



**A REGULAR MEETING
OF THE WESLACO CITY COMMISSION
TUESDAY, AUGUST 16, 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, August 16, 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.

Pursuant to Texas Government Code Section 551.127, on a regular, non-emergency basis, the Weslaco City Commission may attend and participate in the meeting remotely by telephonic conference. Should that occur, a quorum of the members will be physically present at the location noted above on this agenda.

I. CALL TO ORDER

- A. Certification of Public Notice.
- B. Invocation.
- C. Pledge of Allegiance.
- D. Mayoral Recognition.
Proclamation on the retirement of Sergeant Carlos Coronado, School Resource Officer
- 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. REPORTS

- A. Presentation from Anne Burger Entrekin, Hilltop Securities, on issuance of Certificates of Obligations.

IV. PUBLIC HEARING

- A. To solicit input on behalf of Jose Candanoza to rezone 510 W 4th. Also being Lot 3, Block 8A, Canal Subdivision, Hidalgo County, Texas from R-1 One-family dwelling district to R-2 Duplex and Apartment District.
- B. To solicit input on behalf of the City of Weslaco to convert Hagger Street/North GTE Avenue from N. Airport Drive to E. Pike Blvd from a two-way street to a one-way street. Attachment.

V. CONSENT AGENDA

All items listed under the Consent Agenda are considered to be routine and the Governing Body has been furnished with background and support material on each item and will be acted by one motion. Any Commissioner may remove items from the consent agenda by making such request prior to a motion and voting on the Consent Agenda.

- A. Approval of the Minutes of the Regular Meeting on August 2, 2022. (Staffed by City Secretary Department.) Attachment.
- B. Approval for an Interlocal Agreement between the City of Weslaco and the City of Mercedes to provide terms and conditions for the use, maintenance and operation of New World Tyler Technologies software and authorize the Mayor to execute any related documents. (Staffed by Police Department.) Attachment.
- C. Approval to re-enter a Memorandum of Understanding with the Children's Advocacy Center of Hidalgo County and authorize the City of Weslaco's Chief of Police to execute any related documents. (Staffed by Police Department.) Attachment.
- D. Approval on the continuation of the interlocal agreement with Weslaco Independent School District (WISD) for eight (8) law enforcement officers and one (1) Sergeant to serve as school resource officers (SRO). WISD shall agree to reimburse WPD for an amount not to exceed \$455,000 per school year and authorize the Mayor to execute any related documents. (Staffed by Police Department.) Attachment.
- E. Approval on renewal of a lease agreement with the Mid-Valley Soccer Association for the Harlon Block Sports complex as requested from September 2022 through April 2023 and authorize the Mayor to execute any related documents. (Staffed by Parks & Recreation Department.) Attachment.
- F. Approval on renewal of Interlocal Agreement(s) with the following entities for Animal Care Services:
 - 1. City of Alamo
 - 2. City of Donna
 - 3. City of Edcouch
 - 4. City of Elsa

5. City of La Villa
6. City of Mercedes
7. City of Penitas
8. City of Pharr
9. City of San Juan
10. Willacy County

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

- G. Approval to apply for the Governor's Extraordinary Funds grant not to exceed \$28,000 with NO MATCH required and NO RECURRING cost required to purchase emergency vehicle equipment and authorize the Mayor to execute any related documents. (Staffed by Fire Department.) Attachment.
- H. Approval to accept a \$3,000 donation from Electric Transmission Texas to the Weslaco Fire Department for the purchase of a positive pressure fan and authorize the Mayor to execute any related documents. (Staffed by Fire Department.)
- I. Approval to allow Honorably Retired Peace Officer David Ponce to purchase his previously issued duty weapon, a used Glock 27 Gen 4 (.40caliber) with Serial # WXY003 for the price of \$279.50 as allowed under Texas Government Code Section 614.051 and authorize the Mayor to execute any related documents. (Staffed by Police Department.)
- J. Approval to allow Honorably Retired Peace Officer Carlos Coronado to purchase his previously issued duty weapon, a used Glock 22 Gen 4 (.40 caliber) handgun with Serial # WXN054 for the price of \$271.50 as allowed under Texas Government Code Section 614.051 and authorize the Mayor to execute any related documents. (Staffed by Police Department.)
- K. Approval to submit a Letter of Support to the Rio Grande Valley Metropolitan Planning Organization's application project to the US Department of Transportation's Safe Streets and Roads for All grant. The Safety Action Plan Project will encompass Hidalgo, Cameron, and portions of Starr County. (Staffed by City Manager). Attachment.

VI. APPOINTMENTS

- A. Discussion and consideration on Resolution 2022-44 appointing members to the Weslaco Hotel Tax Occupancy Advisory Committee and authorize the Mayor to execute any related documents. Possible action. (Staffed by Finance Department.) Attachment.
- B. Discussion and consideration on Resolution R2022-45 appointing members to the Building Board of Adjustments - Building Codes and authorize the Mayor to execute any related documents. Possible action. (Staffed by Planning and Code Enforcement

Department.) Attachment.

VII. NEW BUSINESS

- A. Discussion and consideration to purchase two new 2022 Ford F150 crew cab 1/2 ton pick-ups for an amount not to exceed \$85,280 from Boggus Motor Sales II, LLC, McAllen, Texas as submitted on closed bid RFB No.#2021-22-35 and authorize the Mayor to execute any related documents. Possible action. (Staffed by Police Department.) Attachment.
- B. Discussion and consideration on first and final reading of Ordinance 2022-31 designating Haggar Street and North GTE Avenue as a "No Parking Zone" and authorize the Mayor to execute any related documents. Possible action. (Staffed by Police Department.) Attachment.
- C. Discussion and consideration on first and final reading of Ordinance 2022-32 designating Haggar Street and North GTE Avenue as a one-way street and authorize the Mayor to execute any related documents. Possible action. (Staffed by Engineering Department.) Attachment.
- D. Discussion and consideration to purchase a new 2022 Ford F150 crew cab 1/2 ton pick-up for an amount not to exceed \$42,640.00 from Boggus Motor Sales II, LLC, McAllen, Texas as indicated in RFB No.#2021-22-35 bid response and authorize the Mayor to execute any related documents. Possible action. (Staffed by Engineering Department.) Attachment.
- E. Discussion and consideration to rescind approval of the purchase of a 2023 Chevrolet 1500 Silverado 4x4 Crew Cab for the Engineering Department for the amount of \$38,175 approved by the city commission at the meeting of April 9, 2022 and authorize the Mayor to execute any related documents. Possible action. (Staffed by Engineering Department.) Attachment.
- F. Discussion and consideration to approve final payment and release of retainage to Total Commitment, LLC for the Pleasantview RDF Project and authorize the Mayor to execute any related documents. Possible action. (Staffed by the Engineering Department) Attachment.
- G. Discussion and consideration to award RFB#2021-22-34 New Fire and Police Stations Street Light Improvements Project to the sole bidder, The Levy Company, in the amount of \$172,995.00, and authorize the Mayor to execute any related documents. Possible action. (Staffed by the Engineering Department.) Attachment.
- H. Discussion and consideration after public hearing on behalf of Jose Candanoza on Ordinance 2022-29 to rezone 510 W 4th being Lot 3, Block 8A, Canal 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 2022-29. Possible action. (Staffed by Planning & Code Enforcement Department.) Attachment.

- I. Discussion and consideration to approve the Final Plat for The Woods Subdivision—being a 0.75 gross acre out of Farm Tract 1076, West and Adams Tract Subdivision, Weslaco, Hidalgo County, Texas located approximately 600 ft west of FM 1015 along the North side of Hernandez St. and authorize the Mayor to execute any related documents. Possible action. (Staffed by Planning & Code Enforcement Department.) Attachment.
- J. Discussion and consideration to approve the Final Plat for Plaza de Paz being a 3.00-acre out of Lot 13, Block 137, West Tract Subdivision, Weslaco, Hidalgo County, Texas Located at 1406 W. Pike Blvd and authorize the Mayor to execute any related documents. Possible action. (Staffed by Planning & Code Enforcement Department.) Attachment.
- K. Discussion and consideration to approve the Final Plat for Moreland Heights— being 12.83-acre out of lot 4, Davis Business Park, Weslaco, Hidalgo County, Texas Located on the south side of Moreland Drive 585 ft. east of FM 1015 and authorize the Mayor to execute any related documents. Possible action. (Staffed by Planning & Code Enforcement Department.) Attachment.
- L. Discussion and consideration to approve the Final Plat for Pablo Pena Jr No. 2 – being 5.57 acres out of Farm Tract 145, block 179, The West and Adams Tracts, Weslaco, Hidalgo County, Texas Located on the Northwest corner of N. Westgate Dr. & Canyon Rd. and authorize the Mayor to execute any related documents. Possible action. (Staffed by Planning & Code Enforcement Department.) Attachment.
- M. Discussion and consideration to approve Ordinance 2022-30 for the Voluntary Annexation of Mi Linda Subdivision Ph I & II – being a 37.24-acre tract of land out of Farm Tract 648 & 649, West Tract Subdivision, Hidalgo County, Texas located approximately 340 ft south of mile 6 ½ north along the west side of Milano Road and authorize the Mayor to execute any related documents. First reading of Ordinance 2022-30. Possible action. (Staffed by Planning & Code Enforcement Department.) Attachment.
- N. Discussion and consideration to accept the calculation of the No-New-Revenue and Voter-Approval tax rates for the 2022 tax year by the Hidalgo County Tax Assessor-Collector Pablo Villarreal and authorize the Mayor to execute any related documents. Possible action. (Staffed by Finance Department) Attachment.
- O. Discussion and consideration to approve Resolution 2022-46 proposing an ad valorem tax rate and setting dates on which the Commission will hold a public hearing, and a date to adopt the 2022-2023 ad valorem tax rate and authorize the

Mayor to execute any related documents. ROLL CALL VOTE REQUIRED.
Possible action. (Staffed by Finance Department.) Attachment.

- P. Discussion and consideration to solicit bids for site preparation, rough grading, fine grading, hydromulch, and crushed granite connecting walkways, irrigation and other miscellaneous park work at Judge Gilbert Garza Park Lighted Soccer Fields. (Staffed by Parks and Recreation Department.) Attachment.
- Q. Discussion and consideration to award the Worker's Compensation Insurance to the best qualified, most advantageous bidder and authorize the Mayor to execute any related documents. Possible action. (Staffed by Human Resources Department.) Attachment.
- R. Discussion and consideration to award the Commercial Insurance Package to the best qualified, most advantageous bidder and authority to negotiate with the selected bidder and authorize the Mayor to execute any related documents. Possible action. (Staffed by Human Resources Department.) Attachment.
- S. Discussion and consideration to award lift station rehabilitation of LS#1, LS#5, LS#11, LS#28, and LS#30 to Southern Trenchless Solutions LLC, Buyboard vendor contract no. 635-21, in the amount not to exceed \$999,097.50 (ARPA Funds), as listed on quote #22209, and authorize the Mayor to execute any related documents. Possible action. (Staffed by Public Works Department.) Attachment.
- T. Discussion and consideration to adopt an EMS Charity Policy to continue participation in the Texas Health and Human Services Commission, Ambulance Services Supplemental Payments Program and authorize the Mayor to execute any related documents. Possible action. (Staffed by Fire Department.) Attachment.

VIII. EXECUTIVE SESSION

Texas Government Code, Section 551 Open Meetings:

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

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

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

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

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

(1) commits an offense; and

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

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

(B) reasonable attorney fees and court costs; and

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

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

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

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

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

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

- A. Personnel - Discussion regarding the goals, objectives, and evaluation of the 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 Fire Union (IAFF-WFFA Local 3207) as authorized by §551.071 of the Texas Government Code.
- C. Legal Consultation - Consultation with the City Attorney regarding requirements and factors used in consideration of awarding bids, contracts and economic development projects as authorized by section §551.071 of the Texas Government Code.

IX. POSSIBLE ACTION ON WHAT IS DISCUSSED IN EXECUTIVE SESSION

X. ADJOURNMENT

I hereby certify this **Notice of a Regular Meeting of the Weslaco City Commission** was posted in accordance with the Open Meetings Act on the outside bulletin board at City Hall of the City of Weslaco, located at the 255 South Kansas Avenue entrance, visible and accessible to the general public during and after regular working hours. This notice was posted on this 12th day of August 2022, on or before 5:30 pm and will remain so posted continuously for at least 72-hours preceding the scheduled time of this meeting in accordance with Chapter 551 of the Texas Government Code.

/s/ Norma A. Cantu, City Secretary

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

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

Removed from Bulletin Board

Date:

Initials:

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

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

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

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



Standardized Agenda Request Form

Date of Meeting: August 16, 2022		Agenda Item No. (to be assigned by CSO): 2022-5632	
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 Martin Garza		Created	
City Manager Comments: Approve.			
Staff Recommendation: A. Mayor will Call to Order and certify Public Notice. B. Father Francisco J. Solis, Saint Joan of Arc Catholic Church will lead the invocation. C. Mayor will lead the 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: August 16, 2022		Agenda Item No. (to be assigned by CSO): 2022-5730	
From:			
Subject: To solicit input on behalf of Jose Candanoza to rezone 510 W 4th. Also being Lot 3, Block 8A, Canal 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. Seventeen (17) property owners within 200 feet of the applicant's property were notified by letter on July 22, 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 July 18, 2022.			
Advisory Review, if any (name of board/committee, date of action, recommendation): The Planning and Zoning Commission recommended approval of the rezone at their regular meeting of August 3, 2022.			
KAYLA AREVALO REBEKAH DE LA FUENTE Martin Garza		Created/Initiated Approved New	
City Manager Comments: Approve to solicit public comments.			
Staff Recommendation: Staff recommends approval based on surrounding land use			
Attachments, if any:			
Responsibilities upon Approval: Staff will advise the applicant			



Standardized Agenda Request Form

Date of Meeting: August 16, 2022		Agenda Item No. (to be assigned by CSO): 2022-5747	
From:			
Subject: To solicit input on behalf of the City of Weslaco to convert Hagger Street/North GTE Avenue from N. Airport Drive to E. Pike Blvd from a two-way street to a one-way street.			
Background: See attached memo.			
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:			
Advisory Review, if any (name of board/committee, date of action, recommendation):			
ADELAIDA VEGA REBEKAH DE LA FUENTE Martin Garza		Created/Initiated New	
City Manager Comments: Approve to solicit public comments.			
Staff Recommendation:			
Attachments, if any: One-way Street Layout			
Responsibilities upon Approval:			

Proposed One-way Street

Haggars Street & N. GTE Avenue





Standardized Agenda Request Form

Date of Meeting: August 16, 2022		Agenda Item No. (to be assigned by CSO): 2022-5637	
From:			
Subject: Approval of the Minutes of the Regular Meeting on August 2, 2022. (Staffed by City Secretary Department.) Attachment.			
Background: Record of commission action of the regular meeting on August 2, 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 recommended by the City Secretary Department.			
Staff Recommendation: Approve.			
Attachments, if any: 220802 minutes			
Responsibilities upon Approval:			



**MINUTES OF A REGULAR MEETING
WESLACO CITY COMMISSION
AUGUST 2, 2022**

On Tuesday, August 2, 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	Leo Muñoz
	Commissioner	Letty Lopez
	Commissioner	JP Rodriguez
	Commissioner	Adrian Farias
	Commissioner	Greg Kerr

ABSENT:

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, Rosie Cavazos, Interim Finance Director, Omar Rodriguez, Parks & Recreation Director, Rebekah de la Fuente, Director of Planning and Code Enforcement, Joe Pedraza, Asst. Planning and Code Enforcement Director, Joel Rivera, Police Chief, Antonio Lopez, Fire Chief, 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, July 29, 2022.

B. Invocation.

Pastor Elias Garza Jr., Calvary Christian Center Church led the invocation.

C. Pledge of Allegiance.

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

D. Mayoral Recognition.

None.

E. Roll Call.

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

II. OTHER BUSINESS

A. Discussion and consideration of Resolution 2022-41 establishing a Sister City between the City of Weslaco and Rio Bravo Tamaulipas, Mexico and authorizing the Mayor to execute a Sister City Agreement to include any related documents. Possible action. (Staffed by Interim City Manager.)

Martin Garza, Interim City Manager, recommended approval of the resolution to promote a mutual understanding of friendship between the two cities to promote economic prosperity as well as collaboration of mutual projects.

Commissioner Farias seconded by Commissioner Muñoz moved to approve Resolution 2022-41 establishing a Sister City between the City of Weslaco and Rio Bravo Tamaulipas, Mexico. The motion carried unanimously; Mayor Suarez was present and voting.

B. Discussion and consideration to donate a 2004 Pierce Saber Fire Truck and transfer to the City of Rio Bravo, Mexico and authorize the Mayor to execute any related documents. Possible action. (Staffed by Fire Department.)

Mayor Pro Tem Pedraza seconded by Commissioner Lopez moved to approve the donation and transfer the 2004 Pierce Saber Fire Truck to the City of Rio Bravo, Tamaulipas Mexico as presented. The motion carried unanimously; Mayor Suarez was present and voting.

C. Discussion and consideration to recess the regular meeting for a ceremonial signing with the delegation of Rio Bravo, Tamaulipas, Mexico. Possible action. (Staffed by Interim City Manager.)

Commissioner Farias seconded by Mayor Pro Tem Pedraza moved to recess the regular meeting. The motion carried unanimously; Mayor Suarez was present and voting.

At 3:50 p.m., Mayor Suarez recessed the regular meeting.

D. Reconvene the regular meeting.

At 5:54 p.m. Mayor Suarez reconvened the regular meeting open to the public.

Commissioner Kerr in attendance.

III. PUBLIC COMMENTS

None.

IV. REPORTS

A. Weslaco Area Chamber of Commerce & Visitor Center.

Barbara Jean Garza, President/CEO, reported funds from Weslaco Hotel/Motel Tax used for advertising for the month was just over \$10,821; visitors for the month had 183 with 12 facility reservations; reported on upcoming event Networking Lunch Mob on August 3; milestone ribbon cutting for Ruben Cardenas State Farm; reported August 12 would be Back2School Teacher Fair; and on August 24 a Customer Service Training will be held; Chamber staff to attend Texas Association Convention and was recently appointed as a Board Member to the Association of Chamber of Commerce Executives that represents Chambers on a National and International level.

B. Weslaco Economic Development Corporation.

Steve Valdez, Executive Director, reported the EDA grant in the amount of \$1.5 million had been awarded and will move forward in acceptance of the grant monies that are earmarked for concrete roads in the industrial park; the Texas Historical Commission found no findings on the Archeological survey done for the industrial park project with a tentative date of Aug 30 for a ground breaking event as well as Aug 25 for Clever Foods; Alfresco will begin Aug 18 and thanked the commission for the support from the various departments; in September will be hosting a social media events and October 6 a tour of the manufacturing businesses will be done for the WISD counselors for an overview of the different trade opportunities that are available that they can share with students.

C. Construction progress report for the Police and Municipal Court Project and New Downtown Fire Station No. 2 Project.

Omar Rodriguez, Parks and Recreation Director, presented drone footage of the projects (Police and Fire) stating police department is 48.6% completed and fire is 77.1% completed.

V. CONSENT AGENDA

All items listed under the Consent Agenda are considered to be routine and the Governing Body has been furnished with background and support material on each item and will be acted by one motion. Any Commissioner may remove items from the consent agenda by making such request prior to a motion and voting on the Consent Agenda.

A. Approval of the Minutes of the Regular Meeting on July 19, 2022. (Staffed by City Secretary Department.)

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

1) Ordinance 2022-23 to rezone 3402 S Westgate Drive. Also being a 5.00-acre tract of land out of Farm Tract 790, 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 held July 19, 2022; staffed by Planning & Code Enforcement Department.)

2) Ordinance 2022-24 to rezone 3570 Moreland Drive. Also being Lot 4, Davis Business Park, 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 held July 19, 2022; Staffed by Planning & Code Enforcement Department.)

3) Ordinance 2022-25 to rezone 2737 E Mile 6 N. Also being Lots 1-44, Mid Valley Estates 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 held July 19, 2022; Staffed by Planning & Code Enforcement Department.)

4) Ordinance 2022-26 to rezone 812 E Pike Blvd. Also being Blk 14, Lot 4 & 5, Colonia San Juan, 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 held July 19, 2022; Staffed by Planning & Code Enforcement Department.)

5) Ordinance 2022-27 for the Voluntary Annexation of Sunset Valley Estates– being a 15.32-acre tract of land out of Farm Tract 745, West and Adams Tract Subdivision, Hidalgo County, Texas located approximately 0.36 miles North of E Mile 5 North, on the West side of Texas Road and authorize the Mayor to execute any related documents. First reading held July 19, 2022; Staffed by Planning & Code Enforcement Department.)

C. Approval to apply for the FY22 JAG Local Solicitation grant in the amount of \$11,811 with NO MATCH required and NO RECURRING cost required to purchase equipment, supplies and technology and authorize the Mayor to execute any related documents. (Staffed by Police Department.)

D. Approval of a Memorandum of Understanding with Region One for provision of free ESL and GED classes and other adult education opportunities within the library and authorize the Mayor to execute any related documents. (Staffed by the Library Department.)

E. Approval to adopt the Library's Computer and Internet Acceptable Use and Safety Policy and authorize the Mayor to execute any related documents. (Staffed by the Library Department.)

F. Approval to adopt the Library's Request for Reconsideration of Materials Policy and authorize the Mayor to execute any related documents. (Staffed by the Library Department.)

G. Approval to ratify the application for LCRA Community Development Partnership Program Grant in an amount not to exceed \$5,000 with NO MATCH required and NO RECURRING COST and authorize the Mayor to execute any related documents. (Staffed by Fire Department.)

H. Approval on renewal of a lease agreement with the Weslaco Youth Football League for the use of Harlon Block Sports Park as requested from August 2022 through February 2023 and authorize the Mayor to execute any related documents. (Staffed by Parks & Recreation Department.)

I. Approval on renewal of lease agreement for office space located at 111 E. 5th Street for the Children's Advocacy Center of Hidalgo and Starr County and authorize the Mayor to execute any related documents. (Staffed by Parks and Recreation 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.

For the record following are the caption of the Ordinance(s).

ORDINANCE NO. 2022-23

AN ORDINANCE AMENDING ZONING ORDINANCE NO. 2018-02 AND AMENDING THE ZONING MAP OF THE CITY OF WESLACO TO CHANGE THE ZONING OF REZONE 3402 S WESTGATE DRIVE. ALSO BEING A 5.00 ACRE TRACT OF LAND OUT OF FARM TRACT 790, 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:

ORDINANCE NO. 2022-24

AN ORDINANCE AMENDING ZONING ORDINANCE NO. 2018-02 AND AMENDING THE ZONING MAP OF THE CITY OF WESLACO TO CHANGE THE ZONING OF REZONE 3570 MORELAND DRIVE. ALSO BEING LOT 4, DAVIS BUSINESS PARK, 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:

ORDINANCE NO. 2022-25

AN ORDINANCE AMENDING ZONING ORDINANCE NO. 2018-02 AND AMENDING THE ZONING MAP OF THE CITY OF WESLACO TO CHANGE THE ZONING OF REZONE 2737 E MILE 6 N. ALSO BEING LOTS 1-44, MID VALLEY ESTATES 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:

ORDINANCE NO. 2022-26

AN ORDINANCE AMENDING ZONING ORDINANCE NO. 2018-02 AND AMENDING THE ZONING MAP OF THE CITY OF WESLACO TO CHANGE THE ZONING OF REZONE 812 E PIKE BLVD. ALSO BEING BLK 14, LOT 4 & 5, COLONIA SAN JUAN, 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:

ORDINANCE NO. 2022-27

AN ORDINANCE ANNEXING ADDITIONAL TERRITORY TO THE CORPORATE LIMITS OF THE CITY OF WESLACO, HIDALGO COUNTY, TEXAS ON VOLUNTARY PETITION OF AREA LANDOWNER SUCH LAND BEING 15.32 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.

CITY OF WESLACO
/s/David Suarez, MAYOR

ATTEST:

/s/Norma A. Cantu, CITY SECRETARY

APPROVED AS TO FORM:

/s/Juan E. Gonzalez, CITY ATTORNEY

VI. APPOINTMENTS

A. Discussion and consideration on Resolution R2022-42 appointing members to the Parks Advisory Board and authorize the Mayor to execute any related documents. Possible action. (Staffed by the Parks & Recreation Department.)

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

Norma A. Cantu, City Secretary stated one vacant position available and introduced the nominee from Mayor Suarez to appoint Robert Ordaz. It was seconded by Mayor Pro Tem Pedraza as presented and carried unanimously; Mayor Suarez was present and voting.

Norma A. Cantu stated four reappointments were needed; introduced the nominee from Mayor Pro Tem Pedraza to re-appoint Alvaro A. Ibarra. It was seconded by Commissioner Muñoz as presented and the motion carried unanimously; Mayor Suarez was present and voting.

Norma A. Cantu introduced the nominee from Commissioner Lopez to re-appoint Jose Calderon. It was seconded by Commissioner Farias as presented and the motion carried unanimously; Mayor Suarez was present and voting.

Norma A. Cantu introduced the nominee from Commissioner Muñoz to re-appoint Nina Torkelson. It was seconded by Mayor Pro Tem Pedraza as presented and the motion carried unanimously; Mayor Suarez was present and voting.

Norma A. Cantu introduced the nominee from Commissioner Kerr to re-appoint Johnny Cavazos. It was seconded by Mayor Pro Tem Pedraza as presented and the motion carried unanimously; Mayor Suarez was present and voting.

B. Discussion and consideration on Resolution 2022-43 appointing a member to the Mid Valley Airport Advisory Board and authorize the Mayor to execute any related documents. Possible action. (Staffed by Airport Department.)

Norma A. Cantu stated one vacant position available and introduced the nominee from Commissioner Farias to appoint Armando A. Martinez. It was seconded by Commissioner Muñoz as presented and carried unanimously; Mayor Suarez was present and voting.

VII. OLD BUSINESS

A. Discussion and consideration of a proposed Amendment to the professional engineering services contract with SWG Engineering, LLC and approval of final payment for the Pleasantview & 11th St Drainage Improvements Project and authorize the Mayor to execute any related documents. Possible action. (There was no action on July 19, 2022; staffed by Engineering Department.)

Albert Aldana, City Engineer, stated that the amendment to the contract consisted of additional engineering services as a result of three change orders; Change Order #8 installed a 24-inch storm pipe to the existing drainage ditch at Weslaco East High School; Change Order #9 designed the down drains installed at properties east of Pleasantview Dr and Mile 5 ½ N and Change Order #12 installed a 24-inch storm pipe on unpaved alley and the entry point to the regional detention located to the west and for these additional engineering services a lump sum fee of \$10,500 was agreed to and all change orders were approved. Lastly, Mr. Aldana stated additional construction inspection hours were done for the FM 1015 crossing improvements that posed delays and challenges with existing water lines and subsurface roadway structures for a contract amendment in the amount of \$16,620. Staff recommended approval of the contract amendments for a final payment in the amount of \$26,611.20 to SWG Engineers.

Commissioner Muñoz commented Change Orders #8 and 12 benefited the project where the additional work allowed better flow for drainage but did not agree with Change Order #9 as this should have been in the original design for storm drains both in construction and engineering. Mr. Aldana stated they were not identified until after the project began when landowners voiced concerns of flooding that resulted in Change Order #9.

Commissioner Rodriguez seconded by Mayor Pro Tem Pedraza moved to approve Amendment to the professional engineering services contract with SWG Engineering, LLC and approve final payment for the Pleasantview & 11th St Drainage Improvements Project as presented. The motion carried unanimously; Mayor Suarez was present and voting.

B. Discussion and re-consideration to approve the Final Plat for South Point Subdivision – being 12.34 acres being all of lot 2 VBMH Subdivision, Hidalgo County, Texas. Approximately 2,957 ft. West of the Intersection of F.M. 88 and US Expy 83 and authorize the Mayor to execute any related documents. Possible action. (There was no action on July 19, 2022; staffed by Planning & Code Enforcement Department.)

No action as requested by Interim City Manager.

VIII. NEW BUSINESS

A. Discussion and consideration on the Notice Order of Election calling the General Election on November 8, 2022, for Single Member Commissioner District 4 and Commissioner At-Large and authorize the Mayor to execute any related documents. Possible action. (Staffed by City Secretary Department.)

Mayor Pro Tem Pedraza seconded by Commissioner Muñoz moved to approve the Notice Order of Election calling the General Election on November 8, 2022, as presented. The motion carried unanimously; Mayor Suarez was present and voting.

B. Discussion and consideration to ratify the Mayor's authorization to approve Contingency Allowance Expenditure Authorization No. 4 for the City of Weslaco New Police Department with Municipal and Judicial Court for an amount of \$28,169 for the installation of conduits for AEP primary service. Possible action. (Staffed by Parks & Recreation Department.)

Omar Rodriguez, Parks and Recreation Director, stated the expenditure would extend the primary service for conduits to be installed by AEP for the police department; prior approval has been given for the fire department portion. Staff recommended approval.

Commissioner Muñoz commented existing electrical power was evident in the presentation earlier and stated there seemed to have been a lack of coordination from Engineer and staff with AEP that could have avoided this change order by having the easement included in the design phase for the bidding process.

Commissioner Farias seconded by Mayor Pro Tem Pedraza moved to approve and ratify the Mayor's authorization to approve Contingency Allowance Expenditure Authorization No. 4 for the City of Weslaco New Police Department with Municipal and Judicial Court for an amount of \$28,169 as presented. The motion carried unanimously; Mayor Suarez was present and voting.

IX. EXECUTIVE SESSION

At 6:34 p.m. Commissioner Farias seconded by Commissioner Rodriguez moved to convene the regular meeting in Executive Session. The motion carried unanimously; Mayor Suarez was present and voting.

At 7:20 p.m. Mayor Suarez stated the City Commission had completed its Executive Session and reconvened the regular meeting as open to the public.

X. 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 Fire Union (IAFF-WFFA Local 3207) as authorized by §551.071 of the Texas Government Code.

C. 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.

D. Legal Consultation - Consultation with City Attorney regarding the Lease Agreement between the City of Weslaco and Weslaco Economic Development Corporation regarding rental space as authorized by section §551.071 of the Texas Government Code.

Commissioner Kerr abstained from discussion and vote.

Mayor Pro Tem Pedraza seconded by Commissioner Lopez moved to authorize the Interim City Manager to finalize the lease agreement as discussed in executive session. The motion carried; Commissioner Kerr abstained; Mayor Suarez was present and voting.

XI. ADJOURNMENT

Commissioner Kerr seconded by Commissioner Muñoz moved to adjourn the meeting of August 2, 2022, at 7:21 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: August 16, 2022		Agenda Item No. (to be assigned by CSO): 2022-5643	
From:			
Subject: Approval for an Interlocal Agreement between the City of Weslaco and the City of Mercedes to provide terms and conditions for the use, maintenance and operation of New World Tyler Technologies software and authorize the Mayor to execute any related documents. (Staffed by Police Department.)			
Background: The purpose of this agreement is to provide the terms and conditions for the use, maintenance, and operation of "Tyler Technologies New World Records Management System RMS and New World Mobile" , hereinafter referred to as "New World" for law enforcement dispatch services. The Parties have determined that this Agreement is in the best interest of the Parties and their respective constituents as the services being provided are a government function.			
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 ROBERT LOPEZ Martin Garza		Created/Initiated Approved New	
City Manager Comments: Approve as recommended by the Police Department.			
Staff Recommendation:			
Attachments, if any: INTERLOCAL AGREEMENT City of Weslaco and City of Mercedes New World Tyler Technologies			
Responsibilities upon Approval:			

**STATE OF TEXAS
COUNTY OF HIDALGO**

Interlocal Agreement

City of Weslaco and City of Mercedes

This Agreement is made on the 16th day of August 2022, by and between the City of Weslaco, Texas, a home rule municipal corporation, hereinafter referred to as "Weslaco" and City of Mercedes, hereinafter referred to as "Mercedes". The Parties are authorized by the Interlocal Cooperation Act, Texas Government Code Chapter 791 to enter into cooperative agreements with other local government entities of the State of Texas for the purpose of fulfilling and implementing their respective public and governmental purposes, needs, objectives, and programs.

The purpose of this agreement is to provide the terms and conditions for the use, maintenance, and operation of "**Tyler Technologies New World Records Management System RMS and New World Mobile**", hereinafter referred to as "New World" for law enforcement dispatch services. The Parties have determined that this Agreement is in the best interest of the Parties and their respective constituents as the services being provided are a government function.

I. Terms of Use

Beginning August 16th, 2022, the Parties agree as follows:

- 1.1 Weslaco agrees to share with Mercedes the "New World" software database for police operations.
- 1.2 Mercedes agrees to pay Weslaco a share of the Maintenance cost for the "New World" software, an amount not to exceed Eighteen thousand and No/100th Dollars (\$18,000) annually for the first five (5) years of this agreement with an annual increase of five percent (5%) or New World then-current rate (whichever is greater) thereafter,
- 1.3 The annual payment is to be made a month prior to the due date for the maintenance contract fee which Weslaco will invoice.
- 1.4 Weslaco will be responsible for creating the necessary credentials required to access to the "New World" software database throughout the annual period.

- 1.5 Mercedes will be responsible for assigning credential permissions to each of their personnel and will provide Weslaco a list of all personnel upon hire, suspension, separation, or termination in order to maintain access into the Mid Valley Regional Communications Center.
- 1.6 Mercedes is responsible for any third-party vendor products, hardware, software and or licenses needed to make “New World” software or hardware compatible.
- 1.7 The term of this agreement shall be for five (5) years. There will be an option for multiple two (2) year extensions, which must be agreed to by both Parties. Either party must provide written notification of its intent to terminate this agreement at least ninety days prior to the termination of the agreement.

II. General Provisions

- 2.1 None of the Parties shall discriminate against any person on the basis of race, religion, gender, creed, or national origin.
- 2.2 Nothing contained in this Agreement shall be deemed or construed by any Party hereto or by any third Party as creating the relationship of principal and agent or of partnership or joint venture between the Parties hereto, it being understood and agreed that neither any provision herein, nor any acts of the Parties shall create any relationship between the Parties other than that of independent contractors.
- 2.3 It is expressly understood and agreed that, in the execution of the agreement, neither party waives, nor shall it be deemed hereby to waive, any immunity or defense that would otherwise be available to it against claims arising in the exercise of governmental powers and functions.
- 2.4 This agreement will be governed by state and federal laws and in conformity with all applicable ordinances of the Parties.

- 2.5 This agreement shall be construed under and in accordance with the laws of the State of Texas and all obligations of the Parties created hereunder are performable in Hidalgo County, Texas.
- 2.6 The Parties to this agreement acknowledge that it may be necessary to amend or modify this agreement from time to time to address additional concerns or issues that arise. However, no amendment, modification, or alteration of the terms of this agreement shall be binding, unless the same is in writing, dated subsequent to the date hereof, and duly executed by an authorized representative of the Parties hereto.
- 2.7 To the extent allowed by law, Mercedes will and does agree to indemnify, protect, defend with counsel approved by Weslaco, and hold harmless by Weslaco and their respective elected officials, employees, representatives, and agents from and against all damages, losses, liens, causes of action, suits, judgements, expenses, and other claims of any nature, kind or description, including reasonable attorney's fees incurred in investigating, defending, settling any of the foregoing, by any person or entity, arising out of, caused by, or resulting from Mercedes's performance under or breach of this Agreement and that are caused in whole or in part by any negligent act, negligent omission, or willful misconduct of Mercedes, anyone directly employed by Mercedes, or anyone else whose acts Mercedes may be liable for. The provisions of this section will not be construed to eliminate or reduce any other indemnification or right which any Weslaco indemnity has by law or equity. All Parties will be entitled to be represented by counsel at their own expense. To the extent allowed by law, Weslaco will and does hereby agree to indemnify, protect, defend with counsel approved by Mercedes, and hold harmless Mercedes and their respective elected officials, officers, directors, attorneys, employees, representatives, and agents from and against all damages, losses, liens, causes of action, suits, judgements, expenses, and other claims of any nature, kind, or description, including responsible attorney's fees incurred in investigating, defending or settling any of the foregoing by any person or entity, arising out of, caused by, or resulting from Weslaco's performance under, or breach of this Agreement and that are caused in whole or in part by any negligent act, negligent omission, or willful misconduct of Weslaco's employees, anyone directly employed by Weslaco, or anyone whose acts Weslaco may be liable. The provisions of this Section will not be construed to eliminate or reduce any other indemnification or right which any Mercedes indemnity has by law or equity. All Parties will be entitled to be represented by counsel at their own expense.

AGREED:

Oscar Montoya
Mayor of the City of Mercedes, Texas

(Date)

David Suarez
Mayor of the City of Weslaco, Texas

(Date)

Attest:

Norma Cantu, Weslaco City Secretary

Joselynn Castillo, Mercedes City Secretary

Approved as to Form:

Juan E. Gonzalez, Weslaco City Attorney

Martie Garcia-Vela, Mercedes City Attorney



Standardized Agenda Request Form

Date of Meeting: August 16, 2022		Agenda Item No. (to be assigned by CSO): 2022-5728	
From:			
Subject: Approval to re-enter a Memorandum of Understanding with the Children's Advocacy Center of Hidalgo County and authorize the City of Weslaco's Chief of Police to execute any related documents. (Staffed by Police Department.)			
Background: Request for the City Commission to approve the continuance of the Memorandum of Understanding (MOU) between the Children's Advocacy Center of Hidalgo County (CACHC) and Weslaco Police Department. Weslaco Police Department will continue to provide referrals for all examinations.			
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: Regular Commission Meeting on September 3, 2019 - Approved			
If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners:			
Advisory Review, if any (name of board/committee, date of action, recommendation):			
ROXANNE SAAVEDRA ROBERT LOPEZ Martin Garza		Created/Initiated Approved New	
City Manager Comments: Approve as recommended by the Police Department.			
Staff Recommendation: Staff recommends acceptance and approval			
Attachments, if any: Children's Advocacy Center of Hidalgo Co - Working Protocol 2022			
Responsibilities upon Approval: Upon approval, Weslaco Police Department Administration will need an original copy of the signed MOU so that it may be submitted appropriately to the CACHC			



Children's Advocacy Center of Hidalgo County
Response to Commercial Sexual Exploitation of Youth
CSEY Care Coordination Team - Working Protocol

956-PENDING

carecoordinationintake@cachsc.org

Sex Trafficking: Family Code Definition

Compelling or encouraging the child to engage in sexual conduct as defined by Section 43.01, Penal Code, including compelling or encouraging the child in a manner that constitutes an offense of trafficking of persons under Section 20A.02(a)(7) or (8), Penal Code, solicitation of prostitution under Section 43.021, Penal Code, or compelling prostitution under Section 43.05(a)(2), Penal Code.

-Texas Family Code §261.001(1)(G)

Knowingly causing, permitting, encouraging, engaging in, or allowing a child to be trafficked in a manner punishable as an offense under Section 20A.02(a)(5), (6), (7), or (8), Penal Code, or the failure to make a reasonable effort to prevent a child from being trafficked in a manner punishable as an offense under any of those sections.

-Texas Family Code §261.001(1)(L)

Mission

The Hidalgo County Care Coordination Team (HCCCT) Team is dedicated to creating a trauma informed and culturally aware approach, centered on education, identification, prevention, and elimination of child sex trafficking, while fostering respect, compassion, and safety for the victims in Hidalgo County by providing service providers and investigators with the necessary tools and effective up to date trainings to help survivors begin the healing process.

Vision

Hidalgo County is an educated unified community providing victim support that is proactive in trauma informed care, preventing, and eliminating child sex trafficking through effective investigations, and successful prosecutions.

Guiding Principles

- We will show compassion and utilize teamwork to accomplish the goals of each entity while prioritizing the welfare of the survivor above all else.
- We will prioritize the needs and well-being of the survivors while focusing on the strengths and resilience
- We will develop a plan and collaboration with the survivors and families that prioritizes and ensure their physical and emotional wellbeing.
- We will utilize a trauma-informed response to help restore safety, empowerment, and increase survivors' self-worth to bring about healing.
- We will adapt and have effective communication with family members of all cultural beliefs and values.
- We will be respectful and value the importance of roles and contributions of the survivors, families, and the CCT partners.

I. Care Coordination Team

The CCT is an interagency collaboration which facilitates the efficient gathering and sharing of information relevant to a CSEY investigation and provides for enhanced services for the child and family. The CCT operates on the foundation of this working protocol, developed by its members to serve CSEY survivors in the most efficient and effective manner possible.

PARTICIPATING AGENCIES

- Alamo Police Department
- Alton Police Department
- BCFS HHS Common Thread
- BCFS HHS RGV Protects
- Doctor's Hospital at Renaissance Health System
- Donna ISD Police Department
- Donna Police Department
- Edcouch Police Department
- Edinburg CISD Police Department
- Edinburg Police Department
- Elsa Police Department
- Hidalgo County District Attorney's Office
- Hidalgo County Sheriff's Office
- Hidalgo Police Department
- Judge Mario E. Ramirez Jr. Juvenile Justice Center
- La Joya Police Department
- La Villa Police Department
- McAllen ISD
- McAllen Police Department
- Mercedes Police Department
- Mission Police Department
- Palmhurst Police Department
- Palmview Police Department
- Penitas Police Department
- Pharr Police Department
- Progreso Police Department
- RST of South Texas
- San Juan Police Department
- Sullivan City Police Department
- Texas Department of Family and Protective Services
- Texas Department of Public Safety
- The Children's Advocacy Center of Hidalgo County
- Weslaco Police Department

II. Case Criteria/Acceptance

The Hidalgo County CSEY CCT will serve youth under the age of 18 who scores a "clear concern" on the CSE-IT tool or who has been identified as high risk by a care coordination partner and/or when there is an allegation of trafficking that has been reported to DFPS Statewide Intake.

The CCT commits to care coordination for victims of sex trafficking upon notification by:

- **Law Enforcement which includes Local, County, State and Federal Agencies**
- Department of Family and Protective Services (DFPS)
- Hidalgo County Children's Advocacy Center
- Hidalgo County Juvenile Services
- BCFS/Common Thread
- Refugee Services of Texas (RST)
- Doctor's Hospital at Renaissance (DHR)
- Hidalgo County District Attorney's Office

Presumed Victim vs. Confirmed Victim:

All recovered and identified victims of child sex trafficking are considered presumed victims, until there is confirmation of victimization. Evidence of exploitation can include but is not limited to recovery by law

CSEY Care Coordination Team - Working Protocol

enforcement from an exploitative situation; an outcry; information from a SANE/SAFE or other medical evaluation, a perpetrator, another victim, or others that provides evidence of victimization; electronic evidence via social media accounts, or financial transactions.

Roles and Responsibilities

The role of each entity within the CSEY CCT is as follows:

Hidalgo County Children's Advocacy Center as the Care Coordinator commits to:

The Hidalgo County Children's Advocacy Center (HCCAC) serves as the CSEY Care Coordinator. The HCCAC coordinates with all participating agencies and service providers to ensure a strong, cohesive, and collaborative approach to all victims of CSEY from identification through the investigation process until case has been discharged from the Care Coordination Team. The Care Coordinator will also ensure resources are identified and utilized when needed and critical relationships are cultivated and maintained amongst the CSEY Care Coordination Team and community agencies. Care coordination will be provided by HCCAC to provide support for investigative partners and to facilitate the provision of resources and healing services for identified victims of child commercial exploitation/sex trafficking as well as high-risk youth as identified by the HCCAC, Hidalgo County Juvenile Services and/or child serving agencies, utilizing the Commercial Sexual Exploitation-Identification Tool (CSE-IT) or concerns expressed by care continuation partners. This may include referrals to community resources or social service agencies as facilitated by parental consent. It also may include a CCT staffing to ensure children in this subset population have access to appropriate services.

