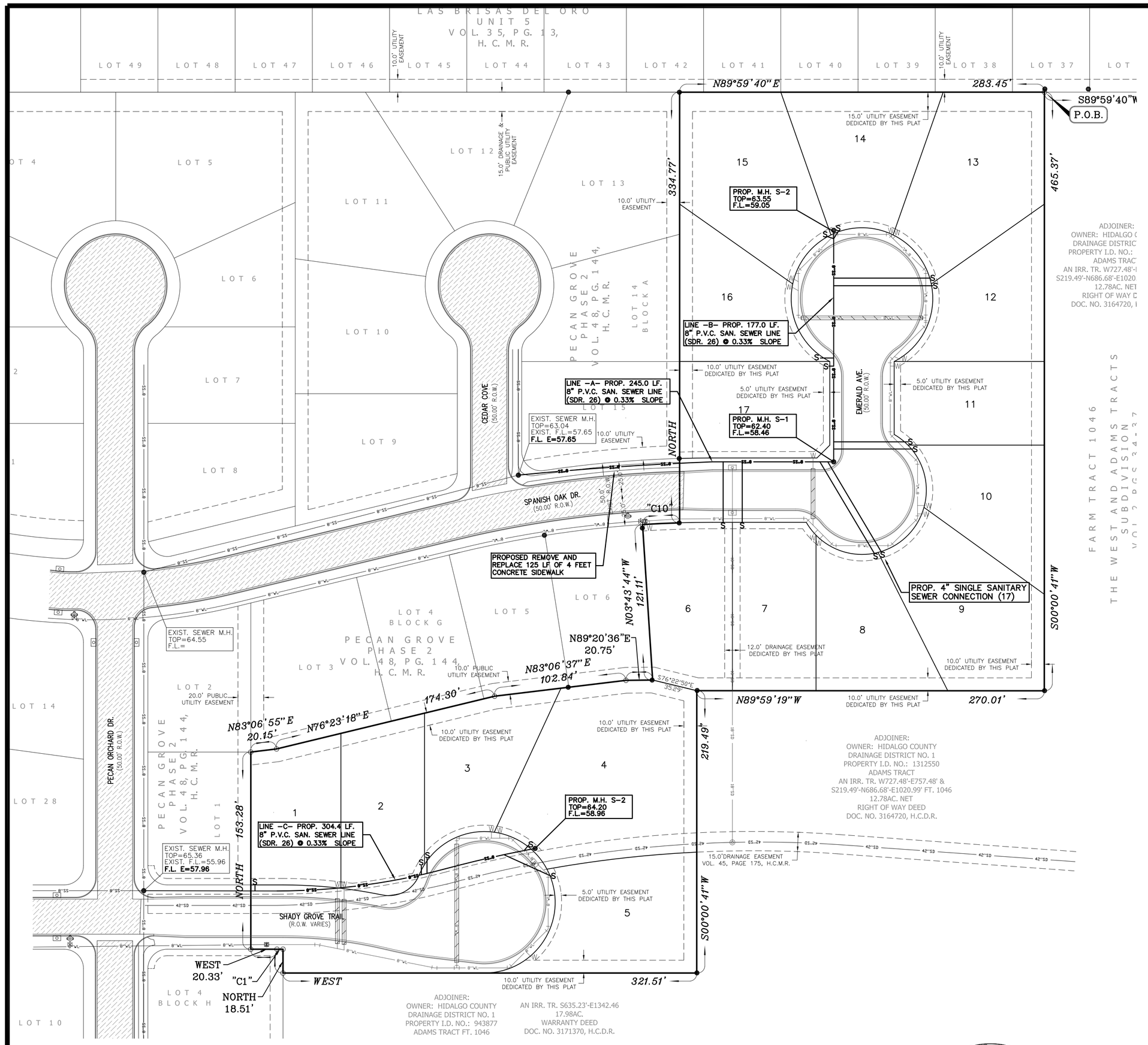
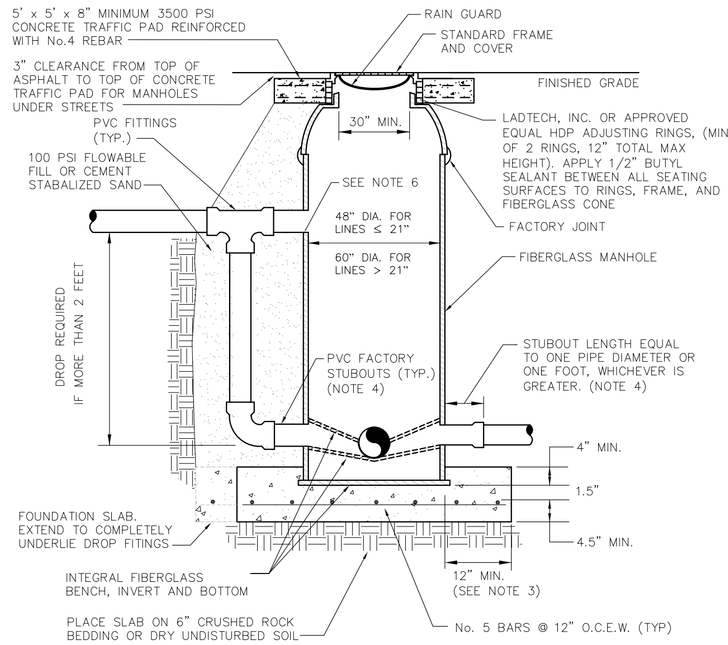
Sheet Title:
WATER DISTRIBUTION LAYOUT

Project:
PECAN GROVE SUBDIVISION No.3

David Omar Salinas
Registered Professional Engineer # 71973

Date: 05/17/21
Scale: 1"=50'
Designed By: D.O.S.
Drawn By: P.R.
Checked By: D.O.S.
Approved By: D.O.S.
Project No.: SP-21-25384
Drawing No.: SP-21-25384
Sheet 4 of 8



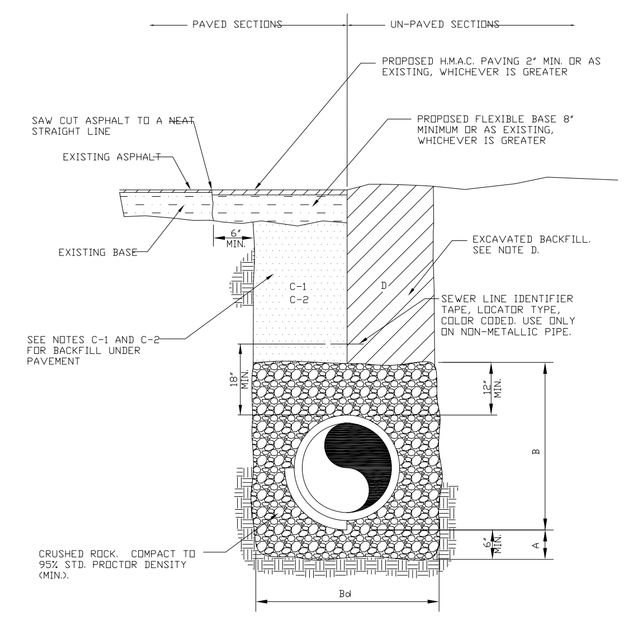


NOTES:

1. INSTALL IN STRICT ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS.
2. BACKFILL SHALL BE CEMENT STABILIZED SAND COMPACTED TO 95% STANDARD PROCTOR OR CLSM FLOWABLE FILL UP TO THE BOTTOM OF THE CONCRETE TRAFFIC PAD.
3. BASE SLAB SHALL BE 4 FT. LARGER THAN MANHOLE DIAMETER WHERE SOIL BEARING CAPACITY < 2000 PSF, WATER TABLE < 5 FT., OR DEPTH > 20 FT. SLAB SHALL BE DESIGNED TO PREVENT FLOTATION OF MANHOLE.
4. OUTLET STUBOUT SHALL BE SPIGOT END. INLET STUBOUTS SHALL BE BELL END EXCEPT FOR DROP CONNECTIONS.
5. CONCRETE FOUNDATION SHALL BE POURED IN PLACE BELOW GROUND.
6. PENETRATION SHALL BE MADE WITH INSERT A TEE KIT.

TYPICAL FIBERGLASS MANHOLE

SCALE: 1" = 50'



GENERAL NOTES:

A. CRUSHED ROCK BEDDING PLACED, HAND LEVELED, AND COMPACTED BEFORE PIPE IS LAID, UP TO BOTTOM OF PIPE (MIN. THICKNESS = 6").

B. CRUSHED ROCK BACKFILL PLACED AND COMPACTED AFTER PIPE IS LAID, FROM BOTTOM OF PIPE TO 12" ABOVE THE TOP OF PIPE. WORK IN UNDER PIPE HAUNCHES AND COMPACT BY HAND TO SPRING LINE. USE VIBRATORY-TYPE COMPACTORS FOR LIFTS ABOVE THE SPRING LINE. MAXIMUM 6" LIFTS.

Bd. MINIMUM TRENCH WIDTH: PIPE O.D. + 16" (FOR 16" PIPE AND SMALLER); PIPE O.D. X 1.25 + 12" (FOR 18" PIPE AND LARGER)

C-1. (CITY STREETS, PARKING AREA, AND DRIVEWAYS) SELECT EXCAVATED BACKFILL MECHANICALLY COMPACTED TO 98% STANDARD PROCTOR DENSITY IN 8" MAX. LIFTS.

C-2. (STATE MAINTAINED ROADWAY) SAND/CEMENT STABILIZED BACKFILL WITH 7% PORTLAND CEMENT COMPACTED TO 98% STANDARD PROCTOR DENSITY.

D. EXCAVATED EARTH BACKFILL MECHANICALLY COMPACTED IN 12" MAX. LIFTS. MINIMUM STANDARD PROCTOR DENSITY: 90% OUTSIDE RIGHT OF WAY; 95% INSIDE RIGHT OF WAY

EMBEDMENT SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF ASTM D 2321. EMBEDMENT MATERIAL SHALL BE CLASS 1A (CRUSHED ROCK) OR 1B (CRUSHED ROCK-SAND MIXTURE) WITH LESS THAN 50% PASSING A No. 4 SIEVE.

MAXIMUM ¾" SIZE FOR PIPE SIZE = 15". GREATER THAN 90% OF CRUSHED ROCK SHALL HAVE AT LEAST THREE BROKEN FACES. NO MORE THAN 2% UNBROKEN FRACTION ALLOWED.

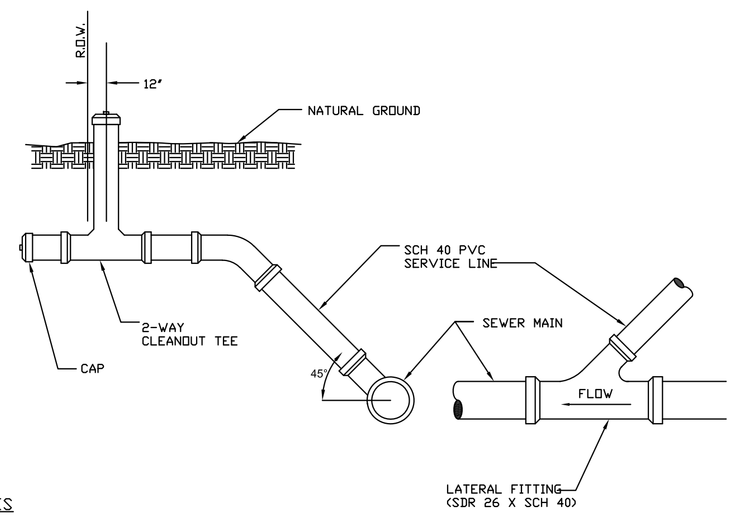
IN SATURATED OR UNSTABLE SOILS, EMBEDMENT SHALL BE CLASS 1B ONLY (SEE SPECIFICATIONS FOR GRADATION REQUIREMENTS).

WHERE THIS STANDARD CONFLICTS WITH THE RECOMMENDATION OF ANY GEOTECHNICAL REPORT, OBTAIN WRITTEN CLARIFICATION FROM THE UTILITY ENGINEER PRIOR TO CONSTRUCTION.

FOUNDATION PREPARATION USING COBBLES, GRAVEL, CEMENT STABILIZATION, OR OTHER METHODS AS APPROVED BY THE ENGINEER SHALL BE REQUIRED WHEN TRENCH BOTTOM IS UNSTABLE.

BACKFILLING AT STRUCTURES SHALL BE PLACED IN UNIFORM LAYERS, AND COMPACTED TO 95% STANDARD PROCTOR DENSITY IN 6" MAXIMUM LIFTS. STRUCTURE BACKFILL MATERIAL SHALL BE SAND.

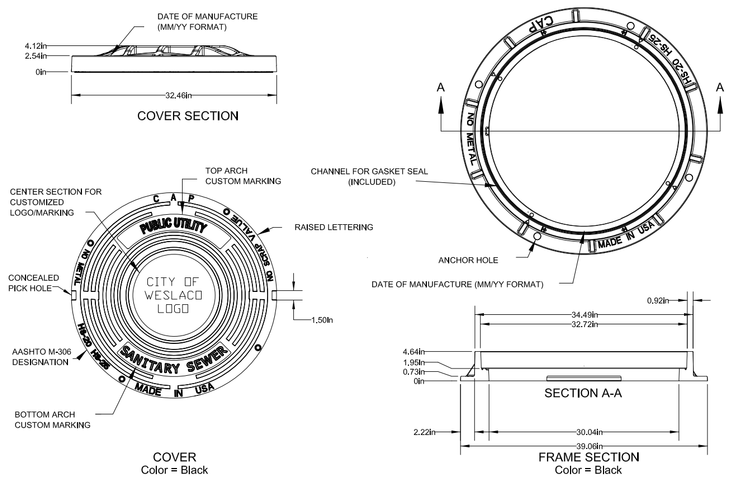
SEWER STANDARD PIPE BEDDING



NOTES

1. INDIVIDUAL SERVICE LATERALS TO BE PROVIDED TO EACH LOT.
2. SINGLE FAMILY SERVICE SHALL BE 4" MIN. MULTI-FAMILY, COMMERCIAL, AND INDUSTRIAL SERVICE SHALL BE 6" OR GREATER AS REQUIRED.

STANDARD SERVICE CONNECTION



NOTES

1. COMPOSITE MATERIAL RING AND COVER SHALL BE OF COMPRESSION MOLDING, PROOF LOADING TO HS-25 OR BETTER, AND CONFORM TO AASHTO M 306.
2. COMPOSITE ACCESS PRODUCTS, L.P. IS AN APPROVED MANUFACTURER. ANY ALTERNATE EQUAL MUST BE APPROVED BY WESLACO PUBLIC UTILITY – UTILITY ENGINEERING DEPARTMENT.

COMPOSITE SEWER MANHOLE RING AND COVER DETAIL

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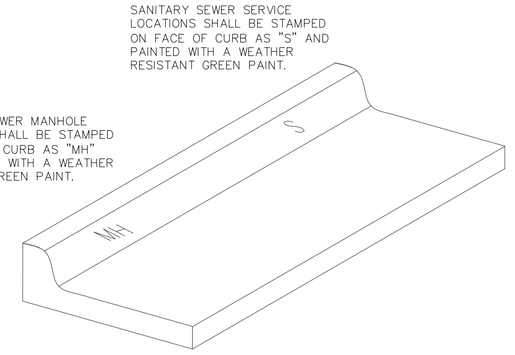
SEE PAGE 2 FOR SANITARY SEWER LINE NOTES



TYPICAL SANITARY SEWER SERVICE AND SANITARY SEWER MANHOLE MARKING DETAIL

* ALL MATERIAL AND CONSTRUCTION TO COMPLY WITH CITY OF WESLACO STANDARDS.

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SANITARY SEWER LAYOUT

Sheet Title:

PECAN GROVE SUBDIVISION No.3

Project:

David Omar Salinas
Registered Professional Engineer # 71973

Date: 05/17/21
Scale: 1"=50'
Designed By: D.O.S.
Drawn By: P.R.
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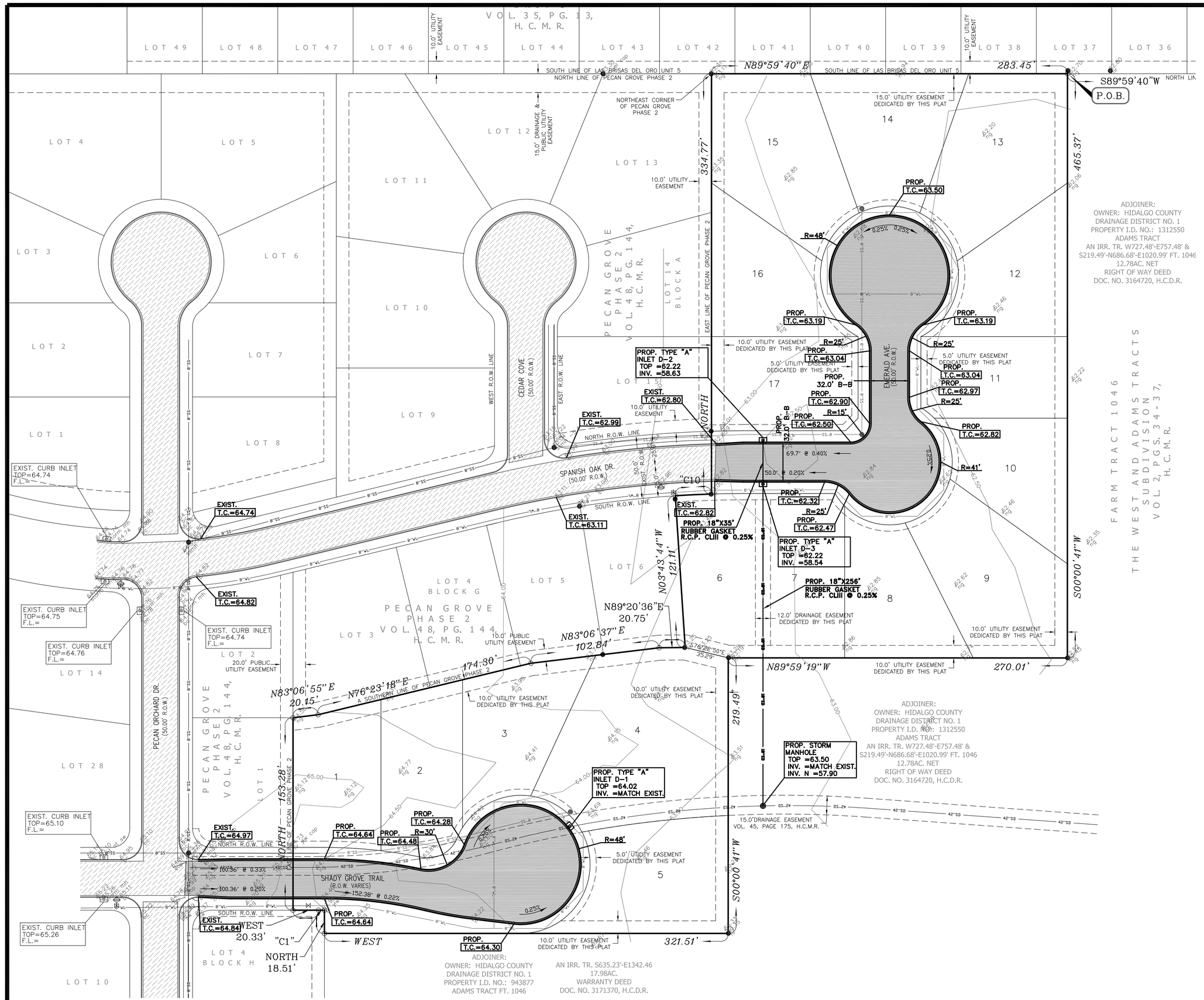
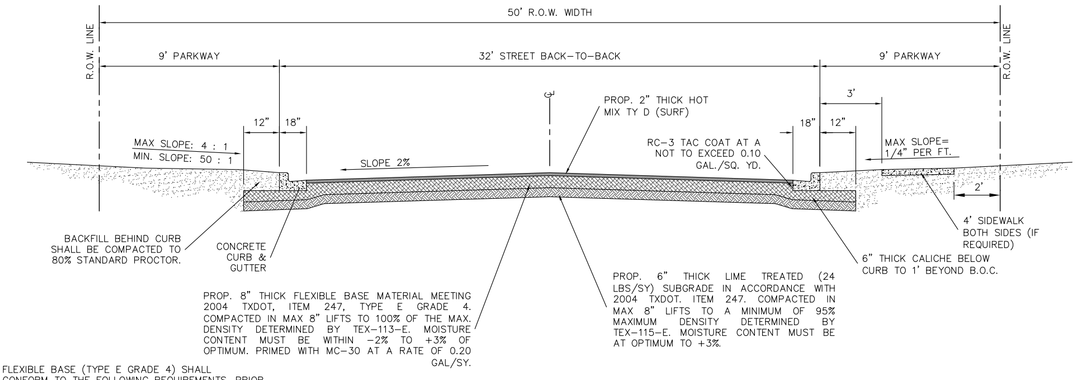


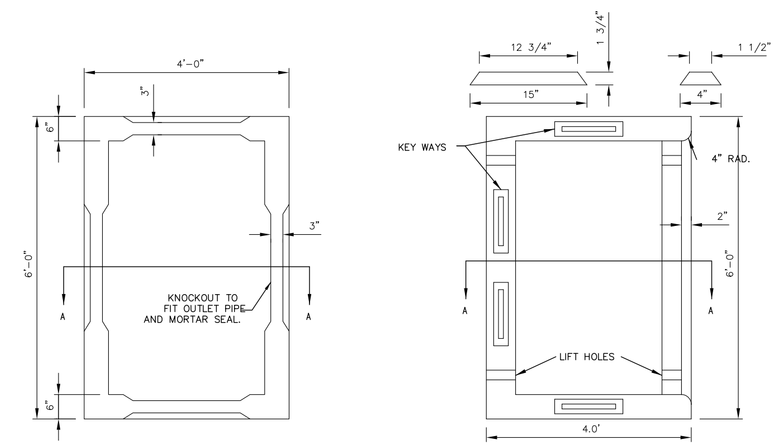


FLEXIBLE BASE (TYPE E GRADE 4) SHALL CONFORM TO THE FOLLOWING REQUIREMENTS, PRIOR TO THE ADDITION OF LIME:

Retained on Sq. Sieve	Percent Required
2"	0
⅜"	20–60
No. 4	40–75
No. 40	70–90
Max. PI:	15
Max. Wet Ball PI:	15
Wet Ball Mill Max Amount	50

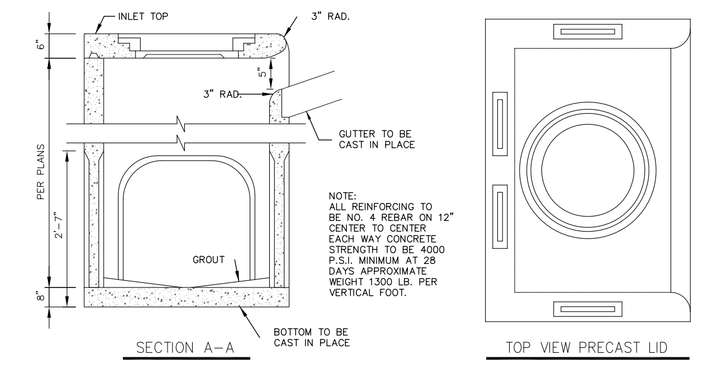
MINOR RESIDENTIAL STREET SECTION (32' BB – 50' R.O.W.) – DETAIL

SCALE: 1" = 50'



BOTTOM END SECTION

TOP VIEW PLAN

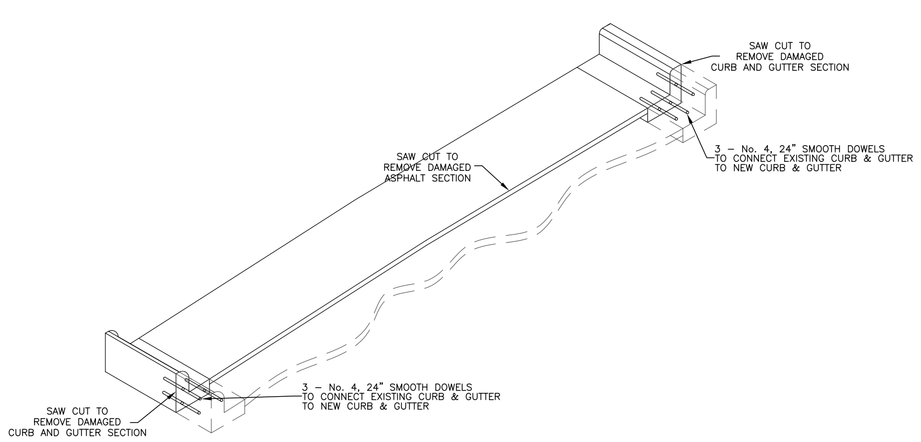


SECTION A–A

BOTTOM TO BE CAST IN PLACE

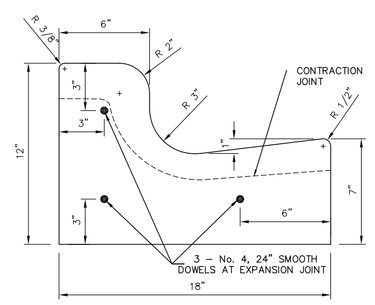
TOP VIEW PRECAST LID

PRECAST TYPE "A" INLET



SAW CUT DETAIL

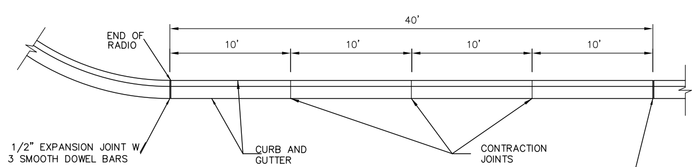
NOT TO SCALE



CURB AND GUTTER DETAIL

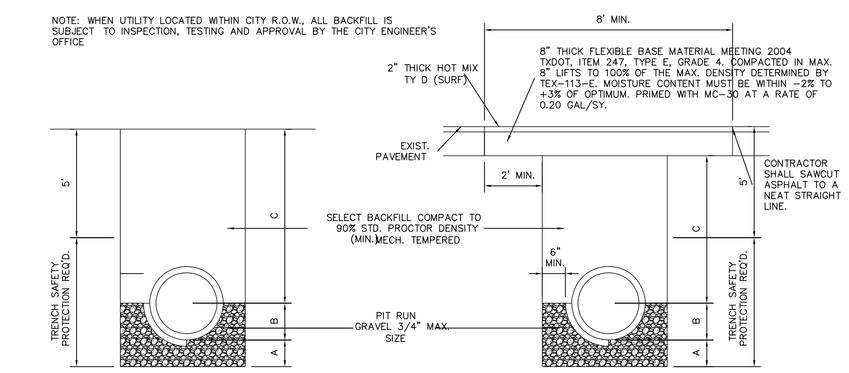
NOT TO SCALE

GENERAL NOTES:
1. CONCRETE SHALL BE 3000 P.S.I. COMPRESSIVE STRENGTH AT 28 DAY.
2. ALL CONCRETE WORK SHALL BE TREATED WITH MEMBRANE CURING COMPOUND TYPE 2 WHITE PIGMENTED IN ACCORDANCE w/ TEXAS DEPARTMENT OF TRANSPORTATION DEPARTMENTAL MATERIALS SPECIFICATION ITEM 4650, CONSIDERED INCIDENTAL TO CONCRETE WORK.
3. 1/2" EXPANSION JOINTS REQUIRED AT 40' c.c. AND AT THE BEGINNING AND END OF ALL RADII. CONTRACTION JOINTS SHALL NOT EXCEED 10' c.c.
4. EXPANSION JOINTS SHALL HAVE 1/2 EXPANSION JOINT MATERIAL, AND 3 No. 4, 24" SMOOTH DOWEL BARS COATED TO PREVENT BOND.



TYPICAL JOINTS

NOT TO SCALE



STANDARD PIPE BEDDING

A. GRAVEL (3/4" MAX. SIZE) BEDDING PLACED BEFORE PIPE IS LAID UP TO FLOW LINE OF PIPE. (MIN. THICKNESS = 6")

B. GRAVEL BACK FILL PLACED AFTER PIPE IS LAID FROM BOTTOM OF PIPE TO SPRING LINE OF PIPE. (4" LIFTS, MECH. TAMPED).

C. FILL TRENCH W/SELECT BACKFILL (PI<20), W/12" LIFTS COMPACT TO 95% STD. PROCTOR

FOUNDATION PREPARATION (WELLPOINTS, GRAVEL AND/OR CEMENT STABILIZATION, OR APPROVED SUBSTITUTE) SHALL BE REQUIRED WHEN TRENCH BOTTOM IS UNSTABLE.

BACK FILLING AT STRUCTURES SHALL BE PLACED IN UNIFORM LAYERS, MOISTENED AS REQUIRED TO APPROXIMATE OPTIMUM MOISTURE CONTENTS AND COMPACTED TO 95% STANDARD PROCTOR DENSITY. THE THICKNESS OF EACH LOOSE LAYER SHALL BE SAND, APPROVED SITE SOIL OR OTHER APPROVED SUBSTITUTE.

STANDARD PIPE BEDDING

UNDER EXISTING PAVEMENT OR PROP. PAVEMENT

A. GRAVEL (3/4" MAX. SIZE) BEDDING PLACED BEFORE PIPE IS LAID UP TO FLOW LINE OF PIPE. (MIN. THICKNESS = 6")

B. GRAVEL BACK FILL PLACED AFTER PIPE IS LAID FROM BOTTOM OF PIPE TO SPRING LINE OF PIPE. (4" LIFTS, MECH. TAMPED).

C. FILL TRENCH W/SELECT BACKFILL (PI<20), W/12" LIFTS COMPACT TO 98% STD. PROCTOR

FOUNDATION PREPARATION (WELLPOINTS, GRAVEL AND/OR CEMENT STABILIZATION, OR APPROVED SUBSTITUTE) SHALL BE REQUIRED WHEN TRENCH BOTTOM IS UNSTABLE.

BACK FILLING AT STRUCTURES SHALL BE PLACED IN UNIFORM LAYERS, MOISTENED AS REQUIRED TO APPROXIMATE OPTIMUM MOISTURE CONTENTS AND COMPACTED TO 98% STANDARD PROCTOR DENSITY. THE THICKNESS OF EACH LOOSE LAYER SHALL BE SAND, APPROVED SITE SOIL OR OTHER APPROVED SUBSTITUTE.

NOTE: ALL EXISTING STREET CROSSINGS SHALL REQUIRE SAND BACKFILL OF ENTIRE TRENCH.

STANDARD PIPE BEDDING – DETAILS

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SEE PAGE 2 FOR PAVING AND DRAINAGE NOTES

* ALL MATERIAL AND CONSTRUCTION TO COMPLY WITH CITY OF WESLACO STANDARDS.

