



**A REGULAR MEETING
OF THE WESLACO CITY COMMISSION
TUESDAY, APRIL 19, 2022**

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, April 19, 2022 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.
 - Recognition of Juanita Maldonado for the Presidential Volunteer Award.
 - Recognition of Larissa Nicole Rodriguez for the Presidential Volunteer 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. PUBLIC HEARING

- A. To solicit input on behalf of Eric Cavazos is requesting to rezone 901 Hackberry. Also being Lot 1-3, Block 2, Bouganvillea Subdivision, Weslaco, Hidalgo County, and Texas from R-1 One Family Dwelling District to B-1 neighborhood business district.

- B. To solicit input on behalf of Eduardo Garcia is requesting to rezone 149 N. Pleasantview Dr. Also being N275' FT 20 8.333AC GR 8.15AC NET, WEST TRACT Subdivision, Weslaco, Hidalgo County, and Texas from R-1 One Family Dwelling District to B-2 secondary and highway business district.
- C. To solicit input on behalf of Oscar Zarate is requesting to rezone 211 S Milanos Rd. Also being a 8.00 acre tract of land out of Farm Tract Six Hundred Thirty-One (631), West Tract Subdivision, Hidalgo County, Texas from R-1 One Family Dwelling District to R-2 Duplex and Apartment District.
- D. To solicit input on behalf of Leticia Acevedo is requesting a Conditional Use Permit to obtain a Wine and Malt Beverage retail Dealer's On Premise Permit and Late Hours Certificate at 4024 E Interstate 2, also being Lot 3, Royal Subdivision Weslaco, Hidalgo County, Texas.
- E. To solicit input on behalf of OL Beverage Holdings, LLC is requesting a Conditional Use Permit to obtain a On-premise mixed beverage, Food and Beverage and Late Hours Certificate at 1411 W. Interstate 2, also being Lot 2, Harbor Freight Subdivision Weslaco, Hidalgo County, Texas.

IV. CONSENT AGENDA

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discussed separately unless requested by one commission member, in which event the item or items will immediately be withdrawn for individual consideration in its normal sequence after the items not requiring separate discussion have been acted upon.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

- A. Approval of the Minutes of the Regular Meeting on April 5, 2022.
(Staffed by City Secretary Department.) Attachment.
- B. Approval on second and final reading of the following:
 - 1) Ordinance 2022-11 for the Voluntary Annexation of 211 S Milanos Road being a 8.00 acre tract of land out of Farm Tract Six Hundred Thirty-One (631), West Tract Subdivision, Hidalgo County, Texas, located on Milanos Road and authorize the Mayor to execute any related documents. (First reading held April 5, 2022; staffed by Planning & Code Enforcement Department.) Attachment.
- C. Approval to purchase (and issue to) Honorably Retired Peace Officer Lt. Billy Pemelton's service weapon, a (UG-GLOCK22G4) used Glock 22 Gen 4 .40 handgun with serial number #WXN010 for the amount of \$238.50, as allowed under Texas Government Code Section 614.051 and authorize the Mayor to execute any related documents (Staffed by Police Department).
- D. Approval of a six-month extension for the Final Plat for Pleasant View Estates Subdivision— being 10.984 acres out of Farm Tract 772, Block 137, West Tract

Subdivision, Weslaco, Hidalgo County, Texas located on the westside of Pleasant View Drive, 1320' North Mile 5 North Road and authorize the Mayor to execute any related documents. (Staffed by Planning & Code Enforcement Department.) Attachment.

- E. Approval of the request from Habitat for Humanity to move the date of the inaugural “Fiesta del Hogar” to June 16, 2022, amend the lease to reflect this change, and authorize the Mayor to execute any related documents. (Staffed by Library Department.) Attachment.

V. OLD BUSINESS

- A. Discussion and consideration to approve the Wholesale Wastewater Treatment Interlocal Agreement between the City of Weslaco and North Alamo Water Supply Corporation (NAWSC) and authorize the Mayor to execute any related documents. Possible action. (There was no action on January 4, January 18 and February 1, 2022; staffed by Planning & Code Enforcement Department.) Attachment.
- B. Discussion and consideration of the amended Airport Rules and Regulations and authorize the Mayor to execute any related documents. Possible action. (There was no action March 15, 2022; staffed by Airport Department.) Attachment.

VI. NEW BUSINESS

- A. Discussion to accept and file the City of Weslaco's Annual Comprehensive Financial Report (ACFR) for the fiscal year ending September 30, 2021 as presented by Carr, Riggs & Ingram, LLC and authorize the Mayor to execute any related documents. Possible action. (Staffed by Finance Department.) Attachment.
- B. Discussion and consideration after public hearing on behalf of Eric Cavazos on Ordinance 2022-12 to rezone 901 Hackberry also being Lot 1-3, Block 2, Bougainvillea Heights Subdivision, Weslaco, Hidalgo County, Texas from R-1 One Family Dwelling District to B-1 neighborhood business district and authorize the Mayor to execute any related documents. First reading of Ordinance 2022-12. Three-fourths vote required. Possible action. (Staffed by Planning & Code Enforcement Department.) Attachment.
- C. Discussion and consideration after public hearing on behalf of Eduardo Garcia on Ordinance 2022-13 to rezone 149 N. Pleasantview Dr. Also being N275' FT 20 8.333AC GR 8.15AC NET, WEST TRACT Subdivision, Weslaco, Hidalgo County, Texas from R-1 One Family Dwelling District to B-2 Secondary and Highway Business District and authorize the Mayor to execute any related documents. First reading of Ordinance 2022-13. Three-fourths vote required. Possible action. (Staffed by Planning & Code Enforcement Department.) Attachment.
- D. Discussion and consideration after public hearing on behalf of Oscar Zarate on

Ordinance 2022-14 to rezone 211 S Milanos Road also being a 8.00 acre tract of land out of Farm Tract Six Hundred Thirty-One (631), West Tract Subdivision, Hidalgo County, Texas from R-1 One Family Dwelling District to R-2 Duplex and Apartment District and authorize the Mayor to execute any related documents. First reading of Ordinance 2022-14. Possible action. (Staffed by Planning & Code Enforcement Department.) Attachment.

- E. Discussion and consideration after public hearing on behalf of Leticia Acevedo to approve a Conditional Use Permit to obtain a Wine and Malt Beverage retail Dealer's On Premise Permit and Late Hours Certificate at 4024 E Interstate 2, also being Lot 3, Royal Subdivision Weslaco, Hidalgo County, Texas and authorize the Mayor to execute any related documents. Possible action. (Staffed by Planning & Code Enforcement Department.) Attachment.
- F. Discussion and consideration after public hearing on behalf of OL Beverage Holding, LLC to approve a Conditional Use Permit to obtain an On-premise mixed beverage, Food and Beverage and Late Hours Certificate at 1411 W. Interstate 2, also being Lot 2, Harbor Freight Subdivision Weslaco, Hidalgo County, Texas and authorize the Mayor to execute any related documents. Possible action. (Staffed by Planning & Code Enforcement Department.) Attachment.
- G. Discussion and consideration to approve the Final Plat for San Gabriel Subdivision—being a 9.98-acre tract of Farm Tract 795, The West and Adams Tracts Subdivision, Weslaco, Hidalgo County, Texas located approximately ¼ mile south of Mile 5 North on the east side of Westgate Drive and authorize the Mayor to execute any related documents. Possible action. (Staffed by Planning & Code Enforcement Department.) Attachment.
- H. Discussion and consideration to approve the Final Plat for Villas San Miguel Subdivision—being a 20.00-acre tract of Farm Tract 180, West Tract Subdivision, Weslaco, Hidalgo County, Texas located approximately on the East side of Mile 5 ½ West, ½ mile north of Mile 10 North and authorize the Mayor to execute any related documents. Possible action. (Staffed by Planning & Code Enforcement Department.) Attachment.
- I. Discussion and consideration to approve Resolution 2022-26 finding that AEP Texas Central Company's application for a distribution cost recovery factor to increase distribution rates within the city should be denied; finding that the city's reasonable rate case expenses shall be reimbursed by the company; and authorize the Mayor to execute any related documents. Possible action. (Staffed by Interim City Manager.) Attachment.
- J. Discussion and consideration to approve Contingency Allowance Expenditure Authorization No. 2 for the New Police Department with Municipal Court and increase the Owner's Contingency Fund by \$8,310, leaving a balance of \$235,521 and authorize the Mayor to execute any related documents. Possible action.

(Staffed by the Parks and Recreation Department.) Attachment.

- K. Discussion and consideration to approve Contingency Allowance Expenditure Authorization No. 01 for the New Downtown Fire Station No.2 decreasing the Owner's Contingency Fund by \$57,749, leaving a balance of \$22,251 and authorizing the Mayor to execute any related documents. Possible action. (Staffed by the Parks and Recreation Department.) Attachment.
- L. Discussion and consideration to purchase a 2023 Chevrolet 1500 Silverado 4x4 Crew Cab for the Engineering Department for the amount of \$38,175 and authorize the Mayor to execute any related documents. Possible action. (Staffed by Engineering Department.) Attachment.
- M. Discussion and consideration for the City of Weslaco to assume financial responsibility for monthly streetlight costs (6-streetlights) for Border Trace Ph II Subdivision and authorize the Mayor to execute any related documents. Possible action. (Staffed by the Engineering Department.) Attachment.
- N. Discussion and consideration to approve final payment and release of retainage for Pleasantview & 11th Street Drainage Improvements by Total Commitment and authorize the Mayor to execute any related documents. Possible action. (Staffed by Engineering Department) Attachment. Attachment.
- O. Discussion and consideration to award water line pipebursting to Southern Trenchless Solutions, buyboard vendor contract no. 635-21, in the amount not to exceed \$308,790 and authorize the Mayor to execute any related documents. Possible action. (Staffed by Public Works Department.) Attachment.
- P. Discussion and consideration to award sewer line pipebursting to Southern Trenchless Solutions, buyboard vendor contract no. 635-21, in the amount not to exceed \$308,500 and authorize the Mayor to execute any related documents. Possible action. (Staffed by Public Works Department.) Attachment.
- Q. Discussion and consideration to award Manhole Rehabilitation Phase VI to Southern Trenchless Solutions, buyboard vendor contract no. 635-21, in the amount not to exceed \$299,962 and authorize the Mayor to execute any related documents. Possible action. (Staffed by Public Works Department.) Attachment.
- R. Discussion and consideration to award Buyboard vendor Rush Truck Center for two (2) new 2024 Peterbilt garbage trucks in an amount not to exceed \$646,000 and authorize the Mayor to execute any related documents. Possible action. (Staffed by Public Works Department.) Attachment.
- S. Discussion and consideration to award Kinloch Equipment & Supply, Inc as the most advantageous bid for the purchase of an Elgin Regen X street sweeper for an amount not to exceed \$254,810 and authorize a budget amendment as may be

required, and authorize the Mayor to execute any related documents. Possible action. (Staffed by Public Works Department.) Attachment.

- T. Discussion and consideration to award Phoenix Contracting as the most advantageous bid for the purchase of one (1) Texas Pride 20+5 Dovetail trailer for an amount not to exceed \$13,000 and one (1) Kaufman tandem axle utility 16' trailer for an amount not to exceed \$4,500 and authorize the Mayor to execute any related documents. Possible action. (Staffed by Public Works Department.) Attachment.
- U. Discussion and consideration to award IPL for the purchase of 715 residential Omnicart trash bins for an amount not to exceed \$42,000, and authorize the Mayor to execute any related documents. Possible action. (Staffed by Public Works Department.) Attachment.
- V. Discussion and consideration to accept FY22 Body-Worn Camera Program, Grant #4367801 in the amount of \$98,407.50 with a \$32,802.50 cash match requirement and an amount not to exceed \$20,000 in recurring fees and authorize the Mayor to execute any related documents. Possible action. (Staffed by Police Department.) Attachment.

VII. EXECUTIVE SESSION

Texas Government Code, Section 551 Open Meetings:

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

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

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

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

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

(1) commits an offense; and

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

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

(B) reasonable attorney fees and court costs; and

(C) at the discretion of the trier 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 Interim City Manager for the City of Weslaco as authorized by section §551.074 of the Texas Government Code.

- B. Contract Negotiations - Discussion with the Interim 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.
- C. Legal Consultation - Consultation with City Attorney relating to the lawsuit with CDM as authorized by section §551.071 of the Texas Government Code.
- D. Legal Consultation - Consultation with City Attorney regarding Christopher De Leon as authorized by section §551.071 of the Texas Government Code.
- E. 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.
- F. Potential Litigation - Consultation with City Attorney regarding Tri-Gen Construction LLC and the City of Weslaco Airport and Hanger Infrastructure Improvements Project as authorized by Section §551.071 of the Texas Government Code.
- G. Legal Consultation - Consultation with City Attorney regarding Economic Development Corporation of Weslaco versus Sunil Wadhwani, Nolana Self-Storage LLC, Harjinder Singh, Gerardo Tafolla, Ricardo Quintanilla and Leo Lopez Cause No. C-0295-20-L as authorized by section §551.071 of the Texas Government Code.
- H. Economic Development - Consultation with the City Attorney regarding financial offer or other incentives for Project Cool Air as authorized by section §551.087 of the Texas Local Government Code.

VIII. POSSIBLE ACTION ON WHAT IS DISCUSSED IN EXECUTIVE SESSION

IX. ADJOURNMENT

I hereby certify this **Notice of a Regular Meeting of the Weslaco City Commission** was posted in accordance with the Open Meetings Act on the outside bulletin board at City Hall of the City of Weslaco, located at the 255 South Kansas Avenue entrance, visible and accessible to the general public during and after regular working hours. This notice was posted on this 14th day of April 2022, 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:



Standardized Agenda Request Form

Date of Meeting: April 19, 2022		Agenda Item No. (to be assigned by CSO): 2021-4943	
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		Created	
City Manager Comments: Approve as recommended by staff.			
Staff Recommendation: A. Mayor will Call to Order and certify Public Notice. B. Pastor Bacilio Castillo from Pave the Way 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 updated as of MARCH 29, 2022			
Responsibilities upon Approval:			

City of Weslaco

"The City on the Grow"



David Suarez, Mayor
Josh Pedraza, Mayor Pro-Tem, District 1
Leo Muñoz, Commissioner, At-Large
Greg Kerr, Commissioner, At-Large
Letty Lopez, Commissioner, District 2
Jose "JP" Rodriguez, Commissioner, District 3
Adrian Farias, Commissioner, District 4

Martin Garza, Interim 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: April 19, 2022		Agenda Item No. (to be assigned by CSO): 2022-5346
From:		
Subject: To solicit input on behalf of Eric Cavazos is requesting to rezone 901 Hackberry. Also being Lot 1-3, Block 2, Bouganvillea Subdivision, Weslaco, Hidalgo County, and Texas from R-1 One Family Dwelling District to B-1 neighborhood business district.		
Background: The applicant is requesting to rezone property from R-1 One Family Dwelling District to B-1 neighborhood business district. Twenty-nine (29) property owners within 200 feet of the applicant's property were notified by letter on March 25, 2022.		
Funding Source (budget code, if applicable):		
Amount:	Term of Impact:	Identified in Current Budget:
Additional Action Prompted: Public Hearing		
If item previously considered, provide date and action by Commission:		
If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners: Notice of the application and the Public Hearing for the Planning and Zoning Commission and City Commission appeared in The Monitor on March 21, 2022.		
Advisory Review, if any (name of board/committee, date of action, recommendation): The Planning and Zoning Commission recommended denial of the rezone request based on surrounding land use at their regular meeting of April 6, 2022		
KAYLA AREVALO REBEKAH DE LA FUENTE Martin Garza	Created/Initiated Approved New	
City Manager Comments: Solicit public comments.		
Staff Recommendation: Staff recommends denial based on the 2040 land use map and surrounding land use.		
Attachments, if any:		
Responsibilities upon Approval: Staff will advise the applicant		



Standardized Agenda Request Form

Date of Meeting: April 19, 2022		Agenda Item No. (to be assigned by CSO): 2022-5347	
From:			
Subject: To solicit input on behalf of Eduardo Garcia is requesting to rezone 149 N. Pleasantview Dr. Also being N275' FT 20 8.333AC GR 8.15AC NET, WEST TRACT Subdivision, Weslaco, Hidalgo County, and Texas from R-1 One Family Dwelling District to B-2 secondary and highway business district.			
Background: The applicant is requesting to rezone property from R-1 One Family Dwelling District to B-2 secondary and highway business district. Sixty-three (63) property owners within 200 feet of the applicant's property were notified by letter on March 25, 2022.			
Funding Source (budget code, if applicable):			
Amount:	Term of Impact:	Identified in Current Budget:	
Additional Action Prompted: Public Hearing			
If item previously considered, provide date and action by Commission:			
If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners: Notice of the application and the Public Hearing for the Planning and Zoning Commission and City Commission appeared in The Monitor on March 21, 2022.			
Advisory Review, if any (name of board/committee, date of action, recommendation): The Planning and Zoning Commission recommended denial of the rezone request based on surrounding land use at their regular meeting of April 6, 2022			
KAYLA AREVALO REBEKAH DE LA FUENTE Martin Garza		Created/Initiated Approved Final Approval	
City Manager Comments: Solicit public comments.			
Staff Recommendation: Staff recommends denial based on 2040 land use map and surrounding land use			
Attachments, if any:			
Responsibilities upon Approval: Staff will advise the applicant			



Standardized Agenda Request Form

Date of Meeting: April 19, 2022		Agenda Item No. (to be assigned by CSO): 2022-5348	
From:			
Subject: To solicit input on behalf of Oscar Zarate is requesting to rezone 211 S Milanos Rd. Also being a 8.00 acre tract of land out of Farm Tract Six Hundred Thirty-One (631), West Tract Subdivision, Hidalgo County, Texas from R-1 One Family Dwelling District to R-2 Duplex and Apartment District.			
Background: The applicant is requesting to rezone property from R-1 One Family Dwelling District to R-2 Duplex and Apartment District Thirty-three (33) property owners within 200 feet of the applicant's property were notified by letter on March 25, 2022.			
Funding Source (budget code, if applicable):			
Amount:	Term of Impact:	Identified in Current Budget:	
Additional Action Prompted: Public Hearing			
If item previously considered, provide date and action by Commission:			
If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners: Notice of the application and the Public Hearing for the Planning and Zoning Commission and City Commission appeared in The Monitor on March 23, 2022.			
Advisory Review, if any (name of board/committee, date of action, recommendation): The Planning and Zoning Commission recommended approval of the rezone request based on surrounding land use at their regular meeting of April 6, 2022			
KAYLA AREVALO REBEKAH DE LA FUENTE Martin Garza		Created/Initiated Approved New	
City Manager Comments: Solicit public comments.			
Staff Recommendation: Staff recommends approval based on 2040 land use map and surrounding area.			
Attachments, if any:			
Responsibilities upon Approval: Staff will advise the applicant			



Standardized Agenda Request Form

Date of Meeting: April 19, 2022		Agenda Item No. (to be assigned by CSO): 2022-5349	
From:			
Subject: To solicit input on behalf of Leticia Acevedo is requesting a Conditional Use Permit to obtain a Wine and Malt Beverage retail Dealer's On Premise Permit and Late Hours Certificate at 4024 E Interstate 2, also being Lot 3, Royal Subdivision Weslaco, Hidalgo County, Texas.			
Background: The applicant is requesting to obtain a Conditional Use Permit to obtain a Wine and Malt Beverage retail Dealer's On Premise Permit and Late Hours Certificate. Six (6) property owners within 200 feet of the applicant's property were notified by letter on March 25, 2022.			
Funding Source (budget code, if applicable):			
Amount:	Term of Impact:	Identified in Current Budget:	
Additional Action Prompted: Public Hearing			
If item previously considered, provide date and action by Commission:			
If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners: Notice of the application and the public hearing for the Planning and Zoning Commission and the City Commission. Notice appeared in The Monitor on March 21, 2022.			
Advisory Review, if any (name of board/committee, date of action, recommendation): The Planning and Zoning Commission recommended approval of the conditional use permit at their regular meeting of April 6, 2022 with the condition that two licensed security guards be on duty during later hours operations			
KAYLA AREVALO REBEKAH DE LA FUENTE Martin Garza		Created/Initiated New	
City Manager Comments: Solicit public comments.			
Staff Recommendation: Staff recommends approval.			
Attachments, if any:			
Responsibilities upon Approval: Staff will advise the applicant			



Standardized Agenda Request Form

Date of Meeting: April 19, 2022		Agenda Item No. (to be assigned by CSO): 2022-5350	
From:			
Subject: To solicit input on behalf of OL Beverage Holdings, LLC is requesting a Conditional Use Permit to obtain a On-premise mixed beverage, Food and Beverage and Late Hours Certificate at 1411 W. Interstate 2, also being Lot 2, Harbor Freight Subdivision Weslaco, Hidalgo County, Texas.			
Background: The applicant is requesting to obtain a Conditional Use Permit to obtain a On-premise mixed beverage, Food and Beverage and Late Hours Certificate. Sixteen (16) property owners within 200 feet of the applicant's property were notified by letter on March 25, 2022.			
Funding Source (budget code, if applicable):			
Amount:	Term of Impact:	Identified in Current Budget:	
Additional Action Prompted: Public Hearing			
If item previously considered, provide date and action by Commission:			
If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners: Notice of the application and the public hearing for the Planning and Zoning Commission and the City Commission. Notice appeared in The Monitor on March 21, 2022.			
Advisory Review, if any (name of board/committee, date of action, recommendation): The Planning and Zoning Commission recommended approval of the conditional use permit at their regular meeting of April 6, 2022 with the condition that two licensed security guards be on duty during later hours operations			
KAYLA AREVALO REBEKAH DE LA FUENTE Martin Garza		Created/Initiated Approved New	
City Manager Comments: Solicit public comments.			
Staff Recommendation: Staff recommends approval.			
Attachments, if any:			
Responsibilities upon Approval: Staff will advise the applicant			



Standardized Agenda Request Form

Date of Meeting: April 19, 2022		Agenda Item No. (to be assigned by CSO): 2021-4948	
From:			
Subject: Approval of the Minutes of the Regular Meeting on April 5, 2022. (Staffed by City Secretary Department.) Attachment.			
Background: Record of commission action for the regular meeting on April 5, 2022.			
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 Martin Garza		Created	
City Manager Comments: Approve as submitted by the City Secretary Department.			
Staff Recommendation: Approve.			
Attachments, if any: 220405 minutes draft			
Responsibilities upon Approval: Execute and retain.			



**MINUTES OF A REGULAR MEETING
WESLACO CITY COMMISSION
APRIL 5, 2022**

On Tuesday, April 5, 2022, 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	Josh Pedraza
	Commissioner	Greg Kerr
	Commissioner	J.P. Rodriguez
	Commissioner	Leo Muñoz
	Commissioner	Letty Lopez
	Commissioner	Adrian Farias

ABSENT: None

STAFF PRESENT:	Martin Garza	Interim City Manager
	Norma A. Cantu	City Secretary
	Juan E. Gonzalez	City Attorney

Also present: Andrew Munoz, Asst. City Manager/Airport Director, Aida Vega, Deputy City Secretary, Vidal Roman, Finance Director, Omar Rodriguez, Parks & Recreation Director, Rebekah de la Fuente, Director of Planning and Code Enforcement, Joel Rivera, Police Chief, Luz Galindo, HR Director, Rosa Badillo, Municipal Court, Albert Aldana, City Engineer, David Arce, Deputy Public Works Director, Pete Garcia, Public Works Director, Arnold Becho, Library Director, Martin Vela, IT Director, George Quilantan, Inframark, Cristina Garcia, PIO and other staff members.

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, April 1, 2022.

B. Invocation.

Commissioner J.P. Rodriguez led the invocation.

C. Pledge of Allegiance.

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

D. Mayoral Recognition.

Mayor Suarez proclaimed the recognition of “Lt. Billy Bob Pemelton” for his loyal and dedicated 29 years of service to the City of Weslaco Police Department.

E. ROLL CALL.

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

II. PUBLIC COMMENTS

Juan Salinas voiced his concerns with the ongoing issue of his property on Mile 5 South Midway Road being used by City; lack of response to his concerns and drain ditch that needs to be maintained.

Steve Valdez, Executive Director Weslaco EDC, introduced Weslaco EDC staff stating there is new staff on board; reported on travel to the ICSC Conference in Dallas, stated a groundbreaking event being scheduled May 11 for development on Bridge & Expressway 83 and looked forward to providing status of future events.

Barbara Jean Garza, President/CEO, Weslaco Area Chamber of Commerce & Visitor Center, reported on upcoming events, ribbon cuttings, Weslaco Job Fair on April 8, La Cebollita Farmers Market scheduled April 30 and would be last one until October, Texas Onion Fest had record number of attendees and visitors for the month was 1,201 to include Winter Texans.

Edward Mejia introduced himself to Interim City Manager Martin Garza and welcomed him to Weslaco.

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 March 15, 2022, and Special Meetings on March 16 and 28, 2022. (Staffed by City Secretary Department.)

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

1) Ordinance 2022-10 amending the Code of Ordinances of the City of Weslaco Chapter 82 Offenses and Miscellaneous Provisions by adding a new article and section to be entitled Article XI Section 82.252 Sex Offenders and authorize the Mayor to execute any related documents. (First reading held March 15, 2022; staffed by Police Department.)

C. Approval on agreement with the Weslaco Independent School District (WISD) Facility Rental Cost Sheet to allow Weslaco Police Department (WPD) to use WISD's facilities

for training purposes and authorize the Mayor to execute any related documents. (Staffed by Police Department.)

D. Approval to apply to Wal-Mart's Community Grant Program (Store #6159) for an award of \$2,000 with NO MATCH and NO RECURRING FEES to purchase promotional items that enhance community policing initiatives and authorize Mayor to execute any related documents. (Staffed by Police Department.)

E. Approval on Externship/Practicum (MOU) Agreement between South Texas Vocational Technical Institute and City of Weslaco Fire Department to provide clinical and practical learning experience for students in the medical field programs and authorize the Mayor to execute any related documents. (Staffed by Fire Department.)

F. Approval of six-month extension for the Final Plat for Milanos Estates 1 Subdivision– being 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.)

G. Approval of a six-month extension for the Final Plat for Pike District Subdivision– being 36.052 acres out of Farm Tract 163, West and Adams Tract Subdivision, Weslaco, Hidalgo County, Texas located at the southeast corner of West Pike Blvd. and Milanos Road and authorize the Mayor to execute any related documents. (Staffed by Planning & Code Enforcement Department.)

H. Approval on amendments and extension from April 7, 2022, to May 7, 2022 for Disaster Declaration (COVID-19) and any reports related to such executive orders and authorize the Mayor to execute any related documents. (Staffed by Interim City Manager.)

I. Approval to submit a letter of intent to TxDOT General Aviation for Airport Terminal Grant and authorize the Mayor to execute any related documents. (Staffed by Airport Department.)

J. Approval of the Mid Valley Airport Hangar Lease Agreement with Coastal Bend Regional Advisory Council and authorize the Mayor to execute any related documents. (Staffed by Airport Department.)

K. Approval to authorize staff to solicit Statement of Qualifications (SOQ) for Civil Engineering Services for the Mayor Joe V Sanchez Public Library Project Alterations and Addition to the existing building and authorize the Mayor to execute any related documents. (Staffed by Engineering Department.)

L. Approval on Resolution(s) 2022-22 through 2022-25 to update signatories on legal financial documents identified with the PNC, Navy Army Community Credit Union, Greater State Bank and Tex-Pool for the City of Weslaco and authorize the Mayor to execute any related documents. (Staffed by Finance Department.)

M. Approval to hold a live auction on Saturday, April 30, 2022, utilizing auctioneer services with Valley Wide Auctioneer Services and authorize Mayor to execute any related documents. (Staffed by Finance Department.)

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

IV. NEW BUSINESS

A. Discussion and consideration to approve the Final Plat for Moonlight Subdivision– being 4.00 acres out of Farm Tract 175, West and Adams Tract Subdivision, Weslaco, Hidalgo County, Texas located approximately 330’ north of Mile 10N along the Westside of F.M. 88 and authorize the Mayor to execute any related documents. Possible action. (Staffed by Planning & Code Enforcement Department.)

Rebekah de la Fuente, Director of Planning and Code Enforcement, stated this is a 2-lot subdivision for residential use outside city limits; serviced with water by North Alamo Water Supply and sewer by on-site sewage facility (OSSF); developer requested variance to allow for OSSF as the nearest sanitary sewer line is 0.5 miles west; subdivision was previously approved by the City Commission on August 18, 2020, and final plat approval expired August 18, 2021. The Planning and Zoning Commission recommended approval with variance. Staff recommended approval with compliance of the ordinance on the variance.

Commissioner Kerr seconded by Mayor Pro Tem Pedraza moved to approve the Final Plat for Moonlight Subdivision– being 4.00 acres out of Farm Tract 175, West and Adams Tract Subdivision with variance as presented. The motion carried unanimously; Mayor Suarez was present and voting.

B. Discussion and consideration to approve the Final Plat for Sugarcane Estates Subdivision– being a 5.963-acre tract of Farm Tract 141, The West and Adams Tracts Subdivision, Weslaco, Hidalgo County, Texas located on Mireles Road & W. Sugarcane Drive and authorize the Mayor to execute any related documents. Possible action. (Staffed by Planning & Code Enforcement Department.)

Rebekah de la Fuente stated this was a 33-lot subdivision for residential development inside city limits; first proposed R-4 district use created for narrow lots; developer requested variance for right-of-way dedication of 36’ instead of the required 50’. The Planning & Zoning Commission recommended approval with variance contingent on the developer paving the right-of-way to the full 36’, dedicate a 15-foot utility and sidewalk easement within the property line. The developer has agreed. Staff recommended approval with compliance of the ordinance on the variance.

Commissioner Rodriguez seconded by Mayor Pro Tem Pedraza moved to approve the Final Plat for Sugarcane Estates Subdivision– being a 5.963-acre tract of Farm Tract 141, The West and Adams Tracts Subdivision with variance as presented. The motion carried unanimously; Mayor Suarez was present and voting.

C. Discussion and reconsideration to approve the Final Plat for Highland Manor PH 2– being a re-subdivision of 13.46 acres out of Farm Tract 238 and 239, West And Adams Tract Subdivision, Weslaco, Hidalgo County, Texas located on FM 1015 & Mile 11 North and authorize the Mayor to execute any related documents. Possible action. (Staffed by Planning & Code Enforcement Department.)

Rebekah de la Fuente stated the subdivision is a proposed 18-narrow lot residential use outside city limits; previously approved as a 17-lot subdivision and the developer removed an abandoned gas easement, which allowed them to add the additional lot. The Planning and Zoning Commission and staff recommended approval of the final plat.

Commissioner Rodriguez seconded by Mayor Pro Tem Pedraza moved to approve the Final Plat for Highland Manor PH 2– being a re-subdivision of 13.46 acres out of Farm Tract 238 and 239, West And Adams Tract Subdivision as presented. The motion carried unanimously; Mayor Suarez was present and voting.

D. Discussion and consideration to approve Ordinance 2022-11 for the Voluntary Annexation of 211 S Milanos Road – being a 8.00 acre tract of land out of Farm Tract Six Hundred Thirty-One (631), West Tract Subdivision, Hidalgo County, Texas located Milanos Road and authorize the Mayor to execute any related documents. First reading of Ordinance 2022-11. Possible action. (Staffed by Planning & Code Enforcement Department.)

Rebekah de la Fuente stated the proposed subdivision is located just outside city limits along Milanos Road; use will be apartments that joins development immediately west of Walgreens, be provided with water and sanitary sewer by the city and the annexation will be contiguous to the current city limits. The Planning and Zoning Commission and staff recommended approval of the voluntary annexation.

Commissioner Kerr seconded by moved to approve Ordinance 2022-11 for the Voluntary Annexation of 211 S Milanos Road – being an 8.00 acre tract of land out of Farm Tract Six Hundred Thirty-One (631), West Tract Subdivision, as presented. The motion carried unanimously; Mayor Suarez was present and voting.

E. Discussion and consideration to award RFB No.: 2021-22-18 Grounds Maintenance - Re-Bid to the most advantageous bid from JC3 Lawn & Landscape of Weslaco, Texas in an amount not to exceed \$57,830 and authorize the Mayor to execute any related documents. Possible action. (Parks & Recreation Department.)

Omar Rodriguez, Parks and Recreation Director, stated a contract was previously awarded to South Texas Landscapes as the low bidder; the vendor wanted to increase prices, stating they could not honor the bid; staff recommended rescind that action and re-bid and the commission agreed. Four (4) bids were received and evaluated with South Texas Landscapes being the low bidder at \$52,900 and the second low bidder was JC3 Lawn & Landscape, at \$57,828. Staff recommended to award to the second low bidder JC3 Lawn & Landscape as the most responsive, and responsible bidder because South Texas Landscapes did not honor their original bid.

Commissioner Rodriguez seconded by Commissioner Muñoz moved to approve and award RFB No.: 2021-22-18 Grounds Maintenance - Re-Bid to the most advantageous bid from JC3 Lawn & Landscape of Weslaco, Texas in an amount not to exceed \$57,830 as presented. The motion carried unanimously; Mayor Suarez was present and voting.

F. Discussion and consideration to award RFB No. 2021-22-17 for Street Materials to the most advantageous bidders: Frontera Materials, Terra Firma Materials, and Asphalt Oil Express based on Street Material-Bid Tabulation, price agreement effective for one year starting on date of award with an option for an additional year renewal and authorize the Mayor to execute any related documents. Possible action. (Staffed by Public Works Department.)

David Arce, Deputy Public Works Director, stated 3 bids received and evaluated for various street materials. Staff recommended to award a price agreement with Frontera Materials for Hot or Cold Mix with Terra Firma as an alternate, Terra Firma Materials for caliche pick-up and delivered with Frontera Materials Inc. as an alternate, and Asphalt Oil Express for MC30 Oil with Terra Firma as an alternate noting all materials have increased in price from last year which will impact the budget for street overlays that were projected. Hot mix increased by about \$40 a ton or about \$1,000 per load. Caliche had an increase at about 20%, and oil had an increase of about 40%.

Commissioner Rodriguez seconded by Muñoz moved to approve and award for Street Materials to the most advantageous bidders: Frontera Materials, Terra Firma Materials, and Asphalt Oil Express based on Street Material-Bid Tabulation; price agreement effective for one year starting on date of award with an option for an additional year renewal as presented. The motion carried unanimously; Mayor Suarez was present and voting.

G. Discussion and consideration to award RFB #2021-22-15 for the pavement markings project to the most advantageous bidder, Pavement Markings Inc. based on tabulation and price agreement and authorize Mayor to execute any related documents. Possible action. (Staffed by Engineering Department.)

Albert Aldana, City Engineer, stated two bids were received; Valley Striping Corp out of Mission, Texas and Pavement Markings, Inc out of Donna, Texas. Staff recommended approval to award Pavement Markings as they submitted a complete bid with bid bond.

Commissioner Rodriguez seconded by Commissioner Muñoz moved to approve and award the pavement markings project to the most advantageous bidder, Pavement Markings Inc as presented. The motion carried unanimously; Mayor Suarez was present and voting.

H. Discussion and consideration to approve the sole source purchase of a single-stage centrifugal blower for the North Wastewater Treatment Plant and authorize the Mayor to execute any related documents. Possible action. (Staffed by the Engineering Department.)

Albert Aldana stated the existing blower at the North Wastewater Treatment Plant needs much needed maintenance to extend its life and continue operating; discussions with Inframark and our consultant, Cruz-Hogan Engineers, recommended a new blower for the aeration basin be purchased from the same manufacturer and remove the existing one for maintenance. Staff recommended approval for the sole source purchase of a new one of the same brand as the existing

one, directly from the manufacturer Howden for a total cost of \$305,700.00 and would take approximately 42 weeks from the date the order is placed.

In response to Commission, monies are not budgeted and would come from the General Fund and the existing one is working but the concern is it runs 24/7 and the lack of maintenance, in over 12 years, could go out at any time, entire apparatus would be replaced motors, blower and new control panel. Staff stated power outages have caused the system to shut down and fortunate able to get it operational.

Mayor Pro Tem Pedraza seconded by Commissioner Rodriguez moved to approve the sole source vendor Howard for the purchase of a single-stage centrifugal blower for the North Wastewater Treatment Plant as presented. The motion carried unanimously; Mayor Suarez was present and voting.

I. Discussion and consideration to approve solicitation of bids for installation of a replacement centrifugal air blower at the North Wastewater Treatment Plant and authorize the Mayor to sign any related documents. Possible action. (Staffed by the Engineering Department.)

Albert Aldana recommended approval for the solicitation of bids that would include labor, electrical components, and piping system.

Mayor Pro Tem Pedraza questioned if this was presented and discussed under capital improvements 5-year plan. Andrew Munoz, Asst. City Manager/Aviation Director, stated originally ARPA funds were to be used but the deadline to expand the funds would not be met and general fund will need to be used.

Commissioner Muñoz seconded by Commissioner Lopez moved to approve solicitation of bids for installation of a replacement centrifugal air blower at the North Wastewater Treatment Plant as presented. The motion carried unanimously; Mayor Suarez was present and voting.

V. EXECUTIVE SESSION

At 6:23 p.m. Mayor Pro Tem Pedraza seconded by Commissioner Muñoz moved to convene the regular meeting in Executive Session. The motion carried unanimously; Mayor Suarez was present and voting.

At 7:52 p.m. Mayor Suarez stated the City Commission had completed its Executive Session and reconvened the regular meeting as open to the public.

VI. POSSIBLE ACTION ON WHAT IS DISCUSSED IN EXECUTIVE SESSION

A. Personnel - Discussion regarding the goals, objectives, and evaluation of the Interim 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 Interim 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. Legal Consultation - Attorney consultation regarding tuition reimbursement as related to Article 18 - Wages and Salary, Section 5 of the Collective Bargaining Labor Agreement with Weslaco Municipal Police Union Police Officers as authorized by §551.071 of the Texas Government Code.

Commissioner Rodriguez abstained from discussion and vote.

Commissioner Kerr seconded by Commissioner Muñoz moved to deny tuition reimbursement as related to Article 18 - Wages and Salary, Section 5 of the Collective Bargaining Labor Agreement with Weslaco Municipal Police Union Police Officers as discussed in executive session. The motion carried; Commissioner Rodriguez abstained; Mayor Suarez was present and voting.

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 - Annual Report by the City Attorney regarding all pending litigation as provided to the City Auditor as authorized by §551.071 of the Texas Government Code.

No action.

G. 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.

H. Potential Litigation - Consultation with City Attorney regarding Tri-Gen Construction LLC and the City of Weslaco Airport and Hanger Infrastructure Improvements Project as authorized by Section §551.071 of the Texas Government Code.

No action.

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

Commissioner Kerr abstained from discussion and vote.

Commissioner Lopez seconded by Commissioner Muñoz moved for the Weslaco Economic Development Corporation to revise the financial or other incentives for Project Cool Air as discussed in executive session. The motion carried; Commissioner Kerr abstained; Mayor Suarez was present and voting.

J. Real Property - Consultation with City Attorney on the purchase, sale, exchange, lease or value of city-owned property described as Lot 1, Block 1, Weslaco Public Services Subdivision as authorized by section §551.072 of the Texas Government Code.

No action.

X. ADJOURNMENT

Mayor Pro Tem Pedraza seconded by Commissioner Rodriguez moved to adjourn the meeting of April 5, 2022, at 7:54 p.m. The motion carried unanimously; Mayor Suarez was present and voting.

CITY OF WESLACO

David Suarez, **MAYOR**

ATTEST:

Norma A. Cantu, **CITY SECRETARY**



Standardized Agenda Request Form

Date of Meeting: April 19, 2022		Agenda Item No. (to be assigned by CSO): 2022-5335	
From:			
Subject: Ordinance 2022-11 for the Voluntary Annexation of 211 S Milanos Road being a 8.00 acre tract of land out of Farm Tract Six Hundred Thirty-One (631), West Tract Subdivision, Hidalgo County, Texas, located on Milanos Road and authorize the Mayor to execute any related documents. (First reading held April 5, 2022; staffed by Planning & Code Enforcement Department.)			
Background: The proposed apartment development is currently located outside the City of Weslaco city limits. This subdivision is being serviced with water by the City of Weslaco through a 12" waterline and sewer by the City of Weslaco through a 12" sewer line. The property is within a Flood Zone "X". The development is contiguous to the existing city limits line. The proposed annexation is contiguous to Weslaco City Limits.			
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): The Planning and Zoning Commission recommended approval of the annexation request at their regular meeting on March 9, 2022.			
ADELAIDA VEGA REBEKAH DE LA FUENTE Martin Garza		Created/Initiated Approved New	
City Manager Comments: Approve as recommended by the Planning and Code Enforcement Director.			
Staff Recommendation: Staff recommends approval.			
Attachments, if any: 211 S Milanos- Memo, 211 S MILANOS - ATTACHMENTS, 211 s milanos - areial, ZARATE - 8.00 AC. metes & bounds(14FEB22), O2022-11 Annexation re 211 S Milanos			

Responsibilities upon Approval:

Staff will advise the applicant

City of Weslaco

"The City on the Grow"



David Suarez, Mayor
Josh Pedraza, Mayor Pro-Tem, District 1
Leo Muñoz, Commissioner, At-Large
Greg Kerr, Commissioner, At-Large
Letty Lopez, Commissioner, District 2
Jose "JP" Rodriguez, Commissioner, District 3
Adrian Farias, Commissioner, District 4

Martin Garza, Interim City Manager

MEMO

TO: Mayor and City Commission

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

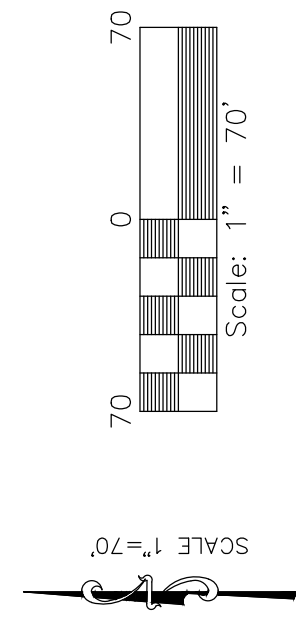
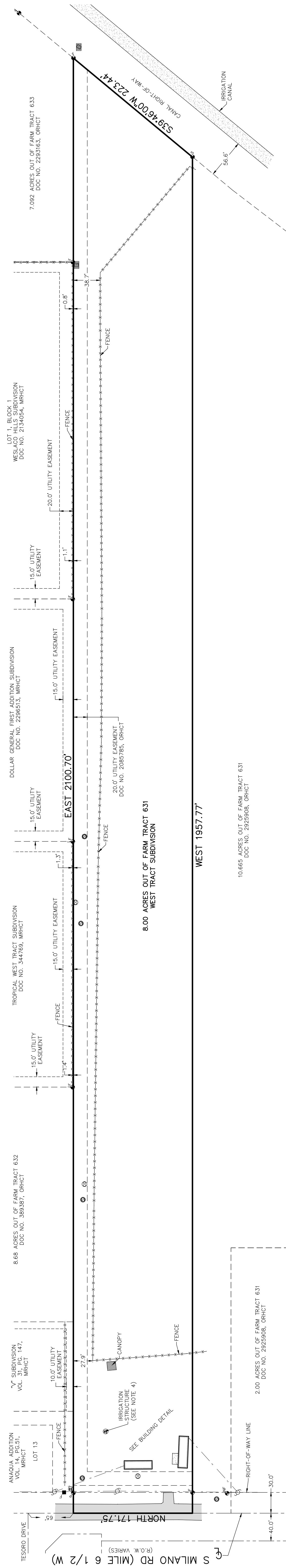
RE: 211 S Milanos- Voluntary Annexation

DATE: March 30, 2022

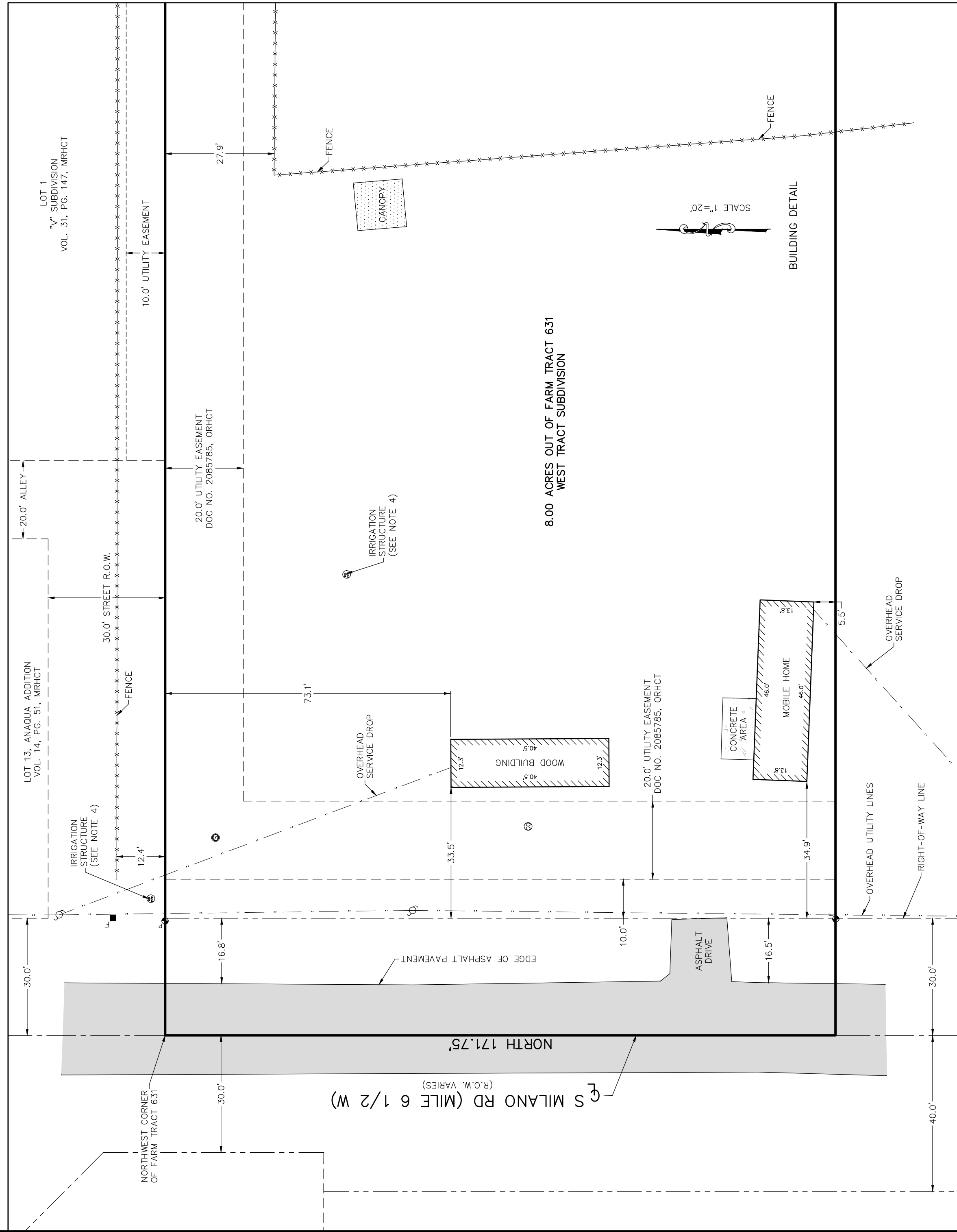
The proposed subdivision will be for an apartment district and is located just outside the City of Weslaco city limits along Milanos Road and will be part of the development for the property immediately west of Walgreens. The location will be provided with water and sanitary sewer by the City of Weslaco. This annexation will be contiguous to the current city limits.

Thank you,

Rebekah de la Fuente, CFM

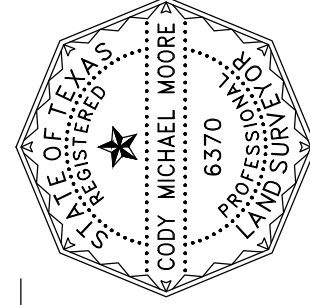


LEGEND	
	IRON ROD FOUND
	IRON ROD SET WITH CAP
	STAMPED "MOORE" 6370"
	NAIL FOUND
	CONC. MONUMENT FOUND
	IRON PIPE FOUND
	TELEPHONE PEDESTAL
	WATER METER
	GUY WIRE ANCHOR
	FIRE HYDRANT
	GRATE INLET
	POWER POLE
	ELECTRIC JUNCTION BOX
	CABLE PEDESTAL
	LIGHT POST
	IRRIGATION STANDPIPE
	MANHOLE



SURVEYOR CERTIFICATE

THE UNDERSIGNED HEREBY CERTIFIES THAT THIS SURVEY AS DESCRIBED HEREIN WAS MONUMENTED ON THE GROUND ON 02/03/2022. THAT THE ONLY VISIBLE IMPROVEMENTS ARE AS SHOWN; THAT THERE ARE NO VISIBLE ENCROACHMENTS, VISIBLE OVERLAPPIINGS, APPARENT CONFLICTS, OR VISIBLE EASEMENTS EXCEPT AS SHOWN HEREIN. THIS SURVEY CONFORMS TO THE MINIMUM STANDARDS OF PRACTICE PROMULGATED BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING.



CODY MICHAEL MOORE, R.P.L.S.
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 6370
02/04/2022
DATE

BOUNDARY SURVEY OF:

3.3.00 ACRES OF LAND OUT OF FARM TRACT 631,
WEST TRACT SUBDIVISION,
HIDALGO COUNTY, TEXAS, RECORDED IN VOLUME
2, PAGES 34-37, MAP RECORDS OF HIDALGO
COUNTY, TEXAS, BEING THE TRACT OF LAND
DESCRIBED IN DOCUMENT NO. 801908, OFFICIAL
RECORDS OF HIDALGO COUNTY, TEXAS.

FOR: ZARATE HOMES & DESIGNS LLC

DATE: 4 FEBRUARY 2022	JOB NO: 185054
-----------------------	----------------

Moore Land
Surveying, LLC

14216 Palis Drive, La Feria, TX 78559
(956)245-0988 TBPLS Firm No. 10194186

FLOOD ZONE

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY LIES IN ZONE
"X", AS PER THE NATIONAL FLOOD INSURANCE PROGRAM
OF COMMUNITY NO. 480334, PANEL NO. 0450, SUFFIX "C".
REVISED JUNE 6, 2000.

NOTES

1. BASIS OF BEARINGS AS PER WEST TRACT SUBDIVISION, RECORDED IN VOLUME 2, PAGES 34-37, MAP RECORDS OF HIDALGO COUNTY, TEXAS.
2. ADDRESS: S MILANO ROAD (MILE 6 1/2 W)
WESLACO, TEXAS 78596
3. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE COMMITMENT.
4. IRRIGATION STRUCTURES WITHIN THIS TRACT FOR WHICH NO DEED WAS REVIEWED.

Moore Land Surveying, LLC

14216 Palis Drive, La Feria, TX 78559

(956)245-0988

TBPLS Firm No. 10194186

February 14, 2022

METES AND BOUNDS

8.00 ACRE OF LAND

BEING 8.00 ACRE OF LAND out of Farm Tract Six Hundred Thirty-One (631), West Tract Subdivision, Hidalgo County, Texas, recorded in Volume 2, Pages 34-37, Map Records of Hidalgo County, Texas, and being the tract of land described in Document No. 801908, ORHCT, said 8.00 Acre of land being more particularly described by metes and bounds as follows:

COMMENCING at a nail found for the Northwest corner of Farm Tract 631, being the Northwest corner and **POINT OF BEGINNING** of the tract herein described;

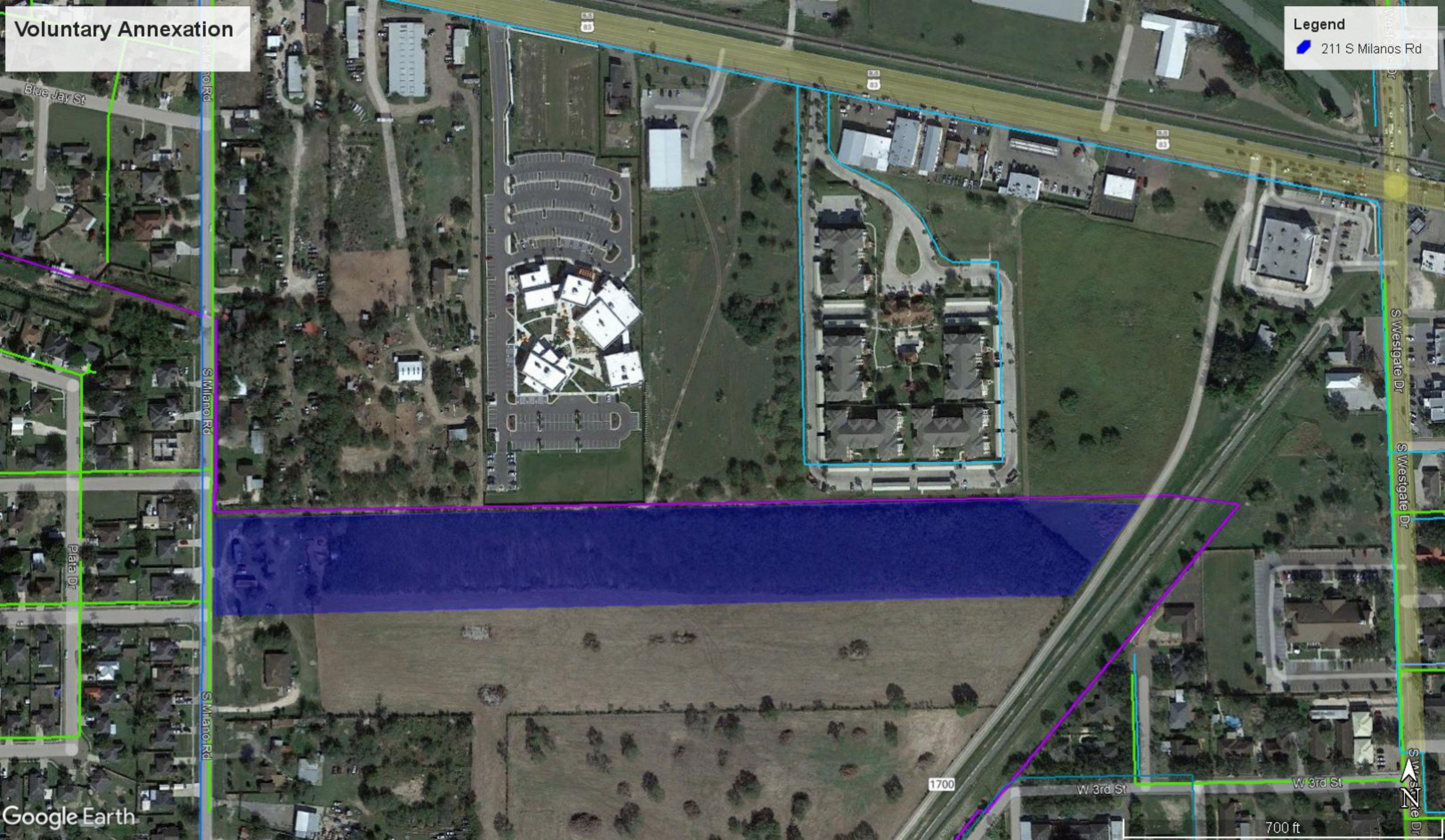
1) **THENCE, EAST** a distance of **2100.70 FEET** to an iron pipe found for the Northeast corner of Farm Tract 631, and the Northeast corner of the tract herein described;

2) **THENCE, SOUTH 39 Deg. 46 Min. 00 Sec. WEST** a distance of **223.44 FEET** along the East line of Farm Tract 631 to a point, for the Southeast corner of the tract herein described;

3) **THENCE, WEST** a distance of **1957.77 FEET** to a nail on the West line of Farm Tract 631, for the Southwest corner of the tract herein described;

4) **THENCE, NORTH** a distance of **171.75 FEET** along the West line of Farm Tract 631, to the **POINT OF BEGINNING**; Containing 8.00 Acre of land within these metes and bounds.

Basis of bearings are as per the Texas State Plane Coordinate System, South Zone, NAD 83.



Voluntary Annexation

Legend
211 S Milan Rd

Google Earth

700 ft

Moore Land Surveying, LLC

14216 Palis Drive, La Feria, TX 78559 (956)245-0988

TBPLS Firm No. 10194186

February 14, 2022

METES AND BOUNDS

8.00 ACRE OF LAND

BEING 8.00 ACRE OF LAND out of Farm Tract Six Hundred Thirty-One (631), West Tract Subdivision, Hidalgo County, Texas, recorded in Volume 2, Pages 34-37, Map Records of Hidalgo County, Texas, and being the tract of land described in Document No. 801908, ORHCT, said 8.00 Acre of land being more particularly described by metes and bounds as follows:

COMMENCING at a nail found for the Northwest corner of Farm Tract 631, being the Northwest corner and **POINT OF BEGINNING** of the tract herein described;

1) THENCE, EAST a distance of **2100.70 FEET** to an iron pipe found for the Northeast corner of Farm Tract 631, and the Northeast corner of the tract herein described;

2) THENCE, SOUTH 39 Deg. 46 Min. 00 Sec. WEST a distance of **223.44 FEET** along the East line of Farm Tract 631 to a point, for the Southeast corner of the tract herein described;

3) THENCE, WEST a distance of **1957.77 FEET** to a nail on the West line of Farm Tract 631, for the Southwest corner of the tract herein described;

4) THENCE, NORTH a distance of **171.75 FEET** along the West line of Farm Tract 631, to the **POINT OF BEGINNING**; Containing 8.00 Acre of land within these metes and bounds.

Basis of bearings are as per the Texas State Plane Coordinate System, South Zone, NAD 83.

ORDINANCE NO. 2022-11

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 8.00 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 40.00 acres and are more specifically described as follows, to-wit:

**METES AND BOUNDS DESCRIPTION
8.00 ACRES OUT OF
FARM TRACTS 632,
THE WEST TRACTS SUBDIVISION,
HIDALGO COUNTY, TEXAS**

BEING 8.00 ACRE OF LAND out of Farm Tract Six Hundred Thirty-One (631), West Tract Subdivision, Hidalgo County, Texas, recorded in Volume 2, Pages 34-37, Map Records of Hidalgo County, Texas, and being the tract of land described in Document No. 801908, ORHCT, said 8.00 Acre of land being more particularly described by metes and bounds as follows:

COMMENCING at a nail found for the Northwest corner of Farm Tract 631, being the Northwest corner and POINT OF BEGINNING of the tract herein described.

THENCE, EAST a distance of 2100.70 FEET to an iron pipe found for the Northeast corner of Farm Tract 631, and the Northeast corner of the tract herein described;

THENCE, SOUTH 39 Deg. 46 Min. 00 Sec. WEST a distance of 223.44 FEET along the East line of Farm Tract 631 to a point, for the Southeast corner of the tract herein described;

THENCE, WEST a distance of 1957.77 FEET to a nail on the West line of Farm Tract 631, for the Southwest corner of the tract herein described;

THENCE, NORTH a distance of 171.75 FEET along the West line of Farm Tract 631, to the POINT OF BEGINNING; Containing 8.00 Acre of land within these metes and bounds.

Basis of bearings are as per the Texas State Plane Coordinate System, South Zone, NAD 83.

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 5th day of April 2022.

PASSED AND APPROVED on second reading at a regular meeting of the City Commission this 19th day of April, 2022.

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: April 19, 2022		Agenda Item No. (to be assigned by CSO): 2022-5360
From:		
Subject: Approval to purchase (and issue to) Honorably Retired Peace Officer Lt. Billy Pemelton's service weapon, a (UG-GLOCK22G4) used Glock 22 Gen 4 .40 handgun with serial number #WXN010 for the amount of \$238.50, as allowed under Texas Government Code Section 614.051 and authorize the Mayor to execute any related documents (Staffed by Police Department).		
Background: Texas Government CodeSec. 614.051 Purchase of Firearm by Honorably Retired Peace Officer: (a) An individual may purchase a firearm from a governmental entity if: (1) the individual was a peace officer commissioned by the entity; (2) the individual was honorably retired from the individual's commission by the entity; (3) the firearm had been previously issued to the individual by the entity; and (4) the firearm is not a prohibited weapon under Section 46.05 (Prohibited Weapons), Penal Code.(b)An individual may purchase only one firearm from a governmental entity under this section.		
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):		
ROBERT LOPEZ ROBERT LOPEZ VIDAL ROMAN Martin Garza	Created/Initiated Approved Approved New	
City Manager Comments: Approve as recommended by the Police Department.		
Staff Recommendation: Approval		
Attachments, if any:		
Responsibilities upon Approval:		



Standardized Agenda Request Form

Date of Meeting: April 19, 2022		Agenda Item No. (to be assigned by CSO): 2022-5358	
From:			
Subject: Approval of a six-month extension for the Final Plat for Pleasant View Estates Subdivision— being 10.984 acres out of Farm Tract 772, Block 137, West Tract Subdivision, Weslaco, Hidalgo County, Texas located on the westside of Pleasant View Drive, 1320' North Mile 5 North Road and authorize the Mayor to execute any related documents. (Staffed by Planning & Code Enforcement Department.)			
Background: The proposed fifty-one (51) lot subdivision is outside the City of Weslaco. Final Plat approval is set to expire on April 20, 2022.			
Funding Source (budget code, if applicable):			
Amount:	Term of Impact:	Identified in Current Budget:	
Additional Action Prompted: Mayor's Signature			
If item previously considered, provide date and action by Commission: Final plat approval was granted by the City Commission On April 20, 2021			
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 at their regular meeting of April 6, 2022			
KAYLA AREVALO REBEKAH DE LA FUENTE Martin Garza		Created/Initiated Approved New	
City Manager Comments: Approved as recommended by the staff and the Planning and Zoning Commission.			
Staff Recommendation: Staff recommends approval			
Attachments, if any: Pleasantview Estates- Memo, Pleasantview Estates- areial, Weslaco Pleasant View Subd Letter of Extension			
Responsibilities upon Approval: Staff will advise the applicant			

City of Weslaco

"The City on the Grow"



David Suarez, Mayor
Josh Pedraza, Mayor Pro-Tem, District 1
Leo Muñoz, Commissioner, At-Large
Greg Kerr, Commissioner, At-Large
Letty Lopez, Commissioner, District 2
Jose "JP" Rodriguez, Commissioner, District 3
Adrian Farias, Commissioner, District 4

Martin Garza, Interim City Manager

MEMO

TO: Mayor and City Commission

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

RE: Pleasantview Estates- Six-Month Extension

DATE: April 12, 2022

The proposed subdivision was previously approved by the City Commission on April 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 developer is currently working on completion of the waterline and sanitary sewer line extension. The project was a hold for a few months while try to re-route the proposed waterlines due to a conflict with an existing irrigation line.

Thank you,

Rebekah de la Fuente, CFM

Six-Month Extension

Pleasantview Estates

Legend

 Pleasantview Estates

22nd St

E Mile 5 1/2 N

Eismo Dr

S Pleasantview Dr

Serra Vista Dr

E 26th St

Ebony St

S Pleasantview Dr

Google Earth



1000 ft

April 14, 2022

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

Re: Pleasant View Estates Subdivision.

Good afternoon, Ms de la Fuente.

Please be advised that the construction of all the proposed infrastructures for the reference subdivision have been completed as per plans and specifications. As per your email sent Friday, March 25, 2022 2:25:21 PM, you advised "The final plat approval for Pleasant View Estates is set to expire on April 20, 2022. If this is still an ongoing project, please submit a letter on letterhead requesting a 6-month extension. We will need the letter by March 29th."

Sorry for my late submittal as I inadvertently failed to do so. As per your request, in behalf of the developer, we would like to request for a six month extension as the submittal of the respective subdivision mylar with the respective required signatures prior to the City's final approval is pending. Your further assistance in this matter is much appreciated.

Best regards.



Homero L. Gutierrez, P.E., RPLS
Project Manager
Plan Review Services, Owner



Standardized Agenda Request Form

Date of Meeting: April 19, 2022		Agenda Item No. (to be assigned by CSO): 2022-5367	
From:			
Subject: Approval of the request from Habitat for Humanity to move the date of the inaugural "Fiesta del Hogar" to June 16, 2022, amend the lease to reflect this change, and authorize the Mayor to execute any related documents. (Staffed by Library Department.)			
Background: Habitat for Humanity would like to move the Fiesta del Hogar to June 16, 2022. It will remain at the Mayor Joe V. Sanchez Public Library. Due to obligations and scheduling conflicts, the organization is no longer able to execute the program on the original date. The previous lease signed with Habitat for Humanity will need to be amended. This is the Inaugural Spring/Summer Fundraiser for Habitat for Humanity of the Rio Grande Valley. All donations will go to the Habitat for Humanity of the Rio Grande Valley. Time of Event: June 16, 2022 6:30 p.m.-9:30 p.m. Expected Guest Count: 75 to 100 Location: Mayor Joe V. Sanchez Public Library Courtyard From Habitat for Humanity: Habitat for Humanity of the Rio Grande Valley, a 501(c)3 nonprofit, assists families in need throughout Cameron, Hidalgo, Starr, and Willacy counties. We believe that the City of Weslaco is the perfect, centralized location for our sponsors, donors, and staff to meet. The backdrop of the Mayor Sanchez Library's Courtyard is the ideal space for us to come together to raise funds for Habitat for Humanity's local affiliate. The Library is happy to host this local non-profit and hopes that this event may lead to further partnerships.			
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: NA			
If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners:			

NA	
Advisory Review, if any (name of board/committee, date of action, recommendation): None at this time	
ARNOLDO BECHO ARNOLDO BECHO Martin Garza	Created/Initiated Approved Final Approval
City Manager Comments: Approve the new date as recommended by the Library Director.	
Staff Recommendation: Staff Recommends Approval	
Attachments, if any: memo - Request to move the Fiesta del Hogar event , Library Lease 2	
Responsibilities upon Approval: The Library will work with Habitat for Humanity to execute the event.	

City of Weslaco

"The City on the Grow"



David Suarez, Mayor
Josh Pedraza, Mayor Pro-Tem, District 1
Leo Muñoz, Commissioner, At-Large
Greg Kerr, Commissioner, At-Large
Letty Lopez, Commissioner, District 2
Jose "JP" Rodriguez, Commissioner, District 3
Adrian Farias, Commissioner, District 4

Martin Garza, Interim City Manager

April 7, 2022

To: David Suarez, Mayor; Josh Pedraza, Mayor Pro-Tem; Greg Kerr, Commissioner; Jose "JP" Rodriguez, Commissioner; Adrian Farias, Commissioner; Letty Lopez, Commissioner; Leo Muñoz, Commissioner; Martin Garza, Interim City Manager
CC: Martin J. Mata
Fr: Arnoldo Becho, Library Director
Re: Request to move the Fiesta del Hogar event to June 16, 2022

Habitat for Humanity would like to move the Fiesta del Hogar event to June 16, 2022. It will remain at the Mayor Joe V. Sanchez Public Library. Due to obligations and scheduling conflicts, the organization is no longer able to execute the program on the original date. The previous lease signed with Habitat for Humanity will need to be amended. This is the Inaugural Spring/Summer Fundraiser for Habitat for Humanity of the Rio Grande Valley. All donations will go to the Habitat for Humanity of the Rio Grande Valley.

From Habitat for Humanity: Habitat for Humanity of the Rio Grande Valley, a 501(c)3 nonprofit, assists families in need throughout Cameron, Hidalgo, Starr, and Willacy counties. We believe that the City of Weslaco is the perfect, centralized location for our sponsors, donors, and staff to meet. The backdrop of the Mayor Sanchez Library's Courtyard is the ideal space for us to come together to raise funds for Habitat for Humanity's local affiliate.

The Library is happy to host this local non profit and hopes that this event may lead to further partnerships. Please feel free to contact me with any questions, I will be happy to provide additional information.

Thank you for the time,

Arnoldo Becho
Library Director, City of Weslaco
Mayor Joe V. Sanchez Public Library
525 S. Kansas, Weslaco TX
abecho@weslacopl.us
(956) 973-3144

STATE OF TEXAS

COUNTY OF HIDALGO

LEASE

By this agreement made on _____, 2022 between the City of Weslaco, hereafter referred to as "Landlord," whose address is 255 South Kansas Avenue, Weslaco, Hidalgo County, Texas, 78596109 S. Illinois Avenue, Weslaco, Hidalgo County, Texas 78596, and Habitat for Humanity of the Rio Grande Valley hereafter referred to as "Tenant." Landlord leases to Tenant the premises described as the courtyard area of the Weslaco Public Library, located at S. Kansas Avenue, Weslaco, Hidalgo County, Texas, for a one time private fundraising event on June 16, 2022.

1. Tenant agrees to pay, without demand, to Landlord as rent for the premises the sum of Ten and no/100th Dollars (\$10.00).

3. Tenant agrees to provide and finance all permits and licenses necessary for the provision of alcoholic beverages, Tenant also agrees to provide security personnel, insurance and any other service or items required by state, municipal and federal statute, regulation or ordinance, including but not limited to the Texas Alcoholic Beverage Code and all City of Weslaco Ordinances.

4. The premises shall be used by Tenant for a one time private fundraising event at which alcoholic beverages will be provided to donors and sponsors of Tenant. Tenant and all other persons on the premises further must refrain from conducting themselves in any way that would unduly disturb Landlord's neighbors or constitute a breach of the peace.

5. Tenant stipulates that the premises have been examined, including the grounds and all buildings and improvements, and that at the time of this lease they are in good order and

repair.

6. Without the prior written consent of Landlord, Tenant may not assign the lease or sublet or grant any license to use the premises or any part of them. A consent by Landlord to one assignment, subletting, or license shall not be considered a consent to any subsequent assignment, subletting, or license. An assignment, subletting, or license without the prior written consent of Landlord or an assignment or subletting by operation of law shall be void and, at Landlord's option, may terminate this lease.

7. At the expiration of the lease term, Tenant shall surrender the premises clean and in as good condition as they were at the commencement of this lease, reasonable use and wear and damages by the elements excepted.

9. If Landlord fails to comply with any material provision of this lease or with any present rules and regulations or any that may be hereafter prescribed by Tenant, or if Landlord fails to comply with any material duties imposed on Landlord by statute, Tenant may terminate the lease.

10. The parties hereto expressly acknowledge that chapter 92 of the Texas Property Code contains specific obligations and provides specific remedies.

11. The covenants and conditions contained in this lease set forth the entire understanding of the parties and shall apply to and bind the heirs, legal representatives, and assigns of the parties to this lease, and all covenants are to be construed as conditions of the lease. No provision of this lease may be altered or terminated by oral agreement.

12. Tenant will hold the Landlord harmless for any type of injury or harm sustained by any person involved in any activity on the lease premises during the lease term.

13. Tenant will provide liability insurance in a sufficient amount to protect Landlord's interest in the lease premises and said insurance will name the Landlord as an additional insured with the requirement that said insurance provider shall provide Landlord notice of any cancellation or revision of said insurance policy.

14. Tenant affirms that the person signing on behalf of Tenant is authorized to execute this lease agreement.

15. In any action taken to enforce or interpret this lease, the prevailing party will be entitled to recover all costs and expenses, including court costs and reasonable attorneys' fees.

WITNESS our hands and seals this ____ day of _____, 2022.

LANDLORD

TENANT

Authorized Representative for Habitat for
Humanity of the Rio Grande Valley

Mayor, City of Weslaco

ATTEST:

Norma Cantu, City Secretary

APPROVED AS TO FORM:

Juan E. Gonzalez, City Attorney



Standardized Agenda Request Form

Date of Meeting: April 19, 2022		Agenda Item No. (to be assigned by CSO): 2022-5188
From:		
Subject: Discussion and consideration to approve the Wholesale Wastewater Treatment Interlocal Agreement between the City of Weslaco and North Alamo Water Supply Corporation (NAWSC) and authorize the Mayor to execute any related documents. Possible action. (There was no action on January 4, January 18 and February 1, 2022; staffed by Planning & Code Enforcement 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):		
ADELAIDA VEGA REBEKAH DE LA FUENTE ANDREW MUNOZ		Created/Initiated Approved New
City Manager Comments: Approve.		
Staff Recommendation:		
Attachments, if any: Wholesale Wastewater Treatment Interlocal Agreement - Memo-1, NAWSC CCN, Weslaco Wastewater Treatment Agreement		
Responsibilities upon Approval:		

City of Weslaco

"The City on the Grow"



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

Andrew Muñoz, Interim City Manager

MEMO

TO: Mayor and City Commission

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

RE: Vaquero Estates- Wholesale Wastewater Treatment Interlocal Agreement

DATE: December 27, 2021

The proposed interlocal agreement will allow for NAWSC to supply Vaquero Estates Subdivision Phase V with sanitary sewer, as the subdivision lies within the City of Weslaco Sewer CCN. The proposed 274 lot subdivision was approved by City Commission on May 18, 2020 and is located on the Southeast corner of Mile 11 and FM 1015. The City Attorney has provided a legal opinion and made corrections to the interlocal agreement. The nearest sanitary sewer line is located south of this subdivision at the intersection of Mile 9 and FM 1015.

Thank you,

Rebekah de la Fuente, CFM



Law Office Of Juan E. Gonzalez, P.L.L.C.

.December 7, 2021

David Suarez, Mayor
City of Weslaco
255 S. Kansas Avenue
Weslaco, Texas 78596

Re: Opinion – CCN/NAWSC

Dear Mayor Suarez:

This opinion is being prepared pursuant to a request from staff in regards to a Certificate of Convenience and Necessity (CCN) transfer from the City of Weslaco to North Alamo Water Supply Corporation (NAWSC). It is my understanding a developer wishes to access a wastewater line from NAWSC even though he is in an area serviced by the City of Weslaco's CCN.

There are several sources I have to address in this opinion as follows: 1) State Law 2) Texas Water Code 3) Attorney General Opinions 4) Texas Case Law.

NAWSC has provided the City a proposed Wholesale Wastewater Treatment Interlocal Agreement which sets forth the terms and conditions necessary to allow this developer to access NAWSC's wastewater line. This type of agreement has never been used by the City but it is fairly common for the City to provide services under our CCN to developers and homeowners outside our City limits.

The issues to consider are as follows: 1) Is it possible to allow a developer in our CCN to hook up to another providers CCN? 2) If it is allowed will such an agreement result in loss of our CCN for this City property? 3) What are the financial implications for this type of agreement?

Subchapter G, Chapter 13 of the Texas Water Code was created to "establish a comprehensive regulatory system that is adequate to the task of regulating retail public utilities to assure rates, operations and services that are just and reasonable to the consumers and to the retail public utilities. A CCN under Subchapter G gives a retail public utility the exclusive right to provide retail water and sewer utility service to an identified geographic area.

Subchapter G provides various methods for altering an existing CCN service area. One is to decertify the area pursuant to a petition to the Public Utility Commission. This alternative would result in the loss of the City's CCN for this area and would deprive the

City of future income from this development. Another alternative is a written agreement between retail public utilities concerning the CCN. This is the method that has been proposed in this situation. Therefore pursuant to the Texas Water Code it is legally allowable for the City to enter into the proposed Wholesale Wastewater Treatment Interlocal Agreement with NAWSC.

If the City is to enter into this type of interlocal with NAWSC, it is essential we include language in which NAWSC agrees not to decertify the City's CCN for this development. Failing to do so would result in the City losing its ability to derive income from this development in the future. However, case law has held that a political subdivision such as a home rule municipality "may not by contract or otherwise, bind itself in such a way as to restrict its free exercise of governmental powers, nor [can] it abdicate its governmental functions, even for reasonable time." Clear Lake City Water Auth. V. Clear Lake Util. Co., 549S.W.2nd 391 (Tex. 1977) Under this common-law reserved powers doctrine, "certain powers are conferred on government entities for public purposes, and can neither be delegated nor bartered away." Kirby Lake Dev., Ltd, v. Clear Lake City Water Auth., 320 S.W. 3d 829, 843 (Tex. 2010). These cases basically render any contractual provision that limits our ability to petition for or to contest a petition for decertification of a CCN null and void. Even though our agreement with NAWSC would not allow decertification, it would be held invalid and we would have no defense to a petition by NAWSC to decertify our CCN for this particular development. Therefore, it is my opinion that entering into this type of interlocal with NAWSC could result in the City losing its CCN for this particular development.

In discussing this matter with staff it has been determined it would cost the developer an additional \$900,000.00 to hook up to the City's wastewater treatment plant. However, the loss in revenue over the years could result in significant loss of income for the City. It is difficult to determine this loss but it would no doubt be substantial. There is a possibility that even if we allow this developer to hook up to NAWSC, they may never petition to decertify the City CCN for this property but if they do we could do nothing to stop them.

It is my opinion, after a review of state statutes and case law that we can legally enter into an agreement to allow this developer to access NAWSC's wastewater line in our City limits, but allowing this could result in the City not being able to contest a petition by NWSC to decertify our CCN for this development. In such a situation the loss of income to the City could be substantial. If you have any other questions or concerns feel free to contact me at the address or phone number listed below.

Sincerely,

/s/ Juan E. Gonzalez

Juan E. Gonzalez

COUNTY OF HIDALGO §
 §
CITY OF WESLACO §

WHOLESALE WASTEWATER TREATMENT
INTERLOCAL AGREEMENT

This Agreement is made this _____ day of _____, 2021, between the City of Weslaco, Texas, a home rule municipal corporation (“CITY”), and North Alamo Water Supply Corporation, a non-profit corporation, duly organized and existing under the laws of the State of Texas (“Corporation”), with the mailing address of 420 S. Doolittle Rd., Edinburg, Texas 78539-9078.

RECITALS

I. CONSTRUCTION OF IMPROVEMENTS

The Corporation agrees to construct, own, maintain and operate all improvements within its service area as may be necessary to effectuate this agreement.

II. WASTEWATER TREATMENT CAPACITY

The Corporation currently has excess wastewater treatment capacity and agrees to maintain the availability of this treatment capacity for the City’s use for a period of three years following the effective date of this Agreement, or until the City completes the construction of their own treatment facility and notifies the Corporation in writing of its termination, whichever occurs first. This Agreement is to receive, transport and treat a maximum average daily flow of up to 200,000 gallons. Any future change in service by the Corporation may be negotiated between the Parties.

III. MONETARY CONSIDERATIONS

The Corporation shall bill and collect all wastewater charges in its service area. The

Corporation shall charge the City monthly for providing the sanitary sewer treatment service as measured by the lift station for the area per 1,000 gallons of metered flow. The initial rate shall be \$2.92/1000gal.

Effective on the 1st day of the billing cycle beginning October 2021 and thereafter in October of each year during the Term of this Agreement, the monthly account service charge shall be increased or decreased according to the terms of this paragraph and remain in effect through September of the following year. The fee shall be increased or decreased in the same proportion as the annual increase or decrease in the Consumer Price Index (all urban customers) for the water and sewer and trash collection services category as last published by the U.S. Department of Labor during the year preceding the increase or decrease of these fees (e.g. if the increase in fee is to occur in October 2021, it will be based on the annual increase or decrease in the Consumer Price Index (all urban customers) for the water and sewer and trash collection services category as last published by the U.S. Department of Labor during 2021). The monthly account service charge shall be increased or decreased by taking the charge as it existed on September 30th of the year preceding the increase or decrease and increasing or decreasing that in the same proportion as the annual increase or decrease in the Consumer Price Index (all urban customers) for the water and sewer and trash collection services category as last published by the U.S. Department of Labor during the year preceding the increase or decrease of this charge.

An example of the application of the change of fees and charges is as follows:

Assuming:	September 30, 2021 Index: 219.403
	September 30, 2022 Index: 227.297

Rates and fees to be effective first billing cycle of October 2022:

Monthly Charge = $\$2.92 \times \{(1 + [227.297 - 219.403])/ 227.297\} = \3.02
Per 1000/gal

IV. ENVIRONMENTAL

It shall be the City's obligation to calibrate its meter on an annual basis during the term of this Agreement. If the City becomes aware of any discharge into its sewer system that can be traced to originating inside the Corporation's sewer CCN area, that violates any state or federal rules or guidelines, then upon written notice, the Corporation shall cooperate with the City in an aggressive program to identify the source of the discharge and bring it into compliance. This could include terminating the violating connection, if necessary. If any fines or monetary charges are attributed to the City for any discharge originating inside the Corporation's sewer CCN area that violates any state or federal rules or guidelines, then the Corporation shall reimburse the City for any such fines or monetary charges and any reasonable expenses connected therewith. The City and the Corporation will cooperate to minimize any such fines or monetary charges and associated expenses. Nothing contained herein will prevent the Corporation from passing on any such payments to the source customer.

V. TERM OF AGREEMENT

The Term of this Agreement shall commence upon the date first written above, and shall continue for a period of three (3) years unless otherwise terminated in writing by Corporation as allowed herein, when this Agreement shall terminate, or be renewed for a like period, it mutually acceptable.

This Agreement may be terminated by either Party at any time without cause by giving the other Party sixty (60) days advance written notice of its intent to terminate the Agreement.

Any party may terminate this Agreement following a default by the other party in the performance of this Agreement and the failure to correct said default within thirty (30) days after written notice of default has been provided by the non-defaulting party.

VI. SUCCESSORS AND ASSIGNS

This Agreement shall be binding upon and insure to the benefits of the parties hereto and their respective heirs, representatives, successors and assigns.

VII. NO THIRD PARTY BENEFITS

This Agreement is not intended to benefit any third parties nor to be interpreted as creating a partnership between parties.

VIII. INTEGRATION CLAUSE

This instrument contains the entire agreement between the parties relating to the rights granted and the obligations assumed in it. Any oral representations or modifications concerning this instrument shall be of no force and effect unless contained in a subsequent writing signed by the party to be charged.

IX. SEVERABILITY

If any term or provision of this Agreement is held by a court of competent jurisdiction to be invalid, void, or unenforceable, the remainder of the provisions of this Agreement shall remain in full force and effect and shall in no way be affected, impaired, or invalidated.

X. DISPUTE RESOLUTION

It is the intent of the parties that litigation be avoided, and in order to allow for the quick resolution of any and all disputes, of any, the parties hereby agree that any claims, demands, or disputes that cannot be amicably resolved between the parties upon written request by either party

shall be submitted within two weeks to a neutral, trained third party for assistance in dispute resolution by means of non-binding mediation.

XI. INCORPORATION OF PREAMBLE RECITALS

The recitals contained in the preamble of this Agreement are hereby found to be true and such recitals are hereby made a part of this Agreement for all purposes and are adopted as part of the judgment and findings of the City and the Corporation.

XII. EXECUTION

This Agreement is executed in duplicate copies, each of which shall be considered a true and original copy of this Agreement.

XIII. LITIGATION EXPENSES

Should any amounts to be paid by any party hereto, remain unpaid after the date the payment is due, such unpaid amount shall accrue interest, payable to the party to which the payment is due, at an annual, compounded rate of ten percent (10%) from the date the payment is due until it is fully paid.

In the event any litigation arises out of this Agreement between the parties hereto, the nonprevailing party shall pay the prevailing party all reasonable and necessary attorney's fees, expert fees, expenses and costs of court expended or incurred in connection with the litigation pursuant to Section 271.153 of the Texas Local Government Code or other authority.

By signing and delivering this Agreement to the appropriate official of the Corporation, the City authorizes completion of this Agreement by filling in the Effective Date above.

[Remainder of page intentionally left blank]

IN WITNESS WHEREOF, EXECUTED by the City and Corporation, acting under the authority of their respective governing bodies in Duplicate Originals as of the date indicated below.

ATTEST:

THE CITY OF WESLACO
255 S. Kansas Avenue
Weslaco, Texas 78596

Norma Cantu, City Secretary

By: _____
David Suarez, Mayor

APPROVED AS TO FORM:

By: _____
Juan E. Gonzalez, City Attorney

NORTH ALAMO WATER SUPPLY
CORPORATION
420 S. Doolittle Road
Edinburg, Texas 78539-3832

APPROVED AS TO FORM:

By: _____
Steven Sanchez, General Manager

By: _____
Richard W. Fryer, Attorney for North
Alamo Water Supply Corporation



Standardized Agenda Request Form

Date of Meeting: April 19, 2022		Agenda Item No. (to be assigned by CSO): 2022-5309	
From:			
Subject: Discussion and consideration of the amended Airport Rules and Regulations and authorize the Mayor to execute any related documents. Possible action. (There was no action March 15, 2022; staffed by Airport Department.)			
Background:			
Funding Source (budget code, if applicable):			
Amount:	Term of Impact:	Identified in Current Budget:	
Additional Action Prompted: Mayor's Signature			
If item previously considered, provide date and action by Commission:			
If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners:			
Advisory Review, if any (name of board/committee, date of action, recommendation):			
ADELAIDA VEGA ANDREW MUNOZ Martin Garza		Created/Initiated New	
City Manager Comments: Approve as recommended by the Aviation Director and advisory board.			
Staff Recommendation: Staff recommends approval.			
Attachments, if any: Rules and Regulations_Draft 5.11.20			
Responsibilities upon Approval:			



**Rules and Regulations
Mid Valley Airport
Weslaco, Texas**

Weslaco Mid Valley Airport

General Aviation Airport Operating Rules and Regulations

Revision Log

[illegible]

--	--	--	--

Table of Contents

Abbreviations and Definitions	Page 4
SECTION 1 – General Provisions	Page 11
SECTION 2 – AIRCRAFT OPERATIONS	Page 15
SECTION 3 – GROUND OPERATIONS	Page 18
SECTION 4 – FIRE SAFETY	Page 20
SECTION 5 – AIRCRAFT FUELING AND DEFUELING	Page 23
SECTION 6 – OPERATION OF MOTOR VEHICLES	Page 25
SECTION 7 – COMMERCIAL OPERATIONS	Page 27
SECTION 8 – HANGAR, OPEN HANGAR, AND OPEN TIE-DOWN WAITING LISTS	Page 29
SECTION 9 - CONFLICTING LAWS, ORDINANCES AND REGUALTIONS	Page 31
SECTION 10 - IDENTIFICATION AND ACCESS CONTROL BADGE APPLICATION	Page 32

Abbreviations and Definitions

The words and phrases included within this section should be understood as defined below with respect to Rules and Regulations documentation, unless from the context a different meaning is intended, or unless a different meaning is specifically defined and more particularly ascribed to the use of such words or phrases. All definitions contained in 49 U.S.C. § 40101 et seq. (previously known as the Federal Aviation Act of 1958, hereinafter cited as “FAA Act”) and all amendments thereto shall be considered as included herein; and all definitions shall be interpreted on the basis and intention of the FAA Act and amendments thereto unless from the context a different meaning is intended, or unless a different meaning is specifically defined and more particularly ascribed to the use of such words or phrases.

Abandoned - as applied to property, other than Aircraft, left at the Airport, means that the object has been left on City property or the property of another without consent of the Airport Director for forty-eight (48) hours without the owner moving or claiming it. Such property may be impounded by the City in order to protect the safe operation of the Airport.

Abandoned Aircraft – A discarded, dismantled, wrecked, scrapped or ruined aircraft remaining on Airport property for more than thirty (30) days (unless in an enclosed building). This shall include aircraft that are not considered airworthy (unless at the Airport for the purposes of an annual inspection and/or repair) or do not hold a current registration.

Accident - a collision or other contact between any part of an Aircraft or a vehicle, person, stationary object or other thing which results in property damage, personal injury, or death; or an entry into or emerging from a moving Aircraft or vehicle by a person which results in personal injury or death to such person or some other person or which results in property damage.

Aeronautical Activity or Service - Any activity which involves, makes possible, or is required for the operation of aircraft, or which contributes to or is required for the safety of such operations, such as air taxi, cargo and charter operations, scheduled or nonscheduled air carrier services, pilot training, aircraft rental, flying clubs, aerial photography, crop dusting, aerial advertising and surveying, aircraft sales and service, aircraft storage, sale of aviation petroleum products, repair and maintenance of aircraft, sale of aircraft parts, avionics, parachute activities, ultralight activities, etc.

Aeronautical Service - Any service which involves or makes possible or is required for the operation of aircraft, or which contributes to or is required for the safety of aircraft operations commonly conducted on the airport by a person who has a lease, license or permit from the City to provide such service.

Air Traffic - Aircraft in operation anywhere in the airspace and an area of the Airport normally used for the movement of Aircraft.

Air Operations Area (AOA) - That area of the airport used or intended to be used for landing, takeoff, or surface maneuvering of aircraft. The AOA includes the active runways, taxiways, taxi lanes, aprons, ramps and turf areas. Part of the AOA may be within restricted and/or secured areas.

Aircraft - (also Airplane, Balloon, Ultralight, Helicopter) any device or contrivance now known or hereinafter invented, that is used or intended to be used for flight in the air.

Aircraft Accident - Any occurrence associated with the operation of an aircraft, which takes place between the time any person boards the aircraft with the intent of flight and all such persons have disembarked, and in which any person suffers death or serious injury, or in which the aircraft receives substantial damage.

Aircraft Emergency - A problem or condition involving an aircraft in flight or on the ground that could endanger lives or property.

Aircraft Incident - Any occurrence other than an accident, associated with the operation of an aircraft, which affects or could affect the safety of operations.

Aircraft Maintenance - The repair, adjustment or inspection of an aircraft by a pilot, owner or mechanic other than the routine cleaning, upkeep and servicing of an aircraft in preparation for flight. Minor repairs are characterized as normal, routine annual inspection with attendant maintenance, repair, calibration or adjustment or repair of aircraft and their accessories. Major repairs are characterized as major alterations to the airframe, power plant, propeller and accessories as defined in Title 14 CFR Part 43.

Aircraft Operation - An aircraft takeoff, landing, touch and go, stop and go, low approach and/or missed approach.

Aircraft Ramp - See Apron

Aircraft Support and Service Vehicles - Those motor vehicles routinely used on the AOA for service, maintenance and aircraft support such as maintenance trucks, fuel trucks, and aircraft towing vehicles. Privately owned vehicles operated by persons with based aircraft are excluded.

Airplane - See Aircraft

Airport - All areas of the City-Owned airport facilities designed and used for aviation purposes.

Airport Director - The Director of the City-Owned airport or his/her designee. The term Airport Director as used herein, shall include airport personnel duly designated to represent the Airport Director and to act on behalf of the Airport Director for the enforcement of these regulations to ensure the efficient, proper and safe operation of the airports, but only to the extent authorized by law or properly delegated by the Airport Director.

Apron - An area of the airport designated for aircraft surface maneuvering, parking, fueling, servicing and enplaning/deplaning of passengers.

APU - Auxiliary Power Unit.

Airport Layout Plan (ALP) - The current layout plan of the airport property and facilities, indicating current and proposed usage for each identifiable segment, as approved and amended by the FAA, TXDOT and/or the City of Weslaco.

Air Traffic Control (ATC) - A service provided by the FAA to promote the safe, orderly and expeditious flow of air traffic.

Air Traffic Control Tower (ATCT) - The facility from which the FAA or FAA contract personnel provide air traffic control services.

Aviation Related Activity - Any activity conducted on airport property that provides service and support to airport users. The following examples are considered aviation related activities as opposed to aeronautical activities: they include but are not limited to ground transportation, rental cars, restaurants, auto parking lots, gift shops and concessions.

AVGAS - Any FAA approved aviation fuel for non-diesel reciprocating engine powered aircraft.

AVJET - Any FAA approved aviation fuel for turbine engine or diesel powered aircraft.

Balloon - See Aircraft

Based Aircraft - Any aircraft: (1) which the owner physically locates at the Airport with no present intention of definite and early removal and with the purpose to remain for an undetermined period; (2) which, whenever absent from the Airport, its owner intends to return to the Airport for permanent storage or parking; and (3) whose presence on the Airport is something other than merely transitory in nature.

Based Location - the location on the Airport that is listed as an Aircraft's hangar, shade or tie down location as registered with the Airport Director.

Based Commercial Activity - the conduct of any aspect of a business, concession or service in order to regularly provide goods or services to customers at the Airport for compensation. An activity is considered a commercial activity regardless of whether the business is nonprofit, charitable, or tax-exempt.

Business Aviation - Use of aircraft in the furtherance of corporate or business interests.

City – Herein refers to the City of Weslaco.

CFR - Code of Federal Regulations

Commercial Operator - Any person or entity engaged in the transfer of goods, operations, or services performed for compensation, monetarily or otherwise, excepting those activities specifically designated herein as noncommercial activities.

Corporate Aviation - Use of aircraft in the furtherance of corporate or business interests. Corporate aircraft are typically flown by a professional flight crew.

Commercial Operator Permit - The legal agreement between the City and a commercial aviation business provider that may or may not be a tenant of the airport that authorizes the commercial aviation firm to conduct business on the airport and identifies the parameters, conditions, rates and charges due to the City for that right.

DMV - State of Texas Department of Motor Vehicles

Emergency Vehicles - Vehicles that are painted, marked, lighted or escorted and used by law enforcement (police, highway patrol or sheriff) or security officers, fire department, ambulance, military or other airport officials to carry out their daily duties or used in response to an emergency situation.

Engine Run-up - The operation of an engine at power settings in excess of those needed for normal taxiing of the aircraft. Engine run-ups are usually conducted at relatively high power settings in order to determine the performance of an aircraft engine.

Engine Run-up Areas - Areas designated by the Airport Director where high power settings of an aircraft engine are approved.

FAA - Federal Aviation Administration

FAR - Federal Aviation Regulation(s) established by the Federal Aviation Administration.

Fixed Base Operator (FBO) - A commercial aviation business entity, which maintains facilities on the airport for the purpose of engaging in the retail sale of, or providing one or more of the following:

Aviation fuel, oil or lubricants; the sale, brokerage or storage of aircraft; rental of aircraft; flight instruction and training; aircraft charter; airframe and power plant (engine) repair; avionics sales and service, and/or aircraft line services.

Fundamentally, an FBO is also defined as an airport-based aircraft service organization which operates under a lease or use agreement with an airport sponsor or operator for the specific purpose of providing a full variety of aviation services. Mid Valley Airport, through its minimum standards, may define a range of FBO agreements from limited service to full service FBO. Typically, a full service FBO would offer aircraft retail fuel service, transient aircraft services, airframe and power plant repair, charter services, aircraft rental and pilot training.

Flying Club - A non-commercial organization established to promote flying, develop skills in aeronautics, including pilot training, navigation, and awareness and appreciation of aviation requirements and techniques.

F.O.D. - Foreign Object Debris or Damage: Foreign Object Debris includes trash, and any item on the ramp or airfield that is out of place and potentially hazardous to aircraft operation. Foreign Object Damage is any damage caused to an aircraft by foreign object debris.

Fuel Flowage Fee - A fee paid to the City for each gallon of fuel distributed on the airport as outlined in the Lease and Operating agreement.

Fueler Endorsement - A motor vehicle operator who has taken and successfully completed the necessary training to transport, dispense or otherwise handle aviation fuel products in accordance with all applicable federal, state and local rules and regulations, including the rules and regulations of the 14 CFR Part 139, if applicable.

Fuel Handling - The storage, transportation, delivery, dispensing, fueling, de-fueling, and draining of aviation or motor vehicle fuel or waste aviation or motor vehicle fuel products.

Fuel Storage Area - Those locations on the airport designated in writing by the Airport Director as areas in which aviation or motor vehicle fuels or any other type of fuel may be stored and used for the delivery of bulk fuels by a wholesaler or reseller of fuels.

Fueling Agent - A business licensed and authorized to dispense fuel into an aircraft storage facility or to accept delivery of fuel from a major oil company, fuel wholesaler or reseller at the fuel tank storage facility farm approved by the Airport Director. At the fuel storage facility, the fueling agent will further dispense fuel from the fuel storage tanks into mobile fuel servicing vehicles usually associated with an airport FBO's facility licensed by the Airport.

Full-Service Fixed Base Operator - A proprietor of a commercial operation offering a full-range of defined aeronautical activities and services to the general public. Only Full-Service Fixed Base Operators are permitted to commercially sell and dispense aviation fuel and petroleum products on the Airport.

General Aviation - all phases of aviation other than Aircraft manufacturing, military aviation, and scheduled or non-scheduled commercial operations.

GSE - Ground Support Equipment

Hangar - An enclosed storage space for one or more aircraft.

Hazardous Material - Any substance or material which has been determined to be capable of posing risk of injury to health, safety or property, including petroleum products, and including all of those materials and substances designated as hazardous or toxic, presently or in the future, by the U.S. Environmental Protection Agency, the Texas Commission on Environmental Equality, the U.S. Department of Labor, the U.S. Department of Transportation, the U.S. Department of Agriculture, the U.S. Consumer Product Safety Commission, the U.S. Department of Health, Education and Welfare, the U.S. Food and Drug Administration, and any other governmental agency authorized to regulate materials and substances in the environment.

Landside - All buildings and surfaces on the airport used by surface vehicular and pedestrian traffic that are located outside of the airport security fence.

License - An agreement granting occupation or use of property during a certain period in exchange for a specified rent.

Licensee - Any person, firm, general or limited partnership, corporation, company, organization, trust, or association leasing or using any land or facility at the Airport.

Movement Area - Those areas of the airport under the control of the air traffic control tower including runways, taxiways, and helipads designated and made available for the landing, takeoff, and taxiing of aircraft and which require a clearance from the air traffic control tower prior to entering those areas.

MPH - Miles per hour.

Noncommercial Operator - Any person or entity engaged in an activity which does not involve the providing of goods or services for compensation, monetarily or otherwise. This includes the lawful use

and maintenance of aircraft by its registered owner(s) or employees and the following activities specifically designated as noncommercial:

- Use of privately-owned aircraft for noncommercial transportation.
- Use of corporately-owned aircraft for noncommercial transportation.
- The use of aircraft from a noncommercial flying club by its registered owner/members.
- Flight instruction provided to a noncommercial flying club owner/member by another owner/member provided that the instructor shall not receive remuneration in any manner for such service.
- Maintenance performed on an aircraft owned by a noncommercial flying club by an owner/member of that flying club, provided that the mechanic shall not receive remuneration in any manner for such service.

Non-movement Area - Those areas of the airport where aircraft taxi, or are towed or pushed without radio contact with the air traffic control tower or with other aircraft.

NOTAM - Notice to Airmen as issued by a representative of the Airport Manager, FAA, Air Traffic Control Tower or other authorized official.

NTSB - National Transportation Safety Board

Open Hangar - A structure intended to provide shade for a parked aircraft but which is not a fully enclosed storage space.

Park or parking - the standing of an Aircraft or vehicle, whether occupied or not.

Permit - A written authorization issued by the Airport Director to engage in certain specific activities or the temporary use of certain areas or facilities at the airport.

Person - Shall mean an individual, firm, general or limited partnership, corporation, company, trust, limited liability corporation, association, or any trustee, receiver, assignee or similar representative thereof leasing, subleasing, making application for, or using any land or facility at the airports.

POV - Privately owned vehicle.

Public area - those areas normally used by the general public, including but not limited to roadways, sidewalks and parking facilities that are maintained at the Airport for use by the general public.

Ramp - See apron.

Restricted Area - Those portions of the airport closed to access by the general public.

Roadway - any street or road within the boundaries of the Airport and set aside or designated for use by vehicles.

Secured Area - That portion of the air carrier apron which is restricted to ticketed passengers who have been processed through security screening, and authorized airline, FBO and Airport personnel associated with air carrier operations.

Self-Fueling - Fueling of an aircraft on airport property, performed by the aircraft owner or operator in accordance with the airport's standards or requirements and using fuel obtained by the aircraft owner from the source of his/her preference.

Self-Service Fueling - Fueling of an aircraft by the pilot using fuel pumps installed for that purpose. The fueling facility may or may not be attended by the owner/operator of such a facility. The use of this type of facility is not considered to be Self-Fueling.

Substantial Damage - Damage or failure which adversely affects the structural strength, performance, or flight characteristics of the aircraft, and which would normally require major repair or replacement of the affected component. Engine failure or damage limited to an engine if only one engine fails or is damaged, bent fairings or cowling, dented skin, small punctured holes in the skin or fabric, ground damage to rotor or propeller blades, and damage to landing gear, wheels, tires, flaps, engine accessories, brakes, or wingtips are not considered "substantial damage."

TSA - Transportation Security Administration

Taxilane - An area of the airport developed and improved for the purpose of maneuvering aircraft and used for access between taxiways, ramps, aprons, and aircraft parking positions.

Taxiway - a defined path established for the taxiing of Aircraft from one part of the Airport to another.

Terminal - The primary facility or facilities at an airport through which pilots and passengers transition between aircraft and local transportation modes.

TXDOT - Texas Department of Transportation

Traffic pattern - the traffic route that is prescribed for Aircraft landing at, taxiing on, or taking off from the Airport.

Transient Aircraft - Any aircraft not permanently based at the airport.

Tie-Down (or Open Tie-Down) - An open-air aircraft storage space.

Vehicle - means a device, except Aircraft, in, upon, or by which any person or property is or may be propelled or moved, except a device moved by human power.

Vehicle parking area - any portion of the Airport designated and made available temporarily or permanently by the City for the parking of Vehicles.

SECTION 1 – General Provisions

1.1 Authority

These rules are promulgated under the power granted to the City of Weslaco under Texas REV.CIVIL STATUTES ANN. ART. 46-7.

1.2 Rights Reserved

The City of Weslaco reserves the right to make additions, deletions, or corrections to these rules and regulations which may be deemed necessary for the safe operations of the Mid Valley Airport, Weslaco, Texas.

1.3 Validity

The voiding, suspension, or invalidation of any rule of regulation herein shall not affect the validity of the remainder of the rules and regulations.

1.4 Applicability

All individuals, pilots, operators, companies, business organizations and agencies using the airport property for any purpose are subject to these regulations.

1.5 Enforcement

The City of Weslaco and/or its authorized representative(s) are empowered to enforce these rules and regulations.

1.6 Exemptions, Modifications, Suspension of Rules

Any and all airport regulations may be exempted, modified or suspended by the City of Weslaco.

1.7 Preservation of Airport Property

No person shall:

- a. Destroy, cause injury, deface, or disturb, in any way, any building, sign, equipment, marker, structure, lawn, or public property on the airport;
- b. Trespass on airport property without prior approval of the city;
- c. Abandon personal property on the airport;
- d. Interfere with, tamper with, or cause injury to any part of the airport or any of its equipment;
- e. Interfere or tamper with any aircraft or equipment within the airport.

1.8 Liability

The City of Weslaco, its employees and representatives assume no responsibility for loss, injury, or damage to persons, property by reason of fire, theft, vandalism, wind, flood, earthquake, or collision

Damage, nor does the city assumes liability for injury to persons while on the airport, or while using its facilities.

1.9 Alcoholic Beverages/Narcotics/Controlled Substances

- A. All current local, state, and Federal laws regarding use of alcoholic beverages, narcotics and controlled substances shall apply on any airport property, as well as during the operation of any motor vehicle or aircraft.
- B. No person under the influence of liquor or narcotic drug(s) shall operate a motor vehicles or aircraft of any kind on the Airport.

1.10 Right of Entry

The City of Weslaco shall have the right to limit access to airport property to tenants, guest(s) and those conducting legitimate business with business located on airport property. To ensure security and control access, the City of Weslaco shall fence the airport property allowing access only through approved gates. ~~These gates can allow access to either vehicles or pedestrians. Electric gate codes or access cards shall be provided to tenants of the airport paying rent to the City of Weslaco. It is the responsibility of the tenant to maintain the security of the code or access card.~~

The City, the Director of Aviation or his/her representative may grant access to airport property to those, other than tenants, at their discretion. ~~The general public will have access to the airport through a pedestrian gate located at the terminal building.~~

The City of Weslaco shall have the right of entry, at reasonable times, for conducting inspections, repairs, maintenance and modifications of all rooms and hangars. Building and areas on airport property, as provided for in its lease agreements.

1.11 Construction or Alteration

Construction work, or alterations, other than minor repairs or maintenance, shall not be performed without written permission from the City and will comply with applicable codes and ordinances.

1.12 Restricted Access

No person shall enter any restricted area on the airport, posted as being closed to the public, except where entry is granted by written permission of the City.

1.13 Sanitation

- A. No person shall dispose of garbage, papers, refuse or other waste material on the airport, except as provided by City ordinance and these regulations;
- B. No trash or refuse will be burned on airport property at any time without the consent of the Aviation Director and the Fire Chief and/or Fire Marshall.

1.14 Solicitations

Solicitation on the airport for any purpose without a valid permit from the City is prohibited.

1.15 Conduct of Business or Commercial Activity

No person shall engage in any commercial business activity at the airport without first obtaining written authorization by the City of Weslaco.

1.16 Demonstrations, shows and other Exhibitions

No person shall engage in any show, demonstration or exhibition without prior written permission from the City of Weslaco. In the event injuries, damages or claims might result from such activities shall be submitted to the city prior to such event, and the City of Weslaco, the airport advisory committee and all officials thereof, shall be held harmless and indemnified from all claims by the sponsor of such event.

1.17 Lost Articles

Any person finding lost articles on the airport shall deposit them at the airport terminal building office. Articles unclaimed after 60 days by the owner may be returned to the finder, or otherwise legally disposed of by the City.

1.18 Signs

No signs shall be erected on airport property, placed on the exterior of any building or structure, or installed at any location on the airport without written authorization and approval by the City. Any noncomplying sign installed may be removed at the City's option. The sign owner will be given notice by the City to remove such sign within a specific time. In the event that the sign has not been removed at the expiration of such period, the City will take action to remove the sign, with any costs incurred for the removal process assessed to the sign owner.

1.19 Construction of Airport Improvements

All improvements constructed on the Mid Valley Airport must be approved and authorized by the City of Weslaco, and must comply with all applicable codes, ordinances, regulations and statutes. Approval must be obtained through normal construction, modification, rehabilitation, or alteration of any property, facility, feature or component of the airport shall be undertaken until the approval process has been completed.

1.20 Demolition or Removal of Property

No facilities, airport improvements, equipment or other features of the airport shall be demolished or removed from the airport premises without authorization and approval of the City of Weslaco. Examples include but is not limited to: hangars, building foundations, interior office space, fire extinguishers, furniture, tug, tow bars, etc.

1.21 Abandoned Property

Property abandoned on Mid Valley Airport, including aircraft, automobiles, equipment, structures or any other tangible possession shall be impounded by the City of Weslaco, and shall be appropriately removed or secured so as to protect the interest of the City and to ensure the proper disposition of the property. The property will be retained or disposed of in accordance with the applicable ordinances, statutes, and laws prevailing in such matters. Expenses incurred in the removal or securing of such abandoned properties shall accrue to the owner of the property if known.

1.22 International Flights Prohibited

No aircraft shall utilize the Mid Valley Airport for international arrivals unless special arrangements have been made to comply with US Customs and Border Protection.

1.23 Incapacitated and Damaged Aircraft

In the event that an aircraft is incapacitated or damaged at the Mid Valley Airport, the owner and/or operator of the aircraft shall promptly notify the City of Weslaco of the circumstances and will promptly remove the aircraft from the operational areas of the airport. The owner and/or operator shall also promptly notify FAA of the circumstances if the incapacitation or damage is the result of an accident, pursuant to applicable Federal Aviation Regulations.

1.24 Firearms on Airport

No person, except duly authorized law enforcement officials having jurisdiction, members of the US Armed Forces on official duty and/or licensed individuals, shall be authorized to carry firearms on the Airport. Discharge or firearms on the airport, for any purpose, is strictly prohibited.

1.25 Penalties

Penalties for violations of the airport rules and regulations as contained herein, or as amended, will be determined as appropriate by the Airport Director, unless such violations also include City Ordinances or state or federal laws and in which case, appropriate legal penalties will be sought. Appropriate penalties for violation of the airport rules and regulations may include, but are not limited to denial of use of the airport and its facilities, and/or revocation of privileges, permits or authorization to conduct business and/or termination of lease agreement(s).

SECTION 2 – AIRCRAFT OPERATIONS

2.1 Suspension of Airport Operations

The City of Weslaco, acting through its authorized representative(s), may suspend airport operations if such action is considered to be in the best interest of the City and using public. Such suspension of operations shall prevail until the suspension is lifted by the appropriate authority.

2.2 Compliance with Federal Aviation Regulations

All aircraft operations conducted on Mid Valley airport, or within its traffic pattern, including approaches and departures, will be in strict adherence to all applicable Federal Aviation Regulations. **All approaches and departures shall be announced via radio communication (Unicom Channel). Refer to Section 2.8 for Unicom.**

2.3 Operation Qualification

Aircraft operated on or flown to or from Mid Valley Airport shall be under the direct control of properly certified and appropriately rated pilots, and shall include student pilots with proper authorization. Aircraft that are to be operated for ground operations only, such as maintenance or other legitimate reasons may be operated by personnel properly qualified to run engines and taxi aircraft for such purposes.

2.4 Use of Runways Required

All aircraft landing of taking off from Mid Valley Airport shall use only the approved runway for such purpose. No landings on taxiways, aircraft parking aprons, or turf areas on the airport without special authorization by the City of Weslaco, acting through their designated representative(s). Helicopters shall utilize designated areas.

2.5 Touch and Go Landings

Touch and Go landings are authorized at Mid Valley Airport if such operations can be conducted safely and without hazard to others. The traffic pattern altitude shall be as defined in Paragraph 2.7 of these rules and regulations.

2.6 Aircraft Departure Procedures

All pilots departing Mid Valley Airport shall visually check the traffic pattern and final approach in use for arriving aircraft, as well as announce tail number and intentions on common air frequency, prior to taxing onto the runway for takeoff. All aircraft departing Mid Valley Airport shall maintain runway heading after take-off and climb to an altitude of 400' above ground level (AGL) and execute a 90 degree turn to the left. To depart the traffic patterns, the aircraft shall execute a 45 degree climbing turn to the right upon reaching an altitude of 500' AGL.

2.7 Traffic Pattern Altitude

The traffic pattern altitude for Mid Valley Airport has been established at 1,000' (one thousand feet) above ground level for propeller driven aircraft weighing less than 12,500 pounds, Traffic pattern altitude for all jet aircraft and aircraft weighing over 12,500 pounds is 1,200' AGL. Aircraft landing at Mid Valley Airport, including touch and go traffic, shall establish and maintain the appropriate traffic pattern altitude before entering the traffic pattern. Aircraft operating within three miles of the airport at an altitude of less than 1,500' AGL shall conform to the flow of traffic.

2.8 Use of Unicom for Traffic Advisors ~~Encouraged~~ Mandatory

The use of Unicom frequency 122.8 (MHZ) for arrival and departure traffic advisories is ~~encouraged~~ mandatory. The service is for advisory purposes only and does not constitute any form of air traffic control by the City of Weslaco.

2.9 Unicom Calls Suggested

Calls ~~should~~ shall be initiated immediately prior to take off for departing aircraft, and immediately prior to entering traffic for arriving aircraft. Announcement of position, altitude and pilot's intentions should be made.

2.10 Information Request

If information is requested from the Weslaco Unicom concerning airport traffic, wind information, or other data relative to aircraft operations, it is understood that such information is offered as a courtesy, is advisory in nature, and does not constitute any form of airport or air traffic control.

2.11 Use of Straight-In Approaches

Normal traffic patterns and approach procedures shall be used at all times, unless variations are authorized in writing by the City of Weslaco, acting through its designated representatives.

2.12 Flight Training Activities

All flight training activities conducted from Mid Valley Airport shall be in accordance with all applicable Federal Aviation Regulations and will comply with the rules and regulations herein.

2.13 Flight Instructor's Qualification

Flight instruction shall be given only by appropriately qualified and rated instructors.

2.14 Student Flights

No student or person receiving such instruction shall operate an aircraft from the airport unless the instructor is satisfied of individual's competence to do so, and has appropriately entered certification in the individual's pilot logbook. Student pilots must be thoroughly instructed in all aircraft procedures on the ground, approach and other basic operational procedures.

2.15 City Responsibility for Student Activity

The City of Weslaco assumes no responsibility for damages or injuries incurred during flight instruction or student pilot activities.

2.16 Use of Airport Restricted

Use of Mid Valley Airport shall be restricted to aircraft registered and certified airworthy by the Federal Aviation Administration or its foreign equivalent, and US Department of Defense and which are operated by certified or duly authorized student pilots, appropriately rated for the aircraft.

SECTION 3 – GROUND OPERATIONS

3.1 Taxing of Aircraft

Aircraft shall be taxied only on approved taxi surfaces authorized for aircraft use by the City of Weslaco.

3.2 Taxi Qualified

Aircraft will only be taxied by qualified personnel.

3.3 Taxi Speed

Aircraft will not be taxied at excessive speed.

3.4 Taxi Hazard

Prior to initiating the taxi, the individual operating the aircraft will ascertain that no hazard exists to other aircraft or facilities nearby and will ensure that prop or jet blast will not cause damage to aircraft or facilities behind the aircraft. **No parking shall be allowed in Taxi areas.**

3.5 Use of Wing Walkers Required

Aircraft not equipped with brakes will not be taxied near other aircraft or objects unless qualified individuals are assigned as wing walkers during such procedures.

3.6 Taxi onto Active Runway

No aircraft shall be taxied onto the active runway for takeoff until the pilot has **announced his position/location via radio and has** determined that the runway is clear and that no aircraft are on final approach to the landing.

3.7 Aircraft Parking

Aircraft will be parked only in designated and approved areas as specified by the City of Weslaco. ~~Authorization to park in locations other than the specified parking areas must be obtained, from the Aviation Director, in writing.~~

3.8 Adequacy of Parking Area

Aircraft will be parked only in areas that are equipped with adequate tie downs, appropriate to the type and size of aircraft to be parked.

3.9 Emergency Parking

Aircraft will not be parked or left unattended in any location that would be determined to be a hindrance to the normal movement of other aircraft unless an emergency condition exists. In such event, the pilot of the aircraft will immediately notify the City of Weslaco of the situation and will fully advise the City's representatives of all pertinent circumstances.

3.10 Aircraft Restrained

Aircraft will be parked with wheel chocks in place and properly tied down to ensure that the aircraft will not be moved by jet or prop blasts or wind.

3.11 Tie Down of Aircraft

All aircraft now hangered at Mid Valley Airport shall be securely tied down at night and during threatening weather, if not properly secured with hangars.

3.12 Transient Tie Down and Hanger Fees

Transient aircraft remaining overnight shall pay fees in accordance with the fee schedule approved by the City of Weslaco and posted in the Airport Operations office. Payment fees will be in accordance with paragraph 7.9 of the airport rules and regulations.

3.13 Aircraft Engine Runs

No aircraft shall be allowed to run in place for purpose of run-up or other maintenance function unless the aircraft is adequately restrained through the use of parking brakes, wheel chocks, or other suitable means.

3.14 Qualifications for Engine Run

No aircraft will be started or allowed to run without a qualified pilot, aircraft mechanic or other suitable qualified person inside the aircraft.

3.15 Starting Engines in Buildings Not Allowed

Aircraft engines shall not be started or allowed to run inside any building.

3.16 Prop or Jet Blast Hazard

No aircraft shall be started or run unless it has been determined, by the operator, that the propeller or jet blast will not create hazard to other aircraft or facilities nearby.

3.17 Time of Day for Engine Runs

All extended engine runs, for such purpose maintenance run-ups, engine trim, or other such purpose, will be conducted during the hours of 6 a.m. and 9 p.m. No extended engine runs, except those required before normal aircraft take-off, shall be permitted during the hours of 9 p.m. and 7 a.m. daily.

SECTION 4 – FIRE SAFETY

4.1 Fire Prevention

All users of the Mid Valley Airport, or of the facilities of the airport, in any way, shall exercise the utmost care to guard against fire and injury to persons or property and will comply with all city ordinances, codes and regulations relative to fire and safety and prevention, including NFPA and State Insurance Board requirements.

The following specific activities which may create fire hazards are prohibited:

- a. Storing or stocking materials or equipment in such a manner as to restrict ingress or egress from a building, restrict access to a fire extinguisher, or constitute a fire hazard.
- b. No person shall operate/use a propane or charcoal type barbeque inside an aircraft hangar, within 50 feet of any aircraft, fuel facility, or fuel truck and without written permission from the Airport Director.
- c. Keeping or storing flammable liquids, gases, fuels, oils, signal flares, or other similar materials in the hangars or in any building on the airport except that such materials may be kept in an aircraft in the proper receptacles installed in the aircraft for such purpose; or as may be kept in rooms, containers or receptacles specifically designed for storage of such materials. Oils, aviation fuels or unleaded gasoline may be stored in approved containers in quantities not to exceed five gallons provided such fuel is for the exclusive use of either the aircraft or ground support equipment assigned to the hangar in which it is stored.
- d. Excluding airport operations personnel repair of airport facilities, operating a flame or spark producing device on any part of the airport except in approved areas within FBO leased premises is prohibited, unless authorized in advance by the Airport Director. No open flame/fire shall be authorized within any aircraft hangar, any on-airport fuel storage area, or upon any components of the fuel distribution system, unless the work is required for the repair of such areas or hangars. Where such repair is required, written permission shall first be obtained from the Airport Director and shall be subject to conditions that may be imposed by the Airport Director.
- e. Hangar entrances must be clear in a manner such that emergency or fire/rescue personnel and equipment can immediately access the hangar without hindrance.

4.15 Fire Equipment

No person shall tamper with any fire extinguisher equipment or airport fire protection systems or use the same for any purpose other than firefighting or fire prevention.

4.2 Smoking and Use of Flammable Materials

No person shall smoke, set matches, lighters or other devices capable of causing fire, in any location of the airport in areas in which smoking or the devices are specially prohibited.

4.3 Obstruction of Doors

Aircraft shall not be parked in front of hanger doors, or in such a manner as to restrict evacuation in case of fire. This shall also apply to all motorized vehicles and materials which cause an obstruction.

4.4 Fueling and Defueling Aircraft

No aircraft shall be fueled or defueled on the airport while the engine is running or while in an enclosed place. Fueling shall be through a metal lined hose with continuous metallic contact established between the discharge nozzle, metal lining of hose, main fuel tank, or fuel lines, to ensure a proper ground.

4.5 Heating of Oil

The heating of oil on the airport shall be restricted to approved hot air, steam, hot water, or approved electrical heaters. No open flame may be used for this purpose.

4.6 Engine Preheating

Preheating of engines on the airport shall be restricted to commercially designed and approved engine heaters, operated in accordance with manufacturer's recommendations.

4.7 Cleaning Parts

The cleaning of engine components or the parts of aircraft shall be with non-flammable solvents unless the aircraft part or component being cleaned is located a safe distance from other aircraft or buildings. If volatile, flammable liquids are employed for this purpose, cleaning operations shall be carried on in the open air at a location designated by the Airport, or in a separate space located in a repair shop section, and separate from storage and operational areas.

4.8 Aircraft Painting/Refinishing

Aircraft painting or refinishing shall be accomplished in a separate, detached, incombustible building which may include a paint shop. Where such a building is not feasible, the process may take place in a space located in a repair shop section of a hanger, providing that building or space shall be constructed in accordance with the requirements of the National Board of Fire Underwriters and shall be protected with either a system employing a fire retardant chemical or gas.

4.9 Storage of Paint and Chemicals

Storage of paint, chemicals, volatile and inflammable materials shall be in strict compliance of city codes, ordinances and statutes. Paint and chemicals storage areas must be approved by the City prior to initiating such storage.

4.10 Hanger Floors

Floors shall be kept clean and free from oil. The use of volatile flammable solvents for cleaning floors is prohibited.

4.11 Empty Containers

All empty oil, paint and varnish cans, bottles or other containers, shall be removed immediately from premises, and not allowed to remain on floor, enclosed spaces, or overhead storage areas of hangers, shops, and other buildings.

4.12 Disposal of Trash and Refuse

No trash or refuse shall be permitted to be stored in or about hangers, except in proper receptacles provided for such purpose.

4.13 Disposal of Liquids

No fuels, oils, dopes, paints, solvents, toxic chemicals, or acids shall be disposed of, or elsewhere on the airport. Disposal must comply with all EPA/FAA requirements. Holding facilities must be approved by the City and waste removed to an approved disposal facility.

4.14 Flammable/Corrosive/Toxic Materials

Aircraft fuel, auto fuel, solvents, thinners, or other flammable liquids, explosives, toxic or highly corrosive substances shall not be stored in the hangers on the aircrafts fuel tanks. Storage of such materials must be in strict accordance with applicable fire and building codes of the City of Weslaco.