HCCAC will provide direct services for:

- Provide care coordination for the Hidalgo County CSEY CCT.
- Provide forensic interviews, when appropriate.
- Provide medical exams, when appropriate.
- Provide family advocacy for CSEY and their families, when appropriate.
- Provide Case Management Services
- Provide in-house therapeutic services to CSEY victims, when appropriate.
- Facilitate CSEY CCT case staffing.
- Facilitate investigative and services staffing.
- Facilitate care coordination team meetings.
- Ensure resources are identified and utilized when needed and critical relationships are cultivated and maintained with the CSEY CCT and community agencies.
- Conduct CSE-IT assessments on all children served at the HCCAC.
- Maintain a 24 hour on-call response for care coordination.
- Collect runaway information from CCT partners to assess for care coordination.

CSEY Care Coordination Team - Working Protocol

- Collect and report care coordination and performance information to the CSEY CCT and the Office of the Governor, Child Sex Trafficking Team and/or its designees.

HCCAC will coordinate referrals for:

- Medical Services
- Therapeutic Services
- CSEY Advocate Services
- Shelter/Placement
- **TRLA**

BCFS HHS Common Thread and RST CSEY Advocates commits to:

The role of BCFS HHS Common Thread and RST is to provide advocates for victims throughout the process of crisis response, crisis intervention, crisis management, and long-term care management. Advocates are responsible for personal contact and rapport with the victim from initial contact. Advocates manage coordination of services from the victim's side, ensuring that the victim is well heard and well served by other CST service providers. Advocacy services are provided in support of needs of law enforcement/first responders and service providers with prior relationships with victims.

- 24/7 Crisis Consultation via phone
- In Person crisis response following recovery
- Advocacy, Case Management
- CCT Workgroup Participation
- Assist the HCCAC in Training CCT Partners (as availability allows)
- Serve Confirmed CST victims (with investigation)
- **Serve Presumed CSEY with CSE-IT Scores of Clear Concern through age 18**

Participating Law Enforcement Agencies commits to:

A law enforcement agency may initiate an investigation into any circumstance occurring within its jurisdiction in which it is reasonably believed a child, younger than 18 years of age, has been trafficked in violation of the law as defined by Texas Penal Code, Chapter 20A.

A law enforcement agency having original jurisdiction to investigate such cases may also receive case referrals from any source. When original jurisdiction and/or initial investigative responsibility cannot be easily determined, the case should be referred to, and initially investigated by, a law enforcement agency according to the following general criteria in descending order of priority:

1. **Location of offense.**
2. **Recovery location.**
3. Location of victim's primary or last known residence.

CSEY Care Coordination Team - Working Protocol

Trafficking cases are often complex and multi-jurisdictional in nature, responding law enforcement personnel should take every reasonable step to first de-conflict such cases with other Federal, State, and local law enforcement agencies to mitigate any confusion, the potential for dual or simultaneous investigations, and any possible secondary harm caused to the victim(s).

- **Initiate investigation as soon as possible but no later than 24 hours from the initial call.**
- CSEY training for patrol, dispatch, and other personnel, as necessary
- **Written protocols for how to identify and respond to CSEY reports**
- Adopt common and appropriate language and terms
- In the event it is determined this law enforcement agency does not have/will not maintain jurisdiction, the agency will and shall do everything they can to aid the appropriate investigative agency
- Pledge the highest level of interagency coordination

Hidalgo County District Attorney's Office commits to:

The role of the Hidalgo County and District Attorney's Office is to seek justice by filing, prosecuting, and/or pursuing appropriate criminal charges, juvenile petitions, and suits affecting the parent-child relationship. All charging, prosecuting, and case decisions shall be based upon the professional judgement and discretion of the Hidalgo County District Attorney's Office and will share information if allowed by law.

- To be a responsive partner and consult, as needed, to LE, DFPS and the CAC for consideration of CSEY case coordination.
- Attend forensic interviews of alleged child victims and/or child witnesses, when available
- Prosecute criminal cases of CSEY
- Provide direction to ready a case for prosecution
- **Provide dispositions/dates of cases including grand jury findings, trials, and outcomes of prosecutions**
- Attend CCT meetings and provide relevant information to the Care Coordination Team

Hidalgo County Juvenile Services commits to:

- **Conducting a CSE-IT on every youth in their charge, at initial intake then every 30 days to follow.**
- **Referring all CSE-IT "clear concern" or CSEY confirmed victims to Care Coordination within 24 hours.**
- Attend and participate in all CSEY CCT meetings for youth on probation or in detention.
- Participate in CSEY trainings as offered.
- **Refer to care coordination, youth on probation who are missing or have runaway.**

CSEY Care Coordination Team - Working Protocol

- Refer to care coordination, youth on probation with two or more, separate incidences of sexual abuse within a 24-month period.
- Notify care coordination of any planned or experienced change in a CSEY's status to include placement, legal status, missing status, as soon as possible but in no event, no later than 24 hours.
- Notify care coordination of any case changes, including probation legal status hearing, trial, and civil case hearings for CSEY, as soon as possible but in no event, no later than 24 hours.

Department of Family & Protective Services (DFPS) commits to:

The mission of DFPS is to promote safe and healthy families and protect children and vulnerable adults from abuse, neglect, and exploitation. The role of the Texas Department of Family and Protective Services (DFPS) Child Protective Investigations (CPI), Special Investigations (SI) and Child Protective Services (CPS), is to investigate reports of child abuse and neglect and provide services to children who have been abused or neglected by a person responsible for a child's care, custody, or welfare. DFPS, through its Investigations and Child Protective Services Divisions, is the sole state agency statutorily required to investigate allegations of abuse and neglect of children by persons responsible for a child's care, custody, or welfare, and—when appointed as the child's temporary or permanent managing conservator—to act in the child's best interest regarding decisions of placement, education, medical and other health care, family-based services, permanency planning, and others related to the safety of and care for the child.

***DFPS must provide consent for services prior to BCFS and RST CSEY Advocate engaging with a youth in DFPS conservatorship. Consent may be given via text, email and/or verbal within a reasonable amount of time of when the request was made. The Care Coordinator is responsible for requesting the initial consent before contacting BCFS HHS Common Thread and RST with identifying information on youth in DFPS custody. If consent is refused, DFPS must notify the Care Coordinator as to the reason why.**

***DFPS will make all final decisions on placement, services, and/or referrals for children and youth in CPS conservatorship. CCT recommendations must be strongly considered.**

*** If a child is involved with DFPS (including investigations, FBSS and conservatorship), prior to sharing information in a CCT/MDT staffing with a party not a partner of the MDT, a Release of Information (ROI) must be executed and held on file with Care Coordination.**

CCT partners may call the HCCAC designated CSEY phone number for identified victims of CSEY to access care coordination services.

Hidalgo County DFPS referral to CCT occurs when one of the following exists:

- Statewide Intake generates an investigation with a sex trafficking maltreatment; or
- DFPS staff believe a youth in DFPS care is a confirmed or suspected-unconfirmed victim of sex trafficking.
- DFPS has conservatorship of youth who are missing, or are on runaway status (High Risk)

Participating Medical Practitioners commit to:

The role of the medical forensic Sexual Assault Forensic Exam (SAFE)/Sexual Assault Nurse Examiner (SANE) Teams is to work collaboratively with other members of the Care Coordination Team (CCT) to

CSEY Care Coordination Team - Working Protocol

ensure that the medical, legal, psychological and safety needs of the victim are met. Any decisions made within the Care Coordination Team for the care of CST victims may be considered to be best practice, **however each medical facility will continue to abide by the laws of the state of Texas and each individual hospital's policies and protocols regarding the medical care of minor victims of commercial sex trafficking.**

Every child who has been identified as a victim of commercial sex trafficking, regardless of the timeframe, should be referred for a medical examination for the purpose of medical diagnosis and treatment.

The sexual assault exam is critical for forensic evidence collection, medical/psychological evaluation, treatment of injuries and prophylactic medication administration. After emergent medical needs are met, every child who has had any sexual contact should receive a SANE/SAFE exam. Victims of CST should receive a SANE/SAFE for each new/subsequent occurrence of sexual contact since last SANE.

Sexual contact includes but is not limited to:

- **Skin to skin contact to include contact of genitals, or anus, by hand, mouth, or genital**
- **Any ejaculation on victim's body**
- **Mouth to breast or buttock**
- **Insertion of object or item into genitals or anus**
- **Additional investigative information that merits case consultation (i.e., pornography of victim, witness of sexual abuse, pre-pubescent child testing positive for sexually transmitted infection.**

Additional medical services:

- **Every CSEY victim will be offered a general medical exam. The youth can refuse the exam and/or medical intervention.**
- **Every CSEY victim will be offered a SANE or SAFE. The youth can refuse the exam and/or medical treatment.**
- **The timeframe in which the exams will take place, will be determined by the medical professionals conducting the care.**

Children's Advocacy Center of Hidalgo County SANE Team and Doctor's Hospital at Renaissance Health System (DHR) Forensic SANE Team are the preferred medical facilities for Hidalgo County forensic medical exams as they are able to fully engage with Care Coordination. Other SAFE ready facilities in Hidalgo County can also be used if the above providers are not available.

Sexual Assault Forensic Examination (SAFE): A SAFE exam uses a sexual assault nurse examiner or a health care provider (such as physician, nurse practitioner or physician assistant) with specialized training, to conduct a forensic medical examination of a sexual assault survivor or uses telemedicine to consult with a system of sexual assault forensic examiners, regardless of whether a report to law enforcement is made. Texas Health & Safety Code, §323.051, requires all health care facilities with emergency rooms to have staff capable of performing a sexual assault exam. Staff are trained in forensic evidence collection techniques. There are also specialized staff available at some SAFE-ready facilities.

***For children/youth in DFPS in conservatorship: Pursuant to DFPS policy, if DFPS has managing conservatorship, or a court order permitting the sexual abuse examination of a child/youth, DFPS can consent for a sexual abuse examination to be performed if a qualified Physician, Licensed Physician's**

Assistant, or SANE (Sexual Abuse Nurse Examiner) Nurse Practitioner, determines that a sexual abuse examination is necessary.

Terms:

HCCAC – Hidalgo County Children’s Advocacy Center: Provides forensic interviews, family advocacy, therapy, and the facilitation/coordination of an MDT response. Hidalgo County Children’s Advocacy center serves as the Care Coordinator of the CSEY CCT.

CC-Care Coordinator: A role taken by an agency in the coordinated response of law enforcement, DFPS, CASA of Hidalgo County, Hidalgo County DA’s Office, Hidalgo County Juvenile Services, designated forensic medical providers and other child serving agencies, in the provision of services to CSEY survivors. In Hidalgo County, the CC is the Hidalgo County Children’s Advocacy Center.

CCT-Care Coordination Team: The CCT includes representatives from the HCCAC, DFPS, law enforcement, Juvenile Services, prosecutors, CASA, the CSEY Advocate and forensic medical professionals.

HCCCT-The Hidalgo County Care Coordination Team.

CCTM-Care Coordination Team Meeting: A two-part case review to coordinate the response between partner agencies to discuss service planning and placement options.

CSAM-Child Sexual Abuse Material: Also called CSAI (Child Sexual Abuse Images) and Child Pornography for purposes of litigation and legislation only. CSAM is imagery or videos which show a minor (less than 18 years of age) who is engaged in or is depicted as being engaged in sexual activity, a depiction of the sexual abuse and exploitation of children. Re-victimization occurs each time an image is shared and viewed.

CSEC/CSEY-Commercial Sexual Exploitation of a Child(ren)/Commercial Sexual Exploitation of a Youth: A range of crimes and activities involving the sexual abuse or exploitation of a child/youth for the financial benefit of any person or in exchange for anything of value, given or received by any person. The terms child and youth can be used interchangeably in this instance. The CCT will use the term CSEY to avoid confusion and provide continuity.

Commercial Sexual Exploitation – Identification Tool (CSE-IT): A validated screening tool that accurately identifies youth that have clear indicators of exploitation. All ECCAC staff are trained administrators of the CSE-IT and will enter all results in the Lighthouse system as best practices for care coordination. CSEY CCT partners will refer all results of “clear concern” to care coordination, as this score denotes presumed victimization.

CSEY Advocate: Provides immediate intervention, ongoing advocacy, and emotional support to CSEY survivors. Hidalgo County’s CSEY Advocate is BCFS and RST.

CSEY FA-Commercially Sexually Exploited Youth Family Advocate: Provides support and advocacy to non-offending family members of CSEY survivors. The CSEY FA will be the HCCAC family advocate program.

CVS-Conservatorship: When a youth must be removed from their home, DFPS takes conservatorship of the youth and becomes legally responsible for the youth’s welfare.

DFPS-Department of Family Protective Services: The mission of DFPS is to promote safe and healthy families and protect children and vulnerable adults from abuse, neglect, and exploitation. The role of the Texas Department of Family and Protective Services (DFPS) Child Protective Investigations (CPI) and Child Protective Services (CPS), is to investigate reports of child abuse and neglect and provide services to children who have been abused or neglected by a person responsible for a child's care, custody, or welfare. DFPS, through its Investigations and Child Protective Services Divisions, is the sole state agency statutorily required to investigate allegations of abuse and neglect of children by persons responsible for a child's care, custody, or welfare, and—when appointed as the child's temporary or permanent managing conservator—to act in the child's best interest regarding decisions of placement, education, medical and other health care, family-based services, permanency planning, and others related to the safety of and care for the child.

FBSS-Family Based Social Services: DFPS program branch designed to maintain children safely in their homes, or make it possible for children to return home, by strengthening the family's ability to protect their children and reducing threats to safety.

FFPM-Family Focused Planning Meeting: A meeting facilitated by the CSEY Family Advocate to discuss service planning among non-offending family members, CSEY survivors, CCT partners, and service providers. For children/youth in DFPS custody, DFPS staff will follow internal policy on any family focused meetings that are hosted by CCT partners. (The FFPM is not the DFPS led Family Decision Making Model.)

FI-Forensic Interview: An interview of a youth that is the witness to a crime, victim of abuse, neglect, or exploitation by a trained forensic interviewer. ECCAC forensic interviewers have obtained training specific to forensically interviewing CSEY survivors.

High-Risk Youth versus Clear Concern Youth: A child (someone under 18 years of age) who scores a "clear concern" on the CSE-IT as administered by agencies utilizing the tool or a youth at high risk as identified by a **care coordination partner**. The purpose of this definition is to give aide in the identification of children who are "at high risk" of falling victim, or are unidentified victims, to child sex trafficking crimes. It should be noted that if one or more of the factors listed are present in a child's circumstance, it is not proof the child is being sexually victimized. **The factors are a guide to help persons identify circumstances that should cause professionals to examine the given situation closer in the hopes of identifying victims when they exist.**

- Children contacted by anyone in circumstances that would give a prudent person reasonable suspicion the child is being encouraged or compelled to engage in sexual conduct.
- Children who are reported missing or runaway to law enforcement and other professionals, on **three or more occasions in a 12-month period.**
- Children who are 12 years of age or younger and are missing or runaway.
- **Children who have been a runaway and missing for over 30 consecutive days.**
- Children with two or more separate incidences of sexual abuse in a 12- month period.
- Children screened during contact with LE, counseling services, DFPS, Juvenile Services, medical personnel, school personnel, or an advocate agency, using a validated commercial sexual exploitation tool, and scored within a range of clear concern for commercial sexual exploitation.

- **Children in DFPS conservatorship, who are missing, or are on runaway status.**
- Missing or runaway children under 18 years old, suffering from any mental or physical disabilities.

Identified Victim: A child/youth may be considered an “Identified Victim” if the child/youth scores “Clear Concern” on the CSE-IT and is not in immediate danger i.e., lack of safe or stable environment or another crisis type situation that would require a “Rapid Response”.

JS-Juvenile Services: To include juvenile probation, juvenile detention, juvenile prosecutors, and judges.

Juvenile: A child that is at least 10 years old but not yet 17 years old at the time when they allegedly commit a crime.

Recovery: When a CSEY survivor has been recovered by LE or DFPS and the CSEY victim/survivor is not in a safe or stable environment or is in imminent risk of harm.

Recovered Victim: A “Recovered Victim”, is a child/youth that has been identified during a sting operation, traffic stop, or any other activity in the field of operations, in which a direct outcry to a Care Coordination partner is made. A recovered victim requires a “rapid response” due to the child/youth being in immediate danger or lacking a safe and stable placement at the time of discovery/recovery.

Re-Recovered Victim: When a child/youth has been recovered in the field and later returns to the trafficker or is re-trafficked, a child/youth may be considered a re-recovered victim. In situations which this occurs, the care coordination response will coincide with the needs of the child/youth during the recovery or identification of the child/youth. CCT partners will follow the Care Coordination Protocol in response to a child/youth that is recovered in the field.

Referral: When a CSEY survivor is in a safe and stable environment (to include detention, home, or foster/kinship placement) and meets one of the following criteria:

- LE initiates an investigation into CSE
- Youth makes an outcry or self-identifies as a CSEY survivor
- Youth scores “clear concern” on the CSE-IT
- High-Risk Youth who has been identified by a care coordination partner
- Allegation of trafficking has been reported to DFPS

Rapid Response Team (RRT): A coordinated crisis response to reports of CSEY provided by the Care Coordination Team. The RRT meets within 24 hours after the recovery of the CSEY survivor(s) to discuss the care coordination plan and short-term placement.

Sexual Assault Forensic Examination (SAFE): A SAFE exam uses a sexual assault nurse examiner or a health care provider (such as physician, nurse practitioner or physician assistant) with specialized training, to conduct a forensic medical examination of a sexual assault survivor, or uses telemedicine to consult with a system of sexual assault forensic examiners, regardless of whether a report to law enforcement is made. Texas Health & Safety Code, §323.051, requires all health care facilities with emergency rooms to have

staff capable of performing a sexual assault exam. Staff are trained in forensic evidence collection techniques. There are also specialized staff available at some SAFE-ready facilities.

SANE-Sexual Assault Nursing Exam or Examiner: A comprehensive medical evaluation performed by forensically trained medical staff that may include forensic evidence collection testing for sexually transmitted infections (STI), pregnancy, as well as, assessments of other physical and psychological signs of trauma. Whenever possible the CSEY MDT will use Cook Children's CARE Team for CSEY under the age of 17. JPS Hospital will be utilized for CSEY age 17 or older or for CSEY youth that are pregnant.

SI-Special Investigator: A DFPS investigator with a law enforcement background and experience in criminal investigations. Special Investigators assist in the recovery of youth who have run away from DFPS placements.

INITIAL RESPONSE (0-24 HOURS)

1. Recovered CSEY Victim
 - Rapid Response for CSEY Victim
 - When a CSEY victim is recovered (suggestion to have definition) definition can be found under **Recovered Victim**, LE will generally get the initial call. If a CSEY victim is recovered by other means (e.g., community partners), LE will be immediately notified based on the guidelines listed in the "Initial Investigative Responsibility" section of this protocol.
2. Upon recovery, the recovering officer shall follow their department policy requirements to notify the LE Investigator within, or outside of, the agency designated to investigate incidents of child exploitation or child sexual abuse.
3. Law Enforcement will follow mandated reporting laws and contact Statewide Intake (SWI) to make a report. SWI will notify Law Enforcement if the child is in DFPS custody. LE will notify the Care Coordinator and share the **relevant** information. Notification to the Care Coordination can be made 24/7 through ECCAC on-call response.
4. The Care Coordinator will ensure that DFPS has been notified for a response.
5. If the CSEY victim is NOT in DFPS custody:
 - Statewide Intake will determine if the information received falls within the jurisdiction of DFPS to investigate.
 - If a response is warranted, DFPS staff will respond to the location as soon as possible.
 - Action will be taken by DFPS to ensure the safety of the child; input can be gathered from Rapid Response Team members should placement outside of the home be considered.
6. If transportation or supervision of the child is needed for any reason for an extended period, the assigned DFPS staff will follow policy related to Interviewing, Examining, and Transporting a Child.
7. If there is an open DFPS Investigation, DFPS or the LE Investigator will notify the legal guardian that a recovery has occurred. If there is not an open DFPS Investigation, the LE Investigator will notify the legal guardian a recovery has occurred. The Care Coordinator will ensure that all proper notifications to legal guardians have occurred.

CSEY Care Coordination Team - Working Protocol

8. If DFPS has jurisdiction to investigate and a removal of the child is necessary and allowable under statutes, DFPS can consult with appropriate members of the Rapid Response Team; to include but not limited to LE, and Care Coordinator if applicable to identify and execute appropriate placement of the child while adhering to the policies and procedures of DFPS.
9. If DFPS does not have jurisdiction to investigate, members of the Rapid Response Team will work with the parent or legal guardian to identify appropriate placement and services.

If the CSEY victim is in DFPS custody:

1. DFPS will notify the CPS Supervisor or Program Director (PD) assigned to the case, or the on-call Supervisor or Program Director if after hours, to advise of the child/youth's recovery.
2. The CPS Supervisor or Program Director will contact the appropriate DFPS staff to respond as soon as possible to assist the recovered CSEY victim in DFPS custody.
3. Engagement with a BCFS or RST Advocate is optional if the youth has not previously been matched with an advocate.
 - DFPS must provide clear documentation, in IMPACT, within the case narrative regarding why the decision to opt in or opt out was made,
 - If DFPS does not consent for BCFS or RST to provide services during this Initial Response period, they must inform the Care Coordinator of that decision.
4. DFPS must provide written approval for services prior to a BCFS or RST CSEY Advocate engaging with a child in DFPS conservatorship. The approval for consent may be provided by the youth's DFPS caseworker or Supervisor:
 - In crisis situations consent can be sent by text or email by a DFPS Supervisor or above with formal paperwork being signed later
 - Approval must be documented in IMPACT
 - The Care Coordinator will contact BCFS or RST to consult.
 - Law Enforcement, DFPS, the Care Coordinator and the Traffick911 CSEY Advocate will share information to determine the next appropriate service:

A Medical Forensic Exam will be requested on all victims of CSEY.

- If an acute (120 hours or less) medical forensic exam is indicated, Law Enforcement will request an acute SANE or SAFE.
 - The Care Coordinator will confirm with LE that acute SANE has been requested.
 - If a non-acute (greater than 120 hours) medical forensic exam is indicated, Law Enforcement will contact the Care Coordinator to coordinate the exam.
 - A toxicology screen will be recommended at the time of the medical forensic exam.
1. If a Mental Health Crisis Assessment is indicated, the LE Investigator will follow their department policy requirements to seek emergency mental health services.

CSEY Care Coordination Team - Working Protocol

2. A Forensic Interview will be conducted in accordance to the HCCAC MDT Investigative Protocols. If a forensic interview is indicated, the Care Coordinator will notify the Forensic Interviewer on-call.
3. A Special Investigator will be assigned to complete the recovery interview and be a DFPS liaison with law enforcement.
 - If it is determined that the CSEY victim needs to be transported other than to the hospital for emergency care, law enforcement may arrange (if allowed by department policy) for transportation of the CSEY victim where necessary. The Hidalgo County Sheriff's Office will transport if the LE agency of jurisdiction cannot per policy or lack of resources.
 - The Care Coordinator will assist the Rapid Response Team with contacting shelter agencies [if appropriate]. DFPS will adhere to DFPS policies for placement requests.
 - Upon completion of the initial investigative interview and initial placement, LE and DFPS will conduct their respective follow-up investigations according to their respective agency's policies and contact the Hidalgo County District Attorney's Office and/or Hidalgo County Juvenile Services for consultation, as needed.
 - Within 48 hours, the Care Coordinator will facilitate a Rapid Response Team staffing (through phone calls or face to face meeting) and capture all agency decisions and action plans, as permitted.

Identified CSEY Victim

- Traditional DFPS/LE Report for Identified CSEY Victim
 - Once a report has been received, if it is determined that the identified victim of CSEY does not have a safe placement, the case will become a Rapid Response and subject to the protocol listed above in the "Rapid Response" section.
 - When an intake of CSEY is received by DFPS through SWI, the following actions will be taken:
1. DFPS practices for every sex trafficking allegation report to have a Special Investigator assigned to assist the CPI Investigator in coordination with law enforcement and investigation tasks.
 2. Action will be taken by DFPS to ensure the safety of the child; input will be gathered from all relevant Rapid Response Team members should placement outside of the home be under consideration.

When an intake of CSEY is received by a LE agency, the following actions will be taken:

1. Case referrals will be sent to the Law Enforcement agency where the offense was reported and handled according to that agency's current investigative practices and procedures. If original jurisdiction cannot be determined, the case should be referred to as outlined above in the section, Initial Investigation Responsibilities.
2. If a report indicating CSEY is received as a delayed offense, an officer may initiate the report, but should contact the LE Investigator, in accordance with department policy, to inform them of this reported offense. Although the reported offense is considered to be delayed, the LE Investigator

should take into consideration the victim may return to the trafficker or there are likely to be active victims associated with the same trafficker.

3. The LE agency, in accordance with mandatory reporting laws, will make a report to DFPS Statewide Intake.
4. LE will notify the Care Coordinator and share relevant information.
 - The Care Coordinator will contact Traffick911 on behalf of LE and share CSEY victim information. A BCFS or RST Advocate will be assigned to the CSEY victim. Consent will be gathered from legal guardian.
 - Law Enforcement, DFPS, the Care Coordinator and the Common Thread or RST Advocate will share information to determine the next appropriate service:
1. A Medical Forensic Exam will be requested on all victims CSEY.
 - If an acute (120 hours or less) medical forensic exam is indicated, Law Enforcement will contact the Care Coordinator to schedule an acute SANE.
 - The Care Coordinator will confirm with LE that acute SANE has been requested.
 - If a non-acute (greater than 120 hours) medical forensic exam is indicated, Law Enforcement will contact the Care Coordinator to coordinate the exam.
 - A toxicology screen will be recommended at the time of the medical forensic exam.

*Pursuant to DFPS policy, if DFPS has managing conservatorship, or a court order permitting the sexual abuse examination of a child or youth, DFPS can consent for a SANE to be performed if a qualified Physician, Licensed Physician's Assistant, or Sexual Assault Nurse Examiner – Nurse Practitioner, determines that a SANE is necessary.

2. If a Mental Health Crisis Assessment is indicated, the LE Investigator will follow their department policy requirements to seek emergency mental health services.
3. A Forensic Interview will be conducted in accordance with the ECCAC MDT Investigative Protocols. If a forensic interview is indicated, the Care Coordinator will notify the forensic interviewer on-call.
4. A Special Investigator will be assigned as secondary to the case and be a liaison to law enforcement.
 - Upon completion of the initial investigative interview and initial placement, LE and DFPS will conduct their respective follow-up investigations according to their respective agency's policies and contact the Hidalgo County District Attorney's Office and/or Hidalgo County Juvenile Services for consultation, as needed.
 - Within 48 hours, the Care Coordinator will facilitate a CSEY staffing (through phone calls or face to face meeting) and capture all agency decisions and action plans, as permitted.
3. High Risk Youth

CSEY Care Coordination Team - Working Protocol

- When a High-Risk Youth (HRY) is identified (per definition above) and/or recovered (i.e., runaway).
 - If it is determined that the HRY does not have a safe placement, the case will become a Rapid Response.
- 1. The identifying agency will follow mandated reporting laws and will notify LE based on the guidelines listed in the Initial Investigative Responsibility section of this protocol.
- 2. If youth is identified and referred by someone other than DFPS, LE will contact SWI to determine if child/youth is in DFPS conservatorship.
- 3. LE shall follow their department policy requirements for further notification and investigation within their agency.
- 4. LE will notify the Care Coordinator and share the relevant information.
- 5. The Care Coordinator will ensure that DFPS supervisor has been notified for a response, once determined that a report has been advanced by Statewide Intake or a case related special request has been made.
- 6. DFPS shall follow their department's policies and procedures:
 - If DFPS has jurisdiction to investigate, and a removal of the child is necessary and allowable under statutes, DFPS may consult with appropriate members of the Rapid Response Team; with a DFPS Release of Information; to include but not limited to LE, CC, and Traffick911, if applicable in order to identify and execute appropriate placement of the child while adhering to the policies and procedures of The Department. If the HRY has an advocate, the advocate may remain with the child in most cases until a safe and stable environment is found.
 - If DFPS does not have sufficient jurisdiction to investigate, members of the Rapid Response Team will work with the parent or legal guardian to identify appropriate placement and services. If the HRY has an advocate, the advocate may remain with the child in most cases until a safe and stable environment is found.
 - If it is determined that the HRY does have a safe placement:
- 1. Care Coordination will be initiated at this time.
- 2. The identifying agency may make a referral to the ECCAC via CSEY MDT Response Referral Form, for follow-up as soon as practical, but no later than 5 business days.
- 3. The identifying agency will ensure that consent for release of information has been given by the HRY's legal guardian according to the referring agency's policies for referral and consent.
- 4. ECCAC will provide services to the HRY or will refer the HRY to a community service provider.
- 5. Youth who were screened using the CSE-IT and scored within a range of "clear concern" for commercial sexual exploitation shall be referred for a forensic interview by the ECCAC CSEY CCMDT partners.
- If at any point it is determined that the HRY is a victim of sexual assault, refer to the Rapid Response for CSEY Victim "Medical Forensic Exam" section listed above.

- Members of the Care Coordination Team may request a HRY staffing at any time, which will be coordinated and facilitated by the Care Coordinator.

CRISIS MANAGEMENT (24-72 hours)

- Identified CSEY Victim
 - When a youth has been identified as being a victim of child sex trafficking the Care Coordinator will do the following within the first 24-72 hours, in no particular order, unless specified in the document.
- Verify and complete victim information in the CAC database.
 - Victim Demographics
 - Prior History
 - Identify current and/or previous treatment providers
 - Identify current and/or previous interactions with social service agencies
 - Understand family dynamics.
 - Review CSEY status with LE, DFPS, Advocate Agency, and Hidalgo County Juvenile Services.
 - Ensure that parents or legal guardians have been contacted, and consent, and/or a DFPS Release of Information - for exchange of information documentation has been obtained.
 - Once consent for information has been obtained, a ECCAC Family Advocate will attempt to contact parent/legal guardian.
 - Ensure that communication takes place and the recommendations for follow up have been initiated.
 1. Identify needs and work to obtain needed resources.
 2. Make appropriate referrals.
 3. Document and communicate decisions to all applicable parties.
 4. Ensure that medical evaluation has been completed.
- BCFS and RST will communicate the following to the Care Coordinator and other applicable CSEY MDT partners within 24-72 hours:
 - Observed behavior and emotional expressions by youth
 - Status of safety planning
 - Case management activities directed at placement change and/or geographic relocation.
 1. The CSEY Advocate will make all reasonable attempts to solicit the Care Coordinator and applicable CSEY MDT partners for input in advance of reaching final decisions.
 2. BCFS and RST to update as to physical status.

- c. If the placement is unsafe, the identifying CSEY CCT partner will immediately notify DFPS and law enforcement. A meeting (via phone or in person) will be scheduled to discuss placement and make emergency recommendations to DFPS and/or guardian. If DFPS has reason to investigate and a removal of the child/youth is necessary and allowable under statutes, DFPS can consult with appropriate members of the CCT to identify and execute appropriate placement of the child/youth while adhering to the policies and procedures of DFPS.
- d. Law enforcement personnel generally responsible for the criminal investigation of child sex trafficking cases should routinely attend and actively participate in any relevant meeting and/or special case reviews facilitated by the Care Coordinator or other member of the CSEY MDT.
- e. DFPS and/or Hidalgo County Juvenile Services will attend and actively participate in the Care Coordination Team meetings and special case reviews.
- f. DFPS and/or Hidalgo County Juvenile Services will notify the Care Coordinator of any planned or experienced change in child's status to include placement, legal status, runaway status, etc. or assigned agency personnel.

2) High Risk Youth

- a. When a youth has been identified as a being a high-risk youth (HRY), the Care Coordinator will do the following within 24-72 hours:
 - i. Verify and complete victim information in the CAC database.
 - 1. Victim Demographics
 - 2. Prior History
 - 3. Identify current and/or previous treatment providers.
 - 4. Identify current and/or previous interactions with social service agencies.
 - 5. Understand family dynamics
 - ii. Review youth status with LE, DFPS, and Hidalgo County Juvenile Services.
 - iii. Ensure that parents or legal guardians have been contacted, and consent for exchange of information documentation has been obtained.
 - iv. Once consent for information has been obtained, a ECCAC Family Advocate will attempt to contact parent/legal guardian.
 - v. Refer the HRY to an advocate agency or community agency. Written consent will be gathered from legal guardian, prior to engagement.
 - vi. Ensure that communication takes place and that recommendations for follow up have been initiated.

CSEY Care Coordination Team - Working Protocol

1. Identify needs and work to obtain needed resources.
 2. Make appropriate referrals.
 3. Document and communicate decisions to all applicable parties.
 4. Ensure that medical evaluation has been completed (if indicated).
- b. If the HRY's placement is unsafe, the identifying CSEY MDT partner will immediately notify DFPS and law enforcement. A meeting (via email or in person) will be scheduled to discuss placement and make emergency recommendations to DFPS and/or guardian. If DFPS has reason to investigate and a removal of the child/youth is necessary and allowable under statutes, DFPS can consult with appropriate members of the CCT to identify and execute appropriate placement of the child/youth while adhering to the policies and procedures of DFPS.
- c. DFPS, Hidalgo County Juvenile Services, and/or other CSEY MDT partner will notify the Care Coordinator of any planned or experienced change in the child's status to include placement, legal status, runaway status, etc. or assigned agency personnel.
- d. The Care Coordinator will notify the Care Coordination Team of the placement change.
- e. If at any point the HRY is identified as a trafficked youth, refer to the Identified CSEY Victim Rapid Response section listed above to initiate a rapid response.
- f. A HRY review will be held at least once per quarter, or as needed, and will be coordinated and facilitated by the Care Coordinator.

STABILIZATION (72 Hours – Ongoing)

1. Identified CSEY Victim

- a. When a youth has been identified as being a victim of child sex trafficking, the Care Coordination Team will do the following after 72-hours of the recovery/identification, in no order, unless specified in the document.
- i. The Care Coordinator will follow-up with the CSEY MDT partners involved in the CSEY's case and assess for gaps of services.
 - ii. If the child is in the care of DFPS, the conservatorship (CVS) worker will notify the Care Coordinator of CASA's appointment and the appointment of the Attorney ad Litem.
 - iii. The Care Coordination will schedule the initial CSEY MDT case review for the following week and notify the team.
 - iv. The Care Coordination will ensure that communication takes place and the follow up recommendations are initiated and on-going.
1. Identify needs and work to obtain needed resources.
 2. Make appropriate referrals.

CSEY Care Coordination Team - Working Protocol

3. Document and communicate decisions to all applicable parties.
4. Ensure that medical evaluation and/or follow-up care is being completed.
- b. If the placement is unsafe, the identifying CSEY MDT partner will immediately notify DFPS and law enforcement. A meeting (via phone or in person) will be scheduled to discuss placement and make emergency recommendations to DFPS and/or guardian. DFPS will consider Care Coordination Team recommendations and follow DFPS department policy and procedure to ensure the safety of the youth.
- c. Law enforcement personnel generally responsible for the criminal investigation of child sex trafficking cases should routinely attend and actively participate in any relevant meeting and/or special case reviews facilitated by the Care Coordinator or other member of the Care Coordination Team.
- d. DFPS and/or Hidalgo County Juvenile Services will attend and actively participate in the Care Coordination Team meetings and special case reviews.
- e. DFPS and/or Hidalgo County Juvenile Services will notify Care Coordination of any planned or experienced change in child's status to include placement, legal status, runaway status etc.
- f. The Care Coordination Team will meet and review the CSEY victim's case;
 - i. If CSEY victim is recovered and is in detention, the Care Coordination will schedule a Care Coordination Team case review before the first scheduled court case.
 - ii. At any case changes, for example: probation, legal status hearing, trial, civil case hearings. Considerations may include:
 1. If child in detention, there are detention hearings every 2 weeks.
 2. If the child is in the conservatorship of DFPS, hearings occur: 14 day, every 45 days
 3. No legal or civil case pending
 - iii. Any Care Coordination Team member can request a review of the CSEY victim's case during the stabilization period.

Confidentiality:

The members of the Hidalgo County Care Coordination Team signing this agreement agree to maintain confidentiality of all records and information gathered on all child abuse cases as outlined by the Texas Family Code Chapter 264, Subchapter E, and will not disclose any records or information on said cases, except as necessary to carry out the legitimate internal operations of each member and the operations of the Hidalgo County Care Coordination Team as outlined herein. If a child is involved with DFPS (including investigations, FBSS and conservatorship), prior to sharing information in a CCT/MDT staffing with a party not a partner of the MDT, a Release of Information (ROI) must be executed and held on file with Care Coordination.



Standardized Agenda Request Form

Date of Meeting: August 16, 2022		Agenda Item No. (to be assigned by CSO): 2022-5729
From:		
Subject: Approval on the continuation of the interlocal agreement with Weslaco Independent School District (WISD) for eight (8) law enforcement officers and one (1) Sergeant to serve as school resource officers (SRO). WISD shall agree to reimburse WPD for an amount not to exceed \$455,000 per school year and authorize the Mayor to execute any related documents. (Staffed by Police Department.)		
Background: The SRO Program's mission is to reduce and prevent school-related violence and crime committed by juveniles and young adults. As in other districts across the state, the Board of Trustees of WISD wishes to prevent acts of violence and vandalism occurring on school campuses that threaten the safety of the students, faculty, and administrative personnel and the security of public property.		
Funding Source (budget code, if applicable): 101-5202-510045		
Amount: \$455,000.00	Term of Impact: Fiscal Year 2022-2023	Identified in Current Budget: Civil Wages
Additional Action Prompted: Mayor's Signature		
If item previously considered, provide date and action by Commission: August 17, 2021, Agenda Item No.: 2021-4542 - Approved		
If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners:		
Advisory Review, if any (name of board/committee, date of action, recommendation):		
ROXANNE SAAVEDRA ROBERT LOPEZ Martin Garza		Created/Initiated Approved New
City Manager Comments: Approve as recommended by the Police Department.		
Staff Recommendation: Weslaco Police Department Recommends Approval		
Attachments, if any: School Resource Officer Program Final MOU August 9 2022		
Responsibilities upon Approval: Upon approval, Weslaco Police Department will require the original agreement so that it may be forwarded to the		

WISD for final signature.

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

This Agreement, in accordance with the State of Texas Inter-local Cooperation Act (Chapter 791-Texas Government Code), is made and entered into between the following parties with an effective date of August 22, 2022:

- Weslaco Independent School District
Dr. Dino Coronado, Superintendent of Schools
319 West Fourth Street
Weslaco, Texas 78596
- City of Weslaco
Martin Garza, City Manager
255 S. Kansas Avenue
Weslaco, Texas 78596

Article I. Purpose of MOU

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

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

Article 2. Term

2.01 The term of this MOU shall begin on the date this Agreement has been approved by the Parties hereto and end on last day of school for the 2023-2024 school year, unless terminated earlier as provided herein with a 30-day written notice. The parties may renew this MOU only by separate written agreement or addendum hereto, which must be executed by both parties

Article 3. Mission, Goals and Objectives

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

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

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

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

1. Reduce incidents of school violence;
2. Reduce criminal offenses committed by juveniles and young adults;
3. Establish rapport between the SROs and the student population;
4. Establish rapport between the SROs and parents, faculty, staff, and administrators. Furthermore, SROs will establish a trusting channel of communication with students, parents and teachers.
5. SROs will serve as a positive role model to instill in students good moral standards, good judgment and discretion, respect for other students, and a sincere concern for the school community.
6. SROs will promote citizen awareness of the law to enable students to become better-informed and effective citizens, while empowering students with the knowledge of law enforcement efforts and obligations regarding enforcement as well as consequences for violations of the law.

7. In collaboration with WISD campus administration and counselors, SROs may serve as a confidential source of counseling for students and parents concerning problems they face as well as providing information on community resources available to them.

Article 4. Organizational Structure

4.01. Composition

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

4.02. Supervision

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

4.03. Hold Harmless Agreement

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

Article 5. Procedures

5.01 Selection

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

SRO #1 Weslaco HS & SRO #2 Weslaco HS
SRO #3 Weslaco East HS & SRO 4 Weslaco East HS
SRO #5 (Central), #6 (Cuellar), #7 (B. Garza) & #8 (Mary Hoge)
SRO Sergeant / Rover

5.02. SROs Duty Hours

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

- a. SRO #1 Weslaco HS & #3 Weslaco East HS 8:00 a.m. – 4:00 p.m.
- b. SRO #2 Weslaco HS & SRO 4 Weslaco East HS 9:00 a.m. – 5:00 p.m.
- c. SRO #3 (Central), #4 (Cuellar), #5 (B. Garza) & #6 (Mary Hoge) 7:30 a.m. – 3:30 p.m.
- d. SRO Sergeant / Rover 8:00 a.m. – 4:00 p.m.

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

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

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

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

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

5.03. COMPENSATION

5.03.01 The City of Weslaco shall provide and the WISD agrees to receive eight (8) SROs and one sergeant. WISD shall appropriate from current revenues and pay to the City the salary of the school resource officers for up to 187 school work days as per the City's salary schedule to defray the expense of the school resource officers' salaries and benefits, including but not limited to sick leave and vacation leave accrued during the term of this Agreement. Contingency costs for training and equipment shall not exceed \$3,000 per SRO. Reimbursement for eight SROs and one SRO sergeant shall be commensurate with amounts indicated in Attachment A and shall not exceed \$455,000 per school year.

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

5.03.03 The SROs shall adhere to the WISD Board of Trustees approved 2023 – 2024 school calendar and perform the prescribed duties for up to 187 days to cover for required officer training, and District staff development when applicable.

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

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

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

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

5.03.07 The terms and conditions of duties performed by the SROs must comply with the existing Collective Bargaining Agreement between the Weslaco Municipal Police Union ("CBA") and the City of Weslaco and chapter 143 of the Texas Local Government Code. The Weslaco ISD will be notified by the City in the event that a task or duty requested conflicts with the CBA. The Weslaco ISD is not a party to the CBA by virtue of entering this Inter-local Agreement.

5.04. SRO Program Structure

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

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

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

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

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

5.05. Information Sharing

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

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

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

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

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

5.06 Notification to Schools

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

- i. Any felony offense

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

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

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

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

3. Within seven (7) days after the oral 15.27 notice is given, the head of the law enforcement agency or the designee shall mail written notification marked "Personal and Confidential" to the superintendent or designee. The written notification must include the facts contained in the oral notification; the name of the person who was orally notified, the date and time the person was notified and sufficient details of the arrest or referral.

4. A person may substitute electronic notification for oral notification as allowed the Texas Code of Criminal Procedure 15.27 sub section (i).

If electronic notification is substituted for oral notification, any written notification required by this article is not required.

Article 6. Duties and Responsibilities

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

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

2. Respond to unauthorized persons on school property.

3. Enforce criminal law and protect the students, staff, and public at large against criminal activity. The SROs shall follow the chain of command as set forth in the policies and procedures manual of the participating law enforcement agency. School authorities and the parents of any child involved shall be notified as quickly as possible when the SROs take any

direct law enforcement action involving a student, on-campus or off-campus, during school hours.

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

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

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

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

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

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

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

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

12. Attend school special events as needed (for example, PTSA meetings). Off duty assignments are not included. (this will be extra duty pay of \$30.00 per hour)

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

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

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

1. Coordinate work assignments of the SROs between various campuses.
2. Ensure SROs compliance with Providing Agency's directives.
3. Coordinate scheduling and work hours of the SROs (Vacation requests, sick leave, etc.).

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

1. Private office space that can be secured and acceptable to the participating law enforcement agency so that the SROs can conduct interviews and maintain confidential records. The office shall contain a telephone, desk, chair, computer and filing cabinet.
2. Reasonable opportunity to address students, teachers, school administrators, and parents about the SRO Program, goals and objectives. Administrators shall seek input from the SROs regarding criminal justice problems relating to students and site security issues.