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Sheet Title:

PAVING AND DRAINAGE LAYOUT

Project:

PECAN GROVE SUBDIVISION No.3

David Omar Salinas
Registered Professional Engineer # 71973

Date: 05/17/21
Scale: 1"=50'
Designed By: D.O.S.
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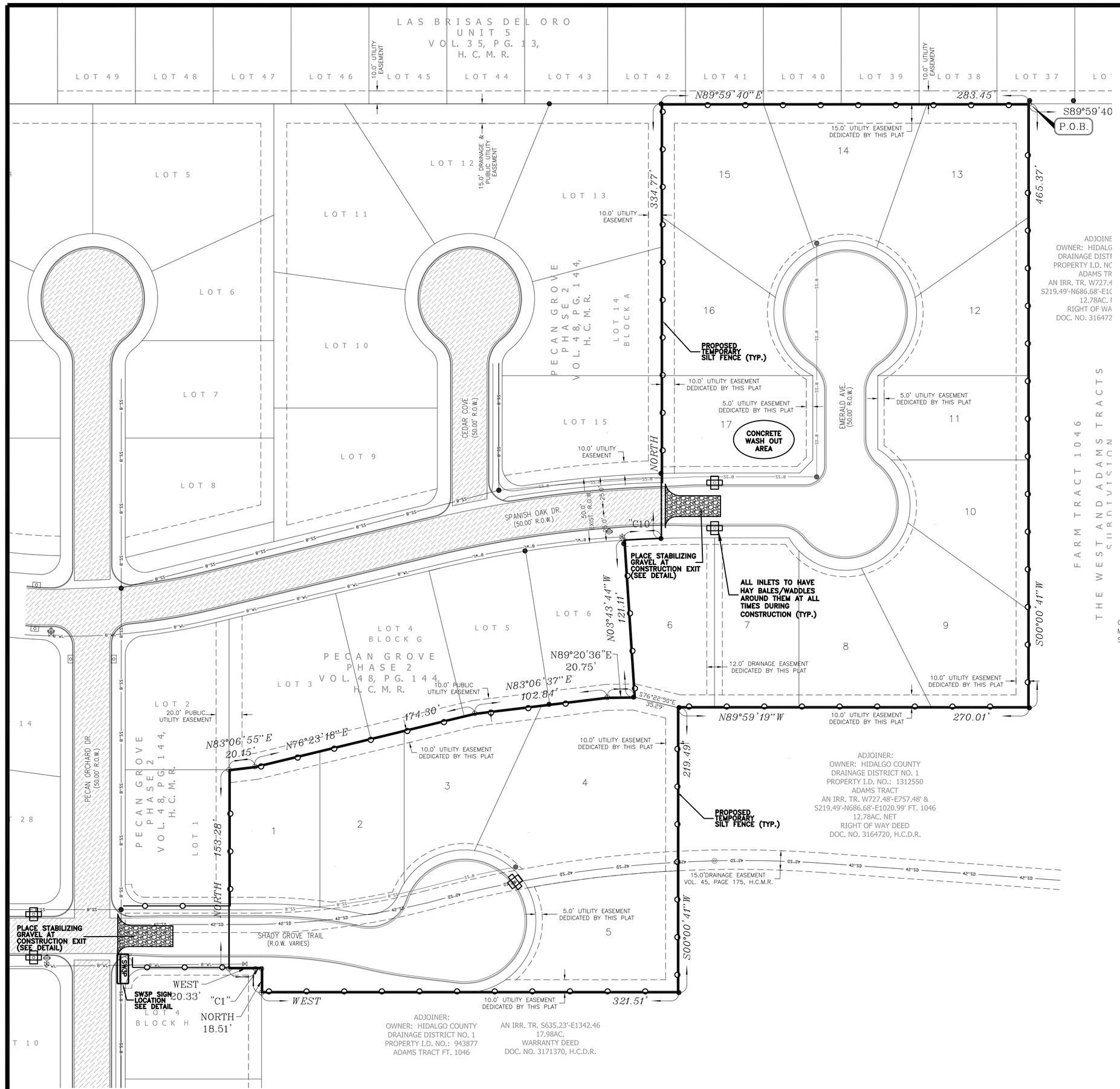
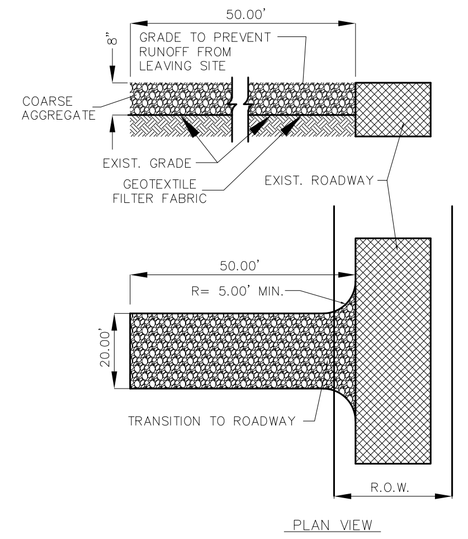


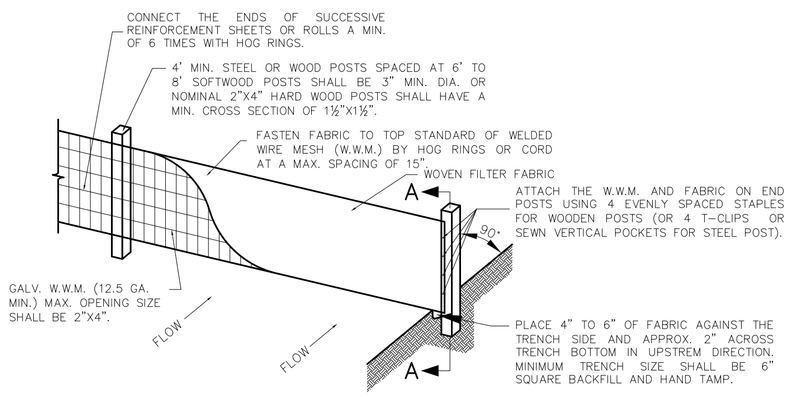


STABILIZED CONSTRUCTION EXIT

N.T.S.

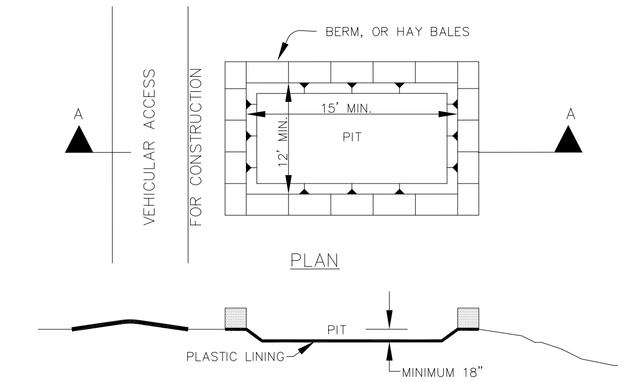
NOTES:

1. STONE SHALL BE 3 TO 5 INCH DIA. CRUSHED ROCK OR ACCEPTABLE CRUSHED CEMENT CONCRETE.
2. CLEAR ALL VEGETATION, ROOTS AND ALL OTHER OBSTRUCTIONS IN PREPARATION FOR GRADING.
3. PRIOR TO PLACING GEOTEXTILE FILTER FABRIC MAKE SURE THAT THE ENTRANCE IS PROPERLY GRADED AND COMPACTED.
4. GEOTEXTILE FILTER FABRIC LINING UNDER CONSTRUCTION EXIT STONE. IF GEOTEXTILE FILTER FABRIC HAS BEEN DAMAGED IT SHALL BE REMOVED AND REPLACED.
5. WHEN NECESSARY VEHICLES SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO A PUBLIC ROADWAY, WHEN WASHING IS REQUIRED IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE WITH DRAINAGE FLOWING AWAY FROM BOTH THE STREET AND THE STABILIZED ENTRANCE. ALL SEDIMENT SHALL BE PREVENTED FROM ENTERING ANY STORM DRAIN DITCH OR WATERCOURSE USING APPROVED METHODS.
6. THE ENTRANCE SHALL BE PROPERLY GRADED OR INCORPORATE DRAINAGE SWALE TO PREVENT RUNOFF FROM LEAVING THE CONSTRUCTION SITE.
7. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PAVED SURFACES. THIS MAY REQUIRED PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PAVEMENT SURFACES, MUST BE REMOVED IMMEDIATELY.



TEMPORARY SEDIMENT CONTROL FENCE

N.T.S.

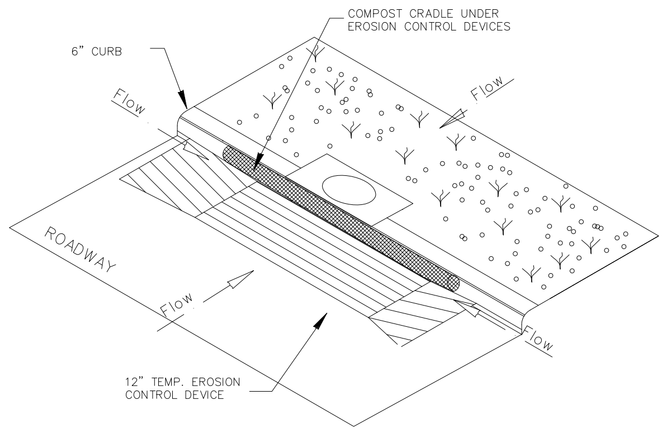


NOTES:

- The plastic lining should be free of tears or holes that allow the washwater to escape.
- If hay bales are used, they shall be placed in accordance with details shown on Exhibit for hay bales.
- Washout pit shall be located in an area easily accessible to construction traffic.
- Washout pit shall not be located in areas subject to inundation from storm water runoff.

CONCRETE TRUCK WASHOUT PIT

N.T.S.



CURB INLET SEDIMENT TRAP

N.T.S.

GENERAL NOTES:

1. STEEL POSTS WHICH SUPPORT THE SILT FENCE SHALL BE INSTALLED WITH A SLIGHT ANGLE TOWARD THE ANTICIPATED RUNOFF SOURCE. POST MUST BE EMBEDDED A MINIMUM OF 18".
2. THE TOP OF THE SILT FENCE SHALL BE TRENCHED IN WITH A SPADED OR MECHANICAL TRENCHER. SO THAT THE DOWN SLOPE FACE OF THE TRENCH IS FLAT AND PERPENDICULAR TO THE LINE OF FLOW. WHERE FENCE CANNOT BE TRENCHED IN WEIGHT FABRIC FLAP WITH WASHED GRAVEL ON UPHILL SIDE AS NECESSARY TO PREVENT FLOW UNDER FENCE.
3. THE TRENCH MUST BE A MINIMUM OF 6 INCHES WIDE TO ALLOW FOR THE SILT FENCE FABRIC TO BE LAND IN THE GROUND AND BACKFILLED.
4. SILT FENCE SHOULD BE SECURELY FASTENED TO EACH STEEL SUPPORT POST OF TO BACKING SUPPORT WITH IS TURN ATTACHED TO THE STEEL FENCE POST FABRIC SHALL OVERLAP AT ABUTTING ENDS A MINIMUM OF 3 FEET AND SHALL BE JOINED SUCH THAT NO BYPASS OR LEAKAGE OCCURS.
5. INSPECTION SHALL BE MADE BI-WEEKLY OR AFTER EACH RAINFALL, REPAIR OR REPLACEMENT SHALL BE MADE PROMPTLY AS NEEDED.
6. SILT FENCE SHALL BE REMOVED WHEN THE SILT IS COMPLETELY STABILIZED SO AS NOT TO BLOCK OR IPEDE STORM FLOW OR DRAINAGE.
7. ACCUMULATED SILT SHALL BE REMOVED WHEN IT REACHES A DEPTH OF 6 INCHES, THE SILT SHALL BE DISPOSED OF IN AN APPROVED SITE AND IN SUCH A MANNER AS TO NOT CONTRIBUTE TO ADDITIONAL SILTATION.

SEDIMENT CONTROL FENCE USAGE GUIDELINES

A SEDIMENT CONTROL FENCE MAY BE CONSTRUCTED NEAR THE DOWNSTREAM PERIMETER OF A DISTURBED AREA ALONG A CONTOUR TO INTERCEPT SEDIMENT FROM OVERLAND RUNOFF . A 2-YEAR STORM FREQUENCY MAY BE USED TO CALCULATE THE FLOW RATE TO BE FILTERED.

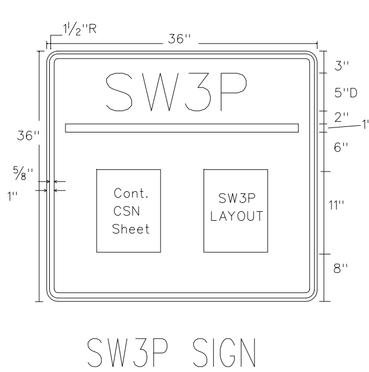
SEDIMENT CONTROL FENCE SHOULD BE SIZED TO FILTER A MAX. FLOW THROUGH RATE OF 100 GPM/FT.

SEDIMENT CONTROL FENCE IS NOT RECOMMENDED TO CONTROL EROSION FROM A DRAINAGE AREA LARGER THAN TWO ACRES.

EROSION GENERAL NOTES:

1. IT IS THE INTENT OF THE INFORMATION PROVIDED ON THIS SHEET TO BE USED AS THE GENERAL GUIDELINES OF THE STORM WATER OF COMPLIANCE WITH FEDERAL REGULATIONS THE CONTRACTOR SHALL PREPARE THE STORM WATER POLLUTION PREVENTION PLAN SHALL MEET THE REQUIREMENTS SET FORTH BY THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY (TPDES) GENERAL PERMIT NO. TXR15000 TO DISCHARGE WASTE FROM CONSTRUCTION SITES ISSUED AND EFFECTIVE MARCH 5, 2003.
2. THE STORM WATER POLLUTION PLAN SHOULD ADDRESS THREE GOALS: A) DIVERSION OF UPS LOPE WATER AROUND DISTURBED AREAS OF THE SITE; B) LIMITS THE EXPOSURE OF DISTURBED AREAS TO THE SHORTEST DURATION POSSIBLE; AND C) REMOVAL OF SEDIMENT FROM STORM WATER BEFORE IT LEAVES THE SITE.
3. THE CONTRACTOR SHALL MAKE THE STORM WATER POLLUTION PREVENTION PLAN AVAILABLE, UPON REQUEST TO (EPA).
4. THE CONTRACTOR MUST AMEND PLANS WHENEVER THERE IS A CHANGE IN DESIGN, CONSTRUCTION, OPERATION, OR MAINTENANCE OF THE PLAN, OR WHEN THE EFFECTIVE PLAN PROVES INEFFECTIVE. MODIFICATIONS INCLUDING DESIGN AND ALL ADDITIONAL MATERIALS AND WORK SHALL BE ACCOMPLISHED BY THE CONTRACTOR AT NO ADDITIONAL EXPENSE BY THE OWNER.
5. STABILIZATION MEASURES ARE TO BE INSPECTED AT A MINIMUM OF ONCE EVERY 14 DAYS AND WITHIN 24 HOURS AFTER ANY STORM EVENT GRATER THAN 0.5 INCHES. REPAIRS AND INADEQUACIES REVEALED BY THE INSPECTION MUST BE IMPLEMENTED WITHIN 7 CALENDAR DAYS FOLLOWING THE INSPECTION.
6. AN INSPECTION REPORT THAT SUMMARIZES INSPECTION ACTIVITIES AND IMPLEMENTATION OF THE STORM WATER POLLUTION PREVENTION PLAN SHALL BE RETAINED AND MADE PART OF THE PLAN.
7. ALL CONTRACTORS AND SUBCONTRACTORS IDENTIFIED IN THE PLAN MUST CERTIFY AS TO AN UNDERSTANDING OF THE NPDES GENERAL PERMIT BEFORE CONDUCTING ANY ACTIVITY IDENTIFIED IN THE POLLUTION PREVENTION PLAN.
8. THE CONTRACTOR SHALL ADOPT APPROPRIATE CONSTRUCTION SITE MANAGEMENT PRACTICES TO PREVENT THE DISCHARGE OF OILS, GREASE, PAINTS, GASOLINE AND OTHER POLLUTANTS TO STORM WATER. APPROPRIATE PRACTICES CAN INCLUDE; DESIGNATING AREAS FOR EQUIPMENT MAINTENANCE AND REPAIR; REGULAR COLLECTION OF WASTE; CONVENIENTLY LOCATED WASTE RECEPTACLES; AND DESIGNATING AND CONTROLLING EQUIPMENT WASHDOWN.
9. THE CONTRACTOR SHALL AMEND OR MODIFY THIS PLAN AS REQUIRED BY CONSTRUCTION MEANS, METHODS AND SEQUENCE. MODIFICATIONS SHALL NOT BE BASIS FOR ADDITIONAL COST TO THE OWNER.
10. AREAS OF CONSTRUCTIONS ELSEWHERE ON THE JOB SITE SHALL CONFORM TO THE DETAILS SHOWN ON PLANS.
11. BORROW AREAS IF EXCAVATED SHALL BE PROTECTED AND STABILIZED UTILIZING THE PLAN DETAILS. ALL WORK SHALL CONFORM TO GOVERNMENTAL REQUIREMENTS AND BECOME PART OF THE STORM WATER POLLUTION PREVENTION PLAN (SWP 3). THE WORK SHALL BE DONE BY THE CONTRACTOR AT NO ADDITIONAL EXPENSE TO THE OWNER.
12. ALL NON-PAVED AREAS SHALL BE MULCHED AND SEEDED WITH EROSION PROTECTION IMMEDIATELY UPON COMPLETION OF FINAL GRADING THIS INCLUDES ALL DITCHED AND ENBANKMENTS. THE CONTRACTOR SHALL MAINTAIN FINAL GRADING AND KEEP SEEDED AREAS WATERED UNTIL FULLY ESTABLISHED AND ACCEPTED BY THE OWNER.
13. THE CONTRACTOR SHALL CONSTRUCT A SINGLE STABILIZED CONSTRUCTION EXIT PRIOR TO EXISTING ONTO ANY PAVED ROADWAY.

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW BY THE CITY OF WESLACO ONLY & BY NO OTHERS UNDER THE AUTHORITY OF DAVID OMAR SALINAS, P.E., TX. REG. NO. 71973 ON MAY 17, 2021. IT IS NOT TO BE USED FOR CONSTRUCTION PURPOSES.

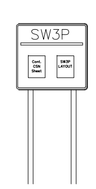


SW3P SIGN

Contractor Construction Site Note (CSN)

Sign Dimensions
36" X 36"

Letters - White
Numbers - White
Border - White
Background - Blue



GENERAL NOTES:

1. The alphabets and lateral spacing between letters and numerals shall conform with the "Texas Manual on Uniform Traffic Control Devices for Streets and Highways", (TMUTCD) latest edition, and the "Compliant Work Zone Traffic Control Devices List". Lateral spacing of text shall provide a balanced appearance. All materials shall conform to Department Specifications.
2. Legend and border may be applied by reverse screening process with transparent colored ink, cut-out white reflective sheeting applied to colored background or combination thereof. Background shall be reflective sheeting Type C.
3. CSN Sheets will be laminated and attached to the sign with an adhesive. Ensure sheets remain dry.(See Figure 1).
4. SW3P Signs should be placed just inside the ROW line at the project limits at a readable height. It may be placed perpendicular or parallel to ROW line.If the sign cannot be placed outside the clear zone, it will be mounted per TMUTCD requirements.
5. Final location of the signs will be as approved by the Engineer.

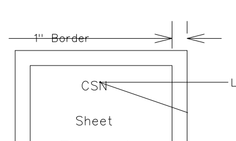


Figure 1

SEA
SALINAS ENGINEERING & ASSOCIATES
(F-6675)-ENGINEER (10065700)-SURVEY
CONSULTING ENGINEERS & SURVEYORS
2301 E. PROVO — MCALLEN, TEXAS 78501
(956) 682-9081 (956) 686-1489 (FAX)

Sheet Title:

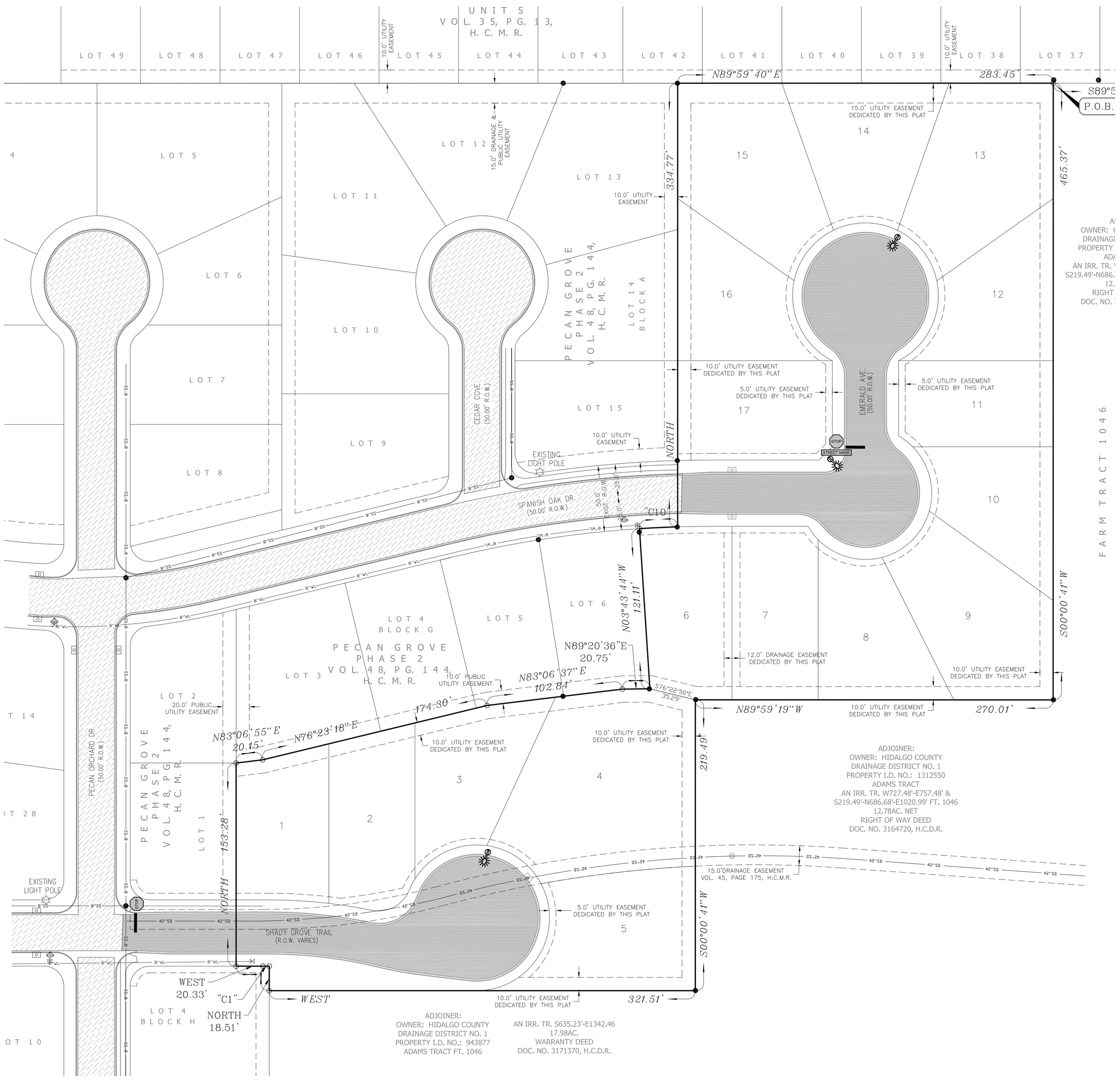
STORM WATER POLLUTION PREVENTION PLAN

Project:

PECAN GROVE SUBDIVISION No.3

David Omar Salinas
Registered Professional Engineer # 71973

Date:	05/17/21
Scale:	1"=50'
Designed By:	D.O.S.
Drawn By:	P.R.
Checked By:	D.O.S.
Approved By:	D.O.S.
Project No:	SP-21-25384
Drawing No:	SP-21-25384
Sheet	7 of 8



SCALE: 1" = 40'

PROPOSED STREET LIGHT

STOP PROPOSED STOP SIGN

STREET NAME PROPOSED STREET NAME SIGN

PROPOSED 24" STOP BAR

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW BY THE CITY OF WESLACO ONLY & BY NO OTHERS UNDER THE AUTHORITY OF DAVID OMAR SALINAS, P.E., TX. REG. NO. 71973 ON MAY 17, 2021. IT IS NOT TO BE USED FOR CONSTRUCTION PURPOSES.

SALINAS ENGINEERING & ASSOCIATES
(F-6675)-ENGINEER (10065700)-SURVEY
CONSULTING ENGINEERS & SURVEYORS
2221 DAFFODIL - McALLEN, TEXAS 78501
(956) 682-9081 (956) 686-1489 (FAX)

Sheet Title: STREET LIGHTING AND SIGN PLAN

Project: PECAN GROVE SUBDIVISION No.3

David Omar Salinas
Registered Professional Engineer # 71973

Date:	05/17/21
Scale:	1"=40'
Designed By:	D.O.S.
Drawn By:	P.R.
Checked By:	D.O.S.
Approved By:	D.O.S.
Project No:	SP-21-25398
Drawing No:	SP-21-25398
Sheet	8 of 8

Standardized Agenda Request Form

Date of Meeting: August 17, 2021	**Agenda Item No.** (to be assigned by CSO)**:** 2021-4568

From:

Subject:
Discussion and consideration for six-month extension for the Final Plat for San Jacinto Estates No10. Phase II Subdivision – being 13.49-acre tract of land out of Farm Tract 94, West & Adams Tract Subdivision, Hidalgo County, Texas. Approximately on the Northwest corner of Mile 10 North Road and Mile 4 West Road and authorize the Mayor to execute any related documents. Possible action. (Staffed by Planning & Code Enforcement Department.)

Background:
The proposed forty-eight (48) lot subdivision outside the City of Weslaco city limits. The six month extension to the final Plat approval was set to expire on July 21, 2021. Notice to proceed has been issued for the development and is currently under construction. The subdivision had a final walk-thru on August 2, 2021 with minor comments that need to be addressed.

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 and Zoning Commission recommended approval of the extension request until Sept. 21, 2021 at their regular meeting of August 11, 2021.

KAYLA AREVALO	Created/Initiated
JOSE PEDRAZA	Approved
REBEKAH DE LA FUENTE	Approved
Mike Perez	New

City Manager Comments:
Approve.

Staff Recommendation:
Staff recommends approval of six-month extension.

Attachments, if any:
San Jacinto No. 10 Phase II- Memo, San Jacinto No. 10 Phase II- Extension request-Letter, San Jacinto #10 Ph 11- Aerial

Responsibilities upon Approval:
Staff will advise the 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: San Jacinto No. 10 Phase II

DATE: August 11, 2021

A six-month extension for the proposed subdivision was previously approved by the City Commission on January 19, 2021. City staff has reviewed and approved the construction plans and pre-construction meeting was held and a Notice to Proceed was issued. The subdivision had a final walk-thru on August 2, 2021 with minor comments that need to be addressed.

Thank you,

Rebekah de la Fuente, CFM

QUINTANILLA, HEADLEY AND ASSOCIATES, INC.

Consulting Engineers ★ Land Surveyors
Alfonso Quintanilla, P.E. # 95534 R.P.L.S #4856 Eulalio Ramirez, P.E. # 77062
Engineering Firm Registration No. F-1513
Surveying Firm Registration No. 100411-00
Municipal & County Projects ★ Subdivisions ★ Surveys

December 28, 2020

Ms. Rebekah de la Fuente, CFM
Planning Director
City of Weslaco
255 S. Kansas Ave.
Weslaco, Texas 78596

Re: San Jacinto Estates No. 10 Phase II

Dear Ms. de la Fuente:

I am requesting a time extension of six months for the approval of this subdivision.

Please review this request and present it to the Planning and Zoning Commission and the City Commission for their consideration.

Should you have any questions, please feel free to call me at 381-6480.

Sincerely,

P.E.

Alfonso Quintanilla, P.E.
President

124 E. Stubbs, Edinburg, TX 78539 ★ Phone 956/381-6480 ★ Fax 956/381-0527

Six Month Extension
San Jacinto #10 Phase II
Legend
San Jancinto No. 10 Phase II
Summerview Dr
Mile 10 N
Mile 4 W Rd
Google Earth
© 2021 Google
N
1000 ft

Standardized Agenda Request Form

Date of Meeting: August 17, 2021	**Agenda Item No.** (to be assigned by CSO)**:** 2021-4569

From:
REBEKAH DE LA FUENTE

Subject:
Discussion and consideration for six-month extension for the Final Plat for San Pedro Estates Subdivision – being 20 acre tract of land out of Farm Tract 647, West & Adams Tract Subdivision, Hidalgo County, Texas. Approximately 2,964 ft. North of the Intersection of 18th and Milanos Rd and authorize the Mayor to execute any related documents. Possible action. (Staffed by Planning & Code Enforcement Department.)

Background:
A six-month extension for the proposed subdivision was previously approved by the City Commission on January 19, 2021. City staff has reviewed and approved the construction plans and pre-construction meeting was held and a Notice to Proceed was issued. The subdivision is currently under construction and City Staff is overseeing the installation of city utilities for this development.

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 and Zoning Commission recommended approval of the six-month extension request at their regular meeting of August 11, 2021.

KAYLA AREVALO	Created/Initiated
JOSE PEDRAZA	Approved
REBEKAH DE LA FUENTE	Approved
Mike Perez	New

City Manager Comments:
Approve.

Staff Recommendation:
Staff recommends approval of six-month extension.

Attachments, if any:
San Pedro Estates- Memo, San Pedro Estates- Extension Request- Letter, San Pedro- Aerial

Responsibilities upon Approval:
Staff will advise the 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: San Pedro Estates

DATE: August 11, 2021

A six-month extension for the proposed subdivision was previously approved by the City Commission on January 19, 2021. City staff has reviewed and approved the construction plans and pre-construction meeting was held and a Notice to Proceed was issued. The subdivision is currently under construction and City Staff is overseeing the installation of city utilities for this development.

