



**A REGULAR MEETING
OF THE WESLACO CITY COMMISSION
TUESDAY, OCTOBER 19, 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, October 19, 2021 at 5:30 PM for the purpose of discussing the following items:

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

I. CALL TO ORDER

- A. Certification of Public Notice.
- B. Invocation.
- C. Pledge of Allegiance.
- D. Mayoral Recognition.
Proclamation - Weslaco Crime Stoppers Award
- 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. PRESENTATION

- A. Presentation by Hidalgo County Irrigation District No. 1 relating to drainage projects.

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discussed separately unless requested by one commission member, in which event the item or items will immediately be withdrawn for individual consideration in its normal sequence after the items not requiring separate discussion have been acted upon.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 September 21, 2021 and Special Meeting on September 28, 2021 (Staffed by City Secretary's Department.) Attachment. Attachment.
- B. Approval on second and final reading of the following:
 - 1) Approval on Ordinance 2021-37 for the Voluntary Annexation of Texas Road Subdivision – being West Tract E660'-N330' Farm Tract 109 & E660'-S660' Farm Tract 110 15.0 AC GR 13.63 AC net, West and Adams Tract Subdivision, Weslaco, Hidalgo County, Texas located 660' south of Mile 10 North along East Side of FM 88 and authorize the Mayor to execute any related documents. (First reading held September 21, 2021; staffed by Planning & Code Enforcement Department.) Attachment.
- C. Approval to apply to the FY2022 Border Zone Fire Departments (BZFD) under the Office of the Governor, Public Safety Office Homeland Security Grants Division for Equipment, Supplies and or Direct Operating Expenses associated with border security activities. No match requirements and authorize the Mayor to execute any related documents. (Staffed by Fire Department.) Attachment.
- D. Approval of the extension of the Memorandum of Understanding (MOU) with the United States Customs and Border Patrol Protection, Rio Grande Valley Sector for Emergency Medical Services training at no cost to the City and authorize the Mayor to execute any related documents. (Staffed by Fire Department.) Attachment.
- E. Approval on renewal of the Professional Services Agreement with Dr. Andrew Levine for Emergency Medical Services, Medical Director for an amount not to exceed \$40,000 per year and appointment as Health Authority for the City of Weslaco with an annual salary of \$10,000 per year to run concurrently for a two-year term from February 2021-February 2023 and authorize the Mayor to execute any related documents. (Staffed by Fire Department.) Attachment.
- F. Approval on Resolution 2021-54 to apply to the FY22 Body-Worn Camera Program Grant #4367801 for an amount not to exceed \$155,010 with a 25% matching requirement to obtain body-worn cameras, digital video storage, and retrieval systems or cloud-based services and authorize the Mayor to execute any related documents. (Staffed by Police Department.) Attachment.
- G. Approval on Resolution 2021-57 to accept Local Border Security Program Grant #3407205 Award in the amount of \$100,000 for overtime to enhance local law enforcement patrols to facilitate directed actions to deter and interdict criminal activity and authorize the Mayor to execute any related documents. (Staffed by Police Department.) Attachment.

- H. Approval on Resolution 2021-55 for the application to the FY2022 Operation Lone Star Grant Program (Grant #4377801) to enhance interagency border security operations supporting Operation Lone Star, including the facilitation of directed actions to deter and interdict criminal activity and detain non-citizen inmates and authorize the Mayor to execute any related documents (Staffed by Police Department.) Attachment.
- I. Approval to authorize staff to solicit bids for an Annual City Grounds Maintenance Contract for City Hall-UTRGV-EDC, Fire Station 2-Library-Flag Plaza-Bank, Fire Station 1, Fire Station 3, Police Department, Shooting Range, Mid-Valley Airport Terminal and Customs & Border Protection Building and authorize the Mayor to execute any related documents. (Staffed by Parks and Recreation Department.)
- J. Approval of six-month extension for the Final Plat for Milanos Estates 2 Subdivision—being a 26.43 acres being out of and forming a portion of Farm Tract 720 and 721, West and Adams Tract Subdivision, Weslaco, Hidalgo County, Texas located on the Northeast corner of Mile 5 ½ West and Mile 6 ½ Road and authorize the Mayor to execute any related documents. (Staffed by Planning & Code Enforcement Department.) Attachment.
- K. Approval of six-month extension for the Final Plat for Tejas Cuatro Phase III Subdivision – being a 21.21 acre tract of land out of Farm Tract 172, West and Adams Tract Subdivision, , Weslaco, Hidalgo County, Texas located approximately 2000 ft North of the intersection of W. Sugar Cane Dr. along Mile 5 ½ West and authorize the Mayor to execute any related documents. (Staffed by Planning & Code Enforcement Department.) Attachment.
- L. Approval of six-month extension for the Final Plat for Freedom Storage– being a 2.409 acre being a part or portion out Farm Tract 710, Block 136, West and Adams Tract Subdivision, Weslaco, Hidalgo County, Texas located approximately 863’ east of Pleasantview Dr. south of business 83 and authorize the Mayor to execute any related documents. (Staffed by Planning & Code Enforcement Department.) Attachment.
- M. Approval of six-month extension for the Final Plat for Villa Event Center Subdivision being a 3.11 acre tract of land of Farm Tract 31, West and Adams Subdivision, Hidalgo County, and Texas located on the Northeast corner of Bridge and Dolores Huerta and authorize the Mayor to execute any related documents. (Staffed by Planning & Code Enforcement Department.) Attachment.
- N. Approval to purchase 500 water meters for the total cost of \$166,355 for the continuing development of subdivisions and replenishment of inventory and authorize the Mayor to execute any related documents. (Staffed by Finance Department.) Attachment.
- O. Approval to authorize solicitation of bids for the following: 1) Long Reach Excavator;

2) 3-six inch pumps; 3) Manhole Rehabilitation; 4) 2 backhoes (water/wastewater divisions); 5) 2 trailers with barricades; 6) Various city units for all departments; 7) Oil Distributor Trailer; 8) Mower for ditches; 9) tandem dual wheel pintle trailer; and 10) Utility Vehicle and authorize the Mayor to execute any related documents. (Staffed by Public Works Department.) Attachment.

V. APPOINTMENTS

- A. Discussion and consideration to approve Resolution 2021-48 confirming an appointment by the Chief Executive Officer for a term set to expire October 19, 2021 on the Weslaco Civil Service Commission as per Local Government Code §143.006 and authorize the Mayor to execute any related documents. Possible action. (There was no action on October 21, 2021; staffed by Human Resources Department.) Attachment.
- B. Discussion and consideration on Resolution 2021-53 appointing two members to the Board of Adjustments & Appeals to the Zoning Ordinance for terms set to expire and authorize the Mayor to execute any related documents. Possible action. (Staffed by Planning and Code Enforcement Department.) Attachment.

VI. NEW BUSINESS

- A. Discussion and consideration to approve Ordinance 2021-41 reducing the size of an existing 15-foot utility easement along the northside of property line of Lot C-1 Re-Plat of Apostolic Assembly Church Subdivision to a 10-foot utility easement and authorize the Mayor to execute any related documents. First reading on Ordinance 2021-41. Possible action. (Staffed by Planning & Code Enforcement Department.) Attachment.
- B. Discussion and reconsideration to approve the Final Plat for Verona Subdivision—being a 20 acres out of Farm Tract 1038, West and Adams Tract Subdivision, Weslaco, Hidalgo County, Texas located approximately 1800 ft. North of Mile 8 on FM 1015 and authorize the Mayor to execute any related documents. Possible action. (Staffed by Planning & Code Enforcement Department.) Attachment.
- C. Discussion and consideration to approve the Final Plat for White Rose Subdivision—being a 4.644 acre tract of land out of Farm Tract 31, West Tract Subdivision, Weslaco, Hidalgo County, Texas Located approximately 2000ft North of Intersection Frontage Road & Bridge Ave and authorize the Mayor to execute any related documents. Possible action. (Staffed by Planning & Code Enforcement Department.) Attachment.
- D. Discussion and consideration to approve Ordinance 2021-42 for the Voluntary Annexation of Adams Tract Subdivision – being 1.166 AC out of North 210.10 FT of the East 242.00 FT. of Farm Tract 1009, Adams Tract Subdivision, Weslaco, Hidalgo County, Texas located on the Southwest corner of intersection FM 1015 and Mile 6

North and authorize the Mayor to execute any related documents. First reading of Ordinance 2021-42. Possible action. (Staffed by Planning & Code Enforcement Department.) Attachment.

- E. Discussion and consideration to approve Ordinance 2021-43 for the abandonment of a 50-foot right-of-way on West Esplanada Street and North Georgia Street and authorize the Mayor to execute any related documents. First reading of Ordinance 2021-43. Possible action. (Staffed by Planning & Code Enforcement Department.) Attachment.
- F. Discussion and consideration for approval to purchase a 2022 - 2023 FORD F-250 Animal Control Unit from Caldwell Country Ford at a cost of \$68,695 under Buy Board Contract # 601-19 and authorize the Mayor to execute any related documents. Possible action. (Staffed by Planning & Code Enforcement Department.) Attachment.
- G. Discussion and consideration on Ordinance 2021-44 granting Freeport Tax Exemption in the City of Weslaco and authorize the Mayor to execute any related documents. First reading of Ordinance 2021-44. Possible action. (Staffed by City Manager.) Attachment.
- H. Discussion and consideration to approve Resolution 2021-56 to allocate votes in the election for the 2022-2023 Board of Directors of the Hidalgo County Appraisal District pursuant to §6.03(e) of the Texas Property Tax Code and authorize the Mayor to execute any related documents. Possible action. (Staffed by City Manager.)
- I. Discussion and consideration to reject all bids for Sanitation Building Renovations RFB#2020-21-23 and allow staff to rebid, and authorize the Mayor to execute any related documents. Possible action. (Staffed by Public Works Department.) Attachment.
- J. Discussion and consideration to approve the purchase of 2-way radios from Tri County Communications through Buyboard Contract #603-20/604-20 in the amount not to exceed \$56,273 and authorize the Mayor to execute any related documents. Possible action. (Staffed by Public Works Department.) Attachment.
- K. Discussion and consideration to approve purchase of survey equipment through DIR Contract #DIR-CPO-4504 in the amount of \$32,256.37 and authorize the Mayor to execute any related documents. Possible action. (Staffed by Engineering Department.) Attachment.
- L. Discussion and consideration for planning, program development and to solicit funds through grants, partners, agencies and foundations for the purchase of a Mobile Communications/Command Unit (Regional) and authorize the Mayor to execute any related documents. Possible action. (Staffed by Fire Department.) Attachment.
- M. Discussion and consideration for approval to purchase a 107 ft Ladder Truck under the 2021-2022 WFD Apparatus Replacement Fund at a cost of \$1,230,000 under Buy

Board Contract # 651-21 replacing Downtown Fire Station 2004 Engine Company/ 2003 Ladder 1 and authorized the Mayor to execute any related documents. Possible action. (Staffed by Fire Department.) Attachment.

- N. Discussion and consideration to purchase Fire Rescue Tools and Equipment from Metro Fire Apparatus Specialist in the total amount of \$42,864.00 through Buy Board Contract # 603-20 which was approved for FY 2021-2022 under Capital Outlay expenditures and authorized the Mayor to execute any related documents. Possible action. (Staff by Fire Department.) Attachment.
- O. Discussion and consideration accepting a financing proposal from Frost Bank for the purchase of commercial bins and Ordinance 2021-44 for a Budget Amendment on the Solid Waste program and authorize the Mayor to execute any related documents. First reading of Ordinance 2021-44. Possible action. (Staffed by Finance Department.) Attachment.
- P. Discussion and consideration awarding a contract to the most advantageous respondent in Retail Energy Services and authorize the Mayor to execute all related documents. Possible action. (Staffed by Finance Department.)
- Q. Discussion and consideration on the Special Services Agreement for the Hotel/Motel Room Occupancy tax proceeds between City of Weslaco and the following:
 - 1.) Chamber of Commerce for \$275,185
 - 2.) Frontera Audubon Society for \$51,500; and
 - 3.) Lower Rio Grande Valley Nature Center for \$80,000and authorize the Mayor to execute any related documents. Possible action. (Staffed by the Finance Department.) Attachment.
- R. Discussion and consideration of Statement of Qualifications provided in response to the New Library/Library Renovation Project and designation of an evaluation team to assist in selection and interview of respondents. Possible action. (Staffed by the Library Department) Attachment.
- S. Discussion and consideration to approve Change Order #1 in the amount of \$43,401.00 for the Airport hanger project and authorize the Mayor to execute any related documents. Possible action. (Staffed by Airport Department.) Attachment.

VII. REPORTS

- A. Report by Engineering Interns on the work completed for the City of Weslaco and experience gained.
- B. Report by Parks & Recreation Department - New Police and Fire Station project.

VIII. EXECUTIVE SESSION

Texas Government Code, Section 551 Open Meetings:

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

- (a) A member of a government body commits an offense if the member participates in a closed meeting of the

governmental body knowing that a certified agenda of the closed meeting is not being kept or that a tape recording of the closed meeting is not being made.

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

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

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

(1) commits an offense; and

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

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

(B) reasonable attorney fees and court costs; and

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

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

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

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

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

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

- A. Personnel - Discussion regarding the goals, objectives, and evaluation of the City Manager for the City of Weslaco as authorized by section §551.074 of the Texas Government Code.
- B. Personnel - Discussion regarding terms of the Agreement with MRP Consultant for consulting services for the City of Weslaco as authorized by section §551.074 of the Texas Government Code.
- C. Personnel - Discussion regarding the appointment of an Interim City Manager and discuss Resolutions 2021-50, 2021-51 and 2021-52 for signatories on legal financial documents identified with the PNC, Navy Army, and Tex-Pool for the City of Weslaco as authorized by section §551.074 of the Texas Government Code.
- D. 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.
- E. Real Property - Consultation with City Attorney on the purchase, sale, exchange, lease or value of various city-owned real property to Affordable Homes of South Texas, Inc., TuCasa Investments, Inc as authorized by section §551.072 of the Texas Government Code.
- F. Legal Consultation - Consultation with City Attorney relating to the lawsuit with CDM as authorized by section §551.071 of the Texas Government Code.
- G. Legal Consultation - Consultation with City Attorney regarding Christopher De Leon as authorized by section §551.071 of the Texas Government Code.
- H. 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.

- I. Legal Consultation - Consultation with City Attorney regarding redistricting for the City of Weslaco as authorized by section §551.071 of the Texas Government Code.
- J. Legal Consultation - Consultation with City Attorney regarding the Performance Contracting Agreement between the City of Weslaco and Siemens Industry Inc. as authorized by section §551.071 of the Texas Government Code
- K. Legal Consultation - Consultation with City Attorney regarding the Conditional Use Permit for Sr Mostacho located at 2307 W Interstate 2. Suite A, also being Lot 4, Town Center Subdivision Lots 2-9, Weslaco Original Townsite, Weslaco, Hidalgo County as authorized by section §551.071 of the Texas Government Code.
- L. Legal Consultation - Consultation with City Attorney regarding *Letter of Representation and Notice Pursuant to TEX.CIV.P. & REM. Code § 101, from the Law Office of Rogelio Solis, PLLC to on behalf of Laura de Socorro Zamora , Nathan Alexis Guerra and Jayden Isaiah Guerra* as authorized by section §551.071 of the Texas Government Code.
- M. Legal Consultation - Consultation with the City Attorney regarding *claim in accordance with The Texas Tort Claims Act, Section 101.101 from the Law Office of Raul "Rudy" Rodriguez, P.C. on behalf of the estate, wife and minor children of Juan Pedro Guerra* as authorized by section §551.071 of the Texas Government Code.
- N. Legal Consultation - Consultation with City Attorney regarding the Conditional Use Permit for Tipsey Monkey located at 3700 E. Expressway also being Lot 5, Replat Red Bird No. 2 Subdivision, Weslaco, Hidalgo County, Texas as authorized by section §551.071 of the Texas Government Code.
- O. Economic Development - Consultation with City Attorney regarding ongoing and pending economic development projects as authorized by section §551.087 of the Texas Government Code.

IX. POSSIBLE ACTION ON WHAT IS DISCUSSED IN EXECUTIVE SESSION

X. 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 15th day of October 2021, on or before 4:00 pm 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:

PURSUANT TO SECTION 30.06, PENAL CODE (TRESPASS BY LICENSE HOLDER WITH A CONCEALED HANDGUN), A PERSON LICENSED UNDER SUBCHAPTER H, CHAPTER 411, GOVERNMENT CODE (HANDGUN LICENSING LAW), MAY NOT ENTER THIS PROPERTY WITH A CONCEALED HANDGUN".

“DE ACUERDO CON LA SECCION 30.06 DEL CODIGO PENAL (INGRESO SIN AUTORIZACION DE UN TITULAR DE UNA LICENCIA CON UNA PISTOLA OCULTA), UNA PERSONA CON LICENCIA SEGUN EL SUBCAPITULO H, CAPITULO 411, CODIGO DEL GOBIERNO (LEY SOBRE LICENCIAS PARA PORTAR PISTOLAS), NO PUEDE INGRESAR A ESTA PROPIEDAD CON UNA PISTOLA OCULTA”.

"PURSUANT TO SECTION 30.07, PENAL CODE (TRESPASS BY LICENSE HOLDER WITH AN OPENLY CARRIED HANDGUN), A PERSON LICENSED UNDER SUBCHAPTER H, CHAPTER 411, GOVERNMENT CODE (HANDGUN LICENSING LAW), MAY NOT ENTER THIS PROPERTY WITH A HANDGUN THAT IS CARRIED OPENLY".

“DE ACUERDO CON LA SECCION 30.07 DEL CODIGO PENAL (INGRESO SIN AUTORIZACION DE UN TITULAR DE UNA LICENCIA CON UNA PISTOLA A LA VISTA), UNA PERSONA CON LICENCIA SEGUN EL SUBCAPITULO H, CAPITULO 411, CODIGO DEL GOBIERNO (LEY SOBRE LICENCIAS PARA PORTAR PISTOLAS), NO PUEDE INGRESAR A ESTA PROPIEDAD CON UNA PISTOLA A LA VISTA”.



Standardized Agenda Request Form

Date of Meeting: October 19, 2021		Agenda Item No. (to be assigned by CSO): 2021-4434	
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/Initiated Approved Final Approval	
City Manager Comments: Approve.			
Staff Recommendation: A. Mayor will Call to Order and certify Public Notice. B. Pastor David McCann, First Presbyterian 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: October 19, 2021		Agenda Item No. (to be assigned by CSO): 2021-4432
From:		
Subject: Approval of the Minutes of the Regular Meeting on September 21, 2021 and Special Meeting on September 28, 2021 (Staffed by City Secretary's Department.) Attachment.		
Background: Record of commission action for the Regular Meeting on September 21, 2021 and the Special Meeting on September 28, 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):		
NORMA CANTU ADELAIDA VEGA Mike Perez		Created/Initiated Approved Final Approval
City Manager Comments: Approve.		
Staff Recommendation: Approve.		
Attachments, if any: 21-09-21 minutes, 21-09-28 minutes		
Responsibilities upon Approval: Execute and retain.		



**MINUTES OF A REGULAR MEETING
WESLACO CITY COMMISSION
SEPTEMBER 21, 2021**

On Tuesday, September 21, 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	Greg Kerr
	Commissioner	Adrian Farias
	Commissioner	Josh Pedraza
	Commissioner	Letty Lopez
ABSENT:	Commissioner	J.P. Rodriguez
STAFF PRESENT:	Mike R. Perez	City Manager
	Andrew Muñoz	Asst. City Manager
	Norma A. Cantu	City Secretary
	Juan E. Gonzalez	City Attorney

Also present: Vidal Roman, Finance Director, Antonio "Tony" Lopez, Fire Chief, Juan Salas, IT Department, Omar Rodriguez, Parks & Recreation Director, Rebekah de la Fuente, Director of Planning and Code Enforcement, Albert Aldana, City Engineer, Martin Vela, IT Director, David Arce, Deputy Public Works Director, Rosa Badillo, Municipal Court, George Quilantan, Inframark and Aida Vega, Deputy City Secretary.

I. CALL TO ORDER

A. Certification of Public Notice.

Mayor David Suarez called the meeting to order and certified the public notice of the meeting as properly posted Friday, September 17, 2021.

B. Invocation.

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

C. Pledge of Allegiance.

Mayor Suarez led the Pledge of Allegiance and Texas Flag.

D. Mayoral Recognition.

Mayor Suarez proclaimed for retired Firefighter Armando Martinez, Little Miss Weslaco Violet Kerr and Childhood Cancer Awareness.

E. Roll Call.

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

II. PUBLIC COMMENTS

Rojelio Melendrez, 501 San Carlos Street, requested more support to his subdivision M.P. Lackland for drainage improvements be done; commented the American Rescue Act Plan awarded Weslaco \$5million for drainage and requested these monies be spent exclusively for drainage in his area.

Sandra Reyna, 217 S. Pat Cannon voiced her objection to Ordinance 2021-35; wanted clarification on the expenditures of the \$5million from the American Rescue Act Plan stating the citizens had

Minutes of the Regular Meeting on September 21, 2021

a right to know details on where and how those monies are being spent stating new drainage projects should not begin until those underway are completed.

Dolores del Rio presented an OMEGA Brief document that she stated was a consolidation of information on the criminal activity as related to COVID.

Jim Chapman, President of Weslaco Recycling task Force Committee, submitted a Resolution passed by the Recycling Task Force Committee that emphasized the need for additional personnel for the recycling program that has been a success. The need for the additional staff is obvious in seeing the recycling trailers exceeding capacity especially on the weekends.

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 September 7, 2021 (Staffed by City Secretary Department.)

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

- 1) Approval of Ordinance 2021-33, adopting the City of Weslaco's budget appropriations for Fiscal Year 2021-2022 commencing October 1, 2021 and ending September 30, 2022 and authorizing the Mayor to execute any related documents. (First reading held September 7, 2021; staffed by the Finance Department.)
- 2) Approval of Ordinance 2021-34, adopting and levying ad valorem tax rate for Fiscal Year 2021-2022 and authorizing the Mayor to execute any related documents. (First reading held September 7, 2021; staffed by the Finance Department.)
- 3) Approval of Ordinance 2021-35 acceptance of the American Rescue Plan Act of 2021 funds in the amount of \$5,157,540, authorizes expenditures, a budget amendment and creates a Special Projects Fund for appropriations and authorize the Mayor to execute any related documents. (First reading held on September 7, 2021; staffed by City Manager.)
- 4) Approval of Ordinance 2021-36 repealing Ordinance 1969-09 the City of Weslaco Fire Limits Ordinance for downtown, Codified as Chapter 26, Article II of the Weslaco Code of Ordinances and authorize the Mayor to execute any related documents. (First reading held September 7, 2021; staffed by Planning & Code Enforcement Department.)

C. Approval to use the Court Technology Fund to pay the annual maintenance fee for Incode Court Annual Fees for Court Case Management, Police (non-INCODE interface to Court), and the third-party system software AcuCorp Run Time not to exceed in the amount of \$12,321 and authorize the Mayor to execute any related documents. (Staffed by Municipal Court.)

D. Approval to purchase a 2021 or 2022 New SUV (Chevy Tahoe) with emergency lighting and other police equipment for an amount not to exceed \$60,000 of which \$55,128.92 will be reimbursed through HSGP Operation Stonegarden Grant #3173406 and authorize the Mayor to execute any related documents. (Staffed by Police Department.)

E. Approval of a six-month extension for the Final Plat for Airport Heights being 27.080-acre Tract of land out of Farm Tract 21 & 22, Block 135, West and Adams Tract Subdivision, Hidalgo County, Texas located approximately on the North corner of Airport and

Business 83 and authorize the Mayor to execute any related documents. (Staffed by Planning & Code Enforcement Department.)

F. Approval of a six-month extension for the Final Plat for Verona Subdivision— being 20 acres out of Farm Tract 1038, West and Adams Tract Subdivision, Weslaco, Hidalgo County, Texas located approximately 1800 ft. North of mile 8 on FM 1015 and authorize the Mayor to execute any related documents. (Staffed by Planning & Code Enforcement Department.)

G. Approval to accept donated monies and gift donations from local vendors and/or the public for library programing within Fiscal Year 2021-2022 and authorize the Mayor to execute any related documents. (Staffed by the Library Department.)

Mayor Pro Tem Muñoz seconded by Commissioner Lopez moved to approve consent agenda A, B, C, D, E, F, and G withholding item B-3 as presented. The motion carried unanimously; Mayor Suarez was present and voting.

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

- 3) Approval of Ordinance 2021-35 acceptance of the American Rescue Plan Act of 2021 funds in the amount of \$5,157,540, authorizes expenditures, a budget amendment and creates a Special Projects Fund for appropriations and authorize the Mayor to execute any related documents. (First reading held on September 7, 2021; staffed by City Manager.)

Mike Perez, City Manager, stated the city received funds under the American Rescue Plan Act from the State as a Non-entitlement entity (under 50,000 population), those cities considered Entitlement (over 50,000 population) received from the Federal government; Weslaco awarded \$5, 157,540 and is the first of two installments; went over the expenditures that were eligible; commented on drainage projects done and monies for drainage included \$14million borrowed, over \$10.3million received in grants and working with Precinct 1 for grant money of \$6.3million; website has status of drainage projects (8) that will be done.

In response to Mayor Pro Tem Muñoz, the City Manager stated guidelines in place for ARPA funds and very general. Mayor Suarez requested staff ensure the eligible expenditures are within the actual bill of the American Rescue Plan Act and the City Manager stated funds can be reallocated as needed and monies need to be spent within a two-year period any monies left need to be returned.

Mayor Pro Tem Muñoz seconded by Commissioner Lopez moved to approve Ordinance 2021-35 on first and final reading. The motion carried unanimously.

Following for the record are the ordinance caption.

ORDINANCE NO. 2021-33

AN ORDINANCE MAKING APPROPRIATIONS FOR THE SUPPORT OF THE CITY OF WESLACO FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2021 AND ENDING SEPTEMBER 30, 2022; APPROPRIATING AND ADOPTING THE ANNUAL BUDGET FOR THE CITY OF WESLACO, TEXAS, FOR THE 2021-2022 FISCAL YEAR.

ORDINANCE NO. 2021-34

AN ORDINANCE LEVYING AN AD VALOREM TAX ON ALL TAXABLE PROPERTY WITHIN THE CITY OF WESLACO, TEXAS FOR THE TAX YEAR 2021, FIXING THE TAX RATE FOR THE USE AND SUPPORT OF THE GENERAL GOVERNMENT AND FOR THE INTEREST AND SINKING FUND FOR THE REDEMPTION OF BONDS AND OTHER INDEBTEDNESS OF THE CITY OF WESLACO, TEXAS, AND FIXING A LIEN ON ALL TAXABLE PROPERTY.

ORDINANCE 2021-35

AN ORDINANCE AMENDING ORDINANCE NUMBER 2020-27, APPROVING AND ADOPTING A BUDGET FOR THE CITY OF WESLACO, TEXAS FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2020 AND ENDING SEPTEMBER 30, 2021, FINDING NEED TO AMEND THE 2020-2021 MUNICIPAL BUDGET; TO WIT; SPECIAL PROJECTS FUND, IN THE AMOUNT OF \$5,157,540 PROVIDING A SEVERABILITY

Minutes of the Regular Meeting on September 21, 2021

CLAUSE; PROVIDING AN EFFECTIVE DATE, AND ORDAINING OTHER MATTERS WITH RESPECT TO THE SUBJECT MATTER HEREOF. FURTHERMORE, WITH THE ADOPTION OF THE BUDGET AMENDMENT A SPECIAL PROJECTS FUND NEEDS TO BE CREATED FOR ACCOUNTABILITY PURPOSES AND IN COMPLIANCE WITH GRANT AWARDS.

PASSED AND APPROVED on first reading at a regular meeting of the City Commission this 7th day of September 2021.

PASSED AND APPROVED on second reading at a regular meeting of the City Commission this 21st day of September 2021.

CITY OF WESLACO
/s/David Suarez, MAYOR

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

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

IV. APPOINTMENTS

A. Discussion and consideration to approve Resolution 2021-48 confirming an appointment by the Chief Executive Officer for a term set to expire October 19, 2021 on the Weslaco Civil Service Commission as per Local Government Code §143.006 and authorize the Mayor to execute any related documents. Possible action. (Staffed by Human Resources Department.) Attachment.

Luz Galindo, HR Director, stated Civil Service Commission Member Blanca Muñoz advised she did not seek reappointment and at this time there were no active applicants. Mike Perez, City Manager, recommended no action and bring back upon receipt of interest to this board.

No action.

V. NEW BUSINESS

A. Discussion and consideration to approve the Final Plat for Petra Garza Subdivision– being a 1.00-acre tract of land out of Farm Tract 131, Block 162, West Tract Subdivision, Weslaco, Hidalgo County, Texas Located on the NW Corner of the intersection of N Border Ave and Valley Trace Drive and authorize the Mayor to execute any related documents. Possible action. (Staffed by Planning & Code Enforcement Department.)

Rebekah de la Fuente, Planning and Zoning Director, stated this is a proposed two lot subdivision; inside city limits; applicant proposes apartments and residential use. The Planning and Zoning Commission and staff recommended approval.

Mayor Pro Tem Muñoz seconded by Commissioner Pedraza moved to approve Final Plat for Petra Garza Subdivision being 1.00-acre tract of land out of Farm Tract 131 Block 162 West Tract Subdivision as presented. The motion carried unanimously; Mayor Suarez was present and voting.

B. Discussion and consideration to approve Ordinance 2021-37 for the Voluntary Annexation of Texas Road Subdivision – being West Tract E660’-N330’Farm Tract 109 & E660’-S660’Farm Tract 110 15.0 AC GR 13.63 AC net, West and Adams Tract Subdivision, Weslaco, Hidalgo County, Texas located 660’ south of Mile 10 North along East Side of FM 88 and authorize the Mayor to execute any related documents. First reading of Ordinance 2021-37. Possible action. (Staffed by Planning & Code Enforcement Department.)

Rebekah de la Fuente stated the owner petitioned for voluntary annexation and proposes to develop the property in the future. The Planning and Zoning Commission and staff recommended approval.

Commissioner Pedraza seconded by Commissioner Lopez moved to approve Ordinance 2021-37 for Voluntary Annexation of Texas Road Subdivision as presented. The motion carried unanimously; Mayor Suarez was present and voting.

C. Discussion and consideration on the renewal Agreement with Associate Municipal Court Judge Juan Alvarez and authorize the Mayor to execute any related documents. Possible action. (Staffed by City Manager.)

The City Manager recommended approval on the renewal Agreement with Associate Municipal Court Judge Juan Alvarez; no changes to agreement; salary remains the same and legal has reviewed and approved.

Mayor Pro Tem Muñoz seconded by Commissioner Lopez moved to approve renewal Agreement with Associate Municipal Court Judge Juan Alvarez as presented. The motion carried unanimously; Mayor Suarez was present and voting.

D. Discussion and consideration to approve Ordinance 2021-38 adopting a final budget amendment to the General fund and Water/Wastewater, Solid Waste, Airport and other funds presented and authorize the Mayor to execute any related documents. First and final reading of Ordinance 2021-38. Possible action. (Staffed by Finance Department.)

Vidal Roman, Finance Director, stated the city is preparing for closure of the fiscal year and requires a balanced budget, previous commission action approved budget amendments to various line items in the major funds. The ordinance identifies those expenditures and revenues for record keeping purposes. Staff recommended approval.

Commissioner Lopez seconded by Mayor Pro Tem Muñoz moved to approve first and final reading of Ordinance 2021-38 adopting final budget amendment to the General Fund and Water/Wastewater, Solid Waste, Airport and other funds as presented. The motion carried unanimously; Mayor Suarez was present and voting.

For the record following is the caption of the ordinance.

ORDINANCE 2021-38

AN ORDINANCE AMENDING ORDINANCE NUMBER 2020-27, APPROVING AND ADOPTING A BUDGET FOR THE CITY OF WESLACO, TEXAS FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2020 AND ENDING SEPTEMBER 30, 2021, FINDING NEED TO AMEND THE 2020-2021 MUNICIPAL BUDGET; TO WIT; GENERAL FUND, WATER FUND; WASTEWATER FUND; SOLID WASTE FUND; AIRPORT FUND; AND FIRE DEPT REPLACEMENT FUND AS PER ATTACHMENTS “A” AND “B” PROVIDING A SEVERABILITY CLAUSE; PROVIDING AN EFFECTIVE DATE, AND ORDAINING OTHER MATTERS WITH RESPECT TO THE SUBJECT MATTER HEREOF.

PASSED AND APPROVED on first and final reading at a regular meeting of the City Commission this 21st day of September 2021.

CITY OF WESLACO
/s/David Suarez, MAYOR

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

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

E. Discussion and consideration on Ordinance 2021-39 establishing Series 2021B Library Construction Fund and authorize the Mayor to execute any related documents. First and final reading of Ordinance 2021-39. Possible action. (Staffed by the Finance Department.)

Vidal Roman recommended approval stating the ordinance establishes separate Construction Funds for the 2021B Certificates of Obligation; provides transparency and accountability in tracking expenditures related to the projects to be undertaken.

Commissioner Pedraza seconded by Commissioner Lopez moved to approve first and final reading of Ordinance 2021-39 establishing Series 2021B Library Construction Fund as presented. The motion carried unanimously; Mayor Suarez was present and voting.

Following for the record is the caption.

ORDINANCE 2021-39

AN ORDINANCE ESTABLISHING 2021B LIBRARY CONSTRUCTION FUND FOR THE SERIES 2021B CERTIFICATE OF OBLIGATION ISSUE; PROMULGATING RULES AND REGULATIONS CONCERNING THE BUILDING AND MAINTAINING OF SUCH FUND, AND THE PERMITTED WITHDRAWALS AND PROHIBITIONS; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT; PROVIDING A SAVINGS CLAUSE; PROVIDING AN EFFECTIVE DATE.

PASSED AND APPROVED ON FIRST AND FINAL READING AT A REGULAR MEETING OF THE CITY COMMISSION THIS 21ST DAY OF SEPTEMBER 2021.

CITY OF WESLACO
/s/David Suarez, MAYOR

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

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

F. Discussion and consideration on Ordinance 2021-40 establishing an Interest & Sinking Debt Fund on Series 2021B Certificate of Obligation for Library renovation/construction and authorizing the Mayor to execute any related documents. First and final reading of Ordinance 2021-40. Possible action. (Staffed by Finance Department.)

Vidal Roman stated the ordinance creates the Interest & Sinking Fund for the proceeds from the certificates of obligations; ensures deposits of funds and expenditures as well as transparency to the public. Staff recommended approval.

Commissioner Kerr seconded by Commissioner Lopez moved to approve first and final reading of Ordinance 2021-40 establishing an Interest & Sinking Debt Fund on Series 2021B Certificate of Obligation for Library renovation/construction as presented. The motion carried unanimously; Mayor Suarez was present and voting.

ORDINANCE 2021-40

AN ORDINANCE ESTABLISHING A INTEREST & SINKING FUND FOR THE SERIES 2021B CERTIFICATE OF OBLIGATION ISSUE; PROMULGATING RULES AND REGULATIONS CONCERNING THE BUILDING AND MAINTAINING OF SUCH FUND, AND THE PERMITTED WITHDRAWALS AND PROHIBITIONS; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT; PROVIDING A SAVINGS CLAUSE; PROVIDING AN EFFECTIVE DATE.

PASSED AND APPROVED ON FIRST AND FINAL READING AT A REGULAR MEETING OF THE CITY COMMISSION THIS 21ST DAY OF SEPTEMBER 2021

CITY OF WESLACO
/s/David Suarez, MAYOR

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

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

G. Discussion and consideration of accepting a financing acquisition proposal from Government Capital for the Solid Waste (Residential Garbage) program. Capital Rolling Stock in the amount of \$3,260,277 and amending the budget and authorizing the Mayor to execute any related documents. (Staffed by the Finance Department.)

Vidal Roman stated five proposals were received with interest rates ranging from 1.89% to 2.76%. Staff evaluated and recommended approval to accept financing proposal from Governmental Capital Corporation offering the lowest interest rate of 1.89% noting a budget amendment has been approved for expenditure.

Commissioner Kerr seconded by Commissioner Pedraza moved to approve and accept financing acquisition proposal from Government Capital for Solid Waste (Residential Garbage) program as presented. The motion carried unanimously; Mayor Suarez was present and voting.

H. Discussion and consideration to reject proposals for RFP #2020-21-27 for Construction Management Services and authorize the Mayor to execute any related items. Possible action (staffed by Airport Department.)

Andrew Munoz, Asst. City Manager/Airport Director, stated staff solicited proposals for Construction Management Services for the Fire and Police Station project; four proposals received, scored, and evaluated with all over budget. Staff recommended to reject all of the proposals and allow the project(s) be handled and managed in-house by the City Engineer, Building Maintenance Director and himself.

Mayor Pro Tem Muñoz seconded by Commissioner Lopez moved to reject proposals for RFP #2020-21-27 for Construction Management Services as presented. The motion carried unanimously; Mayor Suarez was present and voting.

I. Discussion and consideration to award RFB #2020-21-25 for the Construction of the Fire and Police Station with Municipal Court and authorize the Mayor to execute any related documents. Possible action. (Staffed by Airport Department.)

Commissioner Kerr seconded by Commissioner Pedraza moved to approve.

Andrew Munoz recommended to table the item and allow time to evaluate bids independently for any savings noting the Request for Bids did stipulate the city would reserve the right to separate the project and have a Special called meeting next week to consider awarding the bid either as one or two projects (police and fire.)

In response to Mayor Pro Tem Muñoz, letters of recommendation were requested in the bid documents and were received but not from all respondents.

Commissioner Kerr withdrew his original motion.

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

J. Discussion and consideration to approve listing of sidewalk locations proposed for RFB 2020-21-31 Sidewalk Improvements and authorize Mayor to execute any related documents. Possible action. (Staffed by Engineering Department.)

Albert Aldana, City Engineer, presented the list of sidewalk improvements that would be new or replacement as follows: Pleasantview Drive between WEHS Entrance & 10th Street 900 linear feet; Utah St between 2nd Street and Mayor Pablo Pena Park Entrance 600 linear feet; Quail Hollow Drive N 200 linear feet; Quail Hollow Dr S 200 linear feet; Utah Street Between 2nd St and Park Entrance 650 linear feet and 18th Street between Walmart & Irrigation Canal 700 linear feet. Staff recommended approval stating the project would have 3.250 linear feet of sidewalk improvements. Staff will continue to pursue joint efforts with Hidalgo County Precinct 1 for connections of trails with sidewalk and work with the COG under the Mass Transit Agency for grant money. The City Manager stated a workshop will be needed

In response to Mayor Pro Tem Muñoz, staff had not presented a list that ranked sidewalks; staff selected sidewalk improvements was based on connectivity to schools, parks, obstacles that would be presented such as utilities and ensure sidewalks meet ADA requirements and condition of sidewalks. The City Manager stated monies are not budgeted annually; funds available from the CARES Act and allocated it towards sidewalks. Mayor Pro Tem Muñoz requested, as done with street improvements, that staff submit a list to consider and prioritize. Commissioner Farias would like to see more school sites having sidewalks. Staff will continue to pursue joint efforts with Hidalgo County Precinct 1 for connections of trails with sidewalk and work with the COG under the Mass Transit Agency for grants for connectivity of bus stops to the schools and neighborhoods. The City Manager stated a workshop will follow to further discuss. Commissioner Pedraza commented past discussions for sidewalk improvements was to focus on school locations.

Commissioner Kerr seconded by Commissioner Pedraza moved to approve listing of sidewalk locations proposed as presented. The motion carried unanimously; Mayor Suarez was present and voting.

K. Discussion and consideration to approve an amended contract award to TRAF-TEX, Inc in the amount of \$285,061.76 for RFB 2020-21-30 Traffic Signal Improvements and authorize the Mayor to execute any related documents. Possible action. (Staffed by Engineering Department.)

Albert Aldana stated commission action from the last meeting approved TRAF-TEX, Inc a contract in the amount of \$255,456.72; a decrease in the scope of work removed the proposed traffic signal for Westgate at 6th Street to bring closer to budgeted monies; two items applicable to the entire project costs were excluded from the award when the traffic signal at Westgate was removed which was mobilization in the amount of \$14,747.00 and Barricades, Signs, and Traffic Handling in the amount of \$14,858.04. Staff recommended approval to amend contract award to \$285,061.76 an increase amount of \$29,605.04.

Commissioner Lopez seconded by Commissioner Pedraza moved to approve amendment to contract award in the amount of \$285,061.76 to TRAF-TEX Inc. as presented. The motion carried unanimously; Mayor Suarez was present and voting.

VI. EXECUTIVE SESSION

At 6:41 p.m. Mayor Pro Tem Muñoz seconded by Commissioner Kerr moved to convene the regular meeting in Executive Session. The motion carried unanimously; Mayor Suarez was present and voting.

At 7:10 p.m. Mayor Suarez stated the City Commission had completed its Executive Session and reconvened the regular meeting as open to the public.

VII. POSSIBLE ACTION ON WHAT IS DISCUSSED IN EXECUTIVE SESSION

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

No action.

B. Contract Negotiations - Discussion with the City Manager and City Attorney relating to the City's rights, duties, privileges, and obligations in connection to the Collective Bargaining Agreement with the Police Union (Weslaco Municipal Police Association) as authorized by section §551.071 of the Texas Government Code.

No action.

C. Real Property - Consultation with City Attorney on the purchase, sale, exchange, lease or value of various city-owned real property to Affordable Homes of South Texas, Inc., TuCasa Investments, Inc as authorized by section §551.072 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.

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.

No action.

H. Legal Consultation - Consultation with City Attorney regarding the Performance Contracting Agreement between the City of Weslaco and Siemens Industry Inc. as authorized by section §551.071 of the Texas Government Code

No action.

VIII. ADJOURNMENT

Commissioner Kerr seconded by Mayor Pro Tem Muñoz moved to adjourn the meeting of September 21, 2021 at 7:10 p.m. The motion carried unanimously; Mayor Suarez was present and voting.

CITY OF WESLACO

MAYOR, David Suarez

ATTEST:

Norma A. Cantu, CITY SECRETARY



**MINUTES
WESLACO CITY COMMISSION
SPECIAL MEETING
TUESDAY, SEPTEMBER 28, 2021**

On this 28th day of September 2021 at 5:30 p.m. the City Commission of the City of Weslaco, Texas convened in a Special Meeting.

Mayor Suarez called the meeting to order. The following city officials were present, a quorum was established, and the following proceedings were held.

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

Also present: Vidal Roman, Finance Director, Joel Rivera, Police Chief, Gus Ramirez, Interim Assistant Fire Chief, Omar Rodriguez, Parks & Recreation Director, Cristina Garcia, PIO and Juan Salas, IT Department.

I. CALL TO ORDER

A. Certification of Public Notice.

Mayor Suarez called the meeting to order and certified the public notice of the meeting as properly posted Friday, September 24, 2021.

B. Pledge of Allegiance.

The Mayor led the Pledge of Allegiance and Texas Flag.

C. Roll Call.

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

II. PUBLIC COMMENTS

Randy Hall stated concerns with members of the Drainage Advisory Board who have verbally attacked, falsely accused, and threaten him because he has actively posted on social media the drainage concerns in the City of Weslaco.

Sandra Reyna praised the City for the creation of the Drainage Advisory Board to help keep the citizens informed on drainage issues. Stated thankful that Randy Hall is on the board and looking closely at the financials on City drainage projects.

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

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

IV. NEW BUSINESS

A. Discussion and consideration to award RFB #2020-21-25 for the Construction of the Fire and Police Station with Municipal Court and authorize the Mayor to execute any related documents. Possible action. (This item was tabled September 21, 2021; staffed by Airport Department.)

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

Mayor Pro Tem Muñoz abstained from voting and discussion.

Mike R Perez, City Manager stated the bidding documents indicated the construction project could be awarded as one or two projects; Econ Group ranked the highest with a bid amount for Fire and Police with Municipal Court project at \$12,170,000; evaluated the bids separately and Tri-Gen Construction ranked the highest for the Fire Department and Gerlach the highest for the Police Department. Staff recommended to award the project independently awarding Tri-Gen Construction for the construction of the Fire building and Gerlach for the construction of the Police building. Total project cost based on bid tabulation is \$11,929,000 a savings for the project of \$241,000 by awarding separately.

In response to Commissioner Pedraza, the City Manager stated no difficulties anticipated aside of more staff involvement in dealing with the two contractors, Engineering firms and Architect firms; staff has dealt with similar projects working with multiple respondents; projects would each have their own water and electric meters and the only issues may be parking lot and driveways.

Commissioner Lopez seconded by Commissioner Pedraza moved to award Tri-Gen Construction LLC for construction of the Fire Department and award bid to Gerlach for the Police Station/Municipal Court for a total project cost of \$11,929,000 as presented. The motion carried; Mayor Pro Tem Muñoz abstained; Mayor Suarez was present and voting.

V. ADJOURNMENT

Commissioner Pedraza, seconded by Mayor Pro Muñoz moved to adjourn at 5:42 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: October 19, 2021		Agenda Item No. (to be assigned by CSO): 2021-4669
From:		
Subject: Approval on Ordinance 2021-37 for the Voluntary Annexation of Texas Road Subdivision – being West Tract E660'-N330' Farm Tract 109 & E660'-S660' Farm Tract 110 15.0 AC GR 13.63 AC net, West and Adams Tract Subdivision, Weslaco, Hidalgo County, Texas located 660' south of Mile 10 North along East Side of FM 88 and authorize the Mayor to execute any related documents. (First reading held September 21, 2021; staffed by Planning & Code Enforcement Department.)		
Background:		
Funding Source (budget code, if applicable):		
Amount:	Term of Impact:	Identified in Current Budget:
Additional Action Prompted: Mayor's Signature Ordinance - First Reading Ordinance - Final Reading		
If item previously considered, provide date and action by Commission:		
If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners:		
Advisory Review, if any (name of board/committee, date of action, recommendation):		
NORMA CANTU REBEKAH DE LA FUENTE Mike Perez		Created/Initiated Approved Final Approval
City Manager Comments: Approve.		
Staff Recommendation:		
Attachments, if any: Voluntary Annexation- Aerial, WEST ANS ADAMS TRACT APPLICATION, O2021-37 Voluntary Annexation - TEXAS ROAD SUBDIVISION		
Responsibilities upon Approval:		

Voluntary Annexation

Texas Road

Legend



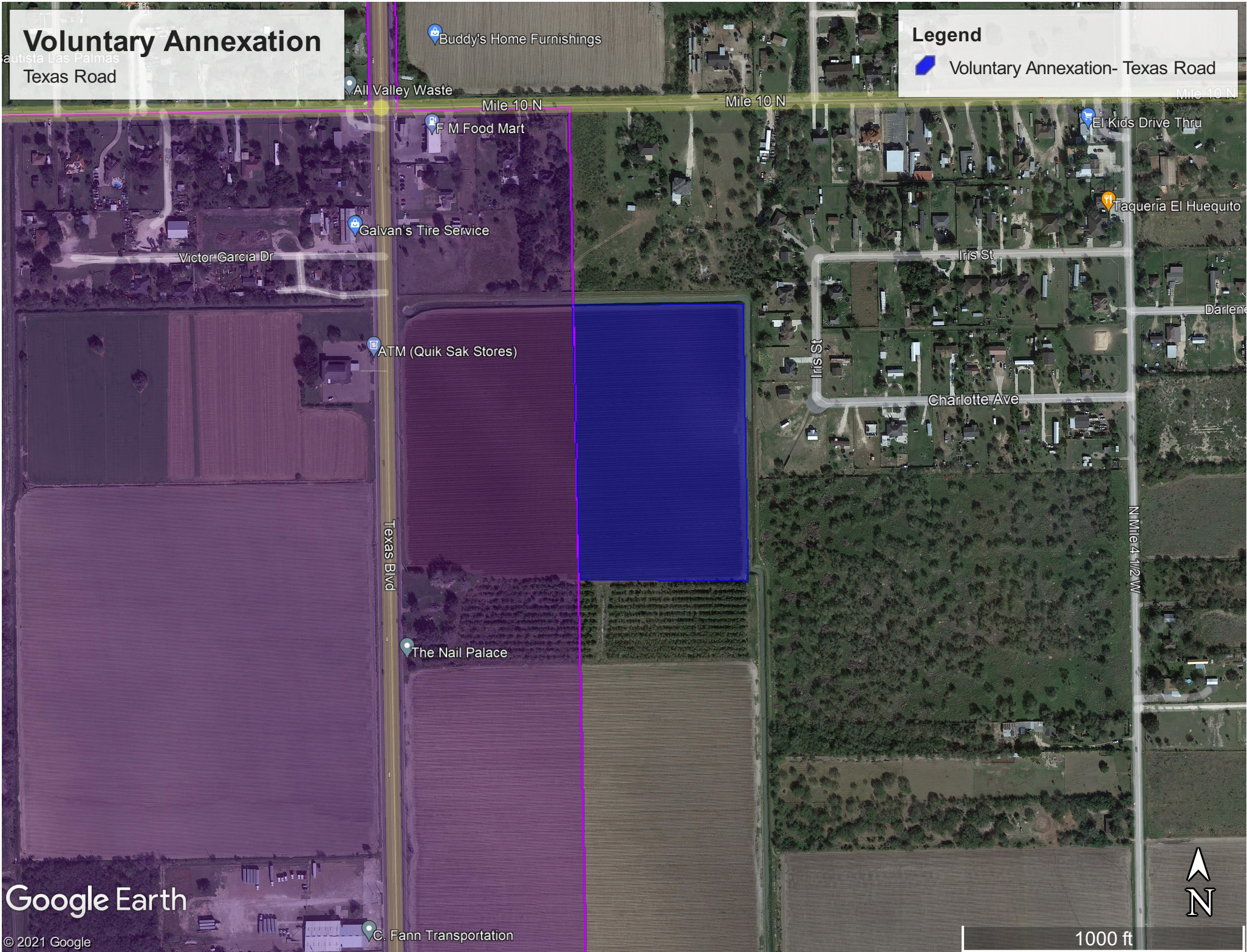
Voluntary Annexation- Texas Road

Google Earth

© 2021 Google



1000 ft





APPLICATION FOR VOLUNTARY ANNEXATION

The Planning & Zoning Commission meets every 1st Wednesday of each month at 5:30 pm.

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

FILE NO. _____

GENERAL INFORMATION

Name of Subdivision: WEST AND ADAMS TRACT

Location: 660' SOUTH OF MILE 10 NORTH ROAD ALONG E. SIDE OF

Legal Description: THE E. 15.0 AC. O/O A 30.0 AC. F.M. 88
TR. O/O F.T. 109, WEST AND ADAMS TRACT.

- ☒ Petition for annexation signed and notarized by property owners.
- ☒ Detailed dimensioned site plan/map must be submitted with this request.
- ☒ Survey and metes and bounds.
- ☒ City and school tax receipts attached.

OWNER INFORMATION

Owner's Name: MANUEL SALDIVAR Telephone: 956-638-2363

Address: 4020 N. TEXAS BLVD. Fax: _____

City: WESLACO State: TX Zip: 78599 E-mail: MSALDIVAR26@YAHOO.COM

ENGINEER INFORMATION

Name: DAVID SALINAS Telephone: 682-9081

Address: 2221 DAFFODIL AVE. Fax: 686-1489

City: MEQUIEN State: TX Zip: 78501 E-mail: dsalinas@salinas
ENGINEERING.COM

AUTHORIZATION AND ACKNOWLEDGEMENTS

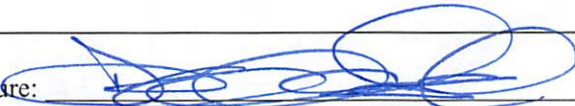
I certify that I am the actual owner of the property described above and this application is being submitted with my consent (include corporate name if applicable); and the following person listed below is my authorized agent to act on my behalf.

I certify that the above information is correct and complete to the best of my knowledge. I understand that I must comply with all applicable local, state, and federal regulations.

Owner Printed Name: MANUEL SALDIVAR

Owner Signature:  Date: 8/16/21

_____ is the authorized agent

Authorized Agent Signature:  Date: 8/16/21

Authorized Agent Printed Name: DAVID SALINAS

THIS PAGE FOR STAFF USE ONLY

Date Received: _____ Received By: _____

Staff Review Date: _____

P & Z Commission Approval: _____

City Commission Approval on First Reading: _____

City Commission Approval on Final Reading: _____

ORDINANCE NO. 2021-37

AN ORDINANCE ANNEXING ADDITIONAL TERRITORY TO THE CORPORATE LIMITS OF THE CITY OF WESLACO, HIDALGO COUNTY, TEXAS ON VOLUNTARY PETITION OF AREA LAND OWNER SUCH LAND BEING 15 ACRES OF LAND, LOCATED IN HIDALGO COUNTY, TEXAS, WHICH IS CONTIGUOUS TO THE CITY LIMITS AND HEREINAFTER DESCRIBED; AS SHOWN IN THE ATTACHED EXHIBIT; MAKING FINDINGS OF FACT; PROVIDING A SEVERABILITY CLAUSE; PROVIDING AN EFFECTIVE DATE; AND PROVIDING FOR OPEN MEETINGS AND OTHER RELATED MATTERS.

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

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

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

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

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

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

SECTION 2. There is hereby annexed on voluntary petition of area landowner as part of the territory within the corporate boundaries of the City of Weslaco the following tract located in Hidalgo County, Texas, that totals to 15.00 acres and are more specifically described as follows, to-wit:

METES & BOUNDS DESCRIPTION

BEING ALL OF THE EAST 15.0 ACRES OF LAND, MORE OR LESS, OF THAT CERTAIN 30.0 ACRE TRACT OF LAND CONSISTING OF ALL OF THE EAST 660.0 FEET OF THE SOUTH 660.0 FEET OF FARM TRACT 110, AND, ALL OF THE EAST 660.0 FEET OF THE NORTH 330.0 FEET OF FARM TRACT 109 WEST AND ADAMS TRACT SUBDIVISION,

AS RECORDED IN

VOLUME 3, PAGE 34-37, MAP RECORDS, HIDALGO COUNTY, TEXAS.

COMMENCING; AT A ½ INCH DIAMETER IRON ROD FOUND ON THE NORTHEAST CORNER OF SAID 30.0 ACRE FOR THE NORTHEAST CORNER AND POINT OF

BEGINNING OF THIS HEREIN DESCRIBED TRACT;

THENCE; SOUTH, COINCIDENT WITH THE EAST LINE OF SAID FARM TRACT 110 AND SAID 30.0 ACRE TRACT, A DISTANCE OF 660.0 FEET PASS THE SOUTHEAST CORNER OF SAID FARM TRACT 110 AND THE NORTHEAST CORNER OF SAID FARM TRACT 109, AT A DISTANCE OF 990.0 FEET IN ALL TO A POINT IN A HIDALGO COUNTY I.D. NO. 9 DITCH BEING THE SOUTHEAST CORNER OF SAID 30.0 ACRE TRACT FOR THE SOUTHEAST CORNER OF THIS HEREIN DESCRIBED TRACT; SAID POINT IS MONUMENTED BY A ½ INCH DIAMETER IRON ROD SET NORTH, A DISTANCE OF 35.0 FEET FROM SAID POINT;

THENCE; WEST, COINCIDENT WITH THE SOUTH LINE OF SAID 30.0 ACRE TRACT AND ALONG A LINE PARALLEL TO THE NORTH LINE OF SAID FARM TRACT 109, A DISTANCE OF 660.0 FEET TO A ½ INCH DIAMETER IRON ROD WITH YELLOW CAP MARKED “SEA 5782” SET FOR THE SOUTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT;

THENCE; NORTH, ALONG A LINE PARALLEL TO THE EAST LINE OF SAID FARM TRACT 109 AND SAID 30.0 ACRE TRACT, A DISTANCE OF 330.0 FEET PASS THE NORTH LINE OF SAID FARM TRACT 109 AND THE SOUTH LINE OF SAID FARM TRACT 110, AT A DISTANCE OF 990.0 FEET IN ALL TO A ½ INCH DIAMETER IRON ROD WITH YELLOW CAP MARKED “SEA 5782” SET ON INTERSECTION WITH THE NORTH LINE OF SAID 30.0 ACRE TRACT FOR THE NORTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT;

THENCE; EAST, COINCIDENT WITH THE NORTH LINE OF SAID 30.0 ACRE TRACT AND ALONG A LINE PARALLEL TO THE SOUTH LINE OF SAID FARM TRACT 110, A DISTANCE OF 660.0 FEET TO THE POINT OF BEGINNING, CONTAINING 15.0 ACRES 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 21st day of September 2021.

PASSED AND APPROVED on second reading at a regular meeting of the City Commission this 19th day of October 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: October 19, 2021		Agenda Item No. (to be assigned by CSO): 2021-4687	
From:			
Subject: Approval to apply to the FY2022 Border Zone Fire Departments (BZFD) under the Office of the Governor, Public Safety Office Homeland Security Grants Division for Equipment, Supplies and or Direct Operating Expenses associated with border security activities. No match requirements and authorize the Mayor to execute any related documents. (Staffed by Fire Department.)			
Background: The purpose of this program is to provide grants to professional fire departments along the Texas-Mexico border region for specialized equipment, maintenance, and medical supplies to support emergency services associated with the execution of border security activities associated with deterring crimes occurring in the geographic area defined in Article IX, Section 7.10 of the General Appropriations Act. Funding Levels: Minimum: \$2,500 Maximum: \$250,000 Match Requirement: None			
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):			
ANTONIO LOPEZ		Created/Initiated	
ANTONIO LOPEZ		Approved	
Mike Perez		Final Approval	
City Manager Comments: Approve.			
Staff Recommendation:			
Attachments, if any: BF-BZFD_Announce-nc_PY22			
Responsibilities upon Approval:			



Office of the Governor, Public Safety Office

Homeland Security Grants Division

Funding Announcement: FY2022 Border Zone Fire Departments (BZFD)

Purpose

The purpose of this program is to provide grants to professional fire departments along the Texas-Mexico border region for specialized equipment, maintenance, and medical supplies to support emergency services associated with the execution of border security activities associated with deterring crimes occurring in the geographic area defined in Article IX, Section 7.10 of the General Appropriations Act.

Available Funding

State funds for these projects are authorized under the Texas General Appropriations Act, Article I, Rider 31 for Trusteed Programs within the Office of the Governor. All awards are subject to the availability of appropriated funds and any modifications or additional requirements that may be imposed by law.

Eligible Organizations

1. Units of local government
2. Eligible applicants must be located within the following counties:

Aransas, Brazoria, Brewster, Brooks, Calhoun, Cameron, Chambers, Culberson, Dimmit, El Paso, Galveston, Hidalgo, Hudspeth, Jeff Davis, Jefferson, Jim Hogg, Kenedy, Kinney, Kleberg, Matagorda, Maverick, Nueces, Orange, Presidio, San Patricio, Starr, Terrell, Val Verde, Webb, Willacy, or Zapata.

Application Process

Applicants must access the Office of the Governor's eGrants grant management website at <https://eGrants.gov.texas.gov> to register and apply for funding. Additional requirements are included within the online application.

Note for All Applicants: Applicants must upload the required Texas Direct Deposit Authorization Form, Texas Application for Payee Identification Number Form, and the IRS W9 Form for each application prior to submission. The eGrants system will not allow an application to be submitted until these forms are attached to the application. These forms are available for download from eGrants at <https://egrants.gov.texas.gov/updates.aspx> under the Financial Management section of "Forms and Guides" or from the "Forms" link on the Profile/Grant.Vendor tab within the grant application.

Key Dates

Action	Date
Funding Announcement Release	09/01/2021
Online System Opening Date	09/01/2021
Final Date to Submit and Certify an Application	11/30/2021 at 5:00pm CST
Earliest Project Start Date	03/01/2022

Project Period

Projects selected for funding must begin on or after 3/1/2022 and may not exceed a 12 month period.

Funding Levels

Minimum: \$2,500

Maximum: \$250,000

Match Requirement: None

Standards

Grantees must comply with standards applicable to this fund source cited in the Texas Grant Management Standards ([TxGMS](#)), [Federal Uniform Grant Guidance](#), and all statutes, requirements, and guidelines applicable to this funding.

Eligible Costs

- 1) **EQUIPMENT:** Costs for equipment which will be routinely used for emergency services in support of border security activities.
- 2) **SUPPLIES and DIRECT OPERATING EXPENSE:** Certain emergency service operational costs are also allowable, such as those described below.
 - a) Medical supplies for use during border incident responses.
 - b) Maintenance for vehicles, boats, generators, and similar equipment routinely used in border incident responses.
 - c) The cost of minor emergency repairs to vehicles or equipment routinely used in support of border security activities.

Only actual expenses, supported by receipts, may be reimbursed under this grant program.

Eligibility Requirements

1. Local units of government, including counties, municipalities, special districts, school districts, junior college districts, or other political subdivisions of the state, must submit a written certification of the local government's compliance with the cybersecurity training required by Section 2054.5191 of the Texas Government Code. A determination of non-compliance with the cybersecurity training requirements will result in a refund of the original grant award as well as ineligibility of future grant awards until the second anniversary of the date the local government is determined ineligible.
2. Entities receiving funds from PSO must be located in a county that has an average of 90% or above on both adult and juvenile dispositions entered into the computerized criminal history database maintained by the Texas Department of Public Safety (DPS) as directed in the Texas Code of Criminal Procedure, Chapter 66. This disposition completeness percentage is defined as the percentage of arrest charges a county reports to DPS for which a disposition has been subsequently reported and entered into the computerized criminal history system.

Counties applying for grant awards from the Office of the Governor must commit that the county will report at least 90 percent of convictions within five business days to the Criminal Justice Information System at the Department of Public Safety.

3. Eligible applicants operating a law enforcement agency must be current on reporting complete UCR data and the Texas specific reporting mandated by 411.042 TGC, to the Texas Department of Public Safety (DPS) for inclusion in the annual Crime in Texas (CIT) publication. To be considered

eligible for funding, applicants must have submitted a full twelve months of accurate data to DPS for the most recent calendar year by the deadline(s) established by DPS. Due to the importance of timely reporting, applicants are required to submit complete and accurate UCR data, as well as the Texas-mandated reporting, on a no less than monthly basis and respond promptly to requests from DPS related to the data submitted. Note: UCR is transitioning from summary reporting to NIBRS only in 2021. Applicants are encouraged to transition to NIBRS as soon as possible in order to maintain their grant eligibility.

4. Local units of government, including cities, counties and other general purpose political subdivisions, as appropriate, and institutions of higher education that operate a law enforcement agency, must comply with all aspects of the programs and procedures utilized by the U.S. Department of Homeland Security ("DHS") to: (1) notify DHS of all information requested by DHS related to illegal aliens in Agency's custody; and (2) detain such illegal aliens in accordance with requests by DHS. Additionally, counties and municipalities may NOT have in effect, purport to have in effect, or make themselves subject to or bound by, any law, rule, policy, or practice (written or unwritten) that would: (1) require or authorize the public disclosure of federal law enforcement information in order to conceal, harbor, or shield from detection fugitives from justice or aliens illegally in the United States; or (2) impede federal officers from exercising authority under 8 U.S.C. § 1226(a), § 1226(c), § 1231(a), § 1357(a), § 1366(1), or § 1366(3). Lastly, eligible applicants must comply with all provisions, policies, and penalties found in Chapter 752, Subchapter C of the Texas Government Code.

Each local unit of government, and institution of higher education that operates a law enforcement agency, must download, complete and then upload into eGrants the [CEO/Law Enforcement Certifications and Assurances Form](#) certifying compliance with federal and state immigration enforcement requirements. This Form is required for each application submitted to OOG and is active until August 31, 2022 or the end of the grant period, whichever is later.

5. Eligible applicants must have a DUNS (Data Universal Numbering System) number assigned to its agency (to request a DUNS number, go to <https://fedgov.dnb.com/webform>).
6. Eligible applicants must be registered in the federal System for Award Management (SAM) database located at <https://sam.gov/>.

Failure to comply with program eligibility requirements may cause funds to be withheld and/or suspension or termination of grant funds.

Prohibitions

Grant funds may **not** be used to support the unallowable costs listed in the [Guide to Grants](#) or any of the following unallowable costs:

1. salaries and personnel costs;
2. indirect costs;
3. training and travel costs;
4. weapons, ammunition, tasers, or explosives;
5. any expense or service that is readily available at no cost to the grant project;
6. any use of grant funds to replace (supplant) funds that have been budgeted for the same purpose through non-grant sources;
7. construction, renovation, or remodeling; and
8. any other prohibition imposed by federal, state, or local law.

Selection Process

Application Screening: The Office of the Governor will screen all applications to ensure that they meet the requirements included in the funding announcement.

Applications will be reviewed by PSO staff members or a review group that consists of subject matter experts selected by the PSO Director.

Final Decisions: PSO will make all final funding decisions based on eligibility, reasonableness, availability of funding, geographic distribution, cost effectiveness, or other relevant factors.

Preference will be given to eligible border region applicants who DO NOT have an existing Homeland Security Grant Program (HSGP) project supporting activities or services within the fire department. PSO may not fund all applications or may only award part of the amount requested. In the event that funding requests exceed available funds, PSO may revise projects to address a more limited focus.

Contact Information

For more information, contact the eGrants help desk at eGrants@gov.texas.gov or (512) 463-1919.



Standardized Agenda Request Form

Date of Meeting: October 19, 2021		Agenda Item No. (to be assigned by CSO): 2021-4746
From:		
Subject: Approval of the extension of the Memorandum of Understanding (MOU) with the United States Customs and Border Patrol Protection, Rio Grande Valley Sector for Emergency Medical Services training at no cost to the City and authorize the Mayor to execute any related documents. (Staffed by Fire Department.)		
Background: renewal of MOU		
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 Final Approval	
City Manager Comments: Approve.		
Staff Recommendation: Approval		
Attachments, if any: City of Weslaco EMS Extension, 2017-06_ US Customs and Border Protection Office of Border Patrol RGV Sector; clinical training EMT FD		
Responsibilities upon Approval:		

**Extension of
Memorandum of Understanding
Between:
The City of Weslaco
and
U.S. Customs and Border Protection,
Office of Border Patrol, Rio Grande Valley Sector**

On May 2017, the above-mentioned parties entered into a Memorandum of Understanding (“MOU”) concerning participation by Border Patrol in a program of clinical education / field work experience at **the City of Weslaco EMS** for its Emergency Medical Technicians and Emergency Medical Technician students.

Whereas, the parties agree that, in the light of the positive outcome of cooperation activities carried out to date, they desire to extend the MOU for a further period of three years.

Accordingly, the parties hereby agree that the MOU shall be extended for a period of three years effective from the date of signature below.

Chief Patrol Agent
U.S. Border Patrol, Rio Grande Valley Sector

Date _____

Name of signing official, Title
City of Weslaco

Date _____

Memorandum of Understanding
Between:
THE CITY OF WESLACO
and
U.S. Customs and Border Protection,
Office of Border Patrol, Rio Grande Valley Sector



I. PARTIES. The parties to Memorandum of Understanding ("Agreement") are the Department of Homeland Security, U.S. Customs and Border Protection, Office of Border Patrol, Rio Grande Valley Sector ("Border Patrol") and THE CITY OF WESLACO.

II. PURPOSE. The purpose of this Agreement is to set forth the terms by which the Border Patrol seeks to obtain a program of clinical education or field work experience at THE CITY OF WESLACO for its Emergency Medical Technicians and Emergency Medical Technician students and by which THE CITY OF WESLACO is willing to provide such experiences. Both the Border Patrol and THE CITY OF WESLACO hereby agree to cooperate and work in good faith with each other to provide program(s), whereby students may obtain certifications as Emergency Medical Technicians, or enhance their skills as Emergency Medical Technicians, as a result of the clinical work or field experience gained at THE CITY OF WESLACO ("Program").

III. RESPONSIBILITIES.

A. JOINT RESPONSIBILITIES.

1. The clinical training provided in the Program shall include those services, which are mutually agreed upon between the parties.
2. Consideration for this Agreement shall consist of the mutual promises contained herein, the parties agreeing that monetary compensation shall neither be expected nor received by either party.

B. BORDER PATROL. The Border Patrol agrees to fulfill the following obligations during the term of this Agreement:

1. Comply with the educational standards of the appropriate accreditation bodies.
2. Communicate with THE CITY OF WESLACO, through THE CITY OF WESLACO's Program Supervisor, on all items pertinent to the Program.
3. Notify THE CITY OF WESLACO through THE CITY OF WESLACO's Program Supervisor, of the planned schedule of student assignments, including the names of the students, each student's

level of academic preparation, and length and dates of each student's assignment in the Program.

4. Refer to THE CITY OF WESLACO only students who have satisfactorily completed the prerequisite didactic portion of the curriculum applicable to THE CITY OF WESLACO.

5. Ensure that each student has provided proof of vaccination for, or serologic immunity to Measles, Mumps, Rubella, annual negative TB skin test or chest x-ray; and; Tetanus/Diphtheria inoculation within previous ten years.

6. Ensure that each student provide evidence of being immunized for Hepatitis B/Chickenpox or provide a written formal refusal of the vaccine.

7. Ensure that the students and the Border Patrol faculty support and follow THE CITY OF WESLACO's policies, rules and regulations.

8. Require that the students and Border Patrol faculty dress in a professional manner and wear a visible name tag identifying their level of training and name.

9. Implement a mechanism to notify THE CITY OF WESLACO if a student is unable for any reason to report for training.

10. Provide faculty that are approved by the certifying or accrediting agencies to supervise the clinical aspects of the Program. Such faculty member(s) retain(s) the ultimate responsibility of monitoring and supervising the students.

11. Make provisions for the Border Patrol faculty to engage in continuing communication and periodic evaluation and planning meetings with THE CITY OF WESLACO personnel involved with student learning, including preceptors, if assigned. Any problems arising from student training and the involvement of preceptors will be handled as they arise by the supervising Border Patrol faculty member and THE CITY OF WESLACO staff member(s). In the event of continued difficulty, the problem will be referred to the appropriate THE CITY OF WESLACO Administrator and the Border Patrol Administrator or equivalent.

12. Instruct the students and Border Patrol faculty to maintain the confidentiality of all information about THE CITY OF WESLACO's patients/customers, including information about the identity, diagnosis, evaluation, treatment of such patients, financial condition, or services rendered as required by applicable State and Federal laws and THE CITY OF WESLACO's bylaws, rules and regulations. If, during the course of the Program and in conjunction with the Program requirements, employees and agents of THE CITY OF WESLACO are informed of or possess records of any student, THE CITY OF WESLACO shall comply with the confidentiality requirements of all federal and State laws and regulations in the handling of such records.

C. THE CITY OF WESLACO. THE CITY OF WESLACO agrees to fulfill the following obligations during the term of this Agreement:

1. Maintain standards for appropriate health care services that are conducive to sound educational experiences for the students.
2. Assign a designee, with the required credentials, who will be responsible for facilitating the fieldwork/clinical experience of the students.
3. Make available to the students and Border Patrol faculty library facilities, appropriate records and equipment, classroom and conference space.
4. Provide orientation for the students and Border Patrol faculty to the physical facilities, policies and procedures of THE CITY OF WESLACO.
5. Provide emergency medical care for students and Border Patrol faculty in the event of an illness or accident during his/her participation in the Program, the costs of which shall be borne by the individual student or Border Patrol faculty member or such individual's worker's compensation carrier, as applicable.
6. Advise the Border Patrol of any deficits noted in the ability of an assigned student to progress toward achievement of stated Program objectives in writing, and assist the Border Patrol and the student in attempting to correct these deficits. It will be the mutual responsibility of the student, the Border Patrol faculty, the fieldwork/clinical educator, and the academic fieldwork/clinical coordinator to develop a plan by which the student may be assisted to achieve the stated Program objectives.
7. Permit, upon written request from the Border Patrol the inspection of the facilities, fieldwork, and services by the accrediting agencies.
8. THE CITY OF WESLACO shall notify the Border Patrol of the number of students it can accommodate during a given period of time.
9. THE CITY OF WESLACO has the right to recommend termination of any student's participation in the Program when such student's health or performance is a detriment to a patient's well-being, or to the achievement of the stated objectives of the Program. THE CITY OF WESLACO shall provide written documentation specifying the facts and circumstances necessitating such request for recommending termination of the student. The Border Patrol shall have the opportunity to review and to evaluate said student's health or conduct necessitating the termination.
10. THE CITY OF WESLACO shall encourage and support, when required by the Border Patrol's accrediting agency, continuing education and professional development of THE CITY OF WESLACO staff member(s) who is/are responsible for the supervision of Program.

IV. **POINTS OF CONTACT.** All notices or other communications provided for in this Agreement shall be directed to the parties at the addresses below. Either party may change this address by providing written notice to the other party at the address listed below.

Border Patrol:
Hector R. Elizondo, Program Director

THE CITY OF WESLACO:
Mike R. Perez, City Manager

United States Border Patrol
2301 S. Main St.
McAllen, Texas 78503

The City of Weslaco
255 S. Kansas
Weslaco, Texas 78596

V. **LIABILITY INSURANCE.** THE CITY OF WESLACO acknowledges that the Border Patrol is a government agency within the Department of Homeland Security and that, as such, the Border Patrol is self-insured under the Federal Tort Claims Act with respect to liability for property damage, personal injuries, or accidents caused by its employees in the course of official business. This includes medical training, which has been assigned to specific agents as part of their job description and/or collateral duty. In addition, Border Patrol employees are covered by the U.S. Department of Labor's Office of Worker's Compensation Programs with respect to injuries suffered in the course of federal employment or training. Such student will be responsible for providing the required documentation directly to THE CITY OF WESLACO.

VI. **PARTIES' RELATIONSHIP.** It is understood and agreed that the parties are independent contractors and this Agreement shall not create any relationship of agency, partnership, joint venture or create an employment relationship between THE CITY OF WESLACO, the students or the Border Patrol faculty. It is understood and agreed that THE CITY OF WESLACO retains the ultimate responsibility for patient record keeping and for patient care while the Border Patrol and the students retain the obligations and limitations expressly stated in this Agreement.

VII. **OTHER PROVISIONS.** Nothing in this Agreement is intended to conflict with current law or regulation or the directives of the Department of Homeland Security, U.S. Customs and Border Protection, Border Patrol or THE CITY OF WESLACO. If a term of this Agreement is inconsistent with such authority, then that term shall be invalid, but the remaining terms and conditions of this Agreement shall remain in full force and effect.

VIII. **EFFECTIVE DATE.** This Agreement will become effective on the date on which it is mutually entered into by the Border Patrol and THE CITY OF WESLACO (the "Effective Date").

IX. TERM. The term of this Agreement shall be for one (1) year from the Effective Date, after which it will be renewed on an annual basis. Notwithstanding the terms specified herein, this Agreement may be terminated by either party as provided in Section XI of this Agreement. This Agreement is subject to annual review as required by both parties and external licensing entities.

X. MODIFICATION. This Agreement contains the entire understanding of the parties and shall be modified only by an instrument in writing signed on behalf of each party.

XI. TERMINATION. This Agreement may be terminated prior to the expiration of the term hereof by mutual agreement of the parties; or by either party, without cause, upon thirty (30) days written notice to the other party; however, no such termination shall be effective upon any student enrolled in the Program, until the expiration of THEN current course for such student.

XII. GOVERNING LAW AND JURISDICTION. This Agreement shall be governed in all respects by, and be construed in accordance with, the laws of the United States.

XIII. CLAIMS OR ACTIONS. That with respect to any claim or action arising out of any activities performed under or pursuant to this Agreement, pursuant to paragraph V, each party shall be liable for payment of that portion of any and all claims, liability, costs, expenses, demands, settlements, or judgments resulting from the negligence, actions, or omissions of itself or its own directors, representatives, and employees. The parties agree to notify each other, in writing, immediately upon receipt of any incident, occurrence, or claim arising out of or in connection with this Agreement, which could result in a liability or claim of liability to the other party.

XIV. COUNTERPART SIGNATURE. This Agreement may be executed in one or more counterparts (facsimile transmission or otherwise), each counterpart shall be deemed an original and all of which shall constitute but one Agreement.

XV. NO WAIVER. No waiver of a breach of any provision of this Agreement shall be construed to be a waiver of any breach of any other provision. No delay in acting with regard to any breach of any provision of this Agreement shall be construed to be a waiver of such breach.

XVI. RIGHTS IN PROPERTY. All title to THE CITY OF WESLACO supplies, equipment, furnishings, fiscal records, client charts, and client records shall remain the sole property of THE CITY OF WESLACO.

XVII. AUTHORIZATION OF AGREEMENT. Each party represents and warrants to the other that the execution of this Agreement has been duly authorized and that this Agreement constitutes a valid and enforceable obligation of such party according to its terms.

XVIII. SECTION HEADINGS. The headings of sections contained in this Agreement are for convenience only and they shall not, expressly or by implication, limit, define, extend, or construe the terms or provisions of the sections of this Agreement.

XIX. NO PRIVATE RIGHT CREATED. This document is an internal agreement between THE CITY OF WESLACO and the Border Patrol and does not create or confer any right or benefit on any other person or party, private or public. Nothing in this Agreement, addenda, attachments or other associated documents restricts the authority of either party to act as provided by law, statute, or regulation, nor does it restrict either party from enforcing any laws or taking any action within its authority or jurisdiction.

XX. NO PUBLICATION. Neither the Border Patrol nor THE CITY OF WESLACO shall submit for publication any material relating to the Program without prior written approval of the non-submitting party.

XXI. NON-EXCLUSIVITY. Each party shall have the right to enter into similar agreements with other parties.

XXII. NON-DISCRIMINATION. The Border Patrol and THE CITY OF WESLACO mutually agree to make no distinction among students, on the basis of race, color, sex, creed, age, sexual orientation, marital status, or national origin. For the purpose of this Agreement, in addition to the aforementioned, a student shall not be denied any service or benefit that is different, is provided in a different manner or at a different time from the service provided to other students under this Agreement. A student may not be subjected to segregation or separate treatment in any manner related to receipt of any advantage or privilege enjoyed by others receiving the same service or benefit; or any other requirement or condition that individuals must meet in order to be provided any service or benefit.

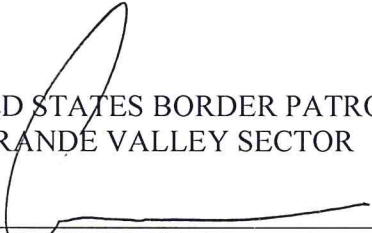
XXIII. WAIVER OF CONSTRUCTION AGAINST DRAFTER. Both parties have contributed to the review and drafting of this Agreement, with the assistance of their respective legal counsel. Therefore, both parties waive the rule of construction against the drafter.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

THE CITY OF WESLACO and the Border Patrol hereby agree that all oral or written agreements between them that were made prior to the execution of this Agreement have been reduced to writing and are contained herein. By signing below, each party acknowledges they are executing an interagency agreement based on the conditions and definitions contained in this Agreement.

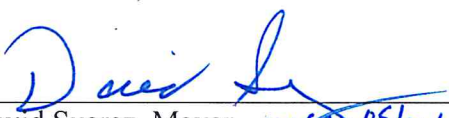
IN WITNESS WHEREOF, THE CITY OF WESLACO and the Border Patrol have executed this Agreement, in multiple originals, to be effective as of the date on which this Agreement is fully executed.

UNITED STATES BORDER PATROL,
RIO GRANDE VALLEY SECTOR



Manuel Padilla Jr, Chief Patrol Agent
U.S. Border Patrol

Date June 20, 2017



David Suarez, Mayor *WCC 05/16/17*

Date May 16, 2017

City of Weslaco

"The City on the Grow"



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

Mike R. Perez, City Manager

May 19, 2017

UNITED STATES BORDER PATROL

Attn: Mr. Hector R. Elizondo
2301 S. Main St.
McAllen, Texas 78503

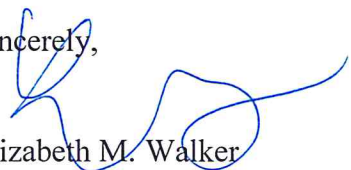
Dear Mr. Elizondo:

At their regular meeting of May 16, 2017, the Weslaco City Commission approved a Memorandum of Understanding (MOU) with the United States Customs and Border Patrol Protection, Office of Border Patrol, Rio Grande Valley Sector for Emergency Medical Services training at no cost to the City and authorized the Mayor to execute any related documents.

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

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

Sincerely,


Elizabeth M. Walker
Assistant City Manager/City Secretary

EMW/mv

C: Antonio Lopez, Fire Chief
Jaime Hernandez, Assistant Fire Chief



Standardized Agenda Request Form

Date of Meeting: October 19, 2021		Agenda Item No. (to be assigned by CSO): 2021-4755	
From:			
Subject: Approval on renewal of the Professional Services Agreement with Dr. Andrew Levine for Emergency Medical Services, Medical Director for an amount not to exceed \$40,000 per year and appointment as Health Authority for the City of Weslaco with an annual salary of \$10,000 per year to run concurrently for a two-year term from February 2021-February 2023 and authorize the Mayor to execute any related documents. (Staffed by Fire Department.)			
Background: <i>renewal of the</i> Professional Services Agreement with Dr. Andrew Levine for Emergency Medical Services, Medical Director for an amount not to exceed \$40,000 per year and appointment as Health Authority for the City of Weslaco with an annual salary of \$10,000 per year to run concurrently for a two-year term from February 2021-February 2023			
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		Created/Initiated	
ANTONIO LOPEZ		Approved	
Mike Perez		Final Approval	
City Manager Comments: Approve.			
Staff Recommendation:			
Attachments, if any: Medical Director Health Authority Agreement.reviewed by legal			
Responsibilities upon Approval:			

MEDICAL DIRECTOR AND HEALTH AUTHORITY
AGREEMENT

THE STATE OF TEXAS §

COUNTY OF HIDALGO §

CITY OF WESLACO §

This agreement is made and executed on the date of signature below by and between the City of Weslaco, Texas, a home ruled Municipal Corporation, 255 S. Kansas Ave., Weslaco, Texas and Dr. Andrew Levine; 914 S. Utah Ave., Weslaco, Texas.

I.

The City of Weslaco hereby appoints Dr. Andrew Levine. Physician(s) currently licensed to practice medicine in the State of Texas, as the Medical Director(s) of the Weslaco Fire Department Emergency Medical Services (EMS), in compliance with the State of Texas, Health and Safety Code. Dr. Levine will also serve as the Health Authority for the City of Weslaco.

II.

It is agreed that Medical Director(s) shall be paid a total of Forty Thousand dollars (\$40,000.00) annually in equal monthly installments in exchange for the services rendered under this agreement. It is also agreed Dr. Levine was appointed as the City's Health Authority with a compensation of ten thousand dollars (\$10,000.00) annually in equal monthly installments.

III.

The Medical Director(s) will provide medical supervision of the Weslaco Fire Department's Emergency Medical Services (EMS), including serving as to the medical community; develop protocols and standing orders of EMS personnel and units; approve EMS medical equipment and personnel permitted to function within the EMS system; guide and direct the Director of Emergency Medical Service and his staff; approve EMS training programs and training personnel; receive input from emergency departments and community physicians; advise the City of Weslaco regarding creation and enforcement of Ordinances pertaining to EMS; disaster preparedness; and communications, and dispatching procedures related to EMS; receive and investigate complaints; participating in ongoing medical audits, review and EMS personnel and system functions, and report to the Texas Department of Public Safety (TDPS) the goals and progress of the EMS.

IV.

The Medical Director(s) will provide their own malpractice insurance at their own expense.

V.

This Agreement may not be sold, transferred, or assigned in whole or in part by either party without the prior written consent of the other party.

VI.

The Agreement shall remain in effect for a term of two (2) years from commencing the 1st day of February 2021. Either party shall have the right to cancel and terminate this agreement at any time upon 30 days written notice to the other party.

VII.

This agreement shall be governed by the laws of the State of Texas and any litigation arising from this agreement shall lie exclusively in Hidalgo County Texas.

VIII.

This agreement may be terminated at any time without cause by either Party by providing thirty days written notice of termination to the address listed in the preamble to this agreement.

IX.

The Agreement shall be subject to change, amendment, or modification only by the mutual written consent of the parties hereto.

EXECUTED IN DUPLICATE this ____ day of October 2021.

City of Weslaco:

David Suarez, **MAYOR**

ATTEST:

Norma A. Cantu, **CITY SECRETARY**

APPROVED:

MEDICAL DIRECTOR/HEALTH AUTHORITY

Juan E. Gonzalez, **CITY ATTORNEY**

Andrew Levine, M.D.



Standardized Agenda Request Form

Date of Meeting: October 19, 2021		Agenda Item No. (to be assigned by CSO): 2021-4668	
From: Joel Rivera			
Subject: Approval on Resolution 2021-54 to apply to the FY22 Body-Worn Camera Program Grant #4367801 for an amount not to exceed \$155,010 with a 25% matching requirement to obtain body-worn cameras, digital video storage, and retrieval systems or cloud-based services and authorize the Mayor to execute any related documents. (Staffed by Police Department.)			
Background: The purpose of this announcement is to solicit applications from law enforcement agencies to equip peace officers with body-worn cameras.			
Funding Source (budget code, if applicable): BC-Body-Worn Camera (BWC) Program			
Amount: \$155,010		Term of Impact: 12	Identified in Current Budget: No
Additional Action Prompted: Resolution 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 ROBERT LOPEZ Mike Perez		Created/Initiated Approved Final Approval	
City Manager Comments: Approve.			
Staff Recommendation: Recommend Approval			
Attachments, if any: R2021-54 PD Grant #4367801 body worn cameras			
Responsibilities upon Approval: Finance will be responsible for FSR.			

RESOLUTION NO. 2021-54

WHEREAS, The City of Weslaco finds it in the best interest of the citizens of Weslaco, Hidalgo County, Texas that the FY22 Body-Worn Camera Program be operated for 03/01/2022 through 02/28/2023; and

WHEREAS, The City of Weslaco agrees to provide matching funds for the said project as required by the Office of the Governor - FY22 Body-Worn Camera Program Grant application; and

WHEREAS, The City of Weslaco agrees that in the event of loss or misuse of the Office of the Governor funds, City of Weslaco assures that the funds will be returned to the Office of the Governor in full.

WHEREAS, The City of Weslaco designates Mayor David Suarez as the grantee's authorized official. The authorized official is given the power to apply for, accept, reject, alter or terminate the grant on behalf of the applicant agency.

NOW THEREFORE, BE IT RESOLVED that the City Commission of the City of Weslaco approves submission of the grant application for the FY22 Body-Worn Camera Program to the Office of the Governor.

Grant Number: **4367801**

Passed and Approved this 19th day of October 2021.

CITY OF WESLACO

David Suarez, MAYOR

ATTEST:

Norma A. Cantu, City Secretary

APPROVED AT TO FORM:

Juan E. Gonzalez, CITY ATTORNEY



Standardized Agenda Request Form

Date of Meeting: October 19, 2021		Agenda Item No. (to be assigned by CSO): 2021-4665	
From: Joel Rivera			
Subject: Approval on Resolution 2021-57 to accept Local Border Security Program Grant #3407205 Award in the amount of \$100,000 for overtime to enhance local law enforcement patrols to facilitate directed actions to deter and interdict criminal activity and authorize the Mayor to execute any related documents. (Staffed by Police Department.)			
Background: The purpose of the program is to sustain interagency law enforcement operations and enhance local law enforcement patrols to facilitate directed actions to deter and interdict criminal activity.			
Funding Source (budget code, if applicable): Local Border Security Program (LBSP)			
Amount: \$100,000	Term of Impact: 12	Identified in Current Budget: No	
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):			
NORMA CANTU ROBERT LOPEZ Mike Perez		Created/Initiated Approved Final Approval	
City Manager Comments: Approve.			
Staff Recommendation: Recommend Approval.			
Attachments, if any: R2021-57 FY 2022 Local Border Security Program			
Responsibilities upon Approval:			

RESOLUTION NO. 2021-57

WHEREAS, The City of Weslaco finds it in the best interest of the citizens of Weslaco, Hidalgo County, Texas that the FY 2022 Local Border Security Program be operated for 09/01/2021 through 08/31/2022: and

WHEREAS, The City of Weslaco agrees to provide matching funds for the said project as required by the Office of the Governor - FY 2022 Homeland Security Grants Division Local Border Security Program grant application: and

WHEREAS, The City of Weslaco agrees that in the event of loss or misuse of the Office of the Governor funds, City of Weslaco assures that the funds will be returned to the Office of the Governor in full.

WHEREAS, The City of Weslaco designates Mayor David Suarez as the grantee's authorized official. The authorized official is given the power to apply for, accept, reject, alter or terminate the grant on behalf of the applicant agency.

NOW THEREFORE, BE IT RESOLVED that The City Commission of the City of Weslaco approves submission of the grant application for the FY 2022 Local Border Security Program to the Office of the Governor.

Grant Number: **3407205**

Passed and Approved this 19th day of October 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: October 19, 2021		Agenda Item No. (to be assigned by CSO): 2021-4726	
From: Joel Rivera			
Subject: Approval on Resolution 2021-55 for the application to the FY2022 Operation Lone Star Grant Program (Grant #4377801) to enhance interagency border security operations supporting Operation Lone Star, including the facilitation of directed actions to deter and interdict criminal activity and detain non-citizen inmates and authorize the Mayor to execute any related documents (Staffed by Police Department.)			
Background: The purpose of the program is to enhance interagency border security operations supporting Operation Lone Star including the facilitation of directed actions to deter and interdict criminal activity and detain non-citizen inmates. Program participants shall assist in the execution of coordinated border security operations in an effort to: Law Enforcement, Jail Operations, and Communications.			
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):			
ROBERT LOPEZ		Created/Initiated	
ROBERT LOPEZ		Approved	
Mike Perez		Final Approval	
City Manager Comments: Approve.			
Staff Recommendation:			
Attachments, if any: BD-OLS_Announce-com_PY22, R2021-55 Operation Lone Star Grant #4377801 FY22			
Responsibilities upon Approval:			



Office of the Governor, Public Safety Office
Homeland Security Grants Division
Funding Announcement: ***FY2022 Operation Lone
Star Grant Program (OLS)***

Purpose

The Public Safety Office (PSO) is soliciting grant applications for local projects that support Operation Lone Star.

The purpose of the program is to enhance interagency border security operations supporting Operation Lone Star including the facilitation of directed actions to deter and interdict criminal activity and detain non-citizen inmates. Program participants shall assist in the execution of coordinated border security operations in an effort to:

Law Enforcement

1. Increase the effectiveness and impact of Operation Lone Star.
2. Reduce border-related criminal activity in Texas.
3. Implement and increase the effectiveness of operational methods, measures, and techniques for outbound/southbound operations.
4. Decrease the supply of drugs smuggled into and through Texas from Mexico.
5. Disrupt and deter operations of gang and cartel criminal organizations.
6. Decrease specifically targeted tactics (such as conveyance methods) for drugs in the Texas border region.
7. Decrease use of specific areas for crime as targeted in directed action missions.
8. Increase the effectiveness of directed action missions based upon intelligence and analysis to ensure they target the most serious threats and are conducted in high pay-off areas.
9. Increase the number and quality of analytical intelligence products developed at the Unified Command and state levels.
10. Increase coordination between local and state law enforcement agencies in planning, execution, and analysis of border security operations.

Jail Operations

11. Increase capacity for detention operations and other supporting functions associated with increased criminal activity due to surges in illegal migration.

Human Remains Processing

12. Support county medical examiner offices in the humane processing of the remains of undocumented migrants.

Court Administration

13. Increase capacity and expediency in the case preparation, magistration, pre/post-adjudication proceedings, and criminal trials of OLS defendants.

Indigent Defense

14. Increase capacity to provide indigent defense to OLS defendants in pre/post-adjudication proceedings, and criminal trials.

Available Funding

State funds for these projects are authorized under the Texas Supplemental Appropriations Act, Section 6 for Trusteed Programs within the Office of the Governor. All awards are subject to the availability of appropriated funds and any modifications or additional requirements that may be imposed by law.

Eligible Organizations

1. Units of local government; and
2. Federally Recognized Native American tribes.
3. Eligible applicants must be a county or a municipality located in a county that has issued a disaster declaration relating to border security.
4. Preference will be given to eligible applicants within or providing support services to a County that is:
 - a) adjacent to or a portion of which are located within 20 miles of an international border;
 - b) adjacent to two counties located on an international border with a population of more than 5,000 and less than 7,500 according to the most recent federal decennial census; or
 - c) adjacent to the Gulf Intracoastal Waterway, as defined by Section 51.002, Transportation Code;
5. Jurisdictions not physically located within a county described in item 4. above (border county), but applying to provide support services to a jurisdiction that is physically located within a border county must submit a letter of support, memorandum of understanding or other similar documentation from the border county(ies) requesting their supportive services.

Application Process

Applicants must access the Office of the Governor's eGrants grant management website at <https://eGrants.gov.texas.gov> to register and apply for funding. Additional requirements are included within the online application.

Note for All Applicants: Applicants must upload the required Texas Direct Deposit Authorization Form, Texas Application for Payee Identification Number Form, and the IRS W9 Form for each application prior to submission. The eGrants system will not allow an application to be submitted until these forms are attached to the application. These forms are available for download from eGrants at

<https://egrants.gov.texas.gov/updates.aspx> under the Financial Management section of “Forms and Guides” or from the “Forms” link on the Profile/Grant.Vendor tab within the grant application.

Key Dates

Action	Date
Funding Announcement Release	09/17/2021
Online System Opening Date	09/20/2021
Final Date to Submit and Certify an Application	11/01/2021 at 5:00pm CST
Earliest Project Start Date	09/01/2021

Project Period

Projects must begin on or after 09/01/2021 and may not exceed 08/31/2023.

Funding Levels

Minimum: \$5,000

Maximum: None

Match Requirement: None

Standards

Grantees must comply with standards applicable to this fund source cited in the Texas Grant Management Standards ([TxGMS](#)), [Federal Uniform Grant Guidance](#), and all statutes, requirements, and guidelines applicable to this funding.

Eligible Activities & Costs

Funding may be used to provide additional personnel, equipment, supplies, contractual support, travel, and training in support of **Operation Lone Star** activities, including for any one or more of the following activities.

Operation Lone Star - Law Enforcement. Activities related to law enforcement operations in support of OLS:

- **LAW ENFORCEMENT PERSONNEL - OVERTIME**
 - Overtime for increased patrol, search and rescue, recovery operations, and/or investigative capacity for certified peace officers.
 - Overtime for law enforcement support personnel. These costs may include overtime for personnel necessary to support officers that are on patrol and participating in Operation Lone Star, such as Communications Officer/Dispatcher overtime necessary to maintain a safe Officer to Dispatcher ratio.
 - Overtime for non-exempt administrative personnel supporting Operation Lone Star.

- Overtime backfill costs for non-border county agencies directly supporting OLS. Agencies must upload a letter of support from the border county for which the non-border county intends to provide law enforcement personnel.
- **LAW ENFORCEMENT PERSONNEL – REGULAR or STRAIGHT-TIME & TEMPORARY POSITIONS**
 - Augmentees: Personnel costs for law enforcement personnel who are not regular employees of a funded agency, but are brought on as needed to specifically cover border security operations so that there can be a force multiplier during Operation Lone Star.
 - Regular time for law enforcement personnel working border operations. Grant funds must be used to supplement existing funds and not supplant funds that have been budgeted for the same purpose.
 - Part-time to Full-Time: Personnel costs for part-time law enforcement personnel in order to bring them to temporary full-time status.
 - Regular time for administrative personnel supporting OLS law enforcement activities.
 - Hiring or contracting temporary staff to support OLS law enforcement activities.
 - Personnel backfill costs for non-border county agencies directly supporting OLS. Agencies must upload a letter of support from the border county for which the non-border county intends to provide law enforcement personnel.
- **LAW ENFORCEMENT - EQUIPMENT & TECHNOLOGY**
 - Costs for equipment, technology, or the rental of equipment, which will benefit the border security mission and will be routinely utilized during Operation Lone Star.
- **LAW ENFORCEMENT - SUPPLIES and DIRECT OPERATING EXPENSE**
 - General office supplies and program supplies related to OLS law enforcement activities. Operational costs are also allowable, such as vehicle operating costs or costs for minor emergency repairs as described below, or for other services pre-approved by the PSO that are critical to success of the program. Examples include:
 - The cost of fuel, lubricants, and minor emergency repairs or maintenance for vehicles, aircraft, boats, generators, and similar equipment used during the hours in which grant-funded staff are working.
 - Only actual expenses supported by invoiced gas, oil, and repair or maintenance receipts may be reimbursed under this grant.
 - Maintenance costs must be prorated to show the usage of vehicles or equipment for regular law enforcement duties as compared to usage while officers are working grant-paid patrols.
- **LAW ENFORCEMENT – TRAVEL & TRAINING**
 - Travel, per diem, and lodging costs associated with personnel, augmentees, or contractors engaged in OLS activities.

Operation Lone Star - Human Remains Processing. Activities related to the humane processing of the remains of undocumented migrants:

- **MEDICAL EXAMINER PERSONNEL – OVERTIME**
 - Overtime for OLS death investigations conducted by a medical examiner, deputy examiner, trained technician, or a forensic pathologist as authorized under Article 49.25 of the Code of Criminal Procedure.
 - Overtime for non-exempt administrative personnel supporting a County Medical Examiner’s Office.
- **MEDICAL EXAMINER PERSONNEL – REGULAR or STRAIGHT-TIME & TEMPORARY POSITIONS**
 - Regular time for county medical examiner personnel conducting OLS death investigations. Grant funds must be used to supplement existing funds and not supplant funds that have been budgeted for the same purpose.
 - Part-time to Full-Time: Personnel costs for part-time county medical examiner personnel in order to bring them to temporary full-time status.
 - Regular time for administrative personnel supporting a County Medical Examiner’s Office.
 - Hiring or contracting temporary staff to assist or conduct OLS death investigations.
- **MEDICAL EXAMINER - EQUIPMENT & TECHNOLOGY**
 - Costs for equipment, technology, or the rental of equipment related to the processing of OLS death investigations, temporary morgues, and/or additional body storage capacity.
- **MEDICAL EXAMINER - SUPPLIES and DIRECT OPERATING EXPENSE**
 - Costs for supplies and direct operating expenses related to conducting OLS death investigations.
- **MEDICAL EXAMINER – CONTRACTUAL**
 - Costs associated with the outsourcing of OLS death investigations, temporary body storage, and other contractual costs incurred by a county medical examiner’s office related to the humane processing of the remains of undocumented migrants.

Operation Lone Star – Jail Operations. Activities related to the intake, processing, and holding of OLS inmates in local detention facilities.

- **JAIL OPERATIONS PERSONNEL – OVERTIME**
 - Overtime for jailers and support staff related to the intake, processing, and holding of OLS inmates.
 - Overtime for non-exempt administrative personnel supporting a local detention facility.
 - Overtime backfill costs for non-border county agencies directly supporting OLS. Agencies must upload a letter of support from the border county for which the non-border county intends to provide jailers.

- **JAIL OPERATIONS PERSONNEL - REGULAR or STRAIGHT-TIME & TEMPORARY POSITIONS**

- Augmentees: Personnel costs for jailers who are not regular employees of a funded agency, but are brought on as needed to specifically assist in the intake, processing, and holding of OLS inmates.
- Regular time for jailers. Grant funds must be used to supplement existing funds and not supplant funds that have been budgeted for the same purpose.
- Part-time to Full-Time: Personnel costs for part-time jailers in order to bring them to temporary full-time status.
- Regular time for administrative personnel supporting OLS corrections activities.
- Hiring or contracting temporary jail staff to support OLS corrections activities.
- Personnel backfill costs for non-border county agencies directly supporting OLS. Agencies must upload a letter of support from the border county for which the non-border county intends to provide jailers.

- **JAIL OPERATIONS - EQUIPMENT & TECHNOLOGY**

- Costs for equipment, technology, or the rental of equipment related to the intake, processing, and holding of OLS inmates.

- **JAIL OPERATIONS - SUPPLIES and DIRECT OPERATING EXPENSE**

- Costs for office supplies, program supplies, and other direct operating expenses related to the intake, processing, and holding of OLS inmates. Examples include:
 - Inmate transportation to court proceedings or state custody.
 - Medical supplies or care to treat detainees or inmates displaying COVID-19 or other serious medical conditions.

- **JAIL OPERATIONS – CONTRACTUAL**

- Costs associated with outsourcing OLS inmates to other county jail facilities and/or other contractual costs incurred by a county jail facility related to the intake, processing, and holding of OLS inmates.

- **JAIL OPERATIONS – CONSTRUCTION**

- Cost associated with constructing, renovating, or repairing a permanent or temporary jail facility in order to increase bed capacity to hold OLS inmates.
- Construction, renovation, and repair costs may only be funded to the extent that State-supported OLS inmate capacity is unavailable.

- **JAIL OPERATIONS – TRAVEL & TRAINING**

- Travel, per diem, and lodging costs associated with jail personnel, augmentees, or contractors engaged in OLS corrections activities.

Operation Lone Star – Court Administration. Activities related to the case preparation, magistration, pre/post-adjudication proceedings, and criminal trials of OLS defendants.

- **COURT ADMINISTRATION PERSONNEL – OVERTIME**
 - Overtime for courtroom staff, court coordinators, and clerks supporting court operations, including but not limited to, case preparation, magistration, pre/post-adjudication proceedings, and criminal trials for OLS defendants.
- **COURT ADMINISTRATION PERSONNEL - REGULAR or STRAIGHT-TIME & TEMPORARY POSITIONS**
 - Regular time for courtroom staff, court coordinators, and clerks. Grant funds must be used to supplement existing funds and not supplant funds that have been budgeted for the same purpose.
 - Part-time to Full-Time: Personnel costs for part-time courtroom staff, court coordinators, and clerks in order to bring them to temporary full-time status.
 - Hiring or contracting temporary courtroom staff, court coordinators, and clerks to support OLS courts activities.
- **COURT ADMINISTRATION - EQUIPMENT & TECHNOLOGY**
 - Costs for equipment and technology to support court operations, including but not limited to, case preparation, magistration, pre/post-adjudication proceedings, and criminal trials for OLS defendants.
- **COURT ADMINISTRATION - SUPPLIES and DIRECT OPERATING EXPENSE**
 - Costs for office supplies, program supplies, and other direct operating expenses to support court operations, including but not limited to, magistration, pre/post-adjudication proceedings, and criminal trials for OLS defendants.
- **COURT ADMINISTRATION – CONTRACTUAL**
 - Costs associated with contractual costs incurred to support court operations, including but not limited to, magistration, pre/post-adjudication proceedings, and criminal trials for OLS defendants.

Operation Lone Star – Indigent Defense. Activities related to the assignment of indigent defense to OLS defendants in pre/post-adjudication proceedings, and criminal trials

- **INDIGENT DEFENSE – DIRECT REPRESENTATION**
 - Costs associated with paying for court-appointed counsel, contract defenders, and public defenders to represent OLS defendants, including but not limited to fees, contracts and salaries for attorneys, interpreters, and experts.
- **INDIGENT DEFENSE – TRAVEL**
 - Costs associated with paying for travel for client visitation, investigation, and trials for attorneys, interpreters, and experts.
- **INDIGENT DEFENSE – EQUIPMENT & TECHNOLOGY**

- Costs for equipment and technology to support indigent defense representation, including but not limited to, client visitation, investigation, magistration, pre/post-adjudication proceedings, and criminal trials for OLS defendants.

Program-Specific Requirements

1. Eligible applicants, as applicable, assure to continue and/or renew a local disaster declaration relating to border security for the entirety of the project period. The expiration or dissolution of a local disaster declaration may result in the early termination of the grant agreement.
2. Eligible applicants performing indigent defense activities must (a) coordinate with the Office of Court Administration, Texas Indigent Defense Commission (TIDC), and TIDC's designee; (b) comply with Articles 1.051, 15.17, and 26.04 of the Code of Criminal Procedure; (c) submit a modified indigent defense plan to TIDC; and (d) comply with Supreme Court of Texas Emergency Orders regarding the Border Security State of Disaster.
3. Eligible applicants in a border county, as described in the Eligible Organizations section, must upload a letter from the county attorney expressing their office's active participation in prosecuting misdemeanor offenses, as appropriate, in support of Operation Lone Star.
4. Eligible applicants performing law enforcement functions must agree to perform the following activities:
 - a) Participate in operational planning and coordination meetings, information/intelligence sharing meetings, and After Action Reviews (AARs) established by the Texas Department of Public Safety's (DPS) Joint Operations and Intelligence Centers (JOICs).
 - b) Participate weekly on the JOIC Unified Command conference calls or meetings as required by the JOIC.
 - c) Report significant border-related events that occur during each 24-hour period.
 - d) Conduct enhanced law enforcement patrolling activities if funded for those activities through this grant.
 - e) Submit information on incidents using the Border Incident Assessment Report (BIAR).

The grantee shall report all border-related incidents to the appropriate JOIC using the BIAR. BIAR reporting shall include events that occur during Enhanced Operation activities AND events that occur during Steady State activities. Enhanced (Surge) Operations originate out of the use of Lone Star funds when the local agency chooses to increase the hours of patrol or investigations. Steady State activities are defined as normal patrol or investigative duties that do not use grant funds, but directly impact the overall Lone Star mission, such as organized crime arrests, terroristic activities, weapons trafficking arrests, kidnappings, human trafficking, human smuggling, home invasions with a border or organized crime nexus, illegal immigration, border-related murders, gang-related murders, vehicle thefts, or drug trafficking.

The BIAR is the primary incident and information-reporting tool for the grantee in local border security operations. The grantee shall ensure all BIARs conform to the respective standards outlined by the JOIC and are submitted within 24 hours of the end of shift and/or the timeframes established by the JOIC.

5. Coordinate planning and execution of border security and supporting operations with the DPS South Texas or West Texas, if requested by those regions.
6. Applicants performing overtime activities must provide a copy of the local overtime policy as approved by its governing board. This policy will be considered the official policy for grant purposes and must be used throughout the grant period. The policy must:
 - i. Clearly describe how overtime will be calculated;
 - ii. Be consistent with the agency's local overtime policy;
 - iii. Treat overtime for grant-paid personnel the same as non-grant paid personnel.
7. Project Overtime (OT) shall be reimbursed following the grantee's overtime policy and the requirements as stated below:
 - i. OT is time actually worked that exceeds the required number of hours during an employee's designated work period, as per grantee's policies and procedures.
 - ii. OT must be worked to support border security operations.
 - iii. The project OT rate shall be no more than one-and-one-half (1.5) times the employee's regular pay rate.
 - iv. Exempt salaried employees working border security operations may be reimbursed for overtime only if the grantee's overtime policy specifically allows for this.
 - v. PSO will only reimburse the grantee for OT that does not exceed a total of 16 hours worked (regular plus OT) during any 24-hour period.

Eligibility Requirements

1. Local units of government, including counties, municipalities, special districts, school districts, junior college districts, or other political subdivisions of the state, must submit a written certification of the local government's compliance with the cybersecurity training required by Section 2054.5191 of the Texas Government Code. A determination of non-compliance with the cybersecurity training requirements will result in a refund of the original grant award as well as ineligibility of future grant awards until the second anniversary of the date the local government is determined ineligible.
2. Entities receiving funds from PSO must be located in a county that has an average of 90% or above on both adult and juvenile dispositions entered into the computerized criminal history database maintained by the Texas Department of Public Safety (DPS) as directed in the Texas Code of Criminal Procedure, Chapter 66. The disposition completeness percentage is defined as the percentage of arrest charges a county reports to DPS for which a disposition has been subsequently reported and entered into the computerized criminal history system.

Counties applying for grant awards from the Office of the Governor must commit that the county will report at least 90 percent of convictions within five business days to the Criminal Justice Information System at the Department of Public Safety.

3. Eligible applicants operating a law enforcement agency must be current on reporting complete UCR data and the Texas specific reporting mandated by 411.042 TGC, to the Texas Department of Public Safety (DPS) for inclusion in the annual Crime in Texas (CIT) publication. To be considered eligible for funding, applicants must have submitted a full twelve months of accurate data to DPS

for the most recent calendar year by the deadline(s) established by DPS. Due to the importance of timely reporting, applicants are required to submit complete and accurate UCR data, as well as the Texas-mandated reporting, on a no less than monthly basis and respond promptly to requests from DPS related to the data submitted. Note: UCR is transitioning from summary reporting to NIBRS only in 2021. Applicants are encouraged to transition to NIBRS as soon as possible in order to maintain their grant eligibility.

4. Local units of government, including cities, counties and other general purpose political subdivisions, as appropriate, and institutions of higher education that operate a law enforcement agency, must comply with all aspects of the programs and procedures utilized by the U.S. Department of Homeland Security ("DHS") to: (1) notify DHS of all information requested by DHS related to illegal aliens in Agency's custody; and (2) detain such illegal aliens in accordance with requests by DHS. Additionally, counties and municipalities may NOT have in effect, purport to have in effect, or make themselves subject to or bound by, any law, rule, policy, or practice (written or unwritten) that would: (1) require or authorize the public disclosure of federal law enforcement information in order to conceal, harbor, or shield from detection fugitives from justice or aliens illegally in the United States; or (2) impede federal officers from exercising authority under 8 U.S.C. § 1226(a), § 1226(c), § 1231(a), § 1357(a), § 1366(1), or § 1366(3). Lastly, eligible applicants must comply with all provisions, policies, and penalties found in Chapter 752, Subchapter C of the Texas Government Code.

Each local unit of government, and institution of higher education that operates a law enforcement agency, must download, complete and then upload into eGrants the [CEO/Law Enforcement Certifications and Assurances Form](#) certifying compliance with federal and state immigration enforcement requirements. This Form is required for each application submitted to OOG and is active until August 31, 2022 or the end of the grant period, whichever is later.

5. Eligible applicants must have a DUNS (Data Universal Numbering System) number assigned to its agency (to request a DUNS number, go to <https://fedgov.dnb.com/webform>).
6. Eligible applicants must be registered in the federal System for Award Management (SAM) database located at <https://sam.gov/>.

Failure to comply with program eligibility requirements may cause funds to be withheld and/or suspension or termination of grant funds.

Prohibitions

Grant funds may **not** be used to support the unallowable costs listed in the [Guide to Grants](#) or any of the following unallowable costs:

1. Inherently religious activities such as prayer, worship, religious instruction, or proselytization;
2. Lobbying;
3. Any portion of the salary of, or any other compensation for, an elected or appointed government official;
4. Vehicles or equipment for government agencies that are for general agency use;
5. Weapons, ammunition, tasers, or explosives;
6. Admission fees or tickets to any amusement park, recreational activity or sporting event;

7. Promotional gifts;
8. Food, meals, beverages, or other refreshments, except for eligible per diem associated with grant-related travel;
9. Membership dues for individuals;
10. Any expense or service that is readily available at no cost to the grant project;
11. Any use of grant funds to replace (supplant) funds that have been budgeted for the same purpose through non-grant sources;
12. Fundraising;
13. Any other prohibition imposed by federal, state, or local law.

Selection Process

Application Screening: PSO will screen all applications to ensure that they meet the requirements included in the funding announcement.

Peer/Merit Review: Applications will be reviewed by PSO staff in consultation with the Governor's Task Force on Border and Homeland Security and other subject matter experts appointed by the PSO Executive Director. Funding decisions will be based on eligibility and operational content, which includes, but is not limited to, the following:

1. Compliance - Past compliance with grant requirements, reporting, and information sharing.
2. Performance – Impact and effectiveness of the Applicant's participation in previous border security operations or activities, and effectiveness in using grant funds awarded for border security.
3. Risk – The Applicant's need as indicated by data available on border-related criminal activity, population, and other factors.
4. Other Funding – The Applicant's history of applying for, receiving, and/or effectively utilizing other sources of funding available to support border security activities (e.g. Operation Stonegarden).

Final Decisions: The Office of the Governor will consider rankings along with other factors and make all final funding decisions. Other factors may include reasonableness, cost effectiveness, overall funds availability, geographic distribution, or other relevant factors.

The Office of the Governor may not fund all applications or may only award part of the amount requested. In the event that funding requests exceed available funds, the Office of the Governor may revise projects to address a more limited focus.

Contact Information

For more information, contact the eGrants help desk at eGrants@gov.texas.gov or (512) 463-1919.

RESOLUTION NO. 2021-55

WHEREAS, The City of Weslaco finds it in the best interest of the citizens of Weslaco, Hidalgo County, Texas that the FY22 Operation Lone Star Grant Program operated for 09/01/2021 through 08/31/2023; and

WHEREAS, The City of Weslaco agrees to provide matching funds for the said project as required by the Office of the Governor - FY22 Operation Lone Star Grant Program application; and

WHEREAS, The City of Weslaco agrees that in the event of loss or misuse of the Office of the Governor funds, City of Weslaco assures that the funds will be returned to the Office of the Governor in full.

WHEREAS, The City of Weslaco designates Mayor David Suarez as the grantee's authorized official. The authorized official is given the power to apply for, accept, reject, alter, or terminate the grant on behalf of the applicant agency.

NOW THEREFORE, BE IT RESOLVED that the City Commission of the City of Weslaco approves submission of the grant application for the FY22 Operation Lone Star Grant Program to the Office of the Governor.

Grant Number: **4377801**

Passed and Approved this 19th day of October 2021.

CITY OF WESLACO

David Suarez, MAYOR

ATTEST:

Norma A. Cantu, CITY SECRETARY

APPROVED AT TO FORM:

Juan E. Gonzalez, CITY ATTORNEY



Standardized Agenda Request Form

Date of Meeting: October 19, 2021		Agenda Item No. (to be assigned by CSO): 2021-4721	
From:			
Subject: Approval to authorize staff to solicit bids for an Annual City Grounds Maintenance Contract for City Hall-UTRGV-EDC, Fire Station 2-Library-Flag Plaza-Bank, Fire Station 1, Fire Station 3, Police Department, Shooting Range, Mid-Valley Airport Terminal and Customs & Border Protection Building and authorize the Mayor to execute any related documents. (Staffed by Parks and Recreation Department.)			
Background: This summer the Parks department contracted grounds maintenance at several of our city facilities through the end of August. As part of the new budget, it was approved to continue this maintenance annually. We have extended the current 3 month contract with TLC (\$6,045.63) through December 31st until we can receive bids for annual maintenance. Current charges for grounds maintenance services annually is estimated at \$35,314 not including one offs and palm tree trimming:			
<u>City Grounds Maintenance Contract</u>		<u>FRQ</u>	<u>MONTHLY</u> <u>ANNUAL</u>
CITY HALL/UTRGV/EDC:	12	\$ 985.67	\$ 11,828.04
FIRE STATION 1	12	\$ 271.74	\$ 3,260.88
FIRE STATION 2/LIBRARY/FLAG PLAZA/BANK	12	\$ 525.96	\$ 6,311.52
FIRE STATION 3	12	\$ 231.84	\$ 2,782.08
POLICE STATION	12	\$ 253.57	\$ 3,042.84
SHOOTING RANGE	12	\$ 163.38	\$ 1,960.56
AIRPORT TERMINAL	12	\$ 312.57	\$ 3,750.84
CUSTOMS & BORDER PROTECTION	12	\$ 198.14	\$ 2,377.68
			\$ 35,314.44
Funding Source (budget code, if applicable): 101-5404-533010 101-5202-522628 550-552-522626			
Amount: \$24,183 \$5,003 \$6,129	Term of Impact: none none none	Identified in Current Budget: yes yes yes	

		yes
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 Joel Rivera ANDREW MUNOZ Mike Perez		Created
City Manager Comments: Approve.		
Staff Recommendation: Staff recommends approval.		
Attachments, if any:		
Responsibilities upon Approval:		



Standardized Agenda Request Form

Date of Meeting: October 19, 2021		Agenda Item No. (to be assigned by CSO): 2021-4739	
From: REBEKAH DE LA FUENTE			
Subject: Approval of six-month extension for the Final Plat for Milanos Estates 2 Subdivision—being a 26.43 acres being out of and forming a portion of Farm Tract 720 and 721, West and Adams Tract Subdivision, Weslaco, Hidalgo County, Texas located on the Northeast corner of Mile 5 ½ West and Mile 6 ½ Road and authorize the Mayor to execute any related documents. (Staffed by Planning & Code Enforcement Department.)			
Background: The proposed eighty-two (82) lot subdivision is outside the City of Weslaco. Final Plat approval is set to expire on September 15, 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: City Commission approved the final plat on September 15, 2020			
If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners:			
Advisory Review, if any (name of board/committee, date of action, recommendation): The Planning and Zoning Commission recommended approval of the six-month extension request at their regular meeting of October 6, 2021.			
KAYLA AREVALO REBEKAH DE LA FUENTE Mike Perez		Created/Initiated Approved Final Approval	
City Manager Comments: Approve.			
Staff Recommendation: Staff recommends approval of the six month extension			
Attachments, if any: Milano Estates- Memo, Milano Estates- extension letter, Milanos Estates Phase I - PLAT SHEET			
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

MEMO

TO: Mayor and City Commission

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

RE: Milano Estates- Six-Month Extension

DATE: October 12, 2021

The proposed subdivision was previously approved by the City Commission on September 15, 2020. 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. The development was on hold for a few months while the owners obtained easements for neighboring property owners and the sanitary sewer line pipe was on backorder due to shortages caused by Covid.

Thank you,

Rebekah de la Fuente, CFM



RIO DELTA ENGINEERING

CIVIL ENGINEERING • PROJECT MANAGEMENT • LAND DEVELOPMENT
TEXAS REGISTERED ENGINEERING FIRM F-7628
TEXAS LICENSED SURVEYING FIRM #10194027

September 10, 2021

Rebekah de la Fuente, CFM
Planning & Code Enforcement Director
City of Weslaco
255 S. Kansas Avenue
Weslaco, TX 78596

Re: Milanos Estates Phase I Subdivision, request for 6 months extension

Dear Ms. De La Fuente,

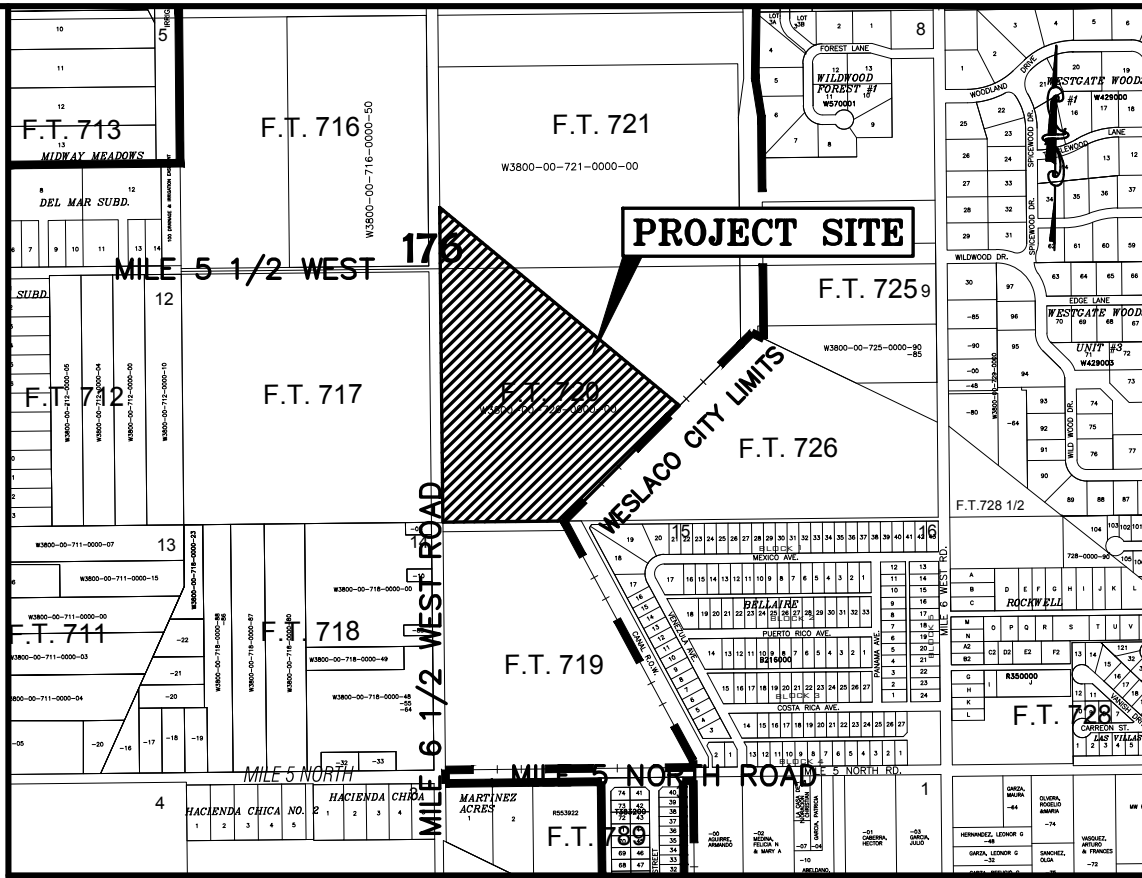
As agents for the subdivision to be named "Milanos Estates Phase I Subdivision", we are requesting a 6-month extension to complete this subdivision.