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

6.04. Enforcement

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

Article 7. NOTICE, TERMINATION & RENEWAL

7.01. This Agreement will be taken to the governing bodies of the Parties for renewal consideration no later than July 1, 2024

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

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

If to WISD:

Dr. Dino Coronado, Superintendent
Weslaco Independent School District
319 West Fourth Street
Weslaco, Texas 78596

If to Providing Agency:

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

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

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

As agreed to and in partnership with:

City of Weslaco

City Mayor

Date: _____

Attest:

Norma A. Cantu
City Secretary

APPROVED AS TO FORM:

Juan E. Gonzalez
City Attorney

**Weslaco Independent School
District**

**Armando Cuellar Jr. School
Board President**
Date: _____

Attest:

Jesse Trevino, Board Secretary



Standardized Agenda Request Form

Date of Meeting: August 16, 2022		Agenda Item No. (to be assigned by CSO): 2022-5648
From:		
Subject: Approval on renewal of a lease agreement with the Mid-Valley Soccer Association for the Harlon Block Sports complex as requested from September 2022 through April 2023 and authorize the Mayor to execute any related documents. (Staffed by Parks & Recreation Department.)		
Background:		
Funding Source (budget code, if applicable):		
Amount:	Term of Impact:	Identified in Current Budget:
Additional Action Prompted: Mayor's Signature		
If item previously considered, provide date and action by Commission:		
If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners:		
Advisory Review, if any (name of board/committee, date of action, recommendation):		
NORMA CANTU OMAR RODRIGUEZ Martin Garza		Created/Initiated Approved New
City Manager Comments: Approve as recommended by the Parks and Recreation Director.		
Staff Recommendation: Staff recommends approval.		
Attachments, if any: MID VALLEY YOUT SOCCER 2022 - 2023		
Responsibilities upon Approval:		

STATE OF TEXAS *

COUNTY OF HIDALGO * **LEASE AGREEMENT**

CITY OF WESLACO *

On this ____ day of ____, 2022 THE CITY OF WESLACO, a home rule Municipal Corporation located in Hidalgo County, Texas hereinafter referred to as "CITY" and the MID VALLEY YOUTH SOCCER CLUB, 620 S. TEXAS BLVD SUITE A, Weslaco, Texas 78596 hereinafter referred to as "LEAGUE" enter into this agreement as follows:

1. The CITY leases to the "LEAGUE" certain real property and improvements physically located in the Harlon Block Sports Complex, described as East and West Field located at 1020 West 18th Street, Weslaco, Texas as described in Exhibit "A", hereinafter referred to as the lease premises.
2. The Term of this lease shall be for a period beginning September 1, 2022, and ending April 30, 2023, hereinafter referred to as the lease term.

In consideration of the lease of the property and improvements described in Exhibit "A", the "CITY" and "LEAGUE" agree as follows:

1. The "LEAGUE" will not construct any permanent buildings or improvements on the lease premises.
2. The "LEAGUE" will not sublet the leased property or assign this lease to any other party without the written consent of the "CITY."
3. The "LEAGUE" agrees and understands that lease premises will be used exclusively for "LEAGUE" activities.
4. The "LEAGUE" will hold the "CITY" harmless for any type of injury or harm sustained by any person involved in "LEAGUE" activity on the lease premises.
5. The "LEAGUE" will maintain liability insurance in a sufficient amount to protect the "CITY'S" interest and said insurance shall name the "CITY" as an additional insured with the requirement that said insurance provider shall provide the "CITY" notice of any cancellation of said insurance policy.
6. The "LEAGUE" will be entitled to possession of the lease premises 30 (30) minutes before and thirty (30) minutes after the beginning of each game/practice as set forth in the schedule described in Paragraph 7 of this Agreement. At all other times the general public shall have access to leased premises and the City will have authority to lease them out to third parties. Any disputes as to possession of leased premises shall be resolved and decided by the City Manager or his designee.
7. The "LEAGUE" will provide a schedule of "LEAGUE" activities to the City at least two (2) weeks prior to start of such activities.
8. The "LEAGUE" is responsible for expenses for any "LEAGUE" activities including but not limited to out-of-town games, play-offs, or tournaments. "CITY" is not responsible for any expenses or maintenance of the "LEAGUE".
9. The "LEAGUE" is obligated to assist the city in providing a clean complex for participants and spectators. If "LEAGUE" does not maintain a clean complex "CITY" staff and equipment will clean and maintain the lease premises and "LEAGUE" is obligated to reimburse "CITY" for costs of such services at that "CITY" employees rate of pay plus any fringe benefits.

10. There shall be no parking of automobiles or other vehicles in any area other than areas designated for such purpose by "CITY". The "LEAGUE" is responsible for ensuring there is **NO PARKING ON GRASS ISLANDS OR ANY OTHER GRASS AREAS** of the lease premises.
11. The "LEAGUE" will provide the "CITY" and accounting of all monies collected in registration fees, concession stand revenues and expenses incurred in operating its activities. This accounting must be prepared by a certified public accountant and must be prepared in accordance with accepted accounting principles. The accounting will be due on or before June 30, 2023. The "CITY" may at any time demand such accounting and failure to do so will result in an automatic termination of this agreement.
12. The "LEAGUE" shall be responsible for the registration of individual participants and for the accounting of registration fees for each participant and will hold the "CITY" harmless from any claims arising out of any improprieties or acts of embezzlement, fraud, or theft of "LEAGUE" funds.
13. The "LEAGUE" will be responsible for any and all expenses incurred in obtaining officials necessary for conducting "LEAGUE" activities.
14. The "LEAGUE" is responsible for scheduling all games and providing adult supervision at all scheduled football games and practices and will hold the "CITY" harmless for any claims arising out of inappropriate acts by any of the "LEAGUE'S" employees, volunteers, or contractors.
15. The "CITY" shall have the right to decide when the fields are unplayable due to current or anticipated weather conditions and the "LEAGUE" must abide by any "CITY" decisions concerning cancellation or rescheduling of "LEAGUE" activities.
16. The "LEAGUE" will provide its By – Laws, Organization structure, officers, and appropriate contact phone numbers to the "CITY" for the purpose of addressing or directing public inquires to the proper authorities regarding "LEAGUE" activities.
17. The "LEAGUE" shall report any necessary repairs or potential hazards to the Parks and Recreation Department immediately. However, the reporting of these hazards does not in way, shape or form make the "CITY" liable for any injuries or damages resulting from said hazards.
18. The "CITY" will maintain the fields, including mowing and marking. Maintenance scheduling will be determined by "CITY" upon receipt of written practice and league games schedules.
19. The "CITY" is under no obligation and undertakes no responsibility to obtain sponsors for "LEAGUE" activities.
20. "CITY" employees will not be allowed to participate in "LEAGUE" activities as officers, board members, bookkeepers, or in any other official capacity.
21. The "LEAGUE" will remove all sponsor signs on or before April 30, 2023.
22. The "LEAGUE" affirms that the person signing this agreement on behalf of the "LEAGUE" is authorized to execute this agreement with the "CITY".
23. The person signing on behalf of the "LEAGUE" will receive one (1) "CITY" issued key for the concession stands and lights and this key may not be duplicated by the "LEAGUE".
24. The "CITY" may cancel this agreement without cause by providing thirty "30" days written notice to the "LEAGUE" by personal delivery to the person signing this agreement on behalf of "LEAGUE".

(SIGNATURE PAGE NEXT)

In **WITNESS WHEREOF**, the undersigned hereby execute this lease agreement as of the day and year first above written.

ATTEST:

Norma A. Cantu, City Secretary

CITY OF WESLACO

David Suarez, Mayor

APPROVED AS TO FORM:

CITY ATTORNEY _____
JUAN E. GONZALEZ

MID VALLEY YOUTH SOCCER CLUB

Robert Gonzalez, President

EXHIBIT "A"

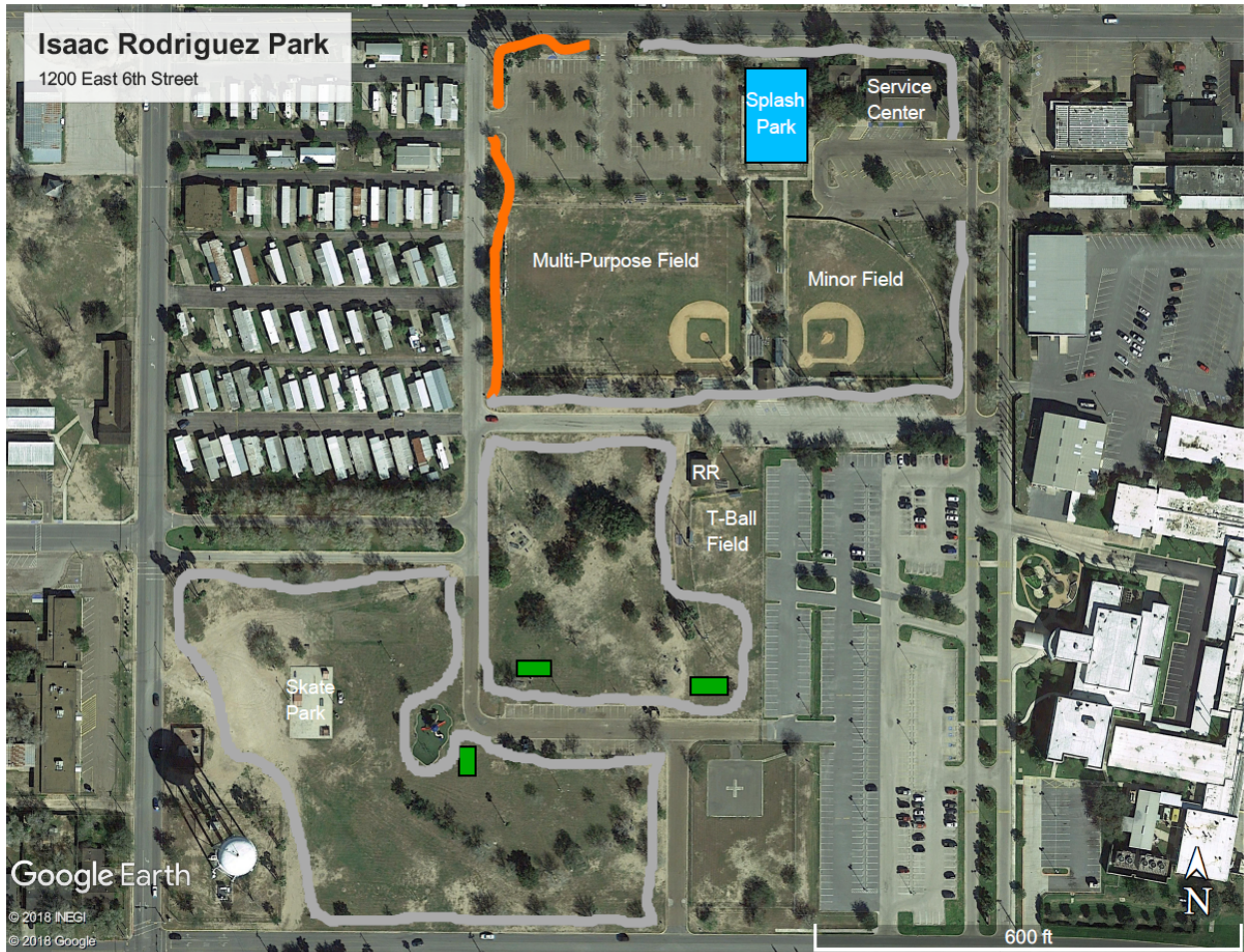


EXHIBIT "B"





Standardized Agenda Request Form

Date of Meeting: August 16, 2022		Agenda Item No. (to be assigned by CSO): 2022-5738	
From:			
Subject: Approval on renewal of Interlocal Agreement(s) with the following entities for Animal Care Services: 1. City of Alamo 2. City of Donna 3. City of Edcouch 4. City of Elsa 5. City of La Villa 6. City of Mercedes 7. City of Penitas 8. City of Pharr 9. City of San Juan 10. Willacy County and authorize the Mayor to execute any related documents. (Staffed by Planning and Code Enforcement Department.)			
Background:			
Funding Source (budget code, if applicable):			
Amount:	Term of Impact:	Identified in Current Budget:	
Additional Action Prompted: Mayor's Signature			
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 JOSE PEDRAZA REBEKAH DE LA FUENTE Martin Garza		Created/Initiated Approved Approved New	
City Manager Comments: Approve as recommended by Planning and Code Enforcement Department.			
Staff Recommendation: Approval			
Attachments, if any: Animal Shelter Contract Standard for all entities			

Responsibilities upon Approval:

STATE OF TEXAS § INTERLOCAL AGREEMENT

COUNTY OF HIDALGO §

SERVICE CONTRACT §

THIS AGREEMENT is made this ____ day of _____, 2022, by and between the **CITY OF WESLACO**, a Home Rule Municipal Corporation, hereinafter referred to as “**CITY**” located at 255 S. Kansas Avenue, Weslaco, Hidalgo County, Texas 78596 and **CITY OF _____** a Home Rule Municipal Corporation, hereinafter referred to as “**(ENTITY NAME)**.”, located at _____ Hidalgo County, Texas 78577.

RECITALS

WHEREAS, **(ENTITY NAME)**. desires to engage with **CITY** for the provision of certain professional services, therefore **CITY** and **(ENTITY NAME)**. mutually agree as follows:

SECTION I CONTRACT AGREEMENT

CITY agrees to provide ____ (entity) _____ Animal Control Operations and Impoundment as follows:

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

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

C. **CITY** will provide blank door tags (entity name). and must provide individual door tags for each animal brought into **CITY’S** facility.

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

E. (entity name). must give **CITY** prompt written notice whenever **(ENTITY NAME)**. observes or otherwise becomes aware of any deficiencies in **CITY** services.

F. Hours of operation:

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

SECTION II CALL NOTIFICATION / REPRESENTATIVE

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

CITY OF (ENTITY
NAME).

Representative name and title
address
(entity name). Texas

CITY OF WESLACO
Jose Angel Redaza, Health Official.
255 S. Kansas Avenue
Weslaco, Texas 78097

No other representative from (ENTITY NAME). may request services from CITY.

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

SECTION III PAYMENTS AND FEES

(ENTITY NAME). agrees to pay CITY for services contracted herein as follows:

- A. (ENTITY NAME). shall pay CITY \$65.00 per animal impounded at CITY'S shelter.
- B. (ENTITY NAME). shall pay CITY \$55.00 per deceased animal taken to CITY'S shelter.
- C. (ENTITY NAME). citizens seeking to reclaim animals shall pay fees as set by CITY.
- D. (ENTITY NAME). citizens who drop off animals at the Weslaco Animal Care Facility will not be assessed a fee.
- E. (ENTITY NAME). shall pay CITY \$150.00 to tranquilize or euthanize an animal on site
- F. (ENTITY NAME). shall pay CITY \$250.00 to quarantine an animal.

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

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

SECTION IV CHOICE OF LAW

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

SECTION V TERM OF AGREEMENT AND TERMINATION

- A. This Agreement shall be for an initial term of one year, effective _____, 2022 and shall continue in full force and effect through October 1, 2023.
- B. Either party to this Agreement shall have the right to terminate this Contract at any time without cause after 30 days written notice and upon payment to CITY for services rendered and obligations incurred to date.

SECTION VI NON-APPROPRIATIONS

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

SECTION VII MEDIATION

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

SECTION VIII HOLD HARMLESS

To the extent permitted under the Constitution and laws of the State of Texas City Of (entity name). agrees to indemnify and hold harmless and defend City, its agents, employees and officers from and against any claim, loss, damage, liability and expense, including reasonable attorney's fees,

incurred or suffered by it, by reason of any and all claims, demands or causes of action asserted or that may be asserted, against any or all of the above-named parties, whether alleging intentional or negligent acts or omissions, and whether seeking compensatory or punitive damages, and involving, arising out of, or in any manner related to this agreement.

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

CITY OF WESLACO

BY: _____
David Suarez, Mayor

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

ATTEST:

BY: _____
Norma A. Cantu, City Secretary

APPROVED AS TO FORM ONLY:

Juan E. Gonzalez
Attorney at Law

City Attorney

CITY OF (ENTITY NAME).

BY: _____, Mayor

City Of (entity name)

ATTEST:

BY: _____
City Clerk

APPROVED AS TO FORM ONLY:

City Attorney

Standardized Contract



Standardized Agenda Request Form

Date of Meeting: August 16, 2022		Agenda Item No. (to be assigned by CSO): 2022-5740
From:		
Subject: Approval to apply for the Governor's Extraordinary Funds grant not to exceed \$28,000 with NO MATCH required and NO RECURRING cost required to purchase emergency vehicle equipment and authorize the Mayor to execute any related documents. (Staffed by Fire Department).		
Background: From the Texas Department of State Health Services, the Governor's Extraordinary Emergency Funds are set aside each fiscal year from the EMS and Trauma Care System Account to support the emergent, unexpected needs of EMS providers or DSHS-approved organizations. Proposals are evaluated based on the impact on the regional or statewide EMS/trauma system. We believe the Ambus being the only one of its kind in the region can greatly assist in securing funds.		
Funding Source (budget code, if applicable):		
Amount:	Term of Impact:	Identified in Current Budget:
Additional Action Prompted: Mayor's Signature		
If item previously considered, provide date and action by Commission: The application is open until funds are exhausted.		
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):		
Maggie Perez ANTONIO LOPEZ Martin Garza		Created/Initiated New
City Manager Comments: Approve as recommended by the Fire Department.		
Staff Recommendation: Staff recommends approving.		
Attachments, if any: Letter of Support for Governor's Extraordinary Funds, Extraordinary Checklist Draft 2		
Responsibilities upon Approval: The mayor's signature is required on the Checklist and Letter of Support		

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 "J.P." Rodriguez, Commissioner, District 3
Adrian Farias, Commissioner, District 4

Martin Garza, Interim City Manager

August 16, 2022
Indra Hernandez
Trauma Systems Specialist
Texas Department of State Health Services
Letter of Support

City of Weslaco – Extraordinary Emergency Fund Request

Dear Indra Hernandez,

I write on behalf of the City of Weslaco in support of the Weslaco Fire/EMS department proposal to the Governor's Extraordinary Funds cycle for 2022. The proposal is to fund our emergency vehicle's equipment needs that can fill the gap we have incurred due to equipment becoming outdated and after constant use.

The Weslaco City Commission and I are committed to deploying the city's resources to assist in the reduction of health disparities not only for the City of Weslaco residents but as well as the region (Hidalgo, Willacy, Cameron County, etc.). We also assist statewide incidents such as hurricanes, floods, border security, and the current wildfires across the state with our emergency vehicle the Weslaco Ambus.

We have now identified the extraordinary need to update several of the items that allow the Ambus to function at its full capacity. We ask that you consider our project so we may continue our mission to provide for those in need. The gap in service of an asset such as the Ambus, that serves as ten ambulances in one, would impact the whole region.

Thank you for considering our proposal. Should you have any questions or comments feel free to contact me at david.suarez@weslacotx.gov.

Sincerely,

David Suarez
Mayor

**Department of State Health Services
Office of EMS & Trauma Systems Coordination**

Extraordinary Emergency Fund (EEF) Checklist

Name of Organization: <u>CITY OF WESLACO</u>	
If legal name is different, list legal name: _____	
Physical Address (not PO box): <u>255 S KANSAS AVE WESLACO TX 78596</u>	
Mailing Address (if different): _____	
County of License and RAC/TSA: _____	
Tax ID#: <u>74-6002544</u>	Population of Service Area: <u>887,934 Hidalgo County</u>
What is your emergency request? <u>Emergency Vehicle Equipment: Auto Pulse and Z Vents</u>	
What is the total dollar amount of your request? <u>\$27,000</u>	
Organization Type: ☒ EMS ☐ FRO ☒ Fire Department Hospital 911	
Service Type: Rural Urban Volunteer Service Paid Service Emergency Transfer	
Number of miles to nearest EMS: <u>N/A</u>	Level of their service: _____
Name of nearest EMS service: _____	

EMS Provider or First Responder Organization, complete this section

EMS license or FRO registration #: <u>108 024</u>	Current Staffing Numbers: ECA <u>0</u> EMT <u>24</u> EMT-1 <u>7</u> EMT-P <u>29</u> LP <u>12</u> Other <u>0</u>
Service provides care to the following counties: <u>Hidalgo, also operate under EMTF</u>	
Circle level of care: BLS ALS MICU or (with capable)	
<u>90</u> % of 911 Calls <u>10</u> % of Transfer Calls	Average medical call distance, in miles: <u>65 miles (location to destination)</u>
Average medical call volume per month: <u>598 Calls</u>	Square miles covered: <u>1,583 sq miles</u>
Number of ground ambulance(s): <u>8 ground amb.</u>	Number of air ambulance(s): <u>0</u>

Contact Information and Signature

Print name and title of contact person: <u>DAVID SUAREZ, MAYOR</u>	
Work phone (<u>956</u>) <u>968-3181</u> Other phone () _____	
Email Address: <u>DAVID.SUAREZ@WESLACOTX.GOV</u>	
Print Alternate Contact and Title: <u>MAGGIE PEREZ, GRANT WRITER</u>	
Work Phone (<u>956</u>) <u>968-3181 EXT. 1002</u> Other phone (<u>956</u>) <u>272-3756</u>	
Alternate Email Address: <u>MJPEREZ@WESLACOTX.GOV</u>	
By my signature, I attest information submitted for this emergency fund request is accurate and true.	
Signature: _____	Date: _____





Standardized Agenda Request Form

Date of Meeting: August 16, 2022		Agenda Item No. (to be assigned by CSO): 2022-5737
From:		
Subject: Approval to accept a \$3,000 donation from Electric Transmission Texas to the Weslaco Fire Department for the purchase of a positive pressure fan and authorize the Mayor to execute any related documents. (Staffed by Fire Department.)		
Background: Electric Transmission Texas is a new agency to the city of Weslaco, thus it is the first donation offer.		
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):		
LAURA LUERA ANTONIO LOPEZ Martin Garza		Created/Initiated New
City Manager Comments: Approve to accept donation as recommended by the Fire Department.		
Staff Recommendation: Approval.		
Attachments, if any:		
Responsibilities upon Approval:		



Standardized Agenda Request Form

Date of Meeting: August 16, 2022		Agenda Item No. (to be assigned by CSO): 2022-5741	
From:			
Subject: Approval to allow Honorably Retired Peace Officer David Ponce to purchase his previously issued duty weapon, a used Glock 27 Gen 4 (.40caliber) with Serial # WXY003 for the price of \$279.50 as allowed under Texas Government Code Section 614.051 and authorize the Mayor to execute any related documents. (Staffed by Police Department.)			
Background: Sec. 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:			
If item previously considered, provide date and action by Commission:			
If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners:			
Advisory Review, if any (name of board/committee, date of action, recommendation):			
ROXANNE SAAVEDRA ROBERT LOPEZ JOEL RIVERA Martin Garza		Created/Initiated Approved New	
City Manager Comments: Approve as recommended by the Police Department.			
Staff Recommendation: Recommend Approval			
Attachments, if any:			
Responsibilities upon Approval:			



Standardized Agenda Request Form

Date of Meeting: August 16, 2022		Agenda Item No. (to be assigned by CSO): 2022-5744	
From:			
Subject: Approval to allow Honorably Retired Peace Officer Carlos Coronado to purchase his previously issued duty weapon, a used Glock 22 Gen 4 (.40 caliber) handgun with Serial # WXN054 for the price of \$271.50 as allowed under Texas Government Code Section 614.051 and authorize the Mayor to execute any related documents. (Staffed by Police Department.)			
Background: Sec. 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):			
ROXANNE SAAVEDRA ROBERT LOPEZ JOEL RIVERA Martin Garza		Created/Initiated Approved New	
City Manager Comments: Approve as recommended by the Police Department.			
Staff Recommendation:			
Attachments, if any:			

Responsibilities upon Approval:
--



Standardized Agenda Request Form

Date of Meeting: August 16, 2022		Agenda Item No. (to be assigned by CSO): 2022-5752
From:		
Subject: Approval to submit a Letter of Support to the Rio Grande Valley Metropolitan Planning Organization's application project to the US Department of Transportation's Safe Streets and Roads for All grant. The Safety Action Plan Project will encompass Hidalgo, Cameron, and portions of Starr County. (Staffed by City Manager).		
Background: The Safety Plan would allow the City of Weslaco to pursue future DOT grants that require a Safety Action Plan in place.		
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 Martin Garza		Created
City Manager Comments: Approve.		
Staff Recommendation: Staff recommends approving.		
Attachments, if any: Letter of Support Mayor Suarez Safety Streets for All		
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 "J.P." Rodriguez, Commissioner, District 3
Adrian Farias, Commissioner, District 4

Martin Garza, Interim City Manager

August 16, 2022
U.S Department of Transportation
c/o Secretary Pete Buttigieg
Office of the Secretary of Transportation
1200 New Jersey Ave, SE
Washington, DC 20590

Dear Secretary Buttigieg,

The City of Weslaco would like to express our full support of the Rio Grande Valley Metropolitan Planning Organization's (RGVMPO) application for the U.S. Department of Transportation's (USDOTs) Safe Streets and Roads for All (SS4A) opportunity. The RGVMPO is proposing to develop a first-of-its-kind regional Safety Action Plan that encompasses portions of Starr County and the entirety of Cameron and Hidalgo Counties. This planning effort aligns with the City of Weslaco's goal of reducing crashes, serious injuries, and fatalities on our public roads while increasing access to safe and affordable transportation options.

The 2019 American Community Survey reported the population of the RGVMPO's Metropolitan Area Boundary to be 1,339,808, with just over 718,275 people living within Historically Disadvantaged Communities (HDCs) - accounting for 53% of the total population. With over half of the population living in HDCs and sparse infrastructure for pedestrian and motorist safety, the Rio Grande Valley is a prime candidate for the Action Plan Grant. Additionally, the importance of the international transportation and the Rio Grande Valley to the U.S. economy is anticipated to increase as demand on the North American supply chain to deliver raw materials and goods to both sides of the border grows. This regional Safety Action Plan is vital to the growing population of the Rio Grande Valley to plan for the safety of motorists, pedestrians, cyclists, and transit users alike on our ever-growing transportation network.

If the application is accepted, the City of Weslaco is committed to working with the RGVMPO, an organization capable of managing federal funds, administering plans, and coordinating implementation efforts. Thank you for your thoughtful consideration to support safety initiatives in a border region that has largely been under-funded and under-represented on the federal level.

Sincerely,

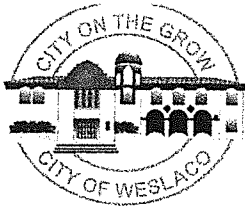
Mayor David Suarez

City of Weslaco



Standardized Agenda Request Form

Date of Meeting: August 16, 2022		Agenda Item No. (to be assigned by CSO): 2022-5721	
From:			
Subject: Discussion and consideration on Resolution 2022-44 appointing members to the Weslaco Hotel Tax Occupancy Advisory Committee and authorize the Mayor to execute any related documents. Possible action. (Staffed by Finance Department.)			
Background:			
Funding Source (budget code, if applicable):			
Amount:	Term of Impact:	Identified in Current Budget:	
Additional Action Prompted: Mayor's Signature Resolution			
If item previously considered, provide date and action by Commission:			
If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners:			
Advisory Review, if any (name of board/committee, date of action, recommendation):			
ADELAIDA VEGA Rosalinda Cavazos Martin Garza		Created/Initiated New	
City Manager Comments: Approve as recommended by the governing body for the nominee.			
Staff Recommendation:			
Attachments, if any: Redacted - Board App Israel Maldonado, Redacted - Board App Rafael Caballero, Redacted - Board App Roberto Palomares Jr, Redacted Board App - Ruben Villanueva, R2022-44 Hotel Occupancy Tax Advisory Committee appointments.b			
Responsibilities upon Approval:			



APPLICATION TO SERVE ON BOARDS & COMMITTEES

NAME: ISRAEL MALDONADO DATE: 7-25-2022

HOME ADDRESS: [REDACTED]
☒ Inside City Limits ☐ Outside City Limits

MAILING ADDRESS: [REDACTED]

TELEPHONE: (Residence) [REDACTED] (Cell) [REDACTED]

E-MAIL ADDRESS [REDACTED]

OCCUPATION: (If retired, indicate former occupation or profession.)

PROFESSIONAL AND/OR COMMUNITY ACTIVITIES:

OWNER OF KIDS ADVANCED THERAPY SERVICES INC.

LOYAL KNIGHT OF WESLACO ELKS LODGE 2057

RETIRED UNITED STATES MARINE CORPS

PROFESSIONAL AND/OR COMMUNITY ACTIVITIES:

PLEASE NUMBER IN ORDER OF PREFERENCE THE BOARD YOU ARE INTERESTED IN SERVING:

AMBULANCE ADVISORY BOARD	_____	MAYOR JOE V. SANCHEZ PUBLIC LIBRARY	_____
ANIMAL SHELTER ADVISORY BOARD	_____	PLANNING & ZONING COMMISSION	_____
BOARD OF ADJUSTMENTS- BUILDING	_____	PUBLIC FACILITIES & TRANSPORTATION	_____
BOARD OF ADJUSTMENTS - ZONING	_____	NAMING COMMITTEE	_____
CITIZENS DRAINAGE ADVISORY BOARD	_____	TOWER OF HONOR	_____
CIVIL SERVICE BOARD	_____	WESLACO AIRPORT COMMITTEE	_____
ECONOMIC DEVELOPMENT CORPORATION	_____		
HOTEL OCCUPANCY TAX ADVISORY COMMITTEE	☒		
WESLACO RECYCLING TASK FORCE COMMITTEE	_____		
PARKS & RECREATION ADVISORY BOARD	_____		

RETURN FORM & DISCLOSURE FORM TO:

CITY OF WESLACO, CITY
SECRETARY
255 S. KANSAS
WESLACO, TX 78596
nacantu@weslacotx.gov
Phone: 956-968-3181
Fax: 956-968-6717

FOR OFFICE USE ONLY

APPT. TO _____

DATE _____

PUBLIC ACCESS ___ YES ___ NO



APPLICATION TO SERVE ON BOARDS & COMMITTEES

NAME: Rafael Caballero DATE: 7.25.22
HOME ADDRESS: [REDACTED] Weslaco TX 78599
☒ Inside City Limits ☐ Outside City Limits
MAILING ADDRESS: SAB.
TELEPHONE: (Residence) [REDACTED] (Cell) [REDACTED]
E-MAIL ADDRESS [REDACTED]
OCCUPATION: (If retired, indicate former occupation or profession.) Restaurant Owner
PROFESSIONAL AND/OR COMMUNITY ACTIVITIES: Member of U.F.W. & Elks
PROFESSIONAL AND/OR COMMUNITY ACTIVITIES: _____
PROFESSIONAL AND/OR COMMUNITY ACTIVITIES: _____

PLEASE NUMBER IN ORDER OF PREFERENCE THE BOARD YOU ARE INTERESTED IN SERVING:

AMBULANCE ADVISORY BOARD	_____	MAYOR JOE V. SANCHEZ PUBLIC LIBRARY	_____
ANIMAL SHELTER ADVISORY BOARD	_____	PLANNING & ZONING COMMISSION	_____
BOARD OF ADJUSTMENTS- BUILDING	_____	PUBLIC FACILITIES & TRANSPORTATION	_____
BOARD OF ADJUSTMENTS - ZONING	_____	NAMING COMMITTEE	_____
CITIZENS DRAINAGE ADVISORY BOARD	_____	TOWER OF HONOR	_____
CIVIL SERVICE BOARD	_____	WESLACO AIRPORT COMMITTEE	_____
ECONOMIC DEVELOPMENT CORPORATION	_____		
HOTEL OCCUPANCY TAX ADVISORY COMMITTEE	☒		
WESLACO RECYCLING TASK FORCE COMMITTEE	_____		
PARKS & RECREATION ADVISORY BOARD	_____		

RETURN FORM & DISCLOSURE FORM TO:

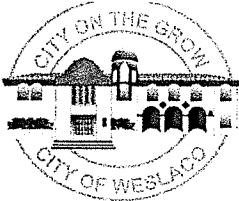
CITY OF WESLACO, CITY
SECRETARY
255 S. KANSAS
WESLACO, TX 78596
nacantu@weslacotx.gov
Phone: 956-968-3181
Fax: 956-968-6717

FOR OFFICE USE ONLY

APPT. TO _____

DATE _____

PUBLIC ACCESS ___ YES ___ NO



APPLICATION TO SERVE ON BOARDS & COMMITTEES

NAME: Roberto Palomares Jr DATE: 7/25/22

HOME ADDRESS: [REDACTED] Weslaco, TX 78596
() Inside City Limits () Outside City Limits

MAILING ADDRESS: [REDACTED] Weslaco, TX 78596

TELEPHONE: (Residence) 678-576-6079 (Cell) _____

E-MAIL ADDRESS R Palomares A@gmail.com

OCCUPATION: (If retired, indicate former occupation or profession.) First Bank, AUP

PROFESSIONAL AND/OR COMMUNITY ACTIVITIES: _____

PROFESSIONAL AND/OR COMMUNITY ACTIVITIES: _____

PLEASE NUMBER IN ORDER OF PREFERENCE THE BOARD YOU ARE INTERESTED IN SERVING:

AMBULANCE ADVISORY BOARD _____
ANIMAL SHELTER ADVISORY BOARD _____
BOARD OF ADJUSTMENTS- BUILDING _____
BOARD OF ADJUSTMENTS - ZONING _____
CITIZENS DRAINAGE ADVISORY BOARD _____
CIVIL SERVICE BOARD _____
ECONOMIC DEVELOPMENT CORPORATION _____
HOTEL OCCUPANCY TAX ADVISORY COMMITTEE 1 _____
WESLACO RECYCLING TASK FORCE COMMITTEE _____
PARKS & RECREATION ADVISORY BOARD 2 _____

MAYOR JOE V. SANCHEZ PUBLIC LIBRARY _____
PLANNING & ZONING COMMISSION _____
PUBLIC FACILITIES & TRANSPORTATION _____
NAMING COMMITTEE _____
TOWER OF HONOR _____
WESLACO AIRPORT COMMITTEE _____

RETURN FORM & DISCLOSURE FORM TO:

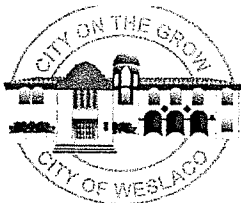
CITY OF WESLACO, CITY
SECRETARY
255 S. KANSAS
WESLACO, TX 78596
nacantu@weslacotx.gov
Phone: 956-968-3181
Fax: 956-968-6717

FOR OFFICE USE ONLY

APPT. TO _____

DATE _____

PUBLIC ACCESS ___ YES ___ NO



APPLICATION TO SERVE ON BOARDS & COMMITTEES

NAME: Ruben Villanueva DATE: 7-25-22

HOME ADDRESS: [REDACTED] TX 78577
() Inside City Limits (X) Outside City Limits

MAILING ADDRESS: Same as above

TELEPHONE: (Residence) --- (Cell) (956) 492-8356

E-MAIL ADDRESS: R.Villanueva07@yahoo.com

OCCUPATION: (If retired, indicate former occupation or profession.) Holiday Inn Express - Hotel General Manager

PROFESSIONAL AND/OR COMMUNITY ACTIVITIES:
Valley Nature Center, Hotel Occupancy Tax Advisory Board,
American Lodging Association, CHLA

PROFESSIONAL AND/OR COMMUNITY ACTIVITIES: _____

PLEASE NUMBER IN ORDER OF PREFERENCE THE BOARD YOU ARE INTERESTED IN SERVING:

AMBULANCE ADVISORY BOARD	_____	MAYOR JOE V. SANCHEZ PUBLIC LIBRARY	_____
ANIMAL SHELTER ADVISORY BOARD	_____	PLANNING & ZONING COMMISSION	_____
BOARD OF ADJUSTMENTS- BUILDING	_____	PUBLIC FACILITIES & TRANSPORTATION	_____
BOARD OF ADJUSTMENTS - ZONING	_____	NAMING COMMITTEE	_____
CITIZENS DRAINAGE ADVISORY BOARD	_____	TOWER OF HONOR	_____
CIVIL SERVICE BOARD	_____	WESLACO AIRPORT COMMITTEE	_____
ECONOMIC DEVELOPMENT CORPORATION	_____		
HOTEL OCCUPANCY TAX ADVISORY COMMITTEE	<u>1</u>		
WESLACO RECYCLING TASK FORCE COMMITTEE	_____		
PARKS & RECREATION ADVISORY BOARD	<u>2</u>		

RETURN FORM & DISCLOSURE FORM TO:

CITY OF WESLACO, CITY
SECRETARY
255 S. KANSAS
WESLACO, TX 78596
nacantu@weslacotx.gov
Phone: 956-968-3181
Fax: 956-968-6717

FOR OFFICE USE ONLY

APPT. TO _____

DATE _____

PUBLIC ACCESS ___ YES ___ NO

RESOLUTION NO. 2022-44

**A RESOLUTION OF THE CITY OF WESLACO APPOINTING
MEMBERS TO THE HOTEL OCCUPANCY TAX ADVISORY
COMMITTEE**

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

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

WHEREAS, The Hotel Occupancy Tax Advisory Committee's members shall serve without compensation.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF WESLACO, TEXAS the following individuals are appointed to serve on the Hotel Occupancy Tax Advisory Committee.

<u>NAME</u>	<u>TERM ENDING</u>
_____	August 16, 2025
_____	August 16, 2025
_____	August 16, 2025
_____	August 16, 2025

PASSED AND APPROVED on this 16th day of August 2022.

CITY OF WESLACO

David Suarez, **MAYOR**

ATTEST:

Norma A. Cantu, **CITY SECRETARY**

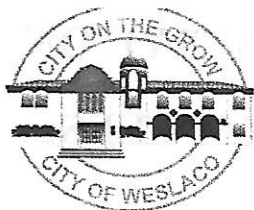
APPROVED AS TO FORM:

Juan E. Gonzalez **CITY ATTORNEY**



Standardized Agenda Request Form

Date of Meeting: August 16, 2022		Agenda Item No. (to be assigned by CSO): 2022-5739
From:		
Subject: Discussion and consideration on Resolution R2022-45 appointing members to the Building Board of Adjustments - Building Codes and authorize the Mayor to execute any related documents. Possible action. (Staffed by Planning and Code Enforcement Department.)		
Background:		
Funding Source (budget code, if applicable):		
Amount:	Term of Impact:	Identified in Current Budget:
Additional Action Prompted: Mayor's Signature Resolution		
If item previously considered, provide date and action by Commission:		
If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners:		
Advisory Review, if any (name of board/committee, date of action, recommendation):		
NORMA CANTU REBEKAH DE LA FUENTE Martin Garza		Created/Initiated Approved New
City Manager Comments: Approve as recommended by the governing body for the nominee.		
Staff Recommendation:		
Attachments, if any: Redacted Board App - Noe Villarreal. electrician_Redacted, Board App - Irma V Salinas rcvd 8.5.22, Redacted - BOA applicant Lonnie Berry, R2022-45 BOAA-BLDG CODES appointments.B		
Responsibilities upon Approval:		



APPLICATION TO SERVE ON BOARDS & COMMITTEES

NAME: Noe Villarreal DATE: 8/2/2022

HOME ADDRESS: [REDACTED]
() Inside City Limits () Outside City Limits

MAILING ADDRESS: [REDACTED]

TELEPHONE: (Residence) None (Cell) [REDACTED]

E-MAIL ADDRESS [REDACTED]

OCCUPATION: (If retired, indicate former occupation or profession.) Electrician

PROFESSIONAL AND/OR COMMUNITY ACTIVITIES:

PROFESSIONAL AND/OR COMMUNITY ACTIVITIES: Villarreal Electric & A/c

PLEASE NUMBER IN ORDER OF PREFERENCE THE BOARD YOU ARE INTERESTED IN SERVING:

AMBULANCE ADVISORY BOARD	_____	MAYOR JOE V. SANCHEZ PUBLIC LIBRARY	_____
ANIMAL SHELTER ADVISORY BOARD	_____	PLANNING & ZONING COMMISSION	_____
BOARD OF ADJUSTMENTS- BUILDING	<u>✓</u>	PUBLIC FACILITIES & TRANSPORTATION	_____
BOARD OF ADJUSTMENTS - ZONING	_____	NAMING COMMITTEE	_____
CITIZENS DRAINAGE ADVISORY BOARD	_____	TOWER OF HONOR	_____
CIVIL SERVICE BOARD	_____	WESLACO AIRPORT COMMITTEE	_____
ECONOMIC DEVELOPMENT CORPORATION	_____		
HOTEL OCCUPANCY TAX ADVISORY COMMITTEE	_____		
WESLACO RECYCLING TASK FORCE COMMITTEE	_____		
PARKS & RECREATION ADVISORY BOARD	_____		

RETURN FORM & DISCLOSURE FORM TO:

CITY OF WESLACO, CITY
SECRETARY
255 S. KANSAS
WESLACO, TX 78596
nacantu@weslacotx.gov
Phone: 956-968-3181
Fax: 956-968-6717

FOR OFFICE USE ONLY

APPT. TO _____

DATE _____

PUBLIC ACCESS __ YES __ NO



APPLICATION TO SERVE ON BOARDS & COMMITTEES

NAME: Irma V Salinas DATE: 7/27/22

HOME ADDRESS: 530 S. Bridge
☒ Inside City Limits ☐ Outside City Limits

MAILING ADDRESS: 530 S. Bridge

TELEPHONE: (Residence) _____ (Cell) 956-789-3354

E-MAIL ADDRESS irma2valerio@aol.com

OCCUPATION: (If retired, indicate former occupation or profession.) _____

PROFESSIONAL AND/OR COMMUNITY ACTIVITIES:

Nuestra Familia ADC's

PROFESSIONAL AND/OR COMMUNITY ACTIVITIES: _____

PLEASE NUMBER IN ORDER OF PREFERENCE THE BOARD YOU ARE INTERESTED IN SERVING:

AMBULANCE ADVISORY BOARD _____
ANIMAL SHELTER ADVISORY BOARD _____
BOARD OF ADJUSTMENTS- BUILDING ☒ _____
BOARD OF ADJUSTMENTS - ZONING _____
CITIZENS DRAINAGE ADVISORY BOARD _____
CIVIL SERVICE BOARD _____
ECONOMIC DEVELOPMENT CORPORATION _____
HOTEL OCCUPANCY TAX ADVISORY COMMITTEE _____
WESLACO RECYCLING TASK FORCE COMMITTEE _____
PARKS & RECREATION ADVISORY BOARD _____

MAYOR JOE V. SANCHEZ PUBLIC LIBRARY _____
PLANNING & ZONING COMMISSION _____
PUBLIC FACILITIES & TRANSPORTATION _____
NAMING COMMITTEE _____
TOWER OF HONOR _____
WESLACO AIRPORT COMMITTEE _____

RETURN FORM & DISCLOSURE FORM TO:

CITY OF WESLACO, CITY
SECRETARY
255 S. KANSAS
WESLACO, TX 78596
nacantu@weslacotx.gov
Phone: 956-968-3181
Fax: 956-968-6717

FOR OFFICE USE ONLY

APPT. TO _____

DATE _____

PUBLIC ACCESS ___ YES ___ NO



APPLICATION TO SERVE ON BOARDS & COMMITTEES

NAME: Lonnie Berry DATE: 7/27/2022

HOME ADDRESS: [REDACTED]
() Inside City Limits () Outside City Limits

MAILING ADDRESS: [REDACTED]

TELEPHONE: (Residence) [REDACTED] (Cell) [REDACTED]

E-MAIL ADDRESS: [REDACTED]

OCCUPATION: (If retired, indicate former occupation or profession.) Home Builder (Self Employed)

PROFESSIONAL AND/OR COMMUNITY ACTIVITIES:
Vice Chair Planning & Zoning Board

PROFESSIONAL AND/OR COMMUNITY ACTIVITIES: _____

PLEASE NUMBER IN ORDER OF PREFERENCE THE BOARD YOU ARE INTERESTED IN SERVING:

AMBULANCE ADVISORY BOARD	_____	MAYOR JOE V. SANCHEZ PUBLIC LIBRARY	_____
ANIMAL SHELTER ADVISORY BOARD	_____	PLANNING & ZONING COMMISSION	_____
BOARD OF ADJUSTMENTS- BUILDING	_____	PUBLIC FACILITIES & TRANSPORTATION	_____
BOARD OF ADJUSTMENTS - ZONING	_____	NAMING COMMITTEE	_____
CITIZENS DRAINAGE ADVISORY BOARD	_____	TOWER OF HONOR	_____
CIVIL SERVICE BOARD	_____	WESLACO AIRPORT COMMITTEE	_____
ECONOMIC DEVELOPMENT CORPORATION	_____		
HOTEL OCCUPANCY TAX ADVISORY COMMITTEE	_____		
WESLACO RECYCLING TASK FORCE COMMITTEE	_____		
PARKS & RECREATION ADVISORY BOARD	_____		

RETURN FORM & DISCLOSURE FORM TO:

CITY OF WESLACO, CITY
SECRETARY
255 S. KANSAS
WESLACO, TX 78596
nacantu@weslacotx.gov
Phone: 956-968-3181
Fax: 956-968-6717

FOR OFFICE USE ONLY

APPT. TO _____

DATE _____

PUBLIC ACCESS ___ YES ___ NO

RESOLUTION NO. 2022-45

**A RESOLUTION OF THE CITY OF WESLACO APPOINTING MEMBERS
TO THE BOARD OF ADJUSTMENTS & APPEALS-BUILDING CODES.**

WHEREAS, the City of Weslaco created and established the Board of Adjustments & Appeals-Building Codes.