Thank you,

Rebekah de la Fuente, CFM

Moore Land Surveying, LLC

14216 Palis Drive	(956)245-0988	TBPLS Firm No. 10194186
La Feria, TX 78559	(956)245-4651	TBPE Firm No. 19190

Mr. Rebekah de la Fuente
Director of Planning
Weslaco Planning Department
City of Weslaco
255 S. Kansas Ave
Weslaco, TX 78596

December 31, 2020

Re: SAN PEDRO ESTATES APPROVAL EXTENSION

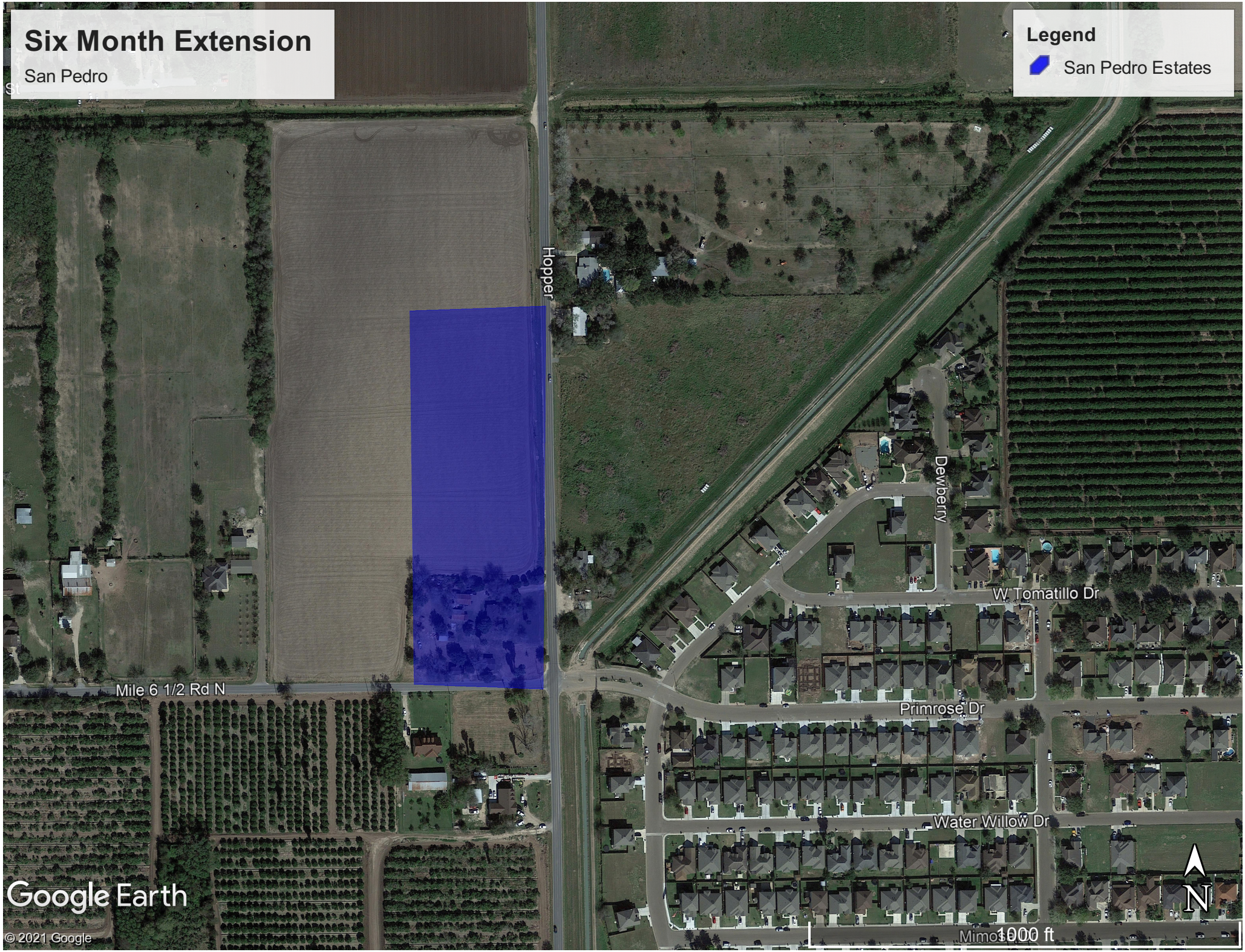
Ms. de la Fuente:

In regards to the extension approval of San Pedro Estates, we would like to request a 6 month extension for the referenced subdivision. Due to COVID concerns in March of this year the client put the project on hold, but has since re-started it and is currently in the middle of construction for the water, sewer and drainage improvements. Construction should be completed within the month and the mylar is currently at the HCCID No. 9 for signature, and all work and signatures should be complete in the next 6 months.

If you have any questions please feel free to contact myself at 956-245-4651.

Respectfully,

Dustin Moore, PE
Moore Land Surveying, LLC


Six Month Extension
San Pedro
Legend
San Pedro Estates
Hopper
Dewberry
W Tomatillo Dr
Mile 6 1/2 Rd N
Primrose Dr
Water Willow Dr
Mimosa Dr
Google Earth
© 2021 Google
1000 ft
N

Standardized Agenda Request Form

Date of Meeting: August 17, 2021	**Agenda Item No.** (to be assigned by CSO)**:** 2021-4544	
From:		
Subject: Discussion and consideration on Valiant Energy Consulting Agreement to provide services for the procurement of electricity services and all issues related to electricity and authorize the Mayor to execute any related documents. Possible action. (Staffed by City Manager.)		
Background:		
Funding Source (budget code, if applicable)**:**		
Amount:	Term of Impact:	Identified in Current Budget:
Additional Action Prompted: Mayor's Signature		
If item previously considered, provide date and action by Commission:		
If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners:		
Advisory Review, if any (name of board/committee, date of action, recommendation)**:**		
ADELAIDA VEGA Mike Perez	Created	
City Manager Comments: Approve.		
Staff Recommendation:		
Attachments, if any: Memo re Consulting Services to Bid out Electricity Service, Valiant Resume, Valiant List of Clients (2), Valiant Energy Sources, LLC - Consulting Agreement		
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

TO: **Mayor and City Commission**

FROM: **Mike R. Perez, City Manager** MRP

SUBJECT: **Consulting Services to Bid out Electricity Service**

DATE: **August 12, 2021**

The City of Weslaco contract for electricity will end December 2021 with Texas Government Land Office (GLO). I am recommending that we enter into a contract with Valiant Energy Sources, LLC to solicit bids for electricity services.

The average cost for these types of services is normally around 3% of our payment for electricity for the years of the contract. Our electricity payment is about $1,000.000 a year, and 3% would be $30,000 a year. We are proposing a five (5) year contract. That would result in an overall compensation to the consultant of $150,000.

We have negotiated a proposed contract with Valiant for $12,000 a year, with 50% being paid after we sign a service contract ($30,000 first year) with the remainder being paid over the next five (5) years ($6,000) a year.

Staff recommends approval.

VALIANT ENERGY SOURCES

Valiant has been on the forefront of the energy market representing over 1,000+ clients which include small-businesses, industrial, and government entities. With a combined experience of over 25 years in the deregulated energy market negotiating over 250,000,000-kwh annually. Valiant thinks outside the box assisting clients obtain the best product.

It's not always about RATE. The one big question we ask "Is the client in the right product?" We offer a variety of electricity products which allows us to find the correct product that suits your needs.

At Valiant, we pride ourselves on our customer service, making sure our clients are educated on current market products and trends. We are not a typical broker that you only see when it is time to renew. You will see us monthly sometimes weekly.

Valiant is a full-service energy management company offering the following services:

Energy Procurement & Supply Management
• Supplier vetting, customized reverse-auction RFPs

Market Research & Intelligence
• Primary research reporting, energy market insight, and pricing

Strategic Risk Management
• Exposure analysis, hedging recommendations

Renewables
• Solar and wind procurement

Client Service
• Rate verification, account switching, issue resolution

Energy Information & Data Management
• Usage/cost tracking, budgeting/forecasting, performance monitoring

Tariff Rate & Tax Analysis
• Utility bill audits and cost recovery

Demand Response (DR)
• Revenue generation via load curtailment programs

Demand-Side Management
• Energy efficiency projects, lighting retrofits

Client Education
• Educational seminars and webinars

"The Valiant commitment is to ensure that our clients are maximizing their energy savings."

Thank you for your time and consideration,

Valiant Energy Sources
(956)-457-5648

VALIANT ENERGY SOURCES

List of Clients

- City of Alamo
- City of Elsa
- City of Edcouch
- City of La Joya
- City of La Villa
- City of Penitas
- City of Port Isabel
- City of Poteet
- City of Progreso
- City of Roma
- City of Sullivan City
- Edcouch Elsa ISD
- La Villa ISD
- Progreso ISD
- IDEA Public Schools
- Delta Estates Housing
- Edcouch Housing Authority
- Elsa Housing Authority
- Hacienda San Miguel Housing Development
- Hidalgo County Housing Authority
- Evergreen Cold Storage
- McAllen Cold Storage
- AGUA Special Utility District
- McAllen Medical Center Richard Mangin
- Nuestra Clinica Del Valle
- Tierra Santa Golf Course

Broker Contact Information:

Valiant Energy Sources
1808 W. Mozelle St.
Pharr, TX 78577
(956)-457-5648

CONSULTING AGREEMENT

THIS CONSULTING AGREEMENT (the "Agreement") is dated this _28th day of July, 2021

BETWEEN:

City of Weslaco
255 S Kansas
Weslaco, TX 78596
(the "Client")

- AND -

Valiant Energy Sources, LLC
1808 Mozelle Ave
Pharr, TX 78577
(the "Consultant")

BACKGROUND:

A. The Client has selected the Consultant based on its qualifications, experience and abilities to provide consulting services, as represented by the Consultant.

B. The Consultant is agreeable to providing such consulting services to the Client on the terms and conditions set out in this Agreement.

IN CONSIDERATION OF the matters described above and of the mutual benefits and obligations set forth in this Agreement, the receipt and sufficiency of which consideration is hereby acknowledged, the Client and the Consultant (individually the "Party" and collectively the "Parties" to this Agreement) agree as follows:

Services Provided

1. The Client hereby agrees to engage the Consultant to provide the Client with the following consulting services (the "Services"):
    - Assistance with the procurement of electricity for the Client and all issues related to electricity.

- Assistance on the reimbursement of Taxes paid in error for electricity.

- Valiant Energy Sources, LLC (VES) agrees to engage in the competitive solicitation of electricity on behalf of Client either individually or as part of an Energy Aggregation Pool ("EAP") created by VES, in accordance with applicable laws of the state of Texas. For Individual Contracts, VES agrees to solicit pricing from the Retail Electricity Providers ("REP") and to negotiate the terms of a standard contract agreed to by Client for energy services on behalf of Client with the REP selected when the Client is up for renewal. For EAP Contracts, VES agrees to solicit pricing on behalf of the EAP and to negotiate the terms of a standard contract to be used by Clients of the EAP, including Client, with the REP selected by VES on behalf of the EAP upon when the Client is up for renewal.

- VES agrees to assist Client with the addition or deletion of metered accounts with the REP during the duration of the Client's contract with VES and the REP.

- Upon request by Client, VES will make a good faith effort to negotiate, on Client's behalf, settlements of reasonable disputes regarding Client's electric or natural gas service. Provided, however, that VES assumes no liabilities or responsibilities to: 1) engage in protracted negotiations; 2) reach any settlement; or 3) reach any settlement to Client's satisfaction.

- CLIENT RESPONSIBILITIES: Client agrees to participate in VES's electricity procurement program (the "Program") and represents that its governing body has authorized a resolution to allow Client to participate in the Program. Client agrees that, upon execution of this Agreement by Client, VES shall be Client's exclusive agent for the procurement of electricity services continuing for a minimum twelve (12) month period (the "Exclusivity Period") so that Client's electricity supply requirements may be submitted for competitive solicitation by VES upon when the Client is up for renewal. This exclusivity requirement is limited to Client's accounts in localities served by an electric utility that is subject to electricity deregulation. Client agrees to fully cooperate with VES during the competitive solicitation and negotiation process, and Client agrees that it shall not enter into any other electricity supply agreement, solicitation, or negotiation during the Exclusivity Period.

- Client agrees to designate an individual as its authorized representative ("Client Representative"), which Client Representative shall be approved by the Executive Director

and/or his or her authorized designee, to act as Client's authorized agent with respect to the Program. Client agrees that the Client Representative shall have express authority to represent Client and to contract on behalf of Client with respect to the Program, and Client agrees that VES shall not be required to seek approval of or contact any other individual regarding any matters related to the Program. Client agrees that all notices required to be given to Client shall be properly delivered if delivered to the Client Representative. Client reserves the right to change its Client Representative, which change shall be effective when given in and confirmed in writing by VES.

- Client agrees to provide account information, including service addresses, ESI ID numbers, account numbers, current electricity supply contract, and load data for all of Client's current accounts located in localities subject to electricity deregulation. Client warrants and represents that the account information it provides to VES is accurate to the best of its knowledge, and Client agrees to verify the accuracy of the accounts submitted for bid in the solicitation process and in the agreement negotiated by VES with the REP. This information shall be provided to VES by Client within ten (10) business days of the execution of this Agreement.

2. The Services will also include any other consulting tasks which the Parties may agree on. The Consultant hereby agrees to provide such Services to the Client.

Term of Agreement

3. The term of this Agreement (the "Term") will begin on the date of execution of this Agreement and will remain in full force and effect for twelve (12) months, subject to earlier termination as provided in this Agreement. The Term of this Agreement may be extended with the written consent of the Parties.

Performance

4. The Parties agree to fulfill all contractual obligations necessary to ensure that the terms of this Agreement take effect.

Currency

5. Except as otherwise provided in this Agreement, all monetary amounts referred to in this Agreement are in USD (US Dollars).

Compensation

6. The Consultant will charge the Client for the Services as follows (the "Compensation"):
    - The client will pay the consultant $0.001 per Kilowatt Hour of usage, of which 50% of the entire term of the contract will be paid up front, for the procurement of electricity services.

7. No Invoices will be submitted.

8. In the event that this Agreement is terminated by the Client prior to completion of the Services but where the Services have been partially performed, the Consultant will be entitled to $0.00 payment of the Compensation to the date of termination provided that there has been no breach of contract on the part of the Consultant.

9. The Consultant will not be reimbursed for any expenses incurred in connection with providing the Services of this Agreement.

Penalties for Late Payment

10. Any late payments will trigger a fee of 0.00% per month on the amount still owing.

Confidentiality

11. Confidential information (the "Confidential Information") refers to any data or information relating to the business of the Client which would reasonably be considered to be proprietary to the Client including, but not limited to, accounting records, business processes, and client records and that is not generally known in the industry of the Client and where the release of that Confidential Information could reasonably be expected to cause harm to the Client.

12. The Consultant agrees that they will not disclose, divulge, reveal, report or use, for any purpose, any Confidential Information which the Consultant has obtained, except as authorized by the Client or as required by law. The obligations of confidentiality will apply during the term of this Agreement and will survive indefinitely upon termination of this Agreement.

13. All written and oral information and material disclosed or provided by the Client to the Consultant under this Agreement is Confidential Information regardless of whether it was provided before or after the date of this Agreement or how it was provided to the Consultant.

Ownership of Intellectual Property

14. All intellectual property and related material, including any trade secrets, moral rights, goodwill, relevant registrations or applications for registration, and rights in any patent, copyright, trademark, trade dress, industrial design and trade name (the "Intellectual Property") that is developed or produced under this Agreement, is a "work made for hire" and will be the sole property of the Client. The use of the Intellectual Property by the Client will not be restricted in any manner.

15. The Consultant may not use the Intellectual Property for any purpose other than that contracted for in this Agreement except with the written consent of the Client. The Consultant will be responsible for any and all damages resulting from the unauthorized use of the Intellectual Property.

Return of Property

16. Upon the expiry or termination of this Agreement, the Consultant will return to the Client any property, documentation, records, or Confidential Information which is the property of the Client within ten (10) days. All data belonging to Client shall be returned on an acceptable external memory device in one of the following formats:

    .csv
    .txt

    with documentation that identifies the composition of the fields within ten (10) days of termination.

Capacity/Independent Contractor

17. In providing the Services under this Agreement it is expressly agreed that the Consultant is acting as an independent contractor and not as an employee. The Consultant and the Client acknowledge that this Agreement does not create a partnership or joint venture between them, and is exclusively a contract for service. The Client is not required to pay, or make any contributions to, any social security, local, state or federal tax, unemployment compensation, workers' compensation, insurance premium, profit-sharing, pension or any other employee benefit for the Consultant during the Term. The Consultant is responsible for paying, and complying with reporting requirements for, all local, state and federal taxes related to payments made to the Consultant under this Agreement.

Notice

18. All notices, requests, demands or other communications required or permitted by the terms of this Agreement will be given in writing and delivered to the Parties at the following addresses:

    a. City of Weslaco
    255 S Kansas Ave
    Weslaco, TX 78596

    b. Valiant Energy Sources, LLC
    1808 Mozelle Ave|
    Pharr, TX 78577

    or to such other address as either Party may from time to time notify the other, and will be deemed to be properly delivered (a) immediately upon being served personally, (b) two days after being deposited with the postal service if served by registered mail, or (c) the following day after being deposited with an overnight courier.

Indemnification

19. Except to the extent paid in settlement from any applicable insurance policies, and to the extent permitted by applicable law, each Party agrees to indemnify and hold harmless the other Party, and its respective directors, shareholders, affiliates, officers, agents, employees, and permitted successors and assigns against any and all claims, losses, damages, liabilities, penalties, punitive damages, expenses, reasonable legal fees and costs of any kind or amount whatsoever, which result from or arise out of any act or omission of the indemnifying party, its respective directors, shareholders, affiliates, officers, agents, employees, and permitted successors and assigns that occurs in connection with this Agreement. This indemnification will survive the termination of this Agreement.

Modification of Agreement

20. Any amendment or modification of this Agreement or additional obligation assumed by either Party in connection with this Agreement will only be binding if evidenced in writing signed by each Party or an authorized representative of each Party.

Time of the Essence

21. Time is of the essence in this Agreement. No extension or variation of this Agreement will operate as a waiver of this provision.

Assignment

22. The Consultant will not voluntarily, or by operation of law, assign or otherwise transfer its obligations under this Agreement without the prior written consent of the Client.

Entire Agreement

23. It is agreed that there is no representation, warranty, collateral agreement or condition affecting this Agreement except as expressly provided in this Agreement.

Enurement

24. This Agreement will enure to the benefit of and be binding on the Parties and their respective heirs, executors, administrators and permitted successors and assigns.

Titles/Headings

25. Headings are inserted for the convenience of the Parties only and are not to be considered when interpreting this Agreement.

Gender

26. Words in the singular mean and include the plural and vice versa. Words in the masculine mean and include the feminine and vice versa.

Governing Law

27. This Agreement will be governed by and construed in accordance with the laws of the State of Texas.

Severability

28. In the event that any of the provisions of this Agreement are held to be invalid or unenforceable in whole or in part, all other provisions will nevertheless continue to be valid and enforceable with the invalid or unenforceable parts severed from the remainder of this Agreement.

Waiver

29. The waiver by either Party of a breach, default, delay or omission of any of the provisions of this Agreement by the other Party will not be construed as a waiver of any subsequent breach of the same or other provisions.

IN WITNESS WHEREOF the Parties have duly affixed their signatures under hand and seal on this _____ day of _____, _____.

City of Weslaco

Per:_____ (Seal)

Valiant Energy Sources, LLC

Per:_____ (Seal)

Standardized Agenda Request Form

Date of Meeting: August 17, 2021	**Agenda Item No.** (to be assigned by CSO)**:** 2021-4576	
From:		
Subject: Discussion and consideration on the contract with SWG relating to water interconnect with the City of Donna and application with Texas Water Development Board and authorize the Mayor to execute any related documents. Possible action. (Staffed by City Manager.)		
Background:		
Funding Source (budget code, if applicable)**:**		
Amount:	Term of Impact:	Identified in Current Budget:
Additional Action Prompted: Mayor's Signature		
If item previously considered, provide date and action by Commission:		
If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners:		
Advisory Review, if any (name of board/committee, date of action, recommendation)**:**		
NORMA CANTU Mike Perez	Created	
City Manager Comments: Approve.		
Staff Recommendation:		
Attachments, if any: Memo re proposal SWG for Engineering Services for Inter-Connect with City of Donna for Water, Interlocal Agreement City of Weslaco and City of Donna Sale of Potable Water, SWG Proposal 8.11.21		
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

TO: **Mayor and City Commission**

FROM: **Mike R. Perez, City Manager** MRP

SUBJECT: **Contract with Sigler Winston & Greenwood for Engineering Services for Inter-Connect with City of Donna for Water**

DATE: **August 12, 2021**

We have been working with the City of Donna on this project for about 3 years. Progress was being made and an application has been submitted to the Texas Development Board for funding of this project for about $1,000,000 dollars at 0% loan.

Last week the City of Donna terminated the contract with Sigler Winston & Greenwood and I am proposing we pick up the contract and finish this project. The Texas Water Development Board will be considering the project on their October 2021 meeting.

The City of Weslaco has an interlocal agreement (see attached agreement) with the City of Donna relating to the project and allows us to collect half the cost of engineering and construction cost. I also visited with the Donna City Manager and he agreed this is a solution to moving the project forward.

I am recommending approval of contract with Sigler Winston & Greenwood for the City of Weslaco and City of Donna Water Inter-Connect project and to proceed with the project.

INTERLOCAL AGREEMENT
City of Weslaco and City of Donna
Sale of Potable Water

This Agreement is made on this 11th day of June, 2020, by and between the City of Donna, Texas, hereinafter referred to as "Donna" and the City of Weslaco, Texas, hereinafter referred to as "Weslaco ". The parties are authorized by the Interlocal Cooperation Act, Texas Government Code Chapter 791 to enter into cooperative agreements with other local government entities of the State of Texas for the purpose of fulfilling and implementing their respective public and governmental purposes, needs, objectives, and programs .

The purpose of this agreement is to provide the terms and conditions for the sale of Potable Water from Weslaco to Donna. The services that are part of this agreement are a governmental function. The parties have determined that this Agreement is in the best and public interest of the Parties and their respective constituents.

I. Terms of Use

Beginning April 2020, the parties agree as follows:

1.1 Weslaco agrees to sell potable water to Donna Potable Water at a price of $1.55 per thousand gallons for first year, $1.65 per thousand gallons for second year and $1.75 per thousand gallons thereafter.

1.2 Weslaco will be responsible for the purchase and installation of a water meter at the connection at the Milano Tower located on the corner of Milano Road and U.S. Business Highway 83. The model, quality and type of meter must be approved by Weslaco and shall be maintained at Donna's expense. Weslaco may require the inspection, repair or replacement of this meter at any time it sees fit. The amount of water sold to Donna shall be metered at this connection.

1.3 Weslaco will acquire any Right-of-Way required for Donna to install their water line that is within Weslaco's Extraterritorial Jurisdiction and/or City limits.

1.4 The term of the agreement will be for 20 years. There will be an option for two 5-year extensions which must be agreed upon by both Parties.

1.5 Parties may negotiate the cost for the provision of water every five (5) years. If no discussions are held or if no agreement can be reached between the Parties, Weslaco will be entitled to an automatic 3% increase after each 5-year period.

1.6 Weslaco will bill Donna for water purchased from Weslaco monthly and payment is due five (5) days after receipt of invoice.

1.7 Donna and Weslaco will pay all expenses necessary to construct, repair and maintain a water line and necessary improvements to connect Donna to Weslaco's Distribution system at Milano Water Tower Fifty-Fifty (50/50). If Donna terminates or breaches this agreement, then Donna and Weslaco will share the cost of the water line which will be depreciated by both parties splitting the depreciated amount Fifty-Fifty (50/50). However, Weslaco will not share this cost unless Donna purchases water for a minimum of ten (10) years. Donna and Weslaco will be responsible for repairing and maintaining their portion of the water line, which will be divided at the physical location of the interconnect, or at City limits.

1.8 Weslaco must give Donna a minimum of four (4) months' notice when Milano Tower will be repaired and a minimum of 18-months' notice if Milano Tower will be out of service.

II. General Provisions

2.1 Nondiscrimination. None of the Parties shall discriminate against any person on the basis of race, religion, gender, creed, or national origin.

2.2 Independent Contractor/No Partnership Created. Nothing contained in this agreement shall be deemed or construed by any party hereto or by any third party as creating the relationship of principal and agent or of partnership or joint venture between the parties hereto, it being understood and agreed that neither any provision herein nor any acts of the parties shall create any relationship between the Parties other than that of independent contractors.

2.3 Sovereign Immunity. It is expressly understood and agreed that, in the execution of the agreement, neither party waives, nor shall be deemed hereby to waive, any immunity or defense that would otherwise be available to it against claims arising in the exercise of governmental powers and functions.

2.4 Governance. This agreement will be governed by state and federal laws and in conformity with all applicable ordinances of the Parties.

2.5 Texas Law To Apply. This agreement shall be construed under and in accordance with the laws of the State of Texas and all obligations of the parties created hereunder are performable in Hidalgo County, Texas.

2.6 Amendment. The Parties to this agreement acknowledge that it may be necessary to amend or modify this agreement from time to time in order to address additional concerns or issues that arise. However, no amendment, modification or alteration of the terms of this agreement shall be binding unless the same is in writing, dated subsequent to the date hereof and duly executed by an authorized representative of the Parties hereto.

2.6 Mutual Indemnification. To the extent allowed by law, Weslaco will and does hereby agrees to indemnify, protect, defend with counsel approved by the City of Donna, and hold harmless City of Donna and their respective elected officials, employees, representatives and agents from and against all damages, losses, liens, causes of action, suits, judgments, expenses, and other claims of any nature, kind, or description, including reasonable attorneys' fees incurred in investigating, defending or settling any of the foregoing by any person or entity, arising out of, caused by, or resulting from Weslaco's performance under or breach of this Agreement and that are caused in whole or in part by any negligent act, negligent omission or willful misconduct of Weslaco, anyone directly employed by Weslaco or anyone for whose acts Weslaco may be liable. The provisions of this section will not be construed to eliminate or reduce any other indemnification or right which any Donna indemnitee has by law or equity. All Parties will be entitled to be represented by counsel at their own expense.

To the extent allowed by law, Donna will and does hereby agree to indemnify, protect, defend with counsel approved by Weslaco, and hold harmless Weslaco and their respective elected officials, officers, directors, attorneys, employees, representatives and agents from and against all damages, losses, liens, causes of action, suits, judgments, expenses, and other claims of any nature, kind, or description, including reasonable attorneys' fees incurred in investigating, defending or settling any of the foregoing by any person or entity, arising out of, caused by, or resulting from Donna's performance under or breach of this Agreement and that are caused in whole or in part by any negligent act, negligent omission or willful misconduct of Donna employees, anyone directly employed by Donna or anyone for whose acts Donna may be liable. The provisions of this Section will not be construed to eliminate or reduce any

other indemnification or right which any Weslaco indemnitee has by law or equity. All Parties will be entitled to be represented by counsel at their own expense.

AGREED:

Rick Morales
Mayor of the City of Donna, Texas
307 S. 12th Street
Donna TX 78537

4/11/2020
(Date)

David Suarez
Mayor of the City of Weslaco, Texas
255 South Kansas Avenue
Weslaco TX 78596

5/13/2020
(Date)

ATTEST:

WCC 3/17/2020
Interim City Secretary

APPROVED AS TO FORM:

Juan E. Gonzalez, City Attorney

Randy C. Winston, P.E., President
Isaac Huacuja, EIT, CFM, Treasurer

SIGLER, WINSTON, GREENWOOD & ASSOC.
SWG ENGINEERING, LLC
611 Bill Summers Intl Blvd
Weslaco, TX 78596
O 956.968.2194 F 956.968.8300
Firm Registration No. F-592

Joe B. Winston, Jr., P.E., Exec. VP
Jose G. Reyes, P.E., Associate VP

August 11, 2021

Mr. Mike Perez
City Manager
City of Weslaco
255 S. Kansas Ave.
Weslaco, Texas 78596

Via Email (mrperez@weslacotx.gov)

Dear Mr. Perez:

We are pleased to offer our proposal for engineering and Resident Project Representative and Construction Management services in connection with the City of Weslaco and City of Donna Waterline Interconnect Improvements and as per Attachment No. 1 – Engineer's Cost Estimate.

For our mutual interest, we propose to base our compensation on a lump sum fee of **$83,871.11.**

RPR services provided are for a construction period of six (6) months.

Any additional services will be charged on an hourly basis as provided below. Additional services consist of, but not limited to, attending meetings, resident services, preparing documentation and any other services that are outside the scope of services.

Engineer Principal	$ 250.00/hr.
Licensed Staff Engineer	200.00/hr.
Graduate Engineer in Training	120.00/hr.
Project Manager	100.00/hr.
Senior CADD Technician	80.00/hr.
CADD Technician	75.00/hr.
GPS Field Crew	150.00/hr.
Resident Inspection	75.00/hr.
Administrative Assistant	50.00/hr.
Clerical	35.00/hr.
Mileage	0.50/mi.
Other Expenses	Cost Plus 30%

Direct non-labor expenses for any assignment is that incurred by the consulting engineer for supplies, transportation, equipment, travel, communication, subsistence and lodging away from home, and similar incidentals in connection with that assignment. The multiplier by non-labor expenses will be 30%.

Billing will be presented for payment monthly. Invoices are due upon receipt. If payment is not received within thirty (30) days of the invoice, it will be considered delinquent, and all work will cease on the project. In the event that payment is delinquent sixty (60) days, a lien will be levied on the property. Payment for services is due regardless of the outcome of the development. Interest will accrue at 1-1/2% of past due balances.

SWG shall not be liable or responsible for, and shall be saved, held harmless, and defended by City of Donna and against any and all suits, actions, losses, damages, liens, claims, or liability of any character, type, or description, including all expenses of litigation, court costs, and attorney's fees for or in connection with loss of life or personal injury, damage to property, and without limitation by enumeration all other claims or demands of every character whatsoever directly or indirectly arising out of, or incident to, or in connection with, or resulting from the activities of architects and other engineers, on the Project on or before the execution of this agreement, or in connection with the work to be performed, services to be rendered, or materials to be furnished, under this contract before the execution of this agreement. This section, although drawn by one party, shall be construed fairly and reasonably and not more strictly against the drafting party than the non-drafting party.

The liability of Sigler, Winston, Greenwood & Assoc./SWG Engineering, LLC, for this proposed work will be limited to the cost of our billing.

If the foregoing is satisfactory, please so indicate by signing in the space provided, and return one (1) signed copy, which will serve as our contract and authority to begin work.

Again, we sincerely appreciate this opportunity to be of service.

Proposed By:

cu Randy Winston, PE.