Respectfully submitted,

Ivan Garcia P.E. R.P.L.S
Agent

MILANOS ESTATES PHASE I SUBDIVISION

BEING A 26.43 ACRES TRACT OF LAND LYING AND SITUATED IN HIDALGO COUNTY, TEXAS, SAID 26.43 ACRES TRACT BEING OUT OF AND FORMING A PART PORTION OF FARM TRACTS 720 AND 721, WEST TRACT SUBDIVISION, HIDALGO COUNTY, TEXAS, AS PER MAP OR PLAT RECORDED IN VOLUME 2, PAGES 34-37, MAP RECORDS OF HIDALGO COUNTY, TEXAS.



LOCATION MAP SCALE: 1" = 1000'

LOCATION OF MILANOS ESTATES PHASE I WITH RESPECT TO THE EXTRATERRITORIAL JURISDICTION OF MUNICIPALITY:

MILANOS ESTATES PHASE I IS LOCATED APPROX. 15080 FEET SOUTH FROM THE INTERSECTION OF MILE 6 ROAD AND HOPPER ROAD, EAST SIDE OF HOPPER ROAD IN HIDALGO COUNTY PRECINCT 1. THIS SUBDIVISION LIES APPROXIMATELY 1/2 MILE FROM THE CITY LIMITS AND IS WITHIN THE CITY OF WESLACO TWO-MILE EXTRA-TERRITORIAL (ETJ) UNDER LOCAL GOVERNMENT CODE § 42.021 OR THE CITY'S FIVE-MILE ETJ UNDER LOCAL GOVERNMENT CODE § 212.001. THE ESTIMATED POPULATION OF THE CITY OF WESLACO IS 41,629 (2019 CENSUS) AS PER THE 2019 UNITED STATES CENSUS BUREAU.

ABBREVIATION LEGEND	
F.B.S.L.	FRONT BUILDING SETBACK LINE
R.B.S.L.	REAR BUILDING SETBACK LINE
S.B.S.L.	SIDE BUILDING SETBACK LINE
R.O.W.	RIGHT-OF-WAY
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCING
S.W.C.	SOUTHWEST CORNER
F.T.	FARM TRACT
F.M.	FARM-TO-MARKET
C.P.&L.	CENTRAL POWER & LIGHT CO.
D.E.D.	DEED RECORDS OF HIDALGO COUNTY
U.E.	UTILITY EASEMENT
M.H.W.C.	MILITARY HWY WATER SUPPLY CORP.
O.S.S.F.	ON-SITE SEWAGE FACILITY
C.L.	CENTER LINE
H.C.D.D.	HIDALGO COUNTY DRAINAGE DIST. #1

METES AND BOUNDS DESCRIPTION

BEING A 26.43 ACRES TRACT OF LAND LYING AND SITUATED IN HIDALGO COUNTY, TEXAS, SAID 26.43 ACRES TRACT BEING OUT OF AND FORMING A PART PORTION OF FARM TRACTS 720 AND 721, WEST TRACT SUBDIVISION, HIDALGO COUNTY, TEXAS, AS PER MAP OR PLAT RECORDED IN VOLUME 2, PAGES 34-37, MAP RECORDS OF HIDALGO COUNTY, TEXAS.

AND SAID 26.43 ACRES TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A COTTON-PICKER-SPINDLE FOUND AT THE NORTHWEST CORNER OF FARM TRACT 722 OF THE SAID WEST TRACT SUBDIVISION, SAME BEING THE POINT OF INTERSECTION BETWEEN THE CENTERLINES OF MILE 6 NORTH ROAD (A.K.A. 18TH STREET) AND MILE 6 1/2 WEST ROAD (A.K.A. HOPPER ROAD);

THENCE S 1°12'22" E ALONG THE WEST LINE OF THE SAID FARM TRACTS 722 AND 721, SAME BEING ALONG THE CENTERLINE OF MILE 6 1/2 WEST ROAD (A.K.A. HOPPER ROAD), PASSING AT 1320.00 A COTTON-PICKER-SPINDLE FOUND AT THE NORTHWEST CORNER OF THE SAID FARM TRACT 721, SAME POINT BEING THE SOUTHWEST CORNER OF THE SAID FARM TRACT 722, AND CONTINUING FOR A TOTAL DISTANCE OF 2403.76 FEET TO A COTTON-PICKER-SPINDLE SET, FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT AND THE POINT OF BEGINNING;

THENCE N 88°47'38" E ACROSS THE SAID FARM TRACT 721, TO A POINT ON THE EXISTING EAST RIGHT-OF-WAY LINE OF MILE 6 1/2 WEST ROAD (A.K.A. HOPPER ROAD), A DISTANCE OF 20.00 FEET TO A 1/2-CAPPED IRON ROD SET, FOR AN INNER CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE S 52°51'19" E ACROSS THE SAID FARM TRACTS 721 AND 720, SAME BEING IN PART ALONG THE NORTHERN LINE OF A CALLED EASEMENT AND RIGHT-OF-WAY FOR PIPELINE TO RIO GRANDE VALLEY GAS COMPANY, RECORDED IN VOLUME 1641, PAGE 534, DEED RECORDS OF HIDALGO COUNTY, TEXAS, A DISTANCE OF 495.31 FEET TO A 1/2-CAPPED IRON ROD SET, FOR A BEND IN LINE OF THE HEREIN DESCRIBED TRACT;

THENCE S 50°20'25" E ACROSS THE SAID FARM TRACT 720, SAME BEING ALONG THE NORTHERN LINE OF THE SAID EASEMENT AND RIGHT-OF-WAY FOR PIPELINE TO RIO GRANDE VALLEY GAS COMPANY, TO A POINT ON THE EAST LINE OF THE SAID FARM TRACT 720, A DISTANCE OF 1072.15 FEET TO A 1/2-CAPPED IRON ROD SET, FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE S 44°24'22" W ALONG THE EAST LINE OF THE SAID FARM TRACT 720, SAME BEING ALONG THE NORTH LINE OF FARM TRACT 726 OF THE SAID WEST TRACT SUBDIVISION, TO THE MOST SOUTHERLY SOUTHEAST CORNER OF THE SAID FARM TRACT 720, SAME POINT BEING THE SOUTHWEST CORNER OF THE SAID FARM TRACT 726, A DISTANCE OF 782.56 FEET TO A 1/2-INCH CAPPED IRON ROD SET, FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE S 88°47'38" W ALONG THE SOUTH LINE OF THE SAID FARM TRACT 720, SAME BEING ALONG THE NORTH LINE OF FARM TRACT 719 OF THE SAID WEST TRACT SUBDIVISION, TO THE SOUTHWEST CORNER OF THE SAID FARM TRACT 720, SAME POINT BEING THE NORTHWEST CORNER OF THE SAID FARM TRACT 719, PASSING AT 640.00 FEET A 1/2-INCH CAPPED IRON ROD SET ON THE EXISTING EAST RIGHT-OF-WAY LINE OF MILE 6 1/2 WEST ROAD (A.K.A. HOPPER ROAD), AND CONTINUING FOR A TOTAL DISTANCE OF 860.00 FEET TO A COTTON-PICKER-SPINDLE FOUND ON THE CENTERLINE OF MILE 6 1/2 WEST ROAD (A.K.A. HOPPER ROAD), SAID COTTON-PICKER-SPINDLE FOUND BEING DISTANT N 1°12'22" W 1320.34 FEET FROM A COTTON-PICKER-SPINDLE FOUND AT THE SOUTHWEST CORNER OF THE SAID FARM TRACT 719, FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE N 1°12'22" W ALONG THE WEST LINE OF THE SAID FARM TRACTS 720 AND 721, SAME BEING ALONG THE CENTERLINE OF MILE 6 1/2 WEST ROAD (A.K.A. HOPPER ROAD), PASSING AT 1320.00 A COTTON-PICKER-SPINDLE SET AT THE NORTHWEST CORNER OF THE SAID FARM TRACT 720, SAME POINT BEING THE SOUTHWEST CORNER OF THE SAID FARM TRACT 721, AND CONTINUING FOR A TOTAL DISTANCE OF 1559.24 FEET TO THE POINT AND PLACE OF BEGINNING, SAID TRACT CONTAINING 26.43 ACRES OF LAND, MORE OR LESS, OUT OF WHICH 0.71 ACRES LIE WITHIN THE EXISTING RIGHT-OF-WAY OF MILE 6 1/2 WEST ROAD (A.K.A. HOPPER ROAD).

STATE OF TEXAS - COUNTY OF HIDALGO

I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE FROM AN ACTUAL SURVEY MADE ON THE GROUND OF THE PROPERTY LEGALLY DESCRIBED HEREON, AND THAT THERE ARE NO APPARENT DISCREPANCIES OR 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 WESLACO AND HIDALGO COUNTY, TEXAS.



IVAN GARCIA
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6496
SURVEY FIRM # 10194027

DATE

FELIPE M. AVILA
27.48 ACRES
FARM TRACT 726,
WEST TRACT SUBDIVISION,
VOL. 2, PG. 34-37 M.R.H.C.
DOC#2509240 O.R.H.C.

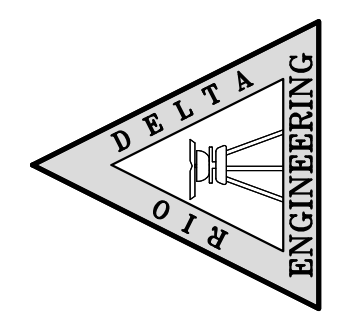
BELLAIRE SUBDIVISION
VOL. 24, PG. 67 H.C.M.R

O.E. INVESTMENTS, INC.
12.75 ACRES
FARM TRACT 719,
WEST TRACT SUBDIVISION,
VOL. 2, PG. 34-37 M.R.H.C.
DOC#1137827, H.C.M.R

BAROSO ALAM R. & EMMA RIOS
FARM TRACT 718,
WEST TRACT SUBDIVISION,
VOL. 2, PG. 34-37 M.R.H.C.
DOC#2228306 O.R.H.C.

NAME	ADDRESS	PHONE & FAX
OWNER(S): GARVIC PROPERTIES LP	P.O. BOX 2604	EDINBURG, TX. 78536
SURVEYOR: IVAN GARCIA	P.E. R.P.L.S. 921 S. 10TH AVENUE	EDINBURG, TX. 78539 (956) 380-5152 (956) 380-5083
ENGINEER: IVAN GARCIA	P.E. R.P.L.S. 921 S. 10TH AVENUE	EDINBURG, TX. 78539 (956) 380-5152 (956) 380-5083

RIO DELTA ENGINEERING
FIRM REGISTRATION NO. F-7628
SURVEY FIRM NO. 10194027
921 S. 10TH AVENUE EDINBURG, TEXAS 78539
(TEL) 956-380-5152 (FAX) 956-380-5083



THIS DOCUMENT IS
RELEASED FOR THE
PURPOSE OF INTERIM
REVIEW UNDER THE
AUTHORITY OF
IVAN GARCIA,
P.E. 115662 ON
MAY 8, 2020
IT IS NOT TO BE
USED FOR CONSTRUCTION,
BIDDING OR PERMIT
PURPOSES.

ISSUED FOR:
PRELIMINARY

PLAT SHEET
MILANOS ESTATES PHASE I SUBDIVISION
HIDALGO COUNTY, TEXAS.

INDEX TO SHEETS OF MILANOS ESTATES PHASE I SUBDIVISION	
SHEET 1: HEADING, INDEX, LOCATION MAP, PRINCIPAL CONTACTS, MAP, LOT, STREETS, AND EASEMENT LAYOUT, DESCRIPTION (METES AND BOUNDS), SURVEYOR'S CERTIFICATION.	CHECKED: IVAN GARCIA P.E. R.P.L.S.
SHEET 2: PLAT NOTES AND RESTRICTIONS; OWNER'S DEDICATION, CERTIFICATION, ENGINEER'S CERTIFICATION AND ATTESTATION; COUNTY APPROVAL CERTIFICATE, COUNTY CLERK'S RECORDING CERTIFICATE; REVISION NOTES; H.C.G.I.D.#9, H.C.D.D. No. 1, HIDALGO COUNTY HEALTH DEPARTMENT CERTIFICATE.	DRAWN: OSCAR ALARCON JR.
SHEET 3: WATER LAYOUT, ENGINEERING REPORT, INCLUDING DESCRIPTION OF WATER AND WASTEWATER AND ENGINEER'S CERTIFICATION.	SCALE: AS SHOWN
SHEET 4: SANITARY SEWER LAYOUT, INCLUDING PROPOSED MANHOLES, AND SANITARY SEWER SERVICE LOCATION.	DATE: JULY 29, 2020
SHEET 5: STORM SEWER, INCLUDING ALL DRAINAGE IMPROVEMENTS, CROSS-SECTIONS AND DRAINAGE REPORT.	PROJECT: SUB 19 028
SHEET 6: PAVING & DRAINAGE DETAIL SHEET	REVISIONS:
SHEET 7: WATER & SANITARY SEWER DETAIL SHEET	PAGE NO. 1 OF 7

MILANOS ESTATES PHASE I SUBDIVISION

BEING A 26.43 ACRES TRACT OF LAND LYING AND SITUATED IN HIDALGO COUNTY, TEXAS, SAID 26.43 ACRES TRACT BEING OUT OF AND FORMING A PART PORTION OF FARM TRACTS 720 AND 721, WEST TRACT SUBDIVISION, HIDALGO COUNTY, TEXAS, AS PER MAP OR PLAT RECORDED IN VOLUME 2, PAGES 34-37, MAP RECORDS OF HIDALGO COUNTY, TEXAS.

STATE OF TEXAS – COUNTY OF HIDALGO OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION

I, **VICTOR J. DANEC**, AS OWNER OF THE 26.43 ACRE TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED **MILANOS ESTATES PHASE I SUBDIVISION** HEREBY SUBDIVIDE THE LAND AS DEPICTED IN THIS SUBDIVISION PLAT AND DEDICATE TO PUBLIC USE OF STREETS, PARK, AND EASEMENTS SHOWN HEREIN. I CERTIFY THAT I HAVE COMPLIED WITH THE REQUIREMENTS OF TEXAS LOCAL GOVERNMENT CODE S 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; AND
(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.

VICTOR J. DANEC
GARVIC MGMT, INC
P.O. BOX 2604
EDINBURG, TX. 78536

DATE

STATE OF TEXAS – COUNTY OF HIDALGO PUBLIC NOTARY CERTIFICATE

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED **VICTOR J. DANEC**, PROVED TO ME THROUGH HIS/HER TEXAS DEPARTMENT OF PUBLIC SAFETY DRIVER LICENSE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, WHO, BEING BY ME FIRST DULY SWORN, DECLARED THAT THE STATEMENTS THEREIN ARE TRUE AND CORRECT AND ACKNOWLEDGED THAT HE EXECUTED THE SAME FOR THE PURPOSED AND CONSIDERATION THEREBY EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS ____ DAY OF _____, 2020

NOTARY PUBLIC

MY COMMISSION EXPIRES

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 CERTIFICATE

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 HEREBY CERTIFIES THAT THE DRAINAGE PLANS FOR THIS SUBDIVISION COMPLY WITH THE MINIMUM STANDARDS OF THE DISTRICT ADOPTED UNDER TEXAS WATER CODE NO. 49.211(C). THE DISTRICT HAS NOT REVIEWED AND DOES NOT CERTIFY THAT THE DRAINAGE STRUCTURES DESCRIBED ARE APPROPRIATE FOR THE SPECIFIC SUBDIVISION, BASED ON GENERALLY ACCEPTED ENGINEERING CRITERIA. IT IS THE RESPONSIBILITY OF THE DEVELOPER OF THE SUBDIVISION AND ITS ENGINEER TO MAKE THESE DETERMINATIONS.

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

RAUL E. SESIN, P.E., C.F.M.
GENERAL MANAGER

DATE

STATE OF TEXAS – CITY OF WESLACO PLAT APPROVAL CERTIFICATE

I, THE UNDERSIGNED, MAYOR TO THE CITY OF WESLACO, HEREBY CERTIFY THAT **VICTOR J. DANEC** PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THIS CITY WHEREIN MY APPROVAL IS REQUIRED.

CITY MAYOR

DATE

ATTEST: CITY SECRETARY

DATE

I, THE UNDERSIGN CHAIRMAN OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF WESLACO, TEXAS HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISIONS REGULATIONS OF THE CITY WHEREIN MY APPROVAL IS REQUIRED.

PLANNING AND ZONING COMMISSION CHAIRMAN

DATE

HIDALGO COUNTY CERTIFICATE OF PLAT APPROVAL HIDALGO AND CAMERON COUNTIES IRRIGATION DISTRICT NO. 9

THIS PLAT IS APPROVED BY THE HIDALGO AND CAMERON COUNTIES IRRIGATION DISTRICT # 9

DATED THIS ____ DAY OF _____ 20__

- NO IMPROVEMENTS OF ANY KIND SHALL BE PLACED UPON HIDALGO AND CAMERON COUNTIES IRRIGATION DISTRICT No.9 RIGHT-OF-WAYS AND/OR EASEMENTS WITHOUT THE EXPRESSED WRITTEN PERMISSION OF H.C.C.I.D. #9.
- 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.
- H.C.C.I.D. #9 WILL NOT BE RESPONSIBLE FOR THE STORM/DRAINAGE WATER WATER SYSTEM TO ANY LOT WITH IN THIS SUBDIVISION, AS WELL H.C.C.I.D. #9 WILL NOT BE RESPONSIBLE FOR DELIVERY OF WATER TO ANY LOT WITH IN THIS SUBDIVISION, IF DESIRED, THIS WILL NOT BE AT THE DISTRICTS EXPENSE.
- H.C.C.I.D. #9 HAS NOT REVIEWED AND DOES NOT CERTIFY THAT THE STORM SEWER OR UTILITIES SYSTEMS DESCRIBED ARE APPROPRIATE FOR THE PARTICULAR SUBDIVISION, BASED ON GENERALLY ACCEPTED ENGINEERING CRITERIA. THE DEVELOPER AND HIS ENGINEER ARE RESPONSIBLE FOR THEIR DETERMINATIONS.

GENERAL MANAGER

HIDALGO & CAMERON COUNTIES IRRIGATION DISTRICT No.9

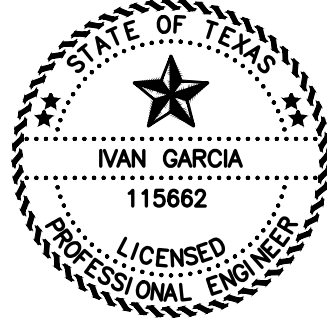
DATE

STATE OF TEXAS – COUNTY OF HIDALGO

I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE PROPER ENGINEERING CONSIDERATIONS HAVE BEEN GIVEN TO THIS PLAT.

IVAN GARCIA P.E. R.P.L.S.
REG. PROFESSIONAL ENGINEER NO. 115662

DATE



GENERAL NOTES:

1. FEMA FLOOD ZONE STATEMENT:

THE SUBDIVISION IS IN ZONE "B" AREAS BETWEEN LIMITS OF THE 100-YEAR FLOOD AND 500-YEAR FLOOD, ACCORDING TO THE FEMA'S FLOOD INSURANCE RATE MAP COMMUNITY PANELS NO.: 480334 0525 B MAP REVISED: JANUARY 2, 1981.

2. SETBACKS:

FRONT: 20.00 FEET OR EASEMENT WHICHEVER IS GREATER
REAR: 10.00 FEET OR EASEMENT WHICHEVER IS GREATER
SIDE: 6.00 FEET OR EASEMENT WHICHEVER IS GREATER
CORNER: 10.00 FEET OR EASEMENT WHICHEVER IS GREATER

3. NO MORE THAN ONE-SINGLE FAMILY DETACHED DWELLING SHALL BE LOCATED ON THE LOTS. THIS MUST BE STIPULATED ON ALL DEEDS AND CONTRACTS FOR DEEDS. APPLICATIONS FOR CONSTRUCTION ARE REQUIRED PRIOR TO OCCUPYING THE LOTS. ANY OTHER USE SHALL REQUIRE HEALTH, PLANNING AND FIRE MARSHALL APPROVAL.

4. MINIMUM FINISHED FLOOR ELEVATION SHALL BE 6" ABOVE THE CENTER LINE OF MILE 6 1/2 WEST ROAD, OR 18" ABOVE THE TOP OF CURB IN FRONT OF THE CENTER-POINT OF THE LOT, WHICHEVER IS GREATER. ELEVATION CERTIFICATE MAY BE REQUIRED FOR LOTS LOCATED OUTSIDE A DESIGNATED FLOOD ZONE AT THE TIME OF APPLICATION FOR CONSTRUCTION TO VERIFY PRE AND POST CONSTRUCTION FINISHED FLOOR ELEVATIONS.

5. THE FOLLOWING BENCHMARKS ARE IDENTIFIED ON THE FACE OF THE PLAT AND ON THE ATTACHED ENGINEERING PLANS.
-->B.M. NO. 1-- ELEV. **77.92** N.G.V.D. 88, DESCRIPTIONS: COTTON-PICKER-SPINDLE FOUND AT THE INTERSECTION BETWEEN THE CENTERLINE OF MILE 6 1/2 WEST ROAD AND MILE 5 1/2 WEST ROAD. GPS POINT, GRID COORDINATES **N 18574070.7400, E 1143804.3180.**

6. IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND HIDALGO COUNTY REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO DETAIN A TOTAL OF **330,712** CUBIC-FEET OR **7.59** ACRE--FEET OF STORM WATER RUNOFF.

7. NO STRUCTURE SHALL BE PERMITTED OVER ANY EASEMENT. EASEMENTS SHALL BE KEPT CLEAR OF BUILDINGS, SHEDS, SHRUBS TREES, AND OTHER PLANTINGS (EXCEPT LOW, LESS THAN 18 INCHES MATURE HEIGHT, GROUND COVER, GRASS, OR FLOWERS) AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATIONS AND MAINTENANCE OF THE EASEMENT.

8. EACH PURCHASE CONTRACT MADE BETWEEN A SUBDIVIDER AND PURCHASER OF A LOT IN THIS SUBDIVISION SHALL CONTAIN A STATEMENT DESCRIBING HOW AND WHEN WATER, SEWER, ELECTRICITY, AND GAS SERVICES WILL BE MADE AVAILABLE TO THE SUBDIVISION.

9. ALL PUBLIC UTILITIES EASEMENTS DEDICATED BY THIS PLAT SHALL BE A MINIMUM WIDTH OF 15.00 FEET AS PER THE HIDALGO COUNTY MODEL SUBDIVISION RULES. BY SIGNING THIS PLAT, DEVELOPER CERTIFIES THAT ALL OTHER EASEMENTS SHOWN COMPLY WITH THE SIZE REQUIRED BY EACH UTILITY PROVIDER OCCUPYING AN EASEMENT.

10. THERE ARE NO WATER WELLS WITHIN 150 FEET FROM THE BOUNDARIES ON THIS SUBDIVISION

11. THE DEVELOPER SHALL BE RESPONSIBLE TO INSTALL DRIVEWAY CULVERT WITH REINFORCED CONCRETE PIPE OF NO LESS THAN 15 INCHES IN DIAMETER AND 24 FEET IN LENGTH, AND RE-GRADING OF ROADSIDE DITCH TO COUNTY SPECIFICATIONS AT THE TIME OF APPLICATION FOR CONSTRUCTION.

12. THE LOT SHALL HAVE A POST DEVELOPMENT FINISHED GRADE FROM THE CENTER OF THE LOT TO THE CURB AND/OR ROADSIDE DITCH AT A 0.25 % SLOPE TO ACCOMPLISH POSITIVE DRAINAGE. THIS IS IN ACCORDANCE WITH HIDALGO COUNTY SUBDIVISION RULES APPENDIX 3.1.4.1.

13. 5.00 FEET SIDEWALK IS REQUIRED ALONG EXTERIOR PERIMETER UPON THE ISSUANCE OF A NOTICE TO PROCEED.

14. A 4 FT. SIDEWALK IS REQUIRED ALONG ALL 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.

15. ALL SUBDIVISION BOUNDARY LOT CORNERS HAVE CONCRETE MONUMENTS AND ALL LOT CORNERS HAVE CAPPED IRON ROD MARKERS.

16. CORNERS LOT DRIVEWAYS SHOULD BE CONSTRUCTED AT FURTHEST POSSIBLE POINT FROM INTERSECTIONS AND IN COMPLIANCE WITH ACCESS MANAGEMENT ORDINANCE.

17. STREETLIGHT MUST BE LOCATED EVERY 300 FEET.

18. NO PERMANENT STRUCTURES ARE PERMITTED OVER ANY EASEMENTS.



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

INDEX TO SHEETS OF MILANOS ESTATES PHASE I SUBDIVISION	
SHEET 1: HEADING; INDEX; LOCATION MAP; PRINCIPAL CONTACTS; MAP, LOT, STREETS, AND EASEMENT LAYOUT, DESCRIPTION (METES AND BOUNDS); SURVEYOR'S CERTIFICATION.	CHECKED: _____
SHEET 2: PLAT NOTES AND RESTRICTIONS; OWNER'S DEDICATION, CERTIFICATION, ENGINEER'S CERTIFICATION AND ATTESTATION; COUNTY APPROVAL CERTIFICATE; COUNTY CLERK'S RECORDING CERTIFICATE; REVISION NOTES; H.C.C.I.D.#9, H.C.C.I.D. No. 1, HIDALGO COUNTY HEALTH DEPARTMENT CERTIFICATE.	CHECKED: _____
SHEET 3: WATER LAYOUT, ENGINEERING REPORT, INCLUDING DESCRIPTION OF WATER AND WASTEWATER AND ENGINEER'S CERTIFICATION.	CHECKED: _____
SHEET 4: SANITARY SEWER LAYOUT, INCLUDING PROPOSED MANHOLES, AND SANITARY SEWER SERVICE LOCATION.	CHECKED: _____
SHEET 5: STORM SEWER, INCLUDING ALL DRAINAGE IMPROVEMENTS, CROSS-SECTIONS AND DRAINAGE REPORT.	CHECKED: _____
SHEET 6: PAVING & DRAINAGE DETAIL SHEET	CHECKED: _____
SHEET 7: WATER & SANITARY SEWER DETAIL SHEET	CHECKED: _____

PROJECT :

ENGINEER:
IVAN GARCIA P.E. R.P.L.S.

SURVEYOR:
IVAN GARCIA P.E. R.P.L.S.

CHECKED:
IVAN GARCIA P.E. R.P.L.S.

DRAWN:
OSCAR ALARCON JR.

SCALE:
AS SHOWN

DATE:
MAY 8, 2020

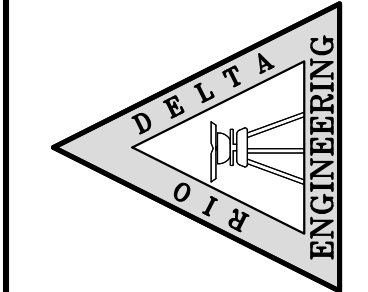
PROJECT:
SUB 19 027

REVISIONS:

PAGE NO.
2 OF 7

ISSUED FOR:
PRELIMINARY

THIS DOCUMENT IS
RELEASED FOR THE
PURPOSE OF INTERIM
REVIEW UNDER THE
AUTHORITY OF
IVAN GARCIA,
P.E. 115662 ON
MAY 8, 2020
IT IS NOT TO BE
USED FOR CONSTRUCTION,
BIDDING OR PERMIT
PURPOSES.



RIO DELTA ENGINEERING

FIRM REGISTRATION No. F-7628
SURVEY FIRM No. 10194027

921 S. 10TH AVENUE EDINBURG, TEXAS 78539
(TEL) 956-380-5152 (FAX) 956-380-5083

PLAT SHEET

MILANOS ESTATES PHASE I SUBDIVISION
HIDALGO COUNTY



Standardized Agenda Request Form

Date of Meeting: October 19, 2021		Agenda Item No. (to be assigned by CSO): 2021-4740	
From: REBEKAH DE LA FUENTE			
Subject: Approval of six-month extension for the Final Plat for Tejas Cuatro Phase III Subdivision – being a 21.21 acre tract of land out of Farm Tract 172, West and Adams Tract Subdivision, , Weslaco, Hidalgo County, Texas located approximately 2000 ft North of the intersection of W. Sugar Cane Dr. along Mile 5 ½ West and authorize the Mayor to execute any related documents. (Staffed by Planning & Code Enforcement Department.)			
Background: The proposed sixty-four (64) lot subdivision is outside the City of Weslaco city limits. Six-month extension of Final Plat approval is set to expire on September 17, 2021, a final walk thru was conducted April 14, 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: The final plat was approved by City Commission on September 17, 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): The Planning and Zoning Commission recommended approval of the six-month extension request at their regular meeting of October 6, 2021.			
KAYLA AREVALO REBEKAH DE LA FUENTE Mike Perez		Created/Initiated Approved Final Approval	
City Manager Comments: Approve.			
Staff Recommendation: Staff recommends approval of the six- month extension			
Attachments, if any: TEJAS CUTRO PH III - Memo, Tejas Cuatro Phase III- extension request letter, Tejas Cuatro Phase II- 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

MEMO

TO: Mayor and City Commission

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

RE: Tejas Cuatro Phase III- Six-Month Extension

DATE: October 12, 2021

The proposed subdivision was previously approved by the City Commission on September 17, 2019, this is the developers third six-month extension. City staff has reviewed and approved the construction plans and pre-construction meeting was held and a Notice to Proceed was issued. A final walk-through was conducted on April 14, 2021 and the installation of city utilities for this development were approved. The development was on hold pending the installation of electricity by MVEC which has been on backorder due to shortages in equipment caused by Covid.

Thank you,

Rebekah de la Fuente, CFM



ALTEX ENGINEERING

DESIGN ♦ PLANNING ♦ MANAGEMENT
TBPE FIRM REGISTRATION NO. F-19737

August 30, 2021

Attn: **Rebekah De La Fuente, CFM**
Planning and Code Enforcement Director
City of Weslaco
255 S. Kansas Ave.
Weslaco, Texas 78596

Re: **Extension Request**
Tejas Cuatro Phase III Subd
Weslaco, Texas

Ms. de la Fuente,

This letter is to formally request a Six (6) month extension on the Tejas Cuatro Phase III Subdivision located along Mile 5 ½ W Road in Weslaco. The construction of the subdivision improvements is ongoing and should be nearing completion in the next coming weeks.

Please do not hesitate to call us at (956)294-1241 if you have any questions, comments, or concerns.

Respectfully,

Juan Alonzo Jr. P.E.

Six Month Extension

Tejas Cuatro Phase II

Legend

 Tejas Cuatro Phase II

Google Earth

© 2020 Google

Northcross Ave

Texas Blvd N

Austin St

N Illinois Ave

N Iowa Ave

W Merida St

Polanco St

De Los Santos St

Sugar Cane Dr

88



1000 ft



Standardized Agenda Request Form

Date of Meeting: October 19, 2021		Agenda Item No. (to be assigned by CSO): 2021-4741	
From: REBEKAH DE LA FUENTE			
Subject: Approval of six-month extension for the Final Plat for Freedom Storage– being a 2.409 acre being a part or portion out Farm Tract 710, Block 136, West and Adams Tract Subdivision, Weslaco, Hidalgo County, Texas located approximately 863' east of Pleasantview Dr. south of business 83 and authorize the Mayor to execute any related documents. (Staffed by Planning & Code Enforcement Department.)			
Background: The proposed two (2) lot subdivision is inside the City of Weslaco. Final Plat approval is set to expire on October 20, 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: The final plat was approved by City Commission on October 20, 2020.			
If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners:			
Advisory Review, if any (name of board/committee, date of action, recommendation): The Planning and Zoning Commission recommended approval of the six-month extension request at their regular meeting of October 6, 2021.			
KAYLA AREVALO REBEKAH DE LA FUENTE Mike Perez		Created/Initiated Approved Final Approval	
City Manager Comments: Approve.			
Staff Recommendation: Staff recommends approval of the six-month extension			
Attachments, if any: Freedom Storage- Memo, Request for extension Freedom Storage, Freedom Storage - Aerial, Freedom Storage- Plats			
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

MEMO

TO: Mayor and City Commission

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

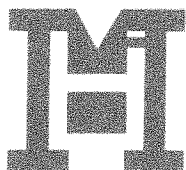
RE: Freedom Storage- Six-Month Extension

DATE: October 12, 2021

The proposed subdivision was previously approved by the City Commission on October 20, 2020, this is the developers first six-month extension. City staff has reviewed and approved the construction plans and pre-construction meeting was held and a Notice to Proceed was issued. The development was on hold due to ownership over an existing storm sewer manhole.

Thank you,

Rebekah de la Fuente, CFM



TBPELS Firm # F-1435
TBPELS # 10096900

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

September 21, 2021

Ms. Rebekah De La Fuente, Planning Director
City of Weslaco
255 S. Kansas Ave.
Weslaco, TX 78596-6158

RE: Freedom Storage Subdivision – Request for extension

Dear Ms. De La Fuente:

On behalf of the owner, 3BU Family Limited Partnership, we are respectfully request a six-month extension on the above referenced plat. According to our records, the final plat is set to expire October 20th.

Your consideration to this request is appreciated. If you have any questions and/or require additional information, please feel free to call us.

Respectfully,

Mario A. Reyna, P.E.
Vice-President

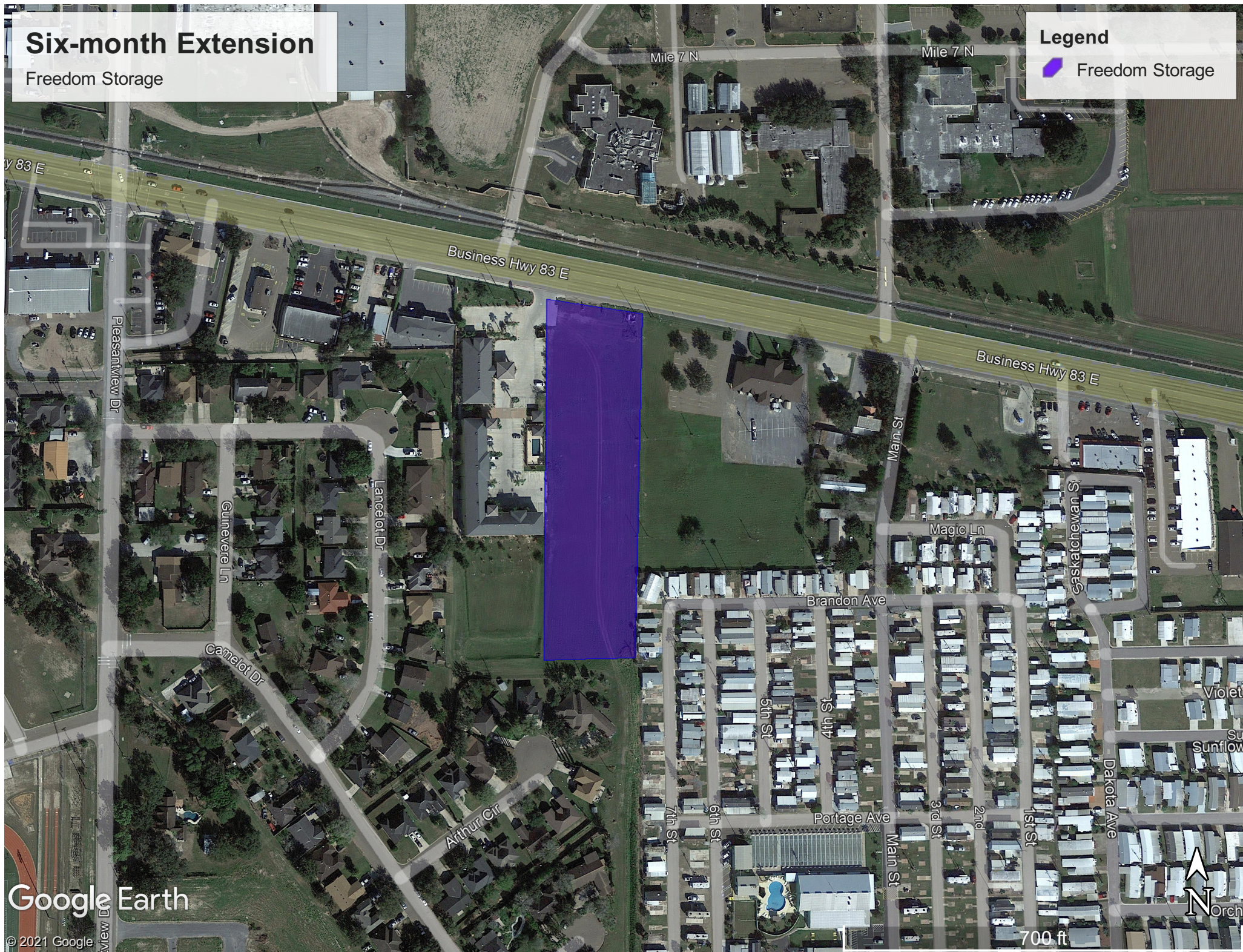
Cc: 3BU Family Limited Partnership, Owner

Six-month Extension

Freedom Storage

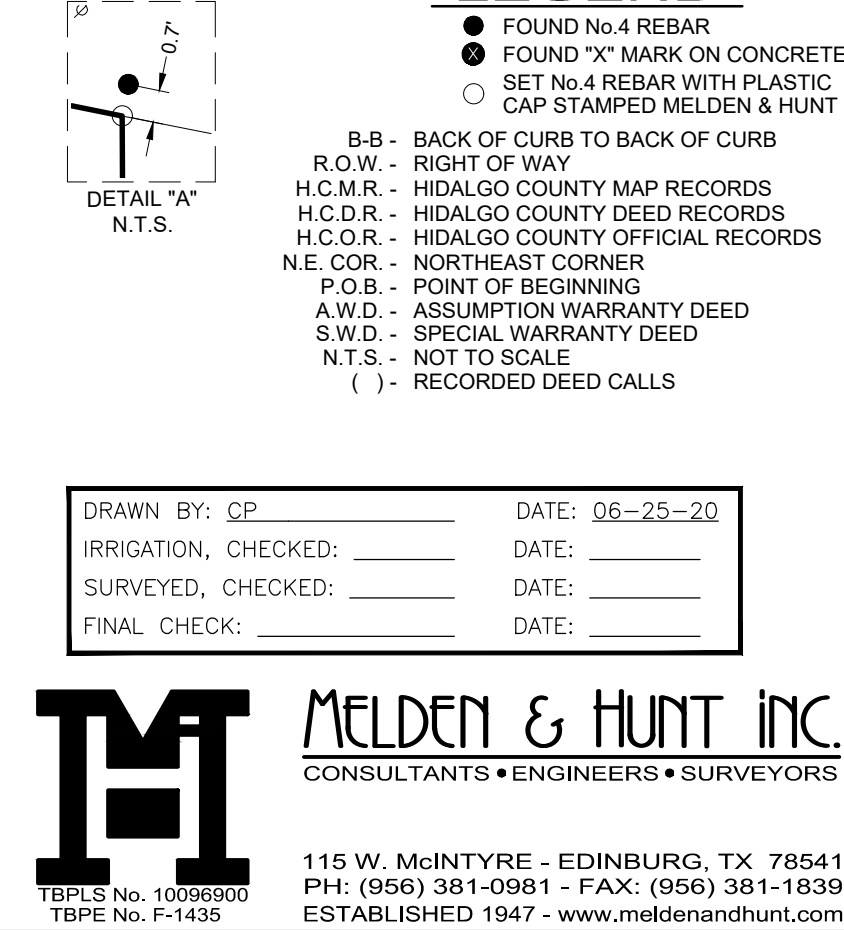
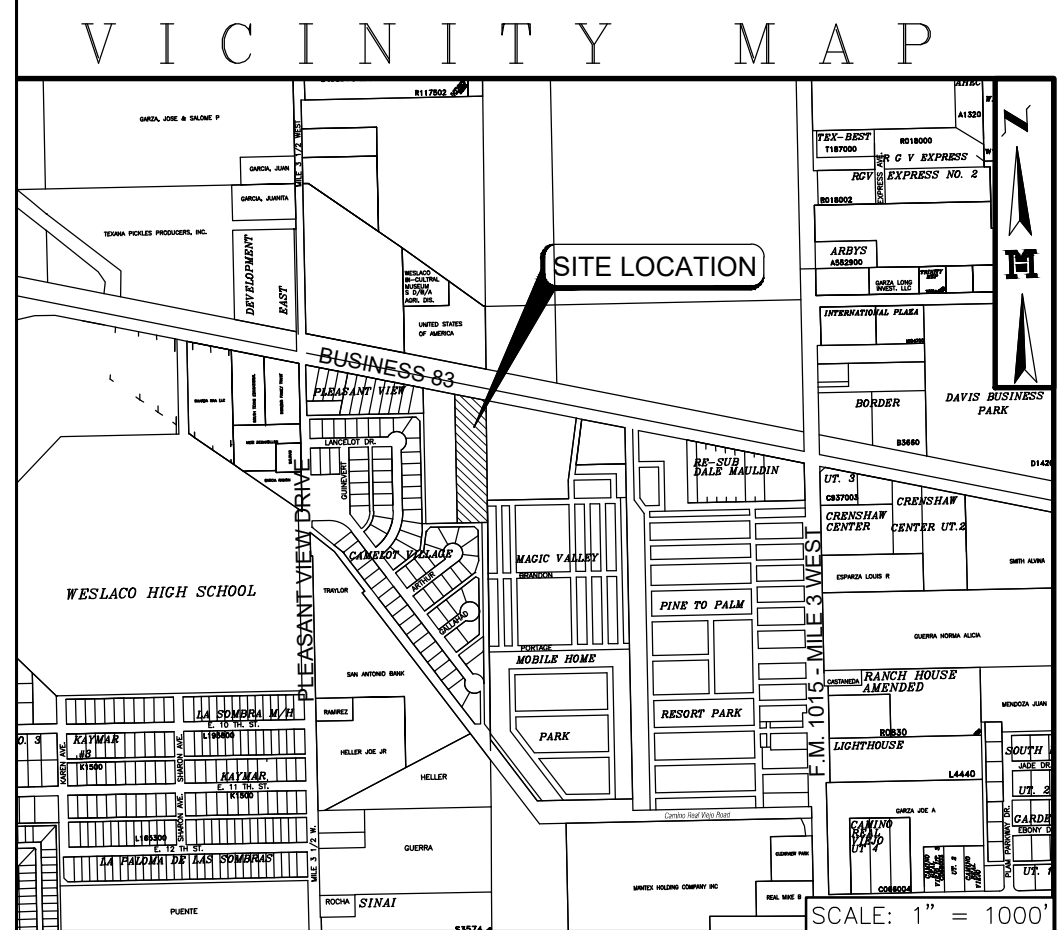
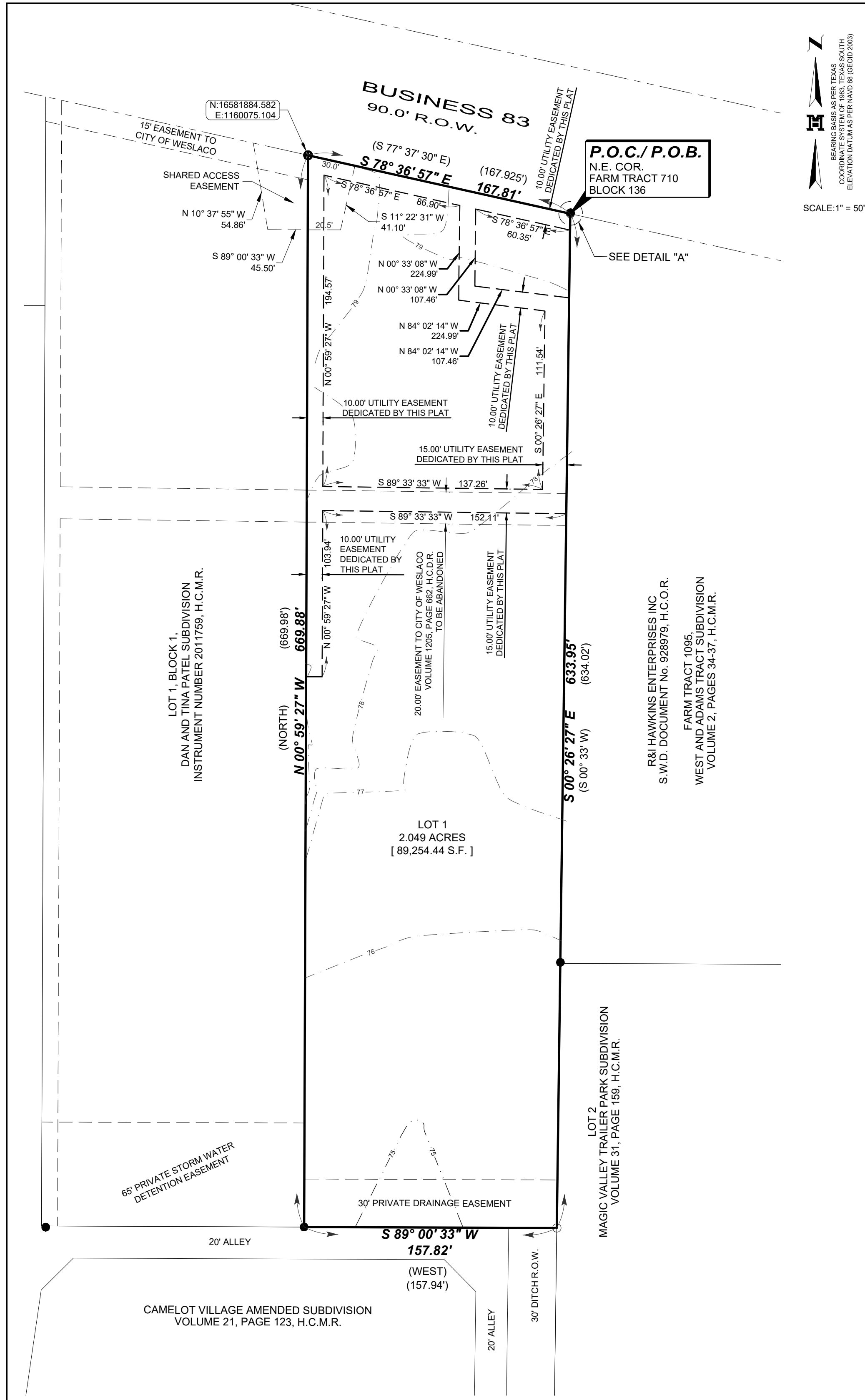
Legend

 Freedom Storage



Google Earth

© 2021 Google



MAP OF FREEDOM STORAGE SUBDIVISION

A SUBDIVISION CONTAINING 2.409 ACRES SITUATED IN HIDALGO COUNTY, TEXAS, BEING A PART OR PORTION OUT OF FARM TRACT 710, BLOCK 136, WEST AND ADAMS TRACT SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 2, PAGES 34-37, HIDALGO COUNTY MAP RECORDS

GENERAL NOTES :

- 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
- MINIMUM FINISH FLOOR ELEVATION MUST BE HIGHER THAN 12" ABOVE TOP OF CURB IN FRONT CENTER OF LOT.
- MINIMUM SETBACKS SHALL BE AS FOLLOWS :
FRONTAGE-CORRIDORS IDENTIFIED ON THE HIDALGO COUNTY THOROUGHFARE MAP. THE MINIMUM DEPTH OF A FRONT YARD ONE FOOT BACK FROM PROPERTY LINE FOR EACH TWO FEET IN BUILDING HEIGHT, NOT TO EXCEED ONE-HALF OF THE WIDTH OF THE ABUTTING DEDICATED RIGHT-OF-WAY OR IN LINE WITH THE MAJORITY SETBACK OF EXISTING STRUCTURES ALONG THE SAME BLOCK, WHICHEVER IS GREATER
SIDE: 5' OR EASEMENT, WHICH EVER IS GREATER
REAR: 10' OR EASEMENT, WHICH EVER IS GREATER
- THIS SUBDIVISION SHALL BE REQUIRED TO DETAIN 20,494 C.F. OF STORM SEWER RUNOFF AS PER APPROVED DRAINAGE REPORT. EACH LOT IS REQUIRED TO DETAINED AS FOLLOWS:
- BENCH MARK: SET "X" MARK ON CONCRETE LOCATED ON THE NORTH WEST SIDE OF THIS LOT AT THE FOLLOWING COORDINATE AND ELEVATION:
N: 16581884.582, E: 1160075.104 AT ELEVATION = 78.65
- NO BUILDING IS ALLOWED OVER ANY EASEMENT.
- A 5 FT. WIDE SIDEWALK IS REQUIRED ALONG THE SOUTH SIDE OF U.S. EXPRESSWAY 83 DURING THE BUILDING PERMIT PROCESS.
- DRAIN SWALE(S) ARE TO BE MAINTAINED BY PROPERTY OWNER.
- STREET LIGHTS MUST BE LOCATED EVERY 300 FEET.
- A STORM WATER POLLUTION PREVENTION PLAN IS REQUIRED PRIOR TO CONSTRUCTION.
- LANDSCAPING TO BE PROVIDED, AS PER CITY ORDINANCE.
- 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.

METES AND BOUNDS DESCRIPTION:

A SUBDIVISION CONTAINING 2.409 ACRES SITUATED IN HIDALGO COUNTY, TEXAS, BEING A PART OR PORTION OUT OF FARM TRACT 710, BLOCK 136, WEST AND ADAMS TRACT SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 2, PAGES 34-37, HIDALGO COUNTY MAP RECORDS, WHICH SAID 2.409-ACRE TRACT WAS CONVEYED TO 3BU FAMILY LIMITED PARTNERSHIP, BY VIRTUE OF AN ASSUMPTION WARRANTY DEED RECORDED UNDER DOCUMENT NUMBER 2669990, HIDALGO COUNTY OFFICIAL RECORDS, SAID 2.409 ACRES ALSO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A NO. 4 REBAR SET ON THE NORTHEAST CORNER OF SAID FARM TRACT 710, BLOCK 136, FOR THE NORTHEAST CORNER OF THIS HEREIN DESCRIBED TRACT;

- THENCE, S 00° 26' 27" E (S 00° 33' W DEED CALL) ALONG THE EAST LINE OF SAID FARM TRACT 710, BLOCK 136, A DISTANCE OF 633.95 FEET (634.02 FEET DEED CALL) TO A NO. 4 REBAR SET ON THE SOUTHERNMOST NORTHEAST CORNER OF CAMELOT VILLAGE AMENDED SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 21, PAGE 123, HIDALGO COUNTY MAP RECORDS, FOR THE SOUTHEAST CORNER OF THIS TRACT;
- THENCE, S 89° 00' 33" W (WEST DEED CALL) ALONG A NORTH LINE OF SAID CAMELOT VILLAGE AMENDED SUBDIVISION, A DISTANCE OF 157.82 FEET (157.94 FEET DEED CALL) TO A NO. 4 REBAR FOUND ON THE SOUTHEAST CORNER OF LOT 1, BLOCK 1, DAN AND TINA PATEL SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN INSTRUMENT NUMBER 2011759, HIDALGO COUNTY MAP RECORDS, FOR THE SOUTHWEST CORNER OF THIS TRACT;
- THENCE, N 00° 59' 27" W (NORTH DEED CALL) ALONG THE EAST LINE OF SAID LOT 1, BLOCK 1, DAN AND TINA PATEL SUBDIVISION, A DISTANCE OF 669.98 FEET (669.98 FEET DEED CALL) TO AN "X" MARK ON CONCRETE FOUND [NORTHING: 16581884.582, EASTING: 1160075.104] ON THE NORTHEAST CORNER OF SAID LOT 1, BLOCK 1, DAN AND TINA PATEL SUBDIVISION, THE NORTH LINE OF SAID FARM TRACT 710, BLOCK 136 AND THE SOUTH RIGHT-OF-WAY LINE OF BUSINESS 83, FOR THE NORTHWEST CORNER OF THIS TRACT;
- THENCE, S 78° 36' 57" E (S 77° 37' 30" E DEED CALL) ALONG THE NORTH LINE OF SAID FARM TRACT 710, BLOCK 136 AND THE SOUTH RIGHT-OF-WAY LINE OF BUSINESS 83, A DISTANCE OF 167.81 FEET (167.925 FEET DEED CALL) TO THE POINT OF BEGINNING AND CONTAINING 2.409 ACRES OF LAND, MORE OR LESS.

MAP OF

FREEDOM STORAGE SUBDIVISION

A SUBDIVISION CONTAINING 2.409 ACRES SITUATED IN HIDALGO COUNTY, TEXAS, BEING A PART OR PORTION OUT OF FARM TRACT 710, BLOCK 136, WEST AND ADAMS TRACT SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 2, PAGES 34-37, HIDALGO COUNTY MAP RECORDS

STATE OF TEXAS COUNTY OF HIDALGO

WE, THE UNDERSIGNED, OWNER OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED AS THE "FREEDOM STORAGE 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.

ARTURO ORTEGA, MEMBER
3BU FAMILY LIMITED PARTNERSHIP
3120 CENTER POINTE DR
EDINBURG, TEXAS 78539

DATE: _____

STATE OF TEXAS COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED ARTURO ORTEGA, 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 _____, 2018.

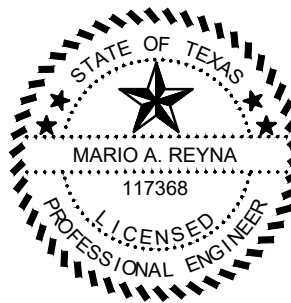
NOTARY PUBLIC, STATE OF TEXAS MY COMMISSION EXPIRES:

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 _____, 2018.

MELDEN & HUNT, INC.
TEXAS REGISTRATION F-1435



MARIO A. REYNA, PROFESSIONAL ENGINEER No. 117368
STATE OF TEXAS

DATE PREPARED: 06/26/20
ENGINEERING JOB # 20117.00

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 _____, 2018.

- 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.
- IT IS UNDERSTOOD THAT THE RATE OF FLOW OF STORM WATER WILL BE NO GREATER THAN THE RATE OF FLOW OF STORM WATER WHEN THE LAND WAS IN AGRICULTURAL USE.
- HCCID # 9 WILL NOT BE RESPONSIBLE FOR STORM/DRAINAGE OR DELIVERY TO ANY LOT IN THIS SUBDIVISION, IF DESIRED, THIS WILL NOT BE AT THE DISTRICT EXPENSE. ALSO THERE WILL NOT BE ANY PERMANENT STRUCTURES ON DISTRICT RIGHT-OF-WAYS AND/OR EASEMENTS.
- 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

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.
GENERAL MANAGER

DATE: _____

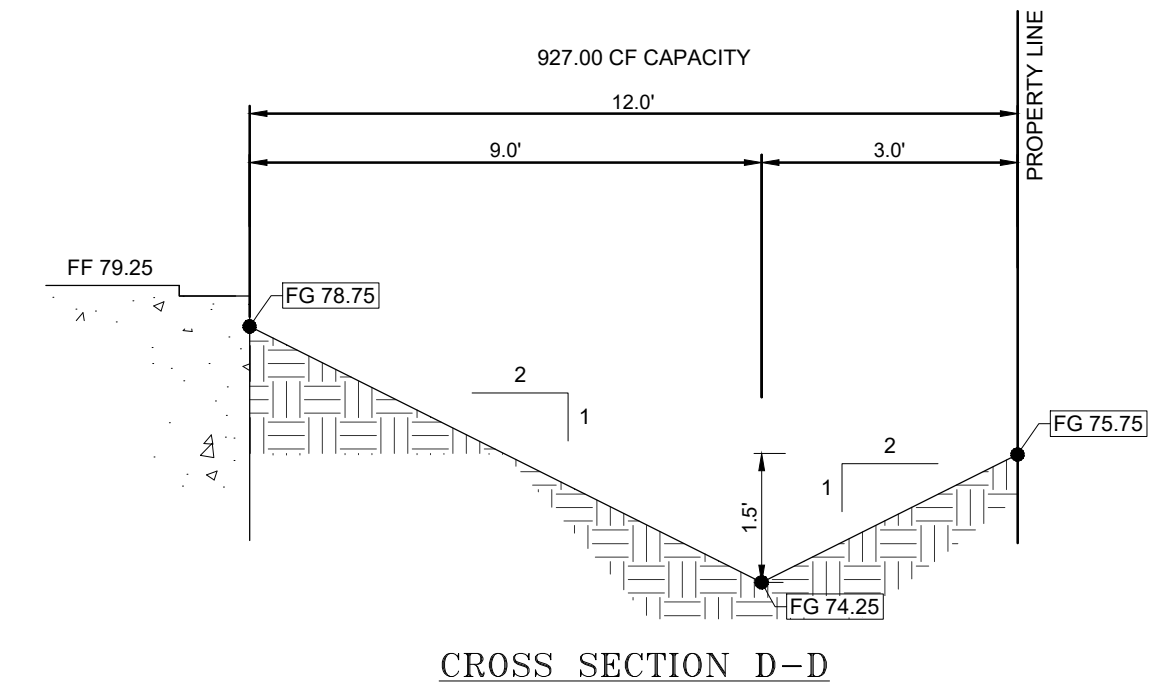
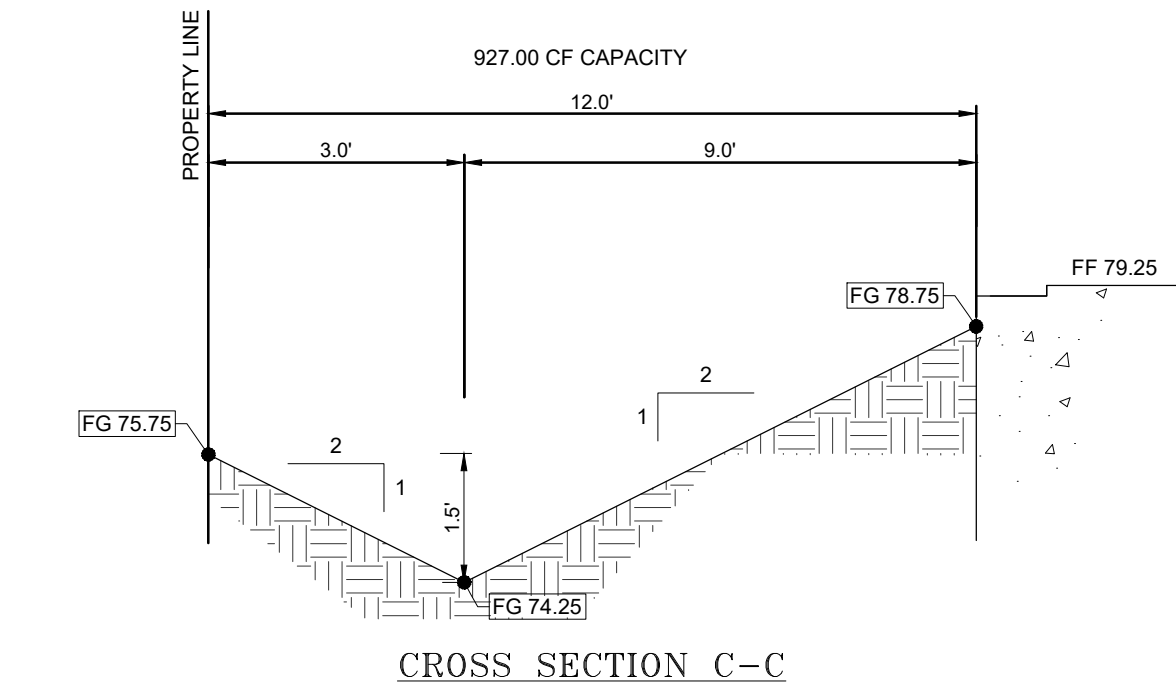
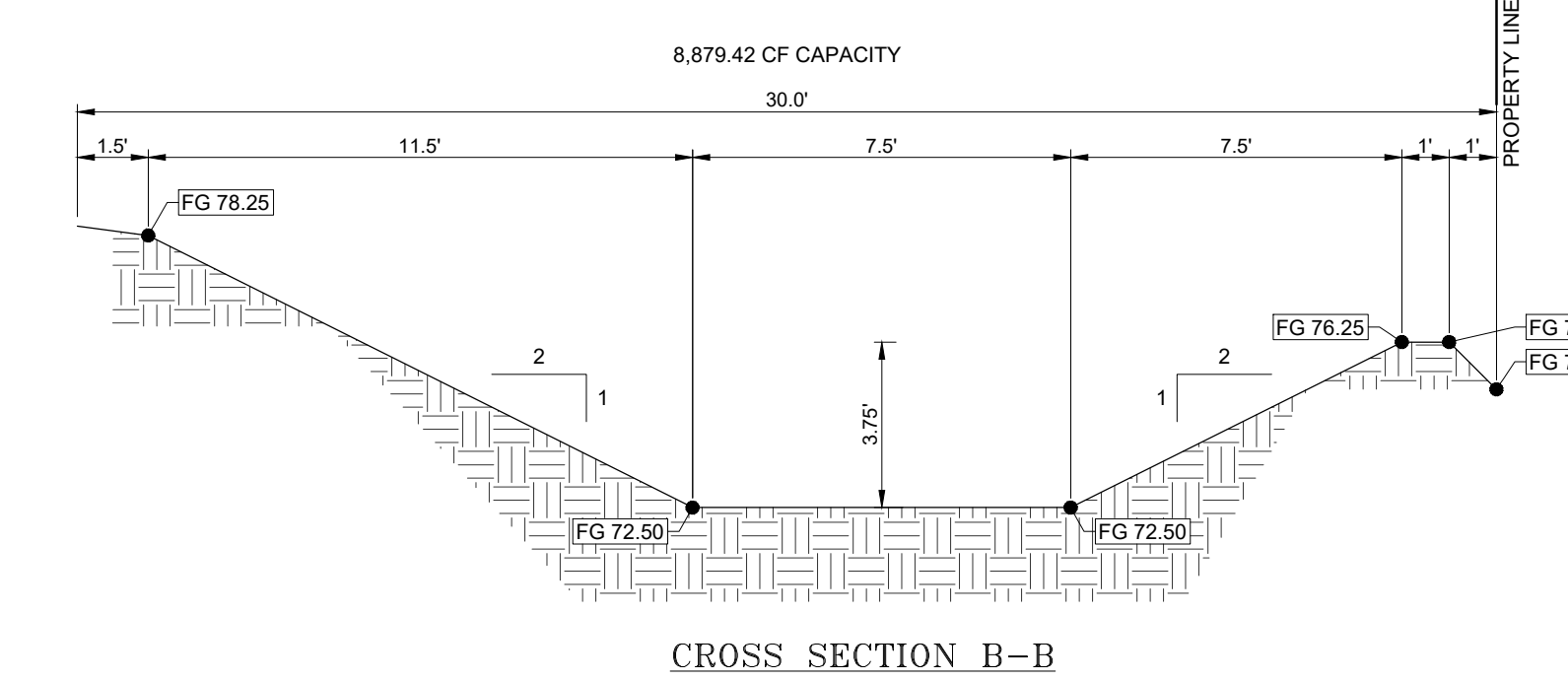
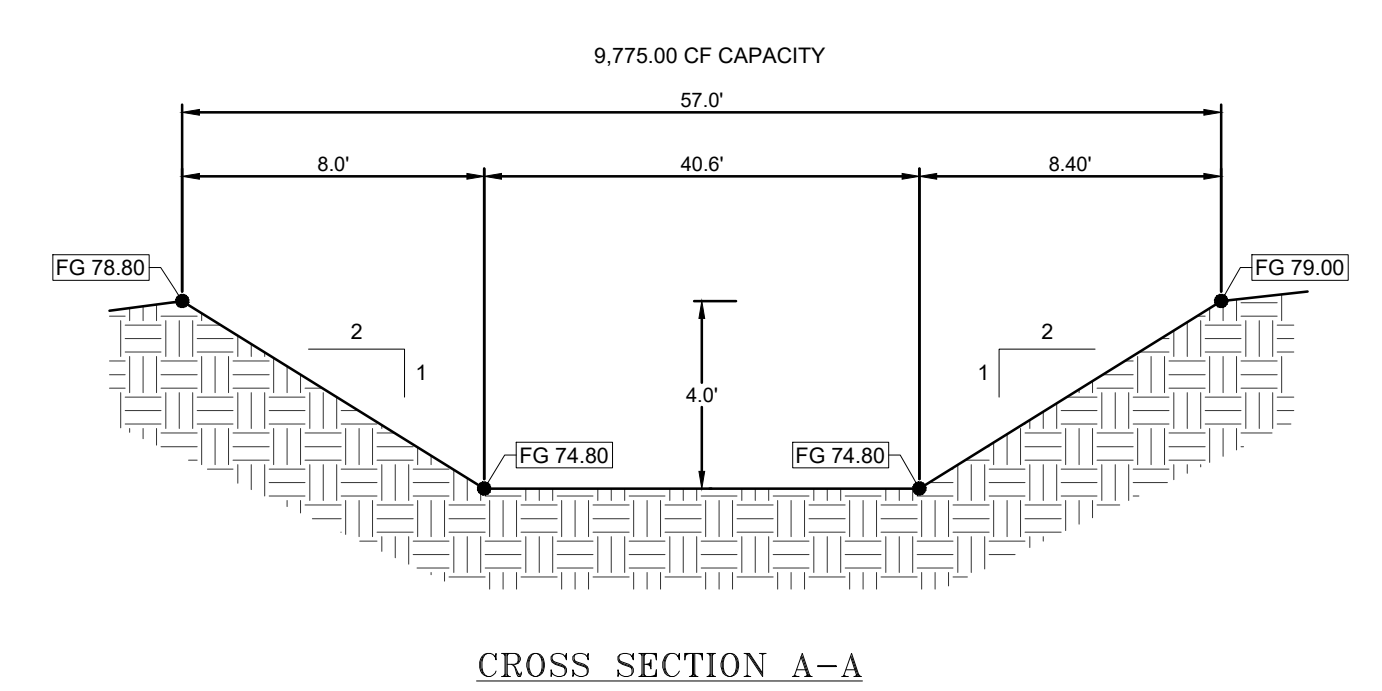
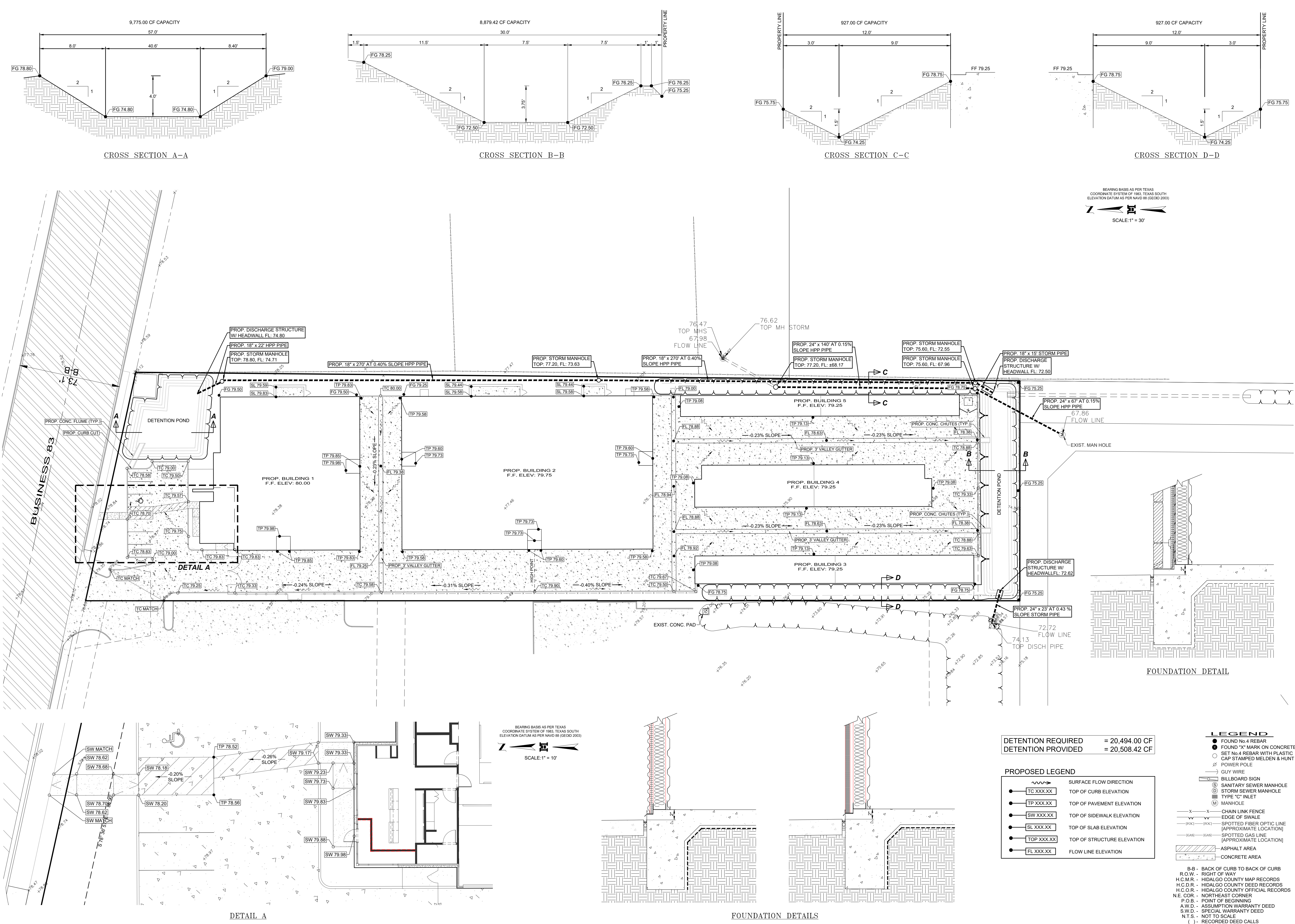


FILED FOR RECORD IN
HIDALGO COUNTY
ARTURO GUAJARDO, JR.
HIDALGO COUNTY CLERK

ON: _____ AT _____ AM/PM

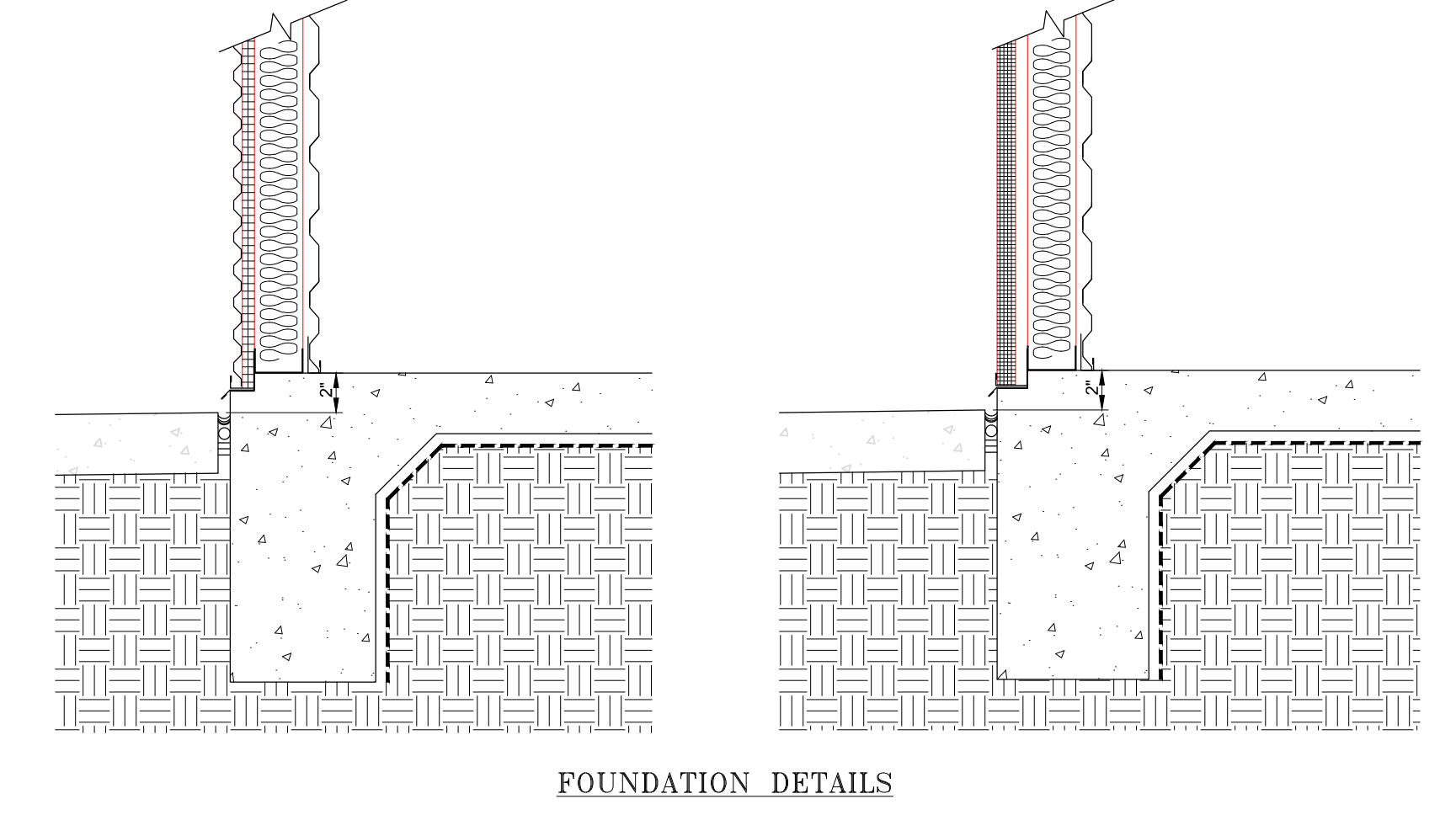
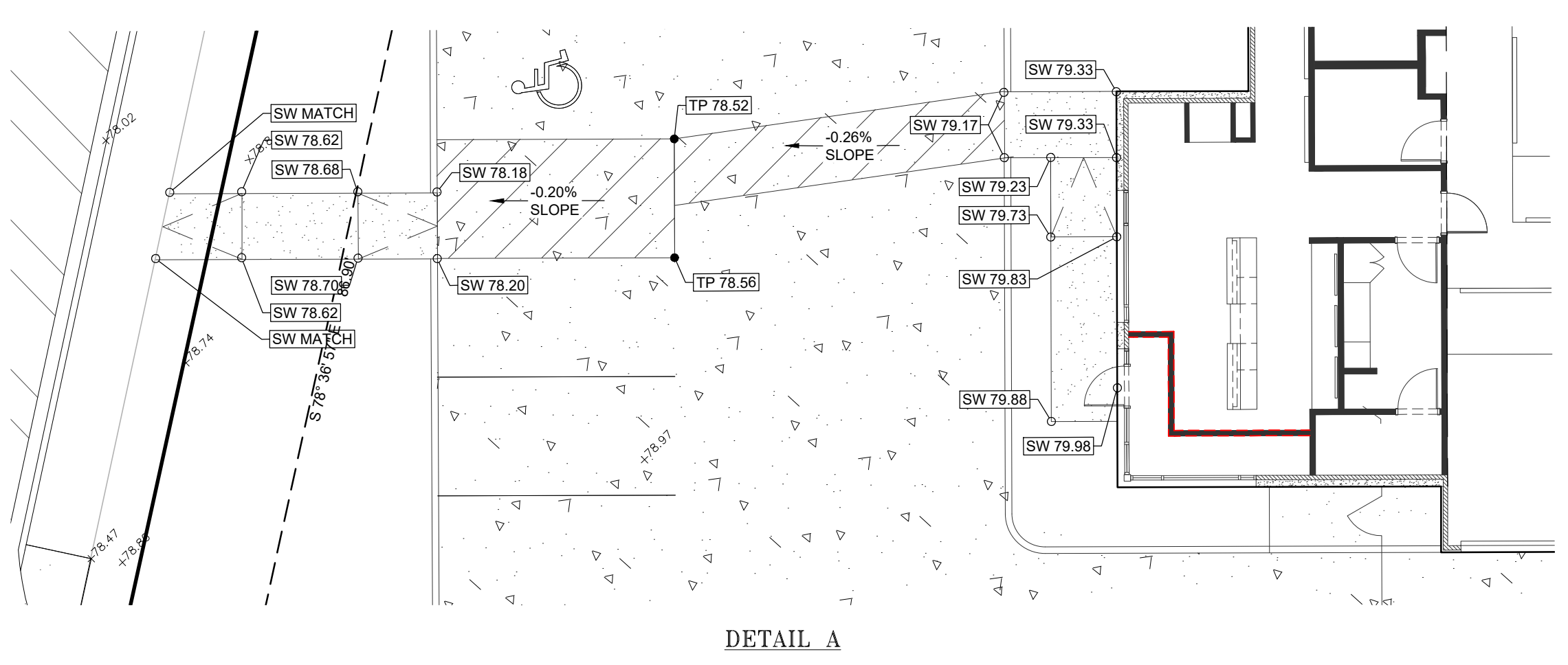
INSTRUMENT NUMBER _____
OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS

BY: _____ DEPUTY



BEARING BASIS AS PER TEXAS
COORDINATE SYSTEM OF 1983, TEXAS SOUTH
ELEVATION DATUM AS PER NAVD 88 (GEOID 2003)

SCALE: 1" = 30'



DETECTION REQUIRED	= 20,494.00 CF
DETECTION PROVIDED	= 20,508.42 CF

PROPOSED LEGEND	
TC XXX.XX	SURFACE FLOW DIRECTION
TP XXX.XX	TOP OF CURB ELEVATION
TP XXX.XX	TOP OF PAVEMENT ELEVATION
SW XXX.XX	TOP OF SIDEWALK ELEVATION
SL XXX.XX	TOP OF SLAB ELEVATION
TOP XXX.XX	TOP OF STRUCTURE ELEVATION
FL XXX.XX	FLOW LINE ELEVATION

- LEGEND**
- FOUND NO. 4 REBAR
 - FOUND "X" MARK ON CONCRETE
 - SET NO. 4 REBAR WITH PLASTIC CAP STAMPED MELDEN & HUNT
 - POWER POLE
 - GUY WIRE
 - BILLBOARD SIGN
 - SANITARY SEWER MANHOLE
 - STORM SEWER MANHOLE
 - TYPE "C" INLET
 - MANHOLE
 - CHAIN LINK FENCE
 - EDGE OF SWALE
 - SPOTTED FIBER OPTIC LINE [APPROXIMATE LOCATION]
 - SPOTTED GAS LINE [APPROXIMATE LOCATION]
 - ASPHALT AREA
 - CONCRETE AREA
- B-B - BACK OF CURB TO BACK OF CURB
R.O.W. - RIGHT OF WAY
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. COR. - NORTHEAST CORNER
P.O.B. - POINT OF BEGINNING
A.W.D. - ASSUMPTION WARRANTY DEED
S.W.D. - SPECIAL WARRANTY DEED
N.T.S. - NOT TO SCALE
() - RECORDED DEED CALLS

JOB No.
20117.04

REVISION

DATE

BY

MELDEN & HUNT INC.
CONSULTANTS • ENGINEERS • SURVEYORS

115 W. MONTYRE - EDINBURG, TX 78541
PH: (956) 381-0981 - FAX: (956) 381-1839
ESTABLISHED 1947 - www.meldenandhunt.com

ENG. TECH.

PROJECT ENG.

T-BOOK

JPG

1. RELEASE DATE

2. RELEASE DATE

3. RELEASE DATE

SCALE

AS SHOWN

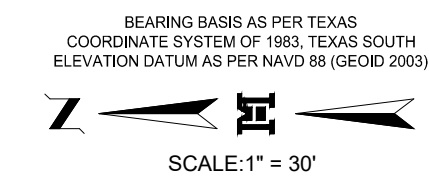
FREEDOM STORAGE
SUBDIVISION
CITY OF WESLACO
HIDALGO, COUNTY

PAVING & GRADING PLAN

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File Name: XXXXXXXXXX

SHEET 1 OF 1





Standardized Agenda Request Form

Date of Meeting: October 19, 2021		Agenda Item No. (to be assigned by CSO): 2021-4742	
From: REBEKAH DE LA FUENTE			
Subject: Approval of six-month extension for the Final Plat for Villa Event Center Subdivision being a 3.11 acre tract of land of Farm Tract 31, West and Adams Subdivision, Hidalgo County, and Texas located on the Northeast corner of Bridge and Dolores Huerta and authorize the Mayor to execute any related documents. (Staffed by Planning & Code Enforcement Department.)			
Background: The proposed one (1) lot subdivision is inside the City of Weslaco city limits. Final Plat approval expired on August 18, 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: The final plat was approved by City Commission on August 18, 2020.			
If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners:			
Advisory Review, if any (name of board/committee, date of action, recommendation): The Planning and Zoning Commission recommended approval of the six-month extension request at their regular meeting of October 6, 2021.			
KAYLA AREVALO		Created/Initiated	
REBEKAH DE LA FUENTE		Approved	
Mike Perez		Final Approval	
City Manager Comments: Approval.			
Staff Recommendation: Staff recommends approval of the six-month extension.			
Attachments, if any: Villa Event Center- Memo, Villa Event Center- Request Letter, Villa Event Center - 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

MEMO

TO: Mayor and City Commission

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

RE: Villa Event Center- Six-Month Extension

DATE: October 12, 2021

The proposed subdivision was previously approved by the City Commission on August 18, 2020, this is the developers first six-month extension. City staff has not received construction plans at this time. The developer had requested that the subdivision be placed on hold until after Covid.

Thank you,

Rebekah de la Fuente, CFM



Ruben Alfaro
ACHC Engineering
1616 N. Jackson Rd. Suite A
Pharr, TX 78577
September 23, 2021

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

Dear Rebekah De La Fuente:

By means of this letter we are requesting an extension to the approval for the Villa Event Center Subdivision which expired on August 18, 2021. We are expecting to finalize and deliver everything for recording next month the latest. If you have any questions or need additional information, please don't hesitate to contact me.

Sincerely,

A handwritten signature in black ink that reads "Ruben Alfaro". The signature is stylized with a large, looping initial "R" and a cursive-style "A".

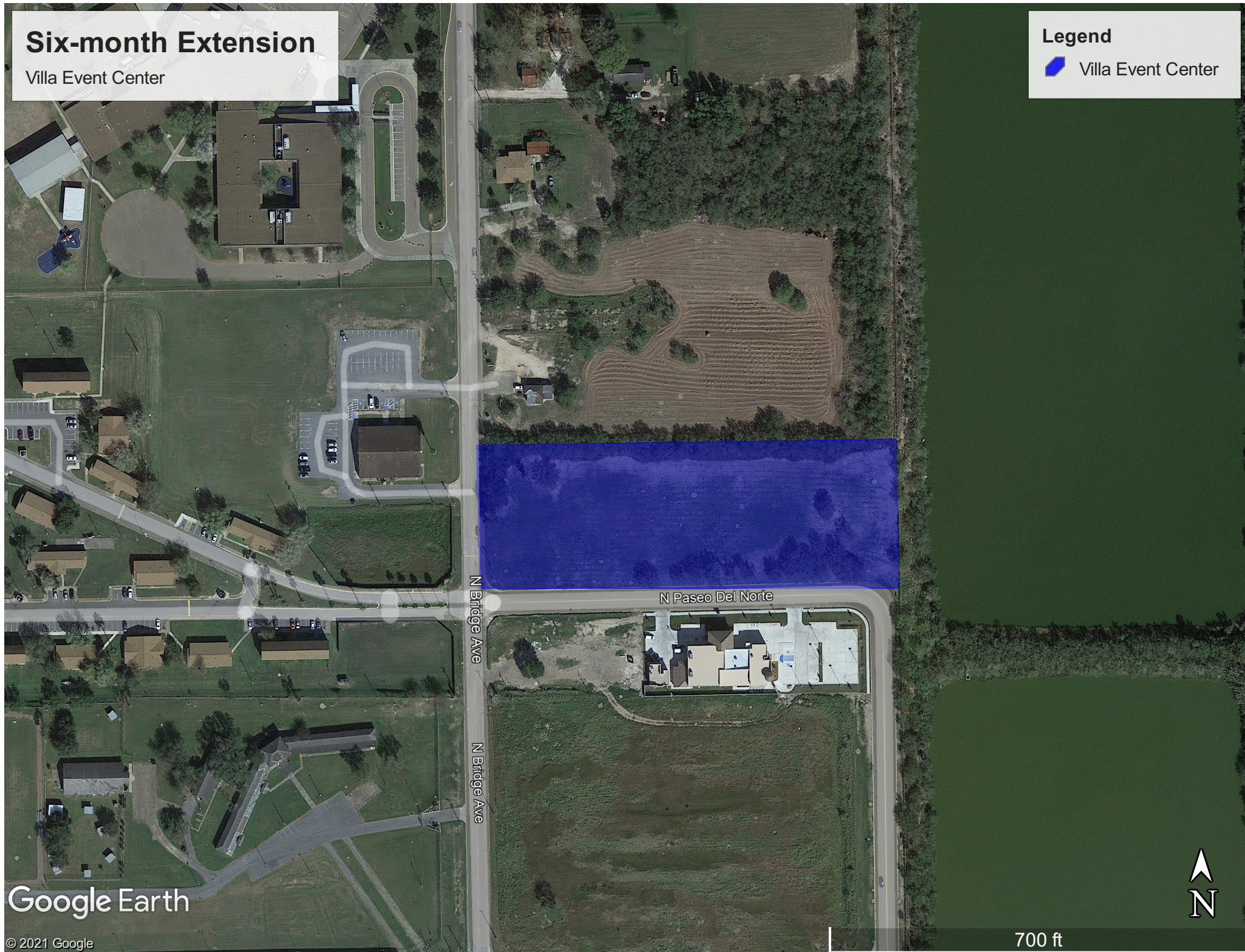
Ruben Alfaro
Project Manager

Six-month Extension

Villa Event Center

Legend

 Villa Event Center



Google Earth

© 2021 Google

700 ft



Standardized Agenda Request Form

Date of Meeting: October 19, 2021		Agenda Item No. (to be assigned by CSO): 2021-4747	
From: VIDAL ROMAN			
Subject: Approval to purchase 500 water meters for the total cost of \$166,355 for the continuing development of subdivisions and replenishment of inventory and authorize the Mayor to execute any related documents. (Staffed by Finance Department.)			
Background: The city continues to show growth by the development of more open land to housing development.			
Funding Source (budget code, if applicable):			
Amount:	Term of Impact:	Identified in Current Budget:	
Additional Action Prompted:			
If item previously considered, provide date and action by Commission:			
If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners:			
Advisory Review, if any (name of board/committee, date of action, recommendation):			
NORMA CANTU VIDAL ROMAN Mike Perez		Created/Initiated Approved Final Approval	
City Manager Comments: Approve.			
Staff Recommendation: Staff recommends approval.			
Attachments, if any: Water Meters Memo, Quote on 500 Meters			
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: October 19, 2021

To: Mayor & City Commission

CC: Mike R. Perez, City Manager

From: Vidal Roman, Finance Director

Re: Water Meters

The city continues to experience growth within its city limits. There is a new subdivision being development on the west side of town and will require at least 374 meters. At the same time, we will be replenishing our inventory stock for other request for meters.

I am respectfully requesting approval on this agenda item in order to prevent any stoppage on operations and have meters available for our new residents.

Staff recommends approval.



Bid Proposal for City of Weslaco - 5/8 x 3/4 Mach10 Meters

CUSTOMER	CITY OF WESLACO 500 S. KANSAS WESLACO, TX 78596	Job City of Weslaco - 5/8 x 3/4 Mach10 Meters Bid Date: 10/04/2021 05:00 pm Bid #: 2017148
CONTACT	Sales Representative Jennifer Pinales (M) 956-478-1055 (T) 956-631-3341 (F) 956-687-5918 Jennifer.Pinales@coreandmain.com	Core & Main 100 N 1st St McAllen, TX 78502 (T) 956-631-3341
NOTES		



Bid Proposal for City of Weslaco - 5/8 x 3/4 Mach10 Meters

CITY OF WESLACO

Bid Date: 10/04/2021 05:00 pm

Core & Main 2017148

Core & Main

100 N 1st St

McAllen, TX 78502

Phone: 956-631-3341

Fax: 956-687-5918

Seq#	Qty	Description	Units	Price	Ext Price
		DUE TO CURRENT SUPPLY CHAIN DISRUPTIONS, MATERIALS ARE SUBJECT TO PRICING AT TIME OF SHIPMENT. MATERIAL AVAILABILITY AND TIMELINESS OF SHIPMENTS CANNOT BE GUARANTEED. THIS TERM SUPERSEDES ALL OTHER CONTRACTUAL PROVISIONS.			
20	500	5/8X3/4 MACH10 R900I EU1B2G1 GAL	EA	324.33	162,165.00
50	500	3/4 METER CPLG (EACH) NO LEAD	EA	8.38	4,190.00
				SUBTOTAL	166,355.00
				Sub Total	166,355.00
				Tax	0.00
				Total	166,355.00

UNLESS OTHERWISE SPECIFIED HEREIN, PRICES QUOTED ARE VALID IF ACCEPTED BY CUSTOMER AND PRODUCTS ARE RELEASED BY CUSTOMER FOR MANUFACTURE WITHIN THIRTY (30) CALENDAR DAYS FROM THE DATE OF THIS QUOTATION. CORE & MAIN LP RESERVES THE RIGHT TO INCREASE PRICES TO ADDRESS FACTORS, INCLUDING BUT NOT LIMITED TO, GOVERNMENT REGULATIONS, TARIFFS, TRANSPORTATION, FUEL AND RAW MATERIAL COSTS. DELIVERY WILL COMMENCE BASED UPON MANUFACTURER LEAD TIMES. ANY MATERIAL DELIVERIES DELAYED BEYOND MANUFACTURER LEAD TIMES MAY BE SUBJECT TO PRICE INCREASES AND/OR APPLICABLE STORAGE FEES. THIS BID PROPOSAL IS CONTINGENT UPON BUYER'S ACCEPTANCE OF SELLER'S TERMS AND CONDITIONS OF SALE, AS MODIFIED FROM TIME TO TIME, WHICH CAN BE FOUND AT:

<https://coreandmain.com/TandC/>



Standardized Agenda Request Form

Date of Meeting: October 19, 2021		Agenda Item No. (to be assigned by CSO): 2021-4756	
From: David Arce			
Subject: Approval to authorize solicitation of bids for the following: 1) Long Reach Excavator; 2) 3-six inch pumps; 3) Manhole Rehabilitation; 4) 2 backhoes (water/wastewater divisions); 5) 2 trailers with barricades; 6) Various city units for all departments; 7) Oil Distributor Trailer; 8) Mower for ditches; 9) tandem dual wheel pintle trailer; and 10) Utility Vehicle and authorize the Mayor to execute any related documents. (Staffed by Public Works Department.)			
Background: Requesting approval to solicit bids for a list of items budgeted for each division. Items will be on future agendas for city commission approval.			
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):			
ADELAIDA VEGA		Created/Initiated	
David Arce		Approved	
Pete Garcia		Approved	
Mike Perez		Final Approval	
City Manager Comments: Approval.			
Staff Recommendation: Approval			
Attachments, if any: SOLICIT BIDS FOR PW Memo			
Responsibilities upon Approval:			

City of Weslaco

"The City on the Grow"



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

Mike R. Perez, City Manager

INTERNAL MEMO PUBLIC WORKS DEPARTMENT

Date: October 19, 2021
To: City Commission
From: David Arce, Deputy Public Works Director
Subject: SOLICIT BIDS FOR VARIOUS ITEMS
Cc: Mike Perez, City Manager
Vidal Roman, Finance Director

Public Works Department is requesting approval to solicit bids on the following items for each division.

- 1) Long Reach Excavator for Drain Ditch Division
- 2) 3-six inch pumps for water division/EOC
- 3) Manhole Rehabilitation for Wastewater Division
- 4) 2 Backhoes Water/Wastewater Division
- 5) 2 trailers with barricades for Traffic Division/EOC
- 6) Various city units for all departments
- 7) Oil Distributor Trailer Streets Division
- 8) Mower for ditches Drain Ditch Division
- 9) Tandem dual wheel pintle trailer Water/Wastewater Division
- 10) Utility Vehicle Water/Wastewater Division

Staff Recommends Approval.



Standardized Agenda Request Form

Date of Meeting: October 19, 2021		Agenda Item No. (to be assigned by CSO): 2021-4750	
From:			
Subject: Discussion and consideration to approve Resolution 2021-48 confirming an appointment by the Chief Executive Officer for a term set to expire October 19, 2021 on the Weslaco Civil Service Commission as per Local Government Code §143.006 and authorize the Mayor to execute any related documents. Possible action. (There was no action on October 21, 2021; staffed by Human Resources Department.)			
Background: At the time of posting, there are no active applications on file. A person appointed to the commission must: (1) be of good moral character; (2) be a United States citizen; (3) be a resident of the municipality who has resided in the municipality for more than three years; (4) be over 25 years of age; and (5) not have held a public office within the preceding three years.			
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 Luz Galindo Mike Perez		Created	
City Manager Comments: Approve.			
Staff Recommendation:			
Attachments, if any: CIVIL SERVICE MEMBER EXPIRATION, R2021-48 Civil Service Commission			
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 HUMAN RESOURCES DEPARTMENT

DATE: September 17, 2021

TO: Adelaida Vega, Deputy City Secretary

FROM: Luz Galindo, Human Resources Director

Subject: Civil Service Commission Member: Blanca Munoz

On or about September 01, 2021 Civil Service Commission Member, Blanca Munoz advised her term was expiring this year and will not be seeking reappointment but will attend the last Civil Service Commission meeting tentatively scheduled for October 05, 2021.

If this in any way conflicts with state or federal law, rule or regulation, the law, rule or regulation at all time supersedes.

AM/cl

RESOLUTION NO. 2021-48

**A RESOLUTION OF THE CITY OF WESLACO APPOINTING ONE
MEMBER TO THE WESLACO CIVIL SERVICE COMMISSION.**

WHEREAS, the City of Weslaco has established the Weslaco Civil Service Commission pursuant to Chapter 143 of The Texas Local Government Code; and

WHEREAS, the terms of the members of this board are for 3 years; and

WHEREAS, the Civil Service Board members shall serve without compensation; and

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF WESLACO, TEXAS THAT it consents to the appointment of the following individual with a term to begin October 19, 2021.

Name

Term Expires

10/19/24

PASSED AND APPROVED on this 19th day of October 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: October 19, 2021		Agenda Item No. (to be assigned by CSO): 2021-4511
From:		
Subject: Discussion and consideration on Resolution 2021-53 appointing two members to the Board of Adjustments & Appeals to the Zoning Ordinance for terms set to expire and authorize the Mayor to execute any related documents. Possible action. (Staffed by Planning and Code Enforcement Department.)		
Background:		
Funding Source (budget code, if applicable):		
Amount:	Term of Impact:	Identified in Current Budget:
Additional Action Prompted: Mayor's Signature Resolution		
If item previously considered, provide date and action by Commission:		
If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners:		
Advisory Review, if any (name of board/committee, date of action, recommendation):		
NORMA CANTU REBEKAH DE LA FUENTE Mike Perez		Created/Initiated Approved Final Approval
City Manager Comments: Approve.		
Staff Recommendation:		
Attachments, if any: BOAAZ member roster 090821, BOAAZ applicant list as of 10.12.21, Board app - Zachery P Sunderland, Andy Veliz notice of continued interest, R2021-53 Board of Adj & Appeals - 2 expired terms		
Responsibilities upon Approval: Execute, retain and notify appointees.		

Board of Adjustments & Appeals to the Zoning-Ordinance

First name	Last name	Term expires
Paul	Garza	1/6/2023
Andy	Veliz	11/2/2021
Nick	Carranza	11/6/2021
Gilbert	Zuniga	10/4/2023
Mark	McCaleb	12/21/2023

Revised 09/08/21 mv

APPLICANTS for BOARD OF ADJUSTMENTS & APPEALS ZONING ORDINANCE

Last Name	First Name	Application Date
Sunderland	Zackary P.	07/12/2021
Veliz	Andy	09/23/21

As of 10.12.21av



Application for Service

City of Weslaco Boards and Committees

Name of Applicant: Zachary P Sunderland Email Address: Zach@Kingsiderentty.com

Phone Number: (956) 975-7481 Alternate Phone Number: _____

Home Address: 2612 S Intl Blvd City: Weslaco Inside City limits: ☐ Yes ☐ No ☒ Unsure

How many years have you lived at this residence? 3

Mailing Address, if different from home address: 260 S Texas Blvd #400, Weslaco, TX 78596

What committee/board do you wish to serve on:

Adjustments & Appeals to Zoning Ordinances

Why do you want to be appointed to this board(s)? Serve my community, learn more about how city government works, meet & get to know leaders in the community.

What value do you believe you will be bringing to the board(s)? As a real estate broker with 6 years of experience (3 yrs commercial RE), I understand the perspectives & concerns of many of the different parties involved in a RE transaction.

What civic involvement and Business Experience applicable to the position(s) to which you are applying: Leadership MidValley - Covert Member 2 yrs ago & board member 2 yr ago

Have you been ^Nbonded or eligible to obtain one? ☐ Yes ☐ No ☒ Unsure

Are you currently suing or being sued by the City of Weslaco or any of its entities? ☐ Yes ☒ No

Are you related to any member of the Commission? ☐ Yes ☒ No.

If so, to who and how _____

Have you previously served on a City Board? ☐ Yes ☒ No

If so, which board and when _____

Have you ever been elected to public Office? ☐ Yes ☒ No.

If so, which office and when? _____

Do you consent to release the info on this application to the public? ☒ Yes ☐ No.

Are you 25 years of age or older? ☒ Yes ☐ No

Timestamp of Receipt:
RECEIVED

JUL 12 2021

BY: CSD

The statements I have made on this Application for Service are truthful and I am not disqualified to serve due to nepotism, City of Weslaco Charter or Ordinances of State of Texas laws I understand that if I am appointed to a board I will be expected to participate actively and attend all meetings as necessary. If I am unable to service, I will notify my staff liaison.

Applicant's Signature: [Signature] Date: 7/12/21

ANDY VELIZ

Singer, Songwriter, Recording Artist

ANDY VELIZ MUSIC COMPANY
ASCAP AFFILIATE
1012 W. Stone Avenue
Weslaco, Texas 78596
(512) 969-2040



ANDY VELIZ
President

THELMA VELIZ
Vice-President

9/23/2021

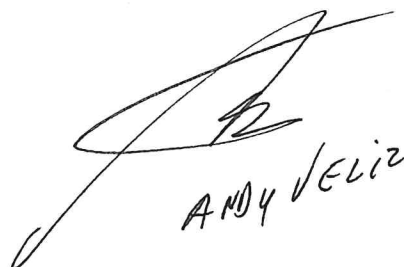
MAYOR SUAREZ: AND COMMISSIONERS:

I WOULD LIKE TO SERVE AGAIN ON THE
B.O.A.

I ENJOY IT SO MUCH BECAUSE I LOVE
SERVING THE CITY OF WESLACO FOR ALL
THE GREAT HELP WESLACO CITIZENS HAVE
BEEN TO MY FAMILY.

BEING ON THIS BOARD HAS BECOME A PART
OF MY LIFE.

THANK YOU. GOD BLESS ALL OF YOU.


ANDY VELIZ

RECEIVED

SEP 23 2021

BY: CSD- AV

RESOLUTION NO. 2021-53

A RESOLUTION OF THE CITY OF WESLACO APPOINTING TWO
MEMBERS TO THE BOARD OF ADJUSTMENTS & APPEALS-
ZONING ORDINANCE.

WHEREAS, the City of Weslaco created and established the Board of Adjustments & Appeals-Zoning Ordinance.

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

WHEREAS, the Board of Adjustments & Appeals-Zoning Ordinance members shall serve with neither compensation nor term limits; and

WHEREAS, the two term of two members are set to expire November 2, 2021 and November 6, 2021.

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 Board of Adjustments & Appeals-Zoning Ordinance.

<u>NAME</u>	<u>TERM ENDING</u>
_____	<u>11/02/2023</u>
_____	<u>11/06/2023</u>

PASSED AND APPROVED on this 19th day of October 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: October 19, 2021		Agenda Item No. (to be assigned by CSO): 2021-4689	
From: REBEKAH DE LA FUENTE			
Subject: Discussion and consideration to approve Ordinance 2021-41 reducing the size of an existing 15-foot utility easement along the northside of property line of Lot C-1 Re-Plat of Apostolic Assembly Church Subdivision to a 10-foot utility easement and authorize the Mayor to execute any related documents. First reading on Ordinance 2021-41. Possible action. (Staffed by Planning & Code Enforcement Department.)			
Background: The property owner of 2949 N Texas is requesting a reduction in the size of the north side utility easement from 15-foot to 10-foot. The property owner has proposed the construction of a new commercial plaza on the proposed lot and is unable to meet requirements due to the oversized utility easement on this property. The property has obtained letters from the utility companies stating that they do not have any objection to the reduction in the size of the easement. The City Subdivision Ordinance requires the dedication of 10-foot utility easements during the development process.			
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:			
Advisory Review, if any (name of board/committee, date of action, recommendation):			
REBEKAH DE LA FUENTE		Created/Initiated	
REBEKAH DE LA FUENTE		Approved	
Mike Perez		Final Approval	
City Manager Comments: Approve.			
Staff Recommendation: Staff recommends approval of the reduction to the utility easement.			
Attachments, if any: Utility Easement- Memo, Request Letter of Abandonment Weslaco, Apostolic Assembly Church Replat- Addressed Plat, Letter of Release Charter Communication, AEP- Letter, Frontier-email, O2021-41 reduce easement- Apostolic Church			

Responsibilities upon Approval: Staff will advise applicant

City of Weslaco

"The City on the Grow"



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

Mike R. Perez, City Manager

MEMO

TO: Mayor and City Commission

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

RE: Reduction- 15' Utility Easement

DATE: October 5, 2021

The property owner of 2949 N Texas is requesting a reduction in the size of the north side utility easement from 15-foot to 10-foot. The property owner has proposed the construction of a new commercial plaza on the proposed lot and is unable to meet requirements due to the oversized utility easement on this property. The property has obtained letters from the utility companies stating that they do not have any objection to the reduction in the size of the easement. The City Subdivision Ordinance requires the dedication of 10-foot utility easements during the development process.

Thank you,

Rebekah de la Fuente, CFM

Letter of Abandonment
September 29th, 2021

To: Rebecca de la Fuente
Planning & Code Enforcement Director
Weslaco City Commission
255 S. Kansas Avenue
Weslaco, Texas 78596
956.447.3403

From: Mr. & Mrs. Juan | Nelda Gonzalez
3308 Rosewood Drive
Weslaco, Texas 78599
956.532.1030

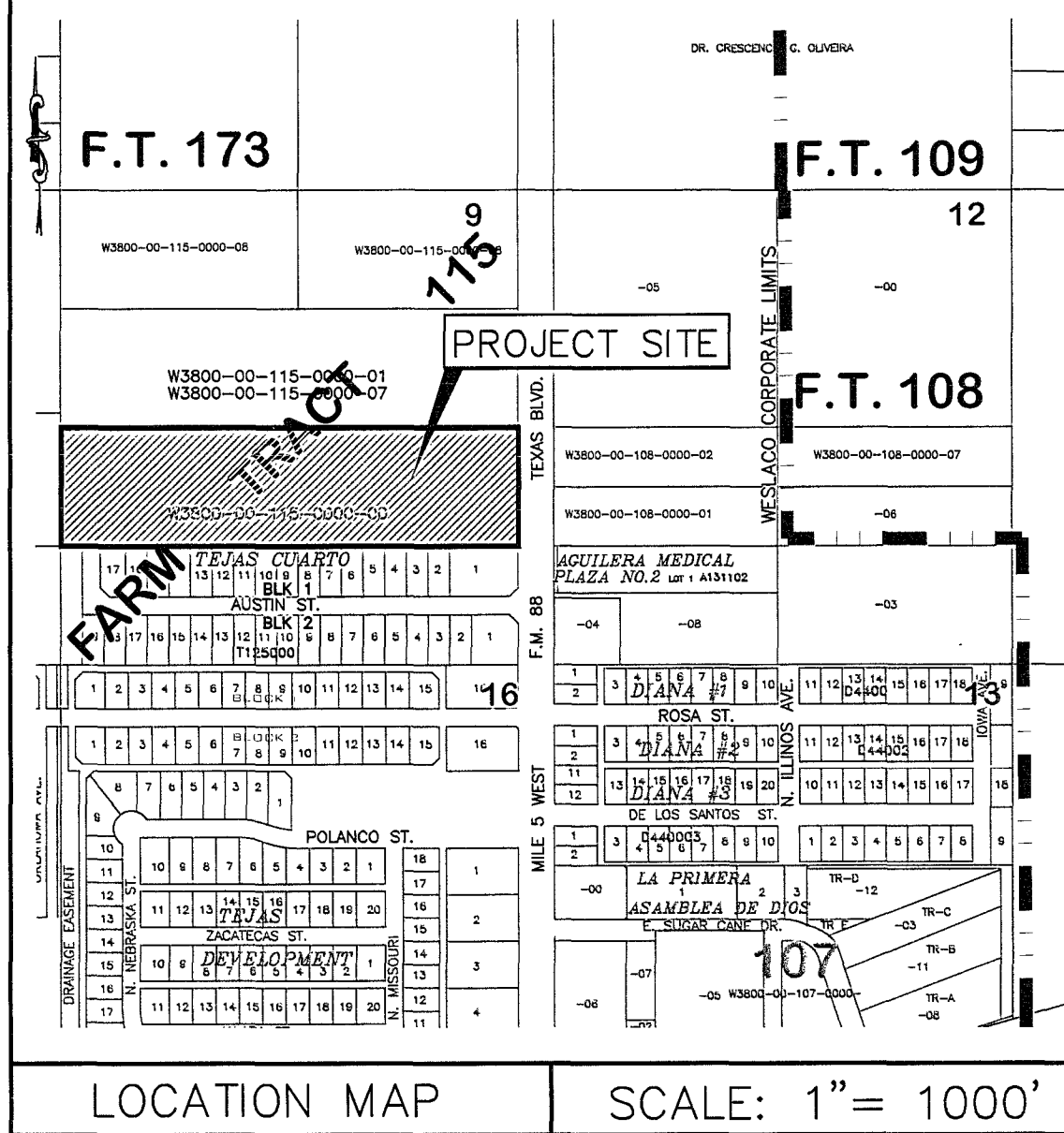
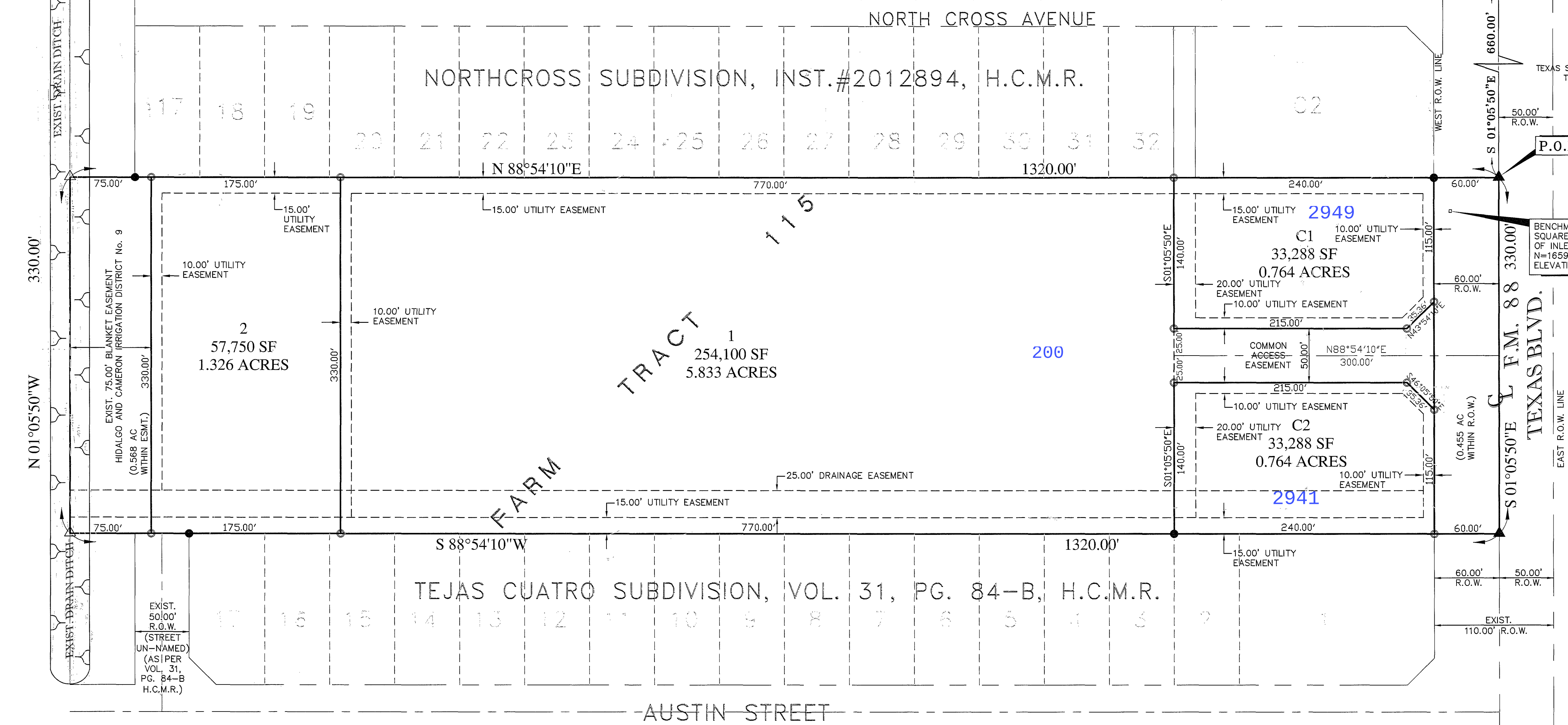
Reference: Abandonment of easements 2949 Lot C1 N. Texas Blvd.

Hello, this letter is to inform you that we are requesting to abandon the easements of 20' feet to 10' feet on the west side of the property, and from 15' feet to 10' feet on the northside of the property of 2949 Lot C1 N. Texas Boulevard. We have contacted the required entities that may have some proprietary rights on this commercial land, and they have advised that they do not need the necessary easements. I have attached the letters from those entities. I can be reached at 956-532-1030 or my email address at nelda027@yahoo.com.

Respectfully,
Mr. & Mrs. Juan | Nelda Gonzalez

RE-PLAT OF APOSTOLIC ASSEMBLY CHURCH SUBDIVISION

BEING 10.00 ACRE TRACT OF LAND SITUATED IN HIDALGO COUNTY, TEXAS. SAME BEING A REPLAT OF APOSTOLIC ASSEMBLY CHURCH SUBDIVISION, RECORDED IN INST. #2061119, MAP RECORDS OF HIDALGO COUNTY, TEXAS, AND SAME BEING THE NORTH 10 ACRES OF THE SOUTH 20 ACRES OF FARM TRACT 115, WEST TRACT SUBDIVISION, LLANO GRANDE GRANT AS PER MAP RECORDED IN VOLUME 2, PAGE 34-37, MAP RECORDS, HIDALGO COUNTY, TEXAS



LEGEND	
○	SET 1/2 INCH IRON ROD
●	FD. 1/2 INCH IRON ROD
▲	COTTON PICKER SPINDLE SET
△	CALCULATED POINT

WESLACO CITY LIMITS

PLAT NOTES AND RESTRICTIONS

- RE-PLAT OF APOSTOLIC ASSEMBLY CHURCH SUBDIVISION IS LOCATED IN ZONE "X" ACCORDING TO FEMA'S FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER 480334 0450 C, MAP REVISED JUNE 6, 2000.
- MINIMUM BUILDING SETBACK LINES ARE AS FOLLOWS:
FRONT: 50 FEET
SIDE: 5 FEET CORNER LOTS: 10 FEET
REAR: 15 FEET, OR TO EASEMENT LINE, WHICHEVER IS GREATER.
- THESE LOTS SHALL REQUIRE PLANNING DEPARTMENT, HEALTH DEPARTMENT AND FIRE MARSHALL APPROVAL. APPLICATIONS FOR CONSTRUCTION ARE REQUIRED PRIOR TO OCCUPANCY OF THE LOT.
- MINIMUM FLOOR ELEVATION SHALL BE 18" ABOVE TOP OF CURB OR 12" ABOVE NATURAL GROUND, WHICHEVER IS GREATER.
- NO STRUCTURE SHALL BE PERMITTED OVER ANY EASEMENT. EASEMENTS SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, SHEDS, SHRUBS, TREES, AND OTHER PLANTING (EXCEPT LOW, LESS THAN 18 INCHES MATURE HEIGHT, GROUND COVER, GRASS, OR FLOWERS) AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATIONS AND MAINTENANCE OF THE EASEMENT.
- IN ACCORDANCE WITH THE HIDALGO DRAINAGE DISTRICT NO. 1 AND HIDALGO COUNTY REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO DETAIN APPROXIMATELY A TOTAL OF 36,745 CUBIC-Feet 0.84 Acre-Feet OF STORM WATER RUNOFF. DETENTION WILL BE PROVIDED IN LANDSCAPED DETENTION SWALES.
- BENCHMARK:
SQUARE CUT NE CORNER OF INLET
N=16594660.81, E=1151054.00, ELEVATION= 71.76
- THE DEVELOPER SHALL INSTALL STREET LIGHTING AND SIGNAGE AT THE TIME OF SITE DEVELOPMENT.
- A 5' CONCRETE SIDEWALK SHALL BE INSTALLED ALONG F.M. 88 DURING SITE DEVELOPMENT. THE LOCATION OF THE SIDEWALK SHALL BE ACCORDING TO CITY OF WESLACO STANDARDS AND SPECIFICATIONS.
- UTILITIES PROVIDERS:
WATER: CITY OF WESLACO
SANITARY SEWER: CITY OF WESLACO
ELECTRICITY: M.V.E.C.
- ADDITIONAL FIRE HYDRANT AND A WATER LINE EXTENSION AND LOOP WILL BE REQUIRED AT THE TIME OF SITE DEVELOPMENT.
- PARK FEES WILL BE PAID TO CITY OF WESLACO, AS PER CITY ORDINANCE.
- WATER LINE WILL NEED TO BE LOOPED AT TIME OF BUILDING PERMIT.
- A STORMWATER POLLUTION PREVENTION PLAN MUST BE SUBMITTED PRIOR TO ISSUANCE OF BUILDING PERMIT.
- NO ACCESS, LOT FRONTAGE PERMITTED ALONG F.M. 88 (TEXAS BLVD.) FOR LOTS C1 & C2

STATE OF TEXAS – COUNTY OF HIDALGO OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION

I, HERMAN MENDEZ, PASTOR OF APOSTOLIC ASSEMBLY CHURCH OF THE FAITH IN CHRIST JESUS, INC., AS OWNER OF THE 10.00 ACRE TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED RE-PLAT OF APOSTOLIC ASSEMBLY CHURCH SUBDIVISION HEREBY SUBDIVIDE THE LAND AS DEPICTED IN THIS SUBDIVISION PLAT AND DEDICATE TO PUBLIC USE OF STREETS, PARK, AND EASEMENTS SHOWN HEREIN. I CERTIFY THAT I HAVE COMPLIED WITH THE REQUIREMENTS OF TEXAS LOCAL GOVERNMENT CODE § 232.032 AND THAT:

- THE WATER QUALITY AND CONNECTIONS TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS;
- SEWER CONNECTIONS TO THE LOTS OR SEPTIC TANKS MEET, OR WILL MEET, THE MINIMUM REQUIREMENTS OF STATE STANDARDS;
- ELECTRICAL CONNECTIONS PROVIDED TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS; AND
- GAS CONNECTIONS, IF AVAILABLE, PROVIDED TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS.

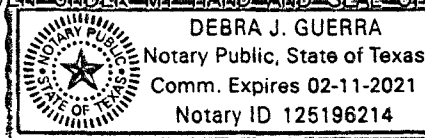
I ATTEST THAT THE MATTERS ASSERTED IN THIS PLAT ARE TRUE AND COMPLETE.

Herman Mendez 7/13/17
PASTOR – HERMAN MENDEZ,
APOSTOLIC ASSEMBLY CHURCH
OF THE FAITH IN CHRIST JESUS, INC.

STATE OF TEXAS – COUNTY OF HIDALGO PUBLIC NOTARY CERTIFICATE

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED HERMAN MENDEZ, PROVED TO ME THROUGH HIS/HER TEXAS DEPARTMENT OF PUBLIC SAFETY DRIVER LICENSE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, WHO, BEING BY ME FIRST DULY SWORN, DECLARED THAT THE STATEMENTS THEREIN ARE TRUE AND CORRECT AND ACKNOWLEDGED THAT HE EXECUTED THE SAME FOR THE PURPOSED AND CONSIDERATION THEREBY EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 13th DAY OF July, 2017



Debra J. Guerra 02-11-21
NOTARY PUBLIC MY COMMISSION EXPIRES

STATE OF TEXAS – CITY OF WESLACO PLAT APPROVAL CERTIFICATE

I, THE UNDERSIGNED, MAYOR TO THE CITY OF WESLACO, HEREBY CERTIFY THAT RE-PLAT OF APOSTOLIC ASSEMBLY CHURCH SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THIS CITY WHEREIN MY APPROVAL IS REQUIRED.

David Perry 7/26/17
CITY MAYOR DATE
WCC 11/6/16; 02/21/17
ATTEST-CITY SECRETARY DATE

I, THE UNDERSIGN CHAIRMAN OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF WESLACO, TEXAS HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISIONS REGULATIONS OF THE CITY WHEREIN MY APPROVAL IS REQUIRED.

7/26/17
PLANNING AND ZONING COMMISSION CHAIRMAN DATE

PRINCIPAL CONTACTS:		
NAME	ADDRESS	PHONE
OWNER: HERMAN MENDEZ	APOSTOLIC ASSEMBLY OF THE FAITH IN CHRIST JESUS, INC. P.O. BOX 404 WESLACO, TX 78596	(956) 376-1717
ENGINEER: GILBERT J. GUERRA	P.E. 921 SOUTH 10TH ST. EDINBURG, TEXAS 78538	(956) 380-5152 (956) 380-5083
SURVEYOR: EDWARD RUMSEY,	R.P.L.S. 9020 ANDERSON MILL AUSTIN, TEXAS 78729	(512) 249-8149 (512) 331-5217

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 CERTIFICATE

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 HEREBY CERTIFIES THAT THE DRAINAGE PLANS FOR THIS SUBDIVISION COMPLY WITH THE MINIMUM STANDARDS OF THE DISTRICT ADOPTED UNDER TEXAS WATER CODE NO. 49.211(C). THE DISTRICT HAS NOT REVIEWED AND DOES NOT CERTIFY THAT THE DRAINAGE STRUCTURES DESCRIBED ARE APPROPRIATE FOR THE SPECIFIC SUBDIVISION, BASED ON GENERALLY ACCEPTED ENGINEERING CRITERIA. IT IS THE RESPONSIBILITY OF THE DEVELOPER OF THE SUBDIVISION AND ITS ENGINEER TO MAKE THESE DETERMINATIONS.

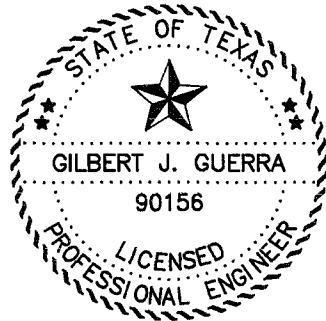
HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

Raul E. Sesin 08/16/17
RAUL E. SESIN, P.E., C.E.M.
GENERAL MANAGER DATE

STATE OF TEXAS COUNTY OF HIDALGO

I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE PROPER ENGINEERING CONSIDERATIONS HAVE BEEN GIVEN TO THIS PLAT.