SECTION 5 – AIRCRAFT FUELING AND DEFUELING

5.1 Fueling Not Allowed with Engines Running

Aircraft shall not be fueled or defueled with engines running or while heated by application of exterior heat.

5.2 Fueling Operations during Storms

Aircraft shall not be fueled or defueled during an electrical storm.

5.3 Smoking while Fueling

Smoking is prohibited within 200' of an aircraft being fueled or defueled.

5.4 Operations of Electrical Equipment

No radio transmitter or other equipment in an aircraft shall be operated without being equipped with a proper grounding device.

5.5 Grounding of Dispensing Equipment

All hoses, funnels, and equipment used in fueling and defueling operations shall be equipped with proper grounding device.

5.6 Grounding of Aircraft

Before commencement of fueling and defueling, aircraft will be positively grounded. A grounding cable shall be used between the aircraft and the approved ground rod. The ground cable shall be of flexible, durable material. The grounding clip on the end of the grounding cable should be connected to bare, unpainted metal on the aircraft; however, the grounding clip should not be attached to the aircraft's propeller or radio antennas.

5.7 Fueling Hoses and Equipment

Fueling hoses and equipment shall be maintained in a safe, sound and non-leaking condition and shall be approved by the National Board of Fire Underwriters or Equivalent standards.

5.8 Fuel on Ground

No person shall start the engine of an aircraft when there is fuel other than pre-flight inspection drainage, on the ground under the aircraft.

5.9 Fire Extinguisher Required

Adequate fire extinguisher shall be immediately available during fueling or defueling aircraft. All extinguishers shall be inspected and recertified as required by the City and State Statues. Persons engaged in fueling or defueling shall be trained in the proper use of the fire extinguishers.

5.10 Refueling with Passengers Not Allowed

No aircraft shall be fueled or defueled while passengers are on board the aircraft unless a passenger unloading ramp is in place at the cabin door of the aircraft, and/or the aircraft door is in the open position.

5.11 Fueling Indoors Not Allowed

No aircraft shall be fueled while parked in a closed structure.

5.12 Use of Auto Gas

Public sale of automobile gas for use in aircraft will not be permitted on the airport.

SECTION 6 – OPERATION OF MOTOR VEHICLES

6.1 General

All vehicles shall be operated in a safe and careful manner, in accordance with all applicable city and state ordinances and statutes. All vehicle operators must be licensed or appropriately qualified to operate the type of vehicles in use, including special purpose vehicles used in airfield maintenance or airport operations.

6.2 Airport Speed Limits

Motor vehicles shall not be operated in excess of the posted speed limits. If no speed limit sign is posted, the following speed limits shall prevail:

- a. On all named airports streets – 15 miles per hour;
- b. On internal roadways and access driveways – 15 miles per hour; and
- c. On aircraft aprons – 15 miles per hour.

6.3 Automobile Parking

Automobile parking is restricted to those areas specifically established for public and tenant parking. Vehicles will not be parked so as to obstruct roadways, taxiways or in any way interfere with Airport Operations. Aircraft owners may temporarily park automobiles inside T-hangers at appropriate times.

6.4 Aircraft Loading from Vehicles

Automobiles may be temporarily parked on aprons for loading or unloading aircraft. **Such activity must be monitored by a RAMP Agent.**

6.5 Vehicles Left Unattended

Vehicles shall not be left unattended with engine running, unless required by a special purpose.

6.6 Abandoned Vehicles

Automobiles abandoned on the airport will be impounded and disposed of in accordance with applicable ordinances.

6.7 Removal of Vehicles

The City of Weslaco may tow, or otherwise remove, motor vehicles which are parked on the airport in violation of the rules. Vehicles will be towed at owner's expense and without liability for damage which may result from such act.

6.8 Vehicle or Storage of Vehicles

No person shall clean or make any repairs to motor vehicles on the airport, except minor repairs necessary to remove such vehicles on the airport. Vehicles will not be stored in any hanger, structure or

parking area, unless specifically authorized by the City. Airport support vehicles, such as fuel trucks, tugs, maintenance vehicles or such special purpose vehicles used by tenants are excluded from this requirement.

6.9 Vehicles on Runway

No motor vehicles except, as authorized by the city, shall be permitted on the runway or taxiways.

6.10 Vehicles around Airport

Operators of all motor vehicles shall exercise caution in the vicinity of aircraft. Vehicles shall pass clear of taxing aircraft and no vehicles shall pass closer than 100' to any aircraft with engines running.

SECTION 7 – COMMERCIAL OPERATIONS

7.1 Permits Required – Expand on Fees & Insurance Minimums for aircraft and Hangars

Persons, firms, associations, corporations, or entities conducting any commercial or business activity at Mid Valley Airport must obtain written authorization from the Aviation Director. Any changes in business character, activity, ownership, or location, will invalidate airport privileges.

7.2 Business Conduct Prohibited

No illegal or clandestine business activities will be permitted to operate at the Mid Valley airport. Any persons determined to be engaged in such activities shall be subject to revocation of all privileges at the airport.

7.3 Lease Agreement Required

All business or commercial activities on the airport must enter into a lease agreement with the City of Weslaco, the terms of which must contain at least the following:

- a. Compensation to be paid to the city;
- b. Length, terms, and conditions of the lease;
- c. Description of business activity to be conducted;
- d. Conditions or ownership, identity of principles, and type of business;
- e. Special conditions relative to uses of property;
- f. Insurance coverage, as required by the City.

7.4 Through the Fence Operations Permitted

Utilization of Mid Valley airport facilities by individuals or businesses located off the airport must be authorized and approved by the City of Weslaco. Compensation to be paid to the City for such privilege shall be based upon a fair and equitable assessment of such operating privileges to the operator. Such compensation is subject to approval by the FAA and must be included as an element of a lease agreement between the operator and the City. Such agreement must be executed and in-force prior to initiation of through the fence operations.

7.6 Activities Prohibited

No business or commercial activity will be permitted on airport property which results in any hazard to aviation such as smoke, noxious fumes, attraction of birds or wildlife, pilot distraction, or create any other problem which may adversely affect the airport.

7.7 Flying Schools

No commercial flight school shall be operated from the Mid Valley airport except as authorized by the City Weslaco. The operator(s) must place on record with the City at least the following:

- A. List of aircraft with proof of airworthiness;

- B. Evidence of minimum liability insurance coverage in the following amounts
 - a. Aircraft Liability: Bodily Injury and Property Damage
 - i. \$500,000.00 for each occurrence, combined single limit
 - b. Passenger Liability:
 - i. \$100,000.00 each passenger, each accident
- C. Statement of Qualifications of Key Staff;
- D. FAA approval, if required.

7.8 Flying Clubs

Flying clubs operating from Mid Valley Airport must meet the following criteria:

- a. Each club must be a non-profit organization;
- b. Each club must adopt, and adhere to, a set of flying regulations acceptable to the City;
- c. Aircraft owned or leased by the club will not be used by individuals other than bonafide members of the club, and will not be used for any commercial use;
- d. The club will maintain liability insurance coverage in the following amounts:
 - a. Aircraft Liability: Bodily Injury and Property Damage
 - i. \$500,000.00 for each occurrence, combined single limit
 - b. Passenger Liability:
 - i. \$100,000.00 each passenger, each accident
- e. Each flying club is to operate in strict compliance with applicable airport rules and all FAA regulations.
- f. Each club will provide the City of Weslaco with a list of club aircraft with proof of airworthiness.
- g. Each club will provide, and maintain, a current list of club officials, including officers, flight instructors, and individuals authorized to transact club business.

Authorization to conduct flying club operations from the airport shall be reviewed and renewed annually. Authorization to operate as a flying club from the Mid Valley airport is revocable, and may be withdrawn by the City, at any time, for just cause.

7.9 Aircraft Tie Down Fees

All aircraft tied down overnight at Mid Valley airport shall pay fees in accordance with the current fee posted at the airport operations office. Fees will be paid in accordance with the procedures described on the fee schedule. Payment of fee is required for all transient and based aircraft.

7.10 Right to Sell Fuel

The right to sell aviation fuel at the Mid Valley airport is reserved exclusively to the City of Weslaco, and retail deliveries of aviation fuel to the public shall be restricted to the City or those businesses or individuals having written authorization to do so. Such vendors will be required to supply aviation fuel from an approved fuel storage and delivery system. No other fuel sales on the airport are authorized.

SECTION 8 – HANGAR, OPEN HANGAR, AND OPEN TIE-DOWN WAITING LISTS

8.1 General

Mid Valley Airport shall maintain waiting lists to ensure the fair and orderly assignment of the various categories of City-owned aircraft storage spaces (hangars and tie-downs) unless the supply of a particular category of space exceeds demand. The Airport Director shall maintain the Master Waiting Lists and Applicants may contact the Airport Director to determine their current status on the waiting list.

8.2 Application Procedures

In order to be placed on a waiting list for a particular category of space, Applicants shall submit to the Airports Director a completed “Waiting List Sign-Up Sheet” and all fees required by the Schedule of Fees and Service Charges applicable to aircraft parking and storage waiting list charges. All applicable fees shall be paid with personal check or money order. It is the applicant’s responsibility to keep the personal information on the sign-up sheet up to date.

8.3 Assignment of Storage Spaces

- a. When a space becomes available for assignment, the Airport Director shall attempt to contact the first eligible applicant on the waiting list via telephone and/or email to make arrangements to examine the available space. In the event that the first eligible applicant cannot be reached, a phone message will be left and email sent if possible. If it is not possible to leave a phone message, the Airport Director will make a maximum of three calls over a five business day period in an effort to contact the applicant. If contact has not been established after five business days, the Airport Director will attempt to contact the next eligible applicant on the list. Therefore, applicants are highly encouraged to provide the Airport Director with a current phone number and email address.
- b. If an eligible applicant is unable to be contacted by any means, the Airport Director will note the date and space offered, and will then offer the space to the next eligible applicant on the list. An eligible applicant will retain their position on the wait list until the second space becomes available. If the applicant is unable to be contacted for the second consecutive space, they will be moved to the bottom of the wait list or their name will be removed.
- c. If an eligible applicant declines the space offered after being contacted, the Airport Director will note on the “Applicant’s Waiting List Sign-Up Sheet” the space offered and the date declined. The applicant’s current position on the list shall be retained after the first space is declined. The applicant shall be removed from the waiting list after the second space offered is declined.

8.4 Removal from the Waiting List

An applicant shall be removed from the waiting list upon:

- Written request by the applicant to be removed; or
- Acceptance by the applicant of an offered space; or

- Applicant's second decline of an offered space.

8.5 Remaining on the Waiting List for Upgrade of Space

- a. After accepting a space and signing a license agreement, a licensee may remain on the hangar waiting lists for a future upgrade of space. Remaining on the list requires coordination with Airport Director.
- b. Applicants electing to remain on the waiting list for a future upgrade of space shall designate the specific type of space desired. All policies and procedures contained in this section for assignment of spaces apply to applicants remaining on the waiting list for a future upgrade of space.

8.6 Aircraft Hangars

- a. Where no personnel exit is provided, the sliding hangar doors shall remain open thirty-six (36) inches, or such other distance which will allow easy egress, while the hangar is occupied by any person.
- b. Aircraft hangars shall be subject to periodic inspections by the Airport Manager and City Fire Department to ensure compliance with all laws, ordinances and these regulations.
- c. Hangars cannot be used as a place of residency.
- d. All aircraft hangars and eligible uses of aircraft hangars shall conform to all FAA and TXDOT rules and regulations.

SECTION 9 - CONFLICTING LAWS, ORDINANCES AND REGULATIONS

If and where there are conflicts in the Rules and Regulations prescribed herein and the FAA's Federal Aviation Regulations (FAR) the latter shall prevail. In any case where a provision of these regulations is found to be in conflict with any provision of any zoning, building, fire, safety, health or other ordinance, code, rule, or regulation of the City, the provision which establishes the higher standard for the promotion and protection of the health and safety of the people shall prevail.

In cases where two (2) or more provisions of these regulations are in conflict, the most stringent or restrictive shall prevail.

SECTION 10 – IDENTIFICATION AND ACCESS CONTROL BADGE APPLICATION

As a User of the Weslaco Mid Valley Airport, each applicant must agree to the following:

- As required by Transportation Security Regulations Code of Federal Regulations (CFR) 49 PART 1542, the Department of Aviation will submit both a criminal history records check and a security threat Assessment.
- All security access and privileges requested herein are warranted by a work-related need.
- A specific need exists for providing the individual applicant with unescorted access authority; and the individual applicant acknowledges their security responsibilities under CFR 1540.105(A).

Privacy Act Notice of 1974 5 U.S.C.552a(e)(3)

Authority: 6 U.S.C. § 1140, 46 U.S.C. § 70105; 49 U.S.C. §§ 106, 114, 5103a, 40103(b)(3), 40113, 44903, 44935-44936, 44939, AND 46105; THE IMPLEMENTING RECOMMENDATIONS OF THE 9/11 COMMISSION ACT OF 2007, § 1520 (121 STAT. 444, PUBLIC LAW 110-53, AUGUST 3, 2007); FAA REAUTHORIZATION ACT OF 2018 § 1934(c) (132 Stat. 3186, Public Law 115-254, Oct 5, 2018), AND EXECUTIVE ORDER 9397 (NOVEMBER 22, 1943), AS AMENDED.

ANY TENANT OR EMPLOYEE HOLDING A CREDENTIAL GRANTING ACCESS TO A SECURITY IDENTIFICATION DISPLAY AREA, MAY BE SCREENED AT ANY TIME WHILE GAINING ACCESS TO, WORKING IN, OR LEAVING A SECURITY IDENTIFICATION DISPLAY AREA BY ACCEPTING A WESLACO MID VALLEY AIRPORT ID BADGE, GRANTING ACCESS TO RESTRICTED AREAS OF THE WESLACO MID VALLEY AIRPORT. EACH TENANT OR EMPLOYEE ACKNOWLEDGES AND AUTHORIZES DEPARTMENT OF AVIATION PERSONNEL TO CONDUCT RANDOM INSPECTIONS OF MY PERSON AND/OR PERSONAL PROPERTY, EITHER AT AN ACCESS PORTAL OR WHILE WITHIN THE AIRPORT OPERATING AREA (AOA), STERILE AREA, SECURED AREA OR SIDA AREA, IN ORDER TO COMPLY WITH FEDERAL TRANSPORTATION SECURITY REGULATIONS. I FURTHER UNDERSTAND MY REFUSAL TO SUBMIT TO SUCH A SEARCH MAY CAUSE SUSPENSION OR REVOCATION OF MY ID BADGE AND ACCESS PRIVILEGES.

BY COMPLETING AN ID BADGE APPLICATION FOR A BADGE (A CREDENTIAL) WHICH GRANTS ACCESS TO THE AOA, STERILE AREA, THE SECURED AREA AND/OR THE SIDA AREA, EACH TENANT OR EMPLOYEE AGREES TO REVIEW THE SECURITY PROCEDURES AND ABIDE BY ALL OF THE RULES AND REGULATIONS AS SET FORTH IN THE AIRPORT RULES AND REGULATIONS, LOCAL, STATE AND FEDERAL REGULATIONS, GUIDELINES, STATUTES AND PROCEDURES. SPECIFICALLY, EACH TENANT OR EMPLOYEE SHALL AGREE TO DISPLAY THEIR ID BADGE ON THEIR OUTERMOST GARMET WITHIN AIRPORT GROUNDS, TO CHALLENGE INDIVIDUALS FOUND WITHIN THE AIRPORT GROUNDS WITHOUT AN ID BADGE DISPLAYED, TO OBTAIN ESCORT AUTHORIZATION AS INDICATED ON THE ID BADGE PRIOR TO ESCORTING INDIVIDUALS, TO MAINTAIN A REASONABLE DISTANCE AND EFFECTIVE CONTROL OF INDIVIDUALS UNDER THEIR AUTHORIZED ESCORT, TO PREVENT PIGGYBACKING AND ACCESS VIOLATIONS BY CONFIRMING CLOSED AND LOCKED PORTALS BEFORE PROCEEDING THROUGH THE AREA, TO REPORT SECURITY VIOLATIONS AT 956-969-0291, AND TO RETURN THEIR ID BADGE UPON COMPLETION OF THEIR AUTHORIZED AIRPORT ACTIVITY OR EMPLOYMENT.

THE FOLLOWING IS A LIST, HOWEVER NOT EXHAUSTIVE, OF OFFENSES OF DISQUALIFYING CRIMINAL OFFENSES AS LISTED IN TRANSPORTATION SECURITY REGULATION (TSR) 1542.209 (D).

- 1) FORGERY OF CERTIFICATES, FALSE MARKING OF AIRCRAFT, AND OTHER AIRCRAFT REGISTRATION VIOLATIONS: 49 USC 46302
- 2) INTERFERENCE WITH AIR NAVIGATION: 49 USC 46308
- 3) IMPROPER TRANSPORTATION OF A HAZARDOUS MATERIAL: 49 USC 46312
- 4) AIRCRAFT PIRACY: 49 USC 46502
- 5) INTERFERENCE WITH FLIGHT CREW MEMBERS OR FLIGHT ATTENDANTS: 49 USC 46504
- 6) COMMISSION OF CERTAIN CRIMES ABOARD AIRCRAFT IN FLIGHT: 49 USC 46506
- 7) CARRYING A WEAPON OR EXPLOSIVE ABOARD AIRCRAFT: 49 USC 46505
- 8) CONVEYING FALSE INFORMATION AND THREATS: 49 USC 46507
- 9) AIRCRAFT PIRACY OUTSIDE THE SPECIAL AIRCRAFT JURISDICTION OF THE UNITED STATES: 49 USC 46502(B)
- 10) LIGHTING VIOLATIONS INVOLVING TRANSPORTING CONTROLLED SUBSTANCES: 49 USC 46315
- 11) UNLAWFUL ENTRY INTO AN AIRCRAFT OR AIRPORT AREA THAT SERVES AIR CARRIERS OR FOREIGN AIR CARRIERS CONTRARY TO ESTABLISHED SECURITY REQUIREMENTS: 49 USC 46314
- 12) DESTRUCTION OF AN AIRCRAFT OR AIRCRAFT FACILITY: 18 USC 32
- 13) MURDER
- 14) ASSAULT WITH INTENT TO MURDER
- 15) ESPIONAGE
- 16) SEDITION
- 17) KIDNAPPING OR HOSTAGE TAKING
- 18) TREASON
- 19) RAPE OR AGGRAVATED SEXUAL ABUSE
- 20) UNLAWFUL POSSESSION, USE, SALE, DISTRIBUTION, OR MANUFACTURE OF AN EXPLOSIVE OR WEAPON
- 21) EXTORTION
- 22) ARMED OR FELONY UNARMED ROBBERY
- 23) DISTRIBUTION OF, OR INTENT TO DISTRIBUTE, A CONTROLLED SUBSTANCE
- 24) FELONY ARSON
- 25) FELONY INVOLVING A THREAT
- 26) FELONY INVOLVING
- 27) WILLFUL DESTRUCTION OF PROPERTY
- 28) IMPORTATION, POSSESSION OR MANUFACTURE OF A CONTROLLED SUBSTANCE
- 29) BURGLARY
- 30) THEFT
- 31) DISHONESTY FRAUD, OR MISREPRESENTATION
- 32) POSSESSION OR DISTRIBUTION OF STOLEN PROPERTY
- 33) AGGRAVATED ASSAULT
- 34) BRIBERY
- 35) ILLEGAL POSSESSION OF A CONTROLLED SUBSTANCE PUNISHABLE BY A MAXIMUM TERM OF IMPRISONMENT OF MORE THAN ONE YEAR
- 36) VIOLENCE AT INTERNATIONAL AIRPORTS: 18 USC 37
- 37) CONSPIRACY OR ATTEMPT TO COMMIT ANY OF THE ACTS LISTED ABOVE
- 38) CRIMINAL TRESPASSING.

EACH TENANT OR EMPLOYEE MUST CERTIFY THEY HAVE NOT BEEN CONVICTED OF ANY OF THESE DISQUALIFYING CRIMINAL OFFENSES OR FOUND NOT GUILTY BY REASON OF INSANITY OF ANY OF THESE

DISQUALIFYING CRIMINAL OFFENSES AND MUST FURTHER ACKNOWLEDGE A PLEA OF NOLO CONTENDERE, OR GUILTY FOLLOWED BY DEFERRED ADJUDICATION, IS CONSIDERED A CONVICTION IN THE STATE OF TEXAS.

THE WESLACO MID VALLEY AIRPORT IDENTIFICATION BADGE IS THE PROPERTY OF THE DEPARTMENT OF AVIATION AND MUST BE SURRENDERED WHEN NO LONGER AUTHORIZED. A REPLACEMENT CHARGE MAY APPLY FOR A LOST OR NON-RETURNED BADGE. EACH TENANT OR EMPLOYEE MUST UNDERSTAND THE PROCEDURES AND RESPONSIBILITIES FOR USING AND PROTECTING THEIR AIRPORT ID. FAILURE TO DISCLOSE CONVICTIONS MAY RESULT IN INVESTIGATION AND A POSSIBLE CRIMINAL OR CIVIL PENALTY. EACH TENANT OR EMPLOYEE WILL IMMEDIATELY NOTIFY THE AVIATION MANAGER OR EMPLOYER IF THEIR ID BADGE IS LOST.



Standardized Agenda Request Form

Date of Meeting: April 19, 2022		Agenda Item No. (to be assigned by CSO): 2022-5364	
From:			
Subject: Discussion to accept and file the City of Weslaco's Annual Comprehensive Financial Report (ACFR) for the fiscal year ending September 30, 2021 as presented by Carr, Riggs & Ingram, LLC and authorize the Mayor to execute any related documents. Possible action. (Staffed by Finance Department.)			
Background: The city is required to conduct an annual audit from an independent auditing firm as required by Local Government Code Sec. 103.001.			
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):			
VIDAL ROMAN Martin Garza		Created/Initiated Final Approval	
City Manager Comments: Approve to accept and file as recommended by the Finance Director.			
Staff Recommendation: Staff recommends acceptance and filing of ACFR.			
Attachments, if any: ACFR Memo, Final Required Communications, City of Weslaco - Audit Presentation_UPDATED 2021			
Responsibilities upon Approval: Filing			

City of Weslaco

"The City on the Grow"



David Suarez, Mayor
Josh Pedraza, Mayor Pro-Tem, District 1
Leo Muñoz, Commissioner, At-Large
Greg Kerr, Commissioner, At-Large
Letty Lopez, Commissioner, District 2
Jose "JP" Rodriguez, Commissioner, District 3
Adrian Farias, Commissioner, District 4

Martin Garza, Interim City Manager

Date: April 19, 2022

To: Mayor and City Commission
CC: Martin Garcia, Interim City Manager

Fr: Vidal Roman, Finance Director

Re: Annual Comprehensive Financial Report (ACFR)
For period ending September 30, 2021

The auditing firm of Carr, Riggs, & Ingram have completed the ACFR for the period ending September 30, 2021. They will be presenting it in the meeting of April 19, 2022. After tonight's presentation we will be filing the report to the Governmental Finance Officers Association for the annual award associated with this report.

I have also attached on the package the Required Communication that relates to all the matters that need to be communicated on the preparation of the audit.

Staff recommends acceptance and filing of this report.

Thank you.



Required Communications for the
City of Weslaco, Texas
City Commission and Management

September 30, 2021

April 5, 2022

City Commission and Management of
City of Weslaco, Texas

Dear City Commission and Management:

We are pleased to present the results of our audit of the 2021 financial statements of the City of Weslaco, Texas (the City).

This report to City Commission and management summarizes our audit, the report issued and various analyses and observations related to the City's accounting and reporting. The document also contains the communications required by our professional standards.

Our audit was designed, primarily, to express an opinion on the City's 2021 financial statements. We considered the City's current and emerging business needs, along with an assessment of risks that could materially affect the financial statements, and aligned our audit procedures accordingly. We conducted the audit with the objectivity and independence that you expect. We received the full support and assistance of the City's personnel.

At Carr, Riggs & Ingram, LLC (CRI), we are continually evaluating the quality of our professionals' work in order to deliver audit services of the highest quality that will meet or exceed your expectations. We encourage you to provide any feedback you believe is appropriate to ensure that we do not overlook a single detail as it relates to the quality of our services.

This report is intended solely for the use of the City Commission and management of the City and is not intended to be, and should not be, used by anyone other than these specified parties.

We appreciate this opportunity to work with you. If you have any questions or comments, please contact me at 956-423-3765 or mmontemayor@cricpa.com.

Very truly yours,



Matthew Montemayor, CPA



As discussed with the management during our planning process and communicated to the City Commission in our engagement letter to you dated November 10, 2021, our audit plan represented an approach responsive to the assessment of risk for the City. Specifically, we planned and performed our audit to:

- Perform audit services, as requested by the City Commission and management, in accordance with auditing standards generally accepted in the United States of America, and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States, in order to express an opinion on the City's financial statements for the year ending September 30, 2021.
- Report on internal control over financial reporting and on compliance and other matters based on an audit of financial statements performed in accordance with *Government Auditing Standards*; and Uniform Guidance 2 CFR Part 200 in order to express an opinion on compliance with requirements applicable to each major federal program.
- Report on internal control over compliance with the types of compliance requirements described in Uniform Guidance 2 CFR Part 200 and the OMB Compliance Supplement;
- Communicate directly with the City Commission and management regarding the results of our procedures;
- Address with the City of Commission and management any accounting and financial reporting issues;
- Anticipate and respond to concerns of the City Commission and management; and
- Address other audit-related projects as they arise and upon request.



We have audited the financial statements of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information of the City of Weslaco, Texas for the year ended September 30, 2021, and have issued our report thereon dated April 5, 2022. We did not audit the financial statements of the Weslaco Economic Development Corporation, which is the only aggregate discretely presented component unit. Those statements were audited by other auditors whose report has been furnished to us, and our opinion, insofar as it relates to the amounts included for the Weslaco Economic Development Corporation, is based solely on the report of other auditors. Professional standards require that we provide you with the following information related to our audit:

MATTER TO BE COMMUNICATED	AUDITOR'S RESPONSE
Auditor's responsibility under Auditing Standards Generally Accepted in the United States (GAAS) and Government Auditing Standards (GAS) and the Title 2 U.S. Code of Federal Regulations Part 200, Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards (Uniform Guidance).	As stated in our engagement letter dated November 10, 2021, our responsibility, as described by professional standards, is to express an opinion about whether the financial statements prepared by management with your oversight are fairly presented, in all material respects, in conformity with accounting principles generally accepted in the United States of America (GAAP), Government Auditing Standards issued by the Comptroller General of the United States, and to report in fairness of supplementary information as described in the engagement letter when considered in relation to financial statements as a whole. Our audit of the financial statements does not relieve you or management of your responsibilities. As part of our audit, we considered the internal control of the City, and internal controls related to major federal programs and an opinion on compliance with laws, regulations, and the provisions of contracts or grant agreements that could have direct and material effect on each federal program in accordance with Title 2 U.S. Code of Federal Regulations (CFR) Part 200, <i>Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards</i> (Uniform Guidance), and <i>Audits of States, Local Governments, and Non-Profit Organizations</i>. Such considerations were solely for the purpose of determining our audit procedures and not to provide any assurance concerning such internal control.



MATTER TO BE COMMUNICATED	AUDITOR'S RESPONSE
Client's responsibility	Management, with oversight from those charged with governance, is responsible for establishing and maintaining internal controls, including monitoring ongoing activities; for the selection and application of accounting principles; and for the fair presentation in the financial statements of financial position, results of operations, and cash flows in conformity with the applicable framework. Management is responsible for the design and implementation of programs and controls to prevent and detect fraud. Management is responsible for overseeing nonaudit services by designating an individual, preferably from senior management, with suitable skill, knowledge, or experience; evaluate the adequacy and results of those services; and accept responsibility for them.
Planned scope and timing of the audit	Our initial audit plan was not significantly altered during our fieldwork.
Management judgments and accounting estimates <i>The process used by management in forming particularly sensitive accounting estimates and the basis for the auditor's conclusion regarding the reasonableness of those estimates.</i>	Please see the following section titled "Accounting Policies, Judgments and Sensitive Estimates and CRI Comments on Quality."
Potential effect on the financial statements of any significant risks and exposures <i>Major risks and exposures facing the City and how they are disclosed.</i>	The City has an overall risk that noncompliance with the requirements of laws or grant agreements could negatively impact the City. These items have been disclosed in the financial report.
Significant accounting policies, including critical accounting policies and alternative treatments within generally accepted accounting principles and the auditor's judgment about the quality of accounting principles <i>The initial selection of and changes in significant accounting policies or their application; methods used to account for significant unusual transactions; and effect of significant policies in controversial or emerging areas for which there is a lack of authoritative guidance or consensus.</i> <i>The auditor should also discuss the auditor's judgment about the quality, not just the acceptability, of the City's accounting policies as applied in its financial reporting.</i>	The significant accounting policies used by the District are described in Note 1 to the financial statements. New accounting policies were adopted during the fiscal year as a result of the following recently issued accounting pronouncement: Statement No. 84, <i>Fiduciary Activities</i> (GASB 84) The adoption of GASB Statement No.84 had no impact on the financial statements. We noted no transactions entered into by the City during the fiscal year for which there is a lack of authoritative guidance or consensus. All significant transactions have been recognized in the financial statements in the proper period.



MATTER TO BE COMMUNICATED	AUDITOR'S RESPONSE
<i>The discussion should include such matters as consistency of accounting policies and their application, and clarity and completeness of the financial statements, including disclosures.</i> <i>Critical accounting policies and practices applied by the City in its financial statements and our assessment of management's disclosures regarding such policies and practices (including any significant modifications to such disclosures proposed by us but rejected by management), the reasons why certain policies and practices are or are not considered critical, and how current and anticipated future events impact those determinations;</i> <i>Alternative treatments within GAAP for accounting policies and practices related to material items, including recognition, measurement, presentation and disclosure alternatives, that have been discussed with client management during the current audit period, the ramifications of the use of such alternative disclosures and treatments, and the treatment preferred by the auditor; Furthermore, if the accounting policy selected by management is not the policy preferred by us, discuss the reasons why management selected that policy, the policy preferred by us, and the reason we preferred the other policy.</i>	Certain financial statement disclosures are particularly sensitive because of their significance to financial statement users. The most sensitive disclosures affecting the financial statements were: The disclosure of long-term debt in Note 6 to the financial statements. The financial statement disclosures are neutral, consistent, and clear.
Significant difficulties encountered in the audit <i>Any significant difficulties, for example, unreasonable logistical constraints or lack of cooperation by management.</i>	We encountered no significant difficulties in dealing with management in performing and completing our audit.
Disagreements with management <i>Disagreements, whether or not subsequently resolved, about matters significant to the financial accounting, reporting, or auditing matter, that could be significant to the financial statements or the auditors' report. This does not include those that came about based on incomplete facts or preliminary information</i>	We are pleased to report that no such disagreements arose during the course of our audit.
Other findings or issues <i>Matters significant to oversight of the financial reporting practices by those charged with governance. For example, an entity's failure to obtain the necessary type of audit, such as one under Government Auditing Standards, in addition to GAAS.</i>	None noted.



MATTER TO BE COMMUNICATED	AUDITOR'S RESPONSE
Matters arising from the audit that were discussed with, or the subject of correspondence with, management <i>Business conditions that might affect risk or discussions regarding accounting practices or application of auditing standards.</i>	None noted.
Corrected and uncorrected misstatements <i>All significant audit adjustments arising from the audit, whether or not recorded by the City, that could individually or in the aggregate have a significant effect on the financial statements. We should also inform the City Commission about uncorrected misstatements aggregated by us during the current engagement and pertaining to the latest period presented, that were determined by management to be immaterial, both individually and in the aggregate, to the financial statements taken as a whole. Any internal control deficiencies that could have prevented the misstatements.</i>	See "Summary of Audit Adjustments" section.
Major issues discussed with management prior to retention <i>Any major accounting, auditing or reporting issues discussed with management in connection with our initial or recurring retention.</i>	Discussions occurred in the normal course of our professional relationship and our responses were not a condition to our retention.
Consultations with other accountants <i>When management has consulted with other accountants about significant accounting or auditing matters.</i>	To our knowledge, there were no such consultations with other accountants.
Written representations <i>A description of the written representations the auditor requested (or a copy of the representation letter).</i>	See "Management Representation Letter" section.
Internal control deficiencies <i>Any significant deficiencies or material weaknesses in the design or operation of internal control that came to the auditor's attention during the audit.</i>	See "Internal Control Findings" section.



MATTER TO BE COMMUNICATED	AUDITOR'S RESPONSE
Fraud and illegal acts <i>Fraud involving senior management, the City or those responsible for internal controls, or causing a material misstatement of the financial statements, where the auditor determines there is evidence that such fraud may exist. Any illegal acts coming to the auditor's attention involving senior management and any other illegal acts, unless clearly inconsequential.</i>	We are unaware of any fraud or illegal acts involving management or causing material misstatement of the financial statements.
Other information in documents containing audited financial statements <i>The external auditor's responsibility for information in a document containing audited financial statements, as well as any procedures performed and the results.</i>	Our responsibility related to documents (including annual reports, websites, etc.) containing the financial statements is to read the other information to consider whether: • Such information is materially inconsistent with the financial statements; and • We believe such information represents a material misstatement of fact. We have not been provided any such items to date and are unaware of any other documents that contain the audited financial statements.
Significant unusual accounting transactions <i>Auditor communication with governance to include auditors' views on policies and practices management used, as well as the auditors' understanding of the business purpose.</i>	No significant unusual accounting transactions were noted during the year.
Required Supplementary Information <i>The auditors' responsibility for required supplementary information accompanying the financial statements, as well as any procedures performed and the results.</i>	We applied certain limited procedures to the required supplementary information (RSI) that supplements the financial statements. Our procedures consisted of inquiries of management regarding the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the financial statements, and other knowledge we obtained during our audit of the financial statements. We did not audit the RSI and do not express an opinion or provide any assurance on the RSI.
Supplementary Information in relation to the financial statements as a whole <i>The auditors' responsibility for supplementary information accompanying the financial statements, as well as any procedures performed and the results.</i>	We made certain inquiries of management and evaluated the form, content, and methods of preparing the information to determine that the information complies with U.S. generally accepted accounting principles, the method of preparing it has not changed from the prior period, and the information is appropriate and complete in relation to our audit of the financial statements. We compared and reconciled the supplementary information to the underlying accounting records used to prepare the financial statements or to the financial statements themselves.

Accounting Policies, Judgements, and Sensitive Estimates & CRI Comments on Quality



We are required to communicate our judgments about the quality, not just the acceptability, of the City's accounting principles as applied in its financial reporting. We are also required to communicate critical accounting policies and sensitive accounting estimates. Accounting estimates are an integral part of the financial statements prepared by management and are based on management's knowledge and experience about past and current events and assumptions about future events. Certain accounting estimates are particularly sensitive because of their significance to the financial statements and because of the possibility that future events affecting them may differ significantly from those expected. The City may wish to monitor throughout the year the process used to compute and record these accounting estimates. The table below summarizes our communications regarding these matters.

AREA	ACCOUNTING POLICY	CRITICAL POLICY?	JUDGMENTS & SENSITIVE ESTIMATE	COMMENTS ON QUALITY OF ACCOUNTING POLICY & APPLICATION
Depreciation of property and equipment	The City depreciates property and equipment using the straight-line method.	X	The City follows the provisions of section 1400: <i>Reporting Capital Assets</i> , of the GASB Codification when reporting depreciation of its capital assets.	The City's recognition methods and disclosures appear appropriate.
Other post-employment benefit obligation	The City records a liability for its post-employment benefits obligation other than pensions.	X	The OPEB liability is projected using methods and assumptions as provided in the most recent actuarial valuation, in accordance with the provisions of GASB Statement No. 75. Health care cost trend rates were based on market assessments.	We evaluated the assumptions used by the actuary in determining the total OPEB liability and found them to be in accordance with the provisions of GASB 75 and reasonable in relation to the financial statements taken as a whole.

Accounting Policies, Judgements, and Sensitive Estimates & CRI Comments on Quality



AREA	ACCOUNTING POLICY	CRITICAL POLICY?	JUDGMENTS & SENSITIVE ESTIMATE	COMMENTS ON QUALITY OF ACCOUNTING POLICY & APPLICATION
Defined benefit pension plan	The City participates in the Texas Municipal Retirement System (TMRS), an agent multiple-employer plan administered by TMRS. TMRS utilizes an independent actuary to provide an actuarial valuation report specific to each participating employer. This report provides each participating employer with estimates of the total pension liability, fiduciary net position, related deferred outflows/inflows and actuarially required contributions in accordance with the provisions of GASB 68.	X	Key assumptions utilized by the actuary in making the estimates in accordance with GASB 68. The total pension liability was determined by an actuarial valuation as of December 31, 2020 with a measurement date of September 30, 2021.	We evaluated the assumptions used by the actuary in estimating the City's total pension liability, the fiduciary net position, and the related deferred outflows/inflows and found them to be in accordance with the provisions of GASB 68 and reasonable in relation to the financial statements taken as a whole.

Accounting Policies, Judgements, and Sensitive Estimates & CRI Comments on Quality



AREA	ACCOUNTING POLICY	CRITICAL POLICY?	JUDGMENTS & SENSITIVE ESTIMATE	COMMENTS ON QUALITY OF ACCOUNTING POLICY & APPLICATION
Allowance for uncollectible property taxes and EMS fees	Management's estimate of the allowance for uncollectible property taxes and EMS fees is based on historical property tax revenues, and an analysis of the collectability of individual accounts. We have evaluated key factors and assumptions used to develop the allowance in determining that is reasonable in related to the financial statements.	X	The City relies on valuations based on historical information and collectability.	The management's estimates are based on City policies and are in accordance with all applicable accounting guidelines.
Municipal Solid Waste and Landfill Obligations	Based on the audit procedures we performed with respect to the City's landfill closure and postclosure care costs, we noted that the City accounts for its related liability in accordance with all applicable standards and guidelines of the provisions of the GASB codification Section L10: <i>Landfill Closure and Postclosure Care Cost</i> .	X	Engineering estimates for the closure and post closure costs were conducted when the landfill was closed. This estimate is adjusted annually for monitoring costs and by an inflationary index.	We evaluated the key factors and assumptions used to develop the closure and postclosure care costs in determining that they are reasonable in relation to the financial statements taken as a whole.

Accounting Policies, Judgements, and Sensitive Estimates & CRI Comments on Quality



AREA	ACCOUNTING POLICY	CRITICAL POLICY?	JUDGMENTS & SENSITIVE ESTIMATE	COMMENTS ON QUALITY OF ACCOUNTING POLICY & APPLICATION
Capital lease obligations	Capital lease obligations acquired by the City are recorded based on lease agreements entered into with lessors for certain equipment. The City follows the provisions of GASB Statement No. 62 Codification of Accounting and Financial Reporting Guidance Contained in Pre-November 30, 1989 FASB and AICPA Pronouncements, paragraphs 211-271, when reporting capital lease obligations.	X	The City relies on the capital lease payment schedule obtained from the lessor that excludes cost related to maintenance agreements in developing the City's estimate for capital lease obligations.	The City's policies are in accordance with all applicable accounting guidelines and GASB.

Accounting Policies, Judgements, and Sensitive Estimates & CRI Comments on Quality



AREA	ACCOUNTING POLICY	CRITICAL POLICY?	JUDGMENTS & SENSITIVE ESTIMATE	COMMENTS ON QUALITY OF ACCOUNTING POLICY & APPLICATION
Deferred charges on refunding	Deferred charges on refunding attributable to differences in the carrying value of refunding debt and its acquisition price are recorded and amortized over the shorter of the life of the refunded or refunding debt. The City follows the provisions of Section D20: <i>Debt Extinguishments and Trouble Debt Restructuring</i>, of the GASB Codification when reporting these deferred charges.	X	The City estimates the deferred charges on refunding using amounts reported in sources and uses of funds disclosed in official debt documents relating to carrying value of refunding debt and its acquisition price.	The City's policies are in accordance with all applicable accounting guidelines and GASB.
Compensated absences	Liabilities for compensated absences attributable to services already rendered are accrued as employees earn the rights to those benefits. The City follows the provisions of Section C60: <i>Compensated Absences</i>, of the GASB Codification when reporting these liabilities.	X	The City estimates the accrued liabilities for compensated absences using leave balances accrued at the end of the fiscal year multiplied by the pay rate in effect for each employee as of the end of the fiscal year.	The City's policies are in accordance with all applicable accounting guidelines and GASB.

Accounting Policies, Judgements, and Sensitive Estimates & CRI Comments on Quality



AREA	ACCOUNTING POLICY	CRITICAL POLICY?	JUDGMENTS & SENSITIVE ESTIMATE	COMMENTS ON QUALITY OF ACCOUNTING POLICY & APPLICATION
Investments	The City follows the provisions of Section 150: <i>Investments</i> , of the GASB Codification when reporting investments.	X	The City relies on investment valuation information from the bank or investment manager based upon financial market information to determine current or fair value.	The City's policies are in accordance with all applicable accounting guidelines and GASB.

Summary of Audit Adjustments



During the course of our audit, we accumulate differences between amounts recorded by the City and amounts that we believe are required to be recorded under GAAP reporting guidelines. Those adjustments are either recorded (corrected) by the City or passed (uncorrected). Uncorrected misstatements or the matters underlying them could potentially cause future period financial statements to be materially misstated, even if, in the auditors' judgment, such uncorrected misstatements are immaterial to the financial statements under audit. The following is a listing of the adjustments that were detected as a result of audit procedures and corrected by management during the audit:

Adjusting Journal Entries			
Adjusting Journal Entries JE # 45			
To reverse PY I&S accrual			
101-4000-401900	INT & PENALTY ON TAXES	10,974.95	
301-4000-401900	INTEREST & PENALTY ON TAX	3,163.47	
302-4000-401900	INTEREST & PENALTY ON TAX	609.30	
101-1001-004016	A/R TAX PENALTY & INTEREST		10,974.95
301-1001-004016	A/R TAX PENALTY & INTEREST		3,163.47
302-1001-004016	A/R TAX PENALTY & INTEREST		609.30
Total		14,747.72	14,747.72
Adjusting Journal Entries JE # 51			
To reverse payable and adjust hanger CIP at 9/30/21			
550-2000-001000	ACCOUNTS PAYABLE	16,269.79	
550-1007-000500	CONSTRUCTION IN PROGRESS		6,000.00
550-5520-544018	FUEL DELIVERY		10,269.79
Total		16,269.79	16,269.79
Adjusting Journal Entries JE # 53			
To accrue mixed beverage taxes for September 2021			
101-1002-000106	DUE FROM TX-ABC MIXED BEV	9,493.00	
101-4000-413200	ALCOHOLIC BEV TAX		9,493.00
Total		9,493.00	9,493.00
Adjusting Journal Entries JE # 54			
Additional A/R unbilled receivable for A/P Sales Tax			
540-1001-004400	A/R UNBILLED RECEIVABLES	3,539.77	
540-2000-001050	SALES TAX PAYABLE		3,539.77
Total		3,539.77	3,539.77
Adjusting Journal Entries JE # 55			
AJE- to accrue for architectural and engineering design services and routeware payables at 9/30/21			
540-1007-000500	CONSTRUCTION IN PROGRESS	25,332.25	
550-1007-000500	CONSTRUCTION IN PROGRESS	8,592.00	
540-2000-001000	ACCOUNTS PAYABLE		25,332.25
550-2000-001000	ACCOUNTS PAYABLE		8,592.00
Total		33,924.25	33,924.25
Adjusting Journal Entries JE # 57			
AJE to adjust accrued interest on bonds payable recorded in fund 504			
504-5700-566210	BOND INTEREST	12,438.27	
504-2007-001000	A/P ACCRUED INTEREST BOND		12,438.27
Total		12,438.27	12,438.27
Adjusting Journal Entries JE # 58			
AJE to adjust fund 892 for notes payable balance			
892-2008-001000	NOTES PAYABLE	43,901.61	
892-1005-000004	AMT TO BE PROVIDED-NOTES PAY		43,901.61
Total		43,901.61	43,901.61

Summary of Audit Adjustments



Adjusting Journal Entries JE # 60

To adjust fund 892 for LT debt balances in governmental activities

892-2008-002003	2012-LTD TAX REF BONDS SERIES	1,400,000.00	
892-2008-002006	2016-LTD TAX REF BONDS SERIES	295,000.00	
892-2008-002007	2018-CERT OF OBLIGATION SERIES	146,761.00	
892-2008-002008	2019-GEN OBLIGATIONS SERIES	296,845.00	
892-2008-002009	2020-LTD TAX REF BONDS SERIES	145,000.00	
892-1005-000005	AMT TO BE PROVIDED-BONDS PAY		2,283,606.00
Total		2,283,606.00	2,283,606.00

Adjusting Journal Entries JE # 62

to adjust bond premium amount in fund 503

503-5700-566210	BOND INTEREST	445,121.00	
503-2008-007108	2016 REFUNDING-PREMIUM ON ISSU		445,121.00
Total		445,121.00	445,121.00

Adjusting Journal Entries JE # 63

AJE to post TMRS GASB 68/75 pension and OPEB amounts in proprietary funds

501-2001-003025	NET PENSION LIABILITY	15,890.00	
508-2001-003025	NET PENSION LIABILITY	3,178.00	
540-2001-003025	NET PENSION LIABILITY	953.00	
550-2001-003025	NET PENSION LIABILITY	5,402.00	
501-1008-000001	DEFERD RESOURCE OUTFLOW-PENSION		4,777.00
501-2009-000300	DEFERD RESOURCE INFLOW-PENSION		3,781.00
501-5312-511128	PENSION EXPENSE-AUDIT		7,332.00
508-1008-000001	DEFERD RESOURCE OUTFLOW-PENSION		955.00
508-2009-000300	DEFERD RESOURCE INFLOW-PENSION		756.00
508-5324-511128	PENSION EXPENSE-AUDIT		1,467.00
540-1008-000001	DEFERD RESOURCE OUTFLOW-PENSION		287.00
540-2009-000300	DEFERD RESOURCE INFLOW-PENSION		227.00
540-5330-511128	PENSION EXPENSE-AUDIT		439.00
550-1008-000001	DEFERD RESOURCE OUTFLOW-PENSION		1,624.00
550-2009-000300	DEFERD RESOURCE INFLOW-PENSION		1,285.00
550-5520-511128	PENSION EXPENSE-AUDIT		2,493.00
Total		25,423.00	25,423.00

Adjusting Journal Entries JE # 64

AJE to book TMRS GASB 75 entries based on actuarial valuation report.

501-1008-000002	DEFERRED OUTFLOWS RELATED TO OPEB	4,381.00	
501-5312-511129	OPEB EXPENSE	4,542.00	
508-1008-000002	DEFERRED OUTFLOWS RELATED TO OPEB	876.00	
508-5324-511129	OPEB EXPENSE	909.00	
540-1008-000002	DEFERRED OUTFLOWS RELATED TO OPEB	263.00	
540-5330-511129	OPEB EXPENSE	272.00	
550-1008-000002	DEFERRED OUTFLOW RELATED TO OPEB	1,490.00	
550-5520-511129	OPEB EXPENSE	1,544.00	
501-2001-003026	NET OPEB LIABILITY		8,603.00
501-2009-000301	DEFERRED INFLOWS OPEB		320.00
508-2001-003026	NET OPEB LIABILITY		1,721.00
508-2009-000301	DEFERRED INFLOWS OPEB		64.00
540-2001-003026	NET OPEB LIABILITY		516.00
540-2009-000301	DEFERRED INFLOWS OPEB		19.00
550-2001-003026	NET OPEB LIABILITY		2,925.00
550-2009-000301	DEFERRED INFLOWS OPEB		109.00

Summary of Audit Adjustments



Adjusting Journal Entries JE # 65			
reclass payment to domain agreement			
121-5101-533010	PROFESSIONAL SERVICES	23,334.00	
121-5101-553120	CAPITAL OUTLAY IMPROVEMENTS		23,334.00
Total		<u><u>23,334.00</u></u>	<u><u>23,334.00</u></u>
Adjusting Journal Entries JE # 66			
AJE to depreciate remaining book value of ISF assets			
601-5610-571010	DEPRECIATION EXPENSE	10,532.00	
601-1007-001101	ACCUM DEPR MACH & EQUIP		10,532.00
Total		<u><u>10,532.00</u></u>	<u><u>10,532.00</u></u>



QUALITATIVE MATERIALITY CONSIDERATIONS

In evaluating the materiality of audit differences when they do arise, we consider both quantitative and qualitative factors, for example:

- Whether the difference arises from an item capable of precise measurement or whether it arises from an estimate, and, if so, the degree of imprecision inherent in the estimate.
- Whether the difference masks a change in earnings or other trends.
- Whether the difference changes a net decrease in assets to addition, or vice versa.
- Whether the difference concerns an area of the City's operating environment that has been identified as playing a significant role in the City's operations or viability.
- Whether the difference affects compliance with regulatory requirements.
- Whether the difference has the effect of increasing management's compensation – for example, by satisfying requirements for the award of bonuses or other forms of incentive compensation.
- Whether the difference involves concealment of an unlawful transaction.



City of Weslaco

"The City on the Grow"



David Suarez, Mayor
Josh Pedraza, Mayor Pro-Term, District 1
Leo Muñoz, Commissioner, At-Large
Greg Kerr, Commissioner, At-Large
Lety Lopez, Commissioner, District 2
Jose "JP" Rodriguez, Commissioner, District 3
Adrian Farias, Commissioner, District 4

Martin Garza, Interim City Manager

April 5, 2022

Carr, Riggs, Ingram, LLC
402 East Tyler
Harlingen, Texas 78550

This representation letter is provided in connection with your audit(s) of the financial statements of the City of Weslaco, Texas, which comprise the respective financial position of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information as of September 30, 2021, and the respective changes in financial position and, where applicable, cash flows for the year then ended, and the related notes to the financial statements, for the purpose of expressing opinions as to whether the financial statements are presented fairly, in all material respects, in accordance with accounting principles generally accepted in the United States of America (U.S. GAAP).

Certain representations in this letter are described as being limited to matters that are material. Items are considered material, regardless of size, if they involve an omission or misstatement of accounting information that, in light of surrounding circumstances, makes it probable that the judgment of a reasonable person relying on the information would be changed or influenced by the omission or misstatement. An omission or misstatement that is monetarily small in amount could be considered material as a result of qualitative factors.

We confirm, to the best of our knowledge and belief, as of April 5, 2022, the following representations made to you during your audit.

Financial Statements

- 1) We have fulfilled our responsibilities, as set out in the terms of the audit engagement letter dated November 10, 2021, including our responsibility for the preparation and fair presentation of the financial statements in accordance with U.S. GAAP and for preparation of the supplementary information in accordance with the applicable criteria.
- 2) The primary government financial statements referred to above are fairly presented in conformity with U.S. GAAP and include all properly classified funds and other financial information of the primary government required by generally accepted accounting principles to be included in the financial reporting entity. The aggregate discretely presented component unit has been audited by other auditors whose report has been furnished to us and component management has accepted responsibility for preparing component financial information.



-2-

- 3) We acknowledge our responsibility for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.
- 4) We acknowledge our responsibility for the design, implementation, and maintenance of internal control to prevent and detect fraud.
- 5) Significant assumptions we used in making accounting estimates, including those measured at fair value, are reasonable.
- 6) Related party relationships and transactions, including revenues, expenditures/expenses, loans, transfers, leasing arrangements, and guarantees, and amounts receivable from or payable to related parties have been appropriately accounted for and disclosed in accordance with U.S. GAAP.
- 7) Adjustments or disclosures have been made for all events, including instances of noncompliance, subsequent to the date of the financial statements that would require adjustment to or disclosure in the financial statements.
- 8) We are in agreement with the adjusting journal entries you have proposed and they have been posted to the accounts.
- 9) The effects of all known actual or possible litigation, claims, and assessments have been accounted for and disclosed in accordance with U.S. GAAP.
- 10) Guarantees, whether written or oral, under which the City of Weslaco, Texas, is contingently liable, if any, have been properly recorded or disclosed.
- 11) We have reviewed the separately issued audit report of the Weslaco Economic Development Corporation that was audited by component auditors, and which is presented as an aggregate discretely presented component unit in the City's Comprehensive Annual Financial Report. We acknowledge Component management is responsible for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

Information Provided

- 12) We have provided you with:
 - a) Access to all information, of which we are aware, that is relevant to the preparation and fair presentation of the financial statements, such as records, documentation, and other matters
 - b) Additional information that you have requested from us for the purpose of the audit.
 - c) Unrestricted access to persons within the City of Weslaco, Texas, from whom you determined it necessary to obtain audit evidence.
 - d) Minutes of the meetings of City Commission or summaries of actions of recent meetings for which minutes have not yet been prepared.
- 13) All material transactions have been recorded in the accounting records and are reflected in the financial statements.
- 14) We have disclosed to you the results of our assessment of the risk that the financial statements may be materially misstated as a result of fraud.
- 15) Except for as made known to you, we have no knowledge of any fraud or suspected fraud that affects the City of Weslaco, Texas and involves—

- Management,



"The City on the Grow"



-3-

- Employees who have significant roles in internal control, or
 - Others where the fraud could have a material effect on the financial statements.
- 16) We have no knowledge of any allegations of fraud or suspected fraud affecting the City of Weslaco's financial statements communicated by employees, former employees, regulators, or others.
- 17) Except for as made known to you, we have no knowledge of instances of noncompliance or suspected noncompliance with provisions of laws, regulations, contracts, or grant agreements, or abuse, whose effects should be considered when preparing financial statements.
- 18) We have disclosed to you all known actual or possible litigation, claims, and assessments whose effects should be considered when preparing the financial statements.
- 19) We have disclosed to you the names of the City of Weslaco's related parties and all the related party relationships and transactions, including any side agreements.

Government-specific

- 20) There have been no communications from regulatory agencies concerning noncompliance with, or deficiencies in, financial reporting practices.
- 21) We have taken timely and appropriate steps to remedy the findings that you have reported to us.
- 22) We have a process to track the status of audit findings and recommendations.
- 23) We have identified to you any previous audits, attestation engagements, and other studies related to the audit objectives and whether related recommendations have been implemented.
- 24) We have identified to you any investigations or legal proceedings that have been initiated with respect to the period under audit.
- 25) We have provided our views on reported findings, conclusions, and recommendations, as well as our planned corrective actions, for the report.
- 26) The City of Weslaco has no plans or intentions that may materially affect the carrying value or classification of assets, deferred outflows of resources, liabilities, deferred inflows of resources, and fund balance or net position.
- 27) We are responsible for compliance with the laws, regulations, and provisions of contracts and grant agreements applicable to us, including tax or debt limits and debt contracts, and legal and contractual provisions for reporting specific activities in separate funds.
- 28) We have identified and disclosed to you all instances of identified and suspected fraud and noncompliance with provisions of laws, regulations, contracts and grant agreements that we believe have a material effect on the financial statements.
- 29) We are in agreement with the finding related to expenditures exceeding appropriations of the City's General Fund budget and we are not aware of any other violations or possible violations of budget ordinances, laws and regulations (including those pertaining to adopting, approving, and amending budgets), provisions of contracts and grant agreements, tax or debt limits, and any related debt covenants whose effects should be considered for disclosure in the financial statements, or as a basis for recording a loss contingency, or for reporting on noncompliance.



"The City on the Grow"



-4-

- 30) As part of your audit, you assisted with preparation of the financial statements and disclosures, schedule of expenditures of federal awards, necessary sections of the data collection form, and journal entries. We acknowledge our responsibility as it relates to those nonaudit services, including that we assume all management responsibilities; oversee the services by designating an individual, Vidal Roman, who possesses suitable skill, knowledge, or experience; evaluate the adequacy and results of the services performed; and accept responsibility for the results of the services. We have reviewed, approved, and accepted responsibility for those financial statements and disclosures, schedule of expenditures of federal awards, necessary sections of the data collection form, and journal entries.
- 31) The City of Weslaco has satisfactory title to all owned assets, and there are no liens or encumbrances on such assets nor has any asset been pledged as collateral.
- 32) The City of Weslaco has complied with all aspects of contractual agreements that would have a material effect on the financial statements in the event of noncompliance.
- 33) The financial statements include all component units, appropriately present majority equity interests in legally separate organizations and joint ventures with an equity interest, and properly disclose all other joint ventures and other related organizations.
- 34) The financial statements include all fiduciary activities required by [GASBS No. 84](#).
- 35) The financial statements properly classify all funds and activities in accordance with [GASB Statement No. 34](#), as amended.
- 36) All funds that meet the quantitative criteria in [GASB Nos. 34](#) and [37](#) for presentation as major are identified and presented as such and all other funds that are presented as major are particularly important to financial statement users.
- 37) Components of net position (net investment in capital assets; restricted; and unrestricted) and classifications of fund balance (nonspendable, restricted, committed, assigned, and unassigned) are properly classified and, if applicable, approved.
- 38) Investments, derivative instruments, and land and other real estate held by endowments are properly valued.
- 39) Provisions for uncollectible receivables have been properly identified and recorded.
- 40) Expenses have been appropriately classified in or allocated to functions and programs in the statement of activities, and allocations have been made on a reasonable basis.
- 41) Revenues are appropriately classified in the statement of activities within program revenues, general revenues, contributions to term or permanent endowments, or contributions to permanent fund principal.
- 42) Interfund, internal, and intra-entity activity and balances have been appropriately classified and reported.
- 43) Deposits and investment securities and derivative instruments are properly classified as to risk and are properly disclosed.
- 44) Capital assets, including infrastructure and intangible assets, are properly capitalized, reported, and, if applicable, depreciated or amortized.
- 45) We have appropriately disclosed the City of Weslaco's policy regarding whether to first apply restricted or unrestricted resources when an expense is incurred for purposes for which both restricted and unrestricted net position is available and have determined that net position is properly recognized under the policy.



"The City on the Grow"



-5-

- 46) We are following our established accounting policy regarding which resources (that is, restricted, committed, assigned, or unassigned) are considered to be spent first for expenditures for which more than one resource classification is available. That policy determines the fund balance classifications for financial reporting purposes.
- 47) We acknowledge our responsibility for the required supplementary information (RSI). The RSI is measured and presented within prescribed guidelines and the methods of measurement and presentation have not changed from those used in the prior period. We have disclosed to you any significant assumptions and interpretations underlying the measurement and presentation of the RSI.
- 48) With respect to the other supplementary information on which an in-relation-to opinion is issued:
 - a) We acknowledge our responsibility for presenting the other supplementary information in accordance with accounting principles generally accepted in the United States of America, and we believe the other supplementary information, including its form and content, is fairly presented in accordance with accounting principles generally accepted in the United States of America. The methods of measurement and presentation of the other supplementary information have not changed from those used in the prior period, and we have disclosed to you any significant assumptions or interpretations underlying the measurement and presentation of the supplementary information.
 - b) If the other supplemental information is not presented with the audited financial statements, we will make the audited financial statements readily available to the intended users of the supplementary information no later than the date we issue the supplementary information and the auditor's report thereon.
- 49) With respect to federal award programs:
 - a) We are responsible for understanding and complying with and have complied with, the requirements of Title 2 U.S. Code of Federal Regulations (CFR) Part 200, Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards (Uniform Guidance), including requirements relating to preparation of the schedule of expenditures of federal awards.
 - b) We acknowledge our responsibility for preparing and presenting the schedule of expenditures of federal awards (SEFA) and related disclosures in accordance with the requirements of the Uniform Guidance, and we believe the SEFA, including its form and content, is fairly presented in accordance with the Uniform Guidance. The methods of measurement or presentation of the SEFA have not changed from those used in the prior period and we have disclosed to you any significant assumptions and interpretations underlying the measurement or presentation of the SEFA.
 - c) If the SEFA is not presented with the audited financial statements, we will make the audited financial statements readily available to the intended users of the SEFA no later than the date we issue the SEFA and the auditor's report thereon.



"The City on the Grow"



-6-

- d) We have identified and disclosed to you all of our government programs and related activities subject to the Uniform Guidance compliance audit, and have included in the SEFA, expenditures made during the audit period for all awards provided by federal agencies in the form of federal awards, federal cost-reimbursement contracts, loans, loan guarantees, property (including donated surplus property), cooperative agreements, interest subsidies, insurance, food commodities, direct appropriations, and other direct assistance.
- e) We are responsible for understanding and complying with, and have complied with, the requirements of federal statutes, regulations, and the terms and conditions of federal awards related to each of our federal programs and have identified and disclosed to you the requirements of federal statutes, regulations, and the terms and conditions of federal awards that are considered to have a direct and material effect on each major program.
- f) We are responsible for establishing and maintaining, and have established and maintained, effective internal control over compliance for federal programs that provides reasonable assurance that we are managing our federal awards in compliance with federal statutes, regulations, and the terms and conditions of federal awards that could have a material effect on our federal programs. We believe the internal control system is adequate and is functioning as intended.
- g) We have made available to you all federal awards (including amendments, if any) and any other correspondence with federal agencies or pass-through entities relevant to federal programs and related activities.
- h) We have received no requests from a federal agency to audit one or more specific programs as a major program.
- i) We have complied with the direct and material compliance requirements (except for noncompliance disclosed to you), including when applicable, those set forth in the *OMB Compliance Supplement*, relating to federal awards and [have identified and disclosed to you all amounts questioned and all known noncompliance with the direct and material compliance requirements of federal awards.
- j) We have disclosed any communications from federal awarding agencies and pass-through entities concerning possible noncompliance with the direct and material compliance requirements, including communications received from the end of the period covered by the compliance audit to the date of the auditor's report.
- k) We have disclosed to you the findings received and related corrective actions taken for previous audits, attestation engagements, and internal or external monitoring that directly relate to the objectives of the compliance audit, including findings received and corrective actions taken from the end of the period covered by the compliance audit to the date of the auditor's report.
- l) Amounts claimed or used for matching were determined in accordance with relevant guidelines in OMB's Uniform Guidance (2 CFR part 200, subpart E).
- m) We have disclosed to you our interpretation of compliance requirements that may have varying interpretations.



"The City on the Grow"



-7-

- n) We have made available to you all documentation related to compliance with the direct and material compliance requirements, including information related to federal program financial reports and claims for advances and reimbursements.
- o) We have disclosed to you the nature of any subsequent events that provide additional evidence about conditions that existed at the end of the reporting period affecting noncompliance during the reporting period.
- p) There are no such known instances of noncompliance with direct and material compliance requirements that occurred subsequent to the period covered by the auditor's report.
- q) No changes have been made in internal control over compliance or other factors that might significantly affect internal control, including any corrective action we have taken regarding significant deficiencies or material weaknesses in internal control over compliance, subsequent to the period covered by the auditor's report.
- r) Federal program financial reports and claims for advances and reimbursements are supported by the books and records from which the financial statements have been prepared.
- s) The copies of federal program financial reports provided you are true copies of the reports submitted, or electronically transmitted, to the respective federal agency or pass-through entity, as applicable.
- t) We have charged costs to federal awards in accordance with applicable cost principles.
- u) We are responsible for and have accurately prepared the summary schedule of prior audit findings to include all findings required to be included by the Uniform Guidance, and we have provided you with all information on the status of the follow-up on prior audit findings by federal awarding agencies and pass-through entities, including all management decisions.
- v) We are responsible for and have ensured the reporting package does not contain protected personally identifiable information.
- w) We are responsible for and have accurately prepared the auditee section of the Data Collection Form as required by the Uniform Guidance.
- x) We are responsible for taking corrective action on each audit finding of the compliance audit and have developed a corrective action plan that meets the requirements of the Uniform Guidance.
- y) We have disclosed to you all contracts or other agreements with service organizations, and we have disclosed to you all communications from the service organizations relating to noncompliance at the service organizations.

Signature: 
 Title: Indian City Manager

Signature: 
 Title: Finance Director



"The City on the Grow"



Carr, Riggs & Ingram, LLC
402 East Tyler Avenue
Harlingen, TX 78550-9122
(956) 423-3765
(956) 428-7520 (fax)
CRIcpa.com

April 5, 2022

City Commission and Management
City of Weslaco, Texas

In planning and performing our audit of the financial statements of the governmental activities, business-type activities, each major fund, and the aggregate remaining fund information of the City of Weslaco, Texas (the "City"), as of and for the year ended September 30, 2021, in accordance with auditing standards generally accepted in the United States of America, we considered the City of Weslaco, Texas' internal control over financial reporting (internal control) as a basis for designing audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the City of Weslaco, Texas' internal control. Accordingly, we do not express an opinion on the effectiveness of the City of Weslaco, Texas' internal control. Our report includes reference to other auditors who audited the financial statements of the aggregate discretely presented component unit, as described in our report on the City of Weslaco, Texas' financial statements. This report does not include the results of the other auditors' testing of internal control over financial reporting or compliance and other matters that are reported separately by those auditors.

Our consideration of internal control was for the limited purpose described in the preceding paragraph and was not designed to identify all deficiencies in internal control that might be material weaknesses or significant deficiencies and therefore, material weaknesses or significant deficiencies may exist that have not been identified. However, as described in the Annual Comprehensive Financial Report schedule of findings and questioned costs, we did identify certain deficiencies in internal control that we consider to be a significant deficiency.

A *deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, misstatements on a timely basis. A *material weakness* is a deficiency, or a combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected, on a timely basis. We did not identify any deficiencies in internal control that we consider to be material weaknesses.

A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance. We consider the deficiency described in the Annual Comprehensive Financial Report schedule of findings and questioned costs as item 2020-001 to be a significant deficiency.

During our audit we also became aware of certain matters that are opportunities for strengthening internal controls and operating efficiency. We included the accompanying chart of internal control recommendations for management's consideration. This letter does not affect our report, dated April 5, 2022, on the financial statements of the City of Weslaco, Texas.



This communication is intended solely for the information and use of the City Commission and Management and others within the City of Weslaco, Texas, and is not intended to be and should not be used by anyone other than these specified parties.

Carr, Riggs & Ingram, L.L.C.

CARR, RIGGS & INGRAM, LLC



IP = Improvement Point	D = Control Deficiency	SD = Significant Deficiency	MW = Material Weakness
---	---	--	---

CONTROL NUMBER	RATING	AREA	ITEM NOTED	SUGGESTION	MANAGEMENT ACTION
001	IP	Unbilled Utility Accounts receivable	During review of the process of accruing unbilled utility receivables, CRI noted additional Accounts Payable Sales tax needed to be accrued for.	Appropriate personnel from the finance department should review unbilled utility receivables is correctly calculated.	This process will be reviewed and a procedure will be put in place to comply with this matter.
002	IP	Amortization of Bond Premium and Accrued Bond Interest worksheets	During our audit fieldwork, CRI noted the amortization of bond premium and accrued bond interest worksheets were not updated before audit fieldwork started.	Client should ensure all financial records and support is ready before the audit starts.	This process will be reviewed and a procedure put in place to comply with this matter.
003	D	Solid Waste Revenue	During review of utility billing for solid waste revenue, CRI noted garbage rates for commercial type clients were not reflected of the change in rates.	Management should review to ensure rates were correctly updated in utility billing software.	This process will be reviewed and a procedure put in place to comply with this matter.
004	D	Investment Compliance	One of the investment officers did not receive the required training within two years.	Management should review in order to stay compliant.	The City noted investment officer took required training in February 2022.
005	IP	Cash	During our procedures of review of bank reconciliations, CRI noted one old outstanding check that has not cleared the bank and is more than 6 months outstanding.	Management should cancel and re-issue checks older than one year.	This process will be reviewed and a procedure put in place to comply with this matter.



CONTROL NUMBER	RATING	AREA	ITEM NOTED	SUGGESTION	MANAGEMENT ACTION
006	D	Property Tax Receivable and Fuel Sales Payable	During our review of significant disbursements and property taxes, CRI noted fuel delivery services accrual and 60 day accrual for property tax penalties and interest from prior year were not appropriately reversed.	Appropriate personnel from the finance department should review accruals are properly reversed.	This process will be reviewed and a procedure will be put in place to comply with this matter.
007	D	Accounts Receivable/ Revenue	During our procedures over revenue, CRI noted the City did not accrue mixed beverage taxes for September 2021. Adjustments were proposed and made to correct missing information.	Appropriate personnel from the finance department should review Texas Comptroller website for Mixed Beverage taxes to ensure all amounts are appropriately accounted for.	This process will be reviewed and a procedure will be put in place to comply with this matter.
008	D	Daily Activity Reports (DARs)	For the Coronavirus Relief Fund federal program, amounts requested for payroll on the reimbursement request forms did not match the support provided. The Daily Activity Reports (DARs) submitted for reimbursement did not match actual supporting documentation such as check stubs. Differences were identified in both fringe benefits and wages.	We recommend that the support for the grant reimbursements be reviewed in detail by the Accountant and Finance Director prior to submitting expenditures for reimbursement to ensure only amounts paid by the City are being requested for reimbursement.	This process will be reviewed and a procedure will be put in place to comply with this matter.



CONTROL NUMBER	RATING	AREA	ITEM NOTED	SUGGESTION	MANAGEMENT ACTION
009	D	Accounts payable	2 exceptions were identified in the test of subsequent disbursements. Certain fees related to professional services and support services received before year-end were improperly excluded from accounts payable. Adjusting entries were needed to adjust the accounts payable and related expenditure accounts.	We recommend management to establish cutoff period for purchase orders to ensure all related accounts payables have been accurately reflected in appropriate accounts. In addition, disbursements should continue to be reviewed for posting in the correct accounting period.	City will make certain that any outstanding invoices are charged to the appropriate fiscal year.
2020-001	SD	Budgetary process and expenditures in excess of appropriations	Refer to Schedule of Findings and Questioned Costs for the item noted.	Refer to Schedule of Findings and Questioned Costs for the item noted.	Refer to Schedule of Findings and Questioned Costs for the item noted.



City of Weslaco, Texas

Report to the City Commission

Overview of the Annual Comprehensive Financial Report 2021

Presented by: Matthew Montemayor, CPA, Partner

This report is intended solely for the use of the City Commission and management.

Introduction



- Matthew Montemayor,
CPA, Engagement Partner
- Harlingen Office
- Oversee all activities
including:
 - Development of audit
plan
 - Execution of audit
procedures
 - Review of fieldwork
 - Final report issuance

CARR, RIGGS & INGRAM, LLC

Overview of Annual Financial Report



Contents:

- Transmittal letter
- Management's Discussion and Analysis
- Government-wide financial statements
- Fund financial statements
- Notes to Financial Statements
- Required Supplementary Information
- Other Supplementary Information
- Statistical Section
- Compliance Section

GFOA Certificate



Government Finance Officers Association

Certificate of
Achievement
for Excellence
in Financial
Reporting

Presented to

**City of Weslaco
Texas**

For its Annual Comprehensive
Financial Report
For the Fiscal Year Ended

September 30, 2020

Christopher P. Morill

Executive Director/CEO

CARR, RIGGS & INGRAM, LLC

Executive Summary



- Audit process consists of two components: Financial Statement Audit and Audit of Federal Awards (Single Audit)

Financial Statement Audit

- We have audited the basic financial statements of the:
 - Primary government:
 - Governmental activities – police, fire, public works, public services, and administration
 - Business-type activities – Water and Sewer, Solid Waste, and Airport operations
- We did not audit the Aggregate Discretely Presented Component Unit:
 - Economic Development Corporation of Weslaco- Audited by Component Auditors
 - Reference made in Independent Auditors' Report

Audit of Federal Awards

- We have audited compliance with the compliance requirements described in the OMB Compliance supplement for the City's major federal program in accordance with Uniform Guidance
 - Two major program during the current year

Reports Issued



We issued three reports this audit year

Financial Statement Audit:

1. Independent Auditor's Report (Page 9)

- Opinion on the fair presentation of the financial statements

2. Independent Auditors' Report on Internal Control Over Financial Reporting and on Compliance and Other Matters in Accordance with Government Auditing Standards (Yellow Book) (Page 217)

- Describes the scope and results of our testing of internal controls over financial reporting and compliance with laws, regulations, contracts, and grant agreements.

Audit of Federal Awards:

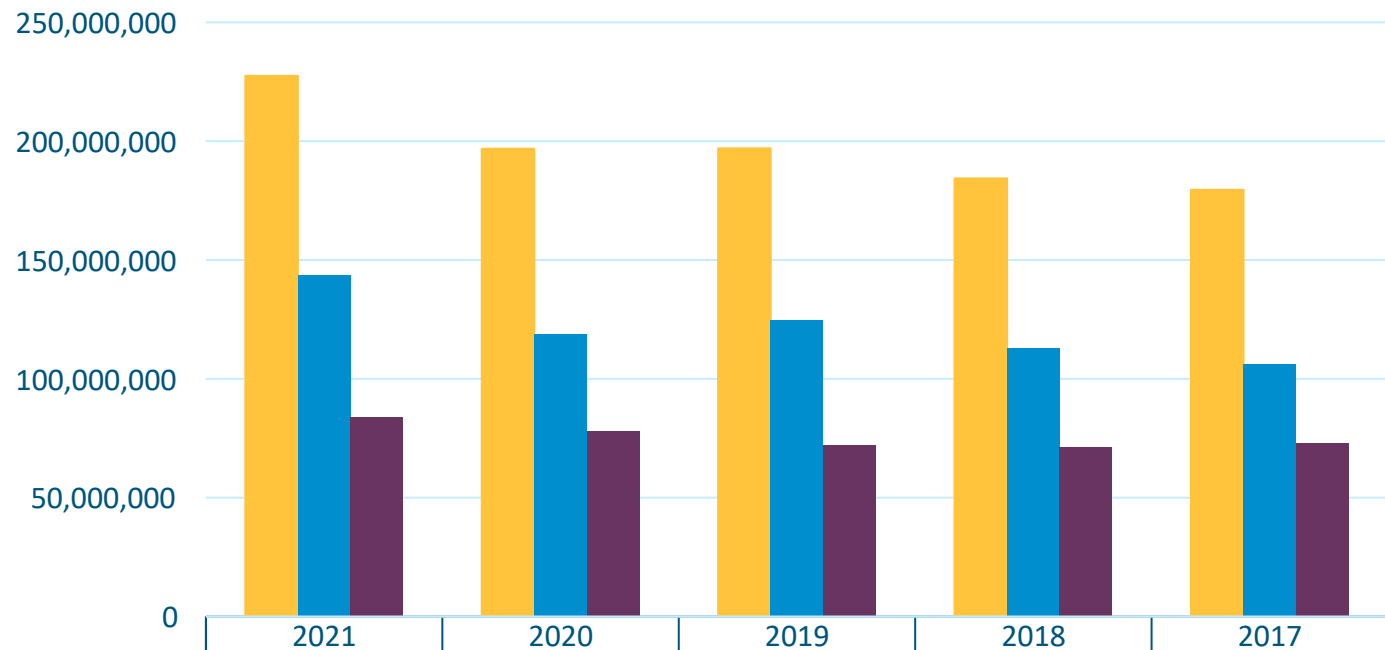
3. Independent Auditors' Report on Compliance for the Major Program and on Internal Control Over Compliance Required by the Uniform Guidance (Page 221)

- Opinion on compliance for major program
- Describes the scope and results of our testing of internal controls over compliance
- Major programs:
 - ALN 21.019 COVID-19 Coronavirus Relief Fund, \$629K
 - ALN 21.027 COVID-19 Coronavirus State and Local Fiscal Recovery Funds, \$700k

CARR, RIGGS & INGRAM, LLC

Fiscal Year 2021 Financial Highlights

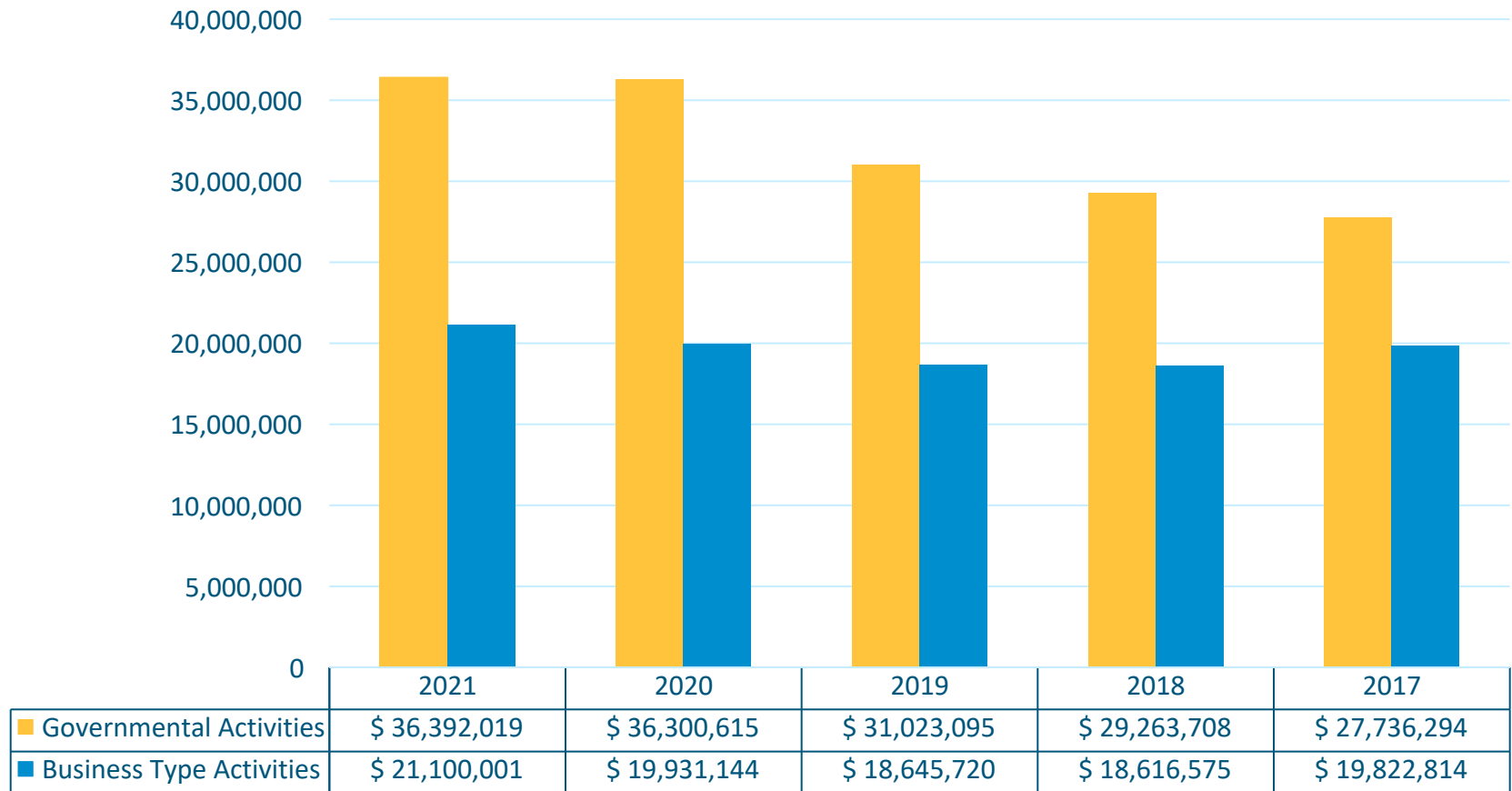
Assets and Deferred Outflows of Resources, Liabilities and Deferred Inflows of Resources, and Net Position – Primary Government



Assets and Deferred Outflows of Resources	2021	2020	2019	2018	2017
Liabilities and Deferred Inflows of Resources					
Net Position					
	\$ 227,476,680	\$ 196,825,365	\$ 196,984,845	\$ 184,326,260	\$ 179,532,953
	\$ 143,707,021	\$ 118,744,572	\$ 124,629,170	\$ 112,945,990	\$ 106,370,537
	\$ 83,769,659	\$ 78,080,793	\$ 72,355,675	\$ 71,380,270	\$ 73,162,416

CARR, RIGGS & INGRAM, LLC

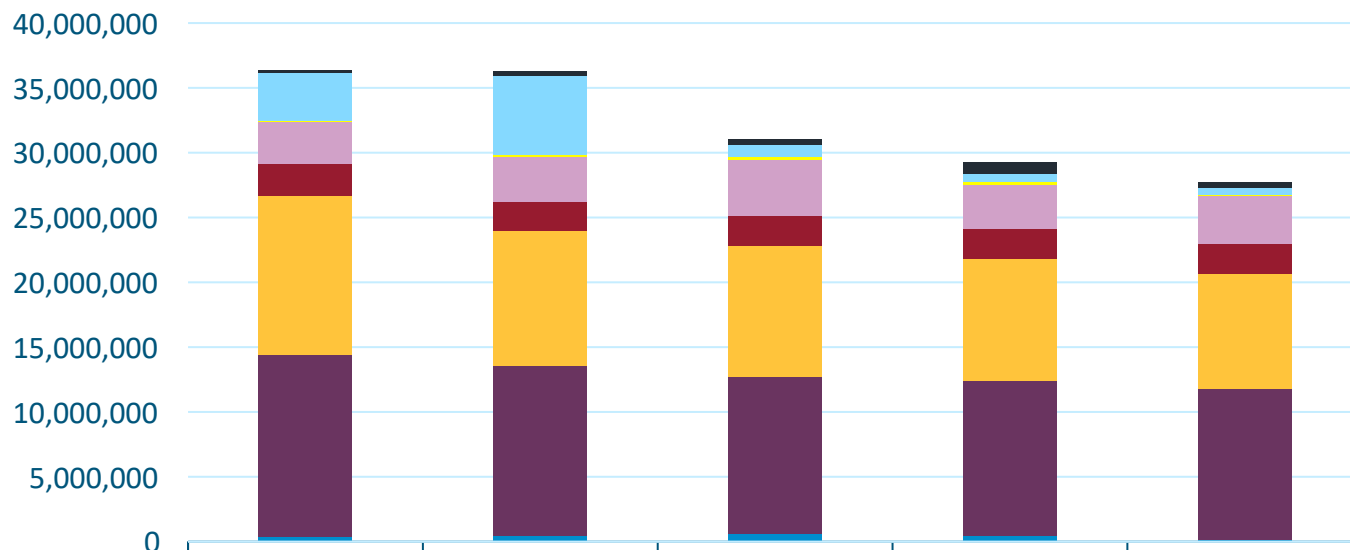
Revenue Comparison – Primary Government



Total Governmental Revenues by year, not including transfers.

CARR, RIGGS & INGRAM, LLC

Revenue Analysis – Governmental activities

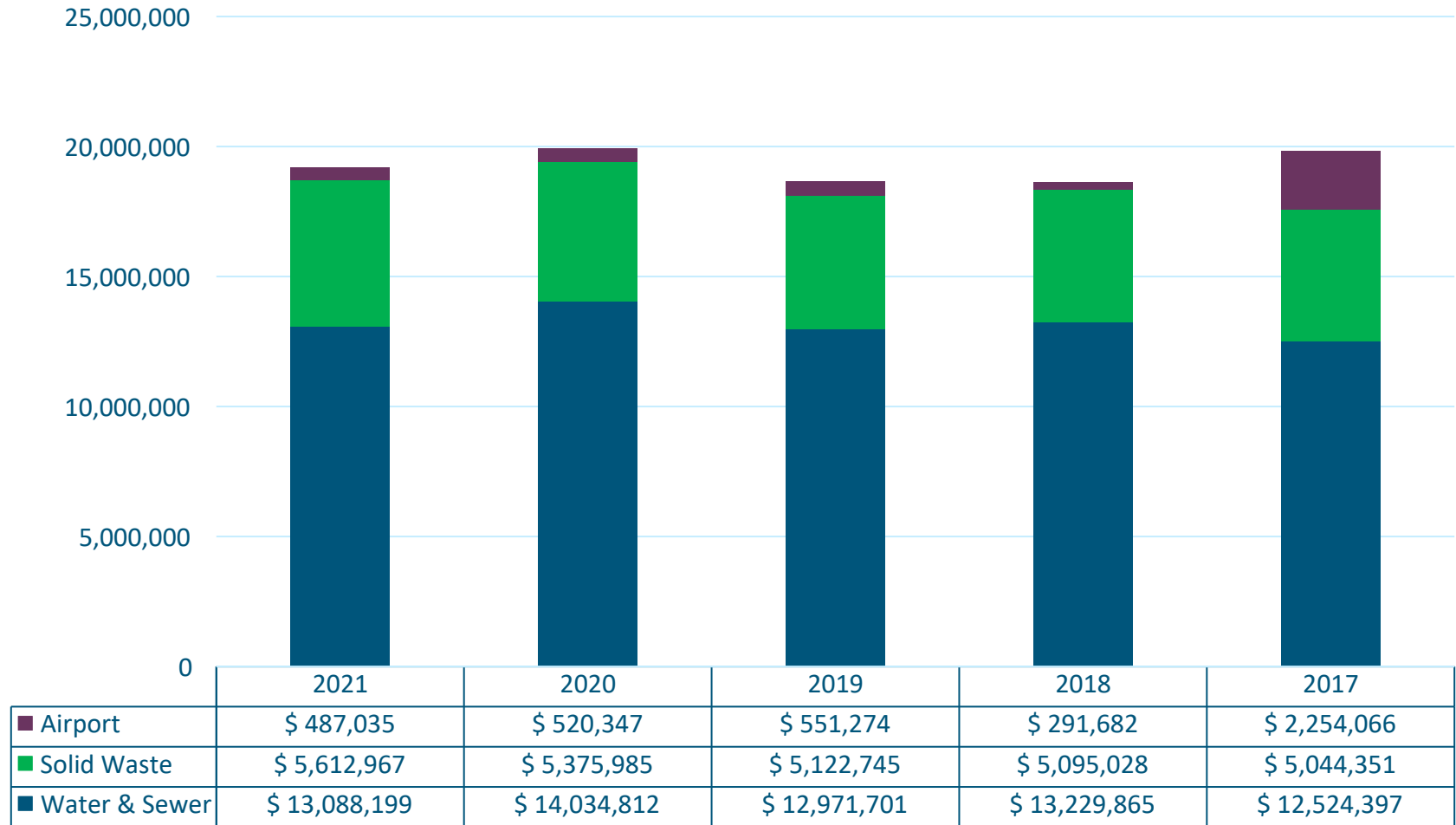


	2021	2020	2019	2018	2017
Other	\$ 218,809	\$ 320,215	\$ 409,575	\$ 858,322	\$ 398,841
Operating grants and contributions	\$ 3,708,547	\$ 6,120,352	\$ 889,479	\$ 648,763	\$ 585,580
Unrestricted investment earnings	\$ 45,432	\$ 200,243	\$ 272,670	\$ 191,883	\$ 103,608
Charges for services	\$ 3,281,081	\$ 3,426,349	\$ 4,292,614	\$ 3,468,172	\$ 3,630,645
Franchise and Other	\$ 2,445,906	\$ 2,287,965	\$ 2,342,118	\$ 2,291,814	\$ 2,335,034
Sales taxes	\$ 12,292,524	\$ 10,402,522	\$ 10,063,222	\$ 9,356,472	\$ 8,929,546
Property taxes	\$ 14,014,741	\$ 13,107,912	\$ 12,127,801	\$ 12,002,082	\$ 11,615,301
Capital grants and contributions	\$ 384,979	\$ 435,057	\$ 625,616	\$ 446,200	\$ 137,739

Sources of the City's revenues from governmental activities, not including transfers.

CARR, RIGGS & INGRAM, LLC

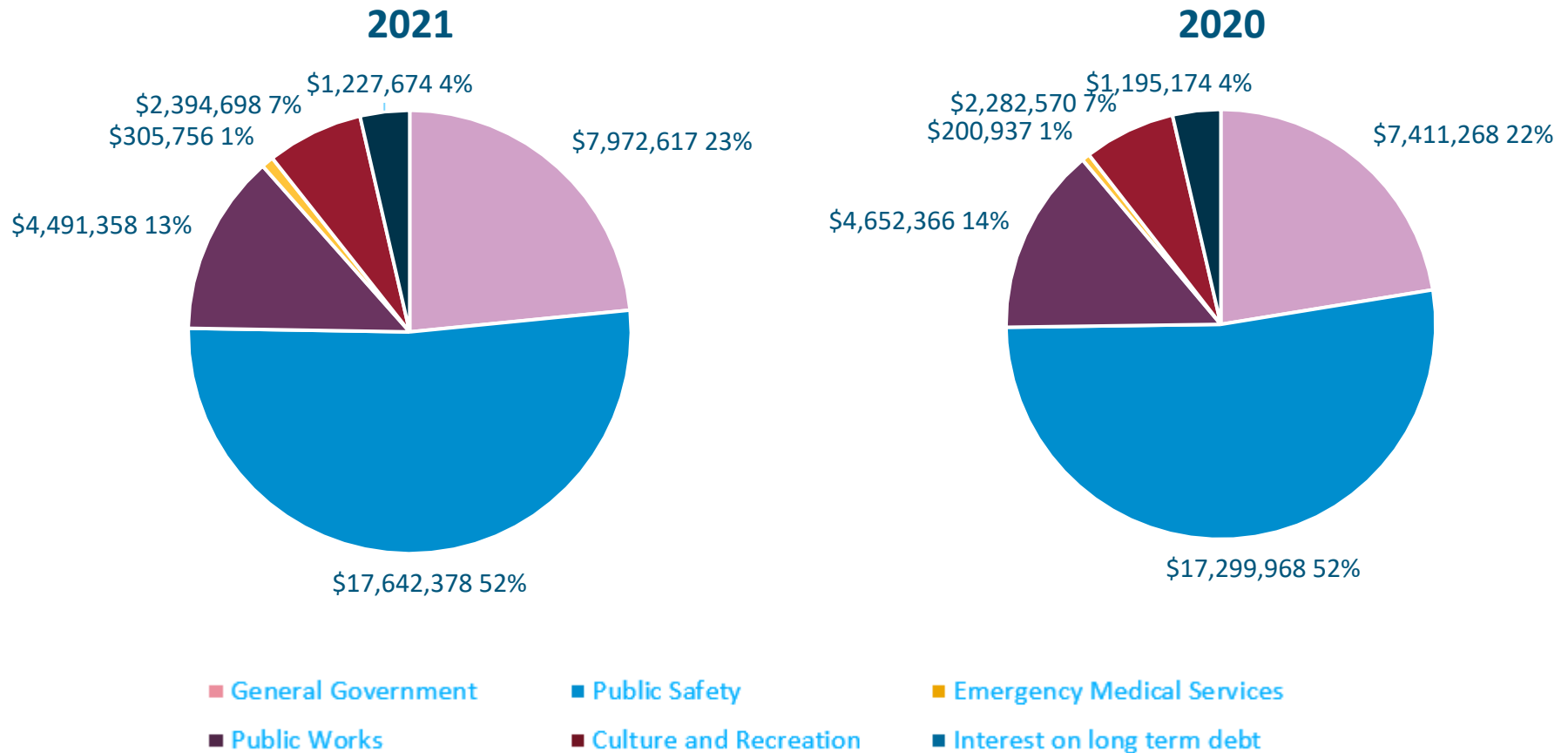
Revenue Analysis – Business-type activities



City's business-type activities operating and non operating revenues, not including transfers of capital contributions

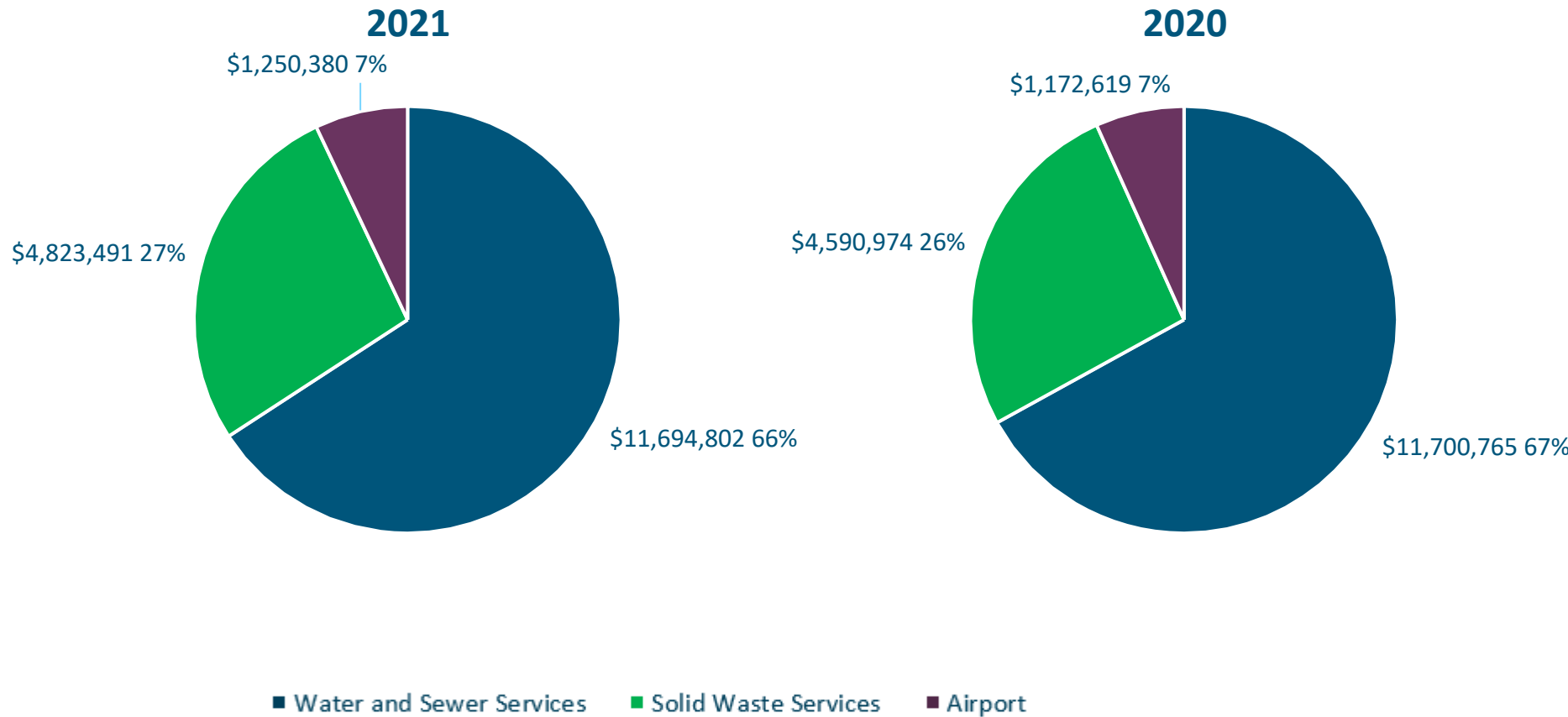
CARR, RIGGS & INGRAM, LLC

Expenditure Analysis – Governmental Activities



CARR, RIGGS & INGRAM, LLC

Expenditure Analysis – Business-type Activities



CARR, RIGGS & INGRAM, LLC

General Fund- Statement of Revenues, Expenditures and Changes in Fund Balances



General Fund

Balances for the year ended September 30, 2021

Revenues	\$31,694,483
Expenditures	\$34,316,709
Net change in fund balance	\$ (3,607,265)

Unassigned Fund balance/Expenditures 24.5%

General Fund

Balances for the year ended September 30, 2020

Revenues	\$31,813,494
Expenditures	\$29,488,083
Net change in fund balance	\$ 2,694,142

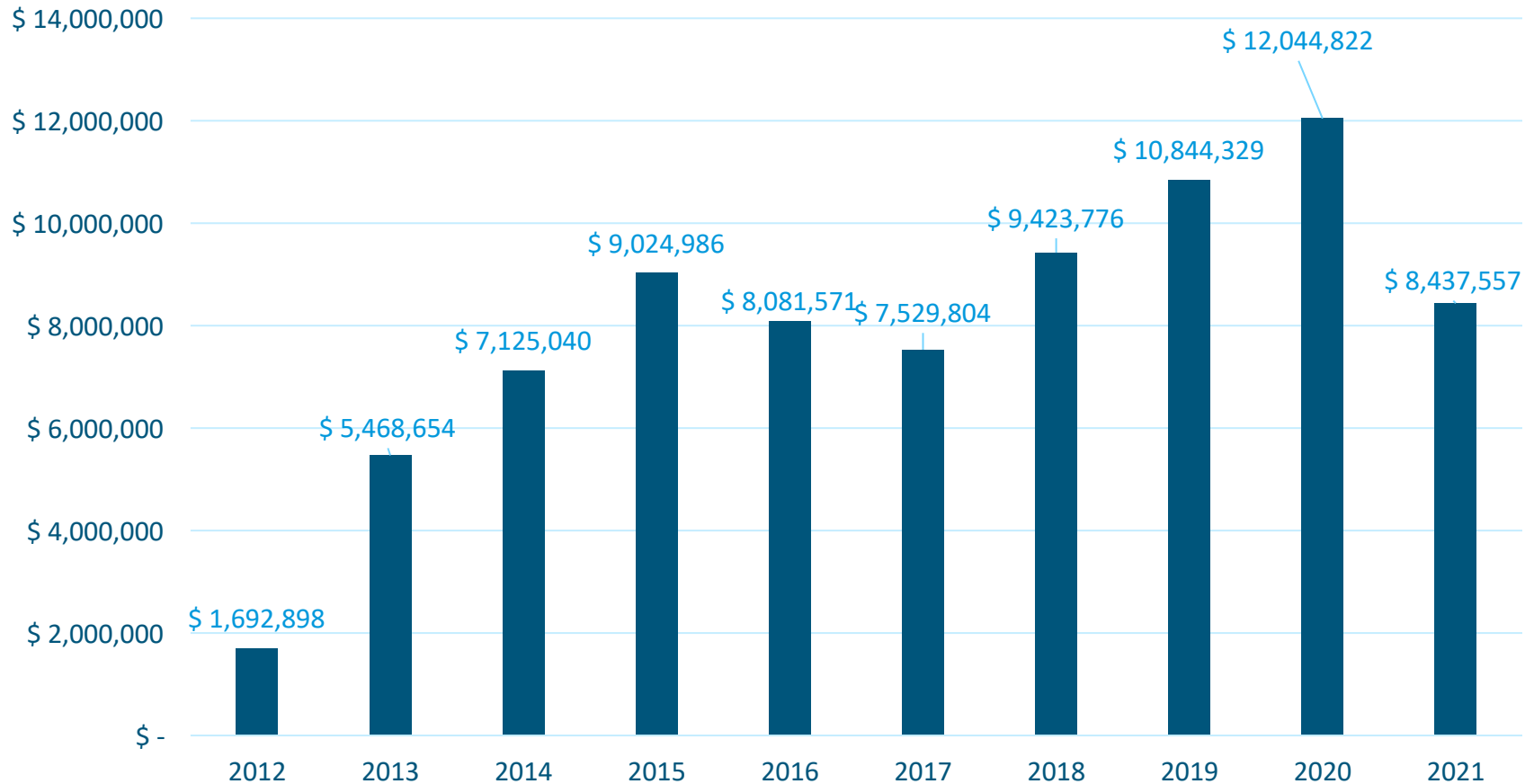
Unassigned Fund balance/Expenditures 31%

Most significant changes:

- 18% increase in sales tax revenue
- 7% increase in property tax revenue
- \$4.3M decrease in Coronavirus relief funds
- \$3M increase in general government related expenditures

CARR, RIGGS & INGRAM, LLC

General Fund Balance Comparison



CARR, RIGGS & INGRAM, LLC

Required Communications



Significant difficulties- None

Disagreements with management- None

Significant Estimates- Depreciation, post-employment obligations, Defined Benefit Pension, Allowances for uncollectible accounts, Investments

Corrected and uncorrected misstatements- posted and reflected in summary of audit adjustments.

Written representations obtained from management

Advisory comments- discussed and provided to management



TODAY'S PRESENTER

Matthew C. Montemayor, CPA, Partner
Harlingen, Texas
(956) 423-3765
mmontemayor@cricpa.com



Standardized Agenda Request Form

Date of Meeting: April 19, 2022		Agenda Item No. (to be assigned by CSO): 2022-5351	
From:			
Subject: Discussion and consideration after public hearing on behalf of Eric Cavazos on Ordinance 2022-12 to rezone 901 Hackberry also being Lot 1-3, Block 2, Bougainvillea Heights Subdivision, Weslaco, Hidalgo County, Texas from R-1 One Family Dwelling District to B-1 neighborhood business district and authorize the Mayor to execute any related documents. First reading of Ordinance 2022-12. Three-fourths vote required. Possible action. (Staffed by Planning & Code Enforcement Department.)			
Background: The applicant is requesting to rezone property from R-1 One Family Dwelling District to B-1 neighborhood business district. Twenty-nine (29) property owners within 200 feet of the applicant's property were notified by letter on March 25, 2022.			
Funding Source (budget code, if applicable):			
Amount:	Term of Impact:	Identified in Current Budget:	
Additional Action Prompted: Mayor's Signature Ordinance - First Reading			
If item previously considered, provide date and action by Commission:			
If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners: Notice of the application and the Public Hearing for the Planning and Zoning Commission and City Commission appeared in The Monitor on March 21, 2022.			
Advisory Review, if any (name of board/committee, date of action, recommendation): The Planning and Zoning Commission recommended denial of the rezone request based on surrounding land use at their regular meeting of April 6, 2022.			
KAYLA AREVALO REBEKAH DE LA FUENTE Martin Garza		Created/Initiated Approved New	
City Manager Comments: Deny as recommended by staff and the Planning and Zoning Commission.			
Staff Recommendation: Staff recommends denial based on the 2040 land use map and surrounding land use.			
Attachments, if any: Rezone-901 Hackberry- Memo, Petition, 901 Hackberry-Attachments, 901 Hackberry-Aerial, O2022-12 rezone 901 Hackberry			

Responsibilities upon Approval:

Staff will advise the applicant.

City of Weslaco

"The City on the Grow"



David Suarez, Mayor
Josh Pedraza, Mayor Pro-Tem, District 1
Leo Muñoz, Commissioner, At-Large
Greg Kerr, Commissioner, At-Large
Letty Lopez, Commissioner, District 2
Jose "JP" Rodriguez, Commissioner, District 3
Adrian Farias, Commissioner, District 4

Martin Garza, Interim City Manager

MEMO

TO: Mayor and City Commission

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

RE: Rezone- 901 Hackberry

DATE: April 12, 2022

The property owner is proposing a daycare type use for this located. A Facility inspection was conducted at the property on February 1, 2022. The applicant had approached staff regarding on current process to follow in order to utilize the property for a daycare center. Staff advised the applicant that if the facility would host twelve (12) children or less and the owner would be living at the location then they could apply for a Conditional Use Permit. If they intended to have more children than that then the property was properly zoned for that type of use. The applicant chose to pursue the Rezone process and was advised that there may be opposition from the surrounding neighbors based on previous request in this area. The 2040 Land Use Map has identified this area as a single-family residential. A petition was received against this item with fifteen (15) of the signatures being within the 200ft radius, this item will require super majority vote.

The Planning & Zoning Commission recommended denial based on the existing surrounding land use and 2040 Land Use Map

Thank you,

Rebekah de la Fuente, CFM

My signature below indicates I am opposed to rezoning 901 Hackberry. Also being Lot 1-3, Block 2, Bougainvillea Heights Subdivision, Weslaco, Hidalgo County and Texas from R-1 One Family Dwelling District to B-1 Neighborhood Business District.

Signature	Printed Name	Address
<i>Vicki Rainwater</i>	Vicki Rainwater	1010 Hackberry Dr.
<i>Marguerite J. Wiegand</i>	Marguerite J. Wiegand	1005 Hackberry Dr.
<i>Craig L. Wiegand</i>	Craig L. Wiegand	1005 Hackberry Dr.
<i>Yvonne Ellison</i>	Yvonne Ellison	1003 Hackberry Dr.
<i>Mark Pederson</i>	Mark Pederson	1000 W. Hackberry Dr.
<i>R. A. Ortiz</i>	Ramiro Ortiz	912 Hackberry Dr.
<i>David Gamez</i>	David Gamez	904 Hackberry ✓
<i>Bobbie Woods</i>	Bobbie Woods	650 Bougainvillea
<i>Michelle Burciaga</i>	Michelle Burciaga	918 West 7th St.
<i>Melissa Blackstead</i>	Melissa Blackstead	917 Hackberry Dr.
<i>Jeff Walker</i>	Jeff Walker	910 W. 6th St ✓
<i>Belinda Rodriguez</i>	Belinda Rodriguez	604 Berclair St
<i>Misty S. Chiasson-Munoz</i>	Misty S. Chiasson-Munoz	1012 S. Border Ave ✓
<i>Jaime Vasquez</i>	Jaime A. Vasquez	611 S. Border ✓
<i>Rebecca Gonzalez</i>	Rebecca Gonzalez	906 W. 6 ✓



Walker Realty

Jeff Walker, CRS, GRI
Broker/Owner

2114 W. 6th St Weslaco, TX 78596

Off: (956) 968-8317
Cell: (956) 373-6117
Fax: (956) 968-0281
jwalkercrsgr@hotmail.com
www.walker-realty.net

Residential Commercial Acreage Investments

STOPPAGE PETITION

We, the undersigned support the stoppage of the Rezoning of 901 Hackberry. Also being Lot 1-3, Block 2, Bougainvillea Heights Subdivision, Weslaco, Hidalgo County, and Texas from R-1 One Family Dwelling District to B-1 neighborhood business district.

We petition the City of Weslaco Planning Department and the City of Weslaco City Commissioners to deny the request of rezoning for these properties.

Name	Address	Phone #	Signature
✓ Jaine Minerva Vasquez	611 S. Border	956-648-4691	Jaine Vasquez
✓ Chris & Susana Fann	605 S. Border Ave	956-207-3634	Chris Fann
✓ Flora Peña	902 Hackberry	956-295-5271	Flora Peña
✓ Nasario Peña	902 Hackberry Dr.	956-684-6564	Nasario Peña
✓ David Garza	904 Hackberry	956-6552731	David Garza
✓ ROE PISA	701 S Border	956-968-4716	ROE PISA
✓ Donna Cidillo	800 W. 7th St.	956-648-1422	Donna Cidillo
✓ DIPNISO CALVO	610 SO. OHIO	956-968-6546	DIPNISO CALVO
✓ ALEXANDER GONZALEZ	801 W 7th	956-532-7133	Alexander Gonzalez
✓ My & Carolina Lowrey	703 S. Border Ave.	956-998-9399	My & Carolina Lowrey
✓ Laura Suarez	905 W 7th St	956-778-7725	Laura Suarez
✓ ANTONIO RAMIREZ	910 W. 7th St	956-343-1673	Antonio Ramirez
✓ Jacqueline Repash	904 W. 7th St	956-968-8610	Jacqueline Repash
✓ Bruce Gonzales	906 W. 6th St.	956-963-1077	Bruce Gonzales
✓ Misty Munoz	612 S. Border Ave	956-463-3921	Misty Munoz
✓ Robert M. Sisk	609 S. Border Ave	956-956-0802	Robert M. Sisk

Signatures appeared herein is voluntary and no unlawful force contained upon specimen.

609 S Border



April 4, 2022

Rebekah de la Fuente, CFM

Dear Planning Director de la Fuente:

Thank you for the recent notification on rezoning request for 901 Hackberry. I'm writing this letter in opposition of the request for B-1 neighborhood business district designation. There are three major areas of concern I have.

First, I would like to maintain the subdivision's R-1 One Family Dwelling District to continue to maintain the integrity of our neighborhood. The neighborhood has been well maintained over the past 60 to 70 years and the area to the north and south of 901 Hackberry have held up through the pandemic and changes in economic conditions. We don't want to risk commercialization and we are thriving as a neighborhood.

We have neighbors who live on fixed income or set incomes and the risk of raising taxes also is a decision making element. This alone is a major hindrance.

And finally, a favorable decision in Mr. Cavazos case, would invite others to request changes in the originally designed zoning restrictions and , well, it is just a slippery slope for maintaining attractive neighborhoods.

Planning Department members, thank you for allowing a hearing on this matter.

Sincerely,

Robert M. Solether

611 S Border

April 5, 2022

Dear Planning Director:

We have been informed of a zoning request for 901 Hackberry, which impacts the surrounding vicinity and lots. As such, we are writing in opposition of a rezoning from an R-1 Family Dwelling District to a B-1 Neighborhood Business District.

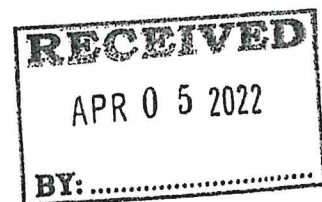
Here are a few reasons:

1. This residential area dates back several decades of at least 40 years or more with homes occupied by families. We do not wish for this to change by allowing the encroaching of businesses in this area, with 901 Hackberry being the first if the rezoning takes place. The people of Weslaco must have their residential zones protected at this time to maintain the integrity of neighborhoods, because once changed, this will lead to more urban sprawl in areas once devoted to the raising of families. We want to see families in this area—families that will call Weslaco home and who will maintain the neighborhood for many more decades to come.
2. Traffic. With a growing population, the traffic lining South Border Avenue is already problematic during the morning commute, especially with a traffic light at the corner of 6th Street and South Border Avenue. Accidents have taken place, and all the individuals who live on this street are already being impacted without the additional traffic a daycare or other facility may bring. The traffic throughout the day is steady, and unfortunately, many cars speed through South Border Avenue. This residential area is in no need of additional safety concerns or more traffic hindering the work and school commute. 901 Hackberry is directly in front of South Border Avenue, with limited space for parking, and a busy street of steady traffic.
3. Driving through the neighboring areas, there are already numerous daycares such as Fox Tree Learning Center, Mae Lee's Learning, Little Adventures Child Development, Westgate Learning Academy, and EZ Learning Preschoolers, and Lil'S Moms and Babies. Furthermore, why not create a daycare in one of many buildings available in established business districts? There are facilities available outside of this residential area, for childcare and several available properties that can also serve in this same capacity. Also, when it comes to businesses, they come and go and change throughout the years. The buying and selling of facilities for business use is a truth one can not deny. 901 Hackberry may initially serve as a daycare if the rezoning is approved, but can we safely say it will always remain as one? That may be the case for a term, but what if it later closes its door and a vape dispensary chooses to make 901 Hackberry its home? That would be a disgrace to a neighborhood that is historically important to Weslaco as one of the original residential areas.

Thank you for your time in reading this letter and in allowing concerned citizens to attend a hearing regarding the request for rezoning.

Sincerely,


Jaime and Minerva Vasquez





APPLICATION FOR REZONING

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

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

FILE NO. RZNE-000188-2022

PROPOSED PROJECT

Legal Description of Property to be rezoned:

Lot 1, 2 & 3 Block 2

Subdivision Name Bouganvillea

Street Address 901 Hackberry Dr.

Existing Zoning Residential (R1) Existing Land Use Single Family

Proposed Zoning Commercial (B1) Proposed Land Use Commercial (B1) Daycare

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

APPLICANT

Name Eric Cavazos Phone 950-900-6595

Address 4317 Vida Santa Fax: _____

City Weslaco State TX Zip Code 78596 E-Mail: _____

OWNER

Name Eric Cavazos Phone 950-900-6595

Address 4317 Vida Santa Fax: _____

City Weslaco State TX Zip Code 78596 E-Mail: _____

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

Signature [Signature] Date 1-28-22
Owner

Signature _____ Date _____
Applicant

Signature _____ Date _____
Authorized Agent

STAFF USE ONLY

Accepted By _____ Payment Received By _____ Date Paid _____

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

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

City Commission Notice of Public Hearing Published Date _____

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

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

Ordinance No. _____

CITY OF WESLACO

956-968-3181

***** REPRINT RECEIPT*****

REC#: 02856117 2/15/2022 4:13 PM

OPER: NV TERM: 041

REF#:

PAID BY:

ACCT #: XXXX-XXXX-XXXX-9893

AUTH #: 611698

TRAN #: 000000003363

TYPE: PURCHASE

TRAN: 800.0000 ENERGY PAYMENT

TENDERED: 305.00 CREDIT CARD

APPLIED: 305.00-

CHANGE:

City of Weslaco

"The City on the Grow"



David Suarez, Mayor
Josh Pedraza, Mayor Pro-Tem, District 1
Leo Muñoz, Commissioner, At-Large
Greg Kerr, Commissioner, At-Large
Letty Lopez, Commissioner, District 2
Jose "JP" Rodriguez, Commissioner, District 3
Adrian Farias, Commissioner, District 4

Andrew Muñoz, Interim City Manager

PLANNING DEPARTMENT

March 25, 2022

Legal Notice

Dear Occupant:

The Weslaco Planning and Zoning Commission will hold a public hearing on Wednesday, April 6, 2022, at 5:30pm and the City Commission will also hold a public hearing on April 19, 2022 at 5:30 p.m. at the City Hall Legislative Chambers located at 255 South Kansas Avenue

Members of the public who wish to participate in Public Hearing on an agenda item must send their name, address and phone number via email to karevalo@weslacotx.gov by 12:00 pm on April 6, 2022. A staff member will contact you with instructions via phone call to address your public comment.

REZONE REQUEST:

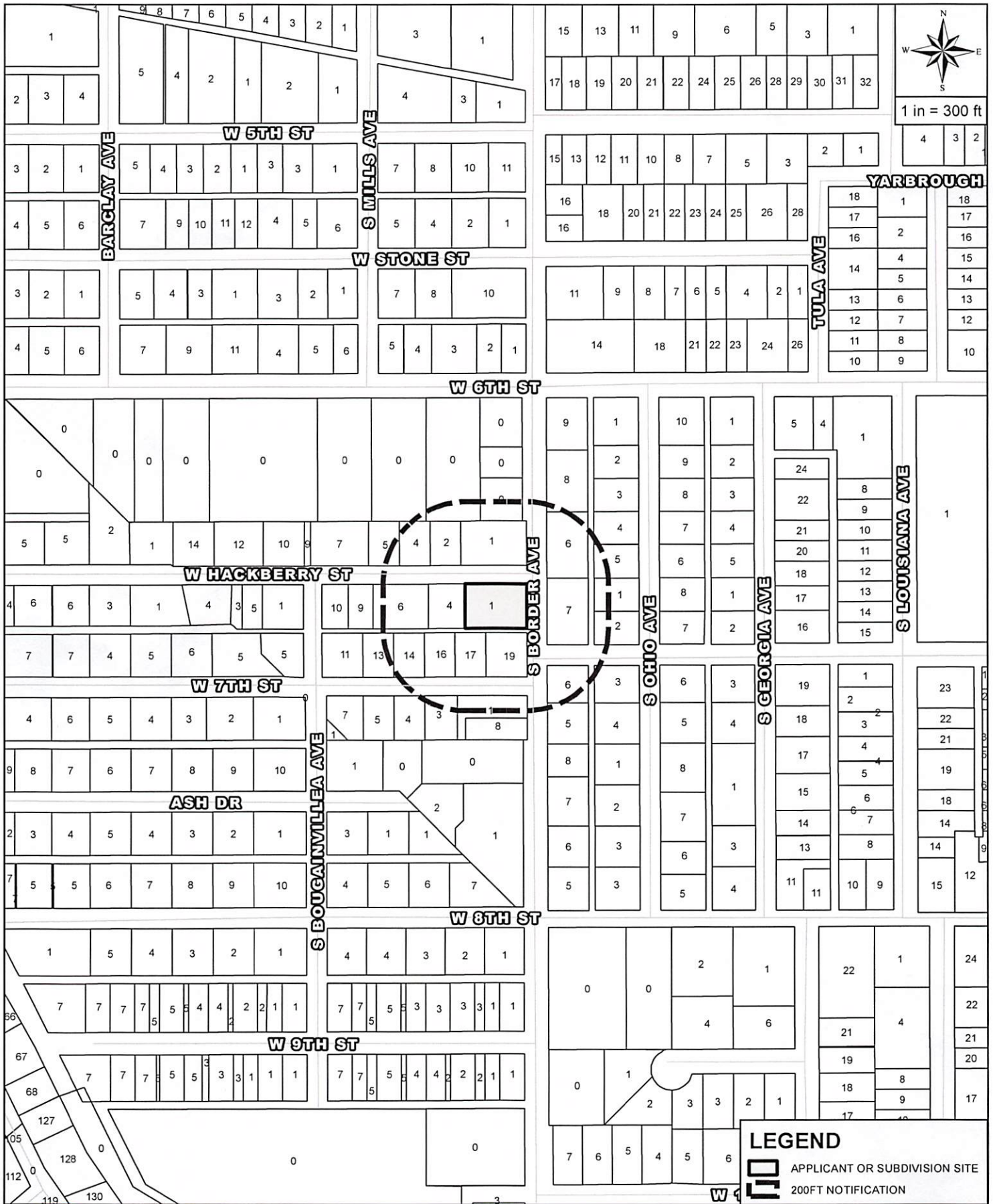
Eric Cavazos is requesting to rezone 901 Hackberry. Also being Lot 1-3, Block 2, Bougainvillea Heights Subdivision, Weslaco, Hidalgo County, and Texas from R-1 One Family Dwelling District to B-1 neighborhood business district.