Randy Winston, P.E., President
Sigler, Winston, Greenwood & Assoc./
SWG Engineering, LLC

8/11/2021

Date

Accepted By:

_____

City of Weslaco

_____

Date

ATTACHMENT NO. 1

SWG ENGINEERING, LLC
611 BILL SUMMERS INTERNATIONAL BLVD, WESLACO, TX 78596

ENGINEER'S OPINION OF PROBABLE CONSTRUCTION COST

ENTITY: CITY OF DONNA
DATE: FRIDAY, FEBRUARY 21, 2020
DESCR: DONNA WATERLINE INTERCONNECT IMPROVEMENTS
ENG.: SIGLER, WINSTON, GREENWOOD & ASSOCIATES
JOSE REYES, P.E.,
SWG PROJECT NO. 17-113

ITEM NO.	DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL COST
	VICTORIA LOOP AND INTERCONNECT				
1	12" WATERLINE FROM ON VICTORIA ROAD TO BUSINESS 83	3,940	LF	$38.00	$149,720.00
2	12" WATERLINE FROM VICTORIA RD TO EXISTING WESLACO TANK	5,335	LF	$38.00	$202,730.00
3	12" WATERLINE FROM VICTORIA ROAD TO ROBERTS AVENUE	1,515	LF	$38.00	$57,570.00
4	16" COUPLING ADAPTER, MJ	1	EA	$1,750.00	$1,750.00
5	12" COUPLING ADAPTER (AC TO PVC), MJ	1	EA	$1,200.00	$1,200.00
6	12" - 90 DEGREE ELBOW, MJ	5	EA	$1,000.00	$5,000.00
7	12" - 45 DEGREE ELBOW, MJ	2	EA	$850.00	$1,700.00
8	16" X 12" TEE, MJ	1	EA	$2,500.00	$2,500.00
9	12" X 12" TEE, MJ	3	EA	$2,250.00	$6,750.00
10	12" PLUG	1	EA	$750.00	$750.00
11	12" RESILIENT SEAT GATE VALVE & BOX	16	EA	$3,500.00	$56,000.00
12	AWWA FIRE HYDRANT	10	EA	$4,500.00	$45,000.00
13	CUT AND REPLACE PAVEMENT	269	SY	$45.00	$12,105.00
14	20" X 3/8" THICK NEW STEEL CASING (BORED)	804	LF	$300.00	$241,200.00
15	TRENCH PROTECTION SAFETY AND SHORING	10,790	LF	$4.50	$48,555.00
16	SITE CLEARING	1	LS	$7,500.00	$7,500.00
17	TIE-IN TO EXISTING CONNECTION	1	EA	$3,500.00	$3,500.00
	SUBTOTAL ESTIMATED CONSTRUCTION COST				$840,030.00
	CONTINGENCIES @ 5%				$42,001.50
	ESTIMATED CONSTRUCTION COST				$882,031.50
	RAILROAD CROSSING PERMIT (4)				$30,000.00
	BIDDING AND NEGOTIATIONS @ 2.5%				$22,050.79
	SURVEYING SERVICES @ 1%				$8,820.32
	RESIDENT PROJECT REPRESENTATIVE AND CONSTRUCTION MANAGEMENT (6 MO.)				$53,000.00
	TOTAL ESTIMATED PROJECT COST:				$995,902.60

Standardized Agenda Request Form

Date of Meeting: August 17, 2021	**Agenda Item No.** (to be assigned by CSO)**:** 2021-4570	
From:		
Subject: Discussion and consideration on Resolution 2021-41 authorizing the proposed resale of Foreclosed Real Estate Properties Pursuant to Texas Property Tax Code Section 34.05 (a), (c) and 9(d) and authorize the Mayor to execute the tax resale deeds and any related documents, Possible action. (Requested by the Delinquent Tax Attorneys)		
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)**:**		
ADELAIDA VEGA Mike Perez	Created	
City Manager Comments: Approve.		
Staff Recommendation:		
Attachments, if any: Weslaco Proposed Tax Resale 2021, Exhibit A R2021-41, R2021-41 tax resale foreclosure of properties		
Responsibilities upon Approval:		

Proposed Tax Resale Bids of Struck-Off Properties for City of Weslaco

PERDUE BRANDON FIELDER COLLINS & MOTT LLP
ATTORNEYS AT LAW

2805 Fountain Plaza Boulevard, Ste B
Edinburg, Texas 78539
956-631-4026
www.pbfcm.com

Proposed Tax Resale Bids
Exhibit "A"
First Time Tax Resale

PERDUE BRANDON FIELDER COLLINS & MOTT LLP
ATTORNEYS AT LAW

2805 Fountain Plaza Boulevard, Ste B
Edinburg, Texas 78539
956-631-4026
www.pbfcm.com

City Of Weslaco Tax Resale
Exhibit "A"

EXHIBIT "A"

Item	Original Tax Sale Date	Tax Suit	Legal Description	Current Market Value (HCAD)	Minimum Bid
1	4/5/2016	T-1050-13-D CITY OF WESLACO, SOUTH TEXAS INDEPENDENT SCHOOL DISTRICT AND SOUTH TEXAS COLLEGE VS. ELVIRA LOPEZ MARINEZ, (DECEASED), ET AL.	ACCT. NO. G5600-00-007-0024-00; LOT 24, BLOCK 7, GONZALEZ ADDITION, AN ADDITION TO THE CITY OF WESLACO, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 7, PAGE 10A, MAP RECORDS OF HIDALGO COUNTY, TEXAS. ACCOUNT NO.: G560000007002400 DATE OF JUDGMENT: 7/31/2014 ADJUDGED VALUE: $21,678.00	$11,094.00	**$3,882.90** Subject to any mowing liens & any water district taxes
2	7/7/2020	T-2055-14-A HIDALGO COUNTY AND HIDALGO COUNTY DRAINAGE DISTRICT #1 VS. SANTIAGO YBARRA, ET AL	DESCRIPTION: TRACT 1: LOT 21, BLOCK 5, EXPRESSWAY HEIGHTS SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 14, PAGE 24, MAP RECORDS, HIDALGO COUNTY, TEXAS. ACCOUNT NO.: E850000005002100 DATE OF JUDGMENT: 10/22/2019 ADJUDGED VALUE: $17,430.00	$17,430.00	**$6,100.50** Subject to any mowing liens & any water district taxes

3	2/4/2020	T-2243-14-F WESLACO INDEPENDENT SCHOOL DISTRICT, CITY OF WESLACO AND SOUTH TEXAS COLLEGE, ET AL VS. EMMA FERNANDEZ	DESCRIPTION: TRACT 1: ACCT. NO. C1000-00-002-0010-00; BEING ALL OF LOT NO. TEN (10), BLOCK TWO (2), CANAL HEIGHTS SUBDIVISION, AN ADDITION TO THE CITY OF WESLACO, HIDALGO COUNTY, TEXAS, ACCORDING TO A MAP OR PLAT THEREOF NOW OF RECORD IN THE OFFICE OF THE COUNTY CLERK OF HIDALGO COUNTY, TEXAS, REFERENCE TO WHICH IS HERE MADE FOR ALL PURPOSE; TOGETHER WITH ALL IMPROVEMENTS SITUATED THEREON. ACCOUNT NO.: C100000002001000 DATE OF JUDGMENT: 8/21/2018 ADJUDGED VALUE: $16,073.00	$16,073.00	**$5,625.55** Subject to any mowing liens & any water district taxes
4	12/1/2020	T-3059-14-B WESLACO INDEPENDENT SCHOOL DISTRICT, CITY OF WESLACO AND SOUTH TEXAS COLLEGE, ET AL VS. ANTONIO GONZALEZ (DEC'D), ET AL	DESCRIPTION: TRACT 1: LOT THREE (3), BLOCK (4), VILLA VISTA SUBDIVISION UNIT NO. (1) AS PER MAP OR PLAT THEREOF OF RECORD IN THE OFFICE OF THE COUNTY CLERK OF HIDALGO COUNTY, TEXAS. ACCOUNT NO.: V380001004000300 DATE OF JUDGMENT: 7/30/2020 ADJUDGED VALUE: $10,050.00	$10,650.00	**$3,727.50** Subject to any mowing liens & any water district taxes

5	12/1/2020	T-0869-15-C CITY OF WESLACO AND WESLACO INDEPENDENT SCHOOL DISTRICT VS. ANNA SANCHEZ	DESCRIPTION: TRACT 1: ALL OF LOTS 7 AND 8, BLOCK 9, ESPLANADE PARK SUBDIVISION A/K/A ESPLANDA SUBDIVISION, AN ADDITION TO THE CITY OF WESLACO, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 8, PAGE 26, MAP RECORDS, HIDALGO COUNTY, TEXAS. ACCOUNT NO.: E720000009000700 DATE OF JUDGMENT: 7/30/2020 ADJUDGED VALUE: $25,689.00	$25,689.00	**$8,991.15** Subject to any mowing liens & any water district taxes
6	7/7/2020	T-1762-17-A WESLACO INDEPENDENT SCHOOL DISTRICT AND CITY OF WESLACO VS. SAN JUANITA RANGEL, ET AL	DESCRIPTION: TRACT 1: LOT 1, RANGEL SUBDIVISION, AN ADDITION TO THE CITY OF WESLACO, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 43, PAGE 69, MAP RECORDS, HIDALGO COUNTY, TEXAS ACCOUNT NO.: R117100000000100 DATE OF JUDGMENT: 9/24/2019 ADJUDGED VALUE: $43,184.00	$36,871.00	**$12,904.85** Subject to any mowing liens & any water district taxes

7	7/7/2020	T-0121-18-D WESLACO INDEPENDENT SCHOOL DISTRICT AND CITY OF WESLACO VS. NOE GOVEA AKA NOE B. GOVEA, ET AL	DESCRIPTION: TRACT 1: ALL OF LOT 10, BLOCK 2, GULF TERRACE, AN ADDITION TO THE CITY OF WESLACO, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 11, PAGE 44, MAP RECORDS, HIDALGO COUNTY, TEXAS, SAVE AND EXCEPT THAT PORTION CONVEYED TO THE TEXAS CONFERENCE ASSOCIATION OF THE SEVENTH DAY ADVENTISTS, IN VOLUME 1161, PAGE 566 (DOC. NO 1966-18834), DEED RECORDS, HIDALGO COUNTY, TEXAS, AND CARRIED ON THE TAX ROLLS AS: GULF TERRACE W220' LOT 10 BLK 2. ACCOUNT NO.: G980000002001000 DATE OF JUDGMENT: 2/20/2020 ADJUDGED VALUE: $45,010.00	$37,717.00	**$13,200.95** Subject to any mowing liens & any water district taxes

PERDUE BRANDON

ATTORNEYS AT LAW

Property No. 1

T-1050-13-D

This notice and the materials provided herein are for informational purposes only and do not constitute any legal advice. No reader should rely on, act, or refrain from acting on the basis of any information contained in this notice and the materials provided herein without seeking their own legal or other professional advice. Perdue, Brandon, Fielder, Collins, & Mott. L.L.P. DOES NOT WARRANT the quality or completeness of the information provided herein.

BID ANALYSIS

Cause No.:	T-1050-13-D	

Style of Case:	CITY OF WESLACO, SOUTH TEXAS INDEPENDENT SCHOOL DISTRICT AND SOUTH TEXAS COLLEGE vs. ELVIRA LOPEZ MARINEZ, (DECEASED), ET AL.

Legal Description:	ACCT. NO. G5600-00-007-0024-00; LOT 24, BLOCK 7, GONZALEZ ADDITION, AN ADDITION TO THE CITY OF WESLACO, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 7, PAGE 10A, MAP RECORDS OF HIDALGO COUNTY, TEXAS.

Account No.:	G560000007002400

Estimated Tax Resale Costs:	$1,737.34

Current Appraised Value Total:	$11,094.00

Proposed Minimum Bid Amount:	**$3,882.90**

Estimated Amount Disbursed To Entities:	$2,145.56

Entity Name	Judgment Amount Due Each Entity	Percentage To Be Received	Estimated Amount Received
City of Weslaco	$4,492.60	66.6948%	$1,430.98
South Texas Independent School District	$415.83	6.1732%	$132.45
South Texas College	$925.98	13.7466%	$294.94
Hidalgo County	$260.75	3.8710%	$83.05
Hidalgo County Drainage District#01	$640.90	9.5145%	$204.14
	$6,736.06	**100.0000%**	**$2,145.56**

Hidalgo CAD

Property Search Results > 180579 CITY OF WESLACO for Year 2021

Tax Year: 2021

Property

Account

Property ID:	180579	Legal Description:	GONZALES ADDN LOT 24 BLK 7
Geographic ID:	G5600-00-007-0024-00	Zoning:	RS
Type:	Real	Agent Code:	
Property Use Code:			
Property Use Description:			

Location

Address:	209 N ILLINOIS AVE WESLACO, TX	Mapsco:	
Neighborhood:	GONZALEZ	Map ID:	CWL
Neighborhood CD:	G560000		

Owner

Name:	CITY OF WESLACO	Owner ID:	1078071
Mailing Address:	PO BOX 2916 MCALLEN, TX 78502-2916	% Ownership:	100.0000000000%
		Exemptions:	EX-XV

Values

(+) Improvement Homesite Value:	+	$0	
(+) Improvement Non-Homesite Value:	+	$0	
(+) Land Homesite Value:	+	$0	
(+) Land Non-Homesite Value:	+	$11,094	Ag / Timber Use Value
(+) Agricultural Market Valuation:	+	$0	$0
(+) Timber Market Valuation:	+	$0	$0

(=) Market Value:	=	$11,094	
(–) Ag or Timber Use Value Reduction:	–	$0	

(=) Appraised Value:	=	$11,094	
(–) HS Cap:	–	$0	

(=) Assessed Value:	=	$11,094	

Taxing Jurisdiction

Owner: CITY OF WESLACO

% Ownership: 100.0000000000%

Total Value: $11,094

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax
CAD	APPRAISAL DISTRICT	0.000000	$11,094	$0	$0.00
CWL	CITY OF WESLACO	0.696700	$11,094	$0	$0.00
DR1	DRAINAGE DISTRICT #1	0.102600	$11,094	$0	$0.00
GHD	HIDALGO COUNTY	0.575000	$11,094	$0	$0.00
JCC	SOUTH TEXAS COLLEGE	0.171800	$11,094	$0	$0.00
R02	ROAD DIST 02	0.000000	$11,094	$0	$0.00
SST	SOUTH TEXAS SCHOOL	0.049200	$11,094	$0	$0.00
SWL	WESLACO ISD	1.018900	$11,094	$0	$0.00
	Total Tax Rate:	2.614200			
				Taxes w/Current Exemptions:	$0.00
				Taxes w/o Exemptions:	$290.02

Improvement / Building

No improvements exist for this property.

Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	L	LOT	0.0717	3125.00	25.00	125.00	$11,094	$0

Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2022	N/A	N/A	N/A	N/A	N/A	N/A
2021	$0	$11,094	0	11,094	$0	$11,094
2020	$0	$11,094	0	11,094	$0	$11,094
2019	$0	$10,469	0	10,469	$0	$10,469
2018	$0	$10,469	0	10,469	$0	$10,469
2017	$0	$10,469	0	10,469	$0	$10,469
2016	$0	$10,469	0	10,469	$0	$10,469
2015	$0	$10,469	0	10,469	$0	$10,469
2014	$0	$10,469	0	10,469	$0	$10,469
2013	$12,059	$9,375	0	21,434	$0	$21,434
2012	$12,303	$9,375	0	21,678	$0	$21,678
2011	$12,544	$9,375	0	21,919	$0	$21,919
2010	$12,788	$9,375	0	22,163	$772	$21,391
2009	$13,032	$9,375	0	22,407	$2,961	$19,446
2008	$14,248	$9,375	0	23,623	$5,945	$17,678

Deed History - (Last 3 Deed Transactions)

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Number
1	6/10/2016	SHD	SHERIFF'S DEED	MARINEZ	CITY OF			2720047

			ELVIRA L	WESLACO
2	CONV	CONVERSION	UNKNOWN	MARINEZ ELVIRA L

Tax Due

Property Tax Information as of 08/03/2021

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.

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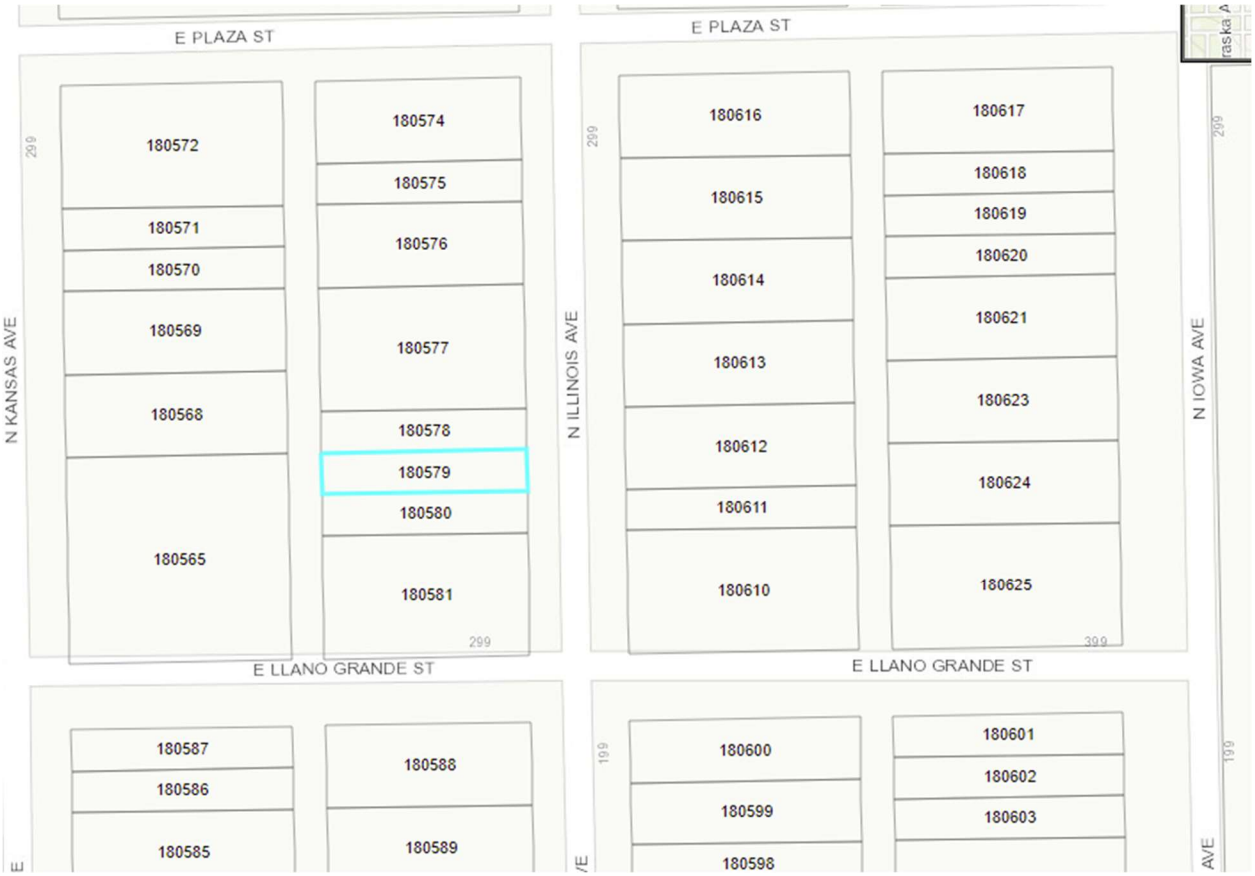
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PERDUE BRANDON

ATTORNEYS AT LAW

Property No. 2

T-2055-14-A

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BID ANALYSIS

Cause No.:	T-2055-14-A	

Style of Case:	HIDALGO COUNTY AND HIDALGO COUNTY DRAINAGE DISTRICT #1 vs. SANTIAGO YBARRA, ET AL

Legal Description:	Description: TRACT 1: LOT 21, BLOCK 5, EXPRESSWAY HEIGHTS SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 14, PAGE 24, MAP RECORDS, HIDALGO COUNTY, TEXAS.

Account No.:	E850000005002100

Estimated Tax Resale Costs:	$2,836.83

Current Appraised Value Total:	$17,430.00

Proposed Minimum Bid Amount:	**$6,100.50**

Estimated Amount Disbursed To Entities:	$3,263.67

Entity Name	Judgment Amount Due Each Entity	Percentage To Be Received	Estimated Amount Received
City of Weslaco	$4,306.24	26.5949%	$867.97
Weslaco Independent School District	$6,912.76	42.6925%	$1,393.34
Hidalgo County	$3,367.53	20.7975%	$678.76
Hidalgo County Drainage District #1	$407.55	2.5170%	$82.15
South Texas Independent School District	$266.81	1.6478%	$53.78
South Texas College	$931.07	5.7502%	$187.67
	$16,191.96	**100.0000%**	**$3,263.67**

Hidalgo CAD

Property Search Results > 172856 WESLACO INDEPENDENT SCHOOL DISTRICT for Year 2021

Tax Year: 2021

Property

Account

Property ID:	172856	Legal Description:	EXPRESSWAY HEIGHTS BLK 5 LOT 21
Geographic ID:	E8500-00-005-0021-00	Zoning:	
Type:	Real	Agent Code:	
Property Use Code:			
Property Use Description:			

Location

Address:	1720 ABILENE DR	Mapsco:	
Neighborhood:	EXPRESSWAY HEIGHTS (, UT3)	Map ID:	CWL VOL 14 PG 24
Neighborhood CD:	E850000		

Owner

Name:	WESLACO INDEPENDENT SCHOOL DISTRICT	Owner ID:	1187838
Mailing Address:	ATTN PERDUE BRANDON FIELDER COLLINS & MOTT P O BOX 2916 MCALLEN, TX 78502-2916	% Ownership:	100.0000000000%
		Exemptions:	EX-XV

Values

(+) Improvement Homesite Value:	+	$0		
(+) Improvement Non-Homesite Value:	+	$0		
(+) Land Homesite Value:	+	$0		
(+) Land Non-Homesite Value:	+	$17,430	Ag / Timber Use Value	
(+) Agricultural Market Valuation:	+	$0		$0
(+) Timber Market Valuation:	+	$0		$0

(=) Market Value:	=	$17,430		
(–) Ag or Timber Use Value Reduction:	–	$0		

(=) Appraised Value:	=	$17,430		
(–) HS Cap:	–	$0		

(=) Assessed Value:	=	$17,430		

Taxing Jurisdiction

Owner: WESLACO INDEPENDENT SCHOOL DISTRICT

% Ownership: 100.0000000000%

Total Value: $17,430

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax
CAD	APPRAISAL DISTRICT	0.000000	$17,430	$0	$0.00
CWL	CITY OF WESLACO	0.696700	$17,430	$0	$0.00
DR1	DRAINAGE DISTRICT #1	0.102600	$17,430	$0	$0.00
GHD	HIDALGO COUNTY	0.575000	$17,430	$0	$0.00
JCC	SOUTH TEXAS COLLEGE	0.171800	$17,430	$0	$0.00
R02	ROAD DIST 02	0.000000	$17,430	$0	$0.00
SST	SOUTH TEXAS SCHOOL	0.049200	$17,430	$0	$0.00
SWL	WESLACO ISD	1.018900	$17,430	$0	$0.00
	Total Tax Rate:	2.614200			
				Taxes w/Current Exemptions:	$0.00
				Taxes w/o Exemptions:	$455.66

Improvement / Building

No improvements exist for this property.

Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	L	LOT	0.1380	6010.20	54.00	111.30	$17,430	$0

Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2022	N/A	N/A	N/A	N/A	N/A	N/A
2021	$0	$17,430	0	17,430	$0	$17,430
2020	$0	$17,430	0	17,430	$0	$17,430
2019	$0	$17,430	0	17,430	$0	$17,430
2018	$0	$17,430	0	17,430	$0	$17,430
2017	$0	$17,430	0	17,430	$0	$17,430
2016	$0	$17,430	0	17,430	$0	$17,430
2015	$0	$17,430	0	17,430	$0	$17,430
2014	$0	$17,430	0	17,430	$0	$17,430
2013	$0	$17,430	0	17,430	$0	$17,430
2012	$0	$17,430	0	17,430	$0	$17,430
2011	$0	$17,430	0	17,430	$0	$17,430
2010	$0	$17,430	0	17,430	$0	$17,430
2009	$0	$17,430	0	17,430	$0	$17,430
2008	$0	$17,430	0	17,430	$0	$17,430

Deed History - (Last 3 Deed Transactions)

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Number

1	9/15/2020	SHD	SHERIFF'S DEED	YBARRA SANTIAGO	WESLACO INDEPENDENT SCHOOL DISTRICT	3150460
2		CONV	CONVERSION	UNKNOWN	YBARRA SANTIAGO	

Tax Due

Property Tax Information as of 08/03/2021

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.

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PERDUE BRANDON

ATTORNEYS AT LAW

Property No. 3

T-2243-14-F

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BID ANALYSIS

Cause No.:	T-2243-14-F	

Style of Case:	WESLACO INDEPENDENT SCHOOL DISTRICT, CITY OF WESLACO AND SOUTH TEXAS COLLEGE, ET AL VS. EMMA FERNANDEZ

Legal Description:	Description: TRACT 1: ACCT. NO. C1000-00-002-0010-00; BEING ALL OF LOT NO. TEN (10), BLOCK TWO (2), CANAL HEIGHTS SUBDIVISION, AN ADDITION TO THE CITY OF WESLACO, HIDALGO COUNTY, TEXAS, ACCORDING TO A MAP OR PLAT THEREOF NOW OF RECORD IN THE OFFICE OF THE COUNTY CLERK OF HIDALGO COUNTY, TEXAS, REFERENCE TO WHICH IS HERE MADE FOR ALL PURPOSE; TOGETHER WITH ALL IMPROVEMENTS SITUATED THEREON.

Account No.:	C100000002001000

Estimated Tax Resale Costs:	$2,010.00

Current Appraised Value Total:	$16,073.00

Proposed Minimum Bid Amount:	**$5,625.55**

Estimated Amount Disbursed To Entities:	$3,615.55

Entity Name	Judgment Amount Due Each Entity	Percentage To Be Received	Estimated Amount Received
WESLACO INDEPENDENT SCHOOL DISTRICT	$6,040.86	45.0007%	$1,627.02
CITY OF WESLACO	$3,423.22	25.5009%	$922.00
HIDALGO CUNTY	$2,723.52	20.2886%	$733.54
HIDALGO COUNTY DRAINAGE DISTRICT #1	$308.25	2.2963%	$83.02
SOUTH TEXAS INDEPENDENT SCHOOL DISTRICT	$214.97	1.6014%	$57.90
SOUTH TEXAS COLLEGE	$713.09	5.3121%	$192.06
	$13,423.91	**100.0000%**	**$3,615.55**

Hidalgo CAD

Property Search Results > 130430 WESLACO INDEPENDENT SCHOOL DIST for Year 2021

Tax Year: 2021

Property

Account

Property ID:	130430	Legal Description:	CANAL HEIGHTS BLK 2 LT 10
Geographic ID:	C1000-00-002-0010-00	Zoning:	RS
Type:	Real	Agent Code:	
Property Use Code:			
Property Use Description:			

Location

Address:	1213 LARGO ST TX	Mapsco:	
Neighborhood:	CANAL HEIGHTS	Map ID:	CWL VOL 14 PG 33
Neighborhood CD:	C100000		

Owner

Name:	WESLACO INDEPENDENT SCHOOL DIST	Owner ID:	1175697
Mailing Address:	PO BOX 2916 MCALLEN, TX 78502-2916	% Ownership:	100.0000000000%
		Exemptions:	EX-XV

Values

(+) Improvement Homesite Value:	+	$0	
(+) Improvement Non-Homesite Value:	+	$0	
(+) Land Homesite Value:	+	$0	
(+) Land Non-Homesite Value:	+	$16,073	Ag / Timber Use Value
(+) Agricultural Market Valuation:	+	$0	$0
(+) Timber Market Valuation:	+	$0	$0

(=) Market Value:	=	$16,073	
(–) Ag or Timber Use Value Reduction:	–	$0	

(=) Appraised Value:	=	$16,073	
(–) HS Cap:	–	$0	

(=) Assessed Value:	=	$16,073	

Taxing Jurisdiction

Owner: WESLACO INDEPENDENT SCHOOL DIST

% Ownership: 100.0000000000%

Total Value: $16,073

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax
CAD	APPRAISAL DISTRICT	0.000000	$16,073	$0	$0.00
CWL	CITY OF WESLACO	0.696700	$16,073	$0	$0.00
DR1	DRAINAGE DISTRICT #1	0.102600	$16,073	$0	$0.00
GHD	HIDALGO COUNTY	0.575000	$16,073	$0	$0.00
JCC	SOUTH TEXAS COLLEGE	0.171800	$16,073	$0	$0.00
R02	ROAD DIST 02	0.000000	$16,073	$0	$0.00
SST	SOUTH TEXAS SCHOOL	0.049200	$16,073	$0	$0.00
SWL	WESLACO ISD	1.018900	$16,073	$0	$0.00
	Total Tax Rate:	2.614200			
				Taxes w/Current Exemptions:	$0.00
				Taxes w/o Exemptions:	$420.18

Improvement / Building

No improvements exist for this property.

Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	L	LOT	0.1101	4798.00	0.00	0.00	$16,073	$0

Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2022	N/A	N/A	N/A	N/A	N/A	N/A
2021	$0	$16,073	0	16,073	$0	$16,073
2020	$0	$16,073	0	16,073	$0	$16,073
2019	$0	$16,073	0	16,073	$0	$16,073
2018	$0	$16,073	0	16,073	$0	$16,073
2017	$0	$16,073	0	16,073	$0	$16,073
2016	$0	$14,394	0	14,394	$0	$14,394
2015	$0	$14,394	0	14,394	$0	$14,394
2014	$0	$14,394	0	14,394	$0	$14,394
2013	$0	$11,995	0	11,995	$0	$11,995
2012	$0	$11,995	0	11,995	$0	$11,995
2011	$0	$11,995	0	11,995	$0	$11,995
2010	$0	$11,995	0	11,995	$0	$11,995
2009	$0	$11,995	0	11,995	$0	$11,995
2008	$0	$11,995	0	11,995	$0	$11,995

Deed History - (Last 3 Deed Transactions)

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Number
1	2/24/2020	TXD	TAX/RESALE DEED	FERNANDEZ	WESLACO			3105411

				JOSE ANTONIO & ALMA ROSA FERNANDEZ	INDEPENDENT SCHOOL DIST		
2	4/27/1976	WD	WARRANTY DEED	FERNANDEZ EMMA	FERNANDEZ JOSE ANTONIO & ALMA ROSA FERNANDEZ		11562
3		CONV	CONVERSION	UNKNOWN	FERNANDEZ EMMA		

Tax Due

Property Tax Information as of 08/03/2021

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.

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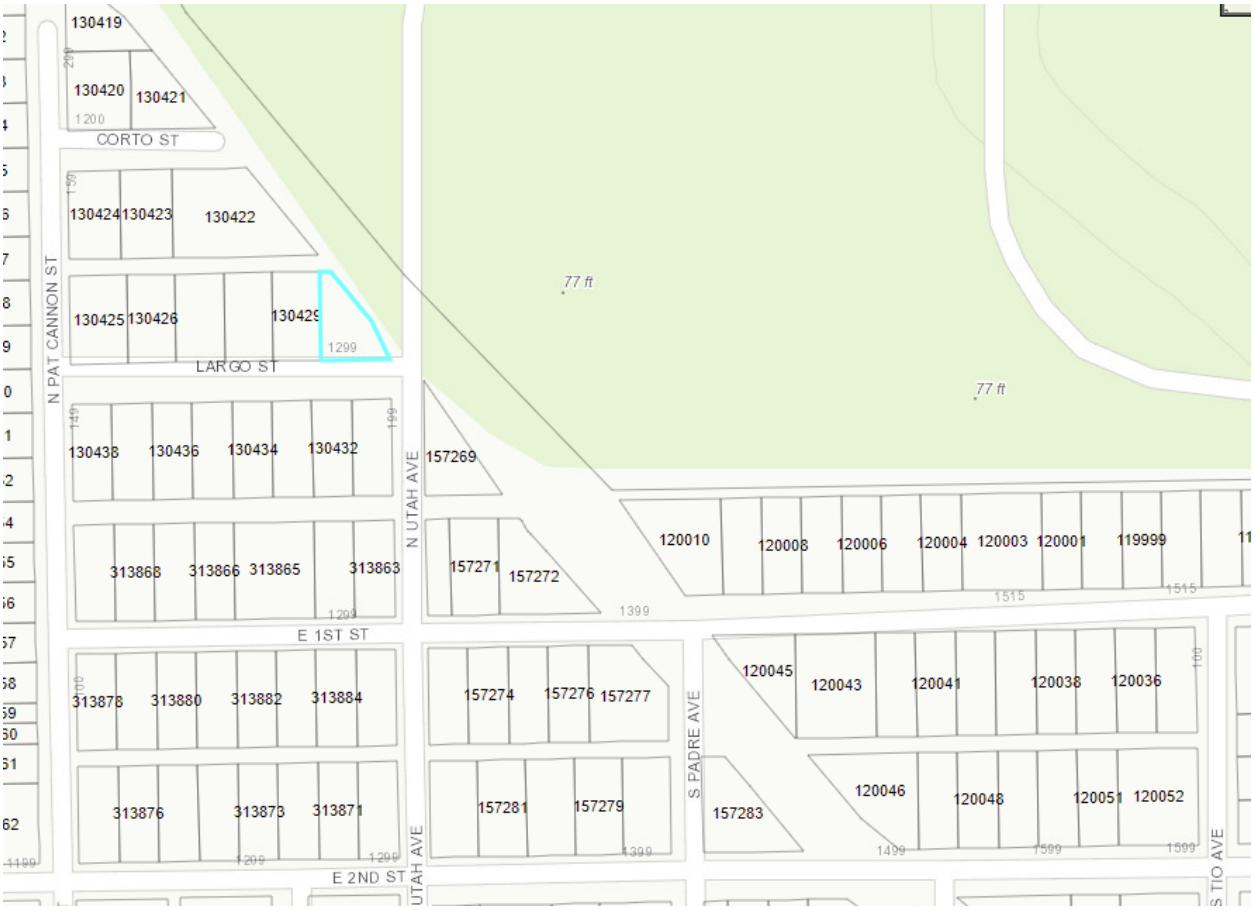
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PERDUE BRANDON

ATTORNEYS AT LAW

Property No. 4

T-3059-14-B

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BID ANALYSIS

Cause No.:	T-3059-14-B	

Style of Case:	WESLACO INDEPENDENT SCHOOL DISTRICT, CITY OF WESLACO AND SOUTH TEXAS COLLEGE, ET AL VS. ANTONIO GONZALEZ (DEC'D), ET AL

Legal Description:	Description: TRACT 1: LOT THREE (3), BLOCK (4), VILLA VISTA SUBDIVISION UNIT NO. (1) AS PER MAP OR PLAT THEREOF OF RECORD IN THE OFFICE OF THE COUNTY CLERK OF HIDALGO COUNTY, TEXAS.