Gilbert J. Guerra 7/11/17
GILBERT J. GUERRA
REG. PROFESSIONAL ENGINEER NO. 90156 DATE



METES AND BOUNDS

BEING 10.00 ACRE TRACT OF LAND SITUATED IN HIDALGO COUNTY, TEXAS. SAME BEING A REPLAT OF APOSTOLIC ASSEMBLY CHURCH SUBDIVISION, RECORDED IN INST. #2061119, MAP RECORDS OF HIDALGO COUNTY, TEXAS, AND SAME BEING THE NORTH 10 ACRES OF THE SOUTH 20 ACRES OF FARM TRACT 115, WEST TRACT SUBDIVISION, LLANO GRANDE GRANT AS PER MAP RECORDED IN VOLUME 2, PAGE 34-37, MAP RECORDS, HIDALGO COUNTY, TEXAS AND SAID 10.00 ACRE TRACT BEING MORE PARTICULAR DESCRIBED BY METES AND BOUNDS AS FOLLOW:

BEGINNING AT THE NORTHEAST CORNER OF FARM TRACT 115, SAME BEING A POINT WITHIN THE RIGHT-OF-WAY OF FM 88, (TEXAS AVENUE)

THENCE, S 01°05'50" E ALONG THE CENTERLINE OF FM 88, SAME BEING THE EAST LINE OF FARM TRACT 115, A DISTANCE OF 660.00 FEET TO A COTTON PICKER SPINDLE SET, THE SOUTHEAST CORNER OF THE NORTH CROSS SUBDIVISION, RECORDED IN DOC # 2009-2012894, HIDALGO COUNTY MAP RECORDS, HIDALGO COUNTY, TEXAS, SAME BEING THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT AND POINT OF BEGINNING;

THENCE, S 01°05'50" E ALONG THE CENTERLINE OF FM 88, A DISTANCE OF 330.00 FEET TO A COTTON PICKER SPINDLE SET FOR THE NORTHEAST CORNER OF THE TEJAS CUATRO SUBDIVISION, RECORDED IN VOLUME 31, PAGE 84-B, HIDALGO COUNTY MAP RECORDS, HIDALGO COUNTY, TEXAS, SAME BEING THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, S 88°54'10" W ALONG THE NORTH LINE OF THE SAID TEJAS CUATRO SUBDIVISION, PASSING AT 60.00 FEET A IRON ROD SET, THE WEST RIGHT-OF-WAY OF FM 88, AND PASSING AT 1210.00 FEET AN IRON ROD FOUND ON THE EAST RIGHT-OF-WAY OF STREET DEDICATED BY THE TEJAS CUATRO SUBDIVISION, CONTINUING FOR A TOTAL DISTANCE OF 1320.00 FEET TO CALCULATED POINT IN THE CENTERLINE OF DRAINAGE DITCH, FOR THE NORTHWEST CORNER OF THE SAID TEJAS CUATRO SUBDIVISION, SAME BEING THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, N 01°05'50" W ALONG THE WEST LINE OF FARM TRACT 115, A DISTANCE OF 330.00 FEET TO A CALCULATED POINT, THE SOUTHWEST CORNER OF THE NORTHCROSS SUBDIVISION, SAME BEING THE NORTHWEST CORNER OF HEREIN DESCRIBED TRACT;

THENCE, N 88°54'10"E ALONG THE SOUTH LINE OF THE SAID NORTH CROSS SUBDIVISION, PASSING AT 1260.00 FEET AN IRON ROD FOUND, THE WEST RIGHT-OF-WAY OF FM 88, CONTINUING FOR A TOTAL DISTANCE OF 1320.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 10.00 ACRES OF LAND MORE OR LESS.

STATE OF TEXAS COUNTY OF HIDALGO

I, THE UNDERSIGNED, IVAN GARCIA, R.P.L.S., A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE AND IS PREPARED FROM AND ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.

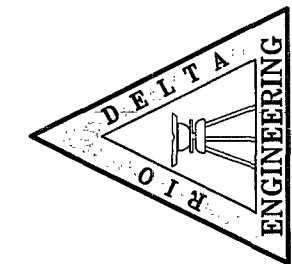
Ivan Garcia 7/11/17
IVAN GARCIA
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6496
SURVEY FIRM # 10194027 DATE



FILED FOR RECORD IN
HIDALGO COUNTY
CLERK
ON: 8/29/17 AT 9:57 AM
INSTRUMENT NUMBER 2044947
OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS

BY: *Amador Card* DEPUTY

RIO DELTA ENGINEERING



DRAWN: OSCAR ALARCON JR.
BOUNDARY DESIGN: IVAN GARCIA, P.E., R.P.L.S.
CHECKED: GILBERT J. GUERRA P.E.
SURVEYOR: IVAN GARCIA, P.E., R.P.L.S.
SCALE: 1"=60'
DATE: JULY, 2017

ISSUED FOR:
FINAL

PLAT SHEET
RE-PLAT OF APOSTOLIC
ASSEMBLY CHURCH SUBDIVISION
WESLACO, TEXAS

PROJECT:
SUB 13 028

PAGE NO.
1 OF 1



3/2 /21

REF: City of Weslaco

Address: 2941 North Texas lot C1

Weslaco, Texas 78559

To whom it may concern:

Spectrum cable has no issue in releasing the 20' feet easement and bringing it down to 10'. We have no cable at this time been affected by this request, our cable runs parallel to Texas Blvd along the east right of way and is overhead attached to AEP poles. Any questions, I can be reach at 956-412-5489 and my e-mail address is Robert.Martinez@charter.com.

Sincerely,

Robert Martinez

A handwritten signature in black ink that reads "Robert martinez" in a cursive script.

RGV Construction Coordinator

Supervisor Clair Garcia



An AEP Company

BOUNDLESS ENERGY™

February 24, 2021

Nelda G. Gonzalez and spouse, Juan Gonzalez
3308 Rosewood Drive
Weslaco, TX 78599

RE: Reduction of a Utility Easement, Apostolic Assembly Church Subdivision, Lot C1

To Whom It May Concern,

AEP Texas Inc (AEP) has reviewed your request regarding a 20' utility easement located along the WEST property line of Lot C1, and a 15' utility easement located along the NORTH property line of Lot C1, a Re-Plat of Apostolic Assembly Church Subdivision, Hidalgo County, Texas, as per map or plat thereof recorded in Document Number 2844947, Official Map Records of Hidalgo County, Texas.

AEP has agreed in reducing the entire Utility Easement to 10' that runs along the WEST and NORTH property lines of said tract of land. AEP has no interest and does hereby relinquish any right to any future distribution use of the additional designated 10' feet on the WEST side and 5' utility easement on the NORTH side of the property. 10' foot utility easement will begin along the property lines of said tract of land.

AEP Texas Inc does not hereby abandon any other easements on the property it might have obtained through other means. Please do not hesitate to contact AEP if you have further questions at (956) 626-2617.

Sincerely,
AEP TEXAS INC

A handwritten signature in blue ink, appearing to read "Mario G. Campos". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

Mario G. Campos
Right-of-Way Agent
Rio Grande Valley District

Rebekah M. De La Fuente

From: Nelda <nelda027@yahoo.com>
Sent: Wednesday, September 8, 2021 12:10 PM
To: Rebekah M. De La Fuente
Subject: Re: Changing utility setbacks

It's no longer Verizon. It's Frontier and they never sent me anything in writing yet. It's been too long waiting for them to send me something. Verizon told me this area pertains to Frontier.

I did speak to a man who said he was going to go view the site and let his supervisor know that I'm needed a letter but no one has sent me anything. It's been to long already.

Don't know what to do anymore.

[Sent from Yahoo Mail for iPhone](#)

On Wednesday, September 8, 2021, 11:16 AM, Rebekah M. De La Fuente <rdelafuente@weslacotx.gov> wrote:

Good Morning,

Do you by chance have any of the emails from Verizon it doesn't necessarily need to be on letter head

Rebekah de la Fuente, CFM

Planning & Code Enforcement Director



City of Weslaco

255 S. Kansas Avenue

Weslaco, TX 78596

Ph: (956) 447-3403

Fax: (956) 973-3128

rdelafuente@weslacotx.gov

From: Nelda <nelda027@yahoo.com>
Sent: Sunday, September 5, 2021 11:15 AM
To: Rebekah M. De La Fuente <rdelafuente@weslacotx.gov>
Subject: Changing utility setbacks

Morning,

So I reached out to Verizon back 2 months and

I was told that they do not service that area, that it's frontier. I called frontier and ask them

About them needing utility easement and she said they do everything above ground. I requested a letter and it was never sent. I called them again 3 weeks ago and

he told me he was going to the site and would let dept know of letter that I'm needing and to of this day, he has yet to send me

Anything.

I really want to move forward so we

Can get our blue prints finished and start building. Maybe if you call them, they would tell you over the phone that they don't need utility easement.

I've already sent which I believe is the most important one, which is spectrum, since they do use cables underground at times.

Please advise if utility easement can be reduced to 10ft all around.

Thanks

Nelda

[Sent from Yahoo Mail for iPhone](#)

ORDINANCE NO. 2021-41

AN ORDINANCE REDUCING THE SIZE OF 15-FOOT UTILITY EASEMENT ALONG THE NORTHSIDE LOT C-1 RE-PLAT OF APOSTOLIC ASSEMBLY CHURCH SUBDIVISION, HIDALGO COUNTY, TEXAS, TO A 10 FOOT UTILITY EASEMENT AND ORDAINING OTHER MATTERS WITH RESPECT TO THE SUBJECT MATTER HEREOF.

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

SECTION I. Reducing the size of 15-foot utility easement along the northside Lot C-1 Re-Plat of Apostolic Assembly Church Subdivision, Hidalgo County, Texas, to a 10-foot utility easement

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 19th day of October 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: October 19, 2021		Agenda Item No. (to be assigned by CSO): 2021-4736	
From: REBEKAH DE LA FUENTE			
Subject: Discussion and reconsideration to approve the Final Plat for Verona Subdivision—being a 20 acres out of Farm Tract 1038, West and Adams Tract Subdivision, Weslaco, Hidalgo County, Texas located approximately 1800 ft. North of Mile 8 on FM 1015 and authorize the Mayor to execute any related documents. Possible action. (Staffed by Planning & Code Enforcement Department.)			
Background: The developer originally proposed a fifty (50) lot subdivision and is now proposing a fifty-two (52) lot subdivision. The Developer has added two (2) additional lots along Vani Drive. Appropriate updates have been made to construction plans and site 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: The final plat was approved by City Commission on August 18, 2020.			
If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners:			
Advisory Review, if any (name of board/committee, date of action, recommendation): The Planning and Zoning Commission recommended approval of the six-month extension request at their regular meeting of October 6, 2021.			
KAYLA AREVALO REBEKAH DE LA FUENTE Mike Perez		Created/Initiated Approved Final Approval	
City Manager Comments: Approve.			
Staff Recommendation: The Planning and Zoning Commission recommended approval of the final plat and the variance request at their regular meeting of October 6, 2021			
Attachments, if any: Verona- Memo, REVISED VERONA PLAT, Verona- Aerial, Verona- attachments			
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

MEMO

TO: Mayor and City Commission

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

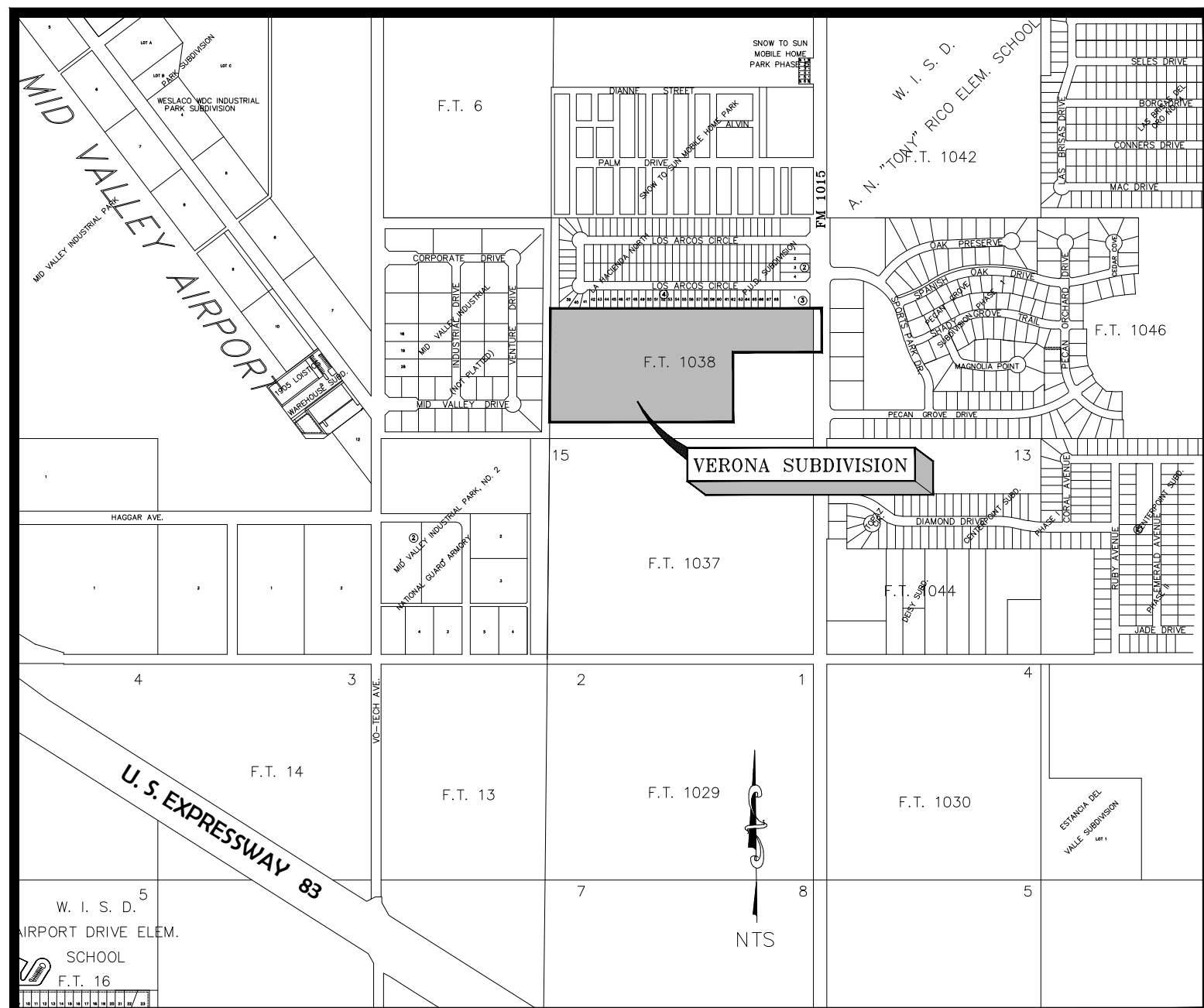
RE: Verona- Revised Final Plat

DATE: October 12, 2021

The proposed subdivision was previously approved by the City Commission on August 18, 2020. The developer had proposed a fifty (50) lot subdivision and is now proposing a fifty-two (52) lot subdivision. The Developer has added two (2) additional lots along Vani Drive. City staff has reviewed and approved the construction plans and pre-construction meeting was held and a Notice to Proceed was issued. Appropriate updates have been made to construction plans and site development.

Thank you,

Rebekah de la Fuente, CFM



LOCATION MAP

STATE OF TEXAS
COUNTY OF HIDALGO

CITY OF WESLACO
CERTIFICATE OF PLAT APPROVAL
UNDER LOCAL GOVERNMENT CODE 212.0115(B)

I, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF VERONA SUBDIVISION WAS REVIEWED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF WESLACO

MAYOR OF CITY OF WESLACO _____ DATE _____

SECRETARY OF THE CITY OF WESLACO _____ DATE _____

STATE OF TEXAS
COUNTY OF HIDALGO

PLANNING AND ZONING COMMISSION CHAIR

I, THE UNDERSIGNED, CHAIR 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.

PLANNING AND ZONING CHAIR _____ DATE _____

FILED FOR RECORD IN HIDALGO COUNTY
ARTURO GUJARDO, JR.
HIDALGO COUNTY CLERK

ON _____ AT _____ AM/PM O'CLOCK AM/PM INSTRUMENT
NUMBER _____ OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS.

BY: _____
DEPUTY

STATE OF TEXAS
COUNTY OF HIDALGO

I, _____ ADMINISTRATOR/DIRECTOR OF PLANNING AND ZONING DEPARTMENT OF THE CITY OF WESLACO, TEXAS DO HEREBY CERTIFY THIS MINOR PLAT KNOWN AS VERONA SUBDIVISION CONFORMS TO ALL SUBDIVISION REQUIREMENTS OF THIS CITY WHEREIN MY APPROVAL IS REQUIRED AND HAS BEEN APPROVED FOR RECORDING ON THIS THE _____ DAY OF _____ 20____ WITH THE COUNTY CLERK OF HIDALGO COUNTY, TEXAS.

ADMINISTRATOR/ PLANNING AND ZONING
DEPARTMENT DIRECTOR CITY OF WESLACO _____ DATE _____

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

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.

RAUL E. SESIN, P.E., CFM
GENERAL MANAGER

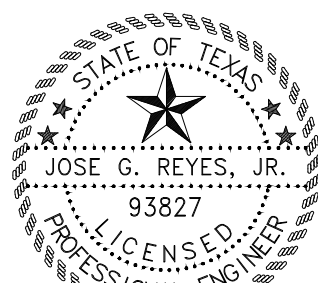
STATE OF TEXAS
COUNTY OF HIDALGO

ENGINEER'S CERTIFICATION

I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL ENGINEER, IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THE ABOVE PLAT AND DESCRIPTION OF THE OLD PECAN GROVE SUBDIVISION, WAS PREPARED FROM A SURVEY OF THE PROPERTY MADE ON THE GROUND BY ME OR UNDER MY SUPERVISION, AND THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT AND IS A TRUE AND ACCURATE REPRESENTATION OF THE SUBDIVISION.

Jose G. Reyes, Jr.
JOSE G. REYES, JR.
PROFESSIONAL ENGINEER
TEXAS REGISTRATION NO. 93827

8/31/2021
DATE



STATE OF TEXAS
COUNTY OF HIDALGO

SURVEYOR'S AND ENGINEER'S CERTIFICATION

I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR AND REGISTERED PROFESSIONAL ENGINEER, IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE AND IS PREPARED FROM AN ACTUAL SURVEY ON THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.

Joe B. Winston, Jr.
JOE B. WINSTON, JR.
PROFESSIONAL ENGINEER
TEXAS REGISTRATION NO. 31109
REGISTERED PUBLIC LAND SURVEYOR
TEXAS REGISTRATION NO. 3780

8/31/2021
DATE



PRINCIPAL CONTACTS:

NAME	ADDRESS	CITY & ZIP	PHONE	FAX
OWNER: SHIVA Ventures, LLC	4900 N. 10th St, Suite C4	McAllen Tx 78504	(956) _____	956- _____
ENGINEER: Jose G. Reyes, Jr. P.E.	611 Bill Summers Int'l Blvd.	Weslaco Tx 78596	(956)-968-2194	956-968-8300
SURVEYOR: Joe B. Winston, Jr. P.E. RPLS	611 Bill Summers Int'l Blvd.	Weslaco Tx 78596	(956)-968-2194	956-968-8300

CONCRETE MONUMENT TABLE	
CONCRETE MONUMENT	ELEVATION
"1"	66.88
"2"	66.98
"3"	66.39
"4"	66.51
"5"	66.40
"6"	66.51
"7"	66.26
"8"	66.39
"9"	66.21
"10"	66.31
"11"	65.97
"12"	65.73
"13"	66.28
"14"	66.09
"15"	65.82
"16"	66.01
"17"	65.76
"18"	65.94
"19"	65.88
"20"	66.08
"21"	65.95
"22"	65.98
"23"	66.31
"24"	66.38
"25"	66.19
"26"	66.47
"27"	66.47
"28"	66.46

VERONA SUBDIVISION

BEING A 20.00 ACRES OF LAND OUT OF FARM TRACT 1038 WEST AND ADAMS TRACT SUBDIVISION, HIDALGO COUNTY, TEXAS, AS RECORDED IN VOLUME 2, PAGE 34-37, MAP RECORDS OF HIDALGO COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF FARM TRACT 103, SAID CORNER BEING IN THE CENTERLINE OF AN EXISTING DRAIN DITCH, THENCE ALONG THE WEST BOUNDARY LINE AND CENTERLINE OF AN EXISTING DRAIN DITCH NORTH 00°38'16" WEST A DISTANCE OF 103.39 FT. TO THE NORTHWEST CORNER OF A 3.84 ACRE TRACT OF LAND DESCRIBED IN DOCUMENT NUMBER 1470687, OFFICIAL RECORDS OF HIDALGO COUNTY, TEXAS FOR THE SOUTHWEST CORNER AND THE POINT OF BEGINNING OF THE TRACT HEREIN DESCRIBED;

THENCE, CONTINUING ALONG THE WEST BOUNDARY LINE OF FARM TRACT 1038, NORTH 00°39'16" WEST A DISTANCE OF 674.85 FT. TO THE SOUTHWEST CORNER OF LA HACIENDA NORTH P.U.D. SUBDIVISION, RECORDED IN VOLUME 33, PAGE 78, MAP RECORDS OF HIDALGO COUNTY, TEXAS, FOR THE NORTHWEST CORNER OF THE TRACT HEREIN DESCRIBED;

THENCE, ALONG THE SOUTH BOUNDARY OF LA HACIENDA NORTH P.U.D. SUBDIVISION, NORTH 88°47'14" EAST, AT A DISTANCE OF 25.00 FT. PASS A 1/2-INCH REBAR FOUND WITH PLASTIC CAP STAMPED "MOORE 6370", AND AT A DISTANCE OF 1,570.60 FT. PASS A 1/2-INCH REBAR FOUND WITH PLASTIC CAP STAMPED "MOORE 6370" ON THE WEST RIGHT OF WAY OF F.M. 1015 (HAVING 80.00 FT. RIGHT OF WAY) AND AT A TOTAL DISTANCE OF 1,610.60 FT. TO A POINT ON THE EAST BOUNDARY LINE OF FARM TRACT 1038, BEING ON THE CENTERLINE OF F.M. 1015, FOR THE NORTHEAST CORNER OF THE TRACT HEREIN DESCRIBED;

THENCE, ALONG THE EAST BOUNDARY LINE OF FARM TRACT 1038 AND THE CENTERLINE OF F.M. 1015, SOUTH 01°12'46" EAST A DISTANCE OF 260.81 FT. TO A POINT FOR AN OUTSIDE CORNER OF THIS TRACT HEREIN DESCRIBED;

THENCE, SOUTH 88°47'14" WEST, AT A DISTANCE OF 40.00 FT. PASS A 1/2-INCH REBAR FOUND WITH PLASTIC CAP STAMPED "MOORE 6370" AND THE NORTH BOUNDARY LINE OF A 3.84 ACRE TRACT, AND AT A TOTAL DISTANCE OF 526.09 FT. TO A 1/2-INCH REBAR FOUND FOR AN INSIDE CORNER OF THIS TRACT HEREIN DESCRIBED;

THENCE, SOUTH 01°12'46" EAST A DISTANCE OF 414.00 FT. TO A FOUND 1/2-INCH REBAR FOUND WITH PLASTIC CAP STAMPED "MOORE 6370" SAID POINT BEING THE NORTH LINE OF A 3.84 ACRE TRACT AND THE SOUTHEAST CORNER OF THIS TRACT HEREIN DESCRIBED;

THENCE, ALONG THE NORTH BOUNDARY LINE OF SAID 3.84 ACRE TRACT, SOUTH 88°47'14" WEST, A DISTANCE OF 1,066.28 FT. PASS A 1/2-INCH REBAR FOUND WITH PLASTIC CAP STAMPED "MOORE 6370" AND AT A TOTAL DISTANCE OF 1,091.28 FT. TO THE POINT OF BEGINNING AND CONTAINING 20.00 ACRES OF LAND MORE OR LESS.

STATE OF TEXAS
COUNTY OF HIDALGO

I, THE UNDERSIGNED, OWNER OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED AS VERONA SUBDIVISION, DO HEREBY GRANT AN EASEMENT TO THE CITY OF WESLACO AND THOSE WHO MAY NOW OR HEREAFTER HOLD FRANCHISE UNDER SAID CITY, THE USE OF THE STREETS, ALLEYS, AND EASEMENTS THEREON SHOWN, SURFACE USE OF THE STREETS AND ALLEYS IS RESTRICTED TO THE EMPLOYEES OR AGENTS OF THE CITY OF WESLACO, EMPLOYEES OF UTILITIES OPERATING UNDER THE FRANCHISE TO THE CITY OF WESLACO, RESIDENTS OF THE SUBDIVISION, AND THEIR GUESTS

LUIS ALBERTO ROSAS, MANAGER

DATE

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED LUIS ALBERTO ROSAS, MANAGER LISTED UNDER OWNER'S DEDICATION, AND ATTESTATION PROVED TO ME THROUGH HIS TEXAS DEPARTMENT OF PUBLIC SAFETY DRIVER LICENSE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, WHO, BEING BY ME FIRST DULY SWORN, DECLARED THAT THE STATEMENTS THEREIN ARE TRUE AND CORRECT AND ACKNOWLEDGED THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREBY EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____ 2019.

NOTARY PUBLIC, STATE OF TEXAS

MY COMMISSION EXPIRES:

LINE TABLE		
LINE	DISTANCE	DIRECTION
"A"	28.28'	S 46°12'46" E
"B"	21.21"	N 43°47'14" E
"C"	21.21"	S 46°12'46" E
"D"	21.21"	N 43°47'14" E
"E"	21.21"	S 46°12'46" E
"F"	21.21"	N 43°47'14" E
"G"	21.21"	S 46°12'46" E
"H"	21.21"	N 43°47'14" E
"I"	21.21"	N 46°12'46" W
"J"	21.21"	S 43°47'14" W
"K"	21.21"	N 46°12'46" W
"L"	21.21"	S 43°47'14" W
"M"	21.21"	N 46°12'46" W
"N"	21.21"	S 43°47'14" W

SCALE 1"=100'

BASED ON BEARING
AS FOR THE
AND AS TEXAS STATE PLAT
SOUTH ZONE U.S.

LEGEND

- SET CONCRETE MONUMENT WITH ELEVATION
- SET 1/2" REBAR
- ⊗ 1/2" REBAR FOUND
- EASEMENT LINE
- PROPERTY LINE
- R.O.W. LINE
- CENTERLINE

PLAT NOTES AND RESTRICTIONS:

1. THE DEVELOPER SHALL BE RESPONSIBLE FOR THE REPLACEMENT OF AND REPAIR OF ANY SURFACE AND UNDERGROUND IMPROVEMENTS INCLUDING BUT NOT LIMITED TO PAVEMENT, LANDSCAPING INCIDENTAL TO UTILITY COMPANIES MAKING REPAIRS TO PUBLIC UTILITIES.

2. MINIMUM SETBACK SHALL BE AS FOLLOWS:

FRONT: 20.0'
REAR: 10' OR GREATER FOR EASEMENT
SIDE: 5' OR GREATER FOR EASEMENT
SIDE CORNER: 10'
CUL-DA-SAC: 20'

3. BENCH MARK: TEMPORARY BENCH MARK FOUND 1/2" REBAR ELEV. 67.16 ON THE WEST RIGHT OF WAY LINE OF F.M. 1015. (NORTHEAST CORNER OF PROPERTY)

4. NO BUILDING OR FENCES SHALL BE BUILT OVER ANY EASEMENTS, EXCEPT AS SHOWN.

5. LOT CORNERS HAVE BEEN SET WITH 1/2" REBARS.

6. NO VISIBLE WATER WELLS ARE LOCATED WITHIN 150 FEET OF ANY SEWER SYSTEM.

7. LOT OWNER(S) WILL CONNECT TO CITY SERVICES WHEN THEY BECOME AVAILABLE.

8. NO FILL OR PERMANENT STRUCTURES SHALL BE ALLOWED WITHIN SWALE EASEMENTS, AND LOT OWNERS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE SWALES.

9. NO IMPROVEMENTS OF ANY KIND SHALL BE PLACED UPON H. & C.C.I.D. NO. 9 RIGHT-OF-WAY OR EASEMENTS WITHOUT THE THE EXPRESSED WRITTEN PERMISSION OF THE H. & C.C.I.D. NO. 9.

10. TRAFFIC CONTROL & STREET SIGNS TO BE PROVIDED FOR BY THE DEVELOPER.

11. FLOOD ZONE X - AREA OF MINIMAL FLOODING, THIS SUBDIVISION IS IN ZONE "X" ON FEMA'S FLOOD INSURANCE RATE COMMUNITY PANEL NUMBER 480334 0450 C, REVISED JUNE 06, 2000.

12. IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 A TOTAL OF 95,526.09 CUBIC FEET OR 2,193.0 ACRE-Feet OF DRAINAGE RUNOFF IS REQUIRED FOR THIS SUBDIVISION. A TOTAL DETENTION PROVIDED 205,875 CUBIC FT. OR 4,7262 ACRE FEET.

13. ALL PUBLIC UTILITIES EASEMENTS DEDICATED BY THIS PLAT SHALL BE A MINIMUM WIDTH OF 10.00 FEET AS PER THE HIDALGO COUNTY MODEL SUBDIVISION RULES. BY SIGNING THIS PLAT, DEVELOPER AND ENGINEER CERTIFY THAT ALL OTHER EASEMENTS SHOWN COMPLY WITH THE SIZE REQUIRED BY EACH UTILITY PROVIDER OCCUPYING AN EASEMENT.

14. MINIMUM FINISHED FLOOR ELEVATION SHALL BE 18" ABOVE NATURAL GROUND OR EXISTING ROAD, WHICHEVER IS GREATER. ELEVATION CERTIFICATE MAY BE REQUIRED FOR LOTS LOCATED OUTSIDE A DESIGNATED FLOOD ZONE AT THE TIME OF APPLICATION FOR CONSTRUCTION TO VERIFY PRE AND POST CONSTRUCTION FINISHED FLOOR ELEVATION. AN ELEVATION CERTIFICATE SHALL BE REQUIRED FOR ALL LOTS WITHIN THE DESIGNATED FLOOD ZONE AT THE TIME FOR DRAINAGE PERMIT APPLICATION.

15. STREET LIGHTS MUST BE LOCATED EVERY 300 FEET.

16. A 5 FT. SIDEWALK IS REQUIRED ALONG EXTERIOR PERIMETER UPON THE ISSUANCE OF A NOTICE TO PROCEED.

17. A 5 FT. SIDEWALK IS REQUIRED ALONG ALL STREETS UPON THE ISSUANCE OF BUILDING PERMIT. ON CORNER LOTS, OWNER SHALL BE RESPONSIBLE FOR THE SIDEWALK ALONG ALL STREETS ADJOINING THE LOT.

18. LANDSCAPING IS REQUIRED PER CITY ORDINANCE.

19. CORNER LOT DRIVEWAYS SHOULD BE CONSTRUCTED AT FURTHEST POSSIBLE POINT FROM INTERSECTIONS AND IN COMPLIANCE WITH ACCESS MANAGEMENT ORDINANCE.

20. ALL PRIVATE STREETS, INCLUSIVE OF MEDIAN ISLANDS AND ANY SENTRY SHELTERS, PLUS ANY ACCOMPANYING STORM DRAINAGE, STREET LIGHTING, AND/OR SIDEWALKS, SHALL BE PRIVATELY MAINTAINED BY THE HOMEOWNER'S ASSOCIATION. ALSO, ALL PERIMETER WALLS AND FENCES SHALL BE UNDER THE OWNERSHIP AND THE EXCLUSIVE RESPONSIBILITY OF THE HOMEOWNER'S ASSOCIATION FOR THE PURPOSE OF ENCLOSED PRIVACY, SECURITY, AND REPAIR.

21. AFTER THE RECORDING OF THE PLAT'S CONDITIONS, COVENANTS, AND RESTRICTIONS (CCRS) TO THIS ASSURE MAINTENANCE OF COMMON AREAS AND MEDIAN ISLANDS, ETC., A BUILDING PERMIT APPLICATION MAY BE FILED WITH THE CITY OF WESLACO FOR ANY PROPOSED GATED ENTRY MECHANISMS WHEREAFTER IS SHALL BE REVIEWED FOR APPROVAL OR DISAPPROVAL BY THE CITY INCLUDING THE FIRE MARSHAL'S OFFICE. IN NO CASE SHALL GATE(S) BE INSTALLED WHERE A BUILDING PERMIT HAS NOT BEEN ISSUED.

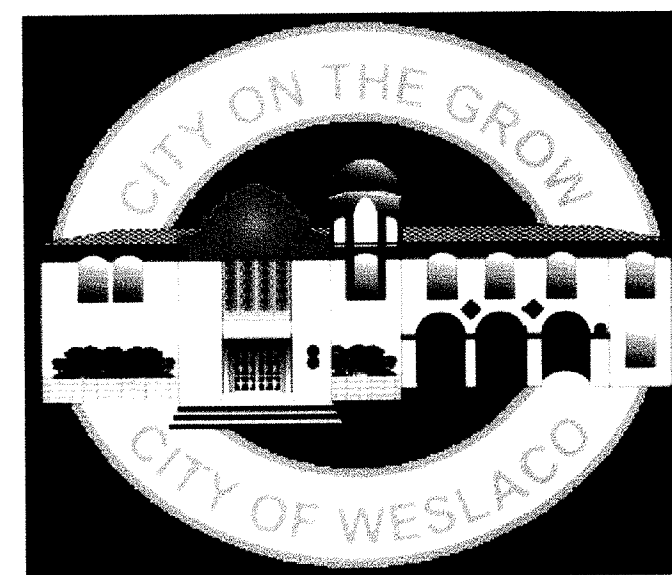
22. THE HOMEOWNER'S ASSOCIATION AND/OR EVERY LOT OWNER SHALL HOLD THE CITY OF WESLACO, TEXAS, HARMLESS AND INDEMNIFY SAID CITY FROM ANY AND ALL LIABILITY AND ALLEGED CLAIMS RELATING TO SAID PRIVATE STREETS. THE LOT OWNERS SHALL BE RESPONSIBLE FOR THE COSTS TO MAINTAIN THE PRIVATE STREETS, ACCOMPANYING STORM DRAINAGE, PRIVATE SIDEWALKS, PRIVATE STREET LIGHTING, AND ANY OTHER PRIVATE IMPROVEMENT IN THE PRIVATE STREET AREA.

23. THE OWNER(S)/DEVELOPER(S) SHALL SIGN AND RECORD AN INDEMNIFICATION AGREEMENT HOLDING HARMLESS THE CITY OF WESLACO AND INDEMNIFY IT FROM ALL OBLIGATIONS TO MAINTAIN SAID STREETS AND FROM ANY LIABILITY ARISING OUT OF OR INCIDENT TO SUCH STREETS.

Sigler,
Winston,
Greenwood,
& Associates, Inc.



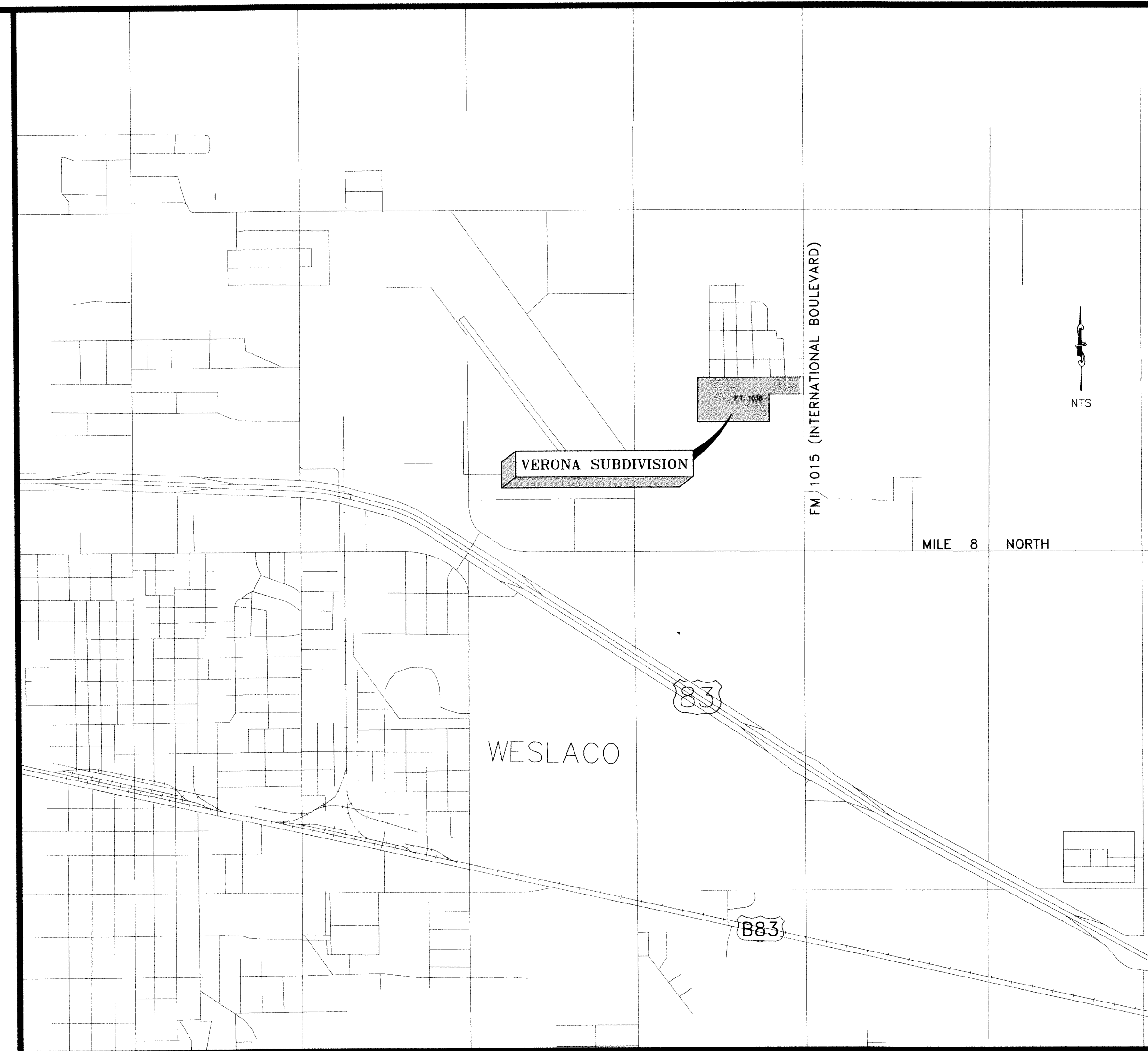
SWG ENGINEERING, LLC
WESLACO, TEXAS
TEXAS FIRM REGISTRATION NO. F-592
(956) 968-2194
SINCE 1945



CITY COMMISSION

DAVID SUAREZ ————— MAYOR
LEO MUNOZ ————— COMMISSIONER DISTRICT 1
GREGG KERR ————— COMMISSIONER DISTRICT 2
JOSE "JP" RODRIGUEZ ————— COMMISSIONER DISTRICT 3
ADRAIN FARIAS ————— COMMISSIONER DISTRICT 4
LETTY LOPEZ ————— COMMISSIONER DISTRICT 5
JOSH PEDRAZA ————— COMMISSIONER DISTRICT 6

MIKE R. PEREZ ————— CITY MANAGER



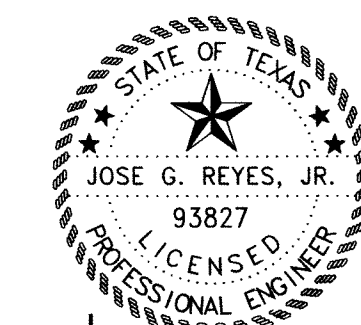
LOCATION MAP

CONSTRUCTION PLANS
FOR
VERONA SUBDIVISION
TO THE
CITY OF WESLACO

2021



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Jose G. Reyes, Jr., P.E.
9/1/2021

SWG PROJECT NO.: 18-128

PLAN SET NO.: _____

DATE: _____

8/19/2021 10:46 AM
Z:\DRAFTING\MANUEL\ACAD\19-128 VERONA SUBD - Cop\1-GENERAL NOTES

GENERAL CONSTRUCTION NOTES:

1. ALL IMPROVEMENTS TO BE IN ACCORDANCE WITH CITY OF WESLACO CODES.
2. CONTRACTOR TO VERIFY LOCATION AND ELEVATION OF EXISTING FACILITIES PRIOR TO CONSTRUCTION.
3. CONTRACTOR TO PLAN AND PERFORM HIS WORK IN A MANNER THAT WILL PERMIT SAFE PUBLIC TRAFFIC MOVEMENT ON ALL STREETS.
4. TEMPORARY TRAFFIC CONTROL DURING CONSTRUCTION TO BE ACCORDANCE WITH TEXAS MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES, LATEST EDITION. TRENCHES OR EXCAVATIONS MAY NOT BE LEFT OPEN OVERNIGHT.
5. CONTRACTOR SHALL PROVIDE PROTECTIVE DEVICES SUCH AS SIGNS, LIGHTS AND SIGNALS FOR THE SAFETY OF THE PUBLIC AND WORKERS AS REQUIRED. (NO SEPARATE PAY)
6. CONTRACTOR TO BE RESPONSIBLE FOR PROTECTION AND/OR SAFETY OF THE WORK SITE, WORKERS, SUBCONTRACTORS, MATERIALS AND/OR EQUIPMENT.
7. CONSTRUCTION STAKING SHALL BE BY THE CONTRACTOR AND AT THE CONTRACTOR'S EXPENSE BASE LINES ARE STAKED AS SHOWN ON PLANS. ALL DIMENSIONS ARE TO BACK OF CURB UNLESS SHOWN OTHERWISE.
8. MATERIAL TESTING SHALL BE PROVIDED BY THE CITY OF WESLACO. RE-TEST TO BE AT CONTRACTOR'S EXPENSE.
9. CONTRACTOR SHALL SUBMIT A TRAFFIC CONTROL PLAN (IF REQUIRED), FOR APPROVAL BY THE CITY ENGINEER OFFICE PRIOR TO CONSTRUCTION.
10. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL PERMITS REQUIRED AND AT CONTRACTOR'S EXPENSE.
11. ANY DAMAGE TO EXISTING STRUCTURES, SUCH AS PAVEMENT, INLETS, MANHOLES, FENCES, SIDEWALKS, ETC. SHALL BE REPAIRED TO PRE-CONSTRUCTION AT CONTRACTOR'S EXPENSE.
12. "THESE PLANS, PREPARED BY SWG ENGINEERING, LLC DO NOT EXTEND TO OR INCLUDE DESIGN OR SYSTEMS PERTAINING TO THE SAFETY OF THE CONSTRUCTION CONTRACTOR OR ITS EMPLOYEES AGENTS OR REPRESENTATIVES IN THE PERFORMANCE OF THE WORK. THE SEAL OF JOSE G. REYES REGISTERED PROFESSIONAL ENGINEER HEREON DOES NOT EXTEND TO ANY SUCH SAFETY SYSTEMS THAT MAY NOW OR HEREAFTER BE INCORPORATED IN THESE PLANS. THE CONSTRUCTION CONTRACTOR SHALL PREPARE OR OBTAIN THE APPROPRIATE SAFETY SYSTEMS, INCLUDING THE PLANS AND SPECIFICATIONS REQUIRED BY THE HOUSE BILLS 622 AND 665 ENACTED BY THE TEXAS LEGISLATURE IN THE 70th LEGISLATURE REGULAR SESSION"
13. CONTRACTOR SHALL GIVE NOTICE TO ALL AUTHORIZED INSPECTORS, SUPERINTENDENTS, OR PERSONS IN CHARGE OF PRIVATE AND PUBLIC UTILITIES AFFECTED BY HIS OPERATIONS PRIOR TO COMMENCEMENT OF WORK. NOTIFY TEXAS ONE CALL FOR UTILITY LOCATIONS PRIOR TO ANY AND ALL EXCAVATIONS.
14. CONTRACTOR TO COORDINATE WITH THE CITY OF WESLACO ON WORK SCHEDULES, TESTING, GENERAL INSPECTION, AND EXISTING LINES.
15. CONTRACTOR TO EXERCISE CAUTION WHEN WORKING NEAR EXISTING FACILITIES AND/OR UTILITIES. ALL DAMAGE TO BE REPAIRED AT CONTRACTOR'S EXPENSE. ALL COSTS FOR INTERRUPTION OF GAS, ELECTRICAL COMMUNICATIONS AND/OR WATER SERVICE DUE TO CONTRACTOR'S WORK SHALL BE BORNE BY THE CONTRACTOR.
16. INFORMATION ON EXISTING UTILITIES IS FROM BEST AVAILABLE INFORMATION OF RECORD AND SPOT FIELD LOCATIONS. NEITHER THE ENGINEER NOR THE CITY OF WESLACO TAKE RESPONSIBILITY FOR ACCURACY OF LOCATION. CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFICATION AND LOCATION OF THESE UNDERGROUND UTILITIES AS REQUIRED AT NO SEPARATE PAY. CITY OF WESLACO PERSONNEL WILL BE AVAILABLE FOR ASSISTANCE AND OPERATION OF VALVES AS REQUIRED. CONTRACTOR TO COORDINATE WITH OTHER UTILITIES COMPANIES, ELECTRICAL UTILITIES, GAS UTILITIES, AND TELEPHONE UTILITIES.
17. ALL SPOIL MATERIAL AND DEBRIS SHALL BE DISPOSED OFFSITE BY CONTRACTOR IN A LEGAL MANNER FURNISHING AND TRANSPORTATION OF ALL OFFSITE MATERIAL TO BE AT CONTRACTOR'S EXPENSE.
18. UPON COMPLETION OF CONSTRUCTION, CONTRACTOR SHALL RETURN THE SITE TO ORIGINAL CONTOURS UNLESS DIFFERENT FINISHED ELEVATIONS ARE SHOWN ON PLANS. CONTRACTOR TO INSURE NO AREAS OF PONDING ARE PRESENT.
19. CONCRETE NOTES:
 - A. ALL CONCRETE WORK TO BE FORMED, UNLESS OTHERWISE APPROVED.
 - B. ALL CONCRETE TO BE 4,000 PSI AT 28 DAYS, UNLESS OTHERWISE SHOWN. STRENGTH TO BE DETERMINED BY CYLINDER BREAK TEST.
 - C. ALL REINFORCING STEEL TO BE ASTM A-615, GRADE 60, UNLESS OTHERWISE SHOWN.
 - D. ALL EXPOSED CONCRETE WORK TO BE CHAMFERED.
20. CONTRACTOR TO INSURE SAME DAY ACCESS TO ALL RESIDENCES AND BUSINESSES ADJACENT TO CONSTRUCTION.
21. DEMOLITION, REMOVAL AND DISPOSAL OF ALL EXCESS CONCRETE, CURBS, RUBBLE, ETC. TO BE AT CONTRACTOR'S EXPENSE.
22. ALL STRUCTURES TO BE ADJUSTED BY THE CONTRACTOR TO MEET FINAL GRADES, A MAXIMUM OF 2 FEET OF THROAT RINGS WILL BE ALLOWED.
23. THE CONTRACTOR SHALL CONTACT THE CITY CONSTRUCTION INSPECTOR 48 HOURS PRIOR TO COMMENCING WORK.
24. CONTRACTOR TO PROVIDE EROSION CONTROL MEASURES AS NEEDED. PROTECT EXISTING STREETS AND INLETS WITH SILT FENCE AND EROSION CONTROL LOGS.
25. CONTRACTOR SHALL AT ALL TIMES ALLOW ACCESS TO EXISTING DRIVEWAY OR PROVIDE/MAINTAIN ALTERNATIVE ALL-WEATHER ROUTES.
26. WORK TO OCCUR DURING REGULAR WORKING HOURS. MONDAY THRU FRIDAY. NO WORK TO OCCUR DURING CITY HOLIDAYS. NON-WORKING HOURS MONDAY THRU FRIDAY, AND WEEKENDS UNLESS APPROVED BY THE OWNER.

PAVING CONSTRUCTION NOTES:

1. HOT MIX ASPHALT CONCRETE TO BE IN ACCORDANCE WITH TxDOT SPECIFICATION TYPE "D" ITEM 340.
2. SUBGRADE EXCAVATION AND RECOMPACTION TO BE INCLUDED IN PRICE BID PER SQUARE YARD FOR "LIME TREATED SUBGRADE"
3. CONTRACTOR TO FILL BEHIND CURB AND SIDEWALKS AND SHAPE TO INSURE PROPER DRAINAGE.
4. CONSTRUCTION JOINTS TO EXISTING PAVEMENT SHALL BE MADE BY EITHER CUTTING BACK EXISTING TO PRODUCE A SLIGHTLY BEVELED EDGE FOR THE FULL THICKNESS OF THE WEARING COURSE OR A SUITABLE LAP JOINT SHALL BE MADE. SAW CUTTING REQUIRED.
5. NO TRAFFIC SHALL BE ALLOWED ON THE FINISHED WEARING SURFACE UNTIL AT LEAST 12 HOURS AFTER COMPLETION OF ROLLING.
6. HOT MIX ASPHALT CONCRETE TRANSPORT TRUCKS TO BE EQUIPPED WITH CANVAS COVERS TO BE UTILIZED DURING MATERIAL HAULING. MATERIAL DELIVERED TO SITE AT IMPROPER TEMPERATURE SHALL BE REJECTED. HOT MIX SHALL BE LAID AT A MINIMUM TEMPERATURE OF 225° F.
7. WHEN TYING INTO EXISTING CURB, EXPOSE REBAR AND FORM EXPANSION JOINT PER DETAILS SHEET.
8. ANY SETTLEMENT UNDER PAVEMENT DUE TO INADEQUATE COMPACTION OF UTILITY LINE BACK FILL SHALL BE CAUSE FOR RECOMPACTION OF TRENCH AND REPLACEMENT OF PAVEMENT SECTION.

WASTEWATER COLLECTION LINE CONSTRUCTION NOTES:

1. ALL PROPOSED SEWER LINES WILL BE SDR 26 PIPE MATERIAL (UNLESS OTHERWISE NOTED).
2. CONTRACTOR TO PROVIDE DEFLECTION TEST IN ACCORDANCE WITH TCEQ CHAPTER 317.2 (a) (4) (c). MANDREL TO BE PULLED IN BOTH DIRECTIONS.
3. CONTRACTOR TO PROVIDE LOW PRESSURE AIR TEST IN ACCORDANCE WITH TCEQ CHAPTER 317.2 (a), (4) (b). 30 DAYS AFTER INSTALLATION NO WATER TEST ALLOWED.
4. CONTRACTOR TO FIELD VERIFY THE LOCATION OF EXISTING UTILITIES AND FACILITIES PRIOR TO CONSTRUCTION.
5. ALL CROSSING OF WASTEWATER COLLECTION LINES AND WATERLINES SHALL BE CONSTRUCTED IN ACCORDANCE WITH TCEQ REGULATIONS CHAPTER 290 AND 317.
6. CONTRACTOR TO PROVIDE LEAKAGE TEST FOR MANHOLE IN ACCORDANCE WITH TCEQ CHAPTER 317.2 (c), (5) (h) OF THE STATE WASTEWATER CODE. NO WATER TEST ALLOWED.
7. CONTRACTOR TO STAMP CURB WITH "S" AT LOCATION OF WASTEWATER SERVICE LINES FOR VACANT LOTS.
8. NO WATER JETTING ALLOWED, MECHANICAL COMPACTION REQUIRED.
9. THE CONTRACTOR SHALL DEVELOP A TRENCH SAFETY PROGRAM IN ACCORDANCE WITH OSHA STANDARDS GOVERNING THE PRESENCE AND ACTIVITIES OF INDIVIDUALS WORKING IN AND AROUND TRENCH EXCAVATION.
10. FITTINGS WITH DEFLECTION ARE NOT PERMITTED ON GRAVITY WASTEWATER LINES.

WATERLINE CONSTRUCTION NOTES:

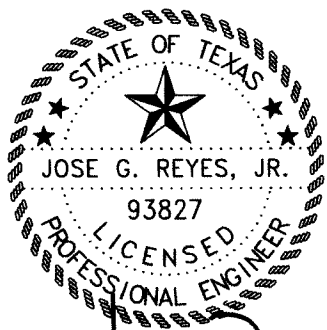
1. ALL WATER LINES TO BE C-900 CLASS 150 PVC UNLESS OTHERWISE NOTED.
2. DOUBLE CHECK VALVE WILL BE REQUIRED WHEN FLUSHING NEW WATERLINE FOR PRESSURE TESTING.
3. ALL WATER AND WASTEWATER COLLECTION LINE CROSSING TO BE CONSTRUCTED IN ACCORDANCE WITH TCEQ REGULATION, CHAPTER 290 AND 317.
4. CONTRACTOR TO FIELD LOCATE EXISTING METERS AND PROPOSED SERVICE CONNECTION LOCATIONS PRIOR TO CONSTRUCTION OF MAIN.
5. CONTRACTOR TO VERIFY THE LOCATION OF ALL EXISTING LINES TO BE TIED INTO NEW MAIN PRIOR SETTING LOCATION OF TIE-IN TEE AND VALVE ON MAIN.
6. WATERLINE MAINS TO BE HYDROSTATICALLY AND BACTERIOLOGICALLY TESTED PER CITY OF WESLACO REQUIREMENTS PRIOR TO TIE-INS. CITY OF WESLACO APPROVAL OF TESTING IS REQUIRED.
7. CONTRACTOR TO STAMP CURB WITH "W" AT LOCATION OF WATER SERVICE LINES FOR VACANT LOTS.
8. CONTRACTOR SHALL MAINTAIN AS MINIMUM 10 FEET HORIZONTAL AND 2 FEET VERTICAL SEPARATION BETWEEN WATER LINES AND ANY OTHER SEWER.
9. NO WATER JETTING ALLOWED, MECHANICAL COMPACTION REQUIRED.
10. FIRE HYDRANTS SHALL BE PLACED 3 FEET BEHIND BACK OF CURB AND FLANGE SHALL BE 6 INCHES ABOVE GRADE.
11. CONTRACTOR SHALL MAINTAIN A MINIMUM 4 FEET OF COVER ON ALL WATER LINES.
12. FITTING TO BE USED ON DEFLECTIONS AS NEEDED.
13. THE CONTRACTOR SHALL DEVELOP A TRENCH SAFETY PROGRAM IN ACCORDANCE WITH OSHA STANDARDS GOVERNING THE PRESENCE AND ACTIVITIES OF INDIVIDUALS WORKING IN AND AROUND TRENCH EXCAVATION.

UTILITY COMPANY CONTACTS:

CITY OF WESLACO PLANNING DEPARTMENT -----956-000-0000
TEXAS GAS COMPANY -----1-800-959-5325
AT&T -----956-951-2392
TEXAS DEPARTMENT OF TRANSPORTATION -----956-542-2260
SPECTRUM (TIME WARNER) -----956-541-6782
AEP -----877-373-4858
MAGIC VALLEY ELECTRIC COOPERATIVE -----1-866-255-5683
DIG-TESS -----811 OR 1-800-344-8377

EROSION GENERAL NOTES:

1. IT IS THE INTENT OF THIS SUGGESTED EROSION CONTROL PLAN AND WITHIN THE SPECIFICATIONS TO BE USED AS THE GENERAL GUIDELINES OF THE STORM WATER POLLUTION PREVENTION PLAN FOR THIS PROJECT TO ESTABLISH A MINIMUM BASIS OF COMPLIANCE WITH FEDERAL REGULATIONS. CONTRACTOR SHALL PREPARE AND SUBMIT A NOTICE OF INTENT PER THE REQUIREMENTS IN THE NPDES GENERAL PERMIT. THE CONTRACTOR SHALL PREPARE THE STORM WATER POLLUTION PREVENTION PLAN AND BE SOLELY RESPONSIBLE FOR ITS IMPLEMENTATION. THE STORM WATER POLLUTION PREVENTION PLAN SHALL MEET THE REQUIREMENTS SET FORTH IN THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY (TCEQ) TPDES GENERAL PERMIT FOR REGION 6 FOR STORM WATER DISCHARGES FROM CONSTRUCTION SITES.
2. THE STORM WATER POLLUTION PREVENTION PLAN SHOULD ADDRESS THREE GOALS:
 - A. DIVERSION OF UPSLOPE 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 TCEQ.
4. THE CONTRACTOR MUST AMEND PLANS WHENEVER THERE IS A CHANGE IN DESIGN CONSTRUCTION, OPERATION, OR MAINTENANCE OF THE PLAN, OR WHEN THE EXISTING PLAN PROVES INEFFECTIVE, MODIFICATIONS INCLUDING DESIGN AND ALL ADDITIONAL MATERIALS AND WORK SHALL BE ACCOMPLISHED BY THE CONTRACTOR AT NO ADDITIONAL EXPENSE TO THE OWNER.
5. STABILIZED MEASURES ARE TO BE INSPECTED AT A MINIMUM OF ONCE EVERY 14 DAYS AND WITHIN 24 HOURS AFTER ANY STORM EVENT GREATER 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:
 - A. DESIGNATING AREAS FOR EQUIPMENT MAINTENANCE AND REPAIR.
 - B. REGULAR COLLECTION OF WASTE.
 - C. CONVENIENTLY LOCATED WASTE RECEPTACLES, AND
 - D. DESIGNATING AND CONTROLLED EQUIPMENT WASH DOWN.
9. THE CONTRACTOR SHALL AMEND OR MODIFY THIS PLAN AS REQUIRED BY CONSTRUCTION MEANS, METHODS AND SEQUENCE MODIFICATIONS SHALL NOT COMPROMISE THE INTENT OF THE REQUIREMENTS OF THE LAW AND THIS PLAN. MODIFICATIONS SHALL NOT BE BASIS FOR ADDITIONAL COSTS OF THE OWNER.
10. AREAS OF CONSTRUCTION ELSEWHERE ON THE JOB SITE SHALL CONFORM TO THE DETAILS SHOWN ON THE 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 (SWP3). THE WORK SHALL BE DONE BY THE CONTRACTOR AT AND 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 DITCHES AND EMBANKMENTS. 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 STABILIZED CONSTRUCTION EXIST AT ALL TRAFFIC EXIST POINTS PRIOR TO EXISTING ONTO ANY PAVED ROADWAY.



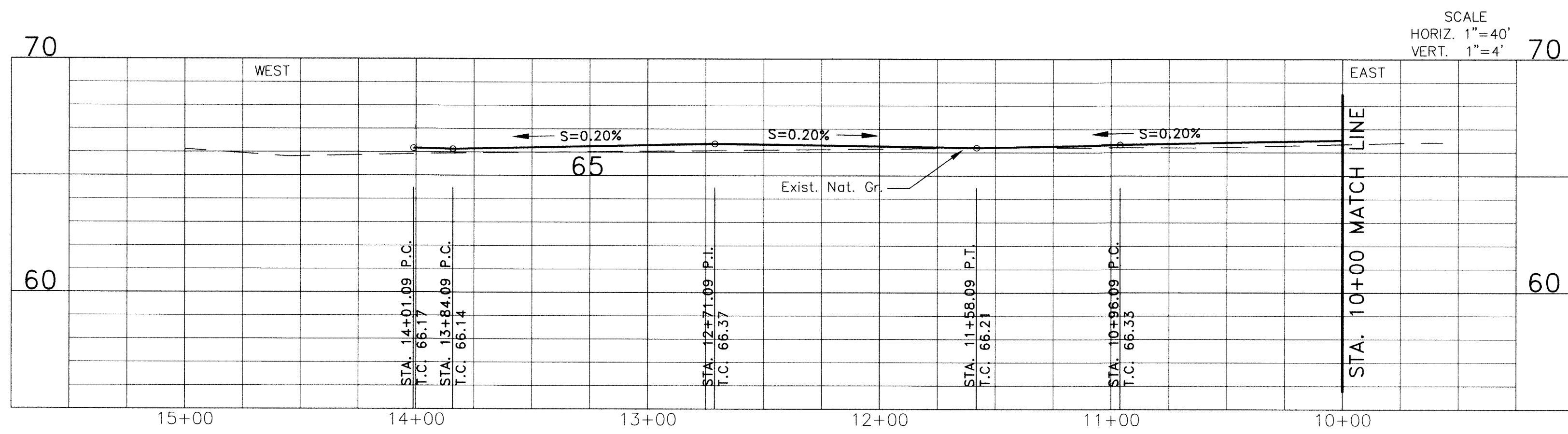
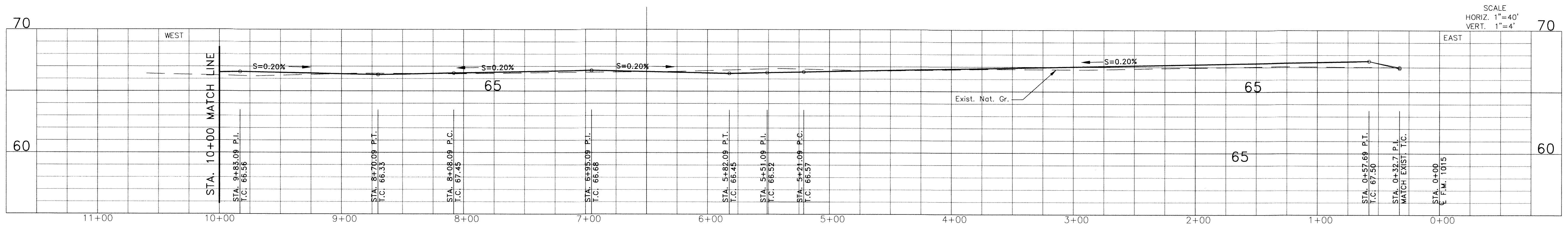
Jose G. Reyes, Jr., P.E.

9/1/2021

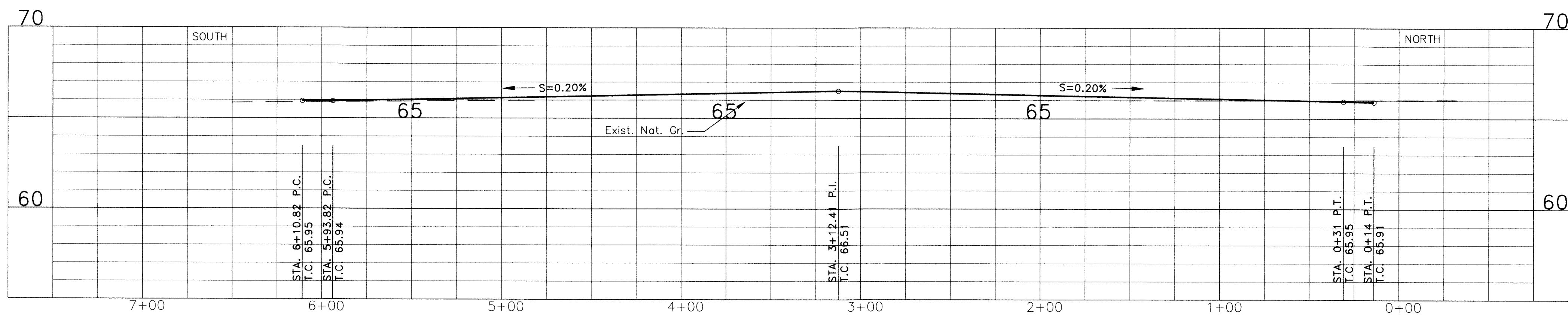
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1	8-29-21	ADDED 2 ADDITIONAL LOTS		MV Jr.
REV.	DATE	DESCRIPTION		BY
WESLACO, TEXAS				
VERONA SUBDIVISION				
GENERAL NOTES AND SPECIFICATIONS				
SIGLER, WINSTON, GREENWOOD AND ASSOCIATES, LLC				
SWG ENGINEERING, LLC				
TEXAS FIRM REGISTRATION NO. F-592				
WESLACO, TEXAS				
DRAWN: MV Jr.	CHECKED: JGR, Jr.	PROJECT NO.		19-128-1
DATE: AUG., 2021	SHEET: 1 OF 15			

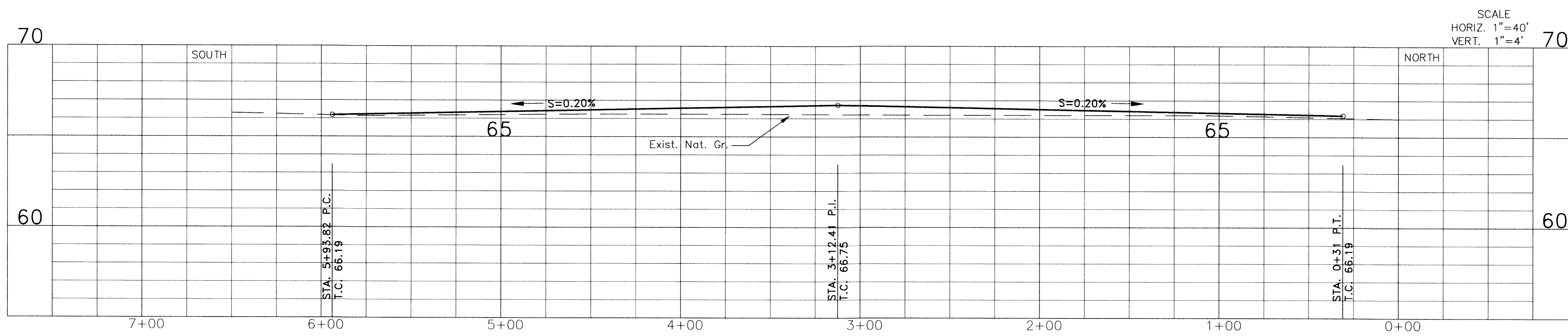




MARIA JOSE DRIVE

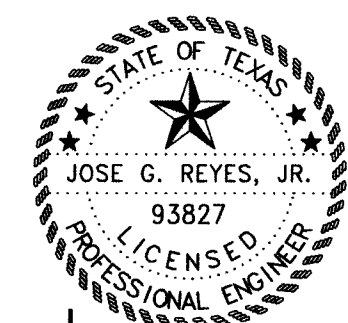


VANI DRIVE



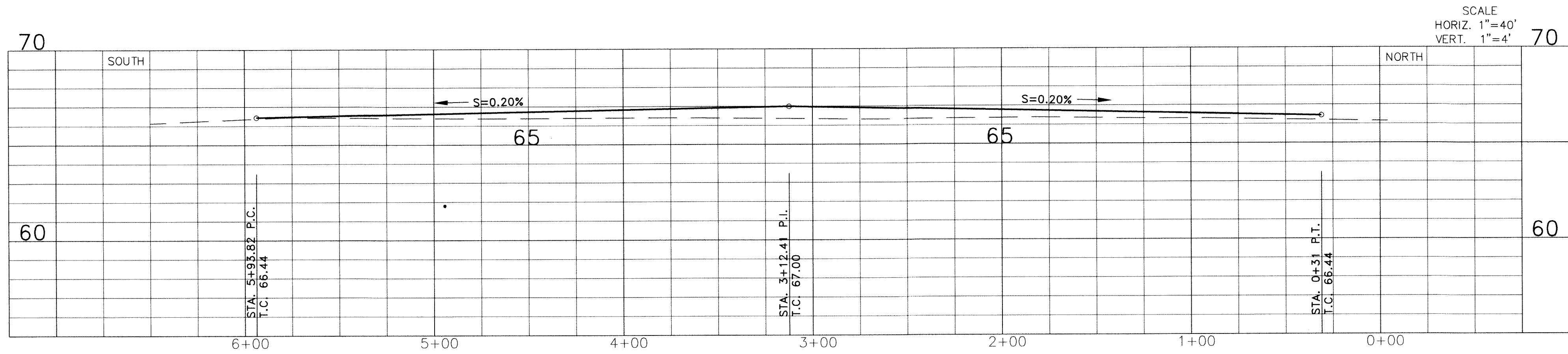
PETRI DRIVE

UTILITIES NOTE:
Existing above ground utilities and topography have been plotted by direct field information. Underground utilities have been plotted from various sources and locators. Contractor will be required to establish their exact location, depth, and size. The contractor is also responsible for the replacement or repair of all cut or broken water lines, irrigation lines, force mains, sprinkler systems, gas lines, electrical lines, cables, etc.

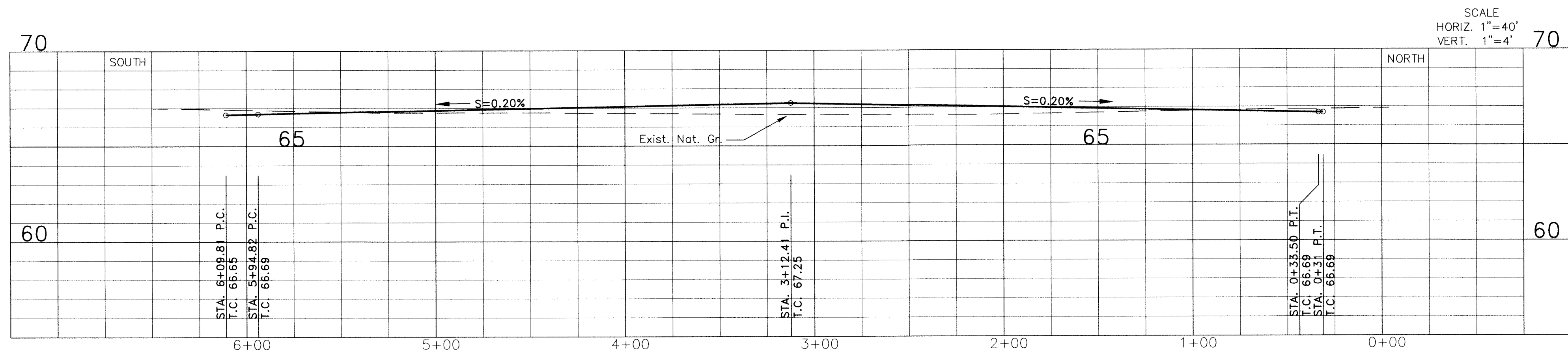


Jose G. Reyes, Jr., P.E.
9/1/2021
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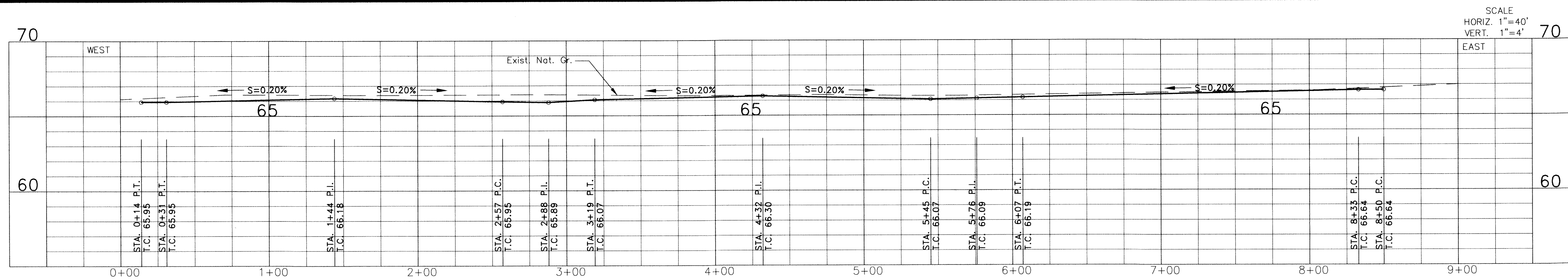
1	8-29-21	ADDED 2 ADDITIONAL LOTS	MV Jr.
WESLACO, TEXAS PROPOSED PAVING IMPROVEMENTS FOR VERONA SUBDIVISION			
PROFILES FOR MARIA JOSE, VANI AND PETRI DRIVES			
SIGLER, WINSTON, GREENWOOD AND ASSOCIATES SWG ENGINEERING, LLC TEXAS FIRM REGISTRATION NO. F-592 WESLACO, TEXAS			
DRAWN: MV Jr.	CHECKED: JGR, Jr.	DATE: AUG., 2021	NO. 3 OF 15
DRAWING NO. 19-128-3			



LORE DRIVE



MARCELA DRIVE

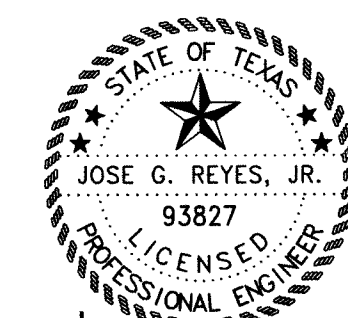


DANIELA T. DRIVE

SCALE 1"=40'

BASIS OF BEARING
AS PER THE
TEXAS COORDINATE SYSTEM
NAD 83 TEXAS STATE PLANE
SOUTH ZONE U.S.

UTILITIES NOTE:
Existing above ground utilities and topography
have been plotted by direct field information.
Underground utilities have been plotted from
various sources and locators. Contractor will
be required to establish their exact location,
depth, and size. The contractor is also respon-
sible for the replacement or repair of all cut
or broken water lines, irrigation lines, force
mains, sprinkler systems, gas lines, electrical
lines, cables, etc.



9/1/2021

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and Associates

1	8-29-21	ADDED 2 ADDITIONAL LOTS	MV Jr.
WESLACO, TEXAS PROPOSED PAVING IMPROVEMENTS FOR VERONA SUBDIVISION			
PROFILES FOR LORE, MARCELA AND DANIELA T. DRIVES			
SIGLER, WINSTON, GREENWOOD AND ASSOCIATES SWG ENGINEERING, LLC TEXAS FIRM REGISTRATION NO. F-592 WESLACO, TEXAS			
DRAWN: MV Jr.		CHECKED: JGR, Jr.	DRAWING NO. 19-128-4
DATE: AUG., 2021		NO. 4 OF 15	

Z:\DRAFTING\MANUEL\ACAD\19-128 VERONA SUBD - Cop\X2-5--PAVING PLAN 8/30/2021 11:48 AM

GENERAL NOTES:

- CURBS AND GUTTERS TO BE CONSTRUCTED OF 4,000 PSI CONCRETE.
- FOR NON-REINFORCED STANDARD CURB OR CURB & GUTTER PROVIDE SAWED CONTRACTION JOINTS 10' O.C. MAX. ALSO PROVIDE 1/2" EXPANSION JOINTS AT 30' O.C. MAX. AT POINTS OF CURVATURE, CURB INLETS, BOX CULVERTS, AT EACH SIDE OF DRIVEWAYS AND ADJACENT TO SIDEWALK.
- FOR REINFORCED STANDARD CURB OR CURB & GUTTER PROVIDE SAWED CONTRACTION JOINTS 10' O.C. MAX AND EXPANSION JOINTS SHALL BE SPACED AT 120' O.C. MAX. AT POINTS OF CURVATURE, CURB INLETS, BOX CULVERTS, AT EACH SIDE OF DRIVEWAYS, AND ADJACENT TO SIDEWALKS.
- EDGES NOT SPECIFIED WITH DIMENSIONS SHALL BE EDGED WITH A 3/8" EDGING TOOL.
- A MEMBRANE CURING COMPOUND SHALL BE APPLIED TO EXPOSED CURB OR CURB & GUTTER AFTER THE SURFACE FINISH HAS BEEN COMPLETED AT A MIN. RATE OF 1 GAL/180 S.F. OF SURFACE AREA.
- DESIGN ELEVATIONS TO BE GIVEN AT PC, PT AND MID POINT OF THE CURB RADII (FLOW OF CURB ELEVATION) AND AT INTERSECTIONS OF PROJECTED FLOWLINES (FLOWLINE ELEVATION).
- ON UPSTREAM AND DOWNSTREAM ENDS OF THE INTERSECTION, VALLEY GUTTER CONSTRUCTION SHALL EXTEND TO THE END OF RETURNS.
- THE VALLEY GUTTER TO BE REINFORCED WITH 6"x 6"x NO. 6 GA. WIRE MESH OR NO. 3 @ 12" O.C.E.W. INVERT OF VALLEY GUTTER TO EXTEND FROM FLOWLINE OF UPSTREAM CURB RETURN TO FLOWLINE OF DOWNSTREAM CURB RETURN.
- FOR NEW CONSTRUCTION, VALLEY GUTTER SHALL BE CONSTRUCTED PRIOR TO ADJACENT PAVEMENT.
- PRIOR TO CONSTRUCTION OF NEW VALLEY GUTTER ON EXISTING ACCEPTED STREETS, PAVEMENT SHALL BE REMOVED AS SHOWN ON PLANS.
- EXISTING CURB OR PAVEMENT SHALL BE SAWCUT WHERE NECESSARY TO CONNECT TO PROPOSED VALLEY GUTTER.

CONCRETE CURB & GUTTER

GENERAL NOTES:

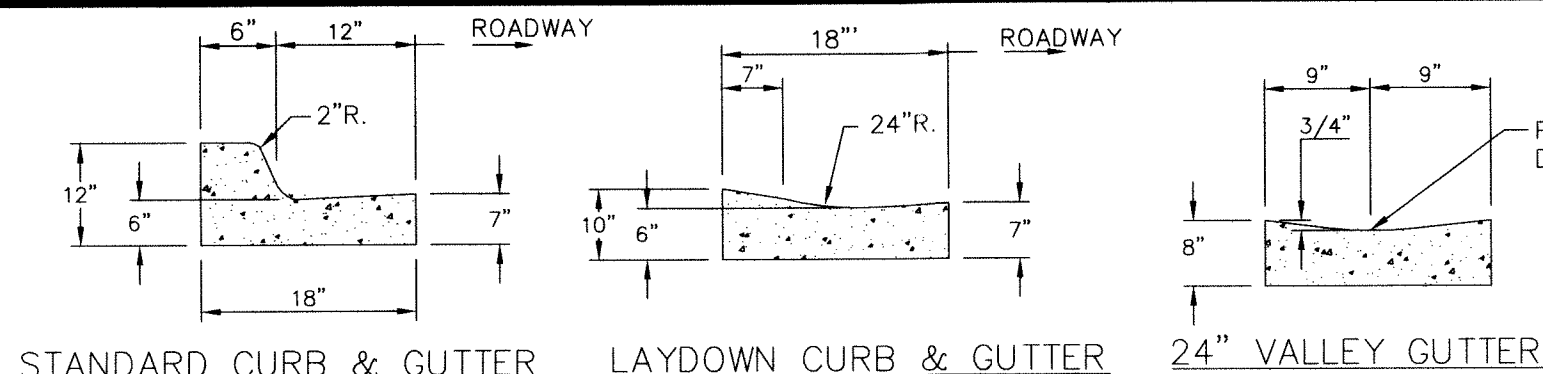
- PUBLIC SIDEWALK CURB RAMPS SHALL BE CONSTRUCTED IN THE PUBLIC RIGHT OF WAY AT LOCATIONS THAT WILL PROVIDE CONTINUOUS PEDESTRIAN CIRCULATION PATHS TO PEDESTRIAN AREAS, ELEMENTS AND FACILITIES IN THE PUBLIC RIGHT OF WAY AND TO ACCESSIBLE PEDESTRIAN ROUTES ON ADJACENT SITES. CURBED FACILITIES WITH SIDEWALKS AND THOSE WITHOUT SIDEWALKS ARE TO HAVE CURB RAMPS CONSTRUCTED AT ALL STREET INTERSECTIONS AND AT TURNOUTS THAT HAVE CURBED RETURNS. PARTIAL CURB RETURNS SHALL BE EXTENDED BY INDEX NO. 515 TO ACCOMMODATE CURB RAMPS. RAMPS CONSTRUCTED AT LOCATIONS WITHOUT SIDEWALKS SHALL HAVE A LANDING CONSTRUCTED AT THE TOP OF EACH RAMP.
- THE LOCATION AND ORIENTATION OF CURB RAMPS SHALL BE AS SHOWN IN THE PLANS CURB RAMP RUNNING SLOPES AT UNRESTRAINED SITES SHALL NOT BE STEEPER THAN 1:12 AND CROSS SLOPE SHALL BE 0.02 OR FLATTER. TRANSITION SLOPES SHALL NOT BE STEEPER THAN 1:12.
- WHEN ALTERING EXISTING PEDESTRIAN FACILITIES WHERE EXISTING SITE DEVELOPMENT PRECLUDES THE ACCOMMODATION OF A RAMP SLOPE OF 1:12, A RUNNING SLOPE BETWEEN 1:12 AND 1:10 IS PERMITTED FOR A RISE OF 6" MAXIMUM AND A RUNNING SLOPE OF BETWEEN 1:10 AND 1:8 IS PERMITTED FOR A RISE OF 3" MAXIMUM. WHERE COMPLIANCE WITH THE REQUIREMENTS FOR CROSS SLOPE CANNOT BE FULLY MET, THE MINIMUM FEASIBLE CROSS SLOPE SHALL BE PROVIDED RAMP RUNNING SLOPE IS NOT REQUIRED TO EXCEED 8' IN LENGTH, EXCEPT AT SITES WHERE THE PLANS SPECIFY A GREATER LENGTH.
- IF A CURB RAMP IS LOCATED WHERE PEDESTRIANS MUST WALK ACROSS THE RAMP, THEN THE WALK SHALL HAVE TRANSITION SLOPES TO THE RAMP. THE MAXIMUM SLOPE OF THE TRANSITIONS SHALL BE 1:12. RAMPS WITH CURB RETURNS MAY BE USED AT LOCATIONS WHERE OTHER IMPROVEMENTS PROVIDED GUIDANCE AWAY FROM THAT PORTION OF CURB PERPENDICULAR TO THE SIDEWALK; IMPROVEMENTS FOR GUIDANCE ARE NOT REQUIRED AT CURB RAMPS FOR LINEAR PEDESTRIAN TRAFFIC.
- CURB RAMP DETECTABLE WARNING SURFACES SHALL EXTEND THE FULL WIDTH OF THE RAMP AND IN THE DIRECTION OF TRAVEL 24" FROM THE BACK OF CURB. DETECTABLE WARNING SURFACES SHALL BE CONSTRUCTED BY TEXTURING A TRUNCATED DOME PATTERN IN CONFORMANCE WITH U.S. DEPARTMENT OF JUSTICE A.D.A. STANDARDS FOR ACCESSIBLE DESIGN, A.D.A. ACCESSIBILITY GUIDELINES, SECTION 4.29.2. TRANSITION SLOPES ARE NOT TO HAVE DETECTABLE WARNINGS.
- UNLESS OTHERWISE CALLED OUT IN THE PLANS, THE RAMP DETECTABLE WARNING SURFACE SHALL BE COLORED IN ACCORDANCE WITH SECTION 351 OF THE STANDARD SPECIFICATIONS.
- WHERE A CURB RAMP IS CONSTRUCTED WITHIN EXISTING CURB, CURB AND GUTTER AND/OR SIDEWALK, THE EXISTING CURB OR CURB AND GUTTER SHALL BE REMOVED TO THE NEAREST JOINT BEYOND THE CURB TRANSITIONS OR TO THE EXTENT THAT NO REMAINING SECTION OF CURB OR CURB AND GUTTER IS LESS THAN 5' LONG. THE EXISTING SIDEWALK SHALL BE REMOVED TO THE NEAREST JOINT BEYOND THE TRANSITION SLOPE OR WALK AROUND OR TO THE EXTENT THAT NO REMAINING SECTION OF SIDEWALK IS LESS THAN 5' LONG.
- ALPHA-NUMERIC IDENTIFICATIONS ARE FOR REFERENCE. (PLANS, PERMITS, ETC.)
- PUBLIC SIDEWALK CURB RAMPS ARE TO BE PAID FOR AS FOLLOWS:
RAMPS, RECONSTRUCTED SIDEWALKS, WALK AROUND SIDEWALKS, SIDEWALKS LANDINGS AND SIDEWALK CURBS ARE TO BE PAID FOR UNDER THE CONTRACT UNIT PRICE FOR SIDEWALK CONCRETE, (--- THICK).
5' CURB TRANSITIONS AND RECONSTRUCTED CURBS ARE TO BE PAID FOR UNDER THE CONTRACT UNIT PRICE FOR THE PARENT CURB, I.E., CURB CONC., (TYPE ---), LF OR CURB AND GUTTER CONC., (TYPE ---), LF.
WHEN A SEPARATE PAY ITEM FOR THE REMOVAL AND DISPOSAL OF EXISTING CURB, CURB AND GUTTER, AND/OR SIDEWALK IS NOT PROVIDED IN THE PLANS, THE COST OF REMOVAL AND DISPOSAL OF THESE FEATURES SHALL BE INCLUDED IN THE CONTRACT UNIT PRICE FOR NEW CURB, CURB AND GUTTER AND/OR SIDEWALK RESPECTIVELY.

GENERAL NOTES

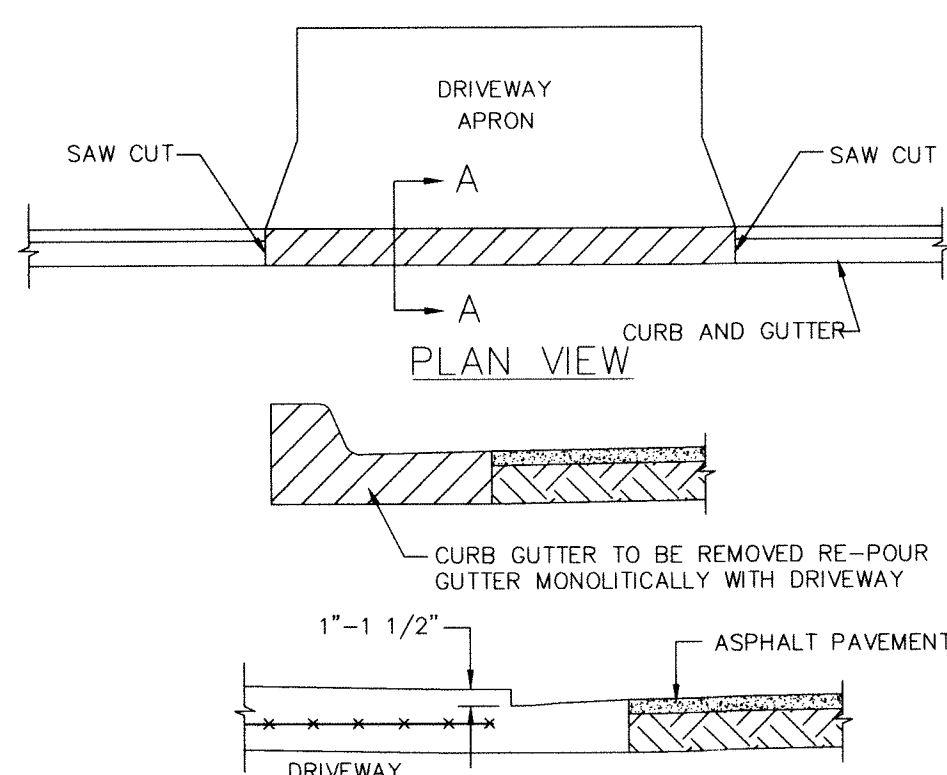
GENERAL NOTES

- ALL SLOPES ARE MAXIMUM ALLOWABLE. THE LEAST POSSIBLE SLOPE THAT WILL STILL DRAIN PROPERLY SHOULD BE USED. ADJUST CURB RAMP LENGTH OR GRADE OF APPROACH SIDEWALKS AS DIRECTED.
- THE MINIMUM SIDEWALK WIDTH IS 5'. WHERE THE SIDEWALK IS ADJACENT TO THE BACK OF CURB, A 6' SIDEWALK WIDTH IS ENCOURAGED. WHERE A 5' SIDEWALK CAN NOT BE PROVIDED DUE TO SITE CONSTRAINTS, A MINIMUM 3' SIDEWALK WITH 5'x5' PASSING AREAS AT INTERVALS NOT TO EXCEED 200' IS REQUIRED.
- LANDINGS SHALL BE 5'x5' MINIMUM WITH A MAXIMUM 2% SLOPE IN ANY DIRECTION.
- MANEUVERING SPACE AT THE BOTTOM OF CURB RAMPS SHALL BE A MINIMUM OF 4'x4' WHOLLY CONTAINED WITHIN THE CROSSWALK AND WHOLLY OUTSIDE THE PARALLEL VEHICULAR TRAVEL PATH.
- MAXIMUM ALLOWABLE CROSS SLOPE ON SIDEWALK AND CURB RAMP SURFACES IS 2%.
- CURB RAMPS WITH RETURNED CURBS MAY BE USED ONLY WHERE PEDESTRIANS WOULD NOT NORMALLY WALK ACROSS THE RAMP, EITHER BECAUSE THE ADJACENT SURFACE IS PLANTING OR OTHER NON-WALKING SURFACE OR BECAUSE THE SIDE APPROACH IS SUBSTANTIALLY OBSTRUCTED. OTHERWISE, PROVIDE FLARED SIDES.
- ADDITIONAL INFORMATION ON CURB RAMP LOCATION, DESIGN, LIGHT REFLECTIVE VALUE AND TEXTURE MAY BE FOUND IN THE CURRENT EDITION OF THE TEXAS ACCESSIBILITY STANDARDS (TAS) AND 16 TAC 68.102.
- TO SERVE AS A PEDESTRIAN REFUGE AREA, THE MEDIAN SHOULD BE A MINIMUM OF 5' WIDE. MEDIANS SHOULD BE DESIGNED TO PROVIDE ACCESSIBLE PASSAGE OVER OR THROUGH THEM.
- SMALL CHANNELIZATION ISLANDS, WHICH DO NOT PROVIDE A MINIMUM 5'x5' LANDING AT THE TOP OF CURB RAMPS, SHALL BE CUT THROUGH LEVEL WITH THE SURFACE OF THE STREET.
- CROSSWALK DIMENSIONS, CROSSWALK MARKINGS AND STOP BAR LOCATIONS SHALL BE AS SHOWN IN THE PLANS. AT INTERSECTIONS WHERE CROSSWALK MARKINGS ARE NOT REQUIRED, CURB RAMPS SHALL BE ALIGNED WITH THEORETICAL CROSSWALKS, OR AS DIRECTED BY THE ENGINEER.
- EXISTING FEATURES THAT COMPLY WITH TAS MAY REMAIN IN PLACE UNLESS OTHERWISE SHOWN ON THE PLANS.
- HANDRAILS ARE NOT REQUIRED ON CURB RAMPS. PROVIDE CURB RAMPS WHEREVER AN ACCESSIBLE ROUTE CROSSES (PENETRATES) A CURB.
- CURB RAMPS AND LANDINGS SHALL BE CONSTRUCTED AND PAID FOR IN ACCORDANCE WITH ITEM 531 "SIDEWALKS".
- SEPARATE CURB RAMP AND LANDINGS FROM ADJACENT SIDEWALK AND ANY OTHER ELEMENTS WITH PREMOLD OR BOARD JOINT OF 3/4" UNLESS OTHERWISE DIRECTED BY THE ENGINEER.
- PROVIDE A SMOOTH TRANSITION WHERE THE CURB RAMPS CONNECT TO THE STREET.
- CURBS AS SHOWN ON THIS SHEET WITHIN THE LIMITS OF PAYMENT ARE CONSIDERED PART OF THE CURB RAMP FOR PAYMENT, WHETHER IT IS CONCRETE CURB, GUTTER, OR COMBINED CURB AND GUTTER.
- FLARE SLOPE SHALL NOT EXCEED 10% MEASURED ALONG CURB LINE.

GENERAL NOTES DETECTABLE WARNING DETAILS, PEDESTRIAN FACILITIES



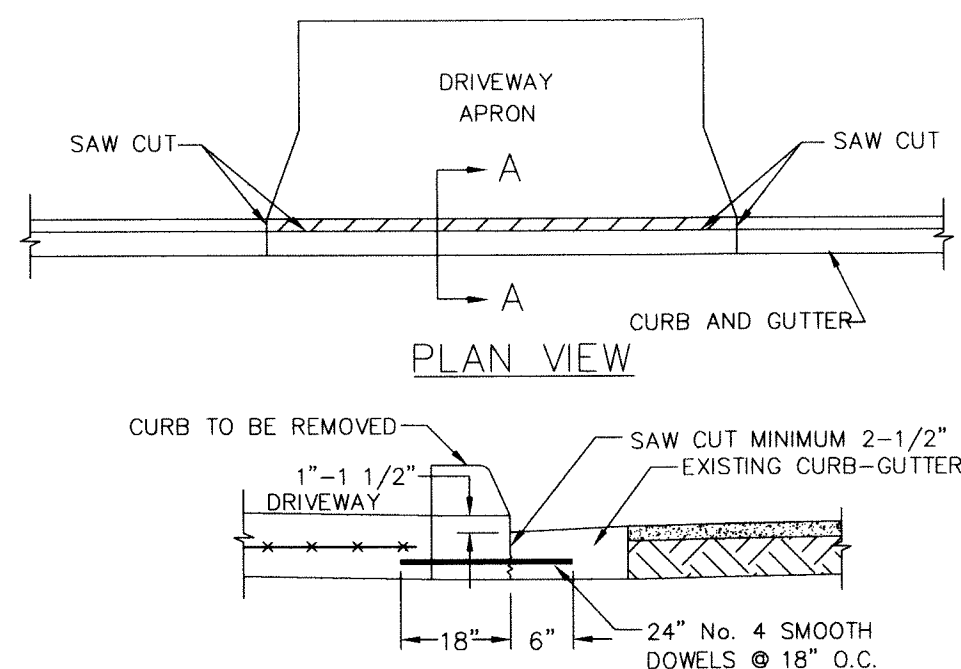
CONCRETE CURB & GUTTER



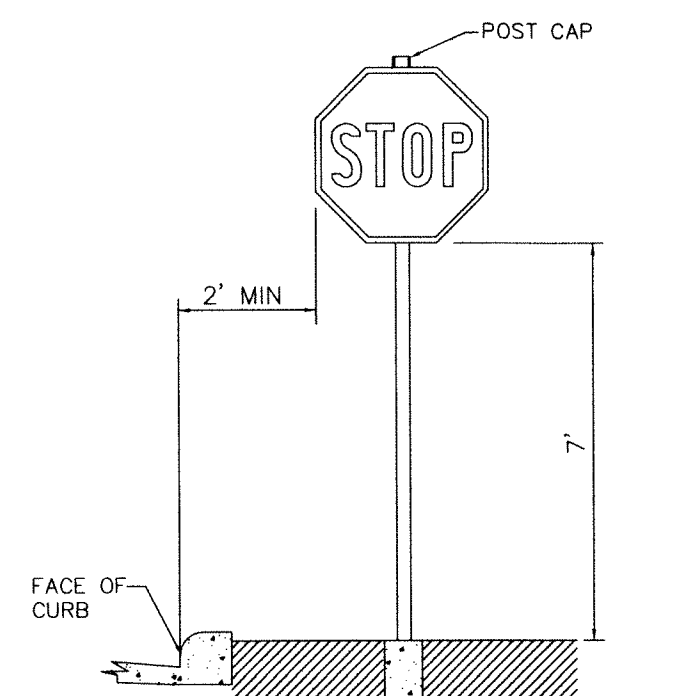
NOTE:

ANY PAVEMENT DAMAGE WILL REQUIRE A ASPHALT CUT AND RESTORE

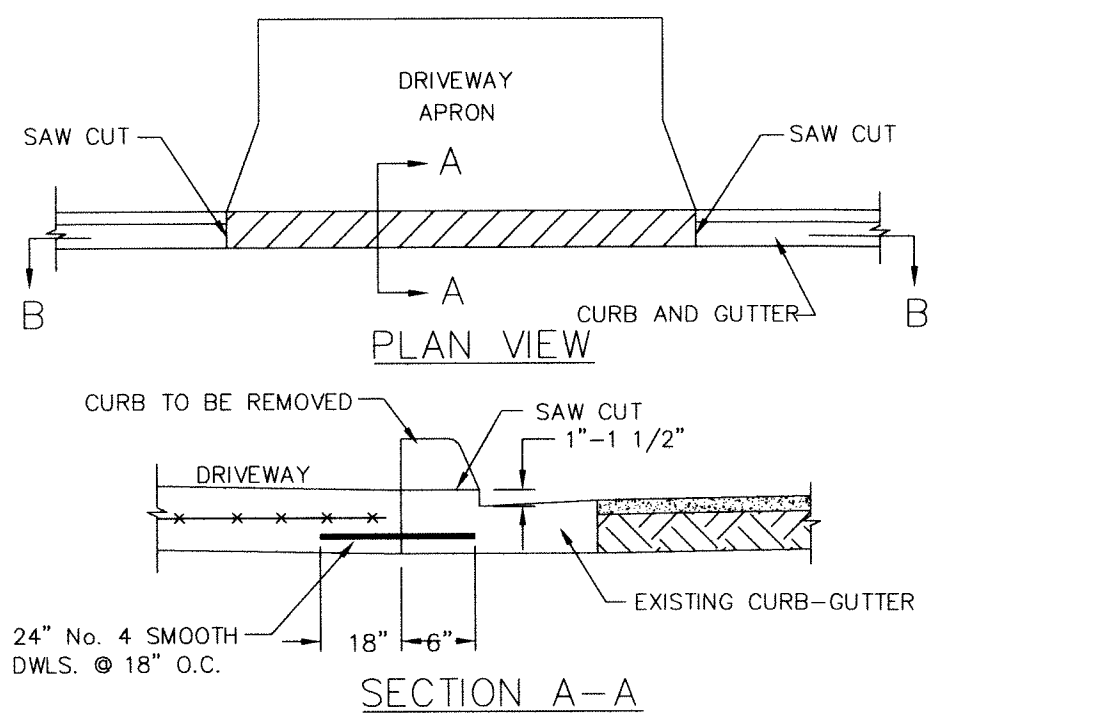
CURB AND GUTTER SAWCUT FOR DRIVEWAY DETAIL OPTION 1



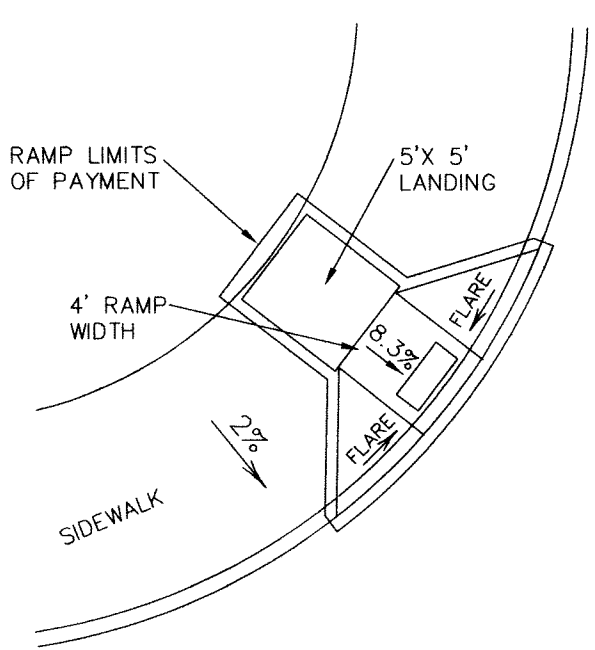
SECTION A-A CURB AND GUTTER SAWCUT FOR DRIVEWAY DETAIL OPTION 2



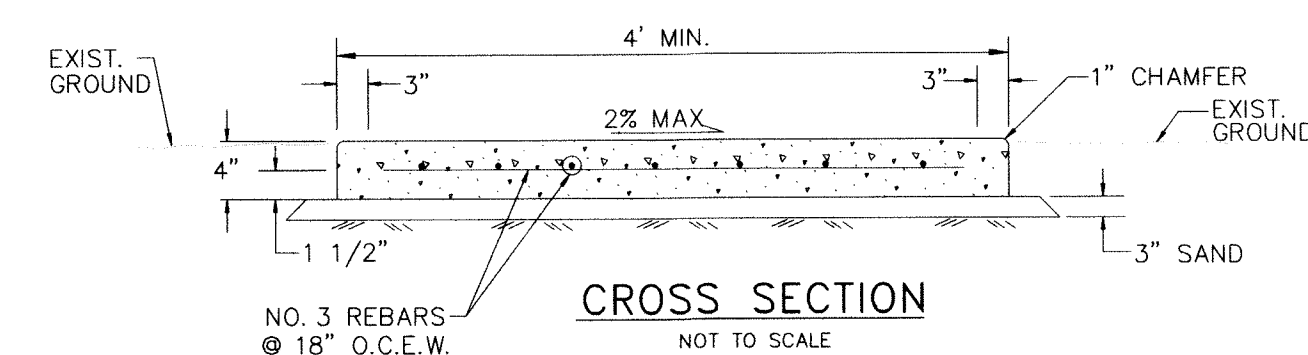
- NOTES:
- 2-3/8" OD 12 GA. GALVANIZED STEEL SIGN POST
 - MAINTAIN 32" ADA CLEARANCE ON ALL SIDEWALKS
 - INSTALL AT LEAST FIVE FEET AWAY FROM WOOD POWER POLES
 - INSTALL POST AT LEAST THREE FEET AWAY FROM ALL FIRE HYDRANTS



SECTION B-B CURB AND GUTTER SAWCUT FOR DRIVEWAY DETAIL OPTION 3

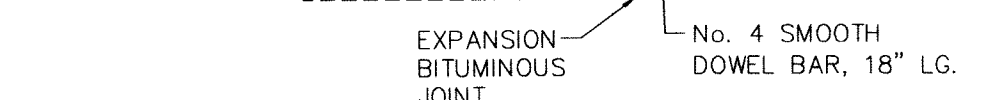


DIAGONAL CURB RAMP (FLARED SIDES) HANDICAP RAMP DETAIL

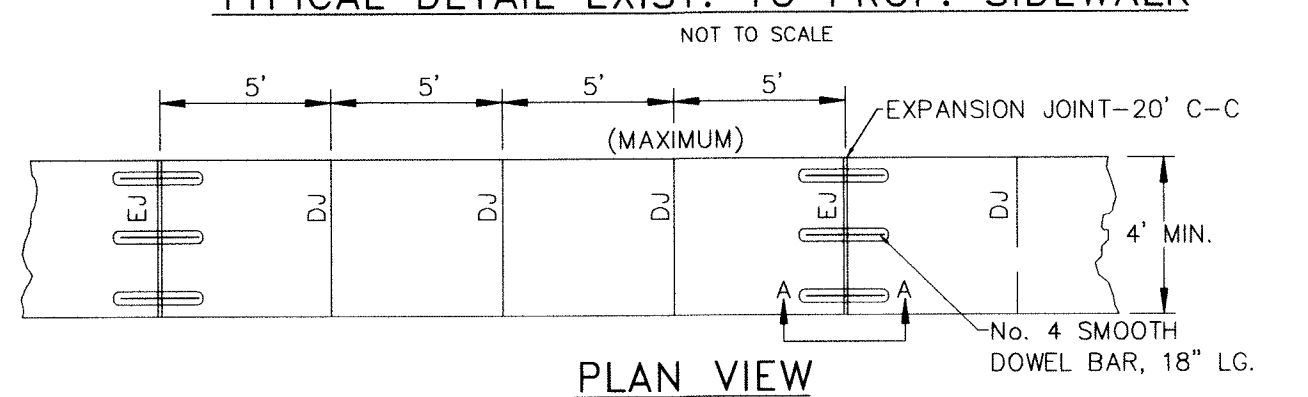


CROSS SECTION

- SAND COMPACTED TO 90% OF STD. ASTM D698 PROCTOR
- HEIGHT TO MATCH EXISTING CURB OR AS DIRECTED BY CITY REPRESENTATIVE.



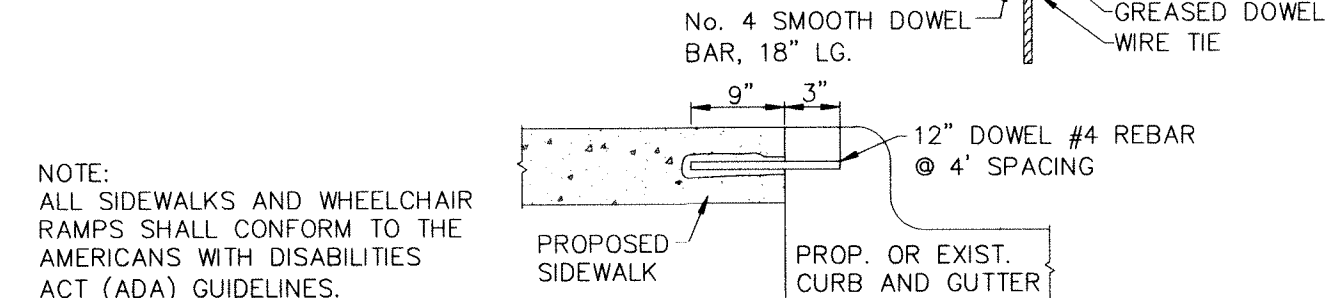
TYPICAL DETAIL EXIST. TO PROP. SIDEWALK



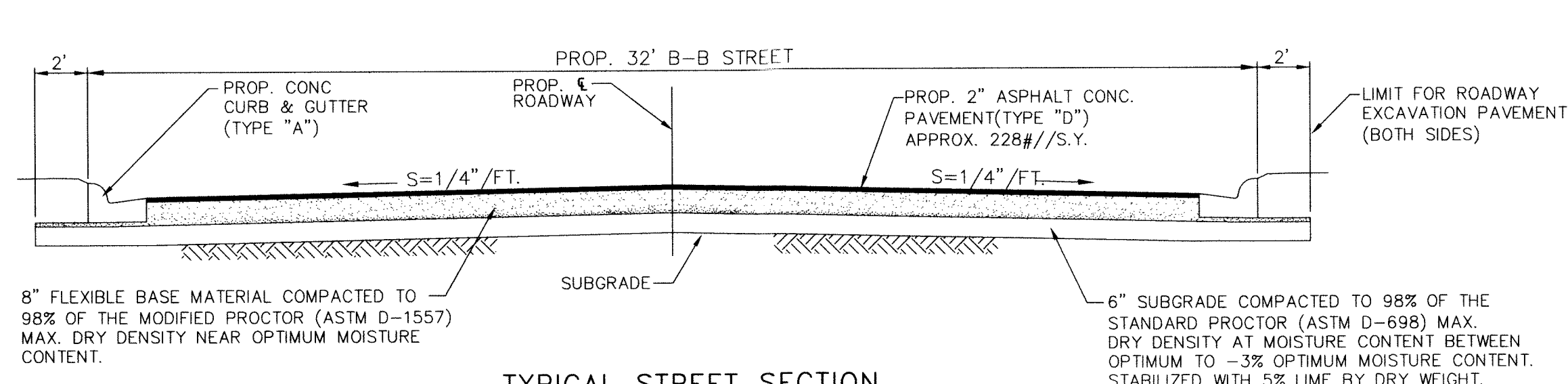
PLAN VIEW

*NOTE:

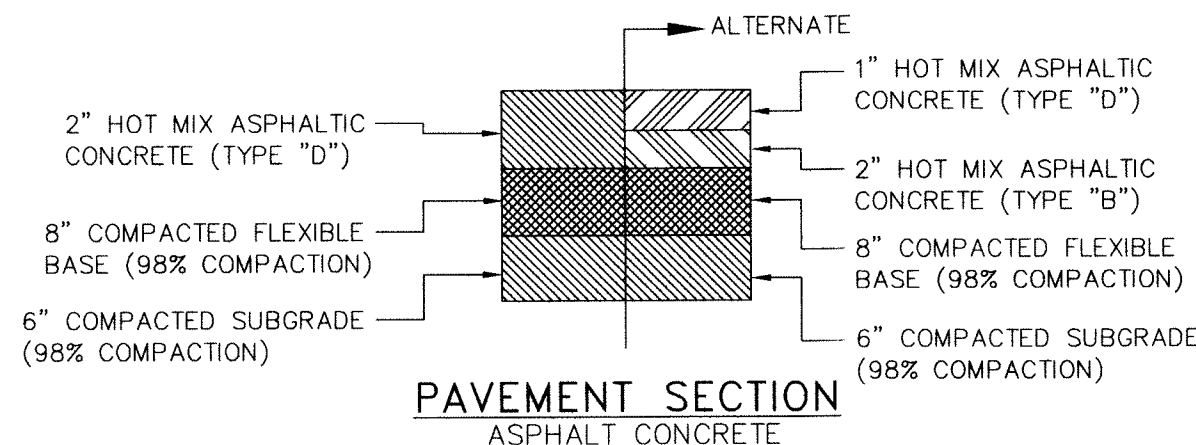
- EXPANSION JOINTS SHALL BE PLACED EVERY 20'
- DUMMY JOINTS SHALL BE PLACED EVERY 5'
- ALL CONCRETE SHALL BE 3000 PSI



CURB AND SIDEWALK ABUTMENT



TYPICAL STREET SECTION



PAVEMENT SECTION ASPHALT CONCRETE

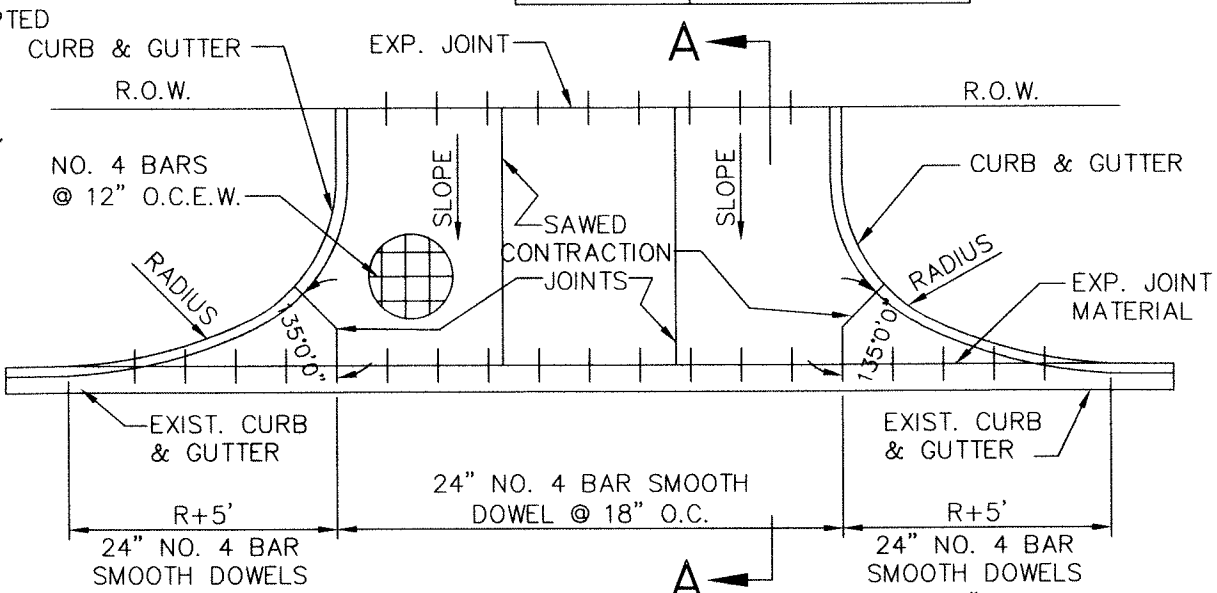
GENERAL NOTES:

- DESIGN ELEVATIONS TO BE GIVEN AT PC, PT AND MID POINT OF THE CURB RADII (FLOW OF CURB ELEVATION) AND AT INTERSECTIONS OF PROJECTED FLOWLINES (FLOWLINE ELEVATION).
- ON UPSTREAM AND DOWNSTREAM ENDS OF THE INTERSECTION, VALLEY GUTTER CONSTRUCTION SHALL EXTEND TO THE END OF RETURNS.
- THE VALLEY GUTTER TO BE REINFORCED WITH 6"x6"x NO. 6 GA. WIRE MESH OR NO. 3 @ 12" O.C.E.W.
- INVERT OF VALLEY GUTTER TO EXTEND FROM FLOWLINE OF UPSTREAM CURB RETURN TO FLOWLINE OF DOWNSTREAM CURB RETURN.
- FOR NEW CONSTRUCTION, VALLEY GUTTER SHALL BE CONSTRUCTED PRIOR TO ADJACENT PAVEMENT.
- PRIOR TO CONSTRUCTION OF NEW VALLEY GUTTER ON EXISTING ACCEPTED STREETS, PAVEMENT SHALL BE REMOVED AS SHOWN ON PLANS.
- VALLEY GUTTER SHALL BE PLACED USING 4000 P.S.I. CONCRETE.
- FOR HANDICAP RAMP, SEE DETAIL.
- EXISTING CURB OR PAVEMENT SHALL BE SAW-CUT WHERE NECESSARY TO CONNECT TO PROPOSED VALLEY GUTTER.

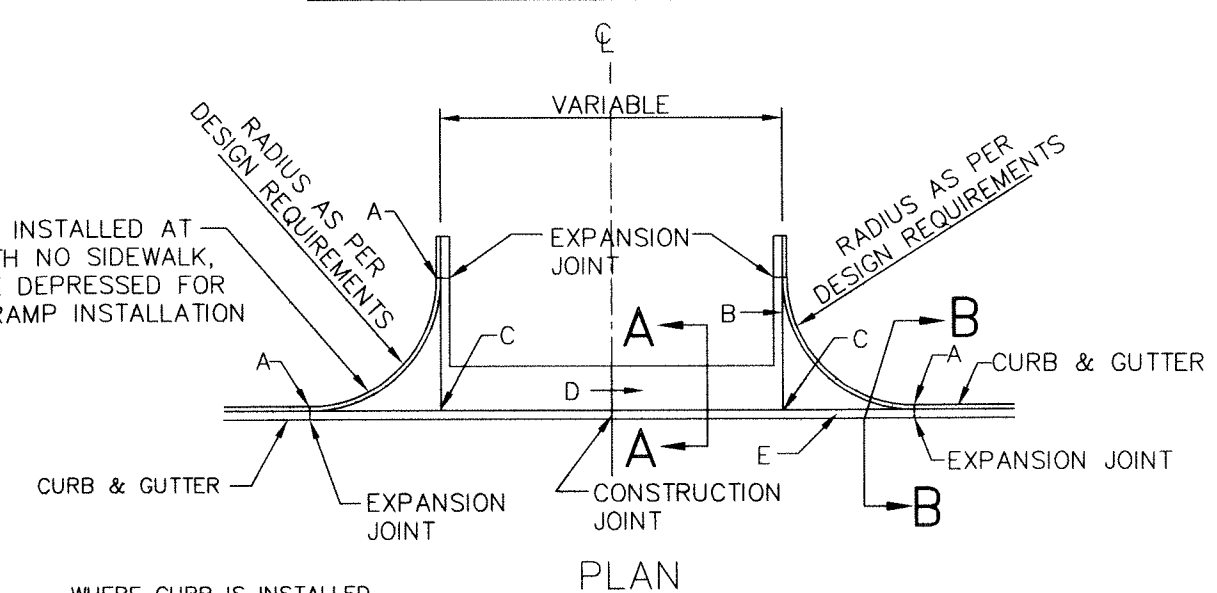
CONSTRUCTION NOTES:

- END OF CURB RETURN, SEE NOTE 1.
- PROJECTED FLOW LINE OF 1 1/2" INVERT SEE NOTE 2.
- INTERSECTION OF FLOWLINES, SEE NOTE 1.
- DIRECTION OF FLOW
- FLOWLINE
- 6"x6" NO. 6 GA. WIRE MESH
- NO. 3 BARS AT 12" O.C.E.W.
- THE 1 1/2" INVERT DEPTH MAY BE REDUCED TO IMPROVE DRIVEABILITY WITH APPROVAL FROM THE CITY ENGINEER.