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

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

Sincerely,

Rebekah de la Fuente, CFM
Planning Director



MAILOUT AND SITE MAP

APPLICANT AND/OR SUBDIVISION:

ERIC CAVAZOS - 901 HACKBERRY DR

MAR 14, 2022

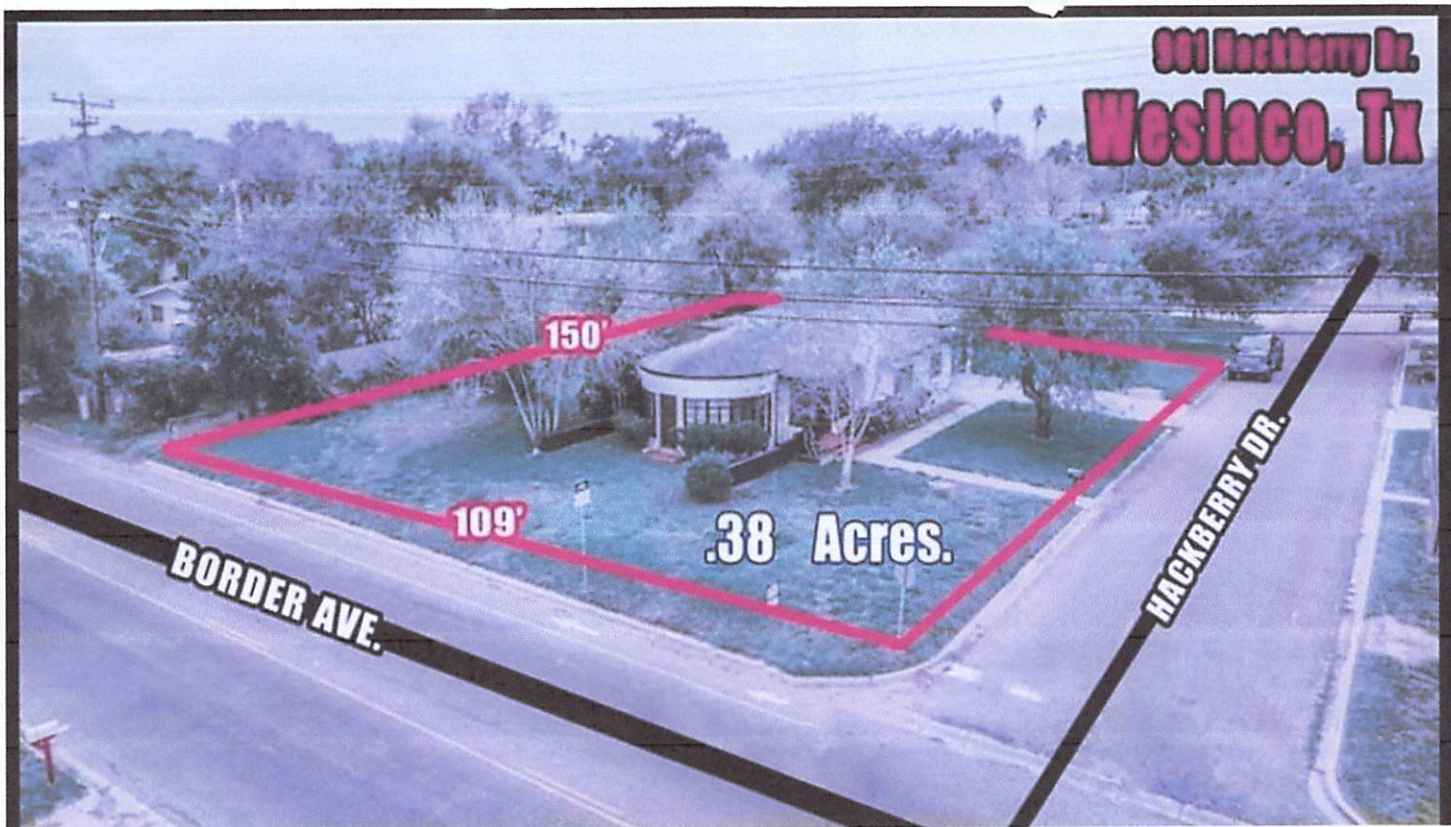
MUNOZ GUSTAVO A & MISTY D 612 S BORDER AVE WESLACO TX 78596	B3750-00-001-0001-00 BOUGAINVILLEA HEIGHTS LOTS 1 LESS T 2 BLK 1 612 BORDER AVE	L: 48016 B: 93586
GAMEZ DAVID & MARICELA 904 HACKBERRY DR WESLACO TX 78596	B3750-00-001-0002-00 BOUGAINVILLEA HEIGHTS W25'- LOT 2 & 1 904 HACKBERRY DR	L: 24300 B: 110097
LOWERY JAY & ELIDA 906 HACKBERRY DR WESLACO TX 78596	B3750-00-001-0004-00 BOUGAINVILLEA HEIGHTS BLK 1 LOTS 4 & 906 HACKBERRY DR	L: 24300 B: 75402
HANDLEY JESSICA F 908 HACKBERRY DR WESLACO TX 78596	B3750-00-001-0005-00 BOUGAINVILLEA HEIGHTS BLK 1 LOTS W 908 HACKBERRY DR	L: 24300 B: 99218
CABALLERO LYDIA E PO BOX 2864 SOUTH PADRE ISLAND TX 78597	B3750-00-002-0001-00 BOUGAINVILLEA HEIGHTS BLK 2 LOTS 901 HACKBERRY DR	L: 46598 B: 74287
PENA NASARIO & FLORA L 902 HACKBERRY DR WESLACO TX 78596	B3750-00-002-0004-00 BOUGAINVILLEA HEIGHTS LOT 4 & E40' 902 HACKBERRY ST	L: 29430 B: 129574
VALERIO & ASSOCIATES 604 E 6TH ST WESLACO TX 78596	B3750-00-002-0006-00 BOUGAINVILLEA HEIGHTS LOT 5 W10' & LOT 8 BLK 2 911 HACKBERRY DR	L: 41938 B: 60993
MCDANIEL TIMOTHY WAYNE 340 MESQUITE LN MERCEDES TX 78570	B3750-00-002-0013-00 BOUGAINVILLEA HEIGHTS BLK 2 LOTS 13 914 W 7TH ST	L: 24300 B: 75399
RAMIREZ ANTONIO ET UX 910 W 7TH ST WESLACO TX 78596	B3750-00-002-0014-00 BOUGAINVILLEA HEIGHTS BLK 2 LOTS 14 910 W 7TH ST	L: 24300 B: 66392
SALAS TERESA ROMERO 1423 CYPRESS DR WESLACO TX 78599	B3750-00-002-0016-00 BOUGAINVILLEA HEIGHTS BLK 2 LOTS 16 908 W 7TH ST	L: 24300 B: 62509
REPOSH ALBERT M 904 W 7TH ST WESLACO TX 78596	B3750-00-002-0017-00 BOUGAINVILLEA HEIGHTS BLK 2 LOTS 17 904 W 7TH ST	L: 24300 B: 65807
MBAT LLC ABELARDO TORRES 304 QUAMSASIA AVE MCALLEN TX 78504	B3750-00-002-0019-00 BOUGAINVILLEA HEIGHTS BLK 2 LOTS 19 901 W 7TH ST	L: 32400 B: 33298

MAR 14, 2022

BEGLEY TERESA LAZARO CARDENAS 810 N ASH ST PAULS VALLEY OK 73075	B3750-00-004-0001-00 BOUGAINVILLEA HEIGHTS LOT 1 & E 20' 901 W 7TH ST	L: 31230 B: 84142
SUAREZ LAURA C 905 W 7TH ST WESLACO TX 78596	B3750-00-004-0003-00 BOUGAINVILLEA HEIGHTS BLK 4 LOTS 3 & 905 W 7TH ST	L: 25920 B: 96194
SMITH BRYAN 907 W 7TH ST WESLACO TX 78596	B3750-00-004-0004-00 BOUGAINVILLEA HEIGHTS BLK 4 LOTS 4 907 W 7TH ST	L: 24300 B: 75119
GARCIA PEDRO III & JULIA C 606 S OHIO AVE WESLACO TX 78596	P6600-00-002-0004-00 PIKE-HOOKE BLK 2 LOT 4 606 S OHIO	L: 26400 B: 95796
POLIN DORA M 3720 N GOOLIE RD DONNA TX 78537	P6600-00-002-0005-00 PIKE-HOOKE BLK 2 LOT 5 608 S OHIO	L: 26400 B: 33475
SOLETHER ROBERT M 609 S BORDER AVE WESLACO TX 78596	P6600-00-002-0006-00 PIKE-HOOKE LOTS 6 & 7 BLK 2 609 S BORDER AVE	L: 52800 B: 79285
FANN CRISTHOPHER SUSANA GONZALEZ 605 S BORDER AVE WESLACO TX 78596	P6600-00-002-0008-00 PIKE-HOOKE BLK 2 S70' LOT 9 & ALL LOT 605 BORDER AVE	L: 49500 B: 111928
CARREON HILDA R 4012 BLUEBIRD AVE MCALLEN TX 78504	W3800-00-671-0000-10 WEST TRACT S 104' LT 1 R/S FT 671 NET 610 S BORDER AVE	L: 29403 B: 83723
GONZALEZ BRAULIO 906 W 6TH ST WESLACO TX 78596	W3800-00-671-0000-24 WEST TRACT 1AC LOT 2 FT 671 906 W 6TH ST	L: 108900 B: 82627
WALKER JEFFERY 910 W 6TH ST WESLACO TX 78596	W3800-00-671-0000-32 WEST TRACT LOT 3 FT 671 910 W 6TH ST	L: 108900 B: 89260
CALVO DIONISIO B MD 1402 E 8TH ST STE 3 WESLACO TX 78596	W4300-00-001-0001-00 WESTSIDE BLK 1 LT 1 (A/K/A MEHAFFEY'S LOT 1) 610 S OHIO	L: 26895 B: 124110
FLORES RAMIRO 800 W 7TH ST WESLACO TX 78596	W4300-00-001-0002-00 WESTSIDE BLK 1 LT 2 (A/K/A MEHAFFEY'S LOT 2) 800 W 7TH ST	L: 26895 B: 87196

MAR 14, 2022

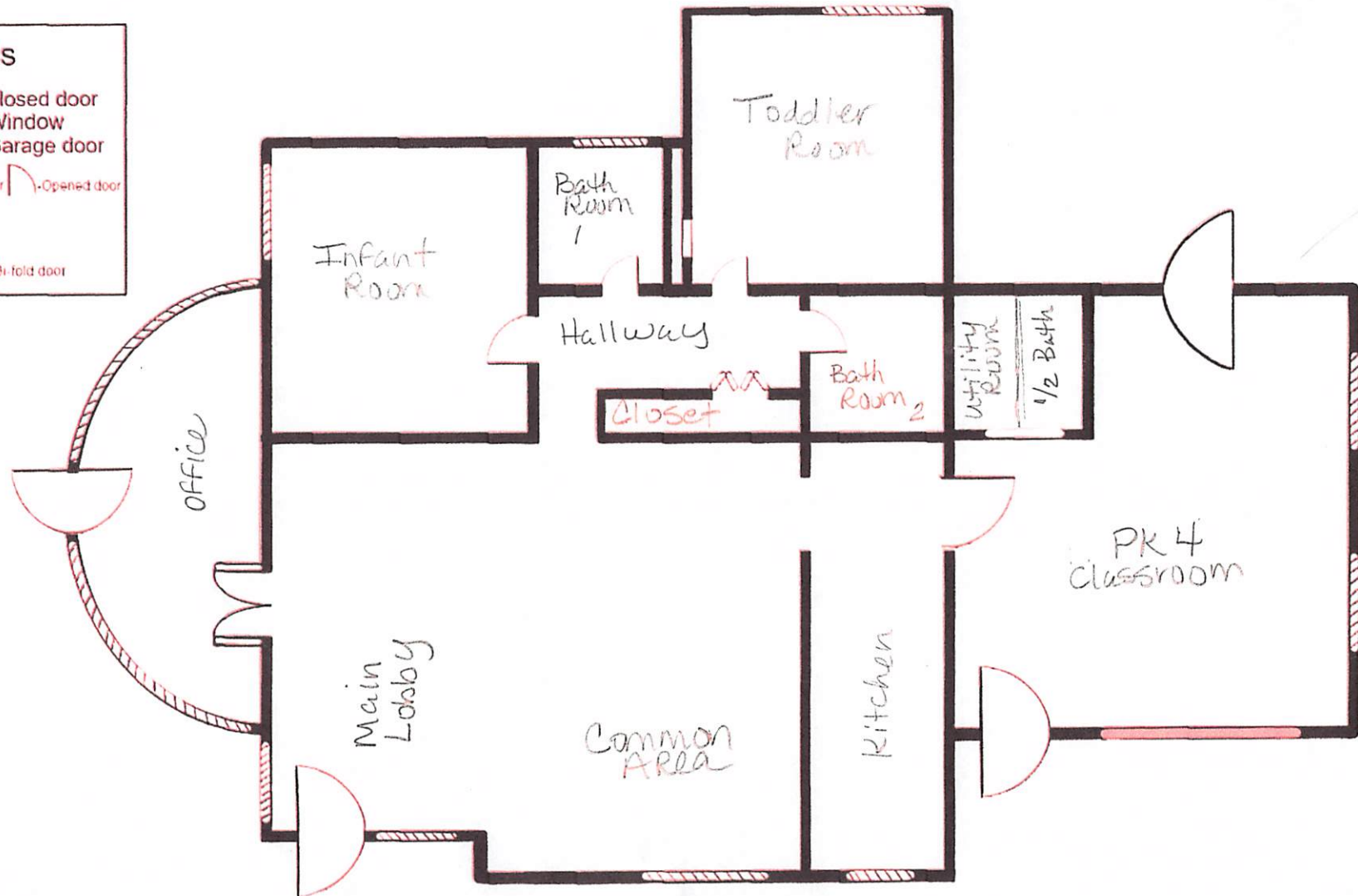
GONZALEZ ROLAND A 801 W 7TH ST WESLACO TX 78596	W4300-00-001-0003-00 WESTSIDE BLK 1 LT 3 (A/K/A MEHAFFEY'S LOT 3) 801 W 7TH ST	L: 30030 B: 73162	
LOWREY JAY EUGENE JR 906 HACKBERRY DR WESLACO TX 78596	W4300-00-001-0005-00 WESTSIDE BLK 1 LT 5 (A/K/A MEHAFFEY'S LOT 5) 703 S BORDER AVE	L: 33000 B: 85598	
PINA NOE & CARMEN B 701 S BORDER AVE WESLACO TX 78596	W4300-00-001-0006-00 WESTSIDE BLK 1 LT 6 (A/K/A MEHAFFEY'S LOT 6) 701 S BORDER AVE	L: 30030 B: 61377	
VASQUEZ JAIME A & MINERVA 611 S BORDER AVE WESLACO TX 78596	W4300-00-001-0007-00 WESTSIDE BLK 1 LTS 7-8 (A/K/A K 1 LOTS 7-8) 611 S BORDER AVE	L: 51101 B: 95577	
FLORES BEATRIZ 704 W 7TH ST WESLACO TX 78596	W4300-00-002-0007-00 WESTSIDE BLK 2 LT 7 (A/K/A MEHAFFEY'S LOT 7) 704 W 7TH ST	L: 26895 B: 57877	



Proposed Daycare

Symbols

- Closed door
- Window
- Garage door
- Double door
- Opened door
- Opened doors
- Double Bi-fold door



2021 TAX STATEMENT



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

Certified Owner:
CABALLERO LYDIA E
PO BOX 2864
SOUTH PADRE ISLAND, TX 78597-2864

Legal Description:
BOUGAINVILLEA HEIGHTS BLK 2 LOTS 1-2-3

Account No: B3750-00-002-0001-00

Appr. Dist. No.: 127057

Legal Acres: .3753

Parcel Address: 901 HACKBERRY DR

As of Date: 02/08/2022

Cause No: T-1406-19-G, T-140619-G

Print Date: 02/08/2022

Market Value		Appraised Value	Assessed Value	Capped Value	Homesite Value	Agricultural Market Value	Non-Qualifying Value
Land	Improvement						
\$46,598	\$74,287	\$120,885	\$120,885	\$0	\$0	\$0	\$120,885

Taxing Unit	Assessed Value (100%)	Exemptions		Taxable Value	Tax Rate	Tax
		Code	Amount			
HIDALGO COUNTY	\$120,885		\$0.00	\$120,885	0.5750000	\$695.09
DRAINAGE DIST #1	\$120,885		\$0.00	\$120,885	0.1264000	\$152.80
CITY OF WESLACO	\$120,885		\$0.00	\$120,885	0.6967000	\$842.21
WESLACO ISD	\$120,885		\$0.00	\$120,885	0.9807000	\$1,185.52
SOUTH TEXAS ISD	\$120,885		\$0.00	\$120,885	0.0492000	\$59.48
SOUTH TEXAS COLLEGE	\$120,885		\$0.00	\$120,885	0.1715000	\$207.32

Total Tax: \$3,142.42
Total Tax Paid to date: \$3,142.42
Total Tax Remaining: \$0.00

Exemptions:

AMOUNT DUE IF PAID BY:

02/28/2022 7%	03/31/2022 9%	05/02/2022 11%	05/31/2022 13%	06/30/2022 15%	08/01/2022 18 + up to 15%
\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
08/31/2022 19 + up to 15%	09/30/2022 20 + up to 15%	10/31/2022 21 + up to 15%	11/30/2022 22 + up to 15%	01/02/2023 23 + up to 15%	01/31/2023 24 + up to 15%
\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

School Information:

WESLACO ISD 2021 M&O .94070000 I&S .04000000 Total .98070000 2020 M&O .99890000 I&S .02000000 Total 1.01890000

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

4.1.73

Print Date: 02/08/2022

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

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



B3750-00-002-0001-00

CABALLERO LYDIA E
PO BOX 2864
SOUTH PADRE ISLAND, TX 78597-2864

AMOUNT PAID:

\$ _____.

00001270570000000000

Property Tax Balance

[Begin a New Search](#) [Go to Your Portfolio](#)

Shopping Cart: For your convenience you may pay several accounts at once if you pay by eCheck. Click the 'Pay by eCheck' button to add this account to the shopping cart. Additional accounts can be clicking 'Begin a New Search' or 'Find Another Account', then doing a search again and, for each account, clicking the 'Pay by eCheck Now' button. Up to 50 accounts may be paid at one time. Accounts are not saved in the shopping cart after you begin entering payment information.

Scheduling Payments: If you are paying by eCheck, you may choose to pay now or in the future. You may schedule one payment in the future or recurring payments. To do this, select 'Schedule E-Check Payment' after adding account(s) to the shopping cart.

Unless otherwise noted, all data refers to tax information for 2021. All amounts due include penalty, interest, and attorney fees when applicable.

Account Number: B375000002000100

Pending Credit Card or eCheck Payments:

No Payment Pending

Appraisal District Number: 127057

[Pay by Credit Card](#)

Address:

CABALLERO LYDIA E
PO BOX 2864
SOUTH PADRE ISLAND, TX 78597-2864

Credit/debit card payments will take 4-5 business days to post. A [convenience fee](#) will be added if you pay by credit card.

Property Site Address:

901 HACKBERRY DR

[Pay by eCheck](#)

Legal Description:

BOUGAINVILLEA HEIGHTS BLK 2 LOTS 1-2-3

(Pay single or multiple accounts by eCheck. Pay now or schedule future payments without a convenience fee.)

Current Tax Levy: \$3,142.42

[Print Current Statement](#)

Current Amount Due: \$0.00

[Print Delinquent Statement](#)

Prior Year Amount Due: \$0.00

Total Amount Due: \$0.00

[Register for Certified Statements by E-mail](#)

Last Payment Amount for Current Year Taxes:
\$3,142.42

Gross Value: \$120,885

Land Value: \$46,598

Last Payer for Current Year Taxes:
EDWARDS ABSTRACT AND TITLE CO

Improvement Value: \$74,287

Last Payment Date for Current Year Taxes:
01/31/2022

Capped Value: \$0

Agricultural Value: \$0

Active Lawsuits: T-1406-19-G

Exemptions:
None

[Exemption and Tax Rate Information](#)

[Taxes Due Detail by Year and Jurisdiction](#)

[Payment Information](#)

[Print a Current Tax Statement](#)

[Click Here](#) to see your estimated amount due for a different date. You can see this information by year and by both year and jurisdiction.

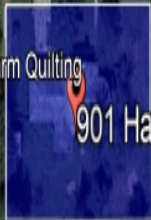
W 6th St



Hackberry St

Texas Rose Longarm Quilting

901 Hackberry St



S Border Ave



W 7th St

W 7th St

S Ohio Ave

S Georgia Ave

ORDINANCE NO. 2022-12

AN ORDINANCE AMENDING ZONING ORDINANCE NO. 2018-02 AND AMENDING THE ZONING MAP OF THE CITY OF WESLACO TO CHANGE THE ZONING OF REZONE 901 HACKBERRY. ALSO BEING LOT 1-3, BLOCK 2, BOUGAINVILLEA HEIGHTS SUBDIVISION, WESLACO HIDALGO COUNTY, R-1 ONE FAMILY DWELLING DISTRICT TO B-1 NEIGHBORHOOD BUSINESS DISTRICT BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF WESLACO, TEXAS:

SECTION I: To rezone from an R-1 One Family Dwelling District to B-1 neighborhood business district located at 901 Hackberry Also being Lot 1-3, Block 2, Bougainvillea Heights Subdivision, Weslaco, Hidalgo County, Texas.

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

PASSED AND APPROVED on first reading at a regular meeting of the City Commission this 19th day of April 2022.

PASSED AND APPROVED on second reading at a regular meeting of the City Commission this _____ day of _____, 2022.

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: April 19, 2022		Agenda Item No. (to be assigned by CSO): 2022-5352	
From:			
Subject: Discussion and consideration after public hearing on behalf of Eduardo Garcia on Ordinance 2022-13 to rezone 149 N. Pleasantview Dr. Also being N275' FT 20 8.333AC GR 8.15AC NET, WEST TRACT Subdivision, Weslaco, Hidalgo County, Texas from R-1 One Family Dwelling District to B-2 Secondary and Highway Business District and authorize the Mayor to execute any related documents. First reading of Ordinance 2022-13. Three-fourths vote required. Possible action. (Staffed by Planning & Code Enforcement Department.)			
Background: The applicant is requesting to rezone property from R-1 One Family Dwelling District to B-2 secondary and highway business district. Sixty-three (63) property owners within 200 feet of the applicant's property were notified by letter on March 25, 2022.			
Funding Source (budget code, if applicable):			
Amount:	Term of Impact:	Identified in Current Budget:	
Additional Action Prompted: Mayor's Signature Ordinance - First Reading			
If item previously considered, provide date and action by Commission:			
If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners: Notice of the application and the Public Hearing for the Planning and Zoning Commission and City Commission appeared in The Monitor on March 21, 2022.			
Advisory Review, if any (name of board/committee, date of action, recommendation): The Planning and Zoning Commission recommended denial of the rezone request based on surrounding land use at their regular meeting of April 6, 2022			
KAYLA AREVALO REBEKAH DE LA FUENTE Martin Garza		Created/Initiated Approved New	
City Manager Comments: Deny as recommended by staff and the Planning and Zoning Commission.			
Staff Recommendation: Staff recommends denial based on 2040 land use map and surrounding land use.			
Attachments, if any: Rezone-149 N Pleasantview- Memo, Petition, 149 N Pleasantview- attachments, 149 N Pleasantview Ave., O2022-13 rezone 149 N Pleasantview			

Responsibilities upon Approval:

Staff will advise the applicant

City of Weslaco

"The City on the Grow"



David Suarez, Mayor
Josh Pedraza, Mayor Pro-Tem, District 1
Leo Muñoz, Commissioner, At-Large
Greg Kerr, Commissioner, At-Large
Letty Lopez, Commissioner, District 2
Jose "JP" Rodriguez, Commissioner, District 3
Adrian Farias, Commissioner, District 4

Martin Garza, Interim City Manager

MEMO

TO: Mayor and City Commission

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

RE: Rezone- 149 N. Pleasantview

DATE: April 12, 2022

The property owner is currently using the property as a truck-tractor mechanic shop at this located and is considered Legal-nonconforming. However, the owner has expressed interest in expanding on the business by constructing new canopies and clean out areas. However, under section 150-13 of the City's Zoning Ordinance the following applies:

No existing nonconforming building may be enlarged, extended, reconstructed, or altered unless its use is changed to a use permitted in the district in which such building is located except in the event such enlargement, extension, reconstruction, or alteration is required by court decision, law, or ordinance.

The owner was advised that if they wished to expand upon the existing business the property would need to be properly rezoned and subdivided as the current use was non-conforming. The applicant was also advised that the proposed use would not conform with the 2040 Land Use Map.

A petition was received against this item with twenty-nine (29) of the signatures being within the 200ft radius, this item will require super majority vote.

The Planning & Zoning Commission recommended denial based on the existing surrounding land use and 2040 Land Use Map.

Thank you,

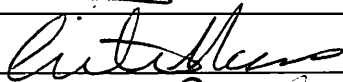
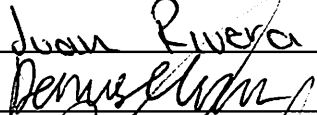
Rebekah de la Fuente, CFM

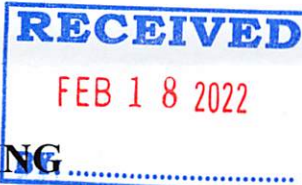
REZONING PROTEST PETITION

Protest Petition **AGAINST** the rezoning of 149 North Pleasantview Drive, Weslaco, Texas.

We, the undersigned property owners, do hereby protest the rezoning of 149 North Pleasantview Drive, Weslaco, Texas by the Planning & Zoning Committee and the Weslaco City Council from an R-1 one family dwelling district to a B-2 secondary and highway business district.

We, the undersigned, have personally signed this Petition and are owners of real property located within the statutory area of notification related to the area for which the rezoning is sought. Our residence addresses are correctly written after our names.

Printed Name	Signature	Phone Number	Address
1 John Germain		956-463-3359	2100 Largo/Weslaco TX
2 Antonio Mascorro		750-0248	2007 E 1st St. Weslaco
3 Juan Rivera	Juan Rivera	956 733 4367	105 N Palo Blanco line ✓
4 Demasce Elizondo		956-376-7084	105 N Palo Blanco Lane
5 JOSE FLORES JR		956 463 9864	2006 E. 1st ✓
6			
7			
8			
9			
10			
11			
12			
13			
14			
15			
16			



APPLICATION FOR REZONING

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

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

FILE NO. RZNE-000191-2022

PROPOSED PROJECT

Legal Description of Property to be rezoned:

Lot _____ Block _____

Subdivision Name _____

Street Address 149 N. Pleasantview Drive, Weslaco, TX 78596

Existing Zoning Commercial Existing Land Use Mechanic Shop

Proposed Zoning Commercial Proposed Land Use Mechanic Shop/Trucks

_____ \$305.00 non-refundable filing fee.

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

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

_____ City and school tax receipts attached.

_____ I have received a copy of "The Intent of Zoning Application Instructions".

APPLICANT

Name Eduardo Garcia Phone 956-463-3093

Address 1810 Clifton St Weslaco, TX Fax: _____

City Weslaco State TX Zip Code 78596 E-Mail: sibelcamiers@gmail.com

OWNER

Name Siomara R. Mora Lozano Phone 956-975-5758

Address 1810 Clifton St Weslaco, TX 78596 Fax: _____

City Weslaco State TX Zip Code 78596 E-Mail: sibelcamiers@gmail.com

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

Signature _____ Date 2/18/22

Owner

Signature _____ Date 2/18/22

Applicant

Signature _____ Date _____

Authorized Agent

STAFF USE ONLY

Accepted By _____ Payment Received By _____ Date Paid _____

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

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

City Commission Notice of Public Hearing Published Date _____

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

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

Ordinance No. _____

City of Weslaco

"The City on the Grow"



David Suarez, Mayor
Josh Pedraza, Mayor Pro-Tem, District 1
Leo Muñoz, Commissioner, At-Large
Greg Kerr, Commissioner, At-Large
Letty Lopez, Commissioner, District 2
Jose "JP" Rodriguez, Commissioner, District 3
Adrian Farias, Commissioner, District 4

Andrew Muñoz, Interim City Manager

PLANNING DEPARTMENT

March 25, 2022

Legal Notice

Dear Occupant:

The Weslaco Planning and Zoning Commission will hold a public hearing on Wednesday, April 6, 2022, at 5:30pm and the City Commission will also hold a public hearing on April 19, 2022 at 5:30 p.m. at the City Hall Legislative Chambers located at 255 South Kansas Avenue

Members of the public who wish to participate in Public Hearing on an agenda item must send their name, address and phone number via email to karevalo@weslacotx.gov by 12:00 pm on April 6, 2022. A staff member will contact you with instructions via phone call to address your public comment.

REZONE REQUEST:

Eduardo Garcia is requesting to rezone 149 N. Pleasantview Dr. Also being N275' FT 20 8.333AC GR 8.15AC NET, WEST TRACT Subdivision, Weslaco, Hidalgo County, and Texas from R-1 One Family Dwelling District to B-2 secondary and highway business district.

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

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

Sincerely,

Rebekah de la Fuente, CFM
Planning Director

MAR 14, 2022

RODRIGUEZ ROBIN & ANTONIO	C0224-01-000-0001-00 CABALLERO NO. 1 LOT 1	L: 29724
2406 LARGO ST WESLACO TX 78596	2406 LARGO ST	B: 112835
CABALLERO RICARDO & ORALIA	C0224-01-000-0002-00 CABALLERO NO. 1 LOT 2	L: 23520
100 N PLEASANT VIEW DR WESLACO TX 78596	2404 LARGO ST	B: 0
GARZA JOSE	C0224-01-000-0003-00 CABALLERO NO. 1 LOT 3	L: 23520
2402 LARGO ST WESLACO TX 78596	2402 LARGO ST	B: 94743
ORTEGA SERGIO & BIANEY	C0224-01-000-0004-00 CABALLERO NO. 1 LOT 4	L: 23520
3600 N WESTGATE DR APT 1108 WESLACO TX 78599	2400 LARGO ST	B: 97230
CASTILLO JOSE R JR	C0224-01-000-0005-00 CABALLERO NO. 1 LOT 5	L: 23520
2310 LARGO ST WESLACO TX 78596	2310 LARGO ST	B: 96329
MARTINEZ LORENA ALEJANDRA	C0224-01-000-0006-00 CABALLERO NO. 1 LOT 6	L: 23520
1121 ONYX DR WESLACO TX 78599	2308 LARGO ST	B: 94476
TIRADO DANIEL & ANGELICA M	C0224-01-000-0007-00 CABALLERO NO. 1 LOT 7	L: 23520
2306 LARGO ST WESLACO TX 78596	2306 LARGO ST	B: 97321
GALVAN RICHARD & ELIZABETH	C0224-01-000-0008-00 CABALLERO NO. 1 LOT 8	L: 23520
2304 LARGO ST WESLACO TX 78596	2304 LARGO ST	B: 104139
BARRIENTOS ERIC	C0224-01-000-0009-00 CABALLERO NO. 1 LOT 9	L: 23520
2302 LARGO STREET WESLACO TX 78596	2302 LARGO ST	B: 98145
LONGORIA ADAN & MARISOL	C0224-01-000-0010-00 CABALLERO NO. 1 LOT 10	L: 24264
2300 LARGO ST WESLACO TX 78596	2300 LARGO ST	B: 93472
LONGORIA ALFREDO A & ELIZABETH	C0224-01-000-0011-00 CABALLERO NO. 1 LOT 11	L: 24264
2208 LARGO ST WESLACO TX 78596	2208 LARGO ST	B: 100151
CAMPOS JAIME ARNOLDO	C0224-01-000-0012-00 CABALLERO NO. 1 LOT 12	L: 23520
410 S IOWA AVE WESLACO TX 78596	2206 LARGO ST	B: 103545

MAR 14, 2022

CAMPOS JAIME ARNOLDO 410 S IOWA AVE WESLACO TX 78596	C0224-01-000-0013-00 CABALLERO NO. 1 LOT 13 2204 LARGO ST	L: 23520 B: 0
GOMEZ GEORGE & CRISELDA 309 S TIO AVE WESLACO TX 78596	C0224-01-000-0014-00 CABALLERO NO. 1 LOT 14 2202 LARGO ST	L: 23520 B: 85784
RIOS JOSE A & MA DEL ROSARIO 2200 LARGO ST WESLACO TX 78596	C0224-01-000-0015-00 CABALLERO NO. 1 LOT 15 2200 LARGO ST	L: 23520 B: 84751
PEDRAZA DELMA & JOSHUA 2110 LARGO ST WESLACO TX 78596	C0224-01-000-0016-00 CABALLERO NO. 1 LOT 16 2110 LARGO ST	L: 23520 B: 119288
GARCIA NINFA 2108 LARGO ST WESLACO TX 78596	C0224-01-000-0017-00 CABALLERO NO. 1 LOT 17 2108 LARGO ST	L: 23520 B: 87058
GOMEZ DAVID & VERONICA 2106 LARGO ST WESLACO TX 78596	C0224-01-000-0018-00 CABALLERO NO. 1 LOT 18 2106 LARGO ST	L: 23520 B: 124408
RODRIGUEZ EMILIO I & OLGA 2104 LARGO ST WESLACO TX 78596	C0224-01-000-0019-00 CABALLERO NO. 1 LOT 19 2104 LARGO ST	L: 23520 B: 102387
CABALLERO LEONORE 2100 LARGO ST WESLACO TX 78596	C0224-01-000-0020-00 CABALLERO NO. 1 LOT 20 2102 LARGO ST	L: 20550 B: 14256
CABALLERO LEONOR 2100 LARGO ST WESLACO TX 78596	C0224-01-000-0021-00 CABALLERO NO. 1 LOT 21 2100 LARGO ST	L: 22230 B: 85902
YBARRA ADELITA R & ELEAZAR 2101 LARGO ST WESLACO TX 78596	C0224-01-000-0022-00 CABALLERO NO. 1 LOT 22 2101 LARGO ST	L: 22230 B: 73270
GARZA MARIA N 2103 LARGO ST WESLACO TX 78596	C0224-01-000-0023-00 CABALLERO NO. 1 LOT 23 2103 LARGO ST	L: 20550 B: 90914
RANGEL MIGUEL & LEXI PETERSON 2105 LARGO ST WESLACO TX 78596	C0224-01-000-0024-00 CABALLERO NO. 1 LOT 24 & 25 2105 LARGO ST	L: 47040 B: 157135

MAR 14, 2022

RANGEL, MIGUEL & LEXI PETE 2105 LARGO ST WESLACO TX 78596-9134	C0224-01-000-0025-00 CABALLERO NO. 1 LOT 25 2107 LARGO ST	L: 23520 B: 0
GAMEZ ILDEFONSO & NORMA PO BOX 8210 WESLACO TX 78599	C0224-01-000-0026-00 CABALLERO NO. 1 LOT 26 2109 LARGO ST	L: 23520 B: 0
GONZALEZ RODOLF JR & EVA F 2111 LARGO ST WESLACO TX 78596	C0224-01-000-0027-00 CABALLERO NO. 1 LOT 27 2111 LARGO ST	L: 23520 B: 85769
PROPEL FUNDING NATIONAL 1 LLC 12672 SILICON DR STE 150 SAN ANTONIO TX 78249	C0224-01-000-0028-00 CABALLERO NO. 1 LOT 28 2201 LARGO ST	L: 23520 B: 0
GUERRERO VICENTE & ARIANA 2203 LARGO ST WESLACO TX 78596	C0224-01-000-0029-00 CABALLERO NO. 1 LOT 29 2203 LARGO ST	L: 23520 B: 101795
MORALES DAVID & JOANN 2205 LARGO ST WESLACO TX 78596	C0224-01-000-0030-00 CABALLERO NO. 1 LOT 30 2205 LARGO ST	L: 23520 B: 120732
PEREZ HECTOR EMILIO SILVA MARTHA DE ALBA MUNOZ 2207 LARGO STREET WESLACO TX 78596	C0224-01-000-0031-00 CABALLERO NO. 1 LOT 31 2207 LARGO ST	L: 23520 B: 104534
GAMEZ NORMA L 2209 LARGO ST WESLACO TX 78596	C0224-01-000-0032-00 CABALLERO NO. 1 LOT 32 2209 LARGO ST	L: 24264 B: 77766
CASTILLO JOSE R & JUANITA 2301 LARGO ST WESLACO TX 78596	C0224-01-000-0033-00 CABALLERO NO. 1 LOT 33 2301 LARGO ST	L: 24264 B: 91868
GARCES ELVIRA 2303 LARGO ST WESLACO TX 78596	C0224-01-000-0034-00 CABALLERO NO. 1 LOT 34 2303 LARGO ST	L: 23520 B: 96264
CASTILLO DANIEL 1005 WEST DOUGLAS ST PHARR TX 78577	C0224-01-000-0035-00 CABALLERO NO. 1 LOT 35 2305 LARGO ST	L: 23520 B: 90672
CASTILLO JOSE REYES JR 2310 LARGO ST WESLACO TX 78596	C0224-01-000-0036-00 CABALLERO NO. 1 LOT 36 2307 LARGO ST	L: 23520 B: 0

MAR 14, 2022

CUELLAR SERVANDO JR & 2309 LARGO ST WESLACO TX 78596	C0224-01-000-0037-00 CABALLERO NO. 1 LOT 37 2309 LARGO ST	L: 23520 B: 99113
CASTILLO RAUL JR & SONIA L 2311 LARGO ST WESLACO TX 78596	C0224-01-000-0038-00 CABALLERO NO. 1 LOTS 38 & 39 2311 LARGO ST	L: 47040 B: 130090
CORONADO, ABEL & RUBY 2311 LARGO ST WESLACO TX 78596-9124	C0224-01-000-0039-00 CABALLERO #1 LOT 39 2401 LARGO ST	L: 23520 B: 0
ORTEGA GUADALUPE 2403 LARGO ST WESLACO TX 78596	C0224-01-000-0040-00 CABALLERO NO. 1 LOT 40 2403 LARGO ST	L: 23520 B: 91565
ALVAREZ JOSE P 2405 LARGO ST WESLACO TX 78596	C0224-01-000-0041-00 CABALLERO NO. 1 LOT 41 2405 LARGO ST	L: 23520 B: 86338
CABALLERO RICARDO JR 2407 LARGO ST WESLACO TX 78596	C0224-01-000-0042-00 CABALLERO NO. 1 LOT 42 2407 LARGO ST	L: 29724 B: 111203
BERMEA CELESTINA PO BOX 853 DONNA TX 78537	P3650-01-000-0029-00 PARK MEADOWS UT 1 LOT 29 120 PALO BLANCO	L: 27300 B: 132870
GARCIA RICARDO R & JACQUELINE R 116 N PALO BLANCO LN WESLACO TX 78596	P3650-01-000-0030-00 PARK MEADOWS UT 1 LOT 30 116 PALO BLANCO LN	L: 27300 B: 141726
LUNA JOHNNY JO & DAALMA A 112 N PALO BLANCO WESLACO TX 78596	P3650-01-000-0031-00 PARK MEADOWS UT 1 LOT 31 112 PALO BLANCO LN	L: 33579 B: 137216
MIRANDA DANIEL & EVANGELINA 1708 WESTHAVEN DR WESLACO TX 78599	P3650-01-000-0032-00 PARK MEADOWS UT 1 LOT 32 2008 LARGO ST	L: 38038 B: 138405
LUNA MARIA 807 S OREGON AVE WESLACO TX 78596	P3650-02-000-0027-00 PARK MEADOWS UT 2 LOT 27 2007 E 1ST ST	L: 34011 B: 147624
JARAMILLO AGUSTIN & PETRA RACHEL JARAMILLO 108 N PALO BLANCO LN WESLACO TX 78596	P3650-02-000-0028-00 PARK MEADOWS UT 2 LOT 28 108 N PALO BLANCO LN	L: 36400 B: 118785

MAR 14, 2022

RODRIGUEZ MARCOS M PO BOX 908 MERCEDES TX 78570	P3650-02-000-0029-00 PARK MEADOWS UT 2 LOT 29 104 PAOLO BLANCO LN	L: 27300 B: 102671
VALERIA JAIME S 101 S PALO BLANCO LN WESLACO TX 78596	P3650-02-000-0030-00 PARK MEADOWS UT 2 LOT 30 0 PALO BLANCO	L: 27300 B: 126676
ELIZONDO DENISSE ALEJANDRA 105 N PALO BLANCO LN WESLACO TX 78596	P3650-02-000-0031-00 PARK MEADOWS UT 2 LOT 31 105 PALO BLANCO LN	L: 27300 B: 110671
ORTEGA ROSA A 109 S PALO BLANCO LN WESLACO TX 78596	P3650-02-000-0032-00 PARK MEADOWS UT 2 LOT 32 0 PALO BLANCO	L: 27300 B: 142599
CAVAZOS JOSE L & SUSANA B 119 PALO BLANCO LN WESLACO TX 78596	P3650-02-000-0033-00 PARK MEADOWS UT 2 LOT 33 119 PALO BLANCO LN	L: 27300 B: 124636
MARTINEZ MARIBEL 117 N PALO BLANCO LN WESLACO TX 78596	P3650-02-000-0034-00 PARK MEADOWS UT 2 LOT 34 117 PALO BLANCO	L: 27300 B: 126556
FLORES JOSE O 121 S PALO BLANCO LN WESLACO TX 78596	P3650-02-000-0035-00 PARK MEADOWS UT 2 LOT 35 121 PALO BLANCO	L: 27300 B: 128035
ALVAREZ ALFREDO 2007 E 2ND ST WESLACO TX 78596	P3650-02-000-0099-00 PARK MEADOWS UT 2 LOT 99 2007 E 2ND ST	L: 29575 B: 133542
FLORES JOSE Jr 2006 E 1ST ST WESLACO TX 78596	P3650-02-000-0100-00 PARK MEADOWS UT 2 LOT 100 2006 E 1ST	L: 29575 B: 134288
MID VALLEY ASSEMBLY OF GOD PO BOX 755 WESLACO TX 78599	R2360-00-000-0001-00 REV. M. PEREZ DREAM ACRES LOT 1 0 S PLEASANTVIEW DR	L: 152115 B: 0
MID VALLEY ASSEMBLY OF GOD PO BOX 755 WESLACO TX 78599	R2360-00-000-0002-00 REV. M. PEREZ DREAM ACRES LOT 2 0 S PLEASANTVIEW DR	L: 177159 B: 485227
MID VALLEY ASSEMBLY OF GOD PO BOX 755 WESLACO TX 78599	R2360-00-000-0003-00 REV. M. PEREZ DREAM ACRES LOT 3 EXC 'S110'-W886.46' 1.46AC; 14.29AC NET 0 S PLEASANTVIEW DR	L: 643050 B: 0

City of Weslaco Code Enforcement Dept.

MAR 14, 2022

DIAZ ROSALEE C	W3800-00-018-0000-02	L: 116162
101 S PLEASANT VIEW DR	WEST TRACT-S200'-W340' FT 18 1.56AC	B: 51505
WESLACO TX 78596	101 PLEASANT VIEW DR	
DE GARCIA SIOMARA B MORA	W3800-00-020-0000-00	L: 371250
149 S PLEASANTVIEW DR	WEST TRACT N275' FT 20 8.333AC GR	B: 16397
WESLACO TX 78596	0 S PLEASANTVIEW DR	
GARCIA TOMAS	W3800-00-020-0000-06	L: 366750
103 LAUREL DR	WEST TRACT-S275'-N550' FT 20 8.33AC	B: 0
WESLACO TX 78596	0 S PLEASANTVIEW DR	

TAX RECEIPT



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

RZNE-000191-2022



Certified Owner:

DE GARCIA SIOMARA B MORA
149 S PLEASANTVIEW DR
WESLACO, TX 78596

Legal Description:

WEST TRACT N275' FT 20 8.333AC GR
8.15AC NET

Parcel Address: 149 S PLEASANTVIEW DR

Legal Acres: 8.1500

Deposit No: WS2205360A
Validation No: 900000062311069

Account No: **W3800-00-020-0000-00**
Operator Code: PATTY60

Remit Seq No: 50210079
Receipt Date: 02/22/2022
Deposit Date: 02/22/2022
Print Date: 02/22/2022 03:43 PM
Printed By: PATTY60
Appr. Dist. No.: 324117

Year	Tax Unit Name	Rec Type	Tax Value	Tax Rate	Levy Paid	P&I	Coll Fee Paid	Total
2021	Hidalgo County	TL	68,936	0.575000	396.38	27.75	0.00	424.13
2021	Drainage Dist #1	TL	68,936	0.126400	87.14	6.10	0.00	93.24
2021	City Of Weslaco	TL	68,936	0.696700	480.28	33.62	0.00	513.90
2021	Weslaco Isd	TL	68,936	0.980700	676.06	47.32	0.00	723.38
2021	South Texas Isd	TL	68,936	0.049200	33.92	2.37	0.00	36.29
2021	South Texas College	TL	68,936	0.171500	118.23	8.28	0.00	126.51
					\$1,792.01	\$125.44	\$0.00	\$1,917.45

> - -

- - <

Check Number(s):

Credit Card Authorization No: 057209

Exemptions on this property:
OPEN SPACE I-D-1

PAYMENT TYPE:

Credit Cards: \$1,917.45

Total Applied: \$1,917.45
Total Tendered: \$1,917.45
(for accounts paid on 02/22/2022)
Change Paid: \$0.00

Account No: W3800-00-020-0000-00
PAYER: 31043531
EDUARDO GARCIA SIBEL CARREIRS LLC
1810 CLIFTON ST
WESLACO, TX 78596

Pablo (Paul) Villarreal Jr. PCC
Tax Assessor - Collector
PO Box 178
Edinburg TX 78540

Receipt**Location: 4****Employee: 254**

Transaction Information**Transaction Type: Property Taxes****ID: 324117****Year: 2022****Payment Amount: \$1,917.45****Service Fee: \$47.94****Total Amount: \$1,965.39**

Payment Information**Payment Method: Credit Card****Card Type: VISA****Name on Card: EDUARDO GARCIA SIBEL CARRIERS
LLC****Reference #: 110032****Transaction #: mtrjkhke****Authorization #: 057209****Processed Date: 02/22/2022****Processed Time: 03:41:45 PM******** APPROVED ******

Transaction Details**Phone #: 9564633093****Thank you for your payment!****The payment amount charged on your statement will be notated by the words:
GOVERNMENT PAYMENTS****If you have any questions regarding this transaction, you can call us at 956-682-
3466 during our business hours of 8:00 AM to 5:00 PM Central Standard Time
on Monday through Friday**

...

Copyright 2022

v21.8.29

DELINQUENT TAX STATEMENT SUMMARY



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

Certified Owner:

DE GARCIA SIOMARA B MORA
149 S PLEASANTVIEW DR
WESLACO, TX 78596

Legal Description:

WEST TRACT N27S FT 20 8.333AC GR
8.15AC NET

Account No: W3800-00-020-0000-00

2021 Value: \$387,647
Appr. Dist. No.: 324117

Legal Acres: 8.1500

Parcel Address: 149 S PLEASANTVIEW DR

As of Date: 02/22/2022

Print Date: 02/22/2022 Printed By: PATTY60

Year	Tax Units	Remaining Levy	IF PAID BY February 28, 2022		IF PAID BY March 31, 2022		IF PAID BY May 2, 2022	
			Penalty Interest	Total	Penalty Interest	Total	Penalty Interest	Total
2021	1 2 40 53 54 55	\$1,792.01	\$125.44	\$1,917.45	\$161.28	\$1,953.29	\$197.13	\$1,989.14
TOTAL AMOUNT DUE:		\$1,792.01	\$125.44	\$1,917.45	\$161.28	\$1,953.29	\$197.13	\$1,989.14

Tax Unit Codes:

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

VISIT OUR WEBSITE TO PAY ONLINE OR INQUIRE ON YOUR PROPERTY AT WWW.HIDALGOCOUNTYTAX.ORG

IF THE PROPERTY DESCRIBED IN THIS DOCUMENT IS YOUR RESIDENCE HOMESTEAD, YOU SHOULD CONTACT THE TAX COLLECTOR FOR THE HIDALGO COUNTY TAX OFFICE REGARDING A RIGHT YOU MAY HAVE TO ENTER INTO AN INSTALLMENT AGREEMENT DIRECTLY WITH THE TAX COLLECTOR FOR THE HIDALGO COUNTY TAX OFFICE FOR THE PAYMENT OF THESE TAXES.

THE TAXES ON THIS PROPERTY ARE DELINQUENT. THE PROPERTY IS SUBJECT TO A LIEN FOR THE DELINQUENT TAXES. IF THE DELINQUENT TAXES ARE NOT PAID, THE LIEN MAY BE FORECLOSED.

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

Print Date: 02/22/2022

Appr. Dist. No.: 324117

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

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



W3800-00-020-0000-00

DE GARCIA SIOMARA B MORA
149 S PLEASANTVIEW DR
WESLACO, TX 78596

If Paid By	Amount Due
February 28, 2022	\$1,917.45
March 31, 2022	\$1,953.29
May 2, 2022	\$1,989.14
Amount Paid:	\$ _____

00003241170000191745

This is NOT a Tax
Statement

2021 Notice of Appraised Value

Do Not Pay From
This Notice

HIDALGO COUNTY APPRAISAL DISTRICT
PO BOX 208
EDINBURG, TX 78540
www.hidalgoad.org
Phone: (956) 381-8466 Fax: (956) 289-2121

DATE OF NOTICE: April 16, 2021

Property ID: 324117
Ownership %: 100.00
Geo ID: W3800-00-020-0000-00
Legal: WEST TRACT N275' FT 20 8.333AC GR 8.15AC NET
Legal Acres: 8.15
Situation: S PLEASANTVIEW DR TX
Owner ID: 1185692
EFile PIN: JFWgUnUMLB2W

67671 1 AV 0.398*****AUTO**5-DIGIT 78537 5DGS 2 FT 423

|||||

Property ID: 324117 - W3800-00-020-0000-00

DE GARCIA SIOMARA B MORA
1810 CLIFTON ST
WESLACO TX 78596-5187

Dear Property Owner,

We have appraised the property listed above for the tax year 2021. As of January 1, our appraisal is outlined below.

Appraisal Information

Last Year - 2020

Proposed - 2021

Market Value of Improvements (Structures / Buildings, etc.)	16,612	16,397
Market Value of Non Ag/Timber Land	49,500	49,500
Market Value of Ag/Timber Land	0	321,750
Market Value of Personal Property/Minerals	0	0
Total Market Value	66,112	387,647
Productivity Value of Ag/Timber Land	0	3,039
Appraised Value	66,112	68,936
Homestead Cap Value excluding Non-Homesite Value (i.e. Ag, Commercial)	0	0
Exemptions (DV - Disabled Vet; DP-Disabled Person; HS-Homestead; OV65-Over 65)		

2020 Exemption Amount	2020 Taxable Value	Taxing Unit	2021 Proposed Appraised Value	2021 Exemption Amount	2021 Taxable Value	2020 Tax Rate	2021 Estimated Taxes	Freeze Year and Tax Ceiling
0	66,112	CITY OF WESLACO	68,936	0	68,936	0.696700	480.28	
0	66,112	DRAINAGE DISTRICT #1	68,936	0	68,936	0.102600	70.73	
0	66,112	HIDALGO COUNTY	68,936	0	68,936	0.575000	396.38	
0	66,112	SOUTH TEXAS COLLEGE	68,936	0	68,936	0.171800	118.43	
0	66,112	SOUTH TEXAS SCHOOL	68,936	0	68,936	0.049200	33.92	
0	66,112	WESLACO ISD	68,936	0	68,936	1.018900	702.39	

The difference between the 2016 appraised value and the 2021 appraised value is 31.56%. This percentage information is required by Tax Code section 25.19(b-1).

"The Texas Legislature does not set the amount of your local taxes. Your property tax burden is decided by your locally elected officials, and all inquiries concerning your taxes should be directed to those officials."

*Your residence homestead is protected from future appraisal value increases in excess of 10% per year from the date of the last appraisal PLUS the value of any new improvements. Any property previously omitted from the appraisal will be added as allowed by Section 25.21 of the Texas Property Tax Code. The above tax estimates use last year's tax rates for the taxing units shown. The governing body of each unit (school board, county commissioners, and so forth) decides whether property taxes increase. The appraisal district only determines your property's value. The taxing units will set tax rates later this year. If you wish to appeal, you must file a WRITTEN protest with the ARB by the deadline date:

** If you are age 65 or older and received the \$10,000 school tax exemption on your home last year from the school listed above, your school taxes for this year will not be higher than when you first received the exemption on your home. If you are disabled and received the \$10,000 school tax exemption on your home last year from the school listed above, your school taxes for this year will not be higher than the 2003 taxes or the first year you received the exemption, whichever is later. If your county, city, or junior college has approved a limitation on your taxes in the preceding year, your county, city, or junior college taxes will not be higher than the first year your county, city, or junior college approved the limitation or the first year you qualified for the limitation. If you improved your property (by adding rooms or buildings) your school, county, city, or junior college ceiling may increase for these improvements. If you are a surviving spouse age 55 or older of a person that qualified for the age 65 or older exemption, you may retain the school, county, city, or junior college tax ceiling.

Deadline for filing a protest: May 17, 2021

Location of Hearings: 4405 S Professional Dr Edinburg Tx 78539

ARB will begin hearings: May 17, 2021

THIS IS NOT A BILL

A PROTEST FORM to send to the Appraisal District Office is on the back of this notice, if you intend to appear and present evidence before the ARB. A protest is sufficient if it includes the protesting property owner, account number, property address and reason for protesting. The ARB will notify you of the date, time, and place of your scheduled hearing. Enclosed, also, is information to help you in preparing your protest.

If you have any questions or need more information, please contact the appraisal district office at (956) 381-8466 or at the address shown above.

Chief Appraiser

PROPERTY APPRAISAL - NOTICE OF PROTEST - 2021

[HTTP://WWW.HIDAL-JAD.ORG](http://www.hidal-jad.org)

HG-132 12-2020/22

Appraisal District Name HIDALGO COUNTY APPRAISAL DISTRICT * P.O. BOX 208 EDINBURG, TX 78540		Phone (Area code and number) (956) 381-8466	
GENERAL INSTRUCTIONS: This form is for use by a property owner or an owners designated agent to file a protest with the appraisal review board (ARB) pursuant to Tax Code Section 41.41. Lessees contractually obligated to reimburse a property owner for property taxes may be entitled to protest as a lessee if all Tax Code requirements are met, including those in Tax Code Section 41.413. FILING INSTRUCTIONS: This form and all supporting documentation must be filed with the appraisal district office in each county in which the property is located. Do not file this document with the Texas Comptroller of Public Accounts. Contact information for appraisal district offices may be found on the Comptroller's website. DEADLINES: With exceptions, the typical deadline for filing a notice of protest is midnight, May 15. (Tax Code Section 41.44) Contact the ARB for the county in which the property is located for the specific protest filing deadline. NOTICE: The Comptroller's office may not advise a property owner, a property owner's agent, the chief appraiser or any appraisal district employee on a matter that the Comptroller's office knows is the subject of a protest to the ARB. Consult Tax Code Chapter 41 or the ARB hearing procedures for more information.			
SECTION 1: Property Owner or Lessee Information	☐ Person Age 65 or Older ☐ Disabled Person ☐ Military Service Member ☐ Military Veteran ☐ Spouse of a Military Service Member or Veteran		
	Name of property owner or lessee DE GARCIA SIOMARA B MORA Mailing Address, City, State, ZIP Code 1810 CLIFTON ST WESLACO, TX 78596-5187 Primary Phone Number (area code and number) _____ Email Address* _____		
SECTION 2: Property Description	Give street address and city if different from above, or legal description if no street address WEST TRACT N275' FT 20 8.333AC GR 8.15AC NET Appraisal district account number (optional) _____ Property ID: 324117 Geo ID: W3800-00-020-0000-00 Mobile homes: (Give make, model and identification number) _____		
To preserve your right to present each reason for your protest to the ARB according to law, be sure to select all boxes that apply. Failure to select the box that corresponds to each reason for your protest may result in your inability to protest an issue that you want to pursue.			
SECTION 3: Reason for Protest	☐ Incorrect appraised (market) value. ☐ Value is unequal compared with other properties. ☐ Property should not be taxed in _____ (name of taxing unit) ☐ Failure to send required notice. _____ (type) ☐ Other: _____ ☐ Incorrect appraised or market value of land under special appraisal for ag-use, open-space or other special appraisal. ☐ Temporary disaster damage exemption was denied or modified. ☐ Exemption was denied, modified or cancelled. ☐ Change in use of land appraised as ag-use, open-space, or timber land. ☐ Ag-use, open-space or other special appraisal was denied, modified or cancelled. ☐ Owner's name is incorrect. ☐ Property description is incorrect. ☐ Property is not located in this appraisal district or otherwise should not be included on the appraisal district's record. ☐ Incorrect damage assessment rating for a property qualified for a temporary disaster exemption.		
SECTION 4: Additional facts	Provide facts that may help resolve this protest: _____ _____ What do you think your property's value is? (Optional) _____		
SECTION 5: Hearing Type	I intend to appear in the ARB hearing scheduled for my protest in the following manner (Check only one box): ☐ In Person ☐ By telephone conference call and will submit evidence with a written affidavit delivered to the ARB before the hearing begins**. (May use Comptroller Form 50-283, Property Owner Affidavit of Evidence) ☐ On written affidavit submitted with evidence and delivered to the ARB before the hearing begins		
SECTION 6: Check to receive ARB hearing procedures	I request my notice of hearing to be delivered by (check one box only): ☐ First Class US Mail (no charge) ☐ Certified mail and agree to pay the cost (if applicable) ☐ Email to the electronic address I provided in Section 1 of this form If a protest goes to a hearing, the ARB automatically sends each party a copy of the ARB's hearing procedures. I want the ARB to send me a copy of its hearing procedures [] Yes [] No		
SECTION 7: Special Panels	I request a special panel to hear my protest.....[] Yes [] No My property is appraised at \$50 million or greater.....[] Yes [] No Appraisal district's value assigned to your property \$ _____ Classification of your property: ☐ Commercial real and personal property [] Real and personal property of utilities ☐ Industrial and manufacturing real and personal property [] Multifamily residential real property		
SECTION 8: Certification and Signature	☐ Property Owner ☐ Property Owner's Agent ☐ Other _____ Date _____ print here → sign here →		

Signature _____ **print here** ⇐ _____ **sign here** ⇐ _____

*An email address of a member of the public could be confidential under Government Code Section 552.137; however, by including the email address on this form, you are affirmatively consenting to its release under the Public Information Act. **If you decide later to appear by telephone conference call, you must provide written notice to the ARB at least 10 days before the hearing date. You are responsible for providing access to the call to any person(s) you wish to invite to participate in the hearing. Review the ARB's hearing procedures for the county-specific telephone conference call procedures. Special panels are available in counties with a population of one million or more. To qualify for a special panel to hear your protest, a property must have an appraised value determined by the appraisal district of equal to or greater than the minimum eligibility amount determined by Tax Code Section 6.425(g) and be classified as one of the following: commercial real and personal property; real property of

Information Regarding Electronic Protests

If you choose to protest your value for the current year, you have two options, using the enclosed protest form or by electronically filing via our E-file system. If you choose E-file, then here are some things you need to know prior to registering. **You must have a valid address.**

 Only two protest reasons are eligible to be filed electronically. Value Over Market or Unequal Compared to Others. E-file does not allow the exchange of email. E-file is considered your informal meeting

If you have protest reasons other than market value issues or would prefer an informal meeting you should not use E-file.

E-file does allow you to:

1. File your protest electronically, if you have a valid email address. The District will keep your email address confidential.
2. Receive comparable sales or evidence that the Chief Appraiser plans to present at the formal hearing.
3. Receive a settlement offer to correct the appraisal district records by changing the market value, or receive notice from the appraisal district that no settlement offer will be made.
4. Accept or reject a settlement offer made by the appraisal district.

To access the E-file system please visit our website at <http://onlineappeals.hidalgoad.org/>

If you have previously registered, your username and password will be the same. You do not need to register again.

Follow the instructions to retrieve forgotten username and password, if necessary.

If this is your first time, you will need your Owner ID and PIN located on the attached notice to register. Your PIN is case sensitive. Please enter your PIN exactly as it appears. Do not share your PIN; it is considered your signature. If you lose your PIN contact the appraisal district to receive another.

After you have registered on-line and filed your protest, you will receive emails from the appraisal district when evidence is ready for review and/or when a settlement offer has been made.

If you have any questions or should need to contact the Appraisal District in regard to your protest, please contact us at (956) 381-8466.

E Plaza St

King Dr

King Estates Lot 36

King Dr

Sharon St

Largo St

149 N Pleasantview Dr

L&C Texas Public Adjusters

Mid Valley Assembly

ORDINANCE NO. 2022-13

AN ORDINANCE AMENDING ZONING ORDINANCE NO. 2018-02 AND AMENDING THE ZONING MAP OF THE CITY OF WESLACO TO CHANGE THE ZONING OF REZONE 149 N. PLEASANTVIEW DR. ALSO BEING N275' FT 20 8.333AC GR 8.15AC NET, WEST TRACT SUBDIVISION, WESLACO HIDALGO COUNTY, R-1 ONE FAMILY DWELLING DISTRICT TO B-2 SECONDARY AND HIGHWAY BUSINESS DISTRICT BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF WESLACO, TEXAS:

SECTION I: To rezone from an R-1 One Family Dwelling District to B-2 secondary and highway business district located at 149 N. Pleasantview Dr. Also being N275' FT 20 8.333AC GR 8.15AC NET, WEST TRACT Subdivision, Weslaco, Hidalgo County, Texas.

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

PASSED AND APPROVED on first reading at a regular meeting of the City Commission this 19th day of April 2022.

PASSED AND APPROVED on second reading at a regular meeting of the City Commission this _____ day of _____, 2022.

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: April 19, 2022		Agenda Item No. (to be assigned by CSO): 2022-5353	
From:			
Subject: Discussion and consideration after public hearing on behalf of Oscar Zarate on Ordinance 2022-14 to rezone 211 S Milanos Road also being a 8.00 acre tract of land out of Farm Tract Six Hundred Thirty-One (631), West Tract Subdivision, Hidalgo County, Texas from R-1 One Family Dwelling District to R-2 Duplex and Apartment District and authorize the Mayor to execute any related documents. First reading of Ordinance 2022-14. Possible action. (Staffed by Planning & Code Enforcement Department.)			
Background: The applicant is requesting to rezone property from R-1 One Family Dwelling District to R-2 Duplex and Apartment District. Thirty-three (33) property owners within 200 feet of the applicant's property were notified by letter on March 25, 2022.			
Funding Source (budget code, if applicable):			
Amount:	Term of Impact:	Identified in Current Budget:	
Additional Action Prompted: Mayor's Signature Ordinance - First Reading			
If item previously considered, provide date and action by Commission:			
If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners: Notice of the application and the Public Hearing for the Planning and Zoning Commission and City Commission appeared in The Monitor on March 23, 2022.			
Advisory Review, if any (name of board/committee, date of action, recommendation): The Planning and Zoning Commission recommended approval of the rezone request based on surrounding land use at their regular meeting of April 6, 2022			
KAYLA AREVALO REBEKAH DE LA FUENTE Martin Garza		Created/Initiated Approved New	
City Manager Comments: Approve as recommended by staff and the Planning and Zoning Commission.			
Staff Recommendation: Staff recommends approval based on based on surrounding land use			
Attachments, if any: Rezone-211 S Milanos- Memo, 211 S. Milanos- aerial, 211 S Milanos - attachments, O2022-14 rezone 211 S Milanos			

Responsibilities upon Approval:

Staff will advise the applicant

City of Weslaco

"The City on the Grow"



David Suarez, Mayor
Josh Pedraza, Mayor Pro-Tem, District 1
Leo Muñoz, Commissioner, At-Large
Greg Kerr, Commissioner, At-Large
Letty Lopez, Commissioner, District 2
Jose "JP" Rodriguez, Commissioner, District 3
Adrian Farias, Commissioner, District 4

Martin Garza, Interim City Manager

MEMO

TO: Mayor and City Commission

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

RE: Rezone- 211 S Milanos

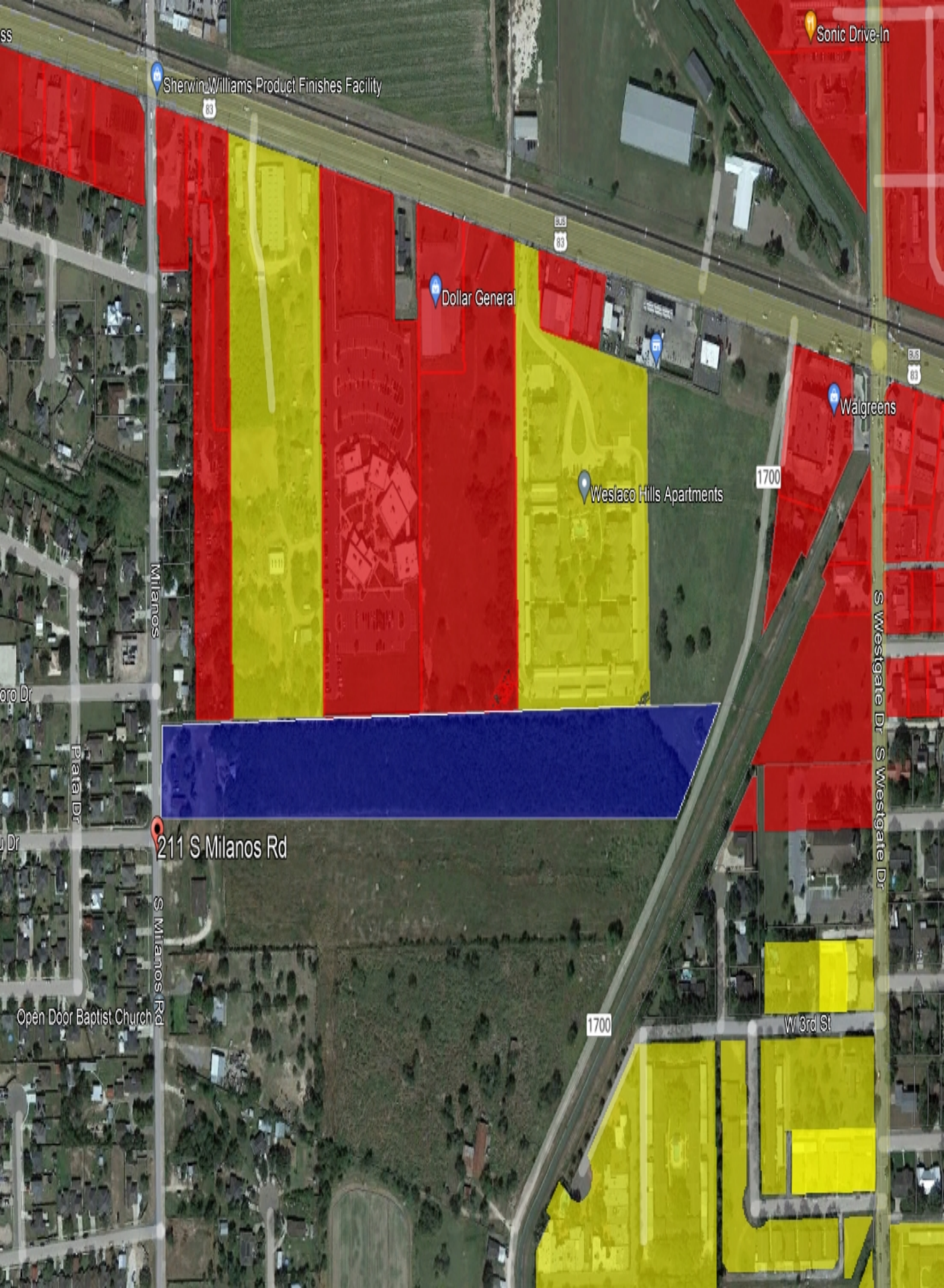
DATE: April 12, 2022

The property owner is proposing an apartment & duplex type use for this located. This property was discussed at the Regular City Commission Meeting of April 5, 2022, for voluntary annexation and will be a continuation to the previously zoned property west of Walgreens. This area was not included in the 2040 Land Use Map as it was outside the City Limits. However, the proposed use does conform the existing surrounding land use. No petitions were received for or against this item.

The Planning & Zoning Commission recommended approval based on the existing surrounding land use.

Thank you,

Rebekah de la Fuente, CFM



ss

Sonic Drive-In

Sherwin Williams Product Finishes Facility

83

Dollar General

83

Walgreens

83

Weslaco Hills Apartments

1700

Milanos

S Westgate Dr S Westgate Dr

oro Dr

Pala Dr

Dr

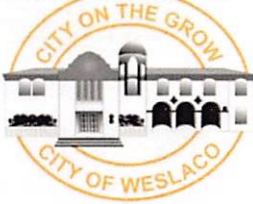
211 S Milanos Rd

S Milanos Rd

Open Door Baptist Church

1700

W 3rd St



APPLICATION FOR REZONING

R ZNE-000203-2022

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

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

FILE NO. _____

PROPOSED PROJECT

Legal Description of Property to be rezoned:

Lot West Tract N171.75'-W2100.7' IRR TR EXC 0.20 AC FT 631 7.80AC GR 7.68AC NET Block _____Subdivision Name The West And Adams Tract Subdivision 211 S MilanosStreet Address W Business 83, Weslaco, TX 78596Existing Zoning _____ Existing Land Use Raw LandProposed Zoning Multi-Family Proposed Land Use Multi-Family

_____ \$305.00 non-refundable filing fee.

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

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

_____ City and school tax receipts attached.

_____ I have received a copy of "The Intent of Zoning Application Instructions".

APPLICANTName Oscar Zarate Phone 956-561-9587Address 1992 Date Palm Drive Fax: _____City Mercedes State TX Zip Code 78570 E-Mail: Oscar@zaratehomedesigns.com**OWNER**Name Robert Roger Davila Phone 956-792-0600Address 18021 Betty Bob Dr. Fax: _____City Harlingen State TX Zip Code 78552 E-Mail: liz.davila6898@gmail.com

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

Signature *Roger Davila* Date 02/01/2022
2/1/2022 7:44:50 PM CST Owner

Signature *[Signature]* Date 01/26/2022
 Applicant

Signature _____ Date _____
 Authorized Agent

STAFF USE ONLY

Accepted By _____ Payment Received By _____ Date Paid _____

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

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

City Commission Notice of Public Hearing Published Date _____

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

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

Ordinance No. _____

City of Weslaco

"The City on the Grow"



David Suarez, Mayor
Josh Pedraza, Mayor Pro-Tem, District 1
Leo Muñoz, Commissioner, At-Large
Greg Kerr, Commissioner, At-Large
Letty Lopez, Commissioner, District 2
Jose "JP" Rodriguez, Commissioner, District 3
Adrian Farias, Commissioner, District 4

Andrew Muñoz, Interim City Manager

PLANNING DEPARTMENT

March 25, 2022

Legal Notice

Dear Occupant:

The Weslaco Planning and Zoning Commission will hold a public hearing on Wednesday, April 6, 2022, at 5:30pm and the City Commission will also hold a public hearing on April 19, 2022 at 5:30 p.m. at the City Hall Legislative Chambers located at 255 South Kansas Avenue

Members of the public who wish to participate in Public Hearing on an agenda item must send their name, address and phone number via email to karevalo@weslacotx.gov by 12:00 pm on April 6, 2022. A staff member will contact you with instructions via phone call to address your public comment.

Rezone Request:

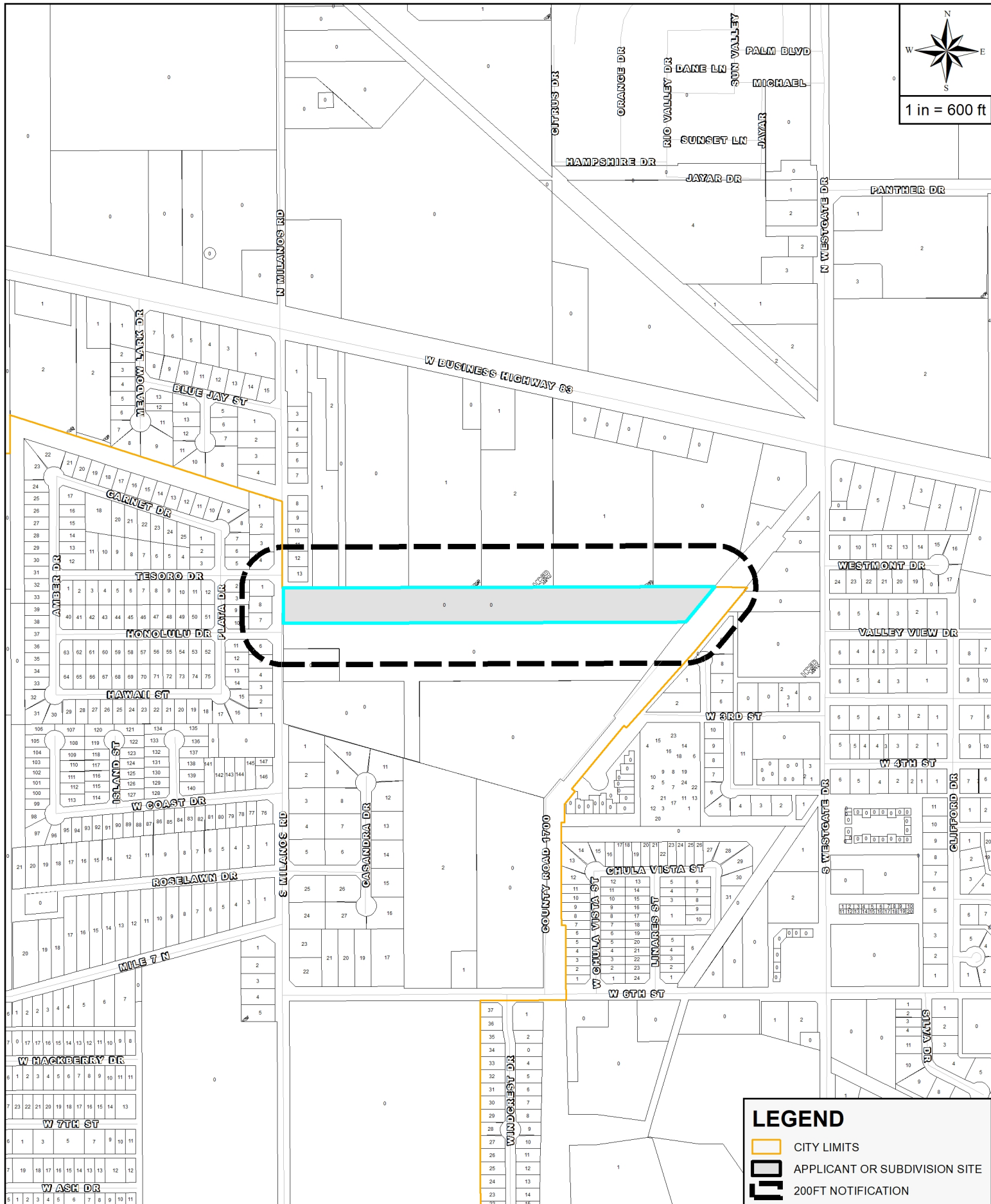
Oscar Zarate is requesting to rezone 211 S Milanos Rd. Also being a 8.00 acre tract of land out of Farm Tract Six Hundred Thirty-One (631), West Tract Subdivision, Hidalgo County, Texas from R-1 One Family Dwelling District to R-2 Duplex and Apartment District located 1288 ft South of Bus 83 on Milanos road. Possible Action.

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

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

Sincerely,

Rebekah de la Fuente, CFM
Planning Director



SITE MAP

APPLICANT AND/OR SUBDIVISION:

211 SOUTH MILANOS RD

MAR 21, 2022

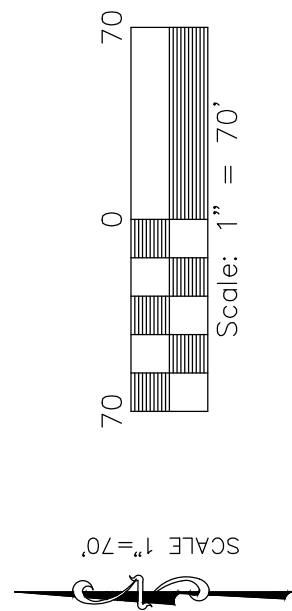
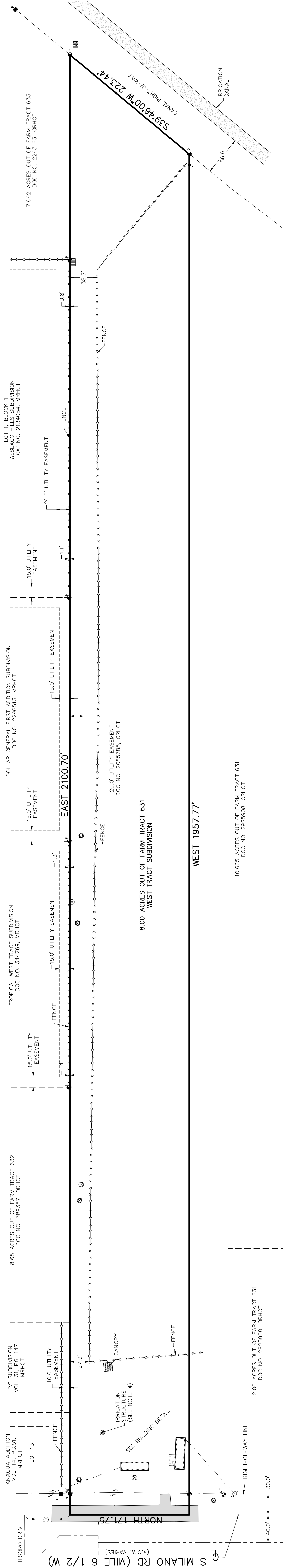
PEREZ MARIA R 115 S MILANO RD WESLACO TX 78596	A5000-00-000-0011-00 ANAQUA LT 11 213 MILE 6 1/2 W	L: 13264 B: 29747
PEREZ MARIA R 115 S MILANO RD WESLACO TX 78596	A5000-00-000-0012-00 ANAQUA LOT 12 217 MILE 6 1/2 W	L: 15304 B: 1208
HERNANDEZ MARIA M 121 S MILANOS RD WESLACO TX 78596	A5000-00-000-0013-00 ANAQUA LOT 13 303 MILE 6 1/2 W	L: 15304 B: 14416
GUIN CAMERON & TIFFANY 304 JOHNSON CIR WESLACO TX 78596	C5700-00-002-0008-00 CLIFFORD LOT 8 BLK 2 304 JOHNSON CIR	L: 27900 B: 134602
RAMOS YOLANDA LETICIA CANALES ROBERT 201 JOHNSON CIR WESLACO TX 78596	C5700-00-002-0009-00 CLIFFORD LOT 9 BLK 2 201 JOHNSON CIR	L: 30987 B: 106079
PETERSON JOHN H & JANICE H 303 JOHNSON CIR WESLACO TX 78596	C5700-00-003-0001-00 CLIFFORD LOT 1 BLK 3 303 JOHNSON CIR	L: 34089 B: 118145
HERMOSILLO JOSE & STEPHANIE 120 S MILANOS RD WESLACO TX 78596-4596	T1817-01-001-0003-00 TESORO ESTATES PH 1 LOT 3 BLK 1	L: 25500 B: 108526
MEDINA MOISES 101 S MILANOS RD WESLACO TX 78596	T1817-01-001-0004-00 TESORO ESTATES PH 1 LOT 4 BLK 1	L: 24720 B: 0
LOPEZ JOSE LUIS & GUADALUPE 104 PLATA DR WESLACO TX 78596-8596	T1817-01-001-0005-00 TESORO ESTATES PH 1 LOT 5 BLK 1	L: 19138 B: 61523
CHARLES JOSE EFRAIN & YADIRA JIM 202 S MILANOS RD WESLACO TX 78596-4066	T1817-01-004-0001-00 TESORO ESTATES PH 1 LOT 1 BLK 4	L: 23220 B: 41607
RAMIREZ ERICA 3902 JOSE PORTILLO RD DONNA TX 78537-7705	T1817-01-004-0002-00 TESORO ESTATES PH 1 LOT 2 BLK 4	L: 19138 B: 0
GARZA ANGEL & VERONICA 214 PLATA DR WESLACO TX 78596-5468	T1817-01-004-0003-00 TESORO ESTATES PH 1 LOT 3 BLK 4	L: 19440 B: 67459

MAR 21, 2022

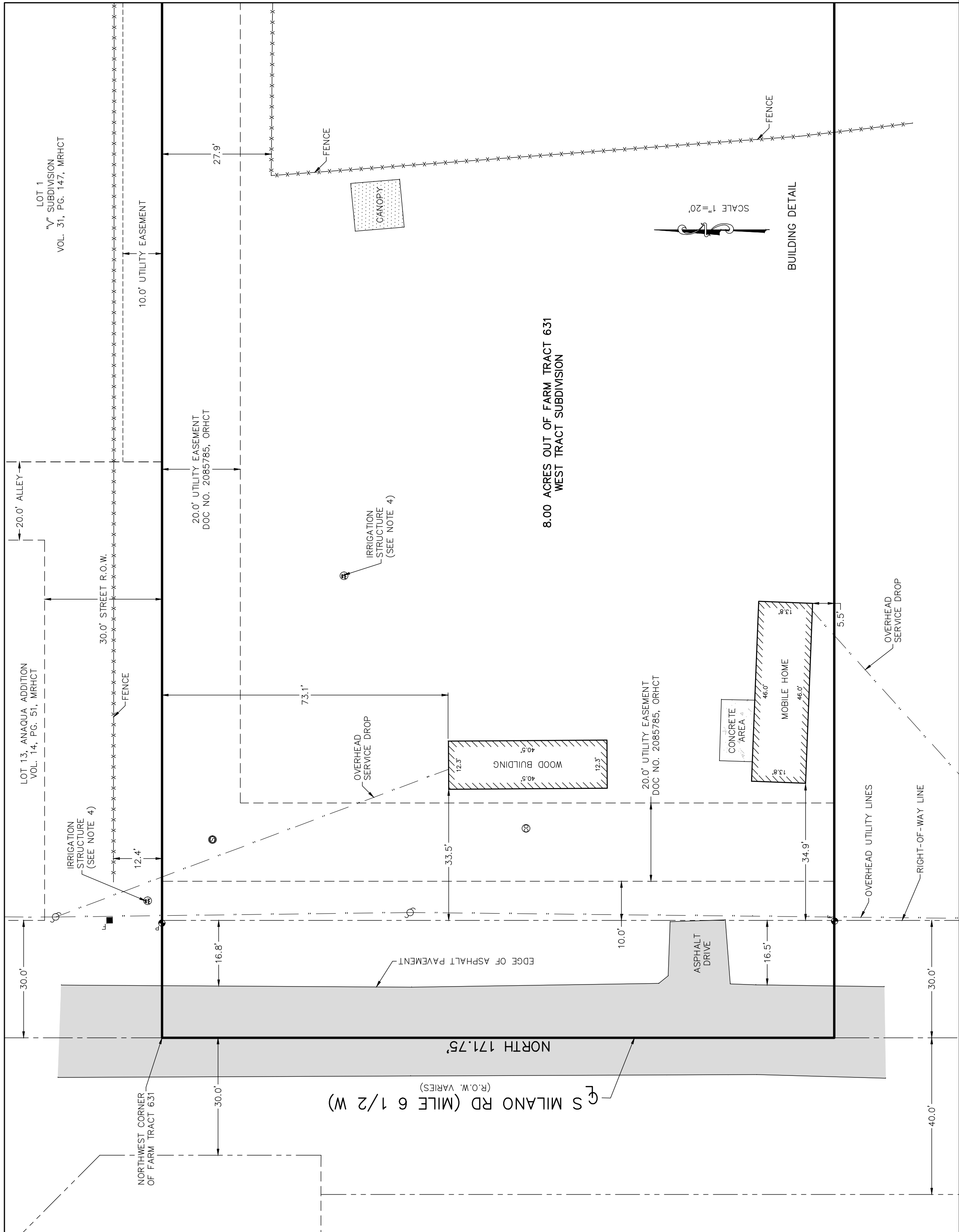
SMITH ARCHIE L & ALMA V 128 S 83RD ST EDINBURG TX 78542-5864	T1817-02-000-0005-00 TESORO ESTATES PH 2 LOT 5 - AMEN DED	L: 20183 B: 65803
PEREZ TOMAS JR 216 S MILANOS RD WESLACO TX 78596-4066	T1817-02-000-0006-00 TESORO ESTATES PH 2 LOT 6 - AMEN DED	L: 22445 B: 71019
VILLEGAS JESSICA L & NORBERTO P 210 S MILANOS RD WESLACO TX 78596-4066	T1817-02-000-0007-00 TESORO ESTATES PH 2 LOT 7 - AMEN DED	L: 23998 B: 71076
CLARKE SIRIA PAMELA 206 S MILANOS RD WESLACO TX 78596-4066	T1817-02-000-0008-00 TESORO ESTATES PH 2 LOT 8 - AMEN DED	L: 24300 B: 59103
GARCIA MARICELA PENCINA 222 PLATA DR WESLACO TX 78596-5468	T1817-02-000-0009-00 TESORO ESTATES PH 2 LOT 9	L: 18630 B: 65456
GARZA AMELIA & ROBERTO 226 PLATA DR WESLACO TX 78596-5468	T1817-02-000-0010-00 TESORO ESTATES PH 2 LOT 10	L: 18328 B: 66436
PLATA ANTONIA A & MARTHA L 302 PLATA DR WESLACO TX 78596-5478	T1817-02-000-0011-00 TESORO ESTATES PH 2 LOT 11	L: 9552 B: 31319
GARCIA ALFONSO PO BOX 986 PROGRESO TX 78579	V0050-00-000-0001-00 V LOT 1 2415 W BUS HWY 83	L: 173318 B: 104969
DAVILA ESTHER PO BOX 1493 WESLACO TX 78599-1493	W3800-00-631-0000-03 WEST TRACT S160'-N454.80'-W272.2 5' FOR IMPS FT 631 1.0AC GR 0.8	L: 10680 B: 71514
DAVILA ROBERT ROGER PO BOX 1493 WESLACO TX 78599-1493	W3800-00-631-0000-04 WEST TRACT 0.20AC-N171.75'-W2100 .7' IRR TR FT 631	L: 2400 B: 12539
DAVILA ROBERT ROGER PO BOX 1493 WESLACO TX 78599-1493	W3800-00-631-0000-05 WEST TRACT N171.75'-W2100.7' IRR TR EXC 0.20AC FT 631 7.80AC GR	L: 92160 B: 0
DAVILA ESTHER PO BOX 1493 WESLACO TX 78599-1493	W3800-00-631-0000-06 WEST TRACT S283.05'-N454.8'-W195 .77'-IRR TR & S395.74'-E74.7'-W6	L: 0 B: 0

MAR 21, 2022

FRANTZ NORMAN & SUSAN BARGE 2319 W BUSINESS 83 WESLACO TX 78596	W3800-00-632-0000-01 WEST TRACT BLK FT 632 E8.68-W16.18 0 W BUS 83	L: 350845 B: 119960
E & O VENTURES FAMILY LP 807 S KANSAS AVE WESLACO TX 78596	W3800-00-633-0000-02 WEST TRACT AN IRR TR 33 7.11AC 1821 W BUS HWY 83	L: 391050 B: 0
MEDINA JUAN & JUANA R PO BOX 433 WESLACO TX 78599	W3800-00-633-0000-08 WEST TRACT S0.50 AC -NE 2AC FT 633 1725 W BUS HWY 83	L: 54450 B: 35368
HERNANDEZ CLAUDIA DDS MSD 420 PROFESSIONAL DRIVE SUITE A WESLACO TX 78596	W3800-00-634-0000-00 WEST TRACT S215'-N515' FT 634 202 S WESTGATE DR	L: 175000 B: 0
JONES MITCHELL JAY 1603 SCOBEE DONNA TX 78537	W3800-00-634-0000-03 WEST TRACT S0.95AC-N3.25AC FT 634 204 S WESTGATE DR	L: 214152 B: 0
WESLACO HILLS APARTMENTS LP 9907 MOORBERRY LN HOUSTON TX 77080	W2246-00-001-0001-00 WESLACO HILLS LOT 1 BLK 1 2101 W BUS HWY 83	L: 727452 B: 2616935
CANVI HOLDINGS LLC 1901 S DANA DR PHARR, TX 78577-6778	D6122-00-000-0002-00 DOLLAR GENERAL FIRST ADDITION LOT 2 2107 W BUS HWY 83	L: 359585 B: 0
CHURCH OF JESUS CHRIST 50 E NORTH TEMPLE FL 22 SALT LAKE CITY UT 84150	C5700-00-00E-0000-00 CLIFFORD LOT E	L: 392040 B: 602082
TROPICAL TEXAS BEHAVIORAL PO BOX 1108 EDINBURG TX 78540	T7948-00-000-0001-00 TROPICAL WEST TRACT LOT 1	L: 1250903 B: 3651776



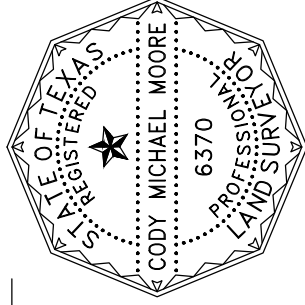
LEGEND	
IRON ROD FOUND	FIRE HYDRANT
IRON ROD SET WITH CAP	GRATE INLET
IRON ROD SET WITH COVER	MANHOLE
NAIL FOUND	CONCRETE
CONC. MONUMENT FOUND	ELECTRIC JUNCTION BOX
IRON PIPE FOUND	CABLE PEDESTAL
TELEPHONE PEDESTAL	LIGHT POST
WATER METER	IRRIGATION STANDPIPE
SOFT WIRE ANCHOR	MANHOLE



SURVEYOR CERTIFICATE

THE UNDERSIGNED HEREBY CERTIFIES THAT THIS SURVEY AS DESCRIBED HEREIN WAS MONUMENTED ON THE GROUND ON **02/03/2022**, THAT THE ONLY VISIBLE IMPROVEMENTS ARE AS SHOWN, THAT THERE ARE NO APPARENT CONFLICTS, OR VISIBLE EASEMENTS EXCEPT AS SHOWN HEREIN. THIS SURVEY CONFORMS TO THE MINIMUM STANDARDS OF THE TEXAS PROFESSIONAL LAND SURVEYING BOARD OF PROFESSIONAL LAND SURVEYING.

Cody Moore
CODY MICHAEL MOORE, R.P.L.S.
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 6370
DATE: 02/04/2022



BOUNDARY SURVEY OF:
8.00 ACRES OF LAND OUT OF FARM TRACT 631,
WEST TRACT SUBDIVISION,
HIDALGO COUNTY, TEXAS, RECORDED IN VOLUME
2, PAGES 34-37, MAP RECORDS OF HIDALGO
COUNTY, TEXAS, INSTRUMENT NO. 2085785, OFFICIAL
RECORDS OF HIDALGO COUNTY, TEXAS.

FOR: ZARATE HOMES & DESIGNS LLC
DATE: 4 FEBRUARY 2022
JOB NO: 185554

Moore Land
Surveying, LLC

14216 Pails Drive, La Feria, TX 78559
(956) 245-1988 1945 Firm No. 10194166

ORDINANCE NO. 2022-14

AN ORDINANCE AMENDING ZONING ORDINANCE NO. 2018-02 AND AMENDING THE ZONING MAP OF THE CITY OF WESLACO TO CHANGE THE ZONING OF REZONE 211 S MILANOS RD. ALSO BEING A 8.00 ACRE TRACT OF LAND OUT OF FARM TRACT SIX HUNDRED THIRTY-ONE (631), WEST TRACT SUBDIVISION, WESLACO HIDALGO COUNTY, R-1 ONE FAMILY DWELLING DISTRICT TO R-2 DUPLEX AND APARTMENT DISTRICT BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF WESLACO, TEXAS:

SECTION I: To rezone from an R-1 One Family Dwelling District to R-2 Duplex and Apartment District located at 211 S MilanOs Rd. Also being a 8.00 acre tract of land out of Farm Tract Six Hundred Thirty-One (631), West Tract Subdivision, Weslaco, Hidalgo County, Texas.

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

PASSED AND APPROVED on first reading at a regular meeting of the City Commission this 19th day of April 2022.

PASSED AND APPROVED on second reading at a regular meeting of the City Commission this _____ day of _____, 2022.

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: April 19, 2022		Agenda Item No. (to be assigned by CSO): 2022-5354
From:		
Subject: Discussion and consideration after public hearing on behalf of Leticia Acevedo to approve a Conditional Use Permit to obtain a Wine and Malt Beverage retail Dealer's On Premise Permit and Late Hours Certificate at 4024 E Interstate 2, also being Lot 3, Royal Subdivision Weslaco, Hidalgo County, Texas and authorize the Mayor to execute any related documents. Possible action. (Staffed by Planning & Code Enforcement Department.)		
Background: The applicant is requesting to obtain a Conditional Use Permit to obtain a Wine and Malt Beverage retail Dealer's On Premise Permit and Late Hours Certificate. Six (6) property owners within 200 feet of the applicant's property were notified by letter on March 25, 2022.		
Funding Source (budget code, if applicable):		
Amount:	Term of Impact:	Identified in Current Budget:
Additional Action Prompted: Mayor's Signature		
If item previously considered, provide date and action by Commission:		
If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners: Notice of the application and the public hearing for the Planning and Zoning Commission and the City Commission. Notice appeared in The Monitor on March 21, 2022.		
Advisory Review, if any (name of board/committee, date of action, recommendation): The Planning and Zoning Commission recommended approval of the conditional use permit at their regular meeting of April 6, 2022, with the condition that two licensed security guards be on duty during later hours operations		
KAYLA AREVALO REBEKAH DE LA FUENTE Martin Garza		Created/Initiated New
City Manager Comments: Approve as recommended by staff and the Planning and Zoning Commission with the condition that two licensed security guards be on duty during later hours operations.		
Staff Recommendation: Staff recommends approval.		
Attachments, if any:		

Rezone-4024 E IH 2- Memo, 4024 E IH 2- attachments, 4024 E IH 2- aerial (2),
Jungle Inn Calls for Service

Responsibilities upon Approval:

Staff will advise the applicant

City of Weslaco

"The City on the Grow"



David Suarez, Mayor
Josh Pedraza, Mayor Pro-Tem, District 1
Leo Muñoz, Commissioner, At-Large
Greg Kerr, Commissioner, At-Large
Letty Lopez, Commissioner, District 2
Jose "JP" Rodriguez, Commissioner, District 3
Adrian Farias, Commissioner, District 4

Martin Garza, Interim City Manager

MEMO

TO: Mayor and City Commission

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

RE: Conditional Use Permit- 4024 E IH 2

DATE: April 12, 2022

The applicant is proposing to obtain a permit for a Wine and Malt Beverage retail Dealer's On Premise Permit and Late Hours Certificate at the existing Jungle Inn. This is the site has previously had a TABC license and is changing operator. Weslaco PD has provided a call for service sheet from 2019 to Present. When the property was first annexed into the City in 2014 the Police Department periodically receiving calls for service at this location. However, the past few years the number of calls has dropped dramatically.

Planning & Zoning recommended approval of the conditional use permit with the condition that two licensed security guards be on duty during later hours operations

Thank you,

Rebekah de la Fuente, CFM



APPLICATION FOR CONDITIONAL USE PERMIT

contact person
Rebecca Regalado
956-784-0963

USE-000198-2022

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. _____

hours
5pm - 2AM
daily
Sunday 12 noon
2AM

PROPOSED PROJECT

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

Lot Royal Lot 3 Block _____

Subdivision Name _____

Street Address 4024 E Interstate 2 - Weslaco TX 78596

Existing Zoning _____ Existing Land Use BAR

Purpose for the Conditional Use Permit Request Sale of Wine and Beer

What, if anything, is planned to minimize the impact on the surrounding land uses: _____

NA

+5.00

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

APPLICANT

Name Leticia Acevedo Phone 956-667-2051

Address P.O. Box 562 Fax: _____

City Weslaco State TX Zip Code 78596 E-Mail: LeticiaAcevedo722@gmail.com

OWNER

Name Leticia Acevedo Phone 956-667-2051

Address P.O. Box 562 Fax: _____

City Weslaco State TX Zip Code 78596 E-Mail: Leticia Acevedo 722@gmail.com

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

Yes ☒ No ☐

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

Signature Arturo Cando Date 02/28/2022
Owner

Signature Arturo Cando Date 02/28/2022
Applicant

Signature _____ Date _____
Authorized Agent

STAFF USE ONLY

Accepted By _____ Payment Received By _____ Date Paid _____

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

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

City Commission Notice of Public Hearing Published in Newspaper Date _____

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

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



**TEXAS ALCOHOLIC
BEVERAGE COMMISSION**
Texans Helping Businesses & Protecting Communities

**Required
Certifications**

Join TABC in the fight against human trafficking

L-CERT (10/2021)

Submit this form to the proper officials to obtain certification for the type of license/permit for which you are applying as required by TX Alc. Bev. Code, Sections 11.37, 11.39, 11.46(b), 61.37, 61.38, 61.42 and Rule §33.13. This Required Certifications form must be submitted with your Initial Application form.
Contact your local TABC office for assistance.

LOCATION INFORMATION

1. Trade Name of Location (Name of restaurant, bar, store, etc.) La Jungla Bar			
2. Owner of Business/Applicant (Name of Corporation, LLC, etc.) Leticia Acevedo			
3. Type of Owner ☐ Corporation ☐ Limited Partnership ☐ Limited Liability Company ☐ Limited Liability Partnership ☐ Partnership ☒ Other: Sole proprietorship			
4. Location Address 4024 E Interstate 2			
City Weslaco		County Hidalgo	State TX
City Weslaco		County Hidalgo	State TX
5. Mailing Address P O Box 562		County Hidalgo	State TX
City Weslaco		County Hidalgo	State TX
6. Business Telephone Number None		Alternate Telephone Number 956-667-2051	E-mail Address leticiaacevedo722@gmail.com
7. Application for:			
☒ Original	☐ Reinstatement	License/Permit Number	License/Permit Number
	☐ Change of Location	License/Permit Number	License/Permit Number
8A. Type of Off-Premise Retailer License/Permit:			
☐ BF Retail Dealer's Off-Premise License	☐ E Local Cartage Permit	☐ P Package Store Permit	
☐ BQ Wine and Malt Beverage Retail Dealer's Off-Premise Permit	☐ ET Third-Party Local Cartage Permit	☐ Q Wine Only Package Store	
☐ LP Local Distributor's Permit			
8B. Type of On-Premise Retailer License/Permit			
☐ BE Retail Dealer's On-Premise License	☐ E Local Cartage Permit	☐ MB Mixed Beverage	
☒ BG Wine and Malt Beverage Retail Dealer's On-Premise Permit	☐ FB Food and Beverage Certificate	☐ WP Waterpark Permit	
☐ BP Brewpub License	☒ LH Late Hours Certificate		
8C. Type of Wholesaler's, Distributor's, or Manufacturer's License/Permit			
☐ BB General Distributor's License	☐ D Distillers and Rectifiers Permit - allows on-premise consumption	☐ S Nonresident Seller's Permit	
☐ BC Branch Distributor's License	☐ DS Out-of-State Winery Direct Shipper's Permit	☐ SD Brewer's Self-Distribution License	
☐ BN Nonresident Brewer's License	☐ G Winery - allows on-premise consumption	☐ W Wholesaler's Permit	
☐ BW Brewer's License	☐ J Bonded Warehouse	☐ X General Class B Wholesaler Permit	
☐ JD Bonded Warehouse (Dry Area)			
9. For On or Off-Premise Applicants, Indicate Primary Business Type at this Location			
☒ Bar	☐ Grocery/Market	☐ Package Store	☐ Sexually Oriented
☐ Civic Center	☐ Hotel	☐ Public Entertainment Fac. (PEF as defined in Sec. 108.73)	☐ Sporting Arena
☐ Convenience Store	☐ Motel	☐ Racetrack	
☐ Delivery Company	☐ Movie Theater	☐ Restaurant	

Trade Name: La Jungla BarLocation Address: 4024 E Interstate 2City: WeslacoCounty: Hidalgo**Off-Premise Certifications**

Per Sec. 11.37, not later than the 30th day after the date a prospective applicant for a permit...requests certification, the city secretary...shall certify whether the location or address given in the request is in a wet area and whether the sale of alcoholic beverages for which the permit is sought is prohibited by charter or ordinance.

Certificate of City Secretary: P, Q, BF, BQ

TX Alc. Bev. Code, Section 11.37 & 61.37

☐ CHECK HERE IF NOT IN CITY LIMITS

I hereby certify on this _____ day of _____, 20____, that the location for which the license/permit is sought as the place of business is in a "wet" area for this type of license or permit and inside the boundaries of this jurisdiction, where it is legal to sell such alcoholic beverages.

Permits/Licenses Wet For	Based on most recent local option election, area is wet for:
☐ BF	The legal sale of malt beverages for off-premise consumption only ☐ greater than 5% alcohol by volume OR ☐ 5% or less alcohol by volume
☐ BF, BQ, Q	The legal sale of malt beverages and wine for off-premise consumption only
☐ BF, BQ, Q, P	The legal sale of all alcoholic beverages for off-premise consumption only

OR

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

SIGN
HERE _____, TEXAS
City Secretary/Clerk City

SEAL**On-Premise Certifications**

Per Sec. 11.37, not later than the 30th day after the date a prospective applicant for a permit...requests certification, the city secretary...shall certify whether the location or address given in the request is in a wet area and whether the sale of alcoholic beverages for which the permit is sought is prohibited by charter or ordinance.

Certificate of City Secretary (FOR MB, MB/FB, BG, BG/FB, BE, & BE/FB)

TX Alc. Bev. Code, Section 11.37 & 61.37

I hereby certify on this _____ day of _____, 20____, that this location address is in a "wet" area for this type of license or permit and inside the boundaries of this jurisdiction, where it is legal to sell such alcoholic beverages.

Permits/Licenses Wet For	Based on most recent local option election, area is wet for:
☐ MB	Mixed Beverage Permit
☐ MB/FB	Mixed Beverage Restaurant Permit with required Food and Beverage Certificate
☒ BG*	Wine and Malt Beverage Retail Dealer's On-Premise Permit
☐ BG/FB*	Wine and Malt Beverage Retail Dealer's On-Premise Permit with required Food and Beverage Certificate
☐ BE*	Retail Dealer's On-Premise License
☐ BE/FB*	Retail Dealer's On-Premise License with required Food and Beverage Certificate
*Mark box on right for BE and/or BE/FB	☐ greater than 5% alcohol by volume OR ☐ 5% or less alcohol by volume
*Mark box on right for any of the following license or permit types BG, BG/FB BE, BE/FB	Election for given location was held for: ☒ legal sale of malt beverage/wine (17%) on-premise AFTER Sept. 1, 1999 OR ☐ legal sale of malt beverage/wine (14%) on-premise BEFORE Sept. 1, 1999

SIGN
HERE _____, TEXAS
City Secretary/Clerk City

SEAL**Certification for Late Hours Certificate (LH)**

TX Alc. Bev. Code, Chapters 29 & 70 et seq.

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

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

SIGN
HERE _____, TEXAS
City Secretary/Clerk City

SEAL

Trade Name: La Jungla Bar

Location Address: 4024 E Interstate 2

City: Weslaco

County: Hidalgo

Wholesaler, Distributor or Manufacturer Certifications

Per Sec. 11.37, not later than the 30th day after the date a prospective applicant for a permit...requests certification, the city secretary...shall certify whether the location or address given in the request is in a wet area and whether the sale of alcoholic beverages for which the permit is sought is prohibited by charter or ordinance.

Certificate of City Secretary for: BB, BC, J, W & X

☐ CHECK HERE IF NOT IN CITY LIMITS

I hereby certify on this ____ day of _____, 20____, that this location address is in a "wet" area for this type of license or permit and inside the boundaries of this jurisdiction, where it is legal to sell such alcoholic beverages.

SIGN
HERE _____, TEXAS
City Secretary/Clerk City

SEAL

Certificate of City Secretary for Winery (G) Applicants

Per Sec. 16.011, "A winery permit may be issued for premises in an area in which the sale of wine has not been authorized by a local option election..."

I hereby certify on this ____ day of _____, 20____, that this location address ☐ is ☐ is not in a "wet" area for this type of license or permit and inside the boundaries of this jurisdiction, where it is legal to sell such alcoholic beverages.

OR

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

SIGN
HERE _____, TEXAS
City Secretary/Clerk City

SEAL

Certificate of City Secretary for: BW & D

I hereby certify on this ____ day of _____, 20____, that this location address is in a "wet" area for this type of license or permit and inside the boundaries of this jurisdiction, where it is legal to sell such alcoholic beverages, and

☐ does ☐ does not allow for on-premise consumption and
☐ does ☐ does not allow for off-premise consumption in accordance with 501.035 of the Election Code.

OR

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

SIGN
HERE _____, TEXAS
City Secretary/Clerk City

SEAL

Trade Name: La Jungla BarLocation Address: 4024 E Interstate 2City: WeslacoCounty: Hidalgo**Off-Premise Certifications**

Per Sec. 11.37, not later than the 30th day after the date a prospective applicant for a permit...requests certification, the county clerk...shall certify whether the location or address given in the request is in a wet area and whether the sale of alcoholic beverages for which the permit is sought is prohibited by any valid order....

Certificate of County Clerk: P, Q, BF, BQ

TX Alc. Bev. Code, Section 11.37 & 61.37

☐ CHECK HERE IF NOT IN CITY LIMITS

I hereby certify on this _____ day of _____, 20____, that the location for which the license/permit is sought as the place of business is in a "wet" area for this type of license or permit and inside the boundaries of this jurisdiction, where it is legal to sell such alcoholic beverages.

Permits/Licenses Wet For	Based on most recent local option election, area is wet for:
☐ BF	The legal sale of malt beverages for off-premise consumption only ☐ greater than 5% alcohol by volume OR ☐ 5% or less alcohol by volume
☐ BF, BQ, Q	The legal sale of malt beverages and wine for off-premise consumption only
☐ BF, BQ, Q, P	The legal sale of all alcoholic beverages for off-premise consumption only

OR

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

SIGN
HERE _____, _____ County
County Clerk

SEAL**On-Premise Certifications**

Per Sec. 11.37, not later than the 30th day after the date a prospective applicant for a permit...requests certification, the county clerk...shall certify whether the location or address given in the request is in a wet area and whether the sale of alcoholic beverages for which the permit is sought is prohibited by any valid order....

Certificate of County Clerk MB, MB/FB, BG, BG/FB, BE, & BE/FB

TX Alc. Bev. Code, Section 11.37 & 61.37

I hereby certify on this _____ day of _____, 20____, that this location address is in a "wet" area for this type of license or permit and inside the boundaries of this jurisdiction, where it is legal to sell such alcoholic beverages.

Permits/Licenses Wet For	Based on most recent local option election, area is wet for:
☐ MB	Mixed Beverage Permit
☐ MB/FB	Mixed Beverage Restaurant Permit with required Food and Beverage Certificate
☐ BG*	Wine and Malt Beverage Retail Dealer's On-Premise Permit
☐ BG/FB*	Wine and Malt Beverage Retail Dealer's On-Premise Permit with required Food and Beverage Certificate
☐ BE*	Retail Dealer's On-Premise License
☐ BE/FB*	Retail Dealer's On-Premise License with required Food and Beverage Certificate
*Mark box on right for BE and/or BE/FB	☐ greater than 5% alcohol by volume OR ☐ 5% or less alcohol by volume
*Mark box on right for any of the following license or permit types BG, BG/FB BE, BE/FB	Election for given location was held for: ☐ legal sale of malt beverage/wine (17%) on-premise AFTER Sept. 1, 1999 OR ☐ legal sale of malt beverage/wine (14%) on-premise BEFORE Sept. 1, 1999

SIGN
HERE _____, _____ County
County Clerk

SEAL**Certification for Late Hours Certificate (LH)**

TX Alc. Bev. Code, Chapters 29 & 70 et seq.

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

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

SIGN
HERE _____, _____ County
County Clerk

SEAL

Trade Name: La Jungla Bar

Location Address: 4024 E Interstate 2

City: Weslaco

County: Hidalgo

Wholesaler, Distributor or Manufacturer Certifications

Per Sec. 11.37, not later than the 30th day after the date a prospective applicant for a permit...requests certification; the county clerk...shall certify whether the location or address given in the request is in a wet area and whether the sale of alcoholic beverages for which the permit is sought is prohibited by any valid order....

Certificate of County Clerk for: BB, BC, J, W & X

☐ CHECK HERE IF NOT IN CITY LIMITS

I hereby certify on this ____ day of _____, 20__, that this location address is in a "wet" area for this type of license or permit and inside the boundaries of this jurisdiction, where it is legal to sell such alcoholic beverages.

SIGN
HERE _____, _____ County
County Clerk

SEAL

Certificate of County Clerk for Winery (G) Applicants

Per Sec. 16.011, "A winery permit may be issued for premises in an area in which the sale of wine has not been authorized by a local option election..."

I hereby certify on this ____ day of _____, 20__, that this location address ☐ is ☐ is not in a "wet" area for this type of license or permit and inside the boundaries of this jurisdiction, where it is legal to sell such alcoholic beverages.

OR

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

SIGN
HERE _____, _____ County
County Clerk

SEAL

Certificate of County Clerk for: BW & D

I hereby certify on this ____ day of _____, 20__, that this location address is in a "wet" area for this type of license or permit and inside the boundaries of this jurisdiction, where it is legal to sell such alcoholic beverages, and

☐ does ☐ does not allow for on-premise consumption and

☐ does ☐ does not allow for off-premise consumption in accordance with 501.035 of the Election Code.

OR

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

SIGN
HERE _____, _____ County
County Clerk

SEAL

Trade Name: La Jungla Bar

Location Address: 4024 E Interstate 2

City: Weslaco

County: Hidalgo

Publisher's Affidavit for All Applicants Except BN, DS, S
TX Alc. Bev. Code, Section 11.39 and 61.38

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

Comptroller of Public Accounts Certificate for All Applicants
TX Alc. Bev. Code, Section 11.46 (b) & 61.42 (b)

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

Sales Tax Permit Number _____ Outlet Number _____

Print Name of Comptroller Employee _____

Print Title of Comptroller Employee _____

SIGN HERE _____ **FIELD OFFICE** _____ **S E A L**

City of Weslaco

"The City on the Grow"



David Suarez, Mayor
Josh Pedraza, Mayor Pro-Tem, District 1
Leo Muñoz, Commissioner, At-Large
Greg Kerr, Commissioner, At-Large
Letty Lopez, Commissioner, District 2
Jose "JP" Rodriguez, Commissioner, District 3
Adrian Farias, Commissioner, District 4

Andrew Muñoz, Interim City Manager

PLANNING DEPARTMENT

March 25, 2022

Legal Notice

Dear Occupant:

The Weslaco Planning and Zoning Commission will hold a public hearing on Wednesday, April 6, 2022, at 5:30pm and the City Commission will also hold a public hearing on April 19, 2022 at 5:30 p.m. at the City Hall Legislative Chambers located at 255 South Kansas Avenue

Members of the public who wish to participate in Public Hearing on an agenda item must send their name, address and phone number via email to karevalo@weslacotx.gov by 12:00 pm on April 6, 2022. A staff member will contact you with instructions via phone call to address your public comment.

CONDITIONAL USE PERMIT:

Leticia Acevedo is requesting a Conditional Use Permit to obtain a Wine and Malt Beverage retail Dealer's On Premise Permit and Late Hours Certificate at 4024 E Interstate 2, also being Lot 3, Royal Subdivision Weslaco, Hidalgo County, Texas

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

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

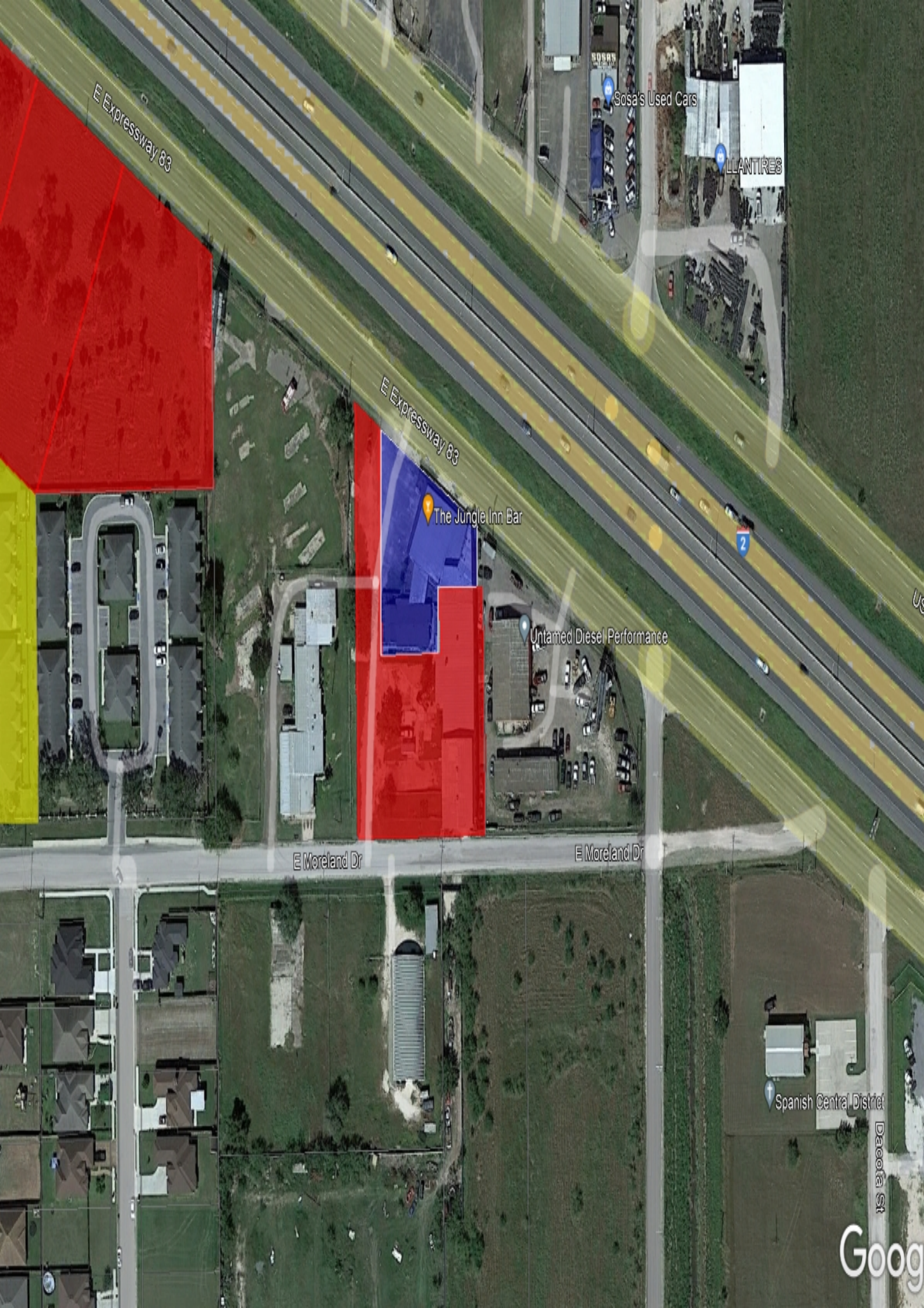
Sincerely,

Rebekah de la Fuente, CFM
Planning Director

City of Weslaco Code Enforcement Dept.

MAR 10, 2022

MONTES LOVELY CHILDS INC 4020 N TEXAS BLVD WESLACO TX 78599	A0800-00-000-1099-03 ADAMS TRACT GR 1.75AC NET 4032 E MORELAND DR	L: 113220 B: 38508
HELPFUL PROPERTIES LLC 40 MARSELLA BLVD STE B BROWNSVILLE TX 78521	A0800-00-000-1099-15 ADAMS TRACT W135'-E347.84'-N987.40' FT 1099 3.06 AC GR 2.80 AC NET 4036 E MORELAND DR	L: 98000 B: 0
EQUIPMENT PORTAFOLIO 2105 E 27TH ST MISSION TX 78574	A0800-00-000-1100-07 ADAMS TRACT IRR TR E270.21'-W1527.47'- 1100 1.18 AC	L: 140420 B: 38680
ANDERSON DON JR 3929 E BUSINESS 83 WESLACO TX 78596	R4370-00-000-0001-00 ROYAL LOT 1 3929 MORELAND DR	L: 330620 B: 76546
QUIZAS MANANA LLC 4020 E EXPRSWY 83 WESLACO TX 78599	R4370-00-000-0002-00 ROYAL LOT 2 4019 E MORELAND DR	L: 199940 B: 100060
ACEVEDO LETICIA GONZALEZ PO BOX 562 WESLACO TX 78599	R4370-00-000-0003-00 ROYAL LOT 3 4024 E EXPRESSWAY 83	L: 111078 B: 135817



E Expressway 83

Sosa's Used Cars

LLANTIRÉS

E Expressway 83

The Jungle Inn Bar

Untamed Diesel Performance

E Moreland Dr

E Moreland Dr

Spanish Central District

Deoofa St

Google

Jungle Inn Calls for Service

2019 - Present

Incident #	Call Date/Time	Type
2022-00005053	2/24/2022 18:13	FIELD CONTACT/INTERVIEW
2022-00004276	2/17/2022 15:02	TRAFFIC STOP
2022-00003249	2/6/2022 23:25	STALLED VEHICLE
2022-00000684	1/7/2022 21:13	BURGLARY OF AUTO
2021-00033217	11/7/2021 2:08	FIELD CONTACT/INTERVIEW
2021-00030888	10/18/2021 13:57	STALLED VEHICLE
2021-00027264	9/11/2021 11:36	TRAFFIC STOP
2021-00026707	9/5/2021 2:13	TRAFFIC STOP
2021-00024017	8/4/2021 23:30	HIT AND RUN
2021-00022968	7/25/2021 2:04	FIGHT IN PROGRESS
2021-00021355	7/12/2021 17:55	TRAFFIC STOP
2021-00020848	7/8/2021 2:35	INTOXICATED DRIVER
2021-00019103	6/23/2021 1:10	SHOTS FIRED
2021-00019105	6/23/2021 1:10	NARCOTICS TRAFFIC
2021-00013794	5/12/2021 19:05	STALLED VEHICLE
2021-00011963	4/28/2021 23:39	TRAFFIC STOP
2021-00010598	4/18/2021 22:57	TRAFFIC STOP
2021-00009327	4/6/2021 15:18	TRAFFIC CONTROL
2021-00007129	3/13/2021 10:28	TRAFFIC STOP
2021-00006564	3/7/2021 18:24	SUSPICIOUS ACTIVITY
2021-00005246	2/21/2021 20:16	TRAFFIC STOP
2021-00004370	2/11/2021 10:14	MINOR ACCIDENT
2021-00002493	1/24/2021 18:27	MINOR ACCIDENT
2020-00038324	12/5/2020 15:25	SUSPICIOUS ACTIVITY
2020013311	4/23/2020 17:12	SUSPICIOUS ACTIVITY
2020012250	4/14/2020 22:09	SUSPICIOUS VEHICLE
2020007921	3/9/2020 0:02	NARCOTICS TRAFFIC
2019042405	11/29/2019 5:28	INTOXICATED DRIVER
2019033205	9/15/2019 10:31	BURGLARY OF AUTO
2019027187	8/1/2019 23:28	THEFT
2019026658	7/28/2019 22:25	HIT AND RUN
2019013494	4/22/2019 1:18	NEEDING ADVICE
2019012631	4/15/2019 23:04	INTOXICATED SUBJECT
2019011249	4/4/2019 16:12	MINOR ACCIDENT
2019007690	3/6/2019 1:25	CRIMINAL MISCHIEF



Standardized Agenda Request Form

Date of Meeting: April 19, 2022		Agenda Item No. (to be assigned by CSO): 2022-5355	
From:			
Subject: Discussion and consideration after public hearing on behalf of OL Beverage Holding, LLC to approve a Conditional Use Permit to obtain an On-premise mixed beverage, Food and Beverage and Late Hours Certificate at 1411 W. Interstate 2, also being Lot 2, Harbor Freight Subdivision Weslaco, Hidalgo County, Texas and authorize the Mayor to execute any related documents. Possible action. (Staffed by Planning & Code Enforcement Department.)			
Background: The applicant is requesting to obtain a Conditional Use Permit to obtain a On-premise mixed beverage, Food and Beverage and Late Hours Certificate. Sixteen (16) property owners within 200 feet of the applicant's property were notified by letter on March 25, 2022.			
Funding Source (budget code, if applicable):			
Amount:	Term of Impact:	Identified in Current Budget:	
Additional Action Prompted: Mayor's Signature			
If item previously considered, provide date and action by Commission:			
If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners: Notice of the application and the public hearing for the Planning and Zoning Commission and the City Commission. Notice appeared in The Monitor on March 21, 2022.			
Advisory Review, if any (name of board/committee, date of action, recommendation): The Planning and Zoning Commission recommended approval of the conditional use permit at their regular meeting of April 6, 2022 with the condition that two licensed security guards be on duty during later hours operations			
KAYLA AREVALO REBEKAH DE LA FUENTE ANDREW MUNOZ		Created/Initiated Approved New	
City Manager Comments: Approve as recommended by staff and the Planning and Zoning Commission with the condition that two licensed security guards are on duty during late hours operations.			
Staff Recommendation: Staff recommends approval.			
Attachments, if any: Rezone-1411 W IH 2- Memo, 1411 W IH 2 - ATTACHMENTS, 1411W IH 2			

Responsibilities upon Approval: Staff will advise the applicant

City of Weslaco

"The City on the Grow"



David Suarez, Mayor
Josh Pedraza, Mayor Pro-Tem, District 1
Leo Muñoz, Commissioner, At-Large
Greg Kerr, Commissioner, At-Large
Letty Lopez, Commissioner, District 2
Jose "JP" Rodriguez, Commissioner, District 3
Adrian Farias, Commissioner, District 4

Martin Garza, Interim City Manager

MEMO

TO: Mayor and City Commission

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

RE: Conditional Use Permit- 1411 W IH 2

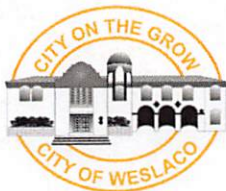
DATE: April 12, 2022

The applicant is proposing to obtain a permit for a On-premise mixed beverage, Food and Beverage and Late Hours Certificate at the proposed Ojos Locos. The owner has proposed food to alcohol ratio of either 60:40 or 50:50. The owner stated that the ratio would depend on the demands of the locations which is why they applied for the 50% license. The applicant has already submitted for their building permit which is currently under review.

Planning & Zoning recommended approval of the conditional use permit with the condition that two licensed security guards be on duty during later hours operations

Thank you,

Rebekah de la Fuente, CFM



APPLICATION FOR CONDITIONAL USE PERMIT

USE -000201-2022

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

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

FILE NO. _____

PROPOSED PROJECT

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

Lot 2 Block N/A

Subdivision Name Harbor Freight Subdivision

Street Address 1411 W. IH-2, Weslaco, Texas

Existing Zoning B-2 Existing Land Use Vacant

Purpose for the Conditional Use Permit Request Restaurant with alcohol sales and service.