Account No.:	V380001004000300
Estimated Tax Resale Costs:	$2,285.40
Current Appraised Value Total:	$10,650.00
Proposed Minimum Bid Amount:	**$3,727.50**
Estimated Amount Disbursed To Entities:	$1,442.10

Entity Name	Judgment Amount Due Each Entity	Percentage To Be Received	Estimated Amount Received
CITY OF WESLACO	$2,860.67	21.2623%	$306.62
WESLACO INDEPENDENT SCHOOL DISTRICT	$4,892.86	36.3668%	$524.45
HIDALGO COUNTY	$2,436.66	18.1108%	$261.18
HIDALGO COUNTY DRAINAGE DISTRICT #1	$298.12	2.2158%	$31.95
SOUTH TEXAS INDEPENDENT SCHOOL DISTRICT	$195.83	1.4555%	$20.99
SOUTH TEXAS COLLEGE	$660.58	4.9098%	$70.80
CITY OF WESLACO MOWING LIENS	$2,109.47	15.6789%	$226.11
	$13,454.19	**100.0000%**	**$1,442.10**

Hidalgo CAD

Property Search Results > 315262 WESLACO INDEPENDENT SCHOOL DIST for Year 2021

Tax Year: 2021

Property

Account

Property ID:	315262	Legal Description:	VILLA VISTA NO. 1 BLK 4 LOT 3
Geographic ID:	V3800-01-004-0003-00	Zoning:	RS
Type:	Real	Agent Code:	
Property Use Code:			
Property Use Description:			

Location

Address:	830 N MARTINEZ AVE TX	Mapsco:	
Neighborhood:	VILLA VISTA #1 & #2	Map ID:	CWL VOL 7 PG 50
Neighborhood CD:	V380001		

Owner

Name:	WESLACO INDEPENDENT SCHOOL DIST	Owner ID:	1175697
Mailing Address:	PO BOX 2916 MCALLEN, TX 78502-2916	% Ownership:	100.0000000000%
		Exemptions:	EX-XV

Values

(+) Improvement Homesite Value:	+	$0	
(+) Improvement Non-Homesite Value:	+	$0	
(+) Land Homesite Value:	+	$0	
(+) Land Non-Homesite Value:	+	$10,650	Ag / Timber Use Value
(+) Agricultural Market Valuation:	+	$0	$0
(+) Timber Market Valuation:	+	$0	$0

(=) Market Value:	=	$10,650	
(–) Ag or Timber Use Value Reduction:	–	$0	

(=) Appraised Value:	=	$10,650	
(–) HS Cap:	–	$0	

(=) Assessed Value:	=	$10,650	

Taxing Jurisdiction

Owner: WESLACO INDEPENDENT SCHOOL DIST

% Ownership: 100.0000000000%

Total Value: $10,650

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax
CAD	APPRAISAL DISTRICT	0.000000	$10,650	$0	$0.00
CWL	CITY OF WESLACO	0.696700	$10,650	$0	$0.00
DR1	DRAINAGE DISTRICT #1	0.102600	$10,650	$0	$0.00
GHD	HIDALGO COUNTY	0.575000	$10,650	$0	$0.00
JCC	SOUTH TEXAS COLLEGE	0.171800	$10,650	$0	$0.00
R02	ROAD DIST 02	0.000000	$10,650	$0	$0.00
SST	SOUTH TEXAS SCHOOL	0.049200	$10,650	$0	$0.00
SWL	WESLACO ISD	1.018900	$10,650	$0	$0.00
	Total Tax Rate:	2.614200			
				Taxes w/Current Exemptions:	$0.00
				Taxes w/o Exemptions:	$278.41

Improvement / Building

No improvements exist for this property.

Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	L	LOT	0.0689	3000.00	30.00	100.00	$10,650	$0

Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2022	N/A	N/A	N/A	N/A	N/A	N/A
2021	$0	$10,650	0	10,650	$0	$10,650
2020	$0	$10,650	0	10,650	$0	$10,650
2019	$0	$10,050	0	10,050	$0	$10,050
2018	$0	$10,050	0	10,050	$0	$10,050
2017	$0	$10,050	0	10,050	$0	$10,050
2016	$0	$10,050	0	10,050	$0	$10,050
2015	$0	$10,050	0	10,050	$0	$10,050
2014	$0	$10,050	0	10,050	$0	$10,050
2013	$0	$10,200	0	10,200	$0	$10,200
2012	$0	$10,200	0	10,200	$0	$10,200
2011	$0	$10,200	0	10,200	$0	$10,200
2010	$5,194	$10,200	0	15,394	$0	$15,394
2009	$5,307	$10,200	0	15,507	$0	$15,507
2008	$5,533	$10,200	0	15,733	$0	$15,733

Deed History - (Last 3 Deed Transactions)

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Number
1	1/11/2021	SHD	SHERIFF'S DEED	GONZALEZ	WESLACO			3186649

				ANTONIO & ELBERTO	INDEPENDENT SCHOOL DIST	
2	2/28/2018	DWW	DEED WITHOUT WARRANTY	GONZALEZ ANTONIO & ELBERTO	GONZALEZ ANTONIO & ELBERTO	2892534
3	3/17/2000	QCD	QUITCLAIM DEED	ROCKWELL DELBERT C & THELMA	GONZALEZ ANTONIO & ELBERTO	855505

Tax Due

Property Tax Information as of 08/03/2021

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: 8/3/2021 12:44 AM © N. Harris Computer Corporation

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PERDUE BRANDON

ATTORNEYS AT LAW

Property No. 5

T-0869-15-C

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BID ANALYSIS

Cause No.:	T-0869-15-C	

Style of Case:	CITY OF WESLACO AND WESLACO INDEPENDENT SCHOOL DISTRICT VS. ANNA SANCHEZ

Legal Description:	Description: TRACT 1: ALL OF LOTS 7 AND 8, BLOCK 9, ESPLANADE PARK SUBDIVISION A/K/A ESPLANDA SUBDIVISION, AN ADDITION TO THE CITY OF WESLACO, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 8, PAGE 26, MAP RECORDS, HIDALGO COUNTY, TEXAS.

Account No.:	E720000009000700

Estimated Tax Resale Costs:	$2,436.40

Current Appraised Value Total:	$25,689.00

Proposed Minimum Bid Amount:	**$8,991.15**

Estimated Amount Disbursed To Entities:	$6,554.75

Entity Name	Judgment Amount Due Each Entity	Percentage To Be Received	Estimated Amount Received
City of Weslaco	$6,721.26	44.5396%	$2,919.46
Weslaco Independent School District	$2,938.18	19.4704%	$1,276.23
Hidalgo County	$2,141.83	14.1932%	$930.33
Hidalgo County Drainage District #1	$878.35	5.8205%	$381.52
South Texas Independent School District	$626.19	4.1496%	$271.99
South Texas College	$1,784.72	11.8268%	$775.21
	$15,090.53	**100.0000%**	**$6,554.75**

Hidalgo CAD

Property Search Results > 171220 WESLACO INDEPENDENT SCHOOL DISTRICT for Year 2021

Tax Year: 2021

Property

Account

Property ID:	171220	Legal Description:	ESPLANADA BLK 9 LTS 7-8
Geographic ID:	E7200-00-009-0007-00	Zoning:	RS
Type:	Real	Agent Code:	
Property Use Code:			
Property Use Description:			

Location

Address:	603 N PINO ST WESLACO, TX	Mapsco:	
Neighborhood:	ESPLANADA	Map ID:	CWL
Neighborhood CD:	E720000		

Owner

Name:	WESLACO INDEPENDENT SCHOOL DISTRICT	Owner ID:	1197080
Mailing Address:	ATTN: PERDUE BRANDON FIELDER COLLINS & MOTT P O BOX 2916 MCALLEN, TX 78502-2916	% Ownership:	100.0000000000%
		Exemptions:	EX-XV

Values

(+) Improvement Homesite Value:	+	$0	
(+) Improvement Non-Homesite Value:	+	$306	
(+) Land Homesite Value:	+	$0	
(+) Land Non-Homesite Value:	+	$25,383	Ag / Timber Use Value
(+) Agricultural Market Valuation:	+	$0	$0
(+) Timber Market Valuation:	+	$0	$0

(=) Market Value:	=	$25,689	
(–) Ag or Timber Use Value Reduction:	–	$0	

(=) Appraised Value:	=	$25,689	
(–) HS Cap:	–	$0	

(=) Assessed Value:	=	$25,689	

Taxing Jurisdiction

Owner: WESLACO INDEPENDENT SCHOOL DISTRICT

% Ownership: 100.0000000000%

Total Value: $25,689

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax
CAD	APPRAISAL DISTRICT	0.000000	$25,689	$0	$0.00
CWL	CITY OF WESLACO	0.696700	$25,689	$0	$0.00
DR1	DRAINAGE DISTRICT #1	0.102600	$25,689	$0	$0.00
GHD	HIDALGO COUNTY	0.575000	$25,689	$0	$0.00
JCC	SOUTH TEXAS COLLEGE	0.171800	$25,689	$0	$0.00
R02	ROAD DIST 02	0.000000	$25,689	$0	$0.00
SST	SOUTH TEXAS SCHOOL	0.049200	$25,689	$0	$0.00
SWL	WESLACO ISD	1.018900	$25,689	$0	$0.00
	Total Tax Rate:	2.614200			
				Taxes w/Current Exemptions:	$0.00
				Taxes w/o Exemptions:	$671.56

Improvement / Building

Improvement #1: RESIDENTIAL **State Code:** A1 **Living Area:** sqft **Value:** $306

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
UTY	UTILITY ROOM	*		1983	96.0

Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	L	LOT	0.1641	7150.00	55.00	130.00	$25,383	$0

Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2022	N/A	N/A	N/A	N/A	N/A	N/A
2021	$306	$25,383	0	25,689	$0	$25,689
2020	$306	$25,383	0	25,689	$0	$25,689
2019	$206	$25,025	0	25,231	$0	$25,231
2018	$306	$25,025	0	25,331	$0	$25,331
2017	$306	$25,025	0	25,331	$0	$25,331
2016	$306	$25,025	0	25,331	$0	$25,331
2015	$306	$25,025	0	25,331	$0	$25,331
2014	$306	$25,025	0	25,331	$0	$25,331
2013	$7,866	$25,025	0	32,891	$1,642	$31,249
2012	$8,023	$25,025	0	33,048	$4,640	$28,408
2011	$8,180	$25,025	0	33,205	$7,380	$25,825
2010	$8,337	$25,025	0	33,362	$9,885	$23,477
2009	$8,494	$25,025	0	33,519	$12,176	$21,343
2008	$9,595	$25,025	0	34,620	$15,217	$19,403

Deed History - (Last 3 Deed Transactions)

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Number
1	1/11/2021	SHD	SHERIFF'S DEED	SANCHEZ ANNA	WESLACO INDEPENDENT SCHOOL DISTRICT			3186650
2	8/30/2013	WD	WARRANTY DEED	CAVAZOS BRAULIA	SANCHEZ ANNA			2444397
3		CONV	CONVERSION	UNKNOWN	CAVAZOS BRAULIA			

Tax Due

Property Tax Information as of 08/03/2021

Amount Due if Paid on:

Year	Taxing Jurisdiction	Taxable Value	Base Tax	Base Taxes Paid	Base Tax Due	Discount / Penalty & Interest	Attorney Fees	Amount Due

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Questions Please Call (956) 381-8466.

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PERDUE BRANDON

ATTORNEYS AT LAW

Property No. 6

T-1762-17-A

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BID ANALYSIS

Cause No.:	T-1762-17-A	

Style of Case:	WESLACO INDEPENDENT SCHOOL DISTRICT AND CITY OF WESLACO VS. SAN JUANITA RANGEL, ET AL

Legal Description:	Description: TRACT 1: LOT 1, RANGEL SUBDIVISION, AN ADDITION TO THE CITY OF WESLACO, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 43, PAGE 69, MAP RECORDS, HIDALGO COUNTY, TEXAS.

Account No.:	R117100000000100

Estimated Tax Resale Costs:	$1,745.83

Current Appraised Value Total:	$36,871.00

Proposed Minimum Bid Amount:	**$12,904.85**

Estimated Amount Disbursed To Entities:	$11,159.02

Entity Name	Judgment Amount Due Each Entity	Percentage To Be Received	Estimated Amount Received
WESLACO INDEPENDENT SCHOOL DISTRCT	$12,215.93	42.8985%	$4,787.05
CITY OF WESLACO	$7,158.60	25.1387%	$2,805.23
HIDALGO COUNTY	$6,124.20	21.5062%	$2,399.89
HIDALGO COUNTY DRAINAGE DISTRICT #1	$800.21	2.8101%	$313.58
SOUTH TEXAS INDEPENDENT SCHOOL DISTRICT	$497.43	1.7468%	$194.93
SOUTH TEXAS COLLEGE	$1,680.02	5.8997%	$658.35
	$28,476.39	**100.0000%**	**$11,159.02**

Hidalgo CAD

Property Search Results > 664794 WESLACO ISD for Year 2021

Tax Year: 2021

Property

Account

Property ID:	664794	Legal Description:	RANGEL LOT 1
Geographic ID:	R1171-00-000-0001-00	Zoning:	RS
Type:	Real	Agent Code:	
Property Use Code:			
Property Use Description:			

Location

Address:	301 S PLEASANTVIEW TX	Mapsco:	
Neighborhood:	RANGEL	Map ID:	CWL VOL 43 PG 69-71
Neighborhood CD:	R117100		

Owner

Name:	WESLACO ISD	Owner ID:	1049977
Mailing Address:	ATTN: PERDUE, BRANDON, FIELDER, COLLINS & MOTT PO BOX 2916 MCALLEN, TX 78502-2916	% Ownership:	100.0000000000%
		Exemptions:	EX-XV

Values

(+) Improvement Homesite Value:	+	$0	
(+) Improvement Non-Homesite Value:	+	$7,000	
(+) Land Homesite Value:	+	$0	
(+) Land Non-Homesite Value:	+	$29,871	Ag / Timber Use Value
(+) Agricultural Market Valuation:	+	$0	$0
(+) Timber Market Valuation:	+	$0	$0

(=) Market Value:	=	$36,871	
(–) Ag or Timber Use Value Reduction:	–	$0	

(=) Appraised Value:	=	$36,871	
(–) HS Cap:	–	$0	

(=) Assessed Value:	=	$36,871	

Taxing Jurisdiction

Owner: WESLACO ISD

% Ownership: 100.0000000000%

Total Value: $36,871

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax
CAD	APPRAISAL DISTRICT	0.000000	$36,871	$0	$0.00
CWL	CITY OF WESLACO	0.696700	$36,871	$0	$0.00
DR1	DRAINAGE DISTRICT #1	0.102600	$36,871	$0	$0.00
GHD	HIDALGO COUNTY	0.575000	$36,871	$0	$0.00
JCC	SOUTH TEXAS COLLEGE	0.171800	$36,871	$0	$0.00
R02	ROAD DIST 02	0.000000	$36,871	$0	$0.00
SST	SOUTH TEXAS SCHOOL	0.049200	$36,871	$0	$0.00
SWL	WESLACO ISD	1.018900	$36,871	$0	$0.00
	Total Tax Rate:	2.614200			
				Taxes w/Current Exemptions:	$0.00
				Taxes w/o Exemptions:	$963.88

Improvement / Building

Improvement #1: RESIDENTIAL **State Code:** A1 **Living Area:** 1266.0 sqft **Value:** $7,000

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
MA	MAIN AREA	WDFA - 3	DWD,DWD	1967	1266.0
POR	PORCH (COVERED)	*		1967	152.0
STG	STORAGE	*		1967	36.0

Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	L	LOT	0.3810	16595.00	0.00	0.00	$29,871	$0

Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2022	N/A	N/A	N/A	N/A	N/A	N/A
2021	$7,000	$29,871	0	36,871	$0	$36,871
2020	$24,728	$29,871	0	54,599	$0	$54,599
2019	$13,313	$29,871	0	43,184	$0	$43,184
2018	$13,756	$29,871	0	43,627	$0	$43,627
2017	$15,531	$29,871	0	45,402	$0	$45,402
2016	$15,895	$20,744	0	36,639	$0	$36,639
2015	$15,895	$20,744	0	36,639	$0	$36,639
2014	$16,044	$20,744	0	36,788	$0	$36,788
2013	$18,050	$20,744	0	38,794	$0	$38,794
2012	$18,050	$20,744	0	38,794	$0	$38,794
2011	$17,526	$20,744	0	38,270	$0	$38,270
2010	$17,287	$20,744	0	38,031	$0	$38,031
2009	$17,287	$20,744	0	38,031	$0	$38,031

2008	$17,287	$20,744	0	38,031	$0	$38,031

Deed History - (Last 3 Deed Transactions)

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Number
1	9/22/2020	SHD	SHERIFF'S DEED	RANGEL SAN JUANITA	WESLACO ISD			3150473
2	5/10/2019	WD	WARRANTY DEED	RANGEL SAN JUANITA	RANGEL SAN JUANITA			3012682
3	3/9/2005	WD	WARRANTY DEED	RANGEL MARIA P	RANGEL SAN JUANITA			1444477

Tax Due

Property Tax Information as of 08/03/2021

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.

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PERDUE BRANDON

ATTORNEYS AT LAW

Property No. 7

T-0121-18-D

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BID ANALYSIS

Cause No.:	T-0121-18-D	

Style of Case:	WESLACO INDEPENDENT SCHOOL DISTRICT AND CITY OF WESLACO vs. NOE GOVEA AKA NOE B. GOVEA, ET AL

Legal Description:	Description: TRACT 1: ALL OF LOT 10, BLOCK 2, GULF TERRACE, AN ADDITION TO THE CITY OF WESLACO, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 11, PAGE 44, MAP RECORDS, HIDALGO COUNTY, TEXAS, SAVE AND EXCEPT THAT PORTION CONVEYED TO THE TEXAS CONFERENCE ASSOCIATION OF THE SEVENTH DAY ADVENTISTS, IN VOLUME 1161, PAGE 566 (DOC. NO 1966-18834), DEED RECORDS, HIDALGO COUNTY, TEXAS, AND CARRIED ON THE TAX ROLLS AS: GULF TERRACE W220' LOT 10 BLK 2.

Account No.:	G980000002001000

Estimated Tax Resale Costs:	$2,996.36

Current Appraised Value Total:	$37,717.00

Proposed Minimum Bid Amount:	**$13,200.95**

Estimated Amount Disbursed To Entities:	$10,204.59

Entity Name	Judgment Amount Due Each Entity	Percentage To Be Received	Estimated Amount Received
Weslaco Independent School District	$7,811.39	24.7158%	$2,522.14
City of Weslaco	$10,233.24	32.3787%	$3,304.11
Hidalgo County	$7,124.50	22.5424%	$2,300.36
Hidalgo County Drainage District #1	$1,319.76	4.1758%	$426.12
South Texas Independent School District	$833.87	2.6384%	$269.24
South Texas College	$2,573.47	8.1426%	$830.92
City of Weslaco Mowing Liens	$1,708.65	5.4063%	$551.69
	$31,604.88	**100.0000%**	**$10,204.59**

Hidalgo CAD

Property Search Results > 184293 WESLACO INDEPENDENT SCHOOL DIST for Year 2021

Tax Year: 2021

Property

Account

Property ID:	184293	Legal Description:	GULF TERRACE W220' LOT 10 BLK 2
Geographic ID:	G9800-00-002-0010-00	Zoning:	RS
Type:	Real	Agent Code:	
Property Use Code:			
Property Use Description:			

Location

Address:	901 ACADEMY DR TX	Mapsco:	
Neighborhood:	GULF TERRACE	Map ID:	CWL VOL 11 PG 44
Neighborhood CD:	G980000		

Owner

Name:	WESLACO INDEPENDENT SCHOOL DIST	Owner ID:	1175697
Mailing Address:	PO BOX 2916 MCALLEN, TX 78502-2916	% Ownership:	100.0000000000%
		Exemptions:	EX-XV

Values

(+) Improvement Homesite Value:	+	$0	
(+) Improvement Non-Homesite Value:	+	$7,000	
(+) Land Homesite Value:	+	$0	
(+) Land Non-Homesite Value:	+	$30,717	Ag / Timber Use Value
(+) Agricultural Market Valuation:	+	$0	$0
(+) Timber Market Valuation:	+	$0	$0

(=) Market Value:	=	$37,717	
(–) Ag or Timber Use Value Reduction:	–	$0	

(=) Appraised Value:	=	$37,717	
(–) HS Cap:	–	$0	

(=) Assessed Value:	=	$37,717	

Taxing Jurisdiction

Owner: WESLACO INDEPENDENT SCHOOL DIST

% Ownership: 100.0000000000%

Total Value: $37,717

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax
CAD	APPRAISAL DISTRICT	0.000000	$37,717	$0	$0.00
CWL	CITY OF WESLACO	0.696700	$37,717	$0	$0.00
DR1	DRAINAGE DISTRICT #1	0.102600	$37,717	$0	$0.00
GHD	HIDALGO COUNTY	0.575000	$37,717	$0	$0.00
JCC	SOUTH TEXAS COLLEGE	0.171800	$37,717	$0	$0.00
R02	ROAD DIST 02	0.000000	$37,717	$0	$0.00
SST	SOUTH TEXAS SCHOOL	0.049200	$37,717	$0	$0.00
SWL	WESLACO ISD	1.018900	$37,717	$0	$0.00
	Total Tax Rate:	2.614200			
				Taxes w/Current Exemptions:	$0.00
				Taxes w/o Exemptions:	$986.00

Improvement / Building

Improvement #1: RESIDENTIAL **State Code:** A1 **Living Area:** 1222.0 sqft **Value:** $7,000

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
MA	MAIN AREA	WDFA - 3M	DWD,DWD	1980	1222.0
CPT	CARPORT	*		1980	686.0
POR	PORCH (COVERED)	*		1980	72.0

Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	L	LOT	0.3280	14287.00	0.00	0.00	$30,717	$0

Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2022	N/A	N/A	N/A	N/A	N/A	N/A
2021	$7,000	$30,717	0	37,717	$0	$37,717
2020	$15,780	$30,717	0	46,497	$0	$46,497
2019	$14,293	$30,717	0	45,010	$0	$45,010
2018	$19,945	$30,717	0	50,662	$0	$50,662
2017	$20,530	$30,717	0	51,247	$0	$51,247
2016	$24,037	$30,717	0	54,754	$0	$54,754
2015	$24,711	$30,717	0	55,428	$0	$55,428
2014	$25,570	$30,717	0	56,287	$0	$56,287
2013	$26,193	$30,717	0	56,910	$0	$56,910
2012	$26,881	$30,717	0	57,598	$0	$57,598
2011	$28,347	$30,717	0	59,064	$0	$59,064
2010	$38,700	$38,575	0	77,275	$0	$77,275
2009	$38,700	$38,575	0	77,275	$1,544	$75,731
2008	$38,700	$38,575	0	77,275	$8,429	$68,846

Deed History - (Last 3 Deed Transactions)

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Number
1	9/22/2020	SHD	SHERIFF'S DEED	GOVEA NOE (DEC)	WESLACO INDEPENDENT SCHOOL DIST			3150474
2	2/6/1952	WDV	WARRANTY DEED/VENDORS LIEN	BLACK JAMES M	GOVEA NOE (DEC)	1225	63	

Tax Due

Property Tax Information as of 08/03/2021

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: 8/3/2021 12:44 AM © N. Harris Computer Corporation

326653
200941
200940
200936
320508
320498
320497
ACADEMY DR
E 10TH ST
S BRIDGE AVE
184293
326659
184291
S OREGON AVE
179591
179593
179592
E 11TH ST
179584
179585
179586
30m
100ft

06/25/2021 09:57

City Of Weslaco Tax Resale
Exhibit "A"

EXHIBIT "A"

Item	Original Tax Sale Date	Tax Suit	Legal Description	Current Market Value (HCAD)	Minimum Bid
1	4/5/2016	T-1050-13-D CITY OF WESLACO, SOUTH TEXAS INDEPENDENT SCHOOL DISTRICT AND SOUTH TEXAS COLLEGE VS. ELVIRA LOPEZ MARINEZ, (DECEASED), ET AL.	ACCT. NO. G5600-00-007-0024-00; LOT 24, BLOCK 7, GONZALEZ ADDITION, AN ADDITION TO THE CITY OF WESLACO, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 7, PAGE 10A, MAP RECORDS OF HIDALGO COUNTY, TEXAS. ACCOUNT NO.: G560000007002400 DATE OF JUDGMENT: 7/31/2014 ADJUDGED VALUE: $21,678.00	$11,094.00	**$3,882.90** Subject to any mowing liens & any water district taxes
2	7/7/2020	T-2055-14-A HIDALGO COUNTY AND HIDALGO COUNTY DRAINAGE DISTRICT #1 VS. SANTIAGO YBARRA, ET AL	DESCRIPTION: TRACT 1: LOT 21, BLOCK 5, EXPRESSWAY HEIGHTS SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 14, PAGE 24, MAP RECORDS, HIDALGO COUNTY, TEXAS. ACCOUNT NO.: E850000005002100 DATE OF JUDGMENT: 10/22/2019 ADJUDGED VALUE: $17,430.00	$17,430.00	**$6,100.50** Subject to any mowing liens & any water district taxes

3	2/4/2020	T-2243-14-F WESLACO INDEPENDENT SCHOOL DISTRICT, CITY OF WESLACO AND SOUTH TEXAS COLLEGE, ET AL VS. EMMA FERNANDEZ	DESCRIPTION: TRACT 1: ACCT. NO. C1000-00-002-0010-00; BEING ALL OF LOT NO. TEN (10), BLOCK TWO (2), CANAL HEIGHTS SUBDIVISION, AN ADDITION TO THE CITY OF WESLACO, HIDALGO COUNTY, TEXAS, ACCORDING TO A MAP OR PLAT THEREOF NOW OF RECORD IN THE OFFICE OF THE COUNTY CLERK OF HIDALGO COUNTY, TEXAS, REFERENCE TO WHICH IS HERE MADE FOR ALL PURPOSE; TOGETHER WITH ALL IMPROVEMENTS SITUATED THEREON. ACCOUNT NO.: C100000002001000 DATE OF JUDGMENT: 8/21/2018 ADJUDGED VALUE: $16,073.00	$16,073.00	**$5,625.55** Subject to any mowing liens & any water district taxes
4	12/1/2020	T-3059-14-B WESLACO INDEPENDENT SCHOOL DISTRICT, CITY OF WESLACO AND SOUTH TEXAS COLLEGE, ET AL VS. ANTONIO GONZALEZ (DEC'D), ET AL	DESCRIPTION: TRACT 1: LOT THREE (3), BLOCK (4), VILLA VISTA SUBDIVISION UNIT NO. (1) AS PER MAP OR PLAT THEREOF OF RECORD IN THE OFFICE OF THE COUNTY CLERK OF HIDALGO COUNTY, TEXAS. ACCOUNT NO.: V380001004000300 DATE OF JUDGMENT: 7/30/2020 ADJUDGED VALUE: $10,050.00	$10,650.00	**$3,727.50** Subject to any mowing liens & any water district taxes

5	12/1/2020	T-0869-15-C CITY OF WESLACO AND WESLACO INDEPENDENT SCHOOL DISTRICT VS. ANNA SANCHEZ	DESCRIPTION: TRACT 1: ALL OF LOTS 7 AND 8, BLOCK 9, ESPLANADE PARK SUBDIVISION A/K/A ESPLANDA SUBDIVISION, AN ADDITION TO THE CITY OF WESLACO, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 8, PAGE 26, MAP RECORDS, HIDALGO COUNTY, TEXAS. ACCOUNT NO.: E720000009000700 DATE OF JUDGMENT: 7/30/2020 ADJUDGED VALUE: $25,689.00	$25,689.00	**$8,991.15** Subject to any mowing liens & any water district taxes
6	7/7/2020	T-1762-17-A WESLACO INDEPENDENT SCHOOL DISTRICT AND CITY OF WESLACO VS. SAN JUANITA RANGEL, ET AL	DESCRIPTION: TRACT 1: LOT 1, RANGEL SUBDIVISION, AN ADDITION TO THE CITY OF WESLACO, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 43, PAGE 69, MAP RECORDS, HIDALGO COUNTY, TEXAS ACCOUNT NO.: R117100000000100 DATE OF JUDGMENT: 9/24/2019 ADJUDGED VALUE: $43,184.00	$36,871.00	**$12,904.85** Subject to any mowing liens & any water district taxes

7	7/7/2020	T-0121-18-D WESLACO INDEPENDENT SCHOOL DISTRICT AND CITY OF WESLACO VS. NOE GOVEA AKA NOE B. GOVEA, ET AL	DESCRIPTION: TRACT 1: ALL OF LOT 10, BLOCK 2, GULF TERRACE, AN ADDITION TO THE CITY OF WESLACO, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 11, PAGE 44, MAP RECORDS, HIDALGO COUNTY, TEXAS, SAVE AND EXCEPT THAT PORTION CONVEYED TO THE TEXAS CONFERENCE ASSOCIATION OF THE SEVENTH DAY ADVENTISTS, IN VOLUME 1161, PAGE 566 (DOC. NO 1966-18834), DEED RECORDS, HIDALGO COUNTY, TEXAS, AND CARRIED ON THE TAX ROLLS AS: GULF TERRACE W220' LOT 10 BLK 2. ACCOUNT NO.: G980000002001000 DATE OF JUDGMENT: 2/20/2020 ADJUDGED VALUE: $45,010.00	$37,717.00	**$13,200.95** Subject to any mowing liens & any water district taxes

RESOLUTION 2021-42

A RESOLUTION AUTHORIZING THE CITY OF WESLACO TO RESELL THE PROPERTY(S) ACQUIRED BY THE CITY THROUGH TAX FORECLOSURE PROCEEDINGS.