CONCRETE VALLEY GUTTER

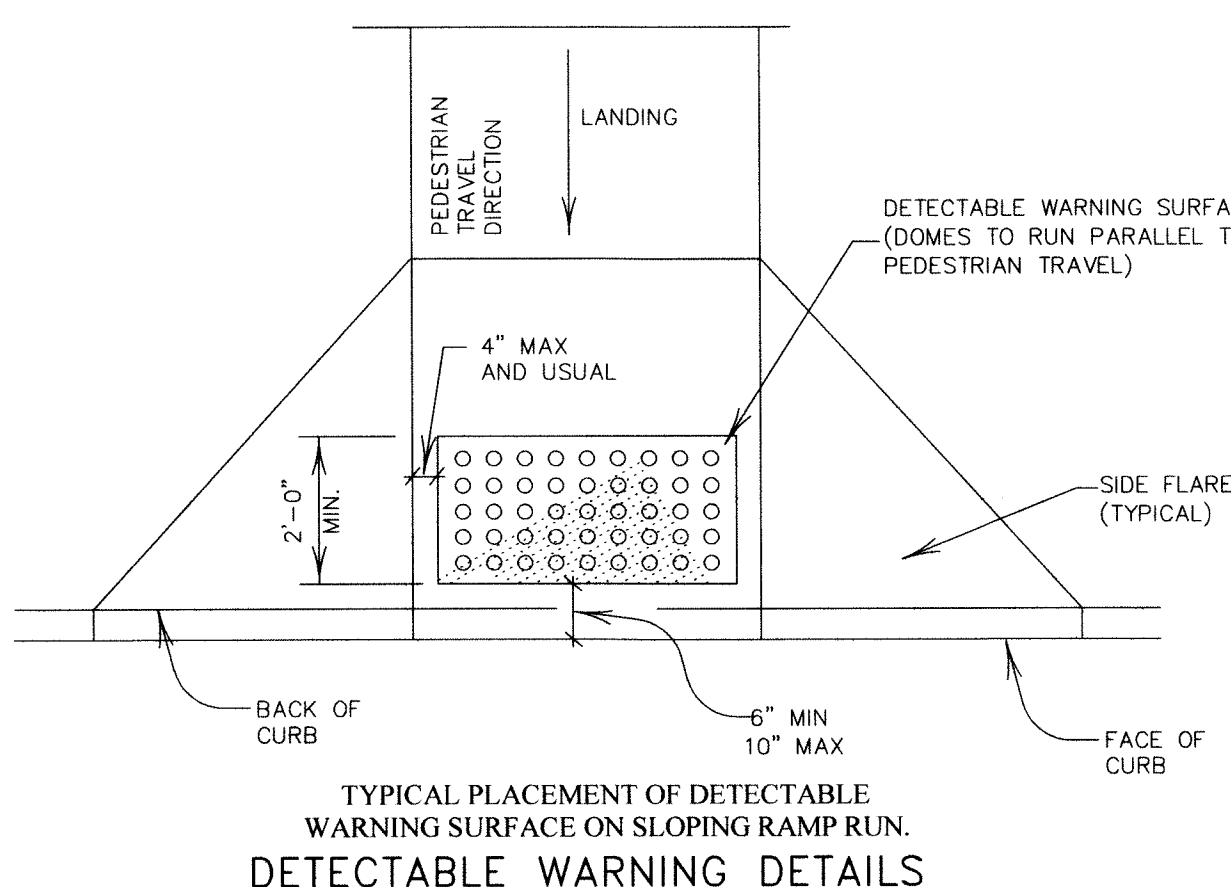


CONCRETE APRON TYPICAL JOINT LAYOUT

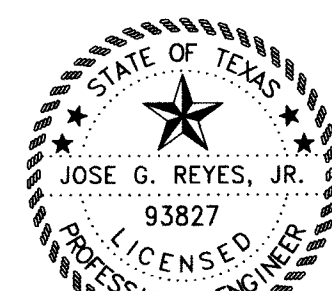


WHERE CURB IS INSTALLED

PLAN



TYPICAL PLACEMENT OF DETECTABLE WARNING SURFACE ON SLOPING RAMP RUN. DETECTABLE WARNING DETAILS

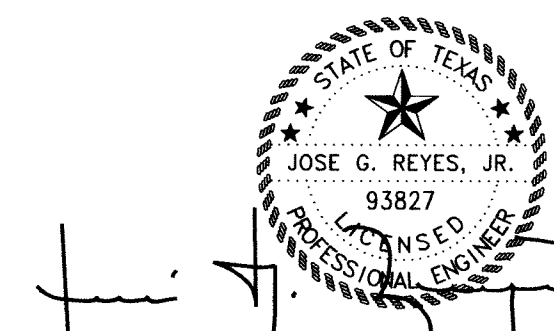
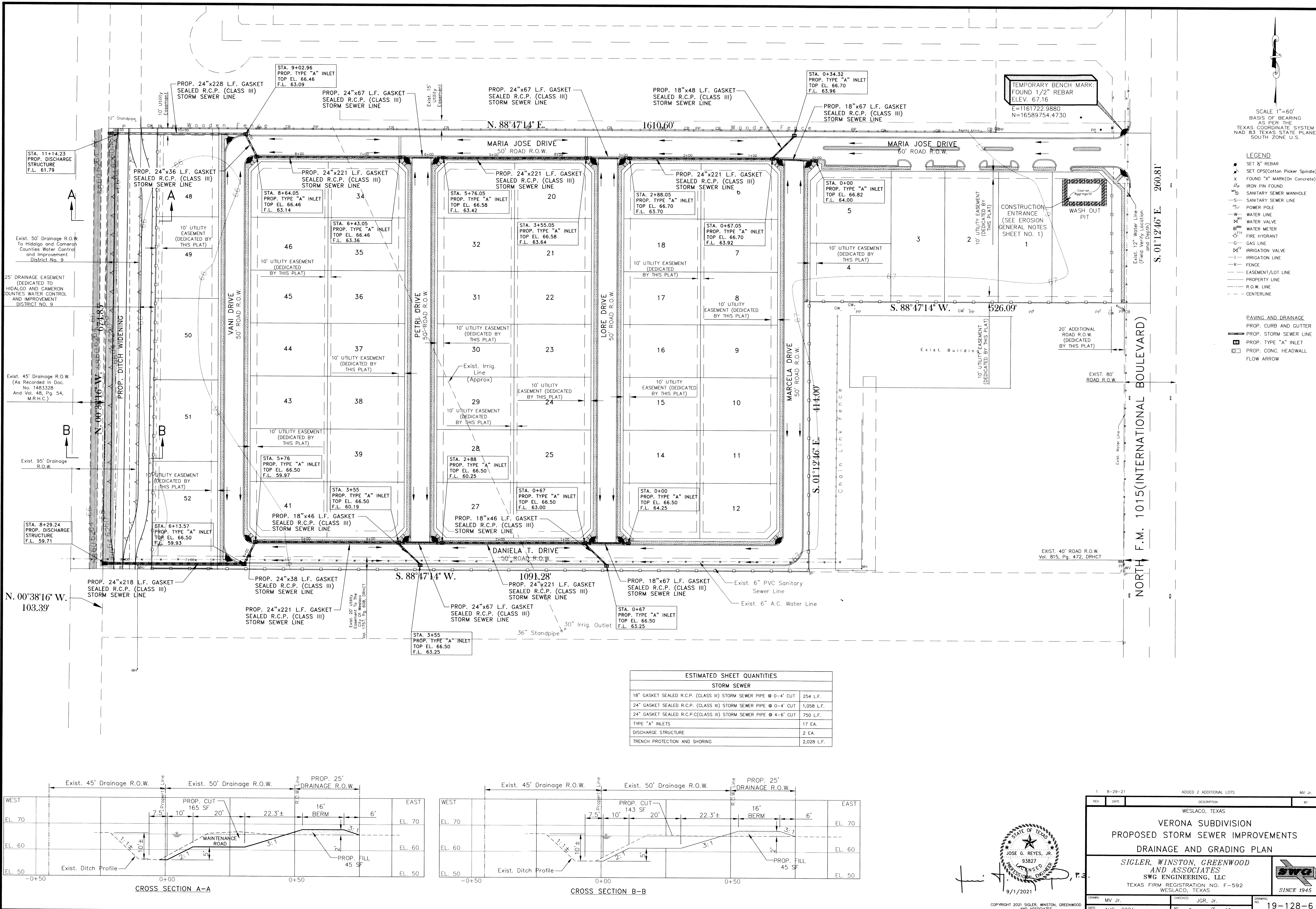


9/1/2021
DRAWN: MV, Jr.
CHECKED: JGR, Jr.
DATE: AUG., 2021

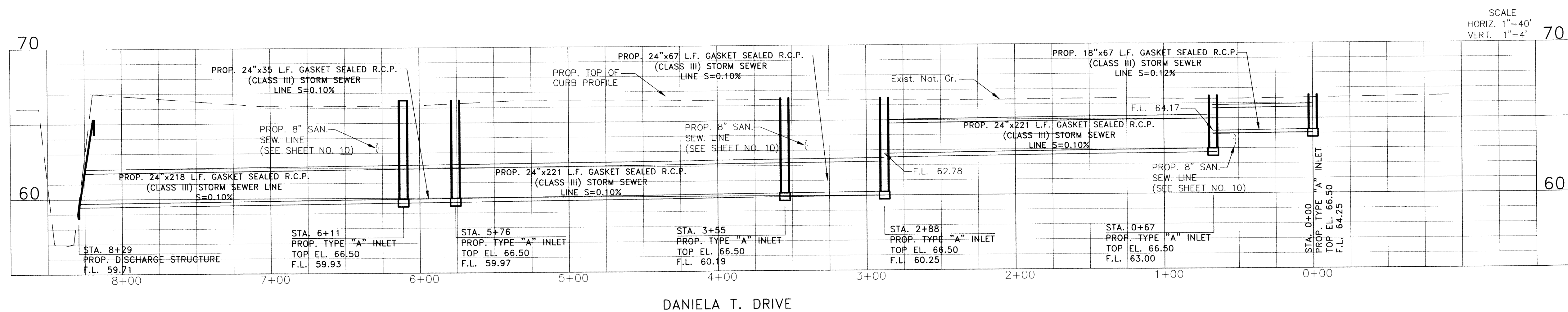
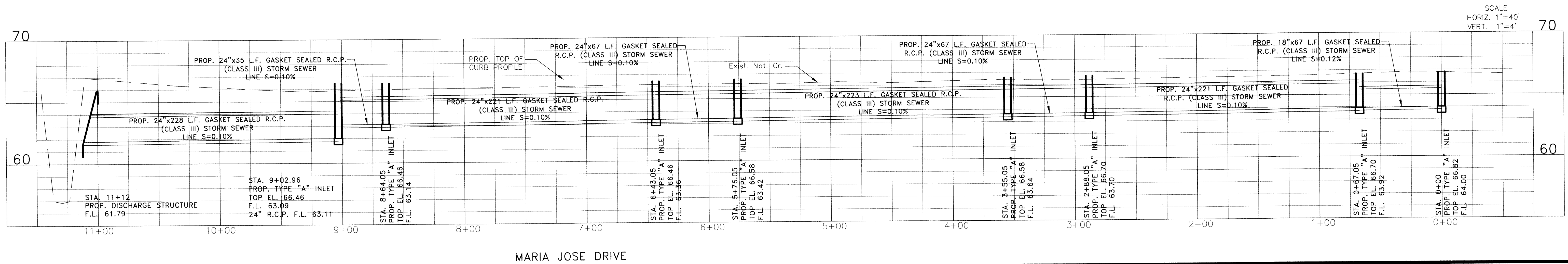
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1	8-29-21	ADDED 2 ADDITIONAL LOTS	MV, Jr.
REV	DATE	DESCRIPTION	BY
WESLACO, TEXAS PROPOSED PAVING IMPROVEMENTS FOR VERONA SUBDIVISION			
PAVING IMPROVEMENTS DETAILS			
SIGLER, WINSTON, GREENWOOD AND ASSOCIATES SWG ENGINEERING, LLC TEXAS FIRM REGISTRATION NO. F-592 WESLACO, TEXAS			
DRAWN: MV, Jr.	CHECKED: JGR, Jr.	DRAWING NO.	19-128-5
DATE: AUG., 2021	NO. 5	OF 15	

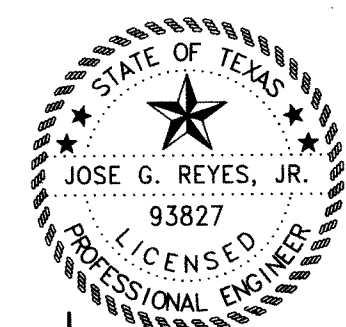
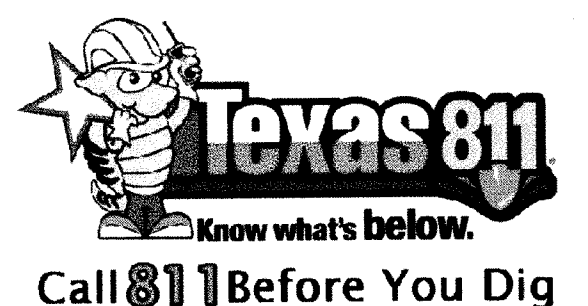
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1 8-29-21		ADDED 2 ADDITIONAL LOTS		MV Jr.	
REV.	DATE	DESCRIPTION		BY	
WESLACO, TEXAS					
VERONA SUBDIVISION					
PROPOSED STORM SEWER IMPROVEMENTS					
DRAINAGE AND GRADING PLAN					
SICLER, WINSTON, GREENWOOD AND ASSOCIATES SWG ENGINEERING, LLC					
TEXAS FIRM REGISTRATION NO. F-592 WESLACO, TEXAS					
DRAWN: MV Jr.		CHECKED: JGR, Jr.		DATE: AUG. 2021	
NO. 6		OF 15		19-128-6	



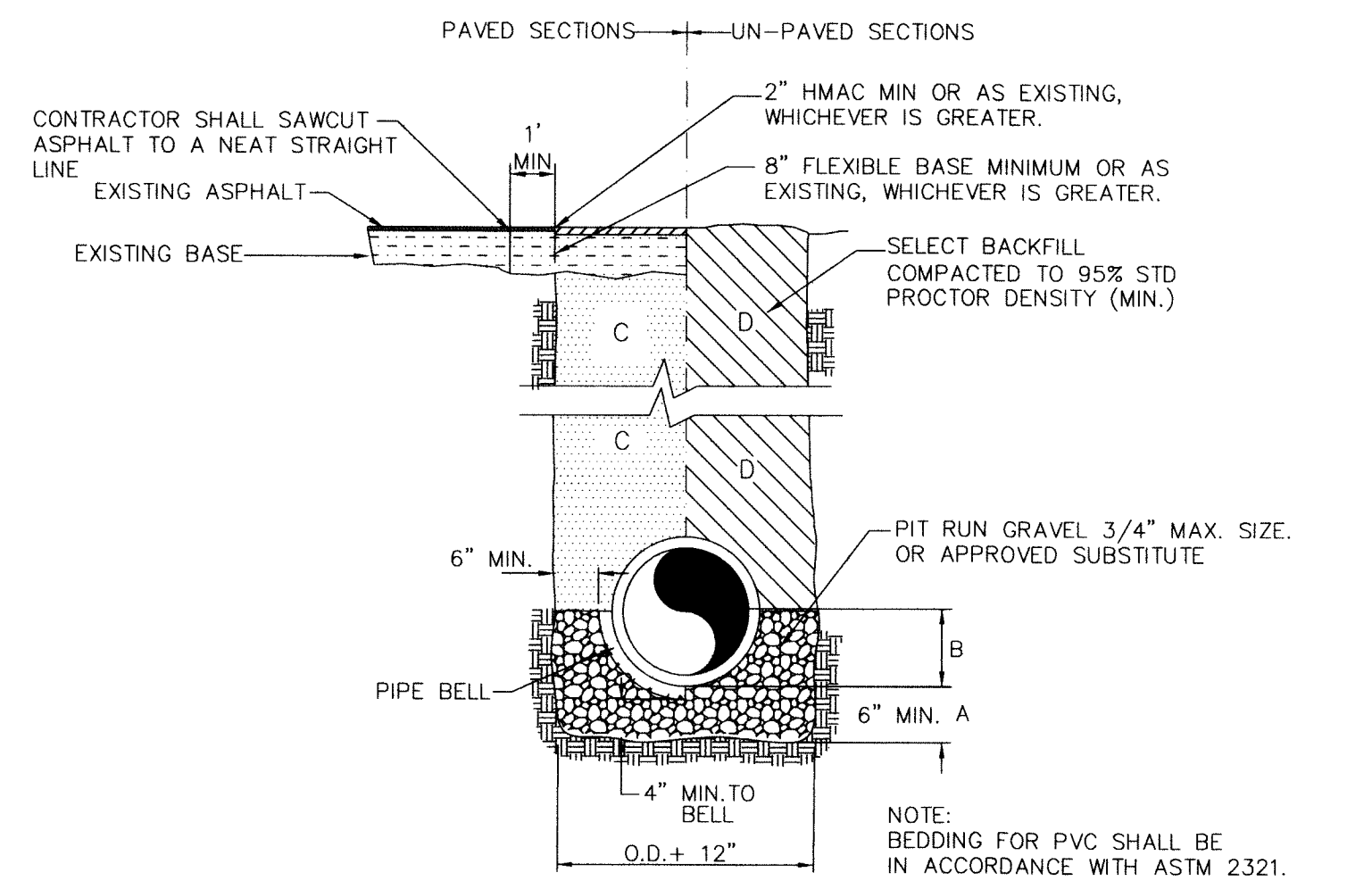
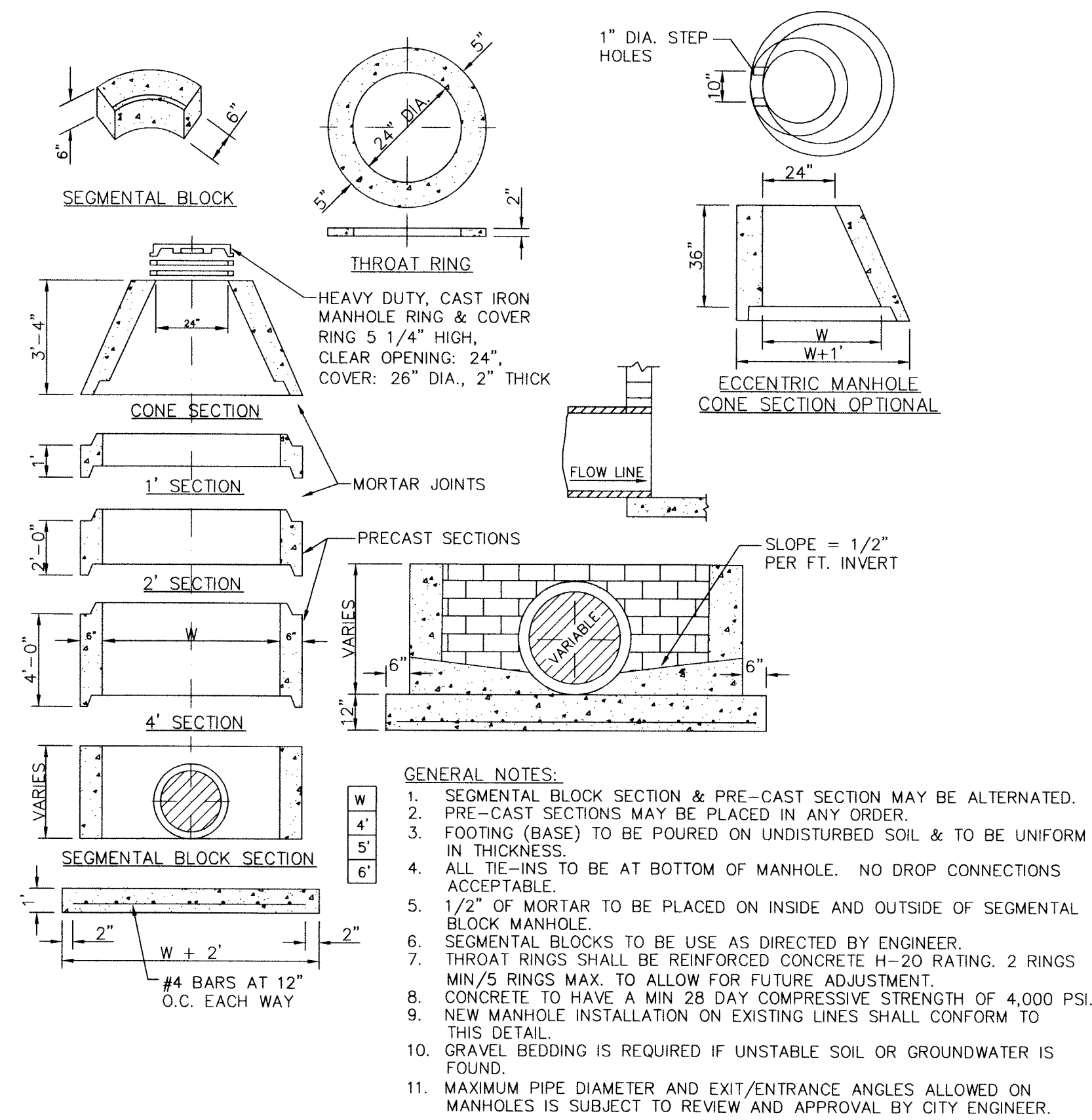
UTILITIES NOTE:
Existing above ground utilities and topography have been plotted by direct field information. Underground utilities have been plotted from various sources and locators. Contractor will be required to establish their exact location, depth, and size. The contractor is also responsible for the replacement or repair of all cut or broken water lines, irrigation lines, force mains, sprinkler systems, gas lines, electrical lines, cables, etc.



9/1/2021
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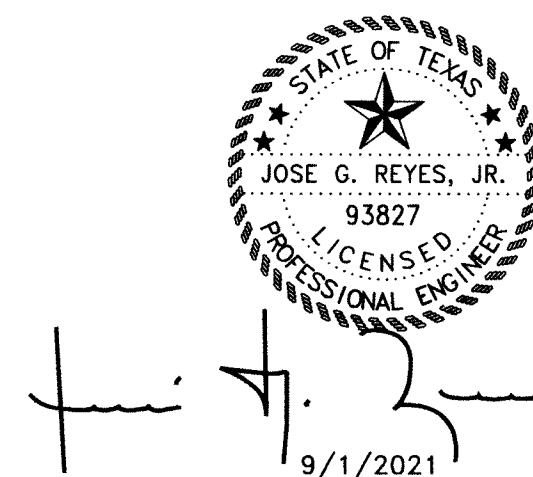
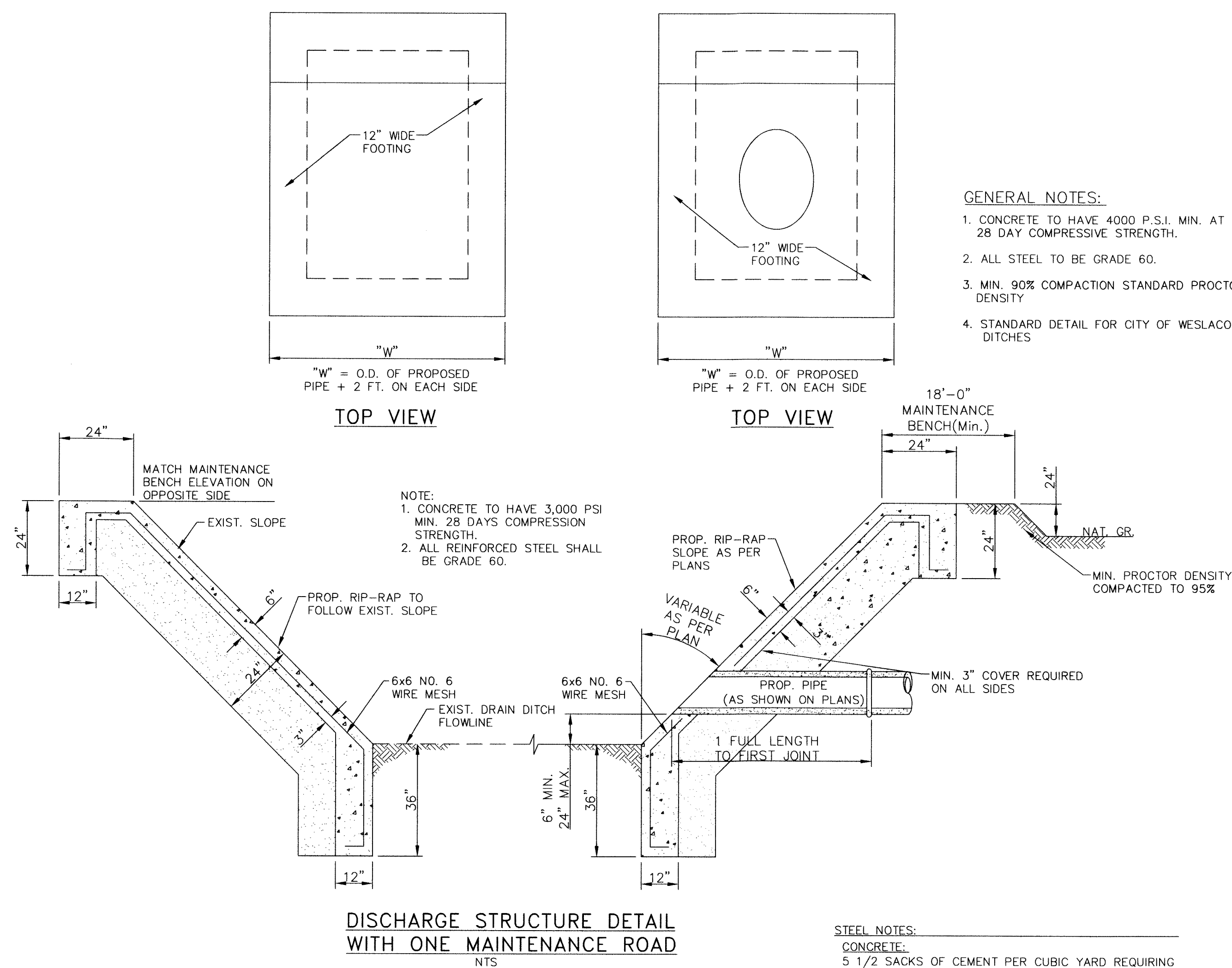
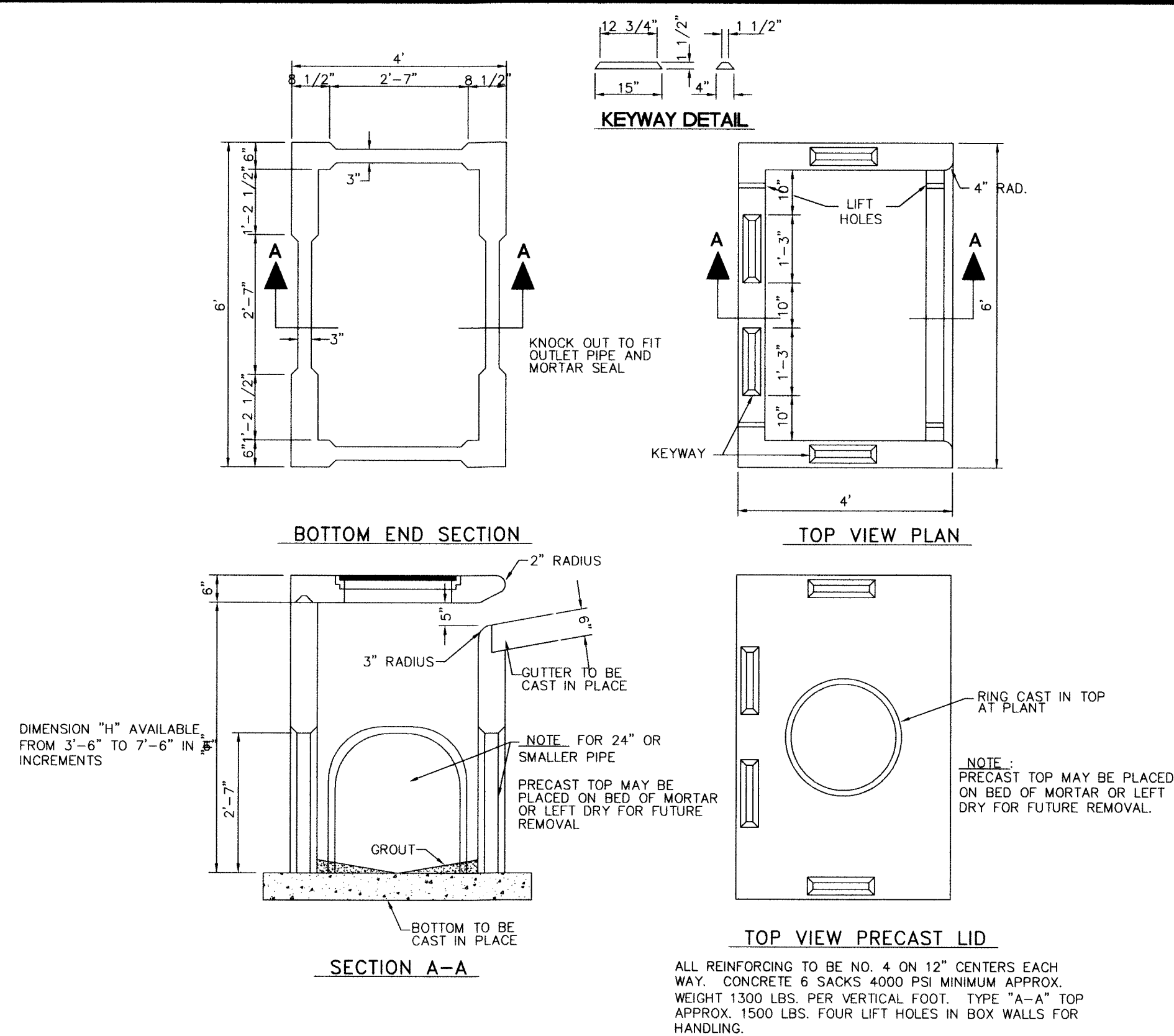
1 8-29-21		ADDED 2 ADDITIONAL LOTS		MV Jr.	
REV	DATE	DESCRIPTION			
WESLACO, TEXAS PROPOSED STORM SEWER IMPROVEMENTS FOR VERONA SUBDIVISION					
PROFILES FOR MARIA JOSE AND DANIELA T. DRIVE					
SIGLER, WINSTON, GREENWOOD AND ASSOCIATES SWG ENGINEERING, LLC TEXAS FIRM REGISTRATION NO. F-592 WESLACO, TEXAS					
DRAWN: MV Jr.		CHECKED: JGR, Jr.		DRAWING NO.	
DATE: AUG., 2021		NO. 7 OF 15		19-128-7	

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- 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 THE SPRING LINE. PIT RUN GRAVEL 3/4" MAX. SIZE OR APPROVED SUBSTITUTE.
C. CITY STREETS PARKING AREA, DRIVEWAYS: SELECT EXCAVATED BACK FILL COMPACTED 98% STD, 8" LIFTS, MECHANICAL COMPACTION.
D. STATE MAINTAINED ROADWAYS: COMPACTED SAND/CEMENT STABILIZED BACK FILL 7% PORTLAND CEMENT COMPACTED AS PER ASTM D-4253 AND ASTM D-698.
E. SELECT EARTH BACKFILL COMPACTED TO 95% 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. BACKFILLING AT STRUCTURES SHALL BE PLACED IN UNIFORM LAYERS, MOISTENED AS REQUIRED TO APPROXIMATE OPTIMUM MOISTURE CONTENT, AND COMPACTED TO 95% STD. PROCTOR DENSITY (USE RELATIVE DENSITY TEST PER ASTM D-4253 & ASTM D-698). THE THICKNESS OF EACH LOOSE LAYER SHALL NOT EXCEED 8". STRUCTURE BACK FILL MATERIAL SHALL BE SAND, EXCAVATED MATERIAL, OR OTHER APPROVED SUBSTITUTE.

TYPICAL STORM SEWER PIPE BEDDING DETAIL

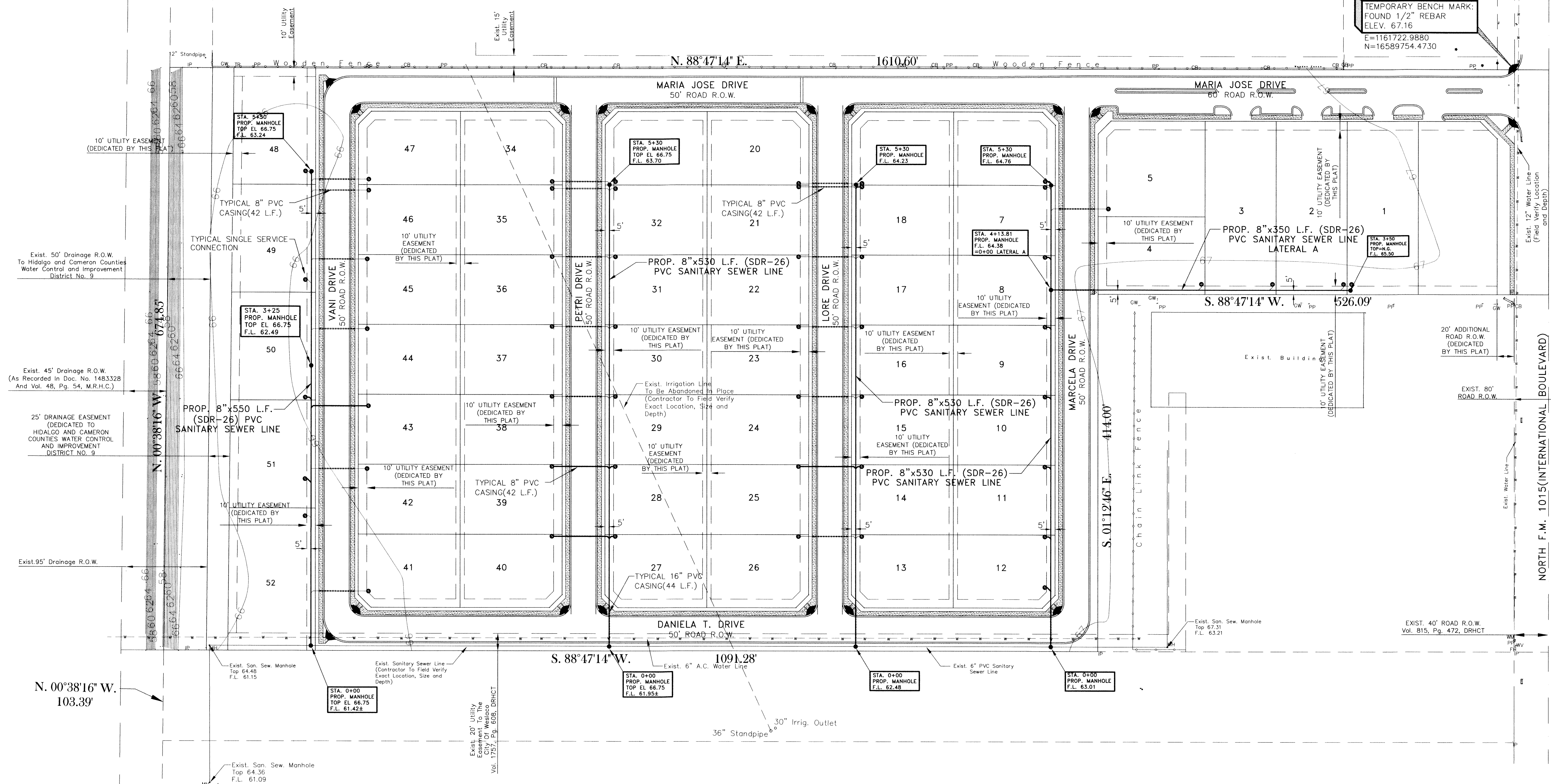


9/1/2021

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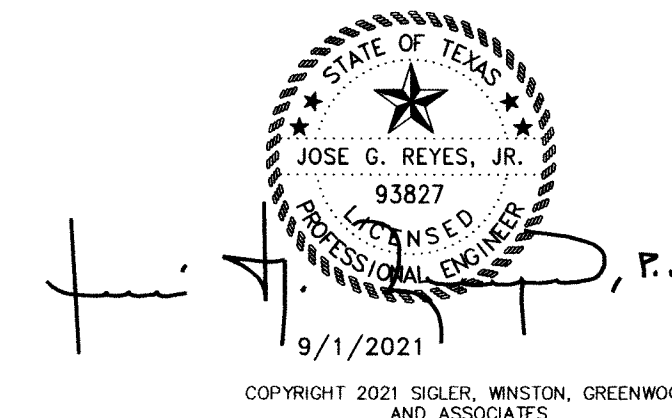
1 8-29-21		ADDED 2 ADDITIONAL LOTS		MV Jr.	
REV.	DATE	DESCRIPTION		BY	
WESLACO, TEXAS PROPOSED STORM SEWER IMPROVEMENTS FOR VERONA SUBDIVISION					
DRAINAGE IMPROVEMENTS DETAILS					
SIGLER, WINSTON, GREENWOOD AND ASSOCIATES SWG ENGINEERING, LLC TEXAS FIRM REGISTRATION NO. F-592 WESLACO, TEXAS					
DRAWN: MV Jr.		CHECKED: JGR, Jr.		DRAWING NO. 19-128-8	
DATE: AUG., 2021		NO. 8 OF 15			

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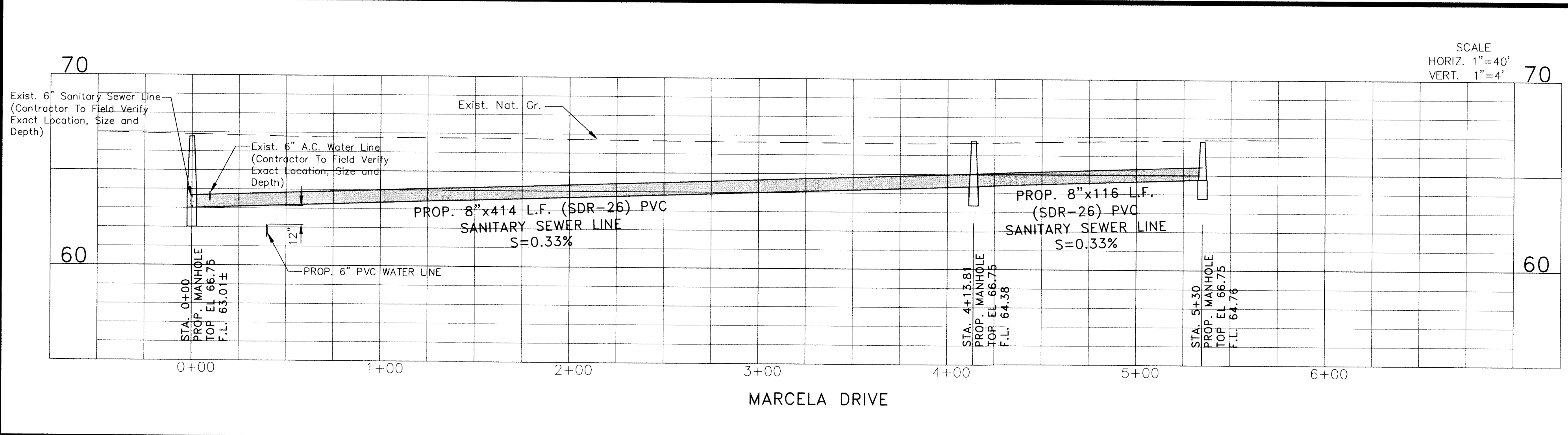
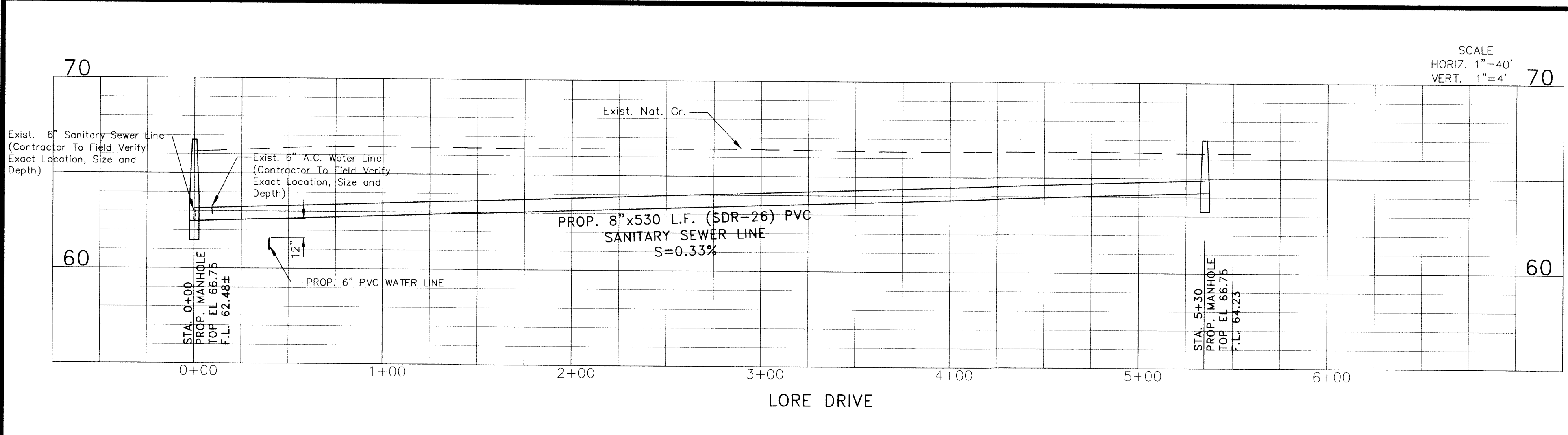
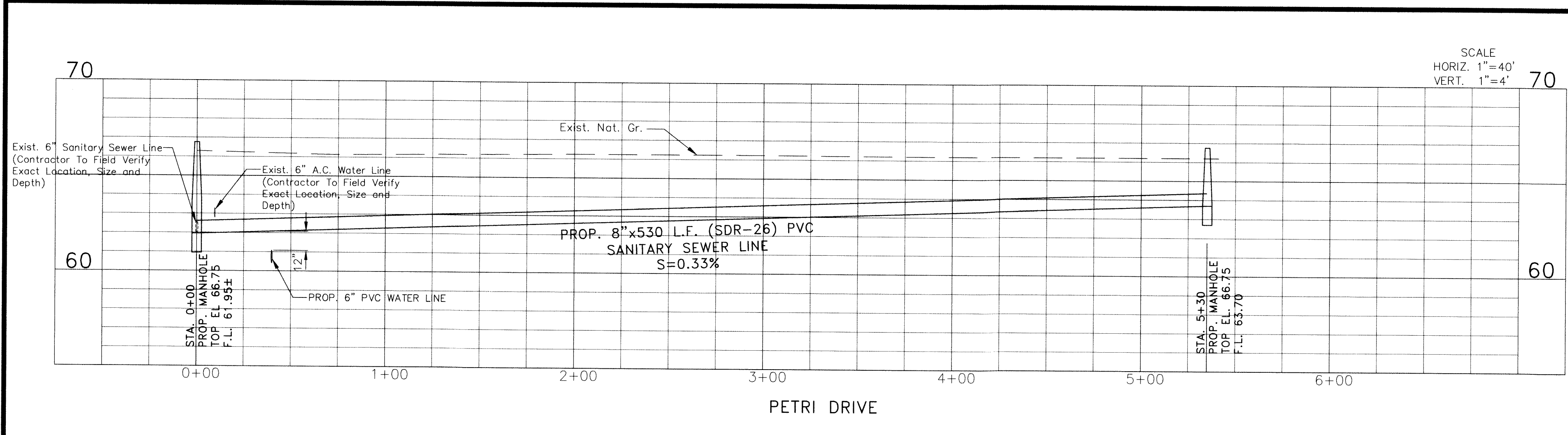
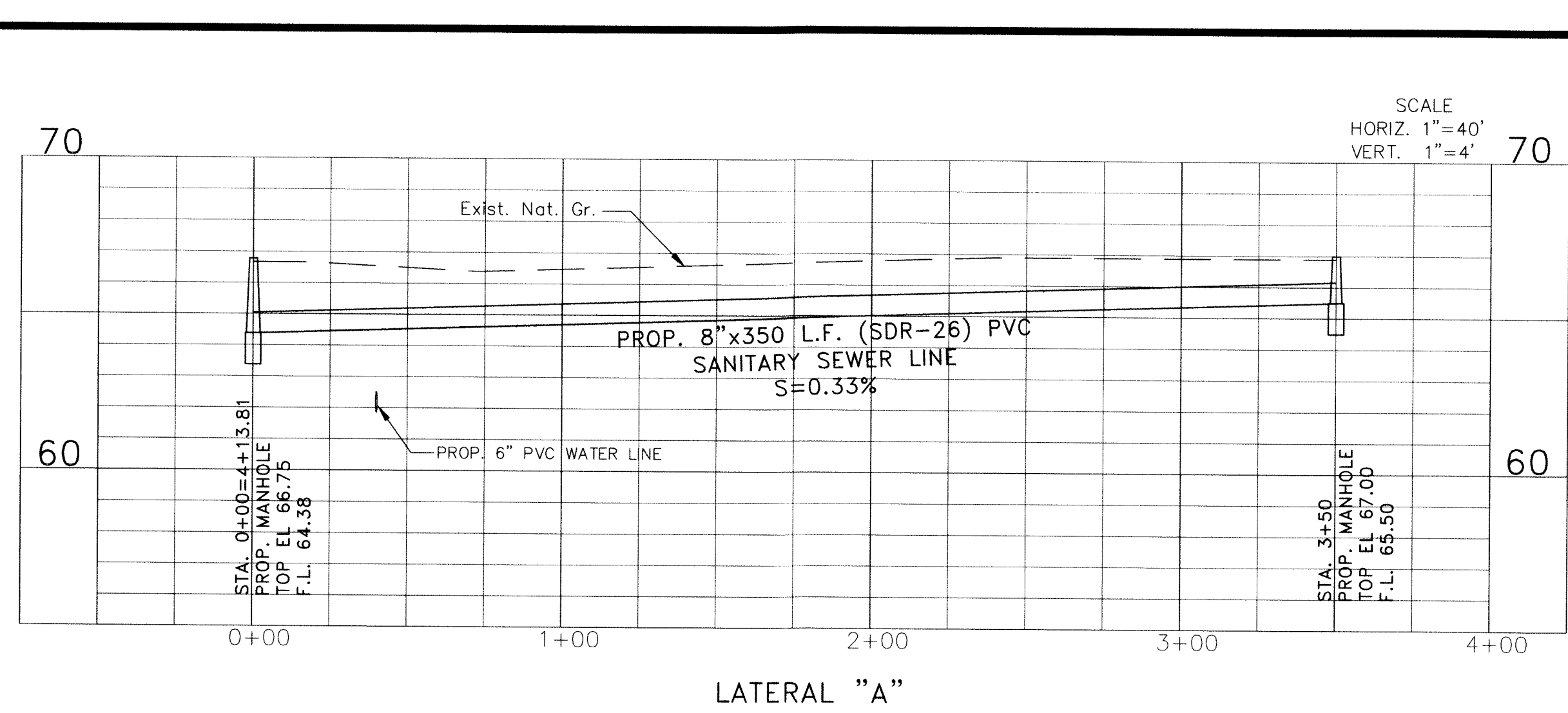
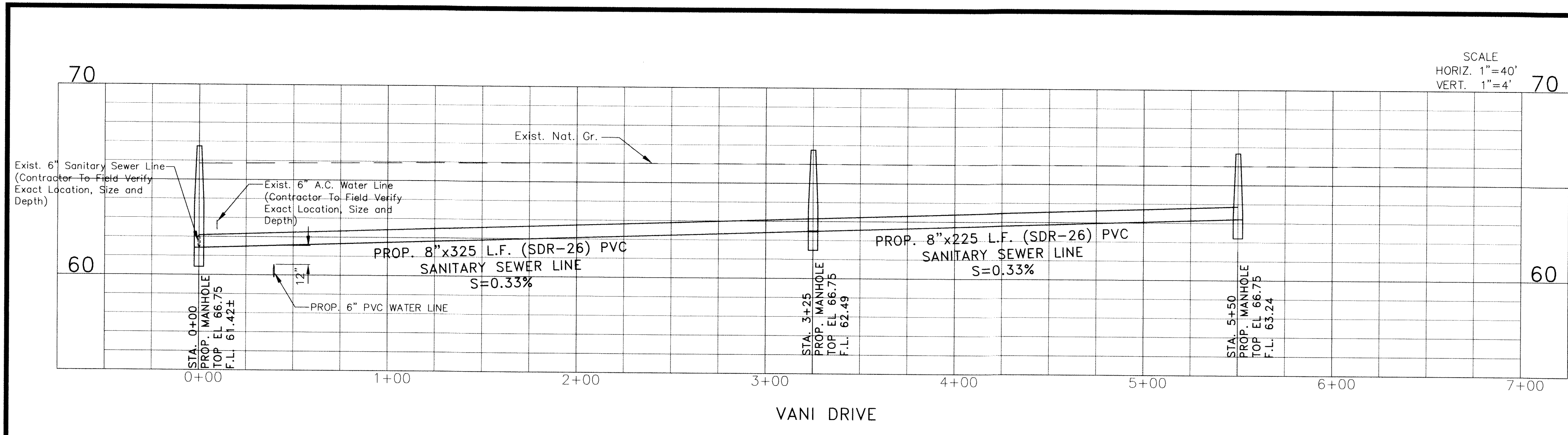


- SANITARY SEWER**
- SINGLE SERVICE CONNECTION(SHORT SIDE)
 - SINGLE SERVICE CONNECTION(LONG SIDE)
 - PROP. FIBERGLASS MANHOLE
 - PROP. SANITARY SEWER LINE
 - ==== PROP. PVC CASING

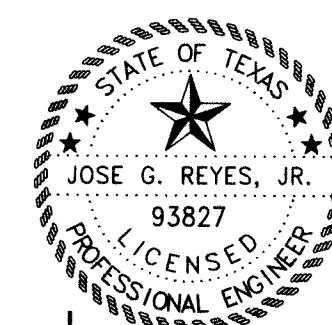
ESTIMATED SHEET QUANTITIES	
SANITARY SEWER	
8" (SDR-26) PVC SAN. SEW. LINE	2,480 L.F.
FIBERGLASS MANHOLES	11 EA.
SINGLE SERVICE CONNECTION(SHORT SIDE) COMPLETE w/CASING	30 EA.
SINGLE SERVICE CONNECTION(LONG SIDE)COMPLETE w/CASING	22 EA.
8" PVC CASING	924 L.F.
16" PVC CASING	132 L.F.



1	8-29-21	ADDED 2 ADDITIONAL LOTS	MV Jr.
REV.	DATE	DESCRIPTION	BY
WESLACO, TEXAS VERONA SUBDIVISION			
SANITARY SEWER IMPROVEMENTS PLAN			
SIGLER, WINSTON, GREENWOOD AND ASSOCIATES SWG ENGINEERING, LLC TEXAS FIRM REGISTRATION NO. F-592 WESLACO, TEXAS			
DRAWN: MV Jr.		CHECKED: JGR, Jr.	DRAWING NO. 19-128-9
DATE: AUG., 2021		NO. 9 OF 15	



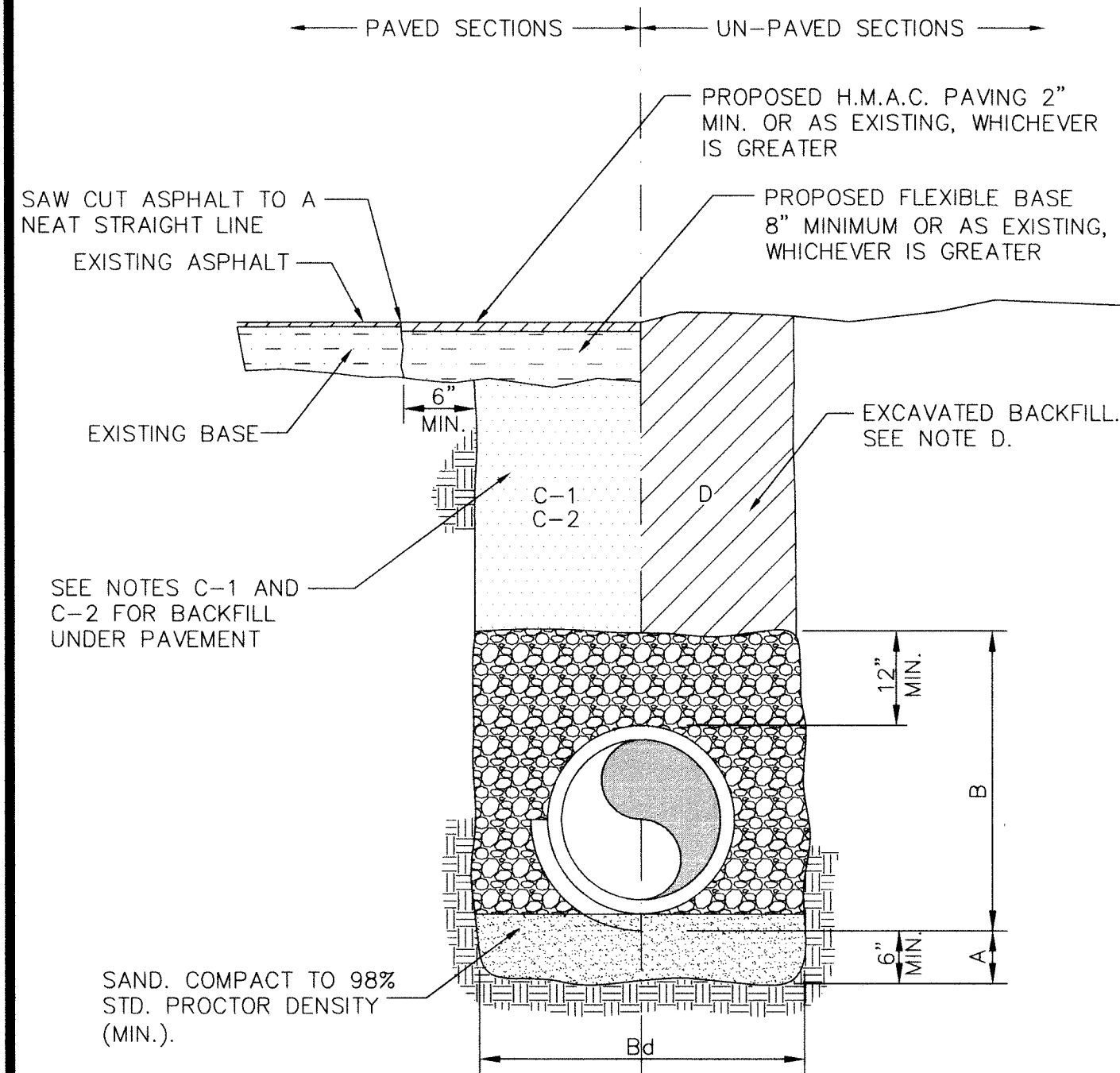
UTILITIES NOTE:
Existing above ground utilities and topography have been plotted by direct field information. Underground utilities have been plotted from various sources and locators. Contractor will be required to establish their exact location, depth, and size. The contractor is also responsible for the replacement or repair of all cut or broken water lines, irrigation lines, force mains, sprinkler systems, gas lines, electrical lines, cables, etc.



Jose G. Reyes, Jr., P.E.
9/1/2021

1	8-29-21	ADDED 2 ADDITIONAL LOTS	MV Jr.
WESLACO, TEXAS			
VERONA SUBDIVISION			
SANITARY SEWER PROFILES			
SIGLER, WINSTON, GREENWOOD AND ASSOCIATES SWG ENGINEERING, LLC TEXAS FIRM REGISTRATION NO. F-592 WESLACO, TEXAS			
DRAWN: MV Jr.	CHECKED: JGR, Jr.	DRAWING NO. 19-128-10	
DATE: AUG., 2021	NO. 10	OF 15	

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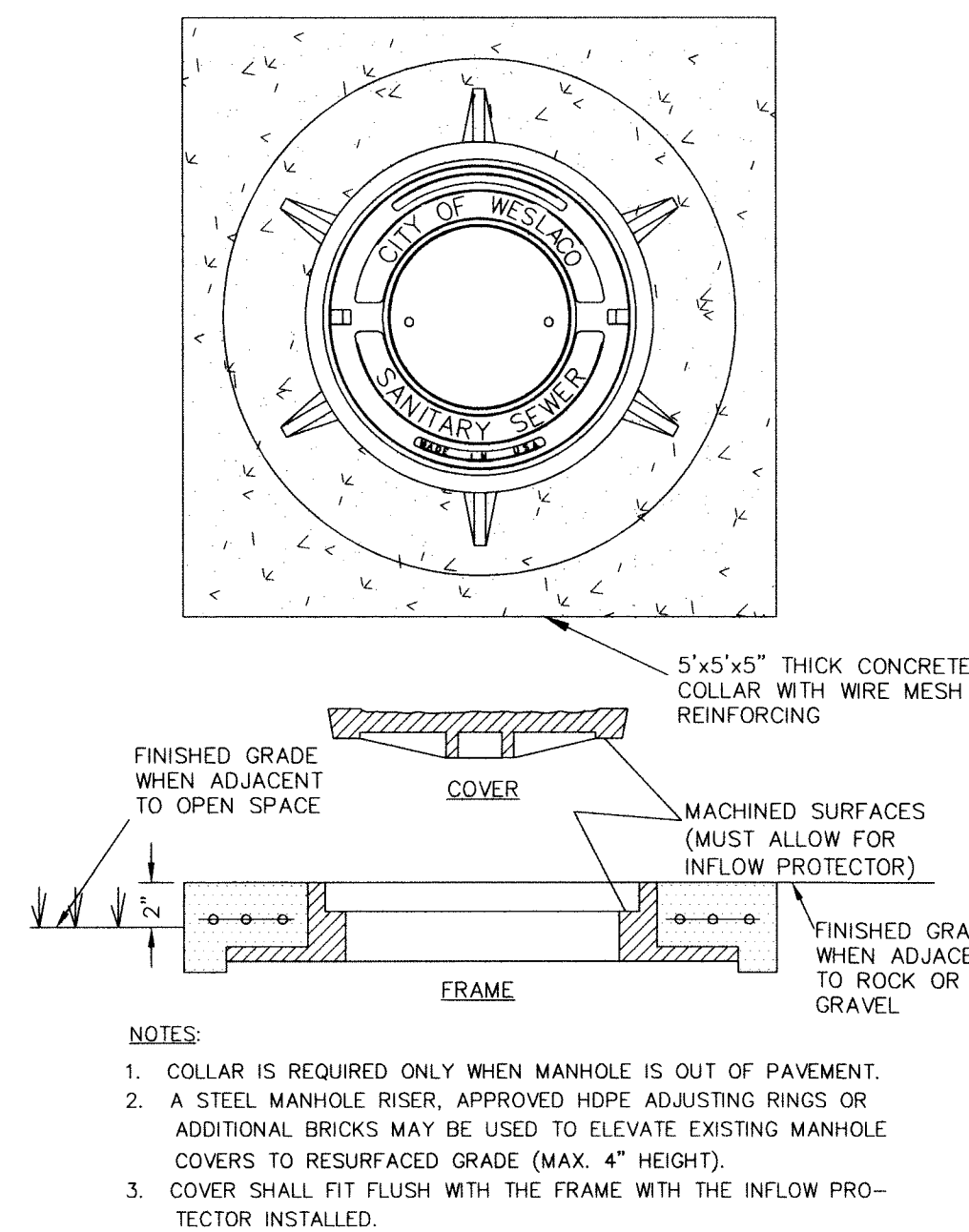
SANITARY SEWER (NON-FORCEMAIN) PIPE BEDDING DETAIL

GENERAL NOTES:

- A. SAND BEDDING PLACED, HAND LEVELED, AND COMPACTED BEFORE PIPE IS LAID, UP TO BOTTOM OF PIPE (MIN. THICKNESS = 6").
- B. SAND 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.x1.25 +12" (FOR 18" PIPE AND LARGER)
- C-1 (CITY STREETS, PARKING AREA, AND DRIVEWAYS) SELECT EXCAVATED BACKFILL MECHANICALLY COMPACTED TO 95% 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: 95% OUTSIDE RIGHT OF WAY; 98% 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 3/4" SIZE FOR PIPE SIZE ≤15". GREATER THAN 90% OF SAND 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 98% STANDARD PROCTOR DENSITY IN 6" MAXIMUM LIFTS. STRUCTURE BACKFILL MATERIAL SHALL BE SAND.

SANITARY SEWER (NON-FORCEMAIN) PIPE BEDDING DETAIL

CONCRETE COLLAR FOR SANITARY SEWER MANHOLES

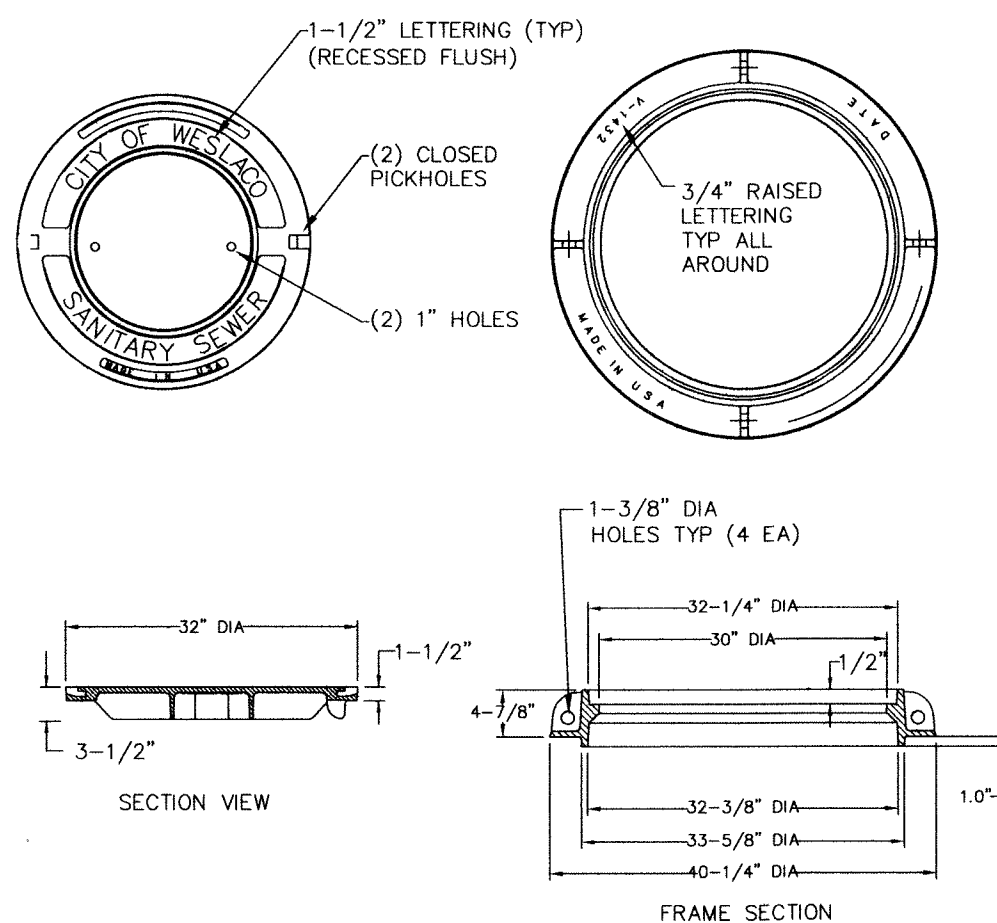


GENERAL NOTES:

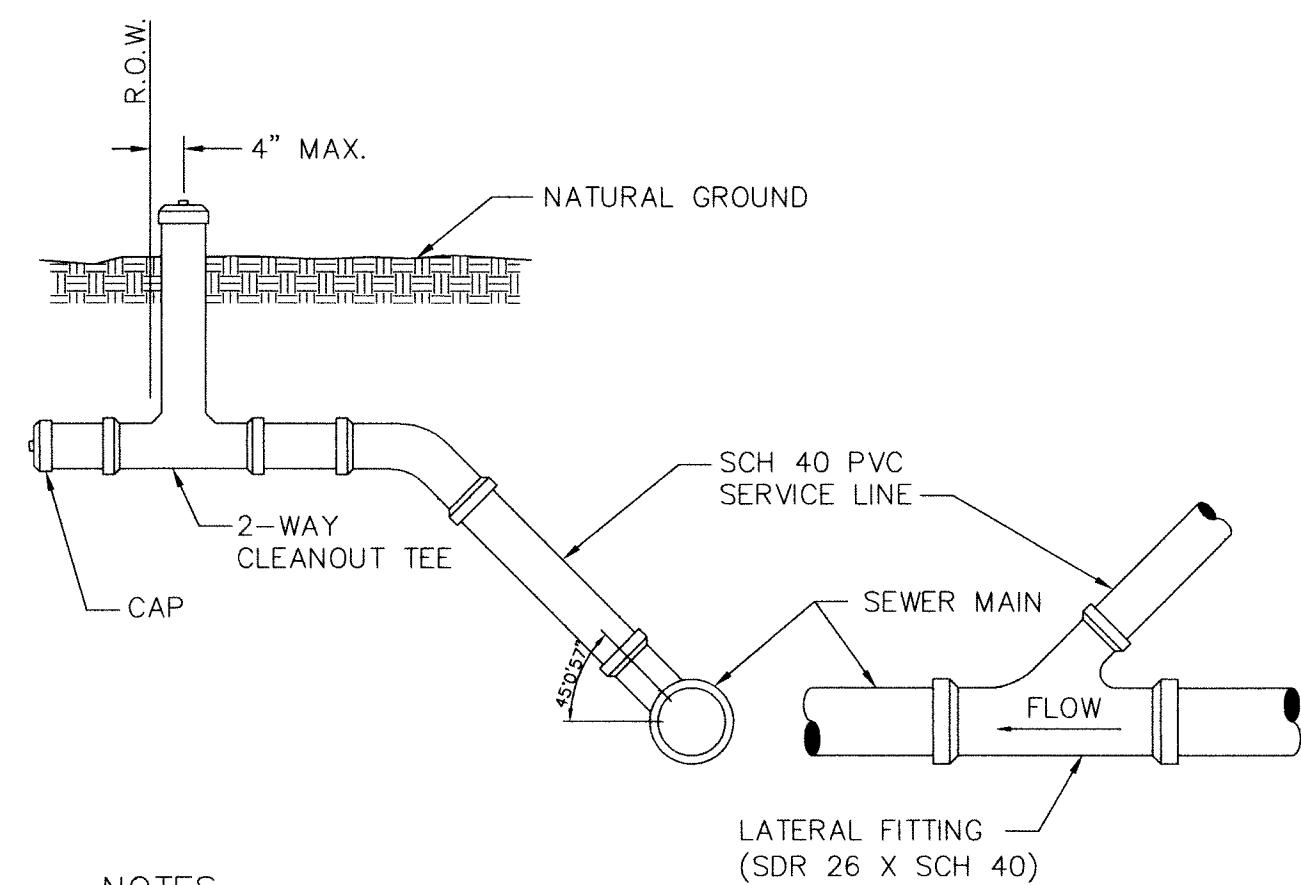
1. ADJUSTMENT TO GRADE OF FRAME AND COVER SHALL BE MADE BY VARYING NUMBER OF HDPE GRADE RINGS DIRECTLY UNDER FRAME USING A MINIMUM OF ONE RING UP TO A MAXIMUM OF 12 INCHES TOTAL. IF ADJUSTMENT REQUIRES MORE THAN 12 INCHES, THE CONE SHALL BE REMOVED, BARREL HEIGHT ADJUSTED AND CONE REPLACED.
2. FOR SHALLOW ADJUSTMENTS, WATER VALVE EXTENSION COLLAR & INSERT MAY BE USED.
3. ALL SEATING SURFACES BETWEEN INDIVIDUAL GRADE RINGS, FRAME, AND MANHOLE BRICK LEDGE SHALL BE SEALED USING 1/2" BUTYL SEALANT.

CONSTRUCTION NOTES:

- A. HDPE GRADE RINGS, ONE RING MINIMUM, 12" MAX. TOTAL
- B. OVERLAY
- C. USE A REINFORCED CONCRETE PAD 5'x5'x8" IN ALL PAVED AREAS
- D. MANHOLE FRAME & COVER
- E. STANDARD PAVING SECTION
- G. FLEX BASE
- H. SUBGRADE
- J. SEWER LINE
- K. NEW PORTLAND CEMENT CONCRETE.
- L. NEW PAVING MATERIAL
- M. EXISTING PAVEMENT
- N. CUT LINE
- P. EXISTING CONCRETE
- Q. VALVE BOX EXTENSION



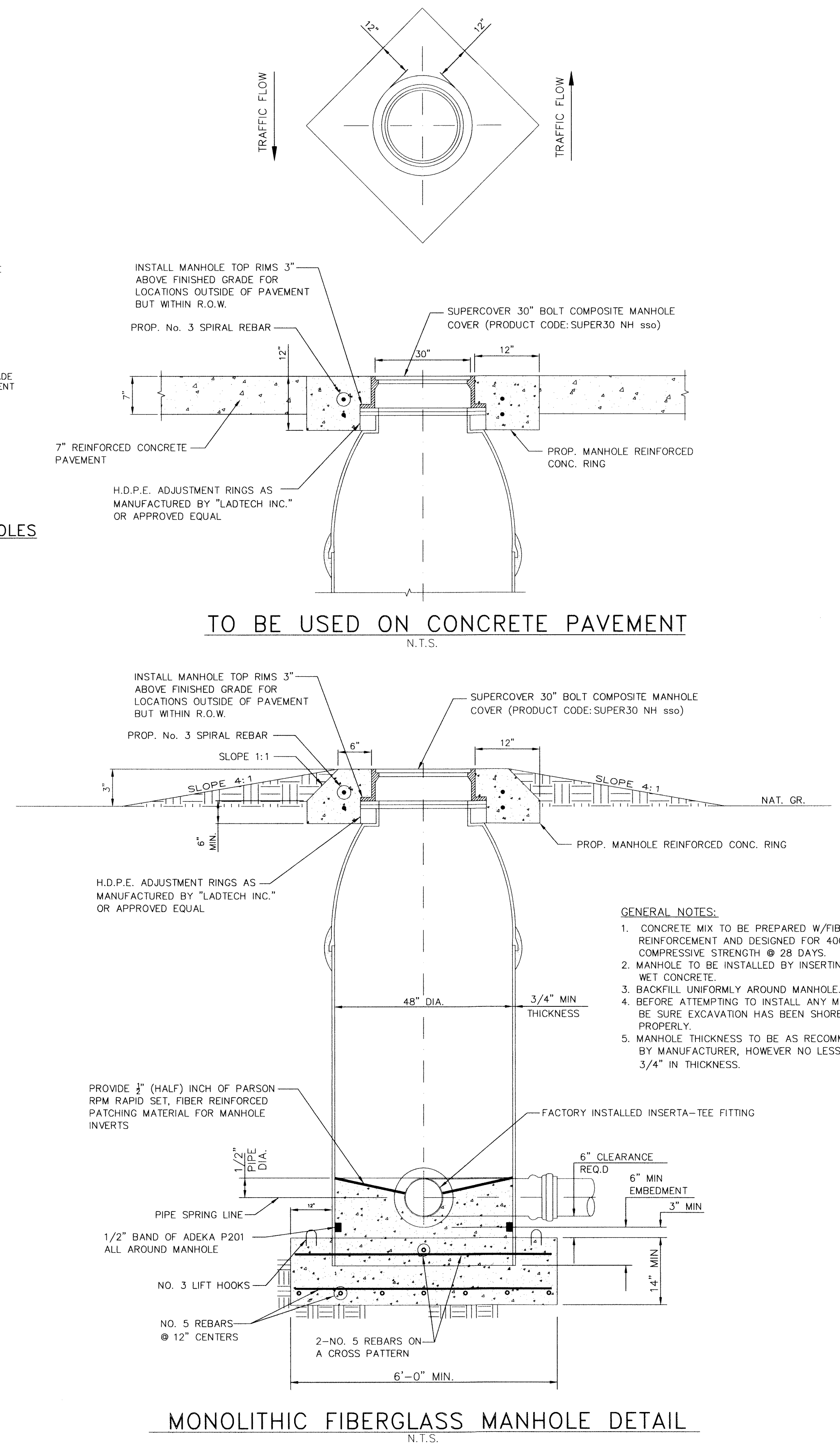
SANITARY SEWER MANHOLE RING & COVER



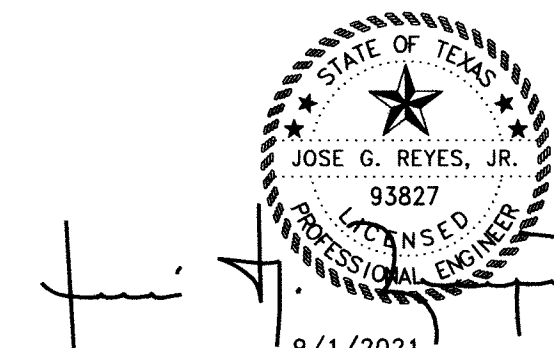
NOTES

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



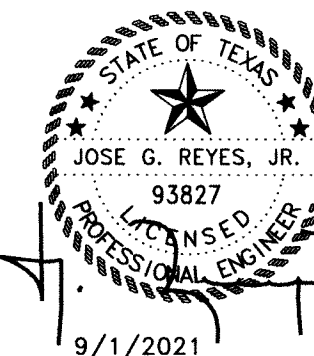
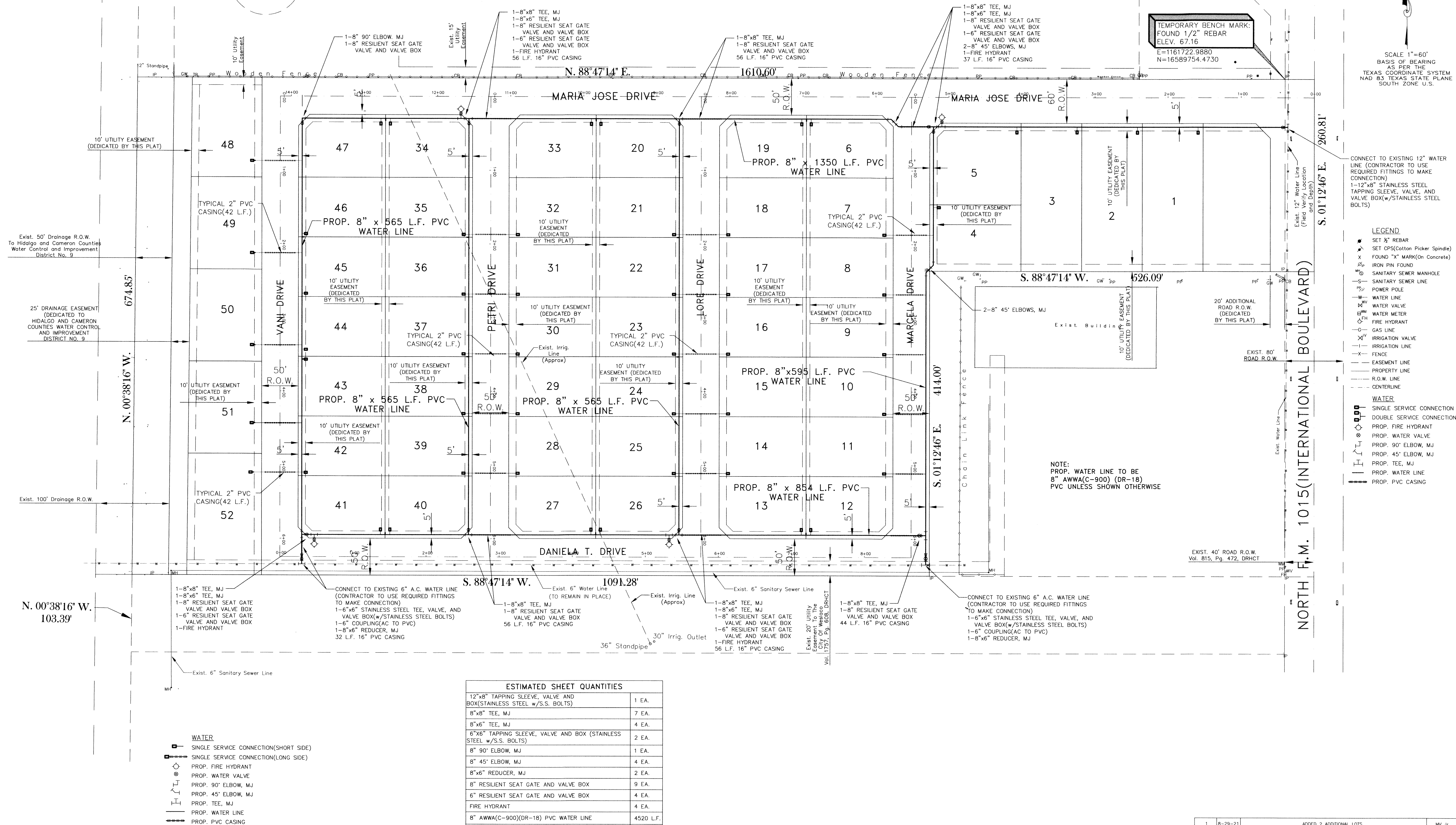
MONOLITHIC FIBERGLASS MANHOLE DETAIL



9/1/2021
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1	8-29-21	ADDED 2 ADDITIONAL LOTS	MV Jr.
REV	DATE	DESCRIPTION	BY
WESLACO, TEXAS VERONA SUBDIVISION			
SANITARY SEWER DETAILS			
SIGLER, WINSTON, GREENWOOD AND ASSOCIATES SWG ENGINEERING, LLC TEXAS FIRM REGISTRATION NO. F-592 WESLACO, TEXAS			
SWGN	SINCE 1945		
DRAWN: MV Jr.	CHECKED: JGR, Jr.	DRAWING NO. 19-128-11	
DATE: AUG., 2021	NO. 11	OF 15	

NOT TO SCALE UNLESS SHOWN OTHERWISE



9/1/2021
DRAWN: MV Jr.
DATE: AUG., 2021
CHECKED: JGR, Jr.
NO. 12 OF 15

REV	DATE	DESCRIPTION	BY
1	8-29-21	ADDED 2 ADDITIONAL LOTS	MV Jr.

WESLACO, TEXAS
VERONA SUBDIVISION
WATER IMPROVEMENTS PLAN

SIGLER, WINSTON, GREENWOOD
AND ASSOCIATES
SWG ENGINEERING, LLC
TEXAS FIRM REGISTRATION NO. F-592
WESLACO, TEXAS

SINCE 1945

19-128-12

CONTRACTOR TO CONTACT ALL UTILITIES COMPANIES IN THE AREA FOR FIELD VERIFICATION OF EXISTING FACILITIES. UTILITY COMPANY'S SHALL INCLUDE BUT NOT BE LIMITED TO THE FOLLOWING:

CITY OF WESLACO (PLANNING DEPT)	956-968-4734
MAGIC VALLEY ELECTRIC CO-OP	866-225-5683
CENTRAL POWER & LIGHT CO.	800-274-2611
SOUTHERN UNION GAS CO.	800-743-2945
AT&T	800-288-2020
U.S. SPRINT CO.	956-948-3100
TIME WARNER CABLE	800-222-5355
TX. EXCAVATION SAFETY SYSTEM	800-344-8377

2. CONTRACTOR TO EXPOSE ANY EXISTING FACILITY THAT MAY BE IN CONFLICT PRIOR TO START OF CONSTRUCTION.

3. ALL EXISTING CITY UTILITIES (WATER/SEWER) SHOWN ARE FROM BEST INFORMATION AVAILABLE. NEITHER THE ENGINEER NOR THE CITY IS RESPONSIBLE FOR THE ACCURACY OF LOCATION.

4. CONTRACTOR SHALL AT ALL TIMES ALLOW ACCESS TO EXISTING DRIVEWAYS OR PROVIDE/MAINTAIN ALTERNATIVE ALL WEATHER ROUTES.

5. ALL TRAFFIC CONTROL DEVICES SHALL BE IN CONFORMANCE WITH TEXAS MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES, LATEST EDITION.

6. TRENCHES OR EXCAVATIONS MAY NOT BE LEFT OPEN OVERNIGHT UNLESS AUTHORIZED IN WRITING BY THE ENGINEERING DEPARTMENT. IN SUCH CASES, THE CONTRACTOR MUST PROVIDE 1/2" STEEL PLATES OVER PLATES WITH ANCHORING AS PER SPECIFICATIONS TO BE PROVIDED BY THE CITY OF WESLACO.

7. ANY DAMAGE TO FENCES, WALKS, OR PRIVATE PROPERTY SHALL BE REPAIRED BY THE CONTRACTOR AT HIS EXPENSE.

8. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO REMOVE ALL EXCAVATED MATERIAL AND DEBRIS FROM THE SITE AT NO ADDITIONAL EXPENSE TO THE OWNER.

9. THE CONTRACTOR IS RESPONSIBLE FOR SCHEDULING CONSTRUCTION MATERIALS TESTING THROUGH THE CITY'S DESIGNATED FIELD REPRESENTATIVE 24 HOURS PRIOR TO TESTING. CONTRACTOR IS RESPONSIBLE FOR ADHERING CLOSELY TO TESTING SCHEDULE AND AVOID ANY DELAYS IN THE FIELD.

NOTES:

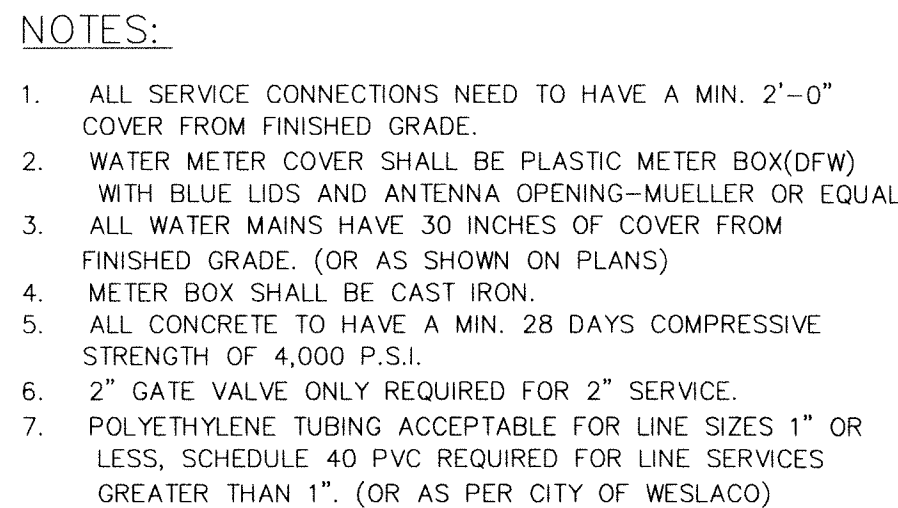
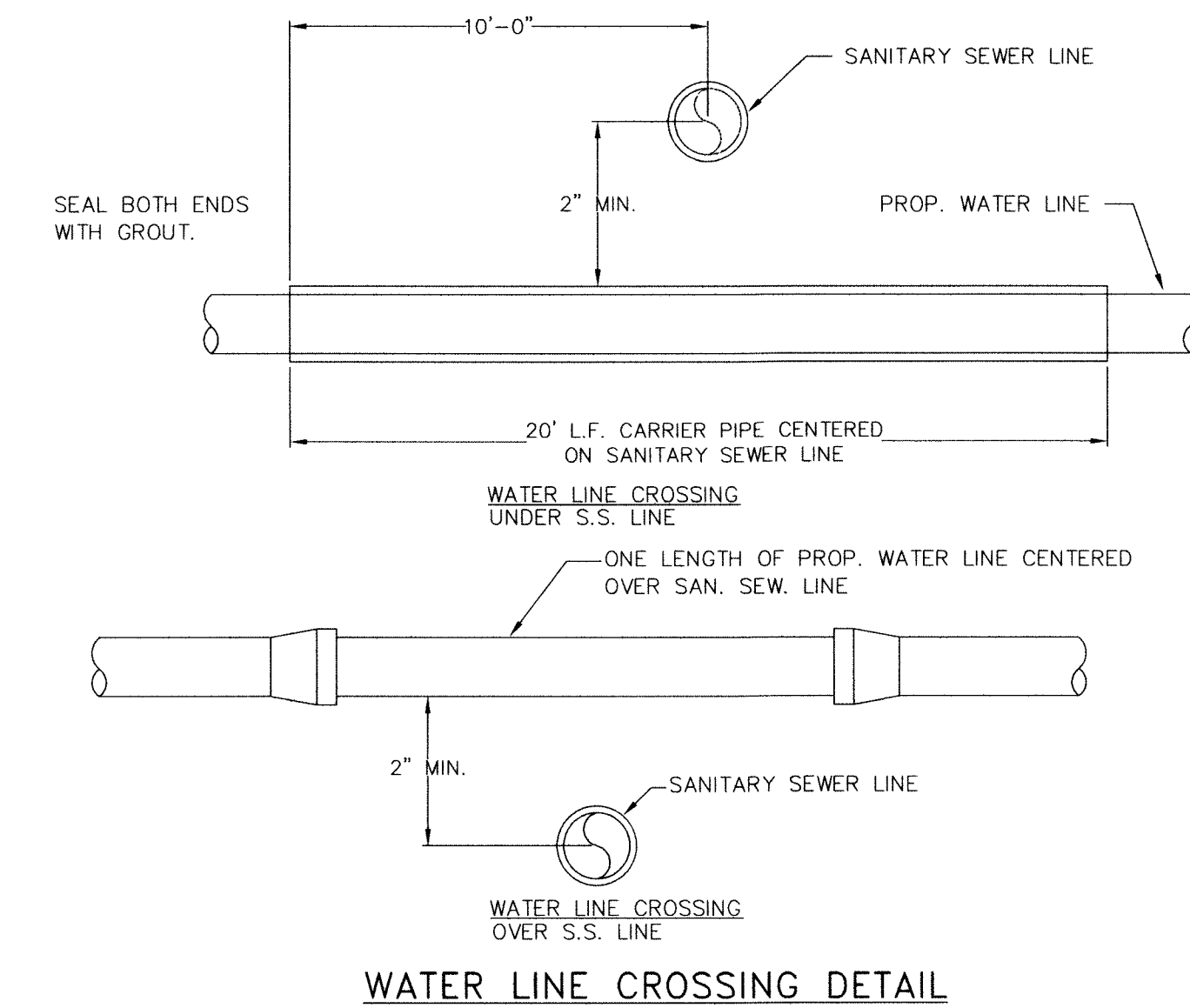
- A. SAND BEDDING PLACED, HAND LEVELED, AND COMPACTED BEFORE PIPE IS LAID, UP TO BOTTOM OF PIPE (MIN. THICKNESS = 6").
- B. SAND BACKFILL PLACED AND COMPACTED AFTER PIPE IS LAID, FROM BOTTOM OF PIPE TO 6" ABOVE THE TOP OF PIPE. WORK IN UNDER PIPE HAUNCHES AND COMPACT BY HAND TO SPRING LINE. USE VIBRATORY-TYPE 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.+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: 95% OUTSIDE RIGHT OF WAY; 98% 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 98% STANDARD PROCTOR DENSITY IN 6" MAXIMUM LIFTS. STRUCTURE BACKFILL MATERIAL SHALL BE SAND.



1. ON ALL SERVICE LINES GREATER THAN 1" (2" PVC SCHEDULE 40), A 2" VALVE WILL BE REQUIRED.
2. ONE SERVICE PER EACH LOT.



NOTES:

1. THRUST BLOCKING TO BE PLACED AT ALL DEAD ENDS, TEES, BENDS, WYES, AND REDUCERS AND OTHER AREAS THAT REQUIRE THRUST RESISTANCE.
2. MINIMUM AREAS SHOWN ARE IN SQUARE FEET, BLOCK WEIGHTS FOR VERTICAL BENDS ARE IN POUNDS.
3. THRUST BLOCK AREAS SHOWN ARE BASED ON A TEST PRESSURE OF 150 P.S.I., SOIL BEARING PRESSURE OF 2000 PSF, AND MINIMUM 30" COVER. IF REQUIRED TEST PRESSURE IS LESS OR THE SOIL BEARING CAPACITY IS GREATER, THE CONTRACTOR MAY, AFTER APPROVAL BY THE ENGINEER, REDUCE THE THRUST BLOCK AREA SHOWN. THRUST BLOCKING AREA SHALL BE INCREASED IF SOIL BEARING CAPACITY IS LESS THAN 2000 PSI.
4. AT DOWNWARD VERTICAL BENDS, PIPING SHALL BE RESTRAINED BY THRUST BLOCK AS SHOWN WITH WEIGHT INDICATED IN THE TABLE.
5. ANCHOR RODS OR FLAT BARS SHALL BE STAINLESS STEEL.
6. BEARING MUST BE ON UNDISTURBED EARTH.
7. USE 4000 PSI CONCRETE.
8. RESTRAINING JOINTS MAY BE REQUIRED AS SHOWN ON THE PLANS OR DIRECTED BY THE ENGINEER.
9. THRUST BLOCK SHALL BEAR ON FULL 180° OF CIRCUMFERENCE OF PIPE.

Technical drawing of a fire hydrant and gate valve assembly. The drawing shows a side view of a fire hydrant on the left and a gate valve on the right, connected by a horizontal water main. The fire hydrant has a "FIRE HYDRANT" label at the top. Dimensions include "3'-0" MAX." for the hydrant height, "18" MIN." for the distance from the hydrant to the gate valve, and "6" for the hydrant's base diameter. The gate valve is labeled "GATE VALVE & BOX" and has a "6" FLANGED & HUB ENDS 2" O" RINGS SEAL WITH 2" SQUARE WRENCH NUT GATE VALVE" label. The water main is labeled "WATER MAIN (C-900, DR-18 CLASS 150)" and has dimensions "(3'-3" MIN.)" and "VARIABLE" for its length. The assembly is supported by "CONCRETE THRUST BLOCK POURED IN PLACE" and "POURED IN PLACE CONCRETE THRUST BLOCK". Other labels include "UNDISTURBED SOIL", "ANCHOR ROD", "FLANGE (M.J. OPTIONAL)", "6" PVC PIPE (DR-18)", "12" OF GRAVEL", "HYDRANT DRAIN N CLEAR", and "FLANGE ONLY". A vertical dimension of "30" MIN." is shown for the gate valve assembly.

NOTES:

12"

6"

3" MIN. COVER

COVER

CONCRETE RING

FINISHED GRADE

VALVE

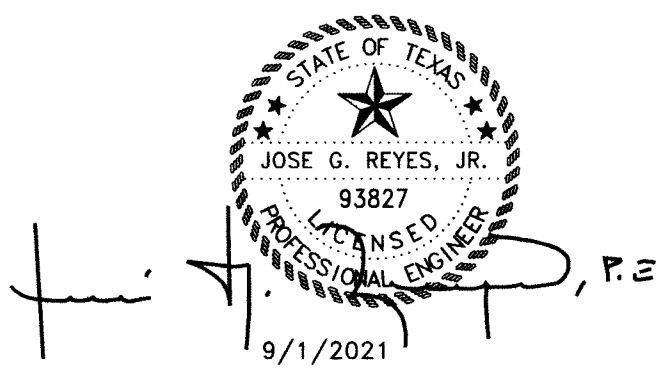
VALVE BOX-SLIP ON OR SCREW ON TYPE

CONC. BLOCK (Poured In Place)

WATER MAIN

GATE VALVE DETAIL

NTS



1	8-29-21	ADDED 2 ADDITIONAL LOTS		MV Jr.
REV.	DATE	DESCRIPTION		BY
WESLACO, TEXAS VERONA SUBDIVISION WATER IMPROVEMENTS DETAILS				
<i>SIGLER, WINSTON, GREENWOOD AND ASSOCIATES</i> SWG ENGINEERING, LLC TEXAS FIRM REGISTRATION NO. F-592 WESLACO, TEXAS				
DRAWN: MV Jr.		CHECKED: JGR, Jr.		DRAWING NO. 19-128-13
DATE: AUG., 2021		NO. 13 OF 15		

POINT OF BEGINNING

N. 00°38'16" W.
103.39'

POINT OF COMMENCING
SOUTHWEST CORNER
FARM TRACT 1038

Exist. 20" Utility
Easement To The
City Of Weslaco
Vol. 1757, Pg. 608, DRHCT

Exist. Irrig. Line
(Approx)

36" Standpipe
30" Irrig. Outlet
Ofelia C. Perez
2021 Frontier Trail
Lewisville Tx. 78067
Doc. No. 1470687 DRHCT

VERONA SUBDIVISION

LA HACIENDA DEL NORTE P.U.D. SUBDIVISION
VOL. 33, PG. 78, MRHCT

N. 88°47'14" E.

1610.60'

MARIA JOSE DRIVE
50' ROAD R.O.W.

MARIA JOSE DRIVE
60' ROAD R.O.W.

TEMPORARY BENCH MARK:
FOUND 1/2" REBAR
ELEV. 67.16

E=1161722.9880
N=16589754.4730

CONSTRUCTION
ENTRANCE
(SEE EROSION
GENERAL NOTES
SHEET NO. 1)

92.00'
BUFFER

SANITARY FACILITIES
AND MATERIAL STORAGE

PROP. CONCRETE
WASH OUT AREA

PROP. WASTE
CONTAINER

20' ADDITIONAL
ROAD R.O.W.
(DEDICATED
BY THIS PLAT)

EXIST. 80'
ROAD R.O.W.

Catholic War Veterans-J.L. Garza Post 770, Inc.
Vol. 1636, Pg. 507

EXIST. 40' ROAD R.O.W.
Vol. 815, Pg. 472, DRHCT

S. 01°12'46" E. 260.81'

NORTH F.M. 1015 (INTERNATIONAL BOULEVARD)

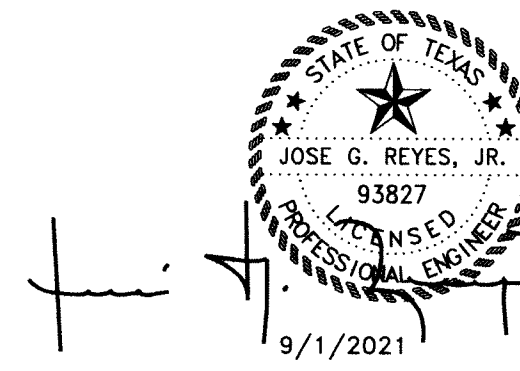
PROP. SW3P SIGN
LOCATION

LEGEND

- SET 1/2" REBAR
- SET CPS (Cotton Picker Spindle)
- FOUND "X" MARK (On Concrete)
- IRON PIN FOUND
- SANITARY SEWER MANHOLE
- SANITARY SEWER LINE
- POWER POLE
- WATER LINE
- WATER VALVE
- WATER METER
- FIRE HYDRANT
- GAS LINE
- IRRIGATION VALVE
- IRRIGATION LINE
- FENCE
- EASEMENT/LOT LINE
- PROPERTY LINE
- R.O.W. LINE
- CENTERLINE

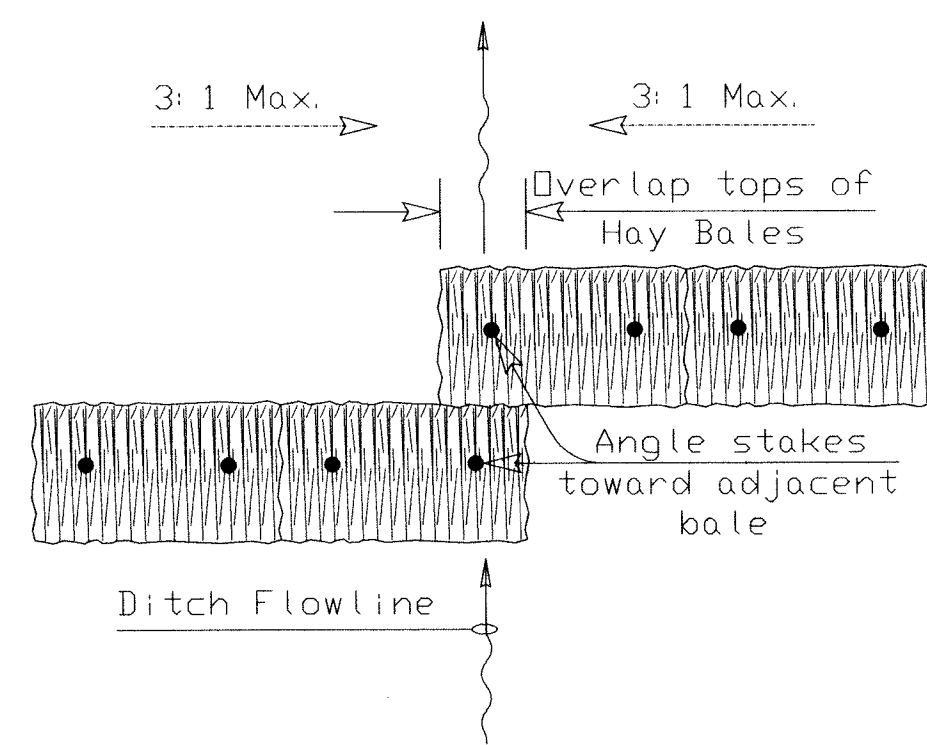
LEGEND

SEDIMENT CONTROL FENCE

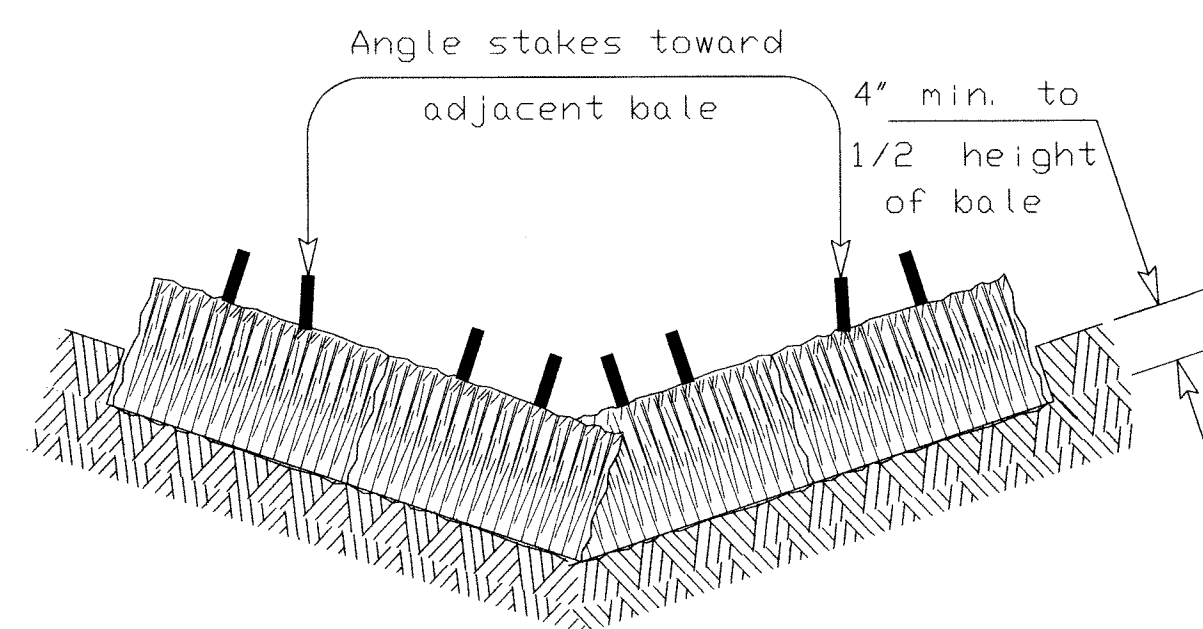


1	8-29-21	ADDED 2 ADDITIONAL LOTS	MV Jr.
REV	DATE	DESCRIPTION	BY
WESLACO, TEXAS			
VERONA SUBDIVISION			
SEDIMENT CONTROL PLAN			
SIGLER, WINSTON, GREENWOOD AND ASSOCIATES SWG ENGINEERING, LLC TEXAS FIRM REGISTRATION NO. F-592 WESLACO, TEXAS			
DATE: MV Jr.	CHECKED: JGR, Jr.	DRAWING NO.	19-128-14
DATE: AUG., 2021	NO. 14	OF 15	

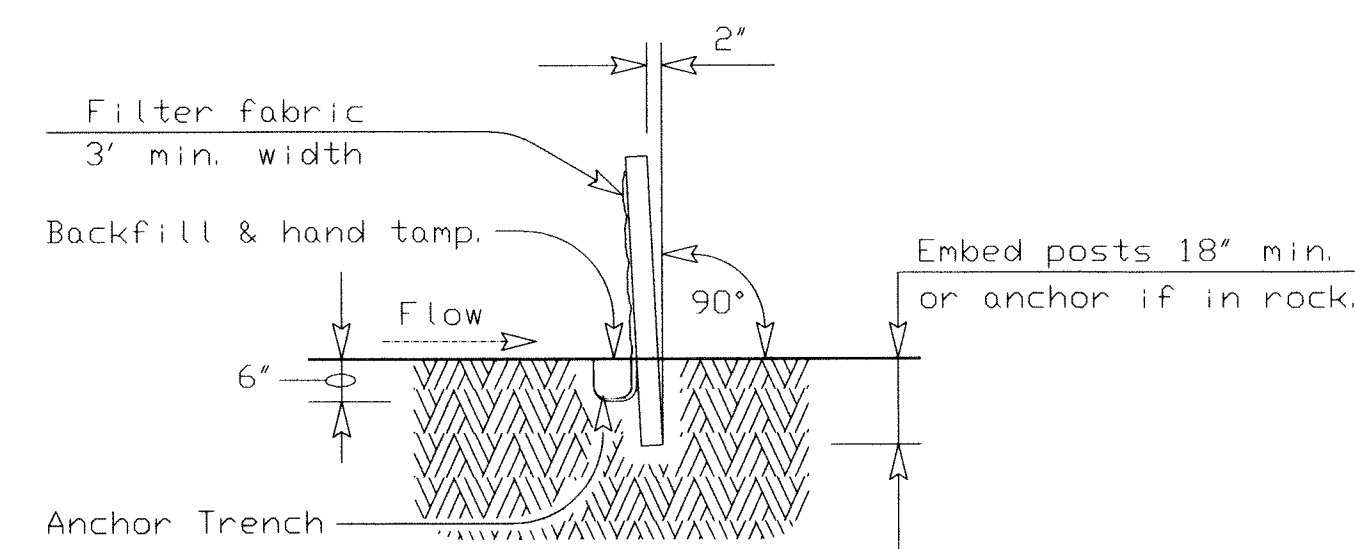
8/30/2021 2:08 PM
Z:\DRAFTING\MANUEL VACADO\19-128 VERONA SUBD - Cop\15- EROSION CONTROL



PLAN VIEW



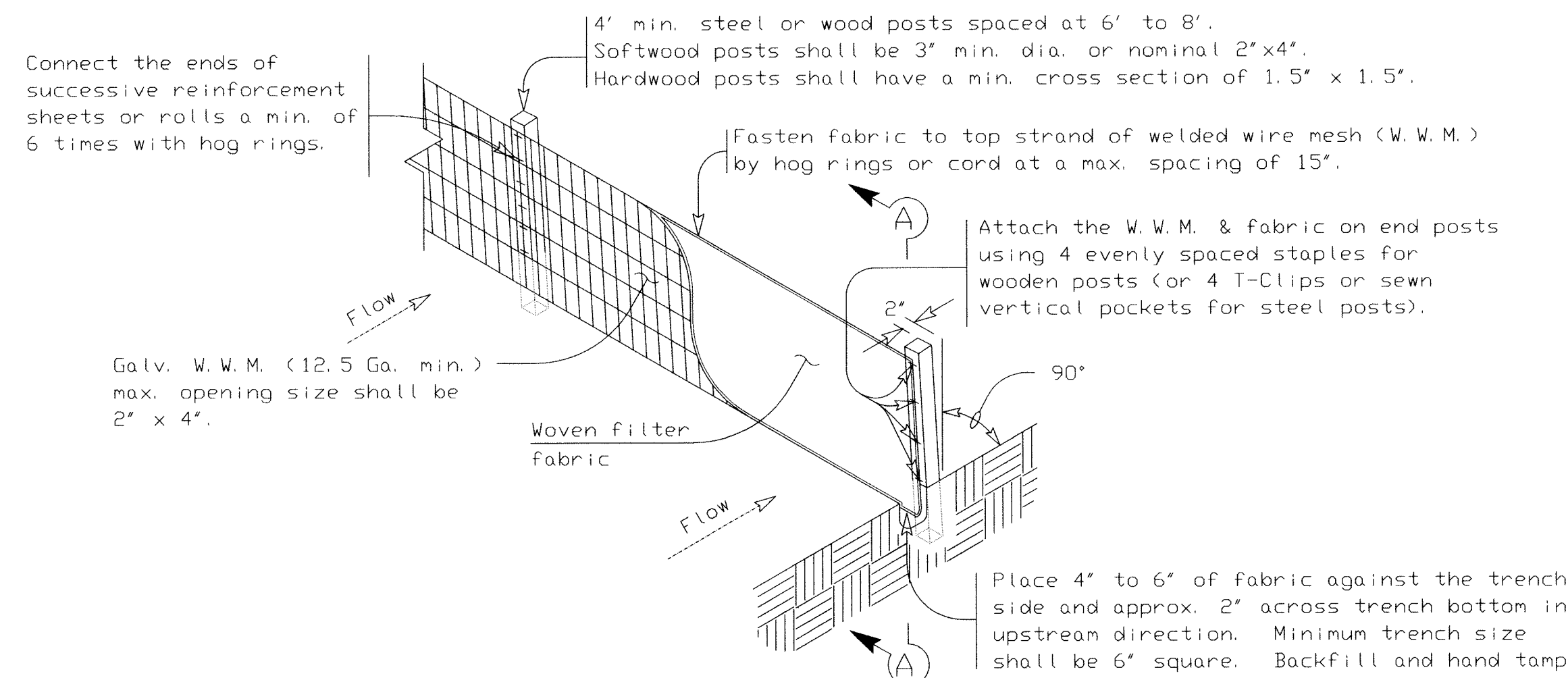
PROFILE VIEW



SECTION A-A

GENERAL NOTES

1. The guidelines shown hereon are suggestions only and may be modified by the Engineer.



TEMPORARY SEDIMENT CONTROL FENCE

GENERAL NOTES

1. Hay bales shall be a minimum of 30' in length and weigh a minimum of 50 Lbs.
2. Hay bales shall be bound by either wire or nylon or polypropylene string. The bales shall be composed entirely of vegetative matter.
3. Hay bales shall be embedded in the soil a minimum of 4' and where possible 1/2 the height of the bale.
4. Hay bales shall be placed in a row with ends tightly abutting the adjacent bales. The bales shall be placed with bindings parallel to the ground.
5. Hay bales shall be securely anchored in place with 3/8" Dia. rebar or 2" x 2" wood stakes, driven through the bales. The first stake shall be angled towards the previously laid bale to force the bales together.
6. The guidelines shown hereon are suggestions only and may be modified by the Engineer.

BALED HAY USAGE GUIDELINES

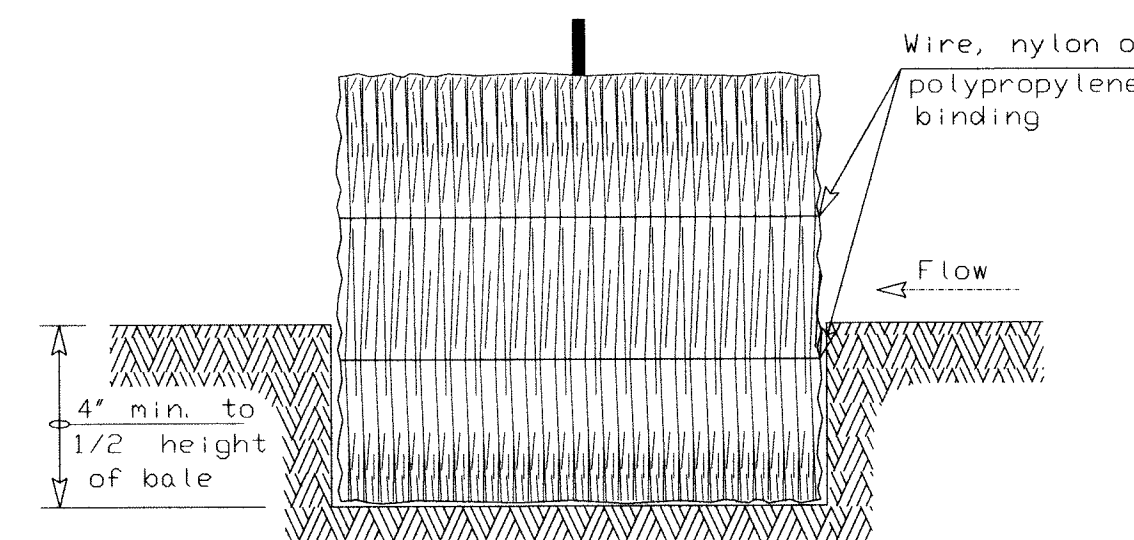
A Baled Hay installation may be constructed near the downstream perimeter of a disturbed area along a contour to intercept sediment from overland runoff. A two year storm frequency may be used to calculate the flow rate to be filtered. The installation should be sized to filter a maximum flow thru rate of 5 GPM/FT² of cross sectional area. Baled hay may be used at the following locations:

1. Where the runoff approaching the baled hay flows over disturbed soil for less than 100'. If the slope of the disturbed soil exceeds 10%, the length of slope upstream the baled hay should be less than 50'.
2. Where the installation will be required for less than 3 months.
3. Where the contributing drainage area is less than 1/2 acre.

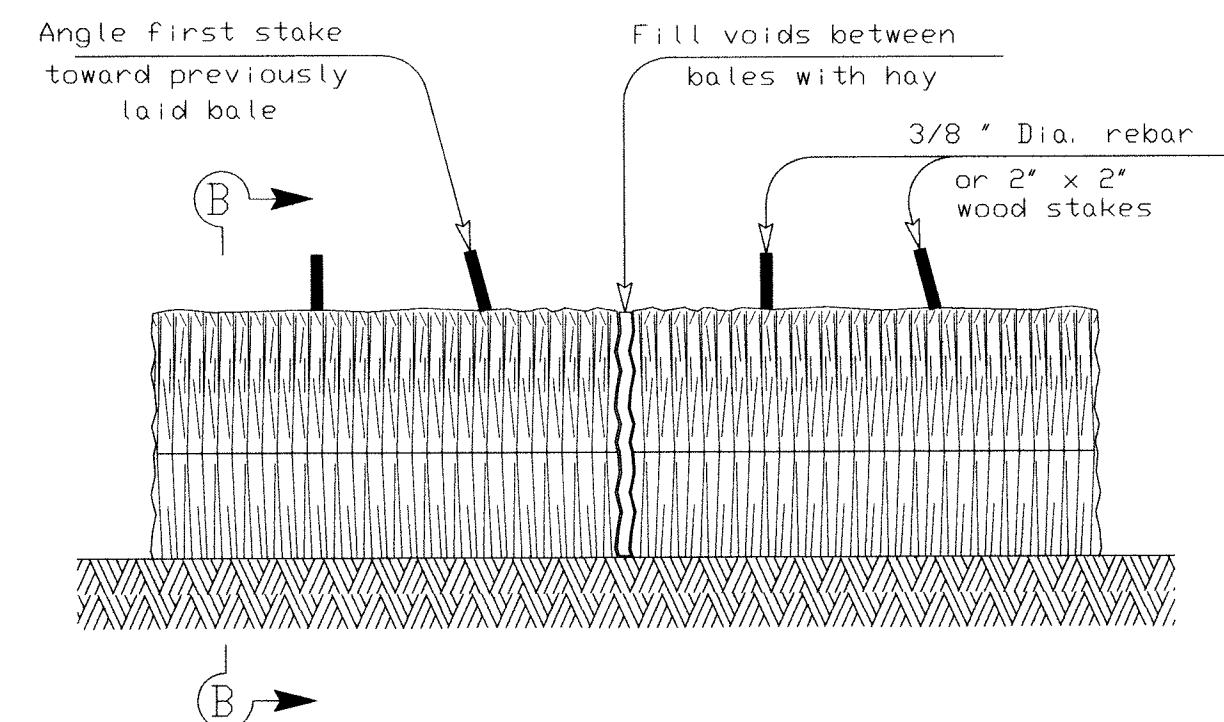
For Baled Hay installations in small ditches, the additional following considerations apply:

1. The ditch side slopes should be graded as flat as possible to maximize the drainage flowrate thru the hay.
2. The ditch should be graded large enough to contain the overtopping drainage when sediment has filled to the top of the baled hay.

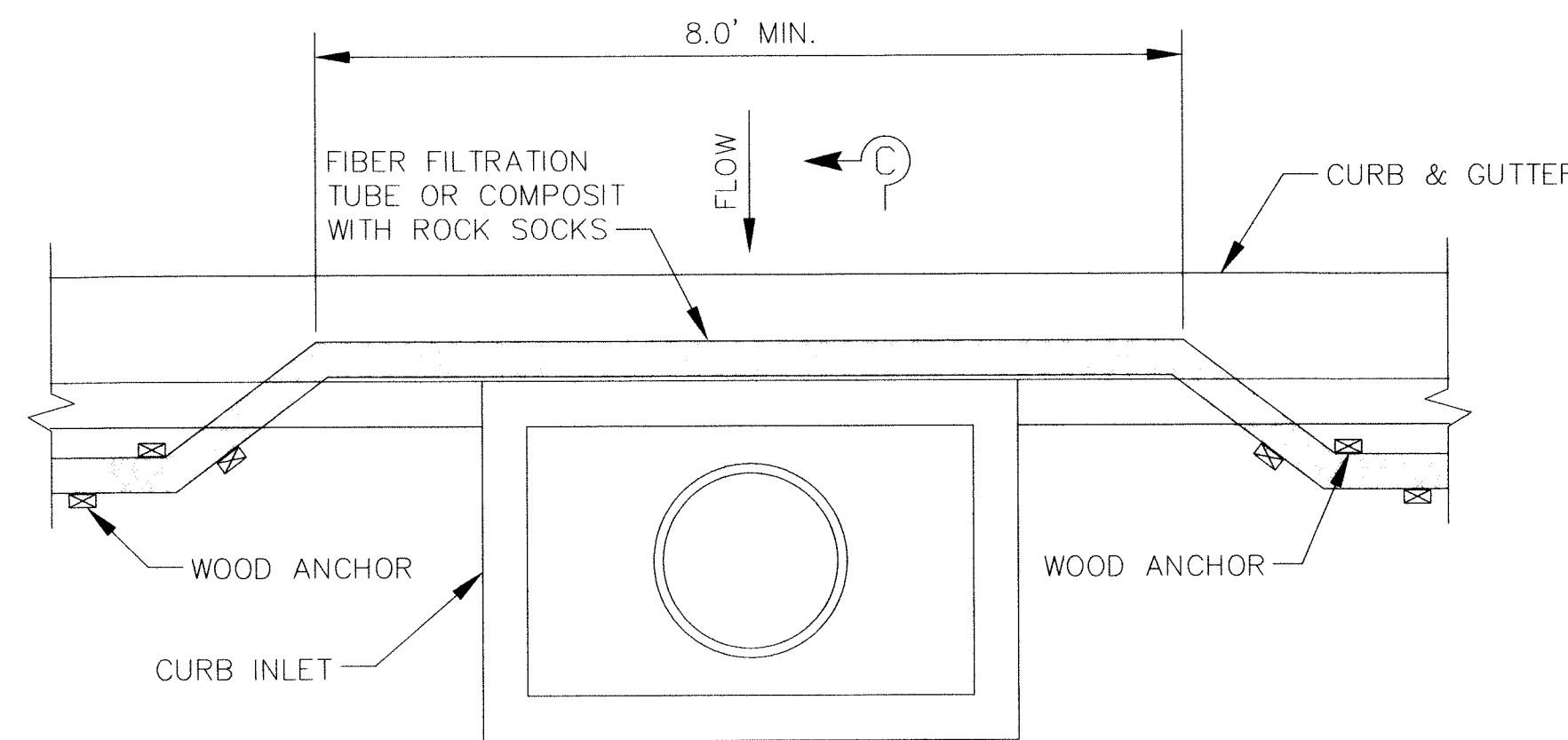
Bales should be replaced usually every 2 months or more often during wet weather when loss of structural integrity is accelerated.



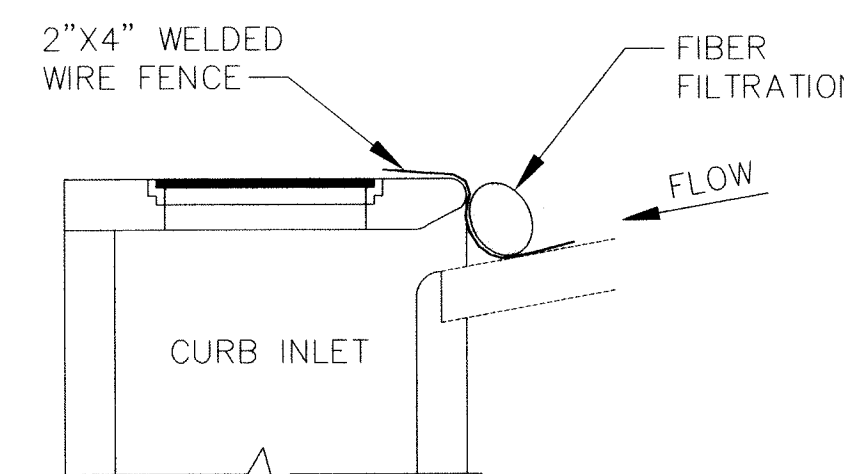
SECTION B-B



BALED HAY FOR EROSION CONTROL



PLAN VIEW
N.T.S.

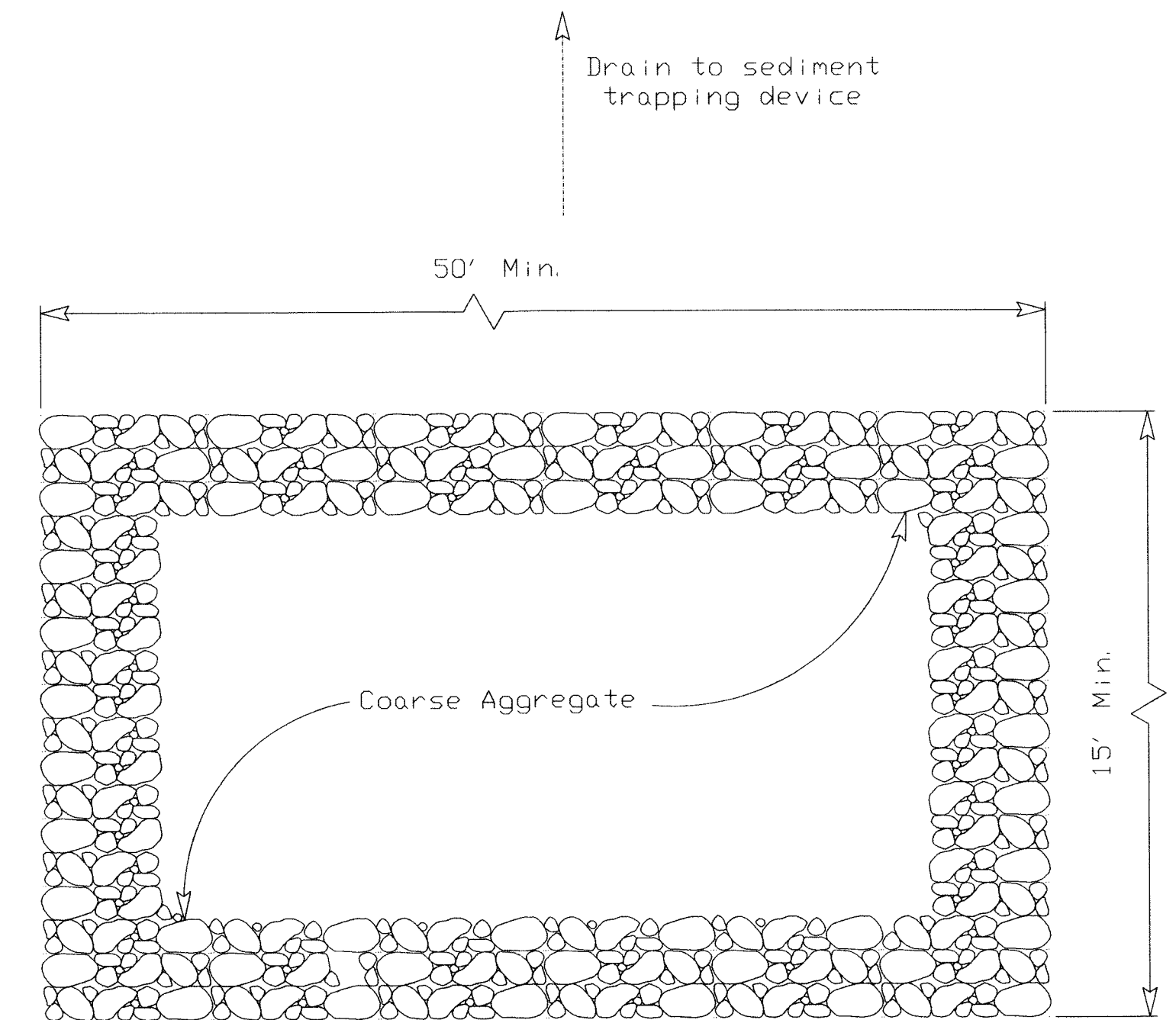


SECTION C-C
N.T.S.

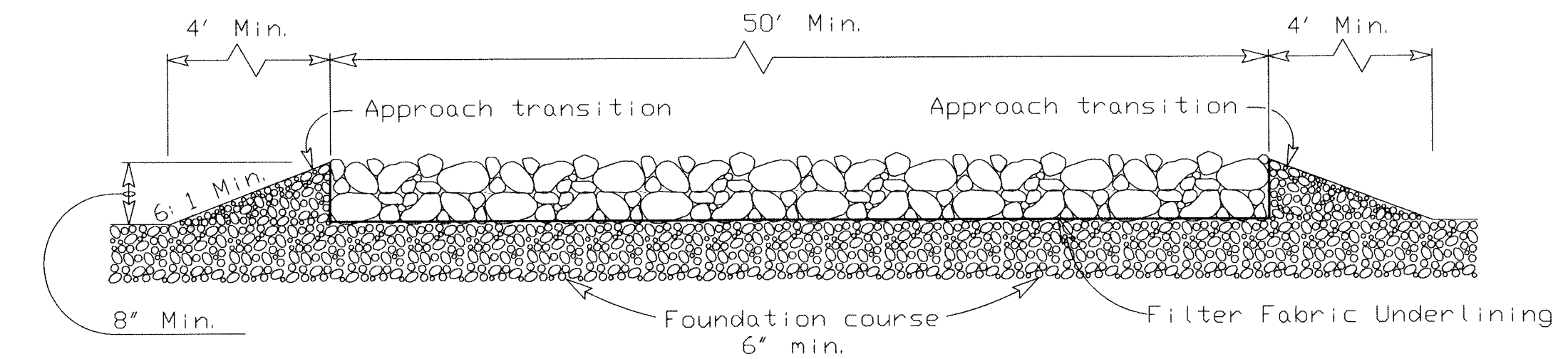
SEDIMENT CONTROL FENCE USAGE GUIDELINES

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/FT². Sediment control fence is not recommended to control erosion from a drainage area larger than 2 acres.