WHEREAS, the Board of Adjustments & Appeals-Building Codes shall consist of seven (7) members appointed by the Commission and shall serve a four (4) year term as codified in the Code of Ordinances Chapter 26 Article IX Sec. 26-280: and

WHEREAS, a board member shall not act in a case in which he/she has personal interest; and

WHEREAS, the board shall hear all appeals on requests for variances under the International and Residential Building Codes and city codes such as plumbing, electrical, housing, and mechanical; and

WHEREAS, every decision of the board shall promptly be filed in the office of the Building Official and shall be opened to public inspection.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF WESLACO, TEXAS THAT the following individuals are appointed to the Board of Adjustments & Appeals – Building Codes.

<u>Name</u>	<u>Term</u>
_____	August 16, 2026
_____	August 16, 2026
_____	August 16, 2026

PASSED AND APPROVED on this 16th day of August 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: August 16, 2022		Agenda Item No. (to be assigned by CSO): 2022-5758	
From:			
Subject: Discussion and consideration to purchase two new 2022 Ford F150 crew cab 1/2 ton pick-ups for an amount not to exceed \$85,280 from Boggus Motor Sales II, LLC, McAllen, Texas as submitted on closed bid RFB No.#2021-22-35 and authorize the Mayor to execute any related documents. Possible action. (Staffed by Police Department.)			
Background: The Weslaco Police Department is replacing vehicles being used that have exceeded 10 years/100,000 miles and/or are being used and have salvage/rebuilt titles.			
Funding Source (budget code, if applicable):			
Amount: \$85,280	Term of Impact:	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):			
JUANITA VALLEJO ROBERT LOPEZ Rosalinda Cavazos JOEL RIVERA Martin Garza		Created/Initiated New	
City Manager Comments: Approve as recommended by the Police Department.			
Staff Recommendation:			
Attachments, if any: VARIOUS TRUCKS RESPONSE RFB NO 2021-22-35 Two Ford F-150s \$85,280			
Responsibilities upon Approval:			

Item	Truck Description	Department	Bid Amount	Delivery in days
1	New 2022 /2023 – 1/2 Ton Pick Up Crew Cab	Engineering	\$ 42,640	30
2	New 2022 /2023 – 1/2 Ton Pick Up Crew Cab / ALTERNATE BID: Extended Cab	Engineering	NA	
3	New 2022 / 2023 – ¾ Ton Pick Up Crew Cab (4 Doors Full Size)	Public Works Drainage	57,345	30
4	New 2022 / 2023 – ¾ Ton Pick Up Crew Cab (4 Doors Full Size) ALTERNATE BID: Regular Cab	Public Works Drainage	NA	
5	New 2022 / 2023 – 1 Ton Pick Up Crew Cab (4 Door)	Water Division	58,545	30
6	New 2022 / 2023 – 1 Ton Pick Up Crew Cab (4 Door) ALTERNATE BID: Gas	Water Division	NA	
7	New 2022 /2023 – 3/4 Ton Pick Up Extended Cab	Streets-Traffic	NA	
8	New 2022 /2023 – 3/4 Ton Pick Up Extended Cab ALTERNATE BID: Crew Cab	Streets-Traffic	57,345	30
9	New 2022 /2023 – Pick Up Crew Cab	Public Works Administration	58,545	30
10	New 2022 /2023 – Pick Up Crew Cab ALTERNATE BID: Extended Cab	Public Works Administration	NA	
11	New 2022 /2023 – 1/2 Ton Pick Up Crew Cab / V8 Engine	Police	\$ 85,280	30
12	New 2022 /2023 – 1/2 Ton Pick Up Crew Cab / ALTERNATE BID: V6 Engine	Police	NA	

DIESEL

DIESEL

DIESEL

DIESEL

2 UNITS

*Delivery base on number of days upon issuance of Purchase Order. If a truck is available on the lot indicate "on the lot"

Company Name: BOSSUS MOTOR SALES II, LLC

Address: 1400 E. HWY 83

City/State/Zip: MCALLEN, TX 78501

Phone Number: 956-686-7411 Fax Number: _____

Authorized Signature: [Signature] Title: FLEET MANAGER

RAUL GONZALEZ

E-mail: rgonzalez2@Bossus.com Print Name: _____

BID FORM / Various Trucks / RFB No.: 2021-22-35

Item	Truck Description	Department	Bid Amount	Delivery in days
1	New 2022 /2023 – 1/2 Ton Pick Up Crew Cab	Engineering	\$46,500.	360
2	New 2022 /2023 – 1/2 Ton Pick Up Crew Cab / ALTERNATE BID: Extended Cab	Engineering	\$46,915.	360
3	New 2022 / 2023 – ¾ Ton Pick Up Crew Cab (4 Doors Full Size)	Public Works Drainage	\$50,530.	360
4	New 2022 / 2023 – ¾ Ton Pick Up Crew Cab (4 Doors Full Size) ALTERNATE BID: Regular Cab	Public Works Drainage	\$46,775.	360
5	New 2022 / 2023 – 1 Ton Pick Up Crew Cab (4 Door)	Water Division	\$62,420	360
6	New 2022 / 2023 – 1 Ton Pick Up Crew Cab (4 Door) ALTERNATE BID: Gas	Water Division	\$54,375	360
7	New 2022 /2023 – 3/4 Ton Pick Up Extended Cab	Streets-Traffic	\$46,915	360
8	New 2022 /2023 – 3/4 Ton Pick Up Extended Cab ALTERNATE BID: Crew Cab	Streets-Traffic	\$51,440.	360
9	New 2022 /2023 – Pick Up Crew Cab	Public Works Administration	\$46,500.	360
10	New 2022 /2023 – Pick Up Crew Cab ALTERNATE BID: Extended Cab	Public Works Administration	\$46,915.	360
11	New 2022 /2023 – 1/2 Ton Pick Up Crew Cab / V8 Engine	Police	\$46,500.	360
12	New 2022 /2023 – 1/2 Ton Pick Up Crew Cab / ALTERNATE BID: V6 Engine	Police	\$45,950.	360

*Delivery base on number of days upon issuance of Purchase Order. If a truck is available on the lot indicate "on the lot"

Company Name: Caldwell County Chevrolet

Address: PO BOX 27

City/State/Zip: Caldwell, TX 77036

Phone Number: 979 567-1500 Fax Number: 979-567 4376

Authorized Signature: A. Knapp Title: Fleet Director

Averyt Knapp

E-mail averyt@caldwellcountry.com Print Name

BID FORM / Various Trucks / RFB No.: 2021-22-35

Item	Truck Description	Department	Bid Amount	Delivery in days
1	New 2022 / 2023 - 1/2 Ton Pick Up Crew Cab 2023 F-150	Engineering	40,357.00	30+ weeks
2	New 2022 / 2023 - 1/2 Ton Pick Up Crew Cab / ALTERNATE BID: Extended Cab	Engineering	No Bid	
3	New 2022 / 2023 - 3/4 Ton Pick Up Crew Cab (4 Doors Full Size) 2023 F250	Public Works Drainage	48,836.00	30+ Weeks
4	New 2022 / 2023 - 3/4 Ton Pick Up Crew Cab (4 Doors Full Size) ALTERNATE BID: Regular Cab 2023 F-250	Public Works Drainage	45,371.00	30 plus weeks
5	New 2022 / 2023 - 1 Ton Pick Up Crew Cab (4 Door) 2023 F-350	Water Division	61,842.00	30 plus weeks
6	New 2022 / 2023 - 1 Ton Pick Up Crew Cab (4 Door) ALTERNATE BID: Gas	Water Division	52,415.00	30 plus weeks
7	New 2022 / 2023 - 3/4 Ton Pick Up Extended Cab 2023 F-250	Streets-Traffic	47,477.00	30 plus weeks
8	New 2022 / 2023 - 3/4 Ton Pick Up Extended Cab ALTERNATE BID: Crew Cab	Streets-Traffic	48,836.00	30 Plus weeks
9	New 2022 / 2023 - Pick Up Crew Cab	Public Works Administration	No Bid	
10	New 2022 / 2023 - Pick Up Crew Cab ALTERNATE BID: Extended Cab	Public Works Administration	No Bid	
11	New 2022 / 2023 - 1/2 Ton Pick Up Crew Cab / V8 Engine 2023 F-150 SV	Police	42,333.00	30 plus weeks
12	New 2022 / 2023 - 1/2 Ton Pick Up Crew Cab / ALTERNATE BID: V6 Engine F-150 Responder	Police	45,031.00	30 plus weeks

*Delivery base on number of days upon issuance of Purchase Order. If a truck is available on the lot indicate "on the lot"

Company Name: Silsbee Ford

Address: 1211 U.S. Hwy 96 N.

City/State/Zip: Silsbee TX 77656

Phone Number: 254-541-9061 Fax Number: _____

Authorized Signature: Michael Wiley Title: Gov't Fleet Sales Rep

Michael Wiley

E-mail mwiley.silsbeeFleet@gmail.com Print Name



Standardized Agenda Request Form

Date of Meeting: August 16, 2022		Agenda Item No. (to be assigned by CSO): 2022-5743
From:		
Subject: Discussion and consideration on first and final reading of Ordinance 2022-31 designating Haggar Street and North GTE Avenue as a "No Parking Zone" and authorize the Mayor to execute any related documents. Possible action. (Staffed by Police Department.)		
Background:		
Funding Source (budget code, if applicable):		
Amount:	Term of Impact:	Identified in Current Budget:
Additional Action Prompted: Mayor's Signature Ordinance - First Reading Ordinance - Final Reading		
If item previously considered, provide date and action by Commission:		
If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners:		
Advisory Review, if any (name of board/committee, date of action, recommendation):		
ROXANNE SAAVEDRA ROBERT LOPEZ Martin Garza		Created/Initiated Approved New
City Manager Comments: Approve as recommended by the Police Department.		
Staff Recommendation: Weslaco Police Department recommends approval		
Attachments, if any: O2022-31 no parking Hagger and GTE Ave		
Responsibilities upon Approval:		

ORDINANCE NO. 2022-31

AN ORDINANCE AMENDING SECTION 106 OF ORDINANCE 20, THE CITY OF WESLACO STOPPING, STANDING AND PARKING ORDINANCE AND CODIFIED AS ARTICLE III SECTION 134-133 OF THE WESLACO CODE OF ORDINANCES TO DESIGNATE A NO PARKING ZONE ON HAGGAR STREET AND NORTH GTE AVENUE, FROM NORTH AIRPORT DRIVE TO PIKE BLVD., AND ORDAINING OTHER MATTERS WITH RESPECT TO THE SUBJECT MATTER HEREOF.

Be it ordained by the City Commission of the City of Weslaco, Texas:

Section I:

Section 106 of Ordinance 200 passed and approved September 17, 1951 and codified as Section 134-133 of the Weslaco Code of Ordinance is hereby amended to place “No Parking” designation on additional City of Weslaco Streets so that after the second and final reading of this Ordinance the following City of Weslaco Streets will have portions of those streets designated no parking and added to the streets that do not allow parking at all times.

- 1.) Both sides of Haggar Street approximately 1640 feet East of the intersection of N. Airport Drive and Haggar Street to N. GTE Avenue.
- 2.) Both sides of N GTE Avenue approximately 894 feet South of the intersection of Haggar Street and N. GTE Avenue to E Pike Blvd.

Section II: All other portions of Section 106 of Ordinance 200, codified as Section 134-133 of the Weslaco Code of Ordinances shall remain in full force and effect.

PASSED AND APPROVED on first and final reading at a regular meeting of the City Commission this 16th day of August 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: August 16, 2022		Agenda Item No. (to be assigned by CSO): 2022-5757
From:		
Subject: Discussion and consideration on first and final reading of Ordinance 2022-32 designating Haggar Street and North GTE Avenue as a one-way street and authorize the Mayor to execute any related documents. Possible action. (Staffed by Engineering Department.)		
Background: See Attached Memo.		
Funding Source (budget code, if applicable):		
Amount:	Term of Impact:	Identified in Current Budget:
Additional Action Prompted: Mayor's Signature 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):		
ADELAIDA VEGA Albert Aldana Martin Garza		Created/Initiated Approved New
City Manager Comments: Approve as recommended by Engineering Department.		
Staff Recommendation: Staff recommends approval.		
Attachments, if any: 08-16-2022CC_One-way St (NGTE Ave-Haggar St), One-way Street Layout, Ordinance 2022-32 N GTE Ave-Haggar St		
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: August 11, 2022

TO: Mayor Suarez, City Commissioners
Interim City Manager Martin Garza

FROM: Albert J. Aldana, P.E.
City Engineer

RE: **Proposed One-Way Street
N GTE Ave/Haggar St Between Pike and Airport Dr**

This item seeks your approval of the proposed conversion of N GTE Ave/Haggar St to a one-way flow between Pike Blvd and Airport Dr. The one-way street would flow from south (Pike Blvd) to north/west to Airport Dr.

This item came because of concerns from new warehouses, such as Castico and others located along Haggar St that large tractor trailers could not maneuver into and out of Haggar St safely.

Engineering evaluated the existing conditions and the turning maneuvers of tractor trailers and concluded that turning vehicle paths could not be accomplished without using the entire width of the road. Therefore, the roadway must be converted to a one-way flow.

After an evaluation of the optimal direction of flow, it was concluded that it was best that trucks maneuver turns on the roadway starting from Pike Blvd and moving to the north/west to Airport Dr. As a result, it is recommended that N GTE Ave/Haggar St be converted to a one-way flow between Pike Blvd and Airport Dr.

Staff recommends approval of this proposed one-way street.

A handwritten signature in blue ink, appearing to read 'Aldana', is written over a horizontal line.

Proposed One-way Street

Haggars Street & N. GTE Avenue



ORDINANCE NO. 2022-32

AN ORDINANCE OF THE CITY OF WESLACO, TEXAS, ESTABLISHING ONE-WAY TRAFFIC ON N GTE AVE/HAGGAR STREET BETWEEN PIKE BLVD AND AIRPORT DR AND DIRECTING VEHICLES TO TRAVEL FROM SOUTH TO NORTH/WEST ON N GTE AVE/HAGGAR ST; TO PROVIDE FOR AN EFFECTIVE DATE; AND ORDAINING OTHER MATTERS WITH RESPECT TO THE SUBJECT MATTER HEREOF.

WHEREAS, the City Commission of the City of Weslaco, Texas, recognizes the need to provide safe conditions for those traveling on public streets within the City of Weslaco; and

WHEREAS, with respect to safety issues related to the City of Weslaco's citizens traveling on public streets within the City of Weslaco, the City Commission of the City of Weslaco desires to designate that portion between Pike Blvd and Airport Dr as one-way with traffic to travel in a northern/western direction on N GTE Ave/Haggar St; and

WHEREAS the City Commission of the City of Weslaco further finds it necessary to erect certain signs to regulate traffic within the above specified area; and

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

Section 1: One-Way Traffic.

It is hereby declared that N GTE Ave/ Haggar St between Pike Blvd and Airport Dr is hereby designated as and hereby declared to be One-Way.

Section 2. Direction of Travel.

All vehicles traveling on that portion of N GTE Avenue/Haggar St lying between Pike Blvd and Airport Dr shall travel in a northern/western direction.

Section 3. Posting of Signs.

The City of Weslaco is hereby authorized and instructed to install all appropriate signs designating said section as a One-Way Street in that section described above by causing "One-Way" signs to be erected at such locations necessary to make the change applicable to the above-referenced one-way portion.

Section 4.

All ordinances and resolutions, or parts of ordinances and resolutions, in conflict with this Ordinance are hereby repealed, and are no longer of any force and effect.

PASSED AND APPROVED on first reading and final reading this 16th day August 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: August 16, 2022		Agenda Item No. (to be assigned by CSO): 2022-5759	
From:			
Subject: Discussion and consideration to purchase a new 2022 Ford F150 crew cab 1/2 ton pick-up for an amount not to exceed \$42,640.00 from Boggus Motor Sales II, LLC, McAllen, Texas as indicated in RFB No.#2021-22-35 bid response and authorize the Mayor to execute any related documents. Possible action. (Staffed by Engineering Department.)			
Background: See attached memo.			
Funding Source (budget code, if applicable):			
Amount:	Term of Impact:	Identified in Current Budget:	
Additional Action Prompted: Mayor's Signature			
If item previously considered, provide date and action by Commission:			
If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners:			
Advisory Review, if any (name of board/committee, date of action, recommendation):			
ADELAIDA VEGA Albert Aldana Rosalinda Cavazos Martin Garza		Created/Initiated Approved New	
City Manager Comments: Approve as recommended by Engineering Department.			
Staff Recommendation: Staff recommends approval.			
Attachments, if any: 08-16-2022CC_Purchase of Ford Truck, RE_ Weslaco -2023 Chevrolet 1500 Silverado 4x4 Crew Cab SWB CK10543 (June 1, 2022), VARIOUS TRUCKS RESPONSE			
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: August 11, 2022

TO: Mayor Suarez, City Commissioners
Interim City Manager Martin Garza

FROM: Albert J. Aldana, P.E.
City Engineer

RE: **Approval of Truck Purchase
For Engineering Department**

Recently, the city has encountered a timing issue with the purchase of vehicles that is attributable to overwhelming demand and lack of supply. Some vehicle vendors have indicated that they cannot supply vehicles until 2024. See attached email from Caldwell Country.

On July 19th, the commission approved an agenda item to solicit bids for purchase of city vehicles for various departments including the Engineering Department. Bids were received from three vendors including Boggus Ford, Caldwell Country, and Silsbee Ford. The lowest bidder was Silsbee Ford, with a delivery of 210 days. Boggus Ford out of McAllen indicated that they could provide an F150 4x4 truck within 30 days at a cost of \$42,640.00 and Caldwell County could provide a truck at a cost of \$48,500.00 with a delivery of 360 days.

Since, lowest bidder cannot provide a truck this year and Boggus Ford can provide a 2022 Ford truck within 30 days, this item seeks your approval to purchase a truck at a cost of \$42,640.00.

Staff recommends approval of this vehicle purchase.

A handwritten signature in blue ink, appearing to read "Aldana", is written over a light blue horizontal line.

From: [Averyt Knapp](#)
To: [Homer Rhodes](#); [Alberto J. Aldana](#)
Cc: [Ben Laureano](#); [Robert E. Wheeler](#); [Averyt Knapp](#); [Adrienne Gattis](#)
Subject: RE: Weslaco -2023 Chevrolet 1500 Silverado 4x4 Crew Cab SWB CK10543 (June 1, 2022)
Date: Wednesday, June 8, 2022 2:38:27 PM
Attachments: [image001.png](#)
[image002.png](#)

Give us a couple of weeks and see if we can get GM to accept order.

Ford is in same boat, probably worse off.

Averyt

From: Homer Rhodes <hrhodes@weslacotx.gov>
Sent: Tuesday, June 7, 2022 11:07 AM
To: Averyt Knapp <averyt@caldwellcountry.com>; Alberto J. Aldana <aaldana@weslacotx.gov>
Cc: Ben Laureano <ben@caldwellcountry.com>; Robert E. Wheeler <robert.e.wheeler@gm.com>; Averyt Knapp <aknapp@caldwellcountry.com>; Adrienne Gattis <agattis@caldwellcountry.com>
Subject: RE: Weslaco -2023 Chevrolet 1500 Silverado 4x4 Crew Cab SWB CK10543 (June 1, 2022)

Averyt,

So what happen? What is your recommendation...?

Homer Rhodes
Purchasing Agent – Finance Department
956.447.2240

From: Averyt Knapp <averyt@caldwellcountry.com>
Sent: Saturday, June 4, 2022 12:32 PM
To: Alberto J. Aldana <aaldana@weslacotx.gov>
Cc: Ben Laureano <ben@caldwellcountry.com>; Homer Rhodes <hrhodes@weslacotx.gov>; Robert E. Wheeler <robert.e.wheeler@gm.com>; Averyt Knapp <aknapp@caldwellcountry.com>; Adrienne Gattis <agattis@caldwellcountry.com>
Subject: Weslaco -2023 Chevrolet 1500 Silverado 4x4 Crew Cab SWB CK10543 (June 1, 2022)

Albert,

I attempted to order the pickup however GM sold out of production slots, May 27. The purchase order was received June 1, 2022.

I attempted to order (per attached), but Gm refused to accept.

I will attempt to get an exception and have asked GM to process. At moment, we are unable to

guarantee production as a 2023 model.

Averyt

AVERYT KNAPP

Caldwell Country Chevrolet

Rockdale Country Ford

averyt@caldwellcountry.com

o: 979-567-6116 | f: 979-567-4376

Order, Delivery & Transport Status | Ben Laureano | ben@caldwellcountry.com | 979-567-6155

From: Alberto J. Aldana <aaldana@weslacotx.gov>

Sent: Wednesday, June 1, 2022 5:10 PM

To: Averyt Knapp <averyt@caldwellcountry.com>

Cc: Ben Laureano <ben@caldwellcountry.com>; Homer Rhodes <hrhodes@weslacotx.gov>

Subject: RE: Weslaco - Purchase now -2023 Chevrolet 1500 Silverado 4x4 Crew Cab SWB CK10543

Good afternoon Averyt.

City of Weslaco would like to proceed with the purchase of the 2023 Chevrolet 1500 Silverado you quoted.

Attached please find a purchase order and quote.

Could you please confirm that you received this PO.

Let me know if you have any questions or comments.

Sincerely,



Albert J. Aldana, P.E.
City Engineer

255 S. Kansas Ave | Weslaco, TX 78596
(956) 969-1533

"The test of the artist does not lie in the will with which he goes to work, but in the excellence of the work he produces." — Thomas Aquinas

From: Averyt Knapp <averyt@caldwellcountry.com>

Sent: Monday, March 7, 2022 6:38 AM

To: Alberto J. Aldana <aaldana@weslacotx.gov>

Cc: Ben Laureano <ben@caldwellcountry.com>

Subject: Weslaco - Purchase now -2023 Chevrolet 1500 Silverado 4x4 Crew Cab SWB CK10543

Albert,

Attached is quote for a -2023 Chevrolet 1500 Silverado 4x4 Crew Cab short box.

Let me know if any equipment modifications needed.

When ready, purchase order to:

Caldwell Country Chevrolet

PO Box 27

Caldwell, Texas 77836

(tax id#14-1856872)

Please confirm receipt of the quote.

Thanks,

Averyt

AVERYT KNAPP

Caldwell Country Chevrolet

Rockdale Country Ford

averyt@caldwellcountry.com

o: 979-567-6116 | f: 979-567-4376

Order, Delivery & Transport Status | Ben Laureano | ben@caldwellcountry.com | 979-567-6155

From: Alberto J. Aldana <aaldana@weslacotx.gov>

Sent: Thursday, March 3, 2022 4:58 PM

To: Averyt Knapp <averyt@caldwellcountry.com>

Subject: RE: Weslaco - Purchase now -2023 Chevrolet 1500 Silverado 4x4 Crew Cab SWB CK10543

Averyt,

Can you please also consider the following:

- Summit White
- 2.7L Turbo Engine
- Cloth Seats
- 17" Bright Silver Painted Aluminum Wheels
- 17" 265/70R17 All-Terrain, Blackwall Tires

Thanks.



Albert J. Aldana, P.E.

City Engineer

255 S. Kansas Ave | Weslaco, TX 78596
(956) 969-1533

"The test of the artist does not lie in the will with which he goes to work, but in the excellence of the work he produces." — Thomas Aquinas

From: Averyt Knapp <averyt@caldwellcountry.com>

Sent: Thursday, March 3, 2022 4:02 PM

To: Alberto J. Aldana <aaldana@weslacotx.gov>

Subject: Weslaco - Purchase now -2023 Chevrolet 1500 Silverado 4x4 Crew Cab SWB CK10543

Albert Aldana, o-956-969-1533

2022 Chevrolet Silverado 1500 Crew Cab 4x4 Short Box
Power Equipment, Cloth, Tow Package, White

Anything else? Let me know and I will work up quote

AVERYT KNAPP

Caldwell Country Chevrolet

Rockdale Country Ford

averyt@caldwellcountry.com

o: 979-567-6116 | f: 979-567-4376

Disclaimer

The information contained in this communication from the sender is confidential. It is intended solely for use by the recipient and others authorized to receive it. If you are not the recipient, you are hereby notified that any disclosure, copying, distribution or taking action in relation of the contents of this information is strictly prohibited and may be unlawful.

This email has been scanned for viruses and malware, and may have been automatically archived by Mimecast, a leader in email security and cyber resilience. Mimecast integrates email defenses with brand protection, security awareness training, web security, compliance and other essential capabilities. Mimecast helps protect large and small organizations from malicious activity, human error and technology failure; and to lead the movement toward building a more resilient world. To find out more, visit our website.

Disclaimer

The information contained in this communication from the sender is confidential. It is intended solely for use by the recipient and others authorized to receive it. If you are not the recipient, you are hereby notified that any disclosure, copying, distribution or taking action in relation of the contents of this information is strictly prohibited and may be unlawful.

This email has been scanned for viruses and malware, and may have been automatically archived by Mimecast, a leader in email security and cyber resilience. Mimecast integrates email defenses with brand protection, security awareness training, web security, compliance and other essential capabilities. Mimecast helps protect large and small organizations from malicious activity, human error and technology failure; and to lead the movement toward building a more resilient world. To find out more, visit our website.

Item	Truck Description	Department	Bid Amount	Delivery in days
1	New 2022 /2023 – 1/2 Ton Pick Up Crew Cab	Engineering	\$ 42640	30
2	New 2022 /2023 – 1/2 Ton Pick Up Crew Cab / ALTERNATE BID: Extended Cab	Engineering	NA	
3	New 2022 / 2023 – ¾ Ton Pick Up Crew Cab (4 Doors Full Size)	Public Works Drainage	57345	30
4	New 2022 / 2023 – ¾ Ton Pick Up Crew Cab (4 Doors Full Size) ALTERNATE BID: Regular Cab	Public Works Drainage	NA	
5	New 2022 / 2023 – 1 Ton Pick Up Crew Cab (4 Door)	Water Division	58,545	30
6	New 2022 / 2023 – 1 Ton Pick Up Crew Cab (4 Door) ALTERNATE BID: Gas	Water Division	NA	
7	New 2022 /2023 – 3/4 Ton Pick Up Extended Cab	Streets-Traffic	NA	
8	New 2022 /2023 – 3/4 Ton Pick Up Extended Cab ALTERNATE BID: Crew Cab	Streets-Traffic	57345	30
9	New 2022 /2023 – Pick Up Crew Cab	Public Works Administration	58,545	30
10	New 2022 /2023 – Pick Up Crew Cab ALTERNATE BID: Extended Cab	Public Works Administration	NA	
11	New 2022 /2023 – 1/2 Ton Pick Up Crew Cab / V8 Engine	Police	\$85,280	30
12	New 2022 /2023 – 1/2 Ton Pick Up Crew Cab / ALTERNATE BID: V6 Engine	Police	NA	

DIESEL

DIESEL

DIESEL

DIESEL

2 units

*Delivery base on number of days upon issuance of Purchase Order. If a truck is available on the lot indicate "on the lot"

Company Name: BOSSUS MOTOR SALES II, LLC

Address: 1400 E. HWY 83

City/State/Zip: MCALLEN, TX 78501

Phone Number: 956-686-7411 Fax Number: _____

Authorized Signature: [Signature] Title: FLEET MANAGER

RAUL GONZALEZ

E-mail: rgonzalez2@Bossus.com Print Name: _____

BID FORM / Various Trucks / RFB No.: 2021-22-35

Item	Truck Description	Department	Bid Amount	Delivery in days
1	New 2022 /2023 – 1/2 Ton Pick Up Crew Cab	Engineering	\$46,500.	360
2	New 2022 /2023 – 1/2 Ton Pick Up Crew Cab / ALTERNATE BID: Extended Cab	Engineering	\$46,915.	360
3	New 2022 / 2023 – ¾ Ton Pick Up Crew Cab (4 Doors Full Size)	Public Works Drainage	\$50,530.	360
4	New 2022 / 2023 – ¾ Ton Pick Up Crew Cab (4 Doors Full Size) ALTERNATE BID: Regular Cab	Public Works Drainage	\$46,775.	360
5	New 2022 / 2023 – 1 Ton Pick Up Crew Cab (4 Door)	Water Division	\$62,420	360
6	New 2022 / 2023 – 1 Ton Pick Up Crew Cab (4 Door) ALTERNATE BID: Gas	Water Division	\$54,375	360
7	New 2022 /2023 – 3/4 Ton Pick Up Extended Cab	Streets-Traffic	\$46,915	360
8	New 2022 /2023 – 3/4 Ton Pick Up Extended Cab ALTERNATE BID: Crew Cab	Streets-Traffic	\$51,440.	360
9	New 2022 /2023 – Pick Up Crew Cab	Public Works Administration	\$46,500.	360
10	New 2022 /2023 – Pick Up Crew Cab ALTERNATE BID: Extended Cab	Public Works Administration	\$46,915.	360
11	New 2022 /2023 – 1/2 Ton Pick Up Crew Cab / V8 Engine	Police	\$46,500.	360
12	New 2022 /2023 – 1/2 Ton Pick Up Crew Cab / ALTERNATE BID: V6 Engine	Police	\$45,950.	360

*Delivery base on number of days upon issuance of Purchase Order. If a truck is available on the lot indicate "on the lot"

Company Name: Caldwell County Chevrolet

Address: PO BOX 27

City/State/Zip: Caldwell, TX 77036

Phone Number: 979 567-1500 Fax Number: 979-567 4376

Authorized Signature: A. Knapp Title: Fleet Director

Averyt Knapp

E-mail averyt@caldwellcountry.com Print Name

BID FORM / Various Trucks / RFB No.: 2021-22-35

Item	Truck Description	Department	Bid Amount	Delivery in days
1	New 2022 / 2023 - 1/2 Ton Pick Up Crew Cab 2023 F-150	Engineering	40,357.00	30+ weeks
2	New 2022 / 2023 - 1/2 Ton Pick Up Crew Cab / ALTERNATE BID: Extended Cab	Engineering	No Bid	
3	New 2022 / 2023 - 3/4 Ton Pick Up Crew Cab (4 Doors Full Size) 2023 F250	Public Works Drainage	48,836.00	30+ Weeks
4	New 2022 / 2023 - 3/4 Ton Pick Up Crew Cab (4 Doors Full Size) ALTERNATE BID: Regular Cab 2023 F-250	Public Works Drainage	45,371.00	30 plus Weeks
5	New 2022 / 2023 - 1 Ton Pick Up Crew Cab (4 Door) 2023 F-350	Water Division	61,842.00	30 plus Weeks
6	New 2022 / 2023 - 1 Ton Pick Up Crew Cab (4 Door) ALTERNATE BID: Gas	Water Division	52,415.00	30 plus Weeks
7	New 2022 / 2023 - 3/4 Ton Pick Up Extended Cab 2023 F-250	Streets-Traffic	47,477.00	30 plus Weeks
8	New 2022 / 2023 - 3/4 Ton Pick Up Extended Cab ALTERNATE BID: Crew Cab	Streets-Traffic	48,836.00	30 Plus Weeks
9	New 2022 / 2023 - Pick Up Crew Cab	Public Works Administration	No Bid	
10	New 2022 / 2023 - Pick Up Crew Cab ALTERNATE BID: Extended Cab	Public Works Administration	No Bid	
11	New 2022 / 2023 - 1/2 Ton Pick Up Crew Cab / V8 Engine 2023 F-150 SV	Police	42,333.00	30 plus Weeks
12	New 2022 / 2023 - 1/2 Ton Pick Up Crew Cab / ALTERNATE BID: V6 Engine F-150 Responder	Police	45,031.00	30 plus Weeks

*Delivery base on number of days upon issuance of Purchase Order. If a truck is available on the lot indicate "on the lot"

Company Name: Silsbee Ford

Address: 1211 U.S. Hwy 96 N.

City/State/Zip: Silsbee TX 77656

Phone Number: 254-541-9061 Fax Number: _____

Authorized Signature: Michael Wiley Title: Gov't Fleet Sales Rep

Michael Wiley

E-mail mwiley.silsbeeFleet@gmail.com Print Name



Standardized Agenda Request Form

Date of Meeting: August 16, 2022		Agenda Item No. (to be assigned by CSO): 2022-5760
From:		
Subject: Discussion and consideration to rescind approval of the purchase of a 2023 Chevrolet 1500 Silverado 4x4 Crew Cab for the Engineering Department for the amount of \$38,175 approved by the city commission at the meeting of April 9, 2022 and authorize the Mayor to execute any related documents. Possible action. (Staffed by Engineering Department.)		
Background: See Attached Memo		
Funding Source (budget code, if applicable):		
Amount:	Term of Impact:	Identified in Current Budget:
Additional Action Prompted: Mayor's Signature		
If item previously considered, provide date and action by Commission:		
If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners:		
Advisory Review, if any (name of board/committee, date of action, recommendation):		
ADELAIDA VEGA Albert Aldana Martin Garza		Created/Initiated Approved New
City Manager Comments: Approve as recommended by the Engineering Department.		
Staff Recommendation: Staff recommends approval.		
Attachments, if any: 08-16-2022CC_Rescind Approval of Truck Purchase		
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: August 11, 2022

TO: Mayor Suarez, City Commissioners
Interim City Manager Martin Garza

FROM: Albert J. Aldana, P.E.
City Engineer

RE: **Rescind Approval of Truck Purchase
For Engineering Department**

At the City Commission meeting held on April 19, 2022, you authorized the Engineering Department to purchase a 2023 Chevrolet 1500 Silverado 4x4 Crew Cab in the amount of \$38,175.00. Upon placing the order, we were informed by the vendor that the truck would not be ordered until 2024, due to existing overwhelming demand.

Since various departments seeking to purchase vehicles faced similar responses, City Commission at the meeting of July 19th, approved an agenda item, presented by our Public Works Department, to solicit bids for purchase of city vehicles for various departments including the Engineering Department. Bids were received and Boggus Ford out of McAllen indicated that they could provide required vehicles within 30 days.

Since, the vendor selected for the purchase the 2023 Chevrolet 1500 cannot provide the truck until 2024, and there is a local vendor who can provide a 2022 Ford truck within 30 days, this item seeks to rescind the approval of the purchase of a 2023 Silverado Truck.

Staff recommends approval of this agenda item.

A handwritten signature in blue ink, appearing to read "Aldana", is written over a light blue horizontal line.



Standardized Agenda Request Form

Date of Meeting: August 16, 2022		Agenda Item No. (to be assigned by CSO): 2022-5727
From:		
Subject: Discussion and consideration to approve final payment and release of retainage to Total Commitment, LLC for the Pleasantview RDF Project and authorize the Mayor to execute any related documents. Possible action. (Staffed by the Engineering Department)		
Background: See attached memo.		
Funding Source (budget code, if applicable):		
Amount:	Term of Impact:	Identified in Current Budget:
Additional Action Prompted: Mayor's Signature		
If item previously considered, provide date and action by Commission:		
If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners:		
Advisory Review, if any (name of board/committee, date of action, recommendation):		
Albert Aldana Albert Aldana Martin Garza		Created/Initiated Approved New
City Manager Comments: Approve as recommended by Engineering Department.		
Staff Recommendation: Staff recommends approval		
Attachments, if any: 08-16-2022CC_Final Payment to Total Commitment, 08-02-22 Pay Request No#577, Payapp #5 RET - Weslaco RDF		
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: August 11, 2022

TO: Mayor Suarez, City Commissioners
Interim City Manager Martin Garza

FROM: Albert J. Aldana, P.E.
City Engineer

RE: **Pleasantview RDF Project**
Final Payment to Total Commitment, LLC

This item seeks your approval of the final payment and release of retainage to Total Commitment, LLC for the Pleasantview RDF Project.

Total Commitment completed the RDF project in a satisfactory manner.

Staff recommends approval of final payment in the amount of \$90,000.00 and release of retainage in the amount of \$50,000.00 to Total Commitment, LLC.

A handwritten signature in blue ink, appearing to read 'Aldana', is positioned above the attachments section.

Attachments: Approved Final Pay Application



CRUZ - HOGAN

ENGINEERS | PLANNERS

TBPE Firm Reg No. F-4860

Offices

Weslaco

McAllen

Harlingen

August 2, 2022

Albert J. Aldana, P.E.
City Engineer
City of Weslaco
255 S. Kansas Ave.
Weslaco, Texas 78596

Re: Contractor's Pay Application No. 4-Rev
Regional Detention Facility for Pleasantview and 11th Street Drainage
RFB No. 2020-21-15

Dear Mr. Aldana:

Enclosed please find Pay Request No. 4-Rev submitted by Total Commitment Construction Co., LLC for the City of Weslaco Regional Detention Facility for Pleasantview and 11th Street Drainage Project.

We have reviewed this pay request and recommend approval. Please forward payment to Total Commitment Construction Co., LLC in the amount of \$90,000.00 at your earliest convenience.

Sincerely,

Orlando S. Cruz, P.E.
President

OSC/lg

Enclosure

cc: Pedro Gutierrez, Jr., Total Commitment Const. Co. (totalcommitmentllc@yahoo.com)



APPLICATION AND CERTIFICATE FOR PAYMENT

TO PROJECT OWNER
City of Weslaco
255 S. Kansas Ave
Weslaco, Tx 78596

PROJECT: Regional Detention Facility for
Pleasantview & 11th Street Project
RFB No. 2020-21-15

APPLICATION #: 4REV
PERIOD TO: 07/26/22

Distribution to:

☒	Owner
☐	Const. Mgr
☐	Architect
☐	Contractor
☒	Engineer

FROM CONTRACTOR:
Total Commitment Construction LLC
11435 N. Bryan Road
Mission, TX 78573

ENGINEER: Cruz-Hogan Consultants, Inc

CONTRACT DATE:
6/18/2021

CONTRACT FOR:

CONTRACTOR'S APPLICATION FOR PAYMENT

Application is made for payment, as shown below, in connection with the Contract.
Continuation Sheet is attached.

1. ORIGINAL CONTRACT SUM-----	\$	500,000.00
2. Net change by Change Orders-----	\$	
3. CONTRACT SUM TO DATE (Line 1 +/- 2)	\$	500,000.00
4. TOTAL COMPLETED & STORED TO DATE-\$		500,000.00
A. MATERIALS ON HAND (Column G on Continuation Sheet)		
5. RETAINAGE:		
a. 10.0% of Completed Work	\$	50,000.00
(Columns D+E on Continuation Sheet)		
b. 5.0% of Stored Material	\$	
(Column F on Continuation Sheet)		
Total Retainage (Line 5a + 5b or		
Total in Column 1 of Continuation Sheet-----	\$	50,000.00
6. TOTAL EARNED LESS RETAINAGE-----	\$	450,000.00
(Line 4 less Line 5 Total)		
7. LESS PREVIOUS CERTIFICATES FOR PAYMENT		
(Line 6 from prior Certificate)-----	\$	360,000.00
8. CURRENT PAYMENT DUE-----	\$	90,000.00
9. BALANCE TO FINISH, INCLUDING RETAINAGE		
(Line 3 less Line 6)	\$	50,000.00

CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Total changes approved in previous months by Owner		
Total approved this Month		
TOTALS		
NET CHANGES by Change Order		

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 completed in accordance with the Contract Documents, that all amounts have 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 therein is now due.

SUBCONTRACTOR

By: Pudr22

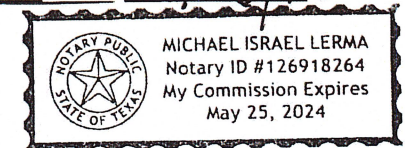
Date: 7/26/22

State of: Texas
County of: Hidalgo

Subscribed and sworn to before
me this 26 day of July 2022

Notary Public: [Signature]

My Commission expires: 5-25-24

**CERTIFICATE FOR PAYMENT**

In accordance with Contract Documents, based on on-site observations and the data comprising 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 ----- \$ 90,000

(Attach explanation if amount certified differs from the amount applied for. Initial all figures on this application and on the Continuation Sheet that are changed to conform to the amount certified.)

ENGINEER: Cruz-Hogan Consultants, Inc

By: [Signature]

Date: 8-2-22

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 of Contractor under this Contract.

MISSION, TX 78573

FAX: (956) 519-7750

SCHEDULE - PAYMENT APPLICATION #3 #4

PROJECT NOTES	

Date _____

COMPLETED TO DATE	\$ 500,000.00
RETAINAGE 10%	\$ 50,000.00
TOTAL DUE W/ RETAINAGE	\$ 450,000.00
PREVIOUSLY PAID	\$ 360,000.00
BALANCE DUE	\$ 90,000.00

City of Wesalco
255 S. Kansas Ave - Weslaco, Tx

Accepted By:	(Name)	(Date)
--------------	--------	--------

APPLICATION AND CERTIFICATE FOR PAYMENT

TO PROJECT OWNER
City of Weslaco
255 S. Kansas Ave
Weslaco, Tx 78596

PROJECT: Regional Detention Facility for
Pleasantview & 11th Street Project
RFB No. 2020-21-15

APPLICATION #: 5RET
PERIOD TO: 07/26/22

Distribution to:

☒	Owner
☐	Const. Mgr
☐	Architect
☐	Contractor
☒	Engineer

FROM CONTRACTOR:
Total Commitment Construction LLC
11435 N. Bryan Road
Mission, TX 78573

ENGINEER: Cruz-Hogan Consultants, Inc

CONTRACT DATE:
6/18/2021

CONTRACT FOR:

CONTRACTOR'S APPLICATION FOR PAYMENT

Application is made for payment, as shown below, in connection with the Contract.
Continuation Sheet is attached.

1. ORIGINAL CONTRACT SUM-----	\$	500,000.00
2. Net change by Change Orders-----	\$	
3. CONTRACT SUM TO DATE (Line 1 +/- 2)	\$	500,000.00
4. TOTAL COMPLETED & STORED TO DATE-\$		500,000.00
A. MATERIALS ON HAND (Column G on Continuation Sheet)		
5. RETAINAGE:		
a. 10.0% of Completed Work	\$	
(Columns D+E on Continuation Sheet)		
b. 5.0% of Stored Material	\$	
(Column F on Continuation Sheet)		
Total Retainage (Line 5a + 5b or		
Total in Column 1 of Continuation Sheet-----	\$	
6. TOTAL EARNED LESS RETAINAGE-----	\$	500,000.00
(Line 4 less Line 5 Total)		
7. LESS PREVIOUS CERTIFICATES FOR PAYMENT		
(Line 6 from prior Certificate)-----	\$	450,000.00
8. CURRENT PAYMENT DUE-----	\$	50,000.00
9. BALANCE TO FINISH, INCLUDING RETAINAGE		
(Line 3 less Line 6)	\$	

CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Total changes approved in previous months by Owner		
Total approved this Month		
TOTALS		
NET CHANGES by Change Order		

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 completed in accordance with the Contract Documents, that all amounts have 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 therein is now due.