WJEREAS on the 17th day of August, 2021, at the regularly scheduled meeting of the City Commission, City of Weslaco, Texas, a motion was duly made and seconded for City of Weslaco to resell the properties described on Exhibit "A" attached hereto, which was acquired through tax foreclosure proceedings; and

WHEREAS the City of Weslaco requests that Sheriff J.E. "Eddie" Guerra conduct such sale in accordance with Section 34.05 (a), (c) and (d), Texas Property Tax Code, and that such sale be held at the earliest available date in accordance with the laws of the State of Texas; further, that City of Weslaco notify Sheriff J.E. "Eddie" Guerra that it would not object to a sale price of such properties in the sums set forth on Exhibit "A"; and further, in the event that any taxing unit communicates by written communication to the Tax Assessor-Collector an offer to purchase a listed property or in cases where the Hidalgo County Appraisal District has double-assessed a listed property or there is a potential error with property descriptions or some other error, then and in that event, the Tax Assessor-Collector is authorized to notify the Sheriff to pull or delete that property from the public sale listing, and the Sheriff is authorized in such case to pull/delete that property from the public sale.

WHEREAS discussion was then conducted, and upon completion of same, Mayor David Suarez called for a vote on the motion, and the same was passed by majority.

NOW, THEREFORE, BE IT RESOLVED that the City Commission of the City of Weslaco offer for resale, in accordance with Section 34.05 (a), (c) and (d), Texas Property Tax Code, the properties described on Exhibit "A" and that Sheriff J.E. "Eddie" Guerra, is hereby requested to conduct such sale in accordance with such statutes at the earliest possible date and further, that a minimum acceptable sale price for such properties is as set forth on Exhibit "A"; and further, in the event that any taxing unit communicates by written communication to the Tax Assessor-Collector an offer to purchase a listed property or in cases where the Hidalgo County Appraisal District has double-assessed a listed property or there is a potential error with property descriptions or some other error, then and in that event, the Tax Assessor-Collector is authorized to notify the Sheriff to pull or delete that property from the public sale listing, and the Sheriff is authorized in such case to pull/delete that property from the public sale.

PASSED AND APPROVED on this the 17th day of August 2021.

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: August 17, 2021	**Agenda Item No.** (to be assigned by CSO)**:** 2021-4581
From: VIDAL ROMAN	
Subject: Discussion and consideration to accept the UPDATED calculation of the No-New-Revenue and Voter-Approval tax rates for 2021 tax year by the Hidalgo County Tax Assessor-Collector Pablo Villarreal and authorize the Mayor to execute any related documents. Possible action. (Staffed by Finance Department)	
Background:	
Funding Source (budget code, if applicable)**:**	

Amount:	Term of Impact:	Identified in Current Budget:

Additional Action Prompted: Mayor's Signature	
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 New
City Manager Comments: Approve.	
Staff Recommendation: Staff recommends approval of updated rates.	
Attachments, if any: NNR VAR rates Memo, ITEM M - 2021-08-03 CWL Benchmark - 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

Date: August 17, 2021

To: Mayor and City Commission

CC: Mike R. Perez, City Manager

FR: Vidal Roman, Finance Director

Re: 2021 Tax Rates Calculations

The City previously discussed and considered the County of Hidalgo Certified tax roll numbers in order to obtain the 2021 Tax rate calculation and Benchmark rates for the city for the upcoming 2021-2022 Fiscal Year.

In accordance with the Benchmark 2021 Tax Rates, the No-New-Revenue stands at $0.6804 per $100, the Voter Approval Rate at $0.7089 per $100. This numbers were subsequently updated from the ones previously presented which were .662324 and .695263 respectively.

Staff recommend rescinding previous numbers and acceptance the updated rates.

2021 Governing Body Summary #1A*
Benchmark 2021 Tax Rates
City of Weslaco

Date: 08/03/2021 08:51 AM

DESCRIPTION OF TAX RATE	TAX RATE PER $100	THIS YEAR'S TAX LEVY**	ADDITIONAL TAX LEVY
No-New-Revenue Tax Rate	$0.680404	$13,508,266	
One Percent $100 Tax Increase***	$0.687208	$13,643,348	$135,082
One Cent per $100 Tax Increase***	$0.690404	$13,706,799	$198,533
De Minimis Rate	$0.000000	$0	$0
VAR NOT adjusted for Unused Increment Rate	$0.708985	$14,075,693	$567,427
VAR adjusted for Unused Increment Rate	$0.708985	$14,075,693	$567,427
Last Year's Tax Rate	$0.696700	$13,831,795	$323,529
Proposed Tax Rate	$0.696700	$13,831,795	$323,529

*These figures are provided as estimates of possible outcomes resulting from varying the tax rate. Please be aware that these are only estimates and should not be used alone in making budgetary decisions.
**Tax levies are calculated using line 21 of the No-New-Revenue Tax Rate Worksheet and this year's frozen tax levy on homesteads of the elderly or disabled.
***Tax increase compared to no-new-revenue tax rate.

Standardized Agenda Request Form

Date of Meeting: August 17, 2021	**Agenda Item No.** (to be assigned by CSO)**:** 2021-4571
From:	
Subject: Discussion and consideration to approve Resolution 2021-42 proposing an ad valorem tax rate and setting dates on which the Commission will hold a public hearing, and a date to adopt the 2021-2022 ad valorem tax rate and authorize the Mayor to execute any related documents. ROLL CALL VOTE REQUIRED. Possible action. (Staffed by Finance Department.)	
Background: In order to adopt the proposed budget, the Commission must consider a proposed tax rate that will support the budget. Last year the rate adopted amounted to $0.6967 per $100 valuation. This amount does not exceed the voter approval rate. Note: the vote should be a record vote and the date of the public hearing must be read out aloud for the record.	
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: Publication of the Public Hearing will be August 25, 2021 in the Advance News Journal.	
Advisory Review, if any (name of board/committee, date of action, recommendation)**:**	
SONIA FLORES VIDAL ROMAN Mike Perez	Created/Initiated Approved New
City Manager Comments: Approve.	
Staff Recommendation: Staff recommends approval.	
Attachments, if any: Proposed Tax Rate FY 2022, R2021-42 proposing tax rate	
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: August 17, 2021

TO: Mayor & City Commission

CC: Mike R. Perez, City Manager

FROM: Vidal Roman, Finance Director
Sonia Flores, Assistant Finance Director

RE: 2021 Proposed Tax Rate

As the Budget Officer for the City of Weslaco, Mr. Mike R. Perez has been working in conjunction with the Finance Department staff to consider the requests of the City of Weslaco department directors and develop a proposal for a balanced budget for the 2021-2022 fiscal year. Taking into consideration our revenue projections, Mr. Perez has filed a proposed budget that will meet the needs of the citizens of Weslaco.

In order to support the proposed budget, it is recommended that City maintain the current tax rate of **$0.6967** per $100 valuation.

Senate Bill 2 now requires one public hearing notice instead of two. The publication for the public hearing will be on August 25, 2021 in the advance New Journal. I am proposing to hold a hearing and adopt the tax rate on September 7, 2021.

I respectfully request that the announcement of the proposed hearing dates be made a part of the record. Note that ROLL CALL VOTE is required.

Please do not hesitate to contact me if you have any questions on these matters.

RESOLUTION NO. 2021-42

RESOLUTION OF THE CITY OF WESLACO, TEXAS PROPOSING AN AD VALOREM TAX RATE; SETTING A DATE ON WHICH THE COMMISSION WILL ADOPT THE 2021-2022 AD VALOREM TAX RATE AND SETTING DATES FOR PUBLIC HEARING(S), IF NECESSARY.

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

1) The maximum proposed ad valorem tax rate that the Commission will consider for Fiscal Year 2021-2022 is .6967 cents per $100 taxable value; and

2) If the calculation of the No-New-Revenue and Voter Approval tax rates results in a rate that is lower than the proposed rate, the City Commission will consider the proposed rate at a public hearing as follows: Public Hearing - September 7, 2021; and

3) The City Commission will adopt the Fiscal Year 2021-2022 ad valorem tax rate at 5:30 p.m. on September 7, 2021, at the Weslaco City Commission Legislative Chambers, 255 S. Kansas Avenue, Weslaco, Texas.

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

PASSED AND APPROVED on this the 17th day of August 2021.

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: August 17, 2021	**Agenda Item No.** (to be assigned by CSO)**:** 2021-4517
From: ANTONIO LOPEZ	
Subject: Discussion and consideration to approve the purchase of two 2022 ambulance remounts from HGAC Contract # AM10-20 vendor Southwest Ambulance Sales in an amount not to exceed $225,800.00 under the Fire Department Apparatus Replacement Program and authorize the Mayor to execute any related documents. Possible action. (Staffed by Fire Department.)	
Background: Remount of two 2016 Medix type 1 ambulances. Rear patient box will be removed from The current cab and chassis and remounted on a 2022 Dodge 4500 cab and chassis. This is programed under the Apparatus Replacement Program 2021-2022 budget schedule. $136,500 budgeted for each unit.	
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)**:**	
LAURA LUERA ANTONIO LOPEZ Mike Perez	Created/Initiated Approved New
City Manager Comments: Approve.	
Staff Recommendation: Approval	
Attachments, if any: Weslaco FD remount Specs and quote, Southwest Ambulance Sales HGAC, Tabulation 2 Remounts	
Responsibilities upon Approval:	

Southwest Ambulance Sales

621 E Kennedale Pkwy

Kennedale, Tx 76060

HGAC Contract # AM10-20

Customer	Weslaco Fire Department
Unit	Medix 170
Chassis	New 2022 Ram 4500 4x2 6.7L diesel Ambulance prep chassis
Remount	Remove module from old chassis and install on new chassis
	Inspect all mounting points and structure of module
	Inspect all electrical (switches, wiring, light function, suction, ect.)
	Replace A/C and heating system
	Install new cab to module seal
	Inspect and adjust all door functions (Replace damaged or worn parts as needed)
	Inspect and polish all diamond plate (Replace damaged or worn parts as needed)
	After completion clean inside of module and test all operations of unit
Graphics	Install graphics on cab only

Chassis and Module Modifications

Install new wheel simulators

Install new running boards

Install new through the bumper siren speakers

Install new front console (Ford to Dodge)

Install Liquid spring system

Ferno Pro F-1 Charging stretcher mount with installation

Total $ 112,900.00 Delivery Included

Total X 2 $ 225,800.00

CONTRACT PRICING WORKSHEET
For MOTOR VEHICLES Only

Contract No.:	AM10-20	Date Prepared:	8/11/2021

This Worksheet is prepared by Contractor and given to End User. If a PO is issued, both documents MUST be faxed to H-GAC @ 713-993-4548. Therefore please type or print legibly.

Buying Agency:	City of Weslaco Fire Department	**Contractor:**	Southwest Ambulance Sales
Contact Person:	Gus Ramirez	**Prepared By:**	Bobby Davis
Phone:		**Phone:**	806-336-3949
Fax:		**Fax:**	
Email:	gramirez@weslacotx.gov	**Email:**	bobby@swambulancesales.com

Product Code:	AM20RE08	Description:	Remount to Dodge RAM Chassis

A. Product Item Base Unit Price Per Contractor's H-GAC Contract: 92,850.00

B. Published Options - Itemize below - Attach additional sheet(s) if necessary - Include Option Code in description if applicable.
(Note: Published Options are options which were submitted and priced in Contractor's bid.)

Description	Cost	Description	Cost
Please See Attached	17,695		
		Subtotal From Additional Sheet(s):	
		Subtotal B:	17695

C. Unpublished Options - Itemize below / attach additional sheet(s) if necessary.
(Note: Unpublished options are items which were not submitted and priced in Contractor's bid.)

Description	Cost	Description	Cost
Please See Attached	1,855		
		Subtotal From Additional Sheet(s):	
		Subtotal C:	1855

Check: Total cost of Unpublished Options (C) cannot exceed 25% of the total of the Base Unit Price plus Published Options (A+B). **For this transaction the percentage is:** 2%

D. Total Cost Before Any Applicable Trade-In / Other Allowances / Discounts (A+B+C)

Quantity Ordered:	2	X Subtotal of A + B + C:	112400	=	Subtotal D:	224800

E. H-GAC Order Processing Charge (Amount Per Current Policy) Subtotal E: 1000

F. Trade-Ins / Other Allowances / Special Discounts / Freight / Installation

Description	Cost	Description	Cost
			Subtotal F: 0

Delivery Date: 120-150 Days **G. Total Purchase Price (D+E+F):** 225800

HGACBuy THE SMART PURCHASING SOLUTION

CITY OF WESLACO - TWO 2022 DODGE AMBULANCE REMOUNTS
TABULATION

	Southwest Ambulance Sales 621 E Kennedale Pkwy Kennedale, TX 76060 972.278.0911 Fidel Baldazo Fidel@swambulancesales.com	Siddons Martin Emergency Group, LLC 3500 Shelby Lane Denton, TX 76207 281.889.0844 Michael Collins mcollins@siddon-martin.com	FleetPlus 2517 E Erwin Street Tyler, TX 75702 903.705.7142 Glenn Guttuso giguttuso@pcls-us.com
DESCRIPTION			
Medix 170 Remount - Chassis and Module Modicification	Vehicle Price $ 112,400.00 No. Vehicles 2 HGAC# AM10-20 Fee $ 1,000.00 **TOTAL AMT** $ 225,800.00	Vehicle Price $ 136,296.00 No. Vehicles 2 HGAC# AM10-20 Fee $ 600.00 **TOTAL AMT** $ 273,192.00	Vehicle Price $ 154,543.00 No. Vehicles 2 **TOTAL AMT** $ 309,086.00

Tabulation created by: Laura Luera on : 8/11/2021

Standardized Agenda Request Form

Date of Meeting: August 17, 2021	**Agenda Item No.** (to be assigned by CSO)**:** 2021-4574

From:

Subject:
Discussion and consideration to authorize work by Hidalgo Cameron Counties Irrigation District 9 for installation of approximately 1,600 feet of irrigation line at Judge Gilbert Garza Park in an amount not to exceed $43,314 and authorize the Mayor to execute any related documents. Possible action. (Staffed by Parks & Recreation Department).

Background:
This item extends Hidalgo Cameron Counties Irrigation District Lines to the irrigation pond located at Judge Gilbert Garza Park.

Funding Source (budget code, if applicable)**:**
410-5404-550100 project #240-008

Amount: $43,313.99	Term of Impact: none	Identified in Current Budget: yes

Additional Action Prompted:
Mayor's Signature

If item previously considered, provide date and action by Commission:

If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners:

Advisory Review, if any (name of board/committee, date of action, recommendation)**:**

OMAR RODRIGUEZ	Created/Initiated
OMAR RODRIGUEZ	Approved
Mike Perez	Pending

City Manager Comments:
Approve.

Staff Recommendation:
Staff recommends approval.

Attachments, if any:
HCCID9 08-06-2021 Weslaco Park Quote, M&H Prop_Irrigation_Line with HCCID9 Comments 4-21-2020 comments 03.30.2...

Responsibilities upon Approval:

Michael England, Director
Richard Vos, Secretary

Jack Harbison, President

Barry Dickerson, Director
Robert Sparks, Vice-President

General Office

(956) 565-2411
(956) 565-0521 Fax

E-Mail
hccid9general@hccid9.org

RANDALL WINSTON
General Manager

JUDY BEALL
Tax Assessor-Collector

P O Box 237 - 2304 N FM 491
Mercedes, Texas 78570

AUGUST 6, 2021

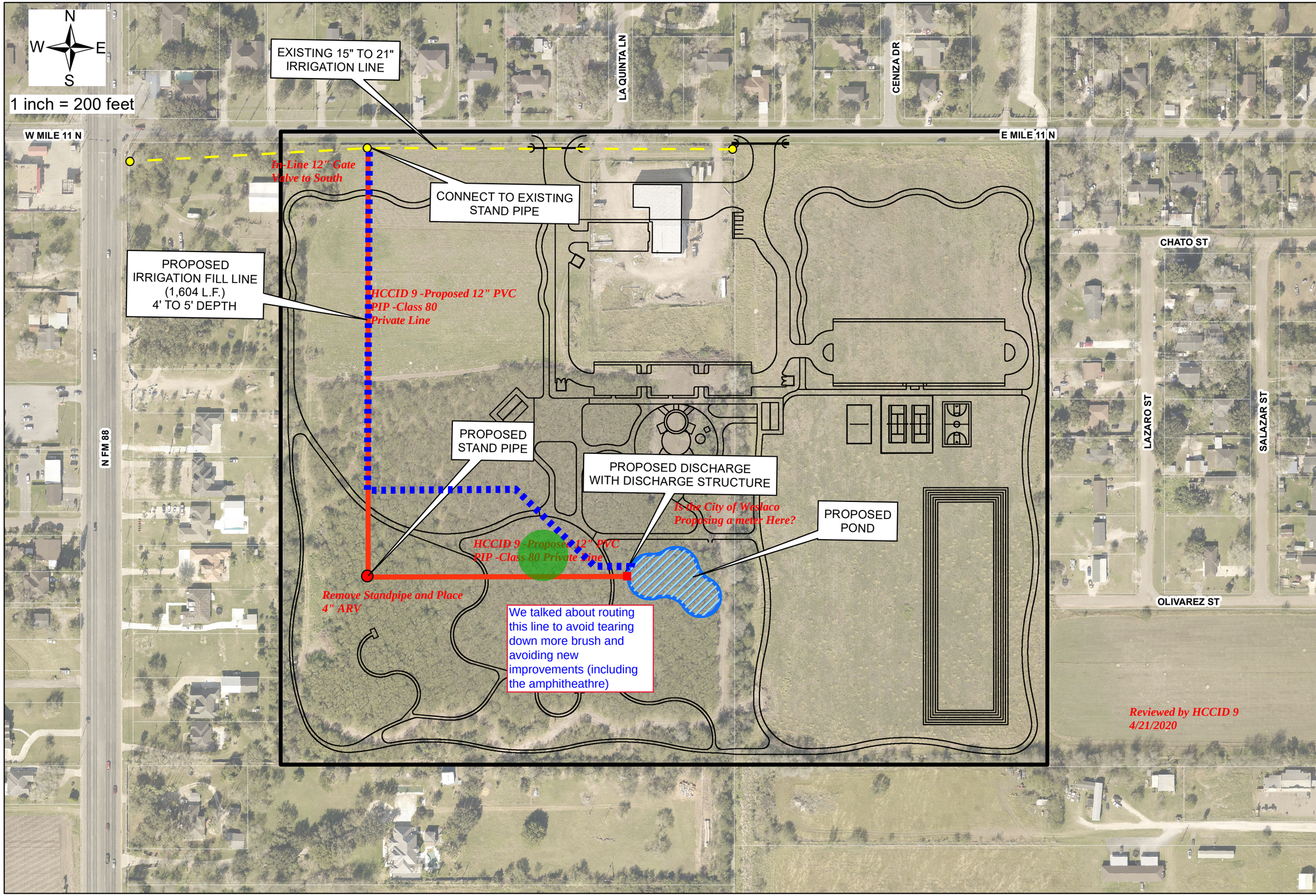
Attn: CITY OF WESLACO

PROPOSAL : Mile 11 & FM 88
INSTALLING IRRIGATION LINE FOR POND AT
Weslaco North Fire Station

LABOR/MATERIALS	$	41,543.99
1606 FT 12" 80 psi		
(2) 12" 45% Degree		
(1) TEE		
(1) AIR VENT		
Flow Meter		
BACKHOE	$	1,620.00
TRUCK TRIP	$	150.00
TOTAL	$	43,313.99

THANK YOU

SPECIAL PROJECTS COORDINATOR:
TRINIDAD LEDESMA



MELDEN & HUNT INC.
CONSULTANTS • ENGINEERS • SURVEYORS
115 W. McINTYRE
EDINBURG, TX 78541
PH: (956) 381-0981
FAX: (956) 381-1839
ESTABLISHED 1947
www.meldenandhunt.com

DATE: 03-19-2020
JOB NO.: XXXXXX
DRAWN BY: A. MENA

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NORTH SIDE PARK IRRIGATION SERVICE CITY OF WESLACO HIDALGO COUNTY, TEXAS

Standardized Agenda Request Form

Date of Meeting: August 17, 2021	**Agenda Item No.** (to be assigned by CSO)**:** 2021-4546

From:

Subject:
Discussion and consideration on Change Order #3 Weslaco North Side Sports Complex requesting an increase of 8 days to contract time for time lost in June due to rain and authorize the Mayor to execute any related. Possible action. (Staffed by Parks and Recreation.)

Background:
June rains caused delays to construction work at the Weslaco North Side Sports Complex. The contractor, Celso Gonzalez Construction, is requesting an 8 day extension to their contract.
Contract Start date December 26, 2020
210 calendar days
57 additional days due to rain/weather delays Change Order #1
30 additional days for additional trails requested Change Order #2
297 Project days - Revised completion date: October 19, 2021 approved June 1, 2021
8 additional days due to rain/weather delays Changer Order #3
305 Project days - Revised completion date: October 27, 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)**:**

OMAR RODRIGUEZ	Created/Initiated
OMAR RODRIGUEZ	Approved
Mike Perez	New

City Manager Comments:
Approve.

Staff Recommendation:
Staff recommends approval.

Attachments, if any:
Change Order Proposal #3 - Weather Delays June 2021 - Weslaco N Side Sports Complex, 18.51 G701-2017 - CO-03 Time Extension DRAFT 08.10.21

Responsibilities upon Approval:

CHANGE ORDER REQUEST (PROPOSAL)

Project: Weslaco North Side Sports Complex

Change Order Request Number: 3

From (Contractor): Celso Gonzalez Construction, Inc.

To: Juan Mujica

Date: 7/21/21

Gignac & Associates

A/E Project Number:

Re:

Contract For: City of Weslaco

This Change Order Request (C.O.R.) contains an itemized quotation for changes in the Contract Sum or Contract Time in response to proposed modifications to the Contract Documents based on Proposal Request No. _____ .

Description of Proposed Change:

8 days are being requested for rain delays days for June 2021. No work could be done as site was too muddy to access.

Please see attached Rain Delay Log and pictures.

Attached supporting information from: ☐ Subcontractor ☐ Supplier ☐ _____ ☐ _____

Reason For Change:

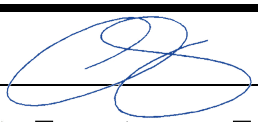
Contractor believes days requested due to forces out of the contractor's control.

Does Proposed Change involve a change in Contract Sum? ☒ No ☐ Yes [Increase] [Decrease] $_____

Does Proposed Change involve a change in Contract Time? ☐ No ☒ Yes [Increase] [Decrease] 8 days

Attached pages: ☐ Proposal Worksheet Summary: _____

☐ Proposal Worksheet Detail(s): _____

Signed by:  Date: 7/21/21

Copies: ☒ Owner ☒ Consultants ☐_____ ☐_____ ☐_____ ☐_____ ☐ File

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110 South Union St., Suite 100, Alexandria, VA 22314

Form Version: January 2013

Printed on Wed Jul 21, 2021 at 04:48 pm CDT

Job #: 2020-21-03 Weslaco North Side Sports Complex
320 East Mile 11 Road
Weslaco Texas. 78596

Daily Log Weather Delays For Weslaco North Side Sports Complex

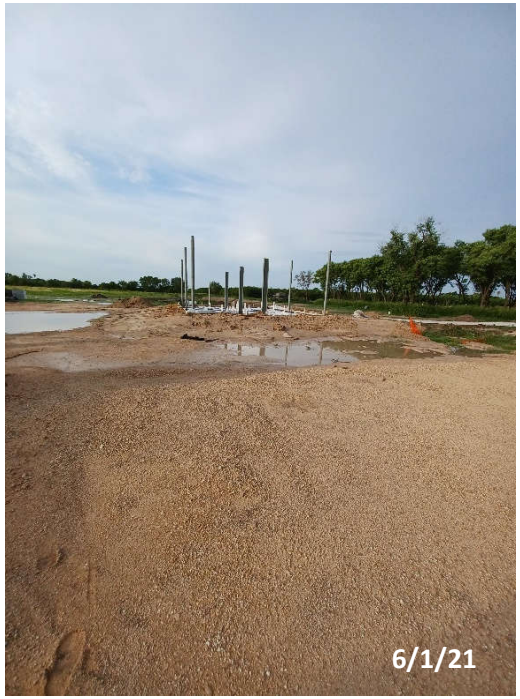
Date	Ground Conditions	Wind Conditions	Sky Conditions	Calamity	Temperature	Average	Precipitation	Comments	Attachments
06/24/21			Rain				About 1” during the morning hours. See photos.	Rain day due to the fact that we could not get tractor onto the fields. REJ could not work on beehive inlets.	
06/07/21								Ground still very saturated from rain last week	
06/06/21			Overcast					Site too wet to access/work	
06/05/21			Rain				0.00	Site too wet to access/work	
06/04/21			Rain		Mild		.34	Consistent Rain everyday this week has led to localized flooding	
06/03/21			Rain				4.37	Job Site still wet / Rain leading to flooding in areas	
06/02/21			Rain		Mild		.39	Job Site too wet to work	
06/01/21			Rain		Mild		2.37	Job site to wet & muddy to work	• 6.1.21 001.jpg

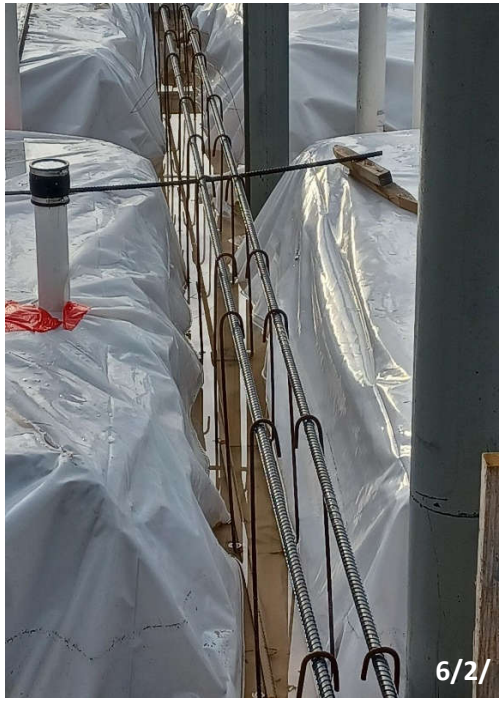
Rain Delay Log

Celso Gonzalez Construction, Inc.

North Side Sports Complex

City of Weslaco 6/1 - 6/7, 6/30/21





Rain Delay Log

Celso Gonzalez Construction, Inc.

North Side Sports Complex

City of Weslaco 6/1 - 6/7, 6/30/21

[Explanation of the Preliminary Monthly Climate Data (F6) Product]

These data are preliminary and have not undergone final quality control by the National Climatic Data Center (NCDC). Therefore, these data are subject to revision. Final and certified climate data can be accessed at the NCDC - http://www.ncdc.noaa.gov.

WFO Monthly/Daily Climate Data

```
000
CXUS54 KBRO 060529
CF6MFE
PRELIMINARY LOCAL CLIMATOLOGICAL DATA (WS FORM: F-6)

                                        STATION:   MCALLEN
                                        MONTH:     JUNE
                                        YEAR:      2021
                                        LATITUDE:   26 10 N
                                        LONGITUDE:  98 14 W

  TEMPERATURE IN F:        :PCPN:    SNOW:  WIND       :SUNSHINE: SKY     :PK WND
=================================================================================
1   2   3   4   5  6A  6B    7    8   9    10  11  12  13   14  15   16   17  18
                                    12Z  AVG MX 2MIN
DY MAX MIN AVG DEP HDD CDD  WTR  SNW DPTH SPD SPD DIR MIN PSBL S-S WX    SPD DR
=================================================================================

 1  81  70  76 -11   0  11 2.37  0.0    0  7.9 35 360   M    M   6 13     47 360
 2  88  71  80  -7   0  15 0.39  0.0    0  5.3 23 150   M    M   2 13     30 150
 3  88  69  79  -8   0  14 4.37  0.0    0 10.2 35 150   M    M   6 123    47 150
 4  85  69  77 -10   0  12 0.01  0.0    0  5.8 18 110   M    M   4        20 110
 5  90  71  81  -6   0  16 0.00  0.0    0  6.0 16 120   M    M   2        20 120
 6  93  75  84  -3   0  19 0.00  0.0    0 14.1 24 140   M    M   1        32 140
 7  93  79  86  -1   0  21 0.00  0.0    0 18.4 26 130   M    M   6 18     33 150
 8  92  80  86  -2   0  21 0.00  0.0    0 16.2 24 140   M    M   7 18     30 120
 9  94  78  86  -2   0  21 0.00  0.0    0 14.2 22 130   M    M   4 1      26 120
10  93  78  86  -2   0  21 0.00  0.0    0 12.0 22 120   M    M   5 18     25 120
11  94  76  85  -3   0  20 0.00  0.0    0 12.2 22 120   M    M   1 1      26 120
12  93  76  85  -3   0  20 0.00  0.0    0 10.9 17 130   M    M   0        23 150
13  96  74  85  -3   0  20 0.00  0.0    0  6.2 16 100   M    M   1 1      20 110
14  95  74  85  -3   0  20 0.00  0.0    0  5.9 17 120   M    M   1        20 110
15  97  75  86  -2   0  21 0.00  0.0    0  5.1 15  80   M    M   1        18  80
16  94  76  85  -3   0  20 0.00  0.0    0  5.0 17 350   M    M   2 3      22  20
17  92  74  83  -5   0  18 0.00  0.0    0  7.0 17 360   M    M   2        23 360
18  95  74  85  -3   0  20 0.00  0.0    0  7.2 16  90   M    M   2        23  50
19  94  73  84  -4   0  19    T  0.0    0  7.2 17 140   M    M   1 18     23 140
20  94  79  87  -1   0  22    T  0.0    0 14.4 23 130   M    M   3 8      29 140
21  97  81  89   1   0  24 0.00  0.0    0 14.7 22 140   M    M   8 8      29 140
22  90  76  83  -5   0  18    T  0.0    0  7.5 21 110   M    M   4 38     24 110
23  94  77  86  -2   0  21    T  0.0    0 10.3 20  90   M    M   3        25  80
24  97  80  89   1   0  24 0.00  0.0    0 13.8 23 130   M    M   5 1      28 130
25  96  79  88   0   0  23 0.00  0.0    0 15.5 26 140   M    M   3 1      32 160
26  96  78  87  -1   0  22 0.00  0.0    0 17.8 26 130   M    M   1        34 130
27  96  75  86  -2   0  21 0.00  0.0    0 10.4 21 120   M    M   2        26 110
28  92  74  83  -5   0  18 0.00  0.0    0  9.2 20 110   M    M   1        28 110
29  90  77  84  -4   0  19    T  0.0    0  8.2 17 120   M    M   4        22 130
30  88  75  82  -6   0  17 0.56  0.0    0  6.3 17  80   M    M   5 1      21  80
=================================================================================
SM 2777 2263         0 578  7.70  0.0    304.9          M       93
=================================================================================
AV 92.6 75.4                                10.2 FASTST   M    M   3    MAX(MPH)
                                 MISC ---->  # 35 360              # 47 360
```

==
NOTES:
LAST OF SEVERAL OCCURRENCES

COLUMN 17 PEAK WIND IN M.P.H.