PLAN

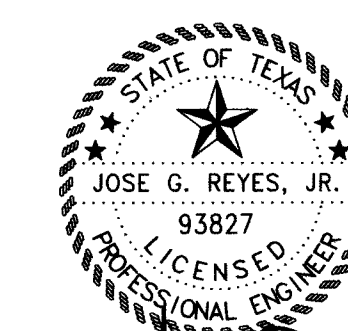


PROFILE

CONSTRUCTION ENTRANCE / EXIT (TYPE 1)

GENERAL NOTES

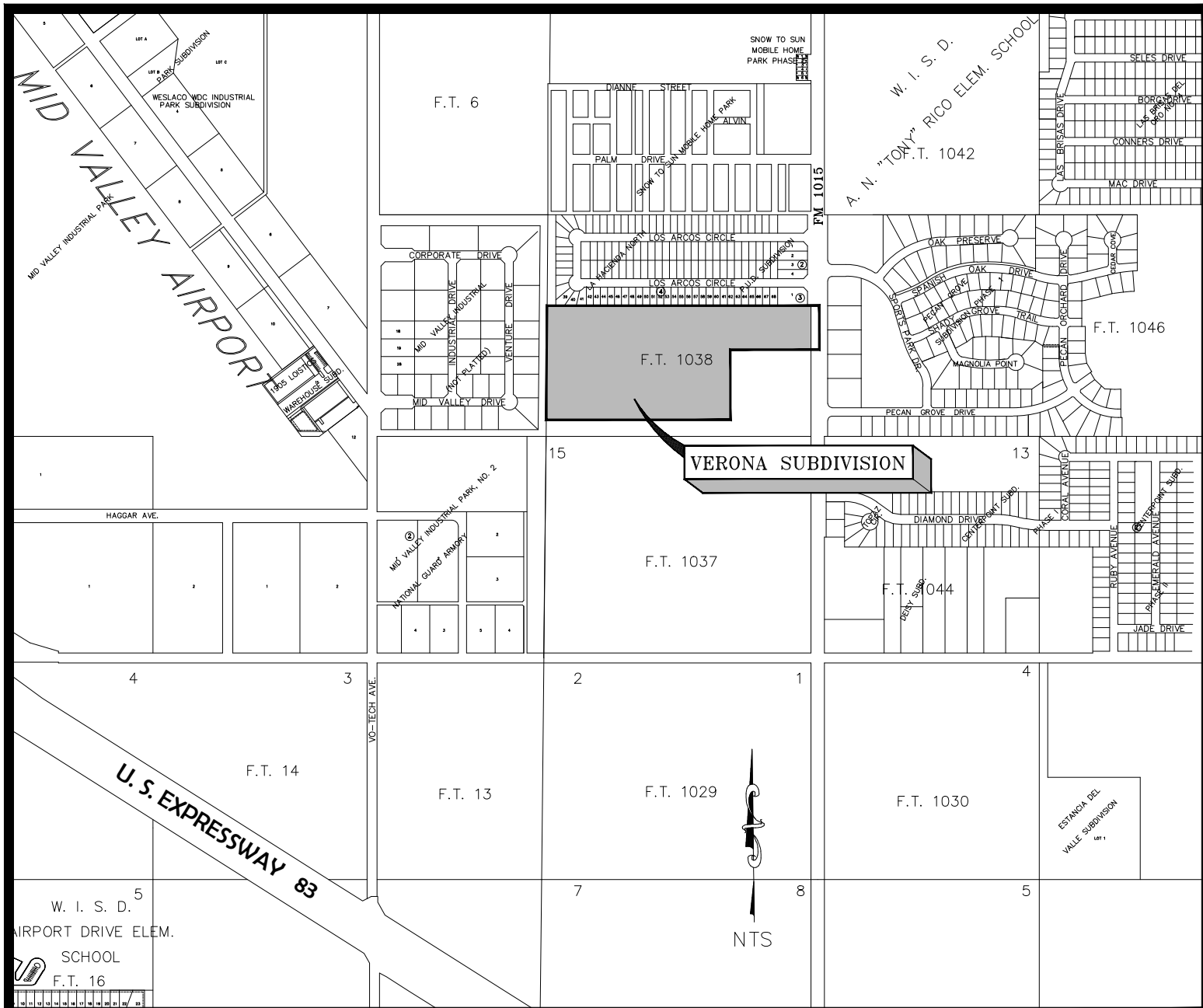
1. The length of the type 1 construction exit shall be as indicated on the plans, but not less than 50'.
2. The coarse aggregate should be open graded with a size of 4" to 8".
3. The approach transitions should be no steeper than 6:1 and constructed as directed by the Engineer.
4. The construction exit foundation course shall be flexible base, bituminous concrete, portland cement concrete or other material as approved by the Engineer.
5. The construction exit shall be graded to allow drainage to a sediment trapping device.
6. The guidelines shown hereon are suggestions only and may be modified by the Engineer.



Jose G. Reyes, Jr., P.E.
9/1/2021

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REV.	DATE	DESCRIPTION	BY
1	8-29-21	ADDED 2 ADDITIONAL LOTS	MV Jr.
VERONA SUBDIVISION			
TEMPORARY EROSION, SEDIMENT & WATER POLLUTION CONTROL MEASURES FENCED & BALED HAY			
SIGLER, WINSTON, GREENWOOD AND ASSOCIATES, LLC			
SWG ENGINEERING, LLC			
TEXAS FIRM REGISTRATION NO. F-592			
WESLACO, TEXAS			
DRAWN: MV Jr.	CHECKED: JGR, Jr.	PROJECT NO.	19-128-15
DATE: AUG., 2021	SHEET: 15 OF 15		



LOCATION MAP

STATE OF TEXAS
COUNTY OF HIDALGO
CITY OF WESLACO
CERTIFICATE OF PLAT APPROVAL
UNDER LOCAL GOVERNMENT CODE 212.0115(B)

I, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF VERONA SUBDIVISION WAS REVIEWED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF WESLACO

MAYOR OF CITY OF WESLACO _____ DATE _____
SECRETARY OF THE CITY OF WESLACO _____ DATE _____

STATE OF TEXAS
COUNTY OF HIDALGO
PLANNING AND ZONING COMMISSION CHAIR

I, THE UNDERSIGNED, CHAIR 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.

PLANNING AND ZONING CHAIR _____ DATE _____

FILED FOR RECORD IN HIDALGO COUNTY
ARTURO GUJARDO, JR.
HIDALGO COUNTY CLERK

ON _____ AT _____ AM/PM O'CLOCK AM/PM INSTRUMENT
NUMBER _____ OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS.

BY: _____
DEPUTY

STATE OF TEXAS
COUNTY OF HIDALGO

I, _____ ADMINISTRATOR/DIRECTOR OF PLANNING AND ZONING DEPARTMENT
OF THE CITY OF WESLACO, TEXAS DO HEREBY CERTIFY THIS MINOR PLAT KNOW AS VERONA
SUBDIVISION CONFORMS TO ALL SUBDIVISION REQUIREMENTS OF THIS CITY WHEREIN MY
APPROVAL IS REQUIRED AND HAS BEEN APPROVED FOR RECORDING ON THIS THE _____
DAY OF _____ 20____ WITH THE COUNTY CLERK OF HIDALGO COUNTY, TEXAS.

ADMINISTRATOR/ PLANNING AND ZONING
DEPARTMENT DIRECTOR CITY OF WESLACO _____ DATE _____

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

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.

RAUL E. SESIN, P.E., CFM
GENERAL MANAGER

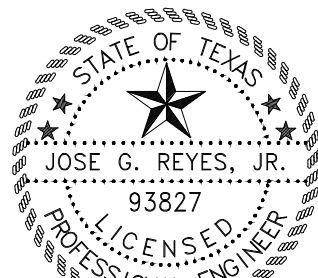
STATE OF TEXAS
COUNTY OF HIDALGO

ENGINEER'S CERTIFICATION

I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL ENGINEER, IN THE STATE
OF TEXAS, HEREBY CERTIFY THAT THE ABOVE PLAT AND DESCRIPTION OF
THE OLD PECAN GROVE SUBDIVISION, WAS PREPARED FROM A SURVEY OF
THE PROPERTY MADE ON THE GROUND BY ME OR UNDER MY SUPERVISION, AND
THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT AND
IS A TRUE AND ACCURATE REPRESENTATION OF THE SUBDIVISION.

Jose G. Reyes, Jr.
JOSE G. REYES, JR.
PROFESSIONAL ENGINEER
TEXAS REGISTRATION NO. 93827

8/31/2021
DATE



STATE OF TEXAS
COUNTY OF HIDALGO

SURVEYOR'S AND ENGINEER'S CERTIFICATION

I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR AND
REGISTERED PROFESSIONAL ENGINEER, IN THE STATE OF TEXAS, HEREBY
CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE AND IS PREPARED
FROM AN ACTUAL SURVEY ON THE PROPERTY MADE UNDER MY SUPERVISION
ON THE GROUND.

Joe B. Winston, Jr.
JOE B. WINSTON, JR.
PROFESSIONAL ENGINEER
TEXAS REGISTRATION NO. 31109
REGISTERED PUBLIC LAND SURVEYOR
TEXAS REGISTRATION NO. 3780

8/31/2021
DATE



PRINCIPAL CONTACTS:

NAME	ADDRESS	CITY & ZIP	PHONE	FAX
OWNER: SHIVA Ventures, LLC	4900 N. 10th St, Suite C4	McAllen Tx, 78504	(956)	956-
ENGINEER: Jose G. Reyes, Jr. P.E.	611 Bill Summers Int'l Blvd.	Weslaco Tx, 78596	(956)-968-2194	956-968-8300
SURVEYOR: Joe B. Winston, Jr. P.E. RPLS	611 Bill Summers Int'l Blvd.	Weslaco Tx, 78596	(956)-968-2194	956-968-8300

VERONA SUBDIVISION

BEING A 20.00 ACRES OF LAND OUT OF
FARM TRACT 1038
WEST AND ADAMS TRACT SUBDIVISION,
HIDALGO COUNTY, TEXAS,
AS RECORDED IN VOLUME 2, PAGE 34-37,
MAP RECORDS OF HIDALGO COUNTY, TEXAS, AND BEING
A TRACT OF LAND DESCRIBED IN VOLUME 1636, PAGE 507,
DEED RECORDS OF HIDALGO COUNTY, TEXAS

BEING A 20.00 ACRES OF LAND OUT OF FARM TRACT 1038 WEST AND ADAMS TRACT SUBDIVISION, HIDALGO COUNTY,
TEXAS AS RECORDED IN VOLUME 2, PAGE 34-37, MAP RECORDS OF HIDALGO COUNTY, TEXAS, AND BEING A TRACT
OF LAND DESCRIBED IN VOLUME 1636, PAGE 507, DEED RECORDS OF HIDALGO COUNTY, TEXAS, AND BEING MORE
PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF FARM TRACT 103, SAID CORNER BEING IN THE CENTERLINE OF AN EXISTING
DRAIN DITCH, THENCE ALONG THE WEST BOUNDARY LINE AND CENTERLINE OF AN EXISTING DRAIN DITCH NORTH 00°38'16"
WEST A DISTANCE OF 103.39 FT. TO THE NORTHWEST CORNER OF A 3.84 ACRE TRACT OF LAND DESCRIBED IN DOCUMENT
NUMBER 1470687, OFFICIAL RECORDS OF HIDALGO COUNTY, TEXAS FOR THE SOUTHWEST CORNER AND THE POINT OF
BEGINNING OF THE TRACT HEREIN DESCRIBED;

THENCE, CONTINUING ALONG THE WEST BOUNDARY LINE OF FARM TRACT 1038, NORTH 00°39'16" WEST A DISTANCE OF
674.85 FT. TO THE SOUTHWEST CORNER OF LA HACIENDA NORTH P.U.D. SUBDIVISION, RECORDED IN VOLUME 33, PAGE
78, MAP RECORDS OF HIDALGO COUNTY, TEXAS, FOR THE NORTHWEST CORNER OF THE TRACT HEREIN DESCRIBED;

THENCE, ALONG THE SOUTH BOUNDARY OF LA HACIENDA NORTH P.U.D. SUBDIVISION, NORTH 88°47'14" EAST, AT A
DISTANCE OF 25.00 FT. PASS A 1/2-INCH REBAR FOUND WITH PLASTIC CAP STAMPED "MOORE 6370", AND AT A
DISTANCE OF 1,570.60 FT. PASS A 1/2-INCH REBAR FOUND WITH PLASTIC CAP STAMPED "MOORE 6370" ON THE WEST
RIGHT OF WAY OF F.M. 1015(HAVING 80.00 FT. RIGHT OF WAY) AND AT A TOTAL DISTANCE OF 1,610.60 FT. TO A POINT
ON THE EAST BOUNDARY LINE OF FARM TRACT 1038, BEING ON THE CENTERLINE OF F.M. 1015, FOR THE NORTHEAST
CORNER OF THE TRACT HEREIN DESCRIBED;

THENCE, ALONG THE EAST BOUNDARY LINE OF FARM TRACT 1038 AND THE CENTERLINE OF F.M. 1015, SOUTH 01°12'46"
EAST A DISTANCE OF 260.81 FT. TO A POINT FOR AN OUTSIDE CORNER OF THIS TRACT HEREIN DESCRIBED;

THENCE, SOUTH 88°47'14" WEST, AT A DISTANCE OF 40.00 FT. PASS A 1/2-INCH REBAR FOUND WITH PLASTIC CAP
STAMPED "MOORE 6370" AND THE NORTH BOUNDARY LINE OF A 3.84 ACRE TRACT, AND AT A TOTAL DISTANCE OF
526.09 FT. TO A 1/2-INCH REBAR FOUND FOR AN INSIDE CORNER OF THIS TRACT HEREIN DESCRIBED;

THENCE, SOUTH 01°12'46" EAST A DISTANCE OF 414.00 FT. TO A FOUND 1/2-INCH REBAR FOUND WITH PLASTIC CAP
STAMPED "MOORE 6370" SAID POINT BEING THE NORTH LINE OF A 3.84 ACRE TRACT AND THE SOUTHEAST CORNER
OF THIS TRACT HEREIN DESCRIBED;

THENCE, ALONG THE NORTH BOUNDARY LINE OF SAID 3.84 ACRE TRACT, SOUTH 88°47'14" WEST, A DISTANCE OF 1,066.28
FT. PASS A 1/2-INCH REBAR FOUND WITH PLASTIC CAP STAMPED "MOORE 6370" AND AT A TOTAL DISTANCE OF 1,091.28
FT. TO THE POINT OF BEGINNING AND CONTAINING 20.00 ACRES OF LAND MORE OR LESS.

10' UTILITY EASEMENT
(DEDICATED BY THIS PLAT)

25' DRAINAGE EASEMENT
(DEDICATED TO
HIDALGO AND CAMERON
COUNTIES WATER CONTROL
AND IMPROVEMENT
DISTRICT NO. 9

Exist. 45' Drainage R.O.W.
(As Recorded In Doc. No. 1483328
And Vol. 48, Pg. 54, M.R.N.C.)

Exist. 50' Drainage R.O.W.
To Hidalgo and Cameron Counties
Water Control and Improvement
District No. 9

Exist. 95' Drainage R.O.W.

POINT OF BEGINNING

N. 00°38'16" W.
103.39'

POINT OF COMMENCING
SOUTHWEST CORNER
FARM TRACT 1038

CONCRETE MONUMENT	ELEVATION
"1"	66.88
"2"	66.98
"3"	66.39
"4"	66.51
"5"	66.40
"6"	66.51
"7"	66.26
"8"	66.39
"9"	66.21
"10"	66.31
"11"	65.97
"12"	65.73
"13"	66.28
"14"	66.09
"15"	65.82
"16"	66.01
"17"	65.76
"18"	65.94
"19"	65.88
"20"	66.08
"21"	65.95
"22"	65.98
"23"	66.31
"24"	66.38
"25"	66.19
"26"	66.47
"27"	66.47
"28"	66.46

LINE	DISTANCE	DIRECTION
"A"	28.28'	S 46°12'46" E
"B"	21.21'	N 43°47'14" E
"C"	21.21'	S 46°12'46" E
"D"	21.21'	N 43°47'14" E
"E"	21.21'	S 46°12'46" E
"F"	21.21'	N 43°47'14" E
"G"	21.21'	S 46°12'46" E
"H"	21.21'	N 43°47'14" E
"I"	21.21'	S 43°47'14" W
"J"	21.21'	N 46°12'46" W
"K"	21.21'	S 43°47'14" W
"L"	21.21'	N 46°12'46" W
"M"	21.21'	S 43°47'14" W

SCALE 1"=100'

LEGEND

- SET CONCRETE MONUMENT WITH ELEVATION
- SET 1/2" REBAR
- ⊗ 1/2" REBAR FOUND
- EASEMENT LINE
- PROPERTY LINE
- R.O.W. LINE
- CENTERLINE

PLAT NOTES AND RESTRICTIONS:

- THE DEVELOPER SHALL BE RESPONSIBLE FOR THE REPLACEMENT OF AND REPAIR OF ANY SURFACE AND UNDERGROUND IMPROVEMENTS INCLUDING BUT NOT LIMITED TO PAVEMENT, LANDSCAPING INCIDENTAL TO UTILITY COMPANIES MAKING REPAIRS TO PUBLIC UTILITIES.
- MINIMUM SETBACK SHALL BE AS FOLLOWS:
FRONT: 20.0'
REAR: 10' OR GREATER FOR EASEMENT
SIDE: 5' OR GREATER FOR EASEMENT
SIDE CORNER: 10'
CUL-DA-SAC: 20'
- BENCH MARK: TEMPORARY BENCH MARK FOUND 1/2" REBAR ELEV. 67.16 ON THE WEST RIGHT OF WAY LINE OF F.M. 1015. (NORTHEAST CORNER OF PROPERTY)
- NO BUILDING OR FENCES SHALL BE BUILT OVER ANY EASEMENTS, EXCEPT AS SHOWN.
- LOT CORNERS HAVE BEEN SET WITH 1/2" REBARS.
- NO VISIBLE WATER WELLS ARE LOCATED WITHIN 150 FEET OF ANY SEWER SYSTEM.
- LOT OWNER(S) WILL CONNECT TO CITY SERVICES WHEN THEY BECOME AVAILABLE.
- NO FILL OR PERMANENT STRUCTURES SHALL BE ALLOWED WITHIN SWALE EASEMENTS, AND LOT OWNERS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE SWALES.
- NO IMPROVEMENTS OF ANY KIND SHALL BE PLACED UPON H. & C.C.I.D. NO. 9 RIGHT-OF-WAY OR EASEMENTS WITHOUT THE THE EXPRESSED WRITTEN PERMISSION OF THE H. & C.C.I.D. NO. 9.
- TRAFFIC CONTROL & STREET SIGNS TO BE PROVIDED FOR BY THE DEVELOPER.
- FLOOD ZONE X - AREA OF MINIMAL FLOODING, THIS SUBDIVISION IS IN ZONE "X" ON FEMA'S FLOOD INSURANCE RATE COMMUNITY PANEL NUMBER 480334 0450 C, REVISED JUNE 06, 2000.
- IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 A TOTAL OF 95,526.09 CUBIC FEET OR 2,193.0 ACRE-FEET OF DRAINAGE RUNOFF IS REQUIRED FOR THIS SUBDIVISION. A TOTAL DETENTION PROVIDED 205,875 CUBIC FT. OR 4,7262 ACRE FEET.
- ALL PUBLIC UTILITIES EASEMENTS DEDICATED BY THIS PLAT SHALL BE A MINIMUM WIDTH OF 10.00 FEET AS PER THE HIDALGO COUNTY MODEL SUBDIVISION RULES. BY SIGNING THIS PLAT, DEVELOPER AND ENGINEER CERTIFY THAT ALL OTHER EASEMENTS SHOWN COMPLY WITH THE SIZE REQUIRED BY EACH UTILITY PROVIDER OCCUPYING AN EASEMENT.
- MINIMUM FINISHED FLOOR ELEVATION SHALL BE 18" ABOVE NATURAL GROUND OR EXISTING ROAD, WHICHEVER IS GREATER. ELEVATION CERTIFICATE MAY BE REQUIRED FOR LOTS LOCATED OUTSIDE A DESIGNATED FLOOD ZONE AT THE TIME OF APPLICATION FOR CONSTRUCTION TO VERIFY PRE AND POST CONSTRUCTION FINISHED FLOOR ELEVATION. AN ELEVATION CERTIFICATE SHALL BE REQUIRED FOR ALL LOTS WITHIN THE DESIGNATED FLOOD ZONE AT THE TIME FOR DRAINAGE PERMIT APPLICATION.
- STREET LIGHTS MUST BE LOCATED EVERY 300 FEET.
- A 5 FT. SIDEWALK IS REQUIRED ALONG EXTERIOR PERIMETER UPON THE ISSUANCE OF A NOTICE TO PROCEED.
- A 5 FT. SIDEWALK IS REQUIRED ALONG ALL STREETS UPON THE ISSUANCE OF BUILDING PERMIT. ON CORNER LOTS, OWNER SHALL BE RESPONSIBLE FOR THE SIDEWALK ALONG ALL STREETS ADJOINING THE LOT.
- LANDSCAPING IS REQUIRED PER CITY ORDINANCE.
- CORNER LOT DRIVEWAYS SHOULD BE CONSTRUCTED AT FURTHEST POSSIBLE POINT FROM INTERSECTIONS AND IN COMPLIANCE WITH ACCESS MANAGEMENT ORDINANCE.
- ALL PRIVATE STREETS, INCLUSIVE OF MEDIAN ISLANDS AND ANY SENTRY SHELTERS, PLUS ANY ACCOMPANYING STORM DRAINAGE, STREET LIGHTING, AND/OR SIDEWALKS, SHALL BE PRIVATELY MAINTAINED BY THE HOMEOWNER'S ASSOCIATION. ALSO, ALL PERIMETER WALLS AND FENCES SHALL BE UNDER THE OWNERSHIP AND THE EXCLUSIVE RESPONSIBILITY OF THE HOMEOWNER'S ASSOCIATION FOR THE PURPOSE OF ENCLOSED PRIVACY, SECURITY, AND REPAIR.
- AFTER THE RECORDING OF THE PLAT'S CONDITIONS, COVENANTS, AND RESTRICTIONS (CCRS) TO THIS ASSURE MAINTENANCE OF COMMON AREAS AND MEDIAN ISLANDS, ETC., A BUILDING PERMIT APPLICATION MAY BE FILED WITH THE CITY OF WESLACO FOR ANY PROPOSED GATED ENTRY MECHANISMS WHEREAFTER IS SHALL BE REVIEWED FOR APPROVAL OR DISAPPROVAL BY THE CITY INCLUDING THE FIRE MARSHAL'S OFFICE. IN NO CASE SHALL GATE(S) BE INSTALLED WHERE A BUILDING PERMIT HAS NOT BEEN ISSUED.
- THE HOMEOWNER'S ASSOCIATION AND/OR EVERY LOT OWNER SHALL HOLD THE CITY OF WESLACO, TEXAS, HARMLESS AND INDEMNIFY SAID CITY FROM ANY AND ALL LIABILITY AND ALLEGED CLAIMS RELATING TO SAID PRIVATE STREETS. THE LOT OWNERS SHALL BE RESPONSIBLE FOR THE COSTS TO MAINTAIN THE PRIVATE STREETS, ACCOMPANYING STORM DRAINAGE, PRIVATE SIDEWALKS, PRIVATE STREET LIGHTING, AND ANY OTHER PRIVATE IMPROVEMENT IN THE PRIVATE STREET AREA.
- THE OWNER(S)/DEVELOPER(S) SHALL SIGN AND RECORD AN INDEMNIFICATION AGREEMENT HOLDING HARMLESS THE CITY OF WESLACO AND INDEMNIFY IT FROM ALL OBLIGATIONS TO MAINTAIN SAID STREETS AND FROM ANY LIABILITY ARISING OUT OF OR INCIDENT TO SUCH STREETS.

STATE OF TEXAS
COUNTY OF HIDALGO

I, THE UNDERSIGNED, OWNER OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED AS
VERONA SUBDIVISION, DO HEREBY GRANT AN EASEMENT TO THE CITY OF WESLACO
AND THOSE WHO MAY NOW OR HEREAFTER HOLD FRANCHISE UNDER SAID CITY, THE
USE OF THE STREETS, ALLEYS, AND EASEMENTS THEREON SHOWN, SURFACE USE OF
THE STREETS AND ALLEYS IS RESTRICTED TO THE EMPLOYEES OR AGENTS OF THE
CITY OF WESLACO, EMPLOYEES OF UTILITIES OPERATING UNDER THE FRANCHISE TO
THE CITY OF WESLACO, RESIDENTS OF THE SUBDIVISION, AND THEIR GUESTS

LUIS ALBERTO ROSAS, MANAGER

DATE

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED
LUIS ALBERTO ROSAS, MANAGER LISTED UNDER OWNER'S DEDICATION, AND ATTESTATION
PROVED TO ME THROUGH HIS TEXAS DEPARTMENT OF PUBLIC SAFETY DRIVER LICENSE
TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, WHO,
BEING BY ME FIRST DULY SWORN, DECLARED THAT THE STATEMENTS THEREIN ARE TRUE
AND CORRECT AND ACKNOWLEDGED THAT HE EXECUTED THE SAME FOR THE PURPOSES
AND CONSIDERATION THEREBY EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____
2019.

NOTARY PUBLIC, STATE OF TEXAS

MY COMMISSION EXPIRES:

Sigler,
Winston,
Greenwood,
& Associates, Inc.

SWG

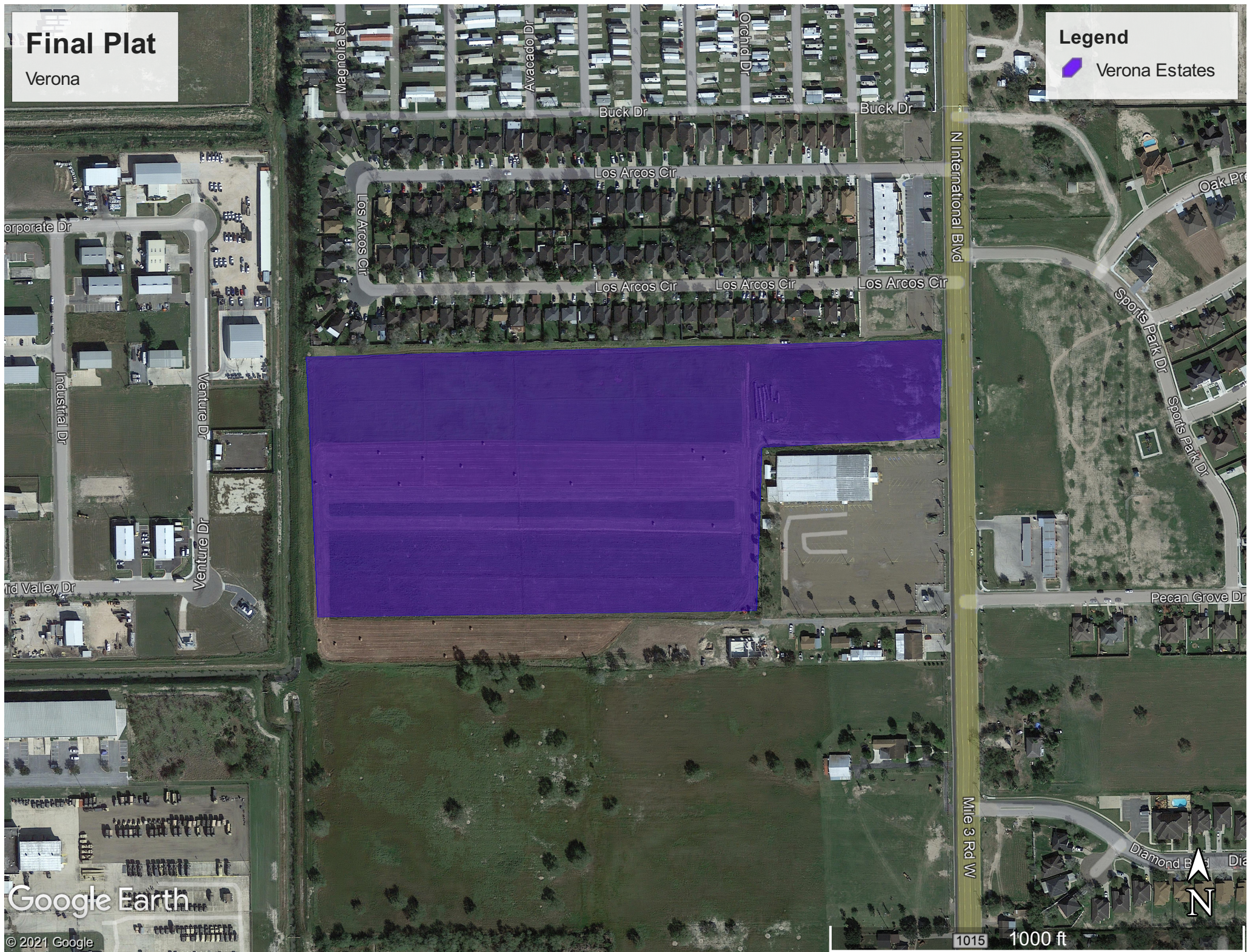
SWG ENGINEERING, LLC
WESLACO, TEXAS
TEXAS FIRM REGISTRATION NO. F-592
(956) 968-2194
SINCE 1945

Final Plat

Verona

Legend

 Verona Estates



Google Earth

© 2021 Google



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: Verona Subdivision

Location: 1,800 ft. North of Mile 8 and FM 1015

Legal Description: 20 Acres of Land out of Farm Tract 1038 West and Adams Tract Subdivision
Hidalgo County, Texas as recorded in Volume 2, page 34-37

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-2

Existing Land Use: Proposed detention areas Proposed Land Use: Four-Plex Subd.

Number of Lots Proposed: 50 Gross Acreage: 20 Acres

Title Report Submitted: ☐ YES ☒ NO

OWNER INFORMATION

Owner's Name: SHIVA Ventures, LLC Telephone: _____

Address: 4900 N. 10th St. Fax: _____

City: McAllen State: Tx Zip: 78504 E-mail: _____

ENGINEER INFORMATION

Name: SWG Engineering LLC Telephone: (956)968-2194

Address: 611 Bill Summers Intl. Blvd. Fax: (956) 968-8300

City: Weslaco State: Tx Zip: 78504 E-mail: jreyes@siglerwinstongreenwood.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 <u>HCDD#1</u>	☒ YES ☐ NO Irrigation District <u>HCCID#9</u>
---	--

Has the property been assessed as flat rate irrigable property: ☐ YES ☒ NO

Have Water Rights been conveyed to City/Water Supplier? ☐ YES ☒ NO

(Attach written proof of such assessment or that it has never been assessed as such a property) If YES, attach an estimate from the irrigation district of the proportional water rights for the subdivision as calculated under Texas Water Code § 49.505.

SUBMITTALS REQUIRED FOR MINOR PLAT REVIEW

_____ Two (2) sets of plats folded and stapled (24 x 36) and forward a copy in PDF format to mhinojosa@weslacotx.gov & rdelafuente@weslacotx.gov

_____ \$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

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

- ☒ Contours
- ☒ Flood Zones
- ☒ Adjoiners
- ☒ Existing & Proposed street names
- ☒ Utility Layout
 - ☒ Existing & Proposed Utilities
 - ☒ Proposed Fire Hydrants
 - ☒ Adjoiners
 - ☒ Street names
- ☒ Drainage plans and calculations with engineer's seal
 - ☒ Elevations
 - ☒ Flood directional arrows
 - ☒ Detention areas
 - ☒ Street names
- ☐ Proof of ownership of the property
- ☐ N/A 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 could require resubmission of plats and reduced copy reflecting changes.

AUTHORIZATION AND ACKNOWLEDGEMENTS

I certify that I am the actual owner of the property described above and this application is being submitted with my consent (include corporate name if applicable); and the following person listed below is my authorized agent to act on my behalf.

I certify that the above information is correct and complete to the best of my knowledge. I understand that I must comply with all applicable local, state, and federal regulations.

Owner Printed Name: _____

Owner Signature: _____ Date: _____

SWG Engineering, LLC

is the authorized agent

Authorized Agent Signature: José G. Reyes, P.E. Date: Jul. 8. 2020

Authorized Agent Printed Name: José G. Reyes, 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: _____



APPLICATION FOR SUBDIVISION VARIANCE

The Planning & Zoning Commission meets every 1st Wednesday of each month at 5:30 pm.

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

FILE NO. _____

GENERAL INFORMATION

Name of Subdivision: Verona Subdivision

Location: 1,800 ft. North of Mile 8 and FM 1015

Legal Description: 20 Acres of Land out of Farm Tract 1038 and Adams Tract Subdivision
Hidalgo County, Texas as recorded in Volume 2, Pages 34-37

VARIANCE TYPE:

☐ Streetlights ☐ YES ☐ NO

Describe in detail the reason for the variance request:

☐ Sanitary Sewer ☐ YES ☐ NO

Describe in detail the reason for the variance request:

☐ Fire Hydrants ☐ YES ☐ NO

Describe in detail the reason for the variance request:

☐ Setbacks ☐ YES ☐ NO

Describe in detail the reason for the variance request:

☒ Drainage ☐ YES ☐ NO

Describe in detail the reason for the variance request:

Proposing to use HCCID#9 ditch on the west side of Subdivision as a 50 year frequency flood
detention pond.

☐ Minimum Lot Size ☐ YES ☐ NO

Describe in detail the reason for the variance request:

☐ Sidewalks ☐ YES ☐ NO

Describe in detail the reason for the variance request:

☐ Easement Requirements ☐ YES ☐ NO

Describe in detail the reason for the variance request:

☐ Other _____ ☐ YES ☐ NO

Describe in detail the reason for the variance request:

OWNER INFORMATION

Owner's Name: SHIVA Ventures, LLC Telephone: _____
Address: 4900 N. 10th Suite C4 Fax: _____
City: Mcallen State: Tx Zip: 78504 E-mail: _____

AUTHORIZATION AND ACKNOWLEDGEMENTS

I certify that I am the actual owner of the property described above and this application is being submitted with my consent (include corporate name if applicable); and the following person listed below is my authorized agent to act on my behalf.

I certify that the above information is correct and complete to the best of my knowledge. I understand that I must comply with all applicable local, state, and federal regulations.

Owner Printed Name: _____

Owner Signature: _____ Date: _____

SWG Engineering, LLC is the authorized agent

Authorized Agent Signature: [Signature] P.E. Date: MAY. 1. 2020

Authorized Agent Printed Name: Jose G. Reyes, P.E.

THIS PAGE FOR STAFF USE ONLY

Date Received: _____ Received By: _____ Date Paid _____

P & Z Meeting _____ City Commission Mtg _____

Variance Granted: _____

General Comments: _____

CITY OF WESLACO
956-968-3181

REC#: 02631624 5/07/2020 3:04 PM
OPER: NV TERM: 039
REF#: 4365
PAID BY:

TRAN: 203.0000 SUBDIVISION INSPECT
SWG ENGINEERING
VAR
101-400-1025
SUBDIVISION INSPECT 55.00CR

TENDERED: 55.00 CHECK
APPLIED: 55.00-



SUBDIVISION REVIEW 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.

GENERAL INFORMATION

Name of Subdivision: Verona Subdivision

Location: 1,800 ft. north of Mile 8 and F.M. 1015

Legal Description: 20 Acre of Land Out of Farm tract 1038 west abd Adams tract subdivision

Hidalgo County, Texas as recorded in Volume 2, page 34-37

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 Family Dweling District

Existing Land Use: Proposed Detention Areas Proposed Land Use: Multi-Family

Number of Lots Proposed: 53 Gross Acreage: 20 Acres

Title Report Submitted: ☐ YES ☐ NO

OWNER INFORMATION

Owner's Name: SHIVA Ventures, LLC Telephone: _____

Address: 4900 N. 10th St. Suite C4 Fax: _____

City: McAllen State: TX Zip: 78504 E-mail: _____

ENGINEER INFORMATION

Name: Jose G. Reyes, P.E. Telephone: (956)968-2194

Address: 611 Bill Summers Int'l Blvd. Fax: (956)968-8300

City: Weslaco State: TX Zip: 7/8596 E-mail: jreyes@siglerwinstongreenwood.com

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

UTILITY PROVISIONS

Will proposed subdivision connect to:

☒ YES ☐ NO Water Provision: City of Weslaco

☒ YES ☐ NO Wastewater Provision: City of Weslaco

☒ YES ☐ NO Electric Company: AEP

☒ YES ☐ NO Phone Utility _____	☐ YES ☐ NO Gas Utility _____	☐ YES ☐ NO Cable Utility _____
---	--	--

Proposed subdivision is in the following districts:

☒ YES ☐ NO Drainage District <u>#1</u>	☒ YES ☐ NO Irrigation District <u>#9</u>
---	---

Has the property been assessed as flat rate irrigable property: ☐ YES ☐ NO

Have Water Rights been conveyed to City/Water Supplier? ☐ YES ☐ NO

(Attach written proof of such assessment or that it has never been assessed as such a property) If **YES**, attach an estimate from the irrigation district of the proportional water rights for the subdivision as calculated under Texas Water Code § 49.505.

SUBMITTALS REQUIRED FOR SUBDIVISION REVIEW

- ☒ Seven (7) sets of preliminary plat **folded and stapled** (24 x 36) and forward a copy in PDF format to mhinojosa@weslacotx.gov & rdelafuente@weslacotx.gov
- ☒ \$55.00 Subdivision Review fee
- ☒ One 11" X 17" reduced copy of plat
- ☒ Plat Layout
 - _____ Existing & Proposed Easements
 - _____ Existing & Proposed ROW
 - _____ Existing & Proposed Drainage Easements
 - _____ Contours
 - _____ Flood Zones
 - _____ Adjoiners
 - _____ Existing & Proposed street names
- ☒ Utility Layout
 - _____ Existing & Proposed Utilities
 - _____ Proposed Fire Hydrants
 - _____ Adjoiners
 - _____ Street names
- ☒ Drainage plans and calculations with engineer's seal
 - _____ Elevations
 - _____ Flood directional arrows
 - _____ Detention areas
 - _____ Street names
- ☒ Proof of ownership of the property
 - _____ If septic tank system required, submit soil evaluation report
 - _____ Water Rights associated with the property
- ☒ Tax Receipt for all taxing entities showing that taxes are paid in full
- ☒ Number of fire hydrants proposed for subdivision
- ☒ Trip Generation Worksheet

AUTHORIZATION AND ACKNOWLEDGEMENTS

I certify that I am the actual owner of the property described above and this application is being submitted with my consent (include corporate name if applicable); and the following person listed below is my authorized agent to act on my behalf.

I certify that the above information is correct and complete to the best of my knowledge. I understand that I must comply with all applicable local, state, and federal regulations.

Owner Printed Name: _____

Owner Signature: _____ Date: _____

SWG EDELDESIGN, LLC is the authorized agent

Authorized Agent Signature: Jose G. Reyes, P.E. Date: DEC. 12. 2019

Authorized Agent Printed Name: Jose G. Reyes, P.E.

THIS PAGE FOR STAFF USE ONLY

Date Received: _____ Received By: _____ Date Paid: _____

Preliminary Subdivision Review Date: _____

General Comments: _____



HIDALGO COUNTY DRAINAGE DISTRICT No. 1

RAUL E. SESIN, PE, CFM

District General Manager

Hidalgo County Floodplain Administrator

BOARD OF DIRECTORS

DAVID L. FUENTES
Board Member

EDUARDO "EDDIE" CANTU
Board Member

RICHARD F. CORTEZ
Chairman of the Board

JOE M. FLORES
Board Member

ELLIE TORRES
Board Member

July 9, 2020

Rebekah De La Fuente
Planning & Code Enforcement Director
255 S. Kansas Ave.
Weslaco, Texas 78596

RE: VERONA SUBDIVISION

Dear Ms. De La Fuente,

This letter is in response to a request from the Engineer of record for Verona Subdivision, Jose G. Reyes, PE. Our office is in the process of reviewing the proposed drainage report for the above-mentioned development and sees no objections to the engineer's plan to the widening of the existing HCCID#9 ditch west of the property. Although, as part of our subdivision requirement we ask that if development is adjacent to a ditch, Right-of-way dedication be required either 75' from the center of the existing ditch or 75' from the property line whichever is greater. It is my understanding that the City of Weslaco and HCCID No. 9 have an interlocal, where HCCID No. 9 systems in the City are maintained by the City of Weslaco, where I believe is the case at this site. With that stated, our office has no objection to the widening of the ditch to account for runoff volume.

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


Jorge A. Gonzalez, PE, SIT, CFM
District Engineer III

CC: Mr. Raul E. Segin, PE CFM – Hidalgo County Drainage District General Manager

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

Document No: 3048862

Billable Pages: 3

Recorded On: September 18, 2019 01:28 PM

Number of Pages: 4

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

Total Recording: \$ 44.00

*****THIS PAGE IS PART OF THE DOCUMENT*****

Any provision herein which restricts the Sale, Rental, or use of the described REAL PROPERTY
because of color or race is invalid and unenforceable under federal law.

File Information:

Document No: 3048862
Receipt No: 20190918000247
Recorded On: September 18, 2019 01:28 PM
Deputy Clerk: Imelda Leal
Station: CH-1-CC-K27

Record and Return To:

Valley Land Title

MCALLEN TX



STATE OF TEXAS
COUNTY OF HIDALGO

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

Arturo Guajardo Jr.
County Clerk
Hidalgo County, Texas

CHARGE: VLTC
GF# 163569 / ZO

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

GENERAL WARRANTY DEED

Date: September 13, 2019

Grantor: M.R.S.J. INVESTMENTS, LLC, a Texas limited liability company

Grantor's Mailing Address: 4020 N. Texas Blvd.
Weslaco, Texas 78596

Grantee: SHIVA VENTURES, LLC, a Texas limited liability company

Grantee's Mailing Address: 4900 N. 10th Street, Ste. C4
McAllen, Texas 78504

Consideration: TEN (\$10.00) DOLLARS AND OTHER VALUABLE CONSIDERATION.

Property (including any improvements):

BEING 20.00 ACRES OF LAND out of Farm Tract 1038, West and Adams Tract Subdivision, Hidalgo County, Texas, recorded in Volume 2 Pages 34-37, Map Records of Hidalgo County, Texas, being out of the tract of land described in Volume 1636, Page 507, Deed Records of Hidalgo County, Texas; said 20.00 Acres of land being more particularly described by metes and bounds as follows:

COMMENCING at the Southwest corner of Farm Tract 1038; THENCE along the West boundary of Farm Tract 1038, NORTH 00 Deg. 38 Min. 16 Sec. WEST a distance of 103.39 FEET to the Northwest corner of a 3.84 Acre Tract of land described in Document Number 1470687, Official Records of Hidalgo County, Texas, for the Southwest corner and POINT OF BEGINNING of the tract herein described;

1) THENCE continuing along the West boundary of Farm Tract 1038, NORTH 00 Deg. 38 Min. 16 Sec. WEST a distance of 674.85 FEET to the Southwest corner of La Hacienda North P.U.D. Subdivision recorded in Volume 33, Page 78, Map Records of Hidalgo County, Texas, for the Northwest corner of the tract herein described;

2) THENCE leaving the West boundary of Farm Tract 1038, along the South boundary of La Hacienda North P.U.D. Subdivision, NORTH 88 Deg. 47 Min. 14 Sec. EAST, at a distance of 25.00 feet pass an iron rod with plastic cap stamped "MOORE 6370" set, at a distance of 1,570.60 feet pass an iron rod with plastic cap stamped "MOORE 6370" set on the West right of way of F.M. 1015 (having 80 feet of right of way), a total of distance of 1,610.60 FEET to a point on the East boundary of Farm Tract 1038, being on the centerline of F.M. 1015 for the Northeast corner of the tract herein described;

3) THENCE leaving the South boundary of La Hacienda North P.U.D. Subdivision, along the East boundary of Farm Tract 1038 and the centerline of F.M. 1015, SOUTH 01 Deg. 12 Min. 46 Sec. EAST a distance of 260.81 FEET to a point, for a corner of the tract herein described;

4) THENCE leaving the East boundary of Farm Tract 1038 and the centerline of F.M. 1015, SOUTH 88 Deg. 47 Min. 14 Sec. WEST, at a distance of 40.00 feet pass an iron rod with plastic cap stamped "MOORE 6370" set on the West right of way of F.M. 1015, a total distance of 526.09 FEET to an iron rod with plastic cap stamped "MOORE 6370" set, for a corner of the tract herein described;

5) THENCE SOUTH 01 Deg. 12 Min. 46 Sec. EAST a distance of 414.00 FEET to an iron rod with plastic cap stamped "MOORE 6370" set on the North boundary of said 3.84 Acre Tract, for the Southeast corner of the tract herein described;

6) THENCE along the North boundary of said 3.84 Acre Tract, SOUTH 88 Deg. 47 Min. 14 Sec. WEST, at a distance of 1,066.28 feet pass an iron rod with plastic cap stamped "MOORE 6370" set, a total distance of 1,091.28 FEET to the POINT OF BEGINNING; Containing 20.00 Acres of land within these metes and bounds.

Reservations from Conveyance: NONE.

Exceptions to Conveyance and Warranty:

1. Statutory easements, rules, regulations and rights in favor of Hidalgo and Cameron Counties Water Control and Improvement District No. 9.
2. Roadways and reservations as shown on the map and dedication of West and Adams Tract Subdivision, recorded in Volume 2, Pages 34-37, Map Records of Hidalgo County, Texas.
3. Subject to any portion of the subject property described herein lying within canal right of way.
4. Right of way easement in favor of Hidalgo County as shown by instrument dated December 29, 1954, recorded in Volume 815, Page 472, Deed Records of Hidalgo County, Texas.
5. Easement in favor of City of Weslaco as shown by instrument dated November 4, 1981, recorded in Volume 1757, Page 608, Deed Records of Hidalgo County, Texas.
6. Terms, stipulations and conditions contained in a Short Form Lease, dated September 10, 2008, filed November 5, 2008 under Document Number 2008-1943907, Official Records of Hidalgo County, Texas.
7. Mineral and/or royalty reservation contained in deed dated November 14, 1944, recorded in Volume 547, Page 381, Deed Records of Hidalgo County, Texas.
8. Any claim or allegation that the land was or is to be conveyed in violation of state statutes or any county or municipal ordinances requiring the platting of the land or affecting subdivisions, or any loss of the use of the land by reason thereof.
9. Visible and apparent easements on or across the property herein described.
10. Any portion of the property described herein within the limits or boundaries of any public or private roadway and/or highway.
11. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land.
12. Standby fees, taxes and assessments by any taxing authority for the year 2019, and subsequent years, and subsequent taxes and assessments by any taxing authority for prior years due to change in land usage or ownership.

Grantor, for the Consideration and subject to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold it to Grantee and Grantee's heirs, successors, and assigns forever. Grantor binds Grantor and Grantor's heirs and successors to warrant and forever defend all and singular the Property to Grantee and Grantee's heirs, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty.

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

M.R.S.J. INVESTMENTS, LLC,
a Texas limited liability company

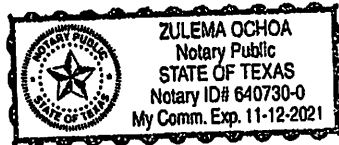
By:

MANUEL RAMIRO SALDIVAR, JR.,
Member

STATE OF TEXAS §

COUNTY OF HIDALGO §

This instrument was acknowledged before me on this 13 day of Sept, 2019,
by MANUEL RAMIRO SALDIVAR, JR., as Member of M.R.S.J. INVESTMENTS, LLC, a Texas limited
liability company, on behalf of said limited liability company.



Zulema Ochoa
Notary Public, State of Texas

PREPARED IN THE LAW OFFICE OF:
JEFFERSON A. CRABB/vm
6013 N. 10th Street
McAllen, Texas 78504

AFTER RECORDING RETURN TO:

SHIVA VENTURES, LLC,
a Texas limited liability company
4900 N. 10th Street, Ste. C4
McAllen, Texas 78504

City of Weslaco

"The City on the Grow"



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

Mike R. Perez, City Manager

To: Mr. Jose G. Reyes P.E.
SWG Engineering, LLC

Date: April 29th, 2020

Subject: Verona Subdivision

Dear Mr. Reyes,

This is to advise you that as per our review, the drainage calculations for the subject subdivision are approved. However, as per our drainage policy, the subdivision must provide on-site detention of the fifty-year frequency flood. This was previously conveyed to you on our review comments dated January 3, 2020. Please be reminded that you have the option of pursuing a variance for this requirement.

If you have any questions or require further clarification, please, do not hesitate to call me at (956) 969-1533 or email me at aaldana@weslacotx.gov.

Sincerely,

Albert J. Aldana P.E.
City Engineer

c: Mrs. Rebekah De La Fuente, Planning Director
Mr. Peter Hermida, E.I.T., Engineering

General Office

(956) 565-2411
(956) 565-0521 Fax

E-Mail
hccid9general@hccid9.org



RANDALL WINSTON P.E.
General Manager

JUDY BEALL
Tax Assessor-Collector

P O Box 237 Mercedes, Texas 78570

April 10th, 2020

Mr. Joe Reyes, P.E.
SWG Engineering LLC
611 Intl. Blvd
Weslaco, Texas 788596

RE: Verona Subdivision being 20.00 Acres out of FT 1038
West and Adams Tract
Drainage and Detention Requirements

Good morning Mr. Reyes:

I have received your proposed cross sections and calculations dated 3/20/2020 for the Proposed Verona Subdivision to include the 50 year detention volume in the lower portion of the drain ditch as shown on your provided cross sections.

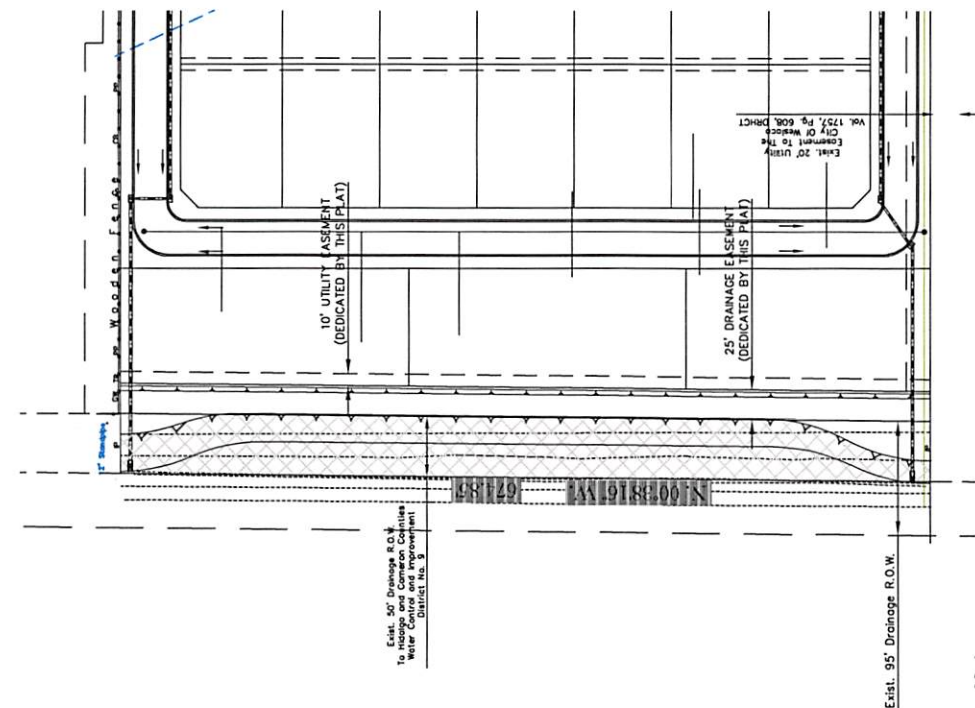
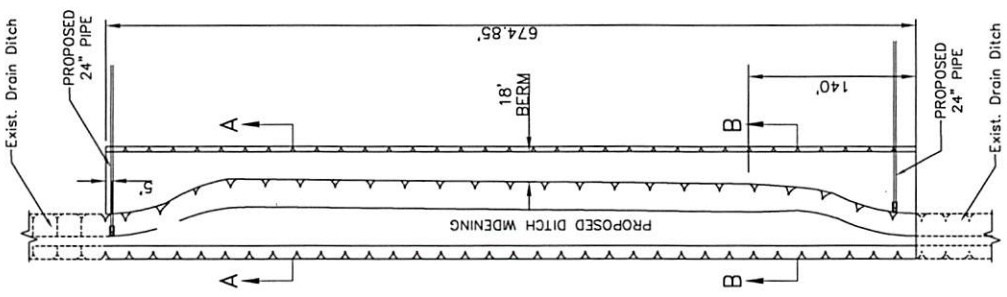
HCCID #9 does not object to storing the mandated 50 year detention within the ditch on the proposed excavated lower level as shown on the cross sections. HCCID #9 and the City of Weslaco have an inter-local in place. As this section of the Ditch is within the City Limits of Weslaco the maintenance of it will be by their personnel. Please verify final design of Detention with Mr. Albert Aldana, P.E., City Engineer with the City of Weslaco. Lastly, please reflect the additional ditch ROW to be dedicated to the City of Weslaco on the plat.

If you have any questions, please feel free to call.

Sincerely,

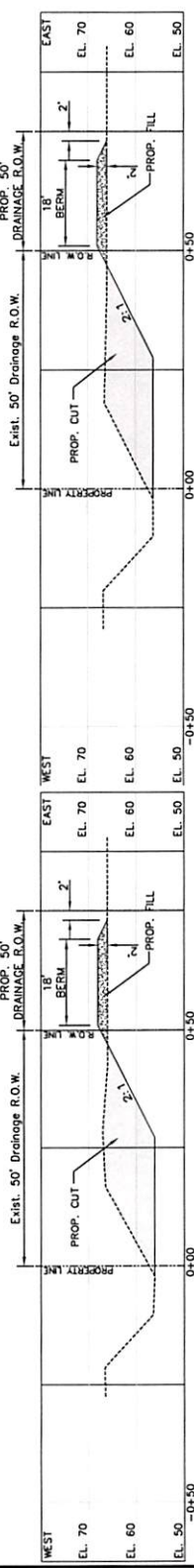

Randall Winston
General Manager

HCCID #9
Mercedes, Texas
956-565-2411



SCALE 1"=100'
 BASED ON THE
 BACKGROUND MAP
 AS PER THE
 RECORDS OF THE
 TEXAS
 MAPS AND SURVEYING
 DIVISION
 NAD 83 TEXAS STATE PLANE
 SOUTH ZONE U.S.

VERONA SUBDIVISION
 20.00 ACRES OF LAND
 OUT OF FARM TRACT 1038
 WEST AND ADAMS TRACT SUBDIVISION
 RECORDED IN VOLUME 2, PAGE 34-37 MAP RECORDS
 OF HIDALGO COUNTY, TEXAS



SWG
 SIGLER, WINSTON, GREENWOOD & ASSOCIATES
 SWG ENGINEERING, LLC
 WESLACO, TEXAS
 TEXAS FIRM REGISTRATION NO. P-698
 SINCE 1945
 COPYRIGHT 2019

WESLACO FIRE MARSHAL'S OFFICE
 255 S. Kansas
 Weslaco, Texas 78596
 (956) 447-3415 Fax (956) 969-4921

DATE: 5/20/20 OCCUP. TYPE CLASS: Subdivision
 FACILITY NAME: Verona Subdivision
 PHYSICAL & MAILING ADDRESS: North International
 PHONE #: _____ OWNER/MANAGER: _____

PLAN REVIEW – CHECK OFF LIST

X		Approved as submitted	X	with notes
X	X	Shall have fire hydrant within 400'. Shall have 4 ½" outlet facing the street with 18" to 24" clearance from bottom of outlet to grade level for hydrant wrench. Hydrants shall be marked on the streets with reflective blue marker to show location of hydrants. Hydrants shall have 3' clearance from any fences, poles, brush, etc.		
X	X	Access roads shall be 26' minimum with hydrant unobstructed, 20' without hydrant unobstructed. All weather surface road that supports the imposed loads of fire apparatus shall be in place (concrete or asphalt).		
X	X	Fire apparatus access road shall comply with IFC 2015 Edition, Appendix D. (Cul-de-sac, wye, hammerhead)		
X	X	All access gates to property shall have specs submitted to our office. Shall maintain a 20' clearance or 12' on each side of an island, if present, prior to installation of gate. Shall provide Knox Box Gate Entry System if the gate is automated. Chained gates shall have a Knox padlock in place. If the gate system is automated, all gates in the system shall open automatically. If gated		
X	X	Shall pay appropriate fees for the following:	X	Plan review (\$75.00)
		Sprinkler system plan review		Aboveground hydro test
				Fire alarm plan review
				Underground hydro test
				Fire alarm trip test
				Suppression system trip test

Jesse Valderas
 FIRE MARSHAL/FIRE INSPECTOR

Rebekah M. De La Fuente

From: Rebekah M. De La Fuente
Sent: Wednesday, May 27, 2020 10:44 AM
To: Jose Reyes, P.E.
Subject: RE: Verona Subdivision

Good Morning,

For the most part you have been approved with comments on the plat. Please just address Public Works and review the approved with comments for the other departments. Once Public Works comments have been addressed, resubmit a PDF copy for their review.

Fire Comments: **Approved with comments**. Applicant must submit \$75.00 fire review fee when submitting subdivision platting application.

X		Approved as submitted	X	with notes		
	X	Shall have fire hydrant within 400'. Shall have 4 ½" outlet facing the street with 18" to 24" clearance from bottom of outlet to grade level for hydrant wrench. Hydrants shall be marked on the streets with reflective blue marker to show location of hydrants. Hydrants shall have 3' clearance from any fences, poles, brush, etc.				
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	X	Shall pay appropriate fees for the following:	X	Plan review (\$75.00)	Fire alarm plan review	Fire alarm trip test
		Sprinkler system plan review		Aboveground hydro test	Underground hydro test	Suppression system trip test

Planning Comments:

Approved with comments Please just update street name:

1. Brenda Lane already existing off of South Pleasant view Road, Please propose a different name for Brenda Drive
Informational Only:

1. Section 26-22 Restrictive covenants imposed on the land, if desired by the subdivider, or required by the legislative body of the city, are to be shown on the plat, or on a separate document in the office of the county clerk. If not shown on the recorded plat, such restrictive covenants shall be furnished to the city. The restrictive covenants must comply with all applicable codes and ordinances of the city, though this provision does not preclude stricter standards being imposed by the subdivider.

Engineering:

Subdivision Plat will be approved with comments (Subdivision Plat):

- All Block Corners shall have a concrete monument with noted elevation (Has been Addressed)
- From what I understand, I was informed that the additional 25FT Drainage R.O.W. Dedication shall go to Irrigation District not City as they are the original owners of the first 50FT. (Has Been Addressed)
- Provide Contouring on Plat Layout

(Construction Plans):

General Notes

- Add a note stating the SW3P Must be furnished in place prior to start of construction.

Drainage and Grading Plan

- Proposed Storm Drain outfall to ditch must be 24" not 18"

- Provide additional ADA Ramps crossing Vanessa Drive with pertaining details.
- Provide a concrete lined headwall detail with footings at top and bottom of ditch so as to prevent any future erosion around the outfalls.

Sewer Plan

- Ensure that the Estimated Sheet Quantities match the actual quantities shown on the plan.

SW3P

- Provide a Washout Pit and SW3P Sign location with Details, Sign needs to be visible when entering the project through the temporary construction entrance.

Public Works:

On site plan propose 6" water line must be 8"

Manholes must be composite covers

Tapping sleeves must be Stainless steel w/ SS bolts Existing water line on the south side must stay in place and connected with new water line.

Rebekah de la Fuente, CFM

Planning Director

City of Weslaco

255 S. Kansas Avenue

Weslaco, TX 78596

Ph: (956) 447-3401

Fax: (956) 973-3128

rdelafuente@weslacotx.gov



From: Jose Reyes, P.E. <jreyes@siglerwinstongreenwood.com>

Sent: Tuesday, May 19, 2020 10:41 AM

To: Rebekah M. De La Fuente <rdelafuente@weslacotx.gov>

Subject: Verona Subdivision

Good morning Rebekah

Please find attached the revised Plat, Site Plan and Construction Plans for Verona Subdivision.

Thank you

Jose

José G. Reyes, P.E.

Senior Staff Engineer

SWG Engineering, LLC

611 Bill Summers Intl Blvd

Weslaco, TX 78596

Office: (956) 968-2194

Direct: (956) 532-4531

Cell: (956) 789-4143

Firm Registration No. F-592

swgeng.com

Rebekah M. De La Fuente

From: Alberto J. Aldana
Sent: Friday, May 8, 2020 4:16 PM
To: Rebekah M. De La Fuente
Subject: RE: Verona Subdivision - TIA

Good afternoon.

The following are Engineering review comments for the subject subdivision TIA.

- Provide ADT Counts on FM 1015
- Include driveway spacing analysis
- Include capacity analysis (FM 1015)
- Provide traffic operations analysis/commentary of the FM 1015 corridor considering driveway and existing speed on FM 1015
- Provide any conclusion/recommendation on left turn movements from NB 1015 onto proposed roadway and Los Arcos Cir to the north, driveway spacing, need for speed reduction, capacity analysis, etc.
- Correct typos on page 9 and exhibits C4 & C5.

Sincerely,

Albert J. Aldana, P.E.

City Engineer
O: (956) 969-1533

**City of Weslaco
Engineering
255 S. Kansas Avenue
Weslaco TX, 78596**



"Wonder is the desire for knowledge" -- Thomas Aquinas

From: Rebekah M. De La Fuente <rdelafuente@weslacotx.gov>
Sent: Thursday, May 7, 2020 2:44 PM
To: Alberto J. Aldana <aaldana@weslacotx.gov>
Subject: FW: Verona Subdivision - TIA

Good Afternoon:

Please see the attached TIA for the proposed Verona development for your review.

Thank you

Rebekah de la Fuente, CFM
Planning Director

City of Weslaco
255 S. Kansas Avenue
Weslaco, TX 78596
Ph: (956) 447-3401
Fax: (956) 973-3128
rdelafuente@weslacotx.gov



From: Jose Reyes, P.E. <jreyes@siglerwinstongreenwood.com>
Sent: Thursday, May 7, 2020 2:29 PM
To: Rebekah M. De La Fuente <rdelafuente@weslacotx.gov>
Subject: Verona Subdivision - TIA

Good afternoon Rebekah

Please find attached TIA for Verona Subdivision.

Thank you
Jose

José G. Reyes, P.E.
Senior Staff Engineer

SWG Engineering, LLC

611 Bill Summers Intl Blvd
Weslaco, TX 78596
Office: (956) 968-2194
Direct: (956) 532-4531
Cell: (956) 789-4143
Firm Registration No. F-592

swgeng.com



WESLACO FIRE MARSHAL'S OFFICE
255 S. Kansas
Weslaco, Texas 78596
(956) 447-3415 Fax (956) 969-4921

 DATE: 12/18/2019

 OCCUPANCY CLASS: Group R

 FACILITY NAME: Verona Subdivision

 PHYSICAL & MAILING ADDRESS: North International
PLAN REVIEW – CHECK OFF LIST

PHONE #: _____

OWNER/MANAGER: _____

X		Approved as submitted	X	with notes
	A	Illuminated exit signs and emergency lighting shall be combination with 90-minute battery pack back-up.		
	B	All restrooms shall have emergency lighting with 90-minute battery pack back-up.		
	C	Shall provide minimum 5 lb. ABC dry chemical extinguisher at 75' intervals, annually inspected & tagged by a licensed agency and mounted no higher than 48" from top to ground. NFPA 10, Latest Edition & IFC 2015 Edition, Section 906.		
	D	Shall have fire alarm company submit plans for proposed fire alarm.		
	E	Shall have fire alarm system installed in accordance with the latest editions of NFPA 70 & 72, by a licensed agency and monitored 24/7 by an outside agency. Shall call our office 24 hours in advance for trip test. NFPA 101, Life Safety Code, 2015 Edition		
	F	Shall have fire alarm system tied into the sprinkler system to monitor flow and tamper switches. Shall also be tied into the suppression system for the kitchen hood. NFPA 101, Life Safety Code, 2015 Edition.		
	G	Shall have automatic sprinkler system installed by a licensed agency and in accordance with the latest edition of NFPA 13. Sprinkler company shall submit plans to our office and ISO for review. Shall contact our office 24 hours in advance for underground & aboveground hydrostatic tests. IFC, 2015 Edition, Section 903 & 912 and latest edition of NFPA 13. No ceiling shall be in place until aboveground hydrostatic test has been approved.		
	H	If cooking that releases grease latent vapors, shall provide hood suppression system installed by a licensed agency; hood shall vent to exterior of building. NFPA 96, Latest edition. An approved method shall be provided that will ensure that the appliance(s) is returned to an approved design location, NFPA 96, Section 12.1.2.3.1 Shall call our office 24 hours in advance for trip test. IFC, 2015 Edition, Section 904.		
	I	Shall have 1 – K extinguisher for kitchen annually inspected by a licensed agency. IFC, 2015 Edition, Section 904.11.5		
X	J	Shall have fire hydrant within 400'. Shall have 4 ½" outlet facing the street with 18" to 24" clearance from bottom of outlet to grade level for hydrant wrench. Hydrants shall be marked on the streets with reflective blue marker to show location of hydrants. Hydrants shall have 3' clearance from any fences, poles, brush, etc. PLANS COMPLY		
	K	Fire department connection shall be free-standing, away from the building, minimum 1 ½ times the building height, out of the collapse zone, and within 100' of a fire hydrant. FDC shall be protected from impact with 4" diameter concrete filled bollards, cemented 4' into the ground with 3' above ground. Shall be spaced 3' apart. Shall have a reflective sign indicating "FDC" with 6" high letters, ½" wide. IFC, 2015 Edition, Section 903.3.7 and all of section 912, IFC, 2015 Edition, and latest edition of NFPA 13. The FDC connection shall be the 5-inch storz with a 30 to 40-degree downward deflection angle adapter. Tamper protection for backflow preventer shall be of an approved type and approved by Authority Having Jurisdiction.		
X	L	Access roads shall be 26' minimum with hydrant unobstructed, 20' without hydrant unobstructed. All weather surface road that supports the imposed loads of fire apparatus shall be in place (concrete or asphalt). PLANS COMPLY		
X	M	Fire apparatus access road shall comply with IFC 2015 Edition, Appendix D. (Cul-de-sac, wye, hammerhead)		
	N	Shall have evacuation routes, with primary & secondary exits marked, in place. IFC, 2015 Edition, Section 404.		
	O	Shall maintain a clear path for means of egress in the following areas:		
	P	Shall have all exit doors open in the direction of egress travel. If equipped with a locking device, it shall be of an approved type.		
	Q	Every room or space that is an Assembly occupancy shall have the occupant load posted in a conspicuous place.		
	R	Shall maintain 44" clearance between aisles.		
X	S	All access gates to property shall have specs submitted to our office. Shall maintain a 20' clearance or 12' on each side of an island, if present, prior to installation of gate. Shall provide Knox Box Gate Entry System if the gate is automated. Chained gates shall have a Knox padlock in place. If the gate system is automated, all gates in the system shall open automatically.		
	T	Shall post address in front of building plainly visible from the street with 6" x ½" stroke letters or numbers.		
	U	Shall have Knox Box, 3200 Series, with hinged door, installed for fire department access. www.KnoxBox.com		
	V	Shall have Knox FDC 5-inch Storz Caps in place. www.KnoxBox.com		
	W	Shall have an exterior door to Riser Room. Shall label Riser Room with a white reflective sign to read "Riser Room" with 6" x ¾" stroke red letters.		
	X	Shall provide fire lane painted with 6" red striping, with white lettering 4" x ¾" stroke to read " No Parking Fire Lane " spaced every 10 to 12 feet.		
	Y	Shall submit a complete set of plans for construction to my office for further requirements.		
X	Z	Shall pay appropriate fees for the following:	X	Plan review \$75.00
		Sprinkler system plan review	Aboveground hydro test	Fire alarm plan review
			Underground hydro test	Fire alarm trip test
X	X	Total Fees Due: \$75.00		

Fire Inspector Jesse Valderas

FIRE MARSHAL/FIRE INSPECTOR

City of Weslaco

"The City on the Grow"



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

Mike R. Perez, City Manager

To: Mr. Jose G. Reyes P.E.
SWG Engineering, LLC

Date: April 29th, 2020

Subject: Verona Subdivision

Dear Mr. Reyes,

This is to advise you that as per our review, the drainage calculations for the subject subdivision are approved. However, as per our drainage policy, the subdivision must provide on-site detention of the fifty-year frequency flood. This was previously conveyed to you on our review comments dated January 3, 2020. Please be reminded that you have the option of pursuing a variance for this requirement.

If you have any questions or require further clarification, please, do not hesitate to call me at (956) 969-1533 or email me at aaldana@weslacotx.gov.

Sincerely,

Albert J. Aldana P.E.
City Engineer

c: Mrs. Rebekah De La Fuente, Planning Director
Mr. Peter Hermida, E.I.T., Engineering



Lower Rio Grande Valley Development Council

Mayor David Suarez, Weslaco President
Mayor Jim Darling, McAllen..... 1st Vice-President
Judge Aurelio "Keter" Guerra, Willacy County 2nd Vice President
Mayor Ambrosio "Amos" Hernandez, Pharr Secretary
Mayor Chris Boswell, Harlingen Treasurer
Hon. Norma G. Garcia, Member-at-Large..... Immediate Past President

BOARD MEMBERS

David A. Garza
Commissioner, Cameron County

David Fuentes
Commissioner, Hidalgo County

Pilar Garza
Commissioner, Alamo

Trey Mendez,
Mayor, Brownsville

Gilbert Enriquez
Councilman, Edinburg

Yolanda H. Cruz
Mayor Pro-tem, Los Fresnos

Rick Salinas
Commissioner, Lyford

Henry Hinojosa
Mayor, Mercedes

Norie Gonzalez Garza
Mayor Pro-tem, Mission

Dave Kusch
Mayor, Primera

Edward Gonzales
Commissioner, Raymondville

Benjamin "Ben" Gomez
Mayor, San Benito

Marco "Markie" Villegas
Mayor, San Juan

Veronica Gonzales
UT Rio Grande Valley

Paul Hernandez
South Texas College

Javier De Leon
Texas State Technical College

Troy Allen
Delta Lake Irrigation District

Ronald Mills
Willacy County Navigation District

Celeste Sanchez
Member-at-Large

Commissioner Jesse Zuniga
Member-at-Large

Christina Patiño Houle
Grassroots Organizations

INTERIM-EXECUTIVE DIR
Kenneth N Jones, Jr

June 5, 2020

Jose Reyes
SWG Engineering, LLC
611 S International Blvd
Weslaco, TX 78596

The LRGVDC E-Comms/9-1-1 Department acknowledges the notification on the following **PROPOSED NAMES**:

**MARIA JOSE DR
VANI DR
DANIELA T DR
MARCELA DR
PETRI DR
LORE DR**

to be part of **VERONA SUBDIVISION** in the Weslaco community.

A query was done on the state 9-1-1 database and found no conflict for the proposed name to be used.

**ACKNOWLEDGED ON: June 5, 2020
RESEARCHED BY: Jose Hernandez
TITLE: Program Specialist**

WESLACO FIRE MARSHAL'S OFFICE
 255 S. Kansas
 Weslaco, Texas 78596
 (956) 447-3415 Fax (956) 969-4921

DATE: 12/18/2019

OCCUPANCY CLASS: Group R

FACILITY NAME: Verona Subdivision

SICAL & MAILING ADDRESS: North International

PLAN REVIEW – CHECK OFF LIST

PHONE #: _____

OWNER/MANAGER: _____

X	Approved as submitted	X	with notes
	A		Illuminated exit signs and emergency lighting shall be combination with 90-minute battery pack back-up.
	B		All restrooms shall have emergency lighting with 90-minute battery pack back-up.
	C		Shall provide minimum 5 lb. ABC dry chemical extinguisher at 75' intervals, annually inspected & tagged by a licensed agency and mounted no higher than 48" from top to ground. NFPA 10, Latest Edition & IFC 2015 Edition, Section 906.
	D		Shall have fire alarm company submit plans for proposed fire alarm.
	E		Shall have fire alarm system installed in accordance with the latest editions of NFPA 70 & 72, by a licensed agency and monitored 24/7 by an outside agency. Shall call our office 24 hours in advance for trip test. NFPA 101, Life Safety Code, 2015 Edition
	F		Shall have fire alarm system tied into the sprinkler system to monitor flow and tamper switches. Shall also be tied into the suppression system for the kitchen hood. NFPA 101, Life Safety Code, 2015 Edition.
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	K		Fire department connection shall be free-standing, away from the building, minimum 1 ½ times the building height, out of the collapse zone, and within 100' of a fire hydrant. FDC shall be protected from impact with 4" diameter concrete filled bollards, cemented 4' into the ground with 3' above ground. Shall be spaced 3' apart. Shall have a reflective sign indicating "FDC" with 6" high letters, ½" wide. IFC, 2015 Edition, Section 903.3.7 and all of section 912, IFC, 2015 Edition, and latest edition of NFPA 13. The FDC connection shall be the 5-inch storz with a 30 to 40-degree downward deflection angle adapter. Tamper protection for backflow preventer shall be of an approved type and approved by Authority Having Jurisdiction.
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Fire Inspector Jesse Valderas
 FIRE MARSHAL/FIRE INSPECTOR

WESLACO FIRE MARSHAL'S OFFICE
255 S. Kansas
Weslaco, Texas 78596
(956) 447-3415 Fax (956) 969-4921

DATE: 12/18/2019

OCCUPANCY CLASS: Group R

FACILITY NAME: Verona Subdivision

PHYSICAL & MAILING ADDRESS: North International

PLAN REVIEW – CHECK OFF LIST

PHONE #: _____

OWNER/MANAGER: _____

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	N	Shall have evacuation routes, with primary & secondary exits marked, in place. IFC, 2015 Edition, Section 404.		
	O	Shall maintain a clear path for means of egress in the following areas:		
	P	Shall have all exit doors open in the direction of egress travel. If equipped with a locking device, it shall be of an approved type.		
	Q	Every room or space that is an Assembly occupancy shall have the occupant load posted in a conspicuous place.		
	R	Shall maintain 44" clearance between aisles.		
X	S	All access gates to property shall have specs submitted to our office. Shall maintain a 20' clearance or 12' on each side of an island, if present, prior to installation of gate. Shall provide Knox Box Gate Entry System if the gate is automated. Chained gates shall have a Knox padlock in place. If the gate system is automated, all gates in the system shall open automatically.		
	T	Shall post address in front of building plainly visible from the street with 6" x ½" stroke letters or numbers.		
	U	Shall have Knox Box, 3200 Series, with hinged door, installed for fire department access. www.KnoxBox.com		
	V	Shall have Knox FDC 5-inch Storz Caps in place. www.KnoxBox.com		
	W	Shall have an exterior door to Riser Room. Shall label Riser Room with a white reflective sign to read "Riser Room" with 6" x ¾" stroke red letters.		
	X	Shall provide fire lane painted with 6" red striping, with white lettering 4" x ¾" stroke to read "No Parking Fire Lane" spaced every 10 to 12 feet.		
	Y	Shall submit a complete set of plans for construction to my office for further requirements.		
X	Z	Shall pay appropriate fees for the following:	X	Plan review \$75.00
		Sprinkler system plan review		Aboveground hydro test
				Fire alarm plan review
				Underground hydro test
				Fire alarm trip test
				Suppression system trip test
X	X	Total Fees Due: \$75.00		

Fire Inspector Jesse Valderas

FIRE MARSHAL/FIRE INSPECTOR

City of Weslaco

"The City on the Grow"



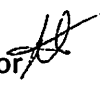
David Suarez, Mayor
Letty Lopez, Mayor Pro-Tem, District 5
Leo Muñoz, Commissioner, District 1
Greg Kerr, Commissioner, District 2
Jose "J.P." Rodriguez, Commissioner, District 3
Adrian Farias, Commissioner, District 4
Josh Pedraza, Commissioner, District 6

Mike R. Perez, City Manager

INTERNAL MEMO

DATE: December 16, 2019

TO: Albert Aldana/ Peter Hermida, Engineer III
Pete Garcia, Public Works Director/ Marcelo Cosme
Chris Sanchez, Fire Marshal/Mike Swinnea
Rolando Gonzalez, Building Official
Police Chief Joel Rivera, Police Department/ Eric Hernandez

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

SUBJECT: Subdivision Review Meeting

A subdivision review meeting will be held on **Thursday, January 2, 2020** in the Planning Department Conference Room B. It is imperative that you attend. Listed below is the subdivision that will be discussed:

- **Mid Valley Pediatrics & Allergy Center Subdivision- 10:00 a.m.**
- **Verona Subdivision – 10:30 a.m.**

Please make every effort to attend or send a representative, if you or a representative is unable to attend, submit your comments in writing. **Be advised that all comments must be received before the scheduled meeting in order to avoid delays of construction.**

Should you have any questions, please call 447-3401.



**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: Verona Subdivision
Location: 1,800 ft North of F.M. 1015 and Mile 8
Applicant: Jose G. Reyes, P.E. ☐ Owner ☒ Agent
Address: 611 Bill Summers Int'l Blvd. Phone Number: (956)968-2194

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			
220	Multi-Family	20	871,200	4 units per lot (52 lots)	119	129	248

Comments: _____
Prepared by: SWG Engineering LLC. Date: _____
Address: 611 Bill Summers Int'l Blvd. Weslaco, TX Phone Number: (956)968-2194

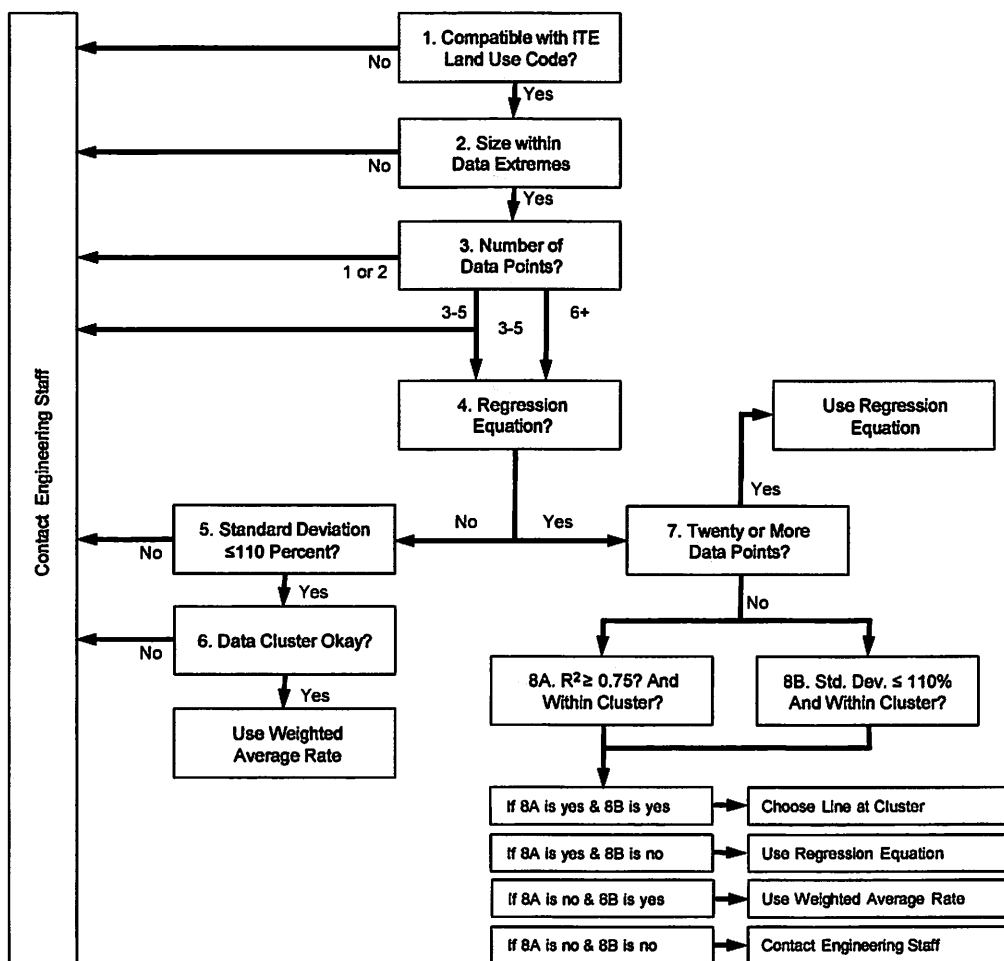
(For Official Use Only, Do Not Write In This Box)

- _____ A traffic impact analysis is required. The agent preparing the study must meet with City staff to discuss the scope and requirements of the study before beginning the study.
- _____ A traffic impact analysis is not required. The traffic generated by the proposed development does not exceed the threshold requirements.

Comments: _____

Reviewed by: _____ Date: _____ STID#: _____

Recommended Procedure for Selecting Between Trip Generation Average Rates and Equations



From ITE Trip Generation Handbook

City of Weslaco
Engineering Division
255 S. Kansas Ave
Weslaco, TX 78596

(956)

(956) 973-3128 (fax)

SIGLER, WINSTON, GREENWOOD & ASSOCIATES

DRAINAGE REPORT FOR Verona Subdivision WESLACO, TEXAS

Prepared By:

SWG Engineering, LLC

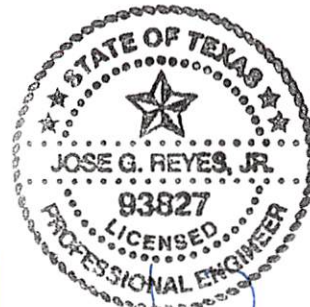
611 Bill Summers Intl. Blvd.

Weslaco, Texas 78596

Tel: 956-968-2194

Fax: 956-968-8300

jreyes@siglerwinstongreenwood.com



[Handwritten signature], P.E.
MAY 5, 2020

COVER SHEET	1
INDEX	2
PROJECT LOCATION	3
FLOOD PLAIN	3
SOIL CONDITIONS	3
EXISTING CONDITIONS	4
PROPOSED CONDITIONS	4
"C" VALUES FOR RATIONAL METHOD	5
ATTACHMENTS	6

DRAINAGE STATEMENT

Verona Subdivision

Project Location

This project involves the development of a 20 acre tract of land, with a Property ID of 108393. This site is located approximately 1,815 feet north of the corner of North F.M 1015 (International Boulevard) and Mile 8 in Weslaco, TX. The proposed subdivision is comprised of 50 Lots for a total of 20 acres.

Flood Plain

The subject tract of land resides in flood zone X, shades areas of 500-year flooding; areas of 100-year flood with average depths less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 100-year flood. Area is determined by FEMA Flood Insurance Rate Map, Community Panel No. 480334 0450 C, revised date June 6, 2000. Revised to Reflect LOMR on May 3, 2002.

Soil Conditions

The Soil survey of Hidalgo County indicates that the subject property lies in two soil units.

(28) Hidalgo Sandy Clay Loam, 0 to 1 percent slopes. 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 next layer extending 38 to 80 inches is very pale brown sandy clay loam. The soil is calcareous throughout. The soil is well drained. Surface runoff is slow, and permeability is moderate. Potential is high for nonirrigated and irrigated pasture grasses. The main limitations are shrinking and swelling of the soil and high corrosivity to uncoated steel. The soil is listed in Hydrologic Group B. It is also classified under unified classification as sandy clay loam (SC, CL). (see excerpts from "Soil Survey of Hidalgo County, Texas)

(52) Raymondville Clay Loam, 0 to 1 percent slopes. Typically, the surface layer is dark brown clay loam about 15 inches thick. The next layer, from 15 to 45 inches, is brown clay loam. The next layer 45 to 65 is brown clay. The soil is calcareous throughout. The soil is moderately well drained. Surface flow is moderate, and permeability is low. Potential is high for nonirrigated and irrigated pasture grasses. The main limitations are shrinking and swelling of the soil and high corrosivity to uncoated steel. The soil is listed in Hydrologic Group C. It is also classified under unified classification as clay loam (CL). (see excerpts from "Soil Survey of Hidalgo County, Texas)

Existing Conditions

The subject property currently undeveloped. The existing surface runoff is by surface flow. The runoff travels in a westward direction and is ultimately captured by drainage ditch, 17A121, on the west side of the property. The site topography elevations range from 0 to 1 in some areas. In accordance with the drainage policies of City of Weslaco and County of Hidalgo, the rational method, 10-year frequency storm event was utilized to determine the existing storm runoff site. The total contributing 10-year storm water runoff from this site is approximately **12.211 cfs**, as per attached calculations.

Proposed Conditions

The proposed conditions for this subject tract will consist of a 50 Lot Subdivision. Development will consist of proposed quadruplexes on each lot. Storm water runoff will be captured by proposed curb and gutter on streets in future development. In accordance with the drainage policies of City of Weslaco, Rational Method, 50-year frequency storm event was utilized to determine the proposed runoff from this site. The total contributing 50-year existing storm water runoff from this site is approximately **22.637 cfs**.

The peak rate run off will increase during the 50-year frequency storm event due to proposed conditions. Flow rate will increase **10.426 cfs**. Therefore, as per attached calculations, **95,526.09 ft³ or 2.1930 Acre-ft** of storm water shall be required to detain. Post-development runoff shall be sheet flow to the proposed curb and gutter; that will carry water to the proposed storm sewer inlets. The proposed storm system will carry the storm water to the drain ditch, 17A121, on the Westside of the property via 24 inch storm sewer pipes. The said drain ditch is proposed to be expanded to have an additional detention volume of **205,875 ft³**. The drain ditch is owned by HCIDD 9, which has a 50 foot R.O.W. from centerline. A 25 ft R.O.W. will be dedicated by this plat to City of Weslaco. A drainage plan shall be approved by Weslaco at the time of issuance of building permit.



By: Jose G. Reyes, Jr. P.E. MAY. 5. 2020
Jose G. Reyes, P.E. Date

Sonia and Orlando Garcia Subdivision

Hidalgo County Drainage District No. 1

"C" Values for Rational Method

Type of Drainage Area	Runoff Coefficient
Residential Districts:	
Single Family (Lots less than ¼ acre)	0.30 – 0.50
Multi - Family (Less than 20 DU/AC)	0.40 – 0.60
Multi - Family (Greater than 20 DU/AC)	0.60 – 0.75
Business District:	
Downtown areas	0.70 – 0.95
Neighborhood areas	0.30 – 0.70
Industrial Districts:	
Light Areas	0.30 – 0.80
Heavy Areas	0.60 – 0.90
Railroad Yard Areas:	0.30 – 0.40
Park:	0.10 – 0.25
Unimproved Areas:	
Sand or sandy loam soil, 0-3%	0.15 – 0.20
Sand or sandy loam soil, 3-5%	0.20 – 0.25
Black or loessial soil, 0-3%	0.18 – 0.25
Black or loessial soil, 3-5%	0.25 – 0.30
Black or loessial soil, >5%	0.70 – 0.80
Deep sand area	0.05 – 0.15
Steep grassed slopes	0.70
Street:	
Asphalt	0.85 – 0.95
Concrete	0.90 – 0.95
Drives & Walks:	
Concrete	0.75 – 0.95

DRAINAGE CALCULATIONS (50-year)

PROJECT NAME: Verona Subdivision
PROJECT LOCATION: FM 1015
Weslaco, TX
DATE: May 5, 2020

EXISTING CONDITION

Total Area

A= 871200.00 ft²
20.000 ac

Existing Runoff Coefficient (Weighted)

C_{ex} = 0.20

Time of Concentration

T_c = $\frac{L}{60V}$ 55 min grassed waterway

where:

L = 1700 ft

V = $K_u * k * S^{1/2}$ 0.519 feet/second

where:

K_u = 3.28

k = 0.457 Grassed Waterway

Slope = 0.12 %

Rainfall Intensity

I = $\frac{b}{(T_c + d)^e}$ 3.05 in/hr

where:

IDF Coefficients for Hidalgo County (10-year)

b = 116.24

d = 14.33

e = 0.8599

Q_{ex} = (C_{ex})IA 12.211 cfs

FUTURE CONDITION (50-Year)

Area

A = 871200.00 ft²
20.000 ac

Time of Concentration

$$T_c = \frac{L}{60V} \quad 2 \text{ min} \quad \text{Pavement}$$

where:

$$L = 1700 \text{ ft}$$

$$V = 1.112 \text{ feet/second}$$

Time of Concentration (Total - Developed)

$$T_c = 10 \text{ min}$$

10 min (Minimum)

Future Runoff Coefficient (Estimated)

$$C_{fut} = 0.40$$

IDF Coefficients for Hidalgo County (50-year)

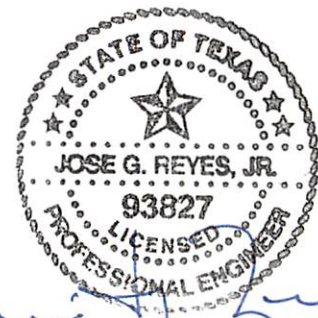
$$b = 170.66$$

$$d = 16.71$$

$$e = 0.8613$$

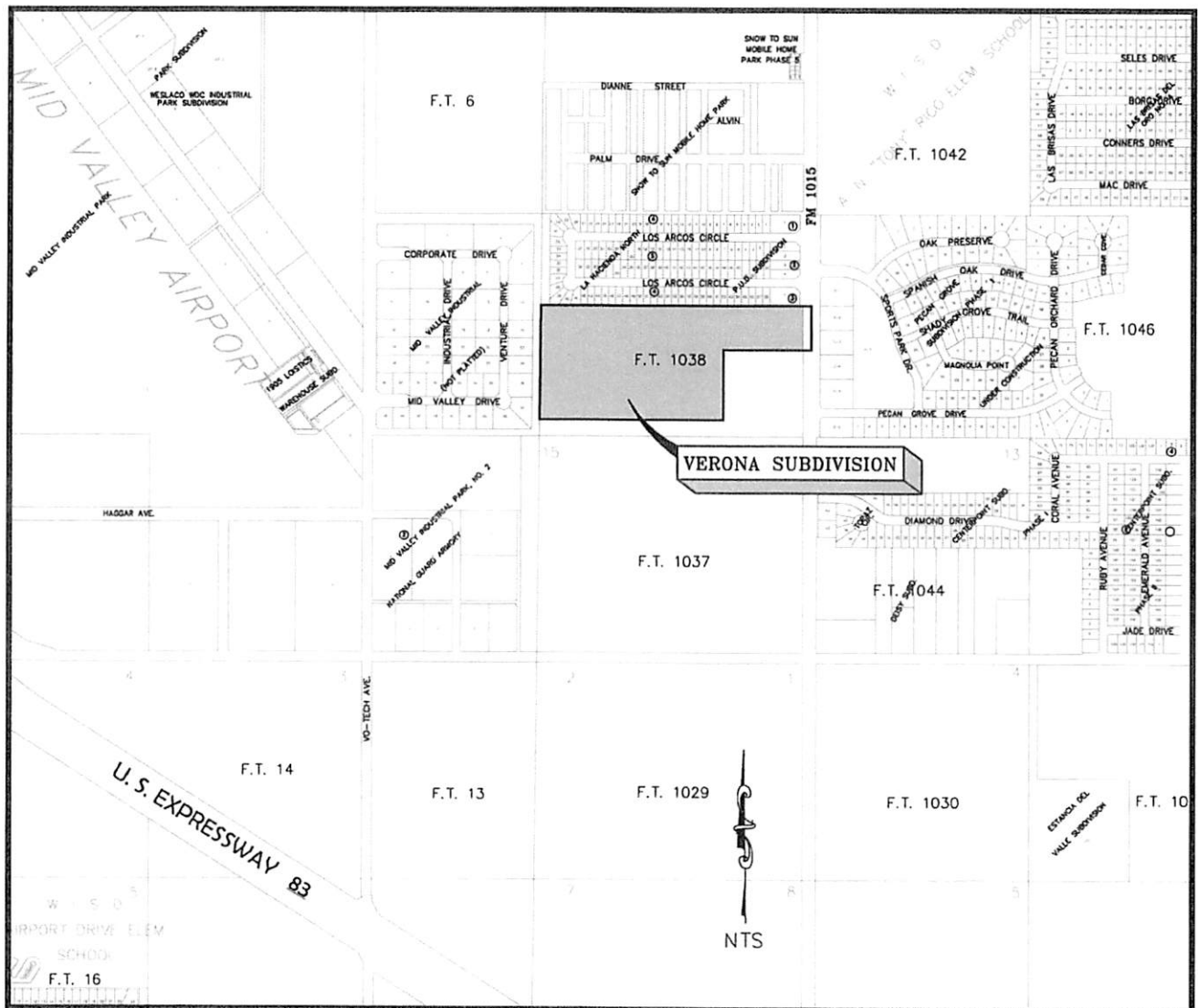
Calculations for Vmax:

Dur	I	Q _{fut}	V _{fut}	Q _{ex}	V _{ex}	V _{max}
10	10.077	80.617	48370.2975	12.211	7326.68	41043.6163
20	7.663	61.302	73562.1111	12.211	10990	62572.0892
30	6.227	49.815	89666.7677	12.211	14653.4	75013.4052
40	5.269	42.150	101159.323	12.211	18316.7	82842.6202
50	4.581	36.648	109942.935	12.211	21980	87962.891
60	4.062	32.494	116977.199	12.211	25643.4	91333.8141
70	3.655	29.239	122803.863	12.211	29306.7	93497.138
80	3.327	26.616	127754.575	12.211	32970.1	94784.5098
90	3.057	24.453	132045.139	12.211	36633.4	95411.7328
100	2.830	22.637	135822.837	12.211	40296.7	95526.0904
110	2.636	21.090	139192.118	12.211	43960.1	95232.0305
120	2.469	19.754	142229.421	12.211	47623.4	94605.9923
130	2.324	18.589	144992.179	12.211	51286.8	93705.4102
140	2.195	17.562	147524.522	12.211	54950.1	92574.413
150	2.081	16.651	149861.014	12.211	58613.5	91247.5641
Storage Required (50-yr)			95526.09 ft ³	2.1930 Ac-Ft		
w/ release rate of (10-yr)			\$ 12.211 ft ³ /s			

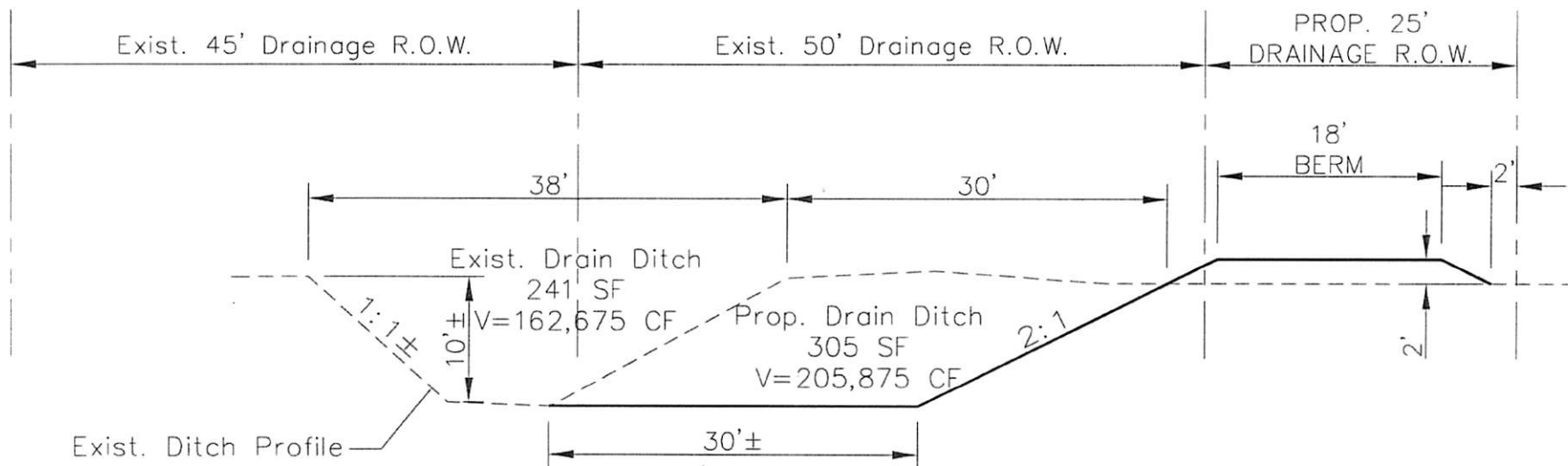


Jose G. Reyes, Jr. P.E.
 MAY 5 2020

Attachments



LOCATION MAP



PROPOSED DRAIN DITCH EXPANSION

VERONA SUBDIVISION

20.00 ACRES OF LAND
OUT OF FARM TRACT 1038
WEST AND ADAMS TRACT SUBDIVISION
RECORDED IN VOLUME 2, PAGE 34-37 MAP RECORDS
OF HIDALGO COUNTY, TEXAS



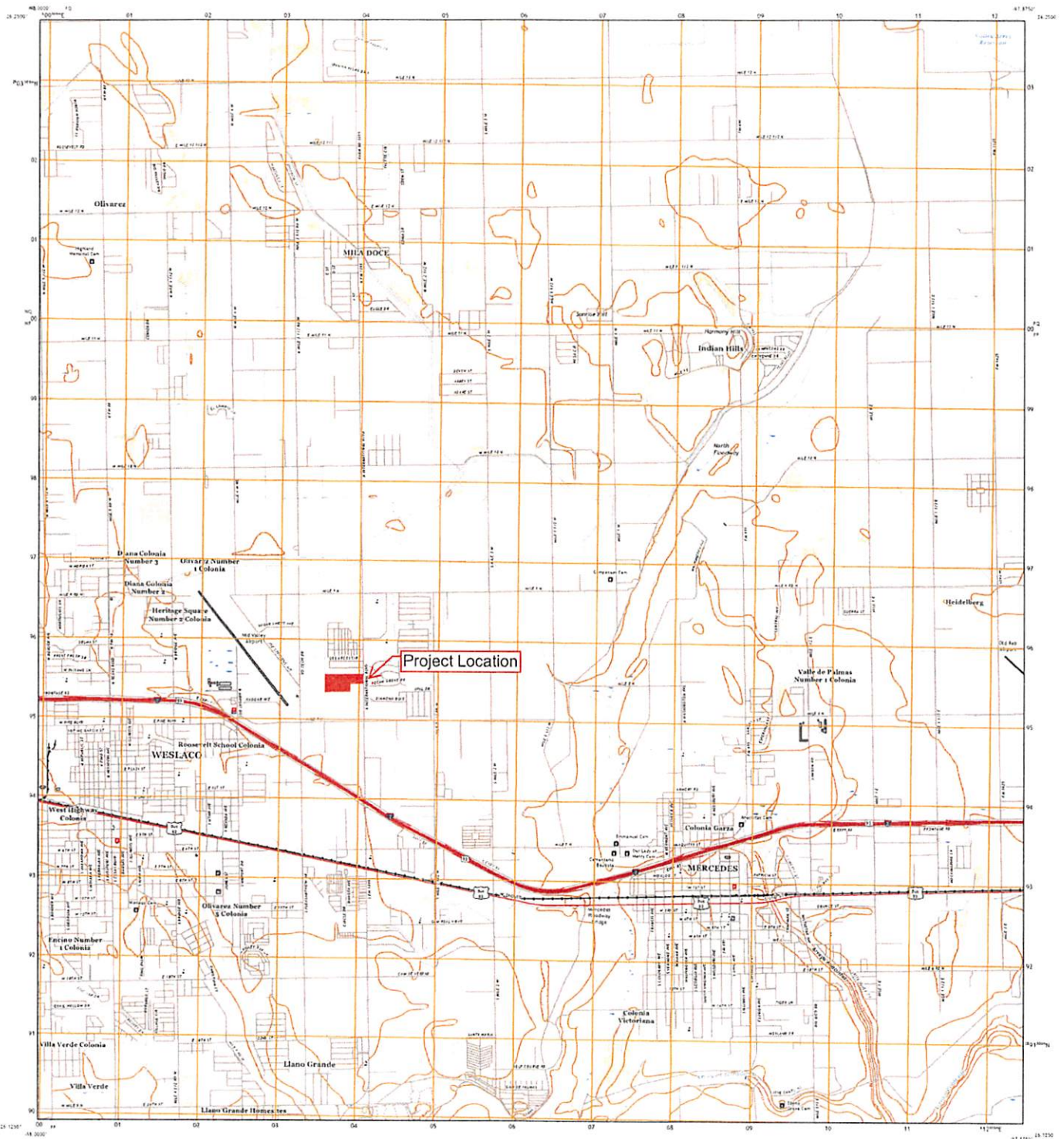
SWG ENGINEERING, LLC
WESLACO, TEXAS

TEXAS FIRM REGISTRATION NO. F-592
WESLACO, TEXAS

SINCE 1945

COPYRIGHT 2020

19-128



Produced by the United States Geological Survey

Topographic map of the Mercedes, Texas area, showing terrain, roads, and various landmarks. A red box labeled 'Project Location' is situated near the center of the map, west of the city of Mercedes.

This map is not a legal document. It is for informational purposes only. It is not to be used for legal or financial purposes.

Map data is derived from the National Geographic Digital Elevation Model (DEM) and the National Geographic Vector Map (VMap).

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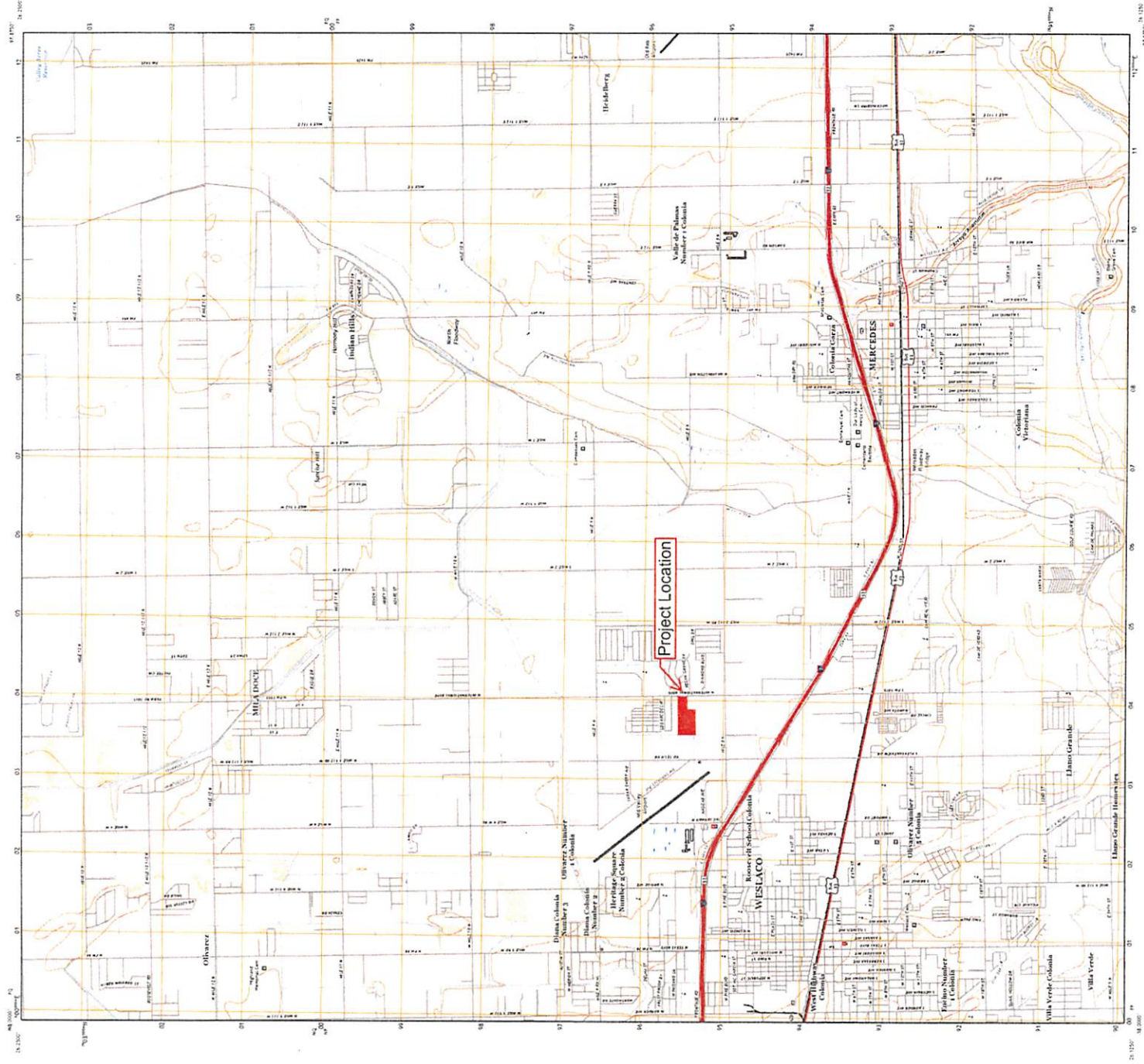


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Feature	Symbol	Feature	Symbol
Interstate	Thick red line	Local Road	Thin black line
State Route	Red line with shield	Unimproved Road	Dashed black line
County Road	Red line with cross-ticks	Water	Blue area
US Route	Red line with shield	Marsh	Light blue area
State Route	Red line with shield	Swamp	Dark blue area

MERCEDES, TX
2019





Produced by the United States Geological Survey
 under American Indian (1981) (40223)
 would benefit Indian (1981) (40223).
 a 100-acre plot in the same location. Data for
 this map is not a legal document. Boundaries may be
 generated for the map. Data for the map is not a legal document.

This map was produced by the National Oceanic and Atmospheric Administration, Office of Ocean Resources, under contract to the U.S. Navy.

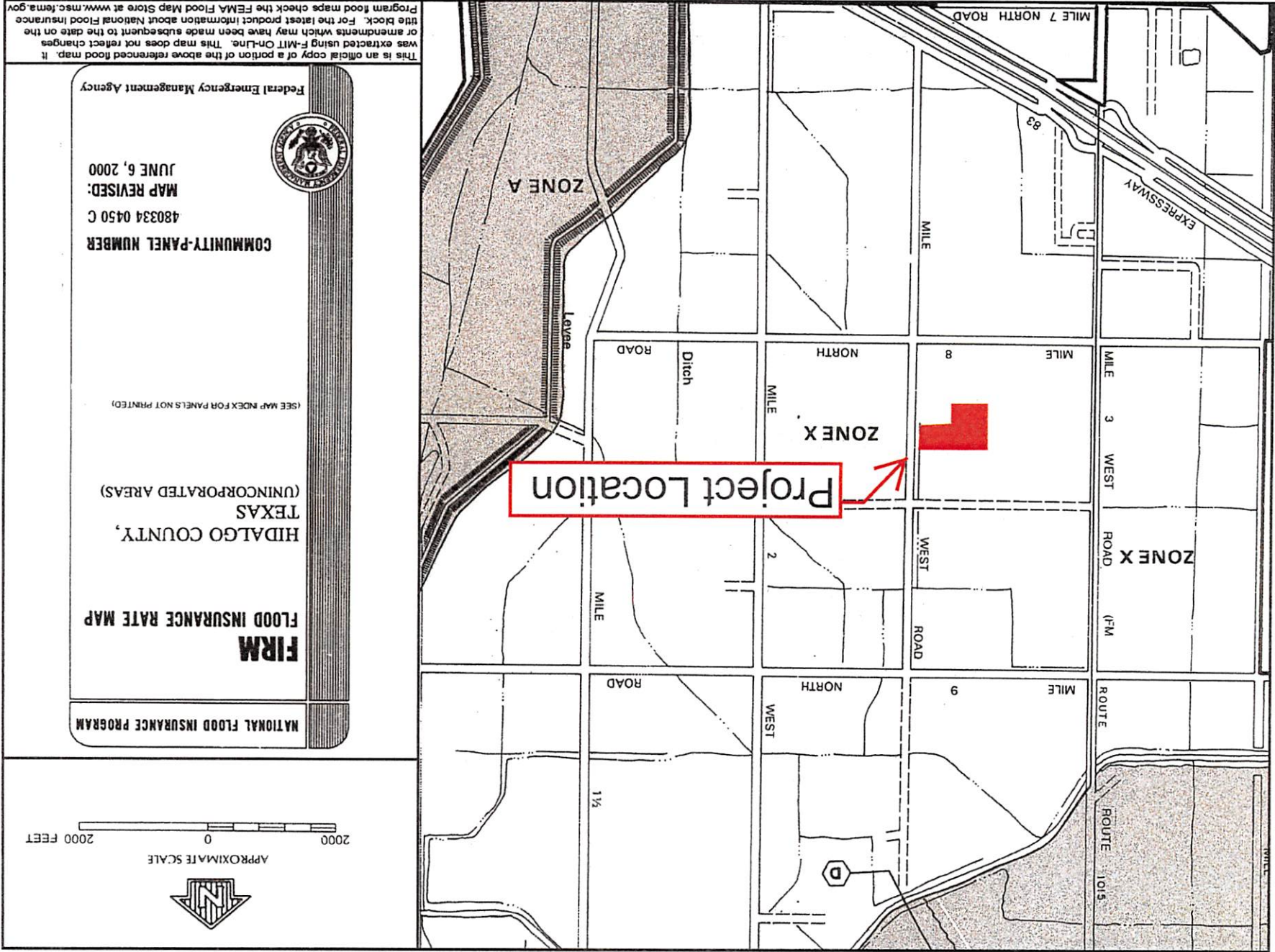
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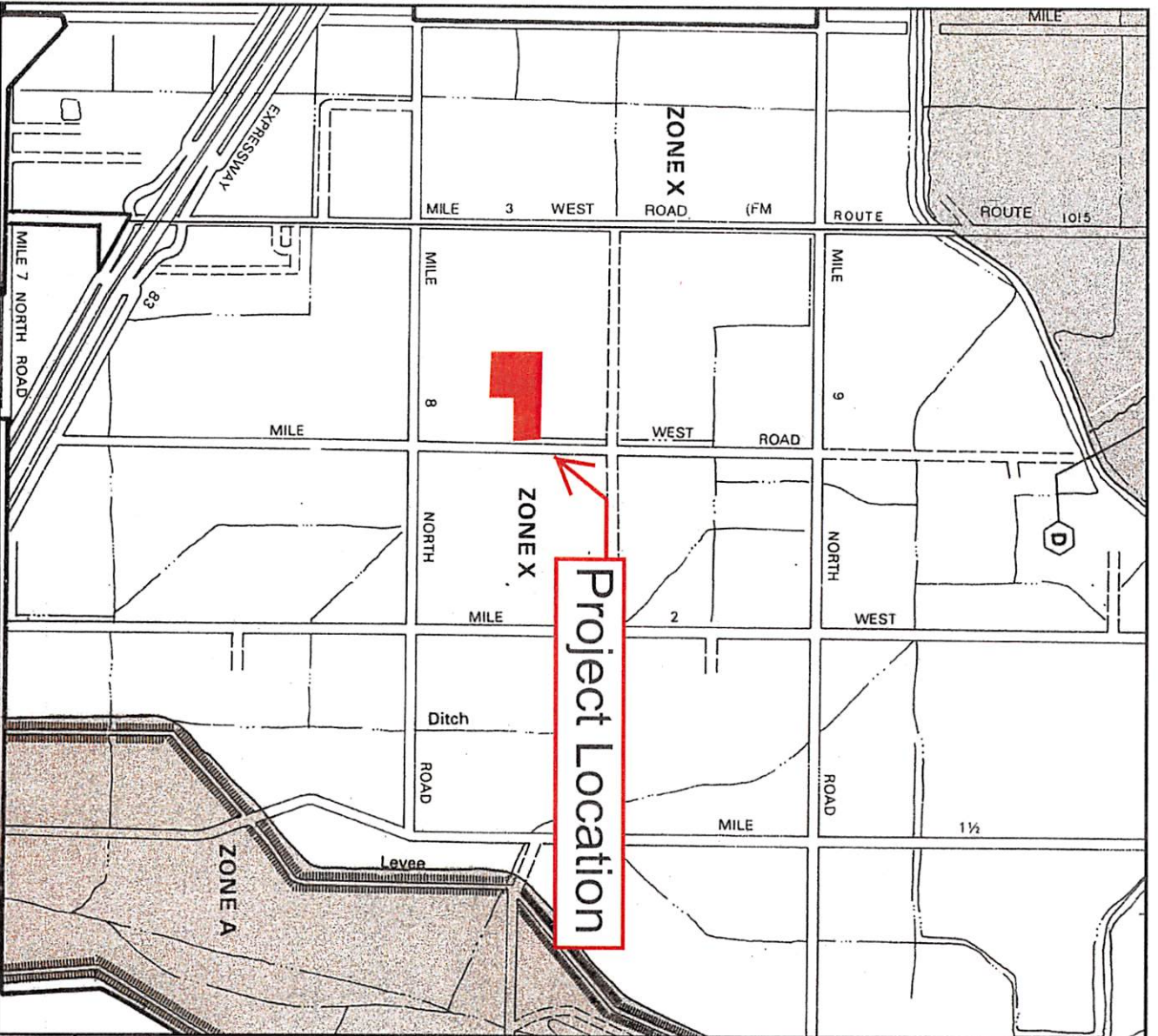
1 La Blanca
2 El Bicho
3 La La Roca
4 Solera
5 La Faja
6 San Juan
7 Praga
8 La Cruz

PCAD CLASSIFICATION

Category	PCAD Class
Primary	PCAD Class 1
Secondary	PCAD Class 2
Tertiary	PCAD Class 3

MERCEDES, TX
2019





APPROXIMATE SCALE



LEGEND

SPECIAL FLOOD HAZARD AREAS INUNDATED BY 100-YEAR FLOOD



NO BASE FLOOD ELEVATION DETERMINED

ZONE AE

Base flood elevation determined.

ZONE AH

Flood depths of 1 to 3 feet usually areas of ponding; base flood elevations determined.

ZONE AO

Flood depths of 1 to 3 feet usually show flow on sloping terrain; average depths determined. For areas of unusual fan flooding, velocities also determined.

ZONE A99

To be protected from 100-year flood by Federal flood protection system under construction; no base flood elevation determined.

ZONE V

Coastal flood with velocity hazard (wave action); no base flood elevation determined.

ZONE VE

Coastal flood with velocity hazard (wave action); base flood elevation determined.

FLOODWAY AREAS IN ZONE AE

OTHER FLOOD AREAS

Areas of 500-year flood; areas of 100-year flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 100-year flood.

OTHER AREAS

Areas determined to be outside 500-year flood plain.

ZONE D

Areas in which flood hazards are underlined.

ZONE X

Areas determined to be outside 500-year flood plain.

UNDVELOPED COASTAL BARRIERS

Identified 1983

Identified 1990

Otherunde Protected Areas

Coastal barrier areas are normally located within or adjacent to special flood hazard areas.

Floodplain Boundary

Floodway Boundary

Zone D Boundary

Boundary Delineating Special Flood Hazard Zone, and Boundary Delineating Areas of Different Coastal Base Flood Elevations Within Special Flood Hazard Zones.

Base Flood Elevation Line: Elevation in Feet

Cross Section Line

Base Flood Elevation in Feet Where Uniform Within Zone

(E.L. 987)

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This is an official copy of a portion of the above referenced flood map. It was extracted using F-MIT On-Line. This map does not reflect changes or amendments which may have been made subsequent to the date on the title block. For the latest product information about National Flood Insurance Program flood maps check the FEMA Flood Map Store at www.msc.fema.gov



A product of the National Cooperative Soil Survey, a joint effort of the United States Department of Agriculture and other Federal agencies, State agencies including the Agricultural Experiment Stations, and local participants

Custom Soil Resource Report for Hidalgo County, Texas



October 1, 2019

Preface

Soil surveys contain information that affects land use planning in survey areas. They highlight soil limitations that affect various land uses and provide information about the properties of the soils in the survey areas. Soil surveys are designed for many different users, including farmers, ranchers, foresters, agronomists, urban planners, community officials, engineers, developers, builders, and home buyers. Also, conservationists, teachers, students, and specialists in recreation, waste disposal, and pollution control can use the surveys to help them understand, protect, or enhance the environment.

Various land use regulations of Federal, State, and local governments may impose special restrictions on land use or land treatment. Soil surveys identify soil properties that are used in making various land use or land treatment decisions. The information is intended to help the land users identify and reduce the effects of soil limitations on various land uses. The landowner or user is responsible for identifying and complying with existing laws and regulations.

Although soil survey information can be used for general farm, local, and wider area planning, onsite investigation is needed to supplement this information in some cases. Examples include soil quality assessments (<http://www.nrcs.usda.gov/wps/portal/nrcs/main/soils/health/>) and certain conservation and engineering applications. For more detailed information, contact your local USDA Service Center (<https://offices.sc.egov.usda.gov/locator/app?agency=nrcs>) or your NRCS State Soil Scientist (http://www.nrcs.usda.gov/wps/portal/nrcs/detail/soils/contactus/?cid=nrcs142p2_053951).

Great differences in soil properties can occur within short distances. Some soils are seasonally wet or subject to flooding. Some are too unstable to be used as a foundation for buildings or roads. Clayey or wet soils are poorly suited to use as septic tank absorption fields. A high water table makes a soil poorly suited to basements or underground installations.

The National Cooperative Soil Survey is a joint effort of the United States Department of Agriculture and other Federal agencies, State agencies including the Agricultural Experiment Stations, and local agencies. The Natural Resources Conservation Service (NRCS) has leadership for the Federal part of the National Cooperative Soil Survey.

Information about soils is updated periodically. Updated information is available through the NRCS Web Soil Survey, the site for official soil survey information.

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How Soil Surveys Are Made

Soil surveys are made to provide information about the soils and miscellaneous areas in a specific area. They include a description of the soils and miscellaneous areas and their location on the landscape and tables that show soil properties and limitations affecting various uses. Soil scientists observed the steepness, length, and shape of the slopes; the general pattern of drainage; the kinds of crops and native plants; and the kinds of bedrock. They observed and described many soil profiles. A soil profile is the sequence of natural layers, or horizons, in a soil. The profile extends from the surface down into the unconsolidated material in which the soil formed or from the surface down to bedrock. The unconsolidated material is devoid of roots and other living organisms and has not been changed by other biological activity.

Currently, soils are mapped according to the boundaries of major land resource areas (MLRAs). MLRAs are geographically associated land resource units that share common characteristics related to physiography, geology, climate, water resources, soils, biological resources, and land uses (USDA, 2006). Soil survey areas typically consist of parts of one or more MLRA.

The soils and miscellaneous areas in a survey area occur in an orderly pattern that is related to the geology, landforms, relief, climate, and natural vegetation of the area. Each kind of soil and miscellaneous area is associated with a particular kind of landform or with a segment of the landform. By observing the soils and miscellaneous areas in the survey area and relating their position to specific segments of the landform, a soil scientist develops a concept, or model, of how they were formed. Thus, during mapping, this model enables the soil scientist to predict with a considerable degree of accuracy the kind of soil or miscellaneous area at a specific location on the landscape.

Commonly, individual soils on the landscape merge into one another as their characteristics gradually change. To construct an accurate soil map, however, soil scientists must determine the boundaries between the soils. They can observe only a limited number of soil profiles. Nevertheless, these observations, supplemented by an understanding of the soil-vegetation-landscape relationship, are sufficient to verify predictions of the kinds of soil in an area and to determine the boundaries.

Soil scientists recorded the characteristics of the soil profiles that they studied. They noted soil color, texture, size and shape of soil aggregates, kind and amount of rock fragments, distribution of plant roots, reaction, and other features that enable them to identify soils. After describing the soils in the survey area and determining their properties, the soil scientists assigned the soils to taxonomic classes (units). Taxonomic classes are concepts. Each taxonomic class has a set of soil characteristics with precisely defined limits. The classes are used as a basis for comparison to classify soils systematically. Soil taxonomy, the system of taxonomic classification used in the United States, is based mainly on the kind and character of soil properties and the arrangement of horizons within the profile. After the soil

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scientists classified and named the soils in the survey area, they compared the individual soils with similar soils in the same taxonomic class in other areas so that they could confirm data and assemble additional data based on experience and research.

The objective of soil mapping is not to delineate pure map unit components; the objective is to separate the landscape into landforms or landform segments that have similar use and management requirements. Each map unit is defined by a unique combination of soil components and/or miscellaneous areas in predictable proportions. Some components may be highly contrasting to the other components of the map unit. The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The delineation of such landforms and landform segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, onsite investigation is needed to define and locate the soils and miscellaneous areas.

Soil scientists make many field observations in the process of producing a soil map. The frequency of observation is dependent upon several factors, including scale of mapping, intensity of mapping, design of map units, complexity of the landscape, and experience of the soil scientist. Observations are made to test and refine the soil-landscape model and predictions and to verify the classification of the soils at specific locations. Once the soil-landscape model is refined, a significantly smaller number of measurements of individual soil properties are made and recorded. These measurements may include field measurements, such as those for color, depth to bedrock, and texture, and laboratory measurements, such as those for content of sand, silt, clay, salt, and other components. Properties of each soil typically vary from one point to another across the landscape.

Observations for map unit components are aggregated to develop ranges of characteristics for the components. The aggregated values are presented. Direct measurements do not exist for every property presented for every map unit component. Values for some properties are estimated from combinations of other properties.

While a soil survey is in progress, samples of some of the soils in the area generally are collected for laboratory analyses and for engineering tests. Soil scientists interpret the data from these analyses and tests as well as the field-observed characteristics and the soil properties to determine the expected behavior of the soils under different uses. Interpretations for all of the soils are field tested through observation of the soils in different uses and under different levels of management. Some interpretations are modified to fit local conditions, and some new interpretations are developed to meet local needs. Data are assembled from other sources, such as research information, production records, and field experience of specialists. For example, data on crop yields under defined levels of management are assembled from farm records and from field or plot experiments on the same kinds of soil.