SUBCONTRACTOR

By:

Date:

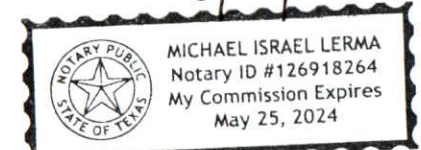
State of: Texas

County of: Hidalgo

Subscribed and sworn to before
me this 12 day of August 2022

Notary Public:

My Commission expires: 5-25-24

**CERTIFICATE FOR PAYMENT**

In accordance with Contract Documents, based on on-site observations and the data comprising 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. Initial all figures on this application and on the Continuation Sheet that are changed to conform to the amount certified.)

ENGINEER: Cruz-Hogan Consultants, Inc

By:

Date:

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 of Contractor under this Contract.



Standardized Agenda Request Form

Date of Meeting: August 16, 2022		Agenda Item No. (to be assigned by CSO): 2022-5751	
From:			
Subject: Discussion and consideration to award RFB#2021-22-34 New Fire and Police Stations Street Light Improvements Project to the sole bidder, The Levy Company, in the amount of \$172,995.00, and authorize the Mayor to execute any related documents. Possible action. (Staffed by the Engineering Department.)			
Background: See attached memo			
Funding Source (budget code, if applicable):			
Amount:	Term of Impact:	Identified in Current Budget:	
Additional Action Prompted: Mayor's Signature			
If item previously considered, provide date and action by Commission:			
If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners:			
Advisory Review, if any (name of board/committee, date of action, recommendation):			
ADELAIDA VEGA Albert Aldana Martin Garza		Created/Initiated Approved New	
City Manager Comments: Approve as recommended by Engineering Department.			
Staff Recommendation: Staff recommends award of bid to the Levy Company.			
Attachments, if any: 08-16-2022CC_RFB#2021-22-34 Street Lights, RFB#2021-22-34_BID TABULATION, Police Fire Project Budget with Infrastructer detail Aug 16			
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: August 11, 2022

TO: Mayor Suarez, City Commissioners
Interim City Manager Martin Garza

FROM: Albert J. Aldana, P.E.
City Engineer

RE: **RFB #2021-22-34 Award**
New Fire & Police Stations Street Light Improvements

The City of Weslaco received one bid for RFB #2021-22-34 New Fire and Police Stations Street Light Improvements on August 9, 2022. The sole bid was submitted by The Levy Company out of Selma, Tx who submitted a base bid in the amount of \$172,995.00. This bid also included an alternate bid #1 for the installation of street banner poles along Texas Blvd. The Levy Company submitted an alternate bid in the amount of \$98,080.00. See Bid Tabulation.

The funding for the base bid will come from budgeted capital outlay infrastructure account for Water/Sewer/Drainage/Paving expenses. See the attached budgeted capital outlay account report. The alternate bid significantly exceeds the engineer's estimate and the budgeted amount for the project and as a result it should be rejected.

Staff recommends award of the base bid in the amount of \$172,995.00 to the Levy Company and rejection of the alternate bid #1.

A handwritten signature in blue ink, appearing to read "Aldana", is written over a light blue horizontal line.

Attachments: Budgeted Capital Outlay Account Report
Bid Tabulation



BID TABULATION

City of Weslaco

New Fire & PD Stations Street Lights Improvements

Bid #: RFB 2021-22-34

BID OPENING: 08/09/22 @ 10:00 AM

BASE BID				ENGINEER'S ESTIMATE		LEVY COMPANY	
ITEM NO.	ITEM DESCRIPTION	UNIT	ESTIMATED QUANTITY	EST UNIT COST	TOTAL	EST UNIT COST	TOTAL
DEMOLITION							
416	DRILL SHAFT RDWY ILL POLE (30 IN)	LF	80	\$300.00	\$24,000.00	\$310.00	\$ 24,800.00
610	INST RDWY ILL ASM (TY ST) 40T-8 (250W EQ) LED	EA	10	\$6,000.00	\$60,000.00	\$5,500.00	\$ 55,000.00
618	CONDUIT (PVC) SCH 40 (2 IN)	LF	1,806	\$20.00	\$36,120.00	\$18.00	\$ 32,508.00
618	CONDUIT (PVC) SCH 80 (2 IN) BORE	LF	181	\$50.00	\$9,050.00	\$65.00	\$ 11,765.00
620	ELEC CONDR (NO 8) BARE	LF	1,987	\$1.60	\$3,179.20	\$2.00	\$ 3,974.00
620	ELEC CONDR (NO 8) INSULATED	LF	3,974	\$1.90	\$7,550.60	\$2.00	\$ 7,948.00
624	GROUND BOX TY A (1223211) W/APRON	EA	12	\$1,500.00	\$18,000.00	\$1,250.00	\$ 15,000.00
628	ELEC SERV TY A (240/480) 060 (NS) SS E	EA	1	\$15,000.00	\$15,000.00	\$22,000.00	\$ 22,000.00
					\$ 172,899.80		\$ 172,995.00
TOTAL PROJECT BASE BID				\$172,899.80		\$172,995.00	

SOLE BIDDER

ALTERNATE BID #1				ENGINEER'S ESTIMATE		LEVY COMPANY	
ITEM NO.	ITEM DESCRIPTION	UNIT	ESTIMATED QUANTITY	EST UNIT COST	TOTAL	EST UNIT COST	TOTAL
DEMOLITION							
502	BARRICADES, SIGNS, & TRAFFIC HANDLING	MO	1	\$5,000.00	\$ 5,000.00	\$37,700.00	\$ 37,700.00
416	DRILL SHAFT RDWY ILL POLE (36 IN)	LF	48	\$360.00	\$ 17,280.00	\$415.00	\$ 19,920.00
618	CONDUIT (PVC) SCH 40 (2 IN)	LF	100	\$20.00	\$ 2,000.00	\$60.00	\$ 6,000.00
620	CONDUIT (PVC) SCH 80 (2 IN) BORE	LF	100	\$50.00	\$ 5,000.00	\$1.30	\$ 130.00
620	ELEC CONDR (NO 12) BARE	LF	100	\$1.60	\$ 160.00	\$1.30	\$ 130.00
625	ELEC CONDR (NO 12) INSULATED	LF	180	\$1.90	\$ 342.00	\$10.00	\$ 1,800.00
686	INS TRF SIG PL AM (S) STR (TY B)	EA	4	\$7,000.00	\$ 28,000.00	\$7,600.00	\$ 30,400.00
	120V GFCI OUTLETS (WEATHERPROOF)	EA	4	\$250.00	\$ 1,000.00	\$500.00	\$ 2,000.00
					\$ 58,782.00		\$ 98,080.00
TOTAL ALTERNATE BID #1				\$58,782.00		\$98,080.00	



City of Weslaco
Police Station Municipal Court & Downtown Firestation
Capital Outlay - Infrastructure: Water/Sewer/Drainage/Paving
Account 408-5202-553120
Project Account Name - 408-5202-01

Budget presented to City Commission October 19, 2021	\$ 1,050,000
Actual YTD	\$ 934,418

<u>Project</u>	<u>Amount</u>	<u>Purchase Order</u>	<u>Vendor</u>
RFB#2021-22-05 Off-Site Improvements: Water/Sewer/Drainage/Paving	\$ 736,497	22-1934	Castle Enterprises
CO#1 Castle Enterprises: AEP Primary Conduit, Ground Box, & 3 waterline adjustment	\$ 24,926	22-1934 CO#1	Castle Enterprises
Street Lights, Primary Conduit	\$ 172,995	WCC 8/16/22	Levy (recommended)
Signal lighting Controller	\$ -		
AEP Contribution	\$ -		
	Balance: \$ 115,582		



Standardized Agenda Request Form

Date of Meeting: August 16, 2022		Agenda Item No. (to be assigned by CSO): 2022-5731	
From:			
Subject: Discussion and consideration after public hearing on behalf of Jose Candanoza on Ordinance 2022-29 to rezone 510 W 4th being Lot 3, Block 8A, Canal 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 2022-29. 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 Seventeen (17) property owners within 200 feet of the applicant's property were notified by letter on July 22, 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 July 18, 2022.			
Advisory Review, if any (name of board/committee, date of action, recommendation): The Planning and Zoning Commission recommended approval of the rezone at their regular meeting of August 3, 2022.			
KAYLA AREVALO REBEKAH DE LA FUENTE Martin Garza		Created/Initiated Approved New	
City Manager Comments: Approve as recommended by the Planning and Zoning Commission and staff.			
Staff Recommendation: Staff recommends approval based on the surrounding land use.			
Attachments, if any: Rezone- 510 W 4th- Memo, 510 W 4th- Application, letter and notices, 510 W 4th- aerial, O2022-29 rezone 510 W. 4th			
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- 510 W 4th

DATE: August 8, 2022

The property owner is proposing an apartment & duplex type use for this location. The proposed use conforms the existing surrounding land use. The square footage of the lot would allow for up to four (4) unit to be placed on the property. The applicant will need to meet all parking, building and setback requirements for construction. No petitions have been received for or against the item at this time.

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

Thank you,

Rebekah de la Fuente, CFM



APPLICATION FOR REZONING

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

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

FILE NO. RZNE:000264-2022

PROPOSED PROJECT

Legal Description of Property to be rezoned:

Lot _____ Block 8.

Subdivision Name Canal subdivision. 510 W 4th

Street Address _____

Existing Zoning R-1 Existing Land Use _____

Proposed Zoning R-2 Proposed Land Use Duplex

_____ \$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 Jose Candanoz Phone 956 355 8832.

Address 301 Ranchitos st Fax: _____

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

OWNER

Name Daniel Castillo Phone 956. 391-9537.

Address 2005 Resingd Dr. 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 Daniel Castillo Date _____

Owner

Signature Jose Candanoz 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. _____

NOTE:
IMPROVEMENTS NOT SHOWN

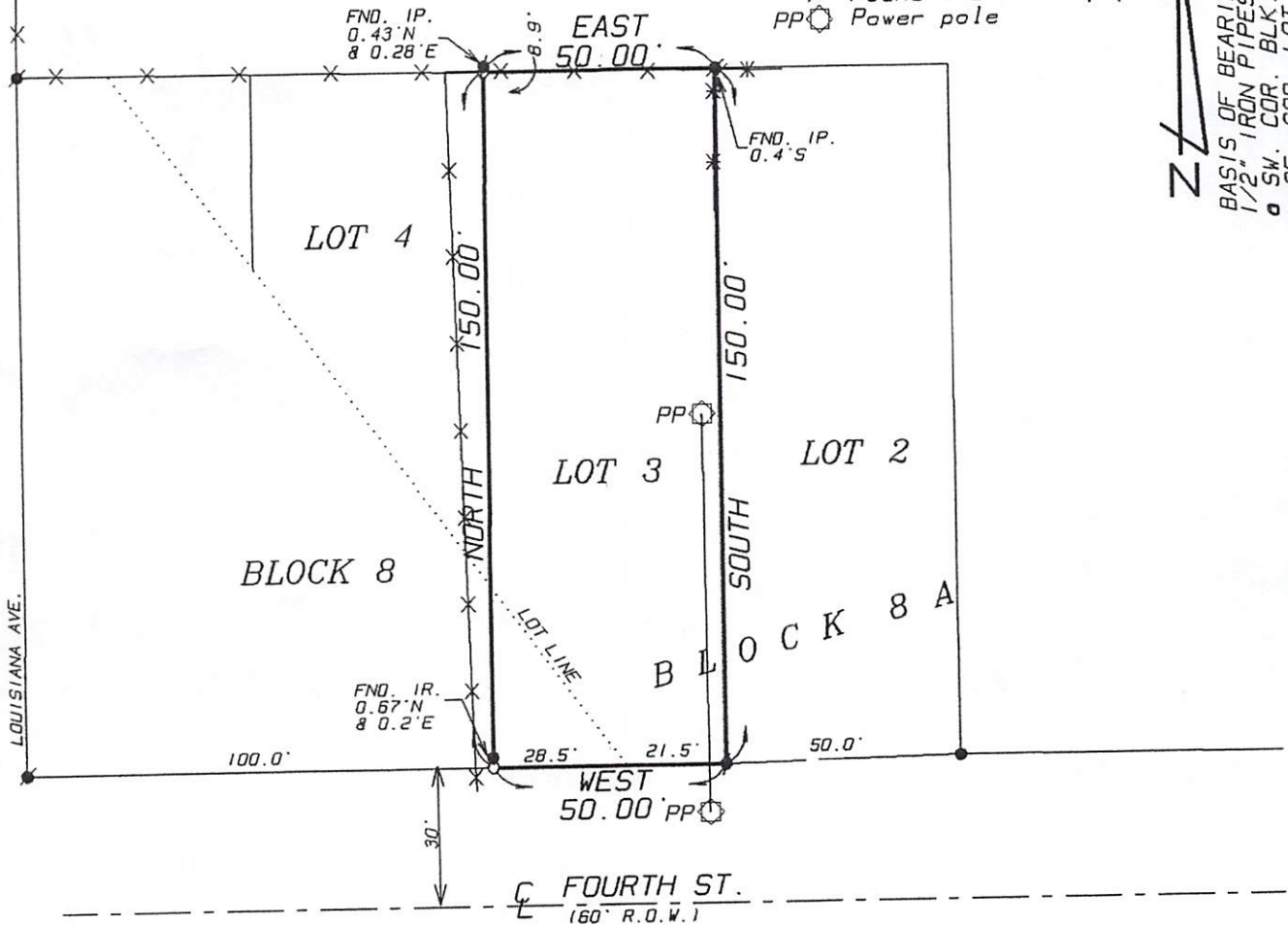
CITY OF WESLACO
VALLEY NATURE
CENTER

LEGEND

- Found 1/2" iron rod
- * Chainlink fence
- * Hogwire fence
- Found 1/2" iron pipe
- PP○ Power pole

21137

BASIS OF BEARINGS:
1/2" IRON PIPES FND.
○ SW. COR. BLK. 8 &
○ SE. COR. LOT 3



SURVEY PLAT OF
THE EAST 28.5 FEET OF BLOCK 8
GLENDALE ADDITION
AN ADDITION TO THE CITY OF WESLACO
PER MAP RECORDED IN VOLUME 5, PAGE 3, H.C.M.R.
AND
LOT 3, BLOCK 8A
CANAL SUBDIVISION
AN ADDITION TO THE CITY OF WESLACO
HIDALGO COUNTY, TEXAS
PER MAP RECORDED IN VOLUME 5, PAGES 44-45, H.C.M.R.

I, REYNALDO ROBLES, REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE ABOVE PLAT REPRESENTS A SURVEY AS MADE ON THE GROUND UNDER MY SUPERVISION, THAT IT REPRESENTS THE FACTS FOUND ON THE GROUND AT THE TIME OF SURVEY AND THAT THERE ARE NO VISIBLE DISCREPANCIES, CONFLICTS, OR SHORTAGES IN AREA OR BOUNDARY LINES, OR ANY ENCROACHMENTS OR OVERLAPPING OF IMPROVEMENTS OR VISIBLE EASEMENTS EXCEPT AS SHOWN AND BY GRAPHIC PLOTTING ONLY THIS PROPERTY LIES IN FLOOD ZONE "C" (AREAS OF MINIMAL FLOODING) OF FIRM COMMUNITY PANEL No. 480349 0005 B, DATED MARCH 4, 1980.

PREPARED FOR: JOSE CANDANOSA

RA ROBLES & ASSOCIATES, PLLC

PROFESSIONAL LAND SURVEYORS

P.O. BOX 476
107 W. HUISACHE ST.
WESLACO, TEXAS 78596

PHONE 19561 988-2422
FAX 19561 989-2011
FIRM No. 10096700

SURVEYED: 07-01-2022	DRAWN BY: LO/07-05-2022
SCALE: 1"=40'	JOB No. 21137
TITLE COMMITMENT No.	REVISED:
SURVEY IS VALID ONLY IF PRINT HAS ORIGINAL EMBOSSED SEAL OF SURVEYOR OF RECORD.	

© COPYRIGHT 2022

THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT EASEMENTS OF RECORD MAY AFFECT SUBJECT PROPERTY.

REYNALDO ROBLES, R.P.L.S. #4032

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

PLANNING DEPARTMENT

July 22, 2022

Legal Notice

Dear Occupant:

The Weslaco Planning and Zoning Commission will hold a public hearing on Wednesday, August 3, 2022, and the City Commission will hold a public hearing on August 16, 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 August 3, 2022. A staff member will contact you with instructions via phone call to address your public comment.

REZONE REQUEST:

Jose Candanoza is requesting to rezone 510 W 4th. Also being Lot 3, Block 8A, Canal Subdivision, Hidalgo County, Texas from R-1 One-family dwelling district to R-2 Duplex and Apartment District.

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

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

Sincerely,

Rebekah de la Fuente, CFM
Planning Director



LEGEND

- CITY LIMITS
- APPLICANT OR SUBDIVISION SITE
- 200FT NOTIFICATION



MAILOUT AND SITE MAP

APPLICANT AND/OR SUBDIVISION:

JOSE CANDANOZA - 510 W 4TH ST

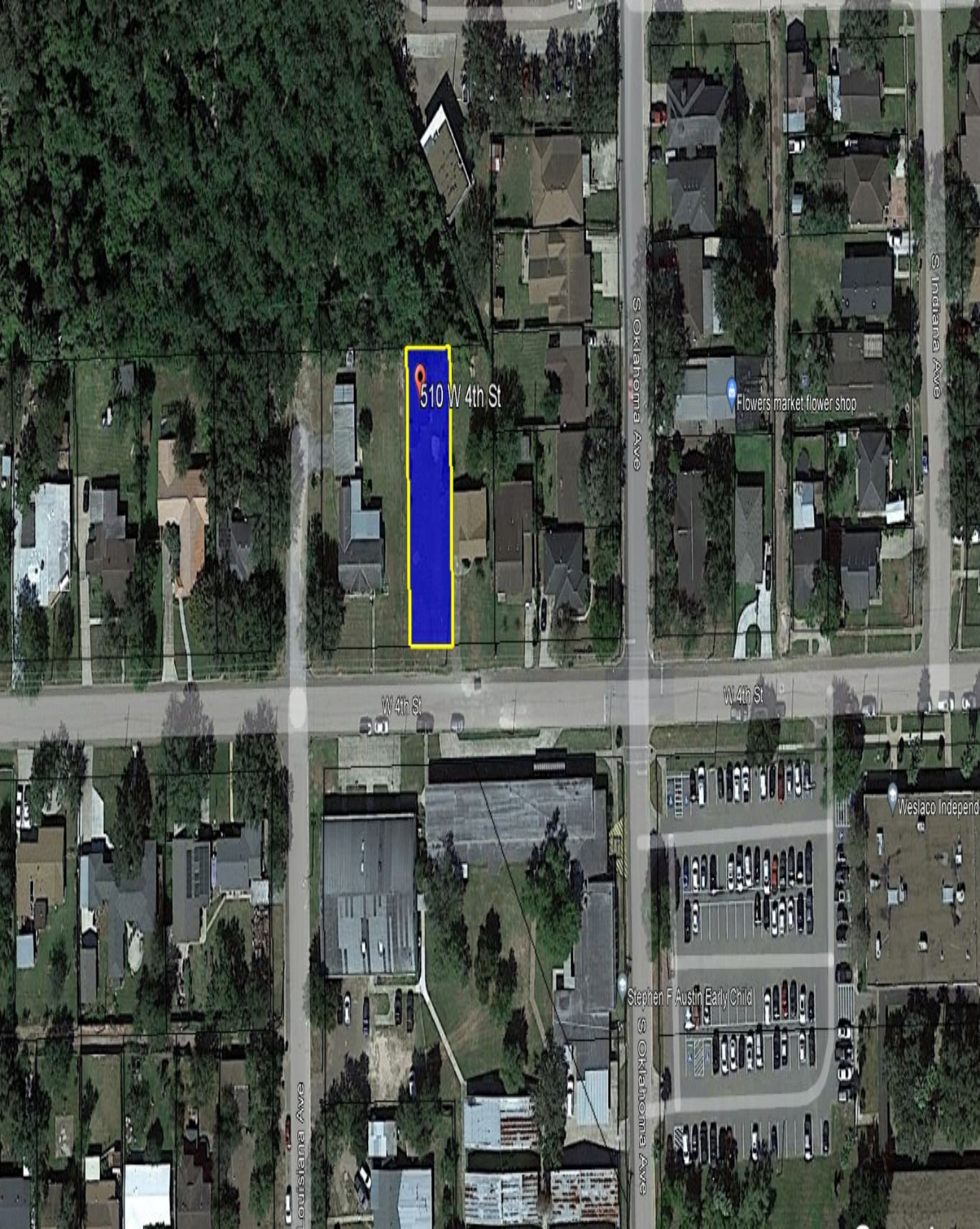
JUL 20, 2022

CITY OF WESLACO 255 S KANSAS AVE WESLACO TX 78596	G4100-00-001-0008-00 GLENDALE ADDITION LOTS 8-12 BLK 1	L: 234442 B: 312880
GATTON WILLIAM R JR & REBECCA 603 W 4TH ST WESLACO TX 78596	G4100-00-006-0001-00 GLENDALE ADDITION LOTS 1 & 2 BLK 6 601 W 4TH ST	L: 56718 B: 102442
TAYLOR BILLY MACK PO BOX 1189 WESLACO TX 78599	G4100-00-007-0032-00 GLENDALE ADDITION LOT 32 BLK 7 600 W 4TH ST	L: 32722 B: 44601
SILVA ISRAEL JR 1418 SHAY LANE EDINBURG TX 78539	G4100-00-008-0002-00 GLENDALE ADDITION LOT 2 BLK 8A 508 W 4TH ST	L: 24850 B: 20402
RANGEL GUADALUPE & MARIA DE 510 W 4TH ST WESLACO TX 78596	G4100-00-008-0003-00 GLENDALE ADDITION E28 1/2' LOT 3 BLK 8 510 W 4TH ST	L: 29990 B: 11607
GAMES ROMANA TORRES HECTOR QUINTANILLA & MARK A 512 W 4TH ST WESLACO TX 78596	G4100-00-008-0004-00 GLENDALE ADDITION W100' BLK 8 & LOTS A 512 W 4TH ST	L: 53250 B: 70459
WESLACO ISD 312 W 5TH ST WESLACO TX 78596	W2300-00-037-0001-00 WESLACO ORIGINAL TOWNSITE LOT 1 312 W 5TH ST	L: 548100 B: 827375
SAENZ MAXIMO 105 E KIWI ST MCALLEN TX 78504	W3800-00-000-1507-01 WEST TRACT:FT 1507 THE SOUTH 358AC OF LOT 8 2.544AC NET 505 W BUS HWY 83	L: 525550 B: 2836344
OLIVAREZ L C PO BOX 22 WESLACO TX 78599	W3800-00-000-1507-08 WEST TRACT S 46.4'-TR 8 LT 10 & N73.6' 84.09'-S 115.9'-N189.5 TR1-LT 15 FT 1507 222 S OKLAHOMA	L: 154200 B: 359894
GONZALEZ IRMA & RENE MARTINEZ HORACIO MARTINEZ 302 S OKLAHOMA ET AL WESLACO TX 78596	W3800-00-000-1507-10 WEST TRACT FT 1507 E 147.11'-S 50'-N 302 S OKLAHOMA	L: 22216 B: 46830
ROMO MARY E 304 S OKLAHOMA AVE WESLACO TX 78596	W3800-00-000-1507-11 WEST TRACT FT 1507 E 147.11'-S 50'-N 304 S OKLAHOMA	L: 22216 B: 94947
ITURBE MARIAMNE 306 S OKLAHOMA AVE WESLACO TX 78596	W3800-00-000-1507-12 WEST TRACT FT 1507 E 147.11'-S 50'-N 1-LOT 1 BLK CANAL 306 S OKLAHOMA	L: 22216 B: 39744

City of Weslaco Code Enforcement Dept.

JUL 20, 2022

PENA ELIDA C 308 S OKLAHOMA AVE WESLACO TX 78596	W3800-00-000-1507-13 WEST TRACT FT 1507 E 97.11'-S 50'-N UT OF LT 1 BLK 8A CANAL 308 OKLAHOMA AVE	L: 14375 B: 31848
AYALA MARICRUZ & MARIA 322 S OKLAHOMA WESLACO TX 78596	W3800-00-000-1507-14 WEST TRACT BLK FT 1507 56.4X97.11 TR 322 S OKLAHOMA	L: 15682 B: 63921
MEDRANO PETE 506 W 4TH ST WESLACO TX 78596	W3800-00-000-1507-15 WEST TRACT FT 1507 W 50X106.4 AND E PART 506 W 4TH ST	L: 16988 B: 41860
SAENZ MAXIMO 105 E KIWI ST MCALLEN TX 78504	W3800-00-000-1507-17 WEST TRACT:FT 1507 THE NORTH 56.48'-W61.64' 0.36AC OF LOT 8 1.674AC 505 W BUS HWY 83	L: 414641 B: 1251734
CITY OF WESLACO 255 S KANSAS AVE WESLACO TX 78596	G4100-00-007-0001-00 GLENDALE ADDITION LOTS 1-4 LOT 5 LOT 6 EXC S105' LOTS 7-24 BLK 7 & ALL	L: 1908495 B: 745773



510 W 4th St

S Oklahoma Ave

S Indiana Ave

Flowers market flower shop

W 4th St

W 4th St

Weslaco Independent

Stephen F Austin Early Child

S Oklahoma Ave

Louisiana Ave

ORDINANCE NO. 2022-29

AN ORDINANCE AMENDING ZONING ORDINANCE NO. 2018-02 AND AMENDING THE ZONING MAP OF THE CITY OF WESLACO TO CHANGE THE ZONING OF REZONE 510 W 4TH. ALSO BEING LOT 3, BLOCK 8A, CANAL 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 510 W 4th. Also being Lot 3, Block 8A, Canal 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 16th day of August 2022.

PASSED AND APPROVED on second reading at a regular meeting of the City Commission this _____ 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: August 16, 2022		Agenda Item No. (to be assigned by CSO): 2022-5732	
From:			
Subject: Discussion and consideration to approve the Final Plat for The Woods Subdivision—being a 0.75 gross acre out of Farm Tract 1076, West and Adams Tract Subdivision, Weslaco, Hidalgo County, Texas located approximately 600 ft west of FM 1015 along the North side of Hernandez St. and authorize the Mayor to execute any related documents. Possible action. (Staffed by Planning & Code Enforcement Department.)			
Background: The proposed one (1) lot subdivision is outside the City of Weslaco. This subdivision is being serviced with water by the North Alamo Water Supply Company through a 4" waterline and sewer by OSSF. The property is within a Flood Zone "X". 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: The final plat for the Woods Subdivision was approved by City Commission on June 15, 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 final plat and the variance request at their regular meeting of August 3, 2022.			
KAYLA AREVALO REBEKAH DE LA FUENTE Martin Garza		Created/Initiated Approved New	
City Manager Comments: Approve as recommended by the Planning and Zoning Commission.			
Staff Recommendation: Staff recommends approval of the Final Plat and compliance with the ordinance on the variance.			
Attachments, if any: The Woods- Memo, THE WOODS-Applications and Drainage report, The Woods - aerial, THE WOODS SUBDIVISION PLAT (7-1-22)			
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: The Woods- Final Plat

DATE: July 13, 2022

The proposed use for the 1-lot subdivision will be for single- family residential use. The developer has requested a variance to allow for OSSF the nearest sanitary sewer line is located three miles south at the intersection of FM 1015 and Mile 9. The proposed development had received final plat approval from City Commission on June 15, 2021 but allowed the approval to expire. The developer is requesting final approval in order to move forward with recording.

The developer has complied with all staff and Planning & Zoning Commission comments.

Thank you,

Rebekah de la Fuente, CFM



SUBDIVISION PLATTING APPLICATION

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

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

FILE NO. MPIAT-000261-2022

This form shall be completed by the Property Owner or Applicant and submitted to the Planning Department along with the required number of copies of the respective plat, review fee and all other required information listed below and in the Subdivision Ordinance. The submittal of an application does not constitute acceptance for processing until the staff reviews and determines the application is complete.

STAFF USE ONLY

☐ Single Lot Variance ☐ Minor Plat ☐ Planned Unit Development ☐ Standard Subdivision

GENERAL INFORMATION

Name of Subdivision: THE WOODS SUBDIVISION

Location: 1/2 350' WEST OF F.M. 1015 ALONG NORTH SIDE OF HERNANDEZ ST.

Legal Description: A 0.75 ACRE TRACT 9/0 F.T. 1076, THE WEST & ADAMS TRACT, H.C.T.

Is subdivision inside city limits? ☐ YES ☒ NO

If subdivision is in the ETJ, indicate? ☒ 3.5 Mile ☐ 5 Mile

If no submit letter of Annexation (Contiguous or Consensual)

Existing Zoning: N/A

Existing Land Use: OPEN Proposed Land Use: RESIDENTIAL

Number of Lots Proposed: 1 Gross Acreage: 0.75

Title Report Submitted: ☐ YES ☒ NO

OWNER INFORMATION

Owner's Name: NOEM BRISENO Telephone: 956-638-2363

Address: 4020 N. TEXAS BLVD. Fax: _____

City: WESLACO State: TX Zip: 78596 E-mail: M.SALDUAZ@YAHOO.COM

ENGINEER INFORMATION

Name: DAVID SALINAS (SEA) Telephone: 956-602-9081

Address: 2221 DAFFODIL AVE. Fax: _____

City: MCALLEN State: TX Zip: 78501 E-mail: DSALINAS@CALINASENGINEERING.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: _____

☐ YES ☐ NO Wastewater Provision: _____

☐ YES ☐ NO Electric Company: _____

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

Proposed subdivision is in the following districts:

☐ YES ☐ NO Drainage District _____	☐ YES ☐ NO Irrigation District _____
--	--

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

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

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

SUBMITTALS REQUIRED FOR MINOR PLAT REVIEW

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

_____ \$355.00 Planning Review fee

_____ One 11" X 17" reduced copy of plat

_____ Plat Layout

_____ Existing & Proposed Easements

_____ Existing & Proposed ROW

_____ Existing & Proposed Drainage Easements

_____ Contours

_____ Flood Zones

_____ Adjoiners

_____ Existing street names

_____ Drainage plans and calculations with engineer's seal

_____ Elevations

_____ Flood directional arrows

_____ Detention areas

_____ Street names

☒ Proof of ownership of the property

☒ If septic tank system required, submit soil evaluation report

☒ Water Rights associated with the property

☒ Tax Receipt for all taxing entities showing that taxes are paid in full

SUBMITTALS REQUIRED FOR PRELIMINARY (P & Z)

_____ Twelve (12) sets of preliminary plat **folded and stapled** (24 x 36) and forward a copy in PDF format to mhinojosa@weslacotx.gov & rdelafuente@weslacotx.gov

_____ \$350.00 (one time fee for preliminary and final plat)

_____ One 11" X 17" reduced copy of plat

_____ Plat Layout

_____ Existing & Proposed Easements

_____ Existing & Proposed ROW

_____ Existing & Proposed Drainage Easements

- _____ Contours
- _____ Flood Zones
- _____ Adjoiners
- _____ Existing & Proposed street names
- _____ Utility Layout
 - _____ Existing & Proposed Utilities
 - _____ Proposed Fire Hydrants
 - _____ Adjoiners
 - _____ Street names
- _____ Drainage plans and calculations with engineer's seal
 - _____ Elevations
 - _____ Flood directional arrows
 - _____ Detention areas
 - _____ Street names
- _____ Proof of ownership of the property
- _____ If septic tank system required, submit soil evaluation report
- _____ Water Rights associated with the property
- _____ Tax Receipt for all taxing entities showing that taxes are paid in full
- _____ Number of fire hydrants proposed for subdivision
- _____ Trip Generation Worksheet

SUBMITTALS REQUIRED FOR FINAL (P & Z) **Will not apply to Single Lot Variance**

- _____ **Twelve (12) sets of plans FOLDED & STAPLED (24 x 36) & PDF copy with all corrections**
- _____ Plats to be sealed by Professional Engineer
- _____ Approved Drainage Report
- _____ Traffic Impact Analysis (If required)

SUBMITTALS REQUIRED FOR FINAL (City Commission)

- _____ One set of 8 ½ x 11 of plat and utilities with all corrections done

SUBMITTALS REQUIRED FOR PRE-CONSTRUCTION MEETING

- _____ Seven (7) full sets of construction plans 24 x 36 and one (1) 11 x 17 with plan & profile.
- _____ Engineering cost estimates for 3% geotechnical testing fees and 2% inspection fees
- _____ Notice of Intent
- _____ SW3P

SUBMITTALS REQUIRED FOR RECORDING OR HIDALGO COUNTY PLANNING

- _____ Electronic file of final plat and as-builds
- _____ Reproducible plat to be recorded with all required signatures
- _____ 3% geotechnical testing fees or negotiated Material Testing fee by City, whichever is higher
- _____ 2% inspection fee
- _____ Park Fees
- _____ Checks or Receipts: HCCID #9; HCDD #1; County Clerk
- _____ Tax certificates
- _____ Memo from engineering inspector releasing subdivision
- _____ Water Rights associated with the property dedicated and assigned to City of Weslaco or payment of fees sufficient to meet the needs necessitated and attributable to development
- _____ 30 Year Water and 30 Year Sewer Service Agreements
- _____ Park dedication/Fees in lieu of

SUBMITTALS REQUIRED FOR RECORDING BY SECURITY

- _____ Sealed engineering cost estimates
- _____ Letter of Credit/Performance Bond/Escrow

** Any revisions requested would require resubmission of plats and reduced copy reflecting changes.

AUTHORIZATION AND ACKNOWLEDGEMENTS

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

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

Owner Printed Name: NOEMI BRISENO

Owner Signature: _____ Date: _____

_____ is the authorized agent

Authorized Agent Signature:  Date: 7/6/22

Authorized Agent Printed Name: David Daniel Salinas

THIS PAGE FOR STAFF USE ONLY

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

P & Z Commission Approval on Preliminary Plat: _____

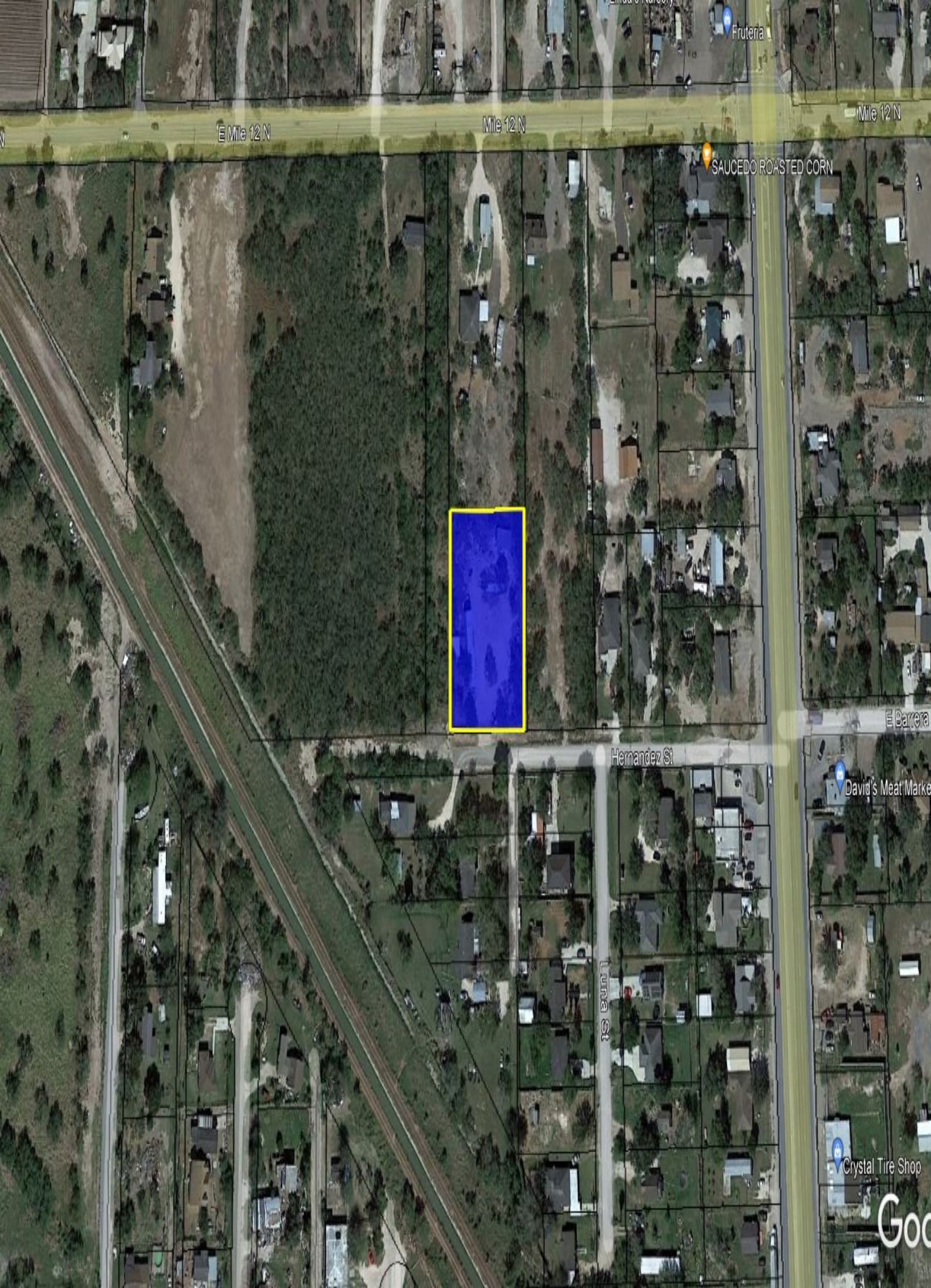
P & Z Commission Approval on Final Plat: _____

City Commission Approval on Final Plat: _____

Preconstruction Meeting Date: _____

Date Recorded: _____ Instrument No. _____

General Comments: _____



E Mile 12 N

Mile 12 N

Mile 12 N

SAUCEDO ROASTED CORN

Hernandez St

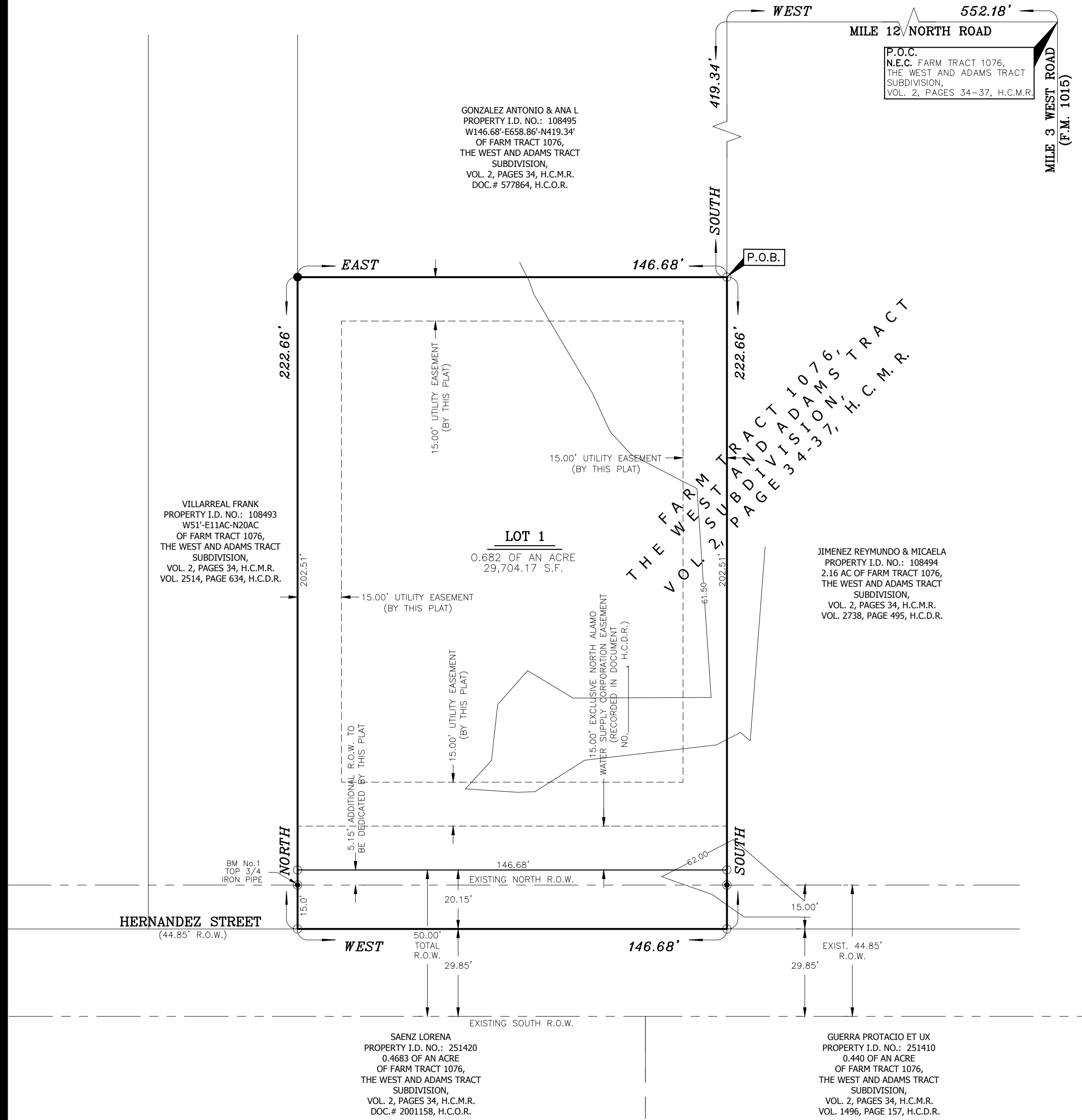
Luna St

E Barren St

David's Meat Market

Crystal Tire Shop

Good

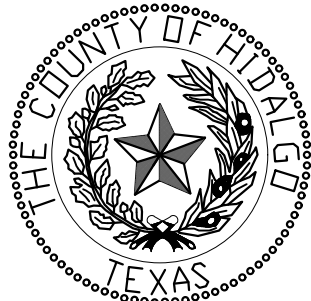


GENERAL NOTES

- 1. MINIMUM SETBACKS: FRONT 25.0 FEET; SIDE 6.0 FEET OR EASEMENT WHICHEVER IS GREATER; SIDE CORNER LOT 10.0 FEET OR EASEMENT WHICHEVER IS GREATER; REAR 20% OF LOT DEPTH BUT NOT TO EXCEED 25.0 FEET;
- 2. FLOOD ZONE DESIGNATION: "ZONE "X" (UNSHADED) COMMUNITY PANEL NO. 480334 0450 C EFFECTIVE JUNE 06, 2000. REVISED TO REFLECT LOMR MAY 30, 2002.
- AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR PLAIN.
- COMMUNITY PANEL NO. 480334 0450 C DATED JUNE 06, 2000, REVISED MAY 30, 2002, OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY MAPS FOR HIDALGO COUNTY, TEXAS, AND THE LOCAL FLOOD PLAIN ADMINISTRATOR HAVE IDENTIFY AREAS AS SHOWN ON THE PLAT OF THE PROPOSED SUBDIVISION TO BE WITHIN FLOOD ZONE "X" UNSHADED.
- CONSTRUCTION OR RESIDENTIAL HOUSING WITHIN ANY AREA OF THE SUBDIVISION THAT IS IN THE 100-YEAR FLOOD PLAIN IS PROHIBITED UNLESS THE HOUSING QUALIFIES FOR INSURANCE UNDER THE NATIONAL FLOOD INSURANCE ACT OF 1968 (42 U.S.C. SECTIONS 4001 THRU 412)
- 3. MINIMUM FINISH FLOOR NOTE: MINIMUM FINISH FLOOR ELEVATION SHALL BE 63.25.
- ELEVATION CERTIFICATE MAY BE REQUIRED FOR LOTS LOCATED OUTSIDE A DESIGNATED FLOOD ZONE AT THE TIME FOR APPLICATION FOR CONSTRUCTION TO VERIFY PRE AND POST CONSTRUCTION FINISH FLOOR ELEVATIONS. AN ELEVATION CERTIFICATE SHALL BE REQUIRED FOR ALL LOTS WITHIN A DESIGNATED FLOOD ZONE AT THE TIME FOR A DEVELOPMENT PERMIT APPLICATION.
- 4. GENERAL NOTE FOR SINGLE FAMILY RESIDENCES: NO MORE THAN ONE-SINGLE FAMILY DETACHED DWELLING SHALL BE LOCATED ON EACH LOT. (ANY OTHER USE SHALL BE REQUIRE. PLANNING DEPARTMENT, HEALTH DEPARTMENT AND FIRE MARSHALL APPROVAL). APPLICATIONS FOR CONSTRUCTION ARE REQUIRED PRIOR TO OCCUPANCY OF THE LOT.
- 5. UNLESS OTHERWISE NOTED ON THIS PLAT, THE LOT IS MONUMENTED BY 1/2 INCH WIDE BY 18 INCH LONG IRON RODS.
- 6. DRAINAGE: IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND HIDALGO COUNTY REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO DETAIN A TOTAL OF 1,410.0 CUBIC-FEET OR 0.03 ACRE-FEET OF STORM RUNOFF. DRAINAGE DETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS FOLLOWS: (SEE SHEET No.2 FOR DRAINAGE REPORT).
- 7. THE FOLLOWING BENCHMARK IS IDENTIFIED ON THE FACE OF THE PLAT AND ON THE ATTACHED ENGINEERING PLANS.
--> B.M. NO. 1 - ELEV. 62.00, N.A.V.D. 88 DATUM. DESCRIPTION: 3/4 IRON PIPE FOUND AT THE SOUTHWEST EXISTING RIGHT OF WAY.
- 8. NO STRUCTURE SHALL BE PERMITTED OVER ANY EASEMENT. EASEMENTS SHALL BE FREE OF FENCES, BUILDINGS, SHEDS, BE KEPT CLEAR OF SHRUBS, TREES, AND OTHER PLANTINGS (EXCEPT LOW, LESS THAN 18 INCHES MATURE HEIGHT, GROUND COVER, GRASS, OR FLOWERS) AND OTHER OBSTRUCTIONS TO THE OPERATIONS AND MAINTENANCE OF THE EASEMENT.