PRELIMINARY LOCAL CLIMATOLOGICAL DATA (WS FORM: F-6) , PAGE 2

STATION: MCALLEN
MONTH: JUNE
YEAR: 2021
LATITUDE: 26 10 N
LONGITUDE: 98 14 W

[TEMPERATURE DATA]

AVERAGE MONTHLY: 84.0
DPTR FM NORMAL: -3.7
HIGHEST: 97 ON 24,21
LOWEST: 69 ON 4, 3

[PRECIPITATION DATA]

TOTAL FOR MONTH: 7.70
DPTR FM NORMAL: 4.65
GRTST 24HR 4.38 ON 3- 4

SNOW, ICE PELLETS, HAIL
TOTAL MONTH: 0.0 INCH
GRTST 24HR 0.0
GRTST DEPTH: 0

SYMBOLS USED IN COLUMN 16

1 = FOG OR MIST
2 = FOG REDUCING VISIBILITY TO 1/4 MILE OR LESS
3 = THUNDER
4 = ICE PELLETS
5 = HAIL
6 = FREEZING RAIN OR DRIZZLE
7 = DUSTSTORM OR SANDSTORM: VSBY 1/2 MILE OR LESS
8 = SMOKE OR HAZE
9 = BLOWING SNOW
X = TORNADO

[NO. OF DAYS WITH]

MAX 32 OR BELOW: 0
MAX 90 OR ABOVE: 25
MIN 32 OR BELOW: 0
MIN 0 OR BELOW: 0

[WEATHER - DAYS WITH]

0.01 INCH OR MORE: 5
0.10 INCH OR MORE: 4
0.50 INCH OR MORE: 3
1.00 INCH OR MORE: 2

[HDD (BASE 65)]

TOTAL THIS MO. 0
DPTR FM NORMAL 0
TOTAL FM JUL 1 582
DPTR FM NORMAL 129

CLEAR (SCALE 0-3) 18
PTCLDY (SCALE 4-7) 12
CLOUDY (SCALE 8-10) 0

[CDD (BASE 65)]

TOTAL THIS MO. 578
DPTR FM NORMAL -103
TOTAL FM JAN 1 1926
DPTR FM NORMAL -232

[PRESSURE DATA]

HIGHEST SLP 30.09 ON 1
LOWEST SLP 29.66 ON 6

[REMARKS]
#FINAL-06-21#

Date Calculator: Add to or Subtract From a Date

Enter a start date and add or subtract any number of days, months, or years.

Count Days | Add Days | Workdays | Add Workdays | Weekday | Week №

Advertising

From **Tuesday, October 19, 2021**
Added 8 days

Result: Wednesday, October 27, 2021

Calendar showing period from October 19, 2021 to October 27, 2021

October 2021
8 days added

Sun	Mon	Tue	Wed	Thu	Fri	Sat
					1	2
3	4	5	6	7	8	9
10	11	12	13	14	15	16
17	18	19	20	21	22	23
24	25	26	27	28	29	30
31						

= Start date (Oct 19, 2021) = Final result date (Oct 27, 2021)

Time & Date Calculator App for iOS
See how long remains before a deadline or exactly when those 30 days are up.

timeanddate.com
© Time and Date AS 1995–2021

DRAFT

AIA® Document G701™ – 2017

Change Order

PROJECT: *(Name and address)* 18.51 Weslaco North Side Sports Complex Weslaco, Texas	**CONTRACT INFORMATION:** Contract For: General Construction Date: December 26, 2020	**CHANGE ORDER INFORMATION:** Change Order Number: 003 Date: August 10, 2021
OWNER: *(Name and address)* City of Weslaco, Texas 255 S. Kansas Ave. Weslaco, TX 78596-6285	**ARCHITECT:** *(Name and address)* Gignac & Associates 3700 North 10th Street, Suite 205 McAllen, Texas 78501	**CONTRACTOR:** *(Name and address)* Celso Gonzalez Construction, Inc. 614 N. Conway Mission, TX 78572

THE CONTRACT IS CHANGED AS FOLLOWS:
(Insert a detailed description of the change and, if applicable, attach or reference specific exhibits. Also include agreed upon adjustments attributable to executed Construction Change Directives.)
Eight calendar day time extension due to inclement weather

The original Contract Sum was	$	1,725,000.00
The net change by previously authorized Change Orders	$	0.00
The Contract Sum prior to this Change Order was	$	1,725,000.00
The Contract Sum will be unchanged by this Change Order in the amount of	$	0.00
The new Contract Sum including this Change Order will be	$	1,725,000.00

The Contract Time will be increased by eight (8) days.
The new date of Substantial Completion will be October 27, 2021

NOTE: This Change Order does not include adjustments to the Contract Sum or Guaranteed Maximum Price, or the Contract Time, that have been authorized by Construction Change Directive until the cost and time have been agreed upon by both the Owner and Contractor, in which case a Change Order is executed to supersede the Construction Change Directive.

NOT VALID UNTIL SIGNED BY THE ARCHITECT, CONTRACTOR AND OWNER.

Gignac & Associates **ARCHITECT** *(Firm name)*	Celso Gonzalez Construction, Inc. **CONTRACTOR** *(Firm name)*	City of Weslaco, Texas **OWNER** *(Firm name)*
SIGNATURE	**SIGNATURE**	**SIGNATURE**
Raymond Gignac, AIA,Principal **PRINTED NAME AND TITLE**	Celso Gonzalez,President **PRINTED NAME AND TITLE**	David Suarez,Mayor **PRINTED NAME AND TITLE**
DATE	**DATE**	**DATE**

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User Notes: (3B9ADA58)

Standardized Agenda Request Form

Date of Meeting: August 17, 2021	**Agenda Item No.** (to be assigned by CSO)**:** 2021-4554	
From:		
Subject: Discussion and consideration to approve renewal rates submitted for worker's compensation insurance provided by Montalvo Insurance for fiscal year October 01, 2021 through October 01, 2022 and authorize the Mayor to execute any related documents. Possible action. (Staffed by Human Resources Department.)		
Background:		
Funding Source (budget code, if applicable)**:**		
Amount:	Term of Impact:	Identified in Current Budget:
Additional Action Prompted: 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)**:**		
Luz Galindo Luz Galindo Mike Perez	Created/Initiated New	
City Manager Comments: Approve.		
Staff Recommendation: Staff recommends approval.		
Attachments, if any: TX MUTUAL RENEWAL 2021-2022		
Responsibilities upon Approval:		

TexasMutual®
WORKERS' COMPENSATION INSURANCE

8/2/21

Request for Additional Information

Agent copy

MONTALVO INS AGCY INC
PO BOX 2
WESLACO TX 78599-0002

Regarding	Quote no.	Coverage period
City of Weslaco	Q004458679	10/1/21 to 10/1/22

Dear Agent,

Thank you for this submission to Texas Mutual Insurance Company. We are pleased to enclose your quote; however, coverage cannot be bound without the following returned to us:

- This policy does not cover volunteers or donated labor.

Notice: In the absence of binding authority, the premium, premium finance agreement (if applicable), and the information requested above must be received by us prior to the effective date in order to bind coverage. If these items are not received, then coverage will not be bound and no policy will be issued. The earliest effective date of the coverage will be the date the proper deposit premium and requested items are received at Texas Mutual Insurance Company, unless a future effective date has been requested. This requirement does not apply to Start policies and premiums that are hand delivered to the company. Coverage in those cases is effective the day after receipt.

Please use the following addresses to remit payment:

Overnight Mail:
2200 Aldrich Street
Austin, Texas 78723-3474
Attn.: Accounting

Regular Mail:
PO Box 841843
Dallas, TX 75284-1843

The pricing is valid for 60 days. Instructions for binding and premium payment are included. When remitting payments, please do not deduct the commission.

Sincerely,

ALYONA HANSEN
Underwriting department

PO Box 12058, Austin, TX 78711-2058
texasmutual.com | (800) 859-5995 | Fax (800) 359-0650

Renewal
Offer
08/02/21

Montalvo Insurance Agency
P.O. Box 2
Weslaco, Texas 78599
956-968-5521

To: City of Weslaco
255 S. Kansas Ave.
Weslaco, Texas 78596

Description:

Type of Coverage: **Workers Compensation**	
Company: Texas Mutual Ins. Co.	
Term: 10/01/2021 - 10/01/2022	
Annual Premium: (Out - of - Network)	**$ 285,194.00**
Amount Due:	**$ 23,785.18**
Annual Premium: (In - Network)	**$ 251,270.00**
Amount Due:	**$ 20,955.92**

The Texas Mutual Insurance Company is offering two different pricing levels for coverage. They offer coverage with benefits "In" and "Out" of a Network. The program offered "In" the Network allows the employee to select their treating doctor from among the network's group of occupational health care providers. However, the program "Out" of Network allows the employee to select a treating doctor of their choice.

To continue coverage without interruption the following is required:

1. Please make your check payable to the Texas Mutual Insurance Company based on the desired program and remit payment along with a copy of quote invoice directly to The Texas Mutual Insurance Company.

THANK YOU FOR YOUR BUSINESS!

TexasMutual®
WORKERS' COMPENSATION INSURANCE

Underwriting Quote Sheet
Summary Page
Applicant copy

Quote no.	Quote issue date	Proposed coverage period
Q004458679	8/2/21	10/1/21 to 10/1/22

Applicant
City of Weslaco
255 S KANSAS AVE
WESLACO TX 78596-6158

Underwriter	Producer	
ALYONA HANSEN	20590	MONTALVO INS AGCY INC PO BOX 2 WESLACO TX 78599-0002
Phone	**Fax**	
(956) 968-5521	(956) 969-9198	

Entity	Group	SIC code
Government entity		9199 General government, N.E.C.*

Quote generated in Austin,TX

Part one: workers' compensation insurance

Premium quote summary - Texas only

See attached **Premium Calculation**

	Payroll	Premium
Total payroll and estimated manual premium	14,622,244.00	371,591.00

Prorate factor 1.00

	Out-of-Network		In-Network	
	Factor	**Amount**	**Factor**	**Amount**
Increased Limits Factor 1,000,000/1,000,000/1,000,000	0.014	5,202.00	0.014	5,202.00
Schedule Modifier	0.85	(56,519.00)	0.85	(56,519.00)
Healthcare Network Option			0.12	(38,433.00)
Premium Discount	0.11	(35,230.00)	0.109	(30,721.00)
Expense Constant		150.00		150.00
Minimum premium 250.00	**Estimated annual premium**	285,194.00		251,270.00
Audit frequency Annual				

Part two: employers' liability insurance

	Standard
Bodily injury by accident	$1,000,000.00
Bodily injury by disease policy limit	$1,000,000.00
Bodily injury by disease each employee	$1,000,000.00

Endorsements made part of this quotation

See attached **Endorsement Schedule**

Notice of terrorism insurance coverage

Coverage for acts of terrorism is already included in workers' compensation policies. Losses resulting from certified acts of terrorism, as defined under the Terrorism Insurance Act of 2002, as amended ("the Act"), would be partially reimbursed by the U.S. Government. If the aggregate industry Insured Losses occurring in any calendar year exceed $200,000,000, the U.S. Government would pay 80% of our Insured Losses that exceed our Insurer Deductible. The Act provides an annual cap on liability that limits the U.S. Government's payment as well as our liability for any amount of losses from certified acts of terrorism that, in the aggregate for the industry, exceeds $100,000,000,000 in a calendar year. The portion of your quoted premium that is attributable to coverage for acts of terrorism is $0 and does not include any charges for the portion of losses covered by the U.S. Government under the Act.

PO Box 12058, Austin, TX 78711-2058
texasmutual.com | (800) 859-5995 | Fax (800) 359-0650

TexasMutual®
WORKERS' COMPENSATION INSURANCE

Quote no.	Quote issue date	Proposed coverage period
Q004458679	8/2/21	10/1/21 to 10/1/22

Underwriting Quote Sheet
Out-of-Network Premium Calculation

Applicant copy

Class codes for primary applicant

State	Location	Code	Classification	Premium basis total estimated annual remuneration	Rate per $100 of remuneration	Estimated annual premium
10/1/21 to 10/1/22						
42	00001	5191	Computer and Data Processing Services: Maintenance and Repair	257,922.00	0.690	1,780.00
42	00001	5506	Street or Road-Roadside Mowing & Maintenance-& Drivers	313,770.00	5.180	16,253.00
42	00001	7423	Aircraft Ground Support Equipment Repair & Drivers	164,464.00	3.300	5,427.00
42	00001	7520	Waterworks Operation & Drivers	810,307.00	2.310	18,718.00
42	00001	7704	Fire Fighters & Drivers	3,939,495.00	5.130	202,096.00
42	00001	7720	Police Officers & Drivers	4,522,559.00	2.190	99,044.00
42	00001	8391	Automobile Repair Shop & Parts Department Employees, Drivers	189,244.00	1.650	3,123.00
42	00001	8720	Inspection of Risks For Insurance or Valuation Purposes NOC	386,910.00	0.230	890.00
42	00001	8810	Clerical Office Employees NOC	2,859,689.00	0.110	3,146.00
42	00001	8831	Animal Shelters & Drivers	81,536.00	1.070	872.00
42	00001	8838	Public Library or Museum: Professional Employees	442,403.00	0.690	3,053.00
42	00001	9015	Building Maintenance	270,858.00	2.310	6,257.00
42	00001	9101	Public Library or Museum: All Other Employees & Drivers	If any	2.820	0.00
42	00001	9102	Park NOC-All Employees-& Drivers	327,301.00	2.360	7,724.00
42	00001	9402	Ashes, Garbage or Refuse Collection & Drivers	55,786.00	5.750	3,208.00
42	00002	7720	Police Officers & Drivers	If any	2.190	0.00
42	00003	7720	Police Officers & Drivers	If any	2.190	0.00
42	00004	7720	Police Officers & Drivers	If any	2.190	0.00
42	00005	7720	Police Officers & Drivers	If any	2.190	0.00
42	00006	7720	Police Officers & Drivers	If any	2.190	0.00
			Estimated manual premium			371,591.00
		9812	Increased Limits Factor 1,000,000/1,000,000/1,000,000		0.014	5,202.00
		9887	Schedule Modifier		0.850	(56,519.00)
		0063	Premium Discount		0.110	(35,230.00)
		0900	Expense Constant			150.00
			Total payroll and Texas total premium	$14,622,244.00		$285,194.00

PO Box 12058, Austin, TX 78711-2058
texasmutual.com | (800) 859-5995 | Fax (800) 359-0650

TexasMutual®
WORKERS' COMPENSATION INSURANCE

Quote no.	Quote issue date	Proposed coverage period
Q004458679	8/2/21	10/1/21 to 10/1/22

Underwriting Quote Sheet
Endorsement Schedule
Applicant copy

Endorsements

TM LRC 2008	Limited Reimbursement for Texas Employees Injured in Other Jurisdictions
TM MV 2011	Mutuals - Membership and Voting Notice
TM PC 2003	Policy Conditions Endorsement
WC 00 00 00 C	Policy Conditions Form
WC 00 00 01 B	Policy Coverage Document (Declarations Page)
WC 00 04 06	Premium Discount Endorsement
WC 00 04 14 A	Notification of Change in Ownership Endorsement
WC 00 04 22 C	Terrorism Risk Insurance Act Coverage Endorsement
WC 42 03 01 J	Texas Amendatory Endorsement
WC 42 04 07	Texas- Audit Premium and Retrospective Premium Endorsement
WC 42 04 08 A*	Network Discount Endorsement

* Only applicable if In-Network option purchased

PO Box 12058, Austin, TX 78711-2058
texasmutual.com | (800) 859-5995 | Fax (800) 359-0650

TexasMutual®
WORKERS' COMPENSATION INSURANCE

Quote no.	Quote issue date	Proposed coverage period	Version
Q004458679	8/2/21	10/1/21 to 10/1/22	1

Quote Invoice
Applicant copy

Applicant	Producer	Renewal of
City of Weslaco	MONTALVO INS AGCY INC	0002053107

The earliest effective date of coverage will be the date a complete submission and the proper payment are received by Texas Mutual Insurance Company, unless a future effective date has been requested. This does not apply to Start policies.

NOTE: Payment received does not guarantee coverage.

Please check one option below to indicate policy choice.

Payment in full:

Out-of-network ☐		In-network ☐	
Estimated annual premium:	$285,194.00	Estimated annual premium:	$251,270.00
Amount due:	**$285,194.00**	**Amount due:**	**$251,270.00**

Will the policy premium be financed? _____ If "Yes", which finance company? _____

Note: A Copy of a signed premium finance agreement must accompany this form.
Send payments to the PO Box as listed below.

- OR -

Installment payments:

Out-of-network ☐		In-network ☐	
Estimated annual premium:	$285,194.00	Estimated annual premium:	$251,270.00
Amount due:	**$23,785.18**	**Amount due:**	**$20,955.92**

Installment billing plan:
- 12 monthly installments (Send payments to the PO Box as listed below.)
- Financing is not permitted under this billing plan

Please mail this form along with the amount due for the above selected option to:

Texas Mutual Insurance Company
PO Box 841843
Dallas, TX 75284-1843

Please include your quote number Q004458679 on your check for prompt handling.
Please do not use the above address for other correspondence.

Thank you for your business!

PO Box 12058, Austin, TX 78711-2058
texasmutual.com | (800) 859-5995 | Fax (800) 359-0650

TexasMutual®
WORKERS' COMPENSATION INSURANCE

Workers' Compensation and Employer's Liability Policy

DNE-1A

Applicant copy

Quote number	Quote issue date	Proposed coverage period
Q004458679	8/2/21	10/1/21 to 10/1/22

Deductible Notice of Election

Texas law permits an employer to obtain workers' compensation insurance with a deductible. The insurance applies only to benefits payable under Texas workers' compensation law. When a deductible is elected, the policyholder is required to reimburse the insurance carrier for benefits payable under the law up to the deductible amount and a credit is applied to the policy. Premium credits are determined based on the deductible selected and the hazard group. The hazard group is determined by the classification that produces the largest amount of estimated Texas standard premium.

You are not required to choose a deductible. If you do choose one, your insurance company will pay the deductible amount for you, but you must reimburse the insurance company within 30 days after they send you notice that payment is due. If you fail to reimburse the insurance company, they may cancel the policy upon ten days written notice, and any resulting premium may be applied to the deductible amount owed.

If a deductible amount is desired, please indicate below.

☐ Yes, I want a deductible of (select only one):

1. _____ per accident
2. _____ per claim
3. _____ medical only

applied to benefits payable under the Texas Workers' Compensation Law. I understand that the company will pay the deductible amount and seek reimbursement **Monthly** (monthly, quarterly or other)

☐ No, I do not want a deductible applied to benefits payable under the Texas Workers' Compensation Law.

☐ Yes, I do want a deductible policy, but am unable to obtain one for the following reason: _____

The deductible plans have been explained to me.

Signature and Title	Date
Employer Name (print or type)	Address

Texas Mutual Insurance Company	Q004458679	10/1/21
Insurance Company	Policy No.	Effective Date

PO Box 12058, Austin, TX 78711-2058
texasmutual.com | (800) 859-5995 | Fax (800) 359-0650

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WORKERS' COMPENSATION INSURANCE

Helping Build a Stronger Texas

We are an insurance company, but many employers think of us more as a partner in workplace safety and effective claim management.

Our customer service philosophy is to provide personalized attention that exceeds your expectations. Consider what you will get for your premium dollar:

A Partner in Loss Prevention

- On site safety surveys and recommendations by consultants who know your business
- Loss run reports that help you analyze loss trends
- Access to a library of safety videos, posters, and brochures, many available in Spanish
- Seminars on workplace safety and the return to work process
- Help with special issues, such as ergonomics, industrial hygiene, and OSHA compliance

Zero Tolerance for Fraud

- Investigation of suspected claim fraud
- Coordination with prosecutors statewide to obtain convictions
- A proven track record of fraud convictions

Effective Claims Management and Cost Control

- Professionals on staff to handle all aspects of claim management and cost control:
  - A designated regional service team with expertise in your industry
  - Rehabilitation nurses and a provider relations team that works to get the right care for your injured workers
  - A catastrophic injury team to work with severely injured workers
  - A special unit that handles maritime claims (HSWCA, OCSLA, and Jones Act)
  - Specialists who audit medical bills
  - Subrogation specialists who recover millions from third parties responsible for injuries

Information at Your Fingertips

- Toll-free numbers for claim reporting and general information
- An easy-to-use reference notebook with full instructions on coverage notices, injury reporting, and tips on cost control

Competitive Quotes **Other States Coverage** **Safety Groups** **Deductibles**

TO THE AGENT OR BROKER: Our regional marketing teams are available to present more about these services to your clients and your staff.

PO Box 12058, Austin, TX 78711-2058
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TexasMutual®
WORKERS' COMPENSATION INSURANCE

Medical Network Selection from Texas Mutual

Through Texas Mutual's medical network, eligible policyholders have access to high quality providers with proven success treating workers' comp-related injuries and illnesses. Those who choose Texas Mutual's medical network also receive a network discount, and many other benefits that help to create a positive experience for employers and their injured workers.

Why choose the Texas Mutual network?

Quality of care

- Injured employees select their treating doctor from among the network's occupational health care providers who are focused on helping workers recover and return to a productive life.
- Our providers have been carefully selected and have a proven track record of quality care.
- Network medical providers have access to Texas Mutual training resources and Medical Director expertise to help them better understand the uniqueness of on-the-job injuries.
- Medical case managers work with health care providers, injured workers and employers to identify and facilitate return-to-work opportunities.

Financial benefits

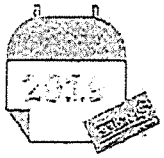
- Policyholders who choose Texas Mutual's medical network receive a network discount.
- On average, injured workers return to work sooner than non-network patients, resulting in lower than average indemnity benefits and medical costs compared with non- network policies.
- The network's return-to-work focus helps improve productivity and reduce other costs associated with workplace accidents.

Employers must notify employees of network requirements for the network provisions to take effect. For more information on the Texas Mutual's medical network, visit texasmutual.com.

PO Box 12058, Austin, TX 78711-2058
texasmutual.com | (800) 859-5995 | Fax (800) 359-0650

THE DIVIDEND difference

When you choose Texas Mutual, you become a policyholder owner of the company. That comes with many benefits to help your business, including the potential to earn dividends.



$330 million
in dividends paid out to policyholders in 2019
$2.8B paid since 1999

OWNERSHIP PAYS AT TEXAS MUTUAL

Safety pays

Dividends are our way of rewarding employers for making safety a priority. The fewer accidents your business has, the better chance you have to earn.

Loyalty bonus

When you choose Texas Mutual year after year, your loyalty is reflected in your dividend.

Twice the earnings

Policyholders who are also safety group members can earn an additional dividend based on the group's performance.

A warm welcome

Even if you are new to Texas Mutual, you can still earn a dividend after your first year through our early qualifier dividend program.

Dividends are based on performance and therefore are not guaranteed.

Visit texasmutual.com/ownerspays to find out more about earning your Texas Mutual dividend.

(800) 859-5995
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worksafetexas.com

Texas Mutual®
WORKERS' COMPENSATION INSURANCE
WORK SAFE. TEXAS.

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JA-1528-1907

They also give us the chance to recognize our policyholders across the state who are working hard to keep employees safe and workers' comp costs low. Because that's a commitment that deserves to be rewarded.

Qualifying for a dividend

Whether you're a new policyholder or have been with us for several years, you can qualify for a dividend. We offer three types of dividends for policyholders who have a current, in-force policy and are in good standing with us.

Individual dividends

We reward policyholders by providing them with two different ways to earn a dividend. Safety, paid through the annual component, and loyalty, paid through the retention component, are at the core of a Texas Mutual dividend. By putting safety first and having an acceptable loss ratio for your policy that expired in the previous year, you can earn the annual component.

When you keep choosing to do business with us, you deserve to be rewarded for that loyalty. We reward your trust in us when you qualify for the retention component of the dividend. We recognize policyholders who choose Texas Mutual year after year by rewarding current policyholders for up to four previous, consecutive years of acceptable, combined loss ratios ending with the policy that expired in the previous calendar year.

Historically, Texas Mutual has paid individual dividends in June.

Early qualifier dividends

We recognize newer policyholders who are putting in the effort to build a safer workplace. Even if you haven't been with us long enough to earn an individual dividend, we reward your commitment to safety. These dividends are paid separately in November. Each year, we recognize around 4,000 newer policyholders with over $3 million in early qualifier dividends.

Safety group dividends

Policyholders who are safety group members can also qualify for a group dividend if the group has a favorable loss history. By coming together to form safer workplaces, safety group members can potentially earn both an individual and group dividend from Texas Mutual. In 2019, Texas Mutual paid $19.3 million in safety group dividends.

Learn more about safety groups

Dividends are based on performance, are not guaranteed and must comply with Texas Department of Insurance regulations.

Receiving a dividend

In 2020, our board of directors voted to pay individual dividends two months ahead of schedule because of coronavirus. Policyholders can log in to their account to see whether they will receive an individual dividend on April 20, which is when checks will be mailed directly to policyholders.

We currently do not offer direct deposit. We can reissue checks if you misplace or accidently discard it. Contact our Information Services Center for more information.

See dividend FAQs

Want dividend updates?

Prioritizing safety

$3.1 billion paid in dividends since 1999

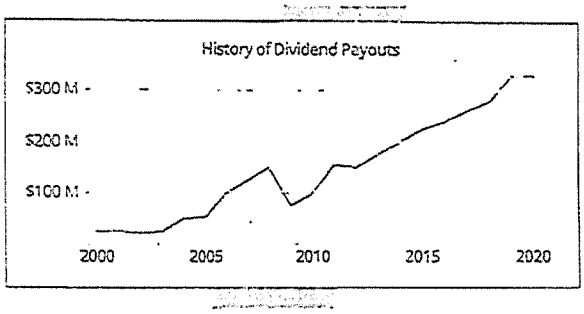
Sharing our financial strength

We have distributed dividends for 22 consecutive years, bringing the payout total to over $3.1 billion. We choose year after year to reward qualifying policyholders who contribute toward keeping employees safe and losses low. When an employer purchases a policy at Texas Mutual, they are not just buying financial security for themselves and their employees. They're also becoming owners of Texas Mutual.

As a policyholder, you can improve your chance of qualifying for a dividend by prioritizing safety and putting a return to work program in place. We are here to help.

Read more about safety

Learn about return to work



For many policyholders, dividends are key to managing their workers' comp costs. Dividends give more control over the total cost to the policyholder because they are based on the policyholder's loss experience.

Standardized Agenda Request Form

Date of Meeting: August 17, 2021	**Agenda Item No.** (to be assigned by CSO)**:** 2021-4516
From: Albert Aldana	
Subject: Discussion and consideration to provide in-kind participation for the costs of paving 80 linear feet of 32' Back to Back roadway for Spanish Oak Dr on Pecan Grove 3 Subdivision and authorize Mayor to execute any related documents. Possible action. (Staffed by Engineering Department.)	
Background: See attached memo	
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)**:**		

Albert Aldana	Created/Initiated
Albert Aldana	Approved
Mike Perez	New

City Manager Comments: Approve.
Staff Recommendation: Staff recommends approval
Attachments, if any: Memo re Pecan Grove 3 Subd, Shady Grove Trail for Pecan Grove No. 3, Pecan Grove Phase 3 Subdivision Roadway
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: August 11, 2021

TO: Mayor Suarez, City Commission &
City Manager Perez

FROM: Albert J. Aldana, P.E.
City Engineer

SUBJECT: **Pecan Grove No. 3 Subdivision**
Request for In-Kind Participation

When Shady Grove Trail was constructed for Pecan Grove Phase 2 Subdivision, the roadway was not constructed to the limits of Phase 2. It was constructed approximately 80 feet short of its eastern boundary.

The developer for Pecan Grove Phase 3 approached the City about sharing the costs to construct the 80-foot-long missing roadway that would provide connectivity to the proposed Phase 3 project.

Staff proposed to the developer to provide in-kind participation in the form of materials required for the paving of the roadway. The materials totaling approximately 50% of the costs are as follows:

- 258 SY of Hot Mix Asphalt ($3,000.00)
- 320 SY of Caliche ($2,000.00)

Please see the attached email message from developer's Engineer, Mr. David Salinas, P.E. for additional information.

Staff recommends approval of this item.

Sincerely,

From: David Salinas
To: Alberto J. Aldana
Cc: Monica Guerra; Mickael Salinas; Jorge M. Ferretis A.; Rebekah M. De La Fuente
Subject: Shady Grove Trail for Pecan Grove No. 3
Date: Wednesday, July 14, 2021 11:34:05 AM

Albert: per our discussion yesterday:

Using some current unit costs (80 linear feet of a 32' B-B roadway) we have on file:

1. HMAC (29'): approx. 258 Sq.Yds. @ $ 14.50/Sq.Yd. = $ 3,741.00
2. Type D Caliche (32'): approx. 320 Sq. Yds. @ $ 8.50/Sq. Yd. = $ 2,720.00
3. 18" C&G: approx. 208 L.F. @ $ 9.75/L.F. = $ 2,028.00
4. Site Prep: approx. 320 Sq. Yds. @ $ 7.00/Sq. Yd. = $ 2,240.00.

Sub-Total (1.- 4.): $ 10,729.00.

If city would provide in kind participation and supply Items. 1. and 2. (materials only) we would do the rest.

Let me know your thoughts. Thank you.