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

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

APPLICANT

Name OL Beverage Holdings, LLC Phone 504-577-9764

Address 6010 W. Spring Creek Parkway Fax: _____

City Plano State TX Zip Code 75024 E-Mail: dawn.diaz@ojoslocos.com

OWNER

Name OL RE Holdings, LLC Phone 504-577-9764

Address 6010 W. Spring Creek Parkway Fax: _____

City Plano State TX Zip Code 75024 E-Mail: dawn.diaz@ojoslocos.com

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

Yes _____ No X

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

Signature _____

Owner

Date 3/10/22

Signature _____

Applicant

Date 3/10/22

Signature _____

Authorized Agent

Date _____

STAFF USE ONLY

Accepted By _____ Payment Received By _____ Date Paid _____

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

Date _____

P & Z Notice of Public Hearing Published in Newspaper

Date _____

City Commission Notice of Public Hearing Published
in Newspaper

Date _____

Presented to P & Z Commission

Approved _____ Disapproved _____ Tabled _____

Date _____

Presented to City Commission

Approved _____ Disapproved _____ Tabled _____

Date _____

**CUP Application for OL Beverage Holdings, LLC
OJOS Locos Restaurant
1411 W. IH-2, Weslaco, Texas**

1. Proposed Use Name: Ojos Locos Sports Cantina (the applicant's "to go" food and beverage service is branded as Wild Peckers)
2. Location of Proposed Use: 1411 W. IH-2, Weslaco, Texas. See attached Exhibit A for metes and bounds boundary survey
3. Purpose of Proposed Use: Restaurant with alcohol service
4. Owner/Concessionaire of Proposed Use Property: OL RE Holdings, LLC
5. Alcoholic Beverages Consumed On-Premises: Yes
6. Hours of Operation of Proposed Use: 11 am to 2 am daily
7. Preliminary Site Plan: See attached Exhibit B; 155 off-street parking spaces; direct access to IH-2 service road.
8. Proof of Tax Payment: See attached Exhibit C

City of Weslaco

"The City on the Grow"



David Suarez, Mayor
Josh Pedraza, Mayor Pro-Tem, District 1
Leo Muñoz, Commissioner, At-Large
Greg Kerr, Commissioner, At-Large
Letty Lopez, Commissioner, District 2
Jose "JP" Rodriguez, Commissioner, District 3
Adrian Farias, Commissioner, District 4

Andrew Muñoz, Interim City Manager

PLANNING DEPARTMENT

March 25, 2022

Legal Notice

Dear Occupant:

The Weslaco Planning and Zoning Commission will hold a public hearing on Wednesday, April 6, 2022, at 5:30pm and the City Commission will also hold a public hearing on April 19, 2022, at 5:30 p.m. at the City Hall Legislative Chambers located at 255 South Kansas Avenue

Members of the public who wish to participate in Public Hearing on an agenda item must send their name, address and phone number via email to karevalo@weslacotx.gov by 12:00 pm on April 6, 2022. A staff member will contact you with instructions via phone call to address your public comment.

CONDITIONAL USE PERMIT:

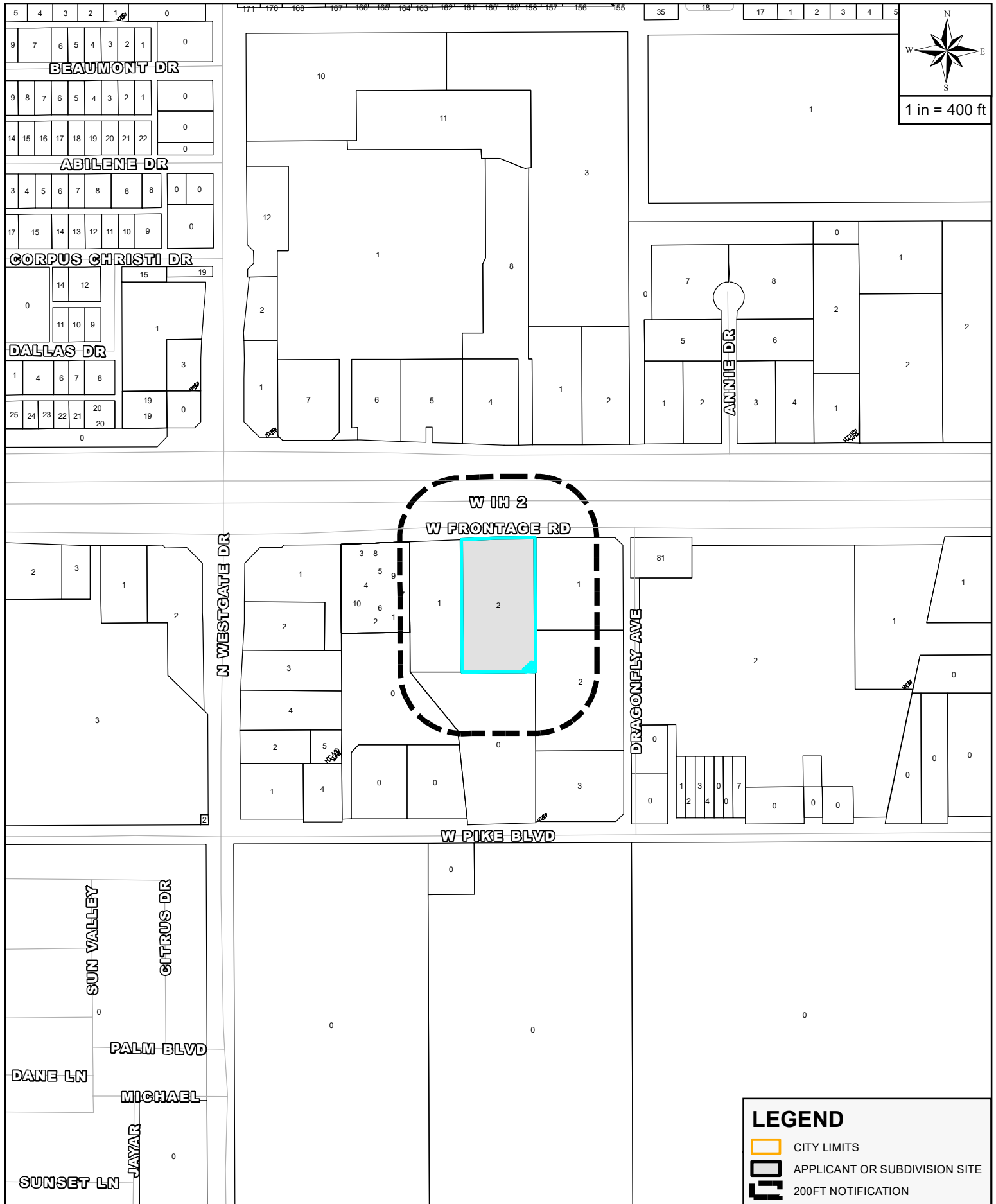
OL Beverage Holdings, LLC is requesting a Conditional Use Permit to obtain a On-premise mixed beverage, Food and Beverage and Late Hours Certificate at 1411 W. Interstate 2, also being Lot 2, Harbor Freight Subdivision Weslaco, Hidalgo County, Texas

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

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

Sincerely,

Rebekah de la Fuente, CFM
Planning Director



SITE MAP

APPLICANT AND/OR SUBDIVISION:

1411 W IH-2

MAR 21, 2022

HG1 OPPORTUNITY LLC 25 HIGHLAND PARK VLG STE 100-398 DALLAS TX 75205	M4505-00-000-001A-00 MILLER COMMERCIAL LOT 1A - AMENDED 1502 W PIKE BLVD	L: 331062 B: 1461073
JAGADA INVESTMENT PROPERTIES 1529 W EXPRESSWAY 83 STE A WESLACO TX 78596	W2330-00-000-0001-00 WESLACO PLAZA CONDOMINIUM UNIT 1 1525 W EXPRWY 83	L: 128356 B: 39669
JAGADA INVESTMENT PROPERTIES 1529 W EXPRESSWAY 83 STE A WESLACO TX 78596	W2330-00-000-0002-00 WESLACO PLAZA CONDOMINIUM UNIT 2 1525 W EXPRWY 83	L: 65541 B: 21921
JAGADA INVESTMENT PROPERTIES 1529 W EXPRESSWAY 83 STE A WESLACO TX 78596	W2330-00-000-0003-00 WESLACO PLAZA CONDOMINIUM UNIT 3 1525 W EXPRWY 83	L: 62310 B: 20859
JAGADA INVESTMENT PROPERTIES 1529 W EXPRESSWAY 83 STE A WESLACO TX 78596	W2330-00-000-0004-00 WESLACO PLAZA CONDOMINIUM UNIT 4 1525 W EXPRWY 83	L: 135021 B: 44770
MUNOZ ROBERT & ADELA 513 MOONVINE WAY NEW BRAVNFELS TX 78130	W2330-00-000-0005-00 WESLACO PLAZA CONDOMINIUM UNIT 5 1525 W EXPRWY 83	L: 111087 B: 36938
MUNOZ ROBERT & ADELA 513 MOONVINE WAY NEW BRAVNFELS TX 78130	W2330-00-000-0006-00 WESLACO PLAZA CONDOMINIUM UNIT 6 1525 W EXPRWY 83	L: 114621 B: 37990
MUNOZ ROBERT & ADELA 513 MOONVINE WAY NEW BRAVNFELS TX 78130	W2330-00-000-0007-00 WESLACO PLAZA CONDOMINIUM UNIT 7 1525 W EXPRWY 83	L: 133405 B: 44216
MUNOZ ROBERT & ADELA 513 MOONVINE WAY NEW BRAVNFELS TX 78130	W2330-00-000-0008-00 WESLACO PLAZA CONDOMINIUM UNIT 8 1525 W EXPRWY 83	L: 62410 B: 20900
MUNOZ ROBERT & ADELA 513 MOONVINE WAY NEW BRAVNFELS TX 78130	W2330-00-000-0009-00 WESLACO PLAZA CONDOMINIUM UNIT 9 1525 W EXPRWY 83	L: 98261 B: 23344
MUNOZ ROBERT & ADELA 513 MOONVINE WAY NEW BRAVNFELS TX 78130	W2330-00-000-0010-00 WESLACO PLAZA CONDOMINIUM UNIT 10 1525 W EXPRWY 83	L: 98261 B: 38155
CHAVEZ PETRA S 1406 W PIKE WESLACO TX 78596	W3800-00-137-0000-06 WEST TRACT S 3.00 FOR 1406 W PIKE BLVD	L: 335691 B: 123864

MAR 21, 2022

AURIEL INVESTMENTS LLC 100 E NOLANA AVE STE 130 MCALLEN TX 78504	W2320-00-000-0001-00 WESLACO PLAZA LOT 1	L: 766688 B: 764107
AURIEL INVESTMENTS LLC 100 E NOLANA AVE STE 130 MCALLEN TX 78504	W2320-00-000-0002-00 WESLACO PLAZA LOT 2	L: 668079 B: 0
AGREE LIMITED PARTNERSHIP 70 E LONG LAKE RD BLOOMFIELD HILLS MI 48304	H1060-00-000-0001-00 HARBOR FREIGHT LOT 1	L: 644117 B: 1109360
BS MANAGEMENT LLC 1806 S CLOSER EDINBURG TX 78539	H1060-00-000-0002-00 HARBOR FREIGHT LOT 2	L: 619842 B: 0

Harbor Freight Subdivision
Document No. 2020-3108226
M . R . H . C . T .

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY WAS SCALED TO BE IN ZONE "B" OF THE FLOOD INSURANCE RATE MAP, COMMUNITY No. 480349, PANEL 0005 B, WHICH BEARS AN EFFECTIVE DATE OF MARCH 4, 1980. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE FLOOD ZONE. AN ELEVATION CERTIFICATE MAY BE NEEDED TO DETERMINE THE FLOOD ZONE.

East Right of Way Line of N. Westgate Drive

Fire Hydrant

79.03'

10' x 4'

576.43'

Back of Curb

115.37'

Back of Curb

124.15'

Fire Hydrant

Found "x" Mark

Power Pole

10' Utility Easement

15' Utility Easement

10' Utility Easement

Concrete Curb

Street Light

Manhole

Valves 000

Lot 1

N 1° 22' 18" W 429.35'

Concrete Curb

Street Light

Manhole

Street Light

Manhole

Concrete Curb

Wood Fence/Gate

Street Light

Found 1/2" Steel Re-bar w/10 Cap

Lot 2

S 88° 49' 44" W 237.93'

15' Utility Easement

Manhole

Manhole

Manhole

Manhole

S 1° 10' 18" E 433.93'

Concrete Curb

Notes:

- Improvements along the Boundary Lines have been exaggerated for clarity purposes and are Not to Scale.
- This Survey and their use is the property of Orive Land Surveying, LLC. Any other use of this Survey other than the entity for which it was surveyed for, is Strictly Prohibited; Reproduction or reuse of this Document without the written consent of Orive Land Surveying, LLC, will be subject to Claims and or Damages.

Petra S. Chavez
Volume 2142, Page 291, H.C.O.R.

Lot 1
Westlaco Plaza Subdivision
Instrument Number 2995575,
H.C.M.R.

Lot 2
Westlaco Plaza Subdivision
Instrument Number 2995575,
H.C.M.R.

Lot Two (2), Harbor Freight Subdivision, Cameron County, Texas,
according to the map or plat recorded in Document No.
2020-3108226, Map Records of Hidalgo County, Texas.

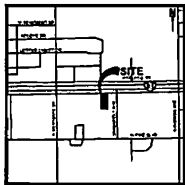
PRELIMINARY, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document.

DANIEL G. ORIVE JR., R.P.L.S. # 5958

Job # 2021-276

O R I V E
Land Surveying, LLC
5580 Paredes Line Rd.
Brownsville, TX 78526
Registration Number: 100265-00
Office Number: (956) 541-9806
Email: orivesurveying@gmail.com

EXHIBIT B



LOCATION MAP

CITY OF WESLACO
LANDSCAPE ORDINANCE REQUIREMENTS

URBAN LANDSCAPE AREA

- 15% ARE OF 10%.
 - 90 MAY BE 10% AND ARE REQUIRED
 - 20 MAY BE 10% AND ARE PROHIBITED
- STRICT TREES (ST)**
- 10% LANDSCAPE ARE + 10% STREET
 - 20% STREET IS 10% + 10% AND 10% STREET
 - 10% TREE FOR 10% + 10% + 10% (10% + 10%)
 - 10% + 10% + 10%
 - 10% + 10% + 10%
 - 10% TREE CAN BE REQUIRED

SIDE AND REAR YARD LANDSCAPE

- * 4.17 BUSSES ALLOW SIDE TRAFFIC
 - * LEFT-HAND DRIVE VEHICLES ALLOW 9% OF SIDE TRAFFIC
 - * (1) PAGE PER 9% OF SIDE TRAFFIC
- RIGHT 4.21 LT / 25 LT
- * 25% TRAFFIC ALLOWED
 - * 25% TRAFFIC ALLOWED
 - * 40% LT / 25% TRAFFIC ALLOWED
 - * 40% LT / 25% TRAFFIC ALLOWED
 - * 40% TRAFFIC ALLOWED
 - * 40% TRAFFIC ALLOWED

LEFT SIDE: 100%
+ 100% FREE 30 DAY TRIAL
+ 100% FREE 30 DAY TRIAL

1. 2. 3. 4. 5. 6. 7. 8. 9. 10. 11. 12. 13. 14. 15. 16. 17. 18. 19. 20. 21. 22. 23. 24. 25. 26. 27. 28. 29. 30. 31. 32. 33. 34. 35. 36. 37. 38. 39. 40. 41. 42. 43. 44. 45. 46. 47. 48. 49. 50. 51. 52. 53. 54. 55. 56. 57. 58. 59. 60. 61. 62. 63. 64. 65. 66. 67. 68. 69. 70. 71. 72. 73. 74. 75. 76. 77. 78. 79. 80. 81. 82. 83. 84. 85. 86. 87. 88. 89. 90. 91. 92. 93. 94. 95. 96. 97. 98. 99. 100. 101. 102. 103. 104. 105. 106. 107. 108. 109. 110. 111. 112. 113. 114. 115. 116. 117. 118. 119. 120. 121. 122. 123. 124. 125. 126. 127. 128. 129. 130. 131. 132. 133. 134. 135. 136. 137. 138. 139. 140. 141. 142. 143. 144. 145. 146. 147. 148. 149. 150. 151. 152. 153. 154. 155. 156. 157. 158. 159. 160. 161. 162. 163. 164. 165. 166. 167. 168. 169. 170. 171. 172. 173. 174. 175. 176. 177. 178. 179. 180. 181. 182. 183. 184. 185. 186. 187. 188. 189. 190. 191. 192. 193. 194. 195. 196. 197. 198. 199. 200. 201. 202. 203. 204. 205. 206. 207. 208. 209. 210. 211. 212. 213. 214. 215. 216. 217. 218. 219. 220. 221. 222. 223. 224. 225. 226. 227. 228. 229. 230. 231. 232. 233. 234. 235. 236. 237. 238. 239. 240. 241. 242. 243. 244. 245. 246. 247. 248. 249. 250. 251. 252. 253. 254. 255. 256. 257. 258. 259. 260. 261. 262. 263. 264. 265. 266. 267. 268. 269. 270. 271. 272. 273. 274. 275. 276. 277. 278. 279. 280. 281. 282. 283. 284. 285. 286. 287. 288. 289. 290. 291. 292. 293. 294. 295. 296. 297. 298. 299. 300. 301. 302. 303. 304. 305. 306. 307. 308. 309. 310. 311. 312. 313. 314. 315. 316. 317. 318. 319. 320. 321. 322. 323. 324. 325. 326. 327. 328. 329. 330. 331. 332. 333. 334. 335. 336. 337. 338. 339. 340. 341. 342. 343. 344. 345. 346. 347. 348. 349. 350. 351. 352. 353. 354. 355. 356. 357. 358. 359. 360. 361. 362. 363. 364. 365. 366. 367. 368. 369. 370. 371. 372. 373. 374. 375. 376. 377. 378. 379. 380. 381. 382. 383. 384. 385. 386. 387. 388. 389. 390. 391. 392. 393. 394. 395. 396. 397. 398. 399. 400. 401. 402. 403. 404. 405. 406. 407. 408. 409. 410. 411. 412. 413. 414. 415. 416. 417. 418. 419. 420. 421. 422. 423. 424. 425. 426. 427. 428. 429. 430. 431. 432. 433. 434. 435. 436. 437. 438. 439. 440. 441. 442. 443. 444. 445. 446. 447. 448. 449. 450. 451. 452. 453. 454. 455. 456. 457. 458. 459. 460. 461. 462. 463. 464. 465. 466. 467. 468. 469. 470. 471. 472. 473. 474. 475. 476. 477. 478. 479. 480. 481. 482. 483. 484. 485. 486. 487. 488. 489. 490. 491. 492. 493. 494. 495. 496. 497. 498. 499. 500. 501. 502. 503. 504. 505. 506. 507. 508. 509. 510. 511. 512. 513. 514. 515. 516. 517. 518. 519. 520. 521. 522. 523. 524. 525. 526. 527. 528. 529. 530. 531. 532. 533. 534. 535. 536. 537. 538. 539. 540. 541. 542. 543. 544. 545. 546. 547. 548. 549. 550. 551. 552. 553. 554. 555. 556. 557. 558. 559. 560. 561. 562. 563. 564. 565. 566. 567. 568. 569. 570. 571. 572. 573. 574. 575. 576. 577. 578. 579. 580. 581. 582. 583. 584. 585. 586. 587. 588. 589. 590. 591. 592. 593. 594. 595. 596. 597. 598. 599. 600. 601. 602. 603. 604. 605. 606. 607. 608. 609. 610. 611. 612. 613. 614. 615. 616. 617. 618. 619. 620. 621. 622. 623. 624. 625. 626. 627. 628. 629. 630. 631. 632. 633. 634. 635. 636. 637. 638. 639. 640. 641. 642. 643. 644. 645. 646. 647. 648. 649. 650. 651. 652. 653. 654. 655. 656. 657. 658. 659. 660. 661. 662. 663. 664. 665. 666. 667. 668. 669. 670. 671. 672. 673. 674. 675. 676. 677. 678. 679. 680. 681. 682. 683. 684. 685. 686. 687. 688. 689. 690. 691. 692. 693. 694. 695. 696. 697. 698. 699. 700. 701. 702. 703. 704. 705. 706. 707. 708. 709. 710. 711. 712. 713. 714. 715. 716. 717. 718. 719. 720. 721. 722. 723. 724. 725. 726. 727. 728. 729. 730. 731. 732. 733. 734. 735. 736. 737. 738. 739. 740. 741. 742. 743. 744. 745. 746. 747. 748. 749. 750. 751. 752. 753. 754. 755. 756. 757. 758. 759. 760. 761. 762. 763. 764. 765. 766. 767. 768. 769. 770. 771. 772. 773. 774. 775. 776. 777. 778. 779. 780. 781. 782. 783. 784. 785. 786. 787. 788. 789. 790. 791. 792. 793. 794. 795. 796. 797. 798. 799. 800. 801. 802. 803. 804. 805. 806. 807. 808. 809. 810. 811. 812. 813. 814. 815. 816. 817. 818. 819. 820. 821. 822. 823. 824. 825. 826. 827. 828. 829. 830. 831. 832. 833. 834. 835. 836. 837. 838. 839. 840.

INTERIOR LANDSCAPE (2)

- [illegible]

REGISTRATION

- **BRIDGE & TUNA SYSTEM PROGNOSTIC REF. BRIDGE & TUNA OR UNDO**

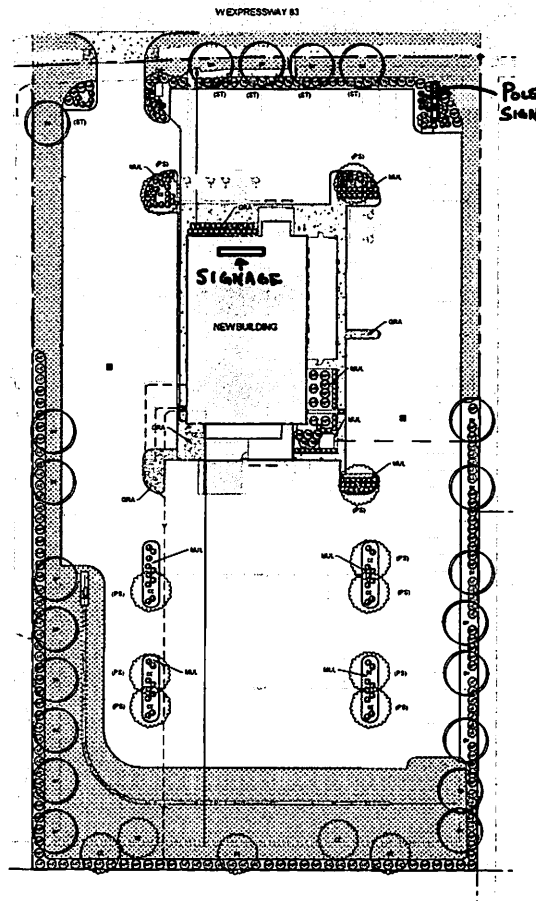
PLANT SCHEDULE

[illegible]

LANDSCAPE MATERIAL SCHEDULE

[illegible]

1. EACH NEW TREE IS TO BE GROWN IN A NUMBER 100 FIELD CAN
2. NO UNIT PRICE FOR ALL TREES
3. DRAINAGE IS ON THE PLANS AND IS TO BE ON THE LANDSCAPE ARCHITECT'S SIDE. THE UNIT PRICE FOR ALL TREES IS TO BE FOR THE PLANTING AND THE TREE IS TO BE ON THE LANDSCAPE ARCHITECT'S SIDE. THE UNIT PRICE FOR ALL TREES IS TO BE FOR THE PLANTING AND THE TREE IS TO BE ON THE LANDSCAPE ARCHITECT'S SIDE.
4. THE TREES TO BE PLANTED ARE TO BE ON THE LANDSCAPE ARCHITECT'S SIDE. THE UNIT PRICE FOR ALL TREES IS TO BE FOR THE PLANTING AND THE TREE IS TO BE ON THE LANDSCAPE ARCHITECT'S SIDE.
5. THE TREES TO BE PLANTED ARE TO BE ON THE LANDSCAPE ARCHITECT'S SIDE. THE UNIT PRICE FOR ALL TREES IS TO BE FOR THE PLANTING AND THE TREE IS TO BE ON THE LANDSCAPE ARCHITECT'S SIDE.
6. THE TREES TO BE PLANTED ARE TO BE ON THE LANDSCAPE ARCHITECT'S SIDE. THE UNIT PRICE FOR ALL TREES IS TO BE FOR THE PLANTING AND THE TREE IS TO BE ON THE LANDSCAPE ARCHITECT'S SIDE.



LANDSCAPE PLAN



COOPER & LOCHTE



LANDSCAPE PLAN

L1

EXHIBIT C

TAX RECEIPT



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

Certified Owner:

BS MANAGEMENT LLC
 1806 S CLOSNER
 EDINBURG, TX 78539-6314

Legal Description:

HARBOR FREIGHT LOT 2

Parcel Address: 0 UNKNOWN
 Legal Acres: 2.3716

Deposit No: ED21361155A
 Validation No: 900000061713402
 Account No: H1060-00-000-0002-00
 Operator Code: ROCHELLE155

Remit Seq No: 48685976
 Receipt Date: 12/27/2021
 Deposit Date: 12/27/2021
 Print Date: 12/27/2021 04:43 PM
 Printed By: ROCHELLE155
 Appr. Dist. No.: 1307305

| Year | Tax Unit Name | Rec Type | Tax Value | Tax Rate | Levy Paid | P&I | Coll Fee Paid | Total |
|------|---------------------|----------|-----------|----------|-------------|--------|---------------|-------------|
| 2021 | Hidalgo County | TL | 619,842 | 0.575000 | 3,564.09 | 0.00 | 0.00 | 3,564.09 |
| 2021 | Drainage Dist #1 | TL | 619,842 | 0.126400 | 783.48 | 0.00 | 0.00 | 783.48 |
| 2021 | City Of Weslaco | TL | 619,842 | 0.696700 | 4,318.44 | 0.00 | 0.00 | 4,318.44 |
| 2021 | Weslaco Isd | TL | 619,842 | 0.980700 | 6,078.79 | 0.00 | 0.00 | 6,078.79 |
| 2021 | South Texas Isd | TL | 619,842 | 0.049200 | 304.96 | 0.00 | 0.00 | 304.96 |
| 2021 | South Texas College | TL | 619,842 | 0.171500 | 1,063.03 | 0.00 | 0.00 | 1,063.03 |
| | | | | | \$16,112.79 | \$0.00 | \$0.00 | \$16,112.79 |

> - -

- - <

Check Number(s):
 1955

PAYMENT TYPE:
 Checks:

\$16,112.79

Exemptions on this property:

Total Applied: \$16,112.79
 Total Tendered: \$16,112.79
 (for accounts paid on 12/27/2021)
 Change Paid: \$0.00

Account No: H1060-00-000-0002-00
 PAYER: 28837521
 BS PROPERTIES LLC
 1501 NORTH 3RD LANE
 MCALLEN, TX 78504

ADDISONLAW

5429 LBJ Freeway, Suite 400
Dallas, Texas 75240
Telephone: 972.341.8122
Facsimile: 972.960.7719
Email: mmartin@addisonlaw.com

MEMORANDUM

To: Rebekah De La Fuente
From: Matt Martin
Re: CUP Application
Date: March 10, 2022

Enclosed is OL Beverage Holdings, LLC's Application for Conditional Use Permit for 1411 W. IH-2. Additionally enclosed is a check for \$300.00. Please let me know if you need any additional materials or have any questions. Thank you for your assistance in this matter.



**TEXAS ALCOHOLIC
BEVERAGE COMMISSION**
Texans Helping Businesses & Protecting Communities

**Required
Certifications**

Join TABC in the fight against human trafficking

L-CERT (10/2021)

Submit this form to the proper officials to obtain certification for the type of license/permit for which you are applying as required by TX Alc. Bev. Code, Sections 11.37, 11.39, 11.46(b), 61.37, 61.38, 61.42 and Rule §33.13. This Required Certifications form must be submitted with your Initial Application form.

Contact your local TABC office for assistance.

LOCATION INFORMATION

| | | | | |
|---|---|---|---|-----------------------------|
| 1. Trade Name of Location (Name of restaurant, bar, store, etc.)
Ojos Locos Sports Cantino | | | | |
| 2. Owner of Business/Applicant (Name of Corporation, LLC, etc.)
OL Beverage Holdings, LLC | | | | |
| 3. Type of Owner
☐ Corporation ☒ Limited Liability Company ☐ Partnership
☐ Limited Partnership ☐ Limited Liability Partnership ☐ Other: _____ | | | | |
| 4. Location Address
1411 W. IH-2 | | | | |
| City
Weslaco | | County
Hidalgo | State
TX Zip Code
78596 | |
| 5. Mailing Address
6010 W. Spring Creek Parkway | | | | |
| City
Plano | | County
Collin | State
TX Zip Code
75024 | |
| 6. Business Telephone Number
469-879-4223 | | Alternate Telephone Number
972-341-8128 | E-mail Address
cmartin@addisonlaw.com | |
| 7. Application for: | | | | |
| ☒ Original | ☐ Reinstatement | License/Permit Number _____ | ☐ Reinstatement and Change of Trade Name | License/Permit Number _____ |
| | ☐ Change of Location | License/Permit Number _____ | ☐ Change of Location and Trade Name | License/Permit Number _____ |
| 8A. Type of Off-Premise Retailer License/Permit: | | | | |
| ☐ BF Retail Dealer's Off-Premise License ☐ E Local Cartage Permit ☐ P Package Store Permit
☐ BQ Wine and Malt Beverage Retail Dealer's Off-Premise Permit ☐ ET Third-Party Local Cartage Permit ☐ Q Wine Only Package Store
☐ LP Local Distributor's Permit | | | | |
| 8B. Type of On-Premise Retailer License/Permit | | | | |
| ☐ BE Retail Dealer's On-Premise License ☐ E Local Cartage Permit ☒ MB Mixed Beverage
☐ BG Wine and Malt Beverage Retail Dealer's On-Premise Permit ☒ FB Food and Beverage Certificate ☐ WP Waterpark Permit
☐ BP Brewpub License ☒ LH Late Hours Certificate | | | | |
| 8C. Type of Wholesaler's, Distributor's, or Manufacturer's License/Permit | | | | |
| ☐ BB General Distributor's License ☐ D Distillers and Rectifiers Permit - allows on-premise consumption ☐ S Nonresident Seller's Permit
☐ BC Branch Distributor's License ☐ DS Out-of-State Winery Direct Shipper's Permit ☐ SD Brewer's Self-Distribution License
☐ BN Nonresident Brewer's License ☐ G Winery - allows on-premise consumption ☐ W Wholesaler's Permit
☐ BW Brewer's License ☐ J Bonded Warehouse ☐ X General Class B Wholesaler Permit
☐ JD Bonded Warehouse (Dry Area) | | | | |
| 9. For On or OFF-Premise Applicants, Indicate Primary Business Type at this Location | | | | |
| ☐ Bar ☐ Grocery/Market ☐ Package Store ☐ Sexually Oriented
☐ Civic Center ☐ Hotel ☐ Public Entertainment Fac. (PEF as defined in Sec. 108.73) ☐ Sporting Arena
☐ Convenience Store ☐ Motel ☐ Racetrack
☐ Delivery Company ☐ Movie Theater ☒ Restaurant | | | | |

Trade Name: Ojos Locos Sports Cantino

Location Address: 1411 W. IH-2

City: Weslaco

County: Hidalgo

Off-Premise Certifications

Per Sec. 11.37, not later than the 30th day after the date a prospective applicant for a permit...requests certification, the city secretary...shall certify whether the location or address given in the request is in a wet area and whether the sale of alcoholic beverages for which the permit is sought is prohibited by charter or ordinance.

Certificate of City Secretary: P, Q, BF, BQ

TX Alc. Bev. Code, Section 11.37 & 61.37

☐ CHECK HERE IF NOT IN CITY LIMITS

I hereby certify on this _____ day of _____, 20____, that the location for which the license/permit is sought as the place of business is in a "wet" area for this type of license or permit and inside the boundaries of this jurisdiction, where it is legal to sell such alcoholic beverages.

| Permits/Licenses Wet For | Based on most recent local option election, area is wet for: |
|---------------------------------------|---|
| ☐ BF | The legal sale of malt beverages for off-premise consumption only ☐ greater than 5% alcohol by volume OR ☐ 5% or less alcohol by volume |
| ☐ BF, BQ, Q | The legal sale of malt beverages and wine for off-premise consumption only |
| ☐ BF, BQ, Q, P | The legal sale of all alcoholic beverages for off-premise consumption only |

OR

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

SIGN

HERE _____, _____, TEXAS
City Secretary/Clerk City

SEAL

On-Premise Certifications

Per Sec. 11.37, not later than the 30th day after the date a prospective applicant for a permit...requests certification, the city secretary...shall certify whether the location or address given in the request is in a wet area and whether the sale of alcoholic beverages for which the permit is sought is prohibited by charter or ordinance.

Certificate of City Secretary (FOR MB, MB/FB, BG, BG/FB, BE, & BE/FB)

TX Alc. Bev. Code, Section 11.37 & 61.37

I hereby certify on this _____ day of _____, 20____, that this location address is in a "wet" area for this type of license or permit and inside the boundaries of this jurisdiction, where it is legal to sell such alcoholic beverages.

| Permits/Licenses Wet For | Based on most recent local option election, area is wet for: |
|---|--|
| ☐ MB | Mixed Beverage Permit |
| ☐ MB/FB | Mixed Beverage Restaurant Permit with required Food and Beverage Certificate |
| ☐ BG* | Wine and Malt Beverage Retail Dealer's On-Premise Permit |
| ☐ BG/FB* | Wine and Malt Beverage Retail Dealer's On-Premise Permit with required Food and Beverage Certificate |
| ☐ BE* | Retail Dealer's On-Premise License |
| ☐ BE/FB* | Retail Dealer's On-Premise License with required Food and Beverage Certificate |
| *Mark box on right for BE and/or BE/FB | ☐ greater than 5% alcohol by volume
OR
☐ 5% or less alcohol by volume |
| *Mark box on right for any of the following license or permit types
BG, BG/FB
BE, BE/FB | Election for given location was held for:
☐ legal sale of malt beverage/wine (17%) on-premise AFTER Sept. 1, 1999
OR
☐ legal sale of malt beverage/wine (14%) on-premise BEFORE Sept. 1, 1999 |

SIGN

HERE _____, _____, TEXAS
City Secretary/Clerk City

SEAL

Certification for Late Hours Certificate (LH)

TX Alc. Bev. Code, Chapters 29 & 70 et seq.

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

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

SIGN

HERE _____, _____, TEXAS
City Secretary/Clerk City

SEAL

Trade Name: Ojos Locos Sports Cantino

Location Address: 1411 W. IH-2

City: Weslaco

County: Hidalgo

Wholesaler, Distributor or Manufacturer Certifications

Per Sec. 11.37, not later than the 30th day after the date a prospective applicant for a permit...requests certification, the city secretary...shall certify whether the location or address given in the request is in a wet area and whether the sale of alcoholic beverages for which the permit is sought is prohibited by charter or ordinance.

Certificate of City Secretary for: BB, BC, J, W & X

☐ **CHECK HERE IF NOT IN CITY LIMITS**

I hereby certify on this ____ day of _____, 20__, that this location address is in a "**wet**" area for this type of license or permit and inside the boundaries of this jurisdiction, where it is legal to sell such alcoholic beverages.

SIGN

HERE _____, TEXAS
City Secretary/Clerk City

S E A L

Certificate of City Secretary for Winery (G) Applicants

Per Sec. 16.011, "A winery permit may be issued for premises in an area in which the sale of wine has not been authorized by a local option election..."

I hereby certify on this ____ day of _____, 20__, that this location address ☐ **is** ☐ **is not** in a "**wet**" area for this type of license or permit and inside the boundaries of this jurisdiction, where it is legal to sell such alcoholic beverages.

OR

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

SIGN

HERE _____, TEXAS
City Secretary/Clerk City

S E A L

Certificate of City Secretary for: BW & D

I hereby certify on this ____ day of _____, 20__, that this location address is in a "**wet**" area for this type of license or permit and inside the boundaries of this jurisdiction, where it is legal to sell such alcoholic beverages, and

☐ **does** ☐ **does not** allow for on-premise consumption and

☐ **does** ☐ **does not** allow for off-premise consumption in accordance with 501.035 of the Election Code.

OR

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

SIGN

HERE _____, TEXAS
City Secretary/Clerk City

S E A L

Trade Name: Ojos Locos Sports Cantino

Location Address: 1411 W. IH-2

City: Weslaco

County: Hidalgo

Off-Premise Certifications

Per Sec. 11.37, not later than the 30th day after the date a prospective applicant for a permit...requests certification, the county clerk...shall certify whether the location or address given in the request is in a wet area and whether the sale of alcoholic beverages for which the permit is sought is prohibited by any valid order....

Certificate of County Clerk: P, Q, BF, BQ

TX Alc. Bev. Code, Section 11.37 & 61.37

☐ CHECK HERE IF NOT IN CITY LIMITS

I hereby certify on this _____ day of _____, 20____, that the location for which the license/permit is sought as the place of business is in a "wet" area for this type of license or permit and inside the boundaries of this jurisdiction, where it is legal to sell such alcoholic beverages.

| Permits/Licenses Wet For | Based on most recent local option election, area is wet for: |
|---------------------------------------|---|
| ☐ BF | The legal sale of malt beverages for off-premise consumption only ☐ greater than 5% alcohol by volume OR ☐ 5% or less alcohol by volume |
| ☐ BF, BQ, Q | The legal sale of malt beverages and wine for off-premise consumption only |
| ☐ BF, BQ, Q, P | The legal sale of all alcoholic beverages for off-premise consumption only |

OR

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

SIGN

HERE _____, _____ County
County Clerk

SEAL

On-Premise Certifications

Per Sec. 11.37, not later than the 30th day after the date a prospective applicant for a permit...requests certification, the county clerk...shall certify whether the location or address given in the request is in a wet area and whether the sale of alcoholic beverages for which the permit is sought is prohibited by any valid order....

Certificate of County Clerk MB, MB/FB, BG, BG/FB, BE, & BE/FB

TX Alc. Bev. Code, Section 11.37 & 61.37

I hereby certify on this _____ day of _____, 20____, that this location address is in a "wet" area for this type of license or permit and inside the boundaries of this jurisdiction, where it is legal to sell such alcoholic beverages.

| Permits/Licenses Wet For | Based on most recent local option election, area is wet for: |
|---|--|
| ☐ MB | Mixed Beverage Permit |
| ☐ MB/FB | Mixed Beverage Restaurant Permit with required Food and Beverage Certificate |
| ☐ BG* | Wine and Malt Beverage Retail Dealer's On-Premise Permit |
| ☐ BG/FB* | Wine and Malt Beverage Retail Dealer's On-Premise Permit with required Food and Beverage Certificate |
| ☐ BE* | Retail Dealer's On-Premise License |
| ☐ BE/FB* | Retail Dealer's On-Premise License with required Food and Beverage Certificate |
| *Mark box on right for BE and/or BE/FB | ☐ greater than 5% alcohol by volume
OR
☐ 5% or less alcohol by volume |
| *Mark box on right for any of the following license or permit types
BG, BG/FB
BE, BE/FB | Election for given location was held for:
☐ legal sale of malt beverage/wine (17%) on-premise AFTER Sept. 1, 1999
OR
☐ legal sale of malt beverage/wine (14%) on-premise BEFORE Sept. 1, 1999 |

SIGN

HERE _____, _____ County
County Clerk

SEAL

Certification for Late Hours Certificate (LH)

TX Alc. Bev. Code, Chapters 29 & 70 et seq.

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

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

SIGN

HERE _____, _____ County
County Clerk

SEAL

Trade Name: Ojos Locos Sports Cantino

Location Address: 1411 W. IH-2

City: Weslaco

County: Hidalgo

Wholesaler, Distributor or Manufacturer Certifications

Per Sec. 11.37, not later than the 30th day after the date a prospective applicant for a permit...requests certification, the county clerk...shall certify whether the location or address given in the request is in a wet area and whether the sale of alcoholic beverages for which the permit is sought is prohibited by any valid order....

Certificate of County Clerk for: BB, BC, J, W & X

☐ CHECK HERE IF NOT IN CITY LIMITS

I hereby certify on this ____ day of _____, 20__, that this location address is in a “**wet**” area for this type of license or permit and inside the boundaries of this jurisdiction, where it is legal to sell such alcoholic beverages.

SIGN

HERE _____, _____ County
County Clerk

S E A L

Certificate of County Clerk for Winery (G) Applicants

Per Sec. 16.011, “A winery permit may be issued for premises in an area in which the sale of wine has not been authorized by a local option election...”

I hereby certify on this ____ day of _____, 20__, that this location address ☐ is ☐ is not in a “**wet**” area for this type of license or permit and inside the boundaries of this jurisdiction, where it is legal to sell such alcoholic beverages.

OR

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

SIGN

HERE _____, _____ County
County Clerk

S E A L

Certificate of County Clerk for: BW & D

I hereby certify on this ____ day of _____, 20__, that this location address is in a “**wet**” area for this type of license or permit and inside the boundaries of this jurisdiction, where it is legal to sell such alcoholic beverages, **and**

☐ **does** ☐ **does not** allow for on-premise consumption **and**

☐ **does** ☐ does not allow for off-premise consumption in accordance with 501.035 of the Election Code.

OR

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

SIGN

HERE _____, _____ County
County Clerk

S E A L

Trade Name: Ojos Locos Sports Cantino

Location Address: 1411 W. IH-2

City: Weslaco

County: Hidalgo

**Publisher's Affidavit for All Applicants Except BN, DS, S
TX Alc. Bev. Code, Section 11.39 and 61.38**

| | | |
|---|--|---|
| Name of newspaper | | ATTACH PRINTED
COPY OF THE
NOTICE HERE

Click here to see example of newspaper publication |
| City, County | | |
| Dates notice published in daily/weekly newspaper (MM/DD/YYYY) | | |
| <i>Publisher or designee certifies attached notice was published in newspaper stated on dates shown.</i> | | |
| Signature of publisher or designee | | |
| Sworn to and subscribed
before me on this date (MM/DD/YYYY) | | |
| Signature of Notary Public | | |
| S E A L | | |

Comptroller of Public Accounts Certificate for All Applicants

TX Alc. Bev. Code, Section 11.46 (b) & 61.42 (b)

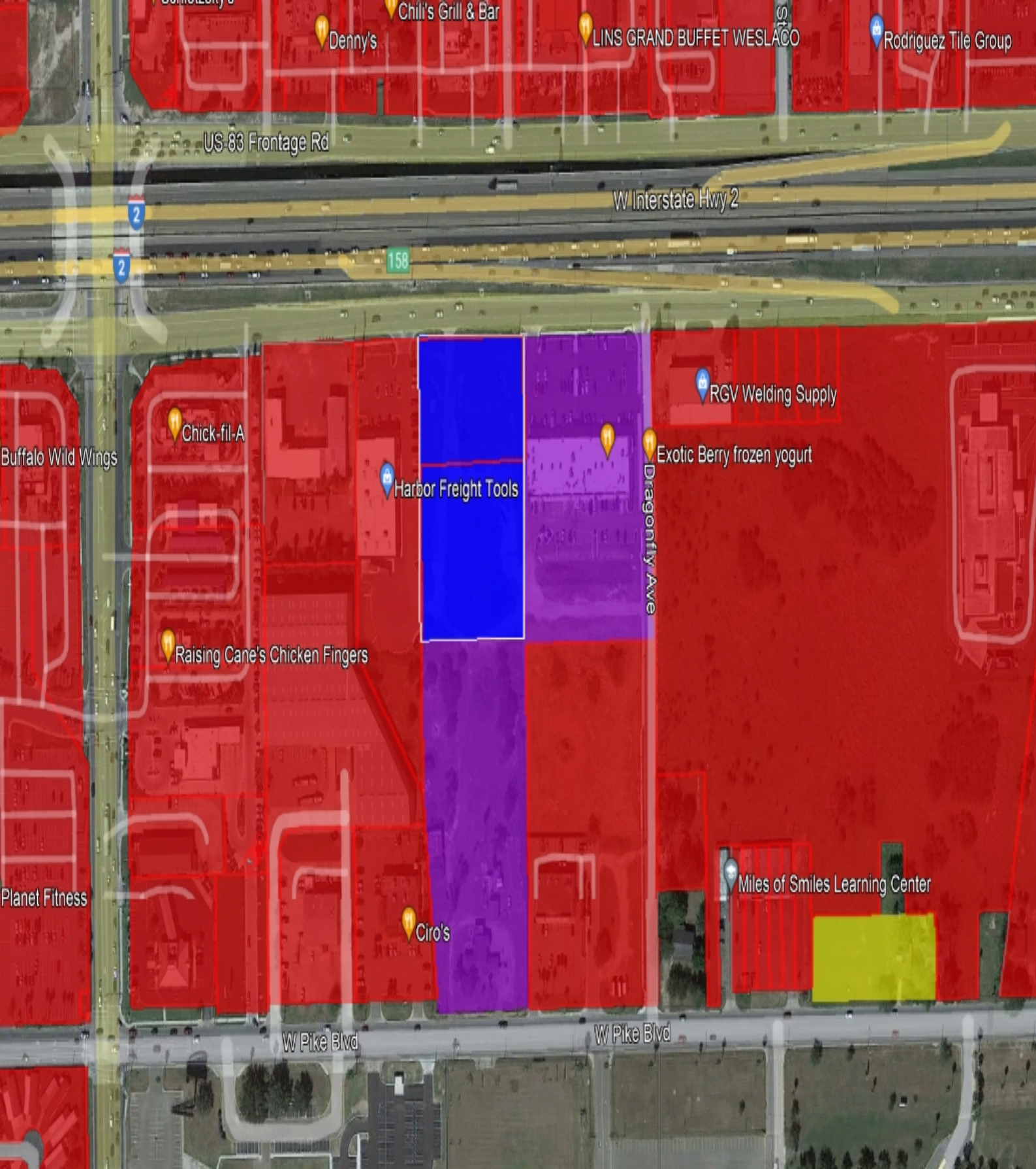
This is to certify on this _____ day of _____, 20_____, the applicant holds or has applied for and satisfies all legal requirements for the issuance of a Sales Tax Permit under the Limited Sales, Excise and Use Tax Act or the applicant as of this date is not required to hold a Sales Tax Permit and that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

Sales Tax Permit Number _____ Outlet Number _____

Print Name of Comptroller Employee _____

Print Title of Comptroller Employee _____

SIGN HERE _____ **FIELD OFFICE** _____ **S E A L**



Denny's

Chili's Grill & Bar

LINS GRAND BUFFET WESLACO

Rodriguez Tile Group

US-83 Frontage Rd

W Interstate Hwy 2

2

2

158

RGV Welding Supply

Chick-fil-A

Buffalo Wild Wings

Harbor Freight Tools

Exotic Berry frozen yogurt

Dragonfly Ave

Raising Cane's Chicken Fingers

Planet Fitness

Ciro's

Miles of Smiles Learning Center

W Pike Blvd

W Pike Blvd



Standardized Agenda Request Form

| | | |
|--|--------------------------------------|--|
| Date of Meeting:
April 19, 2022 | | Agenda Item No. (to be assigned by CSO):
2022-5356 |
| From: | | |
| Subject:
Discussion and consideration to approve the Final Plat for San Gabriel Subdivision—being a 9.98-acre tract of Farm Tract 795, The West and Adams Tracts Subdivision, Weslaco, Hidalgo County, Texas located approximately ¼ mile south of Mile 5 North on the east side of Westgate Drive and authorize the Mayor to execute any related documents. Possible action. (Staffed by Planning & Code Enforcement Department.) | | |
| Background:
The proposed thirty-one (31) lot subdivision is located inside the City of Weslaco. This subdivision is being serviced with water by the City of Weslaco through an 8" waterline and sewer by the City of Weslaco through an 8" sewer line. The property is within a Flood Zone "B". Applicant is requesting a variance off-site drainage. | | |
| Funding Source (budget code, if applicable): | | |
| Amount: | Term of Impact: | Identified in Current Budget: |
| Additional Action Prompted:
Mayor's Signature | | |
| If item previously considered, provide date and action by Commission: | | |
| If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners: | | |
| Advisory Review, if any (name of board/committee, date of action, recommendation):
The Planning and Zoning Commission recommended approval of the final plat at their regular meeting of April 6, 2022. | | |
| KAYLA AREVALO
REBEKAH DE LA FUENTE
Martin Garza | Created/Initiated
Approved
New | |
| City Manager Comments:
Approve as recommended by staff and the Planning and Zoning Commission | | |
| Staff Recommendation:
Staff recommends approval of Final Plat and compliance with the ordinance on the variance. | | |
| Attachments, if any:
San Gabriel Ph I- Memo, SAN GABRIEL - Application & Legal Documents, San Gabriel- Approved Drainage Report, San Gabriel Plat Phase One, San Gabriel Ph I- Aerial | | |
| Responsibilities upon Approval:
Staff will advise the applicant | | |

City of Weslaco

"The City on the Grow"



David Suarez, Mayor
Josh Pedraza, Mayor Pro-Tem, District 1
Leo Muñoz, Commissioner, At-Large
Greg Kerr, Commissioner, At-Large
Letty Lopez, Commissioner, District 2
Jose "JP" Rodriguez, Commissioner, District 3
Adrian Farias, Commissioner, District 4

Martin Garza, Interim City Manager

MEMO

TO: Mayor and City Commission

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

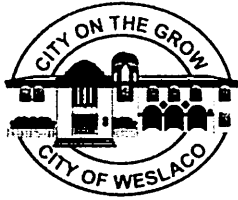
RE: San Gabriel- Final Plat

DATE: April 12, 2022

The proposed use for the 31-lot subdivision will be a one-family dwelling residential development with narrow lots, located inside the Weslaco City limits. The developer has requested one variance to allow for off-site drainage which will be captured within the Tierra Santa Golf-course. The proposed development will be a private subdivision and will be part of a two (2) phase subdivision that will have both single-family and town-home type residential lots. The developer has complied with all staff and Planning & Zoning Commission comments.

Thank you,

Rebekah de la Fuente, CFM



SUBDIVISION PLATTING APPLICATION

PIAT-000189-2022

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: San Gabriel Subdivision

Location: 1/4 mi. south of Mile 5 North on east side of Mile 6 West

Legal Description: 9.98 acres being out of Farm Tract 795, the West and Adams Tracts as recorded in Vol. 2, Pgs. 34-37, H.C.M.R.

Is subdivision inside city limits? ☒ YES ☐ NO

If subdivision is in the ETJ, indicate? ☐ 3.5 Mile ☐ 5 Mile

If no submit letter of Annexation (Contiguous or Consensual)

Existing Zoning: R-1 One Family Dwelling District

Existing Land Use: Open Proposed Land Use: R-1

Number of Lots Proposed: 31 Gross Acreage: 9.98

Title Report Submitted: ☒ YES ☐ NO

OWNER INFORMATION

Owner's Name: Cottonfields, LTD. Telephone: (956) 477-3962

Address: 702 W. Expressway 83, Ste. 100

Fax: _____

City: Weslaco State: TX Zip: 78596 E-mail: dominicareyna@gmail.com

ENGINEER INFORMATION

Name: Javier Hinojosa, P.E. Telephone: (956)668-1588

Address: 416 E. Dove Ave.

Fax: _____

City: McAllen State: TX Zip: 78504 E-mail: javier@javierhinojosaeng.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 <u>AT&T</u> | ☐ YES ☐ NO Gas Utility | ☒ YES ☐ NO Cable Utility |
|---|--|---|

Proposed subdivision is in the following districts:

| | |
|---|---|
| ☒ YES ☐ NO Drainage District <u>H.C.D.D. # 1</u> | ☒ YES ☐ NO Irrigation District <u>H.C.I.D. # 9</u> |
|---|---|

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

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

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

SUBMITTALS REQUIRED FOR MINOR PLAT REVIEW

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

_____ \$350.00 Planning Review fee

_____ One 11" X 17" reduced copy of plat

_____ Plat Layout

_____ Existing & Proposed Easements

_____ Existing & Proposed ROW

_____ Existing & Proposed Drainage Easements

_____ Contours

_____ Flood Zones

_____ Adjoiners

_____ Existing street names

_____ Drainage plans and calculations with engineer's seal

_____ Elevations

_____ Flood directional arrows

_____ Detention areas

_____ Street names

_____ Proof of ownership of the property

_____ If septic tank system required, submit soil evaluation report

_____ Water Rights associated with the property

_____ Tax Receipt for all taxing entities showing that taxes are paid in full

SUBMITTALS REQUIRED FOR PRELIMINARY (P & Z)

_____ Twelve (12) sets of preliminary plat **folded and stapled** (24 x 36) and forward a copy in PDF format to mhinojosa@weslacotx.gov & rdelafuente@weslacotx.gov

_____ \$350.00 (one time fee for preliminary and final plat)

_____ One 11" X 17" reduced copy of plat

_____ Plat Layout

_____ Existing & Proposed Easements

_____ Existing & Proposed ROW

_____ Existing & Proposed Drainage Easements

- _____ Contours
- _____ Flood Zones
- _____ Adjoiners
- _____ Existing & Proposed street names
- _____ Utility Layout
- _____ Existing & Proposed Utilities
- _____ Proposed Fire Hydrants
- _____ Adjoiners
- _____ Street names
- _____ Drainage plans and calculations with engineer's seal
- _____ Elevations
- _____ Flood directional arrows
- _____ Detention areas
- _____ Street names
- _____ Proof of ownership of the property
- _____ If septic tank system required, submit soil evaluation report
- _____ Water Rights associated with the property
- _____ Tax Receipt for all taxing entities showing that taxes are paid in full
- _____ Number of fire hydrants proposed for subdivision
- _____ Trip Generation Worksheet

SUBMITTALS REQUIRED FOR FINAL (P & Z) **Will not apply to Single Lot Variance**

- _____ Twelve (12) sets of plans **FOLDED & STAPLED** (24 x 36) & PDF copy **with all corrections**
- _____ Plats to be sealed by Professional Engineer
- _____ Approved Drainage Report
- _____ Traffic Impact Analysis (If required)

SUBMITTALS REQUIRED FOR FINAL (City Commission)

- _____ One set of 8 ½ x 11 of plat and utilities with all corrections done

SUBMITTALS REQUIRED FOR PRE-CONSTRUCTION MEETING

- _____ Seven (7) full sets of construction plans 24 x 36 and one (1) 11 x 17 with plan & profile.
- _____ Engineering cost estimates for 3% geotechnical testing fees and 2% inspection fees
- _____ Notice of Intent
- _____ SW3P

SUBMITTALS REQUIRED FOR RECORDING OR HIDALGO COUNTY PLANNING

- _____ Electronic file of final plat and as-builds
- _____ Reproducible plat to be recorded with all required signatures
- _____ 3% geotechnical testing fees or negotiated Material Testing fee by City, whichever is higher
- _____ 2% inspection fee
- _____ Park Fees
- _____ Checks or Receipts: HCCID #9; HCDD #1; County Clerk
- _____ Tax certificates
- _____ Memo from engineering inspector releasing subdivision
- _____ Water Rights associated with the property dedicated and assigned to City of Weslaco or payment of fees sufficient to meet the needs necessitated and attributable to development
- _____ 30 Year Water and 30 Year Sewer Service Agreements
- _____ Park dedication/Fees in lieu of

SUBMITTALS REQUIRED FOR RECORDING BY SECURITY

- _____ Sealed engineering cost estimates
- _____ Letter of Credit/Performance Bond/Escrow

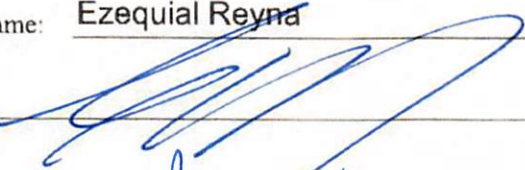
** Any revisions requested would require resubmission of plats and reduced copy reflecting changes.

AUTHORIZATION AND ACKNOWLEDGEMENTS

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

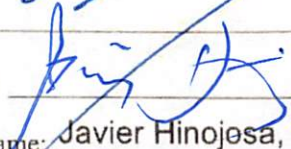
I certify that the above information is correct and complete to the best of my knowledge. I understand that I must comply with all applicable local, state, and federal regulations.

Owner Printed Name: Ezequial Reyna

Owner Signature: 

Date: 12/1/21

is the authorized agent

Authorized Agent Signature: 

Date: 12/1/21

Authorized Agent Printed Name: Javier Hinojosa, P.E.

THIS PAGE FOR STAFF USE ONLY

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

P & Z Commission Approval on Preliminary Plat: _____

P & Z Commission Approval on Final Plat: _____

City Commission Approval on Final Plat: _____

Preconstruction Meeting Date: _____

Date Recorded: _____ Instrument No. _____

General Comments: _____



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: SAN GABRIEL SUBDIVISION

Location: 1/4 Mile south of Mile 5 on the east side of Mile 6 West (Westgate Drive)

Legal Description: 9.98 Acres being out of Farm Tract 795, The West and Adams Tracts as recorded in Volume 2, Pages 34-37 of the Map Records of Hidalgo County, Texas

VARIANCE TYPE:

☐ Streetlights ☐ YES ☐ NO

Describe in detail the reason for the variance request:

☐ Sanitary Sewer ☐ YES ☐ NO

Describe in detail the reason for the variance request:

☐ Fire Hydrants ☐ YES ☐ NO

Describe in detail the reason for the variance request:

☒ Setbacks ☐ YES ☐ NO

Describe in detail the reason for the variance request:

Average lot depth is 164.4 feet, with easements totalling 75 feet in the rear. Asking for a variance from a 25 foot front setback to a 15 foot front setback to give builder greater options on location of residence. This applies to lots 16 thru 31 inclusive.

☐ Drainage ☐ YES ☐ NO

Describe in detail the reason for the variance request:

☐ Minimum Lot Size ☐ YES ☐ NO

Describe in detail the reason for the variance request:

☐ Sidewalks ☐ YES ☐ NO

Describe in detail the reason for the variance request:

☐ Easement Requirements ☐ YES ☐ NO

Describe in detail the reason for the variance request:

☐ Other _____ ☐ YES ☐ NO

Describe in detail the reason for the variance request:

OWNER INFORMATION

Owner's Name: Ezequiel Reyna Telephone: (956) 477-3962

Address: 702 W. Expressway 83 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.

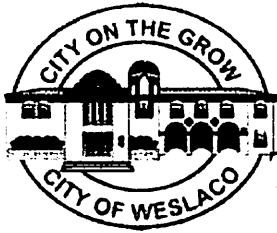
Owner Printed Name: Ezequiel Reyna, General Partner, Cottonfield LTD.

Owner Signature: _____ Date: _____

Javier Hinojosa is the authorized agent

Authorized Agent Signature: _____ Date: _____

Authorized Agent Printed Name: _____



**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: San Gabriel Subdivision Ph. I and II

Location: 1/4 Mile South of Mile 5 North along the East side of Mile 6 West

Applicant: Javier Hinojosa, P.E. ☐ Owner ☒ Agent

Address: 416 E. Dove, McAllen, Tx. 78552 Phone Number: (956) 668-1588

B. Trip Generation Calculation

The texts needed to complete this table are available at the Planning Department. See back of sheet for more information.

| ITE Code | Anticipated Land Use | Project Size | | | AM Peak Hour Trips | PM Peak Hour Trips | Weekday Trips |
|----------|--------------------------------|--------------|------|------------|--------------------|--------------------|---------------|
| | | Acres | GFA | # of Units | | | |
| 210 | Single-Family Detached Housing | 19.99 | N.A. | 90 Units | 73 | 97 | |

Comments: This development will be completed in two concurrent phases

Prepared by: Javier Hinojosa Engineering December 1, 2021 Date:

Address: 416 E. Dove, McAllen, Tx. 78552 Phone Number: (956) 668-1588

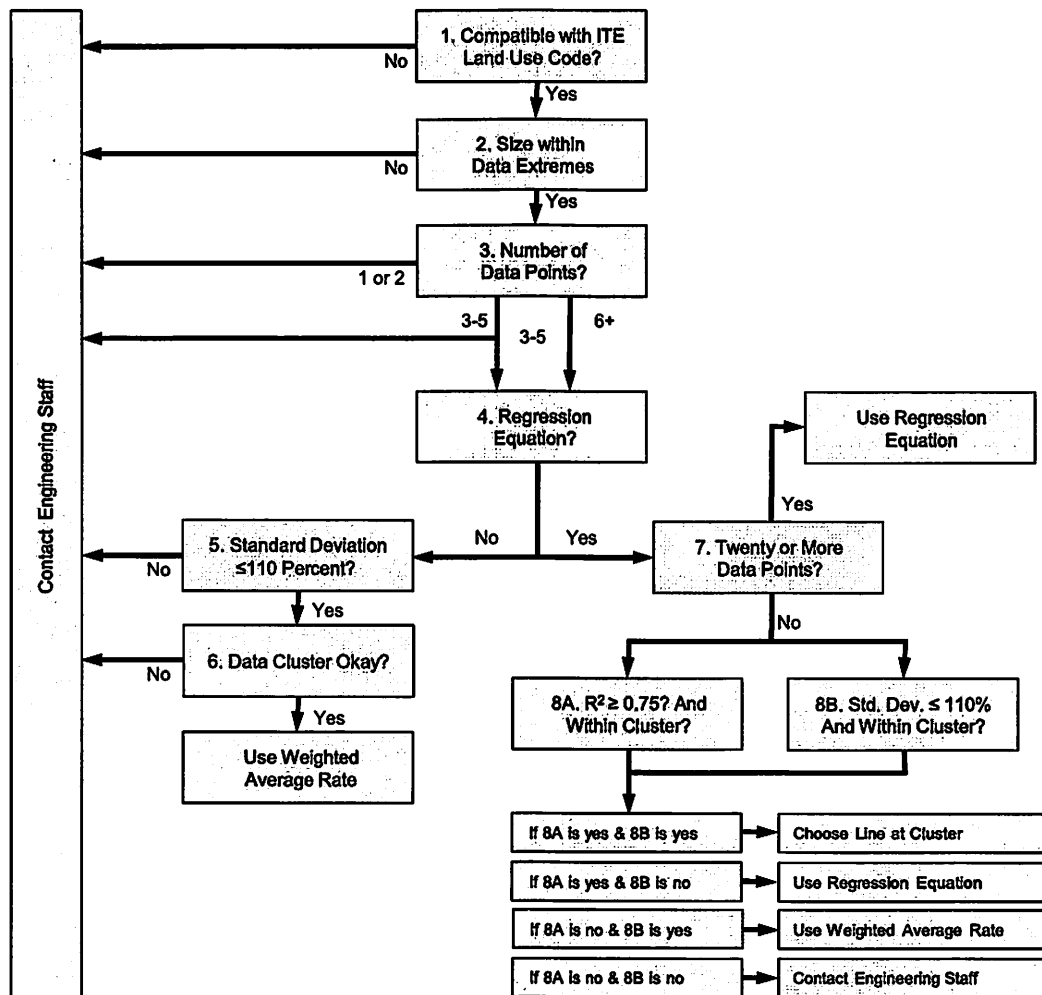
(For Official Use Only, Do Not Write In This Box)

- ☐ A traffic impact analysis is required. The agent preparing the study must meet with City staff to discuss the scope and requirements of the study before beginning the study.
- ☐ A traffic impact analysis is not required. The traffic generated by the proposed development does not exceed the threshold requirements.

Comments:

Reviewed by: _____ Date: _____ STID#: _____

Recommended Procedure for Selecting Between Trip Generation Average Rates and Equations



From ITE Trip Generation Handbook

City of Weslaco
Engineering Division
255 S. Kansas Ave
Weslaco, TX 78596

(956)

(956) 973-3128 (fax)

Subdivision Name: San Gabriel Subdivision Ph. I and II

Location: 1/4 Mile South of Mile 5 North along East Side of Mile 6 West

Applicant: Javier Hinojosa, P.E. (Agent)

Address: 416 E. Dove Ave., McAllen, Texas 78504 Ph. (956) 668-1588

Number of Lots: 90 Number of Dwellings: 90

ITE Code: 210 Single-Family Detached Housing

TRIP GENERATION CALCULATIONS:

Weekday, Peak Hour of Adjacent Street Traffic between 7 and 9 am

Avg. Rate: 0.74

$$0.74 \times 90 \text{ Dwellings} = 66.6 \text{ trips}$$

$$\begin{aligned} \text{Fitted Curve: } T &= 0.71(x) + 4.80 \\ &= 0.71(90) + 4.8 \end{aligned}$$

$$= 68.7 \text{ trips}$$

use 69 trips

Weekday, Peak Hour of Adjacent Street Traffic between 4 and 6 pm

Avg. Rate: 0.99

$$0.99 \times 90 \text{ Dwellings} = 89.1 \text{ trips}$$

$$\begin{aligned} \text{Fitted Curve: } \ln(T) &= 0.96 \ln(x) + 0.20 \\ &= 0.96 \ln(90) + 0.20 \end{aligned}$$

$$\ln(T) = 4.51982$$

$$T = e^{4.51982}$$

$$= 91.8 \text{ trips}$$

use 92 trips

Weekday, AM Peak Hour of Generator

Avg. Rate: 0.76

$$0.76 \times 90 \text{ Dwellings} = 68.4 \text{ trips}$$

Fitted Curve: $\ln(T) = 0.91 \ln(x) + 0.20$
 $= 0.91 \ln(90) + 0.20$
 $\ln(T) = 4.29483$
 $T = e^{4.29483}$
 $= 73.3 \text{ trips}$

use 73 trips

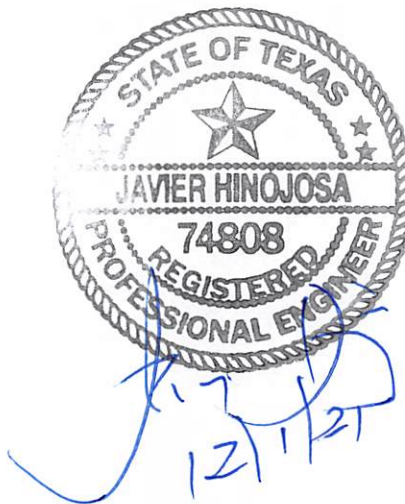
Weekday, PM Peak Hour of Generator

Avg. Rate: 1.00

$$1.00 \times 90 \text{ Dwellings} = 90.0 \text{ trips}$$

Fitted Curve: $\ln(T) = 0.94 \ln(x) + 0.34$
 $= 0.94 \ln(90) + 0.34$
 $\ln(T) = 4.56982$
 $T = e^{4.56982}$
 $= 96.5 \text{ trips}$

use 97 trips



Proposed
San Gabriel Subdivision
Weslaco, Texas

DRAINAGE REPORT

Prepared For:

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

Prepared By:

JAVIER HINOJOSA ENGINEERING
CONSULTING ENGINEERS

TBPELS FIRM NO. F-1295
416 E. Dove Avenue
McAllen, Texas 78504
(956) 668-1588
e-mail: javier@javierhinojosa.eng.com

February 1, 2022



Handwritten signature and date: 2/1/22

TABLE OF CONTENTS

| | |
|--|-------|
| COVER PAGE..... | 1 |
| TABLE OF CONTENTS | 2 |
| DRAINAGE STATEMENT | 3-4 |
| DRAINAGE ANALYSIS | 5-10 |
| HIDALGO COUNTY RAINFALL INTENSITY TABLES | 11 |
| LOCATION MAP | 12 |
| SAN GABRIEL SUBDIVISION PLAT | 13 |
| SAN GABRIEL SUBDIVISION PHASE II PLAT | 14 |
| DRAINAGE AREA MAP | 15 |
| DETENTION SECTION AND CALCULATION | 16 |
| USGS MAP | 17 |
| FIRM MAPS | 18-19 |
| SOILS MAP AND DESCRIPTIONS | 20-30 |
| AGREEMENT BETWEEN SAN GABRIEL SUBDIVISION AND TIERRA SANTA GOLF CLUB | 31 |

Drainage Statement San Gabriel Subdivision Weslaco, Texas

Introduction

The initial phase of San Gabriel Subdivision is a 9.98 acre tract of land out of Farm Tract 795, The West and Adams Tract Subdivision as recorded in Volume 2, Page 34-37, Hidalgo County Map Records. San Gabriel Subdivision Phase II shall consist of 10.01 acres out of Farm Tract 795 for a total acreage of 19.98 Acres (rounding error). This subdivision is located along the east side of Mile 6 West (Westgate Drive), one-quarter of a mile south of Mile 5 North and is within the city limits of Weslaco, Texas.

Flood Plain

The subject tract of land is located within Zone "B" on a Flood Insurance Rate Map, Community Panel No. 480334 0525B, effective date January 2, 1981. Zone "B" is defined as "areas between the 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)". The minimum finish floor elevation shall be 18" above the top of curb as measured at the center of the lot or 18" above natural ground, whichever is higher.

Soil Conditions

According to the soil survey report prepared for Hidalgo County by the USDA Soil Conservation Service; the soils in this subdivision are found to be Cameron Silty Clay (7), Hidalgo Sandy Clay Loam (28), Mercedes Clay (39), and Raymondville Clay Loam (52). Soils group 28 is in hydrologic group "B" and are moderately pervious with a relatively low plasticity index. Soils group 7, 39 and 52 are in hydrologic group "D" and are not very pervious with a relatively high plasticity index. Soils group "D" make up 96% of this subdivision.

Pre-developed Conditions

The current land use for this property has been used for agricultural purposes and has an existing runoff generally in a northeasterly direction. Based on an existing 10-year storm, a total storm runoff of 15.08 cubic feet per second is being generated by both phases.

Proposed Conditions

The initial phase of San Gabriel Subdivision is a 31 single-family lot subdivision with Phase II adding an additional 23 single-family lots and 36 townhouse lots. Both phases shall be developed concurrently. Drainage shall be accomplished within this development with the placement of curb inlets to intercept drainage runoff generated by this subdivision. Pipe sizes shall range from a 24" to 36" throughout this development and shall discharge into a proposed detention pond located adjacent to the east side of this subdivision between the property line and golf cart path within Tierra Santa Golf Club. The detention pond shall discharge into an existing lake approximately 300 feet east of the detention pond via a 24" pipe at pre-development flows. The lakes within Tierra Santa are interconnected and ultimately discharge into the South Donna Drain. Both phases will increase runoff to a maximum of 85.27 cubic feet per second for an increase Q of 70.19 cubic feet per second based on a 100-year storm. Required detention for both phases is 136,854 cubic feet (3.142 Ac.Ft.). The detention pond for the overall

development shall be constructed as part of the initial phase and has a capacity of 200,746 cubic feet (4.608 Ac.Ft.) at a depth of 7.0 feet. An agreement has been reached allowing the overall development of San Gabriel Subdivision to connect to the lake at Tierra Santa.


Javier Hinojosa, P.E.



| | |
|--|---|
| ☐ REJECTED |  |
| ☒ APPROVED FOR SUBMITTAL | |
| ☐ TO H.C. PLANNING DEPT. | |
| ☒ TO CITY | |
| ☐ DISCHARGE PERMIT REQUIRED | |
| ☐ DISTRICT FACILITY | |
| ☐ CITY FACILITY | |
| ☒ OTHER <u>Weslaco</u> | |
| <u>Alexis Lozano</u> | <u>2/25/22</u> |
| H.C.D.D. NO. 1 | DATE |

DRAINAGE ANALYSIS

PROJECT NAME: **San Gabriel Subdivision (Overall)**

DATE: February 1, 2022

I. Existing Condition-10 year

| | | | |
|----------------------------|------------|----------------|-----------------|
| Ex. Area: | 870,380 sf | Int. Coeff. "k | 0.213 Table 3-2 |
| | 19.981 ac | K _u | 3.28 |
| Imp. Area: | - sf | Length | 1090 |
| % Imp. : | 0.00 | Velocity | 0.34932 ft/sec |
| Slope : | 0.25 % | | |
| tc : | 52.01 min | | |
| Rainfall Intensity (10yr) | | | 3.543 in/hr |
| c factor | | | 0.213 |
| Q peak existing condition: | | | 15.08 cfs |

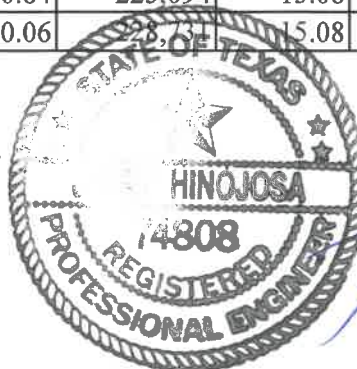
II. Future Condition-100 year

| | | | |
|----------------------------|---------------|---------|--------------|
| Future area: | 870,380.00 sf | | |
| | 19.98 ac | | |
| Estimated Imp. Area: | 393,640 sf | | |
| % Imp. : | 0.45 | | |
| Slope : | 0.25% | | |
| tc : | 18.65 min | | |
| Rainfall Inte PL | | | 8.691 in/hr |
| c factor | | | 0.491 |
| Q future cond. = Aci = i * | = | 85.27 * | 0.49 |
| | | | 9.81075712 i |

| time min. | time hour | i100 in/hr | Q100 in cfs | Vin cf | Q10 out cfs | Vout cf | REQ'D V cf |
|------------|-------------|--------------|--------------|----------------|--------------|---------------|----------------|
| 100 | 1.67 | 3.187 | 31.27 | 187,599 | 15.08 | 53,677 | 133,923 |
| 110 | 1.83 | 2.988 | 29.31 | 193,447 | 15.08 | 58,200 | 135,247 |
| 120 | 2.00 | 2.815 | 27.62 | 198,859 | 15.08 | 62,724 | 136,134 |
| 130 | 2.17 | 2.665 | 26.14 | 203,901 | 15.08 | 67,248 | 136,653 |
| 140 | 2.33 | 2.532 | 24.84 | 208,627 | 15.08 | 71,772 | 136,854 |
| 150 | 2.50 | 2.413 | 23.68 | 213,078 | 15.08 | 76,296 | 136,781 |
| 160 | 2.67 | 2.307 | 22.63 | 217,288 | 15.08 | 80,820 | 136,468 |
| 170 | 2.83 | 2.211 | 21.69 | 221,286 | 15.08 | 85,344 | 135,942 |
| 180 | 3.00 | 2.124 | 20.84 | 225,094 | 15.08 | 89,868 | 135,226 |
| 190 | 3.17 | 2.045 | 20.06 | 228,731 | 15.08 | 94,392 | 134,339 |

MAX.

Storage Required: 136,854 cf
 Storage Required: 3.142 Ac.-Ft.
 w/ release rate of: 15.08 cfs



Handwritten signature and date: 2/1/22

TABLE I
TIME OF CONCENTRATION DETERMINATION
San Gabriel Subdivision (Overall)

| COMPUTATION POINT | DESCRIPTION OF RUNOFF MEDIUM | OVERLAND FLOW | | | CHANNEL, PIPE, STREET, ETC. FLOW | | | | | | |
|-------------------|------------------------------|---------------|--------------|-----------|----------------------------------|----------------|-----------|-------------|----------------|------------|------------------|
| | | C | LENGTH (FT.) | GRADE (%) | TIME (MIN) | WIDTH/ID. (FT) | GRADE (%) | LENGTH (FT) | VELOCITY (FPS) | TIME (MIN) | TOTAL TIME (MIN) |
| Existing | Overland | 0.213 | 560 | | 52.01 | | | | | | 52.01 |
| D.A. #1 | Overland & Gutter | 0.491 | 115 | | 4.79 | | | 400 | 1.0 | 6.67 | 11.46 |
| D.A. #1-D.A.#2 | Pipe Flow | 0.491 | | | | | | 40 | 3.0 | 0.22 | 11.68 |
| D.A. #2 | Overland & Gutter | 0.491 | 165 | | 6.88 | | | 400 | 1.0 | 6.67 | 13.54 |
| D.A.#2-D.A.#4 | Pipe Flow | 0.491 | | | | | | 370 | 3.0 | 2.06 | 15.60 |
| D.A.#3 | Overland & Gutter | 0.491 | 120 | | 5.00 | | | 235 | 1.0 | 3.92 | 8.92 |
| D.A.#3-D.A.#4 | Pipe Flow | 0.491 | | | | | | 40 | 3.0 | 0.22 | 9.14 |
| D.A.#4 | Overland & Gutter | 0.491 | 172 | | 7.17 | | | 225 | 1.0 | 3.75 | 10.92 |
| D.A.#4-D.A.#6 | Pipe Flow | 0.491 | | | | | | 375 | 3.0 | 2.08 | 17.68 |
| D.A.#5 | Overland & Gutter | 0.491 | 123 | | 5.13 | | | 225 | 1.0 | 3.75 | 8.88 |
| D.A.#5-D.A.#6 | Pipe Flow | 0.491 | | | | | | 35 | 3.0 | 0.19 | 9.07 |
| D.A.#6 | Overland & Gutter | 0.491 | 172 | | 7.17 | | | 225 | 1.0 | 3.75 | 10.92 |
| D.A.#6-OUTFALL A | Pipe Flow | 0.491 | | | | | | 175 | 3.0 | 0.97 | 18.65 |
| D.A.#7 | Overland & Gutter | 0.491 | 108 | | 4.50 | | | 230 | 1.0 | 3.83 | 8.33 |
| D.A.#7-D.A.#8 | Pipe Flow | 0.491 | | | | | | 35 | 3.0 | 0.19 | 8.53 |
| D.A.#8 | Overland & Gutter | 0.491 | 108 | | 4.50 | | | 230 | 1.0 | 3.83 | 8.33 |
| D.A.#8-OUTFALL B | Pipe Flow | 0.491 | | | | | | 250 | 3.0 | 1.39 | 9.92 |
| D.A.#9 | Overland & Gutter | 0.491 | 92 | | 3.83 | | | 160 | 1.0 | 2.67 | 6.50 |
| D.A.#9-D.A.#10 | Pipe Flow | 0.491 | | | | | | 40 | 3.0 | 0.22 | 6.72 |

FORMULA FOR TIME OF CONCENTRATION
USING THE RATIONAL METHOD, AS PER
"TXDOT BRIDGE HYDRAULIC MANUAL "

$$T_c = \frac{L}{(V \times 60)}$$

TABLE IA
FLOWRATE DETERMINATION
San Gabriel Subdivision (Overall)

| COMPUTATION POINT | TOTAL DRAINAGE AREA CONTRIBUTING TO POINT (acres) | C | TIME (SEE TABLE 1) (minutes) | RETURN FREQUENCY (years) | INTENSITY (in./hr.) | FLOWRATE (c.f.s.) | PIPE SIZE (inches) | MIN. SLOPE (FT./FT.) |
|-------------------|---|-------|------------------------------|--------------------------|---------------------|-------------------|--------------------|----------------------|
| Existing | 19.981 | 0.213 | 52.01 | 10 | 3.543 | 15.08 | | |
| D.A. #1 | 1.784 | 0.491 | 11.46 | 10 | 8.249 | 7.23 | | |
| D.A. #1-D.A.#2 | 1.784 | 0.491 | 11.68 | 10 | 8.180 | 7.17 | 24 | 0.101% |
| D.A. #2 | 2.413 | 0.491 | 13.54 | 10 | 7.654 | 9.07 | | |
| D.A.#2-D.A.#4 | 4.197 | 0.491 | 15.60 | 10 | 7.156 | 14.75 | 24 | 0.426% |
| D.A.#3 | 0.914 | 0.491 | 8.92 | 10 | 9.136 | 4.10 | | |
| D.A.#3-D.A.#4 | 0.914 | 0.491 | 9.14 | 10 | 9.049 | 4.06 | 24 | 0.032% |
| D.A.#4 | 1.630 | 0.491 | 10.92 | 10 | 8.421 | 7.16 | | |
| D.A.#4-D.A.#6 | 6.741 | 0.491 | 17.68 | 10 | 6.721 | 22.24 | 30 | 0.294% |
| D.A.#5 | 1.189 | 0.491 | 8.88 | 10 | 9.152 | 7.16 | | |
| D.A.#5-D.A.#6 | 1.189 | 0.491 | 9.07 | 10 | 9.076 | 5.30 | 24 | 0.055% |
| D.A.#6 | 1.608 | 0.491 | 10.92 | 10 | 8.421 | 7.16 | | |
| D.A.#6-OUTFALL A | 9.538 | 0.491 | 18.65 | 10 | 6.537 | 30.62 | 36 | 0.211% |
| D.A.#7 | 1.278 | 0.491 | 8.33 | 10 | 9.371 | 7.16 | (2) 24" | 0.459% |
| D.A.#7-D.A.#8 | 1.278 | 0.491 | 8.53 | 10 | 9.291 | 5.83 | 24 | 0.067% |
| D.A.#8 | 1.278 | 0.491 | 8.33 | 10 | 9.371 | 7.16 | | |
| D.A.#8-OUTFALL B | 2.556 | 0.491 | 9.92 | 10 | 8.762 | 11.00 | 24 | 0.237% |
| D.A.#9 | 0.784 | 0.491 | 6.50 | 10 | 10.212 | 7.16 | | |
| D.A.#9-D.A.#10 | 0.784 | 0.491 | 6.72 | 10 | 10.101 | 3.89 | 24 | 0.030% |

FORMULA FOR INTENSITY
USING THE RATIONAL METHOD, AS PER
"TXDOT BRIDGE HYDRAULIC MANUAL"

$$I = \frac{b}{(T_c + d)^e}$$

TABLE I
TIME OF CONCENTRATION DETERMINATION
San Gabriel Subdivision (Overall)

[illegible]

FORMULA FOR TIME OF CONCENTRATION
USING THE RATIONAL METHOD, AS PER
"TXDOT BRIDGE HYDRAULIC MANUAL"

$$T_c = \frac{L}{(V \times 60)}$$

| Weighted "c" value (POST DEVELOPMENT CONDITIONS) | | | | |
|--|------------|----------------|--------------|-------------|
| Type of Drainage Area | "c" value: | Square Footage | Acreage | partial "c" |
| Residential | | | | |
| Single Family (Lots less than 1/4 acre) | 0.35 | 0 | 0.000 | 0.000 |
| Single Family (Lots 1/4 to 1/2 acre) | 0.3 | 0 | 0.000 | 0.000 |
| Single Family (Lots greater than 1/2 acre) | 0.25 | 0 | 0.000 | 0.000 |
| Multi-Family (Less than 20 DU / AC) | 0.45 | 0 | 0.000 | 0.000 |
| Multi-Family (Greater than 20 DU / AC) | 0.55 | 0 | 0.000 | 0.000 |
| Business Districts: | 0.7 | 0 | 0.000 | 0.000 |
| Industrial | | | | |
| Light areas | 0.5 | 0 | 0.000 | 0.000 |
| Heavy areas | 0.6 | 0 | 0.000 | 0.000 |
| Railroad yard areas | 0.2 | 0 | 0.000 | 0.000 |
| Parks, cemeteries | 0.1 | 0 | 0.000 | 0.000 |
| Unimproved Areas | | | | |
| Bare Surface | 0.3 | 0 | 0.000 | 0.000 |
| Grassland | 0.25 | 476740 | 10.944 | 2.736 |
| Cultivated | 0.2 | 0 | 0.000 | 0.000 |
| Woodlands | 0.15 | 0 | 0.000 | 0.000 |
| Detention/Ditch | 0.25 | 0 | 0.000 | 0.000 |
| Streets | | | | |
| Asphalt | 0.75 | 127320 | 2.923 | 2.192 |
| Concrete | 0.8 | 0 | 0.000 | 0.000 |
| Parking/Driveways | 0.8 | 48600 | 1.116 | 0.893 |
| Sidewalks | 0.8 | 21520 | 0.494 | 0.395 |
| Buildings | 0.8 | 196200 | 4.504 | 3.603 |
| Total: | | 870,380 | 19.981 | 9.819 |
| Weighted "c": | | | 0.491 | |

$$C_w = (C_1 A_1 + C_2 A_2 + C_3 A_3 + \dots + C_n A_n) / A_{\text{total}}$$

C_w = Weighted Runoff Coefficient (Composite Coefficient)

C_n = Runoff Coefficient n-th term

A_n = Area of n-th term

A_{total} = Total Area (acres)

A_{total} = Total Area (acres)

HIDALGO COUNTY RAINFALL INTENSITY TABLES

based on Weather Bureau (NWS) Technical Paper No. 40 "Rainfall Frequency Atlas of the United States"

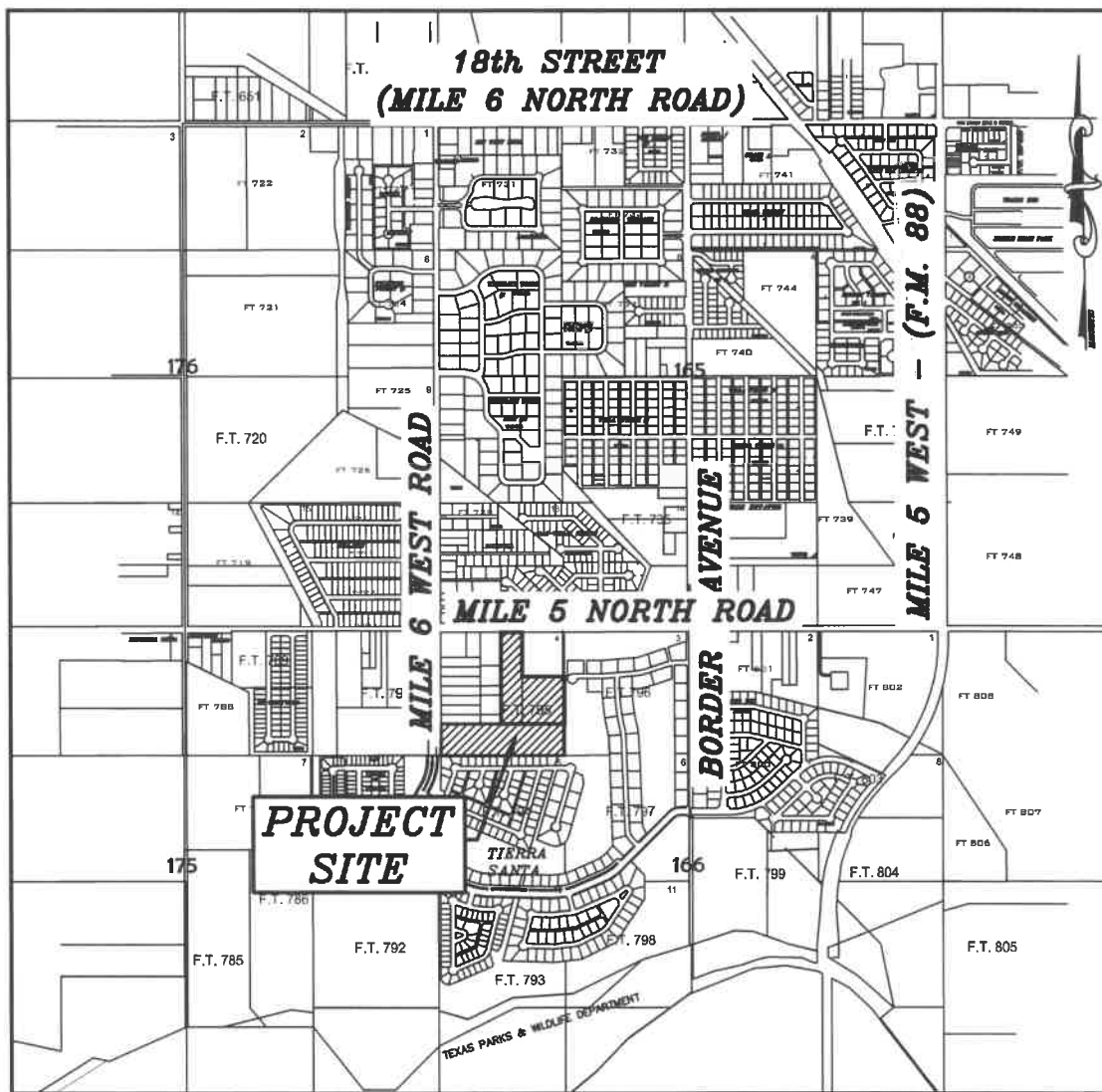
$$\text{formula } I = b/(t_c + d)^e$$

| TIME | 2 yr. | 5 yr. | 10 yr. | 25 yr. | 50 yr. | 100 yr. |
|------|--------|--------|--------|--------|--------|---------|
| 1 | 10.404 | 12.626 | 14.283 | 16.353 | 17.386 | 17.952 |
| 2 | 9.653 | 11.721 | 13.281 | 15.215 | 16.210 | 16.793 |
| 3 | 9.012 | 10.950 | 12.426 | 14.244 | 15.204 | 15.797 |
| 4 | 8.458 | 10.286 | 11.687 | 13.405 | 14.333 | 14.929 |
| 5 | 7.974 | 9.706 | 11.042 | 12.671 | 13.570 | 14.165 |
| 6 | 7.546 | 9.194 | 10.472 | 12.023 | 12.895 | 13.487 |
| 7 | 7.167 | 8.740 | 9.966 | 11.447 | 12.294 | 12.881 |
| 8 | 6.827 | 8.334 | 9.512 | 10.930 | 11.755 | 12.336 |
| 9 | 6.520 | 7.968 | 9.103 | 10.464 | 11.268 | 11.841 |
| 10 | 6.243 | 7.636 | 8.732 | 10.042 | 10.825 | 11.391 |
| 11 | 5.990 | 7.334 | 8.394 | 9.656 | 10.421 | 10.979 |
| 12 | 5.758 | 7.058 | 8.084 | 9.303 | 10.051 | 10.601 |
| 13 | 5.546 | 6.804 | 7.799 | 8.978 | 9.710 | 10.252 |
| 14 | 5.350 | 6.569 | 7.536 | 8.678 | 9.395 | 9.928 |
| 15 | 5.169 | 6.353 | 7.293 | 8.400 | 9.102 | 9.628 |
| 16 | 5.000 | 6.151 | 7.067 | 8.142 | 8.831 | 9.348 |
| 17 | 4.843 | 5.964 | 6.856 | 7.902 | 8.577 | 9.087 |
| 18 | 4.697 | 5.789 | 6.659 | 7.677 | 8.340 | 8.842 |
| 19 | 4.560 | 5.625 | 6.475 | 7.466 | 8.117 | 8.612 |
| 20 | 4.432 | 5.472 | 6.302 | 7.268 | 7.908 | 8.396 |
| 21 | 4.311 | 5.327 | 6.139 | 7.082 | 7.711 | 8.192 |
| 22 | 4.198 | 5.191 | 5.985 | 6.906 | 7.525 | 8.000 |
| 23 | 4.090 | 5.062 | 5.840 | 6.740 | 7.349 | 7.817 |
| 24 | 3.989 | 4.941 | 5.703 | 6.583 | 7.183 | 7.644 |
| 25 | 3.893 | 4.825 | 5.572 | 6.434 | 7.025 | 7.480 |
| 26 | 3.802 | 4.716 | 5.449 | 6.293 | 6.875 | 7.324 |
| 27 | 3.715 | 4.612 | 5.331 | 6.158 | 6.732 | 7.176 |
| 28 | 3.633 | 4.513 | 5.220 | 6.030 | 6.596 | 7.034 |
| 29 | 3.554 | 4.419 | 5.113 | 5.908 | 6.467 | 6.899 |
| 30 | 3.480 | 4.329 | 5.011 | 5.792 | 6.343 | 6.769 |
| 31 | 3.408 | 4.244 | 4.914 | 5.680 | 6.224 | 6.646 |
| 32 | 3.340 | 4.161 | 4.821 | 5.574 | 6.111 | 6.527 |
| 33 | 3.275 | 4.083 | 4.732 | 5.472 | 6.002 | 6.413 |
| 34 | 3.212 | 4.008 | 4.646 | 5.374 | 5.897 | 6.304 |
| 35 | 3.152 | 3.935 | 4.564 | 5.280 | 5.797 | 6.199 |

| TIME | 2 yr. | 5 yr. | 10 yr. | 25 yr. | 50 yr. | 100 yr. |
|------|-------|-------|--------|--------|--------|---------|
| 36 | 3.095 | 3.866 | 4.486 | 5.189 | 5.701 | 6.098 |
| 37 | 3.040 | 3.799 | 4.410 | 5.103 | 5.608 | 6.001 |
| 38 | 2.986 | 3.735 | 4.337 | 5.019 | 5.519 | 5.908 |
| 39 | 2.935 | 3.673 | 4.267 | 4.939 | 5.433 | 5.817 |
| 40 | 2.886 | 3.614 | 4.199 | 4.861 | 5.350 | 5.730 |
| 41 | 2.838 | 3.557 | 4.134 | 4.786 | 5.270 | 5.646 |
| 42 | 2.793 | 3.501 | 4.071 | 4.714 | 5.193 | 5.565 |
| 43 | 2.748 | 3.448 | 4.010 | 4.644 | 5.118 | 5.487 |
| 44 | 2.706 | 3.396 | 3.951 | 4.577 | 5.046 | 5.411 |
| 45 | 2.665 | 3.346 | 3.895 | 4.511 | 4.976 | 5.337 |
| 46 | 2.625 | 3.298 | 3.840 | 4.448 | 4.908 | 5.266 |
| 47 | 2.586 | 3.251 | 3.786 | 4.387 | 4.843 | 5.197 |
| 48 | 2.549 | 3.206 | 3.735 | 4.328 | 4.779 | 5.130 |
| 49 | 2.513 | 3.162 | 3.685 | 4.270 | 4.717 | 5.065 |
| 50 | 2.477 | 3.120 | 3.636 | 4.215 | 4.658 | 5.002 |
| 51 | 2.443 | 3.078 | 3.589 | 4.161 | 4.600 | 4.941 |
| 52 | 2.410 | 3.038 | 3.543 | 4.108 | 4.543 | 4.881 |
| 53 | 2.378 | 2.999 | 3.499 | 4.057 | 4.488 | 4.824 |
| 54 | 2.347 | 2.962 | 3.456 | 4.007 | 4.435 | 4.767 |
| 55 | 2.317 | 2.925 | 3.414 | 3.959 | 4.383 | 4.713 |
| 56 | 2.288 | 2.889 | 3.373 | 3.912 | 4.333 | 4.659 |
| 57 | 2.259 | 2.854 | 3.333 | 3.867 | 4.284 | 4.608 |
| 58 | 2.231 | 2.821 | 3.295 | 3.822 | 4.236 | 4.557 |
| 59 | 2.204 | 2.788 | 3.257 | 3.779 | 4.189 | 4.508 |
| 60 | 2.178 | 2.756 | 3.220 | 3.737 | 4.144 | 4.460 |
| 65 | 2.056 | 2.607 | 3.050 | 3.541 | 3.933 | 4.237 |
| 70 | 1.948 | 2.475 | 2.899 | 3.368 | 3.745 | 4.038 |
| 75 | 1.852 | 2.358 | 2.765 | 3.212 | 3.577 | 3.860 |
| 80 | 1.765 | 2.252 | 2.643 | 3.073 | 3.426 | 3.699 |
| 85 | 1.688 | 2.156 | 2.533 | 2.946 | 3.289 | 3.554 |
| 90 | 1.617 | 2.069 | 2.434 | 2.831 | 3.164 | 3.421 |
| 95 | 1.552 | 1.990 | 2.342 | 2.726 | 3.050 | 3.299 |
| 100 | 1.493 | 1.917 | 2.258 | 2.629 | 2.944 | 3.187 |
| 105 | 1.439 | 1.850 | 2.181 | 2.540 | 2.847 | 3.083 |
| 110 | 1.389 | 1.788 | 2.109 | 2.457 | 2.757 | 2.988 |

| | | | |
|--------|-------|-------|-------|
| where: | 2yr | 5yr | 10yr |
| e= | 0.831 | 0.795 | 0.778 |
| b= | 74 | 80 | 87 |
| d= | 9.6 | 9.2 | 9.2 |

| | | |
|-------|-------|-------|
| 25yr | 50yr | 100yr |
| 0.771 | 0.749 | 0.740 |
| 98 | 99 | 103 |
| 9.2 | 9.2 | 9.6 |



LOCATION MAP

SCALE: 1" = 2000'

SUBDIVISION PLAT OF
SAN GABRIEL
SUBDIVISION

9.98 ACRES BEING OUT OF FARM TRACT 795, THE WEST AND ADAMS TRACTS AS RECORDED IN VOLUME 2, PAGES 34-37 OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS.

STATE OF TEXAS
COUNTY OF HIDALGO

I, THE UNDERSIGNED OWNER(S) OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS SAN GABRIEL SUBDIVISION TO THE CITY OF WESLACO, COUNTY OF HIDALGO COUNTY, TEXAS AND WHOSE NAME IS SUBSCRIBED HERETO, DOES (DO) HEREBY SUBDIVIDE SUCH PROPERTY AND DEDICATE TO THE USE OF THE PUBLIC ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS, AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

NAME: EZEQUIEL REYNA, GENERAL PARTNER
OWNER: COTTONFIELD LTD.
ADDRESS: 702 W. EXPRESSWAY 83, STE. 100
WESLACO, TEXAS 78596

DATE

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DATED PERSONALLY APPEARED EZEQUIEL REYNA KNOWN TO ME TO BE THE PERSON(S) WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE _____ DAY OF _____, 2021.

NOTARY PUBLIC FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES ON: _____

STATE OF TEXAS
COUNTY OF HIDALGO
CERTIFICATE OF PLAT APPROVAL
UNDER LOCAL GOVERNMENT CODE 212.015(B)

WE, THE UNDERSIGNED, CERTIFY THAT THIS PLAT OF SAN GABRIEL SUBDIVISION WAS REVIEWED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF WESLACO.

MAYOR OF THE CITY OF WESLACO: DAVID SUAREZ DATE

SECRETARY OF THE CITY OF WESLACO, NORMA A. CANTU DATE

THIS PLAT OF SAN GABRIEL SUBDIVISION HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF WESLACO, TEXAS AND IS HEREBY APPROVED BY SUCH COMMISSION.

DATED THIS _____ DAY OF _____, 2021.

CHAIRMAN

THIS PLAT APPROVED BY HIDALGO AND CAMERON COUNTY IRRIGATION DISTRICT NO. 9 THIS THE _____ DAY OF _____, 2021.
NO IMPROVEMENTS OF ANY KIND SHALL BE PLACED UPON HIDALGO AND CAMERON COUNTY IRRIGATION DISTRICT NO. 9 RIGHT-OF-WAYS OR EASEMENTS WITHOUT THE EXPRESSED WRITTEN PERMISSION OF THE HIDALGO AND CAMERON COUNTY IRRIGATION DISTRICT NO. 9.

SECRETARY PRESIDENT

STATE OF TEXAS
COUNTY OF HIDALGO

I, JAVIER HINOJOSA, P.E., A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT.

JAVIER HINOJOSA, P.E.
REGISTERED PROFESSIONAL ENGINEER NO. 74808

I, CARLOS VASQUEZ A REGISTERED PUBLIC LAND SURVEYOR IN STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.

CARLOS VASQUEZ, R.P.L.S.
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4608
C.V.Q. LAND SURVEYORS L.L.C.
517 BEAUMONT AVENUE
McALLEN, TEXAS 78502
TPELS FIRM No.10119000
TEL. (956) 618-1551 DATE SURVEYED: FEBRUARY 01, 2021

SCALE: 1" = 100'

METES and BOUNDS DESCRIPTION

A TRACT OF LAND CONTAINING 9.98 ACRES OF LAND, MORE OR LESS SITUATED IN HIDALGO COUNTY, TEXAS, BEING A PART OR PORTION OF FARM TRACT 795, THE WEST AND ADAMS TRACTS, HIDALGO COUNTY, TEXAS, MAP REFERENCE: VOLUME 2, PAGES 34-37, MAP RECORDS, HIDALGO COUNTY, TEXAS, SAID 9.98 ACRES BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD WITH A PLASTIC CAP STAMPED "PE 5242" FOUND AT THE SOUTHWEST CORNER OF SAID FARM TRACT 795, WITHIN MILE 6 WEST ROAD, FOR THE SOUTHWEST CORNER OF THIS TRACT;

THENCE N 01°11'45" W, ALONG THE WEST LINE OF SAID FARM TRACT 795, WITHIN SAID MILE 6 WEST ROAD A DISTANCE OF 329.51 FEET TO A 1/2" IRON ROD WITH A PLASTIC CAP STAMPED "PE 5242" FOUND FOR THE NORTHWEST CORNER HEREOF;

THENCE N 88°48'24" E, A DISTANCE OF 1,320.00 FEET TO A 1/2" IRON ROD WITH A PLASTIC CAP STAMPED "PE 5242" FOUND ON THE EAST LINE OF SAID FARM TRACT 795, THE WEST LINE OF TIERRA SANTA GOLF CLUB AND COMMUNITY PHASE 1, FOR THE NORTHEAST CORNER HEREOF;

THENCE S 01°11'45" E, ALONG THE EAST LINE OF SAID FARM TRACT 795, THE WEST LINE OF SAID TIERRA SANTA GOLF CLUB AND COMMUNITY PHASE 1, A DISTANCE OF 329.27 FEET, TO A 1/2" IRON ROD WITH A PLASTIC CAP STAMPED "PE 5242" FOUND ON THE SOUTHEAST CORNER OF SAID FARM TRACT 795, FOR THE SOUTHEAST CORNER HEREOF;

THENCE S 88°48'47" W, ALONG THE SOUTH LINE OF SAID FARM TRACT 795 AND THE NORTH LINE OF SAID TIERRA SANTA GOLF CLUB AND COMMUNITY PHASE 1, PASS AT A DISTANCE OF 1300.00 FEET A 1/2" IRON ROD WITH A PLASTIC CAP STAMPED "PE 5242" FOUND ON THE EAST LINE OF SAID MILE 6 WEST ROAD, CONTINUING A TOTAL DISTANCE OF 1,320.00 FEET, TO THE POINT OF BEGINNING, CONTAINING 9.98 ACRES OF LAND.

BEARING BASES AS PER TEXAS STATE PLANE COORDINATE SYSTEM.



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

THIS PLAT IS APPROVED BY HIDALGO AND CAMERON COUNTIES IRRIGATION DISTRICT No. 9

DATED THIS _____ DAY OF _____, 2021.

1. NO IMPROVEMENTS OF ANY KIND SHALL BE PLACED UPON HCCID #9 RIGHT-OF-WAY OR EASEMENT WITHOUT THE EXPRESSED WRITTEN PERMISSION OF HCCID #9.

2. IT IS UNDERSTOOD THAT THE RATE OF FLOW OF STORM WATER WILL NOT BE GREATER THAN THE RATE OF FLOW OF STORM WATER WHEN THE LAND WAS IN AGRICULTURAL USE.

3. HCCID #9 WILL NOT BE RESPONSIBLE FOR STORM/DRAINAGE OR DELIVERY OF WATER TO ANY LOT IN THIS SUBDIVISION, IF DESIRED, THIS WILL NOT BE AT THE DISTRICTS EXPENSE. ALSO THERE WILL NOT BE ANY PERMANENT STRUCTURES ON DISTRICT RIGHT-OF-WAYS AND/OR EASEMENTS.

4. HCCID #9 HAS NOT REVIEWED AND DOES NOT CERTIFY THAT THE STORM SEWERS OR UTILITIES SYSTEM 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



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

ON: _____ AT _____ AM/PM

INSTRUMENT NUMBER _____

OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS

BY: _____ DEPUTY

GENERAL NOTES

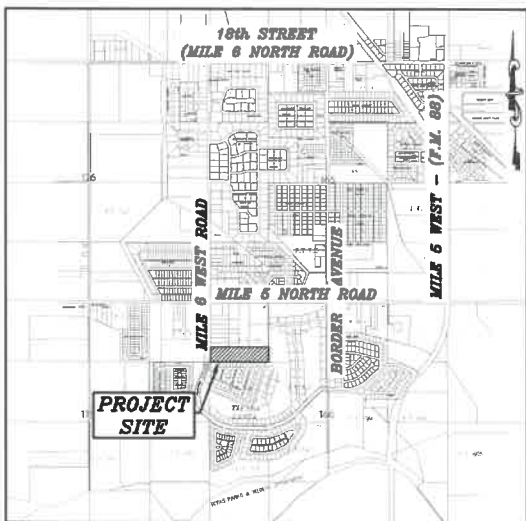
- THIS PROPERTY IS LOCATED IN ZONE "B" ON A FLOOD INSURANCE RATE MAP, COMMUNITY PANEL No. 480334 0525 B, REVISED JANUARY 2, 1981. ZONE "B" IS DEFINED AS AREAS BETWEEN LIMITS OF THE 100-YEAR FLOOD AND 500-YEAR FLOOD; OR CERTAIN AREAS SUBJECT TO 100-YEAR FLOODING WITH AVERAGE DEPTHS LESS THAN ONE (1) FOOT OR WHERE THE CONTRIBUTING DRAINAGE AREA IS LESS THAN ONE SQUARE MILE; OR AREAS PROTECTED BY LEVEES FROM THE BASE FLOOD.
- MINIMUM FINISH FLOOR ELEVATION SHALL BE 18" ABOVE THE TOP OF CURB AS MEASURED AT THE CENTER OF EACH LOT.
- 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 136,854 CUBIC FEET (3,142 ACRE-Feet) OF STORM WATER RUNOFF. DRAINAGE DETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS FOLLOWS: THE DEVELOPER SHALL BE RESPONSIBLE TO DETAIN AND ACCOMMODATE MORE THAN THE DETAINED VOLUME SHOWN ABOVE IF IT DETERMINES AT THE DEVELOPMENT PERMIT STAGE THAT THE DETENTION REQUIREMENTS ARE GREATER THAN STATED ABOVE DUE TO THE IMPERVIOUS AREA BEING GREATER THAN THE ENGINEER CONSIDERED FOR HIS CALCULATIONS OF THIS SUBDIVISION.
- NO PERMANENT STRUCTURES ARE PERMITTED OVER ANY EASEMENTS. EASEMENTS SHALL BE KEPT CLEAR OF BUILDING, SHEDS, SHRUBS, TREES AND OTHER PLANTINGS (EXCEPT LOW, LESS THAN 18" MATURE HEIGHTS, GROUND COVER, GRASS OR FLOWERS) AND OTHER OBSTRUCTIONS THAT WILL INTERFERE WITH THE OPERATIONS AND MAINTENANCE OF THE EASEMENT.
- MINIMUM BUILDING SETBACKS SHALL BE AS FOLLOWS:
FRONT:25 FEET
REAR:15 FEET
SIDE:5 FEET
SIDE CORNER:10 FEET
- A 5-FOOT SIDEWALK SHALL BE REQUIRED ALONG THE WEST SIDE OF MILE 6 WEST (WESTGATE AVE)
- A 4-FOOT SIDEWALK SHALL BE REQUIRED ALONG BOTH SIDES OF INTERIOR STREET AT TIME OF BUILDING PERMIT.
- PROJECT BENCHMARK: MAGNETIC NAIL SET 27.55 FEET SOUTH AND 310.57 FEET EAST FROM THE NORTHEAST CORNER OF THIS SUBDIVISION. ELEVATION: 68.64 (NAD 83-NAVD 88) (ZONE 4205 TX. SOUTH). NORTHING: 16578357.402 EASTING: 1162741.954
- SET 1/2" IRON ROD ON ALL LOT CORNERS UNLESS OTHERWISE NOTED.
- NO PERMANENT STRUCTURES SHALL BE PERMITTED OVER ANY EASEMENTS.
- LANDSCAPING REQUIRED FOR THIS SUBDIVISION SHALL BE AS PER CITY OF WESLACO LANDSCAPE ORDINANCE.
- A STORMWATER POLLUTION PREVENTION PLAN SHALL BE REQUIRED PRIOR TO CONSTRUCTION AND MUST COMPLY WITH TPDES & FOLLOW SW3P.
- STREET LIGHTS AND STREET SIGNS SHALL BE INSTALLED IN ACCORDANCE TO CITY OF WESLACO ORDINANCE BY THE DEVELOPER PRIOR TO ISSUANCE OF BUILDING PERMIT.
- STREET LIGHTS MUST BE LOCATED AT 300-FOOT MAXIMUM SPACING.
- NO ACCESS SHALL BE PERMITTED FOR LOTS 1 AND 31 TO MILE 6 WEST.
- SITE PLAN AND DETENTION PLAN MUST BE REVIEWED AND APPROVED BY THE CITY OF WESLACO PRIOR TO ISSUANCE OF BUILDING PERMIT.
- CORNER LOT DRIVEWAYS SHOULD BE CONSTRUCTED AT FURTHEST POSSIBLE POINT FROM INTERSECTION AND IN COMPLIANCE WITH ACCESS MANAGEMENT ORDINANCE.

| CURVE DATA | | | | | |
|------------|------------|--------|---------|---------|-------------|
| CURVE | DELTA | RADIUS | TANGENT | LENGHT | CH. BEARING |
| "C1" | 150°00'00" | 50.00' | 186.60' | 130.90' | S78°48'15"E |
| "C2" | 150°00'00" | 50.00' | 186.60' | 130.90' | S73°48'15"W |

| IRREGULAR LOT AREAS | | | | | |
|---------------------|--------|---------|-------|--------|------|
| LOT # | AREA | SQ. FT. | ACRES | LOT # | AREA |
| 1 | 13,161 | 0.30 | 17 | 12,335 | 0.28 |
| 2 | 8,637 | 0.20 | 18 | 12,334 | 0.28 |
| 3 | 8,635 | 0.20 | 19 | 12,333 | 0.28 |
| 4 | 8,633 | 0.20 | 20 | 12,332 | 0.28 |
| 5 | 8,631 | 0.20 | 21 | 12,331 | 0.28 |
| 6 | 8,630 | 0.20 | 22 | 12,331 | 0.28 |
| 7 | 8,628 | 0.20 | 23 | 12,330 | 0.28 |
| 8 | 8,626 | 0.20 | 24 | 12,329 | 0.28 |
| 9 | 8,624 | 0.20 | 25 | 12,328 | 0.28 |
| 10 | 8,622 | 0.20 | 26 | 12,327 | 0.28 |
| 11 | 8,620 | 0.20 | 27 | 12,326 | 0.28 |
| 12 | 8,618 | 0.20 | 28 | 12,325 | 0.28 |
| 13 | 8,616 | 0.20 | 29 | 12,324 | 0.28 |
| 14 | 8,614 | 0.20 | 30 | 12,324 | 0.28 |
| 15 | 15,540 | 0.36 | 31 | 16,589 | 0.38 |
| 16 | 22,619 | 0.52 | | | |

LEGEND:

- IRON ROD FOUND
- IRON ROD SET
- P.O.B. = POINT OF BEGINNING
- R.O.W. = RIGHT OF WAY
- H.C.M.R. = HIDALGO COUNTY MAP RECORDS



LOCATION MAP
SCALE: 1" = 2000'

DATE OF PREPARATION: OCTOBER, 2021

DRAWN BY:



JAVIER HINOJOSA ENGINEERING
CONSULTING ENGINEERS
416 E. DOVE AVENUE McALLEN, TEXAS 78504
PHONE (956) 668-1588
javier@javierhinojosaeeng.com
TPELS FIRM No. F-1295

PRINCIPAL CONTACTS:

| NAME | ADDRESS | CITY & ZIP | PHONE # |
|---------------------------|----------------------|-------------------|---------------|
| OWNER: COTTONFIELD, LTD. | 702 W. EXPRESSWAY 83 | WESLACO, TX 78596 | (956)477-3962 |
| ENGINEER: JAVIER HINOJOSA | 416 E. DOVE AVENUE | McALLEN, TX 78504 | (956)668-1588 |
| SURVEYOR: CARLOS VASQUEZ | 517 BEAUMONT AVE. | McALLEN, TX 78501 | (956)618-1551 |

SUBDIVISION PLAT OF
SAN GABRIEL
SUBDIVISION PHASE II

10.01 ACRES BEING OUT OF FARM TRACT 795, THE WEST AND ADAMS TRACTS AS RECORDED IN VOLUME 2, PAGES 34-37 OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS.

STATE OF TEXAS
COUNTY OF HIDALGO

I, THE UNDERSIGNED OWNER(S) OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS SAN GABRIEL SUBDIVISION PHASE II TO THE CITY OF WESLACO, COUNTY OF HIDALGO COUNTY, TEXAS AND WHOSE NAME IS SUBSCRIBED HERETO, DOES (DO) HEREBY SUBDIVIDE SUCH PROPERTY AND DEDICATE TO THE USE OF THE PUBLIC ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS, AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

NAME: EZEQUIEL REYNA, GENERAL PARTNER DATE
OWNER: COTTONFIELD LTD..
ADDRESS: 702 W. EXPRESSWAY 83, STE. 100
WESLACO, TEXAS 78596

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DATED PERSONALLY APPEARED EZEQUIEL REYNA KNOWN TO ME TO BE THE PERSON(S) WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE _____ DAY OF _____, 2021.

NOTARY PUBLIC FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES ON: _____

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

WE, THE UNDERSIGNED, CERTIFY THAT THIS PLAT OF SAN GABRIEL SUBDIVISION PHASE II WAS REVIEWED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF WESLACO.

MAYOR OF THE CITY OF WESLACO: DAVID SUAREZ DATE

SECRETARY OF THE CITY OF WESLACO, NORMA A. CANTU DATE

THIS PLAT OF SAN GABRIEL SUBDIVISION PHASE II HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF WESLACO, TEXAS AND IS HEREBY APPROVED BY SUCH COMMISSION.

DATED THIS _____ DAY OF _____, 2021.

CHAIRMAN

THIS PLAT APPROVED BY HIDALGO AND CAMERON COUNTY IRRIGATION DISTRICT NO. 9 THIS THE _____ DAY OF _____, 2021.
NO IMPROVEMENTS OF ANY KIND SHALL BE PLACED UPON HIDALGO AND CAMERON COUNTY IRRIGATION DISTRICT NO. 9 RIGHT-OF-WAYS OR EASEMENTS WITHOUT THE EXPRESSED WRITTEN PERMISSION OF THE HIDALGO AND CAMERON COUNTY IRRIGATION DISTRICT NO. 9.

SECRETARY PRESIDENT

STATE OF TEXAS
COUNTY OF HIDALGO

I, JAVIER HINOJOSA, P.E., A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT

JAVIER HINOJOSA, P.E.
REGISTERED PROFESSIONAL ENGINEER NO. 74808

I, CARLOS VASQUEZ A REGISTERED PUBLIC LAND SURVEYOR IN STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.

CARLOS VASQUEZ, R.P.L.S.
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4608
C.V.Q. LAND SURVEYORS L.L.C.
517 BEAUMONT AVENUE
MCALLEN, TEXAS 78502
TBPELS FIRM No.10119000

TEL (956) 618-1551 DATE SURVEYED: FEBRUARY 01, 2021

GENERAL NOTES

- THIS PROPERTY IS LOCATED IN ZONE "B" ON A FLOOD INSURANCE RATE MAP, COMMUNITY PANEL No. 480334 0525 B, REVISED JANUARY 2, 1981. ZONE "B" IS DEFINED AS 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.
- MINIMUM FINISH FLOOR ELEVATION SHALL BE 18" ABOVE THE TOP OF CURB AS MEASURED AT THE CENTER OF EACH LOT.
- 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 138,854 CUBIC FEET (3,142 ACRE-Feet) OF STORM WATER RUNOFF. DRAINAGE DETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS FOLLOWS: THE DEVELOPER SHALL BE RESPONSIBLE TO DETAIN AND ACCOMMODATE MORE THAN THE DETAINED VOLUME SHOWN ABOVE IF IT DETERMINES AT THE DEVELOPMENT PERMIT STAGE THAT THE DETENTION REQUIREMENTS ARE GREATER THAN STATED ABOVE DUE TO THE IMPERVIOUS AREA BEING GREATER THAN THE ENGINEER CONSIDERED FOR HIS CALCULATIONS OF THIS SUBDIVISION.
- NO PERMANENT STRUCTURES ARE PERMITTED OVER ANY EASEMENTS. EASEMENTS SHALL BE KEPT CLEAR OF BUILDING, SHEDS, SHRUBS, TREES AND OTHER PLANTINGS (EXCEPT LOW, LESS THAN 18" MATURE HEIGHTS, GROUND COVER, GRASS OR FLOWERS) AND OTHER OBSTRUCTIONS THAT WILL INTERFERE WITH THE OPERATIONS AND MAINTENANCE OF THE EASEMENT.
- MINIMUM BUILDING SETBACKS SHALL BE AS FOLLOWS:
FRONT:25 FEET
REAR:15 FEET
SIDE: 5 FEET
SIDE CORNER:10 FEET
- A 5-FOOT SIDEWALK SHALL BE REQUIRED ALONG THE SOUTH SIDE OF MILE 5 NORTH.
- A 4-FOOT SIDEWALK SHALL BE REQUIRED ALONG BOTH SIDES OF INTERIOR STREET AT TIME OF BUILDING PERMIT.
- PROJECT BENCHMARK: MAGNETIC NAIL SET 27.55 FEET SOUTH AND 310.57 FEET EAST FROM THE NORTHEAST CORNER OF THIS SUBDIVISION. ELEVATION: 68.64 (NAD 83-NAVD 88) (ZONE 4205 TX. SOUTH). NORTHING: 16578357.402 EASTING: 1162741.954
- SET 1/2" IRON ROD ON ALL LOT CORNERS UNLESS OTHERWISE NOTED.
- NO PERMANENT STRUCTURES SHALL BE PERMITTED OVER ANY EASEMENTS.
- LANDSCAPING REQUIRED FOR THIS SUBDIVISION SHALL BE AS PER CITY OF WESLACO LANDSCAPE ORDINANCE.
- A STORMWATER POLLUTION PREVENTION PLAN SHALL BE REQUIRED PRIOR TO CONSTRUCTION AND MUST COMPLY WITH TPDES & FOLLOW SWSP.
- STREET LIGHTS AND STREET SIGNS SHALL BE INSTALLED IN ACCORDANCE TO CITY OF WESLACO ORDINANCE BY THE DEVELOPER PRIOR TO ISSUANCE OF BUILDING PERMIT.
- STREET LIGHTS MUST BE LOCATED AT 300-FOOT MAXIMUM SPACING.
- NO ACCESS SHALL BE PERMITTED FOR LOTS 67 AND 68 TO MILE 5 NORTH.
- SITE PLAN AND DETENTION PLAN MUST BE REVIEWED AND APPROVED BY THE CITY OF WESLACO PRIOR TO ISSUANCE OF BUILDING PERMIT.
- CORNER LOT DRIVEWAYS SHOULD BE CONSTRUCTED AT FURTHEST POSSIBLE POINT FROM INTERSECTION AND IN COMPLIANCE WITH ACCESS MANAGEMENT ORDINANCE.

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

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

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

THIS PLAT IS APPROVED BY HIDALGO AND CAMERON COUNTIES IRRIGATION DISTRICT NO. 9

DATED THIS _____ DAY OF _____, 2021.