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

ON: _____ AT _____ AM/PM
INSTRUMENT NUMBER _____
OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS
BY: _____ DEPUTY

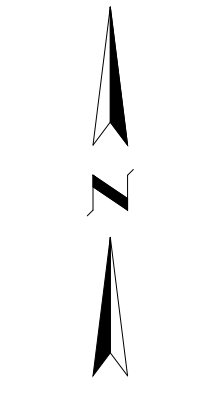


PRINCIPAL CONTACTS					
OWNER:	NAME	ADDRESS	CITY & ZIP	PHONE	FAX
OWNER:	NOEMI BRISENO	4020 N. TEXAS BLVD.	WESLACO, TEXAS 78596	(956) 682-9081	(956) 686-1489
	ENGINEER:	DAVID O. SALINAS	2221 DAFFODIL AVE.	MCALLEN, TEXAS 78501	(956) 682-9081
	SURVEYOR:	DAVID O. SALINAS	2221 DAFFODIL AVE.	MCALLEN, TEXAS 78501	(956) 682-9081

THE WOODS SUBDIVISION

HIDALGO COUNTY, TEXAS

BEING A 0.75 GROSS ACRE TRACT OF LAND, MORE OR LESS, OUT OF AND FORMING A PART OF F.T. 1076, THE WEST AND ADAMS TRACT SUBDIVISION, HIDALGO COUNTY, TEXAS, AS PER THE MAP OR PLAT THEREOF RECORDED IN VOLUME 02, PAGES 34 THRU 37, MAP RECORDS OF HIDALGO COUNTY, TEXAS.



SCALE: 1" = 30'

LEGEND	
●	FOUND 3/4" IRON PIPE
○	FOUND 1/2" IRON ROD
○	SET 1/2" IRON ROD WITH PLASTIC CAP STAMPED 5782
—	RIGHT OF WAY
P.O.C.	POINT OF COMMENCEMENT
P.O.B.	POINT OF BEGINNING
H.C.D.R.	HIDALGO COUNTY DEED RECORDS
H.C.O.R.	HIDALGO COUNTY OFFICIAL RECORDS
H.C.M.R.	HIDALGO COUNTY MAP RECORDS
N.E.C.	NORTHEAST CORNER

STATE OF TEXAS CITY OF WESLACO PLANNING & ZONING COMMISSION CERTIFICATION

I, THE UNDERSIGNED CHAIRPERSON OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF WESLACO HEREBY CERTIFY THAT THIS SUBDIVISION KNOWN AS **THE WOODS SUBDIVISION**, CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THIS CITY WHEREIN MY APPROVAL IS REQUIRED AND HAS BEEN APPROVED FOR RECORDING ON THE _____ DAY OF _____, 2022.

CHAIRPERSON,
PLANNING AND ZONING COMMISSION

STATE OF TEXAS CITY OF WESLACO MAYOR'S CERTIFICATION

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

MAYOR—CITY OF WESLACO

DATE

ATTEST:

CITY SECRETARY

DATE

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

THIS PLAT IS APPROVED BY HIDALGO AND CAMERON COUNTIES IRRIGATION DISTRICT No.9

DATED THIS _____ DAY OF _____, 2022.

1. NO IMPROVEMENTS OF ANY KIND SHALL BE PLACED UPON HIDALGO AND CAMERON COUNTIES IRRIGATION DISTRICT No.9 RIGHT-OF-WAYS AND/OR EASEMENTS WITHOUT THE EXPRESSED WRITTEN PERMISSION OF HCCID #9.

2. IT IS UNDERSTOOD THAT THE RATE OF FLOW OF STORM WATER FOR THE DEVELOPMENT WILL BE NO GREATER THAN THE RATE OF FLOW OF STORM WATER WHEN THE LAND WAS IN AGRICULTURAL USE.

3. HCCID #9 WILL NOT BE RESPONSIBLE FOR THE STORM/DRAINAGE WATER SYSTEM TO ANY LOT WITH IN THIS SUBDIVISION. AS WELL, HCCID #9 WILL NOT BE RESPONSIBLE FOR THE DELIVERY OF WATER TO ANY LOT WITH IN THIS SUBDIVISION. IF DESIRED, THIS WILL NOT BE AT THE DISTRICTS EXPENSE.

4. HCCID #9 HAS NOT REVIEWED AND DOES NOT CERTIFY THAT THE STORM SEWER OR UTILITIES SYSTEMS DESCRIBED ARE APPROPRIATE FOR THE PARTICULAR SUBDIVISION, BASED ON GENERALLY ACCEPTED ENGINEERING CRITERIA. THE DEVELOPER AND HIS ENGINEER ARE RESPONSIBLE FOR THEIR DETERMINATIONS.

GENERAL MANAGER
HIDALGO & CAMERON COUNTIES IRRIGATION DISTRICT No.9

RIGHT OF WAY EASEMENT:

KNOW ALL MEN BY THESE PRESENTS, that the undersigned, owners of the property shown on this plat, their successors, assigns, and transferees (hereinafter called "Grantor" whether one or more persons are named), in consideration of one dollar (\$1.00) and other good and valuable consideration paid by North Alamo Water Supply Corporation, (hereinafter called "Grantee"), the receipt and sufficiency of which is hereby acknowledged, does hereby grant, bargain, sell, transfer, and convey to said Grantee, its successors, and assigns, an exclusive perpetual easement with the right to erect, construct, install and thereafter use, operate, inspect, repair maintain, replace, and remove water distribution lines and appurtenances over and across the lands shown on this plat, together with the right of ingress and egress over Grantor's adjacent lands of the purpose for which the above mentioned rights are granted. The easement hereby granted shall not exceed 15' in width, and Grantee is hereby authorized to designate the course of the easement herein conveyed except that when the pipeline(s) is installed, the easement herein granted shall be limited to a strip of land 15' in width, the center line thereof being the pipeline installed. In the event the easement hereby granted abuts on a public road and the city, county or state hereafter widens or relocates the public road so as to require the relocation of this water line as installed, Grantor further grants to Grantee an additional easement over and across the land shown on this plat for the purpose of laterally relocate said water line as may be necessary to clear the road improvements, which easement hereby granted shall be limited to a strip of land 15' in width, the center line thereof being the pipeline as relocated. The consideration recited herein shall constitute payment in full for all damages sustained by Grantor by reason of the installation, maintenance, repair, replacement and relocation of the structures referred to herein. This agreement together with other provisions of this grant shall constitute an easement for the benefit of the Grantee, its successors, and assigns. The Grantor covenants that it is the owner of the above-described lands and that said lands are free and clear of all encumbrances and liens except the following: The easement conveyed herein was obtained or improved through Federal financial assistance. This easement is subject to the provisions of Title VI of the Civil Rights Act of 1964 and the regulations issued pursuant thereto for so long as the easement continues to be used for the same or similar purpose for which financial assistance was extended or for so long as the Grantee owns it, whichever is longer.

IN WITNESS WHEREOF the said Grantor executed this instrument this _____ day of 2021.

NOEMI BRISENO

STATE OF TEXAS
COUNTY OF HIDALGO

OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION:

I, **NOEMI BRISENO**, AS OWNER (S) OF THE 0.75 ACRE TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED **THE WOODS SUBDIVISION** HEREBY SUBDIVIDE THE LAND AS DEPICTED IN THIS SUBDIVISION PLAT AND DEDICATED TO PUBLIC USE THE STREET, PARK, AND EASEMENTS SHOWN HEREIN.

I CERTIFY THAT I HAVE COMPLIED WITH THE REQUIREMENTS OF TEXAS LOCAL GOVERNMENT CODE 232.032 AND THAT:

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

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

OWNER: NOEMI BRISENO
4020 N. TEXAS BLVD.
WESLACO, TEXAS 78596

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED **NOEMI BRISENO**, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN STATED.

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

OF _____, 2022.

NOTARY PUBLIC IN AND FOR THE
STATE OF TEXAS
MY COMMISSION EXPIRES: _____

HIDALGO COUNTY CERTIFICATE OF PLAT APPROVAL UNDER LOCAL GOVERNMENT CODE 232.028 (A)

WE THE UNDER SIGNED CERTIFY THAT THIS PLAT OF **THE WOODS SUBDIVISION** WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONER ON _____, 2022.

HIDALGO COUNTY JUDGE

DATE

HIDALGO COUNTY CLERK

DATE

HIDALGO COUNTY CERTIFICATE OF PLAT APPROVAL

I, THE UNDERSIGNED, CERTIFY THAT THIS PLAT OF **THE WOODS SUBDIVISION** WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT ON _____, 2022.

HIDALGO COUNTY ASSISTANT CHIEF INSPECTOR

DATE

STATE OF TEXAS
COUNTY OF HIDALGO

I, **DAVID OMAR SALINAS, P.E.**, A REGISTERED PROFESSIONAL ENGINEER LICENSED TO PRACTICE IN THE STATE OF TEXAS, REGISTRATION NUMBER TX. 71973, DO HEREBY CERTIFY THAT THIS PLAT HAS BEEN GIVEN PROPER AND ADEQUATE ENGINEERING CONSIDERATION.

DAVID OMAR SALINAS, P.E.
REG. PROFESSIONAL ENGINEER #71973

DATE

STATE OF TEXAS
COUNTY OF HIDALGO

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

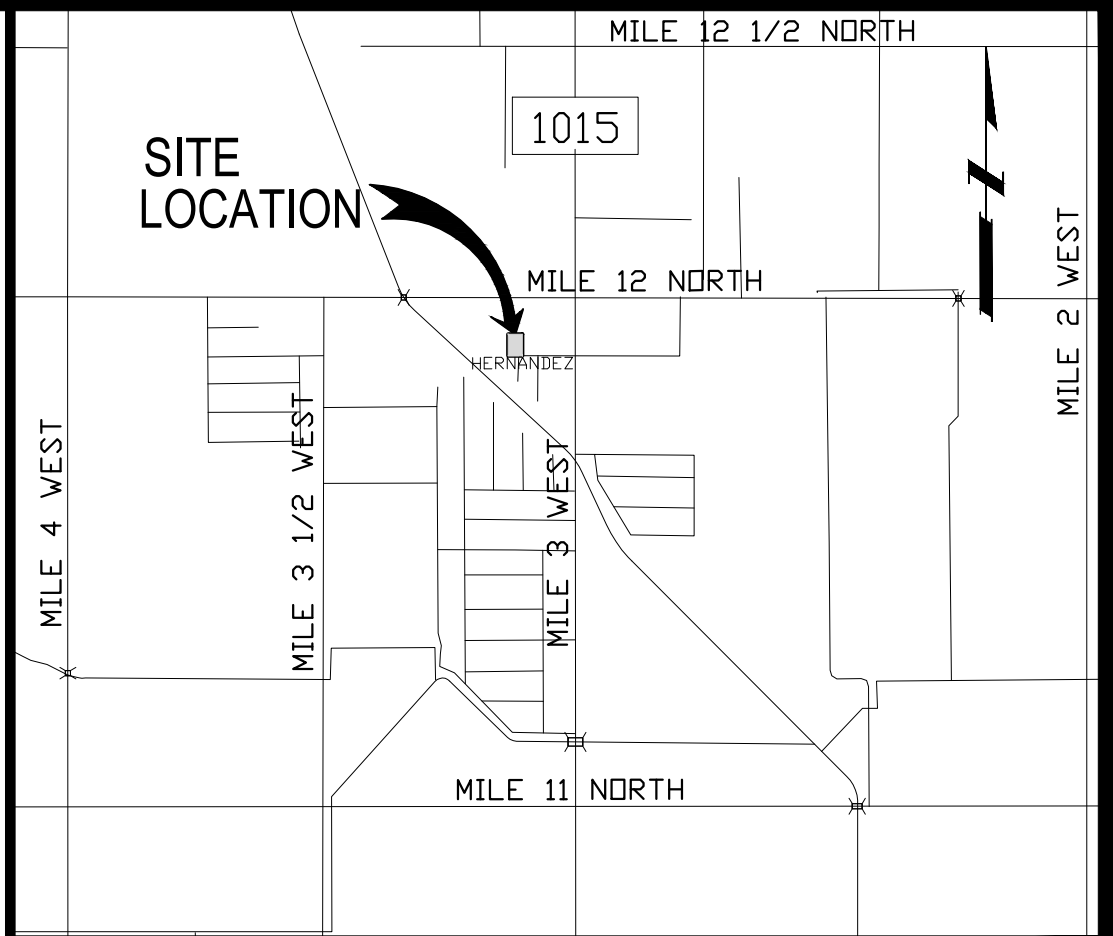
HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 CERTIFICATE

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

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

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

DATE:



LOCATION MAP

SCALE 1"=2000'

PREPARED BY: SALINAS ENGINEERING & ASSOCIATES
2221 DAFFODIL AVENUE - MCALLEN, TEXAS 78501
JOB NUMBER: SP-20-25056

DATE PREPARED: JULY 01, 2022
DATE SURVEYED: JUNE 15, 2020

PLAT SHEET 1 OF 2

LOCATION OF SUBDIVISION WITH RESPECT TO THE EXTRATERRITORIAL JURISDICTION OF A MUNICIPALITY:

THE WOODS SUBDIVISION, IS LOCATED WITHIN HIDALGO COUNTY PRECINCT No.1 ON THE NORTH SIDE OF HERNANDEZ STREET APPROXIMATELY 552 FEET WEST FROM THE INTERSECTION WITH MILE 3 WEST ROAD (F.M. 1015). ACCORDING TO THE OFFICIAL MAP IN THE OFFICE OF THE SECRETARY OF THE CITY OF WESLACO POPULATION 41,171, THE WOODS SUBDIVISION DOES NOT LIE ADJACENT TO OR CONTIGUOUS WITH THE CITY LIMITS OF THE CITY OF WESLACO, IT IS WITHIN THE 3 MILE EXTRATERRITORIAL JURISDICTION OF THE CITY OF WESLACO UNDER LOCAL GOVERNMENT CODE 42.021.

METES AND BOUNDS DESCRIPTION

BEING A 0.75 GROSS ACRE TRACT OF LAND, MORE OR LESS, OUT OF AND FORMING A PART OF F.T. 1076, THE WEST AND ADAMS TRACT SUBDIVISION, HIDALGO COUNTY, TEXAS, AS PER THE MAP OR PLAT THEREOF RECORDED IN VOLUME 02, PAGES 34 THRU 37, MAP RECORDS OF HIDALGO COUNTY, TEXAS, AND, BEING ALL OF THOSE SAME LANDS AS DESCRIBED IN A GENERAL WARRANTY DEED CONVEYANCE FROM CRISTINA GONZALEZ UNTO NOEMI BRISENO, DATED SEPTEMBER 26, 2017, AND, FILE FOR RECORD IN DOCUMENT NUMBER 2855097, H.C.D.R. SAID 0.75 ACRE TRACT IS MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID F.T. 1076; THENCE, AS FOLLOWS:

WEST, COINCIDENT WITH THE NORTH LINE OF SAID F.T. 1076, A DISTANCE OF 552.18 FEET AND THENCE, SOUTH, A DISTANCE OF 419.34 FEET TO A ½ INCH DIAMETER IRON ROD FOUND FOR NORTHEAST CORNER AND POINT OF BEGINNING OF THIS HEREIN DESCRIBED TRACT;

(1) THENCE, SOUTH, A DISTANCE OF 207.66 FEET PASS A 3/4 INCH DIAMETER IRON PIPE FOUND ON INTERSECTION WITH THE NORT RIGHT-OF-WAY LINE OF HERNANDEZ STREET, A DISTANCE OF 222.66 FEET IN ALL TO A ½ INCH IRON ROD SET WITH IN THE RIGHT OF WAY OF HERNANDEZ STREET FOR THE SOUTHEAST CORNER OF THIS HEREIN DESCRIBED TRACT;

(2) THENCE, WEST, WITH IN THE RIGHT OF WAY OF SAID HERNANDEZ STREET AND WITH THE SOUTH LOT LINE OF SAID 0.75 GROSS ACRE TRACT, A DISTANCE OF 146.68 FEET TO A ½ INCH IRON ROD SET FOR THE SOUTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT;

(3) THENCE, NORTH, AT A DISTANCE OF 15.0 FEET PASS A 3/4 INCH DIAMETER IRON PIPE FOUND ON INTERSECTION WITH THE NORTH RIGHT-OF-WAY LINE OF SAID HERNANDEZ STREET, AT A DISTANCE OF 222.66 FEET IN ALL TO A ½ INCH DIAMETER IRON ROD FOUND FOR THE NORTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT;

(4) THENCE, EAST, ALONG A LINE PARALLEL TO THE NORTH LINE OF SAID F.T. 1076, A DISTANCE OF 146.68 FEET TO THE POINT OF BEGINNING, CONTAINING 0.75 GROSS ACRES OF LAND, MORE OR LESS, OF WHICH 0.05 ACRES, MORE OR LESS, LOCATED WITHIN THE RIGHT-OF-WAY OF SAID HERNANDEZ STREET, LEAVING 0.70 NET ACRES OF LAND, MORE OR LESS.

BASIS OF BEARING: GENERAL WARRANTY DEED CONVEYANCE FROM CRISTINA GONZALEZ UNTO NOEMI BRISENO, DATED SEPTEMBER 26, 2017, AND, FILE FOR RECORD IN DOCUMENT NUMBER 2855097, H.C.D.R.

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW BY THE CITY OF WESLACO ONLY & BY NO OTHERS UNDER THE AUTHORITY OF DAVID OMAR SALINAS, P.E., TX. REG. NO. 71973 ON JULY 01, 2022. IT IS NOT TO BE USED FOR CONSTRUCTION PURPOSES.

REVISION NOTES			
NO.	SHEET	REVISION	DATE APPROVED

INDEX TO SHEET OF THE WOODS SUBDIVISION

SHEET 1

SHEET 2

HEADINGS: INDEX, LOCATION MAP, PRINCIPAL CONTACTS, PLAT WITH LOTS, STREETS, AND EASEMENT DESIGNATIONS, LEGAL DESCRIPTION (METES & BOUNDS), SURVEYOR'S AND ENGINEER'S CERTIFICATION, PLAT NOTES AND RESTRICTIONS, OWNERS DEDICATION, CERTIFICATION, AND ATTESTATION, CITY APPROVAL, CERTIFICATE OF RECORDING, HIDALGO COUNTY CERTIFICATE OF PLAT APPROVAL, DESCRIPTION OF LOCATION OF SUBDIVISION WITH RESPECT TO THE E.T.J. OF MUNICIPALITY AND DESIGNATE THE PRECINCT THE PROJECT IS SITUATED, H.C.D.R. CERTIFICATION, IRRIGATION DISTRICT CERTIFICATE OF APPROVAL, REVISION NOTES.

WATER DISTRIBUTION AND SANITARY SEWER MAP, ENGINEERING REPORT (ENGLISH AND SPANISH VERSION), INCLUDING DESCRIPTION OF WATER AND WASTE WATER (OSST) AND ENGINEER'S CERTIFICATION (ENGLISH AND SPANISH VERSION), SUBDIVIDER'S CERTIFICATE AND STATEMENT, DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE AND HOW IT WILL SERVE THE DEVELOPMENT, MAP OF TOPOGRAPHY AND DRAINAGE, AND ENGINEER'S CERTIFICATION, REVISION NOTES, ROAD SIDE DITCH SECTION.

SEA

SALINAS ENGINEERING & ASSOC.
(F-6675)-ENGINEER (10065700)-SURVEY
CONSULTING ENGINEERS & SURVEYORS
2221 DAFFODIL - MCALLEN, TEXAS 78501
(956) 682-9081 (956) 686-1489 (FAX)



Standardized Agenda Request Form

Date of Meeting: August 16, 2022		Agenda Item No. (to be assigned by CSO): 2022-5733	
From:			
Subject: Discussion and consideration to approve the Final Plat for Plaza de Paz being a 3.00-acre out of Lot 13, Block 137, West Tract Subdivision, Weslaco, Hidalgo County, Texas Located at 1406 W. Pike Blvd and authorize the Mayor to execute any related documents. Possible action. (Staffed by Planning & Code Enforcement Department.)			
Background: The proposed two (2) lot subdivision is located inside the City of Weslaco. This subdivision is being serviced with water by the City of Weslaco through a 6" waterline and sewer by the City of Weslaco through an 8" sewer line. The property is within a Flood Zone "B".			
Funding Source (budget code, if applicable):			
Amount:	Term of Impact:	Identified in Current Budget:	
Additional Action Prompted: Mayor's Signature			
If item previously considered, provide date and action by Commission:			
If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners:			
Advisory Review, if any (name of board/committee, date of action, recommendation): The Planning and Zoning Commission recommended approval of the final plat at their regular meeting on August 3, 2022.			
KAYLA AREVALO REBEKAH DE LA FUENTE Martin Garza		Created/Initiated New	
City Manager Comments: Approve as recommended by the Planning and Zoning Commission and staff.			
Staff Recommendation: Staff recommends approval of Final Plat.			
Attachments, if any: Plaza de Paz. -Memo, Plaza De Paz -Application and drianage report, PLAZA DE PAZ - PLAT 8-8-22, Plaza De Paz- 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: Plaza de Plaza- Final Plat

DATE: August 8, 2022

The proposed use for the 2-lot subdivision will be for commercial use. The developer has not requested any variances for this subdivision. The developer has provided a preliminary site plan with two commercial plazas with shared access easements, shared parking, and on-site drainage detention ponds. The development may require the installation of an additional fire hydrant but that will be handled at time of construction depending on the final building layout.

The developer has complied with all staff and Planning & Zoning Commission comments.

Thank you,

Rebekah de la Fuente, CFM



SUBDIVISION PLATTING APPLICATION

PIAT-000252-2022

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: plaza de paz

Location: 1406 W PIKE BLVD, WESLACO, TEXAS

Legal Description: 3.00 ACRES OUT OF LOT 13, BLOCK 137, WEST TRACT SUBDIVISION, VOLUME 2, PAGE 36, MAP RECORDS OF HIDALGO COUNTY

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: I - INDUSTRIAL DISTRICT

Existing Land Use: SINGLE-FAMILY RESIDENTIAL Proposed Land Use: COMMERCIAL/RETAIL

Number of Lots Proposed: 1 Gross Acreage: 3.00 AC

Title Report Submitted: ☐ YES ☒ NO

OWNER INFORMATION

Owner's Name: Melinda CHAVEZ Muniz Telephone: _____

Address: 1406 W PIKE BLVD Fax: _____

City: WESLACO State: TX Zip: 78596 E-mail: ayyyits1979@gmail.com

ENGINEER INFORMATION

Name: IVAN GARCIA, P.E., R.P.L.S. Telephone: (956) 380-5152

Address: 921 S. 10TH AVENUE Fax: _____

City: EDINBURG State: TX Zip: 78539 E-mail: riodelta2004@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: CITY OF WESLACO

☒ YES ☐ NO Wastewater Provision: CITY OF WESLACO

☒ YES ☐ NO Electric Company: AEP

☐ YES ☐ NO Phone Utility _____

☐ YES ☐ NO Gas Utility _____

☐ YES ☐ NO Cable Utility _____

Proposed subdivision is in the following districts:

☒ YES ☐ NO Drainage District NO.1

☒ YES ☐ NO Irrigation District HCCID NO.9

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

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

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

SUBMITTALS REQUIRED FOR MINOR PLAT REVIEW

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

\$355.00 Planning Review fee

One 11" X 17" reduced copy of plat

Plat Layout

Existing & Proposed Easements

Existing & Proposed ROW

Existing & Proposed Drainage Easements

Contours

Flood Zones

Adjoiners

Existing street names

Drainage plans and calculations with engineer's seal

Elevations

Flood directional arrows

Detention areas

Street names

Proof of ownership of the property

If septic tank system required, submit soil evaluation report

Water Rights associated with the property

Tax Receipt for all taxing entities showing that taxes are paid in full

SUBMITTALS REQUIRED FOR PRELIMINARY (P & Z)

Twelve (12) sets of preliminary plat folded and stapled (24 x 36) and forward a copy in PDF format to mhinojosa@weslacotx.gov & rdelafuente@weslacotx.gov

\$350.00 (one time fee for preliminary and final plat)

One 11" X 17" reduced copy of plat

Plat Layout

Existing & Proposed Easements

Existing & Proposed ROW

Existing & Proposed Drainage Easements

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

- _____ Contours
- _____ Flood Zones
- _____ Adjoiners
- _____ Existing & Proposed street names
- _____ Utility Layout
- _____ Existing & Proposed Utilities
- _____ Proposed Fire Hydrants
- _____ Adjoiners
- _____ Street names
- _____ Drainage plans and calculations with engineer's seal
- _____ Elevations
- _____ Flood directional arrows
- _____ Detention areas
- _____ Street names
- _____ Proof of ownership of the property
- _____ 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: Melinda Chavez Muniz

Owner Signature: Melinda Chavez Muniz Date: 1-14-2022

IVAN GARCIA, P.E., R.P.L.S. RIO DELTA ENGINEERING is the authorized agent

Authorized Agent Signature: [Signature] Date: 1/24/22

Authorized Agent Printed Name: Ivan Garcia, P.E., R.P.L.S.

THIS PAGE FOR STAFF USE ONLY

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

P & Z Commission Approval on Preliminary Plat: _____

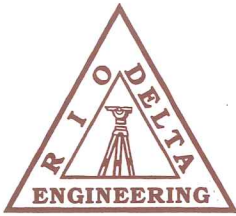
P & Z Commission Approval on Final Plat: _____

City Commission Approval on Final Plat: _____

Preconstruction Meeting Date: _____

Date Recorded: _____ Instrument No. _____

General Comments: _____



RIO DELTA ENGINEERING

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

PLAZA DE PAZ SUBDIVISION DRAINAGE REPORT

Prepared By:
Ivan Garcia P.E., R.P.L.S.

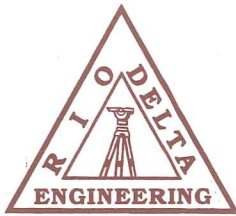
Date:
May 26, 2022



[Signature] 5/26/22

INDEX SHEET

1. COVER SHEET
2. INDEX SHEET
3. DRAINAGE REPORT
4. FEMA DETERMINATION
5. PROJECT LOCATION MAP
6. HYDRAULIC CALCULATIONS
7. “C” VALUES FOR METHOD
8. RAINFALL INTENSITY FOR HIDALGO COUNTY
9. FLOOD PLAIN
10. SOIL SURVEY
11. PRELIMINARY PLAT, UTILITY LAYOUT, PAVING & DRAINAGE LAYOUT



RIO DELTA ENGINEERING

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

DRAINAGE REPORT PLAZA DE PAZ SUBDIVISION, Weslaco, Texas

Plaza De Paz Subdivision is a proposed 2 lot commercial subdivision, located within the City of Weslaco city limits, same being a 3.08 acres tract of land out of and forming a part or portion of Lot 13, Farm Tract 137, Block 162, West Tract Subdivision, recorded in Volume 2, Page 34-37, Map Records of Hidalgo County, Texas. The lot will be used for the construction of a commercial development.

The subdivision is in zone "B", areas between limits of the 100-year flood and 500-year flood; or certain areas subject to 100-year flooding with average depths less than one (1) foot or where the contributing drainage area is less than one square mile; or areas protected by levees from the base flood (medium shading), according to the FEMA's Flood Insurance Rate Map Community Panel No.: 480349 0005 B map revised: March 4, 1980.

According to the Soil Survey Report prepared for Hidalgo County by the U.S.D.A. Soil Conservation Service, the site consists of 65.6% of Willacy fine sandy loam (70), with 0 to 1% slopes, the soil is well drained and surface runoff is negligible, permeability is moderately high to high and the water capacity is high. 29.4% of Willacy fine sandy loam (71), with 1 to 3% slopes, the soil is well drained and surface runoff is low, permeability is moderately high to high and the water capacity is high. 4.9% of Hidalgo sandy clay loam (28), with 0 to 1% slopes, the soil is well drained and surface runoff is negligible, permeability is moderately high to high and the water capacity is moderate. These soils are classified as Group (B). Please see the attached tables for the engineering, physical and chemical properties of these soils.

Existing runoff sheet flows overland in a northerly direction into an existing TxDOT grated inlet (as part of Expressway 83's storm drainage improvements) located along the east-bound frontage road on Expressway 83, with outfall to the City of Weslaco drain ditch 18B, then northwest to the Weslaco North Lateral, and subsequently with final outfall to the Laguna Madre.

Using the Rational Method, we have determined that a 10-yr rainfall event will generate approximately 5.24 CFS of storm runoff. We have also used the Rational Method to determine that the improved site will generate an estimated 37.08 CFS of runoff for a 50-yr rainfall event. The improved site will have an approximate increase of 31.84 CFS of storm runoff for a 50-yr rainfall event.

In accordance with the City's drainage requirements, we have calculated that approximately a total of 27,882 CF or 0.640 AC-FT, will need to be detained onsite for the complete development of the subdivision for a 50-yr rainfall event. Current runoff will be detained in a designated detention area within the lot along the west side of the site, which will be routed offsite into a proposed 18-inch drain line to be extended north within an existing 15-ft utility easement along the west side of Lot 2, Harbor Freight Subdivision, as per map or plat thereof recorded in document # 3108226, Map Records of Hidalgo County, which will bleed off into an existing detention area located along the east side of Lot 1, Harbor Freight Subdivision, with outfall into the existing TxDOT grated inlet (as part of Expressway 83's storm drainage improvements) located along the east-bound frontage road on Expressway 83, then to the City of Weslaco drain ditch 18B, then northwest to the Weslaco North Lateral, and subsequently with final outfall to the Laguna Madre. Engineered site grading and detention plans will be required at the time of building permit request. Tables, and calculations are attached.



PLAZA DE PAZ - OUTFALL - 8"

$$Q=1.49/n \cdot A \cdot R^{.67} \cdot s^{.50}$$

Given:

$$\begin{aligned} Q &= \frac{5.24}{2351.34} \text{ cfs} \\ Q &= \frac{2351.34}{8.00} \text{ gpm} \\ D &= \frac{8.00}{0.050000} \text{ in.} \\ S &= \frac{0.009}{3.00} \text{ ft/ft} \\ V &= \frac{0.009}{3.00} \text{ ft/sec} \end{aligned}$$

(Input known data above)

Q= flow(cfs)

A=area(SF)

R=hydraulic radius(ft)

S=% slope(ft/ft)

n=Manning's coeff. of friction

V=velocity (ft/sec)

Calculations

$$Q = 5.24 \text{ cfs}$$

$$A = 0.35 \text{ SF}$$

$$R = 0.17 \text{ ft}$$

$$S = 0.050000 \text{ ft/ft}$$

$$n = 0.009$$

$$V = 3.00 \text{ ft/sec}$$

$$\begin{aligned} A &= (3.14 \cdot D^2)/4 \\ &= 0.35 \text{ SF} \end{aligned}$$

$$\begin{aligned} R &= (A/P) \quad (\text{assume full flow}) \\ &= 0.17 \text{ ft} \end{aligned}$$

Solve for Q

$$Q = V \cdot A = \left(\frac{1.49}{n} \right) A \cdot R^{2/3} \sqrt{S} = 3.89 \text{ cfs}$$

Solve for V

$$V = \frac{Q}{A} = \frac{1.49 \cdot R^{2/3} \cdot S^{1/2}}{n} = 11.224837 \text{ ft/sec}$$

Solve for S

$$S = \left(\frac{V \cdot n}{1.49 \cdot R^{2/3}} \right)^2 = \frac{0.3572}{0.003572} \%$$

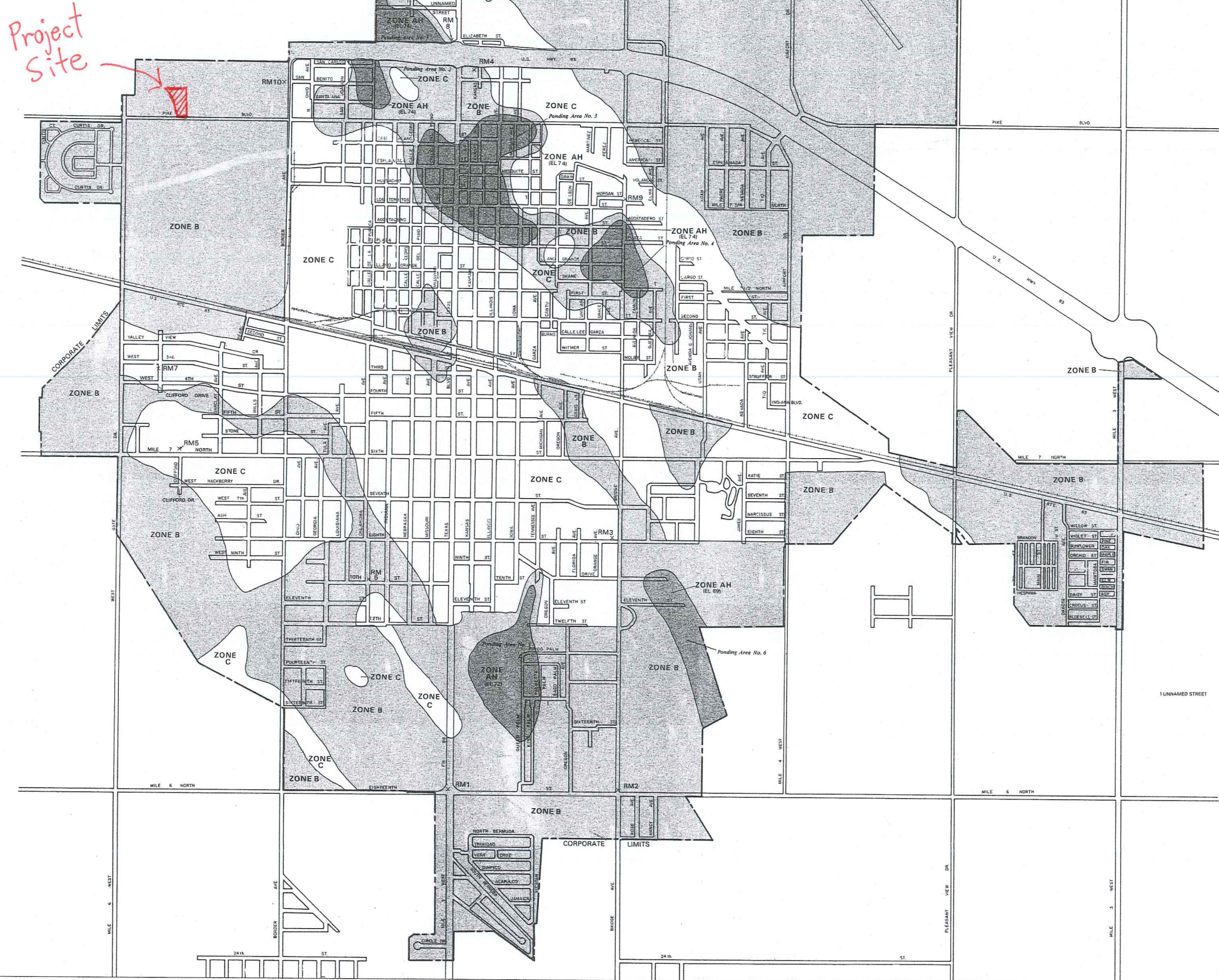
Solve for D

$$D = \sqrt{\left(\frac{Q}{V} \right) \cdot 4} = 17.893951 \text{ in}$$

Solve for R

$$R = \frac{A}{P} = \left(\frac{V \cdot n}{1.49 \cdot S^{1/2}} \right)^{3/2} = 0.0231$$

ELEVATION REFERENCE MARKS		
REFERENCE MARK	ELEVATION (FT. NGVD)	DESCRIPTION OF LOCATION
RM 1	77.76	A railroad spike on the South end of the North traffic island at the intersection of Mile 6 North (Eighteenth Street) with Texas Blvd., (FM 88, Mile 6 West).
RM 2	78.10	A railroad spike in the northeast power pole at the intersection of Mile 6 North (Eighteenth Street) with Bridge Ave.
RM 3	73.47	A square cut on the northwest curb radius at the intersection of Eighth Street with Bridge Ave.
RM 4	77.78	A square cut on the southwest curb radius at the intersection of Kansas Avenue with U.S. Highway No. 83.
RM 5	79.82	A square cut on the North curb at the intersection of Clifford Drive with Sixth Street (Mile 7 North).
RM 6	77.22	A square cut on the northeast curb radius at the intersection of Tenth Street with Oklahoma Avenue.
RM 7	80.06	A square cut on the southwest curb radius at the intersection of West Third Street with Clifford Drive.
RM 8	74.96	A square cut on northwest curb radius at a Texaco Service Station at the intersection of Farm to Market Road No. 88 (Texas Blvd.) Mile 5 West with U.S. Expressway No. 83.
RM 9	75.01	A square cut on the northeast curb radius at the intersection of Bridge Avenue with Los Toritos Street.
RM 10	74.43	A square cut on top of curb at the intersection of Border Avenue with San Benito Street.



KEY TO MAP

500-Year Flood Boundary
100-Year Flood Boundary
Zone Designations* With Date of Identification
e.g., 12/2/74
100-Year Flood Boundary
500-Year Flood Boundary

Base Flood Elevation Line
With Elevation In Feet**

Base Flood Elevation in Feet
Where Uniform Within Zone**

Elevation Reference Mark

River Mile

**Referenced to the National Geodetic Vertical Datum of 1929

***EXPLANATION OF ZONE DESIGNATIONS**

ZONE

A Areas of 100-year flood; base flood elevations and flood hazard factors not determined.

AO Areas of 100-year shallow flooding where depths are between one (1) and three (3) feet; average depths of inundation are shown, but no flood hazard factors are determined.

AH Areas of 100-year shallow flooding where depths are between one (1) and three (3) feet; base flood elevations are shown, but no flood hazard factors are determined.

A1-A30 Areas of 100-year flood; base flood elevations and flood hazard factors determined.

A99 Areas of 100-year flood to be protected by flood protection system under construction; base flood elevations and flood hazard factors not determined.

B Areas between limits of the 100-year flood and 500-year flood; or certain areas subject to 100-year flooding with average depths less than one (1) foot or where the contributing drainage area is less than one square mile; or areas protected by levees from the base flood. (Medium shading)

C Areas of minimal flooding. (No shading)

D Areas of undetermined, but possible, flood hazards.

V Areas of 100-year coastal flood with velocity (wave action); base flood elevations and flood hazard factors not determined.

V1-V30 Areas of 100-year coastal flood with velocity (wave action); base flood elevations and flood hazard factors determined.

NOTES TO USER

Certain areas not in the special flood hazard areas (Zones A and V) may be protected by flood control structures.

This map is for flood insurance purposes only; it does not necessarily show all areas subject to flooding in the community or all planimetric features outside special flood hazard areas.

INITIAL IDENTIFICATION:
MARCH 23, 1974

FLOOD HAZARD BOUNDARY MAP REVISIONS:
FEBRUARY 6, 1976

FLOOD INSURANCE RATE MAP EFFECTIVE:
MARCH 4, 1980

Refer to the FLOOD INSURANCE RATE MAP EFFECTIVE date shown on this map to determine when actuarial rates apply to structures in the zones where elevations or depths have been established.

To determine if flood insurance is available in this community, contact your insurance agent, or call the National Flood Insurance Program, at (800) 638-6620, or (800) 424-8572.