David

David Omar Salinas, P.E., RPLS, MSEE, CFM

SALINAS ENGINEERING & ASSOCIATES

2221 Daffodil Ave.

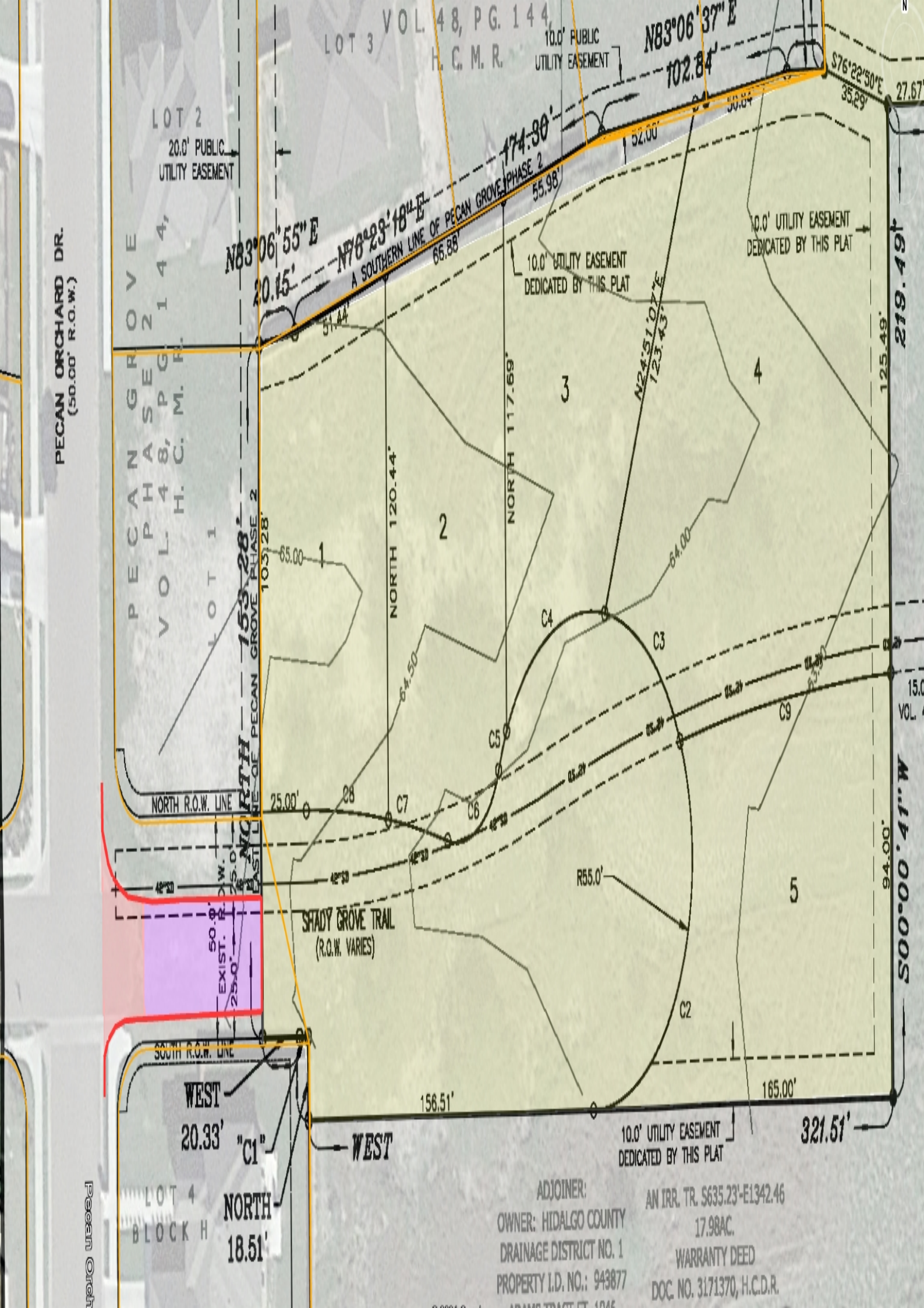
McAllen, Texas, 78501

(956) 682-9081

(956) 686-1489 Fax

(956) 648-8899 Cell

dsalinas@salinasengineering.com


LOT 3 VOL. 48, PG. 144, H. C. M. R.
10.0' PUBLIC UTILITY EASEMENT
N83°06'37"E
102.84'
S76°22'50"E
35.89'
27.67'
LOT 2
20.0' PUBLIC UTILITY EASEMENT
N83°06'55"E
20.15'
N78°23'18"E
174.30'
A SOUTHERN LINE OF PECAN GROVE PHASE 2
65.88'
55.98'
52.00'
30.84'
10.0' UTILITY EASEMENT DEDICATED BY THIS PLAT
10.0' UTILITY EASEMENT DEDICATED BY THIS PLAT
PECAN GROVE PHASE 2 VOL. 48, PG. 144, H. C. M. R.
LOT 1
PECAN ORCHARD DR. (50.00' R.O.W.)
51.44'
N24°51'07"E
123.43'
125.49'
219.49'
NORTH 120.44'
NORTH 117.69'
103.28'
153.28'
65.00'
1
2
3
4
64.00'
64.50'
C4
C3
C5
C9
C6
C7
C8
NORTH R.O.W. LINE
25.00'
EAST LINE OF PECAN GROVE PHASE 2
NORTH
50.0' R.O.W.
EXIST. 25.0'
SHADY GROVE TRAIL
(R.O.W. VARIES)
R55.0'
5
C2
94.00'
S00°00'41"W
SOUTH R.O.W. LINE
WEST
20.33'
"C1"
NORTH
18.51'
WEST
156.51'
165.00'
321.51'
10.0' UTILITY EASEMENT DEDICATED BY THIS PLAT
LOT 4
BLOCK H
ADJOINER:
OWNER: HIDALGO COUNTY DRAINAGE DISTRICT NO. 1
PROPERTY I.D. NO.: 943877
AN IRR. TR. S635.23'-E1342.46
17.98AC.
WARRANTY DEED
DOC. NO. 3171370, H.C.D.R.
Pecan Orchard Dr.

Standardized Agenda Request Form

Date of Meeting: August 17, 2021	**Agenda Item No.** (to be assigned by CSO)**:** 2021-4553
From: David Arce	
Subject: Discussion and consideration to send notice of contract termination with Republic Services of Rio Grande Valley for Solid Waste Collection and Disposal Services effective September 1, 2021 and authorize the Mayor to execute any related documents. Possible action. (Staffed by Public Works Department.)	
Background:	
Funding Source (budget code, if applicable)**:**	

Amount:	Term of Impact:	Identified in Current Budget:
Additional Action Prompted: Mayor's Signature		
If item previously considered, provide date and action by Commission:		
If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners:		
Advisory Review, if any (name of board/committee, date of action, recommendation)**:**		

David Arce	Created/Initiated
Pete Garcia	Approved
Mike Perez	New
City Manager Comments: Approve.	
Staff Recommendation: Approval	
Attachments, if any: Memo Republic Service Non Renewal of Contract, 2020-10_ Municipal Materials Mangement Agreement re 16-month extension Sep 1, 2020 - Jan 2022, Republic Non-Renewal Letter 9.1.21	
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

INTERNAL MEMO
PUBLIC WORKS DEPARTMENT

Date: August 17, 2021

To: City Commission

From: David Arce, Deputy Public Works Director

Subject: **Non-Renewal of Contract with Republic Services**

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

On January 1, 2022 the solid waste program will be back in house. Staff has been preparing for the launch of the solid waste program for the City of Weslaco. The letter will be to formally inform Republic Services that after the contract expires on December 31, 2021 and we will not renew. We are also requesting a seamless transition for our residents and businesses in the City of Weslaco.

Staff Recommends Approval

MUNICIPAL MATERIALS MANAGEMENT AGREEMENT

This Municipal Materials Management Agreement (the "**Agreement**") is made and entered into this 1st day of September, 2020 ("**Effective Date**"), by and between the City of Weslaco, Texas ("**City**"), and BFI Waste Services of Texas, LP, a Delaware limited partnership, qualified to do and actually doing business in the State of Texas doing business as Republic Services of Rio Grande Valley ("**Company**").

RECITALS

WHEREAS, City desires that Company provide Services as defined herein for the Location Types as set forth in this Agreement and Company desires to do so, all in accordance with the terms of this Agreement.

NOW, THEREFORE, in consideration of the promises and the mutual covenants contained in this Agreement, the parties agree as follows:

TERMS AND CONDITIONS

1. Sole and Exclusive Franchise. Company is hereby granted the sole and exclusive franchise, license, and privilege to provide for the collection and disposal or recycling, if applicable, of all conforming Waste Material (as defined in Exhibit A) for the following types of locations ("**Location Types**") within the territorial jurisdiction of the City (the "**Services**"):

Location Types

X Residential Units	X Large Commercial Units
X Small Commercial Units	X Industrial Permanent Units
X Municipal Facilities	X Industrial Temporary Units

2. Newly Developed Areas. If the City develops new areas (of the same Location Types as designated above) within the City's territorial jurisdiction during the Term of this Agreement, such areas shall automatically be subject to this Agreement. The City shall provide Company with written notification of such newly developed areas, and within thirty (30) days after receipt of such notification, Company shall provide the Services as set forth in this Agreement in such newly developed area(s). If the City annexes any new areas that it wishes for Company to provide the Services, the Parties shall negotiate a mutually acceptable amendment to this Agreement adding such annexed areas to the scope of the Services and setting forth the rates that will apply for the Services in such area(s).

3. Scope of Services. Company shall furnish all equipment, trucks, personnel, labor, and all other items necessary to perform the Services. The Services shall not include the collection, disposal, or recycling of any Excluded Waste or Waste Material located at any Location Type not designated above, or any Waste Material/Service Types not designated in any exhibit attached hereto.

4. Out of Scope Services May Be Contracted for Directly with Customers. Company may provide collection and disposal or recycling service within the territorial jurisdiction of the City for any Waste Material and/or Location Types that are outside the scope of this Agreement pursuant such terms and conditions as may be mutually agreed upon by Company and such Customers. Such services and agreements are outside the scope of this Agreement, and this Agreement does not require such Customers to use Company for such services, but they may do so at their discretion. The City agrees that Company may use any

information received from the City in marketing all of its available services to the Customers located within the City, whether included in the scope of this Agreement or not.

5. Exhibits. All Exhibits attached this Agreement are an integral part of the Agreement and are incorporated herein.

Exhibit A Specifications for Municipal Solid Waste Services

Exhibit A-1 Municipal Solid Waste Pricing

6. Term. This Agreement begins on the Effective Date and expires sixteen (16) months thereafter.

7. Rates for Services. The rates for all Services shall be as shown on Exhibits A-1, subject to the rate adjustments and additional fees and costs as set forth herein.

8. Invoicing; Payment; Service Suspension; Audits.

8.1 Invoicing the City. The City shall invoice and collect from all Residential Units and Municipal Facilities Customers for Services provided by Company pursuant to this Agreement. The City shall report to Company (a) by the 5th of each month the total number of addresses subject to this Agreement and that have been billed for Services by the City and (b) on a quarterly basis, parcel data and a list of addresses billed for the Services by the City. Company shall invoice the City for the number of addresses that were billed by the City within fifteen (15) days of receiving the City's address count each month, and the City shall pay Company's invoices.

8.2 Invoicing the Customer Directly. Company shall invoice each individual Customer for all Small Commercial Units, Large Commercial Units, Industrial Permanent Units, and Industrial Temporary Units Services rendered to such Customer under this Agreement within 20 days following the end of the month, and the Customer shall pay Company's invoices.

8.3 Payment. The City or Customer, as applicable, shall pay each of Company's invoices without offset within twenty (20) days of receipt Company's invoice. Payments may be made by check or ACH only; no purchasing cards or credit cards will be accepted. If Company is invoicing the City, City shall pay Company's invoices in full irrespective of whether or not the City collects from the Customers for such Service. Payments not made on or before their due date may be subject to late fees of one and one-half percent (1.5%) per month (or the maximum allowed by law, if less). If the City or Customer, as applicable, withholds payment of a portion or entire invoice and it is later determined that a portion or all of such withheld amount is owed to Company, such amount shall be subject to the late fees provided herein from the original due date until paid.

8.4 Service Suspension.

8.4.1 Unpaid Invoices. If any amount due from the City is not paid within sixty (60) days after the date of Company's invoice, Company may suspend Services until the City has paid its outstanding balance in full and/or terminate this Agreement. If Company suspends Service, the City shall pay a service interruption fee in an amount determined by Company in its discretion up to the maximum amount allowed by Applicable Law. If any amount due to Company from an individual Customer is not paid within sixty (60) days after the date of Company's invoice, Company may suspend that Customer's Services until the Customer has paid its outstanding balance in full. If Company suspends Service, the Customer shall pay a service interruption fee in an amount determined by Company in its discretion up to the maximum amount allowed by Applicable Law.

8.4.2 Suspension at Direction of City. If the City wishes to suspend or discontinue Services to a Customer for any reason, the City shall send Company a written notice (email is acceptable as long as its receipt is acknowledged by Company) identifying the Customer's address and the date the Services should be suspended or discontinued. In the event of Service suspension, the City shall provide additional email notification to Company if/when it wishes to reactivate the suspended Services. Upon receipt of a notice of reactivation, Company shall resume the Services on the next regularly scheduled collection day. The City shall indemnify, defend, and hold Company harmless from any claims, suits, damages, liabilities or expenses (including but not limited to expenses of investigation and attorneys' fees) resulting from the suspension of discontinuation of any Services at the direction of the City.

8.5 Audits.

8.5.1 Audit of City Billings. With respect to any Services in which the Company's billing is dependent upon the City's reporting of the number of addresses subject to this Agreement, the City shall perform an audit at least once each year to confirm that all addresses receiving Services under this Agreement are actually being billed by the City and that the City's reporting on such addresses is accurate. The City shall share all findings and documentation with respect to such audits with Company. In addition to the foregoing, Company shall be permitted to conduct its own address counts using manual counts and/or official parcel maps. If at any time Company presents to City data to support that the number of addresses serviced exceeds the number provided by the City, the parties agree to re-negotiate in good faith the number of addresses receiving and paying for services under this Agreement.

8.5.2 Audit of Company Records. The City may request and be provided with an opportunity to audit any relevant and non-confidential records of Company that support the calculations of charges invoiced to the City under this Agreement within the ninety (90) day period before the audit request. Such audits shall be paid for by the City and shall be conducted under mutually acceptable terms at Company's premises in a manner that minimizes any interruption in the daily activities at such premises.

9. Termination. If either party breaches any material provision of this Agreement and such breach is not substantially cured within thirty (30) days after receipt of written notice from the non-breaching party specifying such breach in reasonable detail, the non-breaching party may terminate this Agreement by giving thirty (30) days' written notice of termination to the breaching party. However, if the breach cannot be substantially cured within thirty (30) days, the Agreement may not be terminated if a cure is commenced within the cure period and for as long thereafter as a cure is diligently pursued. Upon termination, the City shall pay Company only such charges and fees for the Services performed on or before the termination effective date and Company shall collect its equipment, and Company shall have no further obligation to perform any Services under this Agreement.

10. Compliance with Laws. Company warrants that the Services will be performed in a good, safe and workmanlike manner, and in compliance with all applicable federal, state, provincial and local laws, rules, regulations, and permit conditions relating to the Services, including without limitation any applicable requirements relating to protection of human health, safety, or the environment ("**Applicable Law**"). In the event any provision of this Agreement conflicts with an existing ordinance of the City, this Agreement shall control and Company shall not be fined, punished, or otherwise sanctioned under such ordinance. Company reserves the right to decline to perform Services, which, in its judgment, it cannot perform in a lawful manner or without risk of harm to human health, safety or the environment.

11. Title. Title to Waste Material shall pass to Company when loaded into Company's collection vehicle or otherwise received by Company. Title to and liability for any Excluded Waste shall at no time pass to Company.

12. Excluded Waste. If Excluded Waste is discovered before it is collected by Company, Company may refuse to collect the entire waste container that contains the Excluded Waste. In such situations, Company shall contact the City and the City shall promptly undertake appropriate action to ensure that such Excluded Waste is removed and properly disposed of by the depositor or generator of the Excluded Waste. In the event Excluded Waste is present but not discovered until after it has been collected by Company, Company may, in its sole discretion, remove, transport, and dispose of such Excluded Waste at a facility authorized to accept such Excluded Waste in accordance with Applicable Law and, in Company's sole discretion, charge the City, depositor or generator of such Excluded Waste for all direct and indirect costs incurred due to the removal, remediation, handling, transportation, delivery, and disposal of such Excluded Waste. The City shall provide all reasonable assistance to Company to conduct an investigation to determine the identity of the depositor or generator of the Excluded Waste and to collect the costs incurred by Company in connection with such Excluded Waste. Subject to the City's providing all such reasonable assistance to Company, Company shall release City from any liability for any such costs incurred by Company in connection with such Excluded Waste, except to the extent that such Excluded Waste is determined to be attributed to the City.

13. Equipment; Access. Any equipment that Company furnishes or uses to perform the Services under this Agreement shall remain Company's property. If the equipment and/or Waste Material is not accessible so that the regularly scheduled pick-up cannot be made, such Waste Material will not be collected until the next regularly scheduled pick-up, unless the Customer calls Company and requests an extra pick-up, in which case an extra service charge will apply. Company shall not be responsible for any damages to any property or equipment located adjacent to the collection receptacles, nor to any pavement, curbing, or other driving surfaces resulting from Company's providing the Services under this Agreement.

14. Risk Allocation. Except as otherwise specifically set forth herein, each party shall be responsible for any and all claims for personal injuries or death, or the loss of or damage to property, only to the extent caused by that party's negligence or acts of willful misconduct or those of its employees, contractors, subcontractors, or agents.

15. Insurance. During the Term of this Agreement, Company shall maintain in force, at its expense, insurance coverage with minimum limits as follows:

Workers' Compensation

Coverage A	Statutory
Coverage B - Employers Liability	$1,000,000 each Bodily Injury by Accident $1,000,000 policy limit Bodily Injury by Disease $1,000,000 each occurrence Bodily Injury by Disease

Automobile Liability

Bodily Injury/Property Damage Combined – Single Limit	$3,000,000 Coverage is to apply to all owned, non-owned, hired and leased vehicles (including trailers).
Pollution Liability Endorsement	MCS-90 endorsement for pollution liability coverage

Commercial General Liability

Bodily Injury/Property Damage Combined – Single Limit	$2,500,000 each occurrence $5,000,000 general aggregate

All such insurance policies will be primary without the right of contribution from any other insurance coverage maintained by City. All policies required herein shall be written by insurance carriers with a rating of A.M. Bests of at least "A-" and a financial size category of at least VII. Upon City's request, Company shall furnish City with a certificate of insurance evidencing that such coverage is in effect. Such certificate will also provide for thirty (30) days prior written notice of cancellation to the City, show the City as an additional insured under the Automobile and General Liability policies, and contain waivers of subrogation in favor of the City (excluding Worker's Compensation policy) except with respect to the sole negligence or willful misconduct of City.

16. Force Majeure. Except for City's obligation to pay amounts due to Company, any failure or delay in performance under this Agreement due to contingencies beyond a party's reasonable control, including, but not limited to, strikes, riots, terrorist acts, epidemic or pandemic, compliance with Applicable Laws or governmental orders, fires, bad weather and acts of God, shall not constitute a breach of this Agreement, but shall entitle the affected party to be relieved of performance at the current pricing levels under this Agreement during the term of such event and for a reasonable time thereafter. The collection or disposal of any increased volume resulting from a flood, hurricane or similar or different Act of God over which Company has no control, shall not be included as part of Company's service under this Agreement. In the event of increased volume due to a Force Majeure event, Company and the City shall negotiate the additional payment to be made to Company. Further, the City shall grant Company variances in routes and schedules as deemed necessary by Company to accommodate collection of the increased volume of Waste Materials.

17. Non-Discrimination. Company shall not discriminate against any person because of race, sex, age, creed, color, religion or national origin in its performance of Services under this Agreement.

18. Licenses and Taxes. Company shall obtain all licenses and permits (other than the license and permit granted by this Agreement) and promptly pay all taxes required by the City and by the State.

19. No Guarantees or Liquidated Damages. Unless specifically provided herein, Company provides no guarantees or warranties with respect to the Services. No liquidated damages or penalties may be assessed against Company by City.

20. Miscellaneous. (a) This Agreement represents the entire agreement between the Parties and supersedes all prior agreements, whether written or verbal, that may exist for the same Services. (b) Company shall have no confidentiality obligation with respect to any Waste Materials. (c) Neither party shall assign this Agreement in its entirety without the other party's prior written consent, which consent shall not be unreasonably withheld. Notwithstanding the foregoing, Company may assign this Agreement without the City's consent to its parent company or any of its subsidiaries, to any person or entity that purchases any operations from Company or as a collateral assignment to any lender to Company. This Agreement shall be binding upon and inure solely to the benefit of the Parties and their permitted successors and assigns. (d) Company may provide any of the Services covered by this Agreement through any of its affiliates or subcontractors, provided that Company shall remain responsible for the performance of all such services and obligations in accordance with this Agreement. (e) No intellectual property rights in any of Company's IP are granted to City under this Agreement. (f) All provisions of the Agreement shall be strictly complied with and conformed to by the Parties, and this Agreement shall not be modified or amended except by written agreement duly executed by the undersigned parties. (g) If any provision of this Agreement is declared invalid or unenforceable, it shall be modified so as to be valid and enforceable but so as most nearly to retain the intent of the Parties. If such modification is not possible, such provision shall be severed from this Agreement. In either case, the validity and enforceability of the remaining provisions of this Agreement shall not in any way be affected thereby. (h) Failure or delay by either party to enforce any provision of this Agreement will not be deemed a waiver of future enforcement of that or

EXHIBIT A

SPECIFICATIONS FOR MUNICIPAL SOLID WASTE SERVICES

1. Waste Material. The following Waste Material shall be considered in scope during the Term of this Agreement:

X Municipal Solid Waste (MSW)	_____ Bulky Waste
_____ Yard Waste	X Construction Debris
X Special Waste	

2. Definitions.

2.1 Bulky Waste – Stoves, refrigerators (with all CFC and other refrigerants removed), water tanks, washing machines, furniture and other similar items with weights and/or volumes greater than those allowed for the waste container supplied.

2.2 Construction Debris – Excess building materials resulting from construction, remodeling, repair or demolition operations.

2.3 Customer – An occupant or operator of any type of premise within the City that is covered by this Agreement and who generates Municipal Solid Waste and/or Recyclable Material, if applicable.

2.4 Disposal Site – A Waste Material depository including, but not limited to, sanitary landfills, transfer stations, incinerators, recycling facilities and waste processing/separation centers licensed, permitted or approved by all governmental bodies and agencies having jurisdiction and requiring such licenses, permits or approvals to receive for processing or final disposal of Waste Material.

2.5 Excluded Waste – Excluded Waste consists of Special Waste, Hazardous Waste, Yard Waste, Bulky Waste, and any other material not expressly included within the scope of this Agreement including, but not limited to, any material that is hazardous, radioactive, volatile, corrosive, highly flammable, explosive, biomedical, infectious, biohazardous, toxic or listed or characteristic hazardous waste as defined by Applicable Law or any otherwise regulated waste.

2.6 Hazardous Waste – Any amount of waste listed or characterized as hazardous by the United States Environmental Protection Agency or any state agency pursuant to the Resource Conservation and Recovery Act of 1976, as amended, and including future amendments thereto, and any other Applicable Law.

2.7 Industrial Permanent Unit – An industrial premise requiring use of a large container for the collection of its MSW for a continuous term.

2.8 Industrial Temporary Unit – An industrial premise requiring use of a large container for the collection of its Solid Waste on only a temporary basis. Solid Waste collection is generally limited to a specific event or a short-term project.

2.9 Large Commercial Unit – A commercial premise that is not classified as a Residential Unit or Municipal Facility that requires a waste container that is two (2) yards or larger per collection day for the collection of its Solid Waste.

2.10 Municipal Facilities – Those specific municipal premises as set forth on Exhibit A-1 of this Agreement, if any.

2.11 Municipal Solid Waste (or "MSW") – Useless, unwanted or discarded nonhazardous materials (trash or garbage) with insufficient liquid content to be free-flowing that result from residential, commercial, governmental and community operations. Municipal Solid Waste does not include any Excluded Waste.

2.12 Residential Unit – A dwelling where a person or group of people live. For purposes of this Agreement, each unit in a multi-family dwelling (condominium, apartment or other grouped housing structure) shall be treated as a separate Residential Unit and a Residential Unit shall be deemed occupied when either water or power services are being supplied thereto.

2.13 Small Commercial Unit – A commercial premise that is not classified as a Residential Unit or Municipal Facility that requires no more than three (3) thirty-two (32) gallon containers per collection day for the collection of its Solid Waste. Examples of Small Commercial Units include offices, stores, service stations, restaurants, amusement centers, schools, and churches.

2.14 Special Waste – Any nonhazardous solid waste which, because of its physical characteristics, chemical make-up, or biological nature requires either special handling, disposal procedures including liquids for solidification at the landfill, documentation, and/or regulatory authorization, or poses an unusual threat to human health, equipment, property, or the environment. Special Waste includes, but is not limited to tires.

2.15 Waste Material – All nonhazardous Municipal Solid Waste and, as applicable, Construction Debris and Special Waste generated at the Location Types covered by this Agreement. Waste Material does not include any Excluded Waste.

2.16 Yard Waste – Grass, leaves, flowers, stalks, stems, tree trimmings, branches, and tree trunks. For yard waste collection services, grass, pine needles, leaves, flowers, stalks, stems, and small tree trimmings (less than two (2) feet in length and less than two (2) inches in diameter) shall be in a container, bag or box the weight of which shall not exceed thirty-five (35) pounds. Larger tree trimmings shall be laid neatly in piles at curbside. The maximum weight of any item placed out for yard waste collection shall be thirty-five (35) pounds. Branches in excess of two (2) feet in length are not required to be in a container, bag or box.

3. Collection Operations.

3.1 Location of Containers for Collection. Each 95-gallon container ("Container") containing Waste Material shall be placed at curbside for collection. Curbside refers to that portion of right-of-way adjacent to paved or traveled City roadways. Containers shall be placed as close to the roadway as practicable without interfering with or endangering the movement of vehicles or pedestrians. When construction work is being performed in the right-of-way, containers shall be placed as close as practicable to an access point for the collection vehicle. Company may decline to collect any container not so placed or any Waste Material not in a container.

3.2 Hours of Collection Operations. Collection of Waste Material shall not start before 7:00 A.M. or continue after 8:00 P.M. Exceptions to collection hours shall be affected only upon the mutual agreement of the City and Company, or when Company reasonably determines that an exception is necessary in order to complete collection on an existing collection route due to unusual circumstances.

3.3 Routes of Collection. Collection routes shall be established by the Company. Company shall submit the Residential Unit and Municipal Facility collection routes to the City at least two (2) weeks in advance of the commencement date for such route collection activity. The Company may from time to time make changes in routes or days of collection affecting Residential Units or Municipal Facilities, provided such changes in routes or days of collection are submitted to the City at least two (2) weeks in advance of the commencement date for such changes. City shall promptly give written or published notice to the affected Residential Units.

3.4 Residential Collection. Company shall be obligated to collect (or their equivalent) contracted Containers no more than two times per week from each Residential Unit. Any collections needed by a Residential Unit in excess of such amount must be individually contracted by the Residential Unit Customer with Company under terms, prices and documents acceptable to both the Residential Unit Customer and Company.

3.5 Holidays. The following shall be holidays for purposes of this Agreement: New Year's Day, Memorial Day, Independence Day, Labor Day, Thanksgiving Day, and Christmas Day. Company may suspend collection service on any of these holidays, but such decision in no manner relieves Company of its obligation to provide collection service at least twice per week.

3.6 Complaints. All service-related complaints must be made directly to the Company and shall be given prompt and courteous attention. In the case of alleged missed scheduled collections, the Company shall investigate and, if such allegations are verified, shall arrange for the collection of Waste Material not collected within one business day after the complaint is received.

3.7 Collection Equipment. The Company shall provide an adequate number of vehicles meeting standards and inspection requirements as set forth by the laws of the State for regular municipal waste collection services. For Waste Material collection, all vehicles and other equipment shall be kept in good repair and appearance at all times. Each vehicle shall have clearly visible on each side the identity of the Company.

3.8 Disposal. All Waste Material collected within the City under this Agreement shall be deposited at a Disposal Site selected by Company and properly permitted by the State.

3.9 Customer Education. The City shall notify all Customers at Residential Units about set-up, service-related inquiries, complaint procedures, rates, regulations, and day(s) for scheduled Waste Material collections.

3.10 Litter or Spillage. The Company shall not litter premises in the process of making collections, but Company shall not be required to collect any Waste Material that has not been placed in approved containers. During hauling, all Waste Material shall be contained, tied or enclosed so that leaking, spillage or blowing is minimized. In the event of spillage by the Company, the Company shall be required to clean up the litter caused by the spillage.

EXHIBIT A-1

SOLID WASTE PRICING

Residential Rates 2020-2021

Item	Description	Rates
1	Residential Service twice/week	$ 11.79
3	Overfilled Front Load Container per yard fee	$ 37.50

Commercial Rates 2020-2021

Container Size	1 x wk	2 x wk	3 x wk	4 x wk	5 x wk	6 x wk
2 cubic yard	$ 77.40	$ 141.89	$ 206.37	$ 270.91	$ 335.37	$ 398.44
3 cubic yard	$ 89.45	$ 164.00	$ 238.56	$ 313.12	$ 387.65	$ 462.20
4 cubic yard	$ 101.40	$ 186.01	$ 270.61	$ 355.23	$ 438.27	$ 524.47
6 cubic yard	$ 127.79	$ 232.50	$ 337.23	$ 441.99	$ 546.69	$ 651.41
8 cubic yard	$ 149.85	$ 274.67	$ 399.57	$ 524.40	$ 649.24	$ 774.11
30 cubic yard	Haul Rate	$ 220.23	Tonnage Rate	$ 47.29	Rental Rate	$ 6.35

FREE SERVICES FOR MUNICIPAL FACILITIES

- City Hall – Once 6 cubic yard container serviced 2X per week
- Recycle Center – One 6 cubic yard container serviced 1X per week
- Police Department – One 6 cubic yard container serviced 1X per week
- Water Treatment Plant – One 4 cubic yard container serviced 1X per week
- City Parks – Three 4 cubic yard containers services 2X per week
- City Library – One 4 cubic yard container serviced 1X per week
- Fire Department – One 4 cubic yard container serviced 1X per week
- City Airport – One 6 cubic yard container serviced 1X per week
- Two Sewer Plants – One 4 cubic yard container at each site serviced 1X per week
- Public Works Office – One 8 cubic yard container serviced 2X per week
- Public Works Yard – One 30 cubic yard roll-off container serviced
- Up to 25 tons per month of MSW/Brush/Bulky Waste disposal that is collected by City owned vehicles. Disposal will take place at the La Feria Transfer Station located in La Feria, Texas.

any other provision. (i) If any litigation is commenced under this Agreement, the successful party shall be entitled to recover, in addition to such other relief as the court may award, its reasonable attorneys' fees, expert witness fees, litigation related expenses, and court or other costs incurred in such litigation or proceeding. (j) This Agreement shall be interpreted and governed by the laws of the State where the Services are performed. (k) Customer and Company agree that electronic signatures are valid and effective, and that an electronically stored copy of this Agreement constitutes proof of the signature and contents of this Agreement, as though it were an original.

IN WITNESS HEREOF, the parties have entered into this Agreement as of the date first written above.

CITY OF WELASCO, TEXAS

By: _____

Name: David Suarez

Title: MAYOR

Date: 9/15/2020

WCC

BFI WASTE SERVICES OF TEXAS, LP

By: _____

Name: Jon M. Deicke

Title: GENERAL MANAGER

Date: 10-1-20

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

September 1, 2021

Mr. Jon Deicla
Republic Services of Rio Grande Valley
9402 W. Expressway 83
Harlingen, TX 78552

Re: Non-Renewal of Contract dated September 1, 2020

Dear Mr. Deicla:

This letter serves as notification that the City of Weslaco is not renewing the contract for Solid Waste Collection and Disposal Service dated September 1, 2020. The City has opt to manage solid waste collection in house and has made the decision based on the best interest of the City. We will work closely with Republic Services staff to make the transition to City staff with out interrupting services for our residents and businesses in the City of Weslaco.

Please accept this letter as a timely notification of termination of the contract mentioned above. The contract for Solid Waste Collection and Disposal Service will terminate on January 1, 2022, in accordance with the terms and provisions of the contract. Unless I hear otherwise from you, I will assume that you acknowledge this notice of termination.

Should you have any questions or wish to discuss this matter, don't hesitate to contact me. We have enjoyed working with Republic Services and we thank you for your service.

Sincerely,

Mike R. Perez,
City Manager

Xc: Mayor David Suarez & City Commission
Pete Garcia, Public Works Director
David Arce, Deputy Public Works Director
Andrew Munoz, Assistant City Manager
Juan E. Gonzalez, City Attorney

DRAFT