Predictions about soil behavior are based not only on soil properties but also on such variables as climate and biological activity. Soil conditions are predictable over long periods of time, but they are not predictable from year to year. For example, soil scientists can predict with a fairly high degree of accuracy that a given soil will have a high water table within certain depths in most years, but they cannot predict that a high water table will always be at a specific level in the soil on a specific date.

After soil scientists located and identified the significant natural bodies of soil in the survey area, they drew the boundaries of these bodies on aerial photographs and

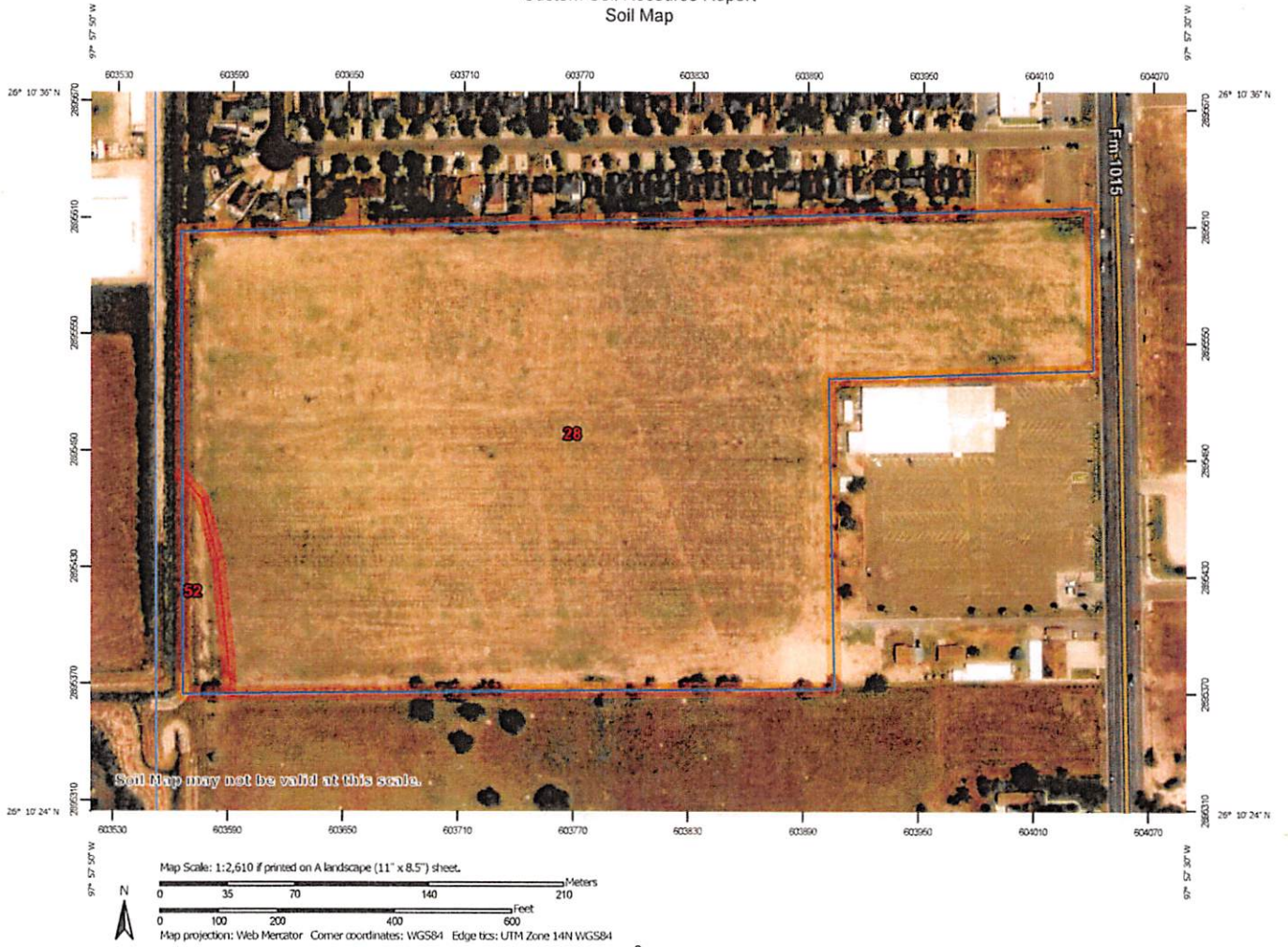
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identified each as a specific map unit. Aerial photographs show trees, buildings, fields, roads, and rivers, all of which help in locating boundaries accurately.

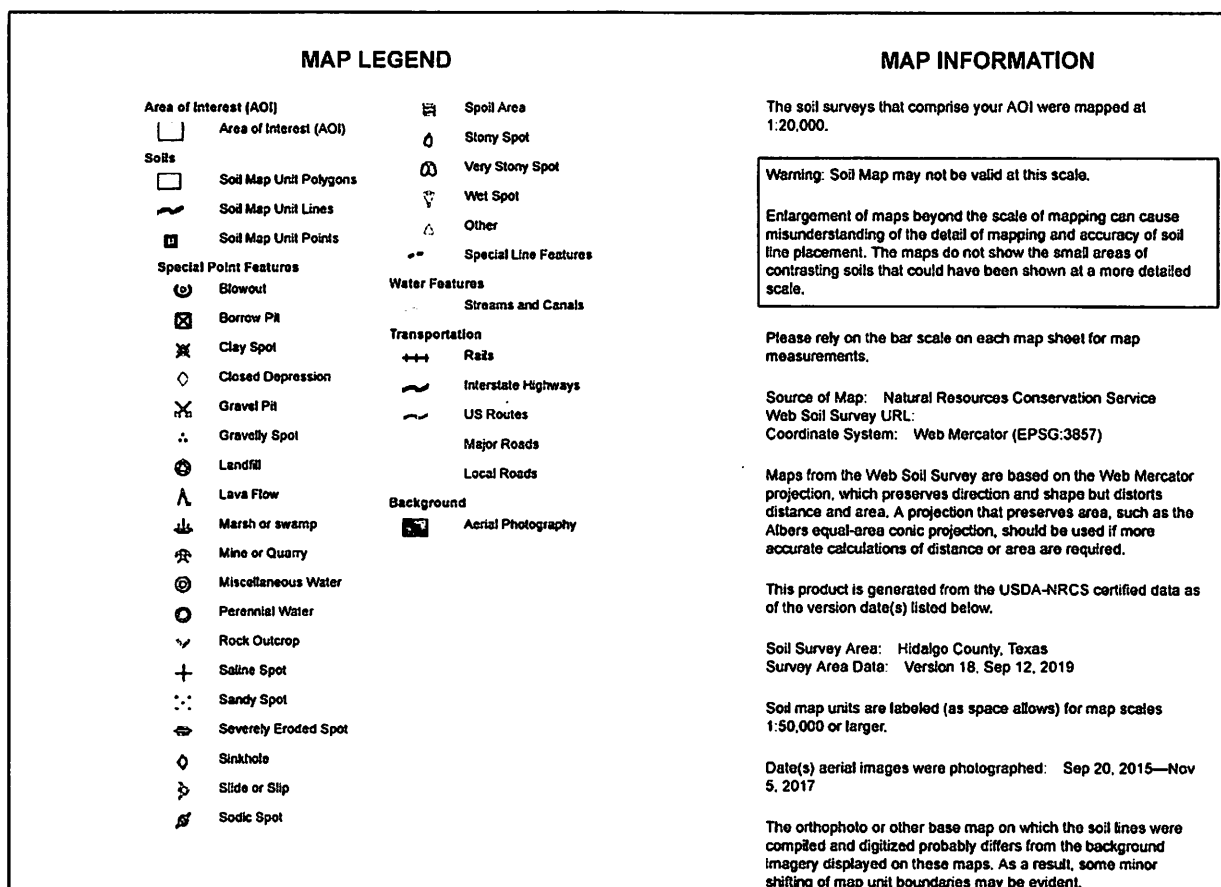
Soil Map

The soil map section includes the soil map for the defined area of interest, a list of soil map units on the map and extent of each map unit, and cartographic symbols displayed on the map. Also presented are various metadata about data used to produce the map, and a description of each soil map unit.

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Soil Map



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Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
28	Hidalgo sandy clay loam, 0 to 1 percent slopes	22.6	97.9%
52	Raymondville clay loam, 0 to 1 percent slopes	0.5	2.1%
Totals for Area of Interest		23.1	100.0%

Map Unit Descriptions

The map units delineated on the detailed soil maps in a soil survey represent the soils or miscellaneous areas in the survey area. The map unit descriptions, along with the maps, can be used to determine the composition and properties of a unit.

A map unit delineation on a soil map represents an area dominated by one or more major kinds of soil or miscellaneous areas. A map unit is identified and named according to the taxonomic classification of the dominant soils. Within a taxonomic class there are precisely defined limits for the properties of the soils. On the landscape, however, the soils are natural phenomena, and they have the characteristic variability of all natural phenomena. Thus, the range of some observed properties may extend beyond the limits defined for a taxonomic class. Areas of soils of a single taxonomic class rarely, if ever, can be mapped without including areas of other taxonomic classes. Consequently, every map unit is made up of the soils or miscellaneous areas for which it is named and some minor components that belong to taxonomic classes other than those of the major soils.

Most minor soils have properties similar to those of the dominant soil or soils in the map unit, and thus they do not affect use and management. These are called noncontrasting, or similar, components. They may or may not be mentioned in a particular map unit description. Other minor components, however, have properties and behavioral characteristics divergent enough to affect use or to require different management. These are called contrasting, or dissimilar, components. They generally are in small areas and could not be mapped separately because of the scale used. Some small areas of strongly contrasting soils or miscellaneous areas are identified by a special symbol on the maps. If included in the database for a given area, the contrasting minor components are identified in the map unit descriptions along with some characteristics of each. A few areas of minor components may not have been observed, and consequently they are not mentioned in the descriptions, especially where the pattern was so complex that it was impractical to make enough observations to identify all the soils and miscellaneous areas on the landscape.

The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The objective of mapping is not to delineate pure taxonomic classes but rather to separate the landscape into landforms or landform segments that have similar use and management requirements. The delineation of such segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, however,

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onsite investigation is needed to define and locate the soils and miscellaneous areas.

An identifying symbol precedes the map unit name in the map unit descriptions. Each description includes general facts about the unit and gives important soil properties and qualities.

Soils that have profiles that are almost alike make up a *soil series*. Except for differences in texture of the surface layer, all the soils of a series have major horizons that are similar in composition, thickness, and arrangement.

Soils of one series can differ in texture of the surface layer, slope, stoniness, salinity, degree of erosion, and other characteristics that affect their use. On the basis of such differences, a soil series is divided into *soil phases*. Most of the areas shown on the detailed soil maps are phases of soil series. The name of a soil phase commonly indicates a feature that affects use or management. For example, Alpha silt loam, 0 to 2 percent slopes, is a phase of the Alpha series.

Some map units are made up of two or more major soils or miscellaneous areas. These map units are complexes, associations, or undifferentiated groups.

A *complex* consists of two or more soils or miscellaneous areas in such an intricate pattern or in such small areas that they cannot be shown separately on the maps. The pattern and proportion of the soils or miscellaneous areas are somewhat similar in all areas. Alpha-Beta complex, 0 to 6 percent slopes, is an example.

An *association* is made up of two or more geographically associated soils or miscellaneous areas that are shown as one unit on the maps. Because of present or anticipated uses of the map units in the survey area, it was not considered practical or necessary to map the soils or miscellaneous areas separately. The pattern and relative proportion of the soils or miscellaneous areas are somewhat similar. Alpha-Beta association, 0 to 2 percent slopes, is an example.

An *undifferentiated group* is made up of two or more soils or miscellaneous areas that could be mapped individually but are mapped as one unit because similar interpretations can be made for use and management. The pattern and proportion of the soils or miscellaneous areas in a mapped area are not uniform. An area can be made up of only one of the major soils or miscellaneous areas, or it can be made up of all of them. Alpha and Beta soils, 0 to 2 percent slopes, is an example.

Some surveys include *miscellaneous areas*. Such areas have little or no soil material and support little or no vegetation. Rock outcrop is an example.

Hidalgo County, Texas

28—Hidalgo sandy clay loam, 0 to 1 percent slopes

Map Unit Setting

National map unit symbol: 2sxxl

Elevation: 20 to 500 feet

Mean annual precipitation: 20 to 27 inches

Mean annual air temperature: 72 to 74 degrees F

Frost-free period: 300 to 365 days

Farmland classification: All areas are prime farmland

Map Unit Composition

Hidalgo and similar soils: 85 percent

Minor components: 15 percent

Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Hidalgo

Setting

Landform: Terraces

Landform position (three-dimensional): Tread

Down-slope shape: Linear

Across-slope shape: Linear

Parent material: Calcareous loamy alluvium

Typical profile

Ap - 0 to 17 inches: sandy clay loam

Bk1 - 17 to 28 inches: sandy clay loam

Bk2 - 28 to 38 inches: clay loam

Ck - 38 to 80 inches: clay loam

Properties and qualities

Slope: 0 to 1 percent

Depth to restrictive feature: More than 80 inches

Natural drainage class: Well drained

Runoff class: Negligible

Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high (0.57 to 1.98 in/hr)

Depth to water table: More than 80 inches

Frequency of flooding: None

Frequency of ponding: None

Calcium carbonate, maximum in profile: 35 percent

Salinity, maximum in profile: Nonsaline to slightly saline (0.0 to 4.0 mmhos/cm)

Sodium adsorption ratio, maximum in profile: 10.0

Available water storage in profile: Moderate (about 7.8 inches)

Interpretive groups

Land capability classification (irrigated): 1

Land capability classification (nonirrigated): 2c

Hydrologic Soil Group: B

Ecological site: Gray Sandy Loam (R083DY019TX)

Hydric soil rating: No

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Minor Components

Raymondville

Percent of map unit: 7 percent
Landform: Terraces
Landform position (three-dimensional): Tread
Down-slope shape: Linear
Across-slope shape: Linear
Ecological site: Clay Loam (R083DY025TX)
Hydric soil rating: No

Racombes

Percent of map unit: 6 percent
Landform: Terraces
Landform position (three-dimensional): Tread
Down-slope shape: Linear
Across-slope shape: Linear
Ecological site: Clay Loam (R083DY025TX)
Hydric soil rating: No

Willacy

Percent of map unit: 2 percent
Landform: Terraces
Landform position (three-dimensional): Tread
Down-slope shape: Linear
Across-slope shape: Linear
Hydric soil rating: No

52—Raymondville clay loam, 0 to 1 percent slopes

Map Unit Setting

National map unit symbol: dbm1
Elevation: 20 to 200 feet
Mean annual precipitation: 23 to 33 inches
Mean annual air temperature: 72 to 73 degrees F
Frost-free period: 300 to 340 days
Farmland classification: Prime farmland if irrigated

Map Unit Composition

Raymondville and similar soils: 85 percent
Minor components: 15 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Raymondville

Setting

Landform: Delta plains
Down-slope shape: Linear
Across-slope shape: Linear
Parent material: Calcareous clayey alluvium

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Typical profile

H1 - 0 to 15 inches: clay loam
H2 - 15 to 43 inches: clay loam
H3 - 43 to 65 inches: clay

Properties and qualities

Slope: 0 to 1 percent
Depth to restrictive feature: More than 80 inches
Natural drainage class: Moderately well drained
Runoff class: Medium
Capacity of the most limiting layer to transmit water (Ksat): Moderately low to moderately high (0.06 to 0.20 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Calcium carbonate, maximum in profile: 10 percent
Salinity, maximum in profile: Nonsaline to slightly saline (0.0 to 4.0 mmhos/cm)
Sodium adsorption ratio, maximum in profile: 8.0
Available water storage in profile: Moderate (about 9.0 inches)

Interpretive groups

Land capability classification (irrigated): 2s
Land capability classification (nonirrigated): 2s
Hydrologic Soil Group: C
Ecological site: Clay Loam (R083DY025TX)
Hydric soil rating: No

Minor Components

Unnamed

Percent of map unit: 15 percent
Hydric soil rating: No

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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----- Racombe	0-13 13-49 49-72	Sandy clay loam Sandy clay loam, clay loam. Sandy clay loam, clay loam.	CL, SC CL, SC CL, SC	A-4, A-6 A-6, A-7 A-6	100 100 90-100	100 95-100 80-100	95-100 90-100 80-95	45-65 45-65 40-65	27-35 34-43 30-40	8-15 15-22 11-20
50----- Ramadero	0-21 21-65	Sandy clay loam Sandy clay loam, clay loam.	CL, SC CL, SC	A-6, A-4 A-6, A-7	100 100	100 95-100	95-100 90-100	45-65 45-65	27-39 32-42	9-18 13-21
51: * Randado-----	0-9 9-16 16-60	Fine sandy loam Fine sandy loam, sandy clay loam. Cemented-----	SM, SM-SC SC, SM-SC, GC ---	A-2-4 A-2-4, A-2-6, A-4, A-6 ---	75-100 65-100 ---	70-100 60-100 ---	70-100 60-100 ---	20-35 25-50 ---	<25 25-34 ---	NP-7 7-14 ---
Cuevitas-----	0-8 8-60	Fine sandy loam Cemented-----	SM, SM-SC, SC ---	A-2-4 ---	80-100 ---	80-100 ---	80-100 ---	20-35 ---	<28 ---	NP-9 ---
52, 53----- Raymondville	0-15 15-43 43-65	Clay loam----- Clay, clay loam Clay, clay loam	CL CL, CH CL, CH	A-6, A-7-6 A-6, A-7-6 A-7-6	100 100 100	100 95-100 85-100	95-100 95-100 80-100	51-85 75-95 75-95	37-50 38-55 40-53	18-30 19-35 20-30
54: * Raymondville----	0-15 15-43 43-65	Clay loam----- Clay, clay loam Clay, clay loam	CL CL, CH CL, CH	A-6, A-7-6 A-6, A-7-6 A-7-6	100 100 100	100 95-100 85-100	95-100 95-100 80-100	51-85 75-95 75-95	37-50 38-55 40-53	18-30 19-35 20-30
Urban land.										
55, 56----- Reynosa	0-15 15-48 48-65	Silty clay loam Silty clay loam, silt loam. Stratified silty clay loam to silt loam.	CL, CL-ML CL CL, CL-ML	A-6, A-4, A-7-6 A-6, A-4, A-7-6 A-6, A-4, A-7-6	100 100 100	100 100 100	95-100 95-100 90-100	80-100 80-100 70-100	25-45 28-44 20-49	7-25 9-23 4-29
57: * Reynosa-----	0-15 15-48 48-65	Silty clay loam Silty clay loam, silt loam. Stratified silty clay loam to silt loam.	CL, CL-ML CL CL, CL-ML	A-6, A-4, A-7-6 A-6, A-4, A-7-6 A-6, A-4, A-7-6	100 100 100	100 100 100	95-100 95-100 90-100	80-100 80-100 70-100	25-45 28-44 20-49	7-25 9-23 4-29
Urban land.										
58, 59----- Rio	0-12 12-38 38-63	Fine sandy loam Clay loam, clay Clay loam, sandy clay, sandy clay loam.	SC, SM-SC CL, CH CL	A-2-4, A-4 A-7-6 A-7-6	95-100 95-100 95-100	95-100 95-100 95-100	95-100 95-100 85-95	30-48 75-95 55-80	<30 43-57 41-50	5-10 21-32 20-27

See footnote at end of table.

TABLE 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		
	<u>In</u>								<u>Pct</u>	
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-----	0-80	Fine sand-----	SP-SM, SM	A-2-4, A-3	100	100	75-100	5-25	<25	NP-3
Falfurrias										
15-----	0-7	Clay-----	CL, CH	A-7-6	100	100	100	90-100	41-55	20-30
Grulla	7-65	Silty clay, clay	CH	A-7-6	100	100	100	90-100	52-66	28-39
16, 17, 18-----	0-18	Fine sandy loam	SC, SM-SC, SM	A-2-4	100	95-100	95-100	17-35	<30	NP-8
Hargill	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-----	0-8	Clay-----	CH	A-7-6	100	100	100	90-100	51-85	32-60
Harlingen	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-----	0-17	Sandy loam-----	SM	A-2-4	100	100	75-100	13-24	<25	NP-4
Hebbbronville	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-----	0-17	Fine sandy loam	SC, SM-SC	A-4, A-6	100	95-100	90-100	36-50	20-30	4-11
Hidalgo	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-----	0-17	Sandy clay loam	SC, CL	A-6	100	95-100	90-100	36-55	29-40	11-20
Hidalgo	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 18.--SOIL AND WATER FEATURES--Continued

Map symbol and soil name	Hydro-logic group	Flooding			High water table			Cemented pan		Risk of corrosion	
		Frequency	Duration	Months	Depth	Kind	Months	Depth	Hard-ness	Uncoated steel	Concrete
					<u>Ft</u>			<u>In</u>			
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.

TABLE 18.--SOIL AND WATER FEATURES

["Flooding" and "water table" and terms such as "rare," "brief," "apparent," and "perched" are explained in the text. The symbol > means more than. Absence of an entry indicates that the feature is not a concern]

Map symbol and soil name	Hydro-logic group	Flooding			High water table			Cemented pan		Risk of corrosion	
		Frequency	Duration	Months	Depth	Kind	Months	Depth	Hardness	Uncoated steel	Concrete
1.* Arents					<u>Ft</u>			<u>In</u>			
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.

TABLE 15.--WATER MANAGEMENT--Continued

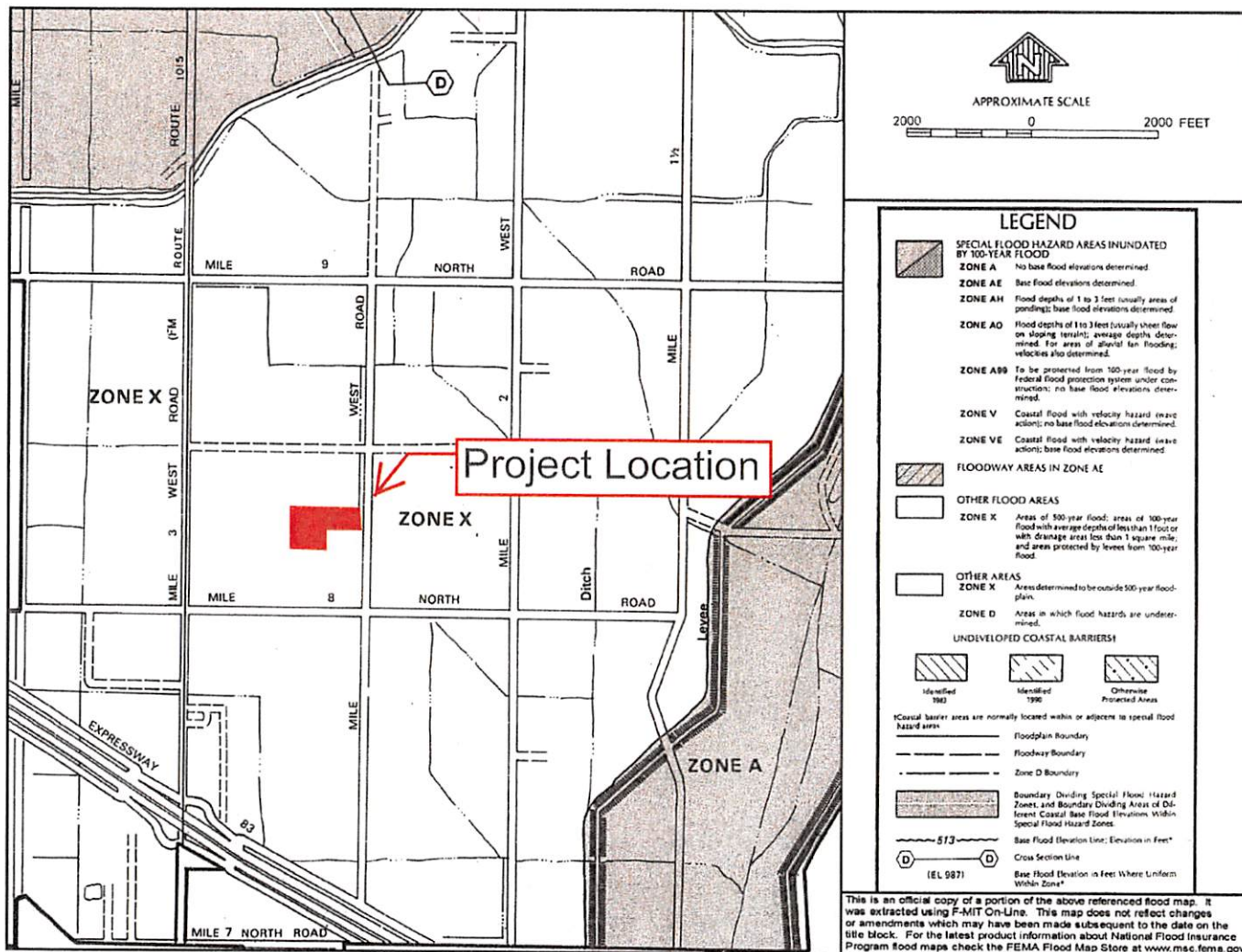
Map symbol and soil name	Limitations for--		Features affecting--			
	Pond reservoir areas	Embankments, dikes, and levees	Drainage	Irrigation	Terraces and diversions	Grassed waterways
45,* 46,* 47.* Pits						
48----- Racombes	Moderate: seepage.	Slight-----	Favorable-----	Favorable-----	Favorable-----	Favorable.
49----- Racombes	Moderate: seepage.	Severe: wetness, excess salt.	Excess salt----	Wetness, droughty, excess salt.	Wetness-----	Excess salt, droughty.
50----- Ramadero	Moderate: seepage.	Moderate: piping.	Floods-----	Floods-----	Favorable-----	Favorable.
51:* Randado-----	Severe: cemented pan, seepage.	Severe: thin layer.	Cemented pan---	Cemented pan---	Cemented pan---	Cemented pan.
Cuevitas-----	Severe: cemented pan, seepage.	Severe: thin layer.	Cemented pan---	Cemented pan---	Cemented pan---	Cemented pan.
52----- Raymondville	Slight-----	Moderate: hard to pack.	Percs slowly---	Slow intake, percs slowly.	Percs slowly---	Percs slowly.
53----- Raymondville	Slight-----	Severe: excess salt.	Percs slowly, excess salt.	Wetness, droughty, excess salt.	Wetness, percs slowly.	Excess salt, droughty, percs slowly.
54:* Raymondville-----	Slight-----	Moderate: hard to pack.	Percs slowly---	Slow intake, percs slowly.	Percs slowly---	Percs slowly.
Urban land.						
55----- Reynosa	Severe: seepage.	Moderate: thin layer, piping.	Favorable-----	Erodes easily	Erodes easily	Erodes easily.
56----- Reynosa	Severe: seepage.	Moderate: piping, wetness, excess salt.	Excess salt----	Wetness, excess salt, erodes easily.	Erodes easily, wetness.	Excess salt, erodes easily, droughty.
57:* Reynosa-----	Severe: seepage.	Moderate: thin layer, piping.	Favorable-----	Erodes easily	Erodes easily	Erodes easily.
Urban land.						
58----- Rio	Slight-----	Severe: ponding.	Ponding, percs slowly, floods.	Ponding, percs slowly, floods.	Ponding, percs slowly.	Wetness, percs slowly.
59----- Rio	Slight-----	Severe: ponding, excess salt.	Ponding, percs slowly, floods.	Ponding, droughty, percs slowly.	Ponding, percs slowly.	Wetness, excess salt, droughty.
60----- Rio	Slight-----	Severe: ponding.	Ponding, percs slowly, floods.	Ponding, percs slowly, floods.	Ponding, percs slowly.	Wetness, percs slowly.
61----- Rio	Slight-----	Severe: ponding, excess salt.	Ponding, percs slowly, floods.	Ponding, droughty, percs slowly.	Ponding, percs slowly.	Wetness, excess salt, droughty.
62, 63----- Rio Grande	Severe: seepage.	Severe: piping.	Floods-----	Erodes easily, floods.	Erodes easily	Erodes easily.

See footnote at end of table.

TABLE 15.--WATER MANAGEMENT--Continued

Map symbol and soil name	Limitations for--		Features affecting--			
	Pond reservoir areas	Embankments, dikes, and levees	Drainage	Irrigation	Terraces and diversions	Grassed waterways
22, 23, 24----- Hebbronville	Severe: seepage.	Moderate: piping.	Favorable-----	Favorable-----	Soil blowing---	Favorable.
25, 26----- Hidalgo	Moderate: seepage.	Moderate: piping.	Favorable-----	Favorable-----	Favorable-----	Favorable.
27----- Hidalgo	Moderate: seepage, slope.	Moderate: piping.	Slope-----	Slope-----	Favorable-----	Favorable.
28, 29----- Hidalgo	Moderate: seepage.	Moderate: piping.	Favorable-----	Favorable-----	Favorable-----	Favorable.
30----- Hidalgo	Moderate: seepage.	Moderate: piping, wetness, excess salt.	Excess salt----	Wetness, excess salt.	Wetness-----	Excess salt, droughty.
31: * Hidalgo----- Urban land.	Moderate: seepage.	Moderate: piping.	Favorable-----	Favorable-----	Favorable-----	Favorable.
32: * Jimenez-----	Severe: cemented pan.	Severe: thin layer.	Cemented pan---	Droughty, cemented pan, slope.	Large stones, cemented pan.	Large stones, droughty.
Quemado-----	Severe: cemented pan.	Severe: seepage.	Cemented pan---	Droughty, cemented pan, slope.	Large stones, cemented pan.	Large stones, droughty, cemented pan.
33----- Laredo	Severe: seepage.	Moderate: piping.	Favorable-----	Erodes easily	Erodes easily	Erodes easily.
34----- Matamoros	Slight-----	Moderate: hard to pack.	Peres slowly, floods.	Slow intake, peres slowly, floods.	Peres slowly---	Peres slowly.
35, 36, 37, 38---- McAllen	Moderate: seepage.	Moderate: piping.	Favorable-----	Favorable-----	Favorable-----	Favorable.
39----- Mercedes	Slight-----	Severe: hard to pack.	Peres slowly---	Slow intake, peres slowly.	Peres slowly---	Peres slowly.
40----- Mercedes	Slight-----	Severe: hard to pack.	Peres slowly---	Slow intake, peres slowly, excess salt.	Peres slowly---	Excess salt, droughty, peres slowly.
41----- Mercedes	Slight-----	Severe: hard to pack.	Peres slowly---	Slow intake, peres slowly.	Peres slowly---	Peres slowly.
42----- Nueces	Moderate: seepage.	Severe: seepage, piping.	Cutbanks cave	Droughty, fast intake.	Too sandy, soil blowing.	Droughty.
43: * Nueces-----	Moderate: seepage.	Severe: seepage, piping.	Cutbanks cave	Droughty, fast intake.	Too sandy, soil blowing.	Droughty.
Sarita-----	Severe: seepage.	Severe: seepage, seepage.	Cutbanks cave	Droughty, fast intake.	Too sandy-----	Droughty.
44----- Olmito	Slight-----	Moderate: hard to pack.	Peres slowly---	Slow intake, peres slowly.	Peres slowly---	Peres slowly.

See footnote at end of table.







Standardized Agenda Request Form

Date of Meeting: October 19, 2021		Agenda Item No. (to be assigned by CSO): 2021-4738	
From: REBEKAH DE LA FUENTE			
Subject: Discussion and consideration to approve the Final Plat for White Rose Subdivision—being a 4.644 acre tract of land out of Farm Tract 31, West Tract Subdivision, Weslaco, Hidalgo County, Texas Located approximately 2000ft North of Intersection Frontage Road & Bridge Ave and authorize the Mayor to execute any related documents. Possible action. (Staffed by Planning & Code Enforcement Department.)			
Background: The proposed two (2) lot subdivision is located inside the City of Weslaco. This subdivision is being serviced with water by the City of Weslaco Company through an 18" waterline and sewer by City of Weslaco services through an 8" 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 October 6, 2021.			
KAYLA AREVALO REBEKAH DE LA FUENTE Mike Perez		Created/Initiated Approved Final Approval	
City Manager Comments: Approve.			
Staff Recommendation: Staff recommends approval of the final plat.			
Attachments, if any: White Rose- Final Plat- Memo, WHITE ROSE - Application and Drianage Report, White Rose - Aerial, WHITE ROSE SHEET 1 OF 2_10-11-2021, WHITE ROSE SHEET 2 OF 2_10-11-2021			
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

MEMO

TO: Mayor and City Commission

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

RE: White Rose-Final Plat

DATE: October 12, 2021

The proposed use for the 2-lot subdivision will be for commercial and apartment development. The developer is not requesting any variance for subdivision. At final plat consideration the Planning & Zoning Commission requested an additional 15' right-of-way dedication on Bridge Avenue and the developer has provided updated plats sheets with the appropriate dedication.

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: White Rose Subdivision

Location: Approximately 2000 feet North of Intersection of Frontage Road and Bridge Ave.

Legal Description: 4.644 acre tract out of Farm Tract 31, West Tract Subdivision as recorded in Vol 2 page 34, HCMR.

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: Commercial

Existing Land Use: Commercial Proposed Land Use: Commercial/Multi Family

Number of Lots Proposed: 2 Gross Acreage: 4.644ac

Title Report Submitted: ☐ YES ☐ NO

OWNER INFORMATION

Owner's Name: Raul Guerra Telephone: 956-429-8434

Address: 621 Tierra Prometida

Fax: _____

City: Weslaco State: TEXAS Zip: 78599 E-mail: _____

ENGINEER INFORMATION

Name: Juan Alonzo, P.E. Telephone: 956-294-1241

Address: 50 N. Vermont Ave. Suite C

Fax: _____

City: Mercedes State: Tx Zip: 78570 E-mail: jalonzo@altexeng.com

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

UTILITY PROVISIONS

Will proposed subdivision connect to:

- ☒ YES ☐ NO Water Provision: City of Weslaco
- ☐ YES ☐ NO Wastewater Provision: City of Weslaco
- ☐ YES ☐ NO Electric Company: AEP

☒ YES ☐ NO Phone Utility _____	☐ YES ☒ NO Gas Utility	☒ YES ☐ NO Cable Utility
---	---	---

Proposed subdivision is in the following districts:

☒ YES ☐ NO Drainage District <u>HCDD1</u>	☒ YES ☐ NO Irrigation District <u>HCCID9</u>
--	---

Has the property been assessed as flat rate irrigable property: ☐ YES ☒ NO

Have Water Rights been conveyed to City/Water Supplier? ☐ YES ☒ NO

(Attach written proof of such assessment or that it has never been assessed as such a property) If **YES**, attach an estimate from the irrigation district of the proportional water rights for the subdivision as calculated under Texas Water Code § 49.505.

SUBMITTALS REQUIRED FOR MINOR PLAT REVIEW

- ☒ Two (2) sets of plats **folded and stapled** (24 x 36) and forward a copy in PDF format to mhinojosa@weslacotx.gov & rdelafuente@weslacotx.gov
- ☒ \$350.00 Planning Review fee
- ☒ One 11" X 17" reduced copy of plat
- ☒ Plat Layout
 - ☒ Existing & Proposed Easements
 - ☒ Existing & Proposed ROW
 - ☒ Existing & Proposed Drainage Easements
 - ☒ Contours
 - ☒ Flood Zones
 - ☒ Adjoiners
 - ☒ Existing street names
- ☒ Drainage plans and calculations with engineer's seal
 - ☒ Elevations
 - ☒ Flood directional arrows
 - ☒ Detention areas
 - ☒ Street names
- ☒ Proof of ownership of the property
- ☒ If septic tank system required, submit soil evaluation report
- ☒ Water Rights associated with the property
- ☒ Tax Receipt for all taxing entities showing that taxes are paid in full

SUBMITTALS REQUIRED FOR PRELIMINARY (P & Z)

- ☒ Twelve (12) sets of preliminary plat **folded and stapled** (24 x 36) and forward a copy in PDF format to mhinojosa@weslacotx.gov & rdelafuente@weslacotx.gov
- ☒ \$350.00 (one time fee for preliminary and final plat)
- ☒ One 11" X 17" reduced copy of plat
- ☒ Plat Layout
 - ☒ Existing & Proposed Easements
 - ☒ Existing & Proposed ROW
 - ☒ Existing & Proposed Drainage Easements

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

- ☒ Contours
- ☒ Flood Zones
- ☒ Adjoiners
- ☒ Existing & Proposed street names
- ☒ Utility Layout
- ☒ Existing & Proposed Utilities
- ☒ Proposed Fire Hydrants
- ☒ Adjoiners
- ☒ Street names
- ☒ Drainage plans and calculations with engineer's seal
- ☒ Elevations
- ☒ Flood directional arrows
- ☒ Detention areas
- ☒ Street names
- ☒ Proof of ownership of the property
- ☒ If septic tank system required, submit soil evaluation report
- ☒ Water Rights associated with the property
- ☒ Tax Receipt for all taxing entities showing that taxes are paid in full
- ☒ Number of fire hydrants proposed for subdivision
- ☒ Trip Generation Worksheet

SUBMITTALS REQUIRED FOR FINAL (P & Z) **Will not apply to Single Lot Variance**

- ☒ Twelve (12) sets of plans **FOLDED & STAPLED** (24 x 36) & PDF copy **with all corrections**
- ☒ Plats to be sealed by Professional Engineer
- ☒ Approved Drainage Report
- ☒ Traffic Impact Analysis (If required)

SUBMITTALS REQUIRED FOR FINAL (City Commission)

- ☐ One set of 8 1/2 x 11 of plat and utilities with all corrections done

SUBMITTALS REQUIRED FOR PRE-CONSTRUCTION MEETING

- ☐ Seven (7) full sets of construction plans 24 x 36 and one (1) 11 x 17 with plan & profile.
- ☐ Engineering cost estimates for 3% geotechnical testing fees and 2% inspection fees
- ☐ Notice of Intent
- ☐ SW3P

SUBMITTALS REQUIRED FOR RECORDING OR HIDALGO COUNTY PLANNING

- ☐ Electronic file of final plat and as-builds
- ☐ Reproducible plat to be recorded with all required signatures
- ☐ 3% geotechnical testing fees or negotiated Material Testing fee by City, whichever is higher
- ☐ 2% inspection fee
- ☐ Park Fees
- ☐ Checks or Receipts: HCCID #9; HCDD #1; County Clerk
- ☐ Tax certificates
- ☐ Memo from engineering inspector releasing subdivision
- ☐ Water Rights associated with the property dedicated and assigned to City of Weslaco or payment of fees sufficient to meet the needs necessitated and attributable to development
- ☐ 30 Year Water and 30 Year Sewer Service Agreements
- ☐ Park dedication/Fees in lieu of

SUBMITTALS REQUIRED FOR RECORDING BY SECURITY

- ☐ Sealed engineering cost estimates
- ☐ Letter of Credit/Performance Bond/Escrow

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: RAUL GUERRA

Owner Signature:  Date: 06-16-2021

Juan Alonzo Altex Engineering is the authorized agent

Authorized Agent Signature:  Date: 08-05-21

Authorized Agent Printed Name: Juan Alonzo Sr

THIS PAGE FOR STAFF USE ONLY

Date Received: _____ Received By: _____ Date Paid _____

Preliminary Subdivision Review Date: _____

General Comments: _____

GENERAL PLAT NOTES & RESTRICTIONS:

- THE SUBJECT TRACT LIES IN "ZONE B". AREAS DETERMINED TO BE BETWEEN THE LIMITS OF 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, AS PER F.E.M.A. F.I.R.M. COMMUNITY PANEL 480349 0005 B, MARCH 4, 1980.
- SETBACKS:
MINIMUM BUILDING SETBACK LINES SHALL BE AS FOLLOWS: COMMERCIAL
FRONT YARD THERE SHALL BE A FRONT YARD ALONG THE FRONT LINE OF THE LOT.
I. CORRIDORS IDENTIFIED ON THE HIDALGO COUNTY THOROUGHFARE MAP: THE MINIMUM DEPTH OF A FRONT YARD ONE FOOT BACK FROM PROPERTY LINE FOR EACH TWO FEET IN BUILDING HEIGHT, NOT TO EXCEED ONE-HALF OF THE WIDTH OF THE ABUTTING DEDICATED RIGHT-OF-WAY OR IN LINE WITH THE MAJORITY SETBACK OF EXISTING STRUCTURES ALONG THE SAME BLOCK, WHICHEVER IS GREATER.
II. ALL OTHER CORRIDORS: THE MINIMUM SETBACK SHALL BE 20 FEET.
b. SIDE YARDS: THERE SHALL BE A SIDE YARD OF NOT LESS THAN FIVE FEET, EXCEPT THAT ON A CORNER LOT, THE SIDE YARD ON A STREET SIDE SHALL BE TEN FEET.
c. REAR YARD: THE REAR YARD SETBACK LINE SHALL BE TEN FEET
MINIMUM BUILDING SETBACK LINES SHALL BE AS FOLLOWS: APARTMENTS.
FRONT YARD: 20 FEET
SIDE YARD: 5 FEET OR EASEMENT WIDTH (WHICHEVER IS GREATER)
REAR YARD: 15 FEET OR EASEMENT WIDTH (WHICHEVER IS GREATER)

- MINIMUM FINISH FLOOR NOTE:
FINISHED FLOOR ELEVATIONS ESTABLISHED MUST BE HIGHER THAN 69.5 FEET OR 18" ABOVE TOP OF CURB OR CENTER LINE OF STREET, WHICHEVER IS GREATER, MEASURED FROM THE CENTER OF THE LOT.
- BENCHMARK NOTE:
1/2-INCH IRON ROD FOUND FOR THE NORTHWEST CORNER OF THIS TRACT; ELEVATION 68.20 (NAVD 88)
- DRAINAGE EASEMENTS NOTE:
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 36,310 CF. (0.83 ACRE FEET) OF STORM WATER RUNOFF. DRAINAGE DETENTION IN ACCORDANCE WITH 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 OF THIS SUBDIVISION. NO FILL OR PERMANENT STRUCTURES SHALL BE ALLOWED WITHIN ANY SWALES OR UTILITY EASEMENTS. EACH DRAINAGE EASEMENT SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, PLANTINGS, AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATION AND MAINTENANCE OF THE DRAINAGE EASEMENT. REQUIRED PRIOR TO ISSUANCE OF A BUILDING PERMIT.

- NO STRUCTURE SHALL BE PERMITTED OVER ANY EASEMENT. EASEMENTS SHALL BE KEPT CLEAR OF FENCE, BUILDINGS, SHEDS, SHRUBS, TREES AND OTHER PLANTINGS (EXCEPT LOW, LESS, THAN 18 INCHES MATURE HEIGHT, GROUND COVER, GRASS, OR FLOWERS) AND OTHER OBSTRUCTIONS TO THE OPERATIONS AND MAINTENANCE OF THE EASEMENT.
- POTABLE WATER SHALL BE PROVIDED BY CITY OF WESLACO
- NO BUILDING PERMITS WILL BE ISSUED UNTIL ALL UTILITIES AND ARE IN PLACE.
- ALL SANITARY SEWER AND WATER CONNECTION SHALL BE PROPERLY MARKED ON CURB.
- LANDSCAPING IS REQUIRED PER CITY ORDINANCE.
- STREET LIGHTS SHALL BE LOCATED AT MINIMUM OF EVERY 300 FEET AS REQUIRED PER CITY ORDINANCE.
- STORM WATER POLLUTION PREVENTION PLAN REQUIRED PRIOR TO CONSTRUCTION.
- A 5 FT. SIDEWALK IS REQUIRED ALONG EXTERIOR PERIMETERS UPON ISSUANCE OF BUILDING PERMIT.

LEGEND

- FOUND 1/2" IRON ROD
- X— EXIST. HOGWIRE FENCE
- ⊗ EXIST. POWER POLE
- ⊕ EXIST. TELEPHONE PEDESTAL
- OH— EXIST. OVERHEAD POWER LINE
- W— EXIST. WATER LINE
- S— EXIST. SANITARY SEWER LINE
- SS— PROP. SANITARY SEWER LINE
- ⊙ EXIST MANHOLE
- ⊙ PROP. MANHOLE
- ⊙ EXIST. WATER METER
- ⊙ PROP. CLEAN OUT
- ⊙ EXIST. FIRE HYDRANT
- ⊙ EXIST. WATER VALVE
- EXIST. CURB INLET

SCALE: 1" = 50'

PRINCIPAL CONTACTS				
	NAME	ADDRESS	CITY, STATE & ZIP CODE	PHONE
OWNER(S):	RAUL GUERRA	621 TIERRA PROMETIDA	WESLACO, TX 78596	(956) 300-XXXX
ENGINEER:	JUAN ALONZO, JR.	50 N. VERMONT AVE. SUITE C	MERCEDES, TX 78570	(956) 294-1241
SURVEYOR:	REYNALDO ROBLES	P.O. BOX 476 107 W. HUISACHE ST.	WESLACO, TX 78596	(956) 969-3422

BEING 4.644 ACRES OF LAND SITUATED IN HIDALGO COUNTY, TEXAS, AND BEING OUT OF FARM TRACT 31, WEST TRACT SUBDIVISION, AS PER MAP RECORDED IN VOLUME 2, PAGES 34-37, HIDALGO COUNTY MAP RECORDS, AND SAID 4.644 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A POINT ON THE WEST LINE OF SAID FARM TRACT 31 AND THE CENTERLINE OF MILE 4 1/2 WEST ROAD FOR THE SOUTHWEST CORNER OF SAID TRACT HEREIN DESCRIBED, SAID POINT BEING DESCRIBED AS POINT OF COMMENCEMENT; SAID POINT OF COMMENCEMENT BEARS NORTH 422.39 FEET FROM THE SOUTHWEST CORNER OF SAID FARM TRACT 31, SAID POINT BEING DESCRIBED AS POINT OF BEGINNING;

THENCE, NORTH, 229.61 FEET, WITH THE WEST LINE OF SAID FARM TRACT 31 AND THE CENTERLINE OF SAID MILE 4 1/2 WEST ROAD, TO A COTTON PICKER SPINDLE FOUND FOR THE SOUTHWEST CORNER OF A 0.703 ACRE TRACT DESCRIBED IN DOCUMENT #3133384, OF THE HIDALGO COUNTY OFFICIAL RECORDS AND A CORNER OF SAID TRACT HEREIN DESCRIBED;

THENCE, EAST, WITH THE SOUTH LINE OF SAID 0.703 ACRE TRACT, PASSING AT A DISTANCE OF 25.00 FEET A 1/2 - INCH IRON ROD FOUND FOR REFERENCE ON THE EAST RIGHT OF WAY LINE OF SAID MILE 4 1/2 WEST ROAD, PASSING AT A DISTANCE OF 30.00 FEET A 1/2 - INCH IRON ROD FOUND ON-LINE FOR REFERENCE AND CONTINUING FOR A TOTAL DISTANCE OF 262.00 FEET TO A 1/2 - INCH IRON ROD FOUND FOR THE SOUTHEAST CORNER OF SAID 0.703 ACRE TRACT AND AN INSIDE CORNER OF SAID TRACT HEREIN DESCRIBED;

THENCE, NORTH, 115.00 FEET, WITH THE EAST LINE OF SAID 0.703 ACRE TRACT TO A 1/2 - INCH IRON ROD FOUND FOR THE NORTHEAST CORNER OF SAID 0.703 ACRE TRACT AND AN INSIDE CORNER OF SAID TRACT HEREIN DESCRIBED;

THENCE, WEST, WITH THE NORTH LINE OF SAID 0.703 ACRE TRACT, PASSING AT A DISTANCE OF 232.00 FEET A 1/2 - INCH IRON ROD FOUND ON-LINE FOR REFERENCE, PASSING AT A DISTANCE OF 237.00 FEET A 1/2 - INCH IRON ROD FOUND FOR REFERENCE ON THE EAST RIGHT OF WAY LINE OF SAID MILE 4 1/2 WEST ROAD AND CONTINUING FOR A TOTAL DISTANCE OF 262.00 FEET TO A COTTON PICKER SPINDLE FOUND ON THE WEST LINE OF SAID FARM TRACT 31 AND THE CENTERLINE OF SAID MILE 4 1/2 WEST ROAD FOR THE NORTHWEST CORNER OF SAID 0.703 ACRE TRACT AND A CORNER OF SAID TRACT HEREIN DESCRIBED;

THENCE, NORTH, 25.00 FEET WITH THE WEST LINE OF SAID FARM TRACT 31, THE EAST LINE OF FARM TRACT 30 AND THE CENTERLINE OF OF MILE 4 1/2 WEST ROAD TO A COTTON PICKER SPINDLE FOUND FOR THE NORTHWEST CORNER OF SAID TRACT HEREIN DESCRIBED;

THENCE, EAST, WITH THE SOUTH LINE OF SAID 3.00 ACRE TRACT DESCRIBED IN DOCUMENT #588407, HIDALGO COUNTY OFFICIAL RECORDS, PASSING AT A DISTANCE OF 25.00 FEET 1/2 - INCH IRON ROD FOUND FOR REFERENCE ON THE EAST RIGHT OF WAY LINE OF SAID MILE 4 1/2 WEST ROAD AND CONTINUING FOR A TOTAL DISTANCE OF 628.60 FEET TO A 1/2 - INCH IRON ROD FOUND FOR THE SOUTHEAST CORNER OF SAID 3.00 ACRE TRACT AND THE NORTHEAST CORNER OF SAID TRACT HEREIN DESCRIBED;

THENCE, SOUTH 00°03'54" EAST, 369.61 FEET, WITH THE WEST LINE OF TRACT OF LAND DESCRIBED IN DOCUMENT #457743, HIDALGO COUNTY OFFICIAL RECORDS TO A 1/2 - INCH IRON ROD FOUND FOR THE SOUTHEAST CORNER OF SAID TRACT HEREIN DESCRIBED;

THENCE, WEST, WITH THE NORTH LINE OF A 3.11 ACRE TRACT DESCRIBED IN DOCUMENT #3090003, HIDALGO COUNTY OFFICIAL RECORDS, PASSING AT A DISTANCE OF 604.02 FEET A 1/2 - INCH IRON ROD FOUND FOR REFERENCE ON THE EAST RIGHT OF WAY LINE OF SAID MILE 4 1/2 WEST ROAD AND CONTINUING FOR A TOTAL DISTANCE OF 692.02 FEET TO THE POINT OF BEGINNING AND CONTAINING 4.644 ACRES OF LAND MORE OR LESS.

CITY OF WESLACO

I, THE UNDERSIGNED, MAYOR TO THE CITY OF WESLACO, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THIS CITY WHEREIN MY APPROVAL IS REQUIRED.

MAYOR, CITY OF WESLACO
DAVID SUAREZ
DATE
CITY SECRETARY, CITY OF WESLACO
DATE

I, THE UNDERSIGNED, CHAIRMAN OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF WESLACO, TEXAS HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISIONS REGULATIONS OF THE CITY OF WESLACO WHEREIN MY APPROVAL IS REQUIRED.

CHAIRPERSON, PLANNING AND ZONING COMMISSION
DATE

HIDALGO COUNTY DRAINAGE DISTRICT
NUMBER ONE

APPROVED BY DRAINAGE DISTRICT:
HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 HEREBY CERTIFIES THAT THE DRAINAGE PLANS FOR THIS SUBDIVISION COMPLY WITH THE MINIMUM STANDARDS OF THE DISTRICT ADOPTED UNDER THE TEXAS WATER CODE 49.211(C). THE DISTRICT HAS NOT REVIEWED AND DOES NOT CERTIFY THAT THE DRAINAGE STRUCTURES DESCRIBED ARE APPROPRIATE FOR THE SPECIFIC SUBDIVISION BASED ON GENERALLY ACCEPTED ENGINEERING CRITERIA. IT IS THE RESPONSIBILITY OF THE DEVELOPER AND HIS ENGINEER TO MAKE THESE DETERMINATIONS.

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

RAUL SESIN, P.E., C.F.M.
GENERAL MANAGER
DATE

HIDALGO COUNTY IRRIGATION DISTRICT NO. 9

THIS PLAT IS HEREBY APPROVED BY THE HIDALGO COUNTY IRRIGATION DISTRICT NO. 9

DATED THIS _____ DAY OF _____, 2021.

1. NO IMPROVEMENTS OF ANY KINDS SHALL BE PLACED UPON HIDALGO AND CAMERON COUNTIES IRRIGATION DISTRICT NO. 9 RIGHTS-OF-WAYS AND/OR EASEMENT WITHOUT THE EXPRESSED WRITTEN PERMISSION OF H.C.C.I.D. #9.

2. IT IS UNDERSTOOD THAT THE RATE OF FLOW OR STORM WATER FOR THE DEVELOPMENT WILL BE NO GREATER THAN THE RATE OF FLOW OF STORM WATER WHEN THE LAND WAS IN AGRICULTURAL USE.

3. H.C.C.I.D. #9 WILL NOT BE RESPONSIBLE FOR THE STORMDRAINAGE WATER SYSTEM TO ANY LOT WITHIN THIS SUBDIVISION, IF DESIRED, THIS WILL NOT BE AT THE DISTRICT EXPENSE.

4. H.C.C.I.D. #9 HAS NOT REVIEWED AND DOES NOT CERTIFY THAT THE STORM SEWER OR UTILITIES SYSTEMS DESCRIBED ARE APPROPRIATE FOR THE PARTICULAR SUBDIVISION, BASED ON GENERALLY ACCEPTED ENGINEERING CRITERIA. THE DEVELOPER AND HIS ENGINEER ARE RESPONSIBLE FOR THEIR DETERMINATIONS.

GENERAL MANAGER
DATE

OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION

THE STATE OF TEXAS
COUNTY OF HIDALGO

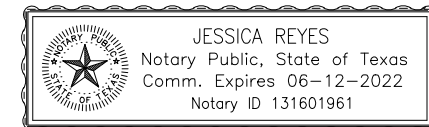
I (WE), THE UNDERSIGNED, OWNER(S) OF THE LAND SHOWN ON THE PLAT, AND DESIGNATED HEREIN AS "WHITE ROSE SUBDIVISION" TO THE CITY OF WESLACO, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE DRAINS, EASEMENTS, AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE OF CONSIDERATION THEREIN EXPRESSED.

RAUL GUERRA
621 TIERRA PROMETIDA
WESLACO, TX 78596
DATE

STATE OF TEXAS
COUNTY OF HIDALGO
BEFORE ME, THE UNDERSIGNED A NOTARY PUBLIC, PERSONALLY APPEARED,

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 PURPOSED AND CONSIDERATION THEREBY EXPRESSED.

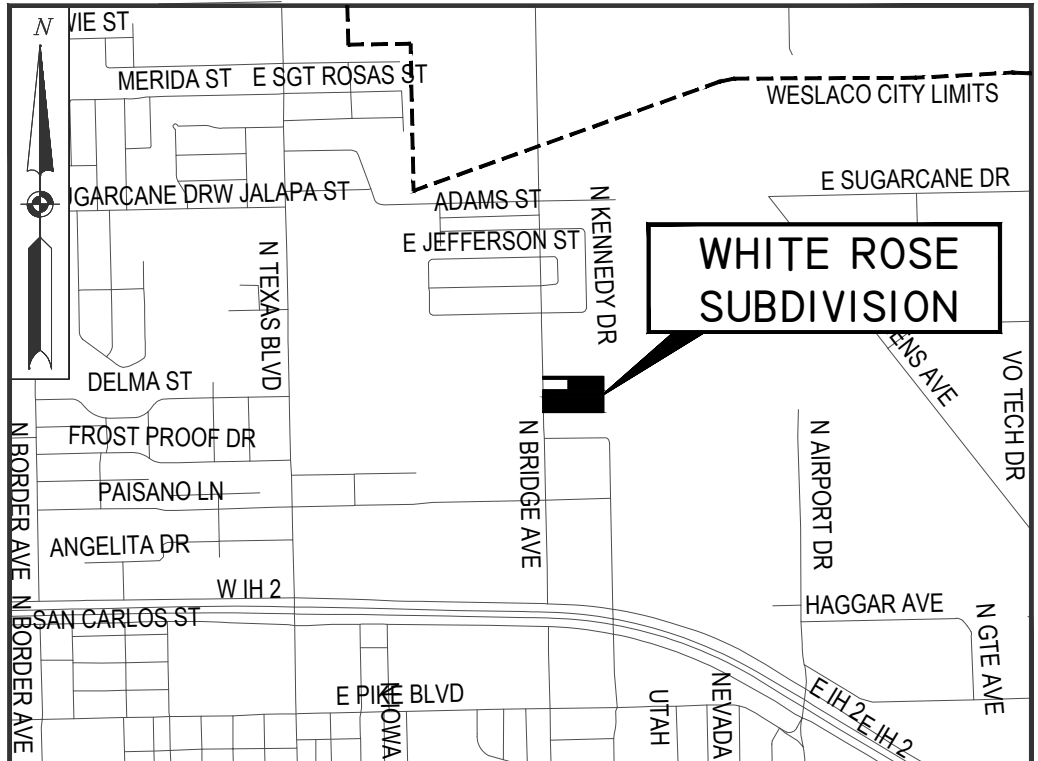
Given under my hand and seal of office this _____ day of _____, 20



JESSICA REYES- NOTARY PUBLIC

FILED FOR RECORD IN HIDALGO COUNTY
ARTURO GUJARDO, JR.
COUNTY CLERK

ON _____ AT _____ AM/PM.
INSTRUMENT NUMBER _____
OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS
BY _____ DEPUTY



VICINITY MAP
SCALE: 1" = 2000'

SURVEYORS CERTIFICATE

STATE OF TEXAS
COUNTY OF HIDALGO

I, THE UNDERSIGNED REYNALDO ROBLES, A REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE ABOVE PLAT REPRESENTS A SURVEY AS MADE ON THE GROUND MY SUPERVISION.



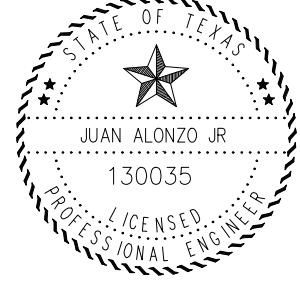
REGISTERED PROFESSIONAL SURVEYOR NO. 4032
REYNALDO ROBLES, R.P.L.S.
107 W. HUISACHE ST.
WESLACO, TX 78596
(956) 968-2422

ENGINEERS CERTIFICATE

STATE OF TEXAS
COUNTY OF HIDALGO

I, THE UNDERSIGNED, JUAN ALONZO JR., A LICENSED PROFESSIONAL ENGINEER, IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT.

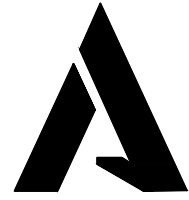
LICENSED PROFESSIONAL ENGINEER NO. 130035
ALTEX ENGINEERING
DATE: 6-4-21
50 N. VERMONT AVE, SUITE C
MERCEDES, TEXAS 78570
(956) 294-1241



WHITE ROSE
SUBDIVISION
PRELIMINARY PLAT

BEING 4.644 ACRES OF LAND SITUATED IN HIDALGO COUNTY, TEXAS, AND BEING OUT OF FARM TRACT 31, WEST TRACT SUBDIVISION, AS PER MAP RECORDED IN VOLUME 2, PAGES 34-37 OF THE HIDALGO COUNTY MAP RECORDS.

SCALE: 1" = 50' DATE: JUNE 4, 2021



ALTEX ENGINEERING
50 N. VERMONT AVE, SUITE C
MERCEDES, TEXAS 78570
(956) 294-1241
TPE FIRM REGISTRATION NO. F-19737

SHEET
1 OF 2

LEGEND

- FOUND 1/2" IRON ROD
- X- EXIST. HOGWIRE FENCE
- ⊗ EXIST. POWER POLE
- ⊕ EXIST. TELEPHONE PEDESTAL
- OH- EXIST. OVERHEAD POWER LINE
- W- EXIST. WATER LINE
- S- EXIST. SANITARY SEWER LINE
- SS- PROP. SANITARY SEWER LINE
- ⊙ EXIST MANHOLE
- ⊙ PROP. MANHOLE
- ⊙ EXIST. WATER METER
- ⊙ PROP. CLEAN OUT
- ⊙ EXIST. FIRE HYDRANT
- ⊙ EXIST. WATER VALVE
- EXIST. CURB INLET

SCALE: 1" = 60'

SECTION

PLAN

DOMESTIC WATER SERVICE CONNECTION DETAIL, TYP.

FIRE HYDRANT CONNECTION DETAIL, TYP.

PLAN VIEW

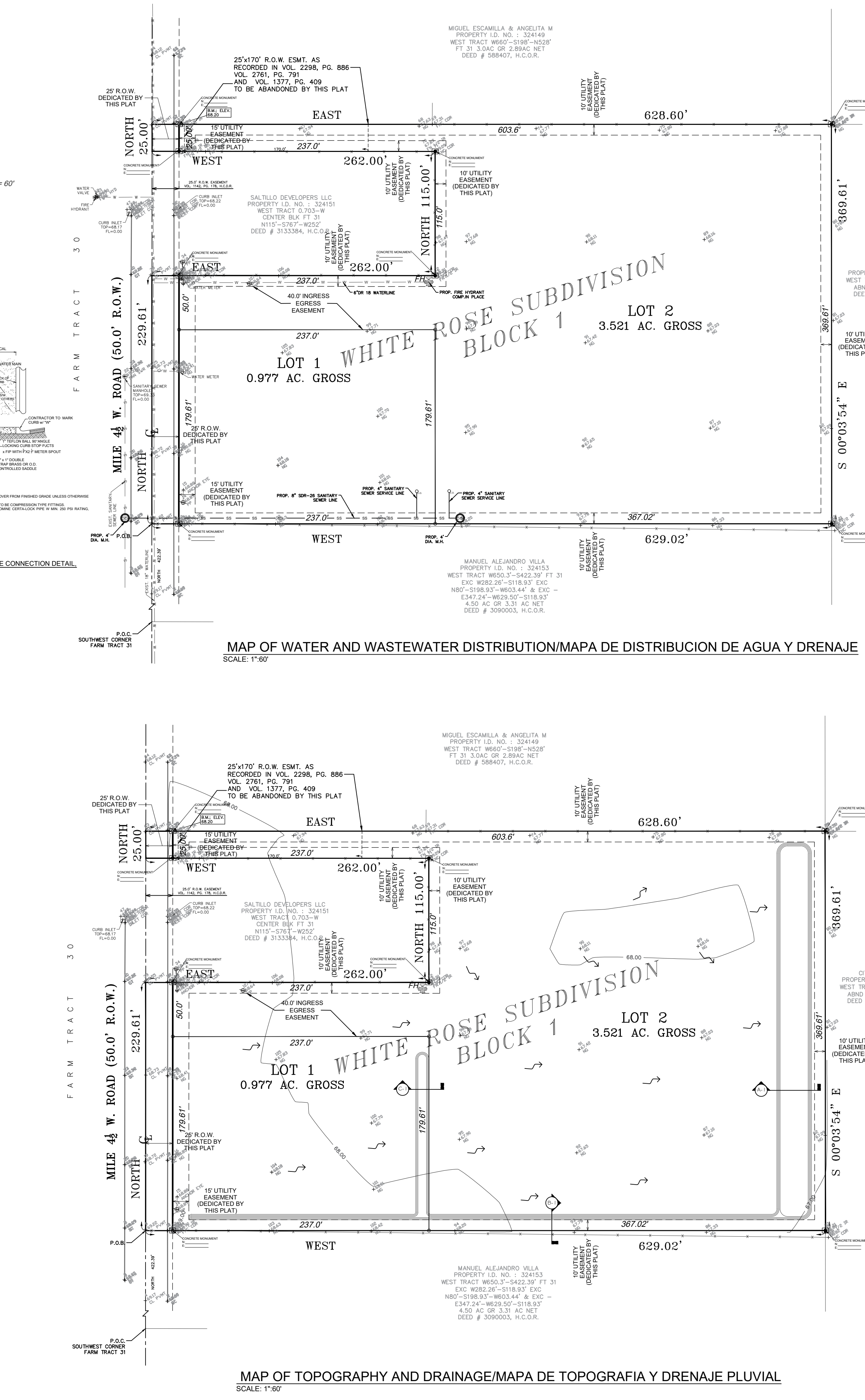
SANITARY SEWER CONNECTION DETAIL, TYP.

DETENTION POND DETAIL SCALE: N.T.S.

DETENTION POND DETAIL SCALE: N.T.S.

DETENTION POND DETAIL SCALE: N.T.S.

DETENTION POND DETAIL SCALE: N.T.S.



WHITE ROSE SUBDIVISION:

A 4.644 ACRE TRACT OF LAND, BEING OUT OF FARM TRACT 31, WEST TRACT SUBDIVISION, AS RECORDED IN VOLUME 2, PAGES 34-37, MAP RECORDS, HIDALGO COUNTY, TEXAS.

PRELIMINARY ENGINEERING REPORT FOR WHITE ROSE SUBDIVISION

WATER SUPPLY: DESCRIPTION

WHITE ROSE SUBDIVISION WILL BE PROVIDED WITH POTABLE WATER BY THE CITY OF WESLACO. SUBDIVIDER AND CITY OF WESLACO HAVE ENTERED INTO A CONTRACT IN WHICH CITY OF WESLACO HAS PROMISED TO PROVIDE SUFFICIENT WATER TO THE SUBDIVISION FOR AT LEAST 30 YEARS AND CITY OF WESLACO HAS PROVIDED DOCUMENTATION TO SUFFICIENTLY ESTABLISH THE LONG TERM QUANTITY OF AVAILABLE WATER SUPPLIES TO SERVE THE FULL DEVELOPMENT OF THE SUBDIVISION.

CITY OF WESLACO HAS AN EXISTING 18" DIAMETER WATERLINE AT THE WEST SIDE OF THE PROPERTY RUNNING ALONG MILE 4 1/2 WEST ROAD.

FROM THE EXISTING WATER LINE, THERE ARE TWO (2) EXISTING 3" DIAMETER SINGLE SERVICE LINES THAT RUN INTO THE WATER METER BOXES FOR EACH LOT.

SEWAGE FACILITIES: DESCRIPTION

WHITE ROSE SUBDIVISION WILL BE TREATED BY WASTEWATER SERVICE FROM CITY OF WESLACO. THE SUBDIVIDER AND CITY OF WESLACO HAVE ENTERED INTO A CONTRACT IN WHICH CITY OF WESLACO HAS PROMISED TO TREAT WASTEWATER SUPPLIES FOR AT LEAST 30 YEARS AND CITY OF WESLACO HAS PROVIDED DOCUMENTATION TO SUFFICIENTLY ESTABLISH THE LONG TERM QUANTITY AND QUALITY OF THE AVAILABLE WASTEWATER SUPPLIES TO SERVE THE FULL DEVELOPMENT OF THIS SUBDIVISION.

CITY OF WESLACO HAS AN EXISTING SEWER LINE RUNNING ALONG THE WEST SIDE OF MILE 4 1/2 WEST. THIS LINE IS ON THE WEST SIDE OF WHITE ROSE SUBDIVISION.

THE WASTEWATER SYSTEM FOR WHITE ROSE SUBDIVISION CONSISTS OF A 8" DIAMETER SEWER LINE THAT TAPS INTO THE EXISTING SANITARY SEWER LINE ON MILE 4 1/2 WEST. THIS LINE WILL EXTEND APPROXIMATELY 310' THROUGH THE UTILITY EASEMENT ALONG THE SOUTHERN BOUNDARY OF THE SUBDIVISION. THE PROPOSED 8" SEWER LINE WILL END AT LOT 2 WITH A 4" DIAMETER MANHOLE AT THIS LOCATION. THE LOTS WILL BE SERVICED BY (2) 4" SANITARY SEWER CONNECTIONS.

CERTIFICATION:

BY MY SIGNATURE BELOW, I CERTIFY THAT THE WATER AND SEWAGE SERVICE FACILITIES DESCRIBED ABOVE ARE IN COMPLIANCE WITH THE MODEL RULES ADOPTED UNDER SECTION 16.343, WATER CODE.

LICENSED PROFESSIONAL ENGINEER NO. 130035
ALTEX ENGINEERING
DATE: 6-4-21
50 N. VERMONT AVE, SUITE C
MERCEDES, TEXAS 78570
(956) 294-1241

DRAINAGE STATEMENT FOR WHITE ROSE SUBDIVISION-HIDALGO COUNTY, TEXAS

A 4.644 ACRE TRACT OF LAND SITUATED IN HIDALGO COUNTY, WESLACO, TEXAS AND BEING OUT OF FARM TRACT 31, WEST ADAMS TRACT SUBDIVISION, AS PER MAP RECORDED IN VOLUME 2, PAGES 34-37 OF THE HIDALGO COUNTY DEED RECORDS.

WHITE ROSE SUBDIVISION IS A TWO (2) LOT SUBDIVISION, COMPRISED OF ONE (1) 0.977 ACRE COMMERCIAL LOT AND ONE (1) 3.521 MULTI-FAMILY LOT. THIS SUBDIVISION IS LOCATED ALONG THE EAST RIGHT OF WAY OF MILE 4 1/2 W. APPROXIMATELY 1.980 FEET NORTH OF THE INTERSECTION OF WEST FRONTAGE ROAD AND MILE 4 1/2 WEST.

THE PROPERTY FALLS WITHIN ZONE "B": BY GRAPHICAL REPRESENTATION OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 480349 0005B MAP REVISED MARCH 4, 1980. THIS SITE FALLS WITHIN AREAS OF SOIL DESIGNATED AS HIDALGO FINE SANDY CLAY LOAM, HIDALGO SANDY CLAY LOAM, IS WELL DRAINED AND HAS SLOW RUNOFF AND PERMEABILITY IS MODERATE. WITH GROUND SLOPES BETWEEN 0 TO 1 PERCENT IN ACCORDANCE WITH THE SOIL SURVEY OF HIDALGO COUNTY, TEXAS AS PUBLISHED BY USDA WEB SOIL SURVEY.

PRESENTLY THE SITE IS PREDOMINANTLY UNDEVELOPED WITH ONLY A SINGLE STORY COMMERCIAL BUILDING AND NATURAL GRASSES PRESENT. THE EXISTING TERRAIN HAS A LEVEL GRADE. EXISTING RUNOFF FROM THE SITE IS BY FORM OF SHEET FLOW THAT GENTLY RUNS TOWARDS THE EASTERN PORTION OF THE PROPERTY.

THE PROPOSED CONDITIONS OF THIS SUBDIVISION WILL BE FOR COMMERCIAL AND MULTI-FAMILY USE. THE RESULTS TABULATED FOR EXISTING CONDITIONS WILL GENERATE A FLOW OF 5.22 CFS FOR A 10-YEAR RETURN FREQUENCY. THE RUNOFF TABULATED FOR FUTURE CONDITIONS WILL GENERATE A FLOW OF 31.74 CFS FOR A 50-YEAR RETURN FREQUENCY. AN INCREASE OF 26.52 CFS FROM PRE DEVELOPED CONDITIONS. A SYSTEM OF DETENTION PONDS AND SWALES WITH A CAPACITY TO DETAIN 36,627 CF (0.841 AC-FT) WILL BE CONSTRUCTED ALONG SEVERAL SECTIONS OF THE LOT BOUNDARIES THAT WOULD DETAIN THE RUNOFF CREATED BY THE DEVELOPED LOTS. WATER FROM THE DRAINAGE SWALES WILL CONVEY IN AN EASTERLY FLOW THAT WILL EVENTUALLY OUTFALL INTO THE EXISTING POND MAINTAINED BY THE CITY OF WESLACO. MAINTENANCE OF THE DETENTION SWALE EASEMENT RESPONSIBILITY SHALL BE THE RESPONSIBILITY OF THE LOT OWNERS. THE DETENTION POND AND DRAINAGE SWALE EASEMENTS SHALL BE KEPT CLEAR OF BUILDING, PLANTING, AND OTHER OBSTRUCTIONS. DURING THE DEVELOPMENT STAGE, THE DEVELOPER MUST ENSURE COMPLIANCE WITH THE DETENTION REQUIREMENTS AS DETERMINED BY THE CITY OF WESLACO AND DRAINAGE DISTRICT NO. 1.

BY MY SIGNATURE BELOW, I CERTIFY THAT THIS SUBDIVISION LIES IN ZONE "B" DETERMINED TO BE BETWEEN THE LIMITS OF 100-YEAR AND 500-YEAR-FLOOD PLAIN, IN ACCORDANCE WITH F.E.M.A.-F.I.R.M. COMMUNITY PANEL NO. 480349 0005 B, MAP REVISED: MARCH 4, 1980.

LICENSED PROFESSIONAL ENGINEER NO. 130035
ALTEX ENGINEERING
DATE: 6-4-21
601 N. VERMONT AVE, SUITE #207
MERCEDES, TEXAS 78570
(956) 294-1241

STATE OF TEXAS
JUAN ALONZO JR.
130035
LICENSED PROFESSIONAL ENGINEER

TEMPORARY CONSTRUCTION ENTRANCE DETAIL, TYP.

NOTE:

1. THE CITY OF WESLACO WILL BE RESPONSIBLE FOR THE ISSUING BUILDING PERMITS. NO BUILDING PERMITS WILL BE ISSUED UNTIL THE SANITARY SEWER SYSTEM AND THE POTABLE WATER SYSTEM IS COMPLETED AND INSPECTED BY THE CITY OF WESLACO. METER BOXES TO BE DFW 1300 SERIES WITH ANTENNA READ HEAD.
2. ALL UTILITIES MUST BE COMPACTED AT 98% COMPACTION.
3. ALL MANHOLES MUST OBTAIN "CITY OF WESLACO" LOGO AND MANHOLE COVERS TO BE COMPOSITE

REPORTE PRELIMINAR DE INGENIERIA PARA LA SUBDIVISION WHITE ROSE

PROVISION DE AGUA: DESCRIPCION Y GASTOS.

LA SUBDIVISION WHITE ROSE SERA PROVISTA DE AGUA POTABLE POR CIUDAD DE WESLACO. EL SUBDIVIDOR Y LA CIUDAD DE WESLACO ENTRARON EN UN CONTRATO EN DONDE LA CIUDAD DE WESLACO HA PROMETIDO AGUA POTABLE SUFICIENTE PARA LA SUBDIVISION DENTRO DE 30 AÑOS Y LA CIUDAD DE WESLACO HA PROVEIDO DOCUMENTACION QUE ESTABLECE LA CALIDAD A TERMINO LARGO DE CANTIDAD PARA EL DESARROLLO DE LA SUBDIVISION.

LA CIUDAD DE WESLACO TIENE UNA LINEA DE AGUA DE 18" DE DIAMETRO EXISTENTE EN LA PARTE OESTE DE LA PROPIEDAD AL LADO ESTE DE LA MILE 4 1/2 WEST.

DE LA LINEA EXISTENTE DE 18" DE DIAMETRO ESTAN CONECTADAS DOS (2) SERVICIOS EXISTENTE DE 3" DE DIAMETRO DE AGUA POTABLE PARA CADA LOTE.

DRENAJE DESCRIPCION:

LA SUBDIVISION WHITE ROSE RECIBIRA SU PROVISION DE DRENAJE SANITARIO DE LA CIUDAD DE WESLACO. EL DIVIDOR Y LA CIUDAD DE WESLACO HAN FIRMADO UN CONTRATO POR EL CUAL LA SUBDIVISION RECIBIRA SU PROVISION DE DRENAJE SANITARIO POR LOS PROXIMOS 30 AÑOS. LA CIUDAD DE WESLACO HA PRESENTADO DOCUMENTACION PARA DEMOSTRAR A LARGO PLAZO LA CANTIDAD Y CALIDAD DE DRENAJE SANITARIO ACCESIBLE PARA SERVIR AL FUTURO DESARROLLO DE LA SUBDIVISION.

LA CIUDAD DE WESLACO TIENE UNA LINEA EXISTENTE DE DRENAJE SANITARIO QUE CORRE POR LA MILE 4 1/2 WEST. ESTA LINEA ESTA POR EL LADO OESTE DE LA SUBDIVISION WHITE ROSE.

EL SISTEMA DE DRENAJE SANITARIO PARA LA SUBDIVISION WHITE ROSE, CONSISTE DE UNA LINEA DE DRENAJE SANITARIO DE 8" DE DIAMETRO QUE CONECTA A LA LINEA DE DRENAJE SANITARIO EXISTENTE QUE ESTA EN LA MILE 4 1/2 WEST. ESTA LINEA EXISTENTE SE EXTENDERA APROXIMADAMENTE 310' POR LA SERVIDUMBRE DE SERVICIOS PUBLICOS EN LA PARTE SUR DE LA SUBDIVISION. LA LINEA DE DRENAJE SANITARIO DE 8" DE DIAMETRO TERMINA EN EL LOTE 2 CON UNA ALCANTARILLA DE DRENAJE DE 4" DE DIAMETRO EN ESTA MISMA UBICACION. LOS LOTES SERAN ATENDIDOS POR DOS CONEXIONES DE ALCANTARILLADO SANITARIO DE 4 PULGADAS.

CERTIFICATION:

CON MI FIRMA, CERTIFICO QUE LOS SERVICIOS Y SISTEMAS DE AGUA DE DRENAJE, DESCRITOS EN ESTE DOCUMENTO, CUMPLEN CON LAS MODEL SUBDIVISION RULES (LAS REGLAS GOBERNANDO LAS SUBDIVISIONES), ADOPTADAS EN LA SECCION 16.343 DEL TEXAS WATER CODE (CODIGO DE AGUA DE TEXAS). CERTIFICO QUE LOS GASTOS PARA INSTALAR LOS SISTEMAS DE AGUA Y DRENAJE SON:

LICENSED PROFESSIONAL ENGINEER NO. 130035
ALTEX ENGINEERING
DATE: 6-4-21
50 N. VERMONT AVE, SUITE C
MERCEDES, TEXAS 78570
(956) 294-1241

SUBDIVIDER CERTIFICATION

BY COMPLETING THE IMPROVEMENTS DESCRIBED ON THE PLAT, SUBDIVIDER WILL COMPLY WITH MINIMUM STATE STANDARDS AND THAT WATER QUALITY AND CONNECTIONS INCLUDING WATER METERS TO THE LOTS MEET OR EXCEED THE STANDARDS AND SEWER CONNECTIONS TO THE LOTS MEET OR WILL MEET SUCH STANDARDS AND WILL BE BY STATE AND COUNTY REGULATIONS.

SUBDIVIDER STATEMENT

I RAUL GUERRA OF WHITE ROSE SUBDIVISION HEREBY CERTIFY SEWER PERMITS. AS APPLICABLE, HAVE BEEN PAID AND COPIES OR RECEIPTS ARE ON FILE WITH THE CITY OF WESLACO. THAT ANY ADEQUATE DRINKING WATER SOURCE IS IMMEDIATELY AVAILABLE TO EACH LOT, QUALITY AND QUANTITY TO ENABLE EACH PERSON PURCHASING A LOT HAVE ADEQUATE WATER TO COMPLY WITH THE REGULATIONS AND THE LAWS TO THE STATE AS REQUIRED BY STATE AND COUNTY REGULATIONS.

DATE

RAUL GUERRA
621 TIERRA PROMETIDA
WESLACO, TX 78596

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED A NOTARY PUBLIC, PERSONALLY APPEARED, _____
PROVED TO ME THROUGH HIS HIS TEXAS DEPARTMENT OF PUBLIC SAFETY DRIVER LICENSE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, WHO, BEING BY ME FIRST DULY SWORN, DECLARED THAT THE STATEMENTS THEREIN ARE TRUE AND CORRECT AND ACKNOWLEDGED THAT HE EXECUTED THE SAME FOR THE PURPOSED AND CONSIDERATION THEREBY EXPRESSED.

Given under my hand and seal of office this _____ day of _____, 20____

JESSICA REYES
Notary Public, State of Texas
Comm. Expires 08-12-2022
Notary ID: 131601981

JESSICA REYES- NOTARY PUBLIC

WHITE ROSE SUBDIVISION
FINAL ENGINEERING REPORT

BEING 4.644 ACRES OF LAND SITUATED IN HIDALGO COUNTY, TEXAS, AND BEING OUT OF FARM TRACT 31, WEST TRACT SUBDIVISION, AS PER MAP RECORDED IN VOLUME 2, PAGES 34-37 OF THE HIDALGO COUNTY MAP RECORDS.

SCALE: 1"=60' DATE: JUNE 4, 2021

ALTEX ENGINEERING
50 N. VERMONT AVE, SUITE C
MERCEDES, TEXAS 78570
(956) 294-1241
TPE FIRM REGISTRATION NO. F-19737

SHEET 2 OF 2

Final Plat

White Rose

Legend

 White Rose

E Lincoln St

N Bridge Ave

N Bridge Ave

N Paseo Del Norte

Google Earth

© 2021 Google

800 ft



GENERAL PLAT NOTES & RESTRICTIONS:

1. THE SUBJECT TRACT LIES IN "ZONE B". AREAS DETERMINED TO BE BETWEEN THE LIMITS OF 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, AS PER F.E.M.A. F.I.R.M. COMMUNITY PANEL 480349 0005 B, MARCH 4, 1980.
2. SETBACKS:
- MINIMUM BUILDING SETBACK LINES SHALL BE AS FOLLOWS: COMMERCIAL FRONT YARD THERE SHALL BE A FRONT YARD ALONG THE FRONT LINE OF THE LOT.
- I. CORRIDORS IDENTIFIED ON THE HIDALGO COUNTY THOROUGHFARE MAP: THE MINIMUM DEPTH OF A FRONT YARD ONE FOOT BACK FROM PROPERTY LINE FOR EACH TWO FEET IN BUILDING HEIGHT, NOT TO EXCEED ONE-HALF OF THE WIDTH OF THE ABUTTING DEDICATED RIGHT-OF-WAY OR IN LINE WITH THE MAJORITY SETBACK OF EXISTING STRUCTURES ALONG THE SAME BLOCK, WHICHEVER IS GREATER.
- II. ALL OTHER CORRIDORS: THE MINIMUM SETBACK SHALL BE 20 FEET.
- b. SIDE YARDS: THERE SHALL BE A SIDE YARD OF NOT LESS THAN FIVE FEET, EXCEPT THAT ON A CORNER LOT, THE SIDE YARD ON A STREET SIDE SHALL BE TEN FEET.
- c. REAR YARD: THE REAR YARD SETBACK LINE SHALL BE TEN FEET
- MINIMUM BUILDING SETBACK LINES SHALL BE AS FOLLOWS: APARTMENTS.
- FRONT YARD: 20 FEET
- SIDE YARD: 5 FEET OR EASEMENT WIDTH (WHICHEVER IS GREATER)
- REAR YARD: 15 FEET OR EASEMENT WIDTH (WHICHEVER IS GREATER)

3. MINIMUM FINISH FLOOR NOTE:
- FINISHED FLOOR ELEVATIONS ESTABLISHED MUST BE HIGHER THAN 69.5 FEET OR 18" ABOVE TOP OF CURB OR CENTER LINE OF STREET, WHICHEVER IS GREATER, MEASURED FROM THE CENTER OF THE LOT.
4. BENCHMARK NOTE:
- 1/2-INCH IRON ROD FOUND FOR THE NORTHWEST CORNER OF THIS TRACT; ELEVATION 68.20 (NAVD 88)
5. DRAINAGE EASEMENTS NOTE:
- 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 36,310 CF. (0.83 ACRE FEET) OF STORM WATER RUNOFF. DRAINAGE DETENTION IN ACCORDANCE WITH 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 OF THIS SUBDIVISION. NO FILL OR PERMANENT STRUCTURES SHALL BE ALLOWED WITHIN ANY SWALES OR UTILITY EASEMENTS. EACH DRAINAGE EASEMENT SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, PLANTINGS, AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATION AND MAINTENANCE OF THE DRAINAGE EASEMENT. REQUIRED PRIOR TO ISSUANCE OF A BUILDING PERMIT.

6. NO STRUCTURE SHALL BE PERMITTED OVER ANY EASEMENT. EASEMENTS SHALL BE KEPT CLEAR OF FENCE, BUILDINGS, SHEDS, SHRUBS, TREES AND OTHER PLANTINGS (EXCEPT LOW, LESS, THAN 18 INCHES MATURE HEIGHT, GROUND COVER, GRASS, OR FLOWERS) AND OTHER OBSTRUCTIONS TO THE OPERATIONS AND MAINTENANCE OF THE EASEMENT.
7. POTABLE WATER SHALL BE PROVIDED BY CITY OF WESLACO
8. NO BUILDING PERMITS WILL BE ISSUED UNTIL ALL UTILITIES AND ARE IN PLACE.
9. ALL SANITARY SEWER AND WATER CONNECTION SHALL BE PROPERLY MARKED ON CURB.
10. LANDSCAPING IS REQUIRED PER CITY ORDINANCE.
11. STREET LIGHTS SHALL BE LOCATED AT MINIMUM OF EVERY 300 FEET AS REQUIRED PER CITY ORDINANCE.
12. STORM WATER POLLUTION PREVENTION PLAN REQUIRED PRIOR TO CONSTRUCTION.
13. A 5 FT. SIDEWALK IS REQUIRED ALONG EXTERIOR PERIMETERS UPON ISSUANCE OF BUILDING PERMIT.

LEGEND

- FOUND 1/2" IRON ROD
- X— EXIST. HOGWIRE FENCE
- ⊗ EXIST. POWER POLE
- ⊠ EXIST. TELEPHONE PEDESTAL
- OH— EXIST. OVERHEAD POWER LINE
- W— EXIST. WATER LINE
- S— EXIST. SANITARY SEWER LINE
- SS— PROP. SANITARY SEWER LINE
- ⊕ EXIST MANHOLE
- ⊕ PROP. MANHOLE
- ⊕ EXIST. WATER METER
- ⊕ PROP. CLEAN OUT
- ⊕ EXIST. FIRE HYDRANT
- ⊕ EXIST. WATER VALVE
- EXIST. CURB INLET

PRINCIPAL CONTACTS				
OWNER(S)	NAME	ADDRESS	CITY, STATE & ZIP CODE	PHONE
	RAUL GUERRA	621 TIERRA PROMETIDA	WESLACO, TX 78596	(956) XXX-XXXX
ENGINEER:	JUAN ALONZO, JR.	50 N. VERMONT AVE. SUITE C	MERCEDES, TX 78570	(956) 294-1241
SURVEYOR:	REYNALDO ROBLES	P.O. BOX 478 107 W. HUSACHE ST.	WESLACO, TX 78596	(956) 968-2422

BEING 4.844 ACRES OF LAND SITUATED IN HIDALGO COUNTY, TEXAS, AND BEING OUT OF FARM TRACT 31, WEST TRACT SUBDIVISION, AS PER MAP RECORDED IN VOLUME 2, PAGES 34-37, HIDALGO COUNTY MAP RECORDS, AND SAID 4.844 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A POINT ON THE WEST LINE OF SAID FARM TRACT 31 AND THE CENTERLINE OF MILE 4 1/2 WEST ROAD FOR THE SOUTHWEST CORNER OF SAID TRACT HEREIN DESCRIBED, SAID POINT BEING DESCRIBED AS POINT OF COMMENCEMENT; SAID POINT OF COMMENCEMENT BEARS NORTH 422.39 FEET FROM THE SOUTHWEST CORNER OF SAID FARM TRACT 31, SAID POINT BEING DESCRIBED AS POINT OF BEGINNING;

THENCE, NORTH, 229.61 FEET, WITH THE WEST LINE OF SAID FARM TRACT 31 AND THE CENTERLINE OF SAID MILE 4 1/2 WEST ROAD, TO A COTTON PICKER SPINDLE FOUND FOR THE SOUTHWEST CORNER OF A 0.703 ACRE TRACT DESCRIBED IN DOCUMENT #3133384, OF THE HIDALGO COUNTY OFFICIAL RECORDS AND A CORNER OF SAID TRACT HEREIN DESCRIBED;

THENCE, EAST, WITH THE SOUTH LINE OF SAID 0.703 ACRE TRACT, PASSING AT A DISTANCE OF 25.00 FEET A 1/2 - INCH IRON ROD FOUND FOR REFERENCE ON THE EAST RIGHT OF WAY LINE OF SAID MILE 4 1/2 WEST ROAD, PASSING AT A DISTANCE OF 30.00 FEET A 1/2 - INCH IRON ROD FOUND ON-LINE FOR REFERENCE AND CONTINUING FOR A TOTAL DISTANCE OF 262.00 FEET TO A 1/2 - INCH IRON ROD FOUND FOR THE SOUTHEAST CORNER OF SAID 0.703 ACRE TRACT AND AN INSIDE CORNER OF SAID TRACT HEREIN DESCRIBED;

THENCE, NORTH, 115.00 FEET, WITH THE EAST LINE OF SAID 0.703 ACRE TRACT TO A 1/2 - INCH IRON ROD FOUND FOR THE NORTHEAST CORNER OF SAID 0.703 ACRE TRACT AND AN INSIDE CORNER OF SAID TRACT HEREIN DESCRIBED;

THENCE, WEST, WITH THE NORTH LINE OF SAID 0.703 ACRE TRACT, PASSING AT A DISTANCE OF 232.00 FEET A 1/2 - INCH IRON ROD FOUND ON-LINE FOR REFERENCE, PASSING AT A DISTANCE OF 237.00 FEET A 1/2 - INCH IRON ROD FOUND FOR REFERENCE ON THE EAST RIGHT OF WAY LINE OF SAID MILE 4 1/2 WEST ROAD AND CONTINUING FOR A TOTAL DISTANCE OF 262.00 FEET TO A COTTON PICKER SPINDLE FOUND ON THE WEST LINE OF SAID FARM TRACT 31 AND THE CENTERLINE OF SAID MILE 4 1/2 WEST ROAD FOR THE NORTHWEST CORNER OF SAID 0.703 ACRE TRACT AND A CORNER OF SAID TRACT HEREIN DESCRIBED;

THENCE, NORTH, 25.00 FEET WITH THE WEST LINE OF SAID FARM TRACT 31, THE EAST LINE OF FARM TRACT 30 AND THE CENTERLINE OF MILE 4 1/2 WEST ROAD TO A COTTON PICKER SPINDLE FOUND FOR THE NORTHWEST CORNER OF SAID TRACT HEREIN DESCRIBED;

THENCE, EAST, WITH THE SOUTH LINE OF SAID 3.00 ACRE TRACT DESCRIBED IN DOCUMENT #588407, HIDALGO COUNTY OFFICIAL RECORDS, PASSING AT A DISTANCE OF 25.00 FEET 1/2 - INCH IRON ROD FOUND FOR REFERENCE ON THE EAST RIGHT OF WAY LINE OF SAID MILE 4 1/2 WEST ROAD AND CONTINUING FOR A TOTAL DISTANCE OF 628.60 FEET TO A 1/2 - INCH IRON ROD FOUND FOR THE SOUTHEAST CORNER OF SAID 3.00 ACRE TRACT AND THE NORTHEAST CORNER OF SAID TRACT HEREIN DESCRIBED;

THENCE, SOUTH 00°03'54" EAST, 369.61 FEET, WITH THE WEST LINE OF TRACT OF LAND DESCRIBED IN DOCUMENT #457743, HIDALGO COUNTY OFFICIAL RECORDS TO A 1/2 - INCH IRON ROD FOUND FOR THE SOUTHEAST CORNER OF SAID TRACT HEREIN DESCRIBED;

THENCE, WEST, WITH THE NORTH LINE OF A 3.11 ACRE TRACT DESCRIBED IN DOCUMENT #3090003, HIDALGO COUNTY OFFICIAL RECORDS, PASSING AT A DISTANCE OF 604.02 FEET A 1/2 - INCH IRON ROD FOUND FOR REFERENCE ON THE EAST RIGHT OF WAY LINE OF SAID MILE 4 1/2 WEST ROAD AND CONTINUING FOR A TOTAL DISTANCE OF 692.02 FEET TO THE POINT OF BEGINNING AND CONTAINING 4.844 ACRES OF LAND MORE OR LESS.

CITY OF WESLACO

I, THE UNDERSIGNED, MAYOR TO THE CITY OF WESLACO, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THIS CITY WHEREIN MY APPROVAL IS REQUIRED.

MAYOR, CITY OF WESLACO
DAVID SUAREZ

DATE

CITY SECRETARY, CITY OF WESLACO

DATE

I, THE UNDERSIGNED, CHAIRMAN OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF WESLACO, TEXAS HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISIONS REGULATIONS OF THE CITY OF WESLACO WHEREIN MY APPROVAL IS REQUIRED.

CHAIRPERSON, PLANNING AND ZONING COMMISSION

DATE

HIDALGO COUNTY DRAINAGE DISTRICT
NUMBER ONE

APPROVED BY DRAINAGE DISTRICT:

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 HEREBY CERTIFIES THAT THE DRAINAGE PLANS FOR THIS SUBDIVISION COMPLY WITH THE MINIMUM STANDARDS OF THE DISTRICT ADOPTED UNDER THE TEXAS WATER CODE 49.211(C). THE DISTRICT HAS NOT REVIEWED AND DOES NOT CERTIFY THAT THE DRAINAGE STRUCTURES DESCRIBED ARE APPROPRIATE FOR THE SPECIFIC SUBDIVISION BASED ON GENERALLY ACCEPTED ENGINEERING CRITERIA. IT IS THE RESPONSIBILITY OF THE DEVELOPER AND HIS ENGINEER TO MAKE THESE DETERMINATIONS.

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

RAUL SESIN, P.E., C.F.M.
GENERAL MANAGER

DATE

HIDALGO COUNTY IRRIGATION DISTRICT NO. 9

THIS PLAT IS HEREBY APPROVED BY THE HIDALGO COUNTY IRRIGATION DISTRICT NO. 9

DATED THIS _____ DAY OF _____, 20____.

1. NO IMPROVEMENTS OF ANY KIND SHALL BE PLACED UPON HIDALGO AND CAMERON COUNTIES IRRIGATION DISTRICT NO. 9 RIGHTS-OF-WAYS AND/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. H.C.C.I.D. #9 WILL NOT BE RESPONSIBLE FOR THE STORM/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 DISTRICTS EXPENSE.

4. H.C.C.I.D. #9 HAS NOT REVIEWED AND DOES NOT CERTIFY THAT THE STORM SEWER OR UTILITIES SYSTEMS DESCRIBED FOR THE APPROPRIATE FOR THE PARTICULAR SUBDIVISION, BASED ON GENERALLY ACCEPTED ENGINEERING CRITERIA. THE DEVELOPER AND HIS ENGINEER ARE RESPONSIBLE FOR THEIR DETERMINATIONS.

GENERAL MANAGER

DATE

HIDALGO AND CAMERON COUNTIES IRRIGATION DISTRICT NO. 9

OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION

THE STATE OF TEXAS
COUNTY OF HIDALGO

I (WE), THE UNDERSIGNED, OWNER(S) OF THE LAND SHOWN ON THE PLAT, AND DESIGNATED HEREIN AS "WHITE ROSE SUBDIVISION" TO THE CITY OF WESLACO, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE DRAINS, EASEMENTS, AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE OF CONSIDERATION THEREIN EXPRESSED.

RAUL GUERRA
621 TIERRA PROMETIDA
WESLACO, TX 78596

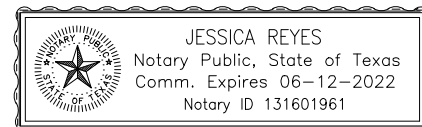
DATE

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED A NOTARY PUBLIC, PERSONALLY APPEARED,

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 PURPOSED AND CONSIDERATION THEREBY EXPRESSED.

Given under my hand and seal of office this _____ day of _____, 20____.



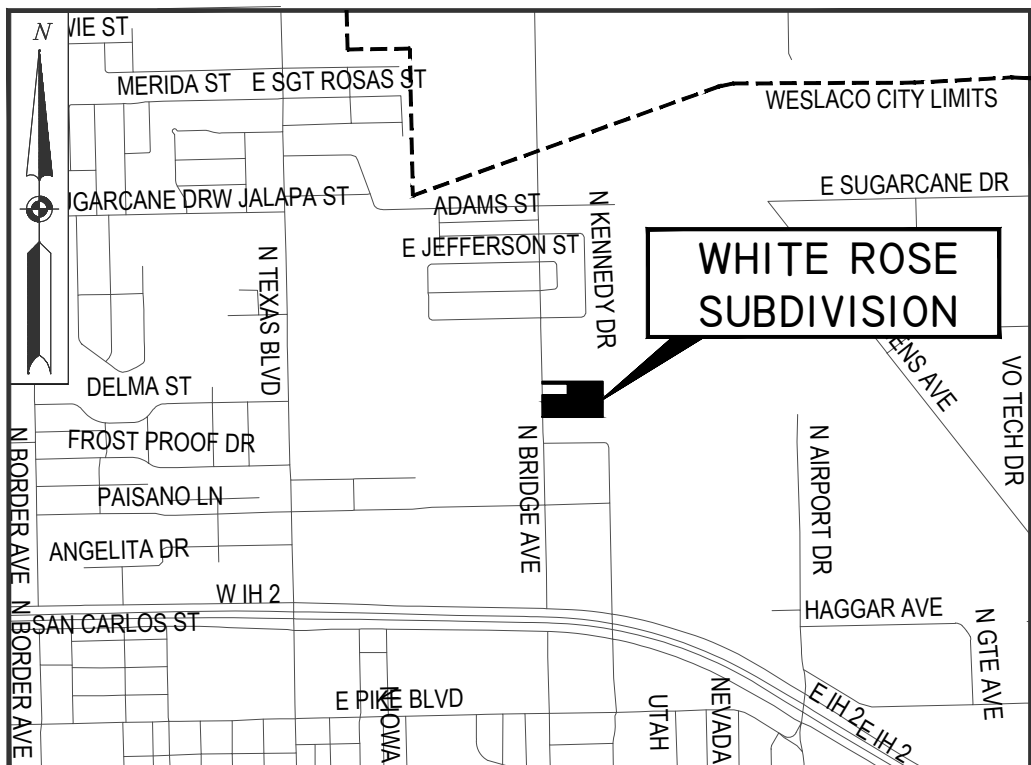
JESSICA REYES- NOTARY PUBLIC

FILED FOR RECORD IN HIDALGO COUNTY
ARTURO GUAJARDO, JR.
COUNTY CLERK

ON _____ AT _____ AM/PM.

INSTRUMENT NUMBER
OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS

BY: _____ DEPUTY



VICINITY MAP
SCALE: 1" = 2000'

SURVEYORS CERTIFICATE

STATE OF TEXAS
COUNTY OF HIDALGO

I, THE UNDERSIGNED, REYNALDO ROBLES, A REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE ABOVE PLAT REPRESENTS A SURVEY AS MADE ON THE GROUND MY SUPERVISION.

REGISTERED PROFESSIONAL SURVEYOR NO. 4032
REYNALDO ROBLES, R.P.L.S.
107 W. HUSACHE ST.
WESLACO, TX 78596.
(956) 968-2422

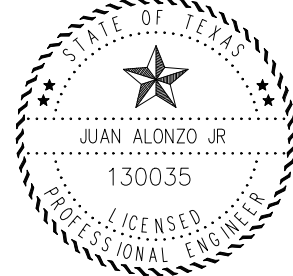


ENGINEERS CERTIFICATE

STATE OF TEXAS
COUNTY OF HIDALGO

I, THE UNDERSIGNED, JUAN ALONZO JR, A LICENSED PROFESSIONAL ENGINEER, IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT.

LICENSED PROFESSIONAL ENGINEER NO. 130035
ARTURO GUAJARDO, JR.
DATE: 9-30-21
50 N. VERMONT AVE, SUITE C
MERCEDES, TEXAS 78570
(956) 294-1241

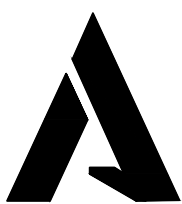


WHITE ROSE
SUBDIVISION
FINAL PLAT

BEING 4.844 ACRES OF LAND SITUATED IN HIDALGO COUNTY, TEXAS, AND BEING OUT OF FARM TRACT 31, WEST TRACT SUBDIVISION, AS PER MAP RECORDED IN VOLUME 2, PAGES 34-37 OF THE HIDALGO COUNTY MAP RECORDS.

SCALE: 1"=50'

DATE: SEPT 30, 2021



ALTEX ENGINEERING
50 N. VERMONT AVE, SUITE C
MERCEDES, TEXAS 78570
(956) 294-1241
TPE FIRM REGISTRATION NO. F-19737

SHEET
1 OF 2

LEGEND

- FOUND 1/2" IRON ROD
- X- EXIST. HOGWIRE FENCE
- ⌘ EXIST. POWER POLE
- ⊕ EXIST. TELEPHONE PEDESTAL
- OH— EXIST. OVERHEAD POWER LINE
- W— EXIST. WATER LINE
- S— EXIST. SANITARY SEWER LINE
- SS— PROP. SANITARY SEWER LINE
- ⊙ EXIST MANHOLE
- ⊙ PROP. MANHOLE
- ⊙ EXIST. WATER METER
- ⊙ PROP. CLEAN OUT
- ⊙ EXIST. FIRE HYDRANT
- ⊙ EXIST. WATER VALVE
- EXIST. CURB INLET

SCALE: 1" = 60'

SECTION

PLAN

DOMESTIC WATER SERVICE CONNECTION DETAIL, TYP.

FIRE HYDRANT CONNECTION DETAIL, TYP.

PLAN VIEW

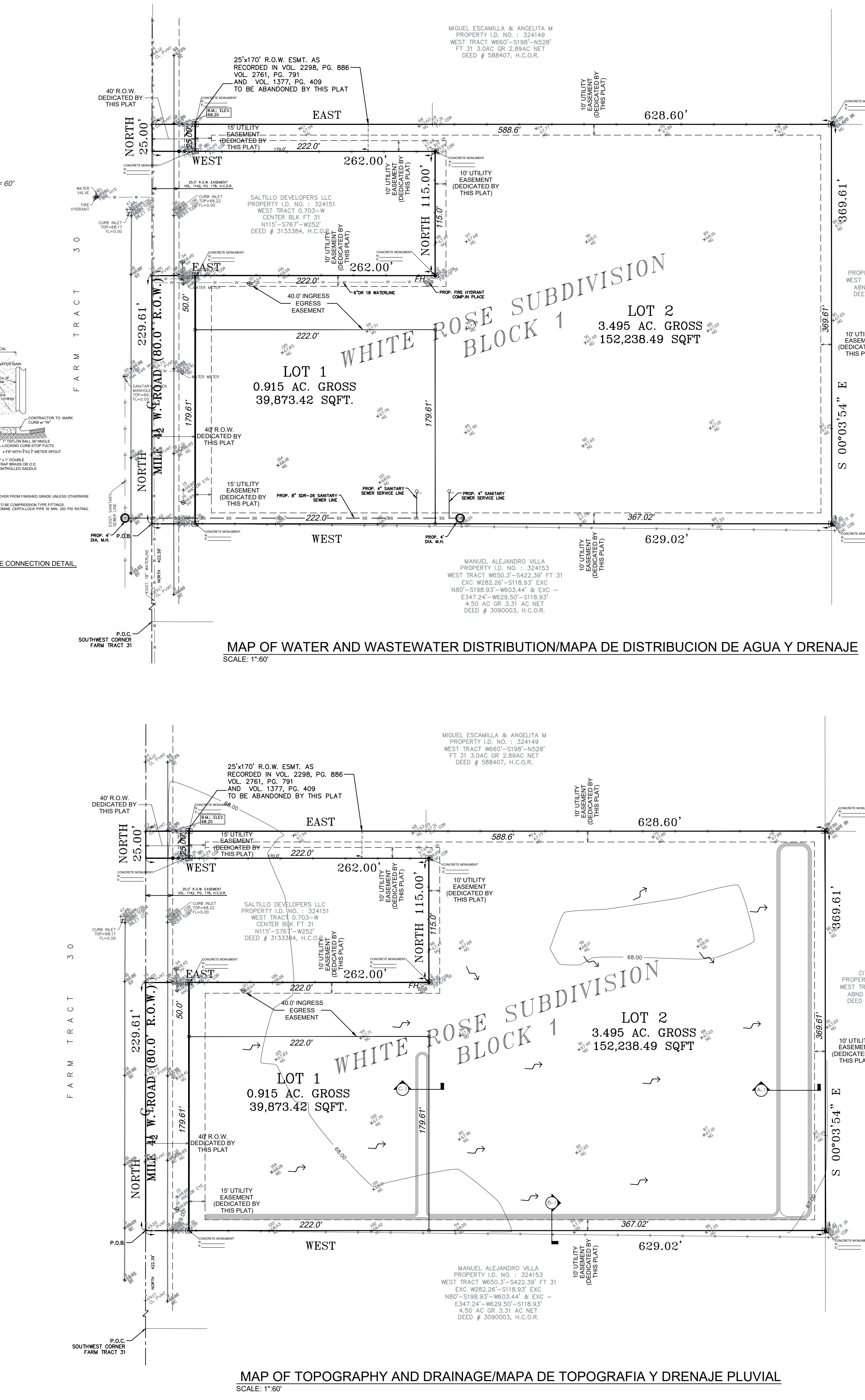
SANITARY SEWER CONNECTION DETAIL, TYP.

DETENTION POND DETAIL SCALE: N.T.S.

DETENTION POND DETAIL SCALE: N.T.S.

DETENTION POND DETAIL SCALE: N.T.S.

DETENTION POND DETAIL SCALE: N.T.S.



WHITE ROSE SUBDIVISION

A 4.644 ACRE TRACT OF LAND, BEING OUT OF FARM TRACT 31, WEST TRACT SUBDIVISION, AS RECORDED IN VOLUME 2, PAGES 34-37, MAP RECORDS, HIDALGO COUNTY, TEXAS.

PRELIMINARY ENGINEERING REPORT FOR WHITE ROSE SUBDIVISION

WATER SUPPLY: DESCRIPTION

WHITE ROSE SUBDIVISION WILL BE PROVIDED WITH POTABLE WATER BY THE CITY OF WESLACO. SUBDIVIDER AND CITY OF WESLACO HAVE ENTERED INTO A CONTRACT IN WHICH CITY OF WESLACO HAS PROMISED TO PROVIDE SUFFICIENT WATER TO THE SUBDIVISION FOR AT LEAST 30 YEARS AND CITY OF WESLACO HAS PROVIDED DOCUMENTATION TO SUFFICIENTLY ESTABLISH THE LONG TERM QUANTITY OF AVAILABLE WATER SUPPLIES TO SERVE THE FULL DEVELOPMENT OF THE SUBDIVISION.

CITY OF WESLACO HAS AN EXISTING 18" DIAMETER WATERLINE AT THE WEST SIDE OF THE PROPERTY RUNNING ALONG MILE 4 1/2 WEST ROAD.

FROM THE EXISTING WATER LINE, THERE ARE TWO (2) EXISTING 3" DIAMETER SINGLE SERVICE LINES THAT RUN INTO THE WATER METER BOXES FOR EACH LOT.

SEWAGE FACILITIES: DESCRIPTION

WHITE ROSE SUBDIVISION WILL BE TREATED BY WASTEWATER SERVICE FROM CITY OF WESLACO. THE SUBDIVIDER AND CITY OF WESLACO HAVE ENTERED INTO A CONTRACT IN WHICH CITY OF WESLACO HAS PROMISED TO TREAT WASTEWATER SUPPLIES FOR AT LEAST 30 YEARS AND CITY OF WESLACO HAS PROVIDED DOCUMENTATION TO SUFFICIENTLY ESTABLISH THE LONG TERM QUANTITY AND QUALITY OF THE AVAILABLE WASTEWATER SUPPLIES TO SERVE THE FULL DEVELOPMENT OF THIS SUBDIVISION.

CITY OF WESLACO HAS AN EXISTING SEWER LINE RUNNING ALONG THE WEST SIDE OF MILE 4 1/2 WEST. THIS LINE IS ON THE WEST SIDE OF WHITE ROSE SUBDIVISION.

THE WASTEWATER SYSTEM FOR WHITE ROSE SUBDIVISION CONSISTS OF A 8" DIAMETER SEWER LINE THAT TAPS INTO THE EXISTING SANITARY SEWER LINE ON MILE 4 1/2 WEST. THIS LINE WILL EXTEND APPROXIMATELY 310' THROUGH THE UTILITY EASEMENT ALONG THE SOUTHERN BOUNDARY OF THE SUBDIVISION. THE PROPOSED 8" SEWER LINE WILL END AT LOT 2 WITH A 4" DIAMETER MANHOLE AT THIS LOCATION. THE LOTS WILL BE SERVICED BY (2) 4" SANITARY SEWER CONNECTIONS.

CERTIFICATION:

BY MY SIGNATURE BELOW, I CERTIFY THAT THE WATER AND SEWAGE SERVICE FACILITIES DESCRIBED ABOVE ARE IN COMPLIANCE WITH THE MODEL RULES ADOPTED UNDER SECTION 16.343, WATER CODE.

LICENSED PROFESSIONAL ENGINEER NO. 130035
ALTEX ENGINEERING
DATE: 6-4-21
50 N. VERMONT AVE, SUITE C
MERCEDES, TEXAS 78570
(956) 294-1241

STATE OF TEXAS
JUAN ALONZO JR.
130035
LICENSED PROFESSIONAL ENGINEER

DRAINAGE STATEMENT FOR WHITE ROSE SUBDIVISION-HIDALGO COUNTY, TEXAS

A 4.644 ACRE TRACT OF LAND SITUATED IN HIDALGO COUNTY, WESLACO, TEXAS AND BEING OUT OF FARM TRACT 31, WEST ADAMS TRACT SUBDIVISION, AS PER MAP RECORDED IN VOLUME 2, PAGES 34-37 OF THE HIDALGO COUNTY DEED RECORDS.

WHITE ROSE SUBDIVISION IS A TWO (2) LOT SUBDIVISION, COMPRISED OF ONE (1) 0.977 ACRE COMMERCIAL LOT AND ONE (1) 3.521 MULTI-FAMILY LOT. THIS SUBDIVISION IS LOCATED ALONG THE EAST RIGHT OF WAY OF MILE 4 1/2 W. APPROXIMATELY 1,980 FEET NORTH OF THE INTERSECTION OF WEST FRONTAGE ROAD AND MILE 4 1/2 WEST.

THE PROPERTY FALLS WITHIN ZONE "B": BY GRAPHICAL REPRESENTATION OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 480349 0005B MAP REVISED MARCH 4, 1980. THIS SITE FALLS WITHIN AREAS OF SOIL DESIGNATED AS HIDALGO FINE SANDY CLAY LOAM, HIDALGO SANDY CLAY LOAM, IS WELL DRAINED AND HAS SLOW RUNOFF AND PERMEABILITY IS MODERATE. WITH GROUND SLOPES BETWEEN 0 TO 1 PERCENT IN ACCORDANCE WITH THE SOIL SURVEY OF HIDALGO COUNTY, TEXAS AS PUBLISHED BY USDA WEB SOIL SURVEY.

PRESENTLY THE SITE IS PREDOMINANTLY UNDEVELOPED WITH ONLY A SINGLE STORY COMMERCIAL BUILDING AND NATURAL GRASSES PRESENT. THE EXISTING TERRAIN HAS A LEVEL GRADE. EXISTING RUNOFF FROM THE SITE IS BY FORM OF SHEET FLOW THAT GENTLY RUNS TOWARDS THE EASTERN PORTION OF THE PROPERTY.

THE PROPOSED CONDITIONS OF THIS SUBDIVISION WILL BE FOR COMMERCIAL AND MULTI-FAMILY USE. THE RESULTS TABULATED FOR EXISTING CONDITIONS WILL GENERATE A FLOW OF 5.22 CFS FOR A 10-YEAR RETURN FREQUENCY. THE RUNOFF TABULATED FOR FUTURE CONDITIONS WILL GENERATE A FLOW OF 31.74 CFS FOR A 50-YEAR RETURN FREQUENCY. AN INCREASE OF 26.52 CFS FROM PRE DEVELOPED CONDITIONS. A SYSTEM OF DETENTION PONDS AND SWALES WITH A CAPACITY TO DETAIN 36,627 CF (0.841 AC-FT) WILL BE CONSTRUCTED ALONG SEVERAL SECTIONS OF THE LOT BOUNDARIES THAT WOULD DETAIN THE RUNOFF CREATED BY THE DEVELOPED LOTS. WATER FROM THE DRAINAGE SWALES WILL CONVEY IN AN EASTERLY FLOW THAT WILL EVENTUALLY OUTFALL INTO THE EXISTING POND MAINTAINED BY THE CITY OF WESLACO. MAINTENANCE OF THE DETENTION SWALE EASEMENT SHALL BE THE RESPONSIBILITY OF THE LOT OWNERS. THE DETENTION POND AND DRAINAGE SWALE EASEMENTS SHALL BE KEPT CLEAR OF BUILDING, PLANTING, AND OTHER OBSTRUCTIONS. DURING THE DEVELOPMENT STAGE, THE DEVELOPER MUST ENSURE COMPLIANCE WITH THE DETENTION REQUIREMENTS AS DETERMINED BY THE CITY OF WESLACO AND DRAINAGE DISTRICT NO. 1.

BY MY SIGNATURE BELOW, I CERTIFY THAT THIS SUBDIVISION LIES IN ZONE "B" DETERMINED TO BE BETWEEN THE LIMITS OF 100-YEAR AND 500-YEAR-FLOOD PLAIN, IN ACCORDANCE WITH F.E.M.A.-F.I.R.M. COMMUNITY PANEL NO. 480349 0005 B, MAP REVISED: MARCH 4, 1980.

LICENSED PROFESSIONAL ENGINEER NO. 130035
ALTEX ENGINEERING
DATE: 6-4-21
601 N. VERMONT AVE, SUITE #207
MERCEDES, TEXAS 78570
(956) 294-1241

STATE OF TEXAS
JUAN ALONZO JR.
130035
LICENSED PROFESSIONAL ENGINEER

TEMPORARY CONSTRUCTION ENTRANCE DETAIL, TYP.

NOTE:

1. THE CITY OF WESLACO WILL BE RESPONSIBLE FOR THE ISSUING BUILDING PERMITS. NO BUILDING PERMITS WILL BE ISSUED UNTIL THE SANITARY SEWER SYSTEM AND THE POTABLE WATER SYSTEM IS COMPLETED AND INSPECTED BY THE CITY OF WESLACO. METER BOXES TO BE DFW 1300 SERIES WITH ANTENNA READ HEAD.
2. ALL UTILITIES MUST BE COMPACTED AT 98% COMPACTION.
3. ALL MANHOLES MUST OBTAIN "CITY OF WESLACO" LOGO AND MANHOLE COVERS TO BE COMPOSITE

REPORTE PRELIMINAR DE INGENIERIA PARA LA SUBDIVISION WHITE ROSE

PROVISION DE AGUA: DESCRIPCION Y GASTOS.

LA SUBDIVISION WHITE ROSE SERA PROVISTA DE AGUA POTABLE POR CIUDAD DE WESLACO. EL SUBDIVIDOR Y LA CIUDAD DE WESLACO ENTRARON EN UN CONTRATO EN DONDE LA CIUDAD DE WESLACO HA PROMETIDO AGUA POTABLE SUFICIENTE PARA LA SUBDIVISION DENTRO DE 30 ANOS Y LA CIUDAD DE WESLACO HA PROVEIDO DOCUMENTACION QUE ESTABLECE LA CALIDAD A TERMINO LARGO DE CANTIDAD PARA EL DESARROLLO DE LA SUBDIVISION.

LA CIUDAD DE WESLACO TIENE UNA LINEA DE AGUA DE 18" DE DIAMETRO EXISTENTE EN LA PARTE OESTE DE LA PROPIEDAD AL LADO ESTE DE LA MILE 4 1/2 WEST.

DE LA LINEA EXISTENTE DE 18" DE DIAMETRO ESTAN CONECTADAS DOS (2) SERVICIOS EXISTENTE DE 3" DE DIAMETRO DE AGUA POTABLE PARA CADA LOTE.

DRENAJE DESCRIPCION:

LA SUBDIVISION WHITE ROSE RECIBIRA SU PROVISION DE DRENAJE SANITARIO DE LA CIUDAD DE WESLACO. EL SUBDIVIDOR Y LA CIUDAD DE WESLACO HAN FIRMADO UN CONTRATO POR EL CUAL LA SUBDIVISION RECIBIRA SU PROVISION DE DRENAJE SANITARIO POR LOS PROXIMOS 30 ANOS. LA CIUDAD DE WESLACO HA PRESENTADO DOCUMENTACION PARA DEMOSTRAR A LARGO PLAZO LA CANTIDAD Y CALIDAD DE DRENAJE SANITARIO ACCESIBLE PARA SERVIR AL FUTURO DESARROLLO DE LA SUBDIVISION.

LA CIUDAD DE WESLACO TIENE UNA LINEA EXISTENTE DE DRENAJE SANITARIO QUE CORRE POR LA MILE 4 1/2 WEST. ESTA LINEA ESTA POR EL LADO OESTE DE LA SUBDIVISION WHITE ROSE.

EL SISTEMA DE DRENAJE SANITARIO PARA LA SUBDIVISION WHITE ROSE, CONSISTE DE UNA LINEA DE DRENAJE SANITARIO DE 8" DE DIAMETRO QUE CONECTA A LA LINEA DE DRENAJE SANITARIO EXISTENTE QUE ESTA EN LA MILE 4 1/2 WEST. ESTA LINEA EXISTENTE SE EXTENDERA APROXIMADAMENTE 310' POR LA SERVIDUMBRE DE SERVICIOS PUBLICOS EN LA PARTE SUR DE LA SUBDIVISION. LA LINEA DE DRENAJE SANITARIO DE 8" DE DIAMETRO TERMINA EN EL LOTE 2 CON UNA ALCANTARILLA DE DRENAJE DE 4" DE DIAMETRO EN ESTA MISMA UBICACION. LOS LOTES SERAN ATENDIDOS POR DOS CONEXIONES DE ALCANTARILLADO SANITARIO DE 4 PULGADAS.

CERTIFICACION:

CON MI FIRMA, CERTIFICO QUE LOS SERVICIOS Y SISTEMAS DE AGUA DE DRENAJE, DESCRITOS EN ESTE DOCUMENTO, CUMPLEN CON LAS MODEL SUBDIVISION RULES (LAS REGLAS GOBERNANDO LAS SUBDIVISIONES), ADOPTADAS EN LA SECCION 16.343 DEL TEXAS WATER CODE (CODIGO DE AGUA DE TEXAS). CERTIFICO QUE LOS GASTOS PARA INSTALAR LOS SISTEMAS DE AGUA Y DRENAJE SON:

LICENSED PROFESSIONAL ENGINEER NO. 130035
ALTEX ENGINEERING
DATE: 6-4-21
50 N. VERMONT AVE, SUITE C
MERCEDES, TEXAS 78570
(956) 294-1241

STATE OF TEXAS
JUAN ALONZO JR.
130035
LICENSED PROFESSIONAL ENGINEER

SUBDIVIDER CERTIFICATION

BY COMPLETING THE IMPROVEMENTS DESCRIBED ON THE PLAT, SUBDIVIDER WILL COMPLY WITH MINIMUM STATE STANDARDS AND THAT WATER QUALITY AND CONNECTIONS INCLUDING WATER METERS TO THE LOTS MEET OR EXCEED THE STANDARDS AND SEWER CONNECTIONS TO THE LOTS MEET OR WILL MEET SUCH STANDARDS AND WILL BE BY STATE AND COUNTY REGULATIONS.

SUBDIVIDER STATEMENT

I RAUL GUERRA OF WHITE ROSE SUBDIVISION HEREBY CERTIFY SEWER PERMITS. AS APPLICABLE, HAVE BEEN PAID AND COPIES OR RECEIPTS ARE ON FILE WITH THE CITY OF WESLACO. THAT ANY ADEQUATE DRINKING WATER SOURCE IS IMMEDIATELY AVAILABLE TO EACH LOT, QUALITY AND QUANTITY TO ENABLE EACH PERSON PURCHASING A LOT HAVE ADEQUATE WATER TO COMPLY WITH THE REGULATIONS AND THE LAWS TO THE STATE AS REQUIRED BY STATE AND COUNTY REGULATIONS.