NATIONAL FLOOD INSURANCE PROGRAM

FIRM
FLOOD INSURANCE RATE MAP

CITY OF
WESSLACO, TEXAS
HIDALGO COUNTY

ONLY PANEL PRINTED

COMMUNITY-PANEL NUMBER
480349 0005 8

EFFECTIVE DATE:
MARCH 4, 1980

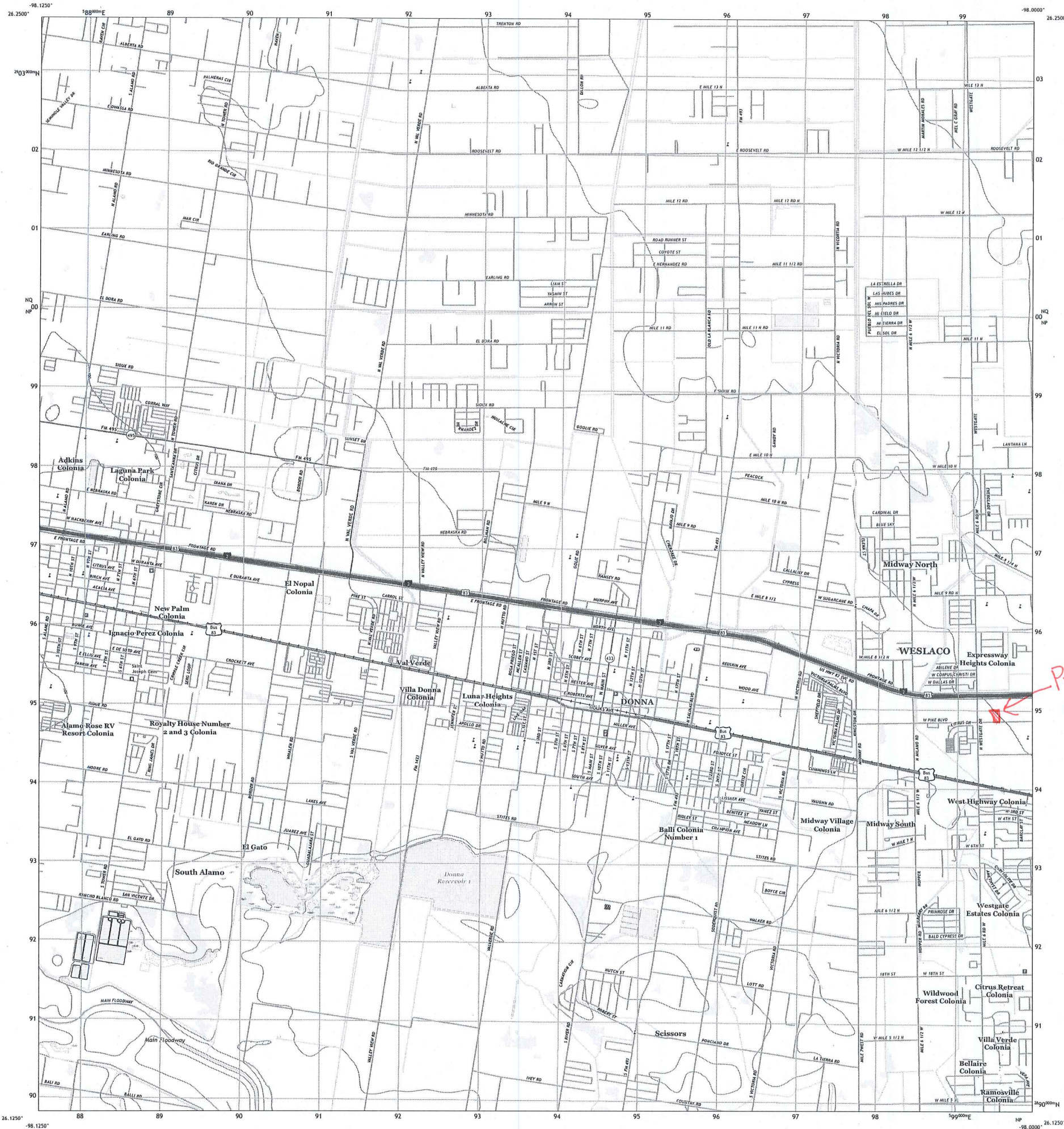
U.S. DEPARTMENT OF HOUSING
AND URBAN DEVELOPMENT
FEDERAL INSURANCE ADMINISTRATION



U.S. DEPARTMENT OF THE INTERIOR
U.S. GEOLOGICAL SURVEY

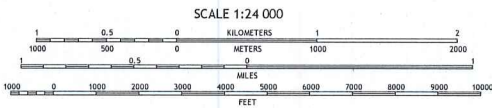
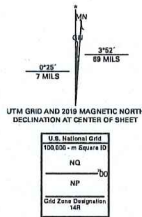


DONNA QUADRANGLE
TEXAS - HIDALGO COUNTY
7.5-MINUTE SERIES



Produced by the United States Geological Survey
North American Datum of 1983 (NAD83)
World Geodetic System of 1984 (WGS84). Projection and
1000-meter grid interval Transverse Mercator, Zone 14R
This map is not a legal document. Boundaries may be
generated for this map scale. Private lands within government
reservations may not be shown. Obtain permission before
entering private lands.

Imagery.....NAD, October 2016 - January 2017
Roads.....U.S. Census Bureau, 2015
Names.....GNS, 1979 - 2016
Hydrography.....National Hydrography Dataset, 2005 - 2015
Contours.....National Elevation Dataset, 2000 - 2008
Boundaries.....Multiple sources; see metadata file 2016 - 2017
Wetlands.....FWS National Wetlands Inventory 1983 - 1994



CONTOUR INTERVAL 10 FEET
NORTH AMERICAN VERTICAL DATUM OF 1988
This map was produced to conform with the
National Geospatial Program US Topo Product Standard, 2011.
A metadata file associated with this product is draft version 0.6.18



1	2	3
4		5
6	7	8

1 Edinburg
2 La Blanca
3 Edcouch
4 Pharr
5 Mercedes
6 Las Milpas
7 San Juan S
8 Progreso

ADJOINING QUADRANGLES

ROAD CLASSIFICATION
Expressway Local Connector
Secondary Hwy Local Road
Ramp 4VD
Interstate Route US Route State Route

DONNA, TX
2019



PROJECT SITE

W INTERSTATE HWY 2 U. S. EXPRESSV

W PIKE BOULEVARD

N MILANOS ROAD

N BORDER AVENUE

W BUSINESS 83

N WEST GATE DRIVE
11 STATE DRIVE
10000 WEST RD.

PANTHER DRIVE

F.T. 151

F.T. 149

F.T. 135

LOT 4 F.T. 1504

F.T. 150

F.T. 136

F.T. 134

F.T. 152

F.T. 148

W3800-00-136-0000-

W3800-00-134-0000-01

W.	I.	S.	D.
HIGH SCHOOL			

HEB WESLACO #2
H016002

W.3800-00-135-0000-

LOT 4 F.T. 1504

F.T. 149

F.T. 151

F.T. 135

LOT 4 F.T. 1504

F.T. 150

F.T. 136

F.T. 134

F.T. 152

F.T. 148

W3800-00-136-0000-

W3800-00-134-0000-01

W.	I.	S.	D.
HIGH SCHOOL			

HEB WESLACO #2
H016002

W.3800-00-135-0000-

LOT 4 F.T. 1504

F.T. 149

F.T. 151

F.T. 135

LOT 4 F.T. 1504

F.T. 150

STORM WATER DETENTION CALCULATIONS

SUMMARY SHEET

Project Name: **PLAZA DE PAZ SUBDIVISION**

City:	WESLACO	
State:	TEXAS	
County:	HIDALGO	
Total Area:	3.00	Acres Gross
Total Net Area:	3	Acres Net
Total lots:	2	*Commercial

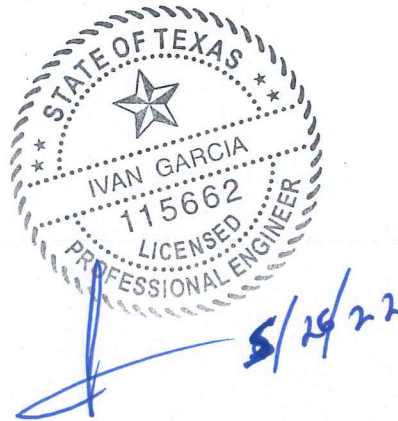
Area already developed:	0.00	Acres	*Commercial
Area unimproved:	3.00	Acres Net	

Existing Run off:	5.24	cfs	*Pre-developed condition
Future Run off:	34.72	cfs	*10 year storm
Future Run off:	37.08	cfs	*25 year storm
			*50 year storm

Total on site detention required:	27,882	cft	*50 year storm
	0.640	Ac-ft	

*References for calculations and procedure: **1) TxDOT Hydraulic Design Manual**
Revised March 2009

2) FHWA, Urban Drainage Design Manual HEC-22
Revised September 2009



I. EXISTING RUN OFF (10 YEAR STORM)

*Rational Method

*COMMERCIAL

Project Name: **PLAZA DE PAZ SUBDIVISION**

City: **WESLACO**

State: **TEXAS**

County: **HIDALGO**

3 Acres Net

Highest elevation= **85.00** ft

Lowest elevation= **77.00** ft

Watercourse length, L= **510.00** ft

Slope, S_p = **1.57** %

Average flow velocity, V= **0.88** ft/sec

$$V = K_u k S_p^{0.5}$$

$K_u = 3.28$

$k = 0.213$

*From Table 3-2 - Intercept Coefficients

Time of concentration, t_c = **9.71** min (calculated)

$$t_c = L / 60V$$

10.00 min (used)

Intensity, i = **8.73** in/hr

$$i = \frac{b}{(t_c + d)^e}$$

*From table 3-1- Intensity-Frequency-Duration

*Coefficients for HIDALGO, County, Texas

*For a recurrence interval of 10 years

$e = 0.778$
 $b = 87$
 $d = 9.2$

Area already developed= **0.00** SQFT

(buildings and driveway) **0.00** ACRES

*Pre-developed condition

Existing Run off Coefficient: **0.83** *Avg for asphalt streets and roofs

*From Table 3-3 - Run off Coefficients

Area unimproved= **130,680** SQFT

3.00 ACRES

Existing Run off Coefficient: **0.2** *For Unimproved areas

*From Table 3-3 - Run off Coefficients

Weighted Run off Coefficient, C_w = **0.20**

$$C_w = (C_1 A_1 + C_2 A_2) / A_{Total}$$

Peak flow, Q = **5.24** CFS

$$Q = C i A$$

II. FUTURE RUN OFF (25 YEAR STORM)

*Rational Method

*COMMERCIAL

Project Name: **PLAZA DE PAZ SUBDIVISION**

City: **WESLACO**

State: **TEXAS**

County: **HIDALGO**

3

Acres Net

Highest elevation= **85.00**

ft

Lowest elevation= **77.00**

ft

Watercourse length, L= **510.00**

ft

Slope, S_p = **1.57**

%

Average flow velocity, V= **2.54**

ft/sec

$$V = K_u k S_p^{0.5}$$

$K_u = 3.28$

$k = 0.619$

*From Table 3-2 - Intercept Coefficients

*For paved areas.

Time of concentration, t_c =

3.34

min

(calculated)

$$t_c = L / 60V$$

3.34

min

(used)

Intensity, i = **13.94** in/hr

$$i = \frac{b}{(t_c + d)^e}$$

*From table 3-1- Intensity-Frequency-Duration

*Coefficients for HIDALGO, County, Texas

*For a recurrence interval of 25 years

$e = 0.771$

$b = 98$

$d = 9.2$

Area already developed=

0.0

SQFT

0.00

ACRES

*Pre-developed condition

Future Run off Coefficient:

0.9

*Avg for roof areas

*From Table 3-3 - Run off Coefficients

Area to be developed=

117,612

SQFT

*90% of net area for

2.70

ACRES

Commercial building, drives and walks

Future Run off Coefficient:

0.9

*Avg for asphalt streets and roofs

*From Table 3-3 - Run off Coefficients

Area left unimproved=

13,068

SQFT

*Remaining area

Total area left unimproved=

0.30

ACRES

Existing Run off Coefficient:

0.2

*For Unimproved areas

*From Table 3-3 - Run off Coefficients

Weighted Run off Coefficient, C_w =

0.83

$$C_w = (C_1 A_1 + C_2 A_2) / A_{Total}$$

Peak flow, Q = **34.72** CFS

$$Q = C i A$$

III. STORAGE CALCULATIONS (50 YEAR STORM)

*Rational Method

Project Name: **PLAZA DE PAZ SUBDIVISION**

City:	WESLACO	
State:	TEXAS	
County:	HIDALGO	
	3	Acres Net
Highest elevation=	85.00	ft
Lowest elevation=	77.00	ft
Watercourse length, L=	510.00	ft
Slope, S _p =	1.57	%
Average flow velocity, V=	2.54	ft/sec

$$V = K_u k S_p^{0.5}$$

K_u=3.28
k= 0.619

*From Table 3-2 - Intercept Coefficients
*For paved areas.

Time of concentration, t_c= **3.34** min (calculated)
3.34 min (used)

$$t_c = L/60V$$

Intensity, i= **14.89** in/hr

$$i = \frac{b}{(t_c + d)^e}$$

*From table 3-1- Intensity-Frequency-Duration
*Coefficients for HIDALGO, County, Texas
*For a recurrence interval of 50 years

e= **0.749**
b= **99**
d= **9.2**

Area already developed= **0.0** SQFT
0.00 ACRES *Pre-developed condition
Future Run off Coefficient: **0.9** *Avg for roof areas
*From Table 3-3 - Run off Coefficients

Area to be developed= **117,612** SQFT *90% of net area for
2.70 ACRES commercial business drives and walks
Future Run off Coefficient: **0.9** *Avg for asphalt streets and roofs
*From Table 3-3 - Run off Coefficients

Area left unimproved= **13,068** SQFT *Remaining area
Total area left unimproved= **0.30** ACRES
Existing Run off Coefficient: **0.2** *For Unimproved areas
*From Table 3-3 - Run off Coefficients

Weighted Run off Coefficient, C_w= **0.83**

$$C_w = (C_1 A_1 + C_2 A_2) / A_{Total}$$

Peak flow, Q= **37.08** CFS

$$Q = C i A$$

IV. STORM WATER DETENTION CALCULATIONS

*Modified Rational Method

Duration (min)	Intensity (in/hr)	Q in (cfs)	Vol in (cft)	Q out (cfs)	V out (cft)	Storage (cft)
5	13.57	33.79	10,137	5.24	1,311	8,825
10	10.83	26.96	16,173	5.24	2,097	14,076
15	9.10	22.67	20,399	5.24	2,883	17,516
20	7.91	19.69	23,629	5.24	3,669	19,960
25	7.03	17.49	26,239	5.24	4,455	21,784
30	6.34	15.79	28,427	5.24	5,241	23,187
35	5.80	14.43	30,313	5.24	6,027	24,287
40	5.35	13.32	31,972	5.24	6,812	25,159
45	4.98	12.39	33,453	5.24	7,598	25,855
50	4.66	11.60	34,793	5.24	8,384	26,408
55	4.38	10.91	36,017	5.24	9,170	26,847
60	4.14	10.32	37,145	5.24	9,956	27,189
65	3.93	9.79	38,191	5.24	10,742	27,450
70	3.75	9.33	39,169	5.24	11,528	27,641
75	3.58	8.91	40,086	5.24	12,314	27,772
80	3.43	8.53	40,950	5.24	13,099	27,850
85	3.29	8.19	41,768	5.24	13,885	27,882
90	3.16	7.88	42,544	5.24	14,671	27,873
95	3.05	7.59	43,284	5.24	15,457	27,827
100	2.94	7.33	43,990	5.24	16,243	27,747
105	2.85	7.09	44,667	5.24	17,029	27,638
110	2.76	6.87	45,316	5.24	17,815	27,501
115	2.67	6.66	45,940	5.24	18,601	27,339
120	2.60	6.46	46,541	5.24	19,386	27,154
125	2.52	6.28	47,120	5.24	20,172	26,948
130	2.45	6.11	47,681	5.24	20,958	26,723
135	2.39	5.95	48,223	5.24	21,744	26,479
140	2.33	5.80	48,748	5.24	22,530	26,219
145	2.27	5.66	49,258	5.24	23,316	25,942
150	2.22	5.53	49,753	5.24	24,102	25,652
155	2.17	5.40	50,235	5.24	24,888	25,347
160	2.12	5.28	50,703	5.24	25,673	25,030
165	2.08	5.17	51,159	5.24	26,459	24,700
170	2.03	5.06	51,604	5.24	27,245	24,359
175	1.99	4.96	52,038	5.24	28,031	24,007
180	1.95	4.86	52,462	5.24	28,817	23,645
185	1.91	4.76	52,876	5.24	29,603	23,273

Total on site detention required=

27,882
0.640

 cft
acres-ft

Duration: Duration in minutes

Intensity: Intensity for respective duration (50-year event)

Q in: Developed conditions peak discharge ($C_{dev} \times I_{50} \times \text{Area}$)

Vol in: Developed conditions run off volume ($Q_{in} \times \text{Duration} \times 60$)

Q out: Pre-developed peak discharge ($C_{pre} \times I_{10} \times \text{Area}$)

V out: $(0.5 \times [\text{duration} + t_c \text{ dev}] \times Q_{out} \times 60)$

Storage: Required storage ($V_{in} - V_{out}$)

Table 3-1. Rainfall Intensity-Duration-Frequency Coefficients for Hidalgo County

Coefficient	2-year	5-year	10-year	25-year	50-year	100-year
e (in)	0.831	0.795	0.778	0.771	0.749	0.740
b	74	80	87	98	99	103
d (mins)	9.6	9.2	9.2	9.2	9.2	9.6

Reference: TxDOT Hydraulic Design Manual, (2009)

Intercept Coefficients for Velocity vs. Slope Relationship

Land Cover/Flow Regime	k
Forest with heavy ground litter; hay meadow (overland flow)	0.076
Trash fallow or minimum tillage cultivation; contour or strip cropped; woodland (overland flow)	0.152
Short grass pasture (overland flow)	0.213
Cultivated straight row (overland flow)	0.274
Nearly bare and untilled (overland flow); alluvial fans in western mountain regions	0.305
Grassed waterway (shallow concentrated flow)	0.457
Unpaved (shallow concentrated flow)	0.491
Paved area (shallow concentrated flow); small upland gullies	0.619

Reference: FHWA, Urban drainage Design Manual HEC-22, (2009)

Table 3-3. Runoff Coefficients for Rational Formula

Type of Drainage Area	Runoff Coefficient, C*
Business:	
Downtown areas	0.70 - 0.95
Neighborhood areas	0.50 - 0.70
Residential:	
Single-family areas	0.30 - 0.50
Multi-units, detached	0.40 - 0.60
Multi-units, attached	0.60 - 0.75
Suburban	0.25 - 0.40
Apartment dwelling areas	0.50 - 0.70
Industrial:	
Light areas	0.50 - 0.80
Heavy areas	0.60 - 0.90
Parks, cemeteries	0.10 - 0.25
Playgrounds	0.20 - 0.40
Railroad yard areas	0.20 - 0.40
Unimproved areas	0.10 - 0.30
Lawns:	
Sandy soil, flat, 2%	0.05 - 0.10
Sandy soil, average, 2 - 7%	0.10 - 0.15
Sandy soil, steep, 7%	0.15 - 0.20
Heavy soil, flat, 2%	0.13 - 0.17
Heavy soil, average, 2 - 7%	0.18 - 0.22
Heavy soil, steep, 7%	0.25 - 0.35
Streets:	
Asphaltic	0.70 - 0.95
Concrete	0.80 - 0.95
Brick	0.70 - 0.85
Drives and walks	0.75 - 0.85
Roofs	0.75 - 0.95
*Higher values are usually appropriate for steeply sloped areas and longer return periods because infiltration and other losses have a proportionally smaller effect on runoff in these cases.	

Reference: FHWA, Urban drainage Design Manual HEC-22, (2009)

Soil Map—Hidalgo County, Texas



**Natural Resources
Conservation Service**

Web Soil Survey
National Cooperative Soil Survey

1/25/2022
Page 1 of 3

MAP LEGEND

Area of Interest (AOI)

 Area of Interest (AOI)

Soils

 Soil Map Unit Polygons

 Soil Map Unit Lines

 Soil Map Unit Points

Special Point Features



Blowout



Borrow Pit



Clay Spot



Closed Depression



Gravel Pit



Gravelly Spot



Landfill



Lava Flow



Marsh or swamp



Mine or Quarry



Miscellaneous Water



Perennial Water



Rock Outcrop



Saline Spot



Sandy Spot



Severely Eroded Spot



Sinkhole



Slide or Slip



Sodic Spot



Spoil Area



Stony Spot



Very Stony Spot



Wet Spot



Other



Special Line Features

Water Features



Streams and Canals

Transportation



Rails



Interstate Highways



US Routes



Major Roads



Local Roads

Background



Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:20,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service

Web Soil Survey URL:

Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Hidalgo County, Texas

Survey Area Data: Version 20, Sep 13, 2021

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Sep 20, 2015—Nov 5, 2017

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
28	Hidalgo sandy clay loam, 0 to 1 percent slopes	0.2	4.9%
70	Willacy fine sandy loam, 0 to 1 percent slopes	2.1	65.6%
71	Willacy fine sandy loam, 1 to 3 percent slopes	0.9	29.4%
Totals for Area of Interest		3.2	100.0%

Map Unit Description

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 in this report, 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, soils that are similar to the named components, and some minor components that differ in use and management from the major soils.

Most of the soils similar to the major components 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. Some minor components, however, have properties and behavior characteristics divergent enough to affect use or to require different management. These are called contrasting, or dissimilar, components. They generally are in small areas and could not be mapped separately because of the scale used. Some small areas of strongly contrasting soils or miscellaneous areas are identified by a special symbol on the maps. If included in the database for a given area, the contrasting minor components are identified in the map unit descriptions along with some characteristics of each. A few areas of minor components may not have been observed, and consequently they are not mentioned in the descriptions, especially where the pattern was so complex that it was impractical to make enough observations to identify all the soils and miscellaneous areas on the landscape.

The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The objective of mapping is not to delineate pure taxonomic classes but rather to separate the landscape into landforms or landform segments that have similar use and management requirements. The delineation of such segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, however, 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*. All the soils of a series have major horizons that are similar in composition, thickness, and arrangement. Soils of a given 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.

Additional information about the map units described in this report is available in other soil reports, which give properties of the soils and the limitations, capabilities, and potentials for many uses. Also, the narratives that accompany the soil reports define some of the properties included in the map unit descriptions.

Report—Map Unit Description

Hidalgo County, Texas

28—Hidalgo sandy clay loam, 0 to 1 percent slopes

Map Unit Setting

National map unit symbol: 2sxxl

Elevation: 20 to 500 feet

Mean annual precipitation: 20 to 27 inches
Mean annual air temperature: 72 to 74 degrees F
Frost-free period: 300 to 365 days
Farmland classification: All areas are prime farmland

Map Unit Composition

Hidalgo and similar soils: 85 percent
Minor components: 15 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Hidalgo

Setting

Landform: Terraces
Landform position (three-dimensional): Tread
Down-slope shape: Linear
Across-slope shape: Linear
Parent material: Calcareous loamy alluvium

Typical profile

Ap - 0 to 17 inches: sandy clay loam
Bk1 - 17 to 28 inches: sandy clay loam
Bk2 - 28 to 38 inches: clay loam
Ck - 38 to 80 inches: clay loam

Properties and qualities

Slope: 0 to 1 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Well drained
Runoff class: Negligible
Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high (0.57 to 1.98 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Calcium carbonate, maximum content: 35 percent
Maximum salinity: Nonsaline to slightly saline (0.0 to 4.0 mmhos/cm)
Sodium adsorption ratio, maximum: 10.0
Available water supply, 0 to 60 inches: Moderate (about 7.8 inches)

Interpretive groups

Land capability classification (irrigated): 1
Land capability classification (nonirrigated): 2c
Hydrologic Soil Group: B
Ecological site: R083DY019TX - Gray Sandy Loam
Hydric soil rating: No

Minor Components

Raymondville

Percent of map unit: 7 percent

Landform: Terraces
Landform position (three-dimensional): Tread
Down-slope shape: Linear
Across-slope shape: Linear
Ecological site: R083DY025TX - Clay Loam
Hydric soil rating: No

Racombes

Percent of map unit: 6 percent
Landform: Terraces
Landform position (three-dimensional): Tread
Down-slope shape: Linear
Across-slope shape: Linear
Ecological site: R083DY025TX - Clay Loam
Hydric soil rating: No

Willacy

Percent of map unit: 2 percent
Landform: Terraces
Landform position (three-dimensional): Tread
Down-slope shape: Linear
Across-slope shape: Linear
Hydric soil rating: No

70—Willacy fine sandy loam, 0 to 1 percent slopes

Map Unit Setting

National map unit symbol: dbmp
Elevation: 30 to 750 feet
Mean annual precipitation: 26 to 34 inches
Mean annual air temperature: 72 to 73 degrees F
Frost-free period: 270 to 365 days
Farmland classification: All areas are prime farmland

Map Unit Composition

Willacy and similar soils: 85 percent
Minor components: 15 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Willacy

Setting

Landform: Delta plains
Down-slope shape: Linear
Across-slope shape: Linear
Parent material: Loamy alluvium

Typical profile

H1 - 0 to 14 inches: fine sandy loam
H2 - 14 to 72 inches: sandy clay loam

Properties and qualities

Slope: 0 to 1 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Well drained
Runoff class: Negligible
Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high (0.57 to 1.98 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Calcium carbonate, maximum content: 10 percent
Maximum salinity: Nonsaline to slightly saline (0.0 to 4.0 mmhos/cm)
Sodium adsorption ratio, maximum: 4.0
Available water supply, 0 to 60 inches: High (about 9.6 inches)

Interpretive groups

Land capability classification (irrigated): 1
Land capability classification (nonirrigated): 2c
Hydrologic Soil Group: B
Ecological site: R083DY023TX - Sandy Loam
Hydric soil rating: No

Minor Components

Unnamed

Percent of map unit: 15 percent
Hydric soil rating: No

71—Willacy fine sandy loam, 1 to 3 percent slopes

Map Unit Setting

National map unit symbol: dbmq
Elevation: 30 to 750 feet
Mean annual precipitation: 26 to 34 inches
Mean annual air temperature: 72 to 73 degrees F
Frost-free period: 270 to 365 days
Farmland classification: All areas are prime farmland

Map Unit Composition

Willacy and similar soils: 85 percent
Minor components: 15 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Willacy

Setting

Landform: Delta plains
Down-slope shape: Linear
Across-slope shape: Convex
Parent material: Loamy alluvium

Typical profile

H1 - 0 to 14 inches: fine sandy loam

H2 - 14 to 72 inches: sandy clay loam

Properties and qualities

Slope: 1 to 3 percent

Depth to restrictive feature: More than 80 inches

Drainage class: Well drained

Runoff class: Low

Capacity of the most limiting layer to transmit water

(Ksat): Moderately high to high (0.57 to 1.98 in/hr)

Depth to water table: More than 80 inches

Frequency of flooding: None

Frequency of ponding: None

Calcium carbonate, maximum content: 10 percent

Maximum salinity: Nonsaline to slightly saline (0.0 to 4.0 mmhos/cm)

Sodium adsorption ratio, maximum: 4.0

Available water supply, 0 to 60 inches: High (about 9.6 inches)

Interpretive groups

Land capability classification (irrigated): 2e

Land capability classification (nonirrigated): 2e

Hydrologic Soil Group: B

Ecological site: R083DY023TX - Sandy Loam

Hydric soil rating: No

Minor Components**Unnamed**

Percent of map unit: 15 percent

Hydric soil rating: No

Data Source Information

Soil Survey Area: Hidalgo County, Texas

Survey Area Data: Version 20, Sep 13, 2021

Engineering Properties

This table gives the engineering classifications and the range of engineering properties for the layers of each soil in the survey area.

Hydrologic soil group is a group of soils having similar runoff potential under similar storm and cover conditions. The criteria for determining Hydrologic soil group is found in the National Engineering Handbook, Chapter 7 issued May 2007(<http://directives.sc.egov.usda.gov/OpenNonWebContent.aspx?content=17757.wba>). Listing HSGs by soil map unit component and not by soil series is a new concept for the engineers. Past engineering references contained lists of HSGs by soil series. Soil series are continually being defined and redefined, and the list of soil series names changes so frequently as to make the task of maintaining a single national list virtually impossible. Therefore, the criteria is now used to calculate the HSG using the component soil properties and no such national series lists will be maintained. All such references are obsolete and their use should be discontinued. Soil properties that influence runoff potential are those that influence the minimum rate of infiltration for a bare soil after prolonged wetting and when not frozen. These properties are depth to a seasonal high water table, saturated hydraulic conductivity after prolonged wetting, and depth to a layer with a very slow water transmission rate. Changes in soil properties caused by land management or climate changes also cause the hydrologic soil group to change. The influence of ground cover is treated independently. There are four hydrologic soil groups, A, B, C, and D, and three dual groups, A/D, B/D, and C/D. In the dual groups, the first letter is for drained areas and the second letter is for undrained areas.

The four hydrologic soil groups are described in the following paragraphs:

Group A. Soils having a high infiltration rate (low runoff potential) when thoroughly wet. These consist mainly of deep, well drained to excessively drained sands or gravelly sands. These soils have a high rate of water transmission.

Group B. Soils having a moderate infiltration rate when thoroughly wet. These consist chiefly of moderately deep or deep, moderately well drained or well drained soils that have moderately fine texture to moderately coarse texture. These soils have a moderate rate of water transmission.

Group C. Soils having a slow infiltration rate when thoroughly wet. These consist chiefly of soils having a layer that impedes the downward movement of water or soils of moderately fine texture or fine texture. These soils have a slow rate of water transmission.

Group D. Soils having a very slow infiltration rate (high runoff potential) when thoroughly wet. These consist chiefly of clays that have a high shrink-swell potential, soils that have a high water table, soils that have a claypan or clay layer at or near the surface, and soils that are shallow over nearly impervious material. These soils have a very slow rate of water transmission.

Depth to the upper and lower boundaries of each layer is indicated.

Texture is given in the standard terms used by the U.S. Department of Agriculture. These terms are defined according to percentages of sand, silt, and clay in the fraction of the soil that is less than 2 millimeters in diameter. "Loam," for example, is soil that is 7 to 27 percent clay, 28 to 50 percent silt, and less than 52 percent sand. If the content of particles coarser than sand is 15 percent or more, an appropriate modifier is added, for example, "gravelly."

Classification of the soils is determined according to the Unified soil classification system (ASTM, 2005) and the system adopted by the American Association of State Highway and Transportation Officials (AASHTO, 2004).

The Unified system classifies soils according to properties that affect their use as construction material. Soils are classified according to particle-size distribution of the fraction less than 3 inches in diameter and according to plasticity index, liquid limit, and organic matter content. Sandy and gravelly soils are identified as GW, GP, GM, GC, SW, SP, SM, and SC; silty and clayey soils as ML, CL, OL, MH, CH, and OH; and highly organic soils as PT. Soils exhibiting engineering properties of two groups can have a dual classification, for example, CL-ML.

The AASHTO system classifies soils according to those properties that affect roadway construction and maintenance. In this system, the fraction of a mineral soil that is less than 3 inches in diameter is classified in one of seven groups from A-1 through A-7 on the basis of particle-size distribution, liquid limit, and plasticity index. Soils in group A-1 are coarse grained and low in content of fines (silt and clay). At the other extreme, soils in group A-7 are fine grained. Highly organic soils are classified in group A-8 on the basis of visual inspection.

If laboratory data are available, the A-1, A-2, and A-7 groups are further classified as A-1-a, A-1-b, A-2-4, A-2-5, A-2-6, A-2-7, A-7-5, or A-7-6. As an additional refinement, the suitability of a soil as subgrade material can be indicated by a group index number. Group index numbers range from 0 for the best subgrade material to 20 or higher for the poorest.

Percentage of rock fragments larger than 10 inches in diameter and 3 to 10 inches in diameter are indicated as a percentage of the total soil on a dry-weight basis. The percentages are estimates determined mainly by converting volume percentage in the field to weight percentage. Three values are provided to identify the expected Low (L), Representative Value (R), and High (H).

Percentage (of soil particles) passing designated sieves is the percentage of the soil fraction less than 3 inches in diameter based on an oven-dry weight. The sieves, numbers 4, 10, 40, and 200 (USA Standard Series), have openings of 4.76, 2.00, 0.420, and 0.074 millimeters, respectively. Estimates are based on laboratory tests of soils sampled in the survey area and in nearby areas and on estimates made in the field. Three values are provided to identify the expected Low (L), Representative Value (R), and High (H).

Liquid limit and plasticity index (Atterberg limits) indicate the plasticity characteristics of a soil. The estimates are based on test data from the survey area or from nearby areas and on field examination. Three values are provided to identify the expected Low (L), Representative Value (R), and High (H).

References:

American Association of State Highway and Transportation Officials (AASHTO). 2004. Standard specifications for transportation materials and methods of sampling and testing. 24th edition.

American Society for Testing and Materials (ASTM). 2005. Standard classification of soils for engineering purposes. ASTM Standard D2487-00.

Report—Engineering Properties

Absence of an entry indicates that the data were not estimated. The asterisk "*" denotes the representative texture; other possible textures follow the dash. The criteria for determining the hydrologic soil group for individual soil components is found in the National Engineering Handbook, Chapter 7 issued May 2007(<http://directives.sc.egov.usda.gov/OpenNonWebContent.aspx?content=17757.wba>). Three values are provided to identify the expected Low (L), Representative Value (R), and High (H).

Engineering Properties—Hidalgo County, Texas														
Map unit symbol and soil name	Pct. of map unit	Hydrologic group	Depth	USDA texture	Classification		Pct Fragments		Percentage passing sieve number—				Liquid limit	Plasticity index
					Unified	AASHTO	>10 inches	3-10 inches	4	10	40	200		
			<i>In</i>				<i>L-R-H</i>	<i>L-R-H</i>	<i>L-R-H</i>	<i>L-R-H</i>	<i>L-R-H</i>	<i>L-R-H</i>	<i>L-R-H</i>	<i>L-R-H</i>
28—Hidalgo sandy clay loam, 0 to 1 percent slopes														
Hidalgo	85	B	0-17	Sandy clay loam	CL, SC	A-6	0- 0- 0	0- 0- 0	100-100-100	95-98-100	86-96-100	44-54-63	25-30-39	11-15-18
			17-28	Sandy clay loam, clay loam	CL, SC	A-6, A-7-6	0- 0- 0	0- 0- 0	100-100-100	94-98-100	85-96-100	50-60-75	30-35-44	11-17-22
			28-38	Clay loam, sandy clay loam	CL, SC	A-6, A-7-6	0- 0- 0	0- 0- 0	95-97-100	91-94-100	81-93-100	54-68-81	30-38-44	11-17-22
			38-80	Sandy clay loam, clay loam	CL, SC	A-6, A-7-6	0- 0- 0	0- 0- 0	96-97-100	91-95-100	82-94-100	57-72-84	30-38-44	11-17-22
70—Willacy fine sandy loam, 0 to 1 percent slopes														
Willacy	85	B	0-14	Fine sandy loam	SC, SC-SM, SM	A-2-4, A-4	0- 0- 0	0- 0- 0	100-100-100	100-100-100	95-98-100	30-38-45	20-25-30	3-7 -10
			14-72	Sandy clay loam, fine sandy loam	CL, CL-ML, SC, SC-SM	A-4, A-6	0- 0- 0	0- 0- 0	95-98-100	90-95-100	90-95-100	36-51-65	25-33-40	6-13-20

Engineering Properties--Hidalgo County, Texas														
Map unit symbol and soil name	Pct. of map unit	Hydrologic group	Depth	USDA texture	Classification		Pct Fragments		Percentage passing sieve number—				Liquid limit	Plasticity index
					Unified	AASHTO	>10 inches	3-10 inches	4	10	40	200		
			<i>In</i>				<i>L-R-H</i>	<i>L-R-H</i>	<i>L-R-H</i>	<i>L-R-H</i>	<i>L-R-H</i>	<i>L-R-H</i>	<i>L-R-H</i>	<i>L-R-H</i>
71—Willacy fine sandy loam, 1 to 3 percent slopes														
Willacy	85	B	0-14	Fine sandy loam	SM, SC-SM, SC	A-2-4, A-4	0- 0- 0	0- 0- 0	100-100-100	100-100-100	95-98-100	30-38-45	20-25-30	3-7 -10
			14-72	Sandy clay loam, fine sandy loam	CL, CL-ML, SC, SC-SM	A-4, A-6	0- 0- 0	0- 0- 0	95-98-100	90-95-100	90-95-100	36-51-65	25-33-40	6-13-20

Data Source Information

Soil Survey Area: Hidalgo County, Texas
 Survey Area Data: Version 20, Sep 13, 2021



Physical Soil Properties

This table shows estimates of some physical characteristics and features that affect soil behavior. These estimates are given for the layers of each soil in the survey area. The estimates are based on field observations and on test data for these and similar soils.

Depth to the upper and lower boundaries of each layer is indicated.

Particle size is the effective diameter of a soil particle as measured by sedimentation, sieving, or micrometric methods. Particle sizes are expressed as classes with specific effective diameter class limits. The broad classes are sand, silt, and clay, ranging from the larger to the smaller.

Sand as a soil separate consists of mineral soil particles that are 0.05 millimeter to 2 millimeters in diameter. In this table, the estimated sand content of each soil layer is given as a percentage, by weight, of the soil material that is less than 2 millimeters in diameter.

Silt as a soil separate consists of mineral soil particles that are 0.002 to 0.05 millimeter in diameter. In this table, the estimated silt content of each soil layer is given as a percentage, by weight, of the soil material that is less than 2 millimeters in diameter.

Clay as a soil separate consists of mineral soil particles that are less than 0.002 millimeter in diameter. In this table, the estimated clay content of each soil layer is given as a percentage, by weight, of the soil material that is less than 2 millimeters in diameter.

The content of sand, silt, and clay affects the physical behavior of a soil. Particle size is important for engineering and agronomic interpretations, for determination of soil hydrologic qualities, and for soil classification.

The amount and kind of clay affect the fertility and physical condition of the soil and the ability of the soil to adsorb cations and to retain moisture. They influence shrink-swell potential, saturated hydraulic conductivity (Ksat), plasticity, the ease of soil dispersion, and other soil properties. The amount and kind of clay in a soil also affect tillage and earthmoving operations.

Moist bulk density is the weight of soil (oven-dry) per unit volume. Volume is measured when the soil is at field moisture capacity, that is, the moisture content at 1/3- or 1/10-bar (33kPa or 10kPa) moisture tension. Weight is determined after the soil is dried at 105 degrees C. In the table, the estimated moist bulk density of each soil horizon is expressed in grams per cubic centimeter of soil material that is less than 2 millimeters in diameter. Bulk density data are used to compute linear extensibility, shrink-swell potential, available water capacity, total pore space, and other soil properties. The moist bulk density of a soil indicates the pore space available for water and roots. Depending on soil texture, a bulk density of more than 1.4 can restrict water storage and root penetration. Moist bulk density is influenced by texture, kind of clay, content of organic matter, and soil structure.

Saturated hydraulic conductivity (Ksat) refers to the ease with which pores in a saturated soil transmit water. The estimates in the table are expressed in terms of micrometers per second. They are based on soil characteristics observed in the field, particularly structure, porosity, and texture. Saturated hydraulic conductivity (Ksat) is considered in the design of soil drainage systems and septic tank absorption fields.

Available water capacity refers to the quantity of water that the soil is capable of storing for use by plants. The capacity for water storage is given in inches of water per inch of soil for each soil layer. The capacity varies, depending on soil properties that affect retention of water. The most important properties are the content of organic matter, soil texture, bulk density, and soil structure. Available water capacity is an important factor in the choice of plants or crops to be grown and in the design and management of irrigation systems. Available water capacity is not an estimate of the quantity of water actually available to plants at any given time.

Linear extensibility refers to the change in length of an unconfined clod as moisture content is decreased from a moist to a dry state. It is an expression of the volume change between the water content of the clod at 1/3- or 1/10-bar tension (33kPa or 10kPa tension) and oven dryness. The volume change is reported in the table as percent change for the whole soil. The amount and type of clay minerals in the soil influence volume change.

Linear extensibility is used to determine the shrink-swell potential of soils. The shrink-swell potential is low if the soil has a linear extensibility of less than 3 percent; moderate if 3 to 6 percent; high if 6 to 9 percent; and very high if more than 9 percent. If the linear extensibility is more than 3, shrinking and swelling can cause damage to buildings, roads, and other structures and to plant roots. Special design commonly is needed.

Organic matter is the plant and animal residue in the soil at various stages of decomposition. In this table, the estimated content of organic matter is expressed as a percentage, by weight, of the soil material that is less than 2 millimeters in diameter. The content of organic matter in a soil can be maintained by returning crop residue to the soil.

Organic matter has a positive effect on available water capacity, water infiltration, soil organism activity, and tilth. It is a source of nitrogen and other nutrients for crops and soil organisms.

Erosion factors are shown in the table as the K factor (Kw and Kf) and the T factor. Erosion factor K indicates the susceptibility of a soil to sheet and rill erosion by water. Factor K is one of six factors used in the Universal Soil Loss Equation (USLE) and the Revised Universal Soil Loss Equation (RUSLE) to predict the average annual rate of soil loss by sheet and rill erosion in tons per acre per year. The estimates are based primarily on percentage of silt, sand, and organic matter and on soil structure and Ksat. Values of K range from 0.02 to 0.69. Other factors being equal, the higher the value, the more susceptible the soil is to sheet and rill erosion by water.

Erosion factor Kw indicates the erodibility of the whole soil. The estimates are modified by the presence of rock fragments.

Erosion factor Kf indicates the erodibility of the fine-earth fraction, or the material less than 2 millimeters in size.

Erosion factor T is an estimate of the maximum average annual rate of soil erosion by wind and/or water that can occur without affecting crop productivity over a sustained period. The rate is in tons per acre per year.

Wind erodibility groups are made up of soils that have similar properties affecting their susceptibility to wind erosion in cultivated areas. The soils assigned to group 1 are the most susceptible to wind erosion, and those assigned to group 8 are the least susceptible. The groups are described in the "National Soil Survey Handbook."

Wind erodibility index is a numerical value indicating the susceptibility of soil to wind erosion, or the tons per acre per year that can be expected to be lost to wind erosion. There is a close correlation between wind erosion and the texture of the surface layer, the size and durability of surface clods, rock fragments, organic matter, and a calcareous reaction. Soil moisture and frozen soil layers also influence wind erosion.

Reference:

United States Department of Agriculture, Natural Resources Conservation Service. National soil survey handbook, title 430-VI. (<http://soils.usda.gov>)

Report—Physical Soil Properties

Three values are provided to identify the expected Low (L), Representative Value (R), and High (H).

Physical Soil Properties—Hidalgo County, Texas														
Map symbol and soil name	Depth	Sand	Silt	Clay	Moist bulk density	Saturated hydraulic conductivity	Available water capacity	Linear extensibility	Organic matter	Erosion factors			Wind erodibility group	Wind erodibility index
										Kw	Kf	T		
	<i>In</i>	<i>Pct</i>	<i>Pct</i>	<i>Pct</i>	<i>g/cc</i>	<i>micro m/sec</i>	<i>In/In</i>	<i>Pct</i>	<i>Pct</i>					
28—Hidalgo sandy clay loam, 0 to 1 percent slopes														
Hidalgo	0-17	45-55- 70	5-18- 28	20-27- 30	1.35-1.50 -1.65	4.00-9.00-14.00	0.10-0.13-0.18	1.5- 2.7- 5.0	1.0- 1.5- 2.0	.17	.17	5	5	56
	17-28	25-48- 70	10-25- 50	23-27- 35	1.20-1.40 -1.50	4.00-9.00-14.00	0.10-0.13-0.18	1.2- 2.1- 5.0	0.3- 0.6- 1.0	.28	.28			
	28-38	25-35- 70	10-35- 50	23-30- 35	1.20-1.40 -1.60	4.00-9.00-14.00	0.10-0.13-0.18	1.2- 2.3- 5.9	0.1- 0.3- 0.5	.32	.32			
	38-80	25-30- 70	10-40- 50	23-30- 35	1.40-1.50 -1.80	4.00-9.00-14.00	0.10-0.13-0.18	1.0- 2.2- 5.0	0.1- 0.2- 0.3	.32	.32			
70—Willacy fine sandy loam, 0 to 1 percent slopes														
Willacy	0-14	-65-	-20-	10-15- 20	1.40-1.55 -1.70	14.00-28.00-42.00	0.14-0.16-0.18	0.0- 1.5- 2.9	1.0- 2.0- 3.0	.28	.28	5	3	86
	14-72	-57-	-18-	18-26- 33	1.35-1.50 -1.65	4.00-9.00-14.00	0.14-0.16-0.18	0.0- 1.5- 2.9	0.5- 1.3- 2.0	.20	.20			

Physical Soil Properties—Hidalgo County, Texas														
Map symbol and soil name	Depth	Sand	Silt	Clay	Moist bulk density	Saturated hydraulic conductivity	Available water capacity	Linear extensibility	Organic matter	Erosion factors			Wind erodibility group	Wind erodibility index
										Kw	Kf	T		
	In	Pct	Pct	Pct	g/cc	micro m/sec	In/In	Pct	Pct					
71—Willacy fine sandy loam, 1 to 3 percent slopes														
Willacy	0-14	-65-	-20-	10-15- 20	1.40-1.55 -1.70	14.00-28.00-42.00	0.14-0.16-0.18	0.0- 1.5- 2.9	1.0- 2.0- 3.0	.28	.28	5	3	86
	14-72	-57-	-18-	18-26- 33	1.35-1.50 -1.65	4.00-9.00-14.00	0.14-0.16-0.18	0.0- 1.5- 2.9	0.5- 1.3- 2.0	.20	.20			

Data Source Information

Soil Survey Area: Hidalgo County, Texas
 Survey Area Data: Version 20, Sep 13, 2021

Chemical Soil Properties

This table shows estimates of some chemical characteristics and features that affect soil behavior. These estimates are given for the layers of each soil in the survey area. The estimates are based on field observations and on test data for these and similar soils.

Depth to the upper and lower boundaries of each layer is indicated.