- NO IMPROVEMENTS OF ANY KIND SHALL BE PLACED UPON HCCD #9 RIGHT-OF-WAY OR EASEMENT WITHOUT THE EXPRESSED WRITTEN PERMISSION OF HCCD #9.
- IT IS UNDERSTOOD THAT THE RATE OF FLOW OF STORM WATER WILL NOT BE GREATER THAN THE RATE OF FLOW OF STORM WATER WHEN THE LAND WAS IN AGRICULTURAL USE.
- HCCD #9 WILL NOT BE RESPONSIBLE FOR STORM/DRAINAGE OR DELIVERY OF WATER TO ANY LOT IN THIS SUBDIVISION. IF DESIRED, THIS WILL NOT BE AT THE DISTRICTS EXPENSE. ALSO THERE WILL NOT BE ANY PERMANENT STRUCTURES ON DISTRICT RIGHT-OF-WAYS AND/OR EASEMENTS.
- HCCD #9 HAS NOT REVIEWED AND DOES NOT CERTIFY THAT THE STORM SEWERS OR UTILITIES SYSTEM 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



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

ON: _____ AT _____ AM/PM

INSTRUMENT NUMBER _____

OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS

BY: _____ DEPUTY

LEGEND:

- IRON ROD FOUND
- IRON ROD SET
- P.O.B. = POINT OF BEGINNING
- P.O.C. = POINT OF COMMENCEMENT
- R.O.W. = RIGHT OF WAY
- H.C.M.R. = HIDALGO COUNTY MAP RECORDS
- H.C.D.R. = HIDALGO COUNTY DEED RECORDS
- U.E. = UTILITY EASEMENT

SCALE: 1" = 100'

| CURVE DATA | | | | | |
|------------|------------|--------|---------|---------|-------------|
| CURVE | DELTA | RADIUS | TANGENT | LENGHT | CH. BEARING |
| "C1" | 150°00'00" | 50.00' | 186.60' | 130.90' | S76°48'15"E |
| "C2" | 150°00'00" | 50.00' | 186.60' | 130.90' | S73°48'15"W |

| IRREGULAR LOT AREAS | | | |
|---------------------|--------|---------|-------|
| LOT # | AREA | SQ. FT. | ACRES |
| 32 | 7,596 | 0.17 | |
| 33 | 7,407 | 0.17 | |
| 34 | 7,409 | 0.17 | |
| 35 | 7,411 | 0.17 | |
| 36 | 7,413 | 0.17 | |
| 37 | 13,128 | 0.30 | |
| 38 | 13,109 | 0.30 | |
| 43 | 7,588 | 0.17 | |
| 44 | 7,588 | 0.17 | |
| 49 | 13,109 | 0.30 | |
| 50 | 12,633 | 0.29 | |
| 55 | 3,683 | 0.08 | |
| 67 | 3,710 | 0.09 | |
| 68 | 3,556 | 0.08 | |
| 90 | 3,826 | 0.09 | |

| LINE DATA | | |
|-----------|---------------|----------|
| # | BEARING | DISTANCE |
| L1 | N 48°11'45" W | 35.36' |
| L2 | N 43°48'15" E | 35.36' |
| L3 | N 01°11'45" W | 22.34' |
| L4 | S 01°11'45" E | 20.51' |
| L5 | N 01°11'45" W | 22.00' |
| L6 | S 88°48'15" W | 10.50' |

10

HACIENDA DR

RESERVE

GOLF

COURSE

RESERVE

GOLF

COURSE

RESERVE

METES AND BOUNDS DESCRIPTION

A tract of land containing 10.01 acres of land, more or less situated in Hidalgo County, Texas, being part or portion of FARM TRACT 795, THE WEST AND ADAMS TRACTS, Hidalgo County, Texas, map reference: Volume 2, Pages 34-37, Map Records, Hidalgo County, Texas, said 10.01 acres being more particularly described as follows:

COMMENCING, for reference at the Northwest corner of said Farm Tract 795, within the intersection of Mile 6 West Road and Mile 5 North Road, THENCE N 88° 48' 15" E, along the North line of said Farm Tract 795, within said Mile 5 North Road a distance of 659.78 feet to the Northeast corner of a tract of land deeded to Rogelio Olvera and wife, Maria Olvera in Document Number 870627 Deed Records, Hidalgo County, Texas for the POINT OF BEGINNING and the Northwest corner of this tract;

THENCE N 88° 48' 15" E, continuing along the North line of said Farm Tract 795, within said Mile 5 North Road a distance of 220.00 feet to a tract of land deeded to MW Petroleum Corporation, recorded in Volume 3107 Page 511 Deed Records, Hidalgo County, Texas, for the Northeast corner hereof;

THENCE S 01° 11' 45" E, along the west line of said Petroleum Corporation tract, at distance of 20.00 feet pass the South right-of-way line of said Mile 5 North Road, at a distance of 30.00 feet pass an iron rod found on the South line of a 10.00 foot right-of-way agreement to South Texas Natural Gas Gathering Company, recorded in Volume 1041 Page 338 Deed Records, Hidalgo County, Texas, continuing a total distance of 495.46 feet to an iron rod with a plastic cap stamped "PE 5242" found, on the southwest corner of said Petroleum Corporation tract, and inside corner hereof;

THENCE N 88° 48' 15" E, along the south line of said Petroleum Corporation tract, a distance of 440.22 feet, to a 1/2" iron rod with a plastic cap stamped "PE 5242" found on the southeast corner of said Petroleum Corporation tract, the east line of said Farm Tract 795, the west line of Tierra Santa Golf Club & Community Phase I recorded in Volume 31 Page 79, Map Records, Hidalgo County, Texas, for the Northeast corner hereof;

THENCE S 01° 11' 45" E, along the common line of said Farm Tract 795, the west line of said Tierra Santa Golf Club Subdivision, a distance of 495.28 feet, for the Southeast corner hereof;

THENCE S 88° 49' 24" W, distance of 660.22 feet to the southeast corner of a tract of land deeded to Adrian Rodriguez and wife, Lidia Rodriguez recorded in Document Number 517465 Deed Records, Hidalgo County, Texas, for the Southwest corner hereof;

THENCE N 01° 11' 45" W, along the common line of said Rodriguez tract, at distance of 960.51 feet pass the south line of said South Texas Natural Gas Company right-of-way agreement, at a distance of 970.51 feet pass the South right-of-way line of said Mile 5 North Road, continuing a total distance of 990.51 feet to the POINT OF BEGINNING, containing 10.01 acres of land, more or less.

Bearing basis as per TEXAS STATE PLANE COORDINATES SYSTEM NAD 1983, South Zone.

PRINCIPAL CONTACTS:

| NAME | ADDRESS | CITY & ZIP | PHONE # |
|---------------------------|----------------------|-------------------|---------------|
| OWNER: COTTONFIELD, LTD. | 702 W. EXPRESSWAY 83 | WESLACO, TX 78596 | (956)477-3962 |
| ENGINEER: JAVIER HINOJOSA | 416 E. DOVE AVENUE | MCALLEN, TX 78504 | (956)668-1588 |
| SURVEYOR: CARLOS VASQUEZ | 517 BEAUMONT AVE. | MCALLEN, TX 78501 | (956)618-1551 |



LOCATION MAP
SCALE: 1" = 2000'

DATE OF PREPARATION: NOVEMBER, 2021

DRAWN BY: G. TEEGARDIN



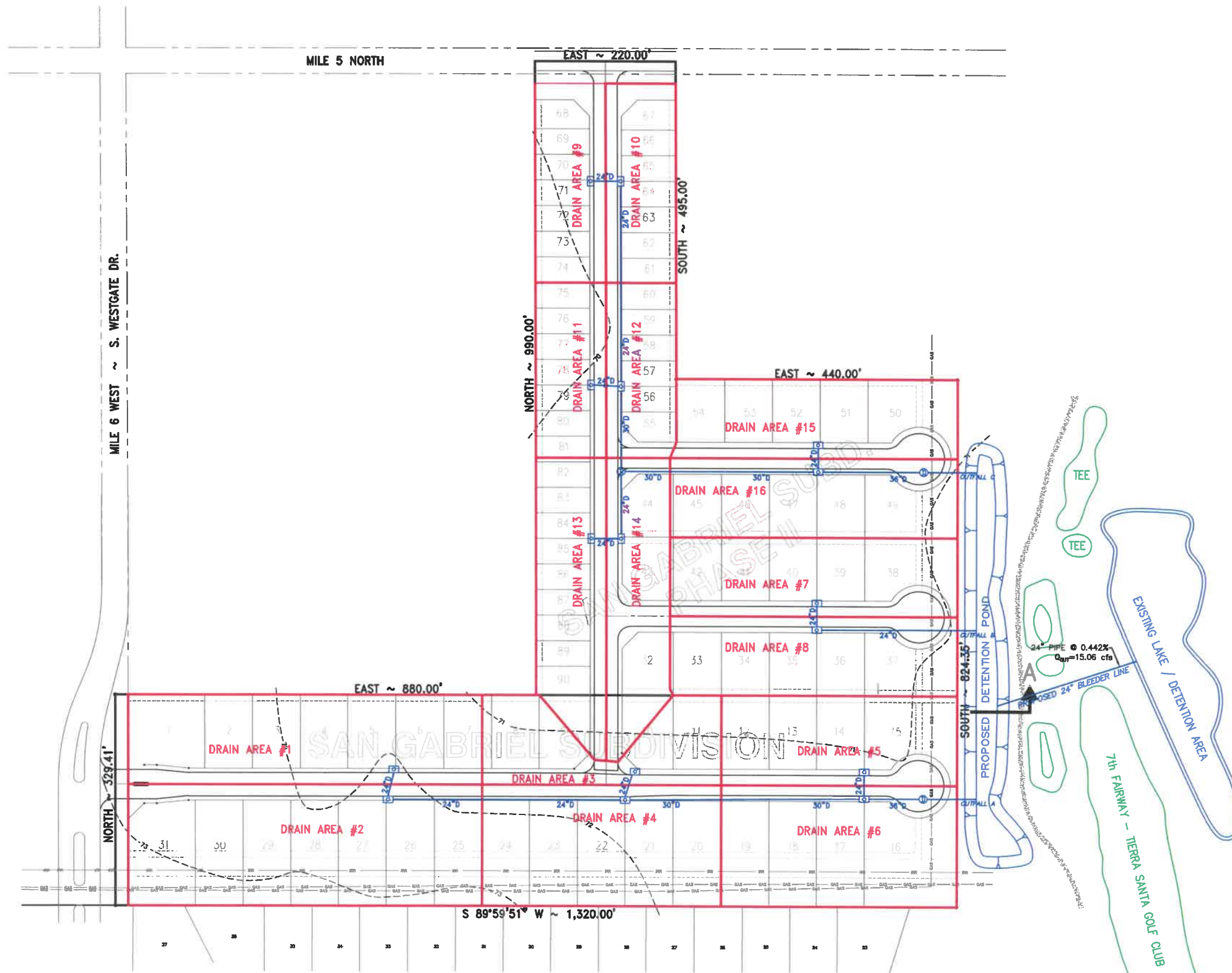
JAVIER HINOJOSA ENGINEERING
CONSULTING ENGINEERS

416 E. DOVE AVENUE MCALLEN, TEXAS 78504

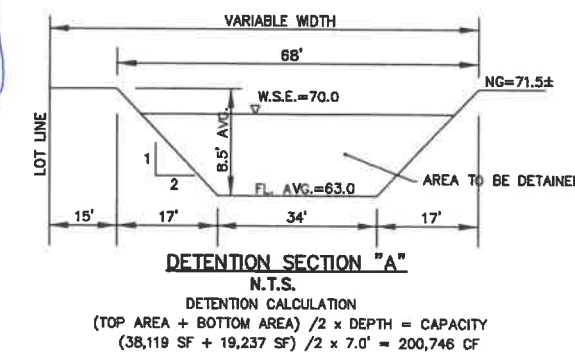
PHONE (956) 668-1588

Javier@javierhinojosaeng.com

TBPELS FIRM No. F-1295



SCALE: 1" = 80'



| | | |
|-------|-----------|---------------|
| DATE: | REVISIONS | 211001 |
| | | PROJECT No. |
| | | JANUARY, 2022 |
| | | DATE: |
| | | G.T. & A.G. |
| | | DRAWN BY: |
| | | J.H. |
| | | CHK. BY: |

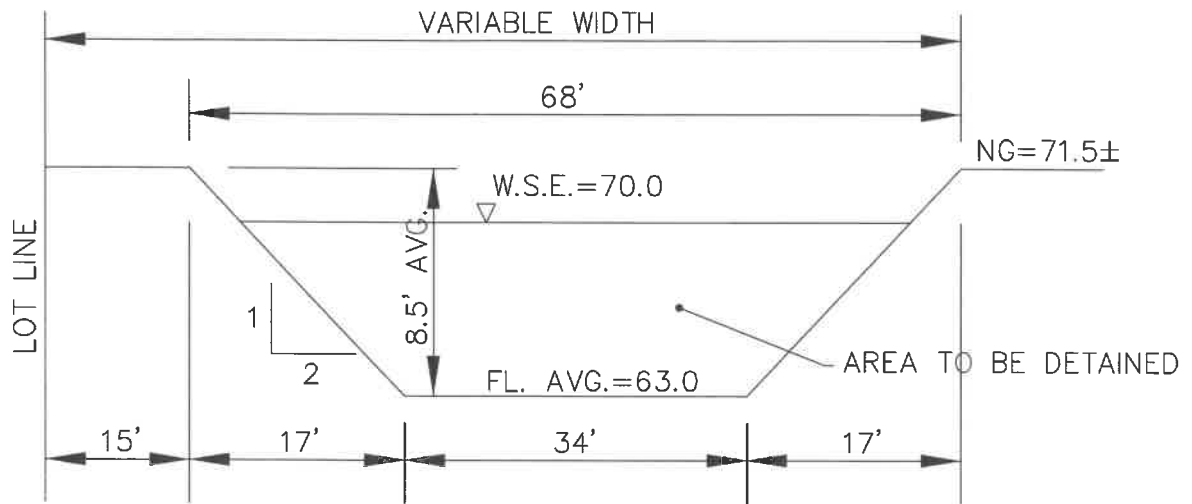


JAVIER HINOJOSA ENGINEERING
CONSULTING ENGINEERS
416 E. DOVE AVENUE McALLEN, TEXAS 78504
PHONE (956) 668-1588
javier@javierhinojosaeng.com
TUPELS FIRM NUMBER F-1295

DRAINAGE AREA MAP
SAN GABRIEL SUBDIVISION / PH. II
WESLACO, TEXAS

SHEET
1
OF 1 SHEETS

211001



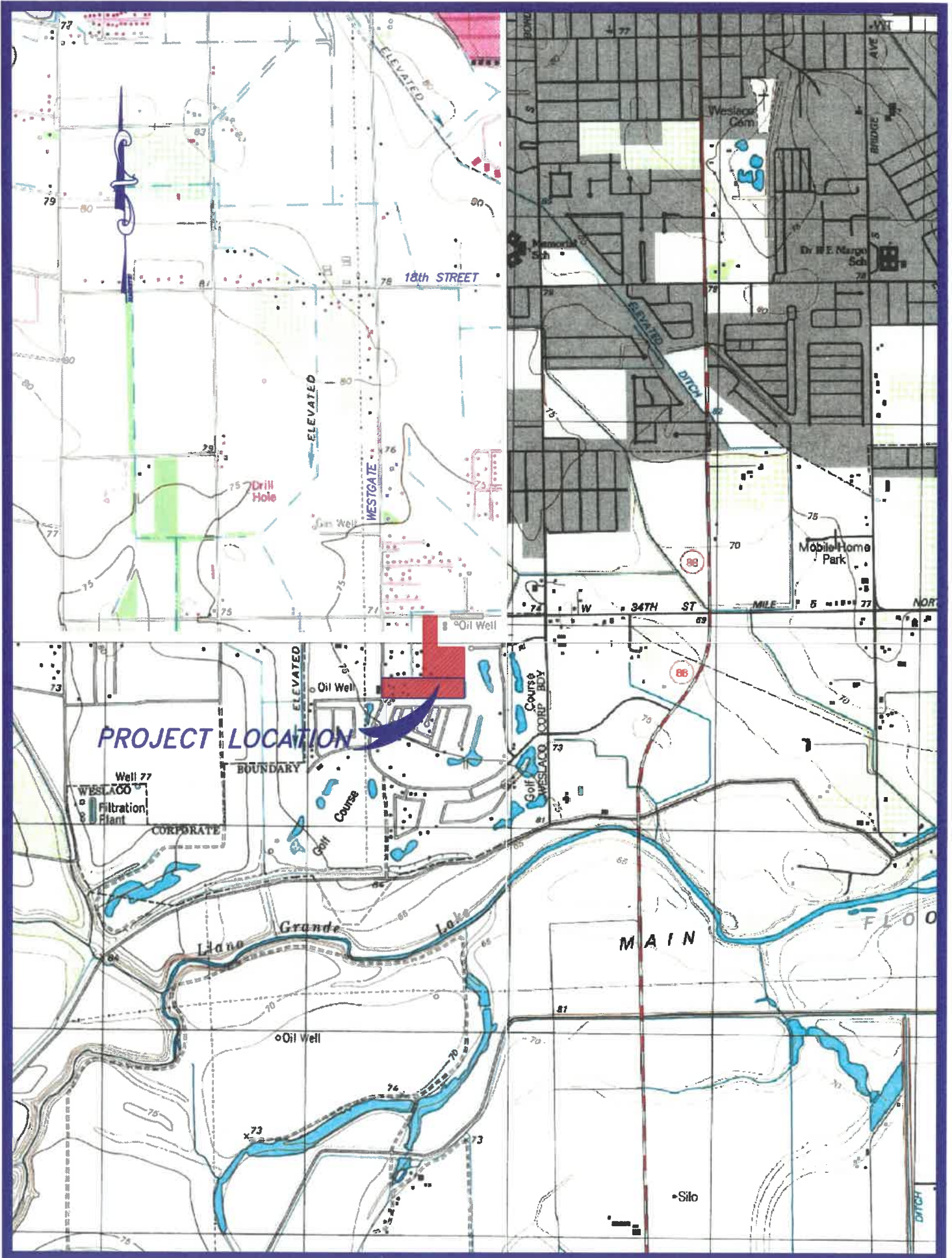
DETENTION SECTION "A"

N.T.S.

DETENTION CALCULATION

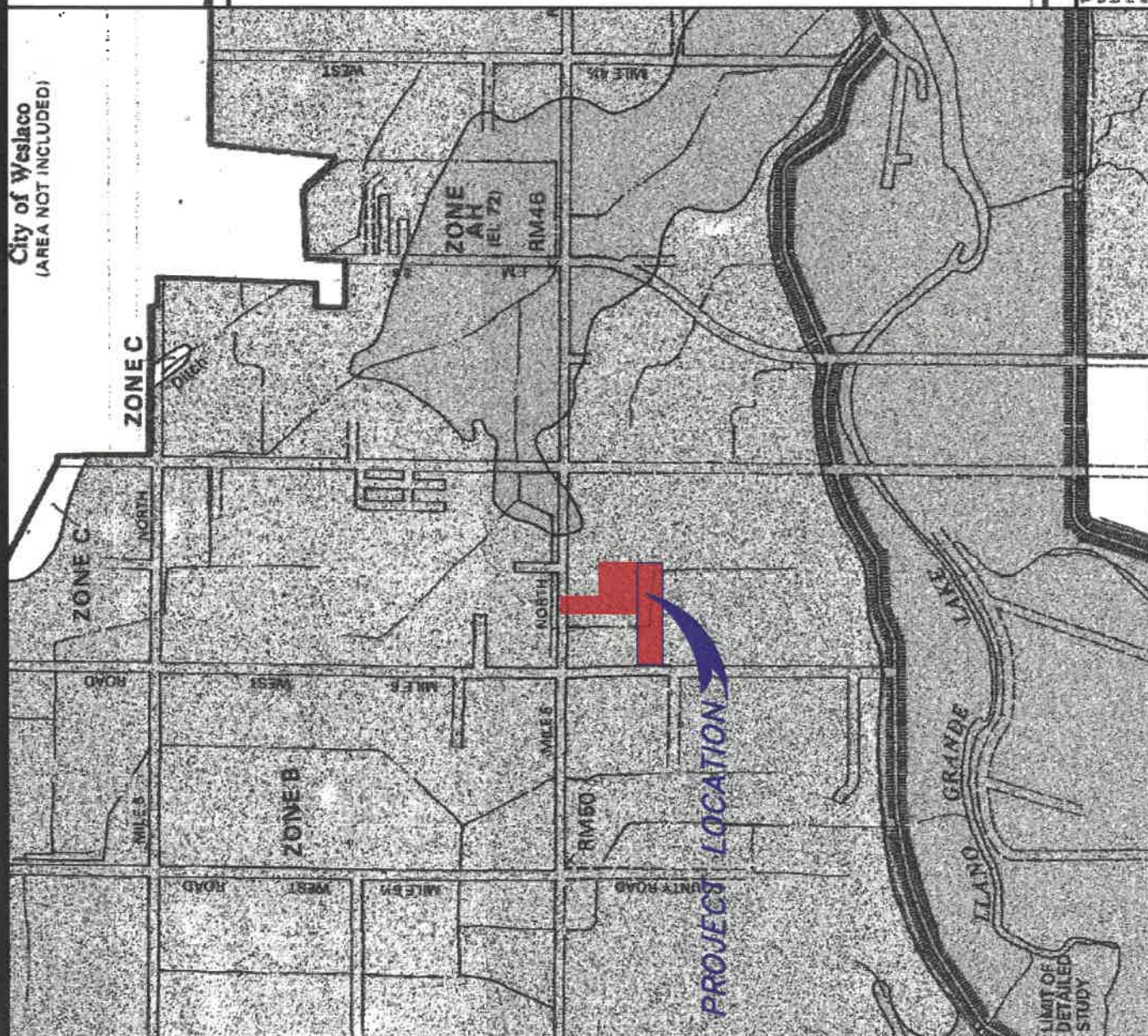
$(\text{TOP AREA} + \text{BOTTOM AREA}) / 2 \times \text{DEPTH} = \text{CAPACITY}$

$(38,119 \text{ SF} + 19,237 \text{ SF}) / 2 \times 7.0' = 200,746 \text{ CF}$



City of Weslaco
(AREA NOT INCLUDED)

APPROXIMATE SCALE



NATIONAL FLOOD INSURANCE PROGRAM

FIRM
FLOOD INSURANCE RATE MAP

HIDALGO COUNTY,
TEXAS
(UNINCORPORATED AREAS)

PANEL 625 OF 625

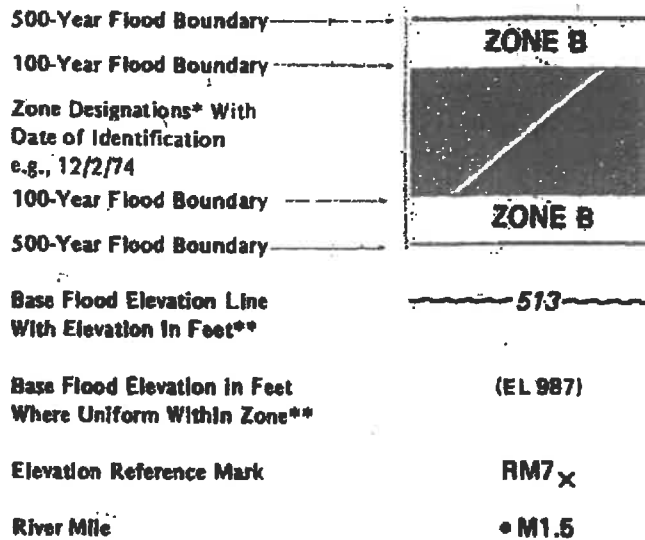
COMMUNITY-PANEL NUMBER
480034 0525 B

EFFECTIVE DATE:
JANUARY 2, 1981

Federal emergency management agency
Federal emergency management agency

This is an official FIRMette showing a portion of the above-referenced flood map created from the MSC FIRMette Web tool. This map does not reflect changes or amendments which may have been made subsequent to the date on the title block. For additional information about how to make sure the map is current, please see the Flood Hazard Mapping Updates Overview Fact Sheet available on the FEMA Flood Map Service Center home page at <https://msc.fema.gov>.

KEY TO MAP



**Referenced to the National Geodetic Vertical Datum of 1929

*EXPLANATION OF ZONE DESIGNATIONS

| ZONE | EXPLANATION |
|--------|--|
| A | Areas of 100-year flood; base flood elevations and flood hazard factors not determined. |
| A0 | Areas of 100-year shallow flooding where depths are between one (1) and three (3) feet; average depths of inundation are shown, but no flood hazard factors are determined. |
| AH | Areas of 100-year shallow flooding where depths are between one (1) and three (3) feet; base flood elevations are shown, but no flood hazard factors are determined. |
| A1-A30 | Areas of 100-year flood; base flood elevations and flood hazard factors determined. |
| A99 | Areas of 100-year flood to be protected by flood protection system under construction; base flood elevations and flood hazard factors not determined. |
| B | Areas between limits of the 100-year flood and 500-year flood; or certain areas subject to 100-year flooding with average depths less than one (1) foot or where the contributing drainage area is less than one square mile; or areas protected by levees from the base flood. (Medium shading) |
| C | Areas of minimal flooding. (No shading) |
| D | Areas of undetermined, but possible, flood hazards. |
| V | Areas of 100-year coastal flood with velocity (wave action); base flood elevations and flood hazard factors not determined. |
| V1-V30 | Areas of 100-year coastal flood with velocity (wave action); base flood elevations and flood hazard factors determined. |



United States
Department of
Agriculture

NRCS

Natural
Resources
Conservation
Service

A product of the National
Cooperative Soil Survey,
a joint effort of the United
States Department of
Agriculture and other
Federal agencies, State
agencies including the
Agricultural Experiment
Stations, and local
participants

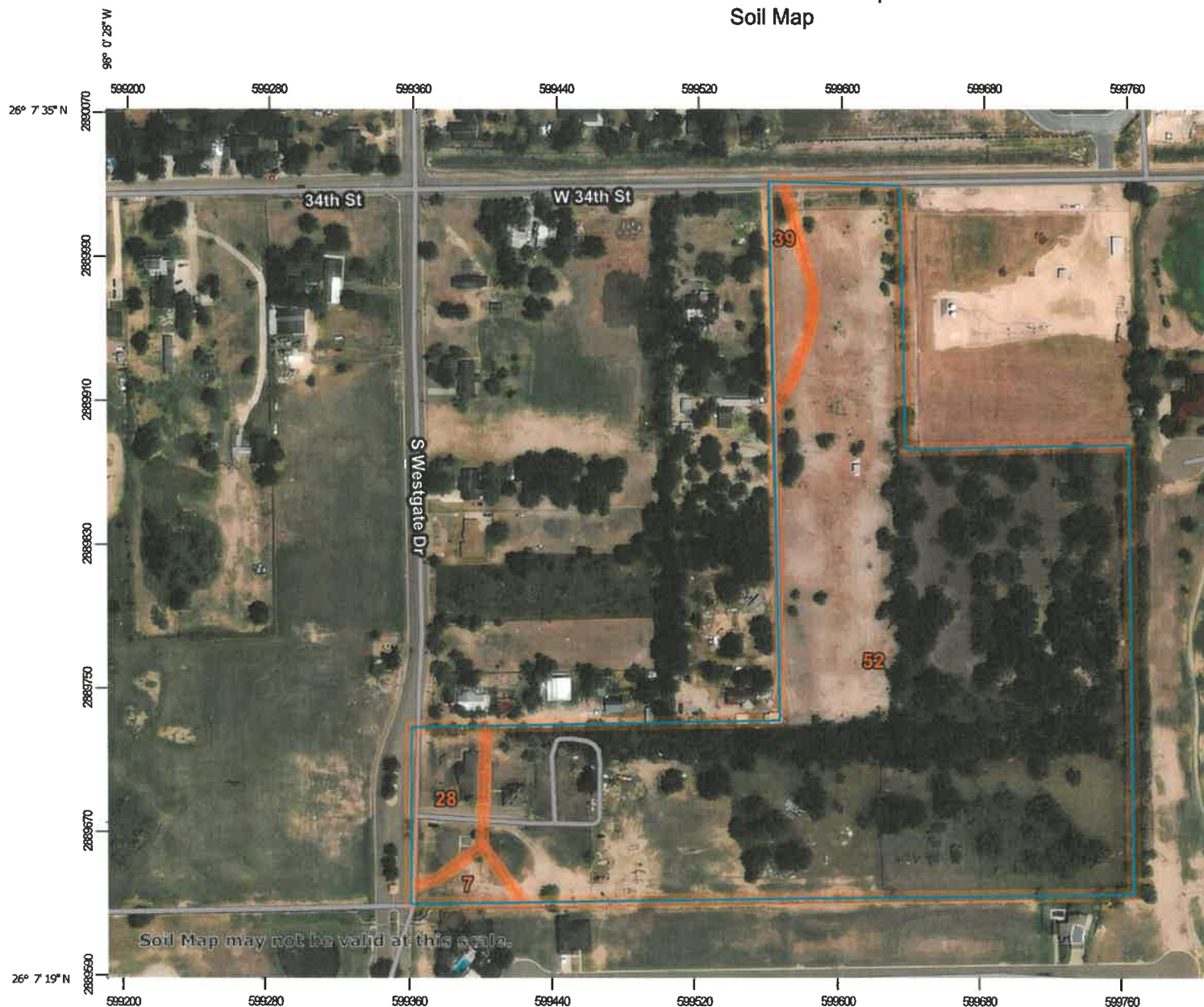
Custom Soil Resource Report for Hidalgo County, Texas

SAN GABRIEL SUBDIVISION

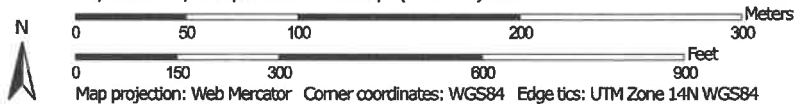


October 20, 2021

Custom Soil Resource Report Soil Map



Map Scale: 1:3,410 if printed on A landscape (11" x 8.5") sheet.



Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 14N WGS84

MAP LEGEND

Area of Interest (AOI)

 Area of Interest (AOI)

Soils

 Soil Map Unit Polygons

 Soil Map Unit Lines

 Soil Map Unit Points

Special Point Features

 Blowout

 Borrow Pit

 Clay Spot

 Closed Depression

 Gravel Pit

 Gravelly Spot

 Landfill

 Lava Flow

 Marsh or swamp

 Mine or Quarry

 Miscellaneous Water

 Perennial Water

 Rock Outcrop

 Saline Spot

 Sandy Spot

 Severely Eroded Spot

 Sinkhole

 Slide or Slip

 Sodic Spot

 Spoil Area

 Stony Spot

 Very Stony Spot

 Wet Spot

 Other

 Special Line Features

Water Features

 Streams and Canals

Transportation

 Rails

 Interstate Highways

 US Routes

 Major Roads

 Local Roads

Background

 Aerial Photography

MAP INFORMATION

The soil surveys that comprise your A
1:20,000.

Warning: Soil Map may not be valid a

Enlargement of maps beyond the sca
misunderstanding of the detail of map
line placement. The maps do not show
contrasting soils that could have been
scale.

Please rely on the bar scale on each i
measurements.

Source of Map: Natural Resources (C
Web Soil Survey URL:

Coordinate System: Web Mercator (G

Maps from the Web Soil Survey are b
projection, which preserves direction
distance and area. A projection that p
Albers equal-area conic projection, sh
accurate calculations of distance or a

This product is generated from the US
of the version date(s) listed below.

Soil Survey Area: Hidalgo County, T
Survey Area Data: Version 20, Sep

Soil map units are labeled (as space
1:50,000 or larger.

Date(s) aerial images were photograp
5, 2017

The orthophoto or other base map on
compiled and digitized probably differ
imagery displayed on these maps. As
shifting of map unit boundaries may b

Map Unit Legend

| Map Unit Symbol | Map Unit Name | Acres in AOI | Percent of AOI |
|------------------------------------|--|--------------|----------------|
| 7 | Cameron silty clay | 0.3 | 1.4% |
| 28 | Hidalgo sandy clay loam, 0 to 1 percent slopes | 0.8 | 4.0% |
| 39 | Mercedes clay, 0 to 1 percent slopes | 0.5 | 2.5% |
| 52 | Raymondville clay loam, 0 to 1 percent slopes | 18.5 | 92.2% |
| Totals for Area of Interest | | 20.1 | 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

Custom Soil Resource Report

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, 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.

TABLE 16. -- ENGINEERING INDEX PROPERTIES--CONTINUED

| Map symbol
and soil name | Depth | USDA texture | Classification | | Percentage passing
sieve number | | | | Liquid
limit | Plast.
index |
|-----------------------------|-------|--|---------------------|------------------------------|------------------------------------|--------|--------|--------|-----------------|-----------------|
| | | | Unified | AASHTO | 4 | 10 | 40 | 200 | | |
| | | | | | | | | | | |
| 1:* | in | | | | | | | | Pct | |
| Arents----- | | | | | | | | | | |
| 2----- | 0-7 | Clay----- | CH | A-7-6 | 100 | 100 | 100 | 95-100 | 75-94 | 48-64 |
| Benito | 7-65 | Clay----- | CH | A-7-6 | 100 | 100 | 100 | 95-100 | 75-94 | 48-64 |
| 3, 4----- | 0-13 | Fine sandy loam | SM, SM-SC | A-2-4, A-4 | 100 | 98-100 | 70-100 | 20-45 | <30 | NP-9 |
| Brennan | 13-65 | Sandy clay loam,
loam. | SC, CL | A-2-4
A-2-6
A-4, A-6 | 95-100 | 90-100 | 60-100 | 30-59 | 22-39 | 8-22 |
| 5----- | 0-8 | Silt loam----- | CL, CL-ML | A-6, A-4 | 100 | 100 | 95-100 | 70-100 | 20-35 | 4-16 |
| Camargo | 8-65 | Stratified silty
clay loam to
very fine sandy
loam. | CL | A-6, A-7-6 | 100 | 100 | 95-100 | 70-100 | 30-45 | 11-25 |
| 6----- | 0-8 | Silty clay loam | CL | A-6, A-7-6 | 100 | 100 | 95-100 | 70-100 | 30-45 | 11-25 |
| Camargo | 8-65 | Stratified silty
clay loam to
very fine sandy
loam. | CL | A-6, A-7-6 | 100 | 100 | 95-100 | 70-100 | 30-45 | 11-25 |
| 7----- | | | | | | | | | | |
| Cameron | 0-30 | Silty clay----- | CH, CL | A-7-6 | 100 | 100 | 100 | 90-100 | 48-68 | 25-41 |
| | 30-65 | Silt loam, loam | CL | A-4, A-6 | 100 | 95-100 | 90-100 | 70-95 | 25-35 | 8-15 |
| 8----- | 0-28 | Loamy fine sand | SM, SM-SC | A-2-4 | 95-100 | 95-100 | 85-100 | 15-25 | <25 | NP-4 |
| Comitas | 28-80 | Fine sandy loam,
sandy clay loam. | SM, SC
SM-SC | A-2-4,
A-2-6,
A-4, A-6 | 95-100 | 95-100 | 80-100 | 23-50 | <34 | NP-14 |
| 9----- | 0-13 | Loamy fine sand | SM, SM-SC | A-2-4, A-4 | 100 | 100 | 85-100 | 20-45 | <25 | NP-7 |
| Delfina | 13-34 | Sandy clay loam,
clay loam. | SC, CL | A-6, A-7-6 | 100 | 95-100 | 90-100 | 40-55 | 31-48 | 18-35 |
| | 34-72 | Sandy clay loam,
fine sandy loam. | SC | A-6, A-7-6 | 90-100 | 75-98 | 70-97 | 36-50 | 30-46 | 16-31 |
| 10, 11----- | 0-13 | Fine sandy loam, | SM-SC, SC | A-2-4, A-4 | 100 | 100 | 90-100 | 25-50 | 19-30 | 3-10 |
| Delfina | 13-34 | Sandy clay loam,
clay loam. | SM
SC, CL | A-6, A-7-6 | 100 | 95-100 | 90-100 | 40-55 | 31-48 | 18-35 |
| | 34-72 | Sandy clay loam,
fine sandy loam. | SC | A-6, A-7-6 | 90-100 | 75-98 | 70-97 | 36-50 | 31-46 | 16-31 |
| 12----- | 0-13 | Loamy fine sand | SM, SM-SC,
SP-SM | A-2-4 | 100 | 95-100 | 85-100 | 11-25 | <25 | NP-7 |
| Delmita | 13-34 | Sandy clay loam,
fine sandy loam. | SC | A-2-4
A-2-6,
A-4, A-6 | 100 | 100 | 90-100 | 30-50 | 27-39 | 8-18 |
| | 34-60 | Indurated----- | --- | --- | --- | --- | --- | --- | --- | --- |
| 13:* | 0-13 | Fine sandy loam | SM, SM-SC | A-2-4 | 100 | 100 | 90-100 | 20-35 | <27 | NP-7 |
| Delmita----- | 13-34 | Sandy clay loam,
fine sandy loam. | SC | A-2-4,
A-2-6,
A-4, A-6 | 100 | 100 | 90-100 | 30-50 | 27-39 | 8-18 |
| | 34-60 | Indurated----- | --- | --- | --- | --- | --- | --- | --- | --- |

SOILS LEGEND

TABLE 16. -- ENGINEERING INDEX PROPERTIES--CONTINUED

| Map symbol
and soil name | Depth | USDA texture | Classification | | Percentage passing
sieve number | | | | Liquid
limit | Plas-
ticity
index |
|-----------------------------|-------|-------------------------------------|------------------|------------------------------|------------------------------------|--------|--------|--------|-----------------|--------------------------|
| | | | Unified | AASHTO | 4 | 10 | 40 | 200 | | |
| | In | | | | | | | | Pct | |
| 13:* | | | | | | | | | | |
| Randado---- | 0-9 | Fine sandy loam | SM, SM-SC | A-2-4 | 75-100 | 70-100 | 70-100 | 20-35 | <25 | NP-7 |
| | 9-16 | Fine sandy loam,
sand clay loam. | SC, SM-SC,
GC | A-2-4
A-2-6
A-4, A-6 | 65-100 | 60-100 | 60-100 | 25-50 | 25-34 | 7-14 |
| | 16-60 | Cemented----- | --- | --- | --- | --- | --- | --- | --- | --- |
| 14----- | 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 | Sand clay loam | SC, CL | A-6 | 100 | 95-100 | 95-100 | 40-55 | 30-40 | 11-20 |
| | 63-80 | Sand clay loam | SC | A-2-4
A-2-6
A-4, A-6 | 85-100 | 80-100 | 75-100 | 34-50 | 28-39 | 9-18 |
| 19, 20----- | 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 |
| Hebbronville | 17-58 | Fine sandy loam,
loam. | SM, SM-SC | A-2-4 | 100 | 100 | 90-100 | 20-30 | <30 | NP-7 |
| | 58-65 | Fine sandy loam,
loam. | SM-SC, SC | A-2-4
A-4
A-2-6
A-6 | 95-100 | 95-100 | 90-100 | 20-40 | 20-30 | 4-13 |
| 25, 26, 27--- | 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 | 40-44 | 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 |

SOILS LEGEND

TABLE 16. -- ENGINEERING INDEX PROPERTIES--CONTINUED

| Map symbol
and soil name | Depth
in | USDA texture | Classification | | Percentage passing
sieve number | | | | Liquid
limit
Pct | Plas-
ticity
index |
|-----------------------------|-------------|--|----------------------|--------------------|------------------------------------|--------|--------|--------|------------------------|--------------------------|
| | | | Unified | AASHTO | 4 | 10 | 40 | 200 | | |
| 32:* | | | | | | | | | | |
| Jimenez---- | 0-8 | Very gravelly loam. | GC, GM-GC | A-1, A-2-4, A-2-6, | 30-58 | 15-40 | 15-35 | 15-30 | 22-35 | 15-May |
| | 8-10 | Cemented----- | --- | --- | --- | --- | --- | --- | --- | --- |
| | 10-60 | Variable----- | --- | --- | --- | --- | --- | --- | --- | --- |
| Quemado----- | 0-6 | Very gravelly sandy loam. | GM, GC, GM-GC | A-1, A-2 | 30-50 | 20-50 | 15-35 | 15-30 | <25 | NP-10 |
| | 6-12 | Very gravelly sandy clay loam. gravelly loam, Very gravelly sandy clay loam. | GM, GC, GM-GC | A-1, A-2 | 30-50 | 20-50 | 15-35 | 15-30 | 18-28 | 10-2 |
| | 12-18 | Cemented----- | --- | --- | --- | --- | --- | --- | --- | --- |
| | 18-60 | Variable----- | --- | --- | --- | --- | --- | --- | --- | --- |
| 33--- | | | | | | | | | | |
| Laredo | 14-Jan | Silty clay loam | CL | A-6, A-7-6, A-4 | 100 | 100 | 90-100 | 85-100 | 28-44 | 9-22 |
| | 14-65 | Silty clay loam silty loam, very fine sandy loam. | ICL | A-6, A-7-6, A-4 | 100 | 90-100 | 90-100 | 70-95 | 28-43 | 9-21 |
| 34----- | 0-60 | Silty clay, stratified silt loam to clay | CH | A-7-6 | 100 | 100 | 100 | 90-100 | 51-85 | 30-41 |
| 35, 36, 37---- | | | | | | | | | | |
| McAllen | 0-14 | Fine sandy loam | CL, SC, CL-ML, SM-SC | A-4, A-6 | 100 | 100 | 95-100 | 36-55 | 21-30 | 4-11 |
| | 14-72 | Sandy clay loam, clay loam, fine sandy loam. | CL, SC, | A-6 | 95-100 | 90-100 | 85-100 | 45-70 | 28-40 | 11-20 |
| 38----- | | | | | | | | | | |
| McAllen | 0-14 | Sandy clay loam | CL, SC, | A-6 | 100 | 100 | 95-100 | 36-55 | 29-40 | 11-20 |
| | 14-72 | Sandy clay loam clay loam, fine sandy loam. | CL, SC, | A-6 | 95-100 | 90-100 | 85-100 | 45-40 | 28-40 | 11-20 |
| 39, 40, 41--- | | | | | | | | | | |
| Mercedes | 0-19 | Clay ----- | CH | A-7-6 | 85-100 | 80-100 | 80-100 | 75-100 | 55-76 | 32-49 |
| | 19-57 | Clay ----- | CH, CL-CH | A-7-6 | 85-100 | 80-100 | 80-100 | 75-100 | 50-76 | 32-49 |
| | 57-65 | Clay ----- | CH, CL | A-7-6 | 85-100 | 80-100 | 80-100 | 75-100 | 48-76 | 32-49 |
| 42----- | | | | | | | | | | |
| Nueces | 0-29 | Fine sand----- | SP-SM, SM, SM-SC | A-2-4, A-3 | 100 | 95-100 | 90-100 | 8-35 | <25 | NP-6 |
| | 29-72 | Sandy clay loam, sandy loam. | SC | A-2-6, A-6 | 90-100 | 90-100 | 80-100 | 20-50 | 25-40 | 11-20 |
| 43* | | | | | | | | | | |
| Nueces----- | 0-29 | Fine sand----- | SP-SM, SM, SM-SC | A-2-4, A-3 | 100 | 95-100 | 90-100 | 8-35 | <25 | NP-6 |
| | 29-72 | Sandy clay loam, sandy loam. | SC | A-2-6, A-6 | 90-100 | 90-100 | 80-100 | 20-50 | 25-40 | 11-20 |
| Saita----- | | | | | | | | | | |
| | 0-48 | Fine sand----- | SM-SC, SP-SM, SM | A-2-4, A-4 | 100 | 100 | 65-100 | 9-35 | <25 | NP-7 |
| | 48-80 | Sandy clay loam, fine sandy loam | SC | A-2-6, A-6 | 100 | 100 | 80-100 | 30-50 | 28-40 | 11-22 |
| 44----- | | | | | | | | | | |
| Olmito | 0-47 | Silty clay----- | CH | A-7-6 | 100 | 100 | 100 | 90-100 | 51-70 | 28-44 |
| | 47-65 | Silty clay, silty clay loam. | CH | A-7-6 | 95-100 | 90-100 | 85-100 | 85-100 | 51-70 | 28-44 |

SOILS LEGEND

TABLE 16. -- ENGINEERING INDEX PROPERTIES--CONTINUED

| Map symbol
and soil name | Depth | USDA texture | Classification | | Percentage passing
sieve number | | | | Liquid
limit | Plast.
index |
|-----------------------------|--------------------------|---|--|--|------------------------------------|-----------------------------|-----------------------------|----------------------------|-------------------------|-------------------------|
| | | | Unified | AASHTO | | | | | | |
| | | | | | 4 | 10 | 40 | 200 | | |
| 45,* 46,* 47.-
Pits | in | | | | | | | | Pct | |
| 48, 49-----
Ramadero | 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
22-20 |
| 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
46-65 | 27-39
32-42 | 9-18
13-21 |
| 51*-----
Ramadero | 0-9
9-16

16-60 | Fine sandy loam
Fine sandy loam,
sandy caly 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 |
| 55,56-----
Reynosa | 0-15
15-48
48-65 | Silty clay loam
Sandy 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, snady
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 |

SOILS LEGEND

TABLE 18. -- SOIL AND WATER FEATURES
 ("Flooding" and "water table" and terms such as "rare," "brief," "apparent," and "perched" are explained in the text.
 The symbol > means more than. Absence of an entry indicates that the feature is not a concern)

| Map symbol
and soil name | Hydrologic
group | Flooding | | | High water table | | Cemented pan | | Risk of corrol | | |
|---------------------------------|---------------------|---------------|------------|---------|------------------|----------|--------------|-------|----------------|-------------------|----------|
| | | Frequency | Duration | Months | Depth | Kind | Months | Depth | Hardness | Uncoated
steel | Conc. |
| 1.*
Arents | | | | | ft | | | in | | | |
| 2-----
Benito | D | Occasional | Long----- | Sep-May | 4.0-6.0 | Apparent | Sep-May | --- | --- | High----- | Low. |
| 3,4-----
Brennan | B | None----- | --- | --- | M | --- | --- | --- | --- | Moderate | Low |
| 5,6-----
Camargo | B | Rare----- | Brief----- | Sep-May | >6.0 | --- | --- | --- | --- | Moderate | Low |
| 7-----
Cameron | D | None----- | --- | --- | 5.0-6.0 | Apparent | Sep-May | --- | --- | High----- | Low |
| 8-----
Comitas | A | None----- | --- | --- | >6.0 | --- | --- | --- | --- | Low----- | Low |
| 9, 10, 11-----
Delfina | B | None----- | --- | --- | 2.5-5.0 | Apparent | Sep-May | --- | --- | High----- | Low |
| 12-----
Delmita | C | None----- | --- | --- | >6.0 | --- | --- | 20-40 | Thin | Moderate | Low |
| 13:*
Delmita----- | C | None----- | --- | --- | >6.0 | --- | --- | 20-40 | Thin | Moderate | Low |
| Randado----- | C | None----- | --- | --- | >6.0 | --- | --- | 8-20 | Thin | Low----- | Low |
| 14-----
Falfurrias | A | None----- | --- | --- | >6.0 | --- | --- | --- | --- | High----- | Low |
| 15**-----
Grulla | D | Frequent----- | Very long | Sep-May | +2-6.0 | Apparent | Sep-May | --- | --- | High----- | Low |
| 16, 17, 18-----
Hargill | B | None----- | --- | --- | >6.0 | --- | --- | --- | --- | High----- | Low |
| 19-----
Harlingen | D | None----- | --- | --- | >6.0 | --- | --- | --- | --- | High----- | Low |
| 20-----
Harlingen | D | None----- | --- | --- | 5.0-6.0 | --- | --- | --- | --- | High----- | Moderate |
| 21:*
Harlingen----- | D | None to rare | --- | --- | >6.0 | --- | --- | --- | --- | High----- | Low |
| Urban land. | | | | | | | | | | | |
| 22, 23, 24-----
Hebbronville | B | None----- | --- | --- | >6.0 | --- | --- | --- | --- | Low----- | Low |
| 25, 26, 27, 28
29 Hidalgo | B | None----- | --- | --- | >6.0 | --- | --- | --- | --- | High----- | Low |
| 30-----
Hidalgo | B | None----- | --- | --- | 2.5-5.0 | Apparent | Sep-May | --- | --- | High----- | Low |
| 31:*
Hidalgo----- | B | None----- | --- | --- | >6.0 | --- | --- | --- | --- | High----- | Low |

HYDROLOGIC LEGEND

TABLE 18. -- SOIL AND WATER FEATURES
("Flooding" and "water table" and terms such as "rare," "brief," "apparent," and "perched" are explained in the text.
The symbol > means more than. Absence of an entry indicates that the feature is not a concern)

| Map symbol
and soil name | Hydrologic
group | Frequency | Flooding | | Depth | High water table | | Cemented pan | | Risk of corrol | |
|-----------------------------|---------------------|------------|------------|---------|---------|------------------|---------|--------------|----------|-------------------|-------|
| | | | Duration | Months | | Kind | Months | Depth | Hardness | Uncoated
steel | Conc. |
| | | | | | ft | | | in | | | |
| Urban land. | | | | | | | | | | | |
| 32:*
Jimenez----- | C | None----- | --- | --- | >6.0 | --- | --- | 7-20 | --- | High----- | Low |
| 32:*
Quemado----- | C | None----- | --- | --- | >6.0 | --- | --- | 10-20 | Thin | Moderate | Low. |
| 33-----
Benito | B | None----- | --- | --- | >6.0 | --- | --- | --- | --- | High----- | Low. |
| 34-----
Matanoros | C | Occasional | Long----- | Sep-May | >6.0 | --- | --- | --- | --- | High----- | Low. |
| 35, 36, 37, 38-
McAllen | C | None----- | --- | --- | >6.0 | --- | --- | --- | --- | High----- | Low. |
| 39, 40, 41-----
Mercedes | D | None----- | --- | --- | >6.0 | --- | --- | --- | --- | High----- | Low. |
| 42-----
Nueces | C | None----- | --- | --- | >6.0 | --- | --- | --- | --- | Moderate | Low. |
| 43:*
Nueces----- | C | None----- | --- | --- | >6.0 | --- | --- | --- | --- | Moderate | Low. |
| Sarita | A | None----- | --- | --- | >6.0 | --- | --- | --- | --- | Low----- | Low. |
| 44, 44-----
Olmito | D | None----- | --- | --- | >6.0 | --- | --- | --- | --- | High----- | Low. |
| 45,* 46,* 47.*
Pits | | | | | | | | | | | |
| 48-----
Racombes | B | Rare----- | --- | --- | >6.0 | --- | --- | --- | --- | High----- | Low. |
| 49-----
Racombes | B | Rare----- | --- | --- | 1.5-4.5 | Apparent | Sep-May | --- | --- | High----- | Low. |
| 50-----
Racombes | B | Common--- | Brief----- | Sep-May | >6.0 | --- | --- | --- | --- | High----- | Low. |
| 51:*
Randado----- | C | None----- | --- | --- | >6.0 | --- | --- | 8-20 | Thin | Moderate | Low. |
| Cuevitas----- | D | None----- | --- | --- | >6.0 | --- | --- | 8-14 | Thin | Moderate | Low. |
| 52-----
Raymondville | D | None----- | --- | --- | >6.0 | --- | --- | --- | --- | High----- | Low. |
| 53-----
Raymondville | D | None----- | --- | --- | 2.5-4.5 | Apparent | Sep-May | --- | --- | High----- | Low. |
| 54:*
Raymondville--- | D | None----- | --- | --- | >6.0 | --- | --- | --- | --- | High----- | Low. |
| 55-----
Reynosa | B | None----- | --- | --- | >6.0 | --- | --- | --- | --- | High----- | Low. |

HYDROLOGIC LEGEND

January 31, 2022

Ezequiel Reyna, Jr.
702 W. Expressway 83, Ste. 100
Weslaco, Texas 78599

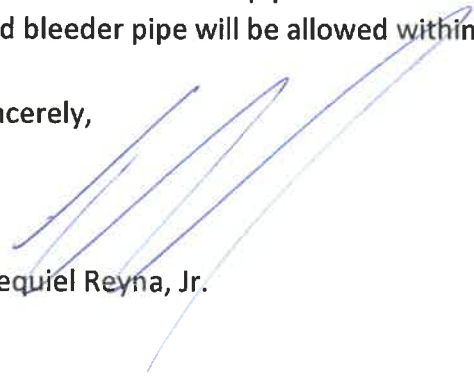
Hidalgo County Drainage District No. 1
Attn: Isaac Gonzalez, EIT
902 N. Doolittle Road
Edinburg, Texas 78542

Re: San Gabriel Subdivision

Dear Mr. Gonzalez:

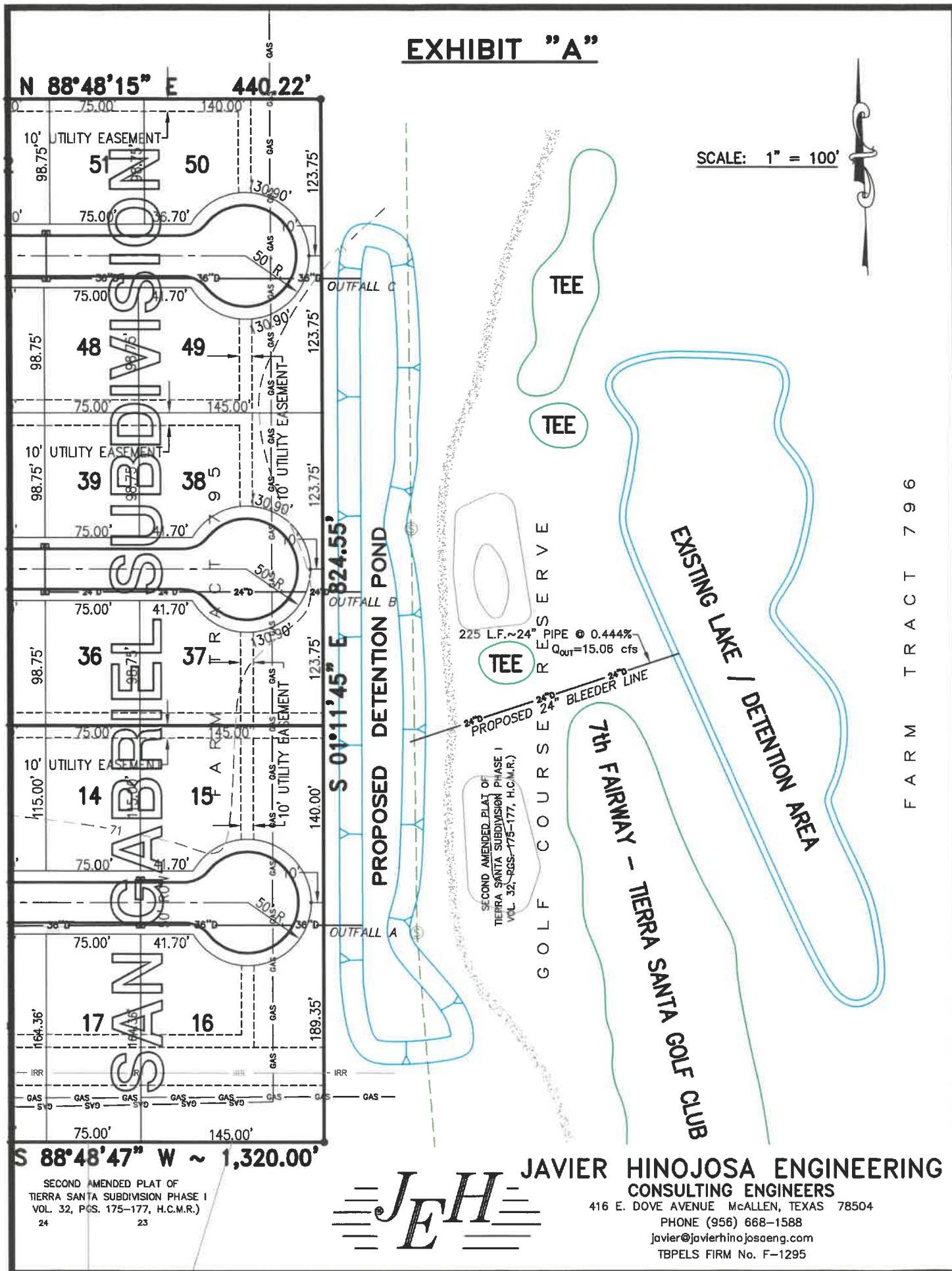
I am the General Manager/Owner of Cottonwood LTD., the Developer of San Gabriel Subdivision, and I am also the owner of Tierra Santa Golf Club. I am aware of, and will allow the construction of a proposed detention pond that lies within the "Golf Course Reserve" as shown on the attached "Exhibit A" that will receive storm runoff from San Gabriel Subdivision through three outfalls, labeled Outfall A, B and C. This detention pond will then be connected to an existing lake via a 24" bleeder pipe that will match the existing pre-development Q₁₀. The detention pond and bleeder pipe will be allowed within Tierra Santa Golf Club in perpetuity.

Sincerely,



Ezequiel Reyna, Jr.

EXHIBIT "A"



FARM TRACT 796

JAVIER HINOJOSA ENGINEERING
CONSULTING ENGINEERS

416 E. DOVE AVENUE McALLEN, TEXAS 78504
PHONE (956) 668-1588
javier@javierhinojosaeng.com
TBPELS FIRM No. F-1295

SUBDIVISION PLAT OF
SAN GABRIEL
SUBDIVISION

9.98 ACRES BEING OUT OF FARM TRACT 795, THE WEST AND ADAMS TRACTS AS RECORDED IN VOLUME 2, PAGES 34-37 OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS.

STATE OF TEXAS
COUNTY OF HIDALGO

I, THE UNDERSIGNED OWNER(S) OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS SAN GABRIEL SUBDIVISION TO THE CITY OF WESLACO, COUNTY OF HIDALGO COUNTY, TEXAS AND WHOSE NAME IS SUBSCRIBED HEREIN, DOES (DO) HEREBY SUBDIVIDE SUCH PROPERTY AND DEDICATE TO THE USE OF THE PUBLIC ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS, AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

NAME: EZEQUIEL RENA, GENERAL PARTNER DATE
OWNER: COTTONFIELD LTD.,
ADDRESS: 702 W. EXPRESSWAY 83, STE. 100
WESLACO, TEXAS 78596

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DATED PERSONALLY APPEARED EZEQUIEL RENA KNOWN TO ME TO BE THE PERSON(S) WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXERCISED THE SAME FORE THE PURPOSES AND CONSIDERATIONS THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE _____ DAY OF _____, 2021.

NOTARY PUBLIC FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES ON: _____

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

WE, THE UNDERSIGNED, CERTIFY THAT THIS PLAT OF SAN GABRIEL SUBDIVISION WAS REVIEWED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF WESLACO.

MAYOR OF THE CITY OF WESLACO: DAVID SUAREZ DATE
SECRETARY OF THE CITY OF WESLACO: NORMA A. CANTU DATE

THIS PLAT OF SAN GABRIEL SUBDIVISION HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF WESLACO, TEXAS AND IS HEREBY APPROVED BY SUCH COMMISSION.
DATED THIS _____ DAY OF _____, 2021.

CHAIRMAN _____

THIS PLAT APPROVED BY HIDALGO AND CAMERON COUNTY IRRIGATION DISTRICT NO. 9 THIS THE _____ DAY OF _____, 2021.
NO IMPROVEMENTS OF ANY KIND SHALL BE PLACED UPON HIDALGO AND CAMERON COUNTY IRRIGATION DISTRICT NO. 9 RIGHT-OF-WAYS OR EASEMENTS WITHOUT THE EXPRESSED WRITTEN PERMISSION OF THE HIDALGO AND CAMERON COUNTY IRRIGATION DISTRICT NO. 9.

SECRETARY _____ PRESIDENT _____

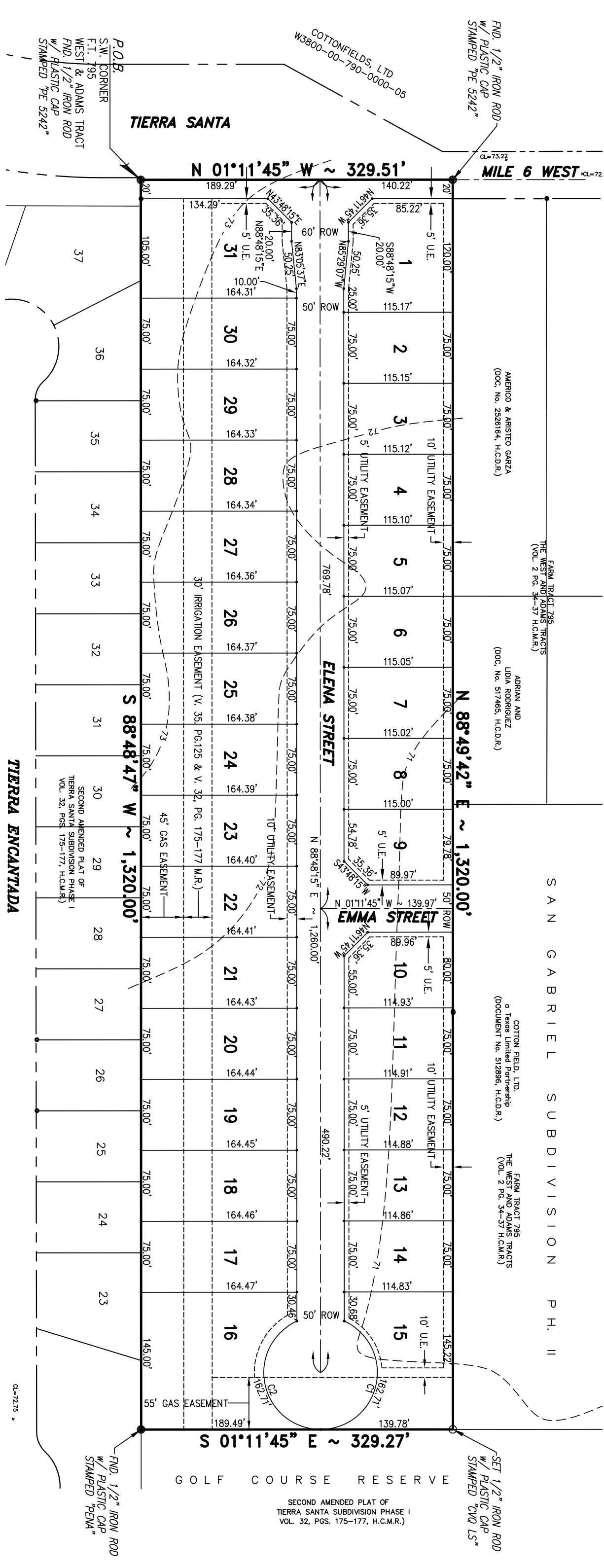
STATE OF TEXAS
COUNTY OF HIDALGO

I, JAVIER HINOJOSA, P.E., A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND GIVEN TO THIS PLAT.

JAVIER HINOJOSA, P.E.
REGISTERED PROFESSIONAL ENGINEER NO. 74808

I, CARLOS VASQUEZ A REGISTERED PUBLIC LAND SURVEYOR IN STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND UNDER MY SUPERVISION ON THE GROUND.

CARLOS VASQUEZ, R.P.L.S.
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4608
C.V.O. LAND SURVEYORS L.L.C.
517 BEAUMONT AVENUE
MCALLEN, TEXAS 78502
TBPETS FIRM NO.0119000
TEL. (956) 618-1551 DATE SURVEYED: FEBRUARY 01, 2021

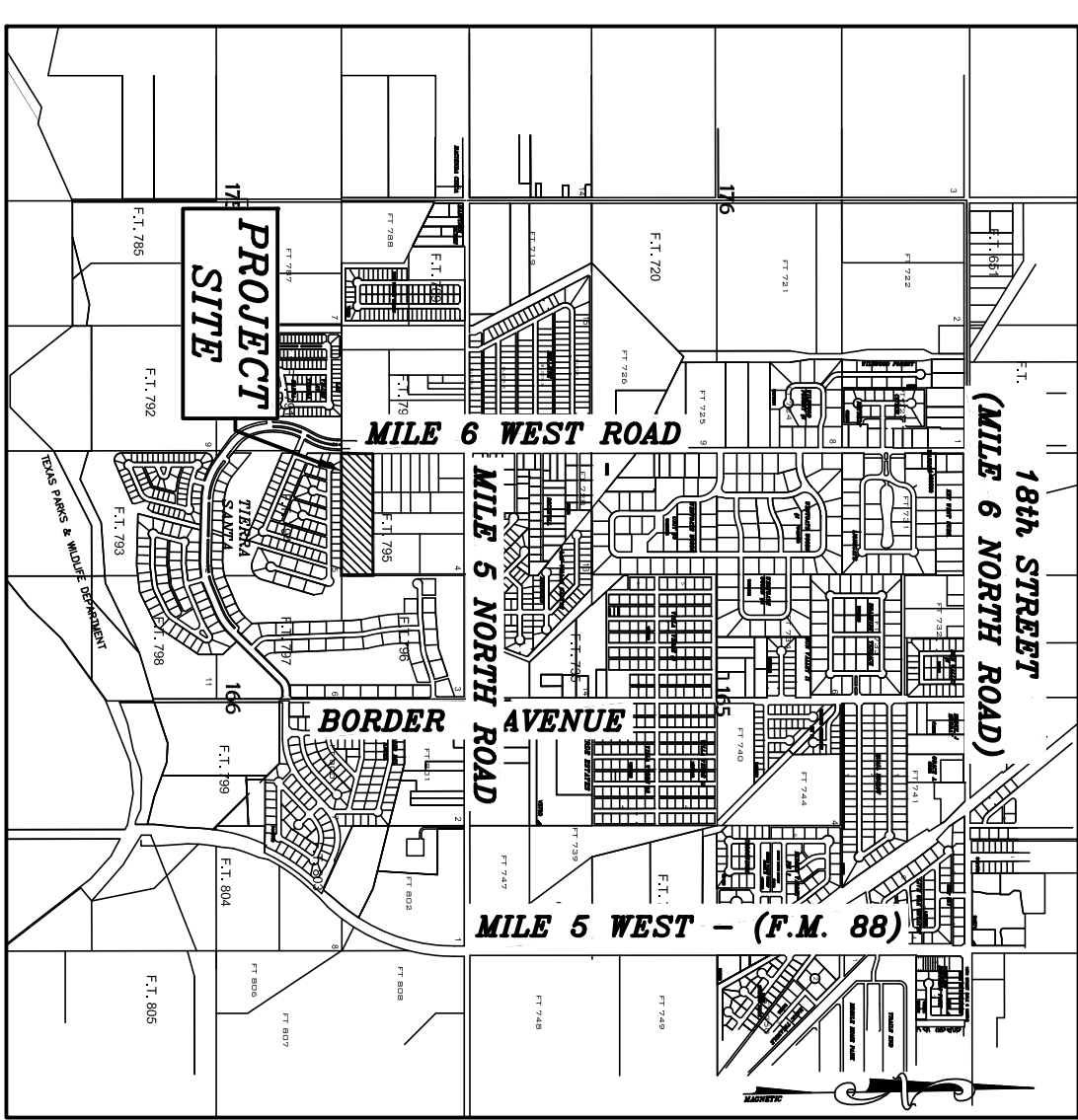


| CURVE DATA | | | | |
|------------|------------|--------|---------|---------|
| CURVE | DELTA | RADIUS | TANGENT | LENGTH |
| "C1" | 155°22'32" | 60.00' | 274.90' | 162.71' |
| "C2" | 155°22'32" | 60.00' | 274.88' | 162.71' |

| IRREGULAR LOT AREAS | | | | |
|---------------------|--------------|-------|-------|--------------|
| LOT # | AREA SQ. FT. | ACRES | LOT # | AREA SQ. FT. |
| 1 | 13,161 | 0.30 | 17 | 12,335 |
| 2 | 8,637 | 0.20 | 18 | 12,334 |
| 3 | 8,635 | 0.20 | 19 | 12,333 |
| 4 | 8,633 | 0.20 | 20 | 12,332 |
| 5 | 8,631 | 0.20 | 21 | 12,331 |
| 6 | 8,629 | 0.20 | 22 | 12,330 |
| 7 | 8,626 | 0.20 | 23 | 12,329 |
| 8 | 8,624 | 0.20 | 24 | 12,328 |
| 9 | 8,621 | 0.20 | 25 | 12,327 |
| 10 | 8,618 | 0.20 | 26 | 12,326 |
| 11 | 8,616 | 0.20 | 27 | 12,325 |
| 12 | 8,613 | 0.20 | 28 | 12,324 |
| 13 | 8,613 | 0.20 | 29 | 12,324 |
| 14 | 8,613 | 0.20 | 30 | 12,324 |
| 15 | 13,972 | 0.32 | 31 | 16,589 |
| 16 | 21,151 | 0.49 | | |

LEGEND:

- IRON ROD FOUND
- IRON ROD SET
- P.O.B. = POINT OF BEGINNING
- R.O.W. = RIGHT OF WAY
- H.C.M.R. = HIDALGO COUNTY MAP RECORDS
- H.C.D.R. = HIDALGO COUNTY DEED RECORDS
- U.E. = UTILITY EASEMENT



LOCATION MAP
SCALE: 1" = 2000'

DATE OF PREPARATION: OCTOBER, 2021

DRAWN BY:

JAVIER HINOJOSA ENGINEERING
CONSULTING ENGINEERS
416 E. DOVE AVENUE MCALLEN, TEXAS 78504
PHONE (956) 668-1568
javier@javierhinojosaeng.com
TBPETS FIRM No. F-1295

| PRINCIPAL CONTACTS: | | | |
|---------------------------|----------------------|-------------------|----------------|
| NAME | ADDRESS | CITY & ZIP | PHONE # |
| OWNER: COTTONFIELD, LTD. | 702 W. EXPRESSWAY 83 | WESLACO, TX 78596 | (956) 477-3962 |
| ENGINEER: JAVIER HINOJOSA | 416 E. DOVE AVENUE | MCALLEN, TX 78504 | (956) 668-1568 |
| SURVEYOR: CARLOS VASQUEZ | 517 BEAUMONT AVE. | MCALLEN, TX 78501 | (956) 618-1551 |

SCALE: 1" = 100'

METES and BOUNDS DESCRIPTION

A TRACT OF LAND CONTAINING 9.98 ACRES OF LAND, MORE OR LESS SITUATED IN HIDALGO COUNTY, TEXAS, BEING A PART OR PORTION OF FARM TRACT 795, THE WEST AND ADAMS TRACTS, HIDALGO COUNTY, TEXAS, MAP REFERENCE: VOLUME 2, PAGES 34-37, MAP RECORDS, HIDALGO COUNTY, TEXAS, SAID 9.98 ACRES BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD WITH A PLASTIC CAP STAMPED "PE 5242" FOUND AT THE SOUTHWEST CORNER OF SAID FARM TRACT 795, WITHIN MILE 6 WEST ROAD, FOR THE SOUTHWEST CORNER OF THIS TRACT;

THENCE N 01°11'45" W, ALONG THE WEST LINE OF SAID FARM TRACT 795, WITHIN SAID MILE 6 WEST ROAD A DISTANCE OF 329.51 FEET TO A 1/2" IRON ROD WITH A PLASTIC CAP STAMPED "PE 5242" FOUND FOR THE NORTHWEST CORNER HEREOF;

THENCE N 88°49'42" E, A DISTANCE OF 1,320.00 FEET TO A 1/2" IRON ROD WITH A PLASTIC CAP STAMPED "OVO LS" SET ON THE EAST LINE OF SAID FARM TRACT 795, THE WEST LINE OF TIERRA SANTA GOLF CLUB AND COMMUNITY PHASE 1, FOR THE NORTHEAST CORNER HEREOF;

THENCE S 01°11'45" E, ALONG THE EAST LINE OF SAID FARM TRACT 795, THE WEST LINE OF SAID TIERRA SANTA GOLF CLUB AND COMMUNITY PHASE 1, A DISTANCE OF 329.27 FEET, TO A 1/2" IRON ROD WITH A PLASTIC CAP STAMPED "PENNA" FOUND ON THE SOUTHEAST CORNER OF SAID FARM TRACT 795, FOR THE SOUTHEAST CORNER HEREOF;

THENCE S 88°48'47" W, ALONG THE SOUTH LINE OF SAID FARM TRACT 795 AND THE NORTH LINE OF SAID TIERRA SANTA GOLF CLUB AND COMMUNITY PHASE 1, A DISTANCE OF 1,320.00 FEET TO A 1/2" IRON ROD WITH A PLASTIC CAP STAMPED "PENNA" FOUND ON THE EAST LINE OF SAID MILE 6 WEST ROAD, CONTINUING A TOTAL DISTANCE OF 1320.00 FEET, TO THE POINT OF BEGINNING, CONTAINING 9.98 ACRES OF LAND, MORE OR LESS.

BEARING BASES AS PER TEXAS STATE PLANE COORDINATES SYSTEM NAD 1983, SOUTH ZONE.

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

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

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

THIS PLAT IS APPROVED BY HIDALGO AND CAMERON COUNTIES IRRIGATION DISTRICT No. 9
DATED THIS _____ DAY OF _____, 2021.

1. NO IMPROVEMENTS OF ANY KIND SHALL BE PLACED UPON HCOD #9 RIGHT-OF-WAY OR EASEMENT WITHOUT THE EXPRESSED WRITTEN PERMISSION OF HCOD #9.
2. IT IS UNDERSTOOD THAT THE RATE OF FLOW OF STORM WATER WILL NOT BE GREATER THAN THE RATE OF FLOW OF STORM WATER WHEN THE LAND WAS IN AGRICULTURAL USE.

3. HCOD #9 WILL NOT BE RESPONSIBLE FOR STORM/DRAINAGE OR DELIVERY OF WATER TO ANY LOT IN THIS SUBDIVISION, AS WELL, HCOD #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. HCOD #9 HAS NOT REVIEWED AND DOES NOT CERTIFY THAT THE STORM SEWERS OR UTILITIES SYSTEM DESCRIBED ARE APPROPRIATE FOR THE PARTICULAR SUBDIVISION, BASED ON GENERALLY ACCEPTED ENGINEERING CRITERIA. THE DEVELOPER AND HIS ENGINEER ARE RESPONSIBLE FOR THEIR DETERMINATIONS.

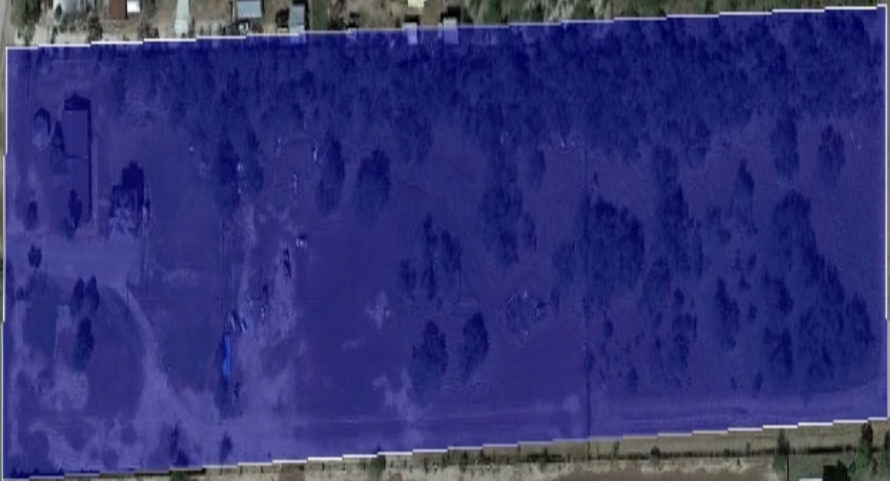
GENERAL MANAGER DATE
HIDALGO & CAMERON COUNTIES IRRIGATION DISTRICT No. 9



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

ON: _____ AT _____ AM/PM
INSTRUMENT NUMBER _____
OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS
BY: _____ DEPUTY

S Westgate Dr



Tierra Encantada

De Oro

B Shea

La Ina



Standardized Agenda Request Form

| | | | |
|--|-----------------|--|--|
| Date of Meeting:
April 19, 2022 | | Agenda Item No. (to be assigned by CSO):
2022-5357 | |
| From: | | | |
| Subject:
Discussion and consideration to approve the Final Plat for Villas San Miguel Subdivision— being a 20.00-acre tract of Farm Tract 180, West Tract Subdivision, Weslaco, Hidalgo County, Texas located approximately on the East side of Mile 5 ½ West, ½ mile north of Mile 10 North and authorize the Mayor to execute any related documents. Possible action. (Staffed by Planning & Code Enforcement Department.) | | | |
| Background:
The proposed thirty (30) lot subdivision is located outside the City of Weslaco. This subdivision is being serviced with water by North Alamo Water Supply Company through an 8" waterline and sewer by OSSF. The property is within a Flood Zone "X". Applicant is requesting a variance for OSSF. | | | |
| 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 at their regular meeting on April 6, 2022 | | | |
| KAYLA AREVALO
REBEKAH DE LA FUENTE
Martin Garza | | Created/Initiated
Approved
New | |
| City Manager Comments:
Approve as recommended by staff and the Planning and Zoning Commission. | | | |
| Staff Recommendation:
Staff recommends approval of Final Plat and compliance with the ordinance on the variance. | | | |
| Attachments, if any:
Villas San Miguel- Memo, VILLAS SAN MIGUEL - Application & Drainage Report, Villas San Miguel Subdivision- Plat, Villas San Miguel- Aerial | | | |
| Responsibilities upon Approval:
Staff will advise the applicant | | | |

City of Weslaco

"The City on the Grow"



David Suarez, Mayor
Josh Pedraza, Mayor Pro-Tem, District 1
Leo Muñoz, Commissioner, At-Large
Greg Kerr, Commissioner, At-Large
Letty Lopez, Commissioner, District 2
Jose "JP" Rodriguez, Commissioner, District 3
Adrian Farias, Commissioner, District 4

Martin Garza, Interim City Manager

MEMO

TO: Mayor and City Commission

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

RE: Villas San Miguel- Final Plat

DATE: April 12, 2022

The proposed use for the 30-lot subdivision will be a one-family dwelling residential development, located outside the Weslaco City limits. The developer has requested one variance to allow for the installation on OSSF the nearest sanitary sewer line is located on the intersection of Mile 10 and North Border approximately 0.5 mile south of this location. The developer has proposed on-site drainage detention that will be maintained by the HOA. The developer has complied with all staff and Planning & Zoning Commission comments.

Thank you,

Rebekah de la Fuente, CFM



SUBDIVISION PLATTING APPLICATION

PIAT-000183-2022

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: VILLAS SAN MIGUEL SUBDIVISION

Location: EAST SIDE OF MICE 3 1/2 WEST, 1/2 MILE NORTH OF MICE 10 NORTH

Legal Description: 20.00 ACRES OUT OF FARM TRACT 150, FARM TRACT SUBDIVISION, HIDALGO COUNTY, TEXAS

Is subdivision inside city limits? ☐ YES ☒ NO

If subdivision is in the ETJ, indicate? ☒ 3.5 Mile ☐ 5 Mile

If no submit letter of Annexation (Contiguous or Consensual)

Existing Zoning: _____

Existing Land Use: VACANT Proposed Land Use: RESIDENTIAL

Number of Lots Proposed: _____ Gross Acreage: _____

Title Report Submitted: ☐ YES ☒ NO

OWNER INFORMATION

Owner's Name: Juan A. San Miguel Telephone: _____

Address: 820 W. MILE 10 NORTH Fax: _____

City: Weslaco State: Tx Zip: 78599 E-mail: _____

ENGINEER INFORMATION

Name: Willie Arriatic Telephone: (956) 784-0218

Address: 526 P. 5th St. Fax: _____

City: Donna State: Tx Zip: 78531 E-mail: namengineering@yahoo.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: N.A.W.S.C.
☒ YES ☐ NO Wastewater Provision: OSSF
☒ YES ☐ NO Electric Company: MAGIC VALLEY

| | | |
|---|---|---|
| ☐ 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>No. 9</u> |
|---|---|

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

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

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

SUBMITTALS REQUIRED FOR MINOR PLAT REVIEW

- _____ Two (2) sets of plats **folded and stapled** (24 x 36) and forward a copy in PDF format to mhinojosa@weslacotx.gov & rdelafuente@weslacotx.gov
- _____ \$350.00 Planning Review fee
- _____ One 11" X 17" reduced copy of plat
- _____ Plat Layout
 - _____ Existing & Proposed Easements
 - _____ Existing & Proposed ROW
 - _____ Existing & Proposed Drainage Easements
 - _____ Contours
 - _____ Flood Zones
 - _____ Adjoiners
 - _____ Existing street names
- _____ Drainage plans and calculations with engineer's seal
 - _____ Elevations
 - _____ Flood directional arrows
 - _____ Detention areas
 - _____ Street names
- _____ Proof of ownership of the property
- _____ If septic tank system required, submit soil evaluation report
- _____ Water Rights associated with the property
- _____ Tax Receipt for all taxing entities showing that taxes are paid in full

SUBMITTALS REQUIRED FOR PRELIMINARY (P & Z)

- _____ Twelve (12) sets of preliminary plat **folded and stapled** (24 x 36) and forward a copy in PDF format to mhinojosa@weslacotx.gov & rdelafuente@weslacotx.gov
- _____ \$350.00 (one time fee for preliminary and final plat)
- _____ One 11" X 17" reduced copy of plat
- _____ Plat Layout
 - _____ Existing & Proposed Easements
 - _____ Existing & Proposed ROW
 - _____ Existing & Proposed Drainage Easements

- _____ Contours
- _____ Flood Zones
- _____ Adjoiners
- _____ Existing & Proposed street names
- _____ Utility Layout
 - _____ Existing & Proposed Utilities
 - _____ Proposed Fire Hydrants
 - _____ Adjoiners
 - _____ Street names
- _____ Drainage plans and calculations with engineer's seal
 - _____ Elevations
 - _____ Flood directional arrows
 - _____ Detention areas
 - _____ Street names
- _____ Proof of ownership of the property
- _____ If septic tank system required, submit soil evaluation report
- _____ Water Rights associated with the property
- _____ Tax Receipt for all taxing entities showing that taxes are paid in full
- _____ Number of fire hydrants proposed for subdivision
- _____ Trip Generation Worksheet

SUBMITTALS REQUIRED FOR FINAL (P & Z) *Will not apply to Single Lot Variance****

- _____ **Twelve (12) sets of plans FOLDED & STAPLED (24 x 36) & PDF copy with all corrections**
- _____ **Plats to be sealed by Professional Engineer**
- _____ **Approved Drainage Report**
- _____ **Traffic Impact Analysis (If required)**

SUBMITTALS REQUIRED FOR FINAL (City Commission)

- _____ One set of 8 ½ x 11 of plat and utilities with all corrections done

SUBMITTALS REQUIRED FOR PRE-CONSTRUCTION MEETING

- _____ Seven (7) full sets of construction plans 24 x 36 and one (1) 11 x 17 with plan & profile.
- _____ Engineering cost estimates for 3% geotechnical testing fees and 2% inspection fees
- _____ Notice of Intent
- _____ SW3P

SUBMITTALS REQUIRED FOR RECORDING OR HIDALGO COUNTY PLANNING

- _____ Electronic file of final plat and as-builds
- _____ Reproducible plat to be recorded with all required signatures
- _____ 3% geotechnical testing fees or negotiated Material Testing fee by City, whichever is higher
- _____ 2% inspection fee
- _____ Park Fees
- _____ Checks or Receipts: HCCID #9; HCDD #1; County Clerk
- _____ Tax certificates
- _____ Memo from engineering inspector releasing subdivision
- _____ Water Rights associated with the property dedicated and assigned to City of Weslaco or payment of fees sufficient to meet the needs necessitated and attributable to development
- _____ 30 Year Water and 30 Year Sewer Service Agreements
- _____ Park dedication/Fees in lieu of

SUBMITTALS REQUIRED FOR RECORDING BY SECURITY

- _____ Sealed engineering cost estimates
- _____ Letter of Credit/Performance Bond/Escrow

** Any revisions requested would require resubmission of plats and reduced copy reflecting changes.

AUTHORIZATION AND ACKNOWLEDGEMENTS

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

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

Owner Printed Name: Juan San Miguel

Owner Signature: [Signature] Date: 1/25/22

NAIN ENGINEERING, LLC is the authorized agent

Authorized Agent Signature: [Signature] Date: 1/25/22

Authorized Agent Printed Name: Willie Arce

THIS PAGE FOR STAFF USE ONLY

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

P & Z Commission Approval on Preliminary Plat: _____

P & Z Commission Approval on Final Plat: _____

City Commission Approval on Final Plat: _____

Preconstruction Meeting Date: _____

Date Recorded: _____ Instrument No. _____

General Comments: _____



APPLICATION FOR VARIANCE



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

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

FILE NO. VAR-000192-2022

GENERAL INFORMATION

Name of Subdivision: VILLAS SAN MIGUEL SUBDIVISION

Location: _____

Legal Description: THE SOUTH 20.00 ACRES OF FARM TRACT 180, WEST TRACT SUBDIVISION, HIDALGO COUNTY, TEXAS.

VARIANCE TYPE:

☐ Streetlights ☐ YES ☐ NO

Describe in detail the reason for the variance request:

☐ Sanitary Sewer ☐ YES ☐ NO

Describe in detail the reason for the variance request:

☐ Fire Hydrants ☐ YES ☐ NO

Describe in detail the reason for the variance request:

☐ Setbacks ☐ YES ☐ NO

Describe in detail the reason for the variance request:

☒ Drainage ☐ YES ☐ NO

Describe in detail the reason for the variance request:

NOT TO REQUIRED ON SITE DETENTION, DETENTION WILL BE PROVIDED ON THE EAST SIDE, BY A PROPOSED DRAIN DITCH

☐ Minimum Lot Size ☐ YES ☐ NO

Describe in detail the reason for the variance request:

☐ Sidewalks ☐ YES ☐ NO

Describe in detail the reason for the variance request:

☐ Easement Requirements ☐ YES ☐ NO

Describe in detail the reason for the variance request:

OWNER INFORMATION

Owner's Name: Juan A. San Miguel Telephone: 956-310-2026
Address: 820 W. MICELO PORTER ROAD Fax: _____
City: Weslaco State: TX Zip: 78574 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: Juan San Miguel Date: _____

_____ is the authorized agent

Authorized Agent Signature: Willie Aristic Date: 2/16/2022

Authorized Agent Printed Name: Willie Aristic

THIS PAGE FOR STAFF USE ONLY

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

P & Z Meeting _____ City Commission Mtg _____

Variance Granted: _____

General Comments: _____



APPLICATION FOR VARIANCE

VAR-000184-2022

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: VILLAS SAN MIGUEL SUBDIVISION

Location: EAST SIDE OF MILE S 1/2 WEST, 1/2 MILE NORTH OF MILE 10 NORTH

Legal Description: 20 ACRES OUT OF FARM TRACT 180, WEST TRACT SUBDIVISION, HIDALGO COUNTY, TEXAS.

VARIANCE TYPE:

☐ Streetlights ☐ YES ☐ NO

Describe in detail the reason for the variance request:

☒ Sanitary Sewer ☐ YES ☐ NO

Describe in detail the reason for the variance request:

There is no sanitary sewer available at this time

☐ Fire Hydrants ☐ YES ☐ NO

Describe in detail the reason for the variance request:

☐ Setbacks ☐ YES ☐ NO

Describe in detail the reason for the variance request:

☐ Drainage ☐ YES ☐ NO

Describe in detail the reason for the variance request:

☐ Minimum Lot Size ☐ YES ☐ NO

Describe in detail the reason for the variance request:

☐ Sidewalks ☐ YES ☐ NO

Describe in detail the reason for the variance request:

☐ Easement Requirements ☐ YES ☐ NO

Describe in detail the reason for the variance request:

OWNER INFORMATION

Owner's Name: _____ Telephone: _____

Address: _____ Fax: _____

City: _____ State: _____ Zip: _____ E-mail: _____

AUTHORIZATION AND ACKNOWLEDGEMENTS

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

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

Owner Printed Name: Juan San Miguel

Owner Signature: [Signature] Date: 1/25/22

MAIN ENGINEERING, LLC is the authorized agent

Authorized Agent Signature: [Signature] Date: 1/25/22

Authorized Agent Printed Name: Willie Araceli



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

EVERARDO "EVER" VILLARREAL
Board Member

ELLIE TORRES
Board Member

January 6, 2021

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

RE: Nain Engineering – Villas San Miguel Subdivision

This letter is in response to a request from the Engineer of record for Villas San Miguel Subdivision, Guillermo A. Arratia, PE. Our office has received and approved the proposed drainage Statement for the above-mentioned development and sees no objections to the engineer's plan, to discharge and widen the existing drain ditch No. 34 owned by the HCCID9 in the City of Weslaco, ETJ to account for the additional runoff volume. We strongly encourage the use of on-site detention with a bleeder line into the system. However, we will work with this request as long as a plat note is added stating that the original subdividers/owner's will be responsible for maintaining the detention area if the homeowner's association fails to maintain it as per the approved drainage report.

If you have any questions or need additional information, please feel free to contact me and/or Mr. Omar Anzaldúa, PE, CFM, Assistant General Manager at 956-292-7080. Thank you.

Sincerely,
Hidalgo County Drainage District No. 1

Alexis J Lozano, EIT

CC: Raul E. Sesin, Omar Anzaldua, Isaac Gonzales, Gilberto Aguirre, Esther Mireles – HCDD1

NAIN ENGINEERING, L.L.C.
CONSULTING ENGINEER
526 N. 5TH STREET, DONNA, TEXAS. 78537 PH. (956) 784-0218
FIRM No. F-9050

DRAINAGE REPORT
For
VILLAS SAN MIGUEL SUBDIVISION

Prepared by : Guillermo A. Arratia, P.E.



Guillermo A. Arratia, P.E.
2/7/2021

INDEX OF SHEETS

- 1. Cover Sheet**
- 2. Index of Sheets**
- 3. Drainage Report**
- 4. Drainage Calculations – Exhibit “A”**
- 5. Rainfall Intensity Table**
- 6. Runoff Coefficient Table**
- 7. Location Map – Exhibit “B”**
- 8-9 FEMA Map Location “Exhibit “C”**
- 10-11 Soil Map – Exhibit “D”**

NAIN ENGINEERING, L.L.C.
CONSULTING ENGINEER
526 N. 5TH STREET, DONNA, TEXAS. 78537 PH. (956) 784-0218
FIRM No. F-9050

DRAINAGE REPORT
For
VILLAS SAN MIGUEL SUBDIVISION

I. PROJECT LOCATION

A 20.00 acre Tract of land out of being the south 20.00 acres of Farm Tract 180, Fram Tract Subdivision, according to the map recorded in volume 2, pages 34-37, map records, Hidalgo County, Texas. Property I.D. 324768 and is located on the east side of Mile 5 ½ North Road, ½ mile north of Mile 10 North Road and is located in the County of Hidalgo and lies within the 3.5 mile ETJ of the city of Weslaco. (Refer to Exhibit B).

II. FLOOD PLAIN

The subject tract lies in Zone "X", Areas determined to be outside 500-year flood plain . F.E.M.A.-F.I.R.M. Map No. 480334 0450 C, Map Revised June 6, 2000. Map Revised to Reflect LOMR: May 30, 2002. (Refer to Exhibit C).

III. SOIL CONDITIONS

A review of the Soil Survey of Hidalgo County indicates the subject tract lies in an area of predominantly Hidalgo (25) (28) sandy clay loam soil that has a pour low shrink-swell potential and is listed in Hydrological Group B. (Refer to Exhibit D)

IV. EXISTING CONDITIONS

The subject tract is currently undeveloped. The existing terrain has a grade of approximately (0.1%). Existing runoff (7.66 cfs) from the site is by form of sheet flow runs towards the east side of this tract.

V. PROPOSED CONDITIONS

The proposed conditions for this subject tract is for 30 lots for residential use. The storm runoff after development will be increase 10.24 cfs for a total 17.9 cfs, I have calculated that 62,132 cf of storm runoff for a 50 year design frequency, and will be out falling into a proposed storm sewer system pipes ranging from 18" to 30" RCP with curb inlets and out falling into proposed detention area on the east side of this subdivision with a 75.00' R.O.W will dedicated to H.C.D.D. No. 1. but the Detention area will be maintained by the Home Owners Association.

| | |
|---|---|
| ☐ REJECTED |  |
| ☒ APPROVED FOR SUBMITTAL | |
| ☒ TO H.C. PLANNING DEPT. | |
| ☒ TO CITY | |
| ☒ DISCHARGE PERMIT REQUIRED | |
| ☒ DISTRICT FACILITY | |
| ☐ CITY FACILITY | |
| ☐ OTHER | |
| <i>Hector Garcia</i> <i>5/5/21</i> | |
| H.C.D.D. NO. 1 | DATE |



Guillermo A. Arratia P.E.
2/7/2021

DRAINAGE CALCULATIONS EXHIBIT "A"
VILLAS SAN MIGUEL SUBDIVISION

AREA= 20 Ac.

TxDOT Intensity Constants for $I=b/(T_c+d)^e$

Existing Conditions

Length= 1300 ft.
Slope= 0.1 %
Cexist.= 0.2
Time of Concentration= 126 min.
Texist. = 126 min.
Iexist.= 1.91 in/hr
Qexist.= 7.66 cfs.

10 year storm

b= 87
e= 0.778
d= 9.2

Proposed Conditions

Length= 1300 ft.
Slope= 0.15 %
Cfut.= 0.3
Time of Concentration= 98 min.
Tfut.= 98 min.
Ifut.= 2.99 in/hr
Qfut.= 17.9 cfs.
Qin= 6.00 i

50 year storm

b= 99
e= 0.749
d= 9.2

| tp
(Min.) | I50
(in/hr) | Qin
(cfs) | Vin
(cubic ft.) | Qout
(cfs) | Vout
(cubic ft.) | Ev
(cubic ft.) |
|--------------|----------------|--------------|--------------------|---------------|---------------------|-------------------|
| 10 | 10.83 | 64.95 | 38971 | 7.66 | 24745 | 14,226 |
| 20 | 7.91 | 47.45 | 56937 | 7.66 | 27042 | 29,895 |
| 30 | 6.34 | 38.06 | 68500 | 7.66 | 29339 | 39,160 |
| 40 | 5.35 | 32.10 | 77040 | 7.66 | 31636 | 45,403 |
| 50 | 4.66 | 27.95 | 83838 | 7.66 | 33934 | 49,904 |
| 60 | 4.14 | 24.86 | 89505 | 7.66 | 36231 | 53,275 |
| 70 | 3.75 | 22.47 | 94382 | 7.66 | 38528 | 55,854 |
| 80 | 3.43 | 20.56 | 98674 | 7.66 | 40825 | 57,849 |
| 90 | 3.16 | 18.98 | 102516 | 7.66 | 43122 | 59,394 |
| 110 | 2.76 | 16.54 | 109194 | 7.66 | 47717 | 61,477 |
| 120 | 2.60 | 15.58 | 112146 | 7.66 | 50014 | 62,132 |

Storage Requires= 62,132 cubic feet = 1.43 ac-ft



Guillermo A. Arratia, P.E.
2/7/2021

TABLE 6. CONSTANTS FOR USE IN FORMULA $I = b/(t_c + d)^e$ (Continued)

| COUNTY | 2 year | | | | 5 year | | | | 10 year | | | | 25 year | | | | 50 year | | | | 100 year | | | |
|------------|--------|----|------|--|--------|----|------|--|---------|----|------|--|---------|-----|------|--|---------|-----|------|--|----------|-----|------|--|
| | e | b | d | | e | b | d | | e | b | d | | e | b | d | | e | b | d | | e | b | d | |
| Hemphill | 0.845 | 56 | 10.6 | | 0.851 | 76 | 10.7 | | 0.842 | 87 | 10.7 | | 0.843 | 103 | 10.7 | | 0.840 | 115 | 10.7 | | 0.847 | 132 | 10.6 | |
| Henderson | 0.800 | 60 | 8.7 | | 0.796 | 77 | 9.0 | | 0.770 | 79 | 9.0 | | 0.773 | 93 | 9.0 | | 0.752 | 93 | 9.0 | | 0.749 | 102 | 8.7 | |
| Hidalgo | 0.831 | 74 | 9.6 | | 0.795 | 80 | 9.2 | | 0.778 | 87 | 9.2 | | 0.771 | 98 | 9.2 | | 0.749 | 99 | 9.2 | | 0.740 | 103 | 9.6 | |
| Hill | 0.799 | 57 | 8.2 | | 0.790 | 72 | 8.8 | | 0.777 | 78 | 8.8 | | 0.773 | 91 | 8.8 | | 0.764 | 98 | 8.8 | | 0.759 | 105 | 8.2 | |
| Hockley | 0.832 | 46 | 9.9 | | 0.832 | 60 | 10.0 | | 0.807 | 64 | 10.0 | | 0.812 | 78 | 10.0 | | 0.810 | 87 | 10.0 | | 0.817 | 101 | 9.9 | |
| Hood | 0.782 | 48 | 7.7 | | 0.773 | 63 | 8.3 | | 0.773 | 75 | 8.3 | | 0.782 | 90 | 8.3 | | 0.773 | 98 | 8.3 | | 0.766 | 105 | 7.7 | |
| Hopkins | 0.788 | 54 | 8.3 | | 0.783 | 70 | 9.1 | | 0.775 | 77 | 9.1 | | 0.767 | 88 | 9.1 | | 0.754 | 93 | 9.1 | | 0.750 | 100 | 8.3 | |
| Houston | 0.797 | 63 | 8.2 | | 0.780 | 73 | 8.3 | | 0.757 | 78 | 8.3 | | 0.748 | 86 | 8.3 | | 0.740 | 93 | 8.3 | | 0.727 | 94 | 8.2 | |
| Howard | 0.805 | 42 | 9.2 | | 0.800 | 56 | 10.1 | | 0.802 | 65 | 10.0 | | 0.796 | 76 | 10.1 | | 0.791 | 86 | 10.1 | | 0.788 | 95 | 9.2 | |
| Hudspeth | 0.800 | 27 | 9.4 | | 0.840 | 44 | 11.4 | | 0.827 | 50 | 11.4 | | 0.819 | 60 | 11.4 | | 0.856 | 78 | 11.4 | | 0.833 | 77 | 7.4 | |
| Hunt | 0.793 | 55 | 8.4 | | 0.785 | 69 | 9.2 | | 0.783 | 80 | 9.2 | | 0.776 | 93 | 9.2 | | 0.764 | 99 | 9.2 | | 0.758 | 104 | 8.4 | |
| Hutchinson | 0.860 | 56 | 10.4 | | 0.844 | 70 | 11.0 | | 0.837 | 80 | 11.0 | | 0.851 | 100 | 11.0 | | 0.863 | 121 | 11.0 | | 0.837 | 115 | 10.4 | |
| Irion | 0.780 | 37 | 8.1 | | 0.789 | 55 | 9.6 | | 0.778 | 61 | 9.6 | | 0.783 | 77 | 9.6 | | 0.759 | 81 | 9.6 | | 0.770 | 90 | 8.1 | |
| Jack | 0.789 | 48 | 8.5 | | 0.779 | 63 | 8.5 | | 0.786 | 75 | 8.5 | | 0.782 | 88 | 8.5 | | 0.782 | 98 | 8.5 | | 0.775 | 109 | 8.5 | |
| Jackson | 0.809 | 68 | 8.8 | | 0.769 | 73 | 8.5 | | 0.757 | 80 | 8.5 | | 0.745 | 89 | 8.5 | | 0.737 | 95 | 8.5 | | 0.720 | 97 | 8.8 | |
| Jasper | 0.782 | 66 | 8.1 | | 0.743 | 65 | 7.4 | | 0.736 | 73 | 7.4 | | 0.719 | 78 | 7.4 | | 0.715 | 84 | 7.4 | | 0.700 | 87 | 8.1 | |
| Jeff Davis | 0.821 | 35 | 9.6 | | 0.865 | 63 | 10.8 | | 0.853 | 69 | 10.8 | | 0.802 | 65 | 10.8 | | 0.818 | 77 | 10.8 | | 0.832 | 93 | 9.6 | |
| Jefferson | 0.799 | 74 | 9.2 | | 0.733 | 65 | 7.5 | | 0.727 | 74 | 7.5 | | 0.730 | 86 | 7.5 | | 0.710 | 87 | 7.5 | | 0.687 | 84 | 9.2 | |
| Jim Hogg | 0.831 | 73 | 9.4 | | 0.813 | 82 | 9.4 | | 0.786 | 87 | 9.4 | | 0.780 | 98 | 9.4 | | 0.756 | 99 | 9.4 | | 0.750 | 104 | 9.4 | |
| Jim Wells | 0.825 | 71 | 9.4 | | 0.797 | 79 | 8.9 | | 0.765 | 80 | 8.9 | | 0.768 | 94 | 8.9 | | 0.748 | 98 | 8.9 | | 0.740 | 102 | 9.4 | |
| Johnson | 0.789 | 52 | 8.1 | | 0.779 | 67 | 8.6 | | 0.773 | 77 | 8.6 | | 0.776 | 90 | 8.6 | | 0.771 | 99 | 8.6 | | 0.763 | 106 | 8.1 | |
| Jones | 0.780 | 41 | 8.5 | | 0.771 | 55 | 9.0 | | 0.794 | 73 | 9.0 | | 0.780 | 82 | 9.0 | | 0.803 | 102 | 9.0 | | 0.784 | 104 | 8.5 | |
| Karnes | 0.800 | 60 | 8.8 | | 0.791 | 75 | 8.9 | | 0.766 | 77 | 8.9 | | 0.767 | 91 | 8.9 | | 0.751 | 95 | 8.9 | | 0.749 | 106 | 8.8 | |
| Kaufman | 0.797 | 57 | 8.6 | | 0.790 | 72 | 9.0 | | 0.776 | 80 | 9.0 | | 0.777 | 93 | 9.0 | | 0.763 | 98 | 9.0 | | 0.757 | 104 | 8.6 | |
| Kendall | 0.791 | 53 | 8.6 | | 0.771 | 64 | 8.3 | | 0.773 | 74 | 8.3 | | 0.764 | 84 | 8.3 | | 0.762 | 94 | 8.3 | | 0.763 | 104 | 8.6 | |
| Kenedy | 0.826 | 73 | 9.2 | | 0.793 | 79 | 8.7 | | 0.771 | 84 | 8.7 | | 0.763 | 94 | 8.7 | | 0.735 | 96 | 8.7 | | 0.731 | 100 | 9.2 | |
| Kent | 0.801 | 43 | 9.0 | | 0.801 | 60 | 10.0 | | 0.796 | 70 | 10.0 | | 0.805 | 85 | 10.0 | | 0.799 | 93 | 10.0 | | 0.798 | 104 | 9.0 | |
| Kerr | 0.789 | 49 | 8.4 | | 0.765 | 58 | 8.0 | | 0.764 | 69 | 8.0 | | 0.763 | 80 | 8.0 | | 0.768 | 91 | 8.0 | | 0.768 | 104 | 8.4 | |
| Kimble | 0.775 | 42 | 8.2 | | 0.758 | 53 | 7.6 | | 0.763 | 66 | 7.6 | | 0.757 | 75 | 7.6 | | 0.772 | 88 | 7.6 | | 0.768 | 100 | 8.2 | |
| King | 0.804 | 45 | 9.4 | | 0.794 | 59 | 9.6 | | 0.804 | 74 | 9.6 | | 0.802 | 87 | 9.6 | | 0.811 | 103 | 9.6 | | 0.802 | 111 | 9.4 | |
| Kinney | 0.812 | 53 | 8.8 | | 0.780 | 62 | 8.0 | | 0.773 | 70 | 8.0 | | 0.777 | 82 | 8.0 | | 0.790 | 97 | 8.0 | | 0.781 | 108 | 8.8 | |
| Kleberg | 0.826 | 72 | 9.4 | | 0.794 | 79 | 8.7 | | 0.764 | 81 | 8.7 | | 0.761 | 93 | 8.7 | | 0.739 | 96 | 8.7 | | 0.731 | 99 | 9.4 | |
| Knox | 0.800 | 46 | 9.4 | | 0.788 | 58 | 9.3 | | 0.801 | 76 | 9.3 | | 0.798 | 88 | 9.3 | | 0.809 | 104 | 9.3 | | 0.798 | 111 | 9.4 | |
| Lamar | 0.783 | 53 | 8.2 | | 0.777 | 66 | 8.9 | | 0.770 | 74 | 8.9 | | 0.769 | 87 | 8.9 | | 0.759 | 93 | 8.9 | | 0.752 | 98 | 8.2 | |
| Lamb | 0.837 | 47 | 10.1 | | 0.828 | 60 | 9.6 | | 0.800 | 63 | 9.6 | | 0.821 | 80 | 9.6 | | 0.818 | 88 | 9.6 | | 0.820 | 103 | 10.1 | |

Table 5.7. Runoff Coefficients for Rational Formula (ASCE, 1960)

| Type of Drainage Area | Runoff Coefficient |
|------------------------------|--------------------|
| Business: | |
| Downtown area | 0.70-0.95 |
| Neighborhood areas | 0.50-0.70 |
| Residential: | |
| Single-family areas | 0.30-0.50 |
| Multi-units, detached | 0.40-0.60 |
| Multi-units, attached | 0.60-0.75 |
| Suburban | 0.25-0.40 |
| Apartment dwelling areas | 0.50-0.70 |
| Industrial: | |
| Light areas | 0.50-0.80 |
| Heavy areas | 0.60-0.90 |
| Parks, cemeteries | 0.10-0.25 |
| Playgrounds | 0.20-0.40 |
| Railroad yard areas | 0.20-0.40 |
| Unimproved areas | 0.10-0.30 |
| Lawns: | |
| Sandy soil, flat, < 2% | 0.05-0.10 |
| Sandy soil, average, 2 to 7% | 0.10-0.15 |
| Sandy soil, steep, > 7% | 0.15-0.20 |
| Heavy soil, flat, < 2% | 0.13-0.17 |
| Heavy soil, average 2 to 7% | 0.18-0.22 |
| Heavy soil, steep, > 7% | 0.25-0.35 |
| Streets: | |
| Asphalt | 0.70-0.95 |
| Concrete | 0.80-0.95 |
| Brick | 0.70-0.85 |
| Drives and walks | 0.75-0.85 |
| Roofs | 0.75-0.95 |

MILE 11 NORTH RD.

EXHIBIT "B"

HENRY, HERMAN
W3800-00-179-0000-01

F.T. 179

HENRY, HERMAN
W3800-00-179-0000-00

1320

COUNTRY AIRE ESTATES
#4 C850004
COUNTRYSIDE DR.

F.T. 180

SITE

-05 GARCIA, MARTIN & GUILLERMINA

-03 -07 CASTILLO, BERNARDINO & MINERBA

F.T. 181

-01 -06 CARRINGTON, JOHN L

1 2 3 4 5 6 7 8 9 10

COUNTRY LANE

20 19 18 17 16 15 14 13 12 11

COUNTRY BREEZE ESTATES

| | | | | | | | | | | | | | | | |
|---------------|-------|-------|-------|-------|-------|-------|-------|-------|--------|--------|--------|---------------------------|--|--|--|
| 117.00 | 75.00 | 75.00 | 75.00 | 75.00 | 75.00 | 75.00 | 75.00 | 89.00 | 389.00 | 164.00 | 145.00 | | | | |
| -06 | -07 | -10 | -11 | -09 | -08 | -12 | -13 | -14 | -05 | -16 | 145.00 | | | | |
| -03
-04 | | | | | | | | | | 165.00 | | | | | |
| -18 | | | | | | | | | | 135.00 | | | | | |
| -02 | | | | | | | | | | 135.00 | | | | | |
| F T 178 | | | | | | | | | | | | 30.00
165.00
135.00 | | | |
| 20 | 19 | 18 | 17 | 16 | 15 | 14 | 13 | 12 | 11 | 10 | 9 | | | | |
| 8 | 7 | 6 | 5 | 4 | 3 | 2 | 1 | | | | | | | | |
| WALTER WAGERS | | | | | | | | | | | | | | | |
| 21 | 22 | 23 | 24 | 25 | 26 | 27 | 28 | 29 | 30 | 31 | 32 | | | | |
| 33 | 34 | 35 | 36 | 37 | 38 | 39 | 40 | | | | | | | | |
| McKEE SUBD. | | | | | | | | | | | | | | | |
| 669.00 | | | | | | | | | | | | -25 | | | |
| -24 | | | | | | | | | | | | -23 | | | |
| -22 | | | | | | | | | | | | -21 | | | |
| -20 | | | | | | | | | | | | -19 | | | |
| -15 | | | | | | | | | | | | -00 | | | |

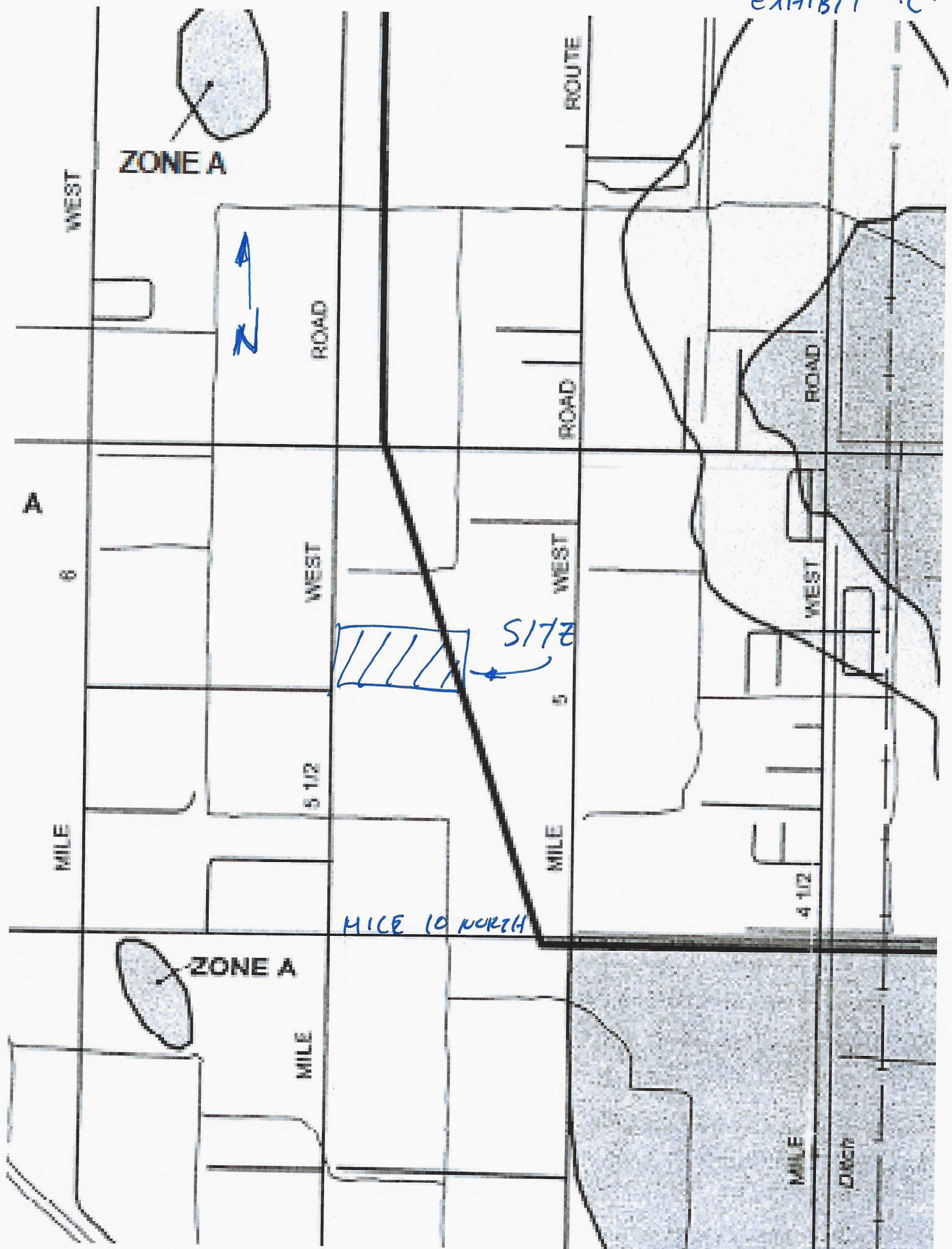
F.T. 177

W3800-00-113-0000-

| | | | | | | | | | | | | | | | | | | |
|---------------|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|
| 20 | 19 | 18 | 17 | 16 | 15 | 14 | 13 | 12 | 11 | 10 | 9 | 8 | 7 | 6 | 5 | 4 | 2 | 1 |
| | | | | | | | | | | | | | | | | | 3 | |
| WALTER WAGERS | | | | | | | | | | | | | | | | | | |
| 21 | 22 | 23 | 24 | 25 | 26 | 27 | 28 | 29 | 30 | 31 | 32 | 33 | 34 | 35 | 36 | 37 | 38 | 39 |
| McKEE SUBD. | | | | | | | | | | | | | | | | | | 40 |

F.T. 176

W3800-00-176-0000-



2000 0 2000
FEET

NFIP

PANEL 0450 C

NATIONAL FLOOD INSURANCE PROGRAM

FIRM

FLOOD INSURANCE RATE MAP

**HIDALGO COUNTY,
TEXAS
(UNINCORPORATED AREAS)**

(SEE MAP INDEX FOR PANELS NOT PRINTED)

COMMUNITY-PANEL NUMBER

480334 0450 C

MAP REVISED:

JUNE 6, 2000



**REVISED TO
REFLECT LOMR
DATED 05/01/02**

Federal Emergency Management Agency

LEGEND



SPECIAL FLOOD HAZARD AREAS INUNDATED BY 100-YEAR FLOOD

- ZONE A** No base flood elevations determined.
- ZONE AE** Base flood elevations determined.
- ZONE AH** Flood depths of 1 to 3 feet (usually areas of ponding); base flood elevations determined.
- ZONE AO** Flood depths of 1 to 3 feet (usually sheet flow on sloping terrain); average depths determined. For areas of alluvial fan flooding; velocities also determined.
- ZONE A99** To be protected from 100-year flood by Federal flood protection system under construction; no base flood elevations determined.
- ZONE V** Coastal flood with velocity hazard (wave action); no base flood elevations determined.
- ZONE VE** Coastal flood with velocity hazard (wave action); base flood elevations determined.



FLOODWAY AREAS IN ZONE AE



OTHER FLOOD AREAS

- ZONE X** Areas of 500-year flood; areas of 100-year flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and area protected by levees from 100-year flood.



OTHER AREAS

- ZONE X** Areas determined to be outside 500-year floodplain.
- ZONE D** Areas in which flood hazards are undetermined.

UNDEVELOPED COASTAL BARRIERS



Identified
1983



Identified
1990



Underside
Protected Areas

Coastal barrier areas are normally located within or adjacent to special flood hazard areas.



Floodplain Boundary



Floodway Boundary



Zone D Boundary



Boundary Dividing Special Flood Hazard Zones, and
Boundary Dividing Areas of Different Coastal Base
Flood Elevations Within Special Flood Hazard Zones.



Base Flood Elevation line; Elevation in Feet⁴



cross Section Line

(EL 987)

Base Flood Elevation in Feet Where Uniform
Within Zone⁵

RM 7_x

Elevation Bench Mark (See notes below)

• M1.5

River Mile

Referenced to the National Geodetic Vertical Datum of 1929

12 165 000 FEET

210 000 FEET

MILE 13 1/2 NORTH ROAD

MILE 13 NORTH ROAD

MILE 12 1/2 NORTH ROAD

MILE 12 NORTH ROAD

MILE 4 1/2 WEST ROAD

MILE 4 WEST ROAD

MILE 3 1/2 WEST ROAD

(Joins sheet 96)

N

SITE



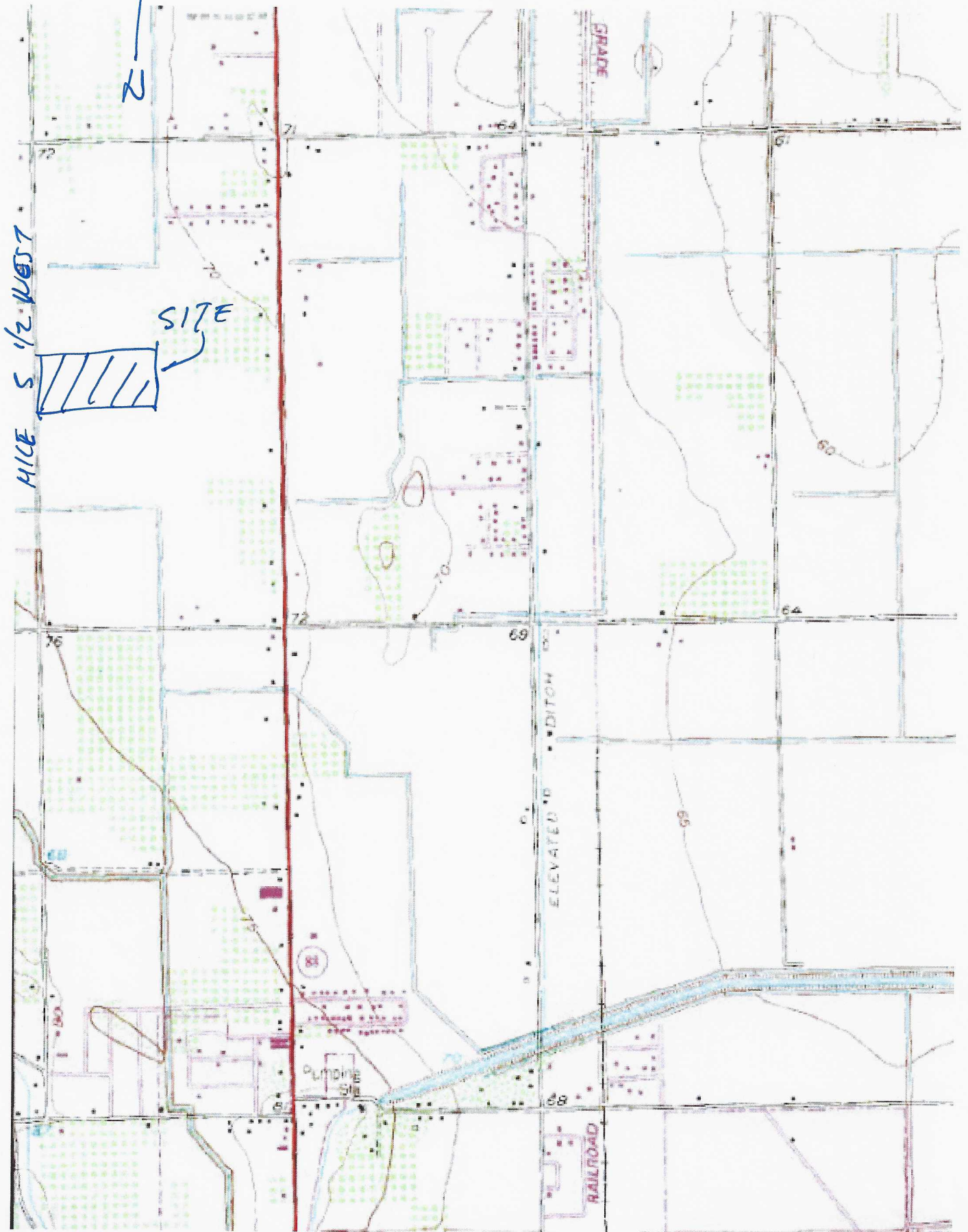
TABLE 18.--SOIL AND WATER FEATURES

["Flooding" and "water table" and terms such as "rare," "brief," "apparent," and "perched" are explained in the text. The symbol > means more than. Absence of an entry indicates that the feature is not a concern]

| Map symbol and soil name | Hydro-logic group | Flooding | | | High water table | | | Cemented pan | | Risk of corrosion | |
|---------------------------------------|-------------------|---------------|------------|---------|------------------|----------|---------|--------------|-----------|-------------------|-----------|
| | | Frequency | Duration | Months | Depth | Kind | Months | Depth | Hard-ness | Uncoated steel | Concrete |
| 1.*
Arents | | | | | Ft | | | In | | | |
| 2-----
Benito | D | Occasional | Long----- | Sep-May | 4.0-6.0 | Apparent | Sep-May | --- | --- | High----- | Low. |
| 3, 4-----
Brennan | B | None----- | --- | --- | >6.0 | --- | --- | --- | --- | Moderate | Low. |
| 5, 6-----
Camargo | B | Rare----- | Brief----- | Sep-May | >6.0 | --- | --- | --- | --- | Moderate | Low. |
| 7-----
Cameron | D | None----- | --- | --- | 5.0-6.0 | Apparent | Sep-May | --- | --- | High----- | Low. |
| 8-----
Comitas | A | None----- | --- | --- | >6.0 | --- | --- | --- | --- | Low----- | Low. |
| 9, 10, 11-----
Delfina | B | None----- | --- | --- | 2.5-5.0 | Apparent | Sep-May | --- | --- | High----- | Low. |
| 12-----
Delmita | C | None----- | --- | --- | >6.0 | --- | --- | 20-40 | Thin | Moderate | Low. |
| 13:*
Delmita----- | C | None----- | --- | --- | >6.0 | --- | --- | 20-40 | Thin | Moderate | Low. |
| -----
Randado----- | C | None----- | --- | --- | >6.0 | --- | --- | 8-20 | Thin | Moderate | Low. |
| 14-----
Falfurrias | A | None----- | --- | --- | >6.0 | --- | --- | --- | --- | Low----- | Low. |
| 15**-----
Grulla | D | Frequent----- | Very long | Sep-May | +2-6.0 | Apparent | Sep-May | --- | --- | High----- | Low. |
| 16, 17, 18-----
Hargill | B | None----- | --- | --- | >6.0 | --- | --- | --- | --- | High----- | Low. |
| 19-----
Harlingen | D | None----- | --- | --- | >6.0 | --- | --- | --- | --- | High----- | Low. |
| 20-----
Harlingen | D | None----- | --- | --- | 5.0-6.0 | --- | --- | --- | --- | High----- | Moderate. |
| 21:*
Harlingen----- | D | None to rare | --- | --- | >6.0 | --- | --- | --- | --- | High----- | Low. |
| -----
Urban land. | | | | | | | | | | | |
| 22, 23, 24-----
Hebbbronville | B | None----- | --- | --- | >6.0 | --- | --- | --- | --- | Low----- | Low. |
| 25, 26, 27, 28,
29-----
Hidalgo | B | None----- | --- | --- | >6.0 | --- | --- | --- | --- | High----- | Low. |
| 30-----
Hidalgo | B | None----- | --- | --- | 2.5-5.0 | Apparent | Sep-May | --- | --- | High----- | Low. |
| 31:*
Hidalgo----- | B | None----- | --- | --- | >6.0 | --- | --- | --- | --- | High----- | Low. |
| -----
Urban land. | | | | | | | | | | | |
| 32:*
Jimenez----- | C | None----- | --- | --- | >6.0 | --- | --- | 7-20 | Thin | High----- | Low. |

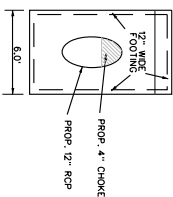
See footnotes at end of table.