DATE

RAUL GUERRA
621 TIERRA PROMETIDA
WESLACO, TX 78596

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED A NOTARY PUBLIC, PERSONALLY APPEARED, _____
PROVED TO ME THROUGH HIS HIS TEXAS DEPARTMENT OF PUBLIC SAFETY DRIVER LICENSE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, WHO, BEING BY ME FIRST DULY SWORN, DECLARED THAT THE STATEMENTS THEREIN ARE TRUE AND CORRECT AND ACKNOWLEDGED THAT HE EXECUTED THE SAME FOR THE PURPOSED AND CONSIDERATION THEREBY EXPRESSED.

Given under my hand and seal of office this _____ day of _____, 20____

JESSICA REYES
Notary Public, State of Texas
Comm. Expires 08-12-2022
Notary ID: 131601981

JESSICA REYES- NOTARY PUBLIC

WHITE ROSE SUBDIVISION
FINAL ENGINEERING REPORT

BEING 4.644 ACRES OF LAND SITUATED IN HIDALGO COUNTY, TEXAS, AND BEING OUT OF FARM TRACT 31, WEST TRACT SUBDIVISION, AS PER MAP RECORDED IN VOLUME 2, PAGES 34-37 OF THE HIDALGO COUNTY MAP RECORDS.

SCALE: 1"=60' DATE: SEPT 30, 2021

ALTEX ENGINEERING
50 N. VERMONT AVE, SUITE C
MERCEDES, TEXAS 78570
(956) 294-1241
TPE FIRM REGISTRATION NO. F-19737

SHEET 2 OF 2



Standardized Agenda Request Form

Date of Meeting: October 19, 2021		Agenda Item No. (to be assigned by CSO): 2021-4743	
From: REBEKAH DE LA FUENTE			
Subject: Discussion and consideration to approve Ordinance 2021-42 for the Voluntary Annexation of Adams Tract Subdivision – being 1.166 AC out of North 210.10 FT of the East 242.00 FT. of Farm Tract 1009, Adams Tract Subdivision, Weslaco, Hidalgo County, Texas located on the Southwest corner of intersection FM 1015 and Mile 6 North and authorize the Mayor to execute any related documents. First reading of Ordinance 2021-42. Possible action. (Staffed by Planning & Code Enforcement Department.)			
Background: The one (1) lot subdivision is outside the City of Weslaco city limits. This subdivision is being serviced with water by the City of Weslaco through a 12" waterline and has proposed sewer by the City of Weslaco through an 8" sanitary sewer line. The location is the existing Nana's Taqueria.			
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:			
Advisory Review, if any (name of board/committee, date of action, recommendation): The Planning and Zoning Commission recommended approval of the voluntary annexation at their regular meeting of October 6, 2021.			
KAYLA AREVALO REBEKAH DE LA FUENTE Mike Perez		Created/Initiated Approved Final Approval	
City Manager Comments: Approve.			
Staff Recommendation: Staff recommends approval of the voluntary annexation.			
Attachments, if any: Voluntary Annexation- Nana's Taqueria- Memo, Nana's Taqueria - attachments, Voluntary Annexation - Aerial, O2021-42 Annexation Nana's Taqueria			

Responsibilities upon Approval: Staff will advise applicant

City of Weslaco

"The City on the Grow"



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

Mike R. Perez, City Manager

MEMO

TO: Mayor and City Commission

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

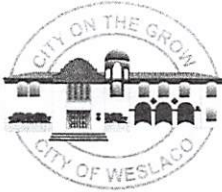
RE: Voluntary Annexation- Nana's Taqueria

DATE: October 12, 2021

The proposed one (1) lot subdivision is located just outside the City of Weslaco city limits on the Southwest corner of FM 1015 and E 18th Street, which is the existing Nana's Taqueria. The location is provided with water by City of Weslaco and has proposed to tie into an existing sanitary sewer owned by the City of Weslaco which is located on the Northwest corner of FM 1015 and E 18th Street. This annexation will be contiguous to the current city limits.

Thank you,

Rebekah de la Fuente, CFM



APPLICATION FOR VOLUNTARY ANNEXATION

ANNX-000112-2021

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. _____

GENERAL INFORMATION

Name of Subdivision: Adams Tract Subdivision

Location: Hidalgo County, Texas

Legal Description: Plat of a 1.166 Acre Tract, Out of the North 2010.10 Ft. of The East 242.00 ft of Farm tract 1009

- ☒ Petition for annexation signed and notarized by property owners.
☐ Detailed dimensioned site plan/map must be submitted with this request.
☐ Survey and metes and bounds.
☐ City and school tax receipts attached.

OWNER INFORMATION

Owner's Name: Alfredo Trevino Telephone: 956-520-9728

Address: 1907 Tomatillo Dr Fax: _____

City: Weslaco State: Tx Zip: 78596 E-mail: alfredotrevu@gmail.com

ENGINEER INFORMATION

Name: William R. Shea Telephone: (956) 968-2194

Address: 611 S International Blvd Fax: _____

City: Weslaco State: Tx Zip: 78596 E-mail: _____

AUTHORIZATION AND ACKNOWLEDGEMENTS

I certify that I am the actual owner of the property described above and this application is being submitted with my consent (include corporate name if applicable); and the following person listed below is my authorized agent to act on my behalf.

I certify that the above information is correct and complete to the best of my knowledge. I understand that I must comply with all applicable local, state, and federal regulations.

Owner Printed Name: Alfredo Treviño
Owner Signature: [Signature] Date: 8/30/2021

_____ is the authorized agent

Authorized Agent Signature: _____ Date: _____

Authorized Agent Printed Name: _____

THIS PAGE FOR STAFF USE ONLY

Date Received: _____ Received By: _____

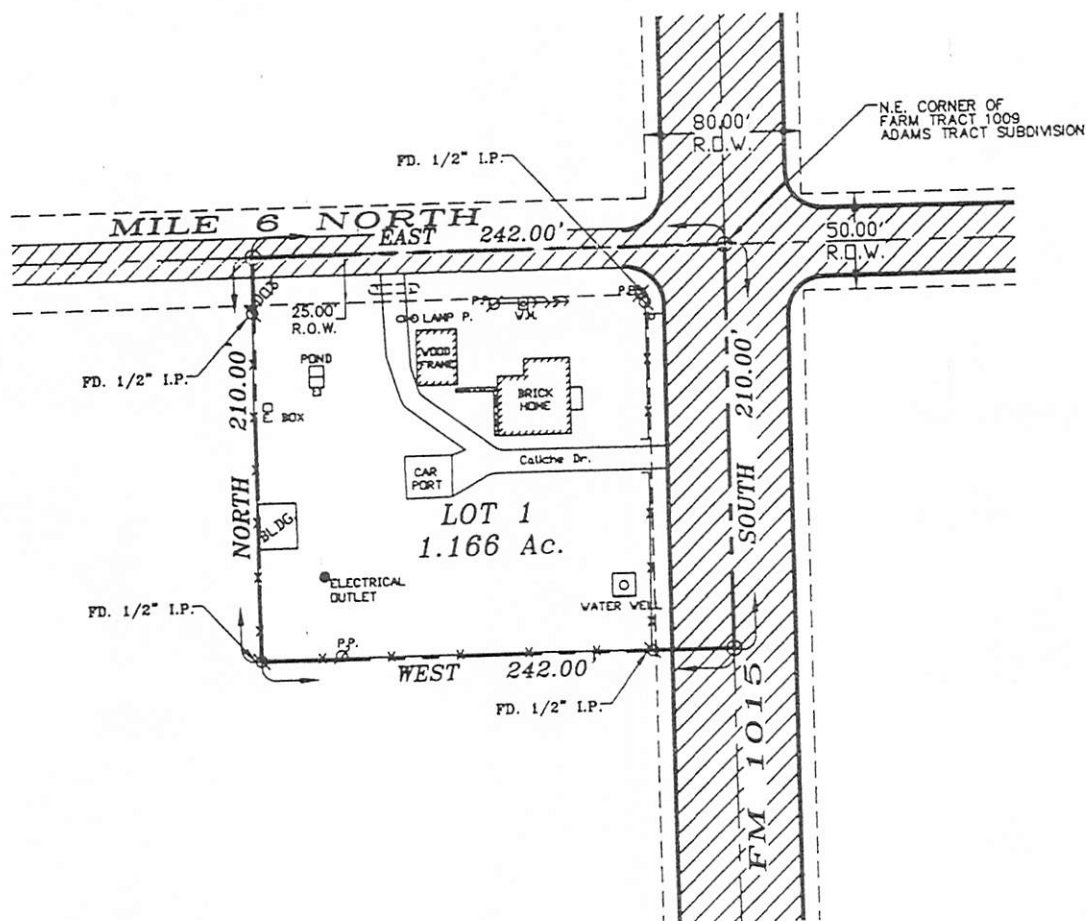
Staff Review Date: _____

P & Z Commission Approval: _____

City Commission Approval on First Reading: _____

City Commission Approval on Final Reading: _____

SCALE 1"=100'



LEGEND

Property Line.....
 Fd. Iron Pin.....
 Wire Fence

PLAT OF A 1.166 ACRE TRACT,
 OUT OF THE NORTH 210.10
 FT. OF THE EAST 242.00 FT.
 OF FARM TRACT 1009,
 ADAMS TRACT SUBDIVISION
 HIDALGO COUNTY, TEXAS

This survey is being provided solely for the use of the current parties and that no license has been created, express or implied, to copy the survey except as is necessary in conjunction with the original transaction which shall take place within a six (6) months time period.

This is to certify that the foregoing plat is, to the best of my knowledge, a true and complete representation of properties as surveyed under my direction.

Signed William R. Shea
 Date 07/26/04



Sigler,
 Winston,
 Greenwood,
 & Associates, Inc.
SWG
 CONSULTING ENGINEERS
 WESLACO-McALLEN
 TEXAS

S-4795

7-26-04

SINCE 1945
 COPYRIGHT 2004

150—WARRANTY DEED (WITH VENDOR'S LIEN)

DEED

TEXAS STANDARD FORM

The State of Texas,

County of HIDALGO

12391
Know All Men by These Presents:

That I, Mrs. Vinnie L. Aldridge, a widow, individually and as Independent Executrix of the Estate of Getty Grady Aldridge, Deceased,

of the County of Hidalgo State of Texas for and in consideration of the sum of Ten and No/100 (\$10.00) Dollars and other good and valuable consideration,

~~DOLLARS~~

to me paid, and secured to be paid, by Augustine Cano and wife, Margarita L. Cano, of Weslaco, Hidalgo County, Texas,

as follows:

The sum of Ten and No/100 (\$10.00) Dollars in cash, the receipt of which is hereby acknowledged and confessed.

As a further part of the consideration, the additional sum of Four Thousand and No/100 (\$4,000.00) Dollars being advanced to the Grantor herein by Brownsville Savings & Loan Association at the request of Grantees, said sum being evidenced by one promissory installment note in that amount of even date herewith bearing interest at the rate of 7.2% per annum, both principal and interest being due and payable to the order of Brownsville Savings & Loan Association at its offices in Brownsville, Texas, in 120 equal monthly installments of Forty Six and 86/100 (46.86) Dollars each commencing on September 1, 1965, and a like installment on the first day of each month thereafter. Said note is additionally secured by a Deed of Trust of even date herewith to C. S. Eidman, Jr., Trustee for said Association.



have Granted, Sold and Conveyed, and by these presents do Grant, Sell and Convey, unto the said

Augustine Cano and wife, Margarita L. Cano
of Weslaco,

of the County of Hidalgo State of Texas all that certain lot, tract, piece or parcel of land lying and being situated in Hidalgo County, Texas, and more particularly described as follows, to-wit:

Being the North 210 feet of the East 242 feet of Farm Tract 1009, Adams Tract Subdivision, Hidalgo County, Texas, according to a map or plat thereof now of record in the office of the County Clerk of Hidalgo County, Texas, to which map or plat reference is here made for all purposes;

This conveyance is subject to the following:

DEED

- 1. The reservation by Vinnie L. Aldridge of all of the oil, gas and other minerals lying in, on and under said property to herself, her heirs and assigns forever.
- 2. All visible easements and easements in favor of Hidalgo and Cameron Counties Water Control and Improvement District Number Nine, and any other easements of record in the offices of the County Clerk of Hidalgo County, Texas.

TO HAVE AND TO HOLD the above described premises, together with all and singular the rights and appurtenances thereto in anywise belonging unto the said

Augustine Cano and wife, Margarita L. Cano, their heirs and assigns forever and I do hereby bind myself, my heirs, executors and administrators, to Warrant and Forever Defend, all and singular the said premises unto the said

Augustine Cano and wife Margarita L. Cano, their heirs and assigns, against every person whomsoever lawfully claiming, or to claim the same, or any part thereof.

But it is expressly agreed and stipulated that the Vendor's Lien is retained against the above described property, premises and improvements, until the above described note, and all interest thereon are fully paid according to its face and tenor, effect and reading, when this deed shall become absolute.

WITNESS my hand and
this 15th day of July,

19 65

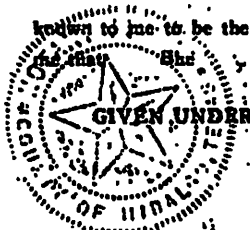
Vinnie L. Aldridge
Vinnie L. Aldridge

~~WITNESS my hand and~~

SINGLE ACKNOWLEDGMENT

THE STATE OF TEXAS,
COUNTY OF HIDALGO

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared Vinnie L. Aldridge, a widow, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to executed the same for the purposes and consideration therein expressed.



(L. S.)

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 16th day of July, A. D. 1965.
E. H. McILHERAN
NOTARY PUBLIC, HIDALGO COUNTY, TEXAS
Notary Public in and for Hidalgo County, Texas

DEED

12391

150

Warranty Deed

(WITH VENDOR'S LIEN)

FROM

VINNIE L. ALDRIDGE, A WIDOW
TO

AUGUSTINE CANO, ET UX

FILED FOR RECORD
FILED FOR RECORD THIS DATE

This day of clock M. A. D. 19

At JUL 19 1965 M.

JULIO GUZMAN

County Clerk

By County Clerk, Hidalgo County, Texas

Deputy

RECORDED

A. D. 19

In County Records

In Book on Page

County Clerk

By Deputy

CHARGE & RETURN:
Recording Fee \$

This instrument should be filed immediately with
the County Clerk for Record.

SMITH, HOLMES & JENNINGS
ATTORNEYS AT LAW
P. O. BOX 318
WESLACO, TEXAS

THE ODESS COMPANY, PUBLISHERS, DALLAS

*
 Official Receipt for Recording in:

Hidalgo County
 P.O. BOX 58

Edinburg, Texas 78540

Issued to:

RICHARD S. TALBERT
 612 SOUTH TEXAS
 968-1578
 WESLACO TX 785966222

Recording Fees

Document Description	Number	Volu	Page	Recording Amount
Recording RL	1416996			\$14.00

\$14.00

Collected Amounts

Payment Type	Amount
Check	20723
	\$14.00
	\$14.00

Total Received :	\$14.00
Less Total Recordings:	\$14.00
Change Due :	\$0.00

Thank You
 J. D. SALINAS, III - County Clerk
 By Deputy - Rebecca Mariscal

Receipt# Date Time
 0639755 12/27/2004 11:08a

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OF THE FOLLOWING INFORMATION FROM THIS INSTRUMENT BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

RELEASE OF LIEN

Date: November 1, 2004

Note:

Date: July 8, 2004
 Original Amount: TWENTY THOUSAND DOLLARS (\$20,000.00)
 Maker: ALFREDO TREVINO and wife, E. ROXANNA TREVINO
 Payee: AGUSTIN A. CANO and wife, MARGARITA L. CANO

Holder of Note and Lien: AGUSTIN A. CANO and wife, MARGARITA L. CANO

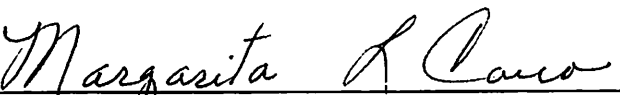
Holder's Address: 1601 S. Airport Drive, Lot#312-Weslaco, TX 78596

Note and Lien are described in the following documents Warranty Deed with Vendor's Lien recorded under Document No. 1367523 and Deed of Trust recorded under Document No. 1367524, Official Records, Hidalgo County, Texas.

Property to be released from lien: The North 210.00 feet of the East 242.00 feet of Farm Tract 1009, ADAMS TRACT SUBDIVISION, Hidalgo County, Texas, according to the map recorded in Volume 2, Page 34, Map Records in the Office of the County Clerk of Hidalgo County, Texas.

Holder of the Note acknowledges its payment and releases the property from the lien(s). When the context requires, singular nouns and pronouns include the plural.

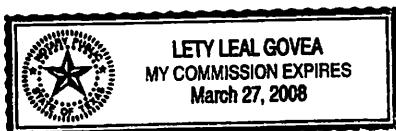

 AGUSTIN A. CANO

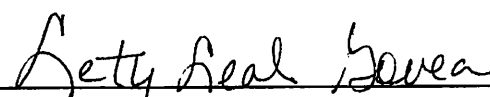

 MARGARITA L. CANO

(Acknowledgment)

State of Texas

This instrument was acknowledged before me on the 2nd day of November, 2004, by AGUSTIN A. CANO and wife, MARGARITA L. CANO.




 Notary Public, State of Texas

PREPARED BY:

Law Offices of Richard S. Talbert
 612 South Texas
 Weslaco, TX 78596-6222
 (956) 968-1578
 (956) 968-0698 (Fax)

AFTER RECORDING RETURN TO:

Mr. & Mrs. Alfredo Trevino
 4104 Monica Drive
 Weslaco, TX 78596

File/GF Number: 6415

Filed for Record in:
Hidalgo County
by J. D. Salinas, III
County Clerk

On: Dec 27, 2004 at 11:00A

As a Recording

Document Number: 1416996
Total Fees : 14.00

Receipt Number - 639755
By,
Rebecca Mariscal, Deputy

Voluntary Annexation

Nana's Taqueria- 1802 S International Blvd

Legend

 1802 S International Blvd

E 18th St

E 18th St

E 18th St

Camino de Verdad Rd

International Blvd
1015

1015

Google Earth

© 2021 Google

300 ft



ORDINANCE NO. 2021-42

AN ORDINANCE ANNEXING ADDITIONAL TERRITORY TO THE CORPORATE LIMITS OF THE CITY OF WESLACO, HIDALGO COUNTY, TEXAS ON VOLUNTARY PETITION OF AREA LAND OWNER SUCH LAND BEING 1.166 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 15.00 acres and are more specifically described as follows, to-wit:

METES & BOUNDS DESCRIPTION

Being the North 210 feet of the East 242 feet of Farm Tract 1009, Adams Tract Subdivision, Hidalgo County, Texas, according to a map or plat thereof now of record in the office of the County Clerk of Hidalgo County, Texas. (Exhibit A)

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 19th day of October 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

—

The map shows Lot 1, 1.166 Ac., situated between Mile 6 North Road and FM 1015. The lot's dimensions are 210.00' North, 242.00' East, and 242.00' West. The lot contains a house, a garage, a car port, a well, and various utility lines. The map also shows the N.E. corner of Farm Tract 1008 and the Adams Tract Subdivision.

Property Line.....
Fd. Iron Pin.....
Wire Fence

PLAT OF A 1.166 ACRE TRACT.
OUT OF THE NORTH 210.10
FT. OF THE EAST 242.00 FT.
OF FARM TRACT 1009,
ADAMS TRACT SUBDIVISION
HIDALGO COUNTY, TEXAS

This survey is being provided solely for the use of the current parties and that no license has been created, express or implied, to copy the survey except as is necessary in conjunction with the original transaction which shall take place within a six (6) months time period.

This is to certify that the foregoing plat is, to the best of my knowledge, a true and complete representation of properties as surveyed under my direction.

Signe
Date

William R. Shea
07/26/04



Siger,
Winston,
Greenwood,
& Associates, Inc.

S W G

CONSULTING ENGINEERS
WESLACO-McALLEN
TEXAS

SINCE 1945
COPYRIGHT 2004

S-4795

7-20-04



Standardized Agenda Request Form

Date of Meeting: October 19, 2021		Agenda Item No. (to be assigned by CSO): 2021-4749	
From: REBEKAH DE LA FUENTE			
Subject: Discussion and consideration to approve Ordinance 2021-43 for the abandonment of a 50-foot right-of-way on West Esplanada Street and North Georgia Street and authorize the Mayor to execute any related documents. First reading of Ordinance 2021-43. Possible action. (Staffed by Planning & Code Enforcement Department.)			
Background: The original warehouse was constructed in 1944. The right of way was originally dedicated as part of the Pike Snead subdivision in 1967. However, this portion of right-of-way was never constructed.			
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:			
Advisory Review, if any (name of board/committee, date of action, recommendation):			
NORMA CANTU REBEKAH DE LA FUENTE Mike Perez		Created/Initiated Approved Final Approval	
City Manager Comments: Approve.			
Staff Recommendation: Staff recommends the approval of the abandonment of the 50-foot right-of-way for West Esplanada Street and North Georgia Street.			
Attachments, if any: ROW- Memo, Ltr. City of Weslaco , Pike Snead Plat, O2021-43 Abandonment of 50' ROW Esplanada and N. Georgia			
Responsibilities upon Approval: Staff is 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

MEMO

TO: Mayor and City Commission

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

RE: 50' Rights-of-way Abandonment

DATE: October 12, 2021

The original warehouse was constructed in 1944. The right of way was originally dedicated as part of the Pike Snead subdivision in 1967. However, this portions of Esplanada and N. Georgia rights-of-way was never fully constructed. The property owner has submitted a request to have the two portions of rights-of-ways abandoned and ownership transferred back to the property owner.

Thank you,

Rebekah de la Fuente, CFM

JONES, GALLIGAN, KEY & LOZANO, L.L.P.

F. L. Jones (1939-2007)
Robert L. Galligan
Terry D. Key (Retired)
Anita G. Lozano
Matthew L. Jones
Lance A. Kirby
Rebecca Gay Jones
Rudy Salinas, Jr.

ATTORNEYS AT LAW
Town Center Tower
2300 West Pike Blvd., Suite 300, Weslaco, Texas 78596
P. O. Drawer 1247, Weslaco, Texas 78599-1247
Telephone: (956) 968-5402
General Fax: (956) 968-6089 - Litigation Fax: (956) 969-9402

*1400 E. Madison, Suite 4, Brownsville, Texas 78520
Telephone: (956) 621-0710

Ivan F. Pérez
Eugene R. Vaughan, III
Paola R. Guerrero
Gregory P. Kerr
*Juan M. Pequeño, Jr.
Lauren K. Christy
David Lozano
Alexandro Benavides

Writer's e-mail: dlozano@jkgll.com
File No.:

September 22, 2021

Mr. Mike Perez, City Manager
City of Weslaco
255 S. Kansas Ave.
Weslaco, Texas 78596

Via Email: mrperez@weslacotx.gov

Re: Request for Abandonment of Dedicated Road by the City of Weslaco (the "City")

Dear Mr. Perez:

Our firm serves as legal counsel for the owner of the property located on the corner of W. Huisache and Border Ave in Weslaco, Hidalgo County, Texas (the "Property"). A survey has been done that shows that there exists a dedicated road to the City for the continuation of Esplanada Street and North Georgia Street through the Property. Attached is a survey as well as an aerial view of the Property with a drawing that outlines the Property and the dedicated road. As you know, those streets were never constructed and are not open.

The purpose of this letter is to request that the dedicated roads be abandoned by the City so as to unencumber the Property. We will be working with the surveyor to have a metes and bounds description of the dedicated roads submitted to the City.

If there is any other information you may need from us, please let us know and we will be sure to promptly provide it.

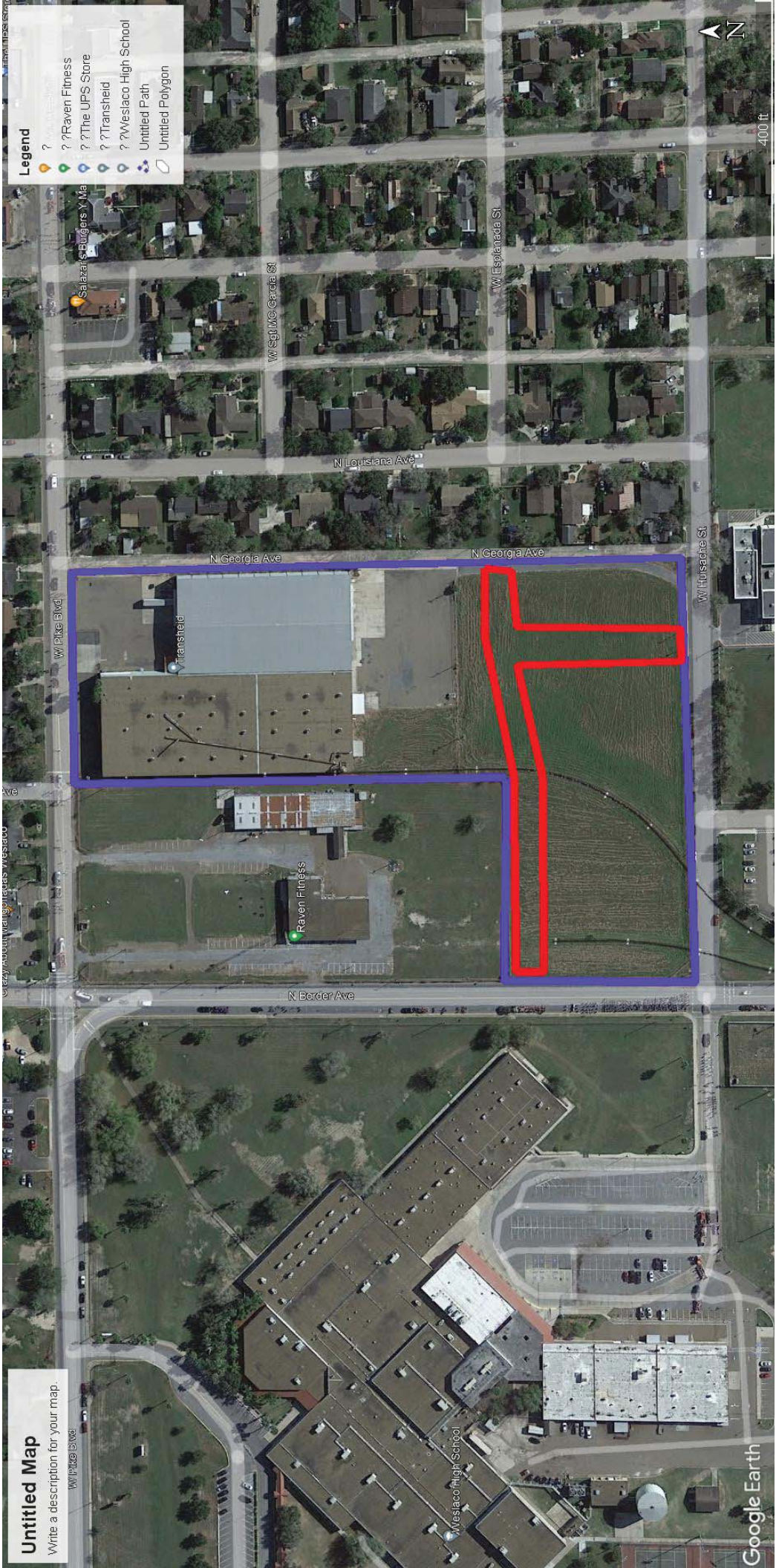
We thank you in advance for your consideration of this request.

Very truly yours,

JONES, GALLIGAN, KEY & LOZANO, L.L.P.

BY: _____

DAVID LOZANO



Untitled Map

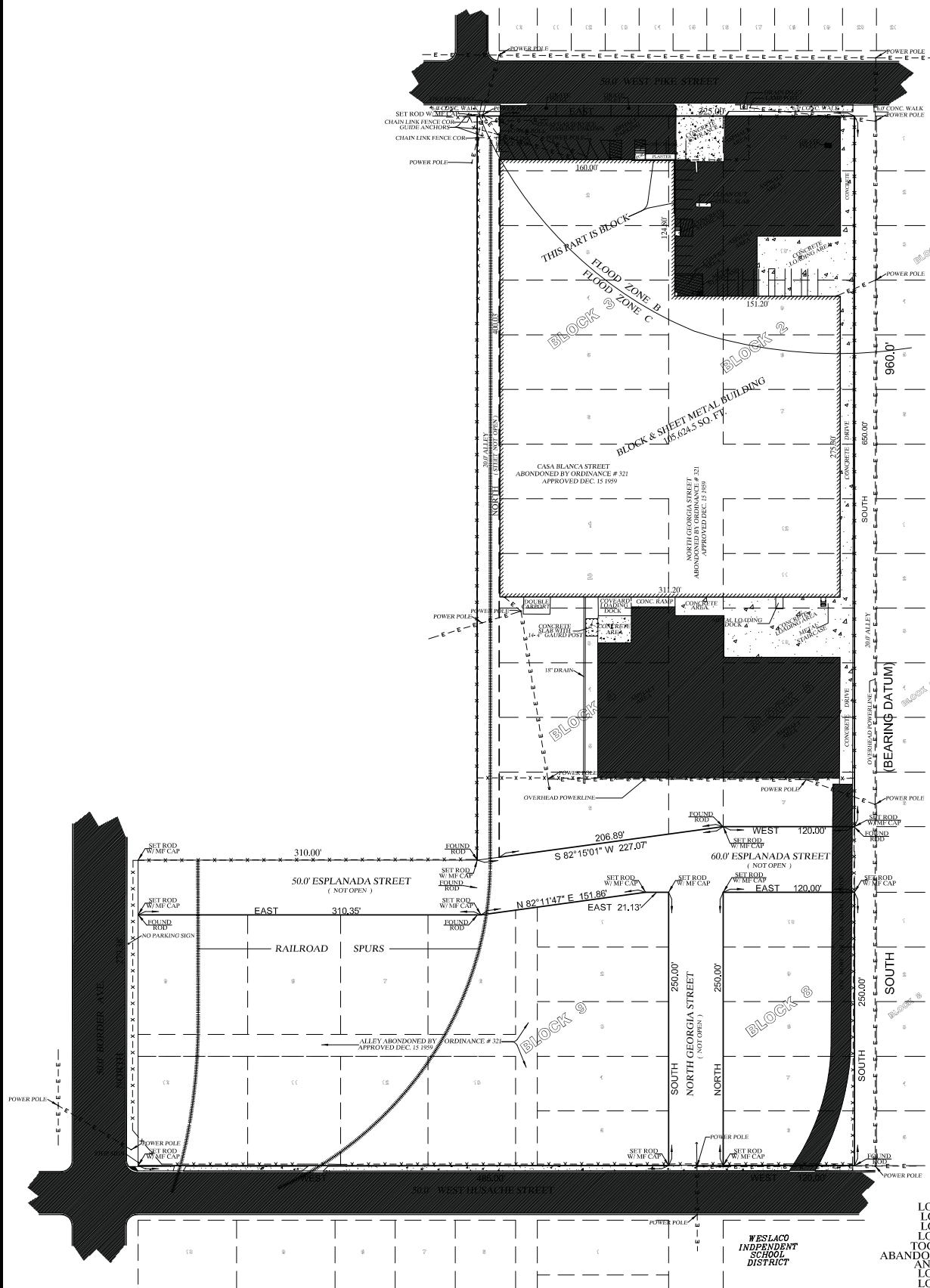
Write a description for your map.

Legend

- ? ? Raven Fitness
- ? ? The UPS Store
- ? ? Transfield
- ? ? Wesleyaco High School
- Untitled Path
- Untitled Polygon



400 ft



I, MICHAEL FABIAN, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THE FOREGOING MAP IS A REPRESENTATION OF SURVEY MADE ON THE GROUND UNDER MY SUPERVISION AND THAT THERE ARE NO VISIBLE DISCREPANCIES, CONFLICTS, OR SHORTAGES IN AREA OR BOUNDARY LINES, OR ANY ENCROACHMENTS OR OVERLAPPING OF IMPROVEMENTS EXCEPT AS SHOWN ON THIS PLAT. THIS PROPERTY IS IN FLOOD ZONE "S" & "C" OF THE FLOOD INSURANCE RATE MAPS.

COPY

MICHAEL FABIAN
REGISTERED PROFESSIONAL LAND SURVEYOR
MALLEN, TEXAS

NOTE:
SURVEY DONE WITHOUT THE BENEFIT OF
A TITLE REPORT OR TITLE COMMITMENT.

PREPARED BY
MICHAEL FABIAN SURVEYING, INC.
Land Surveying & Consultants
320 North 15th Street
McAllen, Texas

Phone: (956) 630-1432 Fax: (956) 687-4660

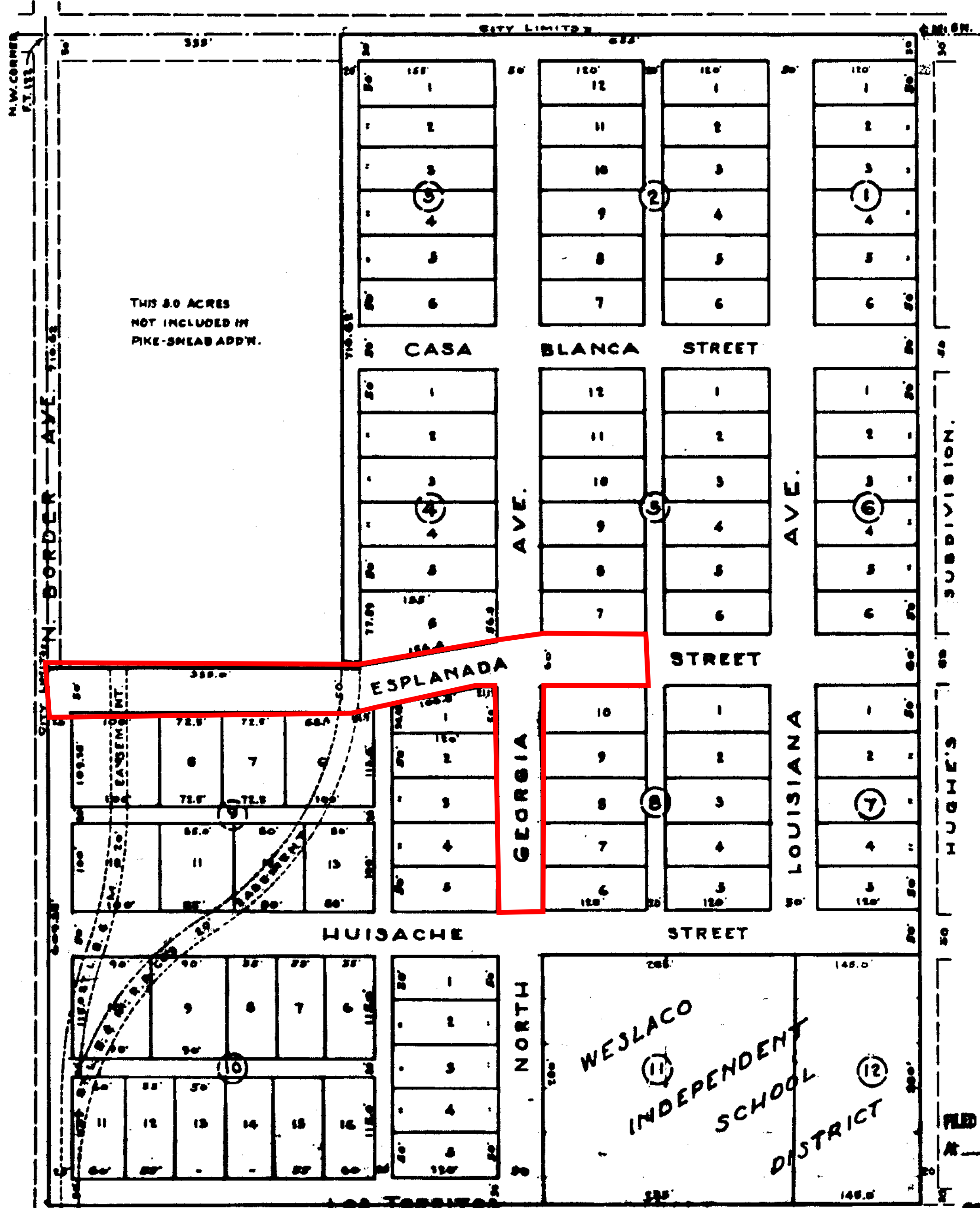
Right-of-Way, Topographic, Construction Stakeout, Subdivision,
Coordination, Well Locations, Mortgage Surveys
MICHAEL FABIAN, R. P. L. S.

WO#: 02555 CRD: W02555
SCALE: 1"=60' DATE: 6-01-2012

MAP OF
THE PIKE-SNEAD ADDITION
WESLACO, TEXAS.

SCALE: 1"=100'
MARCH, 1956.

H. E. BENNETT, C.E.
WESLACO, TEXAS.



FILED FOR RECORD THIS DATE
At 11:20 AM

MAR 5 1957

Geo. L. Anderson
County Clerk, Hidalgo County, Texas
By: [Signature] Deputy

STATE OF TEXAS:
COUNTY HIDALGO:

KNOW ALL MEN BY THESE PRESENTS, THAT WE, HERBERT M. PIKE AND TED R. SNEAD, OWNERS OF 25 ACRES OUT OF THE WEST 30 ACRES OF FARM TRACT 122, BLOCK 163, WEST TRACT SUBDIVISION, HIDALGO COUNTY, TEXAS, HAVE CAUSED THE SAME TO BE SUBDIVIDED AND PLATTED AS SHOWN ON THE ACCOMPANYING MAP, TO BE KNOWN AS "THE PIKE-SNEAD ADDITION", WESLACO, TEXAS, AND WE DO HEREBY DEDICATE THE AVENUES, STREETS AND ALLEYS AS SHOWN, TO THE USE OF THE PUBLIC FOREVER.

EXECUTED THIS 2ND DAY OF MAY - A.D. 1956.

Herbert M. Pike
Ted R. Snead

STATE OF TEXAS:
COUNTY HIDALGO:

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR HIDALGO COUNTY, TEXAS, ON THIS DAY PERSONALLY APPEARED HERBERT M. PIKE AND TED R. SNEAD, KNOWN TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND EACH ACKNOWLEDGED TO ME THAT THEY SIGNED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 2ND DAY OF MAY A.D. 1956

Garland F. Smith
GARLAND F. SMITH
NOTARY PUBLIC in and for
HIDALGO CO, TEXAS.

STATE OF TEXAS:
COUNTY HIDALGO:

THIS IS TO CERTIFY THAT THE FOREGOING MAP OF "THE PIKE-SNEAD ADDITION, WESLACO, TEXAS" IS TO THE BEST OF MY KNOWLEDGE, A FULL, TRUE AND COMPLETE REPRESENTATION OF THE ABOVE ADDITION, AS SUBDIVIDED INTO LOTS, BLOCKS, STREETS AND ALLEYS, AS PLATTED HEREON BY ME.

WITNESS MY HAND AND SEAL THIS THE 19TH DAY OF MARCH A.D. 1956

H. E. Bennett
H. E. BENNETT.
REGISTERED PROFESSIONAL ENG'R.

STATE OF TEXAS:
COUNTY HIDALGO:

SWORN AND SUBSCRIBED TO BEFORE ME THIS 19TH DAY OF March A.D. 1956

Garland F. Smith
GARLAND F. SMITH
NOTARY PUBLIC in and for
HIDALGO CO, TEXAS.

APPROVED BY THE CITY COMMISSION OF THE CITY OF WESLACO, TEXAS, AT ITS REGULAR MEETING ON THE 20TH DAY OF May, 1956.

ATTEST:

V. S. Thompson
V. S. Thompson, City Secretary.

Chas M. Hearre
CHAS M. HEARRE, Mayor.

ORDINANCE NO. 2021-43

AN ORDINANCE ABANDONING 636.89 FEET OF ESPLANADA STREET ALSO BEING 50' RIGHT-OF-WAY LOCATED BETWEEN N. GEORGIA AVE AND N. BORDER AVE AND 250.00 FEET OF N. GEORGIA STREET FROM ESPLANADA ST. TO HUISACHE STREET, AS DEDICATED BY PIKE SNEAD SUBDIVISION, IN HIDALGO COUNTY, WESLCO, TEXAS AND ORDAINING OTHER MATTERS WITH RESPECT TO THE SUBJECT MATTER HEREIN.

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

WHEREAS, 636.89 feet of Esplanada Street also being 50' right-of-way located between N. Georgia Ave. and N. Border Ave and 250.00 feet of N. Georgia Street from Esplanada Street to Huisache Street, in Hidalgo County, Texas which is more particularly described in Exhibit "A" & "B", which is attached hereto and incorporated by reference herein; and

WHEREAS, said dedicated ROW was recorded in Vol 12 Page 17 of the Map Records of Hidalgo County, Texas; and

WHEREAS, the City does not require the dedication of the continuation of these rights-of-way as indicated in Exhibit "A" & "B"; and

WHEREAS, it is the opinion of the Weslaco City Commission of the City of Weslaco that it is in the best interest of the City of Weslaco that said 50' Rights-of-Way be abandoned.

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

The 50' Rights-of-Way described in Exhibit "A", shall be and the same is hereby abandoned.

PASSED AND APPROVED on first reading at a regular meeting of the City Commission this 19th day of October 2021.

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

CITY OF WESLACO

David Suarez, MAYOR

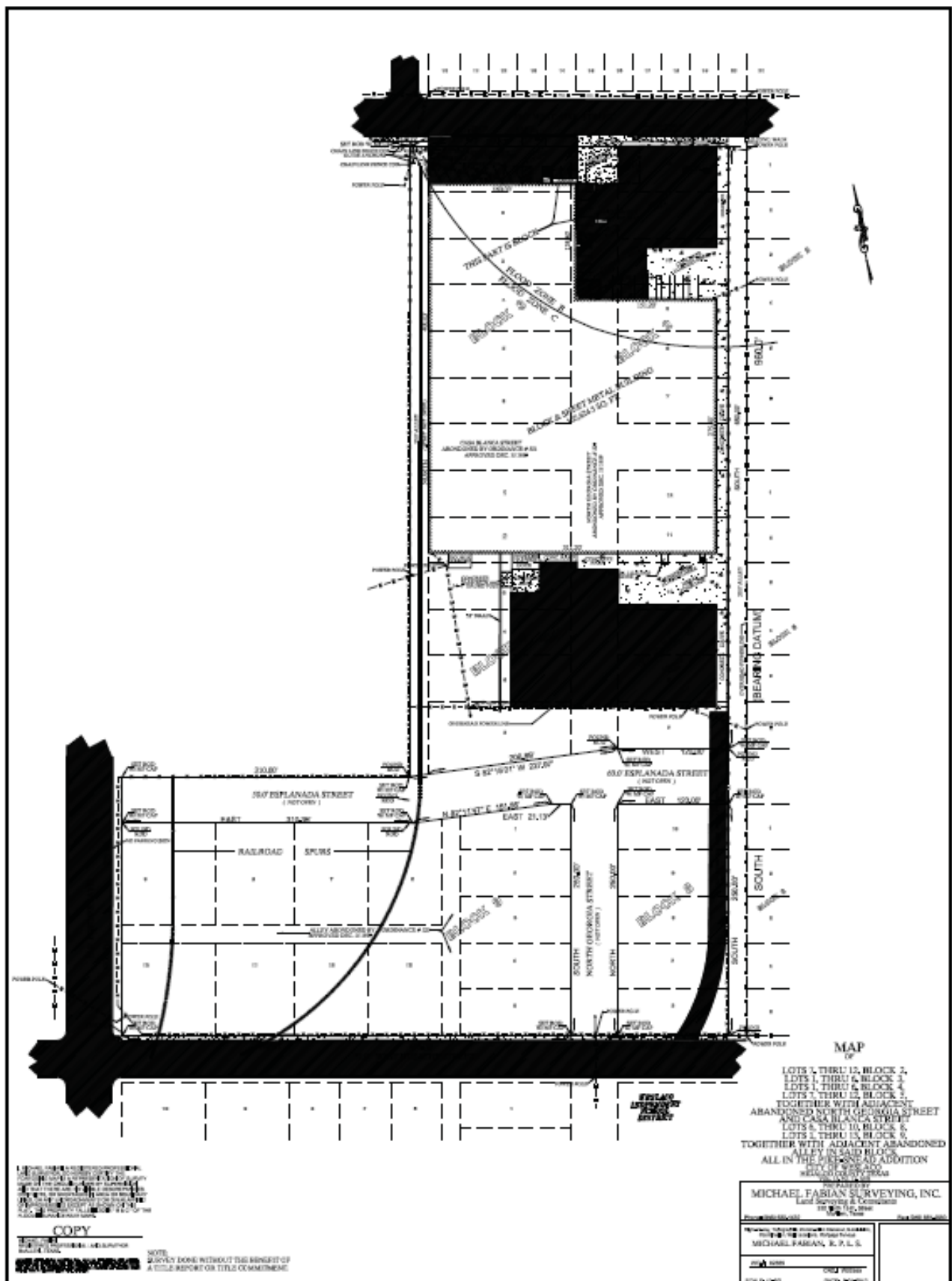
ATTEST:

Norma A. Cantu, CITY SECRETARY

APPROVED AS TO FORM:

Juan E. Gonzalez, CITY ATTORNEY

Exhibit "A"



3591

**MAP OF
THE PIKE-SNEAD ADDITION
WESLACO, TEXAS.**

SCALE 1"=100'
MARCH 1936

H. E. BENNETT
WESLACO, TEXAS

THE 20 ACRES
NOT INCLUDED IN
PIKE-SNEAD ADDITION.

WESLACO INDEPENDENT SCHOOL DISTRICT

FILED FOR RECORD THIS DATE
MAR 5 1936
COUNTY CLERK, HIDALGO COUNTY, TEXAS
By: [Signature]

STATE OF TEXAS
COUNTY HIDALGO

KNOW ALL MEN BY THESE PRESENTS, THAT WE, EDWARD M. PIKE AND THE S. SNEAD, OWNERS OF 24 ACRES OUT OF THE
WEST 30 ACRES OF FARM TRACT 122, BLOCK 163, WEST TRACT SUBDIVISION, HIDALGO COUNTY, TEXAS, HAVE CAUSED THE SAME TO BE
SUBDIVIDED AND PLATTED AS SHOWN ON THE ACCOMPANYING MAP, TO BE KNOWN AS "THE PIKE-SNEAD ADDITION", WESLACO, TEXAS, AND WE
DO HEREBY DELEGATE THE ATTORNEYS, AGENTS AND ALIENS AS SEEN, TO THE USE OF THE PUBLIC POWER.

EXECUTED THIS 27th DAY OF MAY - A.D. 1936.

STATE OF TEXAS
COUNTY HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR HIDALGO COUNTY, TEXAS, ON THIS DAY PER-
SONALLY APPEARED EDWARD M. PIKE AND THE S. SNEAD, KNOWN TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FORGON-
ING INSTRUMENT, AND EACH ACKNOWLEDGED TO ME THAT THEY SIGNED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 27th DAY OF MAY A.D. 1936

STATE OF TEXAS
COUNTY HIDALGO

THIS IS TO CERTIFY THAT THE FOREGOING MAP OF "THE PIKE-SNEAD ADDITION, WESLACO, TEXAS" IS TO THE BEST OF
MY KNOWLEDGE, A TRUE, CORRECT AND COMPLETE REPRESENTATION OF THE ABOVE ADDITION, AS SUBDIVIDED INTO LOTS, BLOCKS, STREETS AND
ALLEYS, AS PLATTED HEREIN BY ME.

WITNESS MY HAND AND SEAL THIS 27th DAY OF MARCH A.D. 1936

STATE OF TEXAS
COUNTY HIDALGO

SWORN AND SUBSCRIBED TO BEFORE ME THIS 17th DAY OF March A.D. 1936

APPROVED BY THE CITY COMMISSION OF THE CITY OF WESLACO, TEXAS, AT ITS REGULAR MEETING ON THE
20th DAY OF May 1936.

ATTEST: [Signature]
J. G. Thompson, City Secretary.

[Signature]
H. E. BENNETT,
REGISTERED PROFESSIONAL ENG'R.

[Signature]
CARLOS F. SMITH
NOTARY PUBLIC in and for
HIDALGO CO., TEXAS.

[Signature]
CHAS. M. LEAHUE, Mayor.



Standardized Agenda Request Form

Date of Meeting: October 19, 2021		Agenda Item No. (to be assigned by CSO): 2021-4761	
From: JOSE PEDRAZA			
Subject: Discussion and consideration for approval to purchase a 2022 - 2023 FORD F-250 Animal Control Unit from Caldwell Country Ford at a cost of \$68,695 under Buy Board Contract # 601-19 and authorize the Mayor to execute any related documents. Possible action. (Staffed by Planning & Code Enforcement Department.)			
Background: Animal Control Unit comes with special equipment that local dealers do not carry. Staff has attempted to obtain quotes from local dealers, including Ford Payne and Burns motors, but they were unable to provide quotes for the type of unit we needed. For that reason, we are recommending a buyboard company.			
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 JOSE PEDRAZA REBEKAH DE LA FUENTE Mike Perez		Created/Initiated Approved Approved Final Approval	
City Manager Comments: Approve.			
Staff Recommendation: Staff recommends approval.			
Attachments, if any: CPS-BUYBOARD-ROCKDALE COUNTRY FORD.doc WESLACO -2022 FORD F250 SUPER CAB 4X4 (GAS) W-DEERSKIN BODY X2B-1X-SEPTEMBER22 (CAPQ102312)			
Responsibilities upon Approval:			

QUOTE# 00BB-DEERSKIN-CAPQ102312

CONTRACT PRICING WORKSHEET

End User: CITY OF WESLACO	Contractor: ROCKDALE COUNTRY
Contact Name: JOE PEDRAZA	ROCKDALE COUNTRY FORD DBA CALDWELL COUNTRY
Email: JPEDRAZA@WESLACOTX.GOV	Prepared By: Averyt Knapp
Phone #: 956-973-3123	Email: aknapp@caldwellcountry.com
Fax #:	Phone #: 979-567-6116
Location City & State: WESLACO, TX	Fax #: 979-567-4376
Date Prepared: SEPTEMBER 22, 2021	Address: P. O. Box 72, ROCKDALE, TX 76567
Contract Number: BUY BOARD #601-19	Tax ID # 27-3037856

Product Description: 2022-2023 FORD F250 F2A

A Base Price & Options:

\$68,295

B Fleet Quote Option:

Code	Description	Cost	Code	Description	Cost
	4X4-SUPER CAB, 10,000#GVWR, 6.2L- V8, 6-SPD AUTOMATIC, 3.73 E-LOCKING REAR AXLE DIFFERENTIAL, LT245/75R17E (5), SKID PLATE, 40-20-40 VINYL SEATS, FULL RUBBER FLOOR, AIR CONDITION, AMFM- STEREO W/SYNC, TILT, POWER WINDOWS, POWER LOCKS, POWER TRAILER TOW MIRRORS, KEYLESS ENTRY, 56"CA, REAR VISION CAMERA PREP KIT8-SURFACE MT TRIO ION B/A W/WHT (WIRE TRIO W/OVERRIDE, 2 FRONT GRILLE, 2 REAR BOX BOTTOM, 2 ABOVE REAR TIRE, 2 ABOVE FRONT TIRE, 8-LT DOMINATOR TIR3 T/A AMBER, DOMINATOR ANGLE MOUNT BRACKET, IB8MMM 48" WECAN DUO BLUE/AMBER 10X 1BDLMITL3IA3MKEZ29, POWER DISTRIBUTION KIT, WIRING HARNESS, DEERSKIN ACCM6 6- COMPARTMENT ANIMAL CONTROL UNIT, 12 VOLT EXHAUST FAN, 6- LED INTERIOR LIGHTS, 3-SWINGING PARTITIONS, BACKUP CAMER, BACKUP ALARM, 6-SECONDARY SAFETY	INCL			

	DOOR, STEP BUMPER, 6-RUBBER MATS, LED DIRECTIONAL LIGHT BAR				
	FORD WARRANTY 5YR/60,000 MILES POWERTRAIN @ N/C	INCL		ROCKDALE COUNTRY FORD PO BOX 72 ROCKDALE, TEXAS 76567	
Subtotal B					INCL
C Unpublished Options					
Code	Description	Cost	Code	Description	Cost
Subtotal C					
D Other Price Adjustments (Installation, Delivery, Etc...)					
Subtotal D					INCL
E Unit Cost Before Fee & Non-Equipment Charges (A+B+C+D)					\$68,295
Quantity Ordered					1
Subtotal E					\$68,295
F Non-Equipment Charges (Trade-In, Warranty, Etc...)					
BUY BOARD FEE					\$400
G. Color of Vehicle: WHITE					
H. Total Purchase Price (E+F)					\$68,695
Estimated Delivery Date:					310-360 DAYS APPX



Standardized Agenda Request Form

Date of Meeting: October 19, 2021		Agenda Item No. (to be assigned by CSO): 2021-4718	
From:			
Subject: Discussion and consideration on Ordinance 2021-44 granting Freeport Tax Exemption in the City of Weslaco and authorize the Mayor to execute any related documents. First reading of Ordinance 2021-44. 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 Ordinance - First Reading			
If item previously considered, provide date and action by Commission:			
If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners:			
Advisory Review, if any (name of board/committee, date of action, recommendation):			
NORMA CANTU Mike Perez		Created/Initiated Final Approval	
City Manager Comments: Approve.			
Staff Recommendation:			
Attachments, if any: O2021-44 Freeport exemption			
Responsibilities upon Approval:			

ORDINANCE 2021-44

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF WESLACO, TEXAS RESCINDING ANY PREVIOUS ORDINANCE, RESOLUTION, ORDER, OR DECREE THAT AUTHORIZED THE TAXATION OF FREEPORT GOODS AND GRANTING FREEPORT TAX EXEMPTION; PROVIDING A SEVERABILITY CLAUSE; PROVIDING AN EFFECTIVE DATE, AND ORDAINING OTHER MATTERS WITH RESPECT TO THE SUBJECT MATTER HEREOF.

WHEREAS, Texas Code § 11.251 and Texas Constitution Article VIII, Section 1-j provide for the exemption of certain tangible personal property from ad valorem taxation: and

WHEREAS, “Freeport Goods” as referred to herein shall mean that property as defined by Texas Tax Code §11.251 and Texas Constitution Article VIII, Section 1-j; and

WHEREAS, the City of Weslaco, opted to continue taxing Freeport Goods; and

WHEREAS, Texas Constitution Article VIII, Section 1-j(b) provide that (1) the City may subsequently exempt Freeport Goods from taxation by rescinding its action to tax Freeport Goods: (2) the exemption applies to each tax year that begins after the date of action is taken and applies to the tax year in which the action is taken if the governing body so provides; and (3) the city may not take action to tax such Freeport Goods after the rescission; and

WHEREAS, the City Commission of the City of Weslaco, Texas finds that rescinding its prior action to tax Freeport Goods is in the best interest of the City.

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

SECTION 1. The recitals contained in the preamble of this ordinance are determined to be true and correct and are hereby adopted as part of the ordinance.

SECTION 2. The City of Weslaco, Texas hereby rescinds all prior actions to tax Freeport Goods in accordance with the Texas Constitution Article VIII, Section 1-j (b).

SECTION 3. The City of Weslaco, Texas hereby exercises its authority under Texas Constitution Article VIII, Section 1-j (b) and exempts Freeport Goods from ad valorem taxation.

SECTION 4. The City of Weslaco, Texas does hereby make the tax-exempt status of qualified Freeport Goods effective as of _____, 20__.

SECTION 5. SEVERABILITY CLAUSE. It is hereby declared that the section, sentence, paragraph, clauses and phrases of this Ordinance are severable and, if any phrase clause sentence, paragraphs, and section of this ordinance shall be declared unconstitutional or invalid by the

valid judgement or decree of any court of competent jurisdiction , such unconstitutionality or invalidity shall not affect any remaining phrases, clauses, sentences, paragraphs, and section of this ordinance, because the same would have been enacted by the City Commission without the incorporation of any such unconstitutional phrase, clause, sentence, paragraph, or section.

SECTION 6. All ordinances and parts thereof in conflict herewith are hereby expressly repealed insofar as the conflict herewith.

SECTION 7. The City Commission hereby directs the City Secretary to publish this ordinance, if necessary, in accordance with the Texas Local Government Code.

PASSED AND APPROVED on first reading at a regular meeting of the City Commission this 19th day of October 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: October 19, 2021		Agenda Item No. (to be assigned by CSO): 2021-4723	
From: David Arce			
Subject: Discussion and consideration to reject all bids for Sanitation Building Renovations RFB#2020-21-23 and allow staff to rebid, and authorize the Mayor to execute any related documents. Possible action. (Staffed by Public Works Department.)			
Background: All bids are over the budget. We will sit down with the architect to value engineer the building where possible.			
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):			
David Arce		Created/Initiated	
Pete Garcia		Approved	
Mike Perez		Final Approval	
City Manager Comments: Approve.			
Staff Recommendation: Staff recommends to reject and rebid the project.			
Attachments, if any: REJECT BIDS RENOVATION Memo, 2115 - Proposal Tabulation Sheet-101221			
Responsibilities upon Approval:			

City of Weslaco

"The City on the Grow"



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

Mike R. Perez, City Manager

INTERNAL MEMO PUBLIC WORKS DEPARTMENT

Date: October 19, 2021

To: City Commission

From: David Arce, Deputy Public Works Director

Subject: REJECT BIDS SANITATION BUILDING RENOVATIONS

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

On October 12, 2021 we received 3 bids for the renovations of the sanitation building. We are requesting to reject all bids for Sanitation Building Renovations RFB#2020-21-23 and allow staff to rebid. The cost range submitted is from 410,000 to 1,013,000.

Staff Recommends reject all bids.

GENERAL CONTRACTOR PROPOSAL TABULATION

Project: Sanitation Building Renovation - RFB#2020-21-23
District: City of Weslaco
AAA Project No.: 2115
Proposal Date and Time: October 12, 2021 @ 11:00 AM

	Proposers				
	Holchemont Construction	R & G Contractors	Terra Fuerte	SAMES	
Bid Bond	☒	☒	☒	NO BID	
Addenda #01	☒	☒	☒		
Addenda #02	☒	☒	☒		
Alternate #01 - Furring out CMU walls with metal studs and power requirements.	\$70,000.00	\$30,000.00	\$16,000.00		
Base Proposal	\$1,013,000.00	\$410,500.00	\$780,000.00		
Days for Construction	210	210	210		



Standardized Agenda Request Form

Date of Meeting: October 19, 2021		Agenda Item No. (to be assigned by CSO): 2021-4722	
From: David Arce			
Subject: Discussion and consideration to approve the purchase of 2-way radios from Tri County Communications through Buyboard Contract #603-20/604-20 in the amount not to exceed \$56,273 and authorize the Mayor to execute any related documents. Possible action. (Staffed by Public Works Department.)			
Background: The 2 way radios will be used in the operation of brush and garbage-collection. Supervisors, drivers, mechanics will have radios to communicate throughout the day while on the routes. We have purchased previous two-way radios from this vendor located in Weslaco, with fire, police, code enforcement, EOC, etc.			
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):			
David Arce		Created/Initiated	
Pete Garcia		Approved	
Mike Perez		New	
City Manager Comments: Approve.			
Staff Recommendation: Approval			
Attachments, if any: Portable Radios Memo, Tri County Comm - Quote			
Responsibilities upon Approval:			

City of Weslaco

"The City on the Grow"



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

Mike R. Perez, City Manager

INTERNAL MEMO PUBLIC WORKS DEPARTMENT

Date: October 19, 2021
To: City Commission
From: David Arce, Deputy Public Works Director
Subject: TWO-WAY RADIOS
Cc: Mike Perez, City Manager
Vidal Roman, Finance Director

Public Works Department is requesting approval to purchase 2-way radios for solid waste collection and brush collection division in the amount of \$56,273 from buyboard vendor Tri-County Communications, LTD from Weslaco. These radios will be used to communicate with brush and garbage trucks as they are on routes around the city.

Staff Recommends Approval.

TRI-COUNTY COMMUNICATIONS, LTD**1421 East Pike Blvd, Weslaco, TX 78596****956-447-8440**

Company	City of Weslaco Public Works	Date:	10/4/2021
Address:	1912 Joe Stephens Ave	Sales Rep:	Jada Valdez
City/St/Zip	Weslaco, TX 78599	Phone:	956-793-8735
Attn:	David Arce	Email:	darce@weslacotx.gov

Qty	Description	Unit Price	Total
	BuyBoard Contract #'s 603-20/604-20		\$ -
	P25 Trunking 7/800 Portable Radios		\$ -
7	TCC-P25P P25 PORTABLE RADIO	\$ 2,350.00	\$ 16,450.00
	Tait TP9600 Portable, 700/800 MHz, P25 Trunking, Phase II, Scan		\$ -
	TP9655K5EC-T PORTABLE P25 4Key 762-870MHz Body Only - Orange		\$ -
	TPA-AN-028- ANTENNA, 762-870MHZ,Ant 762-870MHz Helical		\$ -
	T03-00011-EAAA-Battery High Capacity Li-Ion 3300mAh		\$ -
	T03-00012-AEFA- CHARGER, SINGLE BAY, LI-ION W/ PLUG PACK		\$ -
	TPA-CA-201 Belt Clip 55mm		\$ -
	TPAS152- P25 Trunking Services Combo		\$ -
	2 YR WARRANTY		\$ -
	*** Radios do not include AES Encryption Software***		\$ -
			\$ -
			\$ -
15	TCC-P25M- P25 MOBILE RADIO	\$ 2,300.00	\$ 34,500.00
	TAIT TM9400 Mobile- P25 7/800 P25 Trunking		\$ -
	TM9400K5DA-T 762-870MHz MUHF 35Watts Body ExtAlm Only		\$ -
	T02-00026-2001 Kit Mobile Mount U-Cradle		\$ -
	T02-00026-1004 Kit Mobile Cable MUHF 30-50Watts		\$ -
	T02-00071-AAAB TM9400 Large Control Head Local Black		\$ -
	T02-00005-AAAA TM Standard Microphone TDMA		\$ -
	TMAS152 P25 Trunking Services Phase 2		\$ -
15	TCC-MOANT- Mobile Antenna - Low Profile Antenna	\$ 45.00	\$ 675.00
15	TCC-LMR400- COAX CABLE- Antenna Cable	\$ 18.00	\$ 270.00
15	Installation of radios in units	\$ 212.50	\$ 3,187.50
			\$ -
			\$ -
1	Template Fee- One time	\$ 150.00	\$ 150.00
22	Programming	\$ 45.00	\$ 990.00
1	Shipping	\$ 50.00	\$ 50.00
	Subtotal:		\$ 56,272.50
	Sales Tax:		
	Total		\$ 56,272.50

Quotation good for 30 days

A 25% Re-stocking fee will apply for canceled orders.

SALES * SERVICE * WARRANTY
HARRIS * TAIT * MOTOROLA SOLUTIONS

Signature of Accepting Official

Date

This Proposal contains confidential information intended for a specific individual and purpose and is protected by law. If you are not the intended recipient, please contact sender immediately at 956-447-8440 and destroy all copies. You are hereby notified that any disclosure, copying, or distribution of this message is strictly prohibited.

05/16/2014



Standardized Agenda Request Form

Date of Meeting: October 19, 2021		Agenda Item No. (to be assigned by CSO): 2021-4725
From:		
Subject: Discussion and consideration to approve purchase of survey equipment through DIR Contract #DIR-CPO-4504 in the amount of \$32,256.37 and authorize the 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 Albert Aldana Mike Perez		Created/Initiated Approved New
City Manager Comments: Approve.		
Staff Recommendation: Staff recommends approval.		
Attachments, if any: 10-05-21CC_Survey Equipment		
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: October 5, 2021

TO: Mayor Suarez, City Commissioners &
City Manager Perez

FROM: Albert J. Aldana, P.E.
City Engineer

SUBJECT: **Purchase of Survey Equipment**

Engineering Department seeks your approval to purchase survey equipment in the amount of **\$32,256.37** through Texas Department of Information Resources (DIR) contract DIR-CPO-4504.

Our department's existing survey equipment is in bad condition and has been in repairs several times. We have had to return to the field several times on projects to collect survey data because of equipment failure.

The replacement equipment that we feel serves our needs best is provided by All-Terra Central – McAllen, the only local supplier of Trimble Survey Equipment. Their quote for a complete package of survey equipment with the latest technology will enable us to get survey points under trees, near buildings and points that are taken when the rod is not level. This enables more efficient and faster surveys even in cloudy days because the equipment can connect to more satellites. Additionally, the quote includes Real Time Kinematic (RTK) network subscription that is vital to surveying. This subscription makes us capable of using local fixed survey stations that the network provides, and this makes for much more accurate surveying.

Staff recommends approval of this purchase. See attached quote.

Let me know if you have any questions or require additional information.

Sincerely,

A handwritten signature in blue ink, appearing to read "Aldana", is written over a light blue circular stamp.



AllTerra Central - McAllen, 1209 E Jasmine Avenue, McAllen, TX 78501
956-961-4591

SALES QUOTE

Sales Quote Number: SQ-46899

Sales Quote Date: 09/28/21

Page: 1

Quote Expiration Date: 10/12/21



DIR-CPO-4504

Sell

To: City of Weslaco
Attn: Engineering Department
Albert Aldana
255 S. Kansas Ave
Weslaco, TX 78596

Ship

To: City of Weslaco
Attn: Engineering Department
255 S. Kansas Ave
Weslaco, TX 78596

Ship Via
Terms

Net 30 Days

Customer ID 500950
SalesPerson Valladares/Wilburn
Phone No. 210-999-0909

DIR Disc
%

Item No.	Description	Unit	Quantity	Unit Price	DIR Disc %	Total Price
****R12i GPS Receiver****						
R12I-101-60-01	R12i, Model 60, ROW	Each	1	8,000.00	15.5	6,760.00
R12I-CFG-001-40	R12 Base and Rover Mode	Each	1	20,500.00	15.5	17,322.50
101071-00-01	R2 Power Supply and Power Cord for Dual Battery Charger	Each	1	95.00	15.5	80.27

*****TSC5 Data Collector*****						
TSC5-1-1100-00	TSC5 Controller-WWAN Worldwide Region	Each	1	3,900.00	15.5	3,295.50
TA-GENSURV-P	TA General Survey	Each	1	2,500.00	15.5	2,112.50
121952-01-GEO	TSC5 Data Collector Bracket	Each	1	68.20	15.5	57.63
121951-01-GEO	TSC5 Pole Bracket	Each	1	194.00	15.5	163.93
114955-GEO	USB 3.1 Type-A (male) to USB Type-C (male) transfer cable	Each	1	15.80	15.5	13.35
5125-20-FLY	Rover Rod, 2M, AL, Snap-Lock, FLY	Each	1	164.16		164.16
Transferred to page 2.....						29,969.84

Item No.	Description	Unit	Quantity	Unit Price	DIR Disc %	Total Price
5217-04-FLY	Transferred from page 1..... Bipod, Thumb-Release, 1/2-13SS Universal, FLY	Each	1	194.53		29,969.84 194.53
8151-02-FLY	Bag, 2M Pole, Snap-Lock Series	Each	1	92.00		92.00

****RTK Network Subscription****						
VRSMEM-500	RTK Network Subscription-CMRx TX/OK *500 annual renewal for year 2 and beyond	Each	1	2,000.00		2,000.00

Training						
TRAINING_ALLT	Equipment Training – Covers field SW & workflow	Each	1	1,500.00	100	
SUPPORT	Annual Technical Support	Each	1	2,500.00	100	
- Tech Support 866 Number						

- Earning Your Business is our Top Priority
- 7 Local Offices to Serve Your Needs
- Dedicated Support Line Included
- Serving the Geospatial Community for Over 30 Years

Subtotal: 32,256.37
 Total Sales Tax: 0.00
Total: 32,256.37



Standardized Agenda Request Form

Date of Meeting: October 19, 2021		Agenda Item No. (to be assigned by CSO): 2021-4688
From:		
Subject: Discussion and consideration for planning, program development and to solicit funds through grants, partners, agencies and foundations for the purchase of a Mobile Communications/Command Unit (Regional) and authorize the Mayor to execute any related documents. Possible action. (Staffed by Fire Department.)		
Background:		
Funding Source (budget code, if applicable):		
Amount:	Term of Impact:	Identified in Current Budget:
Additional Action Prompted:		
If item previously considered, provide date and action by Commission:		
If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners:		
Advisory Review, if any (name of board/committee, date of action, recommendation):		
ANTONIO LOPEZ		Created/Initiated
ANTONIO LOPEZ		Approved
Mike Perez		Final Approval
City Manager Comments: Approve.		
Staff Recommendation:		
Attachments, if any: Mobile Command Post Samples		
Responsibilities upon Approval:		







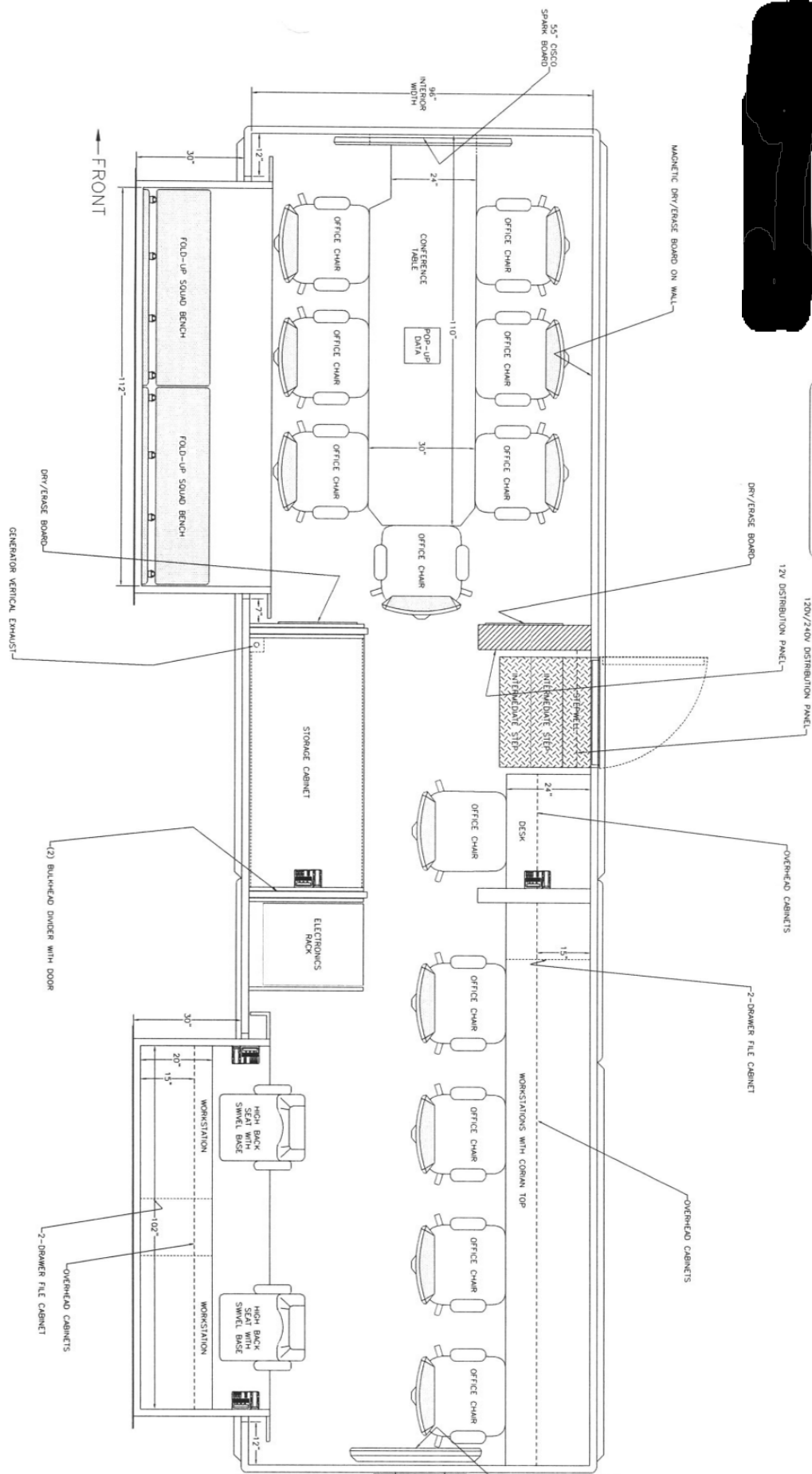


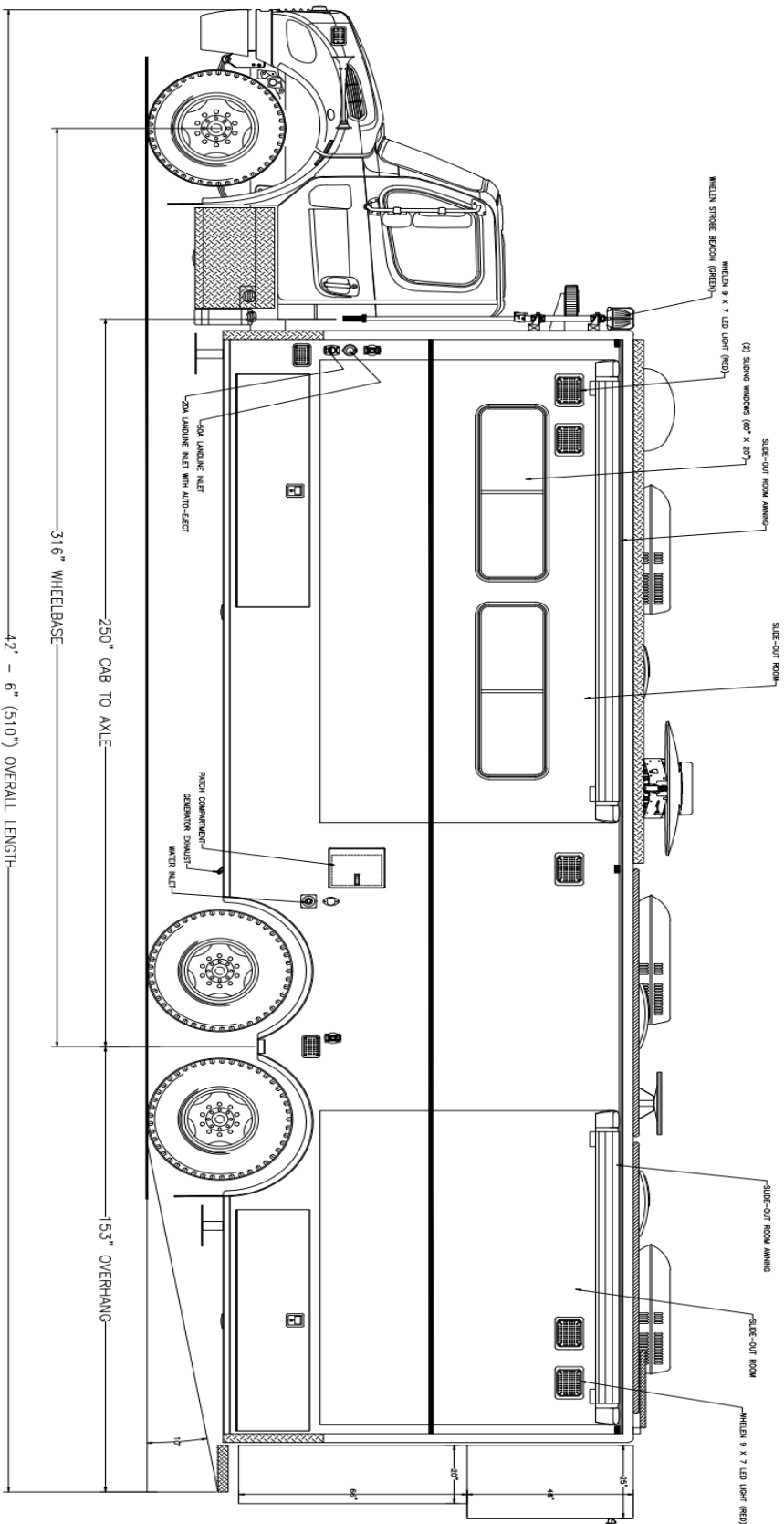








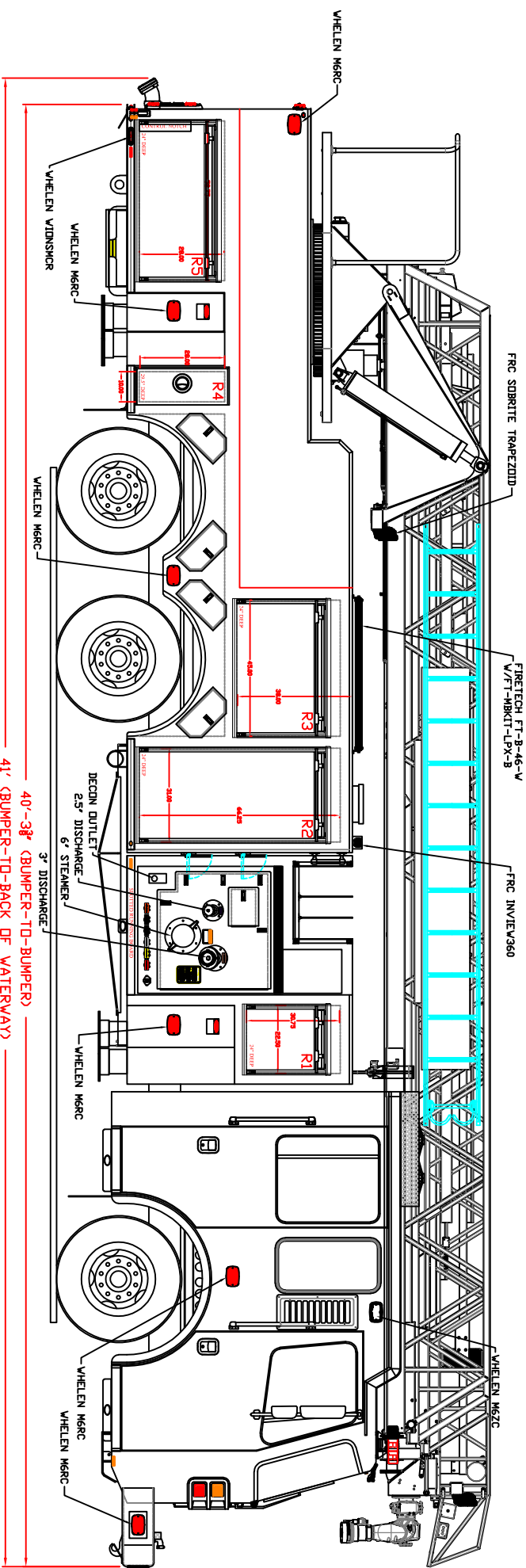






Standardized Agenda Request Form

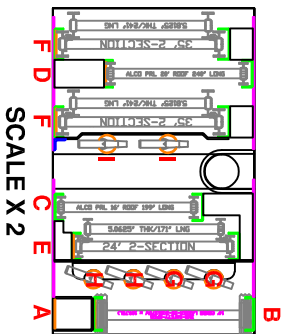
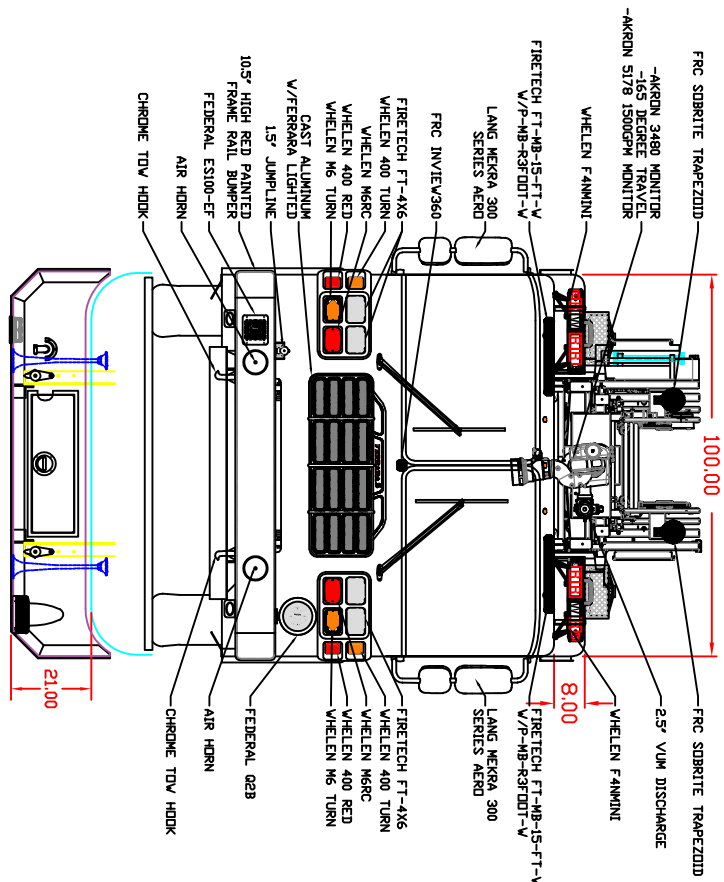
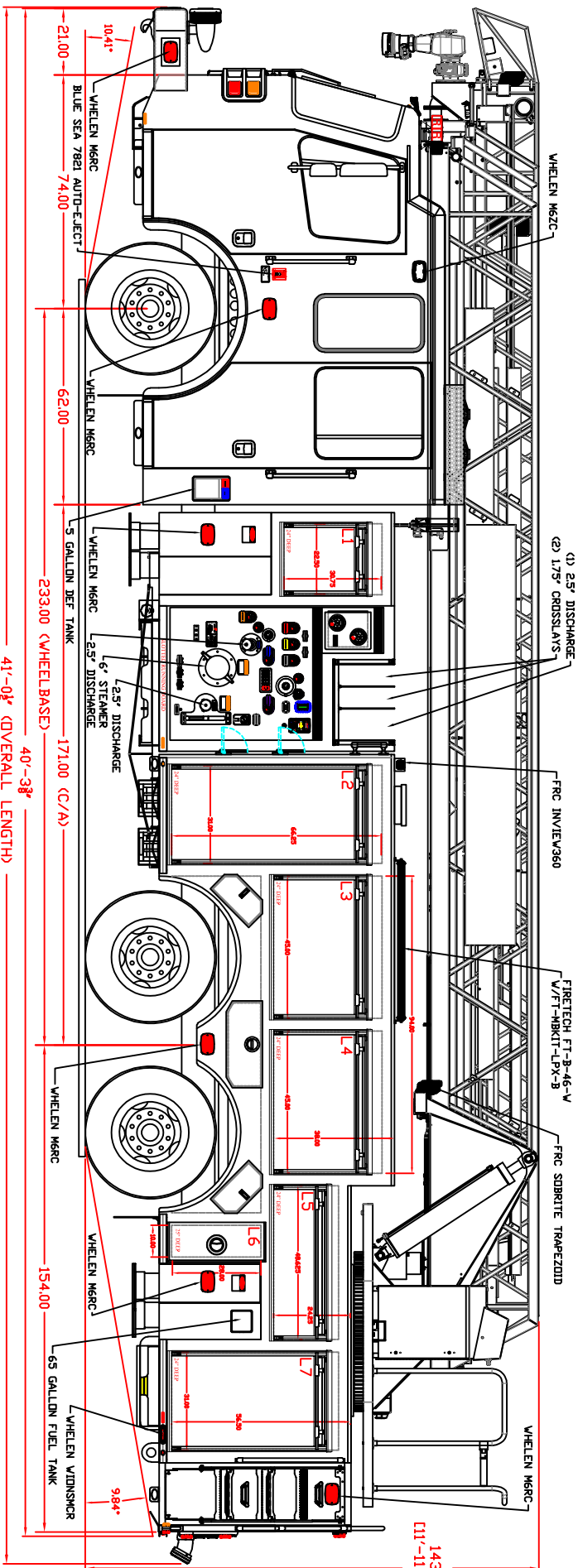
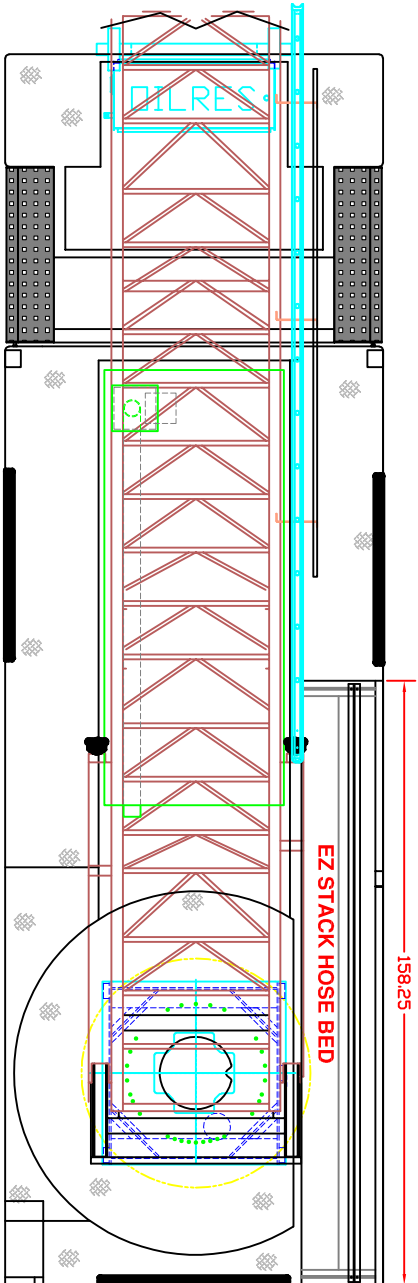
Date of Meeting: October 19, 2021		Agenda Item No. (to be assigned by CSO): 2021-4728
From:		
Subject: Discussion and consideration for approval to purchase a 107 ft Ladder Truck under the 2021-2022 WFD Apparatus Replacement Fund at a cost of \$1,230,000 under Buy Board Contract # 651-21 replacing Downtown Fire Station 2004 Engine Company/ 2003 Ladder 1 and authorized the Mayor to execute any related documents. Possible action. (Staffed by Fire Department.)		
Background: Discussion and request for approval to purchase a 107 foot Ladder Truck under the 2021-2022 WFD Apparatus Replacement Fund at a cost of \$1,230,000 under Buy Board Contract # 651-2. This purchase would replace Ladder 1 and Engine 2, which are 2003 and 2004 models respectively. Specialized equipment was also built into the floor plan to make the truck mission ready.		
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):		
ANTONIO LOPEZ ANTONIO LOPEZ VIDAL ROMAN Mike Perez		Created/Initiated Approved Approved New
City Manager Comments: Approve.		
Staff Recommendation:		
Attachments, if any: HD-107 Weslaco Floor Plan build up (Demo Floor), 2021 The City of Weslaco Fire Department 107 ladder proposal		
Responsibilities upon Approval:		



COMPARTMENT DIMENSIONS		
COMPT.	OPENING	INTERIOR
L1/R1	20.00W X 22.00H	22.50W X 30.75H X 24D
L2/R2	28.50W X 57.50H	31.00W X 66.25H X 24D
L3/R3/L4	42.50W X 25.25H	94.00W X 38.00H X 24D
L6/R4	10.00W X 28.00H	10.00W X 28.00H X 24D
R5	50.25W X 21.25H	52.75W X 28.00H X 24D
L5	46.125W X 12.50H	48.625W X 24.25H X 24D
L7	28.50W X 44.75H	31.00W X 56.50H X 24D

QTY	MAKE	MODEL
A 1	DUO-SAFETY 10' FOLDING ATTIC	585-A
B 1	DUO-SAFETY 14' COMBINATION	35-B-14
C 1	ALCO-LITE 16' ROOF	PR1-16
1*	ALCO-LITE 16' ROOF	DRL-16
D 1	ALCO-LITE 20' ROOF	PR1-20
E 1	ALCO-LITE 24' 2-SECTION EXTENSION	PEL-24
F 2	ALCO-LITE 35' 2-SECTION EXTENSION	PEL-35
G 2	FIRE HOOKS UNLIMITED 6' NEW YORK	RH-6
H 2	FIRE HOOKS UNLIMITED 8' NEW YORK	RH-8
I 2	FIRE HOOKS UNLIMITED 12' NEW YORK	RH-12

*ONE-(1) ON AERIAL BASE SECTION



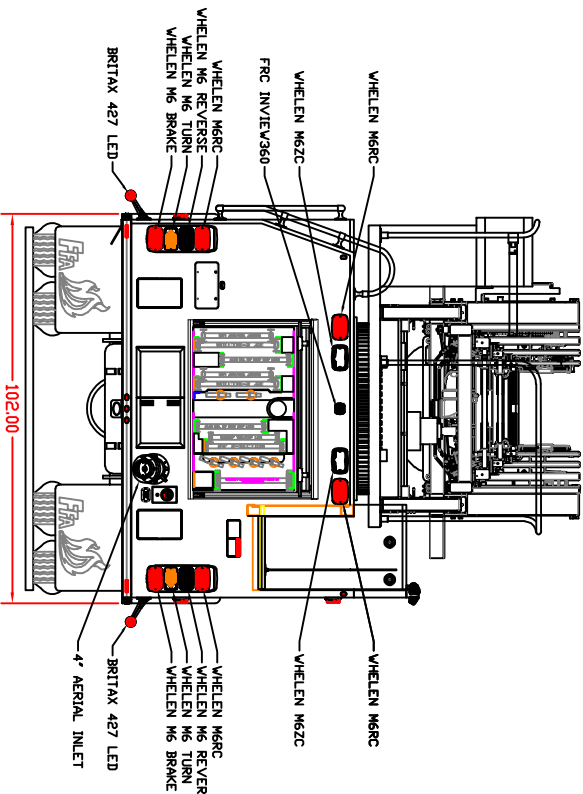
SCALE X 2

FERRARA GROUP
INFERNO HD107 DEMO
H-6896 / CH-3070
2000 GPM HALE OMAX PUMP
500 GALLON WATER TANK

CUSTOMER APPROVAL

NAME: _____
BY: _____
TITLE: _____
DATE: _____

DRAWING IS A VISUAL REPRESENTATION OF A SPECIFIC APPEARANCE. IN THE EVENT OF DISCREPANCIES BETWEEN SPECIFICATIONS AND DRAWING, THE SPECIFICATIONS SHALL PREVAIL. DRAWING IS FOR REFERENCE ONLY. FOR DETAILS SEE NOTES.





4553 Aldine Bender
Houston, TX 77032
833-777-FIRE (3473)

Apparatus Proposal

DATE: October 7, 2021
The Proposal has been prepared especially for:
The City of Weslaco Fire Department
Chief Antonio Lopez
119 East 5th Street
Weslaco, Texas 78598

Lone Star Emergency Group is pleased to offer The City of Weslaco Fire Department five (1) 2022 107' Rear Mount Ladder Truck on a Cinder Custom Chassis. This vehicle shall be in accordance with the attached specifications. The purchase price shall include all vehicle components and NFPA equipment as detailed in the Lone Star Proposal.

Delivery will be F.O.B. Customer Location and will be made approximately 365 Calendar days after receipt of signed approval packet Order. Please note due to supply chain concerns completion time may be longer than listed above. Terms of payment shall be pre-payment or payment on completion at the factory and final inspection.

Ferrara 107' Rear Mount Ladder truck on a Cinder Custom Chassis	\$1,228,500.00
Price for (1) Unit	\$1,228,500.00
Buy Board Contract # 651-21	\$1,500.00
Total for (1)	\$1,230,000.00

Pricing provided is **exclusive** of all Federal, State and Local taxes and any other fees, which may apply unless specifically noted herein. If applicable Customer is responsible for all Federal, State, and Local Taxes as well as any associated Fees.

This quote is valid for 26 days unless extended in writing.





4553 Aldine Bender
Houston, TX 77032
833-777-FIRE (3473)

Payment: Full payment shall be made prior to or upon delivery and acceptance of the apparatus. The vehicle(s) shall not be released to the BUYER until payment is made. If the selling price is subject to any taxes, the taxes added will be that which are prevailing at the time of delivery.

Late Fee: A late fee of .04% of the sale price will be charged per day for payments received ten (10) or more days after the payment is due for the first 30 days. On the 31st day the late fee shall increase to .05% per day until full payment is received.

Cancellation: By accepting this proposal and issuance of a purchase order or purchase contract Customer agrees to the following cancellation fee schedule. Lone Star Emergency Group may charge a cancellation fee for any order cancelled or terminated by Customer before completion. The following cancellation fee schedule based on costs incurred may be applied:

- A. 10% of the Purchase Price after order is accepted and entered by Manufacturer;
- B. 20% of the Purchase Price after completion of the approval drawings;
- C. 30% of the Purchase Price upon any material requisition.
- D. Customer shall be responsible for the full cost of all materials purchased and received by Lone Star Emergency Group or the manufacture.





4553 Aldine Bender
Houston, TX 77032
833-777-FIRE (3473)

This proposal is deemed acceptable by the undersigned. In witness whereof, The Company and the Purchaser shall execute and agreement to this proposal with signatures and authorizations representatives as of the date set forth by each.

Name

Customer Authorized Signature



Keith Gould – V.P. Sales

Brad Fullington, CEO

Date

10/05/2021

Date

10/05/2021

Date





Standardized Agenda Request Form

Date of Meeting: October 19, 2021		Agenda Item No. (to be assigned by CSO): 2021-4729	
From: ANTONIO LOPEZ			
Subject: Discussion and consideration to purchase Fire Rescue Tools and Equipment from Metro Fire Apparatus Specialist in the total amount of \$42,864.00 through Buy Board Contract # 603-20 which was approved for FY 2021-2022 under Capital Outlay expenditures and authorized the Mayor to execute any related documents. Possible action. (Staff by Fire Department.)			
Background: Replacement of old hydraulic rescue tools on current Engine Company. Updating of equipment to E-Drolic rescue tools (Battery Powered) package includes Recue Spreader, Rescue Cutter, Rescue Rescue Ram, Rescue Stabilization jacks and Airbag lifting system.			
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 Final Approval	
City Manager Comments: Approve.			
Staff Recommendation: Approval			
Attachments, if any: Metro Fire Quote Buyboard vendor 603-20			
Responsibilities upon Approval:			



QUOTE

Corporate

17350 State Hwy 249
Suite 250
Houston TX 77064-1142
(713) 692-0911 Phone
(713) 692-1591 Fax

Mansfield

625 S Wisteria St Ste 121
Mansfield TX 76063-2528
(817) 467-0911 Phone
(817) 375-1775 Fax

South Houston

514 Michigan St
South Houston TX 77587-3221
(713) 475-2411 Phone
(713) 475-2428 Fax

Number	178439-0
Quote Date	10/07/2021
Page	1

Bill to: WESLACO FIRE DEPARTMENT
119 EAST 5TH STREET
WESLACO, TX 78596

Ship to: WESLACO FIRE DEPARTMENT
901 NORTH AIRPORT DRIVE
WESLACO, TX 78596

Cust Code	Ordered By	Salesman	Job/Rel#	Customer PO
WES011	GUSTAVO RAMIREZ	JESSE BREEDLOVE		
Entered By	FOB	Ship Via	Terms	
JESSE BREEDLOVE	CUSTOMER PAYS FREIGHT	BEST WAY	NET 20 DAYS	
Customer/Order Instructions				

PRICING PER TEXAS BUY BOARD CONTRACT 603-20, FREIGHT

TERMS: DESTINATION

Quantity			U/M	Item #	Description	Price	Extension
Order	Ship	Back					
1	1	0	EA	HOL-159.000.064	PSP 40 PENTHEON SPREADER SPREADING DISTANCE 28.5" MAX SQUEEZING FORCE 13,264 LBF	10741.00	10741.00
1	1	0	EA	HOL-159.000.063	PCU 50 PENTHEON CUTTER MAX. CUTTING OPENING 7.2"	10400.00	10400.00
1	1	0	EA	HOL-159.000.062	PTR50 PENTHEON TELESCOPIC RAM EXTENDED LENGTH 53.7" 1ST PLUNGER SPREAD 30,574 LBF 2ND PLUNGER SPREAD 14,613 LBF	8662.00	8662.00
1	1	0	EA	HOL-151.000.804	TRE03 17in EXTENSION PIPE PENTHEON	848.00	848.00
3	3	0	EA	HOL-151.000.742	PBCH2 PENTHEON BATTERY CHARGER AC-US	486.00	1458.00
2	2	0	EA	HOL-151.000.503	DAISY CHAIN POWER CORD FOR PENTHEON	11.00	22.00
3	3	0	EA	HOL-151.000.499	ON TOOL MAGNETIC CHARGING CORD FOR PENTHEON	86.00	258.00
5	5	0	EA	HOL-151.000.583	PBPA 287 PENTHEON BATTERY	612.00	3060.00
2	2	0	EA	HOL-150.062.158	V STRUT RESCUE STRUT	980.00	1960.00
1	1	0	EA	PAR-22-895401G3	MAXIFORCE PRESET REGULATOR G3	620.00	620.00
1	1	0	EA	PAR-22-890900G3-150	DUAL DEADMAN ALB CONTROLLER G3	714.00	714.00

Continued on next page....

QUOTE GOOD FOR 45 DAYS



QUOTE

Corporate

17350 State Hwy 249
Suite 250
Houston TX 77064-1142
(713) 692-0911 Phone
(713) 692-1591 Fax

Mansfield

625 S Wisteria St Ste 121
Mansfield TX 76063-2528
(817) 467-0911 Phone
(817) 375-1775 Fax

South Houston

514 Michigan St
South Houston TX 77587-3221
(713) 475-2411 Phone
(713) 475-2428 Fax

Number	178439-0
Quote Date	10/07/2021
Page	2

Bill to: WESLACO FIRE DEPARTMENT
119 EAST 5TH STREET
WESLACO, TX 78596

Ship to: WESLACO FIRE DEPARTMENT
901 NORTH AIRPORT DRIVE
WESLACO, TX 78596

Cust Code		Ordered By		Salesman		Job/Rel#		Customer PO	
WES011		GUSTAVO RAMIREZ		JESSE BREEDLOVE					
Entered By			FOB		Ship Via			Terms	
JESSE BREEDLOVE			CUSTOMER PAYS FREIGHT		BEST WAY			NET 20 DAYS	
Quantity			U/M	Item #	Description		Price	Extension	
Order	Ship	Back							
3	3	0	EA	PAR-22-890490-150	RELIEF VALVE INLINE 150 PSI		166.00	498.00	
1	1	0	EA	PAR-22-890513	16FT BLACK HOSE		76.00	76.00	
1	1	0	EA	PAR-22-890514	16FT BLUE HOSE		76.00	76.00	
1	1	0	EA	PAR-22-890515	16FT YELLOW HOSE		76.00	76.00	
1	1	0	EA	PAR-22-890516	16FT RED HOSE		76.00	76.00	
1	1	0	EA	PAR-22-888170G2	KPI-32 KEVLAR LIFT BAG G2 32 TON, 24" X 24" 118 PSI WORKING PRESSURE GENERATION 2		1295.00	1295.00	
1	1	0	EA	PAR-22-888160G2	KPI-22 KEVLAR LIFT BAG G2 22 TON, 20" X 20" 118 PSI WORKING PRESSURE GENERATION 2		1157.00	1157.00	
1	1	0	EA	PAR-22-888140G2	KPI-12 KEVLAR LIFT BAG G2 12 TON, 15" X 15" 118 PSI WORKING PRESSURE GENERATION 2		867.00	867.00	
SubTotal							42,864.00		
Total							42,864.00		

QUOTE GOOD FOR 45 DAYS



Standardized Agenda Request Form

Date of Meeting: October 19, 2021		Agenda Item No. (to be assigned by CSO): 2021-4732	
From:			
Subject: Discussion and consideration accepting a financing proposal from Frost Bank for the purchase of commercial bins and Ordinance 2021-44 for a Budget Amendment on the Solid Waste program and authorize the Mayor to execute any related documents. First reading of Ordinance 2021-44. Possible action. (Staffed by Finance Department.)			
Background: The city requested proposals on September 13, 2021 with a deadline of September 22, 2021. The three respondents were Frost Bank, Plains Capital and Governmental Capital Corporation with the respective rates of 1.671%, 2.76% and 1.670%. After reviewing the numbers, we will recommend that Frost Bank be selected.			
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):			
VIDAL ROMAN		Created/Initiated	
VIDAL ROMAN		Approved	
Mike Perez		New	
City Manager Comments: Approve.			
Staff Recommendation: Staff recommends Frost Bank be selected.			
Attachments, if any: Commercial bins Financing Memo, Commercial Containers Tabulation			
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: October 19, 2021

To: Mayor & City Commission

CC: Mike R. Perez, City Manager

From: Vidal Roman, Finance Director

Re: Commercial Bins Financing.

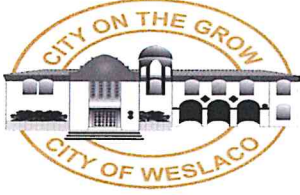
The city is in the process of having the solid waste collection services brought in-house in the near future.

The city solicited proposals for the financing of the commercial bins on September 13 with a deadline of September 22, 2021. The city received a three respondent. I have attached a tabulation as well as a listing of the size and quantity bins purchased. The proposal that is favorable for the city is the response from Frost Bank.

I recommend accepting their offer and start the financing process.

Please do not hesitate to contact me should you have any questions at 956.968.3181

**CITY OF WESLACO - 910 COMMERCIAL CONTAINERS / 5 YEAR PAYMENT PLAN
ACQUISITION & FINANCING RFP 2020-21-39 TABULATION**



Frost Bank
100 West Houston Street
San Antonio, Texas
210.220.6850
Rick Ramirez
rick.ramirez@frostbank.com

Plains Capital Bank
911 W. Expressway 83
Weslaco, Texas 78596
956-973-3071
Jesse Santana
jesse.santana@plainscapital.com

Government Capital Corporation
345 Miron Drive
Southlake, Texas 76092
817.422.0212
Stephanie Cates
stephanie.cates@govcap.com

Option	DESCRIPTION	Pmts			Pmts						
ANNUAL PAYMENTS		5	CONTRACT AMT	\$ 1,135,876.25	5	CONTRACT AMT	\$ 1,135,876.25	5	CONTRACT AMT	\$ 1,135,876.25	
			\$ 238,689.35	\$ 1,193,446.75					\$ 241,069.21	\$ 1,205,346.05	
			ORIGINATION FEE	\$ 1,000.00		ORIGINATION FEE	\$ -		ORIGINATION FEE	\$ -	
			INTEREST	\$ 57,570.50		INTEREST	\$ 94,050.55		INTEREST	\$ 58,111.04	
			Issuance Cost	\$ -		Issuance Cost	\$ -		Issuance Cost	\$ 11,358.76	
			TOTAL	\$ 1,194,446.75		TOTAL	\$ 1,229,926.80		TOTAL	\$ 1,205,346.05	
		1.671%			2.76% - 3.25%			1.670%			

RFP OPENING HELD ON: 9/22/2021 AT 10:00 AM

	COMMERCIAL BIN DESCRIPTION	UNITS
1	2 CY COMMERCIAL BIN FLAT TOP WQ Item #125540	50
2	2 CY COMMERCIAL BIN SLANT TOP WQ Item #125541	20
3	3 CY COMMERCIAL BIN FLAT TOP WQ Item #125532	150
4	3 CY COMMERCIAL BIN SLANT TOP WQ Item #125543	60
5	4 CY COMMERCIAL BIN FLAT TOP WQ Item #125533	150
6	4 CY COMMERCIAL BIN SLANT TOP WQ Item #125544	95
7	6 CY COMMERCIAL BIN SLANT TOP WQ Item #125534	145
8	8 CY COMMERCIAL BIN SLANT TOP WQ Item #125535	240



Standardized Agenda Request Form

Date of Meeting: October 19, 2021		Agenda Item No. (to be assigned by CSO): 2021-4744	
From:			
Subject: Discussion and consideration awarding a contract to the most advantageous respondent in Retail Energy Services and authorize the Mayor to execute all related documents. Possible action. (Staffed by Finance Department.)			
Background: The city last requested proposals for Retail Energy in 2016. The terms agreed upon were for 61 months and will terminate December 31, 2022. Time has come for the city to request proposals for the future years. The city advertised Request for Proposals on September 29 and October 6 in the Advance news Journal and posted on BIDNET on September 28, 2021.			
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: Advertised in the Advance News Journal on September 29th and October 06, 2021. Also on BIDNET on September 28, 2021			
Advisory Review, if any (name of board/committee, date of action, recommendation):			
VIDAL ROMAN VIDAL ROMAN Mike Perez		Created	
City Manager Comments: Recommendation will be presented at the meeting.			
Staff Recommendation: Staff recommends awarding the proposal to the most advantageous respondent.			
Attachments, if any:			
Responsibilities upon Approval: Accept and execute all related documents.			



Standardized Agenda Request Form

Date of Meeting: October 19, 2021		Agenda Item No. (to be assigned by CSO): 2021-4678	
From:			
Subject: Discussion and consideration on the Special Services Agreement for the Hotel/Motel Room Occupancy tax proceeds between City of Weslaco and the following: 1.) Chamber of Commerce for \$275,185 2.) Frontera Audubon Society for \$51,500; and 3.) Lower Rio Grande Valley Nature Center for \$80,000 and authorize the Mayor to execute any related documents. Possible action. (Staffed by the Finance Department.)			
Background: The Hotel Occupancy tax advisory committee met on August 30, 2021 and reviewed the applications that were submitted by the agencies. They held a question and answer session and made a decision to fund their respective request. Weslaco has entered into Special Services Agreement with these agencies for several years and will continue supporting them in bringing visitors to this city.			
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 Hotel/Motel Advisory committee met on August 30, 2021. The applications were reviewed by the respective applicants and questions were posed to the presenters and they made recommendations to fund as per their respective request.			
NORMA CANTU		Created/Initiated	
VIDAL ROMAN		Approved	
Mike Perez		New	
City Manager Comments: Approve.			
Staff Recommendation: Staff recommends approval.			
Attachments, if any:			

H.O.T. SSA Memo, 10-2021 Chamber of commerce 2021-2022, 10-2021 Frontera Audubon 2021-2022, 10-2021 Valley Nature Cntr 2021-2022
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Responsibilities upon Approval:
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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: October 19, 2021

To: Mayor & City Commission

CC: Mike R. Perez, City Manager

From: Vidal Roman, Finance Director

Re: Special Services Agreement

The city annually enters into agreements with the Weslaco Chamber of commerce, Frontera Audubon and the Valley Nature Center for the purpose of attracting and promoting tourism.

The goal is to make the surrounding communities as well as other parts of the state and county aware of what we have to offer and generating revenue. Funding for these agreements is derived from the collection of the Hotel/Motel taxes.

Staff recommends approval.

STATE OF TEXAS	§	SPECIAL SERVICES AGREEMENT ON
		HOTEL/MOTEL ROOM OCCUPANCY
COUNTY OF HIDALGO	§	TAX PROCEEDS BETWEEN THE CITY OF
		WESLACO AND THE WESLACO AREA
CITY OF WESLACO	§	CHAMBER OF COMMERCE.

PUBLICITY AND TOURISM AGREEMENT

This agreement made this the ____ day of October 2021, by and between THE CITY OF WESLACO, a home-ruled municipal corporation located at 255 S. Kansas Avenue, Weslaco, Hidalgo County, Texas hereinafter called “The City” and THE WESLACO AREA CHAMBER OF COMMERCE located at 275 S. Kansas Avenue, Weslaco, Hidalgo County, Texas, hereinafter called “The Chamber of Commerce”.

I.

The City by authority of powers granted to it under state statutes and its home-rule charter has heretofore enacted a hotel/motel occupancy tax on occupants of hotels or motels within the City.

II.

As part of its obligation under state statutes (primarily V.A.T.S. Tax Code, Section 351.101) to use hotel/motel occupancy tax funds for attracting and promoting tourism and the convention and hotel industry, the City hereby agrees to pay to the Chamber of Commerce an amount not to exceed \$275,185.00, of which \$275,185.00 will be funded through the hotel/motel occupancy tax funds. The Chamber of Commerce agrees to spend all allocated funds during the term of this contract. The monies received by the City from the hotel/motel occupancy tax and used by the Chamber of Commerce for advertising and promoting tourism in the City derives direct tourism income benefit to the City.

The Chamber of Commerce agrees that any hotel/motel occupancy tax funds paid to it by the City shall be used only in the following specific areas shown on Exhibit “A” Application for Funding. The Chamber of Commerce agrees to conduct a continued program of advertising and promotion for the purpose of attracting visitors, tourists, and conventions to the local area and to the City by publishing and distributing brochures and community information packets, by advertising in various tourist publications and general media publications which are appropriate, by representing the City at travel shows and other such events, by participating with state and regional agencies in tourist development programs of benefit to the local area and to the City, and by using all appropriate means to increase the traveling public’s awareness of the resort and recreational advantages of the local area and the City.

The Chamber of Commerce further agrees that it will seek to achieve economic benefit for the City through all of such activities, that it will provide tourist-related information about the City upon request and that it will serve as an advisory body to the City, on request, in matters related to expanding the tourist-derived economy.

The Chamber of Commerce further agrees that it will undertake all reasonable efforts to spend at least 25% of the hotel/motel occupancy tax funds received from the City in the Weslaco Market area.

III. Performance Measures

The Chamber of Commerce further agrees that it will undertake all reasonable efforts to quantify performance measurements for the purpose of comparative analysis on the efficiency and effectiveness of various inputs and outcomes. Such data should include, but is not limited to, the following: amount of promotional literature distributed, by type and locations; tabulation of advertising expenditures and reported viewership; visitations to the Chamber of Commerce website, by content page; number of visitations to the center; number of tourism-related activities conducted and their attendance; number and duration of overnight hotel stays; and receipts in Hotel Occupancy Tax and Sales Tax, by month. The Chamber of Commerce should incorporate this data into its monthly activity report (see section VI), provide an analysis of trends, and upon request of the Weslaco City Commission or its staff, shall make these performance measurements available for inspection and review.

IV.

It is expressly understood and agreed by and between the parties that the Chamber of Commerce is contracted and engaged as an independent contractor and is not an officer, agent or employee of the City.

V.

The Chamber of Commerce shall secure sufficient numbers of employees to comply with the terms of this Agreement. The Chamber of Commerce shall further provide such office space, equipment, supplies and other materials as may be necessary to accomplish the purpose of this Agreement.

VI.

The Chamber of Commerce shall provide to the City, prior to obtaining any hotel/motel occupancy tax proceeds, a proposed budget for the upcoming year, said budget to be approved by the City Commission in writing in advance of the release of any hotel/motel occupancy tax funds. It is understood and agreed by and between the parties that, upon budget approval by the municipality, a fiduciary duty is created in the Chamber of Commerce with respect to expenditure of revenue provided.

Thereafter, the Chamber of Commerce shall provide to the City monthly financial and activity reports, on the approved projects that are conducted to benefit the City of Weslaco, as well as an end-of-the-year financial report listing the expenditures made from the revenues from the hotel/motel occupancy tax. It is further agreed by the Chamber of Commerce that it shall maintain said revenue in a separate account established for that purpose and that it shall not commingle the revenues with any other money or maintain it in any other account. The Chamber of Commerce shall maintain complete and accurate financial records of each expenditure of hotel/motel occupancy tax revenue and, upon request of the Weslaco City Commission or its staff, shall make the records available for inspection and review. The Chamber of Commerce will cooperate with

the City of Weslaco on an annual independent audit of the hotel/motel tax funds received by the Chamber of Commerce from the City of Weslaco. The audit will be performed in conjunction with the City of Weslaco Annual Audit.

It is understood and agreed by and between the parties that the hotel/motel tax proceeds may be spent by the Chamber of Commerce for day-to-day operations including supplies, salaries, office rental, travel expenses, and other administrative costs, if same have been previously approved in the budget and does not exceed the percentage of cost that is attributed to the activities funded by the hotel/motel occupancy tax and if directly related to the promotion of tourism and marketing that will have an economic impact for the City.

VII.

This Agreement shall begin the ____ day of October 2021 and shall continue in force ending September 30, 2022. The City shall have the option to terminate this Agreement at any time and for any reason within thirty (30) days after giving such notice of its intent to the Chamber of Commerce.

VIII.

Any notice that is sent pursuant to this Agreement shall be sent to the following addresses:

If to the City of Weslaco:

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

If to the Weslaco Area Chamber of Commerce:

Barbara Jean Garza, President/CEO
Weslaco Area Chamber of Commerce
275 S. Kansas Avenue
Weslaco, Texas 78596

IX.

No part of this Agreement may be assigned without the prior written consent of the other party, and any attempted assignment of benefits or rights or delegation of duties or obligations shall be a breach of this Agreement. However, nothing in this Agreement shall prohibit the Chamber of Commerce from participating with regional or state tourism programs or to contract for joint promotion with other agencies if these programs or promotions do not conflict with the work plan.

X.

The Chamber of Commerce agrees to and shall indemnify and hold harmless and defend the City, its officers, agents, and employees for expenses of litigation, court costs, attorney's fees and from any and all claims, losses, causes of action and damages, suits, and liability of every kind including injury arising from or in connection with the operations of the Chamber of Commerce, its officers, agents and employees carried out in furtherance of this Agreement. The Chamber of Commerce shall carry or cause to be carried public liability, bodily injury insurance on all automobiles used in the operations embraced by this agreement in the amount of \$1,000,000 million combined single limits. The Chamber of Commerce shall carry or cause to be carried general liability insurance in the amount of \$1,000,000 million per occurrence naming the City as a covered party. Said insurance policies shall name the City as an additional insured and covered party. Said policies, or duplicate originals thereof, must be filed with the City before any operations contemplated by the Agreement are begun.

IN WITNESS WHEREOF, the parties have executed this Agreement on the date and year first written above.

CITY OF WESLACO

David Suarez, MAYOR

ATTEST:

Norma A. Cantu, CITY SECRETARY

APPROVED AS TO FORM:

Juan E. Gonzalez, CITY ATTORNEY

**WESLACO AREA
CHAMBER OF COMMERCE**

Daniel Mendez, CHAIRMAN

ATTEST:

Barbara Jean Garza, CEO/PRESIDENT

STATE OF TEXAS § SPECIAL SERVICES AGREEMENT ON
 HOTEL/MOTEL ROOM OCCUPANCY
COUNTY OF HIDALGO § TAX PROCEEDS BETWEEN THE CITY OF
 WESLACO AND THE FRONTERA
CITY OF WESLACO § AUDUBON SOCIETY.

PUBLICITY AND TOURISM AGREEMENT

This agreement made this the ____ day of October 2021, by and between THE CITY OF WESLACO, a home-ruled municipal corporation located at 255 S. Kansas Avenue, Weslaco, Hidalgo County, Texas hereinafter called “The City” and THE FRONTERA AUDUBON SOCIETY located at 1101 S. Texas Blvd., Weslaco, Hidalgo County, Texas, hereinafter called “The Frontera Audubon”.

I.

The City by authority of powers granted to it under state statutes and its home-rule charter has heretofore enacted a local hotel/motel occupancy tax on occupants of hotels or motels within the City.

II.

As part of its obligation under state statutes (primarily V.A.T.S. Tax Code, Section 351.101) to use local hotel/motel occupancy tax funds for attracting and promoting tourism and the convention and hotel industry, the City hereby agrees to pay to the Frontera Audubon an amount not to exceed \$51,500, of which \$51,500 will be funded through the hotel/motel occupancy tax funds. The Frontera Audubon agrees to spend all allocated funds during the term of this contract. The monies received by the City from the local hotel/motel occupancy tax and used by the Frontera Audubon for digital marketing, and solicitations and promotional materials that attract tourists to the city, derives direct tourism income benefit to the City.

The Frontera Audubon agrees that any local hotel/motel occupancy tax funds paid to it by the City shall be used only in the following specific areas shown on Exhibit “A” Application for Funding. The Frontera Audubon agrees to conduct a continued program of preserving and promoting the natural environment, historical restoration and preservation for the purpose of attracting visitors and tourists to the local area and to the City, and by using all appropriate means to increase the traveling public’s awareness of the historic and recreational advantages of the local area and the City.

The Frontera Audubon further agrees that it will seek to achieve economic benefit for the City through all of such activities, and that it will provide tourist-related information about the City upon request.

The Frontera Audubon further agrees that it will undertake all reasonable efforts to spend at least 25% of the hotel/motel occupancy tax funds received from the City in the Weslaco Market area.

III. Performance Measures

The Frontera Audubon further agrees that it will undertake all reasonable efforts to quantify performance measurements for the purpose of comparative analysis on the efficiency and effectiveness of various inputs and outcomes. Such data should include, but is not limited to, the following: amount of promotional literature distributed; tabulation of digital marketing and advertising expenditures and reported viewership; visitations to the Frontera Audubon website; number of visitations to the Frontera Audubon Nature Park; percentage of visitors staying in a local hotel; number of tourism-related activities conducted and their attendance, by month. The Frontera Audubon should incorporate this data into its monthly activity report (see section VI), and upon request of the Weslaco City Commission or its staff, shall make these performance measurements available for inspection and review.

IV.

It is expressly understood and agreed by and between the parties that the Frontera Audubon is contracted and engaged as an independent contractor and is not an officer, agent or employee of the City.

V.

The Frontera Audubon shall secure sufficient numbers of employees to comply with the terms of this Agreement. The Frontera Audubon shall further provide such office space, equipment, supplies and other materials as may be necessary to accomplish the purpose of this Agreement.

VI.

The Frontera Audubon shall provide to the City, prior to obtaining any hotel/motel occupancy tax proceeds, a proposed budget for the upcoming year, said budget to be approved by the City Commission in writing in advance of the release of any local hotel/motel occupancy tax funds. It is understood and agreed by and between the parties that, upon budget approval by the municipality, a fiduciary duty is created in the Frontera Audubon with respect to expenditure of revenue provided.

Thereafter, the Frontera Audubon shall provide to the City monthly financial and activity reports, on the approved projects that are conducted to benefit the City of Weslaco, as well as an end-of-the-year financial report listing the expenditures made from the revenues from the local hotel/motel occupancy tax. It is further agreed by the Frontera Audubon that it shall maintain said revenue in a separate account established for that purpose and that it shall not commingle the revenues with any other money or maintain it in any other account. The Frontera Audubon shall maintain complete and accurate financial records of each expenditure of hotel/motel occupancy

tax revenue and, upon request of the Weslaco City Commission or its staff, shall make the records available for inspection and review. The Frontera Audubon will cooperate with the City of Weslaco on an annual independent audit of the hotel/motel tax funds received by the Frontera Audubon from the City of Weslaco. The audit will be performed in conjunction with the City of Weslaco Annual Audit.

VII.

This Agreement shall begin the ____ day of October 2021 and shall continue in force ending September 30, 2022. The City shall have the option to terminate this Agreement at any time and for any reason within thirty (30) days after giving such notice of its intent to the Frontera Audubon.

VIII.

Any notice that is sent pursuant to this Agreement shall be sent to the following addresses:

If to the City of Weslaco:

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

If to the Frontera Audubon Society:

Christine Warren
Frontera Audubon Society
1101 S. Texas Blvd.
Weslaco, Texas 78596

IX.

No part of this Agreement may be assigned without the prior written consent of the other party, and any attempted assignment of benefits or rights or delegation of duties or obligations shall be a breach of this Agreement. However, nothing in this Agreement shall prohibit the Frontera Audubon from participating with regional or state tourism programs or to contract for joint promotion with other agencies as long as these programs or promotions do not conflict with the Application for Funding.

X.

The Frontera Audubon agrees to and shall indemnify and hold harmless and defend the City, its officers, agents, and employees for expenses of litigation, court costs, attorney's fees and from any and all claims, losses, causes of action and damages, suits, and liability of every kind including injury arising from or in connection with the operations of the Frontera Audubon, its officers, agents and employees carried out in furtherance of this Agreement. The Frontera Audubon shall carry or cause to be carried public liability, bodily injury insurance on all automobiles used in the operations embraced by this agreement in the amount of \$1,000,000 million combined single limits. The Frontera Audubon shall carry or cause to be carried general liability insurance in the amount of \$1,000,000 million per occurrence naming the City as a covered party. Said insurance policies shall name the City as an additional insured and covered party. Said policies, or duplicate originals thereof, must be filed with the City before any operations contemplated by the Agreement are begun.

IN WITNESS WHEREOF, the parties have executed this Agreement on the date and year first written above.