12



VILLA SAN MIGUEL
SUBDIVISION

A 20.00 ACRE TRACT OF LAND BEING THE SOUTH 20.00 ACRES OF FARM TRACT 180, WEST TRACT SUBDIVISION A PER MAP RECORDED IN VOLUME 2 PAGES 34-37, MAP RECORDS, HIDALGO COUNTY, TEXAS.

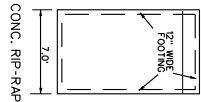
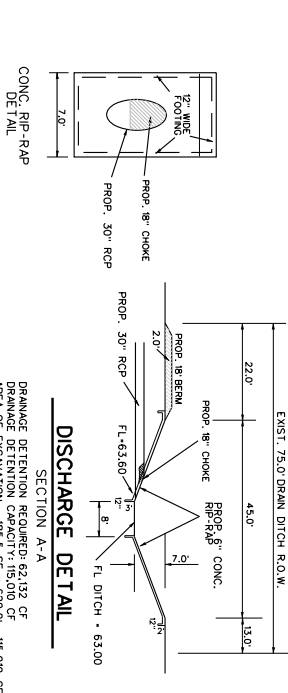
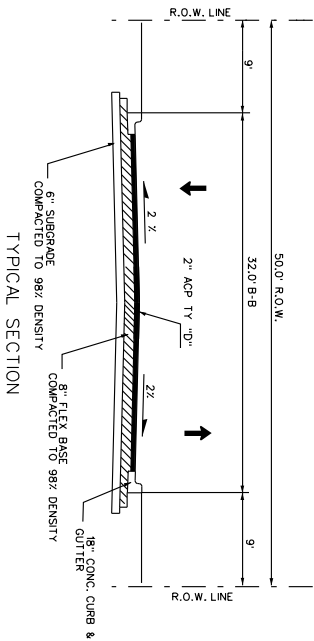


N
BASIS OF BEARINGS: WEST
LINE OF COUNTRY ARE
EASTATES UNIT No. 4

LEGEND

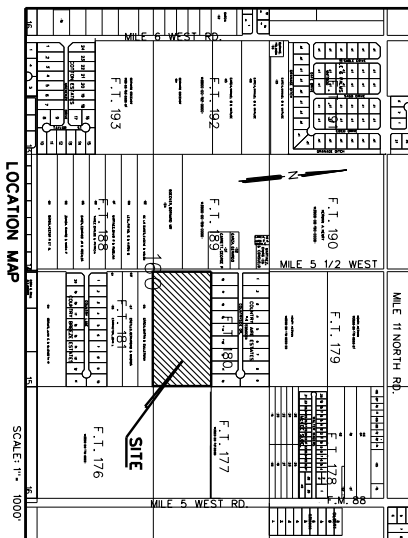
- Found 1/2" iron rod
- Set 1/2" iron rod with a plastic cone stamped NDA
- Light pole
- ⊙ Strong dipole
- W Water meter
- M Motor (oil)
- V Valve
- T Telephone
- * Wire fence
- ** Hignite fence
- ▣ Wood fence
- ▤ Iron fence
- ▥ Electrical box

SC: " = 100'



LOCATION OF SUBDIVISION WITH RESPECT TO THE EXTRATERRITORIAL JURISDICTION OF A MUNICIPALITY:

VILLA SAN MAESTRO IS LOCATED WITHIN HIDALGO COUNTY PRECINCT NO. 1 IN THE CENTRAL EAST OF HIDALGO COUNTY ON THE EAST SIDE OF MILE 5 1/2 WEST ROAD, 1/2 MILE NORTH OF MILE 10 NORTH ROAD. THE ONLY NEARBY MUNICIPALITY IS THE CITY OF WESTADO ACCORDING TO THE MAP IN THE OFFICE OF THE SECRETARY OF THE CITY OF WESTADO (POPULATION 37,919/2015 CENSUS). VILLA SAN MAESTRO LIES APPROXIMATELY 12 KILOMETERS FROM THE CITY LIMITS OF WESTADO AND LIES WITHIN THE CITY'S 35 MILE

[illegible]

| NAME | ADDRESS | CITY & ZIP | PHONE |
|--------------------------------|----------------------|----------------------|----------------|
| OWNER: JUAN SAN MIGUEL | 820 W. MILE 10 NORTH | WEISAC, TEXAS, 78596 | 956-510-2026 |
| ENGINEER: GUILLELMO A. ARRAIZA | 526 N. 5TH ST. | DONNA, TX 78537 | (956) 784-0208 |
| SUPERVISOR: RENALDO ROBLES | 107 W. HUSKACHE ST. | WEISAC, TEXAS, 78596 | 956-966-2422 |

NAIN
ENGINEERING, L.L.C.
CONSULTING ENGINEER

526 N. 5TH STREET
DONNA, TEXAS, 78537

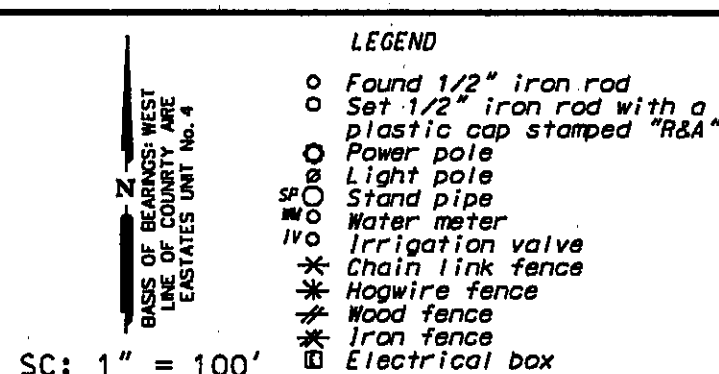
PH. (956) 784-0218
FIRM NO. F-9050
E-MAIL: NAINENGINEERING@AHOO.COM

DATE OF PREPARATION: FEBRUARY 6, 2022

| | |
|---------|--|
| | INDEX TO SHEET OF VILLA SAN MIGUEL |
| SHEET 1 | REDAINING, INDEX, LOCATION MAP AND EXIST. PRINCIPAL PLANS. CONFLICTS.
PLAT WITH ALTA, SUBALTA, AND EASEMENT'S CERTIFICATION, LEGAL DESCRIPTION, LIMITS,
AND BOUNDARIES. SURVEYOR'S AND ENGINEER'S CERTIFICATION. PLAT NOTES AND
RESTRICTIONS. OWNER'S DECLARATION, CERTIFICATION, AND ATTESTATION. COUNTY APPROVAL
OF PLAT APPROVAL. DESCRIPTION OF LOCATION OF SUBDIVISION WITH RESPECT TO THE
E.T.O. OF A MUNICIPALITY AND DESIGNATE THE PRECINCT THE PROJECT IS SITUATED IN.
H.C.D.O. CERTIFICATION H.C.E.I.D. No. 9. CERTIFICATE
CERTIFICATION AND CITY COUNCIL CERTIFICATION |
| SHEET 2 | WATER DISTRIBUTION AND ON-SITE SEWAGE TREATING, ENGINEERING REPORT, WASTE
WATER AND ENGINEER'S CERTIFICATION, ENGLISH AND SPANISH VERSIONS,
TYPICAL WATER SERVICE CONNECTION, OWNER'S DECLARATION, CERTIFICATION
AND ATTESTATION |
| SHEET 3 | DRAINAGE REPORT, INCLUDING DESCRIPTION OF DRAINAGE AND HOW IT WILL SERVE
DRAINAGE, REPORT, INCLUDING DESCRIPTION OF DRAINAGE AND HOW IT WILL SERVE
DRAINAGE, REPORT, INCLUDING DESCRIPTION OF DRAINAGE AND HOW IT WILL SERVE
CERTIFICATION, DESIGN NOTES, CONSTRUCTION DETAILS |

4/11/2021
GILBERTO A. ARATA PE
526 N. 5TH ST.
DONNA, TEXAS. 78537



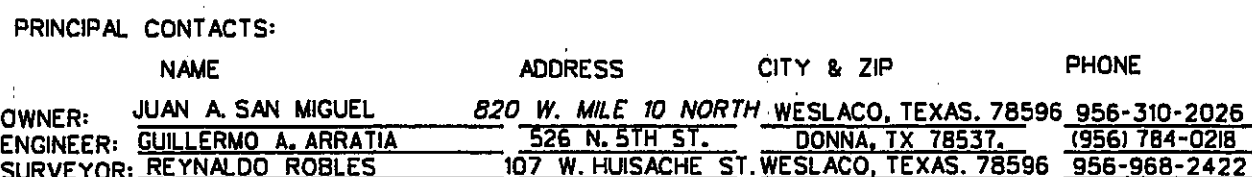


VILLAS SAN MIGUEL SUBDIVISION

THENCE: WEST, ALONG THE SOUTH LIN OF SAID FARM TRACT 180, PASSING A 1/2" IRON ROD FC
AT 20.00 FEET FOR THE EAST R.O.W. LINE OF MILE 5 1/2 WEST ROAD, A TOTAL DISTANCE OF
1,320.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 20.00 ACRES OF LAND MORE OR

526 N. 5TH STREET
DONNA, TEXAS. 78537

SHEET 1 OF 3



LOCATION OF SUBDIVISION WITH RESPECT TO THE EXTRATERRITORIAL JURISDICTION OF A MUNICIPALITY:

VILLAS SAN MIGUEL IS LOCATED WITHIN HIDALGO COUNTY PRECINCT NO. 1 IN THE CENTRAL EAST OF HIDALGO COUNTY ON THE EAST SIDE OF MILE 5 1/2 WEST ROAD 1/2 MILE NORTH OF MILE 10 NORTH ROAD. THE ONLY NEARBY MUNICIPALITY IS THE CITY OF WESLACO ACCORDING TO THE MAP IN THE OFFICE OF THE SECRETARY OF THE CITY OF WESLACO. 37.372105° S 126.995833° W. SENATOR JOSE LUIS RODRIGUEZ LIVES 1.1 MILES FROM THE CITY LIMITS OF WESLACO AND LIES WITHIN THE CITY'S 3.5 MILE EXTRATERRITORIAL JURISDICTION (ETJ) UNDER LOCAL GOVERNMENT CODE § 42.021.

MAP OF WATER DISTRIBUTION SYSTEM

SUBDIVIDER CERTIFICATION:

1.- BY COMPLETING THE IMPROVEMENTS DESCRIBED ON THE PLAT, SUBDIVIDER WILL COMPLY WITH MINIMUM STATE STANDARDS AND THAT (a) WATER QUALITY AND CONNECTIONS INCLUDING WATER METERS TO THE LOT MEET SUCH STANDARDS AND (b) SEWER CONNECTIONS TO THE LOT OR SEPTIC TANK MEET OR WILL MEET SUCH STANDARDS AND WILL BE BY STATE AND COUNTY REGULATIONS.

SUBDIVIDER STATEMENT:

1.- WE, JUAN ALBERTO SAN MIGUEL, YASMEEN SAN MIGUEL AND YOLANDA SAN MIGUEL SUBDIVIDER OF VILLAS SAN MIGUEL SUBDIVISION HEREBY CERTIFY SEWER PERMITS HAVE BEEN PAID AND ARE ON FILE WITH THE HIDALGO COUNTY HEALTH DEPARTMENT THAT ANY ADEQUATE DRINKING WATER SOURCE IS IMMEDIATELY AVAILABLE TO EACH LOT OF THE TYPE, QUALITY & QUANTITY TO ENABLE EACH PERSON PURCHASING A LOT HAVE ADEQUATE WATER TO COMPLY WITH THE REGULATIONS AND THE LAWS TO THE STATE AS REQUIRED BY STATE AND COUNTY REGULATIONS.

OWNER: JUAN ALBERTO SAN MIGUEL
ADDRESS: 820 W. MILE 10 NORTH ROAD
WESLACO, TEXAS 78596

OWNER: YOLANDA SAN MIGUEL
ADDRESS: 820 W. MILE 10 NORTH ROAD
WESLACO, TEXAS 78596

OWNER: YASMEEN SAN MIGUEL
ADDRESS: 820 W. MILE 10 NORTH ROAD
WESLACO, TEXAS 78596

STATE OF TEXAS
COUNTY OF HIDALGO

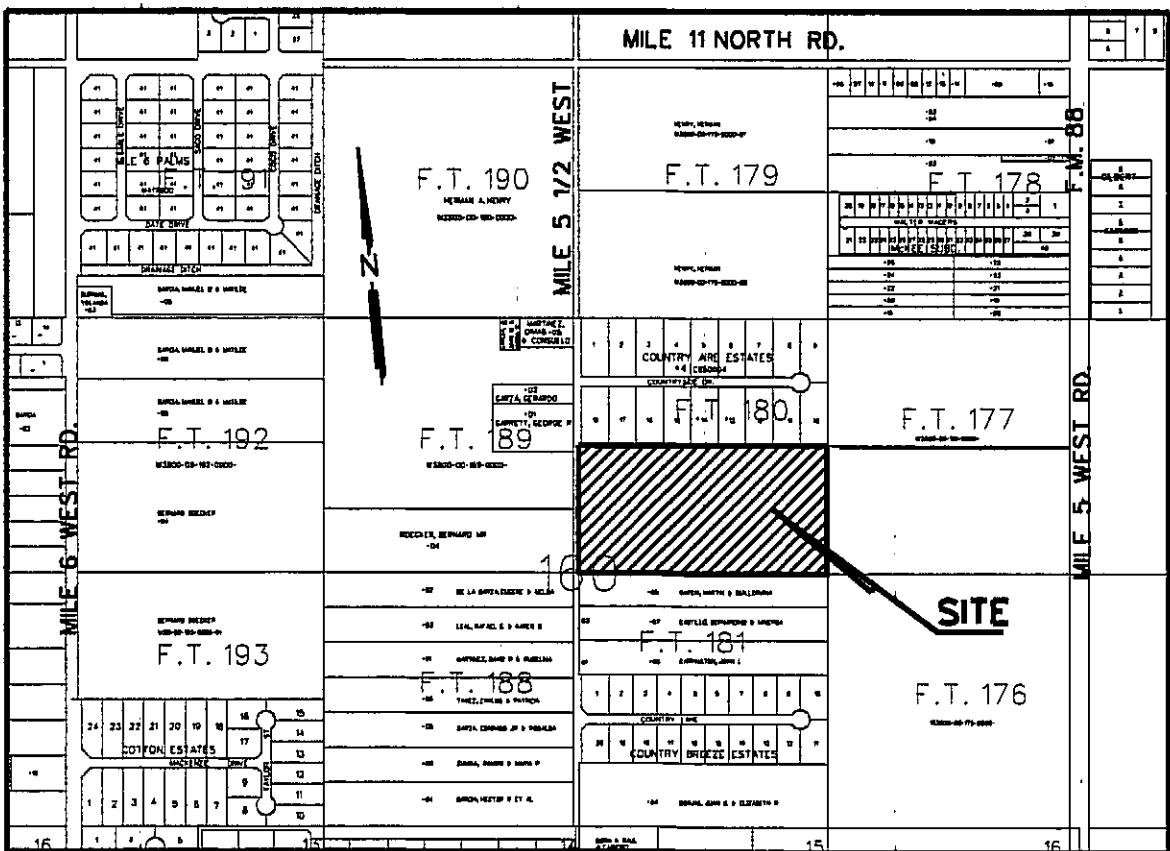
BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED JUAN ALBERTO SAN MIGUEL, YOLANDA SAN MIGUEL AND YASMEEN SAN MIGUEL, PROVED TO BE THROUGH THEIR TEXAS DEPARTMENT OF PUBLIC SAFETY DRIVER LICENSE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, WHO, BEING BY ME DULY SWORN, DECLARED THAT THEIR STATEMENTS THEREIN ARE TRUE AND CORRECT AND ACKNOWLEDGED THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREBY EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 2022

NOTARY PUBLIC, FOR THE STATE OF TEXAS

VILLAS SAN MIGUEL
SUBDIVISION

A 20.00 ACRE TRACT OF LAND BEING THE SOUTH 20.00 ACRES OF FARM TRACT 180, WEST TRACT SUBDIVISION A PER MAP RECORDED IN VOLUME 2, PAGES 34-37, MAP RECORDS, HIDALGO COUNTY, TEXAS.



LOCATION OF SUBDIVISION WITH RESPECT TO THE EXTRATERRITORIAL JURISDICTION OF A MUNICIPALITY:
VILLAS SAN MIGUEL IS LOCATED WITHIN HIDALGO COUNTY PRECINCT NO. 1 IN THE CENTRAL EAST OF HIDALGO COUNTY ON THE EAST SIDE OF MILE 5 1/2 WEST ROAD 1/2 MILE NORTH OF MILE 10 NORTH ROAD. THE ONLY NEARBY MUNICIPALITY IS THE CITY OF WESLACO ACCORDING TO THE MAP IN THE OFFICE OF THE SECRETARY OF THE CITY OF WESLACO (POPULATION 37,791/2015 CENSUS). VILLAS SAN MIGUEL LIES APPROXIMATELY 1.1 MILES FROM THE CITY LIMITS OF WESLACO AND LIES WITHIN THE CITY'S 3.5 MILE

FINAL WATER AND SEWER ENGINEERING REPORT

WATER SUPPLY: DESCRIPTION, COST, AND OPERABILITY DATE:

VILLAS SAN MIGUEL WILL BE PROVIDED WITH POTABLE WATER BY THE NORTH ALAMO WATER SUPPLY (N.A.W.S.C.) THE SUBDIVIDER, AND N.A.W.S.C., HAVE ENTERED INTO A CONTRACT IN WHICH N.A.W.S.C. HAS PROMISED TO PROVIDE SUFFICIENT WATER TO THE SUBDIVISION FOR AT LEAST 30 YEARS AND N.A.W.S.C. HAS PROVIDED DOCUMENTATION TO SUFFICIENTLY ESTABLISH THE LONG TERM QUANTITY AND QUALITY OF THE AVAILABLE WATER SUPPLIES TO SERVE THE FULL DEVELOPMENT OF THIS SUBDIVISION. N.A.W.S.C. WILL HAVE A PROPOSED 8" DIAMETER WATERLINE RUNNING ALONG THE EAST RIGHT-OF-WAY OF MILE 5 1/2 WATER DISTRIBUTION FOR VILLAS SAN MIGUEL SUBDIVISION CONSIST OF A PROPOSED 8" INCH PVC WATERLINE LOADED TO THE SAID PROPOSED 8" INCH WATERLINE AND 30 - 3/4" DIAMETER WATER SERVICES AND 3 FIRE HYDRANTS.

FOR THIS SUBDIVISION, SAID SERVICES TERMINATE AT THE WATER METER BOX, AND THE METER BOX HAVE ALREADY BEEN INSTALLED AT A TOTAL COST OF \$96,004.00, IN ADDITION THE SUBDIVIDER HAS PAID N.A.W.S.C. THE SUM OF \$25,500.00, WHICH COVERS THE COST FOR ALL THE LOTS, AS STATED THE 30 YEAR WATER SUPPLY AGREEMENT WHICH SUM RESERVES THE TOTAL COST OF THE WATER METER, RIGHTS ACQUISITION FEES, AND ALL MEMBERSHIP OR OTHER FEES ASSOCIATED WITH CONNECTING THE INDIVIDUAL LOT IN THE SUBDIVISION TO N.A.W.S.C., UPON REQUEST BY THE LOT OWNER, N.A.W.S.C. WILL PROMPTLY INSTALL AT NO CHARGE THE WATER METER.

THE ENTIRE WATER FACILITIES HAVE BEEN APPROVED AND ACCEPTED BY N.A.W.S.C., AND SAID DISTRIBUTION SYSTEM IS OPERABLE AS OF THE DATE OF THE RECORDING OF THE PLAT.

SEWAGE FACILITIES: DESCRIPTION, COSTS, AND OPERABILITY DATES:

SEWAGE FROM VILLAS SAN MIGUEL WILL BE TREATED BY INDIVIDUAL ON-SITE SEWAGE FACILITIES ("OSSF") CONSISTING OF A STANDARD DESIGN DUAL COMPARTMENTS SEPTIC TANK AND A DRAIN FIELD ON THIS LOT. THE SITE EVALUATOR GUSTAVO CHAPA REG. # 9754, HAS EVALUATED THE SUITABILITY OF THE SUBDIVISION SITE FOR OSSF AND SUBMITTED A REPORT CONCLUDING THAT THE SITE IS SUITABLE FOR OSSF. THE REPORT WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT. EACH LOT HAS ADEQUATE AREA FOR A REPLACEMENTS DRAIN FIELD.

EACH LOT IN THE PROPOSED SUBDIVISION IS AT LEAST 1/2 ACRE IN SIZE. THE NATURAL RESOURCE CONSERVATION SERVICE SOIL SURVEY BOOK INDICATED A SANDY LOAM SOIL FOR THE AREA AT LEAST TWO SOIL EXCAVATIONS WERE PERFORMED ON THE SITE, AT OPPOSITE ENDS OF THE SOIL IS A TEXTURE CLASS II SANDY LOAM BLOCKY, EXTENDING UP TO 35" BELOW THE BOTTOM OF ANY PROPOSED EXCAVATIONS, THERE IS NO INDICATION OF GROUNDWATER OR A RESTRICTIVE LAYER WITHIN 24" OF BOTTOM OF THE PROPOSED EXCAVATIONS. THE SUBDIVISION DRAINS WELL.

THE ESTIMATED COST TO INSTALL A SEPTIC SYSTEM ON AN INDIVIDUAL LOT IS \$1,500.00 INCLUDING THE COST FOR THE REQUIRED PERMIT AND LICENSE. ALL OSSFS HAVE BEEN INSTALLED AS OF THE TIME OF APPLICATION FOR FINAL PLAT APPROVAL, WITH THE FILING OF THIS PLAT, THE SUBDIVIDER IS PROVIDING ADEQUATE FINANCIAL GUARANTEES OF PERFORMANCE IN THE FORM OF A CASHIERS CHECK OR PERSONAL CHECK REPRESENTING A CASH DEPOSIT TO BE HELD BY THE COUNTY OF HIDALGO IN ESCROW IN THE AMOUNT OF \$45,000.00 WHICH IS THE ESTIMATED TOTAL COST TO INSTALL A SEPTIC TANK SYSTEM ON EACH LOT. THE SUBDIVIDER WILL INCLUDE THE COST OF A SEPTIC TANK SYSTEM IN THE SALE PRICE OF THE LOT. AT ANY TIME AFTER THE LOT IS SOLD, THE PURCHASER MAY INITIATE INSTALLATION OF AN OSSF SYSTEM BY WRITING OR CALLING THE SUBDIVIDER. SUBDIVIDER SHALL BE RESPONSIBLE TO FILE WITH THE HIDALGO COUNTY HEALTH DEPARTMENT AN APPLICATION FOR A PERMIT TO INSTALL AN OSSF. THE OSSF SYSTEM SHALL BE INSTALLED ON THE LOT PRIOR TO THE COUNTY ISSUING A FINAL LIGHT AND WATER CLEARANCE. THERE IS AN EXISTING SEPTIC TANK SYSTEM IN THIS SUBDIVISION

ENGINEER CERTIFICATION:

BY MY SIGNATURE BELOW, I CERTIFY THAT THE WATER AND SEWAGE SERVICE FACILITIES DESCRIBED ABOVE ARE IN COMPLIANCE WITH THE MODEL RULES ADOPTED UNDER SECTION 16.343, WATER CODE, I CERTIFY THAT THE COST TO INSTALL THE WATER DISTRIBUTION SYSTEM AND ON-SITE SEWAGE FACILITIES, DISCUSSED ABOVE, ARE AS FOLLOWS:

WATER FACILITIES - THESE FACILITIES FULLY CONSTRUCTED, WITH THE INSTALLATION OF WATER METERS, WILL COST A GRAND TOTAL OF \$132,414.00

SEWAGE FACILITIES - SEPTIC SYSTEM IS ESTIMATED TO COST \$1,500.00 PER LOT (ALL INCLUSIVE), FOR A TOTAL OF \$45,000.00 FOR THE ENTIRE SUBDIVISION.

FINAL WATER AND SEWER ENGINEERING REPORT IN SPANISH

PROVISION DE AGUA: DESCRIPCION, GASTOS Y FECHA DE INICIO

LA SUBDIVISION DE VILLAS SAN MIGUEL RECIBIRA SU PROVISION DE AGUA DE NORTH ALAMO WATER SUPPLY. EL DUENO DE LA SUBDIVISION Y LA COMPANIA AGUA N.A.W.S.C., HAN FIRMADO UN CONTRATO POR EL CUAL LA SUBDIVISION RECIBIRA SU PROVISION DE AGUA POR LOS PROXIMOS 30 ANOS. N.A.W.S.C., HA PRESENTADO DOCUMENTACION PARA DEMOSTRAR A LARGO PLAZO LA CANTIDAD Y CALIDAD DE AGUA ACCESIBLE PARA SERVIR EL FUTURO DESARROLLO DE LA SUBDIVISION. EL SISTEMA DE PROVISION DE AGUA PARA LA SUBDIVISION DE VILLA SAN MIGUEL CONSISTE DE UN CONDUCTO DE AGUA PROPUUESTO DE 8 PULGADAS DE DIAMETRO QUE PASA POR EL LADO OESTE DEL DERECHO DE VIA (RIGHT-OF-WAY) DE LA CARRETERA MILE 5 1/2 WEST ROAD Y SE INSTALARA UNA LINEA DE 8 PULGADAS DE AGUA, 30 SERVICIOS DE 3/4 DE PULGADA SENCILLOS Y 3 HYDRANTES DE AGUA PARA ESTA SUBDIVISION Y EL MEDIDOR MECANICO DE AGUA A UN COSTO TOTAL DE \$96,004.00

EL DUENO DE LA SUBDIVISION TAMBIEN LE HA PAGADO A N.A.W.S.C. \$25,500.00 POR LOS LOTES QUE CUBRE EL COSTO DEL MEDIDOR MECANICO DE AGUA PARA CADA LOTE. ESTE PRECIO INCLUYE EL COSTO DE LA INSTALACION DEL MEDIDOR Y LOS GASTOS DE CONEXION, CUANDO EL DUENO DEL LOTE SOLICITE EL MEDIDOR DE AGUA, LA COMPANIA DE N.A.W.S.C., LO INSTALARA SIN COSTO ALGUNO AL DUENO DE LA SUBDIVISION, EL SISTEMA DE AGUA ESTARA EN FUNCIONAMIENTO COMPLETO ANTES O EN LA FECHA, EN LA CUAL LA SUBDIVISION SEA REGISTRADA EN EL CONADO DE HIDALGO.

DRENAJE: DESCRIPCION, GASTOS Y FECHA DE INICIO PARA FACILITAR EL DRENAJE PARA LA SUBDIVISION.

SE INSTALARA UNA FOSA SEPTICA EN CADA SOLAR. ESTA FOSA SEPTICA CONSISTE DE UN TANQUE SEPTICO DE MODELO DUAL Y DE UN CAMPO DE DRENAJE PARA EL SOLAR. GUSTAVO CHAPA, AUTOR DE ESTE DOCUMENTO HA EVALUADO EL AREA DONDE SE ENCUENTRA LA SUBDIVISION Y HA PREPARADO UN REPORTE QUE CONCLUYE QUE ESTE TERRENO ES ADECUADO PARA ESAS FOSAS SEPTICAS (OSSF). EL REPORTE FUE APROBADO POR EL DEPARTAMENTO DE SALUBRIDAD DEL CONADO DE HIDALGO (HIDALGO COUNTY HEALTH DEPARTMENT) SEGUN EL REPORTE, CADA LOTE EN LA SUBDIVISION MIDE MEDIO ACRO. SE HICIERON DOS EXCAVACIONES DE EVALUACION EN LOS LUGARES OPUESTOS EN LA SUBDIVISION (EXCAVACIONES ADICIONALES NO FUERON NECESARIAS PORQUE EL TERRENO EN ESTA AREA ES SIGNIFICANTEMENTE UNIFORME) EL TERRENO ES UNIFORME (TERRENO ARCILLOSO Y SUELO FRANCO) Y SE EXTIENDE A 60 PULGADAS BAJO TODAS LAS EXCAVACIONES PROPUESTAS, NO EXISTE EVIDENCIA DE AGUA 24 PULGADAS MAS ARRIBA DE LO MAS BAJO DE LAS EXCAVACIONES PROPUESTAS. EL AGUA EN ESTA AREA FLUYE BIEN.

EL COSTO TOTAL PARA LA INSTALACION DE LOS SISTEMAS INDIVIDUAL DE FOSAS SEPTICAS PARA LA SUBDIVISION ES DE \$45,000.00 INCLUYENDO EL COSTO DEL PERMISO REQUERIDO Y LICENCIA EN ESTOS MOMENTOS NINGUNA FOSA SEPTICA HA SIDO

EN CUALQUIER MOMENTO DESPUES QUE EL TERRENO SEA VENDIDO, EL COMPRADOR PUEDE INICIAR LA INSTALACION DE UN SISTEMA SEPTICO ESCRIBIENDO O LLAMANDO AL DUENO DE LA SUBDIVISION Y ENTONCES ARCHIVANDO EN EL DEPARTAMENTO DE SALUD DEL CONADO DE HIDALGO UNA APLICACION PARA UN PERMISO DE CONSTRUIR PARA UN SISTEMA SEPTICO. LAS FOSAS SEPTICAS DEBEN DE ESTAR INSTALADAS ANTES QUE EL CONADO DE HIDALGO PUEDA APROBAR LA AUTORIZACION DE LUZ Y AGUA.

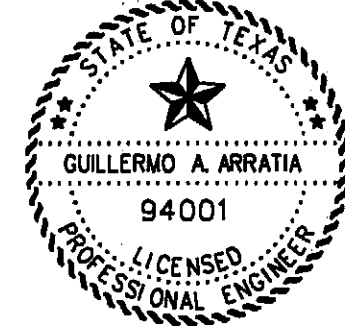
CERTIFICATION:

CON MI FIRMA, CERTIFICO QUE LOS SERVICIOS Y SISTEMAS DE AGUA Y DE DRENAJE, DESCRITOS EN ESTE DOCUMENTO CUMPLEN CON LAS MODEL SUBDIVISION RULES (LAS REGLAS GOBERNANDO A LAS SUBDIVISIONES), ADOPTADAS EL LA SECCION 16.343 DEL TEXAS WATER CODE (CODIGO DE AGUA TEXAS). CERTIFICO QUE LOS GASTOS PARA INSTALAR LOS SISTEMAS DE AGUA Y DE DRENAJE SON:

AGUA: EL SISTEMA/SERVICIO DE AGUA SERA INSTALADO Y COMPLETAMENTE CONSTRUIDO MENOS EL MEDIDOR MECANICO DE AGUA QUE COSTARA UN TOTAL DE \$132,414.00

DENAJE: SE ESTIMA QUE LAS FOSAS SEPTICAS COSTARAN \$45,000.00 PARA TODA LA SUBDIVISION

Guillermo A. Arratia
LISCENSED PROFESSIONAL ENGINEER • 94001
826 N. 5TH ST.
DONNA, TEXAS, 78537



COST ESTIMATE:

STREET PAVING: \$296,236.75
WATER SUPPLY SYSTEM \$151,504.00
SANITARY SEWER SYSTEM \$45,000.00
DRAINAGE \$62,418.00

DATE OF PREPARATION: JANUARY 9, 2022

NAIN ENGINEERING, L.L.C.
CONSULTING ENGINEER

526 N. 5TH STREET FIRM NO. F-9050 PH. (956) 784-0218
DONNA, TEXAS, 78537 E-MAIL: NAINENGINEERING@YAHOO.COM

PRINCIPAL CONTACTS:

| NAME | ADDRESS | CITY & ZIP | PHONE |
|--------------------------------|-------------------------------|-----------------------|----------------|
| OWNER: ALBERT HANKS | 502 E. EXPRESSWAY 83, SUITE G | WESLACO, TEXAS, 78596 | 956-630-0216 |
| ENGINEER: GUILLERMO A. ARRATIA | 526 N. 5TH ST. | DONNA, TX 78537 | (956) 784-0218 |
| SURVEYOR: REYNALDO ROBLES | 107 W. HUISACHE ST. | WESLACO, TEXAS, 78596 | 956-968-2422 |

| REVISION NOTES | | | |
|----------------|-------|----------|------|
| No. | SHEET | REVISION | DATE |
| | | | |
| | | | |
| | | | |
| | | | |

INDEX TO SHEET OF VILLAS SAN MIGUEL

| SHEET | | DESCRIPTION |
|-------|---|--|
| 1 | 1 | HEADINGS: INDEX: LOCATION MAP AND ETJ: PRINCIPAL CONTACTS |
| 1 | 2 | PLAT WITH LOTS, STREETS, AND EASEMENT DESIGNATIONS, LEGAL DESCRIPTION, METES AND BOUNDS, SURVEYORS AND ENGINEERS' CERTIFICATION, PLAT NOTES AND RESTRICTIONS: OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION: COUNTY APPROVAL CERTIFICATE: COUNTY CLERK'S RECORDING CERTIFICATE: HIDALGO COUNTY CERTIFICATE OF PLAT APPROVAL: DESCRIPTION OF LOCATION OF SUBDIVISION WITH RESPECT TO THE ETJ OF A MUNICIPALITY AND DESIGNATE THE PRECINCT THE PROJECT IS SITUATED: H.C.D.D. CERTIFICATION: H.C.C.I.D. No. 9 CERTIFICATE OF APPROVAL: REVISION NOTES: H.C.H.D. CITY PLANNING AND CITY COMMISSION'S CERTIFICATION AND CITY COUNCIL CERTIFICATION |
| 2 | 2 | WATER DISTRIBUTION AND ON-SITE SEWAGE FACILITY, ENGINEERING REPORT (INCLUDING DESCRIPTION OF WATER AND WASTE ENGINEER'S CERTIFICATION (ENGLISH AND SPANISH VERSION): TYPICAL WATER SERVICE CONNECTION: OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION |
| 3 | 3 | DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE AND HOW IT WILL SERVE THIS DEVELOPMENT: MAP OF TOPOGRAPHY AND DRAINAGE, AND ENGINEER'S CERTIFICATION: REVISION NOTES: CONSTRUCTION DETAILS |

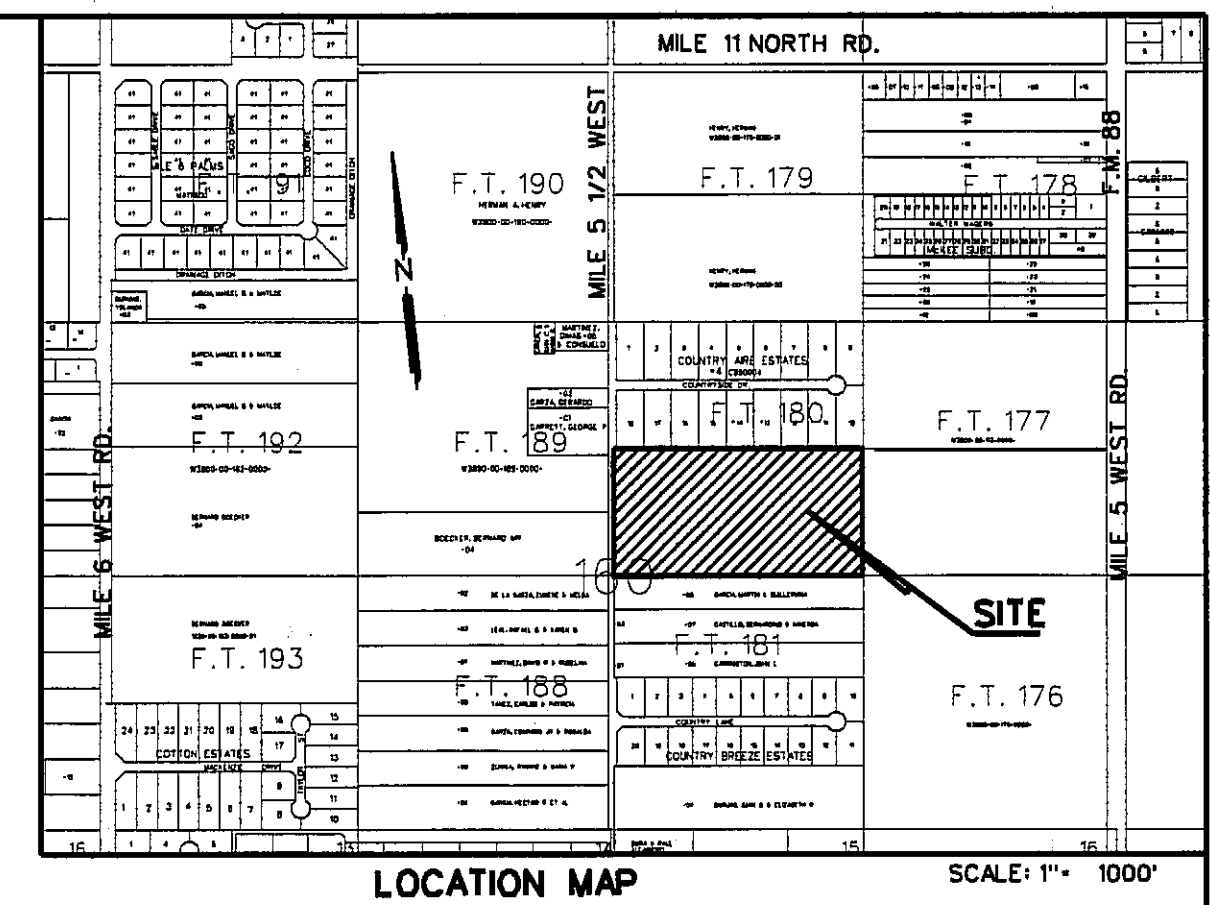
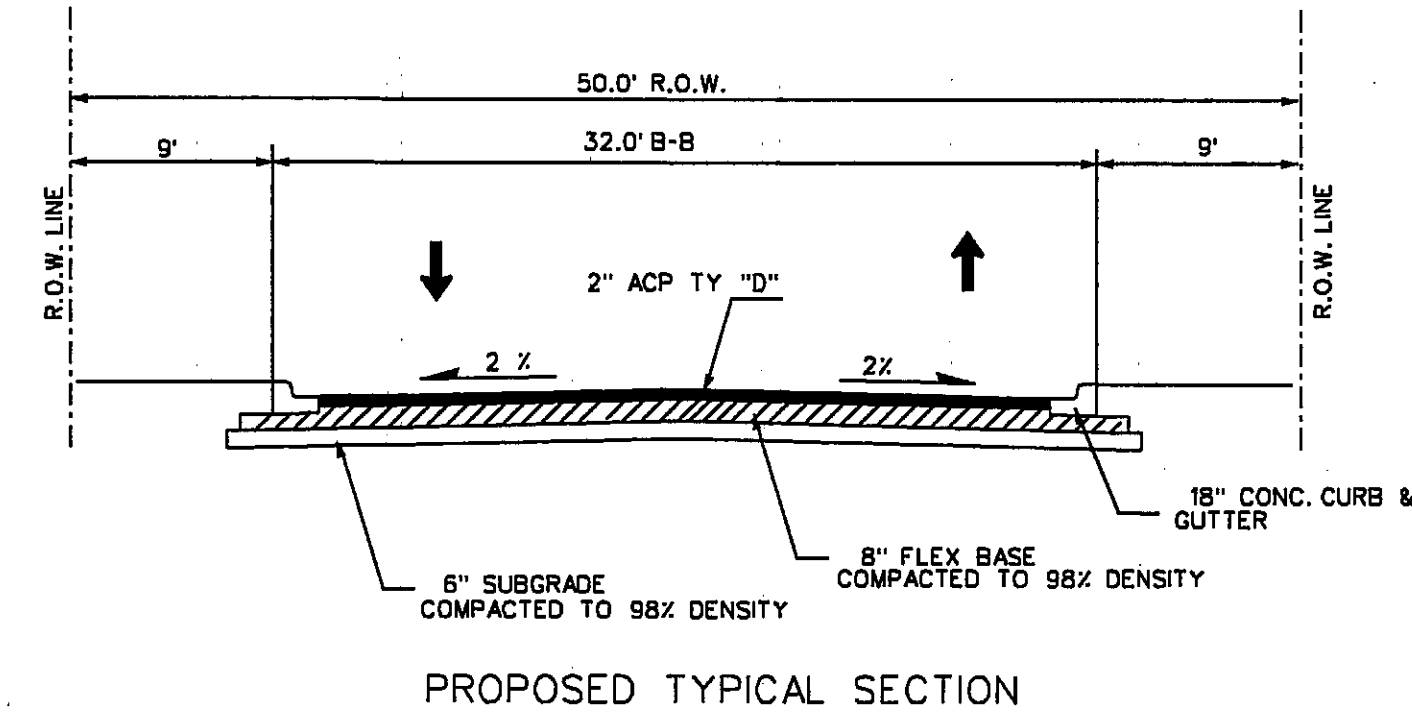
MAP OF TOPOGRAPHY AND DRAINAGE
MAPA DE TOPOGRAFIA Y DRENAGE

VILLAS SAN MIGUEL
SUBDIVISION

A 20.00 ACRE TRACT OF LAND BEING THE SOUTH 20.00 ACRES OF FARM TRACT 180, WEST TRACT SUBDIVISION A PER MAP RECORDED IN VOLUME 2, PAGES 34-37, MAP RECORDS, HIDALGO COUNTY, TEXAS.

LEGEND
Found 1/2" iron rod
Set 1/2" iron rod with a plastic cap stamped "RAA"
Power pole
Light pole
Stand pipe
Water meter
Irrigation valve
Chain link fence
Hogwire fence
Wood fence
Iron fence
Electrical box

SC: 1" = 100'



LOCATION OF SUBDIVISION WITH RESPECT TO THE EXTRATERRITORIAL JURISDICTION OF A MUNICIPALITY:
VILLAS SAN MIGUEL IS LOCATED WITHIN HIDALGO COUNTY PRECINCT No. 1 IN THE CENTRAL EAST OF HIDALGO COUNTY ON THE EAST SIDE OF MILE 5 1/2 WEST ROAD, 1/2 MILE NORTH OF MILE 10 NORTH ROAD, THE ONLY NEARBY MUNICIPALITY IS THE CITY OF WESLACO ACCORDING TO THE MAP IN THE OFFICE OF THE SECRETARY OF THE CITY OF WESLACO (POPULATION 37,791/2015 CENSUS). VILLAS SAN MIGUEL LIES APPROXIMATELY 1.1 MILES FROM THE CITY LIMITS OF WESLACO AND LIES WITHIN THE CITY'S 3.5 MILE

DRAINAGE REPORT

FEBRUARY 7, 2021
DRAINAGE REPORT:
BY: GUILLERMO A. ARRATIA, P.E.

VILLAS SAN MIGUEL
HIDALGO COUNTY, TEXAS

PROJECT LOCATION:
THE PROPERTY IS LOCATED ON THE EAST SIDE OF MILE 5 1/2 WEST ROAD, 1/2 MILE NORTH OF MILE 10 NORTH ROAD

FLOOD ZONE DESIGNATION: ZONE "X"
AREAS OF 500-YEAR FLOOD: AREAS 100-YEAR FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE AND AREAS PROTECTED BY LEVEES FROM 100-YEAR FLOOD
C.P.N. 480334 0450 C MAP REVISED: JUNE 6, 2000

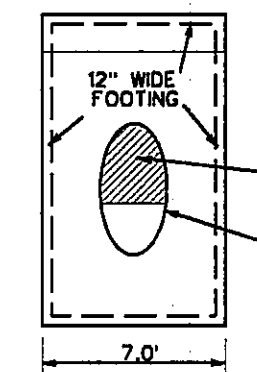
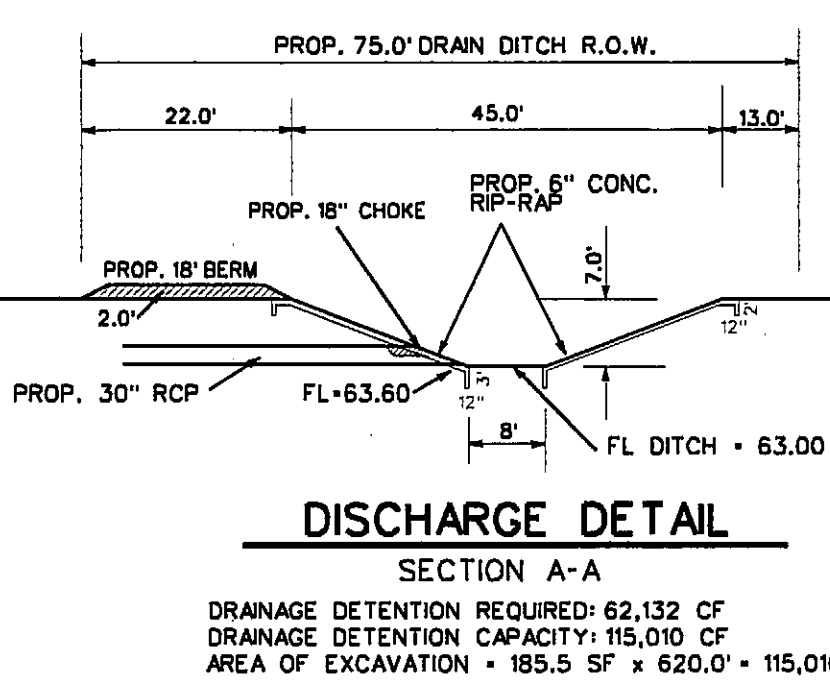
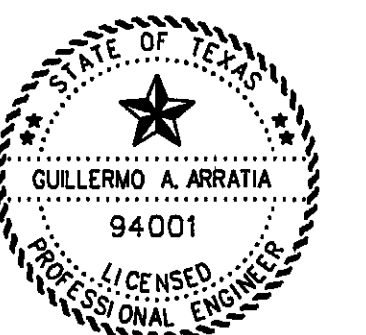
SOIL CONDITIONS:
A REVIEW OF THE SOIL SURVEY OF HIDALGO COUNTY INDICATES THE SUBJECT TRACT LIES IN AN AREA OF PREDOMINANTLY HIDALGO (25) (26) SANDY CLAY LOAM SOIL THAT HAS A POOR LOW SHRINK-SWELL POTENTIAL AND IS LISTED IN HYDROLOGICAL GROUP B.

EXISTING CONDITIONS:
THE SUBJECT TRACT IS CURRENTLY UNDEVELOPED. THE EXISTING TERRAIN HAS A GRADE OF APPROXIMATELY 0.1% EXISTING RUNOFF (7.66 CFS) FROM THE SITE IS BY FORM OF SHEET FLOOD RUNS TOWARDS THE EAST SIDE OF THIS TRACT.

PROPOSED CONDITIONS:
THE PROPOSED CONDITIONS FOR THIS SUBJECT TRACT CONSIST OF 30 RESIDENTIAL LOTS. THE STORM SEWER RUNOFF AFTER DEVELOPMENT WILL INCREASED 10.24 CFS FOR A TOTAL 17.9 CFS HAVE CALCULATED THAT 62,132 CF OF STORM RUNOFF FOR A 50 YEAR DESIGN FREQUENT AND WILL BE OUT FALLING INTO A PROPOSED STORM SEWER SYSTEM RANGING FROM 18" AND 30" WITH CURB INLETS AND OUT FALLING INTO A PROPOSED DETENTION AREA LOCATED ON THE EAST SIDE OF THIS SUBDIVISION AND WILL BE MAINTAINED BY THE HOME OWNERS ASSOCIATION

CERTIFICATION:
BY MY SIGNATURE BELOW, I CERTIFY THAT THIS SUBDIVISION LIES IN A THE SUBJECT TRACT LIES IN ZONE "X". AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD PLAN. C.P.N. 480334 0450 C MAP REVISED: JUNE 6, 2000 MAP REVISED TO REFLECT LOW: MAY-30-2002. BASED ON GRAPHICAL REPRESENTATION ON DATE SIGN.

Guillermo A. Arratia, P.E.
GUILLERMO A. ARRATIA
LICENSED PROFESSIONAL ENGINEER NO. 94001
28 N. 5TH ST.
DONNA, TEXAS, 78537



CONC. RIP-RAP
DETAIL

NOTE:
CONCRETE TO HAVE 3000 PSI
28 DAYS COMPRESSION STRENGTH
ALL REINFORCED STEEL SHALL
BE GRADE 60

DATE OF PREPARATION: JANUARY 9, 2022

NAIN ENGINEERING, L.L.C.
CONSULTING ENGINEER
526 N. 5TH STREET
DONNA, TEXAS, 78537
FIRM NO. F-9050
PH. (956) 784-0218
E-MAIL: NAINENGINEERING@YAHOO.COM

PRINCIPAL CONTACTS:
NAME ADDRESS CITY & ZIP PHONE
OWNER: JUAN SAN MIGUEL 820 W. MILE 10 NORTH WESLACO, TEXAS, 78596 956-310-2026
ENGINEER: GUILLERMO A. ARRATIA 526 N. 5TH ST. DONNA, TX 78537 (956) 784-0218
SURVEYOR: REYNALDO ROBLES 107 W. HUISACAS ST. WESLACO, TEXAS, 78596 956-968-2422

| REVISION NOTES | | | |
|----------------|-------|----------|---------------|
| No. | SHEET | REVISION | DATE APPROVED |
| | | | |
| | | | |
| | | | |
| | | | |

| INDEX TO SHEET OF VILLAS SAN MIGUEL | |
|-------------------------------------|---|
| SHEET 1 | HEADING: INDEX: LOCATION MAP AND ETJ: PRINCIPAL CONTACTS: PLAT WITH LOTS, STREETS, AND EASEMENT DESIGNATIONS: LEGAL DESCRIPTION (METES AND BOUNDS): SURVEYOR'S AND ENGINEER'S CERTIFICATION: P.A. NOTES AND RESTRICTIONS: OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION: COUNTY APPROVAL: CERTIFICATE: COUNTY CLERK'S RECORDING CERTIFICATE: HIDALGO COUNTY CERTIFICATE OF PLAT APPROVAL: DESCRIPTION OF LOCATION OF SUBDIVISION WITH RESPECT TO THE ETJ OF A MUNICIPALITY AND DESIGNATE THE PRECINCT THE PROJECT IS SITUATED: H.C.C.D. CERTIFICATION: H.C.C.I.D. No. 9 CERTIFICATE OF APPROVAL: REVISION NOTES: H.C.H.D. CITY PLANNING AND CITY COMMISSION'S CERTIFICATION AND CITY COUNCIL CERTIFICATION |
| SHEET 2 | WATER DISTRIBUTION AND ON-SITE SEWAGE FACILITY, ENGINEERING REPORT (ENGLISH AND SPANISH VERSION), INCLUDING DESCRIPTION OF WATER AND WASTE WATER AND ENGINEER'S CERTIFICATION (ENGLISH AND SPANISH VERSION): TYPICAL WATER SERVICE CONNECTION: OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION |
| SHEET 3 | DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE AND HOW IT WILL SERVE THIS DEVELOPMENT: MAP OF TOPOGRAPHY AND DRAINAGE, AND ENGINEER'S CERTIFICATION: REVISION NOTES: CONSTRUCTION DETAILS |

Countryside Dr

N 116° 5 1/2' W





Standardized Agenda Request Form

| | | | |
|---|-----------------|--|--|
| Date of Meeting:
April 19, 2022 | | Agenda Item No. (to be assigned by CSO):
2022-5369 | |
| From: | | | |
| Subject:
Discussion and consideration to approve Resolution 2022-26 finding that AEP Texas Central Company's application for a distribution cost recovery factor to increase distribution rates within the city should be denied; finding that the city's reasonable rate case expenses shall be reimbursed by the company; and authorize the Mayor to execute any related documents. Possible action. (Staffed by Interim City Manager.) | | | |
| 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
Martin Garza | | Created | |
| City Manager Comments:
Approve Resolution as presented. | | | |
| Staff Recommendation: | | | |
| Attachments, if any:
Memo to Cities Served by AEP Texas Inc. re DCRF Filing, Model Staff Report Re AEP Texas DCRF Filing, R2022-26 Denial Resolution - 2022 AEP Texas | | | |
| Responsibilities upon Approval: | | | |

Ms. Mauldin's Direct Line: (512) 322-5890
Email: jmauldin@lglawfirm.com

MEMORANDUM

TO: Cities Served by AEP Texas Inc. ("Cities")

FROM: Thomas Brocato
Jamie Mauldin
Roslyn Dubberstein

DATE: April 6, 2022

RE: AEP – Distribution Cost Recovery Factor ("DCRF") filing

CONFIDENTIAL/ATTORNEY-CLIENT COMMUNICATION
CITY ACTION REQUIRED NO LATER THAN JUNE 5

On April 6, 2022, AEP Texas Inc. ("AEP") filed an Application to Amend its Distribution Cost Recovery Factor. In the filing, the Company is seeking an increase in distribution revenues of approximately \$27.56 million. This equals an approximately \$1.28 increase to the average residential customer's bill from the rates approved in the Company's most recent DCRF case.

Cities have engaged the services of a consultant, Mr. Karl Nalepa, to review the Company's filing. Mr. Nalepa will review the filing and identify adjustments that should be made to the Company's request. We are recommending that Cities deny the requested relief.

The Public Utility Commission's rules allow cities 60 days to act on this application. That deadline is June 5, 2022. **Accordingly, we request that each city schedule the draft resolution included with this memorandum for consideration at their next council meeting.**

If you have any concerns or question please do not hesitate to contact us. We appreciate your continued support.

MODEL STAFF REPORT REGARDING AEP TEXAS'S DISTRIBUTION COST RECOVERY FACTOR FILING

On April 6, 2022, AEP Texas Inc. (“AEP” or “Company”) filed an Application to Amend its Distribution Cost Recovery Factor (“DCRF”) to increase distribution rates within each of the cities in their service area. In the filing, the Company asserts that it is seeking an increase in distribution revenues of approximately \$27.56 million (an approximately \$1.28 increase to the average residential customer’s bill from the rates approved in the Company’s most recent DCRF case).

The resolution authorizes the City to join with the Cities Served by AEP (“Cities”) to evaluate the filing, determine whether the filing complies with law, and if lawful, to determine what further strategy, including settlement, to pursue.

Purpose of the Resolution:

The purpose of the Resolution is to deny the DCRF application proposed by AEP.

Explanation of “Be It Resolved” Paragraphs:

1. This section authorizes the City to participate with Cities as a party in the Company’s DCRF filing, PUC Docket No. 53451.
2. This section authorizes the hiring of Lloyd Gosselink and consultants to review the filing, negotiate with the Company, and make recommendations to the City regarding reasonable rates. Additionally, it authorizes Cities to direct any necessary administrative proceedings or court litigation associated with an appeal of this application filed with the PUC.
3. This paragraph finds that the Company’s application is unreasonable and should be denied.
4. This section states that the Company’s current rates shall not be changed.
5. The Company will reimburse Cities for their reasonable rate case expenses. Legal counsel and consultants approved by Cities will submit monthly invoices that will be forwarded to AEP for reimbursement.
6. This section recites that the Resolution was passed at a meeting that was open to the public and that the consideration of the Resolution was properly noticed.
7. This section provides that AEP and counsel for Cities will be notified of the City’s action by sending a copy of the approved and signed Resolution to counsel.

RESOLUTION NO. R2022-26

A RESOLUTION OF THE CITY OF WESLACO, TEXAS FINDING THAT AEP TEXAS INC.'S APPLICATION TO AMEND ITS DISTRIBUTION COST RECOVERY FACTORS TO INCREASE DISTRIBUTION RATES WITHIN THE CITY SHOULD BE DENIED; AUTHORIZING PARTICIPATION WITH THE CITIES SERVED BY AEP TEXAS; AUTHORIZING HIRING OF LEGAL COUNSEL; FINDING THAT THE CITY'S REASONABLE RATE CASE EXPENSES SHALL BE REIMBURSED BY THE COMPANY; FINDING THAT THE MEETING AT WHICH THIS RESOLUTION IS PASSED IS OPEN TO THE PUBLIC AS REQUIRED BY LAW; REQUIRING NOTICE OF THIS RESOLUTION TO THE COMPANY AND LEGAL COUNSEL.

WHEREAS, the City of Weslaco, Texas ("City") is an electric utility customer of AEP Texas Inc. ("AEP" or "Company"), and a regulatory authority with an interest in the rates and charges of AEP; and

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

WHEREAS, on or about April 6, 2022, AEP filed with the City an Application to Amend its Distribution Cost Recovery Factor ("DCRF"), PUC Docket No. 53451, seeking to increase electric distribution rates by approximately \$27.56 million (an approximately \$1.28 increase to the average residential customer's bill from the rates approved in the Company's most recent DCRF case); and

WHEREAS, all electric utility customers residing in the City will be impacted by this ratemaking proceeding if it is granted; and

WHEREAS, Cities are coordinating its review of AEP's DCRF filing with designated attorneys and consultants to resolve issues in the Company's application; and

WHEREAS, Cities members and attorneys recommend that members deny the DCRF.

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

Section 1. That the City is authorized to participate with Cities in PUC Docket No. 53451.

Section 2. That subject to the right to terminate employment at any time, the City hereby authorizes the hiring of the law firm of Lloyd Gosselink and consultants to negotiate with the Company, make recommendations to the City regarding reasonable rates, and to direct any necessary administrative proceedings or court litigation associated with an appeal of this application filed with the PUC.

Section 3. That the rates proposed by AEP to be recovered through its DCRF charged to customers located within the City limits, are hereby found to be unreasonable and shall be denied.

Section 4. That the Company shall continue to charge its existing rates to customers within the City.

Section 5. That the City's reasonable rate case expenses shall be reimbursed in full by AEP within 30 days of presentation of an invoice to AEP.

Section 6. That it is hereby officially found and determined that the meeting at which this Resolution is passed is open to the public as required by law and the public notice of the time, place, and purpose of said meeting was given as required.

Section 7. That a copy of this Resolution shall be sent to Leila Melhem, American Electric Power Service Corporation, 400 West 15th Street, Suite 1520, Austin, Texas 78701 and to Thomas Brocato, General Counsel to the Cities, at Lloyd Gosselink Rochelle & Townsend, 816 Congress Ave., Suite 1900, Austin, Texas 78701.

PASSED AND APPROVED this 19th day of April 2022.

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:
April 19, 2022 | | Agenda Item No. (to be assigned by CSO):
2022-5328 | | | | | | | | | | | |
| From: | | | | | | | | | | | | | |
| Subject:
Discussion and consideration to approve Contingency Allowance Expenditure Authorization No. 2 for the New Police Department with Municipal Court and increase the Owner's Contingency Fund by \$8,310, leaving a balance of \$235,521 and authorize the Mayor to execute any related documents. Possible action. (Staffed by the Parks and Recreation Department.) | | | | | | | | | | | | | |
| Background:
This item reconciles credits and debits with the "Owner's Contingency Allowance" as follows: <ol style="list-style-type: none"> 1. (\$1,883.00) Change Proposal No. 002: Credit applied for City of Weslaco HVAC Permit. (The City waived applicable permit fees due by Contractor) 2. \$2,920.00 Change Proposal No. 005: Building signage relocation. (Sign was located on R.O.W. and relocated) 3. (\$7,700.00) Change Proposal No. 006: Credit applied for reducing fire lines and 2 FDC fire lines. (New water line decreased distance for connection and FDC was not required.) 4. (\$1,647.00) Change Proposal No. 007: Prep for Future Generator & ATS (Automatic Transfer Switch) credit. (ATS was sized for a portion of building and generator from old PD) <p>TOTAL CREDIT/ DEBIT FOR AEA 002 (\$8,310.00)</p> <table> <tr> <td>Original Owner's Contingency Sum:</td> <td>\$250,000</td> </tr> <tr> <td>Allowance Expenditures Prior to this Authorization:</td> <td>14,479</td> </tr> <tr> <td>Allowance Balance Prior to this Authorization:</td> <td>\$235,521</td> </tr> <tr> <td>Allowance Sum will be increased by this Authorization:</td> <td>8,310</td> </tr> <tr> <td>New Owner's Contingency Balance:</td> <td>\$243,831</td> </tr> </table> | | | | Original Owner's Contingency Sum: | \$250,000 | Allowance Expenditures Prior to this Authorization: | 14,479 | Allowance Balance Prior to this Authorization: | \$235,521 | Allowance Sum will be increased by this Authorization: | 8,310 | New Owner's Contingency Balance: | \$243,831 |
| Original Owner's Contingency Sum: | \$250,000 | | | | | | | | | | | | |
| Allowance Expenditures Prior to this Authorization: | 14,479 | | | | | | | | | | | | |
| Allowance Balance Prior to this Authorization: | \$235,521 | | | | | | | | | | | | |
| Allowance Sum will be increased by this Authorization: | 8,310 | | | | | | | | | | | | |
| New Owner's Contingency Balance: | \$243,831 | | | | | | | | | | | | |
| 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):
N/A | | | | | | | | | | | | | |

| | |
|---|--------------------------------------|
| OMAR RODRIGUEZ
OMAR RODRIGUEZ
Martin Garza | Created/Initiated
Approved
New |
| City Manager Comments:
Approve Contingency Allowance Expenditure Authorization No. 2 as recommended by the Parks and Recreation Director. | |
| Staff Recommendation:
Staff recommends approval | |
| Attachments, if any:
AEA 002 - CP2567 | |
| Responsibilities upon Approval: | |



DRAFT

P.O. Box 720428
McAllen, Texas 78504
Phone: 956.661.0400

Contingency Allowance Expenditure Authorization

Project: City of Weslaco New Police Department with Municipal and
Judicial Court

Authorization No.

2

ERO Project No.: 19087.01

Date:

04/08/22

To : Gerlach Builders, LLC dba Wil-Con
918 Big Horn Drive
Edinburg, Texas 78504

Attention: Shawn Gerlach, President

You are authorized to perform the following item(s) of work and to adjust the allowance sum accordingly, as indicated below. This is not a change order and does not increase nor decrease the contract amount.

Description of Work:

Allowance Expenditure issued for work indicated below as submitted by Gerlach Builders, LLC for the New City of Weslaco Police Station:

| | |
|---|--------------|
| 1.) Change Proposal No. 002: Credit for HVAC Permit. | (\$1,883.00) |
| 2.) Change Proposal No. 005: Building signage relocation. | \$2,920.00 |
| 3.) Change Proposal No. 006: Credit for reducing fire lines and 2 FDC fire lines. | (\$7,700.00) |
| 4.) Change Proposal No. 007: Prep for Future Generator & ATS Credit | (\$1,647.00) |
| AEA 02 will increase Owner's Contingency | (\$8,310.00) |
| Original Owner's Contingency Sum | \$250,000.00 |
| Allowance Expenditures Prior to this Authorization | \$14,479.00 |
| Allowance Balance Prior to this Authorization | \$235,521.00 |
| Allowance Sum will be increased by this Authorization | (\$8,310.00) |
| New Owner's Contingency Balance | \$243,831.00 |

This Allowance Expenditure represents adjustments to the Allowance Balance as noted above and described herein.

Accepted and agreed to by:

Gerlach Builders, LLC

Signature

Date

ERO Architects, L.L.P

Signature

Date

Accepted and agreed to on behalf on City of Weslaco:

City of Weslaco

Signature

Date

Change Order Request

Detailed (with Breakdown of PCOs), Grouped by Each Number

1083-City of Weslaco PSB Police Station with MunProject # 1083

Gerlach Builders, LLC dba WIL-CON

300 S. Bridge Ave

Tel: (956) 781-9781

Fax: (956) 290-8359

Weslaco, Texas 78596

Change Order Request: 002

Date: 12/29/2021

To: Albert Chronis
ERO Architects
300 South 8th Street
McAllen, Texas 78501

From: Airika Stevens
Gerlach Builders, LLC dba WIL-CON
PO Box 4352
McAllen, TX 78502

| Description | Category | Status |
|------------------------|-------------|---------|
| Credit for HVAC Permit | Direct Cost | Pending |

| Reference | Required By | Days Req | Amt Req |
|-----------|-------------|----------|------------|
| | 1/5/2022 | 15 | (1,883.00) |

Notes

| PCO No | Date | Reference | Amt Prop | Days Req | Category | Reason |
|------------------------|------------|-----------|------------|----------|--------------|--------------|
| 004 | 12/29/2021 | | (1,883.00) | 0 | Change Order | Direct Costs |
| Credit for HVAC Permit | | | | | | |

| Item No | Item Description | Amt Prop | Reference |
|---------|------------------------|------------|-----------|
| 001 | Credit for HVAC Permit | (1,883.00) | |

Approved By:

Signature

Name

Date



City of Weslaco
255 S Kansas Avenue
Weslaco, Texas 78596

Permit NO. MECC-002961-2021
Permit Type: Mechanical (Commercial)
Work Classification: New Installation
Permit Status: Issued

Issue Date: 12/14/2021

Expiration: 12/14/2022

Location Address

300 S BRIDGE AVE, WESLACO,

Contacts

WESLACO AIR CONDITIONING Contractor
4501 N MILE 4 WEST, WESLACO, TX 78599
(956)532-7471 WAC@WESLACOAC.COM

Description: POLICE DEPARTMENT

Valuation: \$0.00

Total Sq Feet: 0.00

Inspection Requests:

956-973-0649

| Fees | Amount |
|-----------------------------|--------|
| Mechanical (Commercial) New | \$0.00 |
| Installation Fee | |
| Processing Fee | \$0.00 |
| Total: | \$0.00 |

| Payments | Amt Paid |
|-------------|----------|
| Total Fees | |
| Amount Due: | |

| Available Inspections: | |
|------------------------|--|
| Inspection Type | |
| Rough In Walls | |
| Duct Work | |
| Above Ceiling | |
| Mechanical Final | |
| Progress Check | |

\$ 1,883⁰⁰ Credit

Notice:

This permit becomes null and void if work or construction authorized is not commenced within 6 months, or if construction or work is suspended or abandoned for a period of 6 months at any time after work is started.

I hereby certify that I have read and examined this document and know the same to be true and correct. All provisions or laws and ordinances governing this type of work will be complied with whether specified herein or not. Granting of a permit does not presume to give authority to violate or cancel the provision or any other state or local law regulating construction or the performance of construction.

Issued By: Rolando Gonzalez

December 14, 2021

Date

Owner Signature

Date

Contractor Signature

Date

Allowance Expenditure Request

Detailed (with Breakdown of PCOs), Grouped by Each Number

1083-City of Weslaco PSB Police Station with MunProject # 1083

Gerlach Builders, LLC dba WIL-CON

300 S. Bridge Ave

Tel: (956) 781-9781

Fax: (956) 290-8359

Weslaco, Texas 78596

Allowance Expenditure Request: 005

Date: 3/23/2022

To:

ERO Architects

From:

Airika Stevens

Gerlach Builders, LLC dba WIL-CON

PO Box 4352

McAllen, TX 78502

| Description | Category | Status |
|----------------------------------|-------------|---------|
| PR2- Building Signage Relocation | Direct Cost | Pending |

| Reference | Required By | Days Req | Amt Req |
|-----------|-------------|----------|----------|
| | 3/30/2022 | 15 | 2,920.00 |

Notes

| PCO No | Date | Reference | Amt Prop | Days Req | Category | Reason |
|----------------------------------|-----------|-----------|----------|----------|--------------|--------------|
| 008 | 3/23/2022 | | 2,920.00 | 15 | Change Order | Direct Costs |
| PR2- Building Signage Relocation | | | | | | |

| Item No | Item Description | Amt Prop | Reference |
|---------|----------------------------------|----------|-----------|
| 001 | PR2- Building Signage Relocation | 2,920.00 | |

Approved By:

Signature

Name

Date



604 PALMVIEW DR.
PALMVIEW, TX 78574
P: (956) 581-8899

March 21, 2022

CO Request 5

Job: Weslaco Police Station
Re: PR 002 Relocate Signage

We propose to furnish and install all labor, material, services and equipment necessary for completion.
Will relocate power for signage as requested per PR 002.

NOTE:

Excludes the following:

- > Cutting, Patching, or Painting of Drywall, if Damaged.
- > Ceiling Tiles, Ceiling Grid, if Damaged.
- > Cutting, patching or painting of concrete

NOTE: 2 additional days requested to complete scope of work.

Work will be done during regular business hours, quote valid for 30 days after date listed above.

TOTAL: \$ 2,920.00

Should you have any questions, please feel free to call me at (956) 581-8899.

Sincerely,

Juan Ortiz / Carla Garcia

A handwritten signature in black ink, appearing to be "JO" followed by a large, stylized flourish.

Accepted By: _____ Date: _____

DATE: 3/21/2022

CO Req. 5

| | |
|-------|-------------|
| TOTAL | \$ 2,919.21 |
|-------|-------------|



AIA® Document G709™ – 2018

Proposal Request

PROJECT: *(name and address)*
City of Weslaco New Police Department
with Municipal and Judicial Court
300 S. Bridge Ave.
Weslaco, Texas 78596

CONTRACT INFORMATION:
Contract For: General Construction

Architect's Project Number: 19087.01
Proposal Request Number: 002

Date: September 29, 2021

Proposal Request Date: March 14, 2022

OWNER: *(name and address)*
City of Weslaco
255 S. Kansas Ave.
Weslaco, Texas 78596

ARCHITECT: *(name and address)*
ERO Architects
P.O. Box 720428
McAllen, Texas 78504

CONTRACTOR: *(name and address)*
Gerlach Builders, LLC dba Wil-Con
918 Big Horn Drive
Edinburg, Texas 78504

The Owner requests an itemized proposal for changes to the Contract Sum and Contract Time for proposed modifications to the Contract Documents described herein. The Contractor shall submit this proposal within Seven (7) days or notify the Architect in writing of the anticipated date of submission.

(Insert a detailed description of the proposed modifications to the Contract Documents and, if applicable, attach or reference specific exhibits.)

Provide cost/credit to relocate building signage as requested by owner.

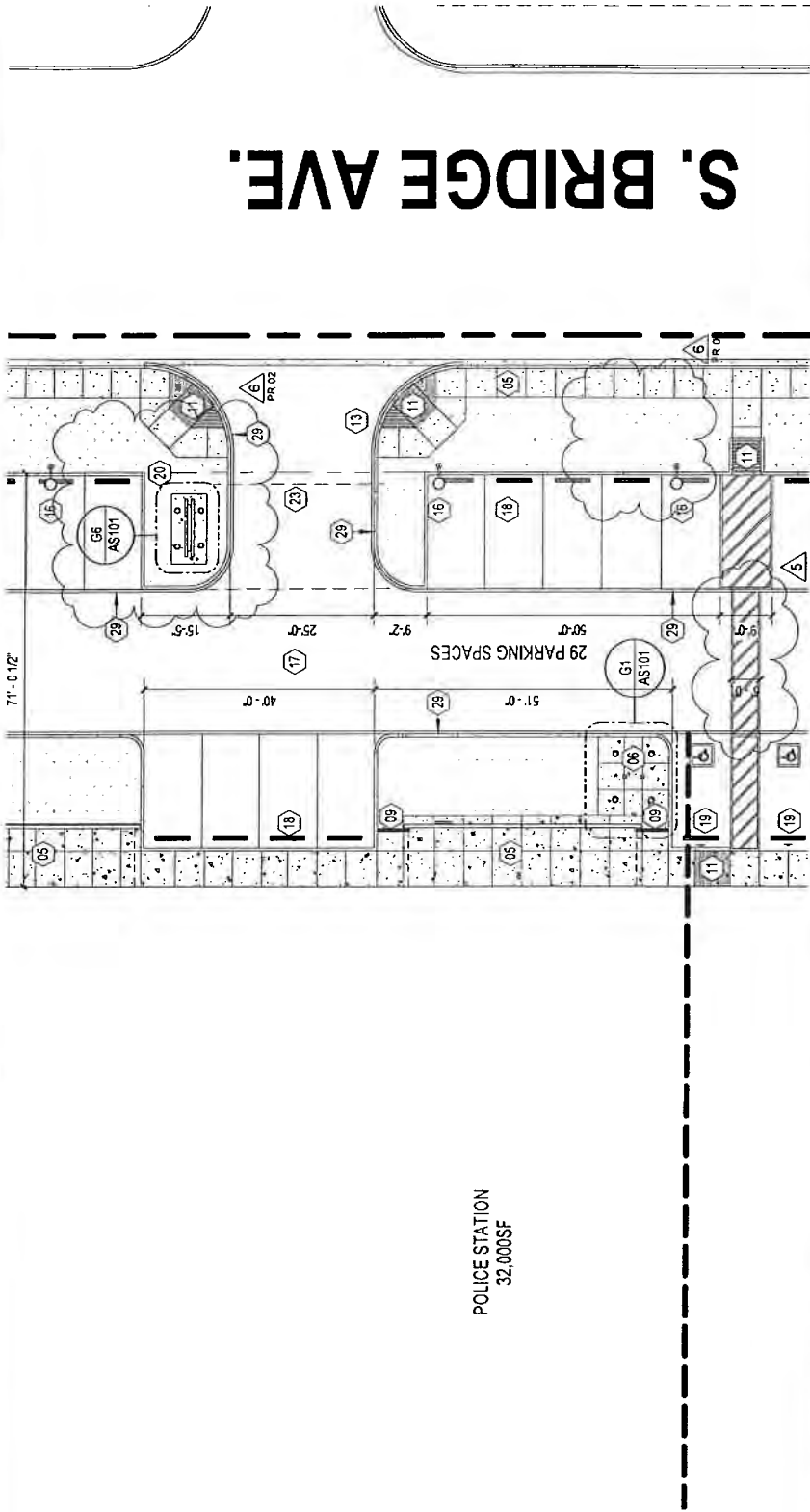
Attachments: Refer to SK-02.

THIS IS NOT A CHANGE ORDER, A CONSTRUCTION CHANGE DIRECTIVE, OR A DIRECTION TO PROCEED WITH THE WORK DESCRIBED IN THE PROPOSED MODIFICATIONS.

REQUESTED BY THE ARCHITECT:

Juan Cantu, AIA, Assoc. Principal

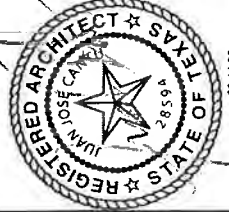
PRINTED NAME AND TITLE



S. BRIDGE AVE.

1 ARCHITECTURAL SITE PLAN

1" = 20'-0"

| | |
|--|--|
|  <p>300 S. 8th Street
McAllen TX 78501
(P) 956-661-0400 goero.com</p> |  |
| | <p>Project Name
CITY OF WESLACO POLICE STATION</p> <p>Sheet Title
ARCHITECTURAL SITE PLAN</p> <p>Project No.:
19087.01</p> |

Issue Date:
03/14/22

SK-02

Allowance Expenditure Request

Detailed (with Breakdown of PCOs), Grouped by Each Number

1083-City of Weslaco PSB Police Station with MunProject # 1083

Gerlach Builders, LLC dba WIL-CON

300 S. Bridge Ave

Tel: (956) 781-9781

Fax: (956) 290-8359

Weslaco, Texas 78596

Allowance Expenditure Request: 006

Date: 3/23/2022

To:

ERO Architects

From:

Airika Stevens

Gerlach Builders, LLC dba WIL-CON

PO Box 4352

McAllen, TX 78502

Description

Category

Status

Fire Line

Direct Cost

Pending

Reference

Required By

Days Req

Amt Req

3/30/2022

15

(7,700.00)

Notes

PCO No

Date

Reference

Amt Prop

Days Req

Category

Reason

Description

Notes

005

3/23/2022

(7,700.00)

0

Change Order

Direct Costs

Credit for reducing fire lines and 2FDC Fir Lines

Item No

Item Description

Amt Prop Reference

001

Credit for reducing fire lines and 2FDC Fir Lines into
1 overhaul fire line.

(7,700.00)

Approved By:

Signature

Name

Date



DEDUCTIVE CHANGE ORDER #1
Weslaco Police Station

April 17, 2022

To: **Gerlach Builders dba Wil-Con** hereinafter called Subscriber. **Texas Fireguard, LLC** hereinafter called Contractor proposes the following services to the fire sprinkler system at the subscriber's address: 711 E Railroad, Weslaco, Texas

Basic Service:

Our quotation includes material and labor credit for reducing 2 supply fire lines and 2 FDC fire lines into 1 overall fire line. The FDC will come from the discharge side of the aboveground backflow preventer. Each building will be provided its own shutoff gate valve, as shown on plan.

- | | |
|----------------------------------|--------------|
| ➤ Approx. 500 ft of 4' DR18 pipe | <\$1,500.00> |
| ➤ 2 in-building risers | <\$1,500.00> |
| ➤ Labor | <\$4,700.00> |

TOTAL PROPOSED AMOUNT: -----
<\$7,700.00>

This instrument constitutes the entire **AGREEMENT** between the parties hereto, and no changes or alterations shall be made except in writing and signed by the parties hereto.

Leonardo Munoz
Texas Fireguard, LLC

Gerlach Builders dba Wil-Con

Allowance Expenditure Request

Detailed (with Breakdown of PCOs), Grouped by Each Number

1083-City of Weslaco PSB Police Station with MunProject # 1083

Gerlach Builders, LLC dba WIL-CON

300 S. Bridge Ave

Tel: (956) 781-9781

Fax: (956) 290-8359

Weslaco, Texas 78596

Allowance Expenditure Request: 007

Date: 3/23/2022

To:

ERO Architects

From:

Airika Stevens

Gerlach Builders, LLC dba WIL-CON

PO Box 4352

McAllen, TX 78502

Description

Category

Status

Prep for Future Generator & ATS Credit

Direct Cost

Pending

Reference

Required By

Days Req

Amt Req

3/30/2022

15

(1,647.00)

Notes

PCO No

Date

Reference

Amt Prop

Days Req

Category

Reason

Description

Notes

010

3/24/2022

(1,647.00)

0

Change Order

Direct Costs

Prep for Future Generator & ATS Credit

Item No

Item Description

Amt Prop Reference

001

Conduit

16,724.00

002

ATS Credit

(24,495.00)

003

ATS Cancellation Charge

6,124.00

Approved By:

Signature

Name

Date



604 PALMVIEW DR.
PALMVIEW, TX 78574
P: (956) 581-8899

March 28, 2022

CO Request 6

Job: Weslaco Police Station
Re: Add #6 Rev #1 PR 01

We propose to furnish and install all labor, material, services and equipment necessary for completion.

| | |
|---|--------------|
| Main disconnect to new ATS will run (4) 2" conduits | \$ 3,510.00 |
| ATS to MDP will run (4) 2" conduits | \$ 2,325.00 |
| Generator to new ATS in electrical room A237 will run (3) 4" conduits | \$ 10,889.00 |

TOTAL: \$ 16,724.00

NOTE: Proposal does not include any wire.

Excludes the following:

- > Cutting, Patching, or Painting of Drywall, if Damaged.
- > Ceiling Tiles, Ceiling Grid, if Damaged.
- > Cutting, patching or painting of concrete

NOTE: 15 additional days requested to complete scope of work.

Work will be done during regular business hours, quote valid for 30 days after date listed above.

Should you have any questions, please feel free to call me at (956) 581-8899.

Sincerely,

Juan Ortiz / Carla Garcia

A handwritten signature in black ink, appearing to be a stylized 'J' or 'C' with a loop.

Accepted By: _____ Date: _____

JOB: Weslaco Police Station

DATE: 3/28/2022

RE: Add #6 Rev #1 PR 01

CO Req. 6

Main Disconnect to New ATS

| ITEM | QTY | | RATE | TOTAL | TAX |
|--------------------------|----------------------|--|-------|--------------------|-----|
| MATERIAL: | | | | | |
| 108 | 2" pvc pipe | | 6.09 | \$ 657.54 | NON |
| 12 | 2" pvc 90 | | 6.35 | \$ 76.18 | NON |
| 24 | 2" coup | | 1.21 | \$ 29.15 | NON |
| 8 | 2" pvc female adpt | | 1.73 | \$ 13.87 | NON |
| 8 | 2" x 2" x 12" nipple | | 33.96 | \$ 271.68 | NON |
| 32 | 2" locknuts | | 0.87 | \$ 27.99 | NON |
| 16 | 2" plastic bushing | | 0.69 | \$ 10.97 | NON |
| 1 | | | - | \$ - | NON |
| 1 | | | - | \$ - | NON |
| 1 | | | - | \$ - | NON |
| 1 | | | - | \$ - | NON |
| 1 | | | - | \$ - | NON |
| 1 | | | - | \$ - | NON |
| MATERIAL SUBTOTAL | | | | \$ 1,087.38 | |

OTHER:

| | | | | |
|-----------------------|----------------------------|--------|------------------|-----|
| 1 | Equipment - Mini Excavator | 500.00 | \$ 500.00 | TAX |
| 1 | Equipment - Tamper | 250.00 | \$ 250.00 | TAX |
| 0 | Trench & Backfill- | 5.00 | \$ - | NON |
| | | - | \$ - | NON |
| OTHER SUBTOTAL | | | \$ 750.00 | |

LABOR:

| | | | | |
|-----------------------|--------------|-------|--------------------|-----|
| 24 | Service Crew | 50.00 | \$ 1,200.00 | NON |
| LABOR SUBTOTAL | | | \$ 1,200.00 | |

Tax is for Equipment ONLY rentals are not
tax exempt

| | | |
|--------------|--------------------|-------|
| SUBTOTAL | \$ 3,037.38 | |
| TAX | 61.88 | 8.25% |
| SUBTOTAL | \$ 3,099.26 | |
| MARKUP | 309.93 | 10% |
| ADMIN FEE | \$ 100.00 | |
| BOND FEE | | |
| TOTAL | \$ 3,509.18 | |

JOB: Weslaco Police Station

RE: Add #6 Rev #1 PR 01

DATE: 3/28/2022

CO Req. 6

| | | ATS to MDP | | | |
|--------------------------|-----|----------------------------|------------------|--------------------|--------------|
| ITEM | QTY | | RATE | TOTAL | TAX |
| | | MATERIAL: | | | |
| | 84 | 2" emt pipe | 6.09 | \$ 511.42 | NON |
| | 8 | 2" emt conn s/s | 3.74 | \$ 29.93 | NON |
| | 20 | 2" emt coup s/s | 4.05 | \$ 80.96 | NON |
| | 10 | 2" unistrut | 2.03 | \$ 20.25 | NON |
| | 8 | 2" emt 90 | 21.82 | \$ 174.52 | NON |
| | 8 | 2" plastic bushing | 0.69 | \$ 5.48 | NON |
| | 1 | | - | \$ - | NON |
| | 1 | | - | \$ - | NON |
| | 1 | | - | \$ - | NON |
| | 1 | | - | \$ - | NON |
| | 1 | | - | \$ - | NON |
| | 1 | | - | \$ - | NON |
| | 1 | | - | \$ - | NON |
| MATERIAL SUBTOTAL | | | | \$ 822.56 | |
| | | OTHER: | | | |
| | 1 | Equipment - Mini Excavator | - | \$ - | TAX |
| | 1 | Equipment - Tamper | - | \$ - | TAX |
| | 0 | Trench & Backfill- | 5.00 | \$ - | NON |
| | | | - | \$ - | NON |
| OTHER SUBTOTAL | | | | \$ - | |
| | | LABOR: | | | |
| | 24 | Service Crew | 50.00 | \$ 1,200.00 | NON |
| LABOR SUBTOTAL | | | | \$ 1,200.00 | |
| | | | SUBTOTAL | \$ 2,022.56 | |
| | | | TAX | - | 8.25% |
| | | | SUBTOTAL | \$ 2,022.56 | |
| | | | MARKUP | 202.26 | 10% |
| | | | ADMIN FEE | \$ 100.00 | |
| | | | BOND FEE | | |
| | | | TOTAL | \$ 2,324.82 | |

Tax is for Equipment ONLY rentals are not
tax exempt

JOB: Weslaco Police Station

DATE: 3/28/2022

RE: Add #6 Rev #1 PR 01

CO Req. 6

Generator to new ATS in Electrical room A237

| ITEM | QTY | | RATE | TOTAL | TAX |
|--|----------------------------|----------|------|-------------|--------------|
| MATERIAL: | | | | | |
| 214 | 4" pvc conduit | 16.07 | \$ | 3,439.36 | NON |
| 6 | 4" pvc 90 | 33.36 | \$ | 200.17 | NON |
| 18 | 4" pvc coup | 5.46 | \$ | 98.24 | NON |
| 3 | 4" pvc femal adapt | 6.41 | \$ | 19.24 | NON |
| 3 | 4" x 12" nipple | 105.25 | \$ | 315.75 | NON |
| 12 | 4" locknut | 5.62 | \$ | 67.44 | NON |
| 3 | 4" plastic bushing | 2.01 | \$ | 6.03 | NON |
| 84 | 1" pvc pipe | 2.69 | \$ | 225.88 | NON |
| 2 | 1" pvc 90 | 2.42 | \$ | 4.83 | NON |
| 8 | 1" pvc coup | 0.50 | \$ | 3.99 | NON |
| 2 | 1" pvc female adapt | 0.91 | \$ | 1.82 | NON |
| 2 | 1" x 12" nipple | 18.42 | \$ | 36.83 | NON |
| 8 | 1" locknuts | 0.32 | \$ | 2.53 | NON |
| 2 | 1" plastic bushing | 0.15 | \$ | 0.30 | NON |
| 1 | | - | \$ | - | NON |
| 1 | | - | \$ | - | NON |
| 1 | | - | \$ | - | NON |
| 1 | | - | \$ | - | NON |
| 1 | | - | \$ | - | NON |
| 1 | | - | \$ | - | NON |
| MATERIAL SUBTOTAL | | | | \$ 4,422.41 | |
| OTHER: | | | | | |
| 1 | Equipment - Mini Excavator | 1,150.00 | \$ | 1,150.00 | TAX |
| 1 | Equipment - Tamper | 500.00 | \$ | 500.00 | TAX |
| 0 | Trench & Backfill- | 5.00 | \$ | - | NON |
| | | - | \$ | - | NON |
| OTHER SUBTOTAL | | | | \$ 1,650.00 | |
| LABOR: | | | | | |
| 72 | Service Crew | 50.00 | \$ | 3,600.00 | NON |
| LABOR SUBTOTAL | | | | \$ 3,600.00 | |
| | | | | SUBTOTAL | \$ 9,672.41 |
| Tax is for Equipment ONLY rentals are not tax exempt | | | | TAX | 136.13 8.25% |
| | | | | SUBTOTAL | \$ 9,808.54 |
| | | | | MARKUP | 980.85 10% |
| | | | | ADMIN FEE | \$ 100.00 |
| | | | | BOND FEE | |
| | | | | TOTAL | \$ 10,889.39 |



604 PALMVIEW DR.
PALMVIEW, TX 78574
P: (956) 581-8899

March 28, 2022

CO Request 7

Job: Weslaco Police Station
Re: ATS Credit

Proposal is for the ATS credit as per original bid.

Work will be done during regular business hours, quote valid for 30 days after date listed above.

CREDIT TOTAL: \$ (24,495.00)

Should you have any questions, please feel free to call me at (956) 581-8899.

Sincerely,


Juan Ortiz / Carla Garcia

Accepted By: _____ Date: _____

JOB: Weslaco Police Station

RE: ATS Credit

DATE: 3/28/2022

CO Req. 7

| ATS Credit | | | | |
|--|----------------------------|------------------|-----------------------|-----------|
| ITEM | QTY | | RATE | TOTAL TAX |
| MATERIAL: | | | | |
| 1 | ATS Quote as per bid | (24,495.00) | \$ (24,495.00) | NON |
| 1 | | - | \$ - | NON |
| 1 | | - | \$ - | NON |
| 1 | | - | \$ - | NON |
| 1 | | - | \$ - | NON |
| 1 | | - | \$ - | NON |
| 1 | | - | \$ - | NON |
| 1 | | - | \$ - | NON |
| 1 | | - | \$ - | NON |
| 1 | | - | \$ - | NON |
| 1 | | - | \$ - | NON |
| 1 | | - | \$ - | NON |
| 1 | | - | \$ - | NON |
| 1 | | - | \$ - | NON |
| MATERIAL SUBTOTAL | | | \$ (24,495.00) | |
| OTHER: | | | | |
| 1 | Equipment - Mini Excavator | - | \$ - | TAX |
| 1 | Equipment - Tamper | - | \$ - | TAX |
| 0 | Trench & Backfill- | - | \$ - | NON |
| OTHER SUBTOTAL | | | \$ - | |
| LABOR: | | | | |
| 0 | Service Crew | 50.00 | \$ - | NON |
| LABOR SUBTOTAL | | | \$ - | |
| Tax is for Equipment ONLY rentals are not tax exempt | | SUBTOTAL | \$ (24,495.00) | |
| | | TAX | - | 8.25% |
| | | SUBTOTAL | \$ (24,495.00) | |
| | | MARKUP | - | 0% |
| | | ADMIN FEE | \$ - | |
| | | BOND FEE | | |
| | | TOTAL | <u>\$ (24,495.00)</u> | |



September 2, 2021

| Item | Description | Qty |
|------|---|-----|
| 1 | CXRE, CXR Series Transfer Switch with PowerCommand Control: 1000A/1200A
CXR1000, Transfer Switch, PowerCommand, 1000 Amp
Listing-UL 1008/CSA Certification
Application-Utility to Genset
Cabinet-Type 1
Cable Lugs-Mechanical, 1/0-750 MCM
UL1008 3-Cycle Withstand ratings
Transfer Mode-Delayed
Poles-4 (Switched Neutral)
Frequency-60 Hz
System-3 Phase, 4-W (Solid or Switched Neutral)
Voltage-208 Volts AC
PC80 Control
Integrated High Accuracy Power Quality Metering
Premium Customer I/O
Anti-Condensation Cabinet Heater
Transfer Switch Warranty-2 Year Comprehensive
Packing-Wooden Crate
Annunciator-Panel Mounted With Enclosure (RS485)
Startup & Training: 1 Trip | 1 |

TOTAL: \$24,495.00

NOTES:

- Quote value does not include any tax.
- Proposal based upon supplied 100% Construction documents dated 8/2/21 only.
- Price quoted is F.O.B. factory with freight allowed to the first U.S. destination.
- Price does not include any applicable taxes unless listed above.
- All ship loose items installed by others.
- Unloading, installation, and fuel are not included and will be the responsibility of others.
- **Warranty:**
Cummins 2-year warranty begins at the successful completion of startup and testing in lieu of acceptance or substantial completion.
- **Startup & Training:**
 - Providing Cummins standard startup and the specific testing listed above only. All other testing including NETA testing is provided by others.
 - Our proposal includes 1 trip during normal business hours to complete the onsite services listed above. If additional trips or after-hours trips are required, additional cost will be incurred.
 - Training for maintenance personnel will be concurrent at time of startup unless otherwise noted.
 - No videotaping is included with this quotation. All taping is supplied by others.
- **PMA:**
Generator Maintenance Agreement is not included and will be negotiated directly with the owner once equipment has been successfully started up and tested.
- **NOTICE:** As a result of the outbreaks of the disease COVID-19 arising from the novel coronavirus, temporary delays in delivery, labor, or services from Cummins and its sub-suppliers or subcontractors may occur. Among other factors, Cummins' delivery is subject to correct and punctual supply from our sub-suppliers or subcontractors, and Cummins reserves the right to make partial deliveries or modify its labor or service. While Cummins shall make every commercially reasonable effort to meet the delivery, service, or completion described herein, such date(s) is(are) subject to change.

Submitted by:
Parker Hutchins
Power Systems Representative – Gulf Region
Cummins Sales and Service
6226 Pan Am Expressway North
San Antonio, TX 78218
Cell: 210-287-3246



**Sales and
Service**

Project: Weslaco Police ATS
Quotation: Weslaco Police ATS

Fax: 210-655-3865

Email: parker.hutchins@cummins.com

SUBMITTALS. An order for the equipment covered by this quotation will be accepted on a hold for release basis. Your order will not be released and scheduled for production until written approval to proceed is received in our office. Such submittal approval shall constitute acceptance of the terms and conditions of this quotation unless the parties otherwise agree in writing.

THERE ARE ADDITIONAL CONTRACT TERMS AND CONDITIONS ATTACHED TO THIS QUOTATION, INCLUDING LIMITATIONS OF WARRANTIES AND LIABILITIES, WHICH ARE EXPRESSLY INCORPORATED HEREIN. BY ACCEPTING THIS QUOTATION, CUSTOMER ACKNOWLEDGES THAT THE CONTRACT TERMS AND CONDITIONS HAVE BEEN READ, FULLY UNDERSTOOD AND ACCEPTED.


Authorized Signature

1-7-22
Date

Zitro Electric LLC
Company Name

Pete Sanchez
Printed Name & Title

Purchase Order No

<Rest of the page is intentionally left blank>



604 PALMVIEW DR.
PALMVIEW, TX 78574
P: (956) 581-8899

March 28, 2022

CO Request 8

Job: Weslaco Police Station
Re: ATS Cancellation Charge

Proposal is for the cancellation fee for ATS since it was approved and released for production.

TOTAL: \$ 6,124.00

Should you have any questions, please feel free to call me at (956) 581-8899.

Sincerely,

Juan Ortiz / Carla Garcia

A handwritten signature in black ink, appearing to be 'Juan Ortiz' or 'Carla Garcia', written over a circular stamp or seal.

Accepted By: _____ Date: _____

JOB: Weslaco Police Station

RE: ATS Cancellation Charge

DATE: 3/28/2022

CO Req. 8

ATS Cancellation Charge

| ITEM | QTY | | RATE | TOTAL | TAX |
|------------------|-----|-----------------------------|----------|--------------------|-----|
| MATERIAL: | | | | | |
| | 1 | | - | \$ - | NON |
| | 1 | Cancellation Charge for ATS | 6,123.75 | \$ 6,123.75 | NON |
| | 1 | | - | \$ - | NON |
| | 1 | | - | \$ - | NON |
| | 1 | | - | \$ - | NON |
| | 1 | | - | \$ - | NON |
| | 1 | | - | \$ - | NON |
| | 1 | | - | \$ - | NON |
| | 1 | | - | \$ - | NON |
| | 1 | | - | \$ - | NON |
| | 1 | | - | \$ - | NON |
| | 1 | | - | \$ - | NON |
| | 1 | | - | \$ - | NON |
| | 1 | | - | \$ - | NON |
| | 1 | | - | \$ - | NON |
| | 1 | | - | \$ - | NON |
| | | MATERIAL SUBTOTAL | | \$ 6,123.75 | |
| OTHER: | | | | | |
| | 1 | Equipment - Mini Excavator | - | \$ - | TAX |
| | 1 | Equipment - Tamper | - | \$ - | TAX |
| | 0 | Trench & Backfill- | - | \$ - | NON |
| | | | - | \$ - | NON |
| | | OTHER SUBTOTAL | | \$ - | |
| LABOR: | | | | | |
| | 0 | Service Crew | 50.00 | \$ - | NON |
| | | LABOR SUBTOTAL | | \$ - | |

Tax is for Equipment ONLY rentals are not
tax exempt

| | | |
|--------------|--------------------|-------|
| SUBTOTAL | \$ 6,123.75 | |
| TAX | - | 8.25% |
| SUBTOTAL | \$ 6,123.75 | |
| MARKUP | - | 0% |
| ADMIN FEE | \$ - | |
| BOND FEE | | |
| TOTAL | \$ 6,123.75 | |

March 25, 2022

RE: Weslaco Police ATS Cancellation Charge

Thank you for allowing Cummins Sales and Service to provide a proposal for this project. Below you will find a summary with pricing. If there are any questions please don't hesitate to call.

Equipment:

- ATS Cancellation Fee

Grand Total: \$6,123.75.00

TERMS AND CONDITIONS FOR SALE OF POWER GENERATION EQUIPMENT

These Terms and Conditions for Sale of Power Generation Equipment, together with the Quote, Sales Order, and/or Credit Application on the front side or attached hereto, are hereinafter referred to as this "Agreement" and shall constitute the entire agreement between the customer identified in the quote ("Customer") and Cummins Southern Plains LLC ("Cummins") and supersede any previous representation, statements, agreements or understanding (oral or written) between the parties with respect to the subject matter of this Agreement. No prior inconsistent course of dealing, course of performance, or usage of trade, if any, constitutes a waiver of, or serves to explain or interpret, the Terms and Conditions set forth in this Agreement. Electronic transactions between Customer and Cummins will be solely governed by the Terms and Conditions of this Agreement, and any terms and conditions on Customer's website or other internet site will be null and void and of no legal effect on Cummins. In the event Customer delivers, references, incorporates by reference, or produces any purchase order or document, any terms and conditions related thereto shall be null and void and of no legal effect on Cummins.

SCOPE. Cummins shall supply power generation equipment and any related parts, materials and/or services expressly identified in this Agreement (collectively, "Equipment"). No additional services, parts or materials are included in this Agreement unless agreed upon by the parties in writing. Any Quote is valid for 60 days. The price is firm provided drawings are approved and returned within 60 days after submission and ship date is not extended beyond published lead times. Any delays may result in escalation charges. A Sales Order for Equipment is accepted on hold for release basis. The Sales Order will not be released and scheduled for production until written approval to proceed is received. A Quote is limited to plans and specifications section set forth in the Quote. No other sections shall apply. Additional requirements for administrative items may require additional costs. The Quote does not include off unit wiring, off unit plumbing, offloading, rigging, installation, exhaust insulation or fuel, unless otherwise stated.

SHIPPING; DELIVERY; DELAYS. Unless otherwise agreed in writing by the parties, Equipment shall be delivered FOB origin, freight prepaid to first destination. For consumer and mobile products, freight will be charged to Customer. Unless otherwise agreed to in writing by the parties, packaging method, shipping documents and manner, route and carrier and delivery shall be as Cummins deems appropriate. Cummins may deliver in installments. A reasonable storage fee, as determined by Cummins, may be assessed if delivery of the Equipment is delayed, deferred, or refused by Customer. Offloading, handling, and placement of Equipment and crane services are the responsibility of Customer and not included unless otherwise stated. All shipments are made within normal business hours, Monday through Friday. Any delivery, shipping, installation, or performance dates indicated in this Agreement are estimated and not guaranteed. Further, delivery time is subject to confirmation at time of order and will be in effect after engineering drawings have been approved for production. Cummins shall use best efforts to meet estimated dates, but shall not be liable to customer or any third party for any delay in delivery, shipping, installation, or performance, however occasioned, including any delays in performance that result directly or indirectly from acts of Customer or any unforeseen event, circumstance, or condition beyond Cummins' reasonable control including, but not limited to, acts of God, actions by any government authority, civil strife, fires, floods, windstorms, explosions, riots, natural disasters, embargos, wars, strikes or other labor disturbances, civil commotion, terrorism, sabotage, late delivery by Cummins' suppliers, fuel or other energy shortages, or an inability to obtain necessary labor, materials, supplies, equipment or manufacturing facilities.

PAYMENT TERMS; CREDIT; RETAINAGE. Unless otherwise agreed to by the parties in writing and subject to credit approval by Cummins, payments are due thirty (30) days from the date of the invoice. If Customer does not have approved credit with Cummins, as solely determined by Cummins, payments are due in advance or at the time of supply of the Equipment. If payment is not received when due, in addition to any rights Cummins may have at law, Cummins may charge Customer eighteen percent (18%) interest annually on late payments, or the maximum amount allowed by law. Customer agrees to pay Cummins' costs and expenses (including reasonable attorneys' fees) related to Cummins' enforcement and collection of unpaid invoices, or any other enforcement of this Agreement by Cummins. Retainage is not acceptable nor binding, unless required by statute or accepted and confirmed in writing by Cummins prior to shipment.

TAXES; EXEMPTIONS. Unless otherwise stated, the Quote excludes all applicable local, state and federal sales and/or use taxes, permits and licensing. Customer must provide a valid resale or exemption certificate prior to shipment of Equipment or applicable taxes will be added to the invoice.

TITLE; RISK OF LOSS. Unless otherwise agreed in writing by the parties, title and risk of loss for the Equipment shall pass to Customer upon delivery of the Equipment by Cummins to freight carrier or to Customer at pickup at Cummins' facility.

INSPECTION AND ACCEPTANCE. Customer shall inspect the Equipment upon delivery, before offloading, for damage, defects, and shortage. Any and all claims which could have been discovered by such inspection shall be deemed absolutely and unconditionally waived unless noted by Customer on the bill of lading. Where Equipment is alleged to be non-conforming or defective, written notice of defect must be given to Cummins within three (3) days from date of delivery after which time Equipment shall be deemed accepted. Cummins shall have a commercially reasonable period of time in which to correct such non-conformity or defect. If non-conformity or defect is not eliminated to Customer's satisfaction, Customer may reject the Equipment (but shall protect the Equipment until returned to Cummins) or allow Cummins another opportunity to undertake corrective action. In the event startup of the Equipment is included in the services, acceptance shall be deemed to have occurred upon successful startup.

LIEN; SECURITY AGREEMENT. Customer agrees that Cummins retains all statutory lien rights. To secure payment, Customer grants Cummins a Purchase Money Security Interest in the Equipment. If any portion of the balance is due to be paid following delivery, Customer agrees to execute and deliver such security agreement, financing statements, deed of trust and such other documents as Cummins may request from time to time in order to permit Cummins to obtain and maintain a perfected security interest in the Equipment; or in the alternative, Customer grants Cummins a power of attorney to execute and file all financing statements and other documents needed to perfect this security interest. Cummins may record this Agreement, bearing Customer's signature, or copy of this Agreement in lieu of a UCC-1, provided that it shall not constitute an admission by Cummins of the applicability or non-applicability of the UCC nor shall the failure to file this form or a UCC-1 in any way affect, alter, or invalidate any term, provision, obligation or liability under this Agreement. The security interest shall be superseded if Customer and Cummins enter into a separate security agreement for the Equipment. Prior to full payment of the balance due, Equipment will be kept at Customer's location noted in this Agreement, will not be moved without prior notice to Cummins, and is subject to inspection by Cummins at all reasonable times.

CANCELLATION; CHARGES. Orders placed with and accepted by Cummins may not be cancelled except with Cummins' prior written consent. If Customer seeks to cancel all or a portion of an order placed pursuant to this Agreement, and Cummins accepts such cancellation in whole or in part, Customer shall be assessed cancellation charges as follows: (i) 10% of total order price if cancellation is received in Cummins' office after Cummins has provided submittals and prior to releasing equipment to be manufactured; (ii) 25% of total order price if cancellation is received in Cummins' office after receipt of submittal release to order, receipt of a purchase order for a generator already on order with the factory, or is asked to make any hardware changes to the equipment already on order with the factory; (iii) 50% of total order price if cancellation is received in Cummins' office 60 or fewer days before the scheduled shipping date on the order; or (iv) 100% of total order price if cancellation is received in Cummins' office after the equipment has shipped from the manufacturing plant.

MANUALS. Unless otherwise stated, electronic submittals and electronic operation and maintenance manuals will be provided, and print copies may be available upon Customer's request at an additional cost.

TRAINING; START UP SERVICES; INSTALLATION. Startup services, load bank testing, and owner training are not provided unless otherwise stated. Site startup will be subject to the account being current and will be performed during regular Cummins business hours, Monday to Friday. Additional charges may be added for work requested to be done outside standard business hours, on weekends, or holidays. One visit is allowed unless specified otherwise in the Quote. A minimum of two-week prior notice is required to schedule site startups and will be subject to prior commitments and equipment and travel availability. A signed site check sheet confirming readiness will be required, and Cummins personnel may perform an installation audit prior to the startup being completed. Any issues identified by the installation audit shall be corrected at the Customer's expense prior to the start-up. Portable load banks for site test (if offered in the Quote) are equipped with only 100 feet of cable. Additional lengths may be arranged at an extra cost. Cummins is not responsible for any labor or materials charged by others associated with start-up and installation of Equipment, unless previously agreed upon in writing. Supply of fuel for start-up and/or testing, fill-up of tank after start up, or change of oil is not included unless specified in the Quote. All installation/execution work at the site including, but not limited to: civil, mechanical, electrical, supply of wall thimbles, exhaust extension pipe, elbows, hangers, expansion joints, insulation and cladding materials, fuel/oil/cooling system piping, air ducts, and louvers/dampers is not included unless specified in the Quote. When an enclosure or sub-base fuel tank (or both) are supplied, the openings provided for power cable and fuel piping entries, commonly referred to as "stub-ups", must be sealed at the site by others before commissioning. All applications, inspections and/or approvals by authorities are to be arranged by Customer.

MANUFACTURER'S WARRANTY. Equipment purchased hereunder is accompanied by an express written manufacturer's warranty ("Warranty") and, except as expressly provided in this Agreement, is the only warranty offered on the Equipment. A copy of the Warranty is available upon request. While this Agreement and the Warranty are intended to be read and applied in conjunction, where this Agreement and the Warranty conflict, the terms of the Warranty shall prevail.

WARRANTY PROCEDURE. Prior to the expiration of the Warranty, Customer must give notice of a warrantable failure to Cummins and deliver the defective Equipment to a Cummins location or other location authorized and designated by Cummins to make the repairs during regular business hours. Cummins shall not be liable for towing charges, maintenance items such as oil filters, belts, hoses, etc., communication expenses, meals, lodging, and incidental expenses incurred by Customer or employees of Customer, "downtime" expenses, overtime expenses, cargo damages and any business costs and losses of revenue resulting from a warrantable failure.

LIMITATIONS ON WARRANTIES

THE REMEDIES PROVIDED IN THE WARRANTY AND THIS AGREEMENT ARE THE SOLE AND EXCLUSIVE WARRANTIES AND REMEDIES PROVIDED BY CUMMINS TO THE CUSTOMER UNDER THIS AGREEMENT. EXCEPT AS SET OUT IN THE WARRANTY AND THIS AGREEMENT, AND TO THE EXTENT PERMITTED BY LAW, CUMMINS EXPRESSLY DISCLAIMS ALL OTHER REPRESENTATIONS, WARRANTIES, ENDORSEMENTS, AND CONDITIONS OF ANY KIND, EXPRESS OR IMPLIED, INCLUDING, WITHOUT LIMITATION, ANY STATUTORY OR COMMON LAW IMPLIED REPRESENTATIONS, WARRANTIES AND CONDITIONS OF FITNESS FOR A PURPOSE OR MERCHANTABILITY.

The limited warranty does not cover Equipment failures resulting from: (a) inappropriate use relative to designated power rating; (b) inappropriate use relative to application guidelines; (c) inappropriate use of an EPA-SE application generator set relative to EPA's standards; (d) normal wear and tear; (e) improper and/or unauthorized installation; (f) negligence, accidents, or misuse; (g) lack of maintenance or unauthorized or improper repair; (h) noncompliance with any Cummins published guideline or policy; (i) use of improper or contaminated fuels, coolants, or lubricants; (j) improper storage before and after commissioning; (k) owner's delay in making Equipment available after notification of potential Equipment problem; (l) replacement parts and accessories not authorized by Cummins; (m) use of battle short mode; (n) owner or operator abuse or neglect such as: operation without adequate coolant, fuel, or lubricants; over fueling; over speeding; lack of maintenance to lubricating, fueling, cooling, or air intake systems; late servicing and maintenance; improper storage, starting, warm-up, running, or shutdown practices, or for progressive damage resulting from a defective shutdown or warning device; or (o) damage to parts, fixtures, housings, attachments and accessory items that are not part of the generating set.

INDEMNITY. Customer shall indemnify, defend and hold harmless Cummins from and against any and all claims, actions, costs, expenses, damages and liabilities, including reasonable attorneys' fees, brought against or incurred by Cummins related to or arising out of this Agreement or the Equipment supplied under this Agreement (collectively, the "Claims"), where such Claims were caused or contributed to by, in whole or in part, the acts, omissions, fault or negligence of the Customer. Customer shall present any Claims covered by this indemnity to its insurance carrier unless Cummins directs that the defense will be handled by Cummins' legal counsel at Customer's expense.

LIMITATION OF LIABILITY

NOTWITHSTANDING ANY OTHER TERM OF THIS AGREEMENT, IN NO EVENT SHALL CUMMINS, ITS OFFICERS, DIRECTORS, EMPLOYEES, OR AGENTS BE LIABLE TO CUSTOMER OR ANY THIRD PARTY FOR ANY INDIRECT, INCIDENTAL, SPECIAL, PUNITIVE, OR CONSEQUENTIAL DAMAGES OF ANY KIND (INCLUDING WITHOUT LIMITATION DOWNTIME, LOSS OF PROFIT OR REVENUE, LOSS OF DATA, LOSS OF OPPORTUNITY, DAMAGE TO GOODWILL, ENHANCED DAMAGES, MONETARY REQUESTS RELATING TO RECALL EXPENSES AND REPAIRS TO PROPERTY, AND/OR DAMAGES CAUSED BY DELAY) IN ANY WAY RELATED TO OR ARISING FROM CUMMINS' SUPPLY OF EQUIPMENT UNDER THIS AGREEMENT OR THE USE OR PERFORMANCE OF EQUIPMENT SUPPLIED UNDER THIS AGREEMENT. IN NO EVENT SHALL CUMMINS' LIABILITY TO CUSTOMER OR ANY THIRD PARTY CLAIMING DIRECTLY THROUGH CUSTOMER OR ON CUSTOMER'S BEHALF UNDER THIS AGREEMENT EXCEED THE TOTAL COST OF EQUIPMENT SUPPLIED BY CUMMINS UNDER THIS AGREEMENT GIVING RISE TO THE CLAIM. BY ACCEPTANCE OF THIS AGREEMENT, CUSTOMER ACKNOWLEDGES CUSTOMER'S SOLE REMEDY AGAINST CUMMINS FOR ANY LOSS SHALL BE THE REMEDY PROVIDED HEREIN EVEN IF THE EXCLUSIVE REMEDY UNDER THE WARRANTY IS DEEMED TO HAVE FAILED OF ITS ESSENTIAL PURPOSE.

DEFAULT; REMEDIES. Customer shall be in breach and default if: (a) any of the payments or amounts due under this Agreement are not paid; (b) Customer fails to comply, perform, or makes any misrepresentation relating to any of the Customer's obligations or covenants under this Agreement; or (c) prior to full payment of the balance due, Customer ceases to do business, becomes insolvent, makes an assignment for the benefit of its creditors, appoints a receiver, commences an action for dissolution or liquidation, or becomes subject to bankruptcy proceedings, or the Equipment is attached, levied upon, seized under legal process, is subjected to a lien or encumbrance, or transferred by operation of law or otherwise to anyone other than Cummins.

Upon the occurrence of any event of Customer's default, Cummins, at its sole option and without notice, shall have the right to exercise concurrently or separately any one or all of the following remedies, which shall be cumulative and not alternative: (a) to declare all sums due, and to become due, under this Agreement immediately due and payable; (b) to commence legal proceedings, including collection actions and specific performance proceedings, to enforce performance by Customer of any and all provisions of this Agreement, and to be awarded damages or injunctive relief for the Customer's breach; (c) to require the Customer to deliver the Equipment to Cummins' branch specified on the face of this Agreement; (d) to exercise one or more of the rights and remedies available to a secured party under applicable law; and (e) to enter, without notice or liability or legal process, onto any premises where the Equipment may be located, using force permitted by law, and there to disconnect, remove and repossess the Equipment, the Customer having waived further right to possession after default. A waiver of any event of default by Cummins shall not be a waiver as to any other or subsequent default.

CUSTOMER REPRESENTATIONS; RELIANCE. Customer is responsible for obtaining, at its cost, permits, import licenses, and other consents in relation to the Equipment, and if requested by Cummins, Customer shall make these permits, licenses, and consents available to Cummins prior to shipment. Customer represents that it is familiar with the Equipment and understands operating instructions and agrees to perform routine maintenance services. Until the balance is paid in full, Customer shall care for the Equipment properly, maintain it in good operating condition, repair and appearance; and Customer shall use it safely and within its rated capacity and only for purpose it was designed. Even if Customer's purchase of Equipment from Cummins under this Agreement is based, in whole or in part, on specifications, technical information, drawings, or written or verbal advice of any type from third parties, Customer has sole responsibility for the accuracy, correctness and completeness of such specifications, technical information, drawings, or advice. Cummins make no warranties or representations respecting the accuracy, correctness and completeness of any specifications, technical information, drawings, advice or other information provided by Cummins. Cummins makes no warranties or representations respecting the suitability, fitness for intended use, compatibility, integration or installation of any Equipment supplied under this Agreement. Customer has sole responsibility for intended use, for installation and design and performance where it is part of a power, propulsion, or other system. Limitation of warranties and remedies and all disclaimers apply to all such technical information, drawings, or advice. Customer acknowledges and agrees by accepting delivery of the Equipment that the Equipment purchased is of the size, design, capacity and manufacture selected by the Customer, and that Customer has relied solely on its own judgment in selecting the Equipment.

CONFIDENTIALITY. Each party shall keep confidential any information received from the other that is not generally known to the public and at the time of disclosure, would reasonably be understood by the receiving party to be proprietary or confidential, whether disclosed in oral, written, visual, electronic, or other form, and which the receiving party (or agents) learns in connection with this Agreement including, but not limited to: (a) business plans, strategies, sales, projects and analyses; (b) financial information, pricing, and fee structures; (c) business processes, methods, and models; (d) employee and supplier information; (e) specifications; and (f) the terms and conditions of this Agreement. Each party shall take necessary steps to ensure compliance with this provision by its employees and agents.

GOVERNING LAW AND JURISDICTION. This Agreement and all matters arising hereunder shall be governed by and construed in accordance with the laws of the State of Indiana without giving effect to any choice or conflict of law provision. The parties agree that the courts of the State of Indiana shall have exclusive jurisdiction to settle any dispute or claim arising in connection with this Agreement.

INSURANCE. Upon Customer's request, Cummins will provide to Customer a Certificate of Insurance evidencing Cummins' relevant insurance coverage.

ASSIGNMENT. This Agreement shall be binding on the parties and their successors and assigns. Customer shall not assign this Agreement without the prior written consent of Cummins.

INTELLECTUAL PROPERTY. Any intellectual property rights created by either party, whether independently or jointly, in the course of the performance of this Agreement or otherwise related to Cummins pre-existing intellectual property or subject matter related thereto, shall be Cummins' property. Customer agrees to assign, and does hereby assign, all right, title, and interest to such intellectual property to Cummins. Any Cummins pre-existing intellectual property shall remain Cummins' property. Nothing in this Agreement shall be deemed to have given Customer a licence or any other rights to use any of the intellectual property rights of Cummins.

MISCELLANEOUS. Cummins shall be an independent contractor under this Agreement.

All notices under this Agreement shall be in writing and be delivered personally, mailed via first class certified or registered mail, or sent by a nationally recognized express courier service to the addresses set forth in this Agreement.

No amendment of this Agreement shall be valid unless it is writing and signed by the parties hereto. Failure of either party to require performance by the other party of any provision hereof shall in no way affect the right to require such performance at any time thereafter, nor shall the waiver by a party of a breach of any of the provisions hereof constitute a waiver of any succeeding breach.

Any provision of this Agreement that is invalid or unenforceable shall not affect the validity or enforceability of the remaining terms hereof.

These terms are exclusive and constitute entire agreement. Customer acknowledges that the provisions were freely negotiated and bargained for and Customer has agreed to purchase of the Equipment pursuant to these terms and conditions. Acceptance of this Agreement is expressly conditioned on Customer's assent to all such terms and conditions. Neither party has relied on any statement, representation, agreement, understanding, or promise made by the other except as expressly set out in this Agreement. In the event of a conflict in the terms of this Agreement with any Customer terms or conditions or agreement (whether referenced in an order submitted by Customer as the terms that govern the purchase of the Equipment or otherwise) or any terms set forth in any other documentation of Customer with respect to the Equipment, the terms of this Agreement shall govern.

Cummins may incur additional charges which will be passed on to the Customer, as applicable.

COMPLIANCE. Customer shall comply with all laws applicable to its activities under this Agreement, including, without limitation, any and all applicable federal, state, and local anti-bribery, environmental, health, and safety laws and regulations then in effect. Customer acknowledges that the Equipment, and any related technology that are sold or otherwise provided hereunder may be subject to export and other trade controls restricting the sale, export, re-export and/or transfer, directly or indirectly, of such Equipment or technology to certain countries or parties, including, but not limited to, licensing requirements under applicable laws and regulations of the United States, the United Kingdom and other jurisdictions. It is the intention of Cummins to comply with these laws, rules, and regulations. Any other provision of this Agreement to the contrary notwithstanding, Customer shall comply with all such applicable all laws relating to the cross-border movement of goods or technology, and all related orders in effect from time to time, and equivalent measures. Customer shall act as the importer of record with respect to the Equipment and shall not resell, export, re-export, distribute, transfer, or dispose of the Equipment or related technology, directly or indirectly, without first obtaining all necessary written permits, consents, and authorizations and completing such formalities as may be required under such laws, rules, and regulations. In addition, Cummins has in place policies not to distribute its products for use in certain countries based on applicable laws and regulations including but not limited to UN, U.S., UK, and European Union regulations. Customer undertakes to perform its obligations under this Agreement with due regard to these policies. Strict compliance with this provision and all laws of the territory pertaining

to the importation, distribution, sales, promotion and marketing of the Equipment is a material consideration for Cummins entering into this Agreement with Customer and continuing this Agreement for its term. Customer represents and warrants that it has not and shall not, directly or through any intermediary, pay, give, promise to give or offer to give anything of value to a government official or representative, a political party official, a candidate for political office, an officer or employee of a public international organization or any other person, individual or entity at the suggestion, request or direction or for the benefit of any of the above-described persons and entities for the purposes of inducing such person to use his influence to assist Cummins in obtaining or retaining business or to benefit Cummins or any other person in any way, and will not otherwise breach any applicable laws relating to anti-bribery. Any failure by Customer to comply with these provisions will constitute a default giving Cummins the right to immediate termination of this Agreement and/or the right to elect not to recognize the warranties associated with the Equipment. Customer shall accept full responsibility for any and all civil or criminal liabilities and costs arising from any breaches of those laws and regulations and will defend, indemnify, and hold Cummins harmless from and against any and all fines, penalties, claim, damages, liabilities, judgments, costs, fees, and expenses incurred by Cummins or its affiliates as a result of Customer's breach.

Authorization:

I, _____ (printed name) accept the above terms and conditions on behalf of
_____ (printed company name) and authorize **Cummins Southern Plains LLC** to order the
equipment
detailed in this Proposal as per approved submittals and as described in the above Proposal.

Accepted By:

Authorized Signature

Date

Printed Name & Title

Purchase Order # or Job Name Reference

Thank you for considering Cummins Power Generation products. We appreciate the opportunity to work with you on this project. If any additional information or assistance is desired, please do not hesitate to contact me.

Thank you,

Parker Hutchins
Power Systems Representative
Cummins Southern Plains, LLC
210-287-3246
parker.hutchins@cummins.com



Standardized Agenda Request Form

| | | | |
|--|-----------------|--|--|
| Date of Meeting:
April 19, 2022 | | Agenda Item No. (to be assigned by CSO):
2022-5329 | |
| From: | | | |
| Subject:
Discussion and consideration to approve Contingency Allowance Expenditure Authorization No. 01 for the New Downtown Fire Station No.2 decreasing the Owner's Contingency Fund by \$57,749, leaving a balance of \$22,251 and authorizing the Mayor to execute any related documents. Possible action. (Staffed by the Parks and Recreation Department.) | | | |
| Background:
This item reconciles credits and debits with the "Owner's Contingency Allowance Fund" as follows: | | | |
| <ol style="list-style-type: none"> 1. (1,653.75) RCO No. 001: Credit for reduction of the 4" fire line supply per the Fire Marshal. 2. (525.00) RCO No. 002: Credit for permit fees in the Schedule of Values (The City waived applicable permit fees due by Contractor) 3. \$7,820.00 RCO No. 003R2: Addition of Hollow Metal Frame, Door and Hardware from sleeping quarters to the hall leading to the Bay. (Requested by Chief Lopez to provide a more direct path for personnel to vehicles.) 4. (1,495.00) RCO No. 004: Primary Electrical Service - Credit for 118" of conduit, trenching equipment and labor. (Original plans called for the water line connection to be further away from the building.) 5. \$54,322.13 RCO No. 005: Change from HD Asphalt overlay to Concrete on driveways to large vehicle parking bays. (Heavier equipment will be based at this station and weight causes asphalt to slip and create a pot hole.) 6. (\$719.00) RCO No. 006: Credit for reduction of 47' linear feet of 4" PVC across Railroad Street and labor to install (Original plans called for the water line connection to be further away from the building.) | | | |
| TOTAL CREDIT /DEBIT FOR AEA 001 \$57,749.38 | | | |
| Original Owner's Contingency Allowance Sum | | \$80,000.00 | |
| Allowance Expenditures Prior to this Authorization | | 0.00 | |
| Allowance Balance Prior to this Authorization | | \$80,000.00 | |
| Allowance Sum will be decreased by this Authorization | | \$57,749.38 | |
| New Owner's Contingency Allowance Balance | | \$22,250.62 | |
| 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):

N/A

OMAR RODRIGUEZ
OMAR RODRIGUEZ
Martin Garza

Created/Initiated
Approved
New

City Manager Comments:

Approve Contingency Allowance Expenditure Authorization No. 1 as recommended by the Parks and Recreation Director.

Staff Recommendation:

Staff recommends approval.

Attachments, if any:

AEA 001 CPs 123R245R26 Draft (002)

Responsibilities upon Approval:



DRAFT

P.O. Box 720428
McAllen, Texas 78504
Phone: 956.661.0400

Contingency Allowance Expenditure Authorization

Project: City of Weslaco PSB Fire Department Station No. 2 Authorization No. 01

ERO Project No.: 19087 Date: 04/08/22

To : Tri-Gen Construction, LLC
2900 N. Texas Blvd., Ste. 201
Weslaco, Texas 78599

Attention: Connie Bearden, Project Manager

You are authorized to perform the following item(s) of work and to adjust the allowance sum accordingly, as indicated below. This is not a change order and does not increase nor decrease the contract amount.

Description of Work:

| | |
|---|--------------|
| 1.) RCO No. 001: Credit for reduction of the 4" fire line supply per the fire marshal. | (\$1,653.75) |
| 2.) RCO No. 002: Contract deduct for permit fees in the Schedule of Values. | (\$525.00) |
| 3.) RCO No. 003R2: Addition of Hollow Metal Frame, Door and Hardware from sleeping quarters to the hall leading to the Bay. | \$7,820.00 |
| 4.) RCO No. 004: Primary Electrical Service - Credit for 118' of conduit, trenching equipment and labor. | (\$1,495.00) |
| 5.) RCO No. 005: Change from HD Asphalt to Concrete on the Bay side where large trucks go over. | \$54,322.13 |
| 6.) RCO No. 006: Credit for 47" at RR Street. | (\$719.00) |
| AEA 01 will decrease Owner's Contingency Allowance | \$57,749.38 |

| | |
|---|-------------|
| Original Owner's Contingency Allowance Sum | \$80,000.00 |
| Allowance Expenditures Prior to this Authorization | \$0.00 |
| Allowance Balance Prior to this Authorization | \$80,000.00 |
| Allowance Sum will be decreased by this Authorization | \$57,749.38 |
| New Owner's Contingency Allowance Balance | \$22,250.62 |

This Allowance Expenditure represents adjustments to the Allowance Balance as noted above and described herein.

Accepted and agreed to by:

Tri-Gen Construction, LLC

Signature

Date

ERO Architects

Signature

Date

Accepted and agreed to on behalf on City of Weslaco:

CITY OF WESLACO

Signature

Date



Request for Change Order

NO. 1

Project#: 52119 Weslaco Fire Station #2

Date: 12/14/21

DATE QUOTED: 12/10/2021

TO: City of Weslaco
255 S. Kansas Ave
Weslaco, TX 78596

ARCH. PROJECT NO.
RETURN BY: 12/11/21
EXPIRATION DATE:
REQUESTED EXTENSION
OF TIME IN DAYS: 0
OUR JOB#: 52119

DESCRIPTION:

Credit for the reduction of the 4" fire line supply per the fire marshal.

SUBCONTRACTORS / VENDORS

SUB / VENDOR WORK DESCRIPTION

AMOUNT:

| | | |
|------------------|--------------------------------------|--------------|
| Texas Fire Guard | reduction of the 4" fire line supply | (\$1,575.00) |
| | GC Mark up | (\$78.75) |

APPROVAL

ARCH: _____
DATE: _____
OWNER: _____
DATE: _____

SUBTOTAL: (\$1,653.75)

| | | |
|--------------|-------|--------|
| FEE PERCENT: | 0.00% | \$0.00 |
| OVERHEAD: | 0.00% | \$0.00 |
| BOND: | 0.00% | \$0.00 |
| | 0.00% | \$0.00 |
| | 0.00% | \$0.00 |

TOTAL REQUEST AMOUNT: (\$1,653.75)

DISTRIBUTION

TRI-GEN CONSTRUCTION, LLC

Signed By:

Connie Bearden, Project Manager

Date:



DEDUCTIVE CHANGE ORDER #1
Weslaco Fire Station #2

December 10, 2021

To: **Tri-Gen Construction** hereinafter called Subscriber. **Texas Fireguard, LLC** hereinafter called Contractor proposes the following services to the fire sprinkler system at the subscriber's address: 711 E Railroad, Weslaco, Texas

Basic Service:

Our quotation includes material and labor credit for reducing the 4" supply fire line and 4" FDC fire lines into 1 fire line. The FDC will come from the discharge side of the aboveground backflow preventer.

| | |
|---|------------|
| ➤ Approx. 100 ft of 4" DR18 pipe | <\$300.00> |
| ➤ One 4" In-building riser and fittings | <\$750.00> |
| ➤ Labor | <\$525.00> |

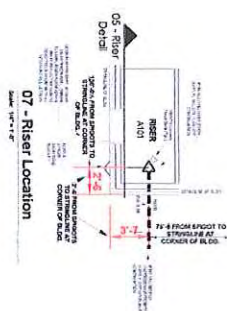
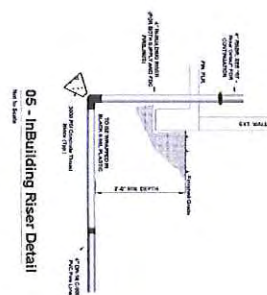
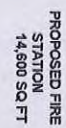
TOTAL PROPOSED AMOUNT OF CREDIT:

<\$1,575.00>

This instrument constitutes the entire **AGREEMENT** between the parties hereto, and no changes or alterations shall be made except in writing and signed by the parties hereto.

Leonardo Munoz
Texas Fireguard, LLC

Tri-Gen Construction

[illegible]



Connie Bearden <trigenconnie1@gmail.com>

Weslaco Fire Station NO 2

3 messages

Frank Anzaldua <frank@tfgfire.com>

Fri, Nov 19, 2021 at 5:16 PM

To: Mike Swinnea <mswinnea@weslacotx.gov>

Cc: Corayma Vazquez <Corayma@tfgfire.com>, Juan Vega <juan@tfgfire.com>, "trigenconnie1@gmail.com" <trigenconnie1@gmail.com>, "Renegalboa75@gmail.com" <Renegalboa75@gmail.com>

Hello Mr. Swinnea,

Please disregard previous email for riser stub-out installation.

We will be using a FDC/BFP combo so we will only be needing 1 in building riser stub-out for Weslaco Fire Station No 2.

We will be contacting you prior to the foundation pour for a visual inspection.

Thank you,

Frank Anzaldua

Texas FireGuard, LLC

3533 Moreland Dr. | Weslaco, Texas 78596

o: 956-973-0500 | f: 956-351-5750



 214.03 Weslaco Fire Station 5ft REVISED.pdf
3439K

Corayma Vazquez <Corayma@tfgfire.com>

Fri, Dec 10, 2021 at 9:08 AM

To: Connie Bearden <trigenconnie1@gmail.com>, "trigenrene@gmail.com"

<trigenrene@gmail.com>

Cc: Juan Vega <juan@tfgfire.com>, Frank Anzaldua <frank@tfgfire.com>, "Leo Munoz, PE" <leo@trinitymep.com>

Good morning,

Attached is our credit order and revised plan for the changes made to the fire lines.

Let us know if you have any questions.

Regards,

Corayma F. Balderas

Operations Manager

TFG Fire Sprinkler Systems, LLC.

3533 Moreland Dr. Ste. A | Weslaco, Texas 78596

o: 956-973-0500 | f: 956-351-5750

From: Frank Anzaldua <frank@tfgfire.com>

Sent: Friday, December 10, 2021 8:59 AM

To: Corayma Vazquez <Corayma@tfgfire.com>

Subject: FW: Weslaco Fire Station NO 2

From: Frank Anzaldua

Sent: Monday, November 22, 2021 9:38 AM

To: csanchez@weslacotx.gov

Subject: FW: Weslaco Fire Station NO 2

[Quoted text hidden]

2 attachments

 214.03 Weslaco Fire Station 5ft REVISED.pdf
3439K

 Weslaco Fire Station Deductive Change Order #1.pdf
175K

Frank Anzaldua <frank@tfgfire.com>

Fri, Dec 10, 2021 at 9:08 AM

To: "trigenconnie1@gmail.com" <trigenconnie1@gmail.com>

Cc: Corayma Vazquez <Corayma@tfgfire.com>

Good Morning,

This was the plan that we sent out with 1 stub out. You will be receiving an email from Corayma shortly with the credit.

From: Frank Anzaldua

Sent: Monday, November 22, 2021 9:38 AM

To: csanchez@weslacotx.gov

Subject: FW: Weslaco Fire Station NO 2

From: Frank Anzaldua

Sent: Friday, November 19, 2021 5:17 PM

To: Mike Swinnea <mswinnea@weslacotx.gov>

Cc: Corayma Vazquez <Corayma@tfgfire.com>; Juan Vega <juan@tfgfire.com>;
trigenconnie1@gmail.com; Renibalboa75@gmail.com

Subject: Weslaco Fire Station NO 2

Hello Mr. Swinnea,

[Quoted text hidden]

 214.03 Weslaco Fire Station 5ft REVISED.pdf
3439K



Connie Bearden <trigenconnie1@gmail.com>

Weslaco Fire Station NO 2

2 messages

Frank Anzaldua <frank@tfgfire.com>

Mon, Nov 15, 2021 at 4:12 PM

To: Mike Swinnea <mswinnea@weslacotx.gov>

Cc: Corayma Vazquez <Corayma@tfgfire.com>, Juan Vega <juan@tfgfire.com>, "trigenconnie1@gmail.com" <trigenconnie1@gmail.com>, "Renegalboa75@gmail.com" <Renegalboa75@gmail.com>

Hello Mr. Swinnea,

This is the site plan we are submitting for installation of the in building riser stub-out for Weslaco Fire Station No 02.

Official Plans will be submitted and approved by ISO prior to other installations.

Let me know if you have any questions

Thank you,

Frank Anzaldua

Texas FireGuard, LLC

3533 Moreland Dr. | Weslaco, Texas 78596

o: 956-973-0500 | f: 956-351-5750



214.03 Weslaco Fire Station 5ft.pdf
3487K

Mike Swinnea <mswinnea@weslacotx.gov>

Mon, Nov 15, 2021 at 4:24 PM

To: Frank Anzaldúa <frank@tfgfire.com>

Cc: Corayma Vazquez <Corayma@tfgfire.com>, Juan Vega <juan@tfgfire.com>, "trigenconnie1@gmail.com" <trigenconnie1@gmail.com>, "Renebalboa75@gmail.com" <Renebalboa75@gmail.com>, Chris Sanchez <csanchez@weslacotx.gov>

Good afternoon,

When the riser is ready for a visual, prior to foundation pour, give us a call so we can go take a look. Thank you

[Quoted text hidden]



Request for Change Order

NO. 2

Project#: 52119 Weslaco Fire Station #2

Date: 12/17/21

DATE QUOTED: 12/17/2021

TO: City of Weslaco

255 S. Kansas Ave

Weslaco, TX 78596

ARCH. PROJECT NO.

RETURN BY:

EXPIRATION DATE:

REQUESTED EXTENSION
OF TIME IN DAYS: 0

OUR JOB#: 52119

DESCRIPTION:

Texas Fire Guard - contract deduct for the permit fees in the Schedule of values.

SUBCONTRACTORS / VENDORS

SUB / VENDOR WORK DESCRIPTION

AMOUNT:

Texas Fire Guard

Deduct for permit fees not paid to City

(\$500.00)

GC Mark Up

(\$25.00)

APPROVAL

ARCH: _____

DATE: _____

OWNER: _____

DATE: _____

SUBTOTAL: (\$525.00)

FEE PERCENT: 0.00% \$0.00

OVERHEAD: 0.00% \$0.00

BOND: 0.00% \$0.00

0.00% \$0.00

0.00% \$0.00

TOTAL REQUEST AMOUNT: (\$525.00)

DISTRIBUTION

TRI-GEN CONSTRUCTION, LLC

Signed By: _____

Connie Bearden, Project Manager

Date: _____

TFG Fire Sprinkler Systems, LLC

DEDUCTIVE CHANGE ORDER #2

Weslaco Fire Station #2

December 16, 2021

To: **Tri-Gen Construction** hereinafter called Subscriber. **Texas Fireguard, LLC** hereinafter called Contractor proposes the following services to the fire sprinkler system at the subscriber's address: 711 E Railroad, Weslaco, Texas

Basic Service:

Our quotation includes credit for City of Weslaco permit fees.

| | |
|---------------|----------|
| ➤ Permit Fees | <500.00> |
|---------------|----------|

TOTAL PROPOSED AMOUNT OF CREDIT:

<\$500.00>

This instrument constitutes the entire **AGREEMENT** between the parties hereto, and no changes or alterations shall be made except in writing and signed by the parties hereto.

Leonardo Munoz
Texas Fireguard, LLC

Tri-Gen Construction



Request for Change Order

NO. 3

Project#: 52119 Weslaco Fire Station #2

Date: 03/14/22

DATE QUOTED: 3/14/2022

ARCH. PROJECT NO.

TO: City of Weslaco

255 S. Kansas Ave

Weslaco, TX 78596

RETURN BY:

EXPIRATION DATE: 03/21/22

REQUESTED EXTENSION
OF TIME IN DAYS: 0

OUR JOB#: 52119

DESCRIPTION:

Addition of HMF, Door and Hardware from sleeping qtr's to the hall leading to the Bay.

| SUBCONTRACTORS / VENDORS | SUB / VENDOR WORK DESCRIPTION | AMOUNT: |
|----------------------------------|----------------------------------|------------|
| Architectural Division 8, Inc | Finish Hardware | \$4,490.00 |
| Tri-Gen Construction LLC | Wood Framing Prep - Materials | \$200.00 |
| Tri-Gen Construction LLC | Wood Framing Prep- Labor | \$250.00 |
| Tri-Gen Construction LLC | Install Frame, Door and Hardware | \$140.00 |
| Tri-Gen Construction LLC | GC Markup | \$0.00 |
| Architectural Division 8, Inc | Hollow Metal Doors | \$1,240.00 |
| Architectural Division 8, Inc | Hollow Metal Frames | \$480.00 |
| Architectural Division 8, Inc | Wood Doors | \$830.00 |
| Blue Electric and Daughter, Inc. | Exit Signs (2) | \$190.00 |

APPROVAL

ARCH:

DATE:

OWNER:

DATE:

SUBTOTAL: \$7,820.00

FEE PERCENT: 0.00% \$0.00

OVERHEAD: 0.00% \$0.00

BOND: 0.00% \$0.00

0.00% \$0.00

0.00% \$0.00

TOTAL REQUEST AMOUNT: \$7,820.00

TH

Vendor + Sub info enclosed. In



Request for Change Order

NO. 3

Project#: 52119 *Weslaco Fire Station #2*

Date: 03/14/22

DATE QUOTED: 3/14/2022

TO: City of Weslaco

255 S. Kansas Ave

Weslaco, TX 78596

ARCH. PROJECT NO.

RETURN BY:

EXPIRATION DATE: 03/21/22

**REQUESTED EXTENSION
OF TIME IN DAYS:** 0

OUR JOB#: 52119

DISTRIBUTION

TRI-GEN CONSTRUCTION, LLC

Signed By:

Connie Bearden, Project Manager

Date:

Contemplated Change Order #2
Added Door for Sleeping Quarters

| | | | | |
|-----------|--|--|----------------|----|
| 1 | Single Door #A120A | HALL A120 FROM SLEEPING QUARTERS A115 | 90° LHR | |
| 1 | 3070 1 3/4 WD 404 20P HPLAM F PC LAM-WIL LHR (ER; HN; HNE(3); NOTES) - 20 Minute Rated Opening | | | |
| 1 | SU 16 A60 534 SGL 3070 Weld TW RH (45R; A18_MS-; EH1; H1; R; TB; FW3SF2) | | | |
| 2 | Butt Hinge | FBB179 4.5" x 4.5" | US26D | ST |
| 1 | Butt Hinge | CEFBB179-54 4.5" x 4.5" | US26D | ST |
| 1 | Exit Device | C FL E2103 X 4908D | LHR 626W | PR |
| 1 | Rim Cylinder | 12E-72 PATD | 626 | BE |
| 1 | Closer | 8916 SPA DA FC SN1 | 689 | DM |
| 1 | Kick Plate | K0050 10" x 34" B4E-HEAVY-KP CSK | 630 | TR |
| 1 | Wall Bumper | 1270WV | 630 | TR |
| 1 | Door Position Switch | MC4 | | DM |
| 1 | Gasketing | 5040 B-17 17' | | NA |
| -1 | Single Door #A120 | HALL A120 to EMERGENCY VEHICLE BAY 1 A127 | 90° LH | |
| 1 | Single Door #A120 | HALL A120 to EMERGENCY VEHICLE BAY 1 A127 | 90° RHR | |
| -1 | HMD RI 16 CRS 3070 N CW 1 3/4 LH (45R3; C1; LL2; NCO; 6" x 36" L-FRA100) | | | |
| 1 | HMD RI 16 A60 3070 N CW 1 3/4 RHR (45R3; C1; EH4; LL2; NCO; PR3; 6" x 36" L-FRA100) | | | |
| 1 | Butt Hinge | CEFBB179-54 4.5" x 4.5" | US26D | ST |
| 1 | Exit Device | C FL E2103 X 4908D | RHR 626W | PR |
| 1 | Rim Cylinder | 12E-72 PATD | 626 | BE |

Section Totals

| | |
|---------------------|----------|
| Finish Hardware | 4,490.00 |
| Hollow Metal Doors | 1,240.00 |
| Hollow Metal Frames | 480.00 |
| Wood Doors | 830.00 |

Pre-Tax Total: **7,040.00**

Taxes

EX NON-TAXABLE 0.00

Tax Total: **0.00**

Grand Total: **7,040.00**

19087 22 0310 City of Weslaco Fire Station - Proposal Request 001 Added Door

Tatiana Baruch <Info@blueelectricinc.com>

Fri, Mar 11, 2022 at 10:21 AM

To: Connie Bearden <trigenconnie1@gmail.com>

\$95/each for the X1 (exit signs) fixtures.

Regards,

[Quoted text hidden]

[Quoted text hidden]

[Quoted text hidden]

[Quoted text hidden]

Good afternoon Connie,

Please see attached Proposal Request 001 Added Door for the City of Weslaco Fire Station.

Thanks,

[Monica Rodriguez-Alvarado](#)

Construction Administration

ERO

[Quoted text hidden]

 AIA[®] Document G709[™] – 2018**Proposal Request**

PROJECT: *(name and address)*
City of Weslaco PSB Fire Department
Station No. 2
711 E. Railroad
Weslaco, Texas 78596

CONTRACT INFORMATION:
Contract For: General Construction

Architect's Project Number: 19087
Proposal Request Number: 001

Date: September 29, 2021

Proposal Request Date: March 10, 2022

OWNER: *(name and address)*
City of Weslaco
255 S. Kansas Ave.
Weslaco, Texas 78596

ARCHITECT: *(name and address)*
ERO Architects
P.O. Box 720428
McAllen, Texas 78504

CONTRACTOR: *(name and address)*
Tri-Gen Construction, LLC
2900 N. Texas Blvd., Ste. 201
Weslaco, Texas 78599

The Owner requests an itemized proposal for changes to the Contract Sum and Contract Time for proposed modifications to the Contract Documents described herein. The Contractor shall submit this proposal within Seven (7) days or notify the Architect in writing of the anticipated date of submission.

(Insert a detailed description of the proposed modifications to the Contract Documents and, if applicable, attach or reference specific exhibits.)

Provide cost/credit to add door A120A with hardware, modify hardware for A120 and rotate door A119A. Include exit signs for A120 & A120A as specified.

Electrical outlets and access control infrastructure to be adjusted as needed.

Attachments: Door Hardware Sets & SK-04

THIS IS NOT A CHANGE ORDER, A CONSTRUCTION CHANGE DIRECTIVE, OR A DIRECTION TO PROCEED WITH THE WORK DESCRIBED IN THE PROPOSED MODIFICATIONS.

REQUESTED BY THE ARCHITECT:



Juan Cantu, AIA, Assoc. Principal

PRINTED NAME AND TITLE

Juan Cantu

From: Keri Cunningham <keri.cunningham@dormakaba.com>
Sent: Monday, February 28, 2022 9:53 AM
To: Juan Cantu
Cc: Aaron Schultz; Albert Chronis
Subject: RE: 19087 Weslaco PSB Fire Station

Juan,

Please find updated hardware sets for door A120 and new door labeled A120A. I hope this helps and gives you what you are needed, but let me know if there are any questions.

SET #08B – Sleeping Quarters

Doors: A120

| | | | |
|-----------------------------------|---|----------------|---------------|
| 2 Hinges | FBF179 4 1/2 X 4 1/2 | 652 | ST |
| 1 Electric Hinge | CEFBB179-54 4 1/2 x 4 1/2 | 626 | ST |
| 1 Electrified Fire Exit | FL-E2103x4908D-C | 6626W | PR |
| 1 Rim Cylinder | 12E-74 PATD S3 | 626 | BE |
| 1 Power Supply | By Security Vendor | | BY |
| 1 Electro-Mech Lock | 9KW3-7DEU14D PATD | 626 | BE |
| 1 Closer | 8916 AF89 FC | 689 | DM |
| 1 Kick Plate | K0050 10" x 2" LDW x B4E-CSK | 630 | TR |
| 1 Wall Bumper | 1270WV | 630 | TR |
| 1 Seal | 5040B (head & jambs) | GR | PE |
| 1 Door Position Switch | MC4 | | DM |
| 1 Card Reader | By security vendor | | BY |

SET #08C – Sleeping Quarters

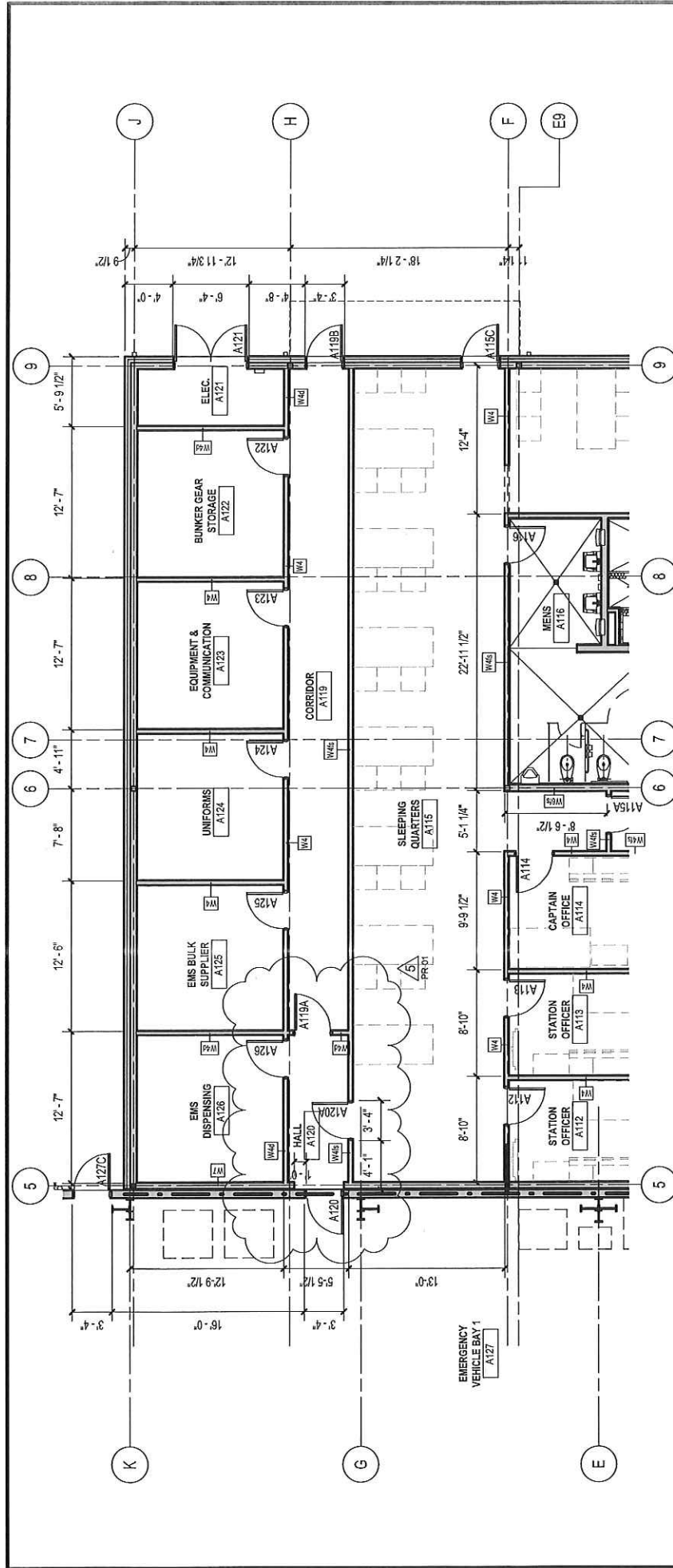
Doors: A120A

| | | | |
|-------------------------|------------------------------|-------|----|
| 2 Hinges | FBF179 4 1/2 X 4 1/2 | 652 | ST |
| 1 Electric Hinge | CEFBB179-54 4 1/2 x 4 1/2 | 626 | ST |
| 1 Electrified Fire Exit | FL-E2103x4908D-C | 6626W | PR |
| 1 Rim Cylinder | 12E-74 PATD S3 | 626 | BE |
| 1 Power Supply | By Security Vendor | BY | |
| 1 Closer | 8916 SPA DA FC | 689 | DM |
| 1 Kick Plate | K0050 10" x 2" LDW x B4E-CSK | 630 | TR |
| 1 Wall Bumper | 1270WV | 630 | TR |
| 1 Seal | 5040B (head & jambs) | GR | PE |
| 1 Door Position Switch | MC4 | | DM |
| 1 Card Reader | By security vendor | | BY |

Keri Cunningham

Architectural Sales Representative

dormakaba USA Inc.
Texas & Louisiana



1 FLOOR PLAN

1/8" = 1'-0"

| | | | | |
|--|--|---------------------------------------|------------------------------------|------------------------------------|
| <p>Project Name</p> <p>FIRE STATION NO.02 (DOWNTOWN)</p> | <p>Sheet Title:</p> <p>FLOOR PLAN</p> | <p>Project No.:</p> <p>19087</p> | <p>Issue Date:</p> <p>03/10/22</p> | <p>SK-04</p> |
| <p>ero architects</p> <p>300 S. 8th Street
McAllen TX 78501
(P) 956-661-0400 goero.com</p> | <p>Project Name</p> <p>FIRE STATION NO.02 (DOWNTOWN)</p> | <p>Sheet Title:</p> <p>FLOOR PLAN</p> | <p>Project No.:</p> <p>19087</p> | <p>Issue Date:</p> <p>03/10/22</p> |



Request for Change Order

NO. 4

Project#: 52119 Weslaco Fire Station #2

Date: 03/15/22

DATE QUOTED: 3/15/2022

TO: City of Weslaco
255 S. Kansas Ave
Weslaco, TX 78596

ARCH. PROJECT NO.

RETURN BY:

EXPIRATION DATE: 03/15/22

REQUESTED EXTENSION
OF TIME IN DAYS: 0

OUR JOB#: 52119

DESCRIPTION:

Primary Electrical Service - Credit for 118' of conduit, trenching equipment and labor.

SUBCONTRACTORS / VENDORS

SUB / VENDOR WORK DESCRIPTION

AMOUNT:

Blue Electric and Daughter, Inc.

Electrical Credit

(\$1,495.00)

APPROVAL

ARCH: _____

DATE: _____

OWNER: _____

DATE: _____

SUBTOTAL: (\$1,495.00)

FEE PERCENT: 0.00% \$0.00

OVERHEAD: 0.00% \$0.00

BOND: 0.00% \$0.00

0.00% \$0.00

0.00% \$0.00

TOTAL REQUEST AMOUNT: (\$1,495.00)

DISTRIBUTION

TRI-GEN CONSTRUCTION, LLC

Signed By: _____

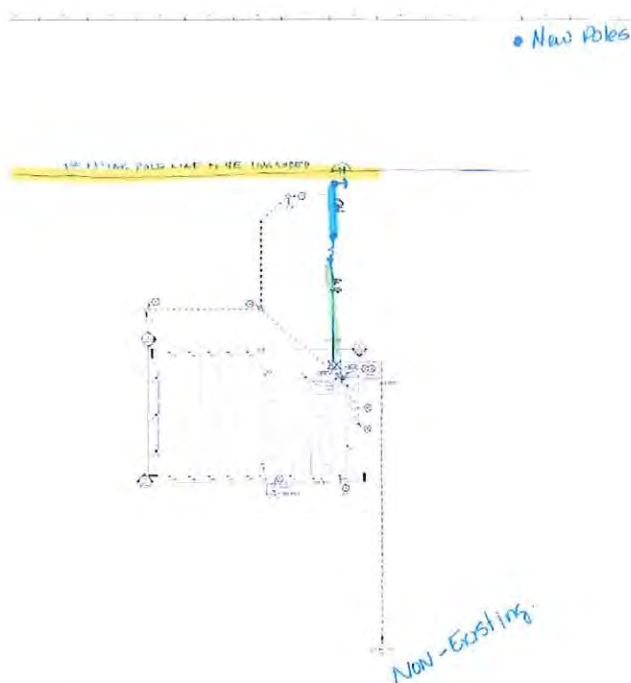
Connie Bearden, Project Manager

Date: _____



03/14/22 - CHANGE ORDER PROPOSAL – Primary Electrical Service

- Furnish and install primary service 4" conduit from second AEP pole (southmost pole) to transformer. This is a change of 118 feet less of 4" PVC conduit than original plan.
 - AEP will furnish and install two poles going from Witmer Street, south toward Business 83 as shown in drawing below.
 - AEP will furnish and install overhead wire from northmost pole to southmost pole, and underground wire from southmost pole to transformer.
 - BE&D, Inc. will furnish and install 4" conduit from southmost pole to transformer.



| | |
|------------------------------------|-----------------|
| | |
| CHANGE ORDER TOTAL (credit) | -\$1,495 |

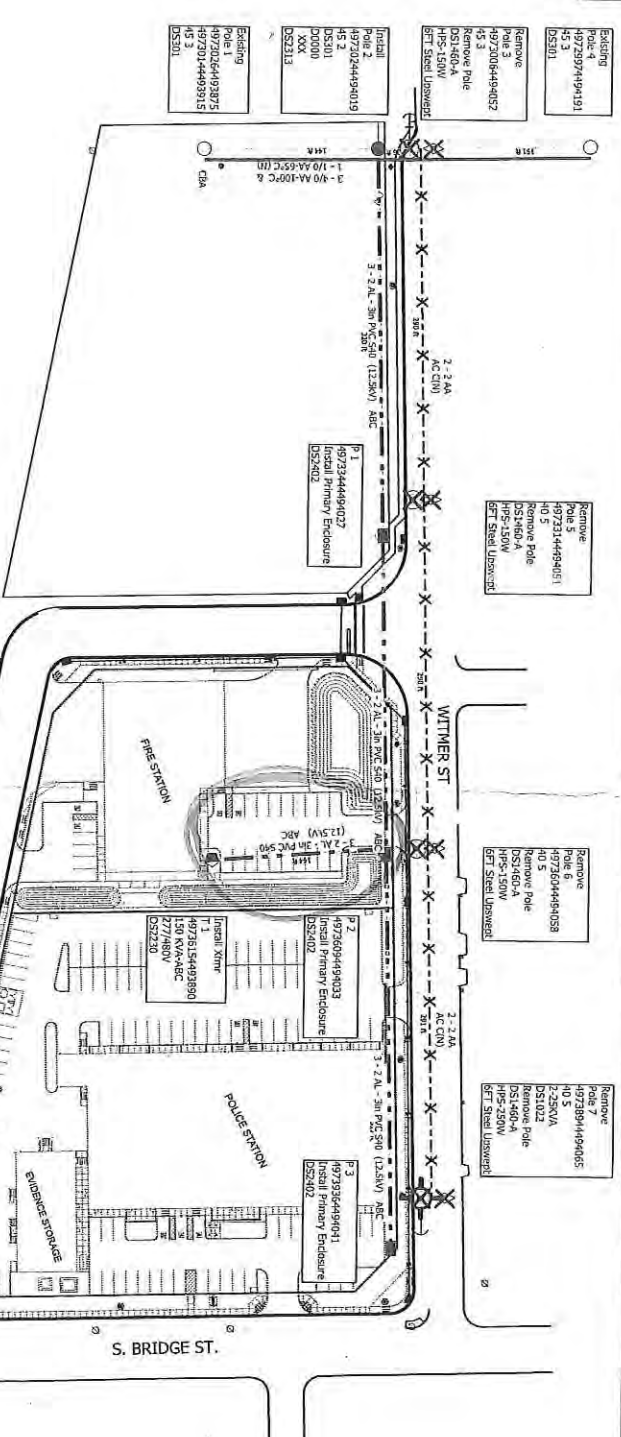
QUOTED PRICES GOOD FOR 30 DAYS - Payment Terms: Monthly invoice on work completed; NET 30.

Blue Electric & Daughter, Inc. is HUB certified. Certificate# 1852393354900; Vendor# 527455

3/15 AEP to mark where pull box will be so we can trench to it for mtg 3/15/22 w/ Parra @ AEP.

WR:81809620
Easement #:N/A

Easement #: N/A



| | |
|----------------|--------------------|
| Excluding | Remove |
| 48729074494191 | 48729074494852 |
| 45.3 | 45.3 |
| DS5010 | Remove Pole |
| | DS1606-A |
| | HPS 150W |
| | 8FT Steel Ubracket |

FR

| | |
|----------------|----------------|
| Excluding | Remove |
| 48729074494191 | 48729074494019 |
| 45.3 | 45.2 |
| DS5010 | DS5010 |
| XXX | DS5010 |
| DS5010 | DS5010 |

| | |
|----------------|----------------|
| Excluding | Remove |
| Pole 1 | Pole 1 |
| 48729074494015 | 48729074494015 |
| 45.3 | 45.3 |
| DS5010 | DS5010 |

Remove
Pole 5
4973314498051
40 5
Remove Pole
DS1-60-A
HP5-150W
6FT Steel Updwpt

Remove
Pole 6
419736044494055
40 5
Remove Pole
DS1460-A
HPS-150W
6FT Steel Upswe

497389449406
 40 S
 2-25KVA
 DS1022
 Remove Pole
 DS1-460-A
 HPS-250W
 6FT Steel Upright

4973609-449-0033
Install Primary Enclosure
DS2402

4973615-449-0890
T1
Install Xmm
150 KVA-ABC
277/480V

497393644940-11
Install Primary Enclosure
DS2402

NOTE:
* FIRST CONTACT : JPARRA 956-456-1116
* ACCESSIBLE, ALL WEATHER, TREE TRIMMING NOT REQUIRED.
* NOT STAKED OR CLEARED.
CIC OF :

Load Info.: 600amps MDP
 277/480V 3Phase 4-Wire
 ESI #: 10032789444082820
 OPS #: 946998982
 Electrician : Blue Electric
 956-000-0000

| | |
|---|--------------------------------|
| REMOVE OVERHEAD AND INSTALL AWP AND FACILITIES TO SERVE WESTLACO FIRE STATION | |
| Customer: | TRACEN CONSTRUCTION 9544471048 |
| Location: | 711 E BALDWIN ST |
| City: | WESTLACO |
| County: | HIDALGO |
| Project ID: | ENR100039 |
| Plan Hours: | |
| WFO: | DCR00328 |
| WFO: | LAB095020 |
| City: | WESTLACO |
| County: | HIDALGO |
| Project ID: | ENR100039 |

Preliminary





Request for Change Order

NO.

5

Revised
m

Project#: 52119 Weslaco Fire Station #2

Date: 04/08/22

DATE QUOTED: 3/15/2022

ARCH. PROJECT NO.

TO: City of Weslaco
255 S. Kansas Ave
Weslaco, TX 78596

RETURN BY:

EXPIRATION DATE: 04/20/22

REQUESTED EXTENSION
OF TIME IN DAYS: 0

OUR JOB#: 52119

DESCRIPTION:

Change from HD Asphalt to Concrete on the Bay side where large truck go over.

SUBCONTRACTORS / VENDORS

SUB / VENDOR WORK DESCRIPTION

AMOUNT:

| | | |
|-----------------------|--|---------------|
| Bernal Paving | Credit for HD asphalt | (\$28,000.00) |
| J Salazar Contruction | 7" HD concrete with #4 Rebar @18" OCEW 3500PSI | \$82,322.13 |

APPROVAL

ARCH: _____
DATE: _____
OWNER: _____
DATE: _____

SUBTOTAL: \$54,322.13

FEE PERCENT: 0.00% \$0.00

OVERHEAD: 0.00% \$0.00

BOND: 0.00% \$0.00

0.00% \$0.00

0.00% \$0.00

TOTAL REQUEST AMOUNT: \$54,322.13

DISTRIBUTION

TRI-GEN CONSTRUCTION, LLC

Signed By:

Connie Bearden, Project Manager

Date:

April 8, 2022

ERO Architects
City of Weslaco

RE: Fire Station #2 – Asphalt Vs Concrete pricing per Request 002.

Please see the below for the asphalt and concrete for the drives.

| | |
|---|----------------|
| Credit for HD Asphalt | \$ - 28,000.00 |
| 7" Heavy Duty with #4 @18 ocew
3500PSI | \$ 82,322.13 |
| | <hr/> |
| | \$ 54,322.13 |

** Please note the info on the contractor's proposal. In speaking with suppliers, there is a price increase scheduled for 5/1/22. Price includes Rebar and ties, bricks, 1/2" dowels (not in detail) and fiber expansion at building with cap. (not in detail).

Thank you.

Connie Bearden
Project Manager

Tri-Gen Construction, LLC
2900 N Texas Blvd., Suite 201
Weslaco, Texas 78599
(956) 447-1048



Industrial, Commercial

www.jsconstructionrgv.com

701 Palmview Dr.

956.205.1780 O

Mission, Texas 78574

956.205.1785 F

Cruz@jsconstructionrgv.com

956.601.7463C

Date:04/7/22

NOTE: Price increases by the vendors are automatic until the order is
In and scheduled for delivery.

This proposal is strictly from the detail provided by Meldon and Hunt. 7" @3500 PSI with
#4 rebars @ 18"oc both ways

RE: Weslaco Fire Station

Concrete construction to include the following items:

| Item | Description-Concrete construction | Qty | unit | Cost |
|------|---|-------|------|--------------|
| 1 | 7" Standard Rigid Pavement #4@18" ocev.

Approx 270cy with trip charges and pumps.
3 rd Party testing by others.
Concrete increased on 3/31/22.

Another increase of 7% on 5/1/22
Can hold price with MVC with PO on the 20 th
if approved and poured by the 15 th of May
2022 | 11850 | sf | \$ 82,322.13 |
| | ** Includes #4 rebar and ties, Bricks, ½"
Dowels (not in drawing) Fiber expansion
joint and cap at building (not in drawing). | | | |
| | | | | |



AIA[®] Document G709™ – 2018

Proposal Request

PROJECT: *(name and address)*
City of Weslaco PSB Fire Department
Station No. 2
711 E. Railroad
Weslaco, Texas 78596

CONTRACT INFORMATION:
Contract For: General Construction

Architect's Project Number: 19087
Proposal Request Number: 002

Date: September 29, 2021

Proposal Request Date: April 5, 2022

OWNER: *(name and address)*
City of Weslaco
255 S. Kansas Ave.
Weslaco, Texas 78596

ARCHITECT: *(name and address)*
ERO Architects
P.O. Box 720428
McAllen, Texas 78504

CONTRACTOR: *(name and address)*
Tri-Gen Construction, LLC
2900 N. Texas Blvd., Ste. 201
Weslaco, Texas 78599

The Owner requests an itemized proposal for changes to the Contract Sum and Contract Time for proposed modifications to the Contract Documents described herein. The Contractor shall submit this proposal within Seven (7) days or notify the Architect in writing of the anticipated date of submission.

(Insert a detailed description of the proposed modifications to the Contract Documents and, if applicable, attach or reference specific exhibits.)

Provide cost/savings to change high impact asphalt drive to concrete at apparatus bays as shown on attached civil detail per owner's request.

Attachments: Standard Rigid Pavement Detail

THIS IS NOT A CHANGE ORDER, A CONSTRUCTION CHANGE DIRECTIVE, OR A DIRECTION TO PROCEED WITH THE WORK DESCRIBED IN THE PROPOSED MODIFICATIONS.

REQUESTED BY THE ARCHITECT:

Jean Cantu, AIA, Assoc. Principal

PRINTED NAME AND TITLE

#4 REBARS @ 18" O.C. BOTH WAYS

SLOPE AS PER PLAN

6" COMPACTED SUBGRADE (95% COMPACTION)

6" COMPACTED FLEXIBLE
BASE (95% COMPACTION)

STANDARD RIGID PAVEMENT

N.T.S.



MELDEN & HUNT inc.
CONSULTANTS • ENGINEERS • SUPERVISORS

TBPLS No. 10096900

BOOK: T-1. PG.
DATE: _____
JOB No. _____
FILE NAME: _____
DRAWN BY: _____

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



Request for Change Order

NO. 6

Project#: 52119 Weslaco Fire Station #2

Date: 03/21/22

DATE QUOTED: 3/21/2022

TO: City of Weslaco
255 S. Kansas Ave
Weslaco, TX 78596

ARCH. PROJECT NO.

RETURN BY:

EXPIRATION DATE:

REQUESTED EXTENSION
OF TIME IN DAYS: 0

OUR JOB#: 52119

DESCRIPTION:

Credit for 47' at RR Street

| SUBCONTRACTORS / VENDORS | SUB / VENDOR WORK DESCRIPTION | AMOUNT: |
|--------------------------|-------------------------------|------------|
| Texas Fire Guard | credit material | (\$369.00) |
| Texas Fire Guard | Credit Labor | (\$350.00) |

APPROVAL

ARCH: _____
DATE: _____
OWNER: _____
DATE: _____

SUBTOTAL: (\$719.00)

FEE PERCENT: 0.00% \$0.00

OVERHEAD: 0.00% \$0.00

BOND: 0.00% \$0.00

0.00% \$0.00

0.00% \$0.00

TOTAL REQUEST AMOUNT: (\$719.00)

DISTRIBUTION

TRI-GEN CONSTRUCTION, LLC

Signed By:

Connie Bearden, Project Manager

Date:

TFG Fire Sprinkler Systems, LLC

DEDUCTIVE CHANGE ORDER #3

Weslaco Fire Station #2

March 21, 2022

To: **Tri-Gen Construction** hereinafter called Subscriber. **TFG Fire Sprinkler Systems, LLC** hereinafter called Contractor proposes the following services to the fire sprinkler system at the subscriber's address: 711 E Railroad, Weslaco, Texas

Basic Service:

Our quotation includes credit for the reduction in linear feet (roughly 47') across Railroad Street.

| | |
|---|----------|
| ➤ Material for Reduction of linear feet of 4" PVC -DR118 C900 | <369.00> |
| ➤ Labor | <350.00> |
| ➤ Equipment | < 00.00> |
| ➤ Profit & Overhead | < 00.00> |

TOTAL PROPOSED AMOUNT OF CREDIT:

<\$719.00>

This instrument constitutes the entire **AGREEMENT** between the parties hereto, and no changes or alterations shall be made except in writing and signed by the parties hereto.

Leonardo Munoz
TFG Fire Sprinkler Systems, LLC.

Tri-Gen Construction



Standardized Agenda Request Form

| | | | |
|--|-----------------|--|--|
| Date of Meeting:
April 19, 2022 | | Agenda Item No. (to be assigned by CSO):
2022-5361 | |
| From: | | | |
| Subject:
Discussion and consideration to purchase a 2023 Chevrolet 1500 Silverado 4x4 Crew Cab for the Engineering Department for the amount of \$38,175 and authorize the Mayor to execute any related documents. Possible action. (Staffed by Engineering Department.) | | | |
| Background:
This is a budgeted expense for a new truck for the engineering department. The crew cab truck will provide much needed space to accommodate expensive equipment as well as more personnel for field projects. Monies allocated will be carried over into FY2022-2023 budget. | | | |
| 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
VIDAL ROMAN
Martin Garza | | Created/Initiated
Approved
Approved
New | |
| City Manager Comments:
Approve as recommended by the Engineering Department. Said purchase will add to the engineering department's fleet. | | | |
| Staff Recommendation:
Staff recommends approval. | | | |
| Attachments, if any:
CPS-BUYBOARD1.doc WESLACO (CITY ENGINEER) -2023 CHEVROLET 1500 SILVERADO 4X4 CREW CAB SWB CK10543-1X-MARCH7 | | | |
| Responsibilities upon Approval: | | | |

QUOTE# 001

CONTRACT PRICING WORKSHEET

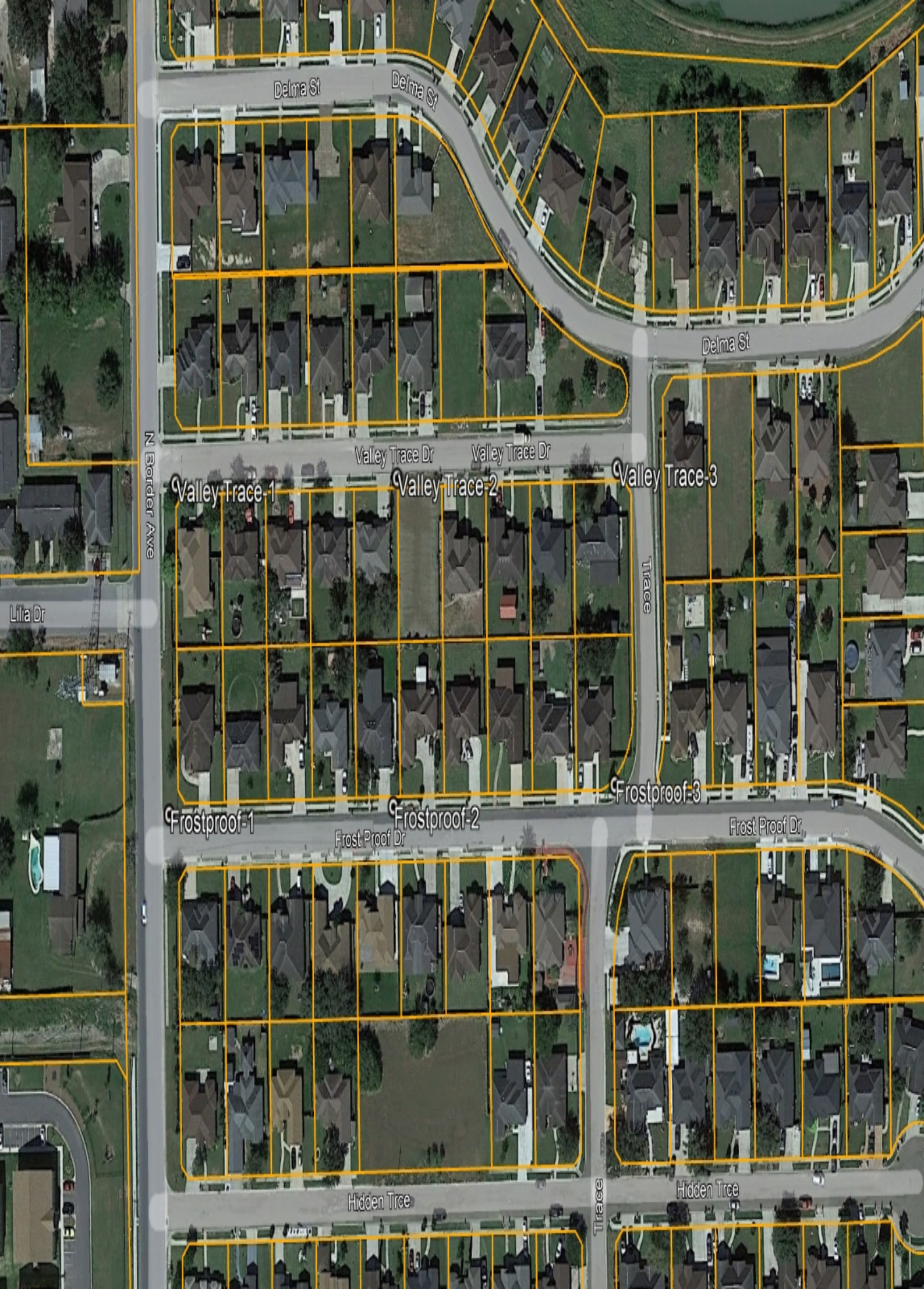
| End User: CITY OF WESLACO | | | Contractor: CALDWELL COUNTRY | | |
|---|--|------|--|---|----------|
| Contact Name: ALBERT J. ALDANA | | | CALDWELL COUNTRY | | |
| Email: AALDANA@WESLACOTX.GOV | | | Prepared By: Averyt Knapp | | |
| Phone #: 956-969-1533 | | | Email: aknapp@caldwellcountry.com | | |
| Fax #: | | | Phone #: 979-567-6116 | | |
| Location City: WESLACO, TX | | | Fax #: 979-567-4376 | | |
| Date Prepared: MARCH 7, 2022 | | | Address: P. O. Box 27,
Caldwell, TX 77836 | | |
| Contract Number: BUY BOARD #601-19 | | | Tax ID # 14-1856872 | | |
| Product Description: 2023 CHEVROLET 1500 SILVERADO 4X4 CREW CAB CK10543 | | | | | |
| A Base Price & Options: | | | | | \$37,775 |
| B Fleet Quote Option: | | | | | |
| Code | Description | Cost | Code | Description | Cost |
| | 4X4-CREW CAB, 2.7L-TURBO, 8-SPD
AUTOMATIC, LOCKING
REAR AXLE
DIFFERENTIAL, SKID
PLATE SHIELD, 17" X
8" ALUMINUM WHEELS,
265/70R17 ALL
TERRAIN TIRES, 40-
20-40 CLOTH SEATS,
FULL RUBBER FLOOR,
AIR CONDITION, AMFM-
STEREO W/BLEETOOTH,
TILT, CRUISE, POWER
WINDOWS, POWER
LOCKS, POWER
MIRRORS, KEYLESS
ENTRY, SHORT BOX,
REAR STEP BUMPER,
REAR VISION CAMERA,
OEM HD TRAILER TOW
PACKAGE, | INCL | | | |
| | GM WARRANTY
5YR/100,000 MILES
POWERTRAIN @ N/C | INCL | | CALDWELL COUNTRY
PO BOX 27
CALDWELL, TEXAS 77836 | |
| | PRICES VALID FOR 30
DAYS BUT SUBJECT TO
CHANGE DUE TO SUPPLY
CHAIN CHALLENGES | | | REVERIFY PRICING BEFORE
ISSUING PURCHASE ORDER.
COMMODITY SURCHARGES MAY
APPLY AFTER PO ISSUED | |
| | | | | | |
| | | | | | |
| 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) | | | | | \$37,775 |
| Quantity Ordered | | | | | 1 |
| Subtotal E | | | | | \$37,775 |
| | | | | | |
| F Non-Equipment Charges (Trade-In, Warranty, Etc...) | | | | | |
| BUY BOARD FEE | | | | | \$400 |
| | | | | | |
| G. Color of Vehicle: WHITE | | | | | |
| | | | | | |
| H. Total Purchase Price (E+F) | | | | | \$38,175 |
| | | | | | |
| | | | | Estimated Delivery Date: | Q4-2022 |



Standardized Agenda Request Form

| | | | |
|--|-----------------|--|--|
| Date of Meeting:
April 19, 2022 | | Agenda Item No. (to be assigned by CSO):
2022-5334 | |
| From: | | | |
| Subject:
Discussion and consideration for the City of Weslaco to assume financial responsibility for monthly streetlight costs (6-streetlights) for Border Trace Ph II Subdivision and authorize the Mayor to execute any related documents. Possible action. (Staffed by the Engineering Department.) | | | |
| Background:
There are six streetlights on Border Trace Ph II Subdivision that are currently non-operational. It was discovered that these streetlights were not transferred to the City for maintenance and operation. This request is to formally assume responsibility for operations costs and maintenance. Cost per streetlight is \$30.00 | | | |
| Funding Source (budget code, if applicable): | | | |
| Amount: | Term of Impact: | Identified in Current Budget: | |
| Additional Action Prompted:
Mayor's Signature | | | |
| If item previously considered, provide date and action by Commission: | | | |
| If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners: | | | |
| Advisory Review, if any (name of board/committee, date of action, recommendation): | | | |
| Albert Aldana | | Created/Initiated | |
| Albert Aldana | | Approved | |
| VIDAL ROMAN | | Approved | |
| Martin Garza | | New | |
| City Manager Comments:
Approve as recommended by the City Engineer. | | | |
| Staff Recommendation:
Staff recommends approval | | | |
| Attachments, if any:
Streetlights on Frostproof & Valley Trace | | | |
| Responsibilities upon Approval: | | | |



Delma St

Delma St

Delma St

N Border Ave

Valley Trace Dr

Valley Trace Dr

Valley Trace-1

Valley Trace-2

Valley Trace-3

Trace

Frostproof-1

Frostproof-2

Frostproof-3

Frost Proof Dr

Frost Proof Dr

Hidden Tree

Hidden Tree

Trace



Standardized Agenda Request Form

| | | | |
|---|-----------------|--|--|
| Date of Meeting:
April 19, 2022 | | Agenda Item No. (to be assigned by CSO):
2022-5322 | |
| From: | | | |
| Subject:
Discussion and consideration to approve final payment and release of retainage for Pleasantview & 11th Street Drainage Improvements by Total Commitment and authorize the Mayor to execute any related documents. Possible action. (Staffed by Engineering Department) Attachment. | | | |
| Background:
Rigney Construction and Total Commitment have completed the Pleasantview & 11th Street Drainage Improvements project. Our Engineer, Jose Reyes, P.E. of SWG Engineering recommends that final payment be made to the Contractor and that 100% of the retainage be released. | | | |
| Funding Source (budget code, if applicable): | | | |
| Amount: | Term of Impact: | Identified in Current Budget: | |
| Additional Action Prompted:
Mayor's Signature | | | |
| If item previously considered, provide date and action by Commission: | | | |
| If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners: | | | |
| Advisory Review, if any (name of board/committee, date of action, recommendation): | | | |
| Albert Aldana | | Created/Initiated | |
| Albert Aldana | | Approved | |
| VIDAL ROMAN | | Approved | |
| Martin Garza | | New | |
| City Manager Comments:
Approve final payment and release of retainage as recommended by City Engineer. | | | |
| Staff Recommendation:
Staff recommends approval of final payment and release of retainage. | | | |
| Attachments, if any:
Final and Retainage Pay App Transmittal Letter, Pleasantview & 11th St Drainage_Photos | | | |
| Responsibilities upon Approval: | | | |

Randy C. Winston, P.E., President
Isaac Huacuja, EIT, CFM, Treasurer

**SIGLER, WINSTON, GREENWOOD
& ASSOC.
SWG ENGINEERING, LLC**
611 Bill Summers Intl Blvd
Weslaco, TX 78596
O 956.968.2194 F 956.968.8300
Firm Registration No. F-592

Joe B. Winston, Jr., P.E., Exec. VP
Jose G. Reyes, P.E. - VP

April 8, 2022

Re: Pleasantview & 11th St. Drainage Improvements

Mr. Albert J. Aldana, P.E.
City Engineer
City of Weslaco
255 S. Kansas Ave
Weslaco, Texas 78596

Dear Mr. Aldana:

Enclosed please Final Pay Application and Release of Retainage dated April 8, 2022, in the amount of \$85,159.90 and \$158,273.50, respectively for above referenced project. This Pay Application has been reviewed and approval of payment is recommended.

If you have any questions please feel free to call.

Sincerely,
SIGLER, WINSTON, GREENWOOD
& ASSOC., LLC.

A handwritten signature in blue ink, appearing to read "Jose G. Reyes, P.E.", with a stylized flourish at the end.

Jose G. Reyes, P.E
Vice President

JR:cz

APPLICATION AND CERTIFICATE FOR PAYMENT

TO (OWNER) **City of Weslaco**
255 S. Kansas Ave
Weslaco, TX

PROJECT **Pleasantview & 11th St
Drainage Improvements**

APPLICATION NO
PERIOD TO

Eight (9) Distribution To:

4/7/2022

x

Owner

x

Architect

x

Contractor

FROM **Rigney Construction, LLC**
7011 N. Seminary Rd.
Edinburg, Texas 78541

PO No **21-0025**
VIA (ENG) **SWG Engineering, LLC**
611 S. International Blvd
Weslaco, TX 78596

ENGINEER'S
PROJECT NO. **19-125**

CONTRACT FOR: General Construction

CONTRACT DATE September 19, 2019

CONTRACTOR'S APPLICATION FOR PAYMENT

| CHANGE ORDER SUMMARY | | |
|---|---------------|------------|
| Change Orders approved in
Previous months by Owner | ADDITIONS | DEDUCTIONS |
| TOTAL | | |
| Approved this month | | |
| Number Date Approved | | |
| CO's 1- 16 | \$ 351,694.00 | |
| TOTALS | \$ 351,694.00 | \$ - |
| Net change by Change Orders | \$ 351,694.00 | |

The undersigned contractor certifies that to the best of the Contractor's knowledge, information and belief the Work covered by this Application for Payment has been

paid by the Contractor for Work for which previous Certificates for Payment were issued and payments received from the Owner, and that current payment shown herein is now due

CONTRACTOR **Rigney Construction, LLC**

DocuSigned by:

By

John Rigney
C6F74D8DDFD4408...

Date

04/07/2022

Application is made for Payment, as shown below, in connection with the Contract
Continuation Sheet attached

| | |
|---|-----------------|
| 1 ORIGINAL CONTRACT SUM | \$ 2,917,832.00 |
| 2 NET CHANGE BY CHANGE ORDERS | \$ 351,694.00 |
| 3 CONTRACT SUM TO DATE | \$ 3,269,526.00 |
| 4 TOTAL COMPLETED AND STORED TO DATE
(Column G on G703) | \$ 3,165,470.00 |
| 5 RETAINAGE | |
| a. 5 % of Completed Work
(Column D + E G703) | \$ 158,274 |
| b. 5 % of Stored Material
(Column F on G703) | \$ - |
| Total Retainage (Line 5a + 5b or
Total in Column I G703) | \$ 158,273.50 |
| 6 TOTAL EARNED LESS RETAINAGE | \$ 3,007,196.50 |
| 7 LESS PREVIOUS CERTIFICATES FOR PAYMENT | \$ 2,922,036.60 |
| 8 CURRENT PAYMENT DUE | \$ 85,159.90 |
| 9 BALANCE TO FINISH, PLUS RETAINAGE
(Line 3 less line 6) | \$ 262,329.50 |

State of Texas

County Of Hidalgo

Subscribed and sworn to before me this 7 day

Notary Public

My Commission Expires



MICHAEL ISRAEL LERMA
Notary ID #126918264
My Commission Expires
May 25, 2024

ARCHITECT'S CERTIFICATE FOR PAYMENT

In accordance with the Contract Documents, based on on-site observations and the data comprising the above application, the Architect certifies to the Owner that to the best of the Architect's knowledge, information and belief the Work has progressed as indicated, the quality of the Work is in accordance with the Contract Documents, and

the Contractor is entitled to payment of the AMOUNT CERTIFIED

AMOUNT CERTIFIED

(Attach explanation if amount certified differs from the amount applied for)

ENGINEER

By

Date

John Rigney P.E.

Apr 9, 2022

This Certificate is not negotiable. The AMOUNT CERTIFIED is payable only to the Contractor named herein. Issuance, payment and acceptance of payment are without prejudice to any rights of the Owner or Contractor under this Contract.

| ITEM DESCRIPTION | EST QTY | UNIT | UNIT PRICE | TOTAL | PREVIOUS BILLING | CURRENT BILLING | MATERIAL
ON HAND | QTY BILLED
TO DATE | AMT BILLED TO
DATE | BALANCE TO
FINISH | %
COMPLETE |
|---|---------|------|--------------|-----------------|------------------|-----------------|---------------------|-----------------------|-----------------------|----------------------|---------------|
| 1 Mobilization/Site Prep | 1 | LS | \$ 50,000.00 | \$ 50,000.00 | \$ 50,000.00 | | | 1 | \$ 50,000.00 | | 100% |
| 2 Utility Adjustment | 1 | LS | \$ 32,000.00 | \$ 32,000.00 | \$ 32,000.00 | | | 1 | \$ 32,000.00 | | 100% |
| 3 Channel Widening/Excavation | 35103 | CY | \$ 5.00 | \$ 175,515.00 | \$ 175,515.00 | | | 35103 | \$ 175,515.00 | | 100% |
| 4 Channel Berm Fill | 31671 | CY | \$ 5.00 | \$ 158,355.00 | \$ 158,355.00 | | | 31671 | \$ 158,355.00 | | 100% |
| 5 Remove Existing Fence | 2999 | LF | \$ 3.50 | \$ 10,496.50 | \$ 10,496.50 | | | 2999 | \$ 10,496.50 | | 100% |
| 6 Install New Fence | 1168 | LF | \$ 15.00 | \$ 17,520.00 | \$ 17,520.00 | | | 1168 | \$ 17,520.00 | | 100% |
| 7 Concrete Headwall | 12 | EA | \$ 2,900.00 | \$ 34,800.00 | \$ 34,800.00 | | | 12 | \$ 34,800.00 | | 100% |
| 8 Remove Existing 18" RCP | 12 | LF | \$ 10.00 | \$ 120.00 | \$ 120.00 | | | 12 | \$ 120.00 | | 100% |
| 9 Remove Existing 24" RCP | 12 | LF | \$ 10.00 | \$ 120.00 | \$ 120.00 | | | 12 | \$ 120.00 | | 100% |
| 10 Remove Existing 30" RCP | 938 | LF | \$ 10.00 | \$ 9,380.00 | \$ 9,380.00 | | | 938 | \$ 9,380.00 | | 100% |
| 11 Remove Existing Manhole | 1 | EA | \$ 2,500.00 | \$ 2,500.00 | \$ 2,500.00 | | | 1 | \$ 2,500.00 | | 100% |
| 12 Remove Existing Concrete Headwall | 1 | EA | \$ 500.00 | \$ 500.00 | \$ 500.00 | | | 1 | \$ 500.00 | | 100% |
| 13 18" RCP (CL III) | 181 | EA | \$ 38.00 | \$ 6,878.00 | \$ 6,878.00 | | | 181 | \$ 6,878.00 | | 100% |
| 14 Concrete Collar | 6 | EA | \$ 750.00 | \$ 4,500.00 | \$ 4,500.00 | | | 6 | \$ 4,500.00 | | 100% |
| 15 Remove and Replace Existing Guard Rail | 32 | LF | \$ 200.00 | \$ 6,400.00 | \$ 6,400.00 | | | 32 | \$ 6,400.00 | | 100% |
| 16 Remove Existing Concrete Parking | 335 | SY | \$ 9.00 | \$ 3,015.00 | \$ 3,015.00 | | | 1 | \$ 3,015.00 | | 100% |
| 17 48" Dia Precast Concrete Manhole | 6 | EA | \$ 3,500.00 | \$ 21,000.00 | \$ 21,000.00 | | | 6 | \$ 21,000.00 | | 100% |
| 18 Channge Excavation | 8105 | CY | \$ 7.50 | \$ 60,787.50 | \$ 60,787.50 | | | 8105 | \$ 60,787.50 | | 100% |
| 19 Channel Berm Fill | 5591 | CY | \$ 4.00 | \$ 22,364.00 | \$ 22,364.00 | | | 5591 | \$ 22,364.00 | | 100% |
| SHARON DRIVE | | | | | | | | | | | |
| 20 8' x 4" RCB (866 LF x 2) | 1732 | LF | \$ 580.00 | \$ 1,004,560.00 | \$ 1,004,560.00 | | | 1732 | \$ 1,004,560.00 | | 100% |
| 21 12" Thick End Wall | 1 | LS | \$ 5,500.00 | \$ 5,500.00 | \$ 5,500.00 | | | 1 | \$ 5,500.00 | | 100% |
| 22 8' x 4' Miter Joint | 2 | EA | \$ 15,000.00 | \$ 30,000.00 | \$ 30,000.00 | | | 2 | \$ 30,000.00 | | 100% |
| 23 6" Concrete Rip Rap | 200 | SY | \$ 59.00 | \$ 11,800.00 | \$ 11,800.00 | | | 200 | \$ 11,800.00 | | 100% |
| 24 18" RCP Inlet Pipe | 36 | LF | \$ 38.00 | \$ 1,368.00 | \$ 1,368.00 | | | 36 | \$ 1,368.00 | | 100% |
| 25 Grate Inlet | 9 | EA | \$ 3,800.00 | \$ 34,200.00 | \$ 34,200.00 | | | 9 | \$ 34,200.00 | | 100% |
| 26 8" PVC SADR 26 Sanitary Sewer Line | 30 | LF | \$ 20.00 | \$ 600.00 | \$ 600.00 | | | 30 | \$ 600.00 | | 100% |
| 27 60" Dia Fiberglass Manhole | 2 | EA | \$ 9,500.00 | \$ 19,000.00 | \$ 19,000.00 | | | 2 | \$ 19,000.00 | | 100% |
| 28 Roadway Pavement Removal (Sawcut) | 2669 | SY | \$ 5.00 | \$ 13,345.00 | \$ 13,345.00 | | | 2150 | \$ 13,345.00 | | 100% |
| 29 2" HMAC (TY D) | 2669 | SY | \$ 15.00 | \$ 40,035.00 | \$ 40,035.00 | | | 0 | \$ 40,035.00 | | 100% |
| 30 Prime Coat (MC-30)(0.2 Gal/SY) | 500 | GAL | \$ 10.00 | \$ 5,000.00 | \$ 5,000.00 | | | 0 | \$ 5,000.00 | | 100% |
| 31 8" Compacted Flexbase | 2870 | SY | \$ 8.00 | \$ 22,960.00 | \$ 22,960.00 | | | 860 | \$ 22,960.00 | | 100% |
| 32 6" Compacted Subgrade | 3060 | SY | \$ 5.00 | \$ 15,300.00 | \$ 15,300.00 | | | 2150 | \$ 15,300.00 | | 100% |

[illegible]

| | | | | | | | | | | | |
|---|---|-----|-----|------------------------|------------------------|---------------------|--------------|------------------------|-------------|---------------|-----------|
| DRAINAGE DITCH CROSSING | | | | | | | | | | | |
| 63 | 8' x 4' RCB (56 LF x 2) | 112 | LF | \$ 580.00 | \$ 64,960.00 | \$ 64,960.00 | | | 112 | \$ 64,960.00 | 100% |
| 64 | 6" Concrete Rip Rap | 210 | SY | \$ 59.00 | \$ 12,390.00 | \$ 12,390.00 | | | 210 | \$ 12,390.00 | 100% |
| 65 | Remove Existing 30" RCP and Headwalls | 1 | LS | \$ 7,500.00 | \$ 7,500.00 | \$ 7,500.00 | | | 1 | \$ 7,500.00 | 100% |
| 66 | Trench Protection & Shoring | 56 | LF | \$ 100.00 | \$ 5,600.00 | \$ 5,600.00 | | | 56 | \$ 5,600.00 | 100% |
| PLEASANTVIEW DR. DRAINAGE DITCH CROSSING | | | | | | | | | | | |
| 67 | 8' x 4' RCB (104 LF x 2) | 208 | LF | \$ 580.00 | \$ 120,640.00 | \$ 120,640.00 | | | 208 | \$ 120,640.00 | 100% |
| 68 | 6" Concrete Rip Rap | 280 | SY | \$ 59.00 | \$ 16,520.00 | \$ 16,520.00 | | | 280 | \$ 16,520.00 | 100% |
| 69 | Remove Existing 18" RCP Down Drain | 17 | LF | \$ 10.00 | \$ 170.00 | \$ 170.00 | | | 17 | \$ 170.00 | 100% |
| 70 | Extend Existing 18" RCP Down Drain | 56 | LF | \$ 44.00 | \$ 2,464.00 | \$ 2,464.00 | | | 56 | \$ 2,464.00 | 100% |
| 71 | Roadway Pavement Removal (Sawcut) | 293 | SY | \$ 20.00 | \$ 5,860.00 | \$ 5,860.00 | | | 74 | \$ 5,860.00 | 100% |
| 72 | 2" HMA (TY D) | 293 | SY | \$ 15.00 | \$ 4,395.00 | \$ 4,395.00 | | | 0 | \$ 4,395.00 | 100% |
| 73 | Prime Coat (MC-30)(0.2 Gal/SY) | 60 | GAL | \$ 10.00 | \$ 600.00 | \$ 600.00 | | | 0 | \$ 600.00 | 100% |
| 74 | 8" Compacted Flexbase | 317 | SY | \$ 8.00 | \$ 2,536.00 | \$ 2,536.00 | | | 74 | \$ 2,536.00 | 100% |
| 75 | 6" Compacted Subgrade | 342 | SY | \$ 4.00 | \$ 1,368.00 | \$ 1,368.00 | | | 74 | \$ 1,368.00 | 100% |
| 76 | Remove Existing Waterline | 1 | LS | \$ 6,000.00 | \$ 6,000.00 | \$ 6,000.00 | | | 1 | \$ 6,000.00 | 100% |
| 77 | 12" AWWA C-900 (DR-18) PVC Waterline | 46 | LF | \$ 27.00 | \$ 1,242.00 | \$ 1,242.00 | | | 46 | \$ 1,242.00 | 100% |
| 78 | 12" Coupling MJ | 2 | EA | \$ 1,300.00 | \$ 2,600.00 | \$ 2,600.00 | | | 2 | \$ 2,600.00 | 100% |
| 79 | Trench Protection & Shoring | 104 | LF | \$ 10.00 | \$ 1,040.00 | \$ 1,040.00 | | | 104 | \$ 1,040.00 | 100% |
| 80 | Traffic Control and Measurement Devices | 1 | LS | \$ 6,500.00 | \$ 6,500.00 | \$ 6,500.00 | | | 1 | \$ 6,500.00 | 100% |
| FM 1015 DRAINAGE DITCH CROSSING | | | | | | | | | | | |
| 81 | 60" RCP (Bored)(144 LF x 2) | 288 | LF | \$ 1,260.00 | \$ 362,880.00 | \$ 308,448.00 | \$ 54,432.00 | | 215.7 | \$ 362,880.00 | 100% |
| 82 | 6" Concrete Rip Rap | 645 | SY | \$ 59.00 | \$ 38,055.00 | \$ 7,611.00 | \$ 30,444.00 | | 131.8 | \$ 38,055.00 | 100% |
| 83 | Install 18" RCP Down Drain | 24 | LF | \$ 44.00 | \$ 1,056.00 | | \$ 1,056.00 | | | \$ 1,056.00 | 100% |
| 84 | Install 24" RCP Down Drain | 16 | LF | \$ 60.00 | \$ 960.00 | | \$ 960.00 | | | \$ 960.00 | 100% |
| 85 | Remove Existing Concrete Headwall | 2 | EA | \$ 1,000.00 | \$ 2,000.00 | \$ 2,000.00 | | | 2 | \$ 2,000.00 | 100% |
| 86 | Remove Existing 18" RCP Down Drain | 36 | LF | \$ 10.00 | \$ 360.00 | \$ 360.00 | | | 36 | \$ 360.00 | 100% |
| 87 | Remove Existing 24" RCP Down Drain | 24 | LF | \$ 10.00 | \$ 240.00 | \$ 240.00 | | | 24 | \$ 240.00 | 100% |
| 88 | Concrete Collar for 18" RCP | 1 | EA | \$ 750.00 | \$ 750.00 | \$ 750.00 | | | 1 | \$ 750.00 | 100% |
| 89 | Concrete Collar for 24" RCP | 1 | EA | \$ 1,000.00 | \$ 1,000.00 | | \$ 1,000.00 | | | \$ 1,000.00 | 100% |
| 90 | Traffic Control and Measurement Devices | 1 | LS | \$ 7,000.00 | \$ 7,000.00 | \$ 5,250.00 | \$ 1,750.00 | | 0.7 | \$ 7,000.00 | \$ - 100% |
| TOTAL BASE | | | | \$ 2,813,776.00 | \$ 2,724,134.00 | \$ 89,642.00 | | \$ 2,813,776.00 | \$ - | | |

| ADD ALTERNATE #1 ESTERO LLANO GRANDE DITCH CROSSING | | | | | | |
|---|--------|----------------------|--------------|----------------------|--|--------------|
| 91 8' x 4' RCB (64 LF x 2) | 128 LF | \$ 580.00 | \$ 74,240.00 | | | \$ 74,240.00 |
| 92 6" Concrete Rip Rap | 278 SY | \$ 59.00 | \$ 16,402.00 | | | \$ 16,402.00 |
| 93 Remove Existing 42" RCP | 67 LF | \$ 20.00 | \$ 1,340.00 | | | \$ 1,340.00 |
| 94 Extend Existing 18" RCP Down Drain | 44 LF | \$ 44.00 | \$ 1,936.00 | | | \$ 1,936.00 |
| 95 Roadway Pavement Removal (Sawcut) | 74 SY | \$ 20.00 | \$ 1,480.00 | | | \$ 1,480.00 |
| 96 2" HMA (TY D) | 74 SY | \$ 20.00 | \$ 1,480.00 | | | \$ 1,480.00 |
| 97 Prime Coat (MC-30)(0.2 Gal/SY) | 15 GAL | \$ 10.00 | \$ 150.00 | | | \$ 150.00 |
| 98 8" Compacted Flexbase | 74 SY | \$ 8.00 | \$ 592.00 | | | \$ 592.00 |
| 99 6" Compacted Subgrade | 74 SY | \$ 4.00 | \$ 296.00 | | | \$ 296.00 |
| 100 Trench Protection & Shoring | 64 LF | \$ 10.00 | \$ 640.00 | | | \$ 640.00 |
| 101 Traffic Control and Measurement Devices | 1 LS | \$ 5,500.00 | \$ 5,500.00 | | | \$ 5,500.00 |
| TOTAL ALT #1 | | \$ 104,056.00 | | \$ 104,056.00 | | |

| APPROVED CHANGE ORDERS | | | | | | | | | | | |
|-------------------------------------|------|------------------------|--------------|------------------------|---------------------|--|--|------------------------|----------------------|--|--|
| Change Order No 1 | 1 LS | \$ 18,000.00 | \$ 18,000.00 | \$ 18,000.00 | | | | \$ 18,000.00 | | | |
| Change Order No 2 | 1 LS | \$ 30,478.00 | \$ 30,478.00 | \$ 30,478.00 | | | | \$ 30,478.00 | | | |
| Change Order No 3 | 1 LS | \$ 57,356.00 | \$ 57,356.00 | \$ 57,356.00 | | | | \$ 57,356.00 | | | |
| Change Order No 4 DAYS ONLY | | | | | | | | | | | |
| Change Order No 5 DAYS ONLY | | | | | | | | | | | |
| Change Order No 6 | 1 LS | \$ 21,000.00 | \$ 21,000.00 | \$ 21,000.00 | | | | \$ 21,000.00 | | | |
| Change Order No 7 | 1 LS | \$ 16,500.00 | \$ 16,500.00 | \$ 16,500.00 | | | | \$ 16,500.00 | | | |
| Change Order No 8 | 1 LS | \$ 31,000.00 | \$ 31,000.00 | \$ 31,000.00 | | | | \$ 31,000.00 | | | |
| Change Order No 9 | 1 LS | \$ 42,960.00 | \$ 42,960.00 | \$ 42,960.00 | | | | \$ 42,960.00 | | | |
| Change Order No 10 DAYS ONLY | | | | | | | | | | | |
| Change Order No 11 PENDING APPROVAL | | | | | | | | | | | |
| Change Order No 12 | 1 LS | \$ 45,500.00 | \$ 45,500.00 | \$ 45,500.00 | | | | \$ 45,500.00 | | | |
| Contract Amendment | 1 LS | \$ 19,600.00 | \$ 19,600.00 | \$ 19,600.00 | | | | \$ 19,600.00 | | | |
| Change Order No 13 | 1 LS | \$ 17,000.00 | \$ 17,000.00 | \$ 17,000.00 | \$ - | | | \$ 17,000.00 | | | |
| Change Order No 14 | 1 LS | \$ 12,300.00 | \$ 12,300.00 | \$ 12,300.00 | | | | \$ 12,300.00 | | | |
| Change Order No 15 DAYS ONLY | | | | | | | | | | | |
| Change Order No 16 | 1 LS | \$ 40,000.00 | \$ 40,000.00 | \$ 40,000.00 | \$ - | | | \$ 40,000.00 | | | |
| CHANGE ORDER TOTALS | | \$ 351,694.00 | | \$ 351,694.00 | \$ - | | | \$ 351,694.00 | \$ - | | |
| GRAND TOTAL | | \$ 3,269,526.00 | | \$ 3,075,828.00 | \$ 89,642.00 | | | \$ 3,165,470.00 | \$ 104,056.00 | | |

APPLICATION AND CERTIFICATE FOR PAYMENT

TO (OWNER) **City of Weslaco**
255 S. Kansas Ave
Weslaco, TX

PROJECT: **Pleasantview & 11th St
Drainage Improvements**

FROM **Rigney Construction, LLC**
7011 N. Seminary Rd.
Edinburg, Texas 78541

PO No. **21-0025**

VIA (ENG) **SWG Engineering, LLC**
611 S. International Blvd
Weslaco, TX 78596

APPLICATION NO
PERIOD TO: **4/7/2022**

ENGINEER'S
PROJECT NO **19-125**

Eight (10-RET) Distribution To:

| | |
|---|------------|
| x | Owner |
| x | Architect |
| x | Contractor |
| | |
| | |

CONTRACT FOR: General Construction

CONTRACT DATE September 19, 2019

CONTRACTOR'S APPLICATION FOR PAYMENT

| CHANGE ORDER SUMMARY | | | |
|---|---------------|---------------|------------|
| Change Orders approved in
Previous months by Owner | | ADDITIONS | DEDUCTIONS |
| TOTAL | | | |
| Approved this month | | \$ 351,694 00 | |
| Number | Date Approved | | |
| CO's 1- 16 | | | |
| TOTALS | | \$ 351,694 00 | \$ - |
| Net change by Change Orders | | \$ 351,694 00 | |

The undersigned contractor certifies that to the best of the Contractor's knowledge,
information and belief the Work covered by this Application for Payment has been

paid by the Contractor for Work for which previous Certificates for Payment were
issued and payments received from the Owner, and that current payment shown
herein is now due

CONTRACTOR: Rigney Construction, LLC

DocuSigned by:
By John Rigney
C6F74D89DFD440B

Date 04/07/2022

Application is made for Payment, as shown below, in connection with the Contract
Continuation Sheet attached.

| | |
|--|-----------------|
| 1 ORIGINAL CONTRACT SUM | \$ 2,917,832.00 |
| 2 NET CHANGE BY CHANGE ORDERS | \$ 351,694.00 |
| 3 CONTRACT SUM TO DATE | \$ 3,269,526.00 |
| 4 TOTAL COMPLETED AND STORED TO DATE
(Column G on G703) | \$ 3,165,470.00 |
| 5 RETAINAGE | |
| a. 5 % of Completed Work
(Column D + E G703) | \$ - |
| b. 5 % of Stored Material
(Column F on G703) | \$ - |
| Total Retainage (Line 5a + 5b or
Total in Column I G703) | \$ - |
| 6 TOTAL EARNED LESS RETAINAGE | \$ 3,165,470.00 |
| 7. LESS PREVIOUS CERTIFICATES FOR PAYMENT | \$ 3,007,196.50 |
| 8. CURRENT PAYMENT DUE | \$ 158,273.50 |
| 9. BALANCE TO FINISH, PLUS RETAINAGE
(Line 3 less line 6) | \$ 104,056.00 |

State of Texas

County Of: Hidalgo

Subscribed and sworn to before me this 7 day of March, 2022

Notary Public: [Signature]

My Commission Expires



MICHAEL ISRAEL LERMA
Notary ID #126918264
My Commission Expires
May 25, 2024

ARCHITECT'S CERTIFICATE FOR PAYMENT

In accordance with the Contract Documents, based on on-site observations and the
data comprising the above application, the Architect certifies to the Owner that to the
best of the Architect's knowledge, information and belief the Work has progressed as
indicated, the quality of the Work is in accordance with the Contract Documents, and

the Contractor is entitled to payment of the AMOUNT CERTIFIED

AMOUNT CERTIFIED

(Attach explanation if amount certified differs from the amount applied for)

ENGINEER

By [Signature] Date Apr. 8 - 2022

This Certificate is not negotiable. The AMOUNT CERTIFIED is payable only to the
Contractor named herein. Issuance, payment and acceptance of payment are without
prejudice to any rights of the Owner or Contractor under this Contract.

| ITEM DESCRIPTION | EST QTY | UNIT | UNIT PRICE | TOTAL | PREVIOUS BILLING | CURRENT BILLING | MATERIAL
ON HAND | QTY BILLED
TO DATE | AMT BILLED TO
DATE | BALANCE TO
FINISH | %
COMPLETE |
|---|---------|------|--------------|-----------------|------------------|-----------------|---------------------|-----------------------|-----------------------|----------------------|---------------|
| 1 Mobilization/Site Prep | 1 | LS | \$ 50,000.00 | \$ 50,000.00 | \$ 50,000.00 | | | 1 | \$ 50,000.00 | | 100% |
| 2 Utility Adjustment | 1 | LS | \$ 32,000.00 | \$ 32,000.00 | \$ 32,000.00 | | | 1 | \$ 32,000.00 | | 100% |
| 3 Channel Widening/Excavation | 35103 | CY | \$ 5.00 | \$ 175,515.00 | \$ 175,515.00 | | | 35103 | \$ 175,515.00 | | 100% |
| 4 Channel Berm Fill | 31671 | CY | \$ 5.00 | \$ 158,355.00 | \$ 158,355.00 | | | 31671 | \$ 158,355.00 | | 100% |
| 5 Remove Existing Fence | 2999 | LF | \$ 3.50 | \$ 10,496.50 | \$ 10,496.50 | | | 2999 | \$ 10,496.50 | | 100% |
| 6 Install New Fence | 1168 | LF | \$ 15.00 | \$ 17,520.00 | \$ 17,520.00 | | | 1168 | \$ 17,520.00 | | 100% |
| 7 Concrete Headwall | 12 | EA | \$ 2,900.00 | \$ 34,800.00 | \$ 34,800.00 | | | 12 | \$ 34,800.00 | | 100% |
| 8 Remove Existing 18" RCP | 12 | LF | \$ 10.00 | \$ 120.00 | \$ 120.00 | | | 12 | \$ 120.00 | | 100% |
| 9 Remove Existing 24" RCP | 12 | LF | \$ 10.00 | \$ 120.00 | \$ 120.00 | | | 12 | \$ 120.00 | | 100% |
| 10 Remove Existing 30" RCP | 938 | LF | \$ 10.00 | \$ 9,380.00 | \$ 9,380.00 | | | 938 | \$ 9,380.00 | | 100% |
| 11 Remove Existing Manhole | 1 | EA | \$ 2,500.00 | \$ 2,500.00 | \$ 2,500.00 | | | 1 | \$ 2,500.00 | | 100% |
| 12 Remove Existing Concrete Headwall | 1 | EA | \$ 500.00 | \$ 500.00 | \$ 500.00 | | | 1 | \$ 500.00 | | 100% |
| 13 18" RCP (CL III) | 181 | EA | \$ 38.00 | \$ 6,878.00 | \$ 6,878.00 | | | 181 | \$ 6,878.00 | | 100% |
| 14 Concrete Collar | 6 | EA | \$ 750.00 | \$ 4,500.00 | \$ 4,500.00 | | | 6 | \$ 4,500.00 | | 100% |
| 15 Remove and Replace Existing Guard Rail | 32 | LF | \$ 200.00 | \$ 6,400.00 | \$ 6,400.00 | | | 32 | \$ 6,400.00 | | 100% |
| 16 Remove Existing Concrete Parking | 335 | SY | \$ 9.00 | \$ 3,015.00 | \$ 3,015.00 | | | 1 | \$ 3,015.00 | | 100% |
| 17 48" Dia Precast Concrete Manhole | 6 | EA | \$ 3,500.00 | \$ 21,000.00 | \$ 21,000.00 | | | 6 | \$ 21,000.00 | | 100% |
| 18 Channge Excavation | 8105 | CY | \$ 7.50 | \$ 60,787.50 | \$ 60,787.50 | | | 8105 | \$ 60,787.50 | | 100% |
| 19 Channel Berm Fill | 5591 | CY | \$ 4.00 | \$ 22,364.00 | \$ 22,364.00 | | | 5591 | \$ 22,364.00 | | 100% |
| SHARON DRIVE | | | | | | | | | | | |
| 20 8' x 4" RCB (866 LF x 2) | 1732 | LF | \$ 580.00 | \$ 1,004,560.00 | \$ 1,004,560.00 | | | 1732 | \$ 1,004,560.00 | | 100% |
| 21 12" Thick End Wall | 1 | LS | \$ 5,500.00 | \$ 5,500.00 | \$ 5,500.00 | | | 1 | \$ 5,500.00 | | 100% |
| 22 8' x 4' Miter Joint | 2 | EA | \$ 15,000.00 | \$ 30,000.00 | \$ 30,000.00 | | | 2 | \$ 30,000.00 | | 100% |
| 23 6" Concrete Rip Rap | 200 | SY | \$ 59.00 | \$ 11,800.00 | \$ 11,800.00 | | | 200 | \$ 11,800.00 | | 100% |
| 24 18" RCP Inlet Pipe | 36 | LF | \$ 38.00 | \$ 1,368.00 | \$ 1,368.00 | | | 36 | \$ 1,368.00 | | 100% |
| 25 Grate Inlet | 9 | EA | \$ 3,800.00 | \$ 34,200.00 | \$ 34,200.00 | | | 9 | \$ 34,200.00 | | 100% |
| 26 8" PVC SADR 26 Sanitary Sewer Line | 30 | LF | \$ 20.00 | \$ 600.00 | \$ 600.00 | | | 30 | \$ 600.00 | | 100% |
| 27 60" Dia Fiberglass Manhole | 2 | EA | \$ 9,500.00 | \$ 19,000.00 | \$ 19,000.00 | | | 2 | \$ 19,000.00 | | 100% |
| 28 Roadway Pavement Removal (Sawcut) | 2669 | SY | \$ 5.00 | \$ 13,345.00 | \$ 13,345.00 | | | 2150 | \$ 13,345.00 | | 100% |
| 29 2" HMA (TY D) | 2669 | SY | \$ 15.00 | \$ 40,035.00 | \$ 40,035.00 | | | 0 | \$ 40,035.00 | | 100% |
| 30 Prime Coat (MC-30)(0.2 Gal/SY) | 500 | GAL | \$ 10.00 | \$ 5,000.00 | \$ 5,000.00 | | | 0 | \$ 5,000.00 | | 100% |
| 31 8" Compacted Flexbase | 2870 | SY | \$ 8.00 | \$ 22,960.00 | \$ 22,960.00 | | | 860 | \$ 22,960.00 | | 100% |
| 32 6" Compacted Subgrade | 3060 | SY | \$ 5.00 | \$ 15,300.00 | \$ 15,300.00 | | | 2150 | \$ 15,300.00 | | 100% |

[illegible]

| | | | | | | | | | | | |
|---|---|-----|-----|------------------------|------------------------|---------------|------|--|------------------------|---------------|-----------|
| DRAINAGE DITCH CROSSING | | | | | | | | | | | |
| 63 | 8' x 4' RCB (56 LF x 2) | 112 | LF | \$ 580.00 | \$ 64,960.00 | \$ 64,960.00 | | | 112 | \$ 64,960.00 | 100% |
| 64 | 6" Concrete Rip Rap | 210 | SY | \$ 59.00 | \$ 12,390.00 | \$ 12,390.00 | | | 210 | \$ 12,390.00 | 100% |
| 65 | Remove Existing 30" RCP and Headwalls | 1 | LS | \$ 7,500.00 | \$ 7,500.00 | \$ 7,500.00 | | | 1 | \$ 7,500.00 | 100% |
| 66 | Trench Protection & Shoring | 56 | LF | \$ 100.00 | \$ 5,600.00 | \$ 5,600.00 | | | 56 | \$ 5,600.00 | 100% |
| PLEASANTVIEW DR. DRAINAGE DITCH CROSSING | | | | | | | | | | | |
| 67 | 8' x 4' RCB (104 LF x 2) | 208 | LF | \$ 580.00 | \$ 120,640.00 | \$ 120,640.00 | | | 208 | \$ 120,640.00 | 100% |
| 68 | 6" Concrete Rip Rap | 280 | SY | \$ 59.00 | \$ 16,520.00 | \$ 16,520.00 | | | 280 | \$ 16,520.00 | 100% |
| 69 | Remove Existing 18" RCP Down Drain | 17 | LF | \$ 10.00 | \$ 170.00 | \$ 170.00 | | | 17 | \$ 170.00 | 100% |
| 70 | Extend Existing 18" RCP Down Drain | 56 | LF | \$ 44.00 | \$ 2,464.00 | \$ 2,464.00 | | | 56 | \$ 2,464.00 | 100% |
| 71 | Roadway Pavement Removal (Sawcut) | 293 | SY | \$ 20.00 | \$ 5,860.00 | \$ 5,860.00 | | | 74 | \$ 5,860.00 | 100% |
| 72 | 2" HMA (TY D) | 293 | SY | \$ 15.00 | \$ 4,395.00 | \$ 4,395.00 | | | 0 | \$ 4,395.00 | 100% |
| 73 | Prime Coat (MC-30)(0.2 Gal/SY) | 60 | GAL | \$ 10.00 | \$ 600.00 | \$ 600.00 | | | 0 | \$ 600.00 | 100% |
| 74 | 8" Compacted Flexbase | 317 | SY | \$ 8.00 | \$ 2,536.00 | \$ 2,536.00 | | | 74 | \$ 2,536.00 | 100% |
| 75 | 6" Compacted Subgrade | 342 | SY | \$ 4.00 | \$ 1,368.00 | \$ 1,368.00 | | | 74 | \$ 1,368.00 | 100% |
| 76 | Remove Existing Waterline | 1 | LS | \$ 6,000.00 | \$ 6,000.00 | \$ 6,000.00 | | | 1 | \$ 6,000.00 | 100% |
| 77 | 12" AWWA C-900 (DR-18) PVC Waterline | 46 | LF | \$ 27.00 | \$ 1,242.00 | \$ 1,242.00 | | | 46 | \$ 1,242.00 | 100% |
| 78 | 12" Coupling MJ | 2 | EA | \$ 1,300.00 | \$ 2,600.00 | \$ 2,600.00 | | | 2 | \$ 2,600.00 | 100% |
| 79 | Trench Protection & Shoring | 104 | LF | \$ 10.00 | \$ 1,040.00 | \$ 1,040.00 | | | 104 | \$ 1,040.00 | 100% |
| 80 | Traffic Control and Measurement Devices | 1 | LS | \$ 6,500.00 | \$ 6,500.00 | \$ 6,500.00 | | | 1 | \$ 6,500.00 | 100% |
| FM 1015 DRAINAGE DITCH CROSSING | | | | | | | | | | | |
| 81 | 60" RCP (Bored)(144 LF x 2) | 288 | LF | \$ 1,260.00 | \$ 362,880.00 | \$ 362,880.00 | \$ - | | 215.7 | \$ 362,880.00 | 100% |
| 82 | 6" Concrete Rip Rap | 645 | SY | \$ 59.00 | \$ 38,055.00 | \$ 38,055.00 | \$ - | | 131.8 | \$ 38,055.00 | 100% |
| 83 | Install 18" RCP Down Drain | 24 | LF | \$ 44.00 | \$ 1,056.00 | \$ 1,056.00 | \$ - | | | \$ 1,056.00 | 100% |
| 84 | Install 24" RCP Down Drain | 16 | LF | \$ 60.00 | \$ 960.00 | \$ 960.00 | \$ - | | | \$ 960.00 | 100% |
| 85 | Remove Existing Concrete Headwall | 2 | EA | \$ 1,000.00 | \$ 2,000.00 | \$ 2,000.00 | | | 2 | \$ 2,000.00 | 100% |
| 86 | Remove Existing 18" RCP Down Drain | 36 | LF | \$ 10.00 | \$ 360.00 | \$ 360.00 | | | 36 | \$ 360.00 | 100% |
| 87 | Remove Existing 24" RCP Down Drain | 24 | LF | \$ 10.00 | \$ 240.00 | \$ 240.00 | | | 24 | \$ 240.00 | 100% |
| 88 | Concrete Collar for 18" RCP | 1 | EA | \$ 750.00 | \$ 750.00 | \$ 750.00 | | | 1 | \$ 750.00 | 100% |
| 89 | Concrete Collar for 24" RCP | 1 | EA | \$ 1,000.00 | \$ 1,000.00 | \$ 1,000.00 | \$ - | | | \$ 1,000.00 | 100% |
| 90 | Traffic Control and Measurement Devices | 1 | LS | \$ 7,000.00 | \$ 7,000.00 | \$ 7,000.00 | \$ - | | 0.7 | \$ 7,000.00 | \$ - 100% |
| TOTAL BASE | | | | \$ 2,813,776.00 | \$ 2,813,776.00 | \$ - | | | \$ 2,813,776.00 | \$ - | |

| ADD ALTERNATE #1 ESTERO LLANO GRANDE DITCH CROSSING | | | | | | |
|---|--------|----|----------------------|----|----------------------|--------------|
| 91 8' x 4' RCB (64 LF x 2) | 128 LF | \$ | 580.00 | \$ | 74,240.00 | \$ 74,240.00 |
| 92 6" Concrete Rip Rap | 278 SY | \$ | 59.00 | \$ | 16,402.00 | \$ 16,402.00 |
| 93 Remove Existing 42" RCP | 67 LF | \$ | 20.00 | \$ | 1,340.00 | \$ 1,340.00 |
| 94 Extend Existing 18" RCP Down Drain | 44 LF | \$ | 44.00 | \$ | 1,936.00 | \$ 1,936.00 |
| 95 Roadway Pavement Removal (Sawcut) | 74 SY | \$ | 20.00 | \$ | 1,480.00 | \$ 1,480.00 |
| 96 2" HMAc (TY D) | 74 SY | \$ | 20.00 | \$ | 1,480.00 | \$ 1,480.00 |
| 97 Prime Coat (MC-30)(0.2 Gal/SY) | 15 GAL | \$ | 10.00 | \$ | 150.00 | \$ 150.00 |
| 98 8" Compacted Flexbase | 74 SY | \$ | 8.00 | \$ | 592.00 | \$ 592.00 |
| 99 6" Compacted Subgrade | 74 SY | \$ | 4.00 | \$ | 296.00 | \$ 296.00 |
| 100 Trench Protection & Shoring | 64 LF | \$ | 10.00 | \$ | 640.00 | \$ 640.00 |
| 101 Traffic Control and Measurement Devices | 1 LS | \$ | 5,500.00 | \$ | 5,500.00 | \$ 5,500.00 |
| TOTAL ALT #1 | | | \$ 104,056.00 | | \$ 104,056.00 | |

| APPROVED CHANGE ORDERS | | | | | | | | | | |
|-------------------------------------|------|----|------------------------|------------------------|-------------|------------------------|-----------|----------------------|----|-----------|
| Change Order No 1 | 1 LS | \$ | 18,000.00 | \$ | 18,000.00 | \$ | 18,000.00 | | \$ | 18,000.00 |
| Change Order No 2 | 1 LS | \$ | 30,478.00 | \$ | 30,478.00 | \$ | 30,478.00 | | \$ | 30,478.00 |
| Change Order No 3 | 1 LS | \$ | 57,356.00 | \$ | 57,356.00 | \$ | 57,356.00 | | \$ | 57,356.00 |
| Change Order No 4 DAYS ONLY | | | | | | | | | | |
| Change Order No 5 DAYS ONLY | | | | | | | | | | |
| Change Order No 6 | 1 LS | \$ | 21,000.00 | \$ | 21,000.00 | \$ | 21,000.00 | | \$ | 21,000.00 |
| Change Order No 7 | 1 LS | \$ | 16,500.00 | \$ | 16,500.00 | \$ | 16,500.00 | | \$ | 16,500.00 |
| Change Order No 8 | 1 LS | \$ | 31,000.00 | \$ | 31,000.00 | \$ | 31,000.00 | | \$ | 31,000.00 |
| Change Order No 9 | 1 LS | \$ | 42,960.00 | \$ | 42,960.00 | \$ | 42,960.00 | | \$ | 42,960.00 |
| Change Order No 10 DAYS ONLY | | | | | | | | | | |
| Change Order No 11 PENDING APPROVAL | | | | | | | | | | |
| Change Order No 12 | 1 LS | \$ | 45,500.00 | \$ | 45,500.00 | \$ | 45,500.00 | | \$ | 45,500.00 |
| Contract Amendment | 1 LS | \$ | 19,600.00 | \$ | 19,600.00 | \$ | 19,600.00 | | \$ | 19,600.00 |
| Change Order No 13 | 1 LS | \$ | 17,000.00 | \$ | 17,000.00 | \$ | 17,000.00 | \$ - | \$ | 17,000.00 |
| Change Order No 14 | 1 LS | \$ | 12,300.00 | \$ | 12,300.00 | \$ | 12,300.00 | | \$ | 12,300.00 |
| Change Order No 15 DAYS ONLY | | | | | | | | | | |
| Change Order No 16 | 1 LS | \$ | 40,000.00 | \$ | 40,000.00 | \$ | 40,000.00 | \$ - | \$ | 40,000.00 |
| CHANGE ORDER TOTALS | | | \$ 351,694.00 | \$ 351,694.00 | \$ - | \$ 351,694.00 | | \$ - | | |
| GRAND TOTAL | | | \$ 3,269,526.00 | \$ 3,165,470.00 | \$ - | \$ 3,165,470.00 | | \$ 104,056.00 | | |

PLEASANTVIEW & 11th ST DRAINAGE IMPROVEMENTS

100% Complete



FM 1015 Crossing (West Side)



FM 1015 Crossing (East Side-Estero
Llano Grande Park)

PLEASANTVIEW & 11th ST DRAINAGE IMPROVEMENTS



2-4x8 RCBs Behind Church at 12th St



Standardized Agenda Request Form

| | | |
|--|-----------------|--|
| Date of Meeting:
April 19, 2022 | | Agenda Item No. (to be assigned by CSO):
2022-5330 |
| From: | | |
| Subject:
Discussion and consideration to award water line pipebursting to Southern Trenchless Solutions, buyboard vendor contract no. 635-21, in the amount not to exceed \$308,790 and authorize the Mayor to execute any related documents. Possible action. (Staffed by Public Works Department.) | | |
| Background:
Pipebursting is proposed in the downtown area. See attached map. | | |
| 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
David Arce
Pete Garcia
VIDAL ROMAN
Martin Garza | | Created/Initiated
Approved
Approved
Approved
New |
| City Manager Comments:
Approve as recommended by the Public Works Department with monies coming from the ARPA Funds (American Rescue Plan Act.) | | |
| Staff Recommendation:
Approval | | |
| Attachments, if any:
Memo 2022 Waterline Pipebursting, Prop.Waterline Texas Blvd, City of Weslaco
Water Pipeburst, Water.Sewer locations | | |
| Responsibilities upon Approval: | | |

City of Weslaco

"The City on the Grow"



David Suarez, Mayor
Josh Pedraza, Mayor Pro-Tem, District 1
Leo Muñoz, Commissioner, At-Large
Greg Kerr, Commissioner, At-Large
Letty Lopez, Commissioner, District 2
Jose "JP" Rodriguez, Commissioner, District 3
Adrian Farias, Commissioner, District 4

Martin Garza, Interim City Manager

Date: April 19, 2022

To: City Commission

From: David Arce, Deputy Public Works Director

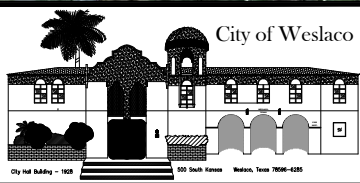
Subject: WATERLINE PIPEBURSTING

Cc: Martin Garza, Interim City Manager
Vidal Roman, Finance Director

Staff is recommending replacement of waterlines due to aging infrastructure in the downtown area. This proposal is to include 960 linear feet and required taps. Southern Trenchless Solutions has included payment and performance bond in the quote.

Attached is a map of water line pipe bursting.

Staff Recommends Approval.



**PROP. WATERLINE
CROSSING IMPROVEMENTS (PIPE-BURSTING)
WESLACO, TEXAS**

| | | |
|--------------|-------------|--|
| REVISION No. | | PAGE : 1

OF : 1
Scale: NTS |
| PROJECT NO. | | |
| DRAWN BY | F.Hernandez | |
| CHECKED BY | A. Aldana | |
| DATE | 04/12/2022 | |



P O Box 8084; Weslaco, TX 78599
 1200 W Exp 83, La Feria, TX 78559
 Ph# 956-277-0354 Fax# 956-277-0355

Adminstx@southerntrenchless.com

Quote Issued: **3/31/2022**

Quote: **22130**

Invoice Issued: _____

Invoice: _____

Purchase Order # _____

Buyboard 635-21

Project: City of Weslaco - Water Pipeburst

Buyboard Proposal Code No: 635-21

| Line No. | Item No. | Description | QTY | UNIT | Unit Price | Total |
|--------------|----------|--|-----|------|-------------|----------------------|
| 1 | 231 | Mobilization | 1 | EA | \$ 5,000.00 | \$ 5,000.00 |
| 2 | 51 | 8'deep) | 960 | LF | \$ 95.50 | \$ 91,680.00 |
| 3 | 67 | Change Pipeburst Pipe to Potable Water Grade | 960 | LF | \$ 95.00 | \$ 91,200.00 |
| 4 | 72 | Connect to Existing Fire Hydrant | 3 | EA | \$ 3,000.00 | \$ 9,000.00 |
| 5 | 71 | Connect to Existing 8" to 16" Waterline | 6 | EA | \$ 5,000.00 | \$ 30,000.00 |
| 6 | 194 | Access Pit (0'-8' deep) | 6 | EA | \$ 4,500.00 | \$ 27,000.00 |
| 7 | 217 | Cement Stabilized Sand Backfill | 100 | TONS | \$ 150.00 | \$ 15,000.00 |
| 8 | 490 | Repair / Rehab 2" Asphalt Pavement | 1 | SY | \$ 165.00 | \$ 165.00 |
| 9 | 501 | Repair / Rehab Concrete Curb & Gutter | 50 | LF | \$ 75.00 | \$ 3,750.00 |
| 10 | 510 | Traffic Control | 15 | DAY | \$ 1,800.00 | \$ 27,000.00 |
| | | Payment & Performance Bonds | 1 | EA | \$ 8,995.00 | \$ 8,995.00 |
| | | | | | | |
| | | | | | | |
| | | | | | | |
| | | | | | | |
| Total | | | | | | \$ 308,790.00 |

Exclusion:

- 1 Does Not Include Bypass or Point Repairs.
- 2 Water to be provided by the City of Weslaco at no charge to Southern Trenchless Solutions, LLC.
- 3 Waste site to be provided by the City of Weslaco.

Instructions ** Upon Receipt of Signed Proposal & Purchase Order we will begin to execute contract.

Signature: _____

Print Name: _____

Title: _____

*** Please Make Checks Payable To:

Southern Trenchless Solutions, LLC.

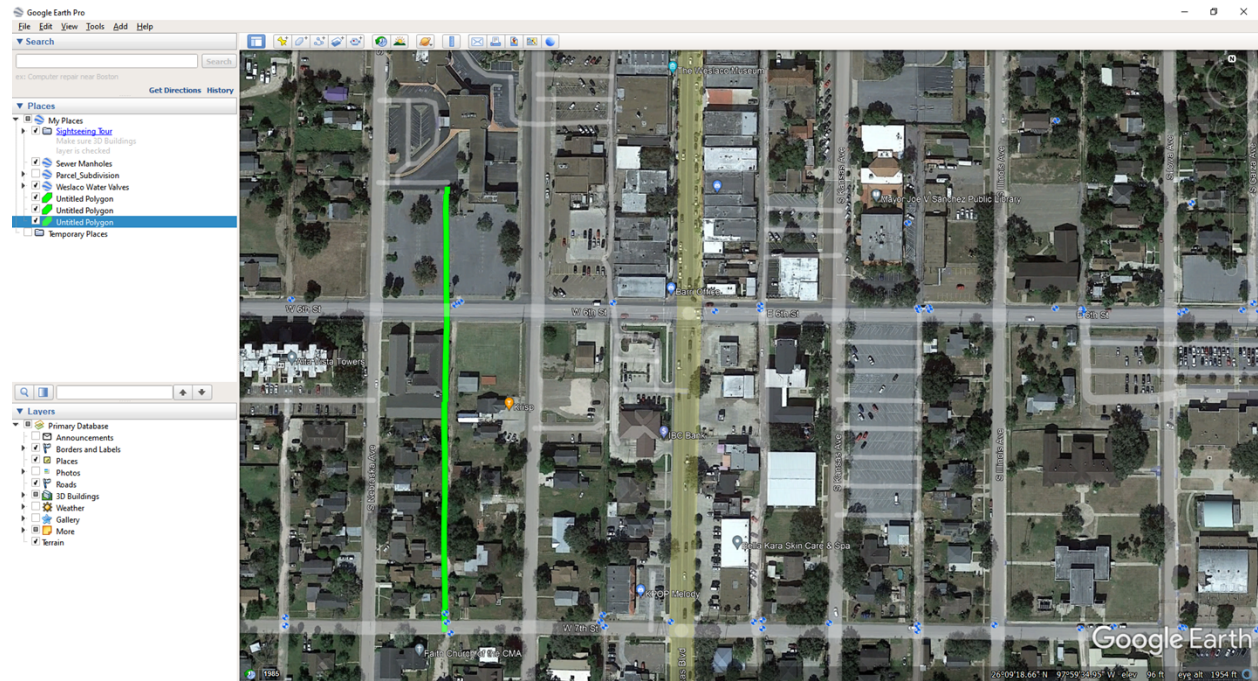
P.O. Box 8084

Weslaco, Texas 78599

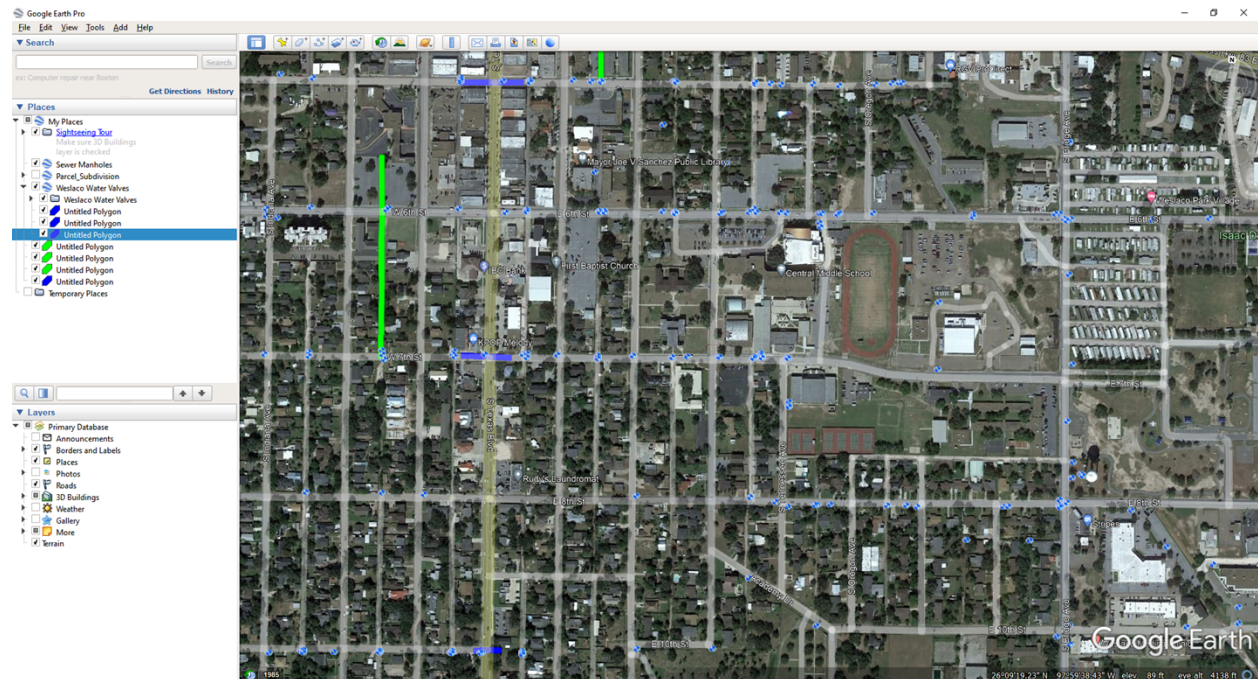


We Appreciate Your Business!!!

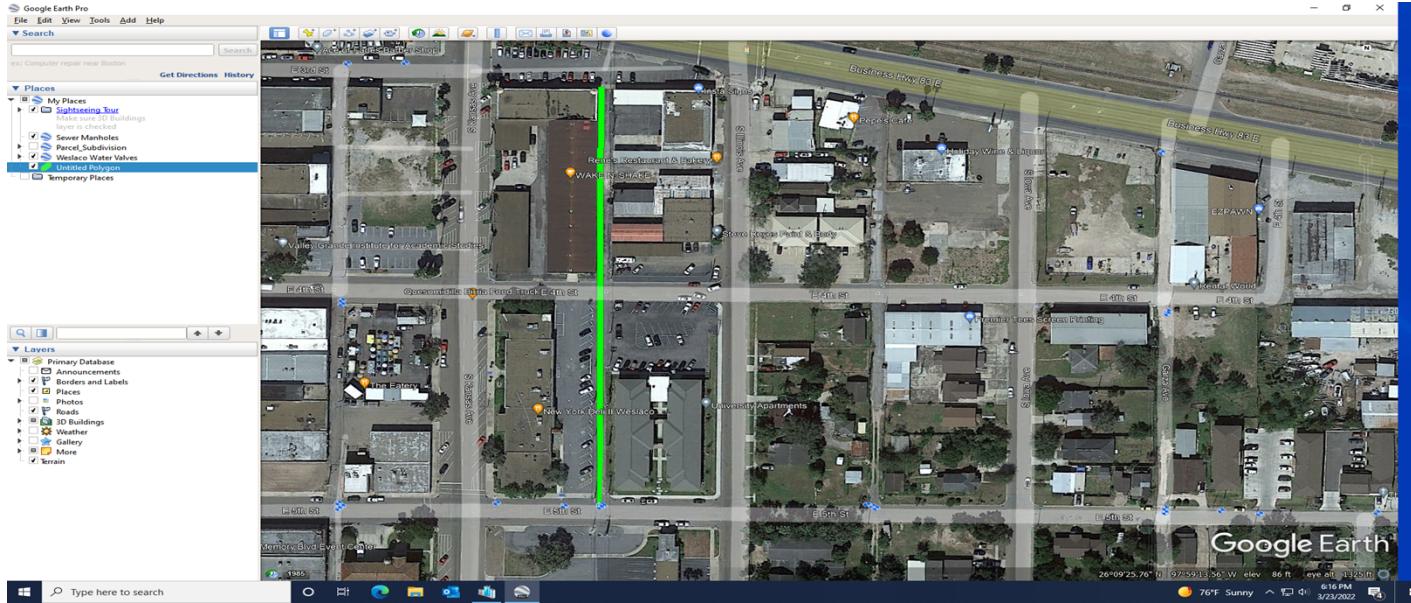
SEWER



WATER



SEWER





Standardized Agenda Request Form

| | | |
|--|-----------------|--|
| Date of Meeting:
April 19, 2022 | | Agenda Item No. (to be assigned by CSO):
2022-5331 |
| From: | | |
| Subject:
Discussion and consideration to award sewer line pipebursting to Southern Trenchless Solutions, buyboard vendor contract no. 635-21, in the amount not to exceed \$308,500 and authorize the Mayor to execute any related documents. Possible action. (Staffed by Public Works Department.) | | |
| Background:
This proposal is to include 1560 linear feet and required taps. | | |
| 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
David Arce
Pete Garcia
VIDAL ROMAN
Martin Garza | | Created/Initiated
Approved
Approved
Approved
New |
| City Manager Comments:
Approve as recommended by the Public Works Department using American Rescue Plan Act funds. | | |
| Staff Recommendation:
Approval | | |
| Attachments, if any:
Memo 2022 Sewer line Pipebursting, PROP. S.S.LINE, Quote Sewer Pipeburst | | |
| Responsibilities upon Approval: | | |

City of Weslaco

"The City on the Grow"



David Suarez, Mayor
Josh Pedraza, Mayor Pro-Tem, District 1
Leo Muñoz, Commissioner, At-Large
Greg Kerr, Commissioner, At-Large
Letty Lopez, Commissioner, District 2
Jose "JP" Rodriguez, Commissioner, District 3
Adrian Farias, Commissioner, District 4

Martin Garza, Interim City Manager

Date: April 19, 2022

To: City Commission

From: David Arce, Deputy Public Works Director

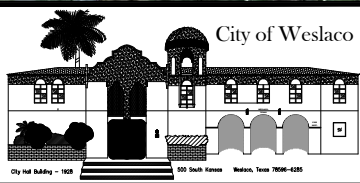
Subject: SEWER LINE PIPEBURSTING

Cc: Martin Garza, Interim City Manager
Vidal Roman, Finance Director

Staff is recommending replacement of sewer lines due to aging infrastructure in the downtown area. This proposal is to include 1560 linear feet and required taps. Southern Trenchless Solutions has included payment and performance bond in the quote.

Attached is a map of sewer line pipe bursting.

Staff Recommends Approval.



PROP. SANITARY SEWER LINE IMPROVEMENTS (PIPE-BURSTING) WESLACO, TEXAS

| | | |
|--------------|-------------|-----------------|
| REVISION No. | | PAGE : 1 |
| PROJECT NO. | | |
| DRAWN BY | F.Hernandez | |
| CHECKED BY | A. Aldana | OF : 1 |
| DATE | 04/12/2022 | Scale: NTS |



P O Box 8084; Weslaco, TX 78599

1200 W Exp 83, La Feria, TX 78559

Ph# 956-277-0354 Fax# 956-277-0355

Adminstx@southerntrenchless.com

Quote Issued: 3/31/2022

Quote: 22129

Invoice Issued: _____

Invoice: _____

Purchase Order # _____

Buyboard 635-21

Project: City of Weslaco - Sewer Pipeburst

Buyboard Proposal Code No: 635-21

| Line No. | Item No. | Description | QTY | UNIT | Unit Price | Total |
|--------------|----------|--|------|------|-------------|----------------------|
| 1 | 231 | Mobilization | 1 | EA | \$ 2,500.00 | \$ 2,500.00 |
| 2 | 510 | Traffic Control | 1 | DAY | \$ 1,800.00 | \$ 1,800.00 |
| 3 | 202 | Trench Safety | 288 | LF | \$ 11.00 | \$ 3,168.00 |
| 4 | 132 | 6" Clean & TV Sanitary Sewer | 1585 | LF | \$ 5.50 | \$ 8,717.50 |
| 5 | 194 | Access Pit (0'-8' deep) | 36 | EA | \$ 596.50 | \$ 21,474.00 |
| 6 | 51 | 8'deep) | 1585 | LF | \$ 60.50 | \$ 95,892.50 |
| 7 | 190 | External Reconnect (0'-8' deep) | 32 | EA | \$ 1,375.00 | \$ 44,000.00 |
| 8 | 211 | Install New 4' to 8' Diameter Manhole (0'-6' deep) | 75 | SF | \$ 150.00 | \$ 11,250.00 |
| 9 | 390 | Premium Manhole Ring & Cover Composite | 7 | EA | \$ 1,700.00 | \$ 11,900.00 |
| 10 | 217 | Cement Stabilized Sand Backfill | 600 | TONS | \$ 150.00 | \$ 90,000.00 |
| 11 | 494 | Repair / Rehab 8" Flex Base | 1 | SY | \$ 42.50 | \$ 42.50 |
| 12 | 490 | Repair / Rehab 2" Asphalt Pavement | 1 | SY | \$ 65.00 | \$ 65.00 |
| 13 | 499 | Repair / Rehab 6" Concrete Driveway | 1 | SF | \$ 62.50 | \$ 62.50 |
| 14 | 164 | 6"-8" Post TV Inspections after Rehabilitation | 1585 | LF | \$ 2.50 | \$ 3,962.50 |
| 15 | 181 | 8"-12" Point Repair (0'-8'deep) | 1 | EA | \$ 4,675.00 | \$ 4,675.00 |
| | | Payment & Performance Bonds | 1 | EA | \$ 8,990.00 | \$ 8,990.00 |
| Total | | | | | | \$ 308,499.50 |

Exclusion: 1 Does Not Include Bypass or Point Repairs.

2 Water to be provided by the City of Weslaco at no charge to Southern Trenchless Solutions, LLC.

3 Waste site to be provided by the City of Weslaco.

Instructions ** Upon Receipt of Signed Proposal & Purchase Order we will begin to execute contract.

Signature: _____

Print Name: _____

Title: _____

*** Please Make Checks Payable To:

Southern Trenchless Solutions, LLC.

P.O. Box 8084

Weslaco, Texas 78599



We Appreciate Your Business!!!