CITY OF WESLACO

David Suarez, MAYOR

ATTEST:

Norma A. Cantu, CITY SECRETARY

APPROVED AS TO FORM:

Juan E. Gonzalez, CITY ATTORNEY

FRONTERA AUDUBON

Travis McDaniel -Gonzalez, President

ATTEST:

**Christine Warren,
Director**

**STATE OF TEXAS § SPECIAL SERVICES AGREEMENT ON
COUNTY OF HIDALGO § HOTEL/MOTEL ROOM OCCUPANCY
CITY OF WESLACO § TAX PROCEEDS AND SALES TAX
 § PROCEEDS BETWEEN THE CITY OF
 § WESLACO AND THE LOWER RIO
 § GRANDE VALLEY NATURE CENTER.**

PUBLICITY AND TOURISM AGREEMENT

This agreement made this the ____ day of October 2020, by and between THE CITY OF WESLACO, a home-ruled municipal corporation located at 255 S. Kansas Avenue, Weslaco, Hidalgo County, Texas hereinafter called “The City” and THE LOWER RIO GRANDE VALLEY NATURE CENTER located at 301 S. Border Avenue, Weslaco, Hidalgo County, Texas, hereinafter called “The Valley Nature Center”.

I.

The City by authority of powers granted to it under state statutes and its home-rule charter has heretofore enacted a local hotel/motel occupancy tax on occupants of hotels or motels within the City.

II.

As part of its obligation under state statutes (primarily V.A.T.S. Tax Code, Section 351.101) to use local hotel/motel occupancy tax funds for attracting and promoting tourism and the convention and hotel industry, the City hereby agrees to pay to the Valley Nature Center an amount not to exceed \$80,000, of which \$80,000 will be funded through the hotel/motel occupancy tax funds. The Valley Nature Center agrees to spend all allocated funds during the term of this contract. The monies received by the City from the hotel/motel occupancy tax and used by the Valley Nature Center for preserving and promoting the unique natural environment of the Lower Rio Grande Valley and promoting tourism in the City derives direct tourism income benefit to the City.

The Valley Nature Center agrees that any hotel/motel occupancy tax funds paid to it by the City shall be used only in the following specific areas shown on Exhibit “A” Application for Funding. The Valley Nature Center agrees to attend and participate in at least three (3) domestic Nature Trade Shows, and develop a Spring Festival that will highlight spring migration and wildflowers, and by using all appropriate means to increase the traveling public’s awareness of the historic and recreational advantages of the local area and the City.

The Valley Nature Center further agrees that it will seek to achieve economic benefit for the City through all such activities, and that it will provide tourist-related information about the City upon request.

The Valley Nature Center further agrees that it will undertake all reasonable efforts to spend at least 25% of the hotel/motel occupancy tax funds received from the City in the Weslaco Market area.

III. Performance Measures

The Valley Nature Center further agrees that it will undertake all reasonable efforts to quantify performance measurements for the purpose of comparative analysis on the efficiency and effectiveness of various inputs and outcomes. Such data should include, but is not limited to, the following: amount of promotional literature distributed; tabulation of advertising expenditures and reported viewership; visitations to the Valley Nature Center website; number of visitations to the Valley Nature Center; percentage of visitors staying in a local hotel; number of tourism-related activities conducted and their attendance, by month. The Valley Nature Center should incorporate this data into its monthly activity report (see section VI), and upon request of the Weslaco City Commission or its staff, shall make these performance measurements available for inspection and review.

IV.

It is expressly understood and agreed by and between the parties that the Valley Nature Center is contracted and engaged as an independent contractor and is not an officer, agent or employee of the City.

V.

The Valley Nature Center shall secure sufficient numbers of employees to comply with the terms of this Agreement. The Valley Nature Center shall further provide such office space, equipment, supplies and other materials as may be necessary to accomplish the purpose of this Agreement.

VI.

The Valley Nature Center shall provide to the City, prior to obtaining any hotel/motel occupancy tax proceeds, a proposed budget for the upcoming year, said budget to be approved by the City Commission in writing in advance of the release of any hotel/motel occupancy tax funds. It is understood and agreed by and between the parties that, upon budget approval by the municipality, a fiduciary duty is created in the Valley Nature Center with respect to expenditure of revenue provided.

Thereafter, the Valley Nature Center shall provide to the City monthly financial and activity reports, on the approved projects that are conducted to benefit the City of Weslaco, as well as an end-of-the-year financial report listing the expenditures made from the revenues from the hotel/motel occupancy tax. It is further agreed by the Valley Nature Center that it shall maintain said revenue in a separate account established for that purpose and that it shall not commingle the revenues with any other money or maintain it in any other account. The Valley Nature Center shall maintain complete and accurate financial records of each expenditure of hotel/motel

occupancy tax revenue and, upon request of the Weslaco City Commission or its staff, shall make the records available for inspection and review. The Valley Nature Center will cooperate with the City of Weslaco on an annual independent audit of the hotel/motel tax funds received by the Valley Nature Center from the City of Weslaco. The audit will be performed in conjunction with the City of Weslaco Annual Audit.

VII.

This Agreement shall begin the ____ day of October 2021 and shall continue in force ending September 30, 2022. The City shall have the option to terminate this Agreement at any time and for any reason within thirty (30) days after giving such notice of its intent to the Valley Nature Center.

VIII.

Any notice that is sent pursuant to this Agreement shall be sent to the following addresses:

If to the City of Weslaco:

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

If to the Valley Nature Center:

Ms. Hollie Johnston
Lower Rio Grande Valley Nature Center
301 S. Border Avenue
Weslaco, Texas 78596

IX.

No part of this Agreement may be assigned without the prior written consent of the other party, and any attempted assignment of benefits or rights or delegation of duties or obligations shall be a breach of this Agreement. However, nothing in this Agreement shall prohibit the Valley Nature Center from participating with regional or state tourism programs or to contract for joint promotion with other agencies as long as these programs or promotions do not conflict with the Application for Funding.

X.

The Valley Nature Center agrees to and shall indemnify and hold harmless and defend the City, its officers, agents, and employees for expenses of litigation, court costs, attorney's fees and from any and all claims, losses, causes of action and damages, suits, and liability of every kind including injury arising from or in connection with the operations of the Valley Nature Center, its officers, agents and employees carried out in furtherance of this Agreement. The Valley Nature Center shall carry or cause to be carried public liability, bodily injury insurance on all automobiles used in the operations embraced by this agreement in the amount of \$1,000,000 million combined single limits. The Valley Nature Center shall carry or cause to be carried general liability insurance in the amount of \$1,000,000 million per occurrence naming the City as a covered party. Said insurance policies shall name the City as an additional insured and covered party. Said policies, or duplicate originals thereof, must be filed with the City before any operations contemplated by the Agreement are begun.

IN WITNESS WHEREOF, the parties have executed this Agreement on the date and year first written above.

CITY OF WESLACO

David Suarez, MAYOR

ATTEST:

Norma A. Cantu, CITY SECRETARY

APPROVED AS TO FORM:

Juan E. Gonzalez, CITY ATTORNEY

VALLEY NATURE CENTER

Laura Summy, President

ATTEST:

Hollie Johnston, Director



Standardized Agenda Request Form

Date of Meeting: October 19, 2021		Agenda Item No. (to be assigned by CSO): 2021-4745	
From: ARNOLDO BECHO			
Subject: Discussion and consideration of Statement of Qualifications provided in response to the New Library/Library Renovation Project and designation of an evaluation team to assist in selection and interview of respondents. Possible action. (Staffed by the Library Department)			
Background: The City of Weslaco has a very engaged library community. Pre-pandemic the library was among the regional leaders in checkouts per capita, visits per capita, event attendance per capita, and many other basic success measures. That said, we have one of the oldest library facilities in the region. Built in 1986, the current facility is nearly 40 years old. The current facility lacks the capacity to provide the modern comforts of a 21st century library. The building does not have an indoor restroom, lacks natural light, does not have sufficient space to serve families properly, and other issues. As the community begins to adjust to the pandemic and return to the library, we would like to begin the process of analyzing how to best provide a public library facility for a community that values library services. For a more extensive analysis of the Library Facility, we invite information seekers to read the assessment provided by CTLS and added to this agenda item as an attachment. This item begins the evaluation of partner firms in response to the RFQ for Architectural/Engineering Design services for the expansion and remodeling of the Mayor Joe V Sanchez Public Library Complex. Specifically, we seek the designation of an evaluation team to assist in selection and interview of the respondents. The evaluation team will provide a recommendation and evaluation of the most advantageous respondents. The Library and City Administration recommend the appointment of two Library Board members, a citizen, city administration whom have been involved in the project (Arnoldo Becho, Omar Rodriguez, Andrew Munoz), consultant Eric Lashley, and members of the Commission as they see fit. At a latter point, the Commission may interview applicants as per instructions outlined on page 8 & 9 of the original RFQ. That is attached to this agenda item as well.			
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):

None at this time

ARNOLDO BECHO

Created/Initiated

ARNOLDO BECHO

Approved

VIDAL ROMAN

New

Albert Aldana

ANDREW MUNOZ

Mike Perez

City Manager Comments:

Approve.

Staff Recommendation:

Staff recommends formation of an evaluation/interview team. The Library and City Administration recommend the appointment of two Library Board members, a citizen, city administration whom have been involved in the project (Arnoldo Becho, Omar Rodriguez, Andrew Munoz), consultant Eric Lashley, and members of the Commission as they see fit.

Attachments, if any:

memo RFQ evaluation team library, Assessment of Weslaco Library 9.24.21, RFQ for Architectural Design Services_Library51894 Aug 23 update

Responsibilities upon Approval:

Coordination with the evaluation/interview team for evaluation of respondents.

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

October 8, 2021

To: David Suarez, Mayor; Leo Muñoz, Mayor Pro-Tem; Gregory Kerr, Commissioner; Jose "J.P." Rodriguez, Commissioner; Adrian Farias, Commissioner; Letty Lopez, Commissioner; Josh Pedraza, Commissioner; Mike Perez, City Manager
CC: Martin J. Mata, Vidal Roman, Homer Rhodes, Albert Aldana, Andrew Munoz, Omar Rodriguez, Kayla Pena, Maricarmen Garcia
Fr: Arnoldo Becho, Library Director
Re: Discussion and Consideration of Statement of Qualifications for Architectural/Engineering services for the Library and formation of an evaluation team

The City of Weslaco has a very engaged library community. Pre-pandemic the library was among the regional leaders in checkouts per capita, visits per capita, event attendance per capita, and many other basic success measures. That said, we have one of the oldest library facilities in the region. Built in 1986, the current facility is nearly 40 years old.

This item begins the evaluation of partner firms in response to the RFQ for Architectural/Engineering Design services for the expansion and remodeling of the Mayor Joe V Sanchez Public Library Complex. Specifically, we seek the designation of an evaluation team to assist in selection and interview of the respondents. The evaluation team will provide a recommendation and evaluation of the most advantageous respondents.

The Library and City Administration recommend the appointment of two Library Board members, a citizen, city administration whom have been involved in the project (Arnoldo Becho, Omar Rodriguez, Andrew Munoz), consultant Eric Lashley, and members of the Commission as they see fit.

At a latter point, the Commission may interview applicants as per instructions outlined on page 8 & 9 of the original RFQ. That is attached to this agenda item as well.

Community survey has found that the overwhelming majority of citizens support either renovation or a new building. Also apparent are the community's desire to upgrade the space in the fashion outlined by the RFQ. For a more extensive analysis of the Library Facility, we invite information seekers to read the assessment provided by CTLS and added to this agenda item as an attachment. As the community begins to adjust to the pandemic and return to the library, we would like to continue the process of analyzing capital projects to improve our facilities.

The library strongly supports approval. Please feel free to contact me with any questions, I will be happy to provide additional information.

Thank you,

Arnoldo Becho
Library Director, City of Weslaco
Phone: 956.973.3144 Email: abecho@weslacopl.us

Initial Notes for an Assessment of the Mayor Joe V. Sanchez Public Library by Eric P. Lashley, CTLS, Inc.

I visited the Mayor Joe V. Sanchez Public Library in Weslaco, TX on Thursday, August 19 and Friday, August 20, 2021. I was able to interview the following staff members: Arnoldo Becho Jr., Martin Mata, MariCarmen Garcia, Kayla Pena, Patti Avila, Raquel Echeveria, and Avanly Gonzalez. I also spoke with Mike Perez - City Manager, Omar Rodriguez - Director of Parks and Recreation, and Sheila Shidler- Executive Director of the Weslaco Museum.

Below are my notes from a checklist I had developed. My checklist begins with the exterior of the building. I have photos of most of the areas mentioned.

Building construction date: 1986

Exterior Architecture Style: The style is compatible with the downtown area. There are wonderful examples of Spanish revival and Spanish mission style architecture in the surrounding buildings. The former City Hall is a beautiful building which the City uses in their logo. It is the desire of the City to maintain the Spanish architectural influences in any new construction.



The font used for the name of the building is unique but has not been adopted in other marketing materials used by the library. The entrance to the building is somewhat hidden.



Landscaping: Nice trees. Plantings in the plaza area are very nice.

Clean or trash?: For the most part, the landscaping was clean. There was some trash in the grass, but overall the landscaping appeared to be in good shape.

Parking lot: The parking lot is a good distance from the front door. There is on street parking, but there is limited parking for patrons with mobility issues.



Was the library easy to find?: Yes, the library was easy to find, but the entrance is somewhat hidden.

First impressions of the exterior: The building is attractive, but has few windows. The plaza is very nice, but I feel it could use some fans. The temperature was near 100 degrees the days I visited and although the roof provides shade in the seating areas, I feel fans would be

appreciated. I felt the location of the Coke vending machine was a bit out of place.

Recommendation: add exterior fans



Exterior bookdrop: There was an exterior bookdrop next to the parking lot. **Recommendation: add drive-up bookdrop off the alley, so that patrons can drop books and other materials directly into the building.**

Bike racks: Yes, there were adequate bike racks. However, there was a bike rack near the bookdrop that seems to be out of place.

Sculptures: None. The only sculptural element was the fountain in the plaza and an old fountain (out of order) on the theater building. **Recommendation: add exterior sculptures.**

Pedestrian friendly?: Yes, the library complex is in an excellent location. Kansas Avenue is not a high traffic/high speed street.

Shade: Yes, the plaza provides adequate shade. The benches and exterior tables were in good condition.

Trash cans: I noticed the recycling bins and trash cans as I walked into the vestibule. Not a good first impression upon entering the library. There seemed to be adequate trash cans within the library. **Recommendation: move the recycling bins out of the vestibule and create a cleaner entrance into the library.**



Outdoor seating: As mentioned, there was adequate seating in the plaza.

Outdoor signage: The name of the building is prominently displayed. Other signage is inconsistent in font styles and some are in need of replacement.



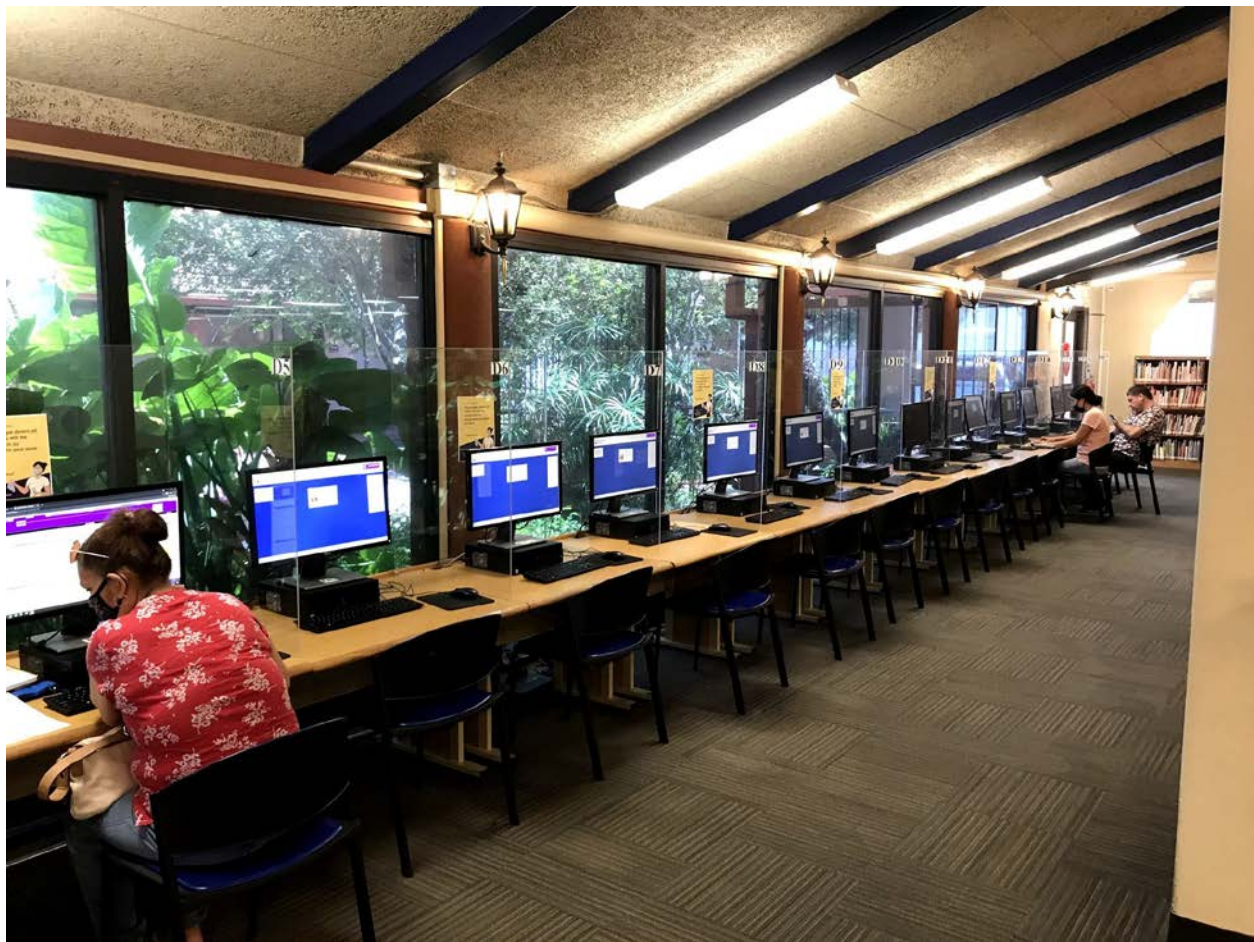
Signage for parking lot: Not all that clear, but it was not hard to find the parking lot. It is quite a distance from the front door.

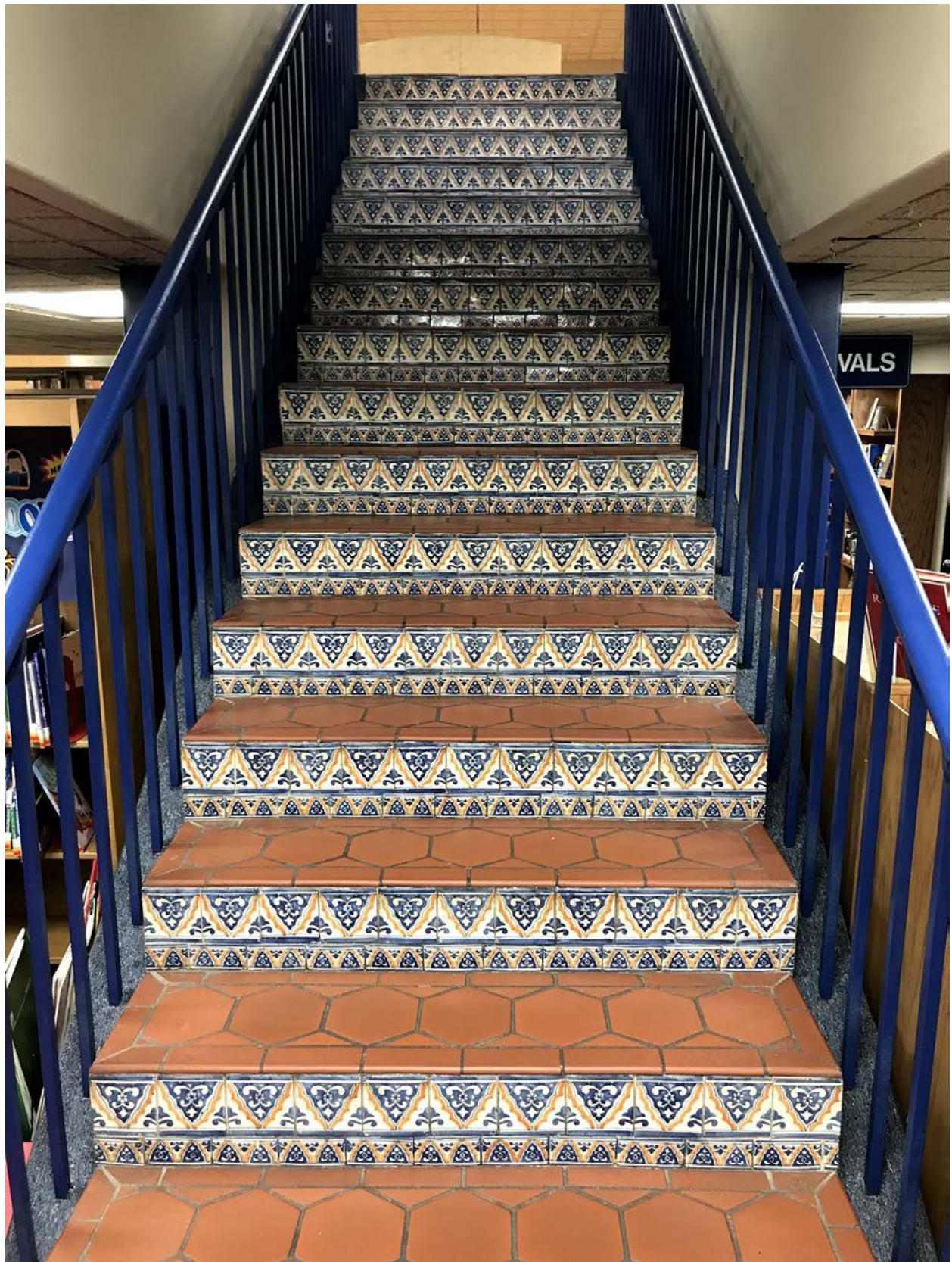
Signage on front doors: hours of operation?: Yes, the hours of operation were clearly marked on the front door. There was also a calendar of events posted in the vestibule and in the plaza.

Lobby: To the right of the security gates, there was a strange collection of materials. To the right there is the book on CD collection. After passing through the security gates, the circulation desk is easily accessible. Directly to the left of the security gates stands a podium and a display table. Both seem to be out of place. I assume there was a gap in the security gates and these objects were placed to keep patrons from going around the gates.



First impressions of the interior: It was a very sunny day, but as soon as I walked into the library the lighting was very dark. There is inconsistent lighting throughout the building. There is little natural light. Many of the windows are heavily tinted. There are both fluorescent lights and yellow bulbs that provide inadequate lighting for the patrons. Additional lighting was added to the tops of some shelving units to help elevate the lack of light. There are exterior lamps at the public computer space that provide inadequate lighting. The ceilings are very low in the computer area and children's space. I did appreciate the charging station and ceiling fans. I also really liked the tile throughout the building. I would encourage the new facilities continue to use the tile. **Recommendations: have consistent LED bulbs that produce white light and higher ceilings in the new building.**





How does the library smell?: In certain locations within the building there was a slight moldy smell. I noticed in the boardroom and reference desk areas that the library had installed air fresheners. I assume the air fresheners are to cover the smell of mold. **Recommendation: the HVAC system should be upgraded to better control the humidity in the building.**

Is the library welcoming? Fun? Serious?: The staff that I met were very friendly and helpful. The building did not fit the personality of the staff. The staff I met were passionate about the service they provide to the public. I could tell the staff were trying to maximize the use of the current building. In the end, the staff were placing band-aid after band-aid on a dated building. The current library is a 1986 building that does not fit the needs of a 21st century library. The building is not exciting or fun. The design is completely outdated. **Recommendation: Create a modern library that reflects the personality of the staff and creates a fun and dynamic 21st century building that moves away from a book centric model to a space for the community to gather.**

Interior signage: Mixture of permanent signage and paper signage. It was very difficult to figure out the layout of the various collections. The graphic novels are in two different buildings. There is no directory or map of the library for visitors. It was difficult to ascertain the location of the public restrooms. When I found restrooms, they were marked as staff only. I had to ask a staff member for the location of the restrooms and were told they were in the plaza. There was an old sign in disrepair in the plaza directing me to the restrooms.

Display cases: There were a few display cases located on the first floor. As mentioned, a display table was used as a barrier next to the security gates.

Information kiosks: There were a few information bulletin boards and calendars of events posted throughout the complex.

Information Digital Displays: There was a digital flat screen display located behind the circulation desk. **Recommendation: Have several digital displays throughout the building. Create a digital wall in the new facility.**

Interior Bookdrop: Yes, located centrally in the circulation desk.

Restrooms - cleanliness: As mentioned, I had a difficult time locating the restrooms. The restrooms were inadequate for a 21st century library. I have visited hundreds of libraries in my career, and I have never seen public restrooms located outside the main library. The staff restrooms were also inadequate. I was surprised to see carpeting on the walls within the restrooms. The men's restroom did not have a changing station. There was not a family or gender-neutral restroom. **Recommendations: There should be multiple public restrooms located on every floor and a family/gender neutral restroom located in a new children's library. The restroom in the children's restroom should have low toilets and sinks designed for children.**

Staff restrooms should only be in a staff area behind closed doors. I would recommend adding showers to the staff restrooms for staff who may wish to bike to work or exercise during their lunch hours.



Circulation Desk: The circulation staff seemed helpful. The staff could see patrons approaching. Recommendations: The circulation manager's desk is in the circulation desk work area. The future design should allow this manager privacy, but perhaps a one way window to observe when they are needed at the circulation desk, but not visible to the patrons.

Reference Desk: The glass installed due to COVID 19 made it difficult to communicate with the reference staff. The staff were very nice and helpful. I did notice an interaction I would like to bring up in terms of customer service. I observed an incident in which a woman was confused as to where she was supposed to pick up her Interlibrary Loan (ILL) book. When I discussed the incident with the staff, it seems the reference staff handles the requests for ILL and handles the circulation. I think it is very common for the reference staff to handle requests for ILL, but it is uncommon for patrons to pick up materials at the reference desk. Recommendation: Have all transactions/checking out of materials handled at the circulation desk. The current system is confusing to patrons.

ADA Compliance: There were only a few times in which there seemed to be an issue with ADA accessibility.

Children's Room: There is a children's space, but there is not a separate children's room. The room is next to the public computers and the space is inadequate for programming. Every staff member I spoke with felt the children's room should be the major focus of any new facility. The Family Place materials were not present in the children's room. **Recommendation: Make the children's space the priority for the new library. Create a separate children's room in the new library that provides space for the Family Place materials, an arts and craft area, a ceiling mounted projector and screen for movies, and other fun tactile activities.**



Noise levels: The days I visited, the library was very quiet. After speaking with the staff, it seems the library has not fully recovered to its pre-pandemic levels of use. Unfortunately, this is common. However, after speaking to the staff, I got the sense that the staff wanted the library to be a noisy (within reason) library with lots of activities for the community. The desire was to turn the library into a community gathering space.

Cafe or food: I was surprised to see the beginnings of a cafe. I was told the cafe was a joint venture with the school district. However, COVID put a stop to the cafe. **Recommendation: I have experience managing a library with a successful cafe. The City should keep in mind that most new restaurant ventures fail. I would recommend the City lease space to a private vendor**

and the space should be designed with the overall theme of the new building and not an afterthought.



Teen Area: None. However, there was space in the Porter Doss building which was used for teen programming after school. However, even though the Porter Doss building provides a large space for programming, there was nothing specific that reflected that it was a designated teen space. **Recommendation: I would make a Teen Space a priority in the new library. If a cafe space is included, the Teen space should be near the cafe. The space should include video games, computers, furniture which can be rearranged, and a space to create art.**

Another feature I would recommend in a new facility is a recording studio for video and audio which can be utilized by the employees and the public. Virtual programming will continue after the pandemic. A studio for the public would be a great addition to a new facility.

Public Access Computers: I was very impressed with the number of public computers. They were in multiple areas within the library. However, I think the library could reduce the number in

the future and dedicate more room for other amenities such as study rooms, conference rooms, meeting rooms, and other community gathering spaces. **Recommendation: reduce the number of public computers and have public computers in a few locations: a location for adults, a few computers in a new children's room, and a few in a new Teen area.**



Self-check computers: None. **Recommendation: More than 50% of your circulation should be done through self-check in the new facility. Self-check systems save staff time and resources. Staff should be utilized to provide in-depth service to patrons. Many patrons will prefer to check out their own materials.**

Staff Offices: The offices I saw were adequate. I noticed walls had been added over the years, but did not go all the way to the ceiling due to fire code.



Staff work areas: Inadequate. There was know centralized staff work area. There were multiple offices. Due to fire codes, there were walls that did not extend to the ceiling. Staff offices were split between floors. Cataloging was taking place in the Porter Doss building.

Recommendations: Create a centralized staff work area separate from the public areas. Staff should have individual cubicles to work and store personal items. A staff conference room for staff meetings should also be included in the staff space along with staff restrooms. I would limit the number of offices with walls. Walls limit future flexibility but a large open space allows for growth and flexibility.

Conference rooms: There was only one conference room (the boardroom). This was available to the public with approval from a supervisor. Recommendations: Provide additional conference rooms for the public in a future facility.

Study rooms: There were only two study rooms. Recommendation: Add as many study rooms to seat four individuals each equipped with a white board and a flatscreen monitor.



Meeting room: There was only one meeting room located in the theater building. The meeting room accommodates 88. The meeting room was very humid and had the smell of mold. The projector and screen were inadequate for the size of the room.

Recommendation: Add meeting rooms to the main library area.



Staff Breakroom: Sparse and inadequate. There was little space for the staff to take a break, each lunch, and talk with their fellow co-workers. **Recommendation:** Have an adequate sized breakroom that can accommodate the needs of the staff. Additional space may be needed for an additional refrigerator and ice machine to assist with large children's programs. The breakroom should be located within the new staff work area. A small separate room may be needed as a meditation room or room for mothers who may need privacy to pump breast milk.



Storage closets: Limited. It seemed the staff were using the theater for many of their storage needs. **Recommendations: Add as much storage as possible near the activity. Children's items should be stored in the children's room.**

Janitor's Closet: Located in the plaza next to the restrooms. **Recommendations: I would place the janitor's closet in a future staff work area. I would include a small janitor's closet on the second floor. All functions should be centralized in the main library space.**

History Room: None. I would not recommend a history room.

Lighting: As previously mentioned, the lighting is inadequate.

Furnishings: There is a mixture of furnishings. Some are very dated. **Recommendation: Order all new furnishings. Reduce the number of large tables and study cubicles and allow for patrons to arrange the furniture themselves to create their own spaces. Allow food and drink. Have booth seating in the Teen space and cafe area. Create countertop seating for laptop users.**

Ceiling Height: Very low. The ceiling height in the public computer area on the first floor, children's area, and second floor reference area are too low. The ceiling height will be one of the biggest challenges if the City decides to remodel the current building.

Roof leaks?: Yes, you can tell there have been roof leaks in the past.

Graphic Novels: The graphic novels are in two places. This demonstrates the difficulty of having the library divided into 3 different buildings.

Windows/natural light: Very little natural light. First floor windows are tinted. No windows on the second floor. **Recommendation: Have as much natural light as possible in the new facility.**



Wi-Fi: Very strong. No problem logging onto the internet.

Artwork: Very inconsistent. The art was clearly donated. Recommendation: Create a new art policy for the new library. Weslaco has several wonderful murals within the downtown area. I would encourage the new space to incorporate murals in many parts of the library.



Lockers: There were lockers for the staff, but none for the public.



Theater: I was pleasantly surprised by the condition of the theater. It seats 170 and the lighting, projector, and screen were high quality. Again, I was surprised people had to exit the theater to use the restrooms. It is a great asset for the library, but not being physically within the library makes the use of the facility problematic.

Audiovisual equipment: Inadequate, except for the AV in the theater.

Shelving: There was standard steel shelving, wooden shelving, and spinner racks.

Recommendations: I would recommend lower shelving in the new children's area. I would add casters to the children's shelving to allow staff to move the shelving for large children's programs. After the program is completed, staff can move the shelving back into place. Casters may also be employed in the Teen Space and other areas which may be used for multiple purposes.

End Panels: Some of the end panels were used for displays. The panels are most likely from 1986. Recommendation: The steel shelving is adequate, but I would recommend updating the end panels.

Used Bookstore: There was a used bookstore on the second floor next to the Reference Desk. Recommendation: In a future facility, have a more prominent and more attractive space for the used books. Have a future Friends organization manage the used bookstore.

Collection: age, condition, are the shelves crowded?: The collection is dated and many of the shelves are completely full. Recommendation: Weed the collection heavily before the need to

move into a new facility. The current library has more space dedicated to books than necessary. The space should be converted to gathering spaces. Therefore, I would recommend a massive weeding project. I don't think weeding will have a negative impact on circulation statistics.

Reference Collection: The reference collection is too large. The collection of National Geographics should be weeded. I would predict 99% of all reference questions are answered via Google. I would imagine there are reference books your current staff have never used.

Recommendation: I would weed the reference collection to only a handful of ready reference materials. The only physical items to keep may be local history or Texanna. Anything reference books that can be easily accessed by the internet should be weeded.

Maker Space: There was a 3-D printer. There was not a perceived high demand for a Maker Space. There was a desire for a creator space such as a recording studio.

Initial Thoughts:

The Mayor Joe V. Sanchez Public Library in Weslaco consists of three separate buildings: the main library, the theater, and the Porter Doss building. There is land available on the north side of the complex. It will be difficult to tie all three buildings together. The main library was constructed in 1986 and was designed before the internet or other modern building materials. The building has served the residents of Weslaco well for over 35 years, but the building is severely limited in providing 21st century services.

My initial thoughts are to demolish the Porter Doss building and build a new facility on the northern part of the property that would connect with the theater. I would leave the plaza as it is and repurpose the current facility as either City office space or lease the space for commercial use. The building could be remodeled for office use, but with the low ceilings, it will be difficult to remodel to an efficient and modern library.

I would recommend the staff look at this document and see if they agree with my assessment. If there are areas of agreement, the staff should use this as a starting place for a new strategic plan. For example, if it is agreed that a new children's area is the top priority in the new building, then this should be in the strategic plan. Once there is agreement on the rankings of needs, an architect can begin to start developing square footage models for each program area.

Opportunities:

The Mayor Joe V. Sanchez library is too large not to have an active Friends group. Building a new library is a great opportunity to build community support that will last longer than the construction of a new building. Since the City is a major landowner in the downtown in which the library is located, the library project may be tied into other city departmental projects. After talking with Omar Rodriguez, Director of the Parks and Recreation Department, there may be an opportunity to develop a downtown park in conjunction with the library project. Having street

festivals next to the library on Kansas Avenue may be appealing. Developing outdoor space for children is also another opportunity the City should consider.

Concerns:

Because the library does not have an active Friends group it may be difficult to get the community's support for this project. The budget is going to be tight. I hope the project will continue to move forward even after the retirement of City Manager, Mike Perez.



City of Weslaco

REQUEST FOR QUALIFICATIONS FOR ARCHITECTURAL/ENGINEERING DESIGN SERVICES FOR THE EXPANSION AND REMODELING OF THE MAYOR JOE V. SANCHEZ PUBLIC LIBRARY COMPLEX OF WESLACO

RFQ # 2020-21-35

**Pre-Bid Conference: September 23, 2021 - 10AM
CLOSING DATE: October 12, 2021
CLOSING TIME: 10AM**

Request for Qualifications for Architectural/Engineering Design Services for the Expansion
And Remodeling of the Mayor Joe V. Sanchez Public Library Complex of Weslaco
RFQ # 2020-21-35

Request for Qualifications

Qualified professional individuals/firms interested in responding to this Request for Qualifications (RFQ) should include information requested in the following paragraphs. All information shall have been updated within the past three (3) months. Failure to provide the information requested or falsification of any information provided shall result in disqualification of the consultant.

**REQUEST FOR QUALIFICATIONS FOR ARCHITECTURAL/ENGINEERING DESIGN
SERVICES FOR THE EXPANSION AND REMODELING OF THE MAYOR JOE V. SANCHEZ
PUBLIC LIBRARY COMPLEX OF WESLACO**

ACKNOWLEDGMENT OF RECEIPT

Please fill in the requested information below as acknowledgment that you have received the Request for Professional Qualifications noted above. If your firm is interested in participating, this sheet must be completed and returned to:

Mr. Homer Rhodes, Purchasing Agent
City of Weslaco – Purchasing Office
255 S. Kansas Avenue
Weslaco, Texas 78596
Phone: (956) 447-2240
E-mail: hrrhodes@weslacotx.gov

Name of Firm: _____

Address: _____

City, State Zip: _____

Telephone Number: _____ Fax Number: _____

E-mail: _____

_____ YES, Our company does have an interest in responding.

_____ NO, Our company does not have an interest in responding.

Name: (Print) _____ Title: _____

Signature: _____ Date: _____

PLEASE NOTE:

Please take a moment to register your Company with the City of Weslaco, Texas.

**NOTICE TO RESPONDENTS
PLEASE RETURN THIS FORM UPON RECEIPT**

Request for Qualifications for Architectural/Engineering Design Services for the Expansion
And Remodeling of the Mayor Joe V. Sanchez Public Library Complex of Weslaco
RFQ # 2020-21-35

City of Weslaco Purchasing Office

INVITATION

*** B/P/Q (Bid/Proposal/Qualifications)**

Description	Number	Opening
Request for Qualifications for Architectural/Engineering Design for the Expansion and Remodeling of the Mayor Joe V. Sanchez Public Library Complex of Weslaco	RFQ 2020-21-35	10/12/2021 at 10:00 AM

Qualifications must be electronically submitted through the BIDNET link below before the deadline of October 12, 2021 at 10AM. Please register and follow appropriate instructions within the BIDNET website.

<https://www.bidnetdirect.com/texas/cityofweslaco>

Copies of the qualification(s) documents consisting of detailed specifications, general requirements or other information may be obtained through the Purchasing Department.

Potential respondents can view the RFQ at::

<https://www.bidnetdirect.com/texas/cityofweslaco>

Interested respondents are invited to attend the prequalification Zoom Meeting on the date specified below. Attendance is not mandatory.

Interested respondents are invited to attend the Bid/Proposal opening on the dates specified below. Presence is not mandatory.

Specifications may also be viewed and downloaded at: <http://www.weslacotx.gov/Bids.htm>

PRE- QUALIFICATION MEETING: Architectural / Engineering Design Services for the Expansion and Remodeling of the Mayor Joe V. Sanchez Public Library Complex of Weslaco / RFQ No.: 2020-21-35
Time: Sep 23, 2021 10:00 AM Central Time (US and Canada)

Join Zoom Meeting

<https://us02web.zoom.us/j/87425523126?pwd=TUdiSkRGR0JZMDFhMVVTSWEvS1lrUT09>

Meeting ID: 874 2552 3126

Passcode: 252939

One tap mobile

+13462487799,,87425523126#,,,,*252939# US (Houston)

+12532158782,,87425523126#,,,,*252939# US (Tacoma)

Dial by your location

+1 346 248 7799 US (Houston)

+1 253 215 8782 US (Tacoma)

+1 669 900 6833 US (San Jose)

+1 301 715 8592 US (Washington DC)

+1 312 626 6799 US (Chicago)

+1 929 205 6099 US (New York)

Request for Qualifications for Architectural/Engineering Design Services for the Expansion
And Remodeling of the Mayor Joe V. Sanchez Public Library Complex of Weslaco
RFQ # 2020-21-35

877 853 5247 US Toll-free
888 788 0099 US Toll-free
833 548 0276 US Toll-free
833 548 0282 US Toll-free

Meeting ID: 874 2552 3126
Passcode: 252939

QUALIFICATION OPENING: Architectural / Engineering Design Services for the Expansion and
Remodeling of the Mayor Joe V. Sanchez Public Library Complex of Weslaco / RFQ No.: 2020-21-35
Time: Oct 12, 2021 10:00 AM Central Time (US and Canada)

Join Zoom Meeting

<https://us02web.zoom.us/j/84230691023?pwd=QnVNNWFGYXlkelpMYWNKV084eWhlUT09>

Meeting ID: 842 3069 1023
Passcode: 112929

One tap mobile

+13462487799,,84230691023#,,,,*112929# US (Houston)
+16699006833,,84230691023#,,,,*112929# US (San Jose)

Dial by your location

+1 346 248 7799 US (Houston)
+1 669 900 6833 US (San Jose)
+1 253 215 8782 US (Tacoma)
+1 312 626 6799 US (Chicago)
+1 929 205 6099 US (New York)
+1 301 715 8592 US (Washington DC)
833 548 0282 US Toll-free
877 853 5247 US Toll-free
888 788 0099 US Toll-free
833 548 0276 US Toll-free

Meeting ID: 842 3069 1023
Passcode: 112929

Procurement Schedule

September 8, 2021: Release Request for Qualifications (RFQ)

September 15, 2021: First Advertisement of RFQ

September 22, 2021: Second Advertisement of RFQ

September 23, 2021 at 10AM: Prequalification meeting via Zoom

October 1, 2021 at 10AM: Request for Information Due

October 12, 2021 at 10AM: Bids Due/Zoom Opening

October 19, 2021: City Commission Award

Homer Rhodes, Purchasing Agent
Phone: (956) 447-2240
E-mail: hrhodes@weslacotx.gov

I. INTRODUCTION

The City of Weslaco ("City"), invites the submittal of Requests for Qualifications (RFQs) from design firms interested in providing professional architectural design services for the expansion and remodeling of the Mayor Joe V. Sanchez Public Library (MJVSPL) Complex. This includes the 12,500 sq. ft. main public library constructed in 1986, a 12,500 sq. ft. theater constructed in 1986, and a plaza located at 525 S. Kansas Ave. The utility of each structure should be evaluated for utilization within the new MJVSPL Complex. The project will also incorporate the demolition of the Porter Doss Building located at 515 S Kansas Ave. to accommodate an expansion of the library. This project will be funded with City of Weslaco Municipal Funds.

The MJVSPL is a customer centered public library. We have an engaged community whose library is among the most frequently trafficked in the region. Thus, the mission of a capitol project would be to design a facility that focuses on satisfying the needs and services our community values. Paramount among these are family and children's areas, facilities for programing, spaces for comfortable study and leisure enjoyment, social spaces, and outdoor utility. The community also values a rich collection, traditional library services, and robust internet connectivity. Overall, we hope to retain the classic outdoor esthetic of the building to mirror the neighborhood, while transforming the indoor facilities to provide the modern comforts and services of a 21st century library.

The City of Weslaco reserves the right and/or option to select one or more firms to perform the Scope of Work as defined within the RFQ. If selected, the City of Weslaco does not guarantee, promise, convey, imply, infer, suggest or agree a firm(s) will provide architectural/engineering design services for said facility. Furthermore, the City of Weslaco reserves the right and/or option to add, reduce and or/reject portions of the Scope of Work for any selected firm(s) at any point in time. Said rights and/or options shall continue through the procurement, design and construction phases of the project(s).

The Architectural team will provide all services necessary to assess and verify existing conditions; review and verify design standard requirements; MEP commissioning; organize weekly team meetings; provide specifications for furniture, fixtures and equipment (FF&E); signage; provide computer-aided design and drafting (CADD) documentation; prepare bidding documents; provide permitting services; estimate construction costs at each submission; assist with bidding and award activities; value engineering; arrange and conduct meetings; perform construction phase services, coordinate commissioning activities; and assist in the warranty review.

Initially the team will be coordinating closely with the City's Project Manager(s)/City Engineer to develop a program for the Project Implementation.

The following services will be required initially:

Request for Qualifications for Architectural/Engineering Design Services for the Expansion
And Remodeling of the Mayor Joe V. Sanchez Public Library Complex of Weslaco
RFQ # 2020-21-35

- A. **Assessment of Existing Conditions.** Initially, the selected firm will need to gather any existing records (e.g. environmental assessments) or documents (e.g. Record Drawings, site surveys, etc.) that indicate existing conditions. These documents will need to be verified by on-site inspection of the premises. The extent of this effort shall be as in-depth and as extensive as is required and necessary to support the design effort. The selected firm will prepare an in-depth site access study.
- B. **Planning.** Phase I design services include Pre-design/ Programming (a needs assessment and additional surveys will need to be provided) services for the project. The Architect will be responsible for coordination with major stakeholders and Project Manager(s)/City Engineer for the “right sizing” of the structure. The selected firm will prepare an in-depth site access study.

If the City chooses to continue with this project, the following services will be required:

- A. **Design Services.** Includes Phase I and Phase II services. Phase I services include Schematic Design and Design Development. Phase II services involve the development of Contract Documents. Contract Documents shall be suitable for the solicitation of competitive construction bids. All permit and other discrepancies must be resolved and changes incorporated into the Contract Documents before approval can be given by the City for the 100% submittal, and subsequent initiation of the bidding process. Professional architectural and engineering services will include, but are not limited to, construction drawings using CADD; CSI-style specifications; Phasing coordination; commissioning procedures and documents; specifications for FF&E; and bidding phase assistance. Ongoing coordination with the City’s Project Manager(s)/City Engineer will be required.
- B. **Architectural Review.** Designs will require review by agencies other than the City of Weslaco, including but not limited to City Departments and local utility companies and/or organizations.
- C. **Construction Phase Services.** Construction administration plus ongoing coordination with the City’s Project Manager(s)/City Engineer; and post-construction services which covers items, such as commissioning and warranties, for a period following the completion of construction.

II. SCOPE OF WORK

The scope of work includes but is not limited to, expansion and remodeling of the Mayor Joe V. Sanchez Public Library Complex of Weslaco. The new facilities shall, at a minimum:

Request for Qualifications for Architectural/Engineering Design Services for the Expansion
And Remodeling of the Mayor Joe V. Sanchez Public Library Complex of Weslaco
RFQ # 2020-21-35

- Integrate functionally and architecturally with library requirements;
- Integrate the expansion to be compatible with the Spanish revival architectural style prominent in the downtown;
- Utilize existing infrastructure;
- Drive areas requiring sufficient egress/ingress, sufficient approach and departure angles and vehicle flow for disabled vehicles;
- Ensure secure access and control of building and employee parking;
- Sufficient offices and open office space layout to serve library functions;

The selected firm for this project is required to be familiar with and abide by all mandated Federal and State Library facility requirements. This project has an aggressive schedule. It is the intent that the selection committee will make a recommendation to the City Commission within four (4) weeks of the submittal date.

III. OBJECTIVE

The City of Weslaco, proposes to retain a highly qualified design firm to provide the services described herein. Firms with significant experience in the design and programming of Library buildings, phased construction, municipal projects, and feasibility studies will be given prime consideration for this project.

- The City of Weslaco will not be bound by any information conveyed verbally. The City will provide, in writing, any clarifications, changes and/or other information, deemed to be necessary, as addenda to this RFQ.
- Addenda will be provided to known RFQ holders registered with the City of Weslaco.
- No Addendum will be issued later than noon (local time) on Tuesday before the Submittal Date, except Addenda with minor clarifications, withdrawing RFQ, or postponing the Submittal Date.
- The City of Weslaco expressly reserves the right to accept or reject any all qualifications submitted.
- This request for Request for Qualifications does not commit the City of Weslaco to pay any costs incurred prior to execution of a contract. Issuance of this material in no way obligates the City of Weslaco to award a contract or to pay any costs incurred in the preparation of a response.
- The City of Weslaco specifically reserves the right to vary all provisions set forth at any time prior to execution of a contract where it deems it to be in the best interest of the City of Weslaco.

IV. QUALIFICATIONS

The selected firm must possess the ability, experience, and reputation for quality service necessary to produce high quality and functional projects. To insure the firms

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are capable of providing an acceptable level of service to the City, the following minimum qualifications must be met:

- Firm must have extensive experience in dealings with municipal governments and the ability to direct, coordinate and prepare design sketches, working drawings and specifications for projects for the City of Weslaco.
- The selected firm(s) must have an architect/engineer licensed in the State of Texas
- The selected firm(s) must be capable of providing observation services during the construction process. Review of the Contractor's **Request for Payments**, shop drawings, product submittals and field questions or problems must be part of the required work.
- Firm must carry adequate professional liability insurance and the insurance must be maintained for the duration of the contract. A copy of the insurance must be provided to the City upon approval of the contract.

V. SELECTION PROCESS

The City is seeking a highly qualified firm, experienced in providing the professional programming, planning and design services outlined in the Scope of Work. The required qualifications may be demonstrated in the experience of Respondent's team members. A Selection Committee composed of representatives from the City of Weslaco will review the RFQs.

The City of Weslaco reserves the right and/or option to select one or more firms to perform the Scope of Work as defined within the RFQ. If selected, the City of Weslaco does not guarantee, promise, convey, imply, infer, suggest or agree a firm(s) will provide architectural/engineering design services for said facility. Furthermore, the City of Weslaco reserves the right and/or option to add, reduce and or/reject portions of the Scope of Work for any selected firm(s) at any point in time. Said rights and/or options shall continue through the procurement, design and construction phases of the project(s).

The Team, if applicable, will be selected in a two-step process:

- **Step 1** – The RFQ will be ranked based on the selection criteria and relative weights set out in Section VII.A. of this RFQ. Respondents can receive up to 100 points for the RFQs. The City reserves the right to exercise the option to select the top three ranking firms to give a presentation/ interview for final selection.

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- **Step 2** – The presentation/ interviews, if exercised by the City, will be ranked based on the selection criteria and relative weights set out in section VII.B. of this RFQ. Respondents can receive up to 100 points for the presentation/ interview.

The apparent successful Respondent will be Respondent that offers the best value to the City based on RFQ and the presentation/ interview scores, if applicable. The City will first attempt to negotiate a contract at a fair and reasonable price with the apparent successful Respondent. If a satisfactory contract cannot be negotiated, the City will formally end negotiations in writing and proceed to negotiate with the next Respondent in order of the combined RFQ and presentation/ interview scores, if applicable, until a contract is reached or negotiations with all ranked Respondents end.

Submission of a RFQ and/or subsequent presentation/ interview indicates Respondent's acceptance of the evaluation protocol and Respondent's recognition that some subjective judgment must be made by the City during the assigning of points.

VI. SUBMITTALS

Respondents must submit qualifications electronically through BIDNET link before deadline of October 12, 2021 at 10AM. Hard copies may be requested by the City of Weslaco.

BIDNET link: <https://www.bidnetdirect.com/texas/cityofweslaco>

Only timely received submittals meeting the requirements of this request for qualifications shall be considered. No submittal shall be considered or accepted which is submitted by a firm(s) that is in default under the terms of any existing agreement with the City of Weslaco, or which has failed to perform its obligations faithfully under any previous agreement with the City. An authorized representative of the firm shall sign submittals.

QUESTIONS REGARDING THIS REQUEST FOR QUALIFICATIONS

Questions regarding this project must be submitted in **writing** and directed to Homer Rhodes – Purchasing Agent, Email: hrrhodes@weslacotx.gov; or through BIDNET Q&A.

Amendments or revisions to this RFQ resulting from written questions emailed to Homer Rhodes or posted through BIDNET Q&A will be answered accordingly through Addendum via BIDNET. Respondents to this RFQ are responsible for obtaining all necessary information required for a compliant RFQ submission.

Interested firms are encouraged to review the project and make an on-site review of the different aspects involved in the project.

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Within thirty (30) days after the date of opening the responses, the City shall evaluate and rank each request of qualifications submitted in the criteria set forth in the request for qualifications.

Late submittals will not be reviewed for any reason. All submissions must be provided electronically through BIDNET before the deadline of October 12, 2021 at 10AM.
BIDNET link: <https://www.bidnetdirect.com/texas/cityofweslaco>

To enable the City to efficiently evaluate the RFQs, Respondents are urged to strictly follow the required format in preparing their RFQ. **Electronic submittals must be bookmarked to follow the required format.**

Each RFQ shall be organized in the following order:

A. Outside Cover and/or first page: Shall contain the name of the RFQ, the name of the Respondent, and the submittal date.

B. Table of Contents: The next page shall be a table of contents.

C. Divider 1 – Transmittal Letter

The first page following the divider shall be a one-page letter transmitting the RFQ to Homer Rhodes, Purchasing Agent, City of Weslaco. The transmittal letter shall say that the signer of the document is authorized by the Respondent to sign the document. The transmittal letter shall contain the names of the proposed Project Manager, and the proposed project team. At least one copy of the transmittal letter shall contain the original signature of a partner, principal or officer of Respondent.

D. Divider 2 – Team Organization

1. *List of Team Members:* On one page, list the Team member firms along with the primary responsibilities (e.g. Structural Engineer, MEP Engineer, etc.) they will have on the Team, the number of years they have been in business, and the number of employees on staff. Please indicate the lead firm.
2. *Organization Chart:* The next page shall be a simple organization chart of the Team, showing the reporting structure of the people proposed to do the work.
3. Resumes of the key members actively involved with (e.g. Project Manager, Team lead, etc.) each firm proposed in the team.

E. Divider 3 - Project Experience

In tabular format list the following:

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1. *Project Listing* - List all projects in progress or completed within past five years meeting the following criteria:

- a. Library Buildings
- b. Estimated or actual construction cost greater than \$4 million.
- c. In progress or completed

2. Arrange the projects in descending order of contractual completion date from latest to earliest.

3. Provide the following information for each project, in the order listed:

- a. Project Name and location
- b. Owner Name; Contact Person; Telephone; E-mail
- c. Note delivery method for each project, i.e. CMAR, Design Build, Lump Sum.
- d. Scope Summary (Include major similarities that would specifically qualify your company for Project)
- e. Actual or Estimated Construction Cost
- f. Percent complete or date completed
- g. Contractual completion dates (NTP thru bid)

4. *Project Brief* - The Respondent shall select three projects to highlight, as best representing the firm's project experience, and provide a briefing sheet for each. Each briefing sheet shall be one-page and should contain information, which shows the capability of the firm to provide the range of services that are required by this project. The work described must have been performed within the past five years. At least one of the projects shall be for \$4 million, or more, in construction cost and for a governmental entity. Minimally, each brief shall contain:

- a. Project Name and location
- b. Year project completed or percent complete and brief explanation regarding steps Respondent took to maintain project schedule
- c. Scope Summary including a description of services provided (Include major similarities that would specifically qualify your company for this Project)
- d. Name of Client and/or Owner/Operator and current telephone number and email address
- e. Key staff involved, who are also proposed for this Project
- f. Actual or Estimated Construction Cost and brief explanation regarding steps Respondent took to adhere to Owner's budget.
- g. Give examples where your company overcame extreme adversity, specifically with reference to demanding cost controls, schedule creep,

high turnover in personnel, and the efforts your company made to overcome those problems.

- h. Give examples where your company had a phased construction or expansion project in which the client needed to maintain some business continuity during construction.

Graphic Information: Photographs or other graphical information used to illustrate these projects may also be incorporated into the one-page brief sheet itself.

F. Divider 4 - Narrative

1. *Narrative*: The Respondent shall provide no more than three pages of narrative that describes:

- Characteristics of your company that most set it apart from others.
- Team's working relationship
- Respondent's systems and processes for insuring quality and timely performance on projects.
- Respondent's track record of meeting deadlines and working within a budget.
- Cost estimating approach
- Approach to Value Engineering
- Respondent's understanding of the City's needs and approach to this project (budget versus architectural program)
- Identify aspects or elements of this Project that may pose unusual challenges. Discuss how you will address such challenges.
- Has your company ever been terminated from a project with or without cause? If so, provide details and owner contact's name, telephone number, and e-mail address.
- **LITIGATION SUMMARY**: A litigation summary that briefly describes any claims or lawsuits that have been filed against the firm that relate to the performance of professional services must be submitted. Identify the claim or suit by adverse party, case number, jurisdiction where filed and current status. **If no summary is given or if a general statement is given which also refers the City to inquire with a firm's counsel, the RFQ may be considered NON-RESPONSIVE and eliminated from consideration.** This statement may be submitted as a separate document in a sealed envelope, but must be provided at the same time that the RFQ is submitted.

G. Divider 5 - Quality of Service

Testimonials: Respondents may include no more than four one-page letters from clients that they have worked with on previous projects. Letters should comment on budget and/or scheduling experiences and qualitative matters related to

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services received from the Respondent. Letters shall also include contact name and telephone number.

H. Divider 6 – Exhibits

1. Affidavit of Ownership or Control

VII. SELECTION CRITERIA

A. Request for Qualifications 100 Points

The RFQs will be ranked base on the selection criteria and weights set out below:

- a. Experience in similar or relevant projects by individuals who would be assigned to this project (**maximum 20 points**).
- b. A suitably sized staff to meet the peak phases of work (**maximum 5 points**).
- c. Project experience by firms and individuals with governmental entities (**maximum 15 points**).
- d. Experience by firms and individuals with Library design and construction (**maximum 20 points**).
- e. Demonstrable systems and processes in-house for insuring quality and timely performance on projects (**maximum 5 points**).
- f. Familiarity with current MEP certification processes (**maximum 5 points**).
- g. Understanding of City's needs and appropriateness of Team's approach to this project (**maximum 10 points**).
- h. Track record of meeting deadlines and working within a budget, (**maximum 10 points**).
- i. Applicability and quality of references (**maximum 10 points**).

B. Presentation/ Interview 100 Points

Should the City elect to conduct interviews, the top three Respondents will be short-listed to make a presentation/interview and answer questions from a panel of City of Weslaco representatives. The presentations will be ranked based on the selection criteria and relative weights set out below.

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The Respondents will be given a maximum of 20 minutes to make a presentation. A maximum of 5 minutes of the presentation should include an introduction of the team and information about the firm and a maximum of 15 minutes should address the challenges of the project, approach to design, and method of estimating construction costs. Upon the conclusion of the presentation/interview the Respondents will have a maximum of 20 minutes to respond to questions asked by the Selection Committee.

- a. Demonstrate Team's competence, qualifications, and ability (**maximum of 20 points**).
- b. Demonstrate Team's understanding of the team approach to address the needs of the City of Weslaco while maintaining the vision, function, scheduling, and budget (**maximum of 20 points**).
- c. Appropriateness of answers given during the Question and Answer portion of the interview (**maximum 30 points**).
- d. Demonstrate competence to manage the MEP process and the deliverance of completed documentation. (**maximum 15 points**).
- e. Demonstrate Quality Assurance/ Quality Control methodology (**maximum 15 points**).

VIII. ADDITIONAL INSTRUCTIONS, NOTIFICATIONS AND INFORMATION

A. Respondents shall not offer any gratuities, favors, or anything of monetary value to any official or employee of the City for the purposes of influencing this selection. Any attempt by the Respondent to influence the selection process by any means, other than disclosure of qualifications and credentials through the proper channels, shall be grounds for exclusion from the selection process.

B. Respondents who provide false or misleading information, whether intentional or not, in any documents presented to the City for consideration in the selection process shall be excluded. Any false or misleading information in these documents would, in effect, render the entire document suspect and therefore useless.

C. INTERVIEWS – After the screening of RFQs, Respondents may be notified, in writing, of their status in the selection process. If interviews are needed, short-listed Respondents may be given additional information for interviews. These interviews will relate less to the past experience and qualifications already detailed in the submittal than to identification of the Respondent's project approach and to an appraisal of the people who would be directly involved in the project.

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D. INQUIRIES – Once the project is advertised, there shall be no contact with any city official or city employee unless using the formal process through the Purchasing Department. Failure to comply, will result in the firm being disqualified for process.

Questions and answers that change or substantially clarify the Request for Qualifications will be affirmed in writing and copies will be provided to all firms on record, of having received an RFQ. Any inquiries relating to this RFQ must be submitted in writing and received no later than **October 1, 2021 at 10AM.**

E. COST OF RFQS – The City will not be responsible for costs incurred by anyone in the submittal of qualifications or for any costs incurred prior to the execution of a formal contract.

F. CONTRACT NEGOTIATIONS – This RFQ is not to be construed as a contract or as a commitment of any kind. If this RFQ results in a contract offer by the City; a specific scope of work, fees, insurance coverage's, and other contractual matters will be determined during contract negotiations. To ensure that the appropriate staff is assigned to the project the City may make the inclusion of a "key person's clause" a part of the contract negotiations.

G. CONFIDENTIAL INFORMATION – All responses shall be held confidential from other parties by the City to the extent allowable by law until after the selection process is completed. Respondents should be aware that at the completion of the selection process the contents of their RFQs are subject to the provisions of the Texas Public Information Act and may be made public. CONFIDENTIAL or SENSITIVE information should not be included in the RFQ.

H. CITY POLICIES & ORDINANCES – Respondents should be aware of and therefore, familiar with all pertinent City of Weslaco Ordinances and policies which will relate to contracting with the City. More detailed guidance is available on City's website:
https://www.municode.com/library/tx/weslaco/codes/code_of_ordinances

I. The City of Weslaco reserves the right to (1) evaluate the qualifications submitted; (2) waive any irregularities therein; (3) select Respondents for the submittal of more detailed information; (4) accept any submittal or portion of a submittal; and/or (5) reject any or all Respondents submitting qualifications, should it be deemed in the City's best interest.

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BID REJECTION OR PARTIAL ACCEPTANCE – THE CITY OF WESLACO reserves the right to reject any or all bids. It further reserves the right to waive technicalities and formalities in bids, as well as to accept in whole or in part such bid or bids where it deems it advisable in protection of the best interests of the City.

ADDENDA

The following Addenda have been received. The modifications to the Contract Documents noted therein have been considered and all services thereto are included in the RFQ.

Addendum No. _____ Dated: _____

Addendum No. _____ Dated: _____

Addendum No. _____ Dated: _____

Addendum No. _____ Dated: _____

Addendum No. _____ Dated: _____

The City of Weslaco reserves the right to reject any and all RFQ's.

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**CITY OF WESLACO
DISCLOSURE OF INTERESTS**

City of Weslaco, Texas requires all persons or firms seeking to do business with the City to provide the following information. Every question must be answered. If the question is not applicable, answer with "NA." Corporations whose shares are publicly traded and listed on national or regional stock exchanges or over-the-counter markets may file a current Securities and Exchange Commission Form 10-K with the City in lieu of answering the questions below. See next page for definitions.

Date: _____

FIRM

NAME: _____

ADDRESS: _____

FIRM is: 1. Corporation () 2. Partnership () 3. Sole Owner ()
4. Association () 5. Other () _____

DISCLOSURE QUESTIONS

If additional space is necessary, please attach a separate sheet.

1. State the name(s) of each "employee(s)" of the City of Weslaco having an "ownership interest constituting of 0% or more of the voting stock or shares of the business entity or ownership of \$2,500 or more of the fair market value of the business entity or employed by the above named "firm."

Name	Title	Department

2. State the name of each "official" of the City of Weslaco having an "ownership interest" constituting 0% or more of the ownership in the above named "firm", or employed by the above named "firm."

Name	Title	Department

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3. State the names of each “board member” of the City of Weslaco having an “ownership interest” constituting 0% or more of the ownership in the above named “firm”, or employed by the above named “firm.”

Name	Board, Commission or Committee

CERTIFICATE

I certify that all information provided is true and correct as of the date of this statement that I have not knowingly withheld disclosure of any information requested; and that supplemental statements will be promptly submitted to the City of Weslaco, Texas as changes occur.

Certifying Person: _____

Title: _____
(Type or Print)

Signature of Certifying Person: _____

Date: _____
(Type or Print)

DEFINITIONS

The following definitions of terms should be used in answering the questions set forth below:

- a. **“Board member.”** A member of any board, commission, or committee appointed by the City Commission of the City of Weslaco, Texas.
- b. **“Employee.”** Any person employed by the City of Weslaco, Texas either on a full or part-time basis, but not as an independent contractor.
- c. **“Firm.”** Any entity operated for economic gain, whether professional, industrial or commercial, and whether established to produce or deal with a product or service, including but not limited to, entities operated in the form of sole proprietorship, as self-employed person, partnership, corporation, joint stock company, joint venture, receivership or trust, and entities which for purposes of taxation are treated as non-profit organizations.
- d. **“Official.”** The Mayor, members of the City Commission, City Manager, Assistant City Managers, Department and Division Heads, and Municipal Court Judge of the City of Weslaco, Texas.
- e. **“Ownership interest.”** Legal or equitable interest, whether actually or constructively held, in a firm, including when such interest is held through an agent, trust, estate or holding entity. “Constructively held” refers to holdings or control established through voting trusts, proxies, or special terms of venture of partnership agreements.”

PLEASE FILL IN INFORMATION NEEDED AND SUBMIT TO:

THE CITY OF WESLACO
PURCHASING DEPARTMENT
255 S. KANSAS AVENUE
WESLACO, TEXAS 78596

**VENDOR ACKNOWLEDGMENT FORMS
CITY OF WESLACO
NON-COLLUSIVE BIDDING CERTIFICATION**

I/We have read instructions to bidder and specifications. My/Our bid conforms with all specifications, conditions, and instructions as outlined by *CITY OF WESLACO*. Signing the Acknowledgment Form confirms that our company will enter into a binding contract with CITY OF WESLACO for item(s) awarded to our company. I/We have read instructions to bidder and specifications.

The undersigned Bidder, by signing and executing this RFQ, certifies and represents to the CITY OF WESLACO that Bidder has not been offered, conferred or agreed to confer any pecuniary benefit, as defined by §1.07(a)(6) of the Texas Penal Code, or any other thing of value as consideration for the receipt of information or any special treatment or advantage relating to this RFQ; the Bidder also certifies and represents that Bidder has not offered, conferred or agreed to confer any pecuniary benefit or other things of value as consideration for the recipient's decision, opinion, recommendation, vote or other exercise of discretion concerning this RFQ; the Bidder certifies and represents that Bidder has neither coerced nor attempted to influence the exercise of discretion by any officer, trustee, agent or employee of the CITY OF WESLACO concerning this bid on the basis of any consideration not authorized by law; the Bidder also certifies and represents that Bidder has not received any information not available to other bidders so as to give the undersigned a preferential advantage with respect to this RFQ; the Bidder further certifies and represents that Bidder has not violated any state, federal or local law, regulation or ordinance relating to bribery, improper influence, collusion or the like and that Bidder will not in the future offer, confer, or agree to confer any pecuniary benefit or other thing of value to any officer, trustee, agent or member of the CITY OF WESLACO in return for the person having exercised the person's official discretion, power or duty with respect to this RFQ; the Bidder certifies and represents that it has not now and will not in the future offer, confer, or agree to confer a pecuniary benefit or other thing of value to any officer, trustee, agent or member of CITY OF WESLACO in connection with information regarding this RFQ, the submission of this RFQ, the award of this RFQ or the performance, delivery or sale pursuant to this RFQ.

Date: _____

Company Name: _____

Signature: _____

Title: _____

Note: This form must be filled in and submitted with RFQ package

CERTIFICATION FORM

DEBARMENT, SUSPENSION, AND OTHER INELIGIBILITY AND VOLUNTARY EXCLUSION LOWER TIER COVERED TRANSACTIONS

The bidder certifies that neither the bidder, its third party subcontractors, nor its principals is presently debarred, suspended, proposed for debarment, declared ineligible, or voluntarily excluded from participation in this transaction by any Federal department or agency.

SIGNATURE _____ TITLE _____

COMPANY _____ DATE _____

State of _____, County of _____

Subscribed and sworn to before me this day _____ of , 2021.

Notary Public _____

My Appointment Expires _____

Restrictions on Lobbying Activity

A. Prohibited Contacts During Contract Evaluation

A vendor/contractor or a vendor's/contractor's agent/representative is prohibited from contacting city officials, including elected officials, and employees regarding a proposed contract from the time a Request for Qualifications has been released until the contract has been acted on by the City Commission. If contact is required, such contact will be done in accordance with procedures incorporated into the solicitation document. Violation of this provision by contractors, respondents or their agents, including lobbyists, may lead to disqualification of the respondent's offer.

B. A Lobbyists or Vendor/ Contractor May Not Place City Official Under Personal Obligation

A Lobbyist or a Vendor/Contractor or any of their agents may not do any act or refrain from any act for the express purpose and intent of placing any city official under personal obligation to the Lobbyist or Vendor/ Contractor.

C. False Statements

A lobbyist or the vendor/contractor or any of their agents/representatives cannot intentionally or knowingly make any false or misleading statement of fact to any city official, or cause a copy of a document with false information to be received by an official without notifying the official in writing of the truth. Likewise, a registrant who learns that a statement in a registration form or activity report during the previous 3 years is false must correct that statement within 30 days by written notification to the Office of the City Secretary.

D. Use of False Identification

A lobbyist or the vendor/contractor or any of their agents/representatives cannot communicate with a city official in the name of any fictitious person or in the name of any real person, without that person's consent.

E. Improper Influence

A lobbyist or the vendor/contractor or any of their agents/representatives cannot cause or influence the introduction of any ordinance, resolution, appeal, application, petition, nomination, or amendment for the purpose of later being employed as a lobbyist to secure its granting, denial, confirmation, rejection, passage, or defeat.

F. Improper Representation

A lobbyist or the vendor/contractor or any of their agents/representatives cannot represent that the person can control or obtain the vote or action of any city official.

Disclosures and Requirements for City Vendors/Contractors

Lobbyists are often retained for the purpose of assisting vendor/contractor seeking to do business with the city. The standards of conduct applicable to city contractors or other vendor/contractor of lobbyists are discussed below.

A. Prohibited Contacts During Contract Evaluation

A vendor/contractor or a vendor's/contractor's agent is prohibited from lobbying activities with city officials, including elected officials, and employees regarding a proposed contract from the time a Request for Qualifications has been released until the contract is posted as a City Commission agenda item. If contact is required, such contact will be done in accordance with procedures incorporated into the RFQ document. Violation of this provision by respondents or their agents, including lobbyists, may lead to disqualification of the respondent's offer. There is a parallel no-contact provision for lobbyists and their agents.

B. The City's Discretionary Contracts Disclosure Form

When seeking a discretionary city contract, the contractor must submit a form disclosing:

- the identity of all parties to the contract;
- subcontractors;
- partners, parent or subsidiary business entities of any party to the contract; any lobbyist or public relations firm that has been employed for a purpose related to the contract.

The vendor/contractor must also disclose all political contributions totaling more than \$100 made by the parties or the other individuals or entities listed on the form made directly or indirectly to:

- any current or former member of City Commission, including the Mayor;
- any candidate for City Commission, including the Mayor;
- any political action committee (PAC) that contributes to City Commission elections.

Indirect contributions include contributions made by an individual's spouse or by the officers, owners, attorneys, or registered lobbyists of the entity.

Indirect contributions do not include contributions by owners of a business entity who hold less than 5% of the fair market value or voting stock of the entity. If a publicly traded corporation seeks to contract with the city, it will not be required to list contributions made by its shareholders whose holdings are less than 5%.

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AUTHORIZED CONTACT FORM:

This RFQ has been issued by City of Weslaco Purchasing Office. The Purchasing Office shall be the vendor's sole point of contact with regard to the RFQ, its content, and all issues concerning it.

All communication regarding this RFQ shall be directed to the City of Weslaco's Purchasing Agent. The Purchasing Agent facilitating this RFQ is identified on page 2, along with his or her telephone number, and he or she shall be the primary point of contact for discussions or information pertaining to the RFQ. Contact with any other City representative, including elected officials, for the purpose of discussing this RFQ, its content, or any other issue concerning it, is prohibited unless authorized by the Purchasing Agent.

Violation of this clause, by the vendor having unauthorized contact (verbally or in writing) with such other City representatives, may constitute grounds for rejection by the Purchasing Office of the vendor's bid/response.

The above stated restriction on vendor contact with City representatives shall apply until the City has awarded a purchase order or contract to a vendor or vendors.

SIGNATURE _____ TITLE _____

COMPANY _____ DATE _____

State of _____, County of _____

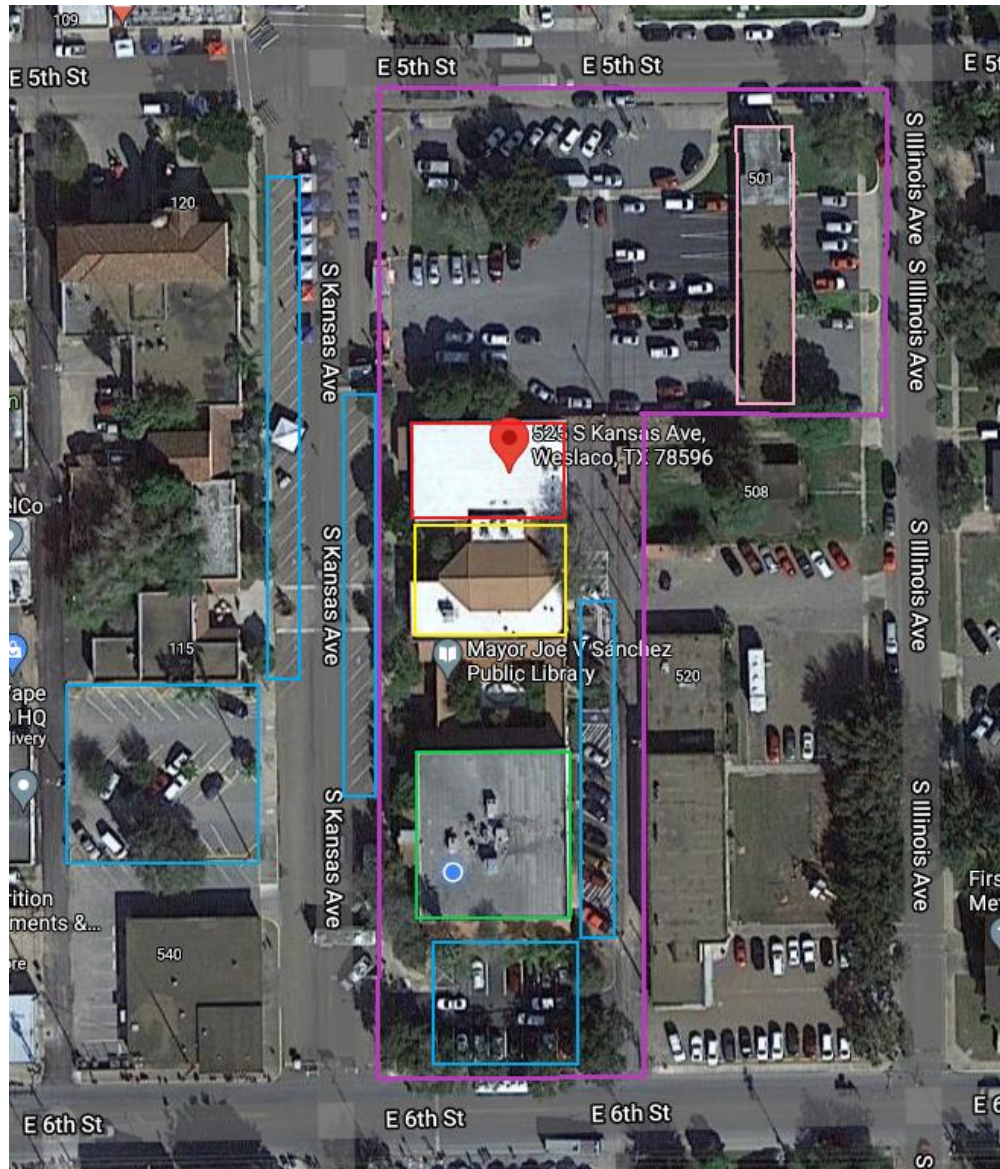
Subscribed and sworn to before me this _____ day of _____, 2021.

Notary Public _____

My Appointment Expires: _____

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PROJECT LOCATION



Purple – City owned property

Green – Main library building

Yellow – Theatre and meeting room

Red – Cataloging offices and teen space (possible demolition)

Pink – Old motor bank (possible demolition)

Blue – Current parking areas



Standardized Agenda Request Form

Date of Meeting: October 19, 2021		Agenda Item No. (to be assigned by CSO): 2021-4748	
From: ANDREW MUNOZ			
Subject: Discussion and consideration to approve Change Order #1 in the amount of \$43,401.00 for the Airport hanger project and authorize the Mayor to execute any related documents. Possible action. (Staffed by Airport Department.)			
Background: CHange Order #1 is to furnish and install three 30-foot light poles along the apron area near the Customs and Border Protection area for after-hour and night inspections for international flights. Funds for the project will be under the Routine Area Maintenance Program (RAMP), which has the budgeted funds.			
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		Created/Initiated	
ANDREW MUNOZ		Approved	
Mike Perez		New	
City Manager Comments:			
Staff Recommendation: Staff recommends approval.			
Attachments, if any: Change Order 1 MVA and Hanger Infrastructure Imp			
Responsibilities upon Approval: Execute CPR and return to vendor.			

**AIA®****Document G701™ – 2017****Change Order****PROJECT: (Name and address)**
Mid Valley Airport and Hanger
Infrastructure Improvements**CONTRACT INFORMATION:**
Contract For: Construction**CHANGE ORDER INFORMATION:**
Change Order Number: 001

Date: 5-12-2021

Date: 09-16-2021

OWNER: (Name and address)
City of Weslaco
255 S Kansas Ave
Weslaco, Texas 78596**ARCHITECT: (Name and address)**
Halff Associates, Inc
5000 W. Military Hwy Suite 100
McAllen, Texas 78503**CONTRACTOR: (Name and address)**
Tri-Gen Construction, LLC
2900 N. Texas Blvd., Suite 201
Weslaco, Texas 78599**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.)*

This Change Order includes the following:

1. Additional cost outlined in CPR 001

☐ Furnish and install three 30-foot light poles.

Change Order outlined:

Item 1: Cost impact = \$43,401.00

Supporting documents:

Item 1

Exhibit A - Cost Proposal Request 001 (4 pages)

Exhibit B - Cost Proposal (11 pages)

The original Contract Sum was

\$ 1,769,500.00

The net change by previously authorized Change Orders

\$ 0

The Contract Sum prior to this Change Order was

\$ 1,769,500.00

The Contract Sum will be increased by this Change Order in the amount of

\$ 43,401.00

The new Contract Sum including this Change Order will be

\$ 1,812,901.00

The Contract Time will be increased by thirty (30) days.

The new date of Substantial Completion will be two hundred and ten (210) working days from commencement date.

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.

Halff Associates, Inc

Tri-Gen Construction, LLC

City of Weslaco

ARCHITECT (Firm name)

CONTRACTOR (Firm name)

OWNER (Firm name)

SIGNATURE

SIGNATURE

SIGNATURE

Raul Garcia Jr., PE, CFM

PRINTED NAME AND TITLE

PRINTED NAME AND TITLE

PRINTED NAME AND TITLE

DATE

DATE

DATE



5000 West Millary, Ste 100
McAllen, Texas 78503
(956) 664-0286
Fax (956) 664-0282

COST PROPOSAL REQUEST #1

To:	Jorge Gonzalez Tri-Gen Construction	Date:	August 25, 2021
From:	Ray Peynado, PE	AVO:	37957.002
Email:	rpeynado@halff.com	Project:	Mid Valley Airport Hangar Expansion 1909 Joe Stevens Blvd. Weslaco, Texas
Subject:	Cost Proposal Request No. 1		

The following is a list of changes made to the plans and specifications. The changes are outlined by item number, as well as plan sheet number.

Drawings:

- ITEM 1. Refer to Sheet E0.02
 - a. Specifications pertinent to work required on this CPR.
- ITEM 2. Refer to Sheet E1.02
 - a. Site plan for apron lighting.
- ITEM 3. Refer to Sheet E4.03
 - a. Schedules and details.

Attachments: Plan Sheets with additions.

Copies: File

E1.02

CPR #1





September 8, 2021

Re: City of Weslaco – Airport Hangar Expansion
Cost Proposal Request #1

Dear Sirs.

Please see the following information that pertains to the CPR #1 you requested.

Electrical	\$34,770.00
Engineering	\$ 1,850.00
Piers per Eng	\$ 3,825.00
Bond Increase	\$ 783.00
<u>GC OHP</u>	<u>\$ 2,173.00</u>
	\$43,401.00

I have included estimates and cut sheets for this to be a faster transition. Pricing is only holding for 30 days maximum on the lighting.

Thank you,

Connie Bearden
Project Manager
Tri-Gen Construction LLC

Tri-Gen Construction, LLC
2900 N Texas Blvd., Suite 201
Weslaco, Texas 78599
(956) 447-1048

"It's Not Simple... Call Us"

KOMPLEX

ELECTRIC INC.

Phone: (956) 424-9006

4801 Auburn Avenue, Unit 5 McAllen, TX 78504

Fax: (956) 424-9023

September 2, 2021

Tri-Gen Construction

Attention: Connie Bearden

Reference: Mid-Valley Airport Hanger CPR #01

Please add \$34,770.00 to our base contract to furnish and install three 30' light poles. All materials, labor, equipment, and services necessary for a complete job in accordance to electrical scope of work on plans dated August 25, 2021 and notes below.

Notes:

1. Sales tax is NOT included.
2. Proposal does NOT include concrete pole bases (3)
3. Proposal includes boring under existing sidewalks.
4. Proposal is based on regular working hours 8AM-4:30PM
5. Due to volatile daily price increases on materials and copper, proposal price is only valid for 30 days. Thereafter, may need to be adjusted to reflect pricing increase.

Material: \$28,482.30

Labor: \$ 4,047.56

Eq Rental \$ 2,240.14

If you have any questions or need further assistance, please call.

Sincerely

Acceptance of this Proposal By:

Anselmo Ramos

Signature: _____

Estimator

Print Name: _____

KOMPLEX Electric Inc.

TECL #19919

Date/P.O. # _____ / _____

Regulated by The Texas Department of Licensing and Regulation, P. O. Box 12157, Austin, Texas 78711, 1-800-803-9202, 512-463-6599; website: www.license.state.tx.us/complaints

Poles, SPD (Surge Prot)
Cont. Panels (LCP)



Matrix

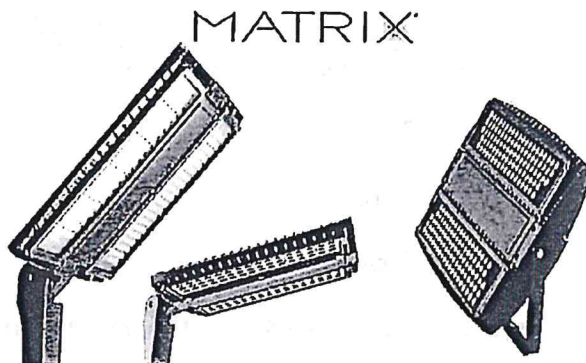
FLOODLIGHT LUMINAIRE

FEATURES

- High lumen, high mounting height applications with outputs exceeding 67,000 lumens
- Adjustable knuckle with 10° increments
- Complimenting aesthetic to Matrix Area luminaire
- Protective glass lens
- Superior optical and glare control options



DATE: _____ LOCATION: _____
 TYPE: _____ PROJECT: _____
 CATALOG #: _____



RELATED PRODUCTS

8. Matrix MAA

CONTROL TECHNOLOGY



SPECIFICATIONS

CONSTRUCTION

- Manufactured with die cast aluminum
- External hardware is corrosion resistant
- One piece optical cartridge system consisting of an LED engine, optics, gasket and stainless steel bezel
- Light engine assembly can be field replaced as a one piece optical system
- Silicone gasket ensures a weather-proof seal around each individual optic
- Glass enclosed optics enable high angle aiming
- IFS polyester powder-coat electrostatically applied and thermocured. IFS finish consists of a five stage pretreatment regimen with a polymer primer sealer and top coated with a thermoset super TGIC polyester powder coat finish
- The finish meets the AAMA 2604 performance specification which includes passing a 3000 hour salt spray test for corrosion resistance and resists cracking or loss of adhesion per ASTM D522 and resists surface impacts of up to 160 inch-pounds

ELECTRICAL

- Luminaire accepts 100V through 277V, 347V, or 480V input, 50 Hz to 60 Hz
- Power factor is $\geq .90$ at full load
- Dimming drivers are standard, but must contact factory to request wiring leads for purpose of external dimming controls

ELECTRICAL (CONTINUED)

- Component-to-component wiring within the luminaire may carry no more than 80% of rated load and is certified by UL for use at 600VAC at 90°C or higher
- Fixture electrical compartment shall contain all LED driver components and optional push-button terminal block for AC power connections with the exception of yoke mount
- Ambient operating temperature -40°C to 40°C
- Surge protection - 20kA, ANSI/IEEE category C high

INSTALLATION

- Adjustable knuckle and post top mount designed to slip fit a 2" tenon that is 2 3/4" OD by 4" in length
- Knuckle mount luminaire can adjust in 10° increments. Limited to 30° vertical tilt

CONTROLS

- Available with an optional passive Infrared (PIR) motion sensor capable of detecting motion 360° around the luminaire. When no motion is detected for the specified time, the motion response system reduces the wattage to factory preset level, reducing the light level accordingly. When motion is detected by the PIR sensor, the luminaire returns to full wattage and full light output. Please contact Beacon Products if project requirements vary from standard configuration
- Available with Energen for optional set dimming, timed dimming with simple delay, or timed dimming based on time of night (see www.beaconproducts.com/products/energen/)

CONTROLS (CONTINUED)

- Matrix can be specified with SiteSync™ wireless control system for reduction in energy and maintenance costs while optimizing light quality 24/7. For more details, see ordering information or visit: www.hubbellighting.com/sitesync

CERTIFICATIONS

- DesignLights Consortium (DLC) qualified, consult DLC website for more details: <http://www.designlights.org/DQL>
- Certified to UL 1598, UL 8750, and CSA C22.2 No. 250.0
- 1.5G rated for ANSI C136.31
- IP66 optical assembly
- IES approved
- This product qualifies as a "designated country construction material" per FAR 52.225-11 Buy American-Construction Materials under Trade Agreements effective 06/03/2020. See [Buy American Solutions](http://www.beaconproducts.com).

WARRANTY

- 5 year warranty
- See [H.I. Standard Warranty](#) for additional information

KEY DATA	
Lumen Range	26,000-72,000
Wattage Range	265-610
Efficacy Range (LPW)	92-122
Fixture Projected Life (Hours)	L70 > 340,000
Weight lbs. (kg)	80-86 (36-39.1)





Matrix

FLOODLIGHT LUMINAIRE

ORDERING GUIDE

DATE: _____ LOCATION: _____
TYPE: _____ PROJECT: _____
CATALOG #: _____

CATALOG # _____ Example: MAF-192L-610-5K7-N-UNV-K-BLT

ORDERING INFORMATION

MA/F	Engine	CCT/CRI ¹	DISTRIBUTION	Voltage	Mounting	Color
Series						
MA/F Matrix	104L-265 265W, 30,000 lm 104L-300 300W, 33,000 lm 104L-330 330W, 35,000 lm 148L-380 380W, 42,000 lm 148L-425 425W, 46,000 lm 148L-470 470W, 50,000 lm 192L-490 490W, 55,000 lm 192L-550 550W, 60,000 lm 192L-610 610W, 65,000 lm	5K7 5000K, 70 CRI 4K7 4000K, 70 CRI 3K7 3000K, 70 CRI	N 2x2 Flood M 4x4 Flood W 6x6 Flood	UNV 120-277V 347 347V 480 480V	K Knuckle (10° adjustable filler) Y Yoke	BLT Black Matte Textured BLS Black Gloss Smooth DBT Dark Bronze Matte Textured DBS Dark Bronze Gloss Smooth GTT Graphite Matte Textured LGS Light Grey Gloss Smooth PSS Platinum Silver Smooth WHT White Matte Textured WHS White Gloss Smooth VGT Verde Green Textured Color Option CC Custom Color

Controls Options	
7PR	7-PIN receptacle only ²
7PR-TL	7-PIN receptacle w/ twist lock photo control
7PR-SC	7-PIN receptacle w/ shorting cap
2PF	2 power feed with 2 drivers
GENI	Energent ³
PC	Bulb Photocell ⁴
SCP/40F	Programmable Line Voltage sensor ¹²
SWP	SiteSync Pre-Commission ¹³
SWPM/40F	SiteSync Pre-Commission w/ Sensor ¹⁴

Options	
FL	Louver
SF120	120V Fuse
SF277	277V Fuse
SF347	347V Fuse
DF208	208V Fuse
DF240	240V Fuse
DF480	480V Fuse

Control Options (Order Separately)

NX Stand Alone

NXOFM-1R1D-UNV On-fixture Module (7-pin), On / Off / Dim, Daylight Sensor with HubNet Radio and Bluetooth⁵ Radio, 120-480VAC

Sensor Controls

SWUSB⁶ SiteSync Interface software loaded on USB flash drive for use with owner supplied PC (Windows based only). Includes SiteSync license, software and USB radio bridge node.
SWTAB⁶ Windows tablet and SiteSync Interface software. Includes tablet with preloaded software, SiteSync license and USB radio bridge node.
SWBRG⁶ SiteSync USB radio bridge node only. Order if a replacement is required or if an extra bridge node is requested.
SCPREMOTE Order at least one per project location to program and control
SW7PR+ SiteSync 7 Pin on fixture module On/Off/Dim, Daylight Sensor 120-480VAC

wISCAPE⁶ - Wireless

WIR-RME-L wISCAPE external control node

For additional information related to these accessories please visit www.hubbell.com/controls. Options provided for use with integrated sensor, please view specification sheet ordering information table for details.

Accessories (Order Separately)

MAF-FL Louver (Set of two)
MAF-FV-XX** Visor (Set of two)
MAF-FVY-XX** Yoke Visor (Set of two)

Notes:

- 1 Not available with other sensor or wireless control options
- 2 Specify routine setting code (example GENI-04). See ENERGENT brochure and instructions for setting table options
- 3 Photocell included with sensor, additional photocell control not recommended
- 4 Order at least one SCP/EM/OTE per project location to program and control the occupancy sensor
- 5 Specify group and zone at time of order. See www.hubbell.com/controls for more details
- 6 Does not include glass lens, limit to 30° tilt
- 7 Shorting cap, photo control, or wireless control provided by others
- 8 When ordering SiteSync at least one of these two interface options must be ordered per project
- 9 Available as a SiteSync remote solution for fixtures with an existing 7-pin receptacle
- 11 Replace XX with color choice, eg. DB for Dark Bronze





Matrix

FLOODLIGHT LUMINAIRE

CONTROLS

NX Distributed Intelligence™ Lighting Controls:

Supports both indoor and outdoor applications in a variety of deployment options- wired, wireless, hybrid.
Integrates with and enables a wide array of luminaires including those with SpectraSync Color Tuning Technology.

NX DISTRIBUTED™
INTELLIGENCE

NX Integrated Controls Reference								
NX Option	Sensor	Networkable	Scheduling	Occupancy	Daylight Harvesting	0-10V Dimming	On/off Control	Bluetooth® App Programming
<u>NX Networked – Wired</u>								
NXOFM-1R1D-UNV	SCLNX	Yes	Yes	Yes	Yes	Yes	Yes	Yes, Bluetooth App

SiteSync – Precommissioned Ordering Information:

When ordering a fixture with the SiteSync lighting control option, additional information will be required to complete the order. The SiteSync Commissioning Form or alternate schedule information must be completed. This form includes Project location, Group information, and Operating schedules. For more detailed information please visit [the SiteSync family page on our website](#) or contact Hubbell Lighting tech support at (864) 678-1000.



SiteSync fixtures with Motion control (SWPM) require the mounting height of the fixture for selection of the lens.

Examples: MAF-192L-610-5K7-N-UNV-K-BLT-SWP SiteSync only
 MAF-192L-610-5K7-N-UNV-K-BLT-SWPM-40F SiteSync with Motion Control

SiteSync 7-Pin Module:

- SiteSync features in a new form
- Available as an accessory for new construction or retrofit applications (with existing 7-Pin receptacle)
- Does not interface with occupancy sensors



SW7PR

wiSCAPE™:

Supports remote management, monitoring and metering of outdoor wireless lighting applications such as smart campuses, smart cities, parking lots, parking lots and roadways.

wiSCAPE™

wiSCAPE Reference								
wiSCAPE Option	Sensor	Networkable	Scheduling	Occupancy	Daylight Harvesting	0-10V Dimming	On/off Control	Bluetooth® App Programming
<u>Networked – Wireless</u>								
WIR-RME-L	WIR-RME-L	Yes	Yes	No	Yes	Yes	Yes	wiSCAPE Gateway



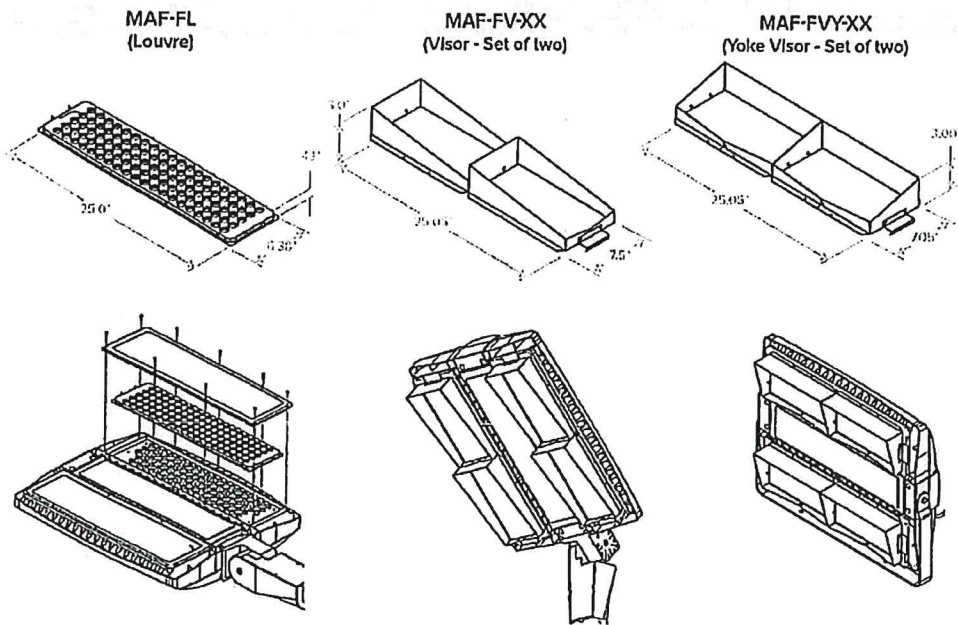
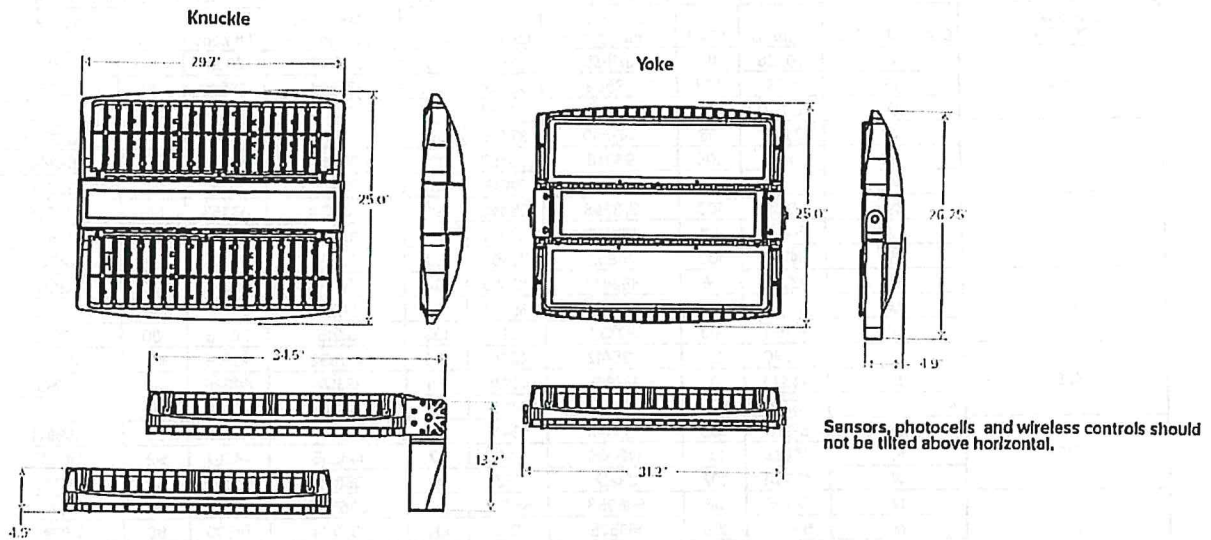


Matrix

FLOODLIGHT LUMINAIRE

DIMENSIONS

DATE: _____ LOCATION: _____
TYPE: _____ PROJECT: _____
CATALOG #: _____





Matrix

FLOODLIGHT LUMINAIRE

PERFORMANCE DATA

DATE: _____ LOCATION: _____

TYPE: _____ PROJECT: _____

CATALOG #: _____

System Watts 120-277V	Distribution Type	5K7 (5000K nominal, 70 CRI)			4K7 (4000K nominal, 70 CRI)			3K7 (3000K nominal, 70 CRI)		
		Lumens	LPW ¹	Max Beam Candlepower	Lumens	LPW ¹	Max Beam Candlepower	Lumens	LPW ¹	Max Beam Candlepower
265	N	30726	116	317935	29660	112	306902	28318	107	293020
	M	28834	108	88608	27834	104	85534	26575	99	81664
	W	29370	109	22723	28351	106	21935	27069	101	20942
300	N	33617	113	347849	32450	109	335778	30983	104	320590
	M	31547	105	96946	30453	101	30453	29075	97	89348
	W	32134	106	24861	31019	103	23999	29616	98	22913
330	N	36308	109	375698	35048	105	362661	33463	100	346256
	M	34073	101	104707	32891	97	101073	31403	93	96501
	W	34706	102	26852	33502	99	25920	31986	94	24747
380	N	43726	116	452447	42208	112	436746	39919	106	413059
	M	41034	108	126097	39610	104	121721	37461	98	115120
	W	41796	109	32337	40346	106	31215	38158	100	29522
425	N	47840	113	495017	46179	109	477838	43675	103	451923
	M	44894	105	137961	43336	101	133174	40986	95	125951
	W	45729	106	35380	44142	102	34152	41748	97	32300
470	N	51670	109	534648	49877	105	516094	47172	99	488104
	M	48488	101	149006	46806	97	143835	44267	92	136035
	W	49390	102	38212	47676	99	36886	45090	93	34886
490	N	56725	116	586958	54757	112	566589	51787	106	535861
	M	53233	108	163585	51385	104	157908	48599	98	149344
	W	54222	109	41951	52340	106	40495	49502	100	38299
550	N	62062	113	642184	59909	109	619899	56659	103	586279
	M	58241	105	178977	56220	101	172766	53171	95	163396
	W	59324	106	45898	57265	102	44305	54159	97	41903
610	N	67031	109	693597	64705	105	669528	61196	99	633216
	M	62904	101	193306	60721	97	186598	57428	92	176478
	W	61073	102	49573	61850	99	47853	58495	93	45257

¹ Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown. Actual performance may differ as a result of end-user environment and application.





Matrix

FLOODLIGHT LUMINAIRE

DATE: _____ LOCATION: _____

TYPE: _____ PROJECT: _____

CATALOG #: _____

ELECTRICAL DATA

# of LEDs	Drivers	Drive Current (mA)	Input Voltage (V)	System Power (W)	Current (Amps)
192	2	1000	120	628	5.2
			208		3.0
			240		2.6
			277		2.3
			347		1.8
			480		1.3
	2	900	120	561	4.7
			208		2.7
			240		2.3
			277		2.0
			347		1.6
			480		1.2
	2	800	120	493	4.1
			208		2.4
			240		2.1
			277		1.8
			347		1.4
			480		1.0
148	2	1000	120	484	4.0
			208		2.3
			240		2.0
			277		1.7
			347		1.4
			480		1.0
	2	900	120	432	3.6
			208		2.1
			240		1.8
			277		1.6
			347		1.2
			480		0.9
	2	800	120	380	3.2
			208		1.8
			240		1.6
			277		1.4
			347		1.1
			480		0.8
104	1	1000	120	336	2.8
			208		1.6
			240		1.4
			277		1.2
			347		1.0
			480		0.7
	1	900	120	300	2.5
			208		1.4
			240		1.3
			277		1.1
			347		0.9
			480		0.6
	1	800	120	264	2.2
			208		1.3
			240		1.1
			277		1.0
			347		0.8
			480		0.6

PROJECTED LUMEN MAINTENANCE

Ambient Temp.	0	25,000	50,000	1TM-21-11 60,000	100,000	Calculated L70 (Hours)
25°C / 77°F	1	0.95	0.90	0.89	0.80	> 340,000
40°C / 104°F	0.99	0.93	0.88	0.86	0.78	> 328,800

* Projected per IESNA TM-21-11
Data references the extrapolated performance projections for the listed model in a 25°C ambient, based on 10,000 hours of LED testing per IESNA LM-80-08.

Ambient Temperature		Lumen Multiplier
0°C	32°F	1.05
10°C	50°F	1.02
20°C	68°F	1.01
25°C	77°F	1.00
30°C	86°F	0.99
40°C	104°F	0.98
50°C	122°F	0.96

Use these factors to determine relative lumen output for average ambient temperatures from 0-40°C (32-104°F).

All product and company names, logos and product identifiers are trademarks or registered trademarks of Hubbell Lighting, Inc. or their respective owners. Use of them does not necessarily imply any affiliation with or endorsement by such respective owners.



RTS-B SERIES POLES ROUND TAPERED STEEL

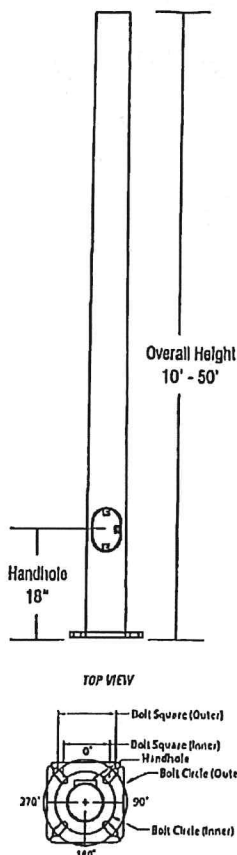
Cat.#

Job

Type



Approvals



APPLICATIONS

- Lighting installations for side and top mounting of luminaires with effective projected area (EPA) not exceeding maximum allowable loading of the specified pole in its installed geographic location

CONSTRUCTION

- SHAFT:** One-piece tapered steel with round cross section, Minimum yield of 55,000 psi; Steel base plate with axial bolt circle slots welded flush to pole shaft having minimum yield of 36,000 psi (ASTM A36) Pole shafts taper at .14"/ft.

GROUP 1

- ANCHOR BOLTS:** Supplied with (4) galvanized anchor bolts with minimum yield of 55,000 psi (ASTM F1554). Galvanized hardware with two washers and two nuts per bolt for leveling
- BOLT COVERS:** Individual anchor bolt nut covers provided as standard
- BASE COVER:** Optional two-piece square base cover available
- POLE CAP:** Pole shaft supplied with removable cover when applicable; Tenon and post-top configurations also available
- HANDHOLE:** 4" X 6.5" handhole opening with cover and grounding provision. The handhole is located 18" from the base of the pole.

GROUP 2

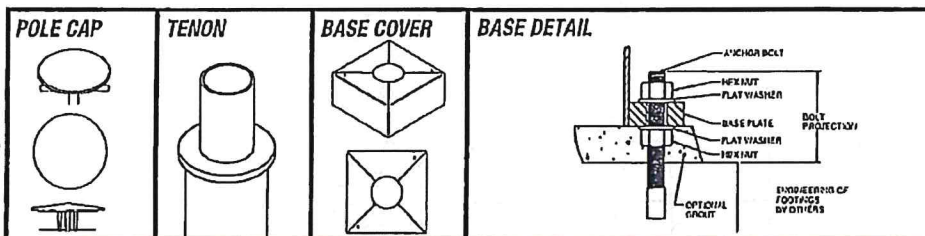
- ANCHOR BOLTS:** Supplied with (3) galvanized anchor bolts with minimum yield of 55,000 psi (ASTM F1554). Galvanized hardware with two washers and two nuts per bolt for leveling. Top nut is acorn nut.
- POLE CAP:** 3" pole top standard; Supplied with removable cover when applicable; Tenon configurations also available
- HANDHOLE:** 3" X 5" handhole opening with cover and grounding provision. The handhole is located 18" from the base of the pole.

GROUP 3

- ANCHOR BOLTS:** Supplied with (4) galvanized anchor bolts with minimum yield of 55,000 psi (ASTM F1554). Galvanized hardware with two washers and two nuts per bolt for leveling
- BASE COVER:** Two-piece square base cover supplied as standard.
- POLE CAP:** Pole shaft supplied with removable cover when applicable; Tenon and post-top configurations also available
- HANDHOLE:** 4" X 6.5" handhole opening with cover and grounding provision. The handhole is located 18" from the base of the pole.

FINISH

- Durable thermoset polyester powder coat paint finish with nominal 3.0 mil thickness
- Powder paint prime applied over "white metal" steel substrate cleaned via mechanical shot blast method
- Decorative finish coat available in six standard colors; Custom colors available, RAL number preferred



ORDERING INFORMATION

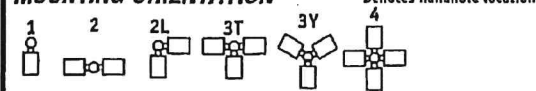
ORDERING EXAMPLE:

RTS-B - 20 - 65 - A - 2 - S2 - DB - SBC

Reference page 2 for available configurations

SERIES	HEIGHT	SHAFT	THICKNESS	MOUNTING	FINISH	OPTIONS
RTS-B Round Tapered Steel Pole Beacon Outdoor	Reference page 2 Ordering matrix	Bottom O.D. Reference page 2 Ordering matrix	Reference page 2 Ordering matrix	1 Single arm mount 2 Two fixtures at 180° 2L Two fixtures at 90° 3T Three fixtures at 90° 3Y Three fixtures at 120° 4 Four fixtures at 90° TA Tenon (2.375" OD) TB Tenon (2.875" OD) TC Tenon (3.5" OD) OT Open Top (includes pole cap)	BLT Black Matte Textured BLS Black Gloss Smooth DBT Dark Bronze Matte Textured DBS Dark Bronze Gloss Smooth GTT Graphite Matte Textured LGS Light Grey Gloss Smooth PSS Platinum Silver Smooth WHT White Matte Textured WHS White Gloss Smooth VGT Verde Green Textured	GFI 20 Amp GFCI Receptacle and Cover EHH Extra Handhole C05 .5" Coupling C07 .75" Coupling C20 2" Coupling MPB Mid-pole Luminaire Bracket VM2 2nd mode vibration damper LAB Less Anchor Bolts SBC Square Base Cover

MOUNTING ORIENTATION



1 Specify option location using logic found on page 2 (Option Orientation)

ACCESSORIES- Order Separately

Catalog Number	Description
VM2SXX	2nd mode vibration damper

DRILL PATTERN

- B1 Cruiser, "AM" arm
- B3 2 bolt (2-1/2" spacing), Viper "A" arm
- S2 2 bolt (3-1/2" spacing), Viper "AD" arm



Beacon Products • 701 Millennium Blvd, Greenville, SC 29607 • Phone: 864-678-1000
 Due to our continued efforts to improve our products, product specifications are subject to change without notice.
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ORDERING INFORMATION Cont.

Catalog Number	Height		Nominal Shaft Dimensions	Wall Thickness	Doll Circle (suggested)		Base Plate Square	Anchor Bolt Size	Doll Projection	Pole Weight
	Feet	Meters								
Group 1										
RTS-B-20-65-A	20	6.1	6.5" x 3.7"	.119"	10"	9.5" - 13.0"	12.5" - Square	1" x 36" x 4"	4.25"	187
RTS-B-25-70-A	25	7.6	7.0" x 3.5"	.118"	10"	10" - 13.0"	12.5" - Square	1" x 36" x 4"	4.25"	226
RTS-B-30-80-A	30	9.1	8.0" x 3.8"	.119"	11"	11" - 13.5"	12.5" - Square	1" x 36" x 4"	4.25"	290
RTS-B-35-85-A	35	10.7	8.5" x 3.6"	.119"	13"	11.5" - 13.5"	12.5" - Square	1" x 36" x 4"	4.25"	340
RTS-B-39-90-A	39	11.9	9.0" x 3.5"	.119"	13"	12.5" - 13.5"	12.5" - Square	1" x 36" x 4"	4.25"	382
Group 2										
RTS-B-10-50-A	10	3.0	4.4" x 3.0"	.119"	8"	8"	8.5" - Triangular	3/4" x 17" x 3"	3.5"	60
RTS-B-12-50-A	12	3.7	4.7" x 3.0"	.119"	8"	8"	8.5" - Triangular	3/4" x 17" x 3"	3.5"	70
RTS-B-14-50-A	14	4.3	5.0" x 3.0"	.118"	8"	8"	8.5" - Triangular	3/4" x 17" x 3"	3.5"	80
RTS-B-16-50-A	16	4.9	5.2" x 3.0"	.118"	8"	8"	8.5" - Triangular	3/4" x 17" x 3"	3.5"	85
RTS-B-18-50-A	18	5.5	5.5" x 3.0"	.119"	8"	8"	8.5" - Triangular	3/4" x 17" x 3"	3.5"	110
RTS-B-20-60-A	20	6.1	5.8" x 3.0"	.119"	8"	8"	8.5" - Triangular	3/4" x 17" x 3"	3.5"	125
Group 3										
RTS-B-25-70-B	25	7.6	7.0" x 3.5"	.179"	10.0"	9.5 - 10.5"	10.88" - Square	1" x 36" x 4"	4.25"	280
RTS-B-30-80-B	30	9.1	8.0" x 3.8"	.179"	11.0"	10.5 - 11.5"	11.5" - Square	1.25" x 42" x 6"	5.0"	380
RTS-B-35-85-A	35	10.7	8.5" x 4.6"	.119"	13.0"	12.5 - 13.5"	13.0" - Square	1" x 36" x 4"	4.25"	370
RTS-B-40-90-A	40	12.2	9.0" x 3.6"	.119"	12.5"	12 - 13.0"	12.38" - Square	1" x 36" x 4"	4.25"	355
RTS-B-40-90-B	40	12.2	8.0" x 3.6"	.178"	12.5"	12 - 13.0"	12.38" - Square	1.25" x 42" x 6"	5.0"	515
RTS-B-45-10-A	45	13.7	10.0" x 3.7"	.119"	13.5"	13 - 14.0"	14.0" - Square	1" x 36" x 4"	4.25"	450
RTS-B-50-10-A	50	15.2	10.0" x 3.0"	.119"	13.5"	13 - 14.0"	14.0" - Square	1" x 36" x 4"	4.25"	475
RTS-B-50-10-B	50	15.2	10.0" x 3.0"	.179"	13.5"	13 - 14.0"	14.0" - Square	1.25" x 42" x 6"	5.0"	580

NOTE: Factory supplied template must be used when setting anchor bolts. Hubbell Lighting will deny any claim for incorrect anchorage placement resulting from failure to use factory supplied template and anchor bolts.

EHH - EXTRA HANDHOLE

Provision for Grounding

G05 - G07 - C20 - COUPLING

2' - 11.5 HPSG Threads
3/4" - 14 HPSG Threads
1/2" - 14 HPSG Threads

VM2 - VIBRATION DAMPER 2ND MODE

Factory installed, internal damper designed to alter pole resonance to reduce movement and material fatigue caused by 2nd mode vibration.

VM2SXX - VIBRATION DAMPER 2ND MODE

Field installed, internal damper designed to alter pole resonance to reduce movement and material fatigue caused by 2nd mode vibration.

VM2S08 - 8'
VM2S12 - 12'
VM2S16 - 16'
VM2S20 - 20'
VM2S24 - 24'

GFI - 20 AMP GFCI RECEPTACLE & COVER

Round Steel Pole
Standard hand hole frame
Adapter plate
Gasket
20 AMP GFCI
Wet Locations In-use Cover

MPB - MID POLE BRACKET

Round Steel Pole
Attachment stub 5" long welded to pole
2" pipe length 4.25" tall
Arm, 3" Sq. x 13.5" long ships separately

OPTION ORIENTATION

Follow the logic below when ordering location specific options. For each option, include its orientation (in degrees) and its height (in feet). Example: Option C07 should be ordered as: RTS-B-20-65-A-TA-DD-C05-0-15 (.5" coupling on the handhole/arm side of pole, 15 feet up from the pole base) 1" spacing required between option. Consult factory for other configurations.

Bolt Square (Outer)
Bolt Square (Inner)
Bolt Circle (Outer)
Bolt Circle (Inner)

270°
90°

* Group 2 & 3 poles Receptacles ordered separately

* Group 1 only

For more information about pole vibration and vibration dampers, please consult http://cdn.hubbelloutdoor.com/content/products/literature/literature_files/Pole_Vind_Induced_Flyer_HL09922.pdf
Due to our continued efforts to improve our products, product specifications are subject to change without notice.



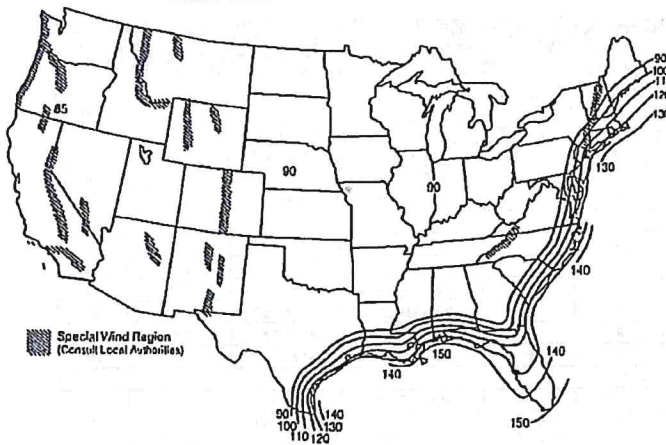
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ASCE7-05 WIND MAP

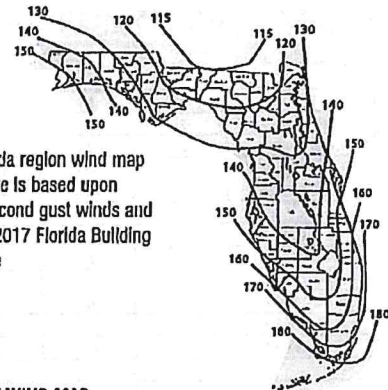


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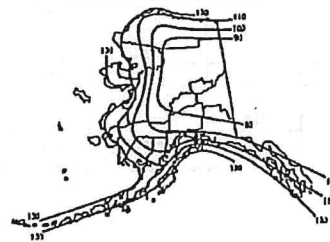
HAWAII – 105 mph
PUERTO RICO – 145 mph

FLORIDA REGION WIND MAP

- Florida region wind map above is based upon 3-second gust winds and the 2017 Florida Building Code



ALASKA REGION WIND MAP



ASCE7-05 Wind Map EPA Load Rating – 3 second gust wind speeds										
Catalog Number	Height	65	80	100	110	120	130	140	150	
RTS-B-20-65-A	20	23.1	21.5	17.4	14.4	10.0	8.3	7.0	6.0	
RTS-B-25-70-A	25	21.2	17.9	14.5	11.8	7.5	6.0	5.1	4.3	
RTS-B-30-80-A	30	19.5	15.2	12.1	9.8	7.1	5.8	4.8	3.9	
RTS-B-35-85-A	35	14.9	12.7	10.0	8.7	5.3	4.2	3.3	2.6	
RTS-B-39-90-A	39	13.4	10.6	8.3	6.5	4.5	3.3	2.4	1.8	
RTS-B-10-50-A	10	22.0	21.5	17.4	14.4	12	10.1	8.7	7.5	
RTS-B-12-50-A	12	18.8	17.9	14.5	11.8	9.8	8.2	7	6	
RTS-B-14-50-A	14	17.7	15.2	12.1	9.8	8.1	6.7	5.6	4.8	
RTS-B-16-50-A	16	16.5	12.7	10	8	6.5	5.4	4.5	3.8	
RTS-B-18-50-A	18	14.0	10.6	8.3	6.5	5.2	4.2	3.5	2.9	
RTS-B-20-60-A	20	12.1	8.0	6.8	5.3	4.1	3.3	2.6	2.2	
RTS-B-25-70-B	25	25.0	22.6	18.1	14.7	12.2	10.3	8.8	7.6	
RTS-B-30-80-B	30	25.0	25.0	21.6	18.1	15.4	13.2	11.4		
RTS-B-35-95-A	35	20.0	17.7	14.1	11.5	9.4	7.8	6.5	5.4	
RTS-B-40-80-A	40	16.5	13.6	10.6	8.3	6.7	5.4	4.4	3.6	
RTS-B-40-90-B	40	25.0	25.0	20.2	16.5	13.7	11.4	9.7	8.2	
RTS-B-45-10-A	45	12.4	10.8	8.1	6.1	4.8	3.7	2.9	2.1	
RTS-B-50-10-A	50	9.5	8.2	5.8	4.2	2.9	2.0	1.2	0.7	
RTS-B-50-10-B	50	19.2	17.4	13.6	10.7	8.5	6.9	5.5	4.4	

Florida Building Code 2017 EPA Load Rating – 3 second gust wind speeds										
Catalog Number	115	120	130	140	150	160	170	180		
RTS-B-20-65-A	25.0	25.0	25.0	21.5	18.3	15.7	13.6	11.9		
RTS-B-25-70-A	25.0	23.0	19.2	16.1	13.8	11.5	9.8	8.4		
RTS-B-30-80-A	21.1	19.0	15.5	12.8	10.6	8.8	7.3	6.0		
RTS-B-35-85-A	17.1	15.3	12.3	9.9	8.0	6.4	5.1	1.0		
RTS-B-39-90-A	15.4	13.7	10.8	8.6	6.7	5.2	4.0	3.0		
RTS-B-10-50-A	21.8	20.2	17.2	14.7	12.7	11.2	9.7	8.7		
RTS-B-12-50-A	17.4	16.7	14.2	12.2	10.5	8.0	6.0	7.0		
RTS-B-14-50-A	15.0	14.2	12.0	10.0	8.7	7.5	6.5	5.7		
RTS-B-16-50-A	12.2	11.7	9.7	8.2	7.0	6.0	5.2	4.5		
RTS-B-18-50-A	11.1	8.7	8.0	6.7	5.5	4.7	4.0	3.5		
RTS-B-20-60-A	9.2	8.2	6.7	5.6	4.6	3.7	3.0	2.5		
RTS-B-25-70-B	25.0	21.1	17.8	15.2	13.1	11.4	10	8.9		
RTS-B-30-80-B	25.0	30.2	25.7	22.2	19.4	17	15	13.4		
RTS-B-35-95-A	20.0	16.5	13.9	11.8	10.1	8.7	7.6	6.5		
RTS-B-40-90-A	15.5	12.6	10.4	8.6	7.3	6.1	5.2	4.5		
RTS-B-40-90-B	25.0	23.5	19.9	17	14.8	12.7	11.1	9.8		
RTS-B-45-10-A	12.4	9.9	8	6.5	5.3	4.3	3.5	2.9		
RTS-B-50-10-A	9.5	7.4	5.7	4.4	3.3	2.4	1.8	1.2		
RTS-B-50-10-B	19.2	16.1	13.3	11.1	9.3	7.8	6.6	5.6		

NOTES

- Allowable EPA, to determine max pole loading weight, multiply allowable EPA by 30 lbs.
- The tables for allowable pole EPA are based on the ASCE 7-05 Wind Map or the Florida Region Wind Map for the 2017 Florida Building Code. The Wind Maps are intended only as a general guide and cannot be used in conjunction with other maps. Always consult local authorities to determine maximum wind velocities, gusting and unique wind conditions for each specific application.
- Allowable pole EPA for jobsite wind conditions must be equal to or greater than the total EPA for fixtures, arms, and accessories to be assembled to the pole. Responsibility lies with the specifier for correct pole selection. Installation of poles without luminaires or attachment of any unauthorized accessories to poles is discouraged and shall void the manufacturer's warranty.
- Wind speeds and listed EPAs are for ground mounted installations. Poles mounted on structures (such as bridges and buildings) must consider vibration and coefficient of height factors beyond this general guide; Consult local and federal standards.
- Wind induced vibration brought on by steady, unidirectional winds and other unpredictable aerodynamic forces are not included in wind velocity ratings. Consult Hubbell Lighting's Pole Vibration Application Guide for environmental risk factors and design considerations. http://cdn.southfloridialighting.com/content/products/literature/literature_files/Pole_Vibration_Application_Guide.pdf
- Extreme Wind Events like Hurricanes, Typhoons, Cyclones, or Tornadoes may expose poles to flying debris, wind shear or other detrimental effects not included in wind velocity ratings.

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