Standardized Agenda Request Form

| | | |
|--|-----------------|--|
| Date of Meeting:
April 19, 2022 | | Agenda Item No. (to be assigned by CSO):
2022-5332 |
| From: | | |
| Subject:
Discussion and consideration to award Manhole Rehabilitation Phase VI to Southern Trenchless Solutions, buyboard vendor contract no. 635-21, in the amount not to exceed \$299,962 and authorize the Mayor to execute any related documents. Possible action. (Staffed by Public Works Department.) | | |
| Background:
45 Manholes to be rehab, list is attached. | | |
| 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
David Arce
Pete Garcia
VIDAL ROMAN
Martin Garza | | Created/Initiated
Approved
Approved
Approved
New |
| City Manager Comments:
Approve as recommended by the Public Works Department. | | |
| Staff Recommendation:
Approval | | |
| Attachments, if any:
Memo 2022 Manhole Rehab ARPA, City of Weslaco Manhole Rehab location list, Ariel manhole locations 4-12-22, Qoute Manhole Rehab | | |
| Responsibilities upon Approval: | | |

City of Weslaco

"The City on the Grow"



David Suarez, Mayor
Josh Pedraza, Mayor Pro-Tem, District 1
Leo Muñoz, Commissioner, At-Large
Greg Kerr, Commissioner, At-Large
Letty Lopez, Commissioner, District 2
Jose "JP" Rodriguez, Commissioner, District 3
Adrian Farias, Commissioner, District 4

Martin Garza, Interim City Manager

Date: April 19, 2022
To: City Commission
From: David Arce, Deputy Public Works Director
Subject: MANHOLE REHABILITATION ARPA
Cc: Martin Garza, Interim City Manager
Vidal Roman, Finance Director

Staff is recommending rehab of 45 manholes due to aging infrastructure. The collections division team and Southern Trenchless team evaluated the manholes that are in need to extend life.

Attached is a map of manholes proposed to be rehabbed.

Staff Recommends Approval.



P O Box 8084; Weslaco, TX 78599
 1200 W Exp 83, La Feria, TX 78559
 Ph# 956-277-0354 Fax# 956-277-0355
Adminstx@southerntrenchless.com

Quote Issued: 3/31/2022

Quote: 21131

Invoice Issued: _____

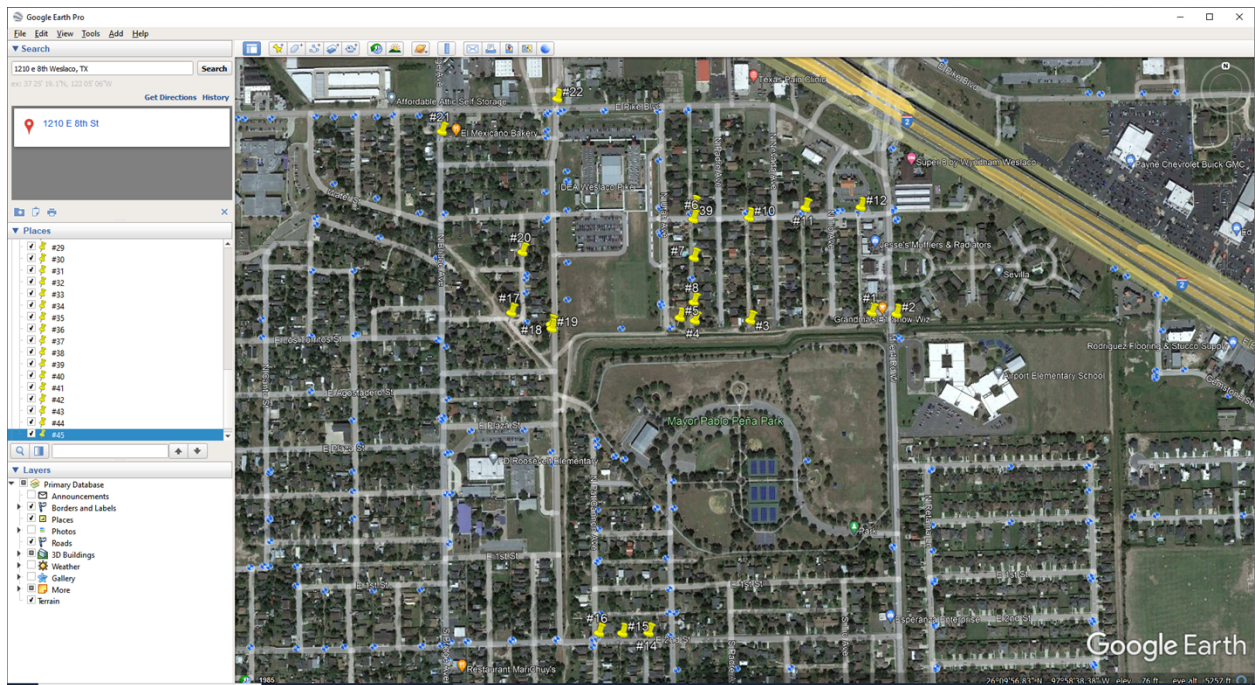
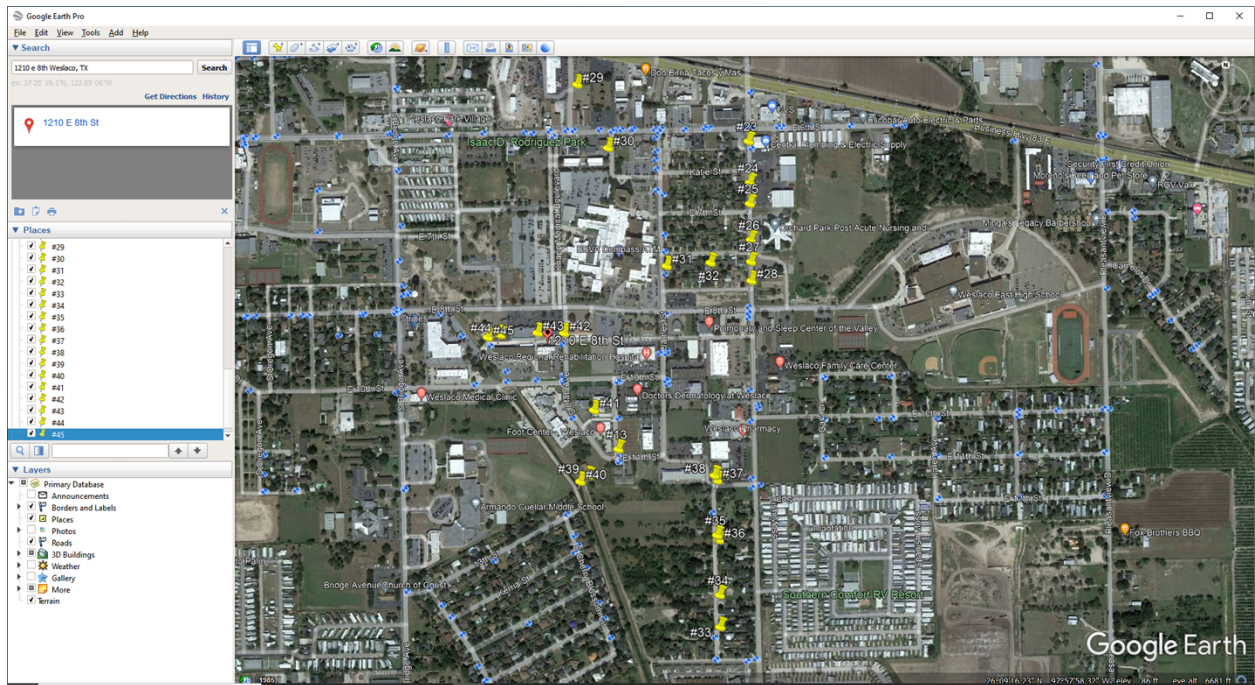
Invoice: _____

Purchase Order # _____

Buyboard 635-21

Project: City of Weslaco - Manhole Rehabilitation - Phase VI

| MH No. | Depth | Manhole Address | SF | Bench | Mortar | Epoxy | R/C | Total |
|--------|-------|------------------------|---------|--------------|--------------|--------------|--------------|----------------------|
| 1 | 7.3 | 601 N. Airport Dr. | 91.69 | \$ 475.00 | \$ 1,742.07 | \$ 1,742.07 | \$ 1,775.00 | \$ 5,734.14 |
| 2 | 7 | 601 N. Airport Dr. | 87.92 | \$ 475.00 | \$ 1,670.48 | \$ 1,670.48 | \$ 1,775.00 | \$ 5,590.96 |
| 3 | 6.5 | 600 N. Padre Ave. | 81.64 | \$ 475.00 | \$ 1,551.16 | \$ 1,551.16 | \$ 1,775.00 | \$ 5,352.32 |
| 4 | 6 | 600 N. Utah Ave. | 75.36 | \$ 475.00 | \$ 1,431.84 | \$ 1,431.84 | \$ 1,775.00 | \$ 5,113.68 |
| 5 | 5 | 600 N. Utah Ave. | 62.80 | \$ 475.00 | \$ 1,193.20 | \$ 1,193.20 | \$ 1,775.00 | \$ 4,636.40 |
| 6 | 3 | 600 N. Utah Ave. | 37.68 | \$ 475.00 | \$ 715.92 | \$ 715.92 | \$ 1,775.00 | \$ 3,681.84 |
| 7 | 8 | 622 N. Utah Ave. | 100.48 | \$ 475.00 | \$ 1,909.12 | \$ 1,909.12 | \$ 1,775.00 | \$ 6,068.24 |
| 8 | 8 | 622 N. Utah Ave. | 100.48 | \$ 475.00 | \$ 1,909.12 | \$ 1,909.12 | \$ 1,775.00 | \$ 6,068.24 |
| 9 | 8 | 701 N. Padre Ave. | 100.48 | \$ 475.00 | \$ 1,909.12 | \$ 1,909.12 | \$ 1,775.00 | \$ 6,068.24 |
| 10 | 7 | 622 N. Padre Ave. | 87.92 | \$ 475.00 | \$ 1,670.48 | \$ 1,670.48 | \$ 1,775.00 | \$ 5,590.96 |
| 11 | 6 | 701 N. Tio Ave. | 75.36 | \$ 475.00 | \$ 1,431.84 | \$ 1,431.84 | \$ 1,775.00 | \$ 5,113.68 |
| 12 | 4 | 624 N. Tio Ave. | 50.24 | \$ 475.00 | \$ 954.56 | \$ 954.56 | \$ 1,775.00 | \$ 4,159.12 |
| 13 | 6.5 | 2015 Utah Ave. | 102.05 | \$ 475.00 | \$ 1,938.95 | \$ 1,938.95 | \$ 1,775.00 | \$ 6,127.90 |
| 14 | 6 | 1211 E. Second St. | 94.20 | \$ 475.00 | \$ 1,789.80 | \$ 1,789.80 | \$ 1,775.00 | \$ 5,829.60 |
| 15 | 5 | 1205 E. Second St. | 78.50 | \$ 475.00 | \$ 1,491.50 | \$ 1,491.50 | \$ 1,775.00 | \$ 5,233.00 |
| 16 | 6 | 1204 E. Second St. | 94.20 | \$ 475.00 | \$ 1,789.80 | \$ 1,789.80 | \$ 1,775.00 | \$ 5,829.60 |
| 17 | 13.5 | 600 Elma St. | 169.56 | \$ 475.00 | \$ 3,221.64 | \$ 3,221.64 | \$ 1,775.00 | \$ 8,693.28 |
| 18 | 14 | 600 Elma St. | 175.84 | \$ 475.00 | \$ 3,340.96 | \$ 3,340.96 | \$ 1,775.00 | \$ 8,931.92 |
| 19 | 13.5 | 600 Elma St. | 169.56 | \$ 475.00 | \$ 3,221.64 | \$ 3,221.64 | \$ 1,775.00 | \$ 8,693.28 |
| 20 | 12 | 702 Elma St. | 150.72 | \$ 475.00 | \$ 2,863.68 | \$ 2,863.68 | \$ 1,775.00 | \$ 7,977.36 |
| 21 | 10 | 800 E. Pike Blvd. | 125.60 | \$ 475.00 | \$ 2,386.40 | \$ 2,386.40 | \$ 1,775.00 | \$ 7,022.80 |
| 22 | 7.5 | 1000 E. Pike Blvd | 94.20 | \$ 475.00 | \$ 1,789.80 | \$ 1,789.80 | \$ 1,775.00 | \$ 5,829.60 |
| 23 | 4 | 604 S. Airport Dr. | 50.24 | \$ 475.00 | \$ 954.56 | \$ 954.56 | \$ 1,775.00 | \$ 4,159.12 |
| 24 | 4.6 | 610 S. Airport Dr. | 57.78 | \$ 475.00 | \$ 1,097.74 | \$ 1,097.74 | \$ 1,775.00 | \$ 4,445.49 |
| 25 | 10.9 | 614 S. Airport Dr. | 171.13 | \$ 475.00 | \$ 3,251.47 | \$ 3,251.47 | \$ 1,775.00 | \$ 8,752.94 |
| 26 | 10.6 | 1521 Natcissus St. | 166.42 | \$ 475.00 | \$ 3,161.98 | \$ 3,161.98 | \$ 1,775.00 | \$ 8,573.96 |
| 27 | 10.9 | 1518 Narcissus St. | 171.13 | \$ 475.00 | \$ 3,251.47 | \$ 3,251.47 | \$ 1,775.00 | \$ 8,752.94 |
| 28 | 11 | 1519 Lulac St. | 172.70 | \$ 475.00 | \$ 3,281.30 | \$ 3,281.30 | \$ 1,775.00 | \$ 8,812.60 |
| 29 | 8 | 1305 Business Hwy 83 E | 100.48 | \$ 475.00 | \$ 1,909.12 | \$ 1,909.12 | \$ 1,775.00 | \$ 6,068.24 |
| 30 | 5 | 916 E. 6th St. | 62.80 | \$ 475.00 | \$ 1,193.20 | \$ 1,193.20 | \$ 1,775.00 | \$ 4,636.40 |
| 31 | 13.5 | 1501 Lulac St. | 211.95 | \$ 475.00 | \$ 4,027.05 | \$ 4,027.05 | \$ 1,775.00 | \$ 10,304.10 |
| 32 | 13.5 | 1511 Lulac St. | 211.95 | \$ 475.00 | \$ 4,027.05 | \$ 4,027.05 | \$ 1,775.00 | \$ 10,304.10 |
| 33 | 6 | 1500 S. Tio Ave. | 75.36 | \$ 475.00 | \$ 1,431.84 | \$ 1,431.84 | \$ 1,775.00 | \$ 5,113.68 |
| 34 | 6.5 | 1419 S. Tio Ave. | 81.64 | \$ 475.00 | \$ 1,551.16 | \$ 1,551.16 | \$ 1,775.00 | \$ 5,352.32 |
| 35 | 10.5 | 1302 S. Tio Ave. | 131.88 | \$ 475.00 | \$ 2,505.72 | \$ 2,505.72 | \$ 1,775.00 | \$ 7,261.44 |
| 36 | 12.8 | 1302 S. Tio Ave. | 200.96 | \$ 475.00 | \$ 3,818.24 | \$ 3,818.24 | \$ 1,775.00 | \$ 9,886.48 |
| 37 | 12.5 | 1202 S. Tio Ave. | 157.00 | \$ 475.00 | \$ 2,983.00 | \$ 2,983.00 | \$ 1,775.00 | \$ 8,216.00 |
| 38 | 12.5 | 1202 S. Tio Ave. | 157.00 | \$ 475.00 | \$ 2,983.00 | \$ 2,983.00 | \$ 1,775.00 | \$ 8,216.00 |
| 39 | 12.5 | E. 11th St. | 157.00 | \$ 475.00 | \$ 2,983.00 | \$ 2,983.00 | \$ 1,775.00 | \$ 8,216.00 |
| 40 | 8 | 1306 E. 11th St | 100.48 | \$ 475.00 | \$ 1,909.12 | \$ 1,909.12 | \$ 1,775.00 | \$ 6,068.24 |
| 41 | 11 | 1021 S. Utha Ave. | 138.16 | \$ 475.00 | \$ 2,625.04 | \$ 2,625.04 | \$ 1,775.00 | \$ 7,500.08 |
| 42 | 8 | 1210 E. 8th St. | 125.60 | \$ 475.00 | \$ 2,386.40 | \$ 2,386.40 | \$ 1,775.00 | \$ 7,022.80 |
| 43 | 8 | 1210 E. 8th St. | 125.60 | \$ 475.00 | \$ 2,386.40 | \$ 2,386.40 | \$ 1,775.00 | \$ 7,022.80 |
| 44 | 7 | 1210 E. 8th St. | 87.92 | \$ 475.00 | \$ 1,670.48 | \$ 1,670.48 | \$ 1,775.00 | \$ 5,590.96 |
| 45 | 4.9 | 1210 E. 8th St. | 61.54 | \$ 475.00 | \$ 1,169.34 | \$ 1,169.34 | \$ 1,775.00 | \$ 4,588.67 |
| | | | 5183.20 | \$ 21,375.00 | \$ 98,480.76 | \$ 98,480.76 | \$ 79,875.00 | \$ 298,211.52 |
| | | | | | | | | \$ 1,750.00 |
| | | | | | | | Total | \$ 299,961.52 |





P O Box 8084; Weslaco, TX 78599
1200 W Exp 83, La Feria, TX 78559
Ph# 956-277-0354 Fax# 956-277-0355
Adminstx@southerntrenchless.com

Quote Issued: 3/31/2022
Quote: 21131

Invoice Issued: _____

Invoice: _____

Purchase Order # _____

Buyboard 635-21

Project: City of Weslaco - Manhole Rehabilitation - Phase VI

| Line No. | Item No. | Description | QTY | UNIT | Unit Price | Total |
|--------------|----------|---------------------------------------|--------|------|-------------|---------------------|
| 1 | 231 | Mobilization | 1 | EA | \$ 1,750.00 | \$ 1,750.00 |
| 1 | 390 | Premium Manhole frame and cover | 45 | EA | \$ 1,775.00 | \$ 79,875.00 |
| 2 | 360 | Manhole Rehabilitation - cementitious | 5183.2 | SF | \$ 19.00 | \$ 98,480.80 |
| 3 | 361 | Manhole Rehabilitation - epoxy | 5183.2 | SF | \$ 19.00 | \$ 98,480.80 |
| 4 | 366 | Manhole Bench Rebuild | 45 | EA | \$ 475.00 | \$ 21,375.00 |
| | | | | | | |
| | | | | | | |
| | | | | | | |
| | | | | | | |
| | | | | | | |
| | | | | | | |
| Total | | | | | | \$299,961.60 |

Exclusion:

- 1 Does Not Include Bypass or Point Repairs.
- 2 Water to be provided by the City of Weslaco at no charge to Southern Trenchless, LLC.
- 3 Waste site to be provided by City of Weslaco.

Instructions:

** Upon Receipt of Signed Proposal & Purchase Order we will begin to execute contract.

Signature: _____

Print Name: _____

Title: _____

*** Please Make Checks Payable To:
Southern Trenchless Solutions, LLC.
P.O. Box 8084
Weslaco, Texas 78599



We Appreciate Your Business!!!



Standardized Agenda Request Form

| | | | |
|--|-----------------|--|--|
| Date of Meeting:
April 19, 2022 | | Agenda Item No. (to be assigned by CSO):
2022-5362 | |
| From: | | | |
| Subject:
Discussion and consideration to award Buyboard vendor Rush Truck Center for two (2) new 2024 Peterbilt garbage trucks in an amount not to exceed \$646,000 and authorize the Mayor to execute any related documents. Possible action. (Staffed by Public Works Department.) | | | |
| Background:
Staff recommends with the growth the city has going and the lead time on new trucks, we don't want to fall behind in servicing the residents. One residential truck will service about 1,000-1,200 trash bins per day. Commercial trucks serve about 80-130 bins a day, depending on size. Currently, we don't have an extra truck on the residential side and the commercial drivers work 56-63 hours a week. We want to get that number down to about 45 hours a week. | | | |
| Funding Source (budget code, if applicable): | | | |
| Amount: | Term of Impact: | Identified in Current Budget: | |
| Additional Action Prompted:
Mayor's Signature | | | |
| If item previously considered, provide date and action by Commission: | | | |
| If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners: | | | |
| Advisory Review, if any (name of board/committee, date of action, recommendation): | | | |
| David Arce
Pete Garcia
VIDAL ROMAN
Martin Garza | | Created/Initiated
Approved
Approved
New | |
| City Manager Comments:
Approved as recommended by the Public Works Department with a mid-year budget amendment to follow. | | | |
| Staff Recommendation:
Approval | | | |
| Attachments, if any:
Memo 2022 Purchase of 2 Garbage Trucks, Peterbilt Trucks Quote, 2022 Peterbilt Garbage Trucks | | | |
| Responsibilities upon Approval: | | | |

City of Weslaco

"The City on the Grow"



David Suarez, Mayor
Josh Pedraza, Mayor Pro-Tem, District 1
Leo Muñoz, Commissioner, At-Large
Greg Kerr, Commissioner, At-Large
Letty Lopez, Commissioner, District 2
Jose "JP" Rodriguez, Commissioner, District 3
Adrian Farias, Commissioner, District 4

Martin Garza, Interim City Manager

Date: April 19, 2022

To: City Commission

From: David Arce, Deputy Public Works Director

Subject: RESIDENTIAL/COMMERCIAL GARBAGE TRUCKS

Cc: Martin Garza, Interim City Manager
Vidal Roman, Finance Director

The City of Weslaco is experiencing growth in new subdivisions and new commercial development with the anticipation and delays of equipment to arrive we want to place an order of 2 trucks. One residential for \$336,291 and one commercial truck for \$309,464, from Rush Truck Center. We are recommending to maintain the same fleet as the initial order in 2020 of white Peterbilt's, and the same NeWay body to be mounted.

A budget amendment will be needed.

Staff Recommends Approval.

TEXAS LOCAL GOVERNMENT PURCHASING COOPERATIVE BUYBOARD

Remit P.O.'s To: munisales@rushenterprises.com

| | | | |
|----------------------|-------------------|---------------|----------------|
| Vendor | RUSH TRUCK CENTER | Date Prepared | 4/7/2022 |
| Contact for Vendor | COLTON KRUSE | Phone | (830) 302-5219 |
| End User: | City of Weslaco | | |
| End User Contact: | Fleet Manager | Phone/Fax | |
| Product Description: | Peterbilt LCF | | |

| | | | | | |
|---|---------------------------------|--------------|--------------------------|--------------------------------|---------------|
| A: Base Price in Bid/Proposal Number: 601-19 | | | Series: 520 \$ 96,440.00 | | |
| B: Published Options(<i>Itemize Below</i>) | | | | | |
| | DESCRIPTION | AMOUNT | OPT # | DESCRIPTION | AMOUNT |
| Peterbilt | Frame & Equipment | \$ 3,608.00 | RTC-0040 | OEM+ Safety Analysis | \$ 1,275.00 |
| Peterbilt | Front/Rear Axles & Equipment | \$ 4,856.00 | RTC-0122 | Refuse Body Prep | \$ 3,934.00 |
| Peterbilt | Engine/Transmission & Equipment | \$ 18,403.00 | RTC-0036 | PTO & Hydraulics | \$ 10,316.00 |
| Peterbilt | Air & Trailer/Tires & Wheels | \$ 3,396.00 | RTC-0123 | 500E | \$ 139,887.00 |
| Peterbilt | Fuel Tanks/Battery Box & Bumper | \$ 195.00 | RTC-10 | Lot Insurance/Floorplan Intere | \$ 8,926.02 |
| Peterbilt | Cab & Equipment | \$ 2,638.00 | | | |
| Subtotal Column 1: | | \$ 33,096.00 | Subtotal Column 2: | | \$ 164,338.02 |
| Published Options added to Base Price(<i>Subtotal of "Col 1" & "Col 2"</i>) | | | | | \$ 197,434.02 |

| | | | | |
|-----------------------------|--------------------------|---------------|-------------------------|---------------|
| C: Subtotal of A + B | | | | \$ 293,874.02 |
| D: Approved Buyboard Bodies | | | | |
| NeWay | Mammoth FEL with Options | \$ (4,512.00) | | |
| Subtotal Column 1: | | -\$4,512.00 | Subtotal Column 2: \$ - | |

| | |
|--|---------------|
| Unpublished Options added to Base price (Subtotal "Col 1 + Col 2") | \$ (4,512.00) |
|--|---------------|

| | | | |
|---|-------------|--|---------------|
| E: Contract Price Adjustment (If any, explain here) | | | |
| 2022 YM Price PL1055 | \$ 7,635.00 | | \$ 15,931.00 |
| Global Supply Shortage/Freight Surcharges | \$ 8,296.00 | | |
| F: Total of C + D +/- E | | | \$ 305,293.02 |

| | | | |
|----------------------------|------|---|---------------|
| G: Quantity ordered Units: | 1.00 | X | \$ 305,293.02 |
|----------------------------|------|---|---------------|

| | |
|--------------------------------|-----------|
| H: BUYBOARD Administrative Fee | \$ 400.00 |
|--------------------------------|-----------|

| | | | | |
|--|-------------|---|---|-------------|
| I: Non-Equipment Charges & Credits (I.e.: Ext. Warranty, Trade-In, Delivery, etc.) | | | | |
| Paccar 2021 PX-9 Protection Plan 1 | \$ 2,700.00 | x | 1 | \$ 2,700.00 |
| Paccar 2021 PX-9 Aftertreatment Coverage (5/200) | \$ 1,070.00 | x | 1 | \$ 1,070.00 |
| | | | | \$ 3,770.00 |

| | |
|---|---------------|
| J: TOTAL PURCHASE PRICE INCLUDING (G+H+I) | \$ 309,463.02 |
|---|---------------|

TEXAS LOCAL GOVERNMENT PURCHASING COOPERATIVE BUYBOARD

Remit P.O.'s To: munisales@rushenterprises.com

| | | | |
|----------------------|-------------------|---------------|----------------|
| Vendor | RUSH TRUCK CENTER | Date Prepared | 4/7/2022 |
| Contact for Vendor | COLTON KRUSE | Phone | (830) 302-5219 |
| End User: | City of Weslaco | | |
| End User Contact: | Fleet Manager | Phone/Fax | |
| Product Description: | Peterbilt LCF | | |

| | | | | | |
|--|---------------------------------|--------------|---------------------------------|----------------------|---------------|
| A: Base Price in Bid/Proposal Number: 601-19 | | | Series: 520 \$ 96,440.00 | | |
| B: Published Options(Iterize Below) | | | | | |
| | DESCRIPTION | AMOUNT | OPT # | DESCRIPTION | AMOUNT |
| Peterbilt | Frame & Equipment | \$ 4,320.00 | RTC-0040 | OEM+ Safety Analysis | \$ 1,275.00 |
| Peterbilt | Front/Rear Axles & Equipment | \$ 4,779.00 | RTC-0122 | Refuse Body Prep | \$ 3,934.00 |
| Peterbilt | Engine/Transmission & Equipment | \$ 18,741.00 | RTC-0123 | 500E | \$ 139,887.00 |
| Peterbilt | Air & Trailer/Tires & Wheels | \$ 3,102.00 | | | |
| Peterbilt | Fuel Tanks/Battery Box & Bumper | \$ 239.00 | | | |
| Peterbilt | Cab & Equipment | \$ 3,973.00 | | | |
| Subtotal Column 1: | | \$ 35,154.00 | Subtotal Column 2: | | \$ 145,096.00 |
| Published Options added to Base Price(Subtotal of "Col 1" & "Col 2") | | | | | \$ 180,250.00 |

| | | | | | |
|-----------------------------|-----------------------------|--------------|--------------------|--|---------------|
| C: Subtotal of A + B | | | | | \$ 276,690.00 |
| D: Approved Buyboard Bodies | | | | | |
| NeWay | Sidewinder ASL with Options | \$ 47,796.00 | | | |
| Subtotal Column 1: | | \$47,796.00 | Subtotal Column 2: | | \$ - |

| | |
|--|--------------|
| Unpublished Options added to Base price (Subtotal "Col 1 + Col 2") | \$ 47,796.00 |
|--|--------------|

| | | | |
|---|-------------|--|---------------|
| E: Contract Price Adjustment (If any, explain here) | | | |
| 2022 YM Price PL1055 | \$ 7,635.00 | | \$ 7,635.00 |
| F: Total of C + D +/- E | | | \$ 332,121.00 |

| | | | |
|----------------------------|------|---|---------------|
| G: Quantity ordered Units: | 1.00 | X | \$ 332,121.00 |
|----------------------------|------|---|---------------|

| | |
|--------------------------------|-----------|
| H: BUYBOARD Administrative Fee | \$ 400.00 |
|--------------------------------|-----------|

| | | | | |
|--|-------------|---|---|-------------|
| I: Non-Equipment Charges & Credits (I.e.: Ext. Warranty, Trade-In, Delivery, etc.) | | | | |
| Paccar 2021 PX-9 Protection Plan 1 | \$ 2,700.00 | x | 1 | \$ 2,700.00 |
| Paccar 2021 PX-9 Aftertreatment Coverage (5/200) | \$ 1,070.00 | x | 1 | \$ 1,070.00 |
| | | | | \$ 3,770.00 |

| | |
|---|---------------|
| J: TOTAL PURCHASE PRICE INCLUDING (G+H+I) | \$ 336,291.00 |
|---|---------------|





Standardized Agenda Request Form

| | | | |
|---|-----------------|--|--|
| Date of Meeting:
April 19, 2022 | | Agenda Item No. (to be assigned by CSO):
2022-5303 | |
| From: | | | |
| Subject:
Discussion and consideration to award Kinloch Equipment & Supply, Inc as the most advantageous bid for the purchase of an Elgin Regen X street sweeper for an amount not to exceed \$254,810 and authorize a budget amendment as may be required, and authorize the Mayor to execute any related documents. Possible action. (Staffed by Public Works Department.) | | | |
| Background:
The unit being purchased is a 2021 demo unit that will be going to a trade show in Pasadena, Texas but will be ready for delivery a week after the show. When the unit was demonstrated to our staff, the truck had 1300 miles on it. | | | |
| Funding Source (budget code, if applicable): | | | |
| Amount: | Term of Impact: | Identified in Current Budget: | |
| Additional Action Prompted:
Mayor's Signature | | | |
| If item previously considered, provide date and action by Commission: | | | |
| If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners: | | | |
| Advisory Review, if any (name of board/committee, date of action, recommendation): | | | |
| David Arce
Pete Garcia
VIDAL ROMAN
Martin Garza | | Created/Initiated
Approved
Approved
New | |
| City Manager Comments:
Approved as recommended by the Public Works Department with a mid-year budget amendment to follow. | | | |
| Staff Recommendation:
Approval | | | |
| Attachments, if any:
Memo 2022 RFB SWEEPER, Weslaco Elgin Sweeper Bid Proposals _ Addendum Acknowledgement 3.30.22 (2), Elgin RegenX Brochure (2), Elgin RegenX Spec Sheet (1) | | | |
| Responsibilities upon Approval: | | | |

City of Weslaco

"The City on the Grow"



David Suarez, Mayor
Josh Pedraza, Mayor Pro-Tem, District 1
Leo Muñoz, Commissioner, At-Large
Greg Kerr, Commissioner, At-Large
Letty Lopez, Commissioner, District 2
Jose "JP" Rodriguez, Commissioner, District 3
Adrian Farias, Commissioner, District 4

Martin Garza, Interim City Manager

Date: April 19, 2022
To: City Commission
From: David Arce, Deputy Public Works Director
Subject: RFB STREET SWEEPER
Cc: Martin Garza, Interim City Manager
Vidal Roman, Finance Director

On March 31, we received 5 vendors submitted bids for a street sweeper. Of the three demos that were conducted, the Elgin Regen X is the unit staff recommended on price, service, and delivery time. The price for the street sweeper is \$254, 810. This includes a one-year warranty that covers 100% of parts and labor costs for maintenance.

Staff Recommends Approval.

STREET SWEEPER OPTION 1

Total Fixed Price for Spec 1 (1) One unit as specified (FOB): \$ 199,455.00
(Delivered to 1912 Joe Stephens Ave, Weslaco, TX 78599)

Notes:

Delivery Time days (from receipt of purchase order) 10 DAYS
Year: 2020 Condition: New _____ Used X

Make and Model: ELGIN CROSSWIND 1 (E1000B)

Color: WHITE Mechanical/Regenerative REGENERATIVE

List warranty information:

NO WARRANTY. AS OF 3/30/22 CHASSIS ODOMETER READ 14,647.7
MILES. SINGLE ENGINE DESIGN BOT SWEEPING HOURS ARE TRACKED
AND READ 335.0 HOURS.

Please list any exceptions or considerations taken to specification:

NOTE: UNIT OFFERED IS SUBJECT TO PRIOR SALE. SINGLE ENGINE
DESIGN SAVES 1.1 GALLONS OF FUEL PER SWEEPING HOUR.

Company: KINLOCH EQUIPMENT + SUPPLY, INC.

Authorized Representative Name & Signature: DANIEL J FEDERICO 

Date: 3/30/22

STREET SWEEPER OPTION# 2

Total Fixed Price for Spec 1 (1) One unit as specified (FOB): \$ 185,565.00
(Delivered to 1912 Joe Stephens Ave, Weslaco, TX 78599)

Notes:

Delivery Time days (from receipt of purchase order) 30 DAYS
Year: 2021 Condition: New _____ Used X

Make and Model: ELGIN BROOM BADGER (KR 1020)

Color: WHITE Mechanical/Regenerative MECHANICAL

List warranty information:

NO SWEEPER WARRANTY. CHASSIS WARRANTY UNTIL 12/18/23.
AS OF 2/7/22 CHASSIS ODOMETER READ 9,446 MILES AND
AUXILIARY ENGINE HOURS WAS 517.

Please list any exceptions or considerations taken to specification:

NON-CDL. 4.5 CUBIC YARD DEBRIS TANK. VARIABLE HIGH DUMP
DISCHARGE FROM GROUND TO 10'6" HIGH.

NOTE: UNIT OFFERED IS SUBJECT TO PRIOR SALE.

Company: KINLOCH EQUIPMENT + SUPPLY, INC.

Authorized Representative Name & Signature: DANIEL J FEDERICO 

Date: 3/30/22

STREET SWEEPER OPTION 13

Total Fixed Price for Spec 1 (1) One unit as specified (FOB): \$ 297,310.00
(Delivered to 1912 Joe Stephens Ave, Weslaco, TX 78599)

Notes:

Delivery Time days (from receipt of purchase order) By 8/30/22 OR FUNCTIONALLY EQUIVALENT
Year: 2022 Condition: New X Used _____ RENTAL SWEEPER WILL BE
PROVIDED AT NO CHARGE
Make and Model: ELGIN BROOM BEAR UNTIL DELIVERY OF NEW
SWEEPER

Color: WHITE Mechanical/Regenerative MECHANICAL

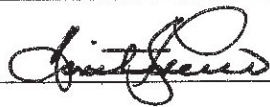
List warranty information:

1 YEAR, 100% PARTS + LABOR WARRANTY

Please list any exceptions or considerations taken to specification:

NON-CDL. 4.5 CUBIC YARD DEBRIS TANK. VARIABLE HIGH DUMP
DISCHARGE FROM 38"-134" HIGH

Company: KINLOCH EQUIPMENT + SUPPLY, INC.

Authorized Representative Name & Signature: DANIEL J FEDERICO 

Date: 3/30/22

STREET SWEEPER OPTION 14

Total Fixed Price for Spec 1 (1) One unit as specified (FOB): \$ 254,810.00
(Delivered to 1912 Joe Stephens Ave, Weslaco, TX 78599)

Notes:

Delivery Time days (from receipt of purchase order) 10 DAYS
Year: 2021 Condition: New X Used _____

Make and Model: ELGIN REGEN X (EL0063)

Color: WHITE Mechanical/Regenerative REGENERATIVE

List warranty information:

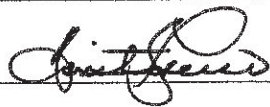
1 YEAR, 100% PARTS + LABOR

Please list any exceptions or considerations taken to specification:

NON-CDL.

NOTE: UNIT OFFERED IS SUBJECT TO PRIOR SALE.

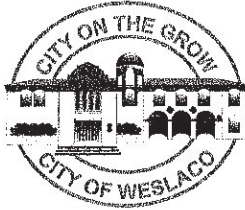
Company: KINLOCH EQUIPMENT + SUPPLY, INC.

Authorized Representative Name & Signature: DANIEL J FEDERICO 

Date: 3/30/22

City of Weslaco

"The City on the Grow"



David Suarez, Mayor
Josh Pedraza, Mayor Pro-Tem, District 1
Leo Muñoz, Commissioner, At-Large
Greg Kerr, Commissioner, At-Large
Letty Lopez, Commissioner, District 2
Jose "JP" Rodriguez, Commissioner, District 3
Adrian Farias, Commissioner, District 4

Andrew Muñoz, Interim City Manager

STREET SWEEPER
RFB No.: 2021-22-24
Addendum No.: 1

DATED: 3/28/2022

Notice is hereby given to all prospective respondents of the following:

1. As part of RFB, the city is requesting all bidders to include a reference list of users specifically in the **Rio Grande Valley**. List to include contact names and numbers of users of the specific piece of equipment bidder is bidding.
2. The bid specifications state that the year needs to be 2021 or newer. Our company have several brand-new 2018 Tier 3 sweeper with less than 20 mileages odometer reading. Delivery can be made within 15 - 30 days after the award. Will City of Weslaco take it into consideration for this type of the sweeper? Tier 4 is preferred, but price and turnaround time will be a factor in final decision
3. (2) The current order turnaround time for a tier 4 sweeper could be nearly 6 months. If our company is awarded, we estimate that the sweeper could be delivered by September or October 2022. However, our company could rent a Tier 3 sweeper to City of Weslaco until the new sweeper is delivered. Will City of Weslaco take it into consideration for this situation? Renting is not an option
4. (3) During the pre-bid conference, we heard that City of Weslaco would get a quote for both mechanical sweeper and vacuum sweeper. Our Dulevo sweeper is a combined of both mechanical and vacuum functions since the sweeper is equipped with both sweeping system and suction system. Will City of Weslaco take it into consideration for this type of the sweeper? Yes
5. (4) The bid specifications state that the travel speed needs to be highway speed. Our Dulevo sweeper can only run no more than 25 mph. Will City of Weslaco take it into consideration for this type of the sweeper? Yes, but that is one of the concerns with the current sweeper we have, it takes a long time to go across town.

/s/ Homer Rhodes,
hrhodes@weslacotx.gov
Purchasing Agent

Acknowledged by Firm: KINLOCH EQUIPMENT + SUPPLY, INC. date: 3/30/22



REGENERATIVE AIR SWEEPER

Regen^X

Now available on
**NON-CDL
CHASSIS!**



Built By Elgin[®] X Designed By You

CLEAN...WITHOUT GETTING DIRTY.



1

Rounded Corners

For easier cleaning and better load evacuation

2

Drop-Down Screens

Cable-controlled, activated by switch on side of hopper

3

Self-Emptying Dust Separator

Evacuates dust when hopper is dumped

4

Dust Separator Washout Doors

Easy-access for effective washout of dust separator

5

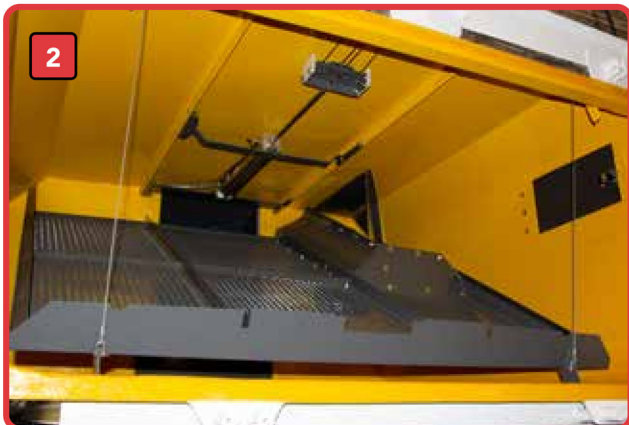
Simple Inlet Design with Deflector

Deflector loads debris evenly without creating challenges for washout

6

Pickup Head Clean Out Port

Efficiently clean out pickup head while staying clean and dry



THE DIFFERENCE IS SIMPLE.

CONTAINER DUMP HEIGHT

- ✗ Large 8 yd³ hopper capacity
- ✗ 56" inch roll-off container dump height
- ✗ Avoid double-handling from dumping on the ground
- ✗ Improve operational efficiency by placing roll-off containers along your route
- ✗ Comply with environmental restrictions prohibiting dumping on the ground

1 Easy-Access to Service/Maintenance Components

2 Easy-to-Use Controls

- No control modules

3 Superior Side Broom Design

- Pneumatic float for adjustable side broom pressure in cab
- Elgin's trailing arm design provides inward motion to avoid obstacles
- Standard parallelogram linkage allows side brooms to closely follow road contours, and maintain a consistent broom tilt (angle) with the road surface

4 Left-Hand Exhaust

- Helps to avoid contact with tree limbs

5 Easy-Access Switch to Drop Hopper Screens (standard)

6 Bolt-on Hopper Inlet for Easy Replacement

7 Bolt-on, External Dust Separator

8 Slotted Bolt-on Curtain Assembly

Loosen 4 bolts to remove entire curtain assembly for service

9 Water Level Indicator

Visible from side mirror while operating

10 Dual Quick Disconnect on Suction Tube

Quick disconnects at top and bottom of suction tube for ease of maintenance and access to obstructions

11 Extended Steel Suction Tube

Minimal corrugation in suction tube for improved material flow

12 Adjustable Bumper

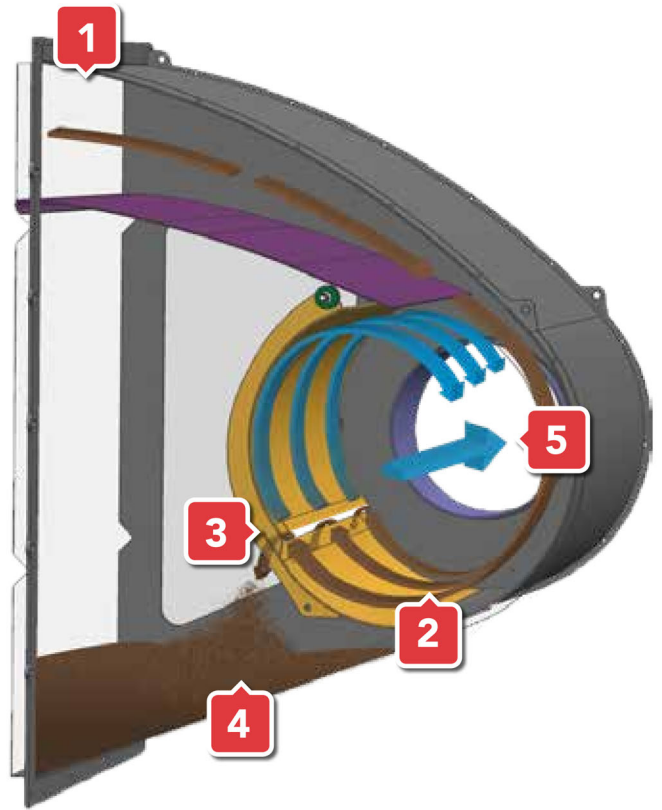
Customizable to various debris containers

13 Adjustable Hopper Door Locks for Proper Seal



HIGHLY EFFICIENT DUST SEPARATOR

- 1 Dust Separator Inlet**
Dust enters the separator from the hopper
- 2 Centrifugal Separator Design**
Air spins around tube at high speed, forcing dust to outside walls
- 3 Skimmer Slot**
Dust is skimmed off into the collection chamber
- 4 Dust Collection Chamber**
Self-emptying chamber that evacuates when the hopper is dumped
- 5 Fan Inlet**
Clean air exits the separator and returns to the fan



**Fan belt change in less than 5 minutes -
NO TOOLS REQUIRED**

- 1 Hardox Steel Fan**
 - Highly efficient closed-face fan with backward curved vanes
 - Hardox steel vanes for durability (used in military-grade armor)
 - *Fan change can be executed in approximately 1 hour*
- 2 Sealed-for-Life Bearings**
 - No need to grease fan bearings
 - Secondary seal to prevent dirt from getting into the bearing
- 3 Fluid Coupler**
Acts as torque damper, increases reliability and life of drive system
- 4 Spring-Loaded Belt Tensioner**
Maintains consistent belt tension over time, easy to adjust
- 5 Keyed and Tapered Fan Shaft**
Provides ease of service

FAN DRIVE SYSTEM



Built By Elgin **X** Designed By You

The Elgin innovation team traversed the country, speaking to hundreds of customers at all levels within the street sweeping industry, both municipal and contractor, in pursuit of true voice-of-the-customer insights. Months of real-world prototype testing and feedback refined the sweeper design to provide customers with exactly what they want and need, while proving the reliability and durability along the way. The input of service technicians, operators, and street sweeping supervisors shaped every detail of the new **RegenX®** mid-dump regenerative air street sweeper. **Easy to use, easy to clean, and easy to maintain** while delivering the quality and proven technology that is the hallmark of Elgin Sweeper products.

The new RegenX was **built by Elgin, but designed by you.**

Why Regen**X**®

X Available on Non-CDL*, 26K GVW Chassis

X Roll-Off Dump Height with 50° Dump Angle and 8 yd³ Hopper

- Avoid double-handling, driving back to the facility to dump, and environmental ground-dumping restrictions

X Incredibly Easy to Clean

- Simple hopper – rounded corners and external self-dumping dust separator
- Easy-access washout doors for dust separator and pickup head
- Cable-controlled drop-down screens standard

X Easy to Service

- Easy to access components with locations determined by experienced service technicians
- Bolt-on wear parts wherever possible (dust separator, hopper inlet, etc.)
- Simple design with no control modules for sweeper functions

X Reliable

- Better cleanout and easier serviceability
- Highly efficient dust separator and large screen surface area reduce carryover and sand blasting
- Overall simple design – less moving parts, more uptime



ElginSweeper.com/RegenX

Phone (847) 741-5370 • Fax (847) 742-3035

1300 W. Bartlett Road, Elgin, IL 60120 U.S.A.

*May vary based on local rules and regulations. Specifications subject to change without notice. Some items shown may be optional. Elgin® RegenX® and LifeLiner® are registered trademarks of Federal Signal Corporation. Hardox® is a registered trademark of Hardox wear plate. Federal Signal Corporation is listed on the NYSE by the symbol FSS.

Built By Elgin® **X** Designed By You

RELIABLE, SERVICEABLE, SIMPLE.

The Elgin innovation team traversed the country, speaking to hundreds of customers at all levels within the street sweeping industry, both municipal and contractor, in pursuit of true voice-of-the-customer insights. Months of real-world prototype testing and feedback refined the sweeper design to provide customers with exactly what they want and need, while proving the reliability and durability along the way. The input of service technicians, operators, and street sweeping supervisors shaped every detail of the new **RegenX®** mid-dump regenerative air street sweeper. **Easy to use, easy to clean, and easy to maintain** while delivering the quality and proven technology that is the hallmark of Elgin Sweeper products.

The new RegenX was **built by Elgin, but designed by you.**

Why RegenX®

X Available on Non-CDL* 26K GVW Chassis

X Roll-off Dump Height with 50° Dump Angle and 8 yd³ Hopper

- Avoid double-handling, driving back to the facility to dump, and environmental ground-dumping restrictions

X Incredibly Easy to Clean

- Simple hopper – rounded corners and external self-dumping dust separator
- Easy-access washout doors for dust separator and pickup head
- Cable-controlled drop-down screens standard

X Easy to Service

- Easy to access components with locations determined by experienced service technicians
- Bolt-on wear parts wherever possible (dust separator, hopper inlet, etc.)
- Simple design with no control modules for sweeper functions

X Reliable

- Better cleanout and easier serviceability
- Highly efficient dust separator and large screen surface area reduce carryover and sand blasting
- Overall simple design – less moving parts, more uptime

Don't take our word for it – Call your dealer & request a demo!



*May vary based on local rules and regulations

ELGIN
Subsidiary of Federal Signal Corporation

SWEEP SYSTEM

AUXILIARY ENGINE

Make John Deere 4045T
Type 4 cylinder, turbocharged diesel
Displacement 276 cu. in. (4.5 L)
Horsepower 74 (55 kW) @ 2400 RPM
Torque 224 ft-lbs (304 Nm) @ 1600 RPM
Oil Filter Spin-on full flow

Auto Shutdown Low oil pressure, high coolant temp, hydraulic oil level, fuel temp, intake manifold air temp, water-in-fuel, very high soot loading

Electronic Throttle

INSTRUMENTATION / CONTROLS

Rocker Switches central console
Display That Indicates Tachometer, Engine Hour Meter, Oil Pressure, Coolant Temperature

Indicator lamps Full load, screen down, hydraulic oil level
Indicator lamps (when optioned); hopper up, door open, hydraulic oil temp

ELECTRICAL SYSTEM

Voltage 12 volt
Sweeper Engine Alternator 75 amperes

SWEEP SYSTEM – COMPONENTS

GENERAL SPECIFICATIONS

SWEEPING PATH:
Pickup Head Only 90 in (2,286 mm)
Pickup Head & One Side Broom 117 in (2,971 mm)
Pickup Head & Two Side Brooms 144 in (3,658 mm)
Travel Speed Up to highway speed

BLOWER

Drive Direct 2-groove banded power belt with spring-loaded idler belt tensioner
Blower Construction Hardox brand steel
Blower Housing 7 gauge (4.6 mm) Steel

PICKUP HEAD

Length 90 in (2,286 mm)
Head Area Approx. 2,700 in² (17,420 cm²)
Hose Diameters
 - Pressure: 14 in (355 mm)
 - Suction: 13 in (330 mm)
Control Hydraulic raising and lowering
Vacuum Enhancer External, cable-controlled with in-cab lever
Hose Connection Quick disconnect type near pickup head at lower area of suction hose and upper area of suction hose
Hose Construction Flexible rubber steel reinforced

SIDE BROOM

Diameter 42 in (1067 mm)
Disc Construction Steel plate
Speed Constant
Drive Hydraulic motor, protected by relief valve
Mounting Free floating trailing arm
Motion Pneumatically inward/outward, raised/lowered
Adjustment Inward/outward, forward/backward
Digging Pressure/wear control pneumatic in cab
Sweep Position Fully extended or in front of pickup head with optional full retract feature
Type Segment set disposable

HYDRAULIC SYSTEM

Purpose Powers hydraulic motors on side brooms, activates hopper dump cycle, and raises/lowers pickup head
Hydraulic Pump Capacity 7.7 GPM (29 LPM) @ 2500 RPM
Reservoir Capacity 11 gal (42 L)
Filter 10 micron, spin-on type

DEBRIS HOPPER

Volumetric Capacity 8 yd³ (6 m³)
Effective Dump Angle 50°
Dust Separator Self-dumping, centrifugal with cleanout doors

Lifting Hydraulic, two double acting cylinders
Hopper Dump Door Hydraulic open/close and lock/unlock
Hopper Dumping Control
 - Lever on right side of unit
 - In cab dumping controls optional
Hopper Screens Hinged, pneumatic drop down control on right side of unit, steel
Dump Height Minimum of 56 in

SPRAY WATER SYSTEM

Water Tank Construction Polyethylene
Water Tank Capacity 265 gal (1003 L)
Fill Hose 16 ft 8 in (5,080 mm)
Pump Type Diaphragm with run-dry capability with HI or LO selectable pump speeds
Pump Capacity 8 GPM (30 LPM)
Pump Pressure 40 PSI (2.7 bar)
Spray Nozzles (Total of 9)
 - Quick release brass for ease of cleaning or service
 - 3 in suction tube
 - 6 (3 each) side brooms
Controls Hi-Lo off switch in cab
Filter 100 mesh, cleanable
Fittings Prestomatic Push-To-Lok type with thermoplastic tubing

AVAILABLE ENHANCEMENTS

- Dual side broom scrub
- In-cab hopper dump
- Broom hour meter
- Left and right hand toolbox
- Aux. lighting packages
- In-cab side broom tilt
- Variable broom speed
- Auxiliary hydraulic system
- Wandering hose 8 in (203 mm) diameter
- LifeLiner® Hopper System
- Stainless steel hopper
- Hopper inspection door
- Hopper deluge washout system
- Hopper drain
- Centerbroom in pick-up head
- High/low pressure washdown
- Pickup head camera
- Left hand side camera
- Auxiliary water tank capacities
- PM-10 water system
- Extended warranty
- Idle down no water
- Flow blocker
- Hydraulic oil temperature shutdown

PAINT

Powder Coated, standard Elgin white and gray

CHASSIS

Available on conventional and non-CDL chassis - consult factory

WARRANTY

SWEEPER
1 year parts and labor

ENGINE
Consult Factory

Your Elgin Dealer is:



1300 W. Bartlett Rd.
 Elgin, Illinois, U.S.A. 60120
 Phone 847-741-5370
 elginsweeper.com/regenx



Standardized Agenda Request Form

| | | | |
|---|-----------------|--|--|
| Date of Meeting:
April 19, 2022 | | Agenda Item No. (to be assigned by CSO):
2022-5304 | |
| From: | | | |
| Subject:
Discussion and consideration to award Phoenix Contracting as the most advantageous bid for the purchase of one (1) Texas Pride 20+5 Dovetail trailer for an amount not to exceed \$13,000 and one (1) Kaufman tandem axle utility 16' trailer for an amount not to exceed \$4,500 and authorize the Mayor to execute any related documents. Possible action. (Staffed by Public Works Department.) | | | |
| Background:
Pintle trailer will be used for water division to haul around the backhoe Budget Code: 501-5314-554131 . The utility trailers are for barricades Budget code: 450-5304-554131 Project Code ARPA-22-007 | | | |
| 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:
03-16-2022 | | | |
| Advisory Review, if any (name of board/committee, date of action, recommendation): | | | |
| David Arce
Pete Garcia
VIDAL ROMAN
Martin Garza | | Created/Initiated
Approved
Approved
New | |
| City Manager Comments:
Approved as recommended by the Public Works Department. | | | |
| Staff Recommendation:
Approval | | | |
| Attachments, if any:
Memo 2022 RFB Utility Trailers, RFB 2021-22-25 Pheonix, RFB 2021-22-25 Technology International | | | |
| Responsibilities upon Approval: | | | |

City of Weslaco

"The City on the Grow"



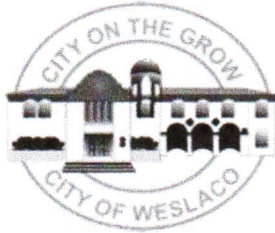
David Suarez, Mayor
Josh Pedraza, Mayor Pro-Tem, District 1
Leo Muñoz, Commissioner, At-Large
Greg Kerr, Commissioner, At-Large
Letty Lopez, Commissioner, District 2
Jose "JP" Rodriguez, Commissioner, District 3
Adrian Farias, Commissioner, District 4

Martin Garza, Interim City Manager

Date: April 19, 2022
To: City Commission
From: David Arce, Deputy Public Works Director
Subject: RFB VARIOUS UTILITY TRAILERS
Cc: Martin Garza, Interim City Manager
Vidal Roman, Finance Director

On March 31, we received 2 bids for utility trailers. Pheonix Contracting from Florida is the low bid. The pintle trailer is for water division to be pulled on the new dump truck when needed to go to a water break. The trailer is \$13,000 delivered within the budget. The 16' utility trailer is for traffic division to have barricades and sandbags ready to go. The trailer is \$4,500 delivered and will be purchased with ARPA funds.

Staff Recommends Approval.



CITY OF WESLACO

**Invitation to Bid
VARIOUS UTILITY TRAILERS
RFB No.: 2021-22-25**

Electronic submission of bids addressed to Homer Rhodes, will be accepted via "BIDNET" (link provided in RFB document). RFB deadline **11:00 a.m.** on **March 31, 2022**, at which time they will be opened and read aloud via Zoom meeting (Zoom link provided in RFB document).

Potential Bidders/Respondents are advised that the bid documents can be downloaded from the City of Weslaco bid stream web page address: <https://www.bidnetdirect.com/texas/cityofweslaco>

Be advised that BIDNET portal/website is the primary source of all bid documents. Obtaining bid information from a third-party planning room may lead to incomplete submissions. BIDNET portal/website must be monitored regularly for addendums and/or bid notices. Bidders are responsible for obtaining all the necessary information required for a compliant bid. If your company is contemplating on bidding this project you must submit a vendor's notice of intent to bid form to the Purchasing Office.

A non-mandatory Zoom pre-bid conference will be conducted by the city on March 24, 2022 at 11:00 AM. (Zoom link provided in RFB document)

The City of Weslaco reserves the right to accept or reject any or all bids, to waive any informalities, and to accept the bid to be the best value and most advantageous (as allowed in Local Government Code 252.043) to the City and to hold bids for a period of forty-five (45) days without taking action, for the purpose of reviewing the bids and investigation of bidders' qualifications prior to bid award. Bids submitted past the aforementioned date and time will not be accepted.

City of Weslaco
/s/ Homer Rhodes,
Purchasing Office
hrhodes@weslacotx.gov



SPECIFICATIONS
RFB 2020-21-25
Various Utility Trailers

SCOPE

It is the intent of these specifications to describe a New/Used utility trailers for purchase by City of Weslaco. All parts not specifically mentioned which are necessary to provide a complete trailer, shall be included in the bid and shall conform to the standards and quality of materials and workmanship generally provided by the industry. All specifications are considered minimum unless otherwise indicated. Trailers exceeding the minimum specifications will be considered.

Freight/Delivery

All trailers shall be quoted with delivery (FOB), to be delivered by the vendor to the City of Weslaco Public

Works city shop.

TRAILER COLOR

City of Weslaco will choose from the manufacture's standard color options after the bid is awarded for new trailers. In stock trailers should have a description of the current color. Unspecified colors shall be quoted as standard colors, NOT colors that require up charges.

CONDITION

The successful bidder shall be responsible for delivery of trailers that are properly serviced, clean and in first class operating condition. Pre-delivery service, at a minimum, shall include the following:

- Fully serviced
- Complete lubrication
- Check all fluid levels to assure proper operating conditions
- Inflate tires to proper pressure
- Check operation of all mechanical features and electronic accessories, gauges, lights, etc.

WARRANTY

Warranty information to be submitted with the bids for 100 percent coverage of parts and labor and indicating length of time of warranty with the warranty starting date being the date of acceptance of the trailer by City of Weslaco. Please state the Manufactures Standard Warranty.

DELIVERY DATE

City of Weslaco prefers that the trailer be delivered before August 30, 2022. Should this not be possible please indicated this on the price and delivery form. Being able to meet this delivery date will be a factor in the award of this bid. City of Weslaco will NOT accept any Trailer with Salvage Title. In addition to equipment specified, trailer shall be equipped with all standard equipment as specified by the manufacturer for this model.

TOTAL COST OF OWNERSHIP WILL BE CONSIDERED

City of Weslaco will award to the lowest and most advantageous bid submitted. This will include a consideration of the total cost of ownership (maintenance, resale value, etc.) as well as delivery time.

A handwritten signature or mark, possibly a stylized 'Y' or 'Z', located at the bottom of the page.

SPECIFICATIONS (1)

10-Ton Heavy Duty Dual Tandem Dovetail (Water Division)

Note: Intended purpose is to attach trailer to the back of a 14 yd dump truck and load a John Deere 310SL backhoe.

Minimum Specifications:

Meet all DOT regulations

Year model: 2019

Hitch: 4 bolt, 5-position pintle hitch

Axles: (2) 10,000 lb.

Capacity: 25,000 lbs.

Brakes: Electric (both axles)

Lighting: All DOT approved (LED)

Overall Width: 102"

Overall Length: 25'

Deck Width: 102"

Tires: (8) 235/80R16

Decking: 2" Hardwood

Wiring Harness: Sealed L.E.D. Lights with 7-Way Plug

Color: Factory standard color

Ramps: Spring assisted rear ramps

Mud Flaps as required



meets all specs

SPECIFICATIONS (2)

2-16' Tandem Axle Utility Trailer with ramp gate

Note: Intended purpose is to haul type 3 street barricades year-round.

Minimum Specifications:

Meet all DOT regulations

Year model: 2021

Hitch: 2" bumper pull (A-Frame style)

Axles: (2) 3,500 lb.

Brakes: Electric (1 axle)

Lighting: All DOT approved (LED)

Overall Width: 77"

Overall Length: 16'

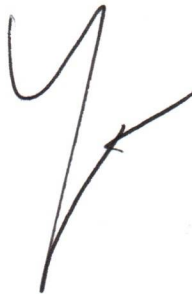
Tires: (4) 205/75R15

Decking: 2" Hardwood

Wiring Harness: Sealed L.E.D. Lights with 7-Way Plug

Color: Factory standard color

Ramps: Spring assisted rear ramp gate

A large, handwritten checkmark in black ink, indicating that the specifications are met.

Meets all specs

UTILITY TRAILER as specified in SPECIFICATIONS (1)

Total Fixed Price for Spec 1 (1) One unit as specified (FOB): \$ 12,999

(Delivered to 1912 Joe Stephens Ave, Weslaco, TX 78599)

Notes:

Delivery Time days (from receipt of purchase order) 45

Year: 2022 Condition: New X Used _____

Make and Model: Texas Pride 20+5' 25K Dometail

Color: Black Upcharge for color: Yes _____ No X

List warranty information:

see attached

Please list any exceptions or considerations taken to specification:

N/A

Company: Phoenix Contracting

Authorized Representative Name & Signature: Asad Yusupov

Date: 03.16.22

UTILITY TRAILER as specified in SPECIFICATIONS (2)

Total Fixed Price for Spec 2 (1) One unit as specified (FOB): \$ 4,499

(Delivered to 1912 Joe Stephens Ave, Weslaco, TX 78599)

Notes:

Delivery Time days (from receipt of purchase order) 45

Year: 2022 Condition: New X Used _____

Make and Model: Kaufman Tandem Axle Utility 16'

Color: Black Upcharge for color: Yes _____ No X

List warranty information:

See Attached

Please list any exceptions or considerations taken to specification:

N/A

Company: Phoenix Contracting

Authorized Representative Name & Signature: Asad Yusupov

Date: 03.16.22

LIMITED WARRANTY

TEXAS PRIDE TRAILERS

TEXAS PRIDE TRAILERS extends to the original purchaser of a new trailer a "Limited Warranty" against defects in material and workmanship as stated below in the "Limitations, and Exclusions" for a period of one (1) year from date of purchase.

LIMITATIONS

1. This warranty is not a statement of fitness or merchantability. TEXAS PRIDE TRAILERS does not offer any warranty of fitness or merchantability for any particular use or application of any trailer or part.
2. Customer must present original purchase receipt or invoice to TEXAS PRIDE TRAILERS for any WARRANTY consideration.
3. Warranty is not transferable.
4. No warranty against rust or rust through of paint and no warranty against scratches or dents at time of purchase or anytime thereafter.

EXCLUSIONS

Warranty shall not extend to:

1. Equipment that has been modified, repaired, or altered in any fashion by anyone.
2. Unreasonable use, including failure of purchaser or user to provide reasonable and necessary care and maintenance.
3. Improper loading or subjecting trailers to load weights in excess of its capacity.
4. Tires, axles, axle assemblies, suspension components, couplers, safety chains, or any other equipment or component, which is warranted separately by the respective manufacturers of, said component.
5. Any consequential damages for breach of this or any other warranty expressed or implied whatsoever. Repair or replacement under this Warranty is the exclusive remedy to the purchaser or anyone else.
6. Parts not supplied by TEXAS PRIDE TRAILERS.
7. Any parts which require replacement or maintenance in the ordinary use due to normal wear such as, Brake parts, seals, hinges etc. and bearings carry no warranty at all or any kind.
8. No warranty against rust or rust through of paint and no warranty against scratches or dents at time of purchase. No warranty against axle bending for any reason.

REMEDIES

1. The obligation of this warranty shall be limited to repairing or replacing any part or parts, which in the sole opinion of TEXAS PRIDE TRAILERS is defective of materials or workmanship.
2. This obligation does not extend to reimbursement for freight, loss of use, loss of income or any other damages incurred by purchaser or any agent, or representative of purchaser.
3. It is the purchaser's responsibility to return trailer to TEXAS PRIDE TRAILERS at 1241 Interstate 45 North, Madisonville, TX 77864 for any warranty considerations or repairs. No freight reimbursement is offered by TEXAS PRIDE or its dealers to return trailer to plant for warranty consideration.
4. TEXAS PRIDE TRAILERS at its discretion ship parts to affect warranty repairs but does not agree in advance to pay any repair labor for any reason.
5. There may also be additional warranty provided on particular components manufactured by others such as couplers, axles, tires, but TEXAS PRIDE TRAILERS "DOES NOT ASSUME" any liability responsibility to fulfill such warranty in any expressed or written form.
6. Any and all disputes legal or otherwise must be arbitrated, tried or otherwise handled or disposed of in Madison County Texas.



Kaufman Trailers of NC, Inc.
702 North Silver Street
Lexington, NC 27292

Kaufman Trailers of NE, Inc.
1025 9th Street
Beaver City, NE 68926

Phone: 336-790-6800

Fax: 336-859-5963

Limited Warranty

NOTICE: This agreement is between the ORIGINAL PURCHASER and KAUFMAN TRAILERS.

Kaufman Trailers of NC, Inc. and Kaufman Trailers of NE, Inc. will warrant their products to be free from defective workmanship and materials in normal use and service for a period of one (1) year from the date of delivery to the purchaser.

The warranty hereby covers any defects of workmanship and materials used in the structure of the trailer: i.e. the frame, side rails, cross members, welds, and sub frame assemblies. Wiring is only covered under warranty if the customer has purchased the "optional" sealed wiring harness or a DELUXE model, which has a wiring harness as standard.

Limitations of Kaufman Trailers Warranty

Kaufman Trailers does NOT warrant components not manufactured by Kaufman Trailers. Therefore, this warranty does NOT cover axles and axle components, tires, wheels, couplers, jacks, suspension components, springs, wiring, lights, paint (including chipping, fading, and aging), accessories, or any other component not manufactured by Kaufman Trailers. If these items are warranted by the manufacture or supplier thereof and warranty may be extended to the purchaser, Kaufman Trailers will make such warranties available.

Exclusions of Kaufman Trailers Warranty

- 1.) Normal wear on any item will not be subject to warranty. Normal wear items, include, brakes, tires, bearings, axle seals, light bulbs, and fading or cracking of flooring; but are not limited exclusively to these items.
- 2.) Any damage done due to lack of good industry maintenance such as improper bearing adjustment, incorrect air pressure, lug nut torque, etc. will also not be covered by Kaufman Trailers Warranty.
- 3.) Any damage to the frame, axles, tires, or any other component due to overloading or abuse is not covered under warranty
- 4.) Trailers used for rental are not covered under this limited warranty

In the event of a defect in material or workmanship covered by this warranty, Kaufman Trailers will:

- 1.) Correct the defective work or replace the defective parts on a no-charge basis at our plant location, or
- 2.) Reimburse the purchaser by paying a sum not exceeding the price charged by Kaufman Trailers for such work, or
- 3.) Provide for repair of the defect or replacement of the defective parts by an authorized shop.

All Warranty repairs must be pre-authorized by Kaufman Trailers before any reimbursements shall be made. Kaufman Trailers will likely require photographs of items that are thought to be defective in order to approve reimbursements. All freight charges to or from the factory or pre-authorized repair facility is the responsibility of the purchaser. ALL FREIGHT IS EXEMPT FROM WARRANTY. In addition, this warranty does NOT cover any economic loss including but not limited to; payment for the loss of time or pay, inconvenience, loss of trailer use, lodging bills, trailer rental expense, meals, storage charges, and other incidental or consequential loss or damage of similar nature.

This warranty will be void if the trailer is damaged due to overloading, negligence, or misuse. Without prior approval, any modifications or alterations to any product or part manufactured by Kaufman Trailers will void the warranty IN ITS ENTIRETY.

Weights, dimensions, capacities and other measures stated in connection with the new trailer are only estimates and are not covered by this warranty.

DISCLAIMERS

THIS WARRANTY IS EXPRESSLY IN LIEU OF ALL OTHER EXPRESS WARRANTIES AND REPRESENTATIONS, KAUFMAN TRAILERS MAKES NO OTHER REPRESENTATION OR WARRANTY OF ANY KIND, EXPRESS OR IMPLIED, WITH RESPECT TO KAUFMAN TRAILERS. NO ONE BESIDES AN AUTHORIZED KAUFMAN TRAILER REPRESENTATIVE IS AUTHORIZED TO MAKE FURTHER OR ADDITIONAL WARRANTIES ON BEHALF OF KAUFMAN TRAILERS.

"Nobody Sells A Quality Trailer for LESS"



CITY OF WESLACO

Invitation to Bid VARIOUS UTILITY TRAILERS RFB No.: 2021-22-25

Electronic submission of bids addressed to Homer Rhodes, will be accepted via “BIDNET” (link provided in RFB document). RFB deadline **11:00 a.m.** on **March 31, 2022**, at which time they will be opened and read aloud via Zoom meeting (Zoom link provided in RFB document).

Potential Bidders/Respondents are advised that the bid documents can be downloaded from the City of Weslaco bid stream web page address: <https://www.bidnetdirect.com/texas/cityofweslaco>

Be advised that BIDNET portal/website is the primary source of all bid documents. Obtaining bid information from a third-party planning room may lead to incomplete submissions. BIDNET portal/website must be monitored regularly for addendums and/or bid notices. Bidders are responsible for obtaining all the necessary information required for a compliant bid. If your company is contemplating on bidding this project you must submit a vendor’s notice of intent to bid form to the Purchasing Office.

A non-mandatory Zoom pre-bid conference will be conducted by the city on March 24, 2022 at 11:00 AM. (Zoom link provided in RFB document)

The City of Weslaco reserves the right to accept or reject any or all bids, to waive any informalities, and to accept the bid to be the best value and most advantageous (as allowed in Local Government Code 252.043) to the City and to hold bids for a period of forty-five (45) days without taking action, for the purpose of reviewing the bids and investigation of bidders' qualifications prior to bid award. Bids submitted past the aforementioned date and time will not be accepted.

City of Weslaco
/s/ Homer Rhodes,
Purchasing Office
hrhodes@weslacotx.gov

SPECIFICATIONS
RFB 2020-21-25
Various Utility Trailers

SCOPE

It is the intent of these specifications to describe a New/Used utility trailers for purchase by City of Weslaco. All parts not specifically mentioned which are necessary to provide a complete trailer, shall be included in the bid and shall conform to the standards and quality of materials and workmanship generally provided by the industry. All specifications are considered minimum unless otherwise indicated. Trailers exceeding the minimum specifications will be considered.

Freight/Delivery

All trailers shall be quoted with delivery (FOB), to be delivered by the vendor to the City of Weslaco Public

Works city shop.

TRAILER COLOR

City of Weslaco will choose from the manufacture's standard color options after the bid is awarded for new trailers. In stock trailers should have a description of the current color. Unspecified colors shall be quoted as standard colors, NOT colors that require up charges.

CONDITION

The successful bidder shall be responsible for delivery of trailers that are properly serviced, clean and in first class operating condition. Pre-delivery service, at a minimum, shall include the following:

- Fully serviced
- Complete lubrication
- Check all fluid levels to assure proper operating conditions
- Inflate tires to proper pressure
- Check operation of all mechanical features and electronic accessories, gauges, lights, etc.

WARRANTY

Warranty information to be submitted with the bids for 100 percent coverage of parts and labor and indicating length of time of warranty with the warranty starting date being the date of acceptance of the trailer by City of Weslaco. Please state the Manufactures Standard Warranty.

DELIVERY DATE

City of Weslaco prefers that the trailer be delivered before August 30, 2022. Should this not be possible please indicated this on the price and delivery form. Being able to meet this delivery date will be a factor in the award of this bid. City of Weslaco will NOT accept any Trailer with Salvage Title. In addition to equipment specified, trailer shall be equipped with all standard equipment as specified by the manufacturer for this model.

TOTAL COST OF OWNERSHIP WILL BE CONSIDERED

City of Weslaco will award to the lowest and most advantageous bid submitted. This will include a consideration of the total cost of ownership (maintenance, resale value, etc.) as well as delivery time.

SPECIFICATIONS (1)

10-Ton Heavy Duty Dual Tandem Dovetail (Water Division)

Note: Intended purpose is to attach trailer to the back of a 14 yd dump truck and load a John Deere 310SL backhoe.

Minimum Specifications:

Meet all DOT regulations

Year model: 2019

Hitch: 4 bolt, 5-position pintle hitch

Axles: (2) 10,000 lb.

Capacity: 25,000 lbs.

Brakes: Electric (both axles)

Lighting: All DOT approved (LED)

Overall Width: 102"

Overall Length: 25'

Deck Width: 102"

Tires: (8) 235/80R16

Decking: 2" Hardwood

Wiring Harness: Sealed L.E.D. Lights with 7-Way Plug

Color: Factory standard color

Ramps: Spring assisted rear ramps

Mud Flaps as required

SPECIFICATIONS (2)

2-16' Tandem Axle Utility Trailer with ramp gate

Note: Intended purpose is to haul type 3 street barricades year-round.

Minimum Specifications:

Meet all DOT regulations

Year model: 2021

Hitch: 2" bumper pull (A-Frame style)

Axles: (2) 3,500 lb.

Brakes: Electric (1 axle)

Lighting: All DOT approved (LED)

Overall Width: 77"

Overall Length: 16'

Tires: (4) 205/75R15

Decking: 2" Hardwood

Wiring Harness: Sealed L.E.D. Lights with 7-Way Plug

Color: Factory standard color

Ramps: Spring assisted rear ramp gate

UTILITY TRAILER as specified in SPECIFICATIONS (1)

Total Fixed Price for Spec 1 (1) One unit as specified (FOB): \$ 21,000.00

(Delivered to 1912 Joe Stephens Ave, Weslaco, TX 78599)

****Please see our equipment proposal
TII-TX-0322-0074 attached****

Notes:

Delivery Time days (from receipt of purchase order) 112 days

Year: 2022 Condition: New X Used _____

Make and Model: PJ Trailers - PL 25x102

Standard Sand Blasted,
Color: Acid Washed and Powder Coated Upcharge for color: Yes _____ No _____

List warranty information:

Manufacturer Warranty - attached.

Please list any exceptions or considerations taken to specification:

Company: Technology International, Inc.

Authorized Representative Name & Signature:  Sarah Kuehler - Proposal Coordinator

Date: 03/29/2022

UTILITY TRAILER as specified in SPECIFICATIONS (2)

Total Fixed Price for Spec 2 (1) One unit as specified (FOB): \$ 11,905.00

(Delivered to 1912 Joe Stephens Ave, Weslaco, TX 78599) **Please see our equipment proposal TII-TX-0322-0074 attached**

Notes:

Delivery Time days (from receipt of purchase order) 112 days

Year: 2022 Condition: New X Used _____

Make and Model: PJ Trailers - UK 77x16

Standard Sand Blasted,
Color: Acid Washed and Powder Coated Upcharge for color: Yes _____ No _____

List warranty information:

Manufacturer Warranty - attached.

Please list any exceptions or considerations taken to specification:

Company: Technology International, Inc.

Authorized Representative Name & Signature:  Sarah Kuehler - Proposal Coordinator

Date: 03/29/2022

ZOOM LINKS

Homer Rhodes is inviting you to a scheduled Zoom meeting.

Topic: **PRE-BID** MEETING: VARIOUS UTILITY TRAILERS RFB NO.: 2021-22-25

Time: Mar 24, 2022 11:00 AM Central Time (US and Canada)

Join Zoom Meeting

<https://us02web.zoom.us/j/82038317587?pwd=b2FOWDRudENvNVpRQki5NDZXZEFKQT09>

Meeting ID: 820 3831 7587

Passcode: 500900

888 788 0099 US Toll-free

.....

Homer Rhodes is inviting you to a scheduled Zoom meeting.

Topic: **BID OPENING**: VARIOUS UTILITY TRAILERS RFB NO.: 2021-22-25

Time: Mar 31, 2022 11:00 AM Central Time (US and Canada)

Join Zoom Meeting

<https://us02web.zoom.us/j/82201718377?pwd=OGtzby9xTFNXaVJrQ0lrVGxXOTQ4Zz09>

Meeting ID: 822 0171 8377

Passcode: 015928

888 788 0099 US Toll-free



Technology International, Inc.
1349 South International Pkwy, Suite 2411
Lake Mary, FL 32746
Tel: (407) 359-2373
Fax: (407) 359-2372
E-mail: tii@tii-usa.com
Website: www.tii-usa.com

Equipment Proposal

Description: Various Utility Trailers

Bid Number: 2021-22-25

Attention: Homer Rhodes

TII Ref: TII/TX/0322/0074

Date: 03/29/2022

In response to your quote request for Various Utility Trailers, Technology International, Inc. is pleased to submit the following for consideration:

| ITEM NO. | QTY | DESCRIPTION/ MODEL NO. | UNIT PRICE | EXTD. PRICE |
|----------|-----|---|-------------|-------------|
| 1 | 1 | <p>Manufacturer: PJ Trailers
Model: PL Year: 2022 Size: 25x102</p> <p>Standard Features:</p> <ul style="list-style-type: none">• 25,000 G.V.W.R.• 2-10K Dexter Oil Bath Axles• 5 Leaf Slipper Spring Suspension• Electric Brakes, 2-10K Drop Leg Jacks, 8 Dual Wheels, 16" Grey, 8 on 6.5"• 16" 235/80R16 Radial Tires• Rub Rail and Stake Pockets• Electric Breakaway Kit with Charger• DOT Reflective Tape• Side Steps on Both Sides• Lockable Front Toolbox• 8' Ramps w/ Holders• 12" x 19" I Beam Frame• 16" OC Crossmembers• 3" Channel• 2 x 6 1/8" Square Tubing Outer Deck Frame• 2" Treated Pine• DOT Flushmount Lifetime LED Lights• Amber Side Turn Flashers• All Weather Wiring Harness• Sand Blasted• Acid Washed & Powdercoated | \$21,000.00 | \$21,000.00 |

| | | | | |
|-------------------------------------|---|---|-------------|-------------|
| | | With: <ul style="list-style-type: none"> 5' Dovetail w/ HD Monster Ramps | | |
| 2 | 1 | Manufacturer: PJ Trailers
Model: UK Year: 2022 Size: 77x16

Standard Features: <ul style="list-style-type: none"> 7,000 G.V.W.R. 3,500 x 2 G.A.W.R. 2" Ball Demco EZ Latch Coupler Safety Chains 1 – Bulldog Pipe Mount Swivel Jack (5,000 lb.) (2) 3,500# (Dexter) One Electric (Spring) 4 Leaf Double-eye Spring Suspension 4 – 15" Black mod Wheels Stake Pockets 4 – ST205/75R15 Radial Tires (1,820 lb) 4" Channel Frame & Tongue 9" x 33" Treadplate Removable Alum Fenders 2 1/2" x 2 1/2" x 3/16" Angle Crossmembers 2" x 2" Removable Side Rail 2" x 2" Top Rail 2" Treated Pine Lumber Deck 77" Wide Deck DOT Approved Flushmount Lifetime LED Lights All-Weather Wiring Harness (7-way RV) Sand Blasted, Acid Washed, Powder Coated 5 Year Dexter Axle Warranty
With: <ul style="list-style-type: none"> 4' Spring Assisted Rear Ramp Gate | \$11,905.00 | \$11,905.00 |
| <u>Total.....\$32,905.00</u> | | | | |

Warranty: Manufacturer's standard warranty applies.

Delivery:

- Estimated delivery is **16 weeks** after receipt of order and approved submittal.
- Please note, due to COVID-19 there may be unanticipated disruptions and delays in the supply chains globally, for parts, components, equipment and internal manufacturing services such as engineering, production allocation, and logistics. This may result in manufacturing & delivery delays out of our control. We will do our best to communicate all such impacts and reduce the effects of any such delays.
- All delivery dates quoted are subject to manufacturer's confirmation at time of order.
- Submittal data will be provided for approval after receipt of order (if applicable)
- Customer to provide equipment and personnel to unload
- TII will provide MSO at time of payment confirmation. Customer is responsible for all titling and registration of trailer (If Applicable)

Freight: Included to Weslaco, TX 78599.

Payment Terms: NET 30

Prompt Payment discount: 1/4 % 10 days

Quote Validity: 30 days.

Technology International, Inc. Corporate data:

We are a small business and our Tax Payer Identification Number (TIN): 650342335. The price quoted does not include any sales, excise or similar taxes.

We trust that this proposal will meet your requirements and we look forward to hearing from you.

If you have any questions or need more information, please contact us by phone at 407-359-2373, fax at 407-359-2372 or email us at tii@tii-usa.com

Respectfully submitted,

A handwritten signature in blue ink, appearing to read "Sarah Kuehler".

Sarah Kuehler
Proposal Coordinator
Technology International, Inc.

60" TANDEM AXLE CHANNEL UTILITY (UC)



- Length: 10 - 20'
- Deck Height: 21"
- Deck Width: 60"
- Couplers: **Bumper Pull** & Pintle
- GVWR: 7,000 lbs
- Load Capacity: 5,480 lbs (16 ft)
- Weight: 1,520 lbs (16 ft)

72" TANDEM AXLE CHANNEL UTILITY (UJ)



- Length: 10 - 22'
- Deck Height: 21"
- Deck Width: 72"
- Couplers: **Bumper Pull** & Pintle
- GVWR: 7,000 lbs
- Load Capacity: 5,390 lbs (16 ft)
- Weight: 1,610 lbs (16 ft)

77" TANDEM AXLE CHANNEL UTILITY (UK)



- Length: 10 - 22'
- Deck Height: 21"
- Deck Width: 77"
- Couplers: **Bumper Pull** & Pintle
- GVWR: 7,000 lbs
- Load Capacity: 5,300 lbs (16 ft)
- Weight: 1,700 lbs (16 ft)

83" TANDEM AXLE CHANNEL UTILITY (UL)



- Length: 10 - 22'
- Deck Height: 21"
- Deck Width: 83"
- Couplers: **Bumper Pull** & Pintle
- GVWR: 7,000 lbs
- Load Capacity: 5,200 lbs (16 ft)
- Weight: 1,800 lbs (16 ft)

21"

DECK HEIGHT

7k

BASE GVWR

2"

BULLDOG COUPLER

4"

C-CHANNEL FRAME

3"

ANGLE CROSSMEMBERS

3

YEAR FRAME WARRANTY



ALUMINUM FENDERS

15"

205/75R15 RADIAL TIRES

60"-83"

WIDE DECK

24"

CROSSMEMBER CENTERS



WRAP TONGUE



DEXTER AXLE
AXLES

READY-RAIL
PATENT PENDING

READY-RAIL® SYSTEM



TREATED SPRUCE
PINE FIR DECK

optronics

OPTRONICS LIGHTS



BULLDOG COUPLER & JACK



SHERWIN
WILLIAMS.
POWDER COAT

TANDEM AXLE CHANNEL UTILITY

60" (UC), 72" (UJ), 77" (UK), 83" (UL) Deck Widths



CHANNEL FRAME

4" Channel Frame Standard

Our single and tandem axle utilities receive a 4" channel frame standard. A c-channel frame is significantly stronger than the angle frames most manufacturers use.



83" x 16' (UL) Pictured with 4' Spring Assist Gate Option

STANDARD FEATURES

- 7,000 lbs GVWR
- 3,500 lbs x 2 GAWR
- 2" Bulldog Coupler
- Safety Chains
- Pipe Mount Swivel Jack
- 2 x Dexter E-Z lube Idler Axles
- 4 Leaf Double Eye Spring Suspension
- New 15" White Spoke Wheels
- New ST 205/75R15 Radial Tires
- Stake Pockets
- Tread Plate Removable Alum. Fenders
- 4" Channel Frame & Tongue
- 2 1/2" x 2 1/2" x 3/16" Angle Cross Members
- 2" x 2" Removable Side Rail
- Treated Pine Deck
- DOT Approved Flush Mount Lights
- Molded Wire Harness
- Sand Blasted
- Acid Washed
- Powder Coated

At PJ Trailers, every trailer we build is powder coated with Sherwin-Williams™ Powder Coat.

A powder coat finish is far superior to conventional paint. It is extremely durable and does not easily crack, chip, or peel as conventional paint does. Powdercoating also helps prevent rust & corrosion making it the longest lasting and most durable finish on the market.



WEIGHTS

| Model | Length | Axles | Est. Base Weight† |
|----------|--------|----------|-------------------|
| UC (60") | 10' | 2 - 3500 | 1220 lbs / 553 kg |
| UC (60") | 12' | 2 - 3500 | 1320 lbs / 598 kg |
| UC (60") | 14' | 2 - 3500 | 1420 lbs / 644 kg |
| UC (60") | 16' | 2 - 3500 | 1520 lbs / 689 kg |
| UC (60") | 18' | 2 - 3500 | 1620 lbs / 735 kg |
| UC (60") | 20' | 2 - 3500 | 1720 lbs / 780 kg |
| UC (60") | 22' | 2 - 3500 | 1820 lbs / 826 kg |
| UK (72") | 14' | 2 - 3500 | 1400 lbs / 635 kg |
| UK (72") | 16' | 2 - 3500 | 1520 lbs / 689 kg |
| UJ (77") | 10' | 2 - 3500 | 1370 lbs / 621 kg |
| UJ (77") | 12' | 2 - 3500 | 1470 lbs / 667 kg |
| UJ (77") | 14' | 2 - 3500 | 1570 lbs / 712 kg |
| UJ (77") | 16' | 2 - 3500 | 1670 lbs / 757 kg |
| UJ (77") | 18' | 2 - 3500 | 1770 lbs / 803 kg |
| UJ (77") | 20' | 2 - 3500 | 1870 lbs / 848 kg |
| UJ (77") | 22' | 2 - 3500 | 1970 lbs / 894 kg |
| UL (83") | 14' | 2 - 3500 | 1480 lbs / 671 kg |
| UL (83") | 16' | 2 - 3500 | 1540 lbs / 699 kg |
| UL (83") | 18' | 2 - 3500 | 1740 lbs / 789 kg |

† Weights are estimated for base trailer only, PJ Trailers makes no guarantee regarding the accuracy of estimated weights.

COUPLER OPTIONS

- 2" A- Frame (Standard)
- 2 5/16" A- Frame
- 2 5/16" Adjustable
- 3" Pintle Eye

AXLE OPTIONS

- (2) 3,500 lbs One Brake One Idler / Spring (Standard)
- (2) 3,500 lbs Two Idlers / Spring
- (2) 3,500 lbs Two Brakes / Spring
- (2) 5,200# One Electric / Spring (83" Only)
- (2) 5,200# Electric / Spring (83" Only)

TAIL OPTIONS

- Straight Deck (Standard)
- 2' Dovetail w/ 5' Slide in Ramps (12 ft & Up)
- 4' Dovetail w/ 5' Slide in Ramps (16 ft & Up)
- 2' Dovetail w/ 2 Fold Up Ramps
- 2' Dovetail w/ 4' Spring Assist Gate
- Straight Deck w/ 2 Fold Up Ramps
- 4' Dovetail w/ 2 Fold Up Ramps (16 ft & Up)
- Straight Deck w/ 4' Spring Assist Gate
- Straight Deck w/ 5' Slide in Ramps (12 ft & Up)
- 2' Dovetail
- 4' Dovetail
- Straight Deck w/ Bi-Fold Gate
- 2' Dovetail w/ Bi-Fold Gate
- 4' Dovetail w/ Bi-Fold Gate

OTHER OPTIONS

- Side Mount ATV Ramps (14 ft or Longer)
- 4 ft Solid Metal Sides
- 2 Flush Mount D- Rings
- Diamond Plate Steel Fenders
- Expanded Metal Floor
- 2" Removable Pipe Side Rail
- Rub Rail
- Steel Floor w/ 4 D-rings
- Spare Tire Mount
- Rear Support Jacks
- 16" Cross Members
- 22" Solid Metal Sides w/ 2" Pipe-top
- Regular Sides w/ Solid Metal

LANDSCAPE OPTIONS

- 2 ft Expanded Metal Sides
- 4 ft Expanded Metal Sides
- Front Tool Cage
- 4 ft Side Gate (14 ft or Longer)



POPULAR OPTIONS



SIDE MOUNT ATV RAMPs

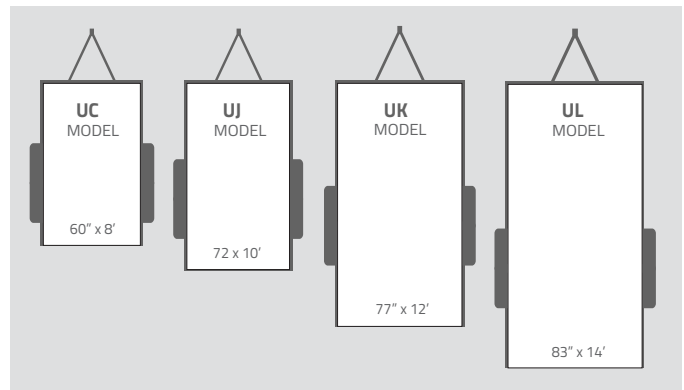


2" PIPETOP REMOVABLE SIDERAILS



REGULAR SIDERAILS WITH SOLID METAL

AVAILABLE IN 60", 72", 77", & 83" DECK WIDTHS



Dexter Axles

Dexter is the undisputed leading manufacturer of trailer axles for over 50 years. Their American made axles are known for safe, reliable, and smooth performance.

POPULAR SIDE & RAMP OPTIONS FOR CHANNEL UTILITIES



REGULAR SIDES WITH SOLID METAL



22" SOLID METAL SIDES WITH 2" PIPE-TOP RAIL



4 FT LANDSCAPE TRAILER EXPANDED METAL SIDES



4 FT LANDSCAPE TRAILER EXPANDED METAL SIDES
WITH LANDSCAPE BOX & SIDE GATE



ATV SIDE RAMPS



RAMPS GATE TRANSITION LIP

77" Single Axle Channel Utility (U7)





READY-RAIL

PATENT PENDING

Ready Rail® is a patent pending rail system that allows you to customize your trailer to your specific needs through bolt-on accessories. With Ready Rail®, your trailer can transform over its life to match your ever changing needs.

Ready Rail® is available exclusively on PJ Trailers.



READY RINGS



BED DIVIDER



BENCH VICE



TOOL RACK



TRIMMER RACK ADAPTERS



LANDSCAPE TOOLBOX



SPARE TIRE MOUNT



COOLER RACK



PIPE UTILITY RACK



DUAL 5 GAL. GAS CAN RACK



SUPPORT JACK



MESH TARP KIT



TRIMMER LINE RACK

To learn more and see all the Ready Rail® accessories visit: www.pjreadyrail.com

UTILITIES OPTIONS GUIDE



POWDER COAT COLOR OPTIONS:

ACTUAL COLOR MAY VARY, CHECK SPECIFIC MODEL PAGE FOR AVAILABLE COLORS



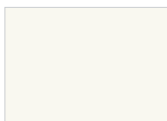
BLACK



GREY



DESERT TAN



WHITE



RED



TRACTOR
ORANGE

TAIL OPTIONS



TILT DECK (U1)



TILT DECK
(U6 - UL)



3' FOLD-UP GATE
(U1)



4' FOLD-UP GATE
(U6 - UL)



5' SLIDE-IN RAMP
(U6 - UL)

UTILITY TRAILER OPTIONS



2' EXPANDED METAL SIDES



4' EXPANDED METAL SIDES



STEEL FLOOR W/ 4 D-RINGS



UTILITY SPARE TIRE MOUNT



SIDE MOUNT ATV RAMP



TREAD PLATE FENDERS



2" PIPETOP REMOVABLE
SIDERAILS



CARHAULER SPARE TIRE
MOUNT



UTILITY RUBRAIL



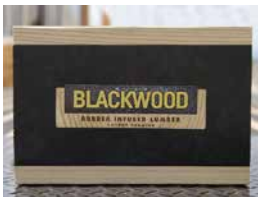
22" SOLID METAL SIDES
W/ 2" PIPE-TOP RAIL



REGULAR SIDES
W/ SOLID METAL



FOLD-IN GATE



BLACKWOOD LUMBER



BLACK WHEELS

SOME OPTIONS NOT
SHOWN, PLEASE VIEW
PRODUCT PAGE FOR
A LIST OF ALL OPTIONS



PJ TRAILERS

- #1 Professional Grade Open Trailer Manufacturer
- Broad Line of Dumps, Flatdecks, Utilities, Carhaulers, Tilts & Equipment Trailers
- Over 300 Independent PJ Trailers Dealer Locations in the US & Canada

Visit Us Online at www.pjtrailers.com



YouTube



LOW-PRO PINTLE WITH DUALS (PL)

Lengths: 20' - 40'



**Pictured with optional
5' Dovetail w/ 2 Flip-over Monster Ramps*



| Length | Axles | Est. Base Weight† |
|--------|----------------|----------------------|
| 20' | 2 x 10,000 lbs | 5,210 lbs / 2,363 kg |
| 25' | 2 x 10,000 lbs | 5,860 lbs / 2,658 kg |
| 30' | 2 x 10,000 lbs | 6,510 lbs / 2,953 kg |
| 35' | 2 x 10,000 lbs | 7,160 lbs / 3,248 kg |
| 40' | 2 x 10,000 lbs | 7,810 lbs / 3,543 kg |

† Weights are estimated for base trailer.
PJ Trailers makes no guarantee regarding the accuracy of estimated weights.

STANDARD FEATURES

- 25,000 lb. G.V.W.R.
- 10,000 lb. x 2 G.A.W.R.
- 3" Pintle Eye Face Mount Coupler
- Safety Chains
- 2 - Drop Leg Jacks (10,000 lb.)
- 2 - Dexter Oil Bath Brake Axles (10,000 lb.)
- 5 Leaf Slipper Spring Suspension
- 8 Dual Wheels, 16" Grey, 8 on 6.5" Bolt Pattern
- 8 - 16" 235/80R16 Radial Tires (3,090 lb)
- Rubrail & Stake Pockets
- Electric Breakaway Kit w/ Charger
- DOT Reflective Tape
- Side Steps on Both Sides
- Lockable Front Toolbox
- 8' Ramps w/ Holders
- Frame Bridge Standard on 30' and up
- 12" x 19 lb. I-Beam Main Frame
- 3" Channel Crossmembers 16" on Center
- 2 x 6 x 1/8" Square Tubing Outer Deck Frame
- 2" Treated Pine Lumber Deck
- 102" Wide Deck
- DOT Approved Flushmount Lifetime LED Lights
- Amber Side Turn Flashers
- All-Weather Wiring Harness (7-way RV)
- Sand Blasted, Acid Washed, Powder Coated
- Spare Tire

AVAILABLE OPTIONS

** denotes a standard feature*

COUPLER OPTIONS

- 3" Pintle Eye - Face-mount (36,000 lb.)*
- BP 2 5/16" Adj Rigid Mount (25,000 lb.)

AXLE OPTIONS

10,000# AXLES (DEXTER)

- (2) Electric (Air Ride)
- (2) Electric (Spring)*
- (2) Electric (Torsion)
- (2) Elec/Hyd Disc (1,600 PSI Pump) (Air Ride)
- (2) Elec/Hyd Disc (1,600 PSI Pump) (Spring)
- (3) Electric (Spring)
- (3) Electric (Torsion)
- (3) Elec/Hyd Disc (1,600 PSI Pump) (Spring)

12,000# AXLES (DEXTER)

- (2) Electric (Spring)
- (2) Elec/Hyd Disc (1,600 PSI Pump) (Air Ride)
- (2) Elec/Hyd Disc (1,600 PSI Pump) (Spring)
- (3) Electric (Spring)
- (3) Elec/Hyd Disc (1,600 PSI Pump) (Spring)

12,000# W/14 PLY LR-G DUAL T&W (DEXTER)

- (2) Electric (Spring)
- (2) Elec/Hyd Disc (1,600 PSI Pump) (Spring)

15,000# W/215/75R17.5" LR-H DUAL T&W (DEXTER)

- (2) Elec/Hyd Drum (1,000 PSI Pump) (Spring)

12,000# W/215/75R17.5" LR-H DUAL T&W (DEXTER)

- (2) Elec/Hyd Disc (1,600 PSI Pump) (Air Ride)

10,000# W/235/75R17.5" LR-J SINGLE T&W (DEXTER)

- (2) Electric (Spring)
- (2) Electric (Torsion)
- (2) Elec/Hyd Disc (1,600 PSI Pump) (Spring)

10,000# W/14 PLY LR-G DUAL T&W(DEXTER)

- (2) Electric (Spring)
- (2) Elec/Hyd Disc (1,600 PSI Pump) (Spring)

TAIL OPTIONS

- Straight Deck w/ 2 Slide-in Ramps*
- 5' Dovetail w/ 2 Flip-over Ramps w/HD Gusset
- 5' Dovetail w/ 2 Flip-over Ramps
- 5' Dovetail w/ 3 Flip-over Ramps w/HD Gusset
- 5' Dovetail w/ 3 Flip-over Ramps
- 5' Dovetail w/ 2 Flip-over Monster Ramps
- 5' Dovetail w/ Power Tail (Pat. Pend. TX Only)

OTHER OPTIONS

- Blackwood Pro Full Deck
- Blackwood Pro Outer Deck
- 1 Extra Pair Flushmount D-Rings on Steel Floor
- 1 Pair D-Rings
- Add 7-Way RV Plug to Rear Bumper
- HD 25k Jost 2x Jacks
- 2 Hydraulic Monster Jacks™
- Add LED Reverse Lights
- No Ramps No Ramp Pockets
- 1 Pair Weld-On Strap Ratchets
- 1 Side-mount Toolbox 45"x14"
- 1 Side-mount Toolbox 72"x14"
- 2 Extra Side Marker Lights, 1 Per Side
- Plate for Winch
- Under Frame Tie Down Flat
- 22 lb. I-Beam Main Frame
- 12"oc Crossmembers
- Rough Oak Floor

Receiver Hitch

- 4" Ratchets every 4ft w/ Slide Track
- 6" Axle Spread (Longer Equalizer)
- 72" Axle Spread
- 11ga (1/8") DP Steel Floor w/4 D-Rings & 12"oc Frame Bridging
- Diamond Plate Ramp Bottoms
- Torque Tube
- Bulldog 2-speed Jacks (12,000 lb.)
- Ramp Support Arms

1 WARRANTY

1.1 WARRANTY INFORMATION

1.1.1 Manufacturer's Warranty

P.J. trailers warrants that it's product to the original purchaser will be free of defect(s) for a period of one (1) year, providing that the following conditions are met and satisfied.

1.1.2 Warranty Covers

Warranty covers the main frame for 3 years, ramps, crossmembers, railings and any non wearing items for 1 year. Normal wear items will not be replaced due to wear. These normal wear items include but are not limited to flooring, paint, brake lining(s), bearings and hoses. All auxiliary parts such as brakes, calipers, jacks, wheels, bearings, tires, suspension, lights, hydraulic dump cylinder and controls are covered by the warranty of their manufacturer.

1.1.3 Limitations

The sole responsibility of P.J. Trailers under this limited warranty shall be to repair and replace parts at the P.J. Trailers factory, or at a P.J. Trailers authorized dealer, or another location (with prior written approval by P.J. Trailers). All other obligations or liabilities, including incidental or consequential damages or contingent liabilities arising out of the failure of any parts to operate properly are hereby excluded, including but not limited to any damages resulting from loss of use, inconvenience, loss of time, commercial loss, or any other type of damages general or specific, foreseen or unforeseen, unless applicable state law provides otherwise. P.J. Trailers will not reimburse any claimant for any adjustment or repair of a P.J. Trailers trailer without prior written approval by P.J. Trailers. Any repairs performed at a location other than P.J. Trailers manufacturing, will be allotted \$25.00 per hour for labor costs.

1.1.4 Warranty Void

P.J. trailers is not responsible for damage caused by accident, negligence, abuse, misapplication, or misuse of a trailer or any of its component parts. Loading in excess of gross vehicle load rating stated on the

Warranty

certificate plate will invalidate any and all warranties. Any modifications, alterations, or repair to any product manufactured by P.J. Trailers without P.J. Trailers prior knowledge and written consent will void manufacturer's warranty.

1.1.5 Transportation Costs Excluded

Transportation of any trailer to and/or from your dealer, or an approved repair facility, or P.J. Trailers factory shall be the responsibility of the trailer owner. P.J. Trailers shall not be held responsible for any such costs.

1.1.6 Disclaimers

This warranty is expressly given in lieu of all other warranties and representations. P.J. Trailers makes no representation or warranty of any kind, express or implied, with respect to P.J. Trailers weather as to merchantability, fitness for a particular purpose or any other matter. No one, including an authorized P.J. Trailers dealer is authorized to make further or additional warranties on behalf of P.J. Trailers.

1.1.7 Dealer Responsibilities

The dealer is responsible for submitting the manufacturer any claim you wish to make under this Limited Warranty.

1.1.8 Required Warranty Claim Procedure

1. Within five (5) days after discovering a problem with your P.J. Trailers trailer, return your trailer for inspection to your P.J. Trailers dealer where you bought your trailer.
2. If your dealer cannot repair the problem free of charge and you want to file a claim under this warranty, your local dealer must send to P.J. Trailers by registered letter or fax a warranty claim form, together with all the required information within ten (10) days of the discovery of your defect.
3. P.J. Trailers will acknowledge such receipt of a claim by registered letter or fax to the dealer and the claimant. P.J. Trailers will respond as soon as possible, being later than thirty (30) days after receipt of the claim.
4. Any defected parts must be sent by prepaid freight to P.J. Trailers, in order to qualify the claimant for replacement or reimbursement under this limited warranty. Any defective parts must be returned to P.J.

Warranty

Trailers WITHIN THIRTY (30) DAYS OF THE DATE OF APPROVAL TO QUALIFY FOR REIMBURSEMENT.

5. P.J. Trailers reserves the right to not pay unreasonable cost for replacement or repair of defects to a P.J. Trailers trailer, and may at it's discretion, establish reasonable reimbursement or parts for any authorized work performed under the terms of this Limited Warranty.
6. When required, photos of defective part(s), or the actual part(s), may have to accompany the warranty approval before payment can or will be made.
7. P.J. Trailers HERE MAKES NO OTHER EXPRESS OR IMPLIED WARRANTIES AND THERE ARE NO OTHER WARRANTIES WHICH EXTEND BEYOND THOSE DESCRIBED IN THE USER'S MANUAL.

90 DAY WEARABLES
1 YEAR LIMITED
2 YEAR HYDRAULICS
3 YEAR BODY & FRAME
SPRING: 5 YEAR
TORSION: 10 YEAR
LIFETIME LED LIGHTS

Customer References

HVAC

- 1) Horry County Schools, SC
Vicki Williams
P: 843/488-6938
335 Four Mile Rd.
Conway, SC 29526
Supplied a 15-ton rooftop unit

- 2) U.S. Navy
China Lake, CA 93555
Terry Mitchell
760-939-1998
terryl.mitchell@navy.mil
Supplied a water chiller

- 3) Massachussets Water Resource Authority (MWRA)
Boston, MA 02129
Allan Cassasa
Allan.Casassa@mwra.com
Supplied a 5 Ton Split System HVAC Unit

Custom Trucks & Rail Gear Vehicles

- 1) North County Transit District
Ms. Janet Bessent
810 Mission Avenue
Oceanside CA 92054
Tel: 760-966-6592
JBessent@nctd.org
Supplied rail gear vehicles

Trailer Mounted Equipment

- 1) Town of Windsor

Mr. Coby Shurtleff
Operations manager
301 Walnut street
Windsor, CO 80550
Tel: 970 674-5401
Supplied a trailer mounted vacuum excavation system

- 2) Medical University of South Carolina
Mr. Bruce Mills
Facilities manager
97 Jonathan Lucas Street, MC 190
Charleston, SC 29425
Tel: 843-792-4666
Supplied a 1,000 gallon diesel fuel trailer

- 3) Coastal Carolina University
Wanda B. Lewis
Procurement
Atlantic Hall, Room 118
Conway, SC 29528-6054
Voice (843) 349-2162
wlewis@coastal.edu
Supplied towable spreaders

- 4) Town of Lynchburg, VA
LYNCHBURG, VA 24504
Tomek Kruszc, buyer
tomek.kruszc@lynchburgva.gov
Supplied a valve maintenance trailer

Tanks

- 1) Customer: State of Minnesota
Kyle Ballantyne
Minnesota Department of Natural Resources
500 Lafayette Road Box 16

St. Paul MN 55151-4016
kyle.ballantyne@state.mn.us
651-259-5468
651-259-5469
Supplied Fuel Tanks to the State

- 2) Customer: State of Alabama
Craig Jackson or Steven Wakefield
256-389-1455 or 256-389-1460
Supplied 10 chemical storage tanks to the State

- 3) Customer: State of Idaho
Denise Cooley
Phone: 208-745-5652
Email: Denise.Cooley@itd.idaho.gov
Supplied 11 Tanks to the State

Vehicles

- 1) Connecticut Dept of Energy & Environment Protection
Mr. Carl Chu
163 Great Hill Road,
Portland, CT 06480
Tel: 860-424-3832
Carl.Chu@ct.gov
- 2) Thomas Czeczil - Buyer
Fulton County Department of Public Works
130 Peachtree St. SW Suite 1168
Atlanta GA, 30303
Phone: 404-245-9691
Kubota RTV Off Road Vehicle
- 3) Contra Costa Water District, California
Concord, CA 94524
Helen Ng
Administrative Analyst

(925) 688-8055

hng@ccwater.com

Supplied 2 ATV's

Forklifts and Material Handling Equipment

1) City of Lubbock, Purchasing Department, TX

Sara Summers

Buyer

1625 13th Street

Lubbock, TX 79401

P: 806-775-3150

F: 806-775-2164

SSummers@mylubbock.us

2) Luzerne County Community College, PA

Leonard Olzinski

Director of Purchasing

1333 S. Prospect St.

Nanticoke, PA 18634

Telephone (570) 740-0370

Fax (570) 740-0525

lolzinski@luzerne.edu

3) City of McAllen, TX

Esmeralda J. Garcia

Procurement Specialist

4201 N. Bentsen Road

McAllen, TX 78504

956-681-4065 – Office

956-681-4035 – Fax

ejgarcia@mcallen.net

Shop Equipment and Presses

1) US Army

GATESVILLE TX 76528-2613

Mary Lockett

Purchasing and Contracting

Phone:512-782-1791
email mary.l.lockett.mil@mail.mil
Supplied a 100 ton press

- 2) State of Kentucky
Amanda Lewis
Division of Purchases
Office 502-564-4630
Fax 502-564-7069
Direct Line 502-782-4003
Amanda.Lewis2@ky.gov
Supplied a press brake

- 3) Kansas City Area Transportation Authority
Jessica Johnson
Senior Buyer
Kansas City, MO 64108
(816) 346-0248 phone
jjohnson@kcata.org
Supplied a hydraulic press

Tug Tractors

- 1) City of Santa Monica
Susan Jordan
Finance/Procurement Dept.
1717 4th Street, Suite 250
Santa Monica, CA 90401
Phone: (310) 458-8281
Susan.Jordan@SMGOV.NET
Supplied a tug tractor

Pumps

- 1) SCRRA, CA
Sonny Ibrahim

Senior Contract & Compliance Administrator
213-452-0436 office
IbrahimS@scr.ra.net
Supplied booster pumps

- 2) Massachussets Water Resource Authority (MWRA)
Boston, MA 02129
Allan Cassasa
Allan.Casassa@mwra.com
Supplied submersible pumps

- 3) US Navy
Mr. Gary Dunn
860-625-1867 cell
860-694-5431 desk
gary.d.dunn@navy.mil
Supplied pumps

Floor Scrubber

- 1) City of Columbus, OH
Columbus OH 43215
WALTER G MYERS
614-645-8478
Supplied 5 floor scrubbers
- 2) City of Columbus, OH
Columbus OH 43215
WHITTINGTON RONALD
(614) 645-8441
Supplied a floor scrubber

Compressors

- 1) State of Minnesota

St. Paul, MN 55155
LuAnn Olson
luann.olson@state.mn.us
Office phone: 651.201.2447
Supplied 2 compressors

- 2) Hampton Roads Sanitary District, HRSD, VA
Virginia Beach, VA 23455
Kenneth Stealing
Ken Stealing
HRSD Procurement Assistant
Office: 757-460-7314
kstealing@hrsd.com
Supplied Compressors

- 3) City of Burbank, CA
Burbank, California
Nick Hammett
NHammett@burbankca.gov
(818) 238-5466
Supplied Compressor Equipment

VFD's

- 1) City of Tacoma
Wayne Reed
WREED@ci.tacoma.wa.us
Maintenance Supervisor
City of Tacoma
253-502-2137
Supplied a VFD

Laser Cutters/Plasma cutters/CNC tables

- 1) Arapahoe Community College
Daniel Hohn

Procurement Coordinator
303.797.5753
daniel.hohn@arapahoe.edu
Supplied a laser cutter

2) Kenai Peninsula Borough School District
Kathy Doyle, Supply Buyer
KDoyle@KPBSD.k12.ak.us
139 East Park Avenue
Soldotna, AK 99669
Phone (907) 714-8870
Fax (907) 262-2525
Supplied Laser Engraver

3) City of Memphis, TN
Veda Rena Wheeler/David Greganti
Phone: 901.678.2733
Procurement
vrwheeler@memphis.edu
dgregant@memphis.edu
Supplied a laser engraver

Generator

1) Community College of Allegheny County, PA
Michael G. Cvetic
Community College of Allegheny County
Purchasing Department/OCS Business Office
412-237-3146
mcvetic@ccac.edu

2) Colorado State University, CO
Brady Carlstrom
Project Manager
(970)567-1089

Brady.Carlstrom@colostate.edu
Fort Collins, CO 80523-6030

- 3) Bureau of Land Management
Kirby Krapf
Contracting Officer
Idaho Falls & Twin Falls District
Phone: 208-732-7343
kkrapf@blm.gov



Standardized Agenda Request Form

| | | | |
|--|-----------------|--|--|
| Date of Meeting:
April 19, 2022 | | Agenda Item No. (to be assigned by CSO):
2022-5365 | |
| From: | | | |
| Subject:
Discussion and consideration to award IPL for the purchase of 715 residential Omnicart trash bins for an amount not to exceed \$42,000, and authorize the Mayor to execute any related documents. Possible action. (Staffed by Public Works Department.) | | | |
| Background:
We need to purchase more trash cans for our residential customers. We currently have about 300 bins in backstock. With the growth we have seen, some of the 4 plex complexes will take all the bins we have. The bins will take 6-7 weeks to arrive. These are the same containers we currently have. We recommend the 715 to maximize the freight charges. A budget amendment is required for the purchase of the bins. | | | |
| Funding Source (budget code, if applicable): | | | |
| Amount: | Term of Impact: | Identified in Current Budget: | |
| Additional Action Prompted:
Mayor's Signature | | | |
| If item previously considered, provide date and action by Commission: | | | |
| If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners: | | | |
| Advisory Review, if any (name of board/committee, date of action, recommendation): | | | |
| David Arce
Pete Garcia
VIDAL ROMAN
Martin Garza | | Created/Initiated
Approved
Approved
New | |
| City Manager Comments:
Approve as recommended by the Public Works Department with a mid-year budget amendment to follow. | | | |
| Staff Recommendation:
Approval | | | |
| Attachments, if any:
Memo 2022 New Garbage Bins (Residential) , Weslaco 95 gallon quote (4-12-22) | | | |
| Responsibilities upon Approval: | | | |

City of Weslaco

"The City on the Grow"



David Suarez, Mayor
Josh Pedraza, Mayor Pro-Tem, District 1
Leo Muñoz, Commissioner, At-Large
Greg Kerr, Commissioner, At-Large
Letty Lopez, Commissioner, District 2
Jose "JP" Rodriguez, Commissioner, District 3
Adrian Farias, Commissioner, District 4

Martin Garza, Interim City Manager

Date: April 19, 2022

To: City Commission

From: David Arce, Deputy Public Works Director

Subject: RESIDENTIAL GARBAGE CANS

Cc: Martin Garza, Interim City Manager
Vidal Roman, Finance Director

We need to purchase more trash cans for our residential customers. We currently have about 300 bins in back stock, with the growth we have seen, some of the 4 plex complexes will take all the bins we have. The bins will take 6-7 weeks to arrive, these are the same containers we currently have. We are recommending the 715 to maximize the freight charges. A budget amendment is required for the purchase of the bins.

Staff Recommends Approval.



April 12, 2022

David Arce
City of Weslaco
Deputy Public Works Director
Phone: 956-973-3146
darce@weslacotx.gov

David,

Thank you for your continued interest and support of IPL. We are pleased to share this quotation with you for our Omni Cart Product Line.

Please reference our proposal below:

| Product | Quantity | Unit Price (USD) | Total Cost (USD) |
|---|---------------------------|------------------|---------------------|
| 70270 95 Gallon Omnicart – <i>Black Body & Lid, 10" injection molded wheels, ¾" axle, baffle, catch bar, serial number, City approved hot-stamps in white on sides of cart, RFID Tag</i> | 715
(1 full truckload) | \$54.50 | \$38,967.50 |
| Freight (Shelbyville, KY – Weslaco, TX) | 1 truckload | \$2,957.00 | \$2,957.00 |
| | | Subtotal | \$41,924.50 |
| | | Sales Tax | TBD (if applicable) |
| | | Total | \$41,924.50 |

Additional Information:

Lead Time: approximately 6-7 weeks from receipt of PO

Terms: Net 30

Terms & Conditions:

- 10-year warranty included on manufacturing defects
- Sales tax is based on final ship to location and included on invoice unless tax exemption certificate is provided.
- Pricing is valid for 30 days and subject to fluctuate monthly in accordance with raw materials, freight, and A&D labor availability.
- IPL is a part of the HGAC Buying Cooperative and this quote can be purchased via that organization.

Thank you again your consideration of IPL. If you have questions or concerns regarding our proposal, please contact me anytime at 215-983-2731

Sincerely, Matt Beeman



Standardized Agenda Request Form

| | | | |
|--|--------------------|--|--|
| Date of Meeting:
April 19, 2022 | | Agenda Item No. (to be assigned by CSO):
2022-5333 | |
| From: | | | |
| Subject:
Discussion and consideration to accept FY22 Body-Worn Camera Program, Grant #4367801 in the amount of \$98,407.50 with a \$32,802.50 cash match requirement and an amount not to exceed \$20,000 in recurring fees and authorize the Mayor to execute any related documents. Possible action. (Staffed by Police Department.) | | | |
| Background: | | | |
| Funding Source (budget code, if applicable):
FY22 Body-Worn Camera Program | | | |
| Amount: \$98,407.50 | Term of Impact: 12 | Identified in Current Budget: No | |
| Additional Action Prompted:
Mayor's Signature | | | |
| If item previously considered, provide date and action by Commission: | | | |
| If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners: | | | |
| Advisory Review, if any (name of board/committee, date of action, recommendation): | | | |
| ROBERT LOPEZ
ROBERT LOPEZ
VIDAL ROMAN
Martin Garza | | Created/Initiated
Approved
Approved
New | |
| City Manager Comments:
Approve to accept a grant as recommended by the Police Department. | | | |
| Staff Recommendation:
Approval | | | |
| Attachments, if any:
PSO-SOGA_CongratulatoryLetter_2021-09-01, SOGA Grant #4367801 | | | |
| Responsibilities upon Approval:
Finance will submit FSR. Police will manage grant. | | | |



GOVERNOR GREG ABBOTT

Dear Grantee:

Congratulations on your award! To activate your agency's grant, the Authorized Official must log on to eGrants at <https://eGrants.gov.texas.gov> and go to the 'My Home' tab. In the 'Pending Applications' section, locate the application with a 'Current Status' of "Pending AO Acceptance of Award". Click on the grant number and proceed to the 'Accept Award' tab. From this tab, click on the 'Accept' button. Grants must be accepted within 45 calendar days of the date the award was issued.

Be sure to review the Grantee Conditions and Responsibilities Memo for a quick overview of general items every grantee should be aware of. You can also find more detailed information on the eGrants website including helpful resources, links, and tools needed to properly administer Public Safety Office grants. The Guide to Grants, also on the website, contains answers to questions frequently asked by grantees.

If you have any questions regarding this award, feel free to contact your grant manager, whose name is referenced in the Statement of Grant Award or you may always contact our office via the eGrants Help Desk at eGrants@gov.texas.gov.

We look forward to working with you to ensure the success of your program.

A handwritten signature in blue ink that reads "Aimee Snoddy".

Aimee Snoddy
Executive Director
Public Safety Office

Statement of Grant Award (SOGA)

The Statement of Grant Award is the official notice of award from the Office of the Governor (OOG). This Grant Agreement and all terms, conditions, provisions and obligations set forth herein shall be binding upon and shall inure to the benefit of the Parties and their respective successors and assigns and all other State of Texas agencies and any other agencies, departments, divisions, governmental entities, public corporations, and other entities which shall be successors to each of the Parties or which shall succeed to or become obligated to perform or become bound by any of the covenants, agreements or obligations hereunder of each of the Parties hereto.

The approved project narrative and budget for this award are reflected in eGrants on the 'Narrative' and 'Budget/Details' tabs. By accepting the Grant Award in eGrants, the Grantee agrees to strictly comply with the requirements and obligations of this Grant Agreement including any and all applicable federal and state statutes, regulations, policies, guidelines and requirements. In instances where conflicting requirements apply to a Grantee, the more restrictive requirement applies.

The Grant Agreement includes the Statement of Grant Award; the OOG Grantee Conditions and Responsibilities; the Grant Application in eGrants; and the other identified documents in the Grant Application and Grant Award, including but not limited to: 2 CFR Part 200, Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards; Chapter 783 of the Texas Government Code, Title 34, Part 1, Chapter 20, Subchapter E, Division 4 of the Texas Administrative Code, and the Uniform Grant Management Standards (UGMS) developed by the Comptroller of Public Accounts; the state Funding Announcement or Solicitation under which the grant application was made, and for federal funding, the Funding Announcement or Solicitation under which the OOG was awarded funds; and any applicable documents referenced in the documents listed above. For grants awarded from the U.S. Department of Justice, the current applicable version of the Department of Justice Grants Financial Guide and any applicable provisions in Title 28 of the CFR apply. For grants awarded from the Federal Emergency Management Agency (FEMA), all Information Bulletins and Policies published by the FEMA Grants Program Directorate apply. The OOG reserves the right to add additional responsibilities and requirements, with or without advance notice to the Grantee.

By clicking on the 'Accept' button within the 'Accept Award' tab, the Grantee accepts the responsibility for the grant project, agrees and certifies compliance with the requirements outlined in the Grant Agreement, including all provisions incorporated herein, and agrees with the following conditions of grant funding. The grantee's funds will not be released until the grantee has satisfied the requirements of the following Condition(s) of Funding and Other Fund-Specific Requirement(s), if any, cited below:

| | | | |
|--|-----------------------------------|-------------------------------|--------------|
| Grant Number: | 4367801 | Award Amount: | \$98,407.50 |
| Date Awarded: | 3/28/2022 | Grantee Cash Match: | \$32,802.50 |
| Grant Period: | 03/01/2022 - 02/28/2023 | Grantee In Kind Match: | \$0.00 |
| Liquidation Date: | 05/29/2023 | Grantee GPI: | \$0.00 |
| Program Fund: | BC-Body-Worn Camera (BWC) Program | Total Project Cost: | \$131,210.00 |
| Grantee Name: | Weslaco, City of | | |
| Project Title: | Weslaco Body Worn Camera Program | | |
| Grant Manager: | Tammy Golden | | |
| Unique Entity Identifier (UEI): | 036562767 | | |

| | |
|--|--|
| CFDA: | N/A |
| Federal Awarding Agency: | N/A - State Funds |
| Federal Award Date: | N/A - State Funds |
| Federal/State Award ID Number: | 2022-BC-ST-0020 |
| Total Federal Award/State Funds Appropriated: | \$10,000,000.00 |
| Pass Thru Entity Name: | Texas Office of the Governor – Criminal Justice Division (CJD) |
| Is the Award R&D: | No |

**Federal/State Award
Description:**

Funds are used for the purchase of body cameras and digital storage systems to serve as a tool in a law enforcement comprehensive problem-solving approach to enhance officer interactions with the public, build community trust, and gather important evidence for use in the prosecution of crimes.