Cation-exchange capacity is the total amount of extractable cations that can be held by the soil, expressed in terms of milliequivalents per 100 grams of soil at neutrality (pH 7.0) or at some other stated pH value. Soils having a low cation-exchange capacity hold fewer cations and may require more frequent applications of fertilizer than soils having a high cation-exchange capacity. The ability to retain cations reduces the hazard of ground-water pollution.

Effective cation-exchange capacity refers to the sum of extractable cations plus aluminum expressed in terms of milliequivalents per 100 grams of soil. It is determined for soils that have pH of less than 5.5.

Soil reaction is a measure of acidity or alkalinity. It is important in selecting crops and other plants, in evaluating soil amendments for fertility and stabilization, and in determining the risk of corrosion.

Calcium carbonate equivalent is the percent of carbonates, by weight, in the fraction of the soil less than 2 millimeters in size. The availability of plant nutrients is influenced by the amount of carbonates in the soil.

Gypsum is expressed as a percent, by weight, of hydrated calcium sulfates in the fraction of the soil less than 20 millimeters in size. Gypsum is partially soluble in water. Soils that have a high content of gypsum may collapse if the gypsum is removed by percolating water.

Salinity is a measure of soluble salts in the soil at saturation. It is expressed as the electrical conductivity of the saturation extract, in millimhos per centimeter at 25 degrees C. Estimates are based on field and laboratory measurements at representative sites of nonirrigated soils. The salinity of irrigated soils is affected by the quality of the irrigation water and by the frequency of water application. Hence, the salinity of soils in individual fields can differ greatly from the value given in the table. Salinity affects the suitability of a soil for crop production, the stability of soil if used as construction material, and the potential of the soil to corrode metal and concrete.

Sodium adsorption ratio (SAR) is a measure of the amount of sodium (Na) relative to calcium (Ca) and magnesium (Mg) in the water extract from saturated soil paste. It is the ratio of the Na concentration divided by the square root of one-half of the Ca + Mg concentration. Soils that have SAR values of 13 or more may be characterized by an increased dispersion of organic matter and clay particles, reduced saturated hydraulic conductivity and aeration, and a general degradation of soil structure.

Report—Chemical Soil Properties

Chemical Soil Properties—Hidalgo County, Texas								
Map symbol and soil name	Depth	Cation-exchange capacity	Effective cation-exchange capacity	Soil reaction	Calcium carbonate	Gypsum	Salinity	Sodium adsorption ratio
	<i>In</i>	<i>meq/100g</i>	<i>meq/100g</i>	<i>pH</i>	<i>Pct</i>	<i>Pct</i>	<i>mmhos/cm</i>	
28—Hidalgo sandy clay loam, 0 to 1 percent slopes								
Hidalgo	0-17	10-18	—	7.9-8.4	1-5	0	0.0-2.0	0-4
	17-28	10-20	—	7.9-8.4	2-15	0	0.0-3.0	2-5
	28-38	10-20	—	7.9-8.4	10-35	0	0.0-4.0	2-6
	38-80	10-20	—	7.9-8.4	10-35	0	0.0-4.0	4-10
70—Willacy fine sandy loam, 0 to 1 percent slopes								
Willacy	0-14	7.0-15	—	6.6-7.8	0-2	0	0.0-4.0	0-2
	14-72	15-25	—	6.6-8.4	2-10	0	0.0-4.0	0-4
71—Willacy fine sandy loam, 1 to 3 percent slopes								
Willacy	0-14	7.0-15	—	6.6-7.8	0-2	0	0.0-4.0	0-2
	14-72	15-25	—	6.6-8.4	2-10	0	0.0-4.0	0-4

Data Source Information

Soil Survey Area: Hidalgo County, Texas
 Survey Area Data: Version 20, Sep 13, 2021



Component Legend

This report presents general information about the map units and map unit components in the selected area. It shows map unit symbols and names and the components in each map unit. It also shows the percent of the components in the map units, the kind of component, and the slope range of each component.

Report—Component Legend

Component Legend—Hidalgo County, Texas							
Map unit symbol and name	Map unit acres	Pct. of map unit	Component name	Component kind	Pct. slope		
					Low	RV	High
28—Hidalgo sandy clay loam, 0 to 1 percent slopes	133,968						
		85	Hidalgo	Series	0.0	0.5	1.0
70—Willacy fine sandy loam, 0 to 1 percent slopes	31,560						
		85	Willacy	Series	0.0	0.5	1.0
71—Willacy fine sandy loam, 1 to 3 percent slopes	9,892						
		85	Willacy	Series	1.0	2.0	3.0

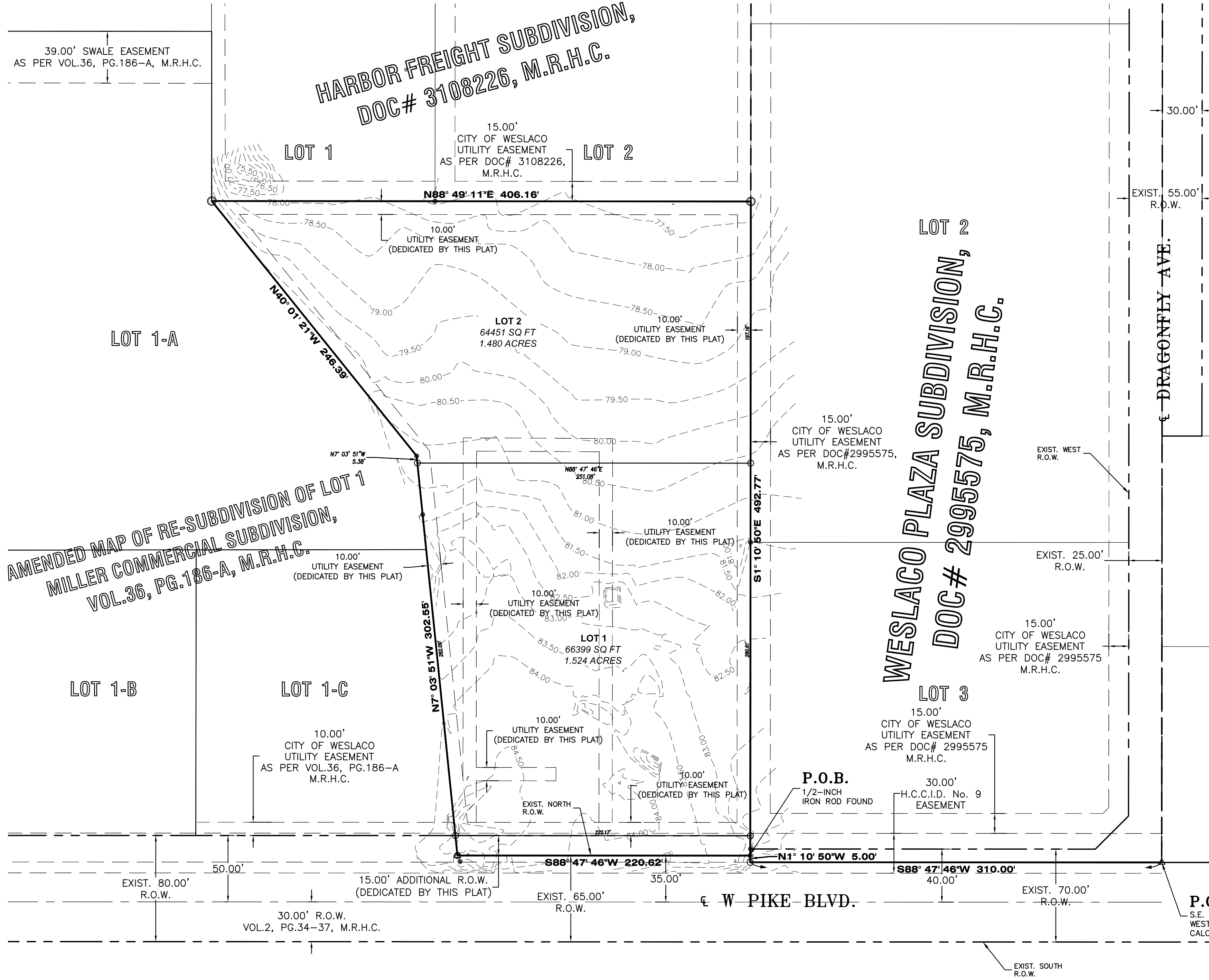
Data Source Information

Soil Survey Area: Hidalgo County, Texas

Survey Area Data: Version 20, Sep 13, 2021

PLAZA DE PAZ SUBDIVISION

BEING A 3.08 ACRES TRACT OF LAND OUT OF AND FORMING A PART OR PORTION OF LOT 13, FARM TRACT 137, BLOCK 162, WEST TRACT SUBDIVISION, RECORDED IN VOLUME 2, PAGE 34-37, MAP RECORDS OF HIDALGO COUNTY, TEXAS



SCALE: 1" = 50'
BEARING OF BASIS
TEXAS STATE PLANE
COORDINATES NAD 83
TEXAS SOUTH ZONE (4205)
WESTERN DATA SYSTEMS NETWORK

ABBREVIATION LEGEND	
R.O.W.	RIGHT-OF-WAY
P.O.B.	POINT OF BEGINNING
S.W.C.	SOUTHWEST CORNER
F.T.	FARM TRACT
F.M.	FARM-TO-MARKET
U.E.	UTILITY EASEMENT
LOT LINE	LOT LINE

LEGEND	
○	SET 1/2 INCH IRON ROD
●	FOUND 1/2 INCH IRON ROD
△	FOUND COTTON PICKER SPINDLE
▲	COTTON PICKER SPINDLE SET
□	CONCRETE MONUMENT SET
◇	CONCRETE MONUMENT FOUND
○	CALCULATED POINT
⊕	POWER POLE
(XXXX)	RECORD CALL
XXXX	NATURAL GROUND

METES AND BOUNDS DESCRIPTION

BEING A 3.08 ACRES TRACT OF LAND OUT OF AND FORMING A PART OR PORTION OF LOT 13, FARM TRACT 137, BLOCK 162, WEST TRACT SUBDIVISION, RECORDED IN VOLUME 2, PAGE 34-37, MAP RECORDS OF HIDALGO COUNTY, TEXAS, AND SAID 3.08 ACRES TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE SAID FARM TRACT 137, BLOCK 162, SAME POINT BEING THE SOUTHWEST CORNER OF FARM TRACT 133, BLOCK 162, OF THE SAID WEST TRACT SUBDIVISION, SAME BEING A POINT ON THE NORTH RIGHT-OF-WAY LINE OF W. PIKE BOULEVARD;

THENCE S 88°47'48" W ALONG THE SOUTH LINE OF THE SAID FARM TRACT 137, BLOCK 162, A DISTANCE OF 310.00 FEET TO A 12-INCH CAPPED IRON ROD SET;

THENCE N 11°03'51" W ACROSS SAID FARM TRACT 137, BLOCK 162, A DISTANCE OF 5.00 FEET TO A 12-INCH IRON ROD FOUND, FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT AND POINT OF BEGINNING;

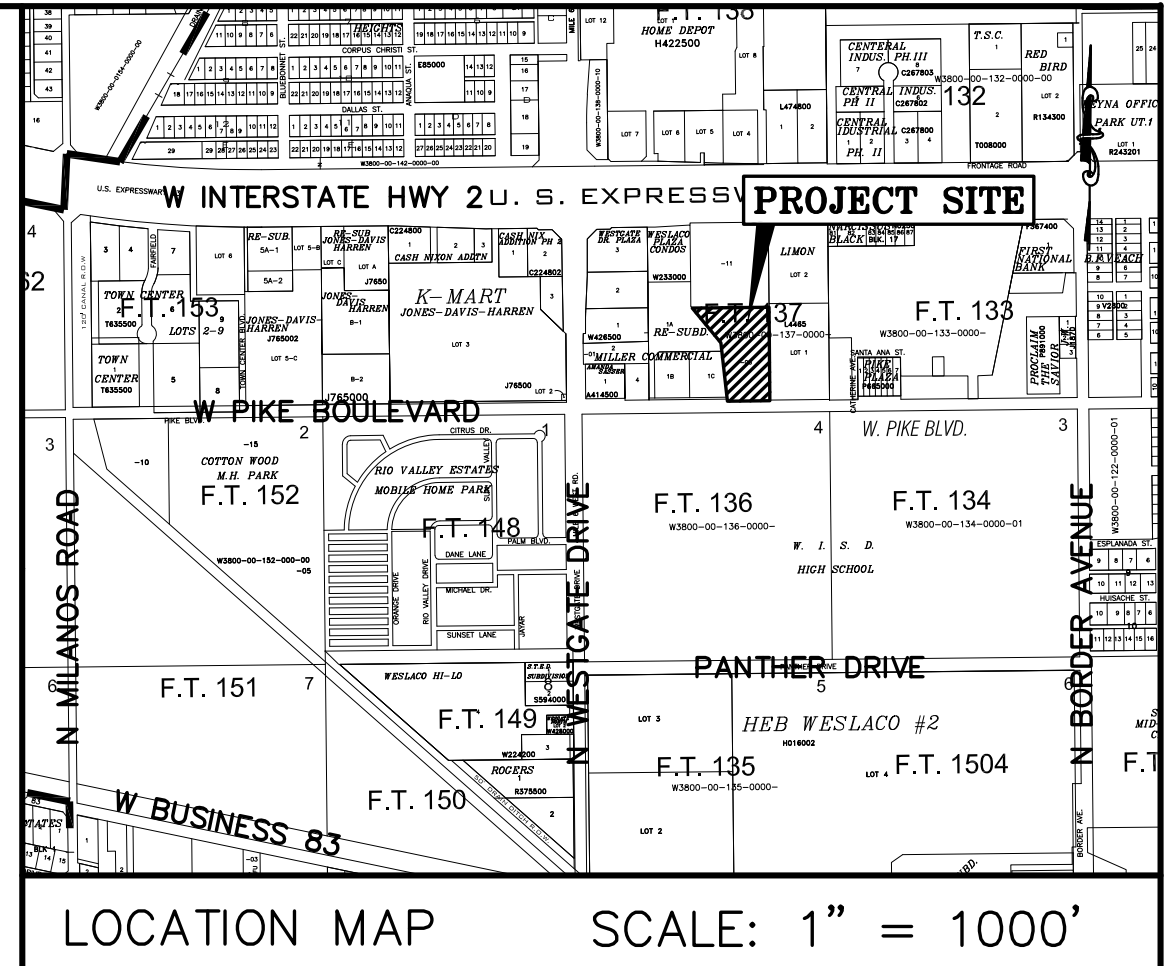
THENCE S 88°47'48" W PARALLEL TO THE SOUTH LINE OF THE SAID FARM TRACT 137, BLOCK 162, SAME BEING ALONG THE NORTH RIGHT-OF-WAY LINE OF W. PIKE BOULEVARD (55.00-FOOT R.O.W.) A DISTANCE OF 220.82 FEET TO A COTTON-PICKER-SPINDLE SET, FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE N 7°03'51" W ACROSS SAID FARM TRACT 137, BLOCK 162, A DISTANCE OF 302.55 FEET TO A 12-INCH IRON ROD FOUND, FOR AN INNER CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE N 40°01'21" W ACROSS SAID FARM TRACT 137, BLOCK 162, A DISTANCE OF 248.38 FEET TO A 12-INCH CAPPED IRON ROD SET, FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE N 88°49'11" E ACROSS SAID FARM TRACT 137, BLOCK 162, A DISTANCE OF 406.16 FEET TO A 12-INCH IRON ROD FOUND, FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE S 11°03'51" E ACROSS SAID FARM TRACT 137, BLOCK 162, FOR A DISTANCE OF 492.77 FEET TO THE POINT AND PLACE OF BEGINNING, SAID TRACT CONTAINING 3.08 ACRE OF LAND, MORE OR LESS.



GENERAL NOTES:

- THIS SUBDIVISION IS IN ZONE "B" OF THE FLOOD INSURANCE RATE, 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), ACCORDING TO THE FEMA'S FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 480349 0005 B, REVISED MARCH 4, 1980.
- SETBACKS:
FRONT: 1.00 FOOT BACK FROM PROPERTY LINE FOR EACH 2.00 FEET IN BUILDING HEIGHT, NOT TO EXCEED ONE-HALF OF THE WIDTH OF THE ABUTTING DEDICATED RIGHT-OF-WAY OR IN LINE WITH THE MAJORITY SETBACK OF EXISTING STRUCTURES ALONG THE SAME BLOCK, WHICHEVER IS GREATER.
REAR: 10.00 FEET OR EASEMENT WHICHEVER IS GREATER
SIDE: 6.00 FEET OR EASEMENT WHICHEVER IS GREATER
- NO MORE THAN ONE-SINGLE FAMILY DETACHED DWELLING SHALL BE LOCATED ON LOT 1. THIS MUST BE STIPULATED ON ALL DEEDS AND CONTRACTS FOR DEEDS. APPLICATIONS FOR CONSTRUCTION ARE REQUIRED PRIOR TO OCCUPANCY THE LOTS. ANY OTHER USE SHALL REQUIRE HEALTH, PLANNING AND FIRE MARSHALL APPROVAL.
- MINIMUM FINISHED FLOOR ELEVATIONS SHALL BE: LOT 1: 84.25
LOT 2: 80.00
- THE FOLLOWING BENCHMARKS ARE IDENTIFIED ON THE FACE OF THE PLAT AND ON THE ATTACHED ENGINEERING PLANS:
-->B.M. NO. 1--, ELEV. 83.46 N.G.V.D. 88, DESCRIPTION: TOP OF SANITARY SEWER MANHOLE LOCATED IN FRONT OF THE PROPERTY ALONG W. PIKE BOULEVARD. GPS POINT, GRID COORDINATES N 16587323.3900, E 1146784.0530
-->B.M. NO. 2--, ELEV. 81.84 N.G.V.D. 88, DESCRIPTION: 1/2-INCH IRON ROD LOCATED AT THE SOUTHEAST CORNER OF THE PROPERTY. GPS POINT, GRID COORDINATES N 16587378.8100, E 1146977.4970.
- IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND HIDALGO COUNTY REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO DETAIN A TOTAL OF 22,882 CUBIC-Feet OR 0.65 ACRES 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 THAT STATED ABOVE DUE TO THE INTERVIEWS AREA BEING GREATER THAN THE ENGINEER CONSIDERED FOR HIS CALCULATION OF THIS SUBDIVISION.
- NO STRUCTURE SHALL BE PERMITTED OVER ANY EASEMENT. EASEMENTS SHALL BE KEPT CLEAR OF BUILDINGS, SHEDS, SHRUBS TREES, AND OTHER PLANTINGS (EXCEPT LOW, LESS THAN 18 INCHES MATURE HEIGHT, GROUND COVER, GRASS, OR FLOWERS) AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATIONS AND MAINTENANCE OF THE EASEMENT.
- EACH PURCHASE CONTRACT MADE BETWEEN A SUBDIVIDER AND PURCHASER OF A LOT IN THIS SUBDIVISION SHALL CONTAIN A STATEMENT DESCRIBING HOW AND WHEN WATER, SEWER, ELECTRICITY, AND GAS SERVICES WILL BE MADE AVAILABLE TO THE SUBDIVISION.
- THERE ARE NO WATER WELLS WITHIN 150 FEET FROM THE BOUNDARIES ON THIS SUBDIVISION
- CORNER LOT DRIVEWAYS SHOULD BE CONSTRUCTED AT FURTHEST POSSIBLE POINT FROM INTERSECTIONS AND IN COMPLIANCE WITH ACCESS MANAGEMENT ORDINANCE.
- ALL SUBDIVISION BOUNDARY LOT CORNERS HAVE CONCRETE MONUMENTS AND ALL LOT CORNERS HAVE CAPPED IRON ROD MARKERS.
- 5.00 FOOT SIDEWALKS ARE REQUIRED BY CITY ALONG ALL EXTERIOR STREETS UPON THE ISSUANCE OF A BUILDING PERMIT.
- STREET LIGHT MUST BE LOCATED EVERY 300 FEET.
- LANDSCAPING IS REQUIRED PER CITY ORDINANCE.

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

I, **MELINDA CHAVEZ**, AS OWNER OF THE 3.08 ACRES TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED **PLAZA DE PAZ SUBDIVISION** HEREBY SUBDIVIDE THE LAND AS DEPICTED IN THIS SUBDIVISION PLAT AND DEDICATE TO PUBLIC USE OF STREETS, PARK, AND EASEMENTS SHOWN HEREIN. I CERTIFY THAT I HAVE COMPLIED WITH THE REQUIREMENTS OF TEXAS LOCAL GOVERNMENT CODE § 232.032 AND THAT:

(A) THE WATER QUALITY AND CONNECTIONS TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS;
(B) SEWER CONNECTIONS TO THE LOTS OR SEPTIC TANKS MEET, OR WILL MEET, THE MINIMUM REQUIREMENTS OF STATE STANDARDS;
(C) ELECTRICAL CONNECTIONS PROVIDED TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS; AND
(D) GAS CONNECTIONS, IF AVAILABLE, PROVIDED TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS.

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

MELINDA CHAVEZ, OWNER
1406 W. PIKE BLVD
WESLACO, TX 78596

STATE OF TEXAS - COUNTY OF HIDALGO PUBLIC NOTARY CERTIFICATE

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS ____ DAY OF _____, 2022

NOTARY PUBLIC MY COMMISSION EXPIRES

STATE OF TEXAS - CITY OF WESLACO PLAT APPROVAL CERTIFICATE

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

CITY MAYOR DATE ATTEST: CITY SECRETARY DATE

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

PLANNING AND ZONING COMMISSION CHAIRMAN DATE

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 CERTIFICATE

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

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

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

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

THIS PLAT IS APPROVED BY THE HIDALGO AND CAMERON COUNTIES IRRIGATION DISTRICT NO. 9

DATED THIS ____ DAY OF _____, 20__

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

GENERAL MANAGER DATE
HIDALGO & CAMERON COUNTIES IRRIGATION DISTRICT No.9

STATE OF TEXAS - COUNTY OF HIDALGO

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

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

DATE

STATE OF TEXAS - COUNTY OF HIDALGO

I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE FROM AN ACTUAL SURVEY MADE ON THE GROUND OF THE PROPERTY LEGALLY DESCRIBED HEREON, AND THAT THERE ARE NO APPARENT DISCREPANCIES, CONFLICTS, OR OVERLAPPING OF IMPROVEMENTS, VISIBLE UTILITY LINES OR ROADS IN PLACE, EXCEPT AS SHOWN ON THE ACCOMPANYING PLAT, AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY SUPERVISION IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF WESLACO AND HIDALGO COUNTY, TEXAS.

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



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

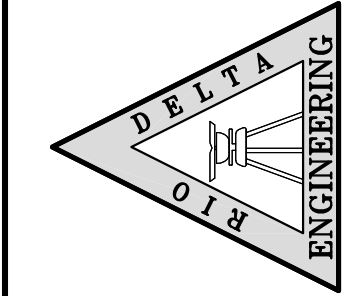
BY: _____ DEPUTY

PLAT SHEET
PLAZA DE PAZ SUBDIVISION
WESLACO, TEXAS
HIDALGO COUNTY

RIO DELTA ENGINEERING

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

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

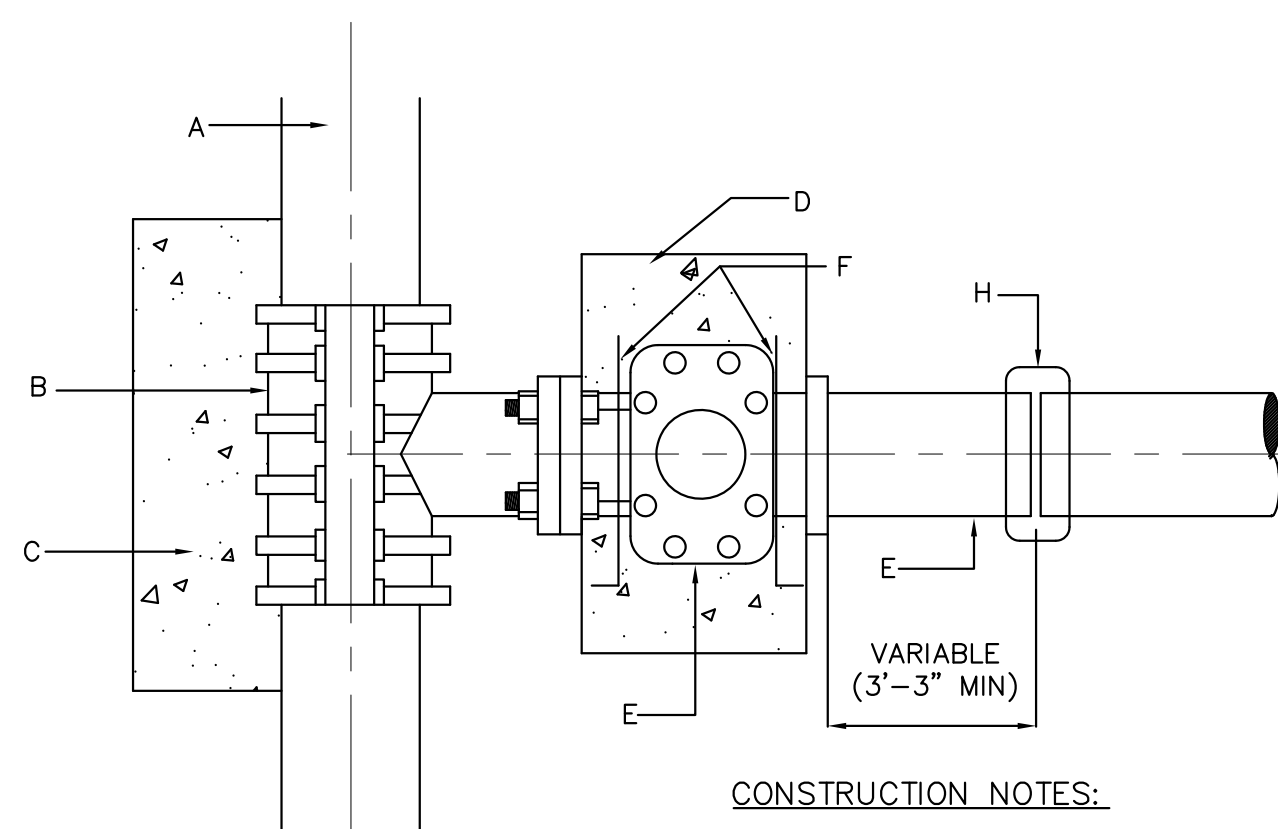
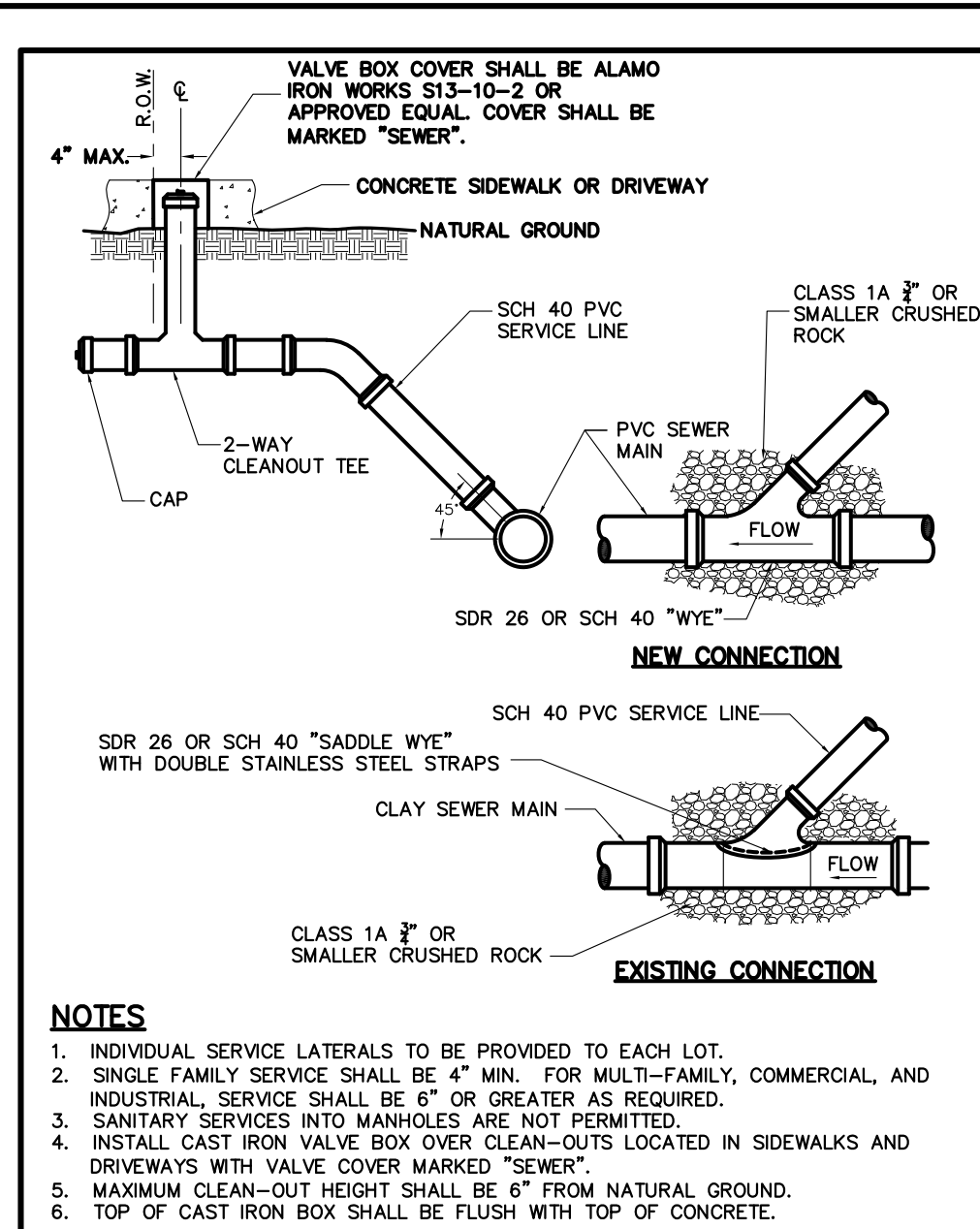
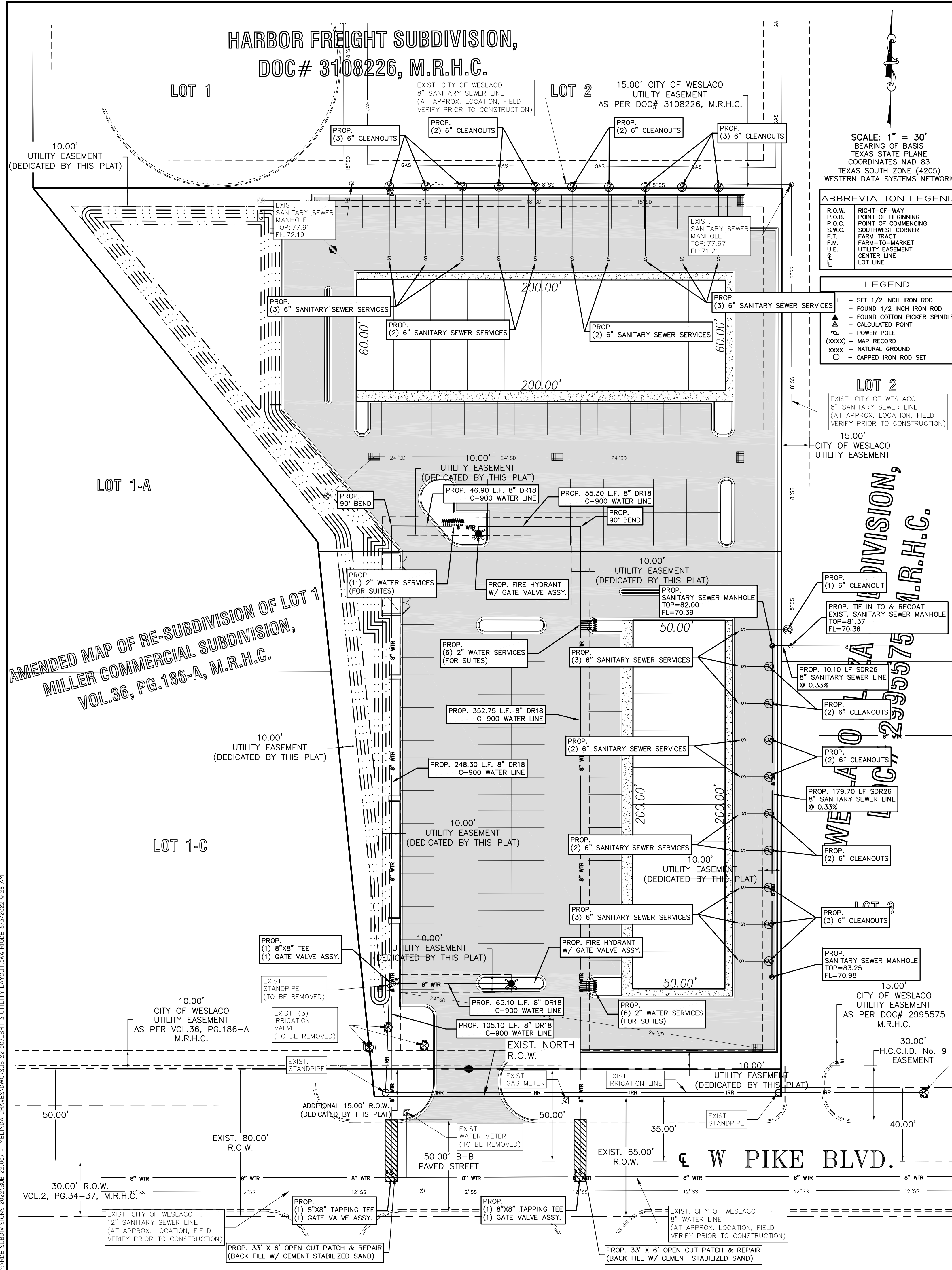


THIS DOCUMENT IS
RELEASED FOR THE
PURPOSE OF INTERIM
REVIEW UNDER THE
AUTHORITY OF
IVAN GARCIA,
P.E. 115662 ON
JUNE 2, 2022
IT IS NOT TO BE
USED FOR CONSTRUCTION,
BIDDING OR PERMIT
PURPOSES.

ISSUED FOR:
PRELIMINARY

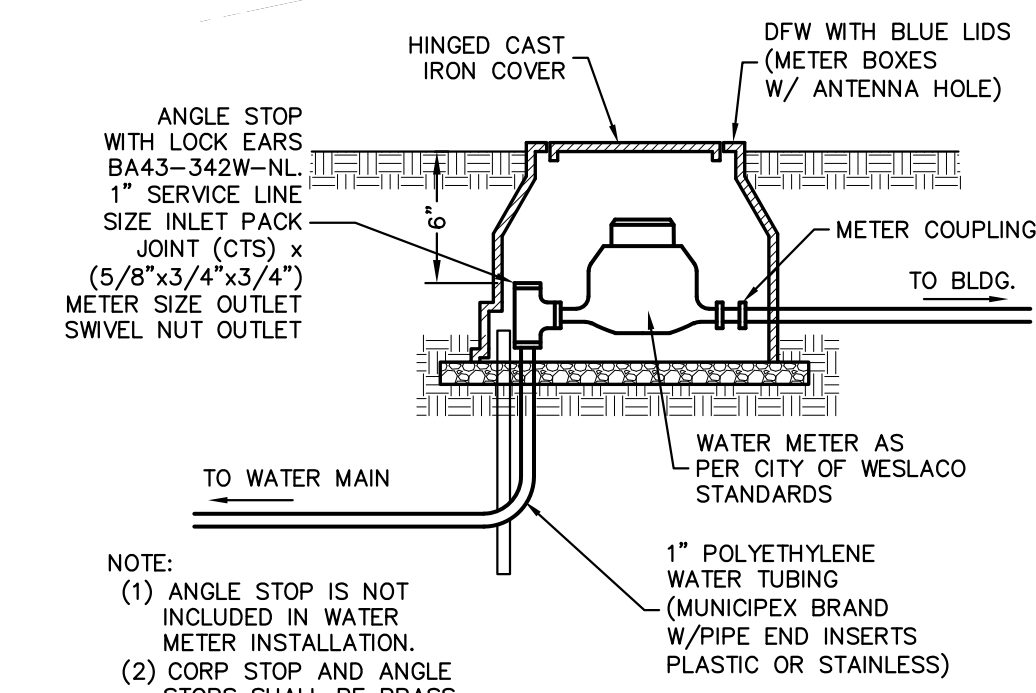
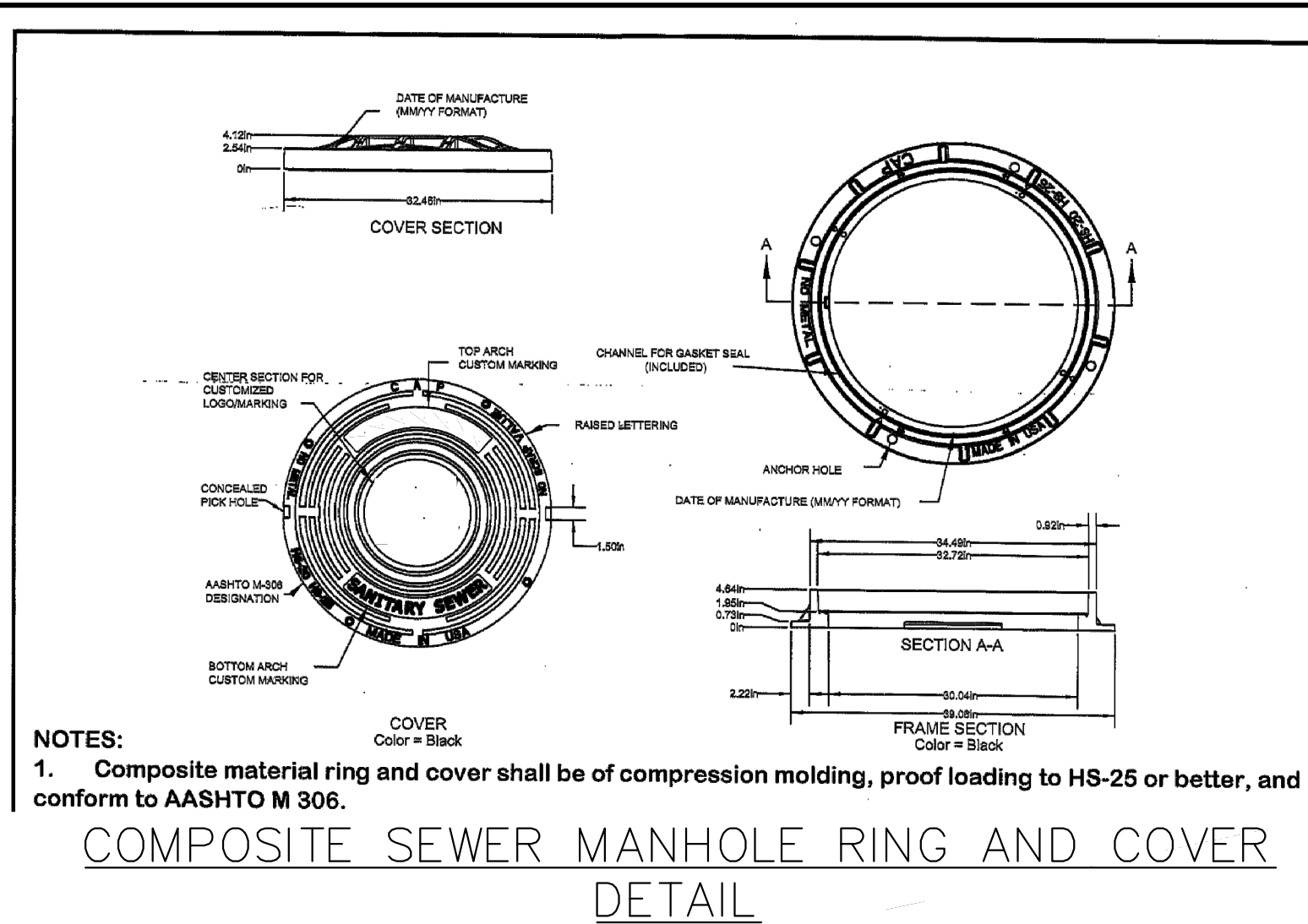
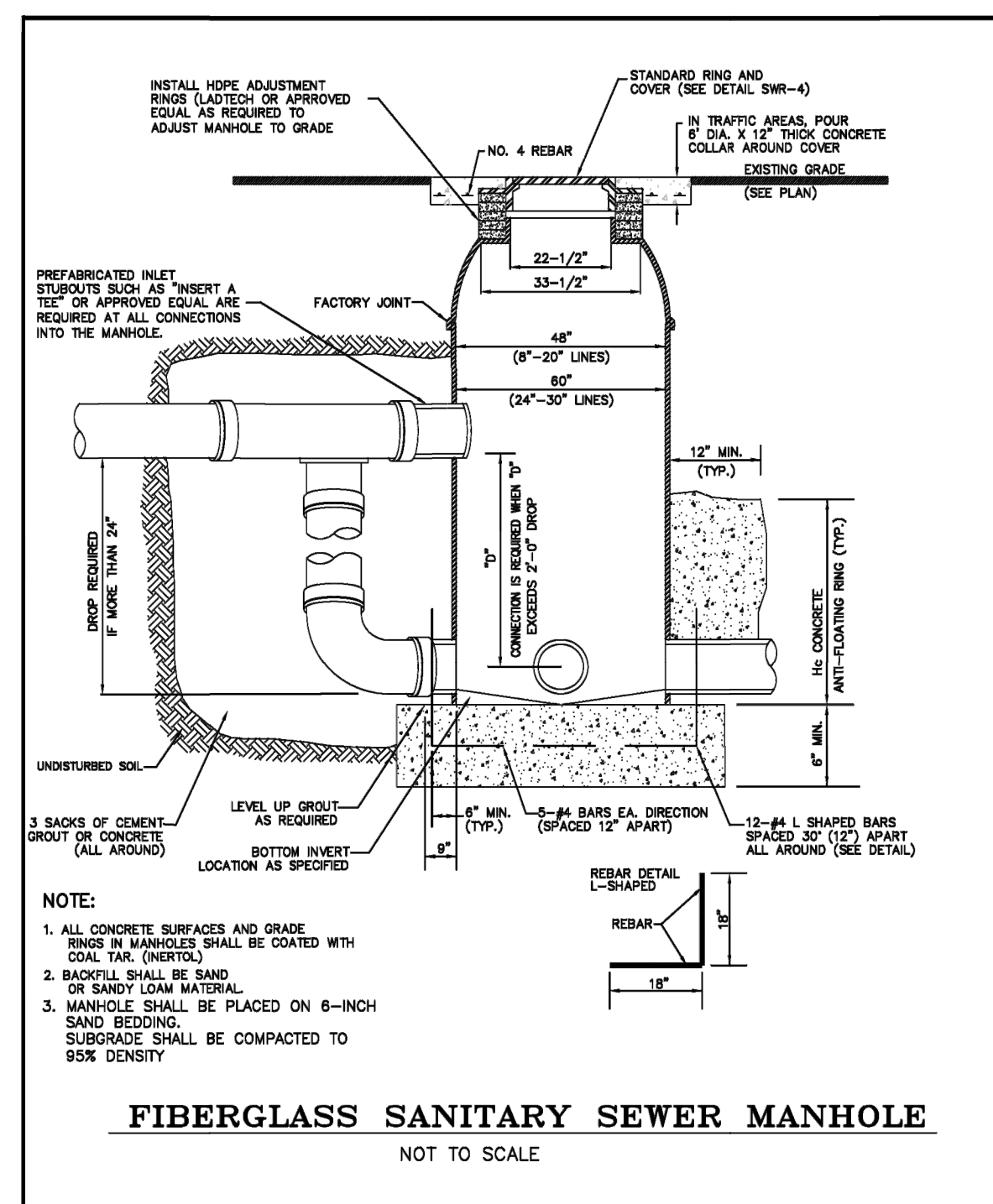
PROJECT :

ENGINEER:
IVAN GARCIA P.E. R.P.L.S.
SURVEYOR:
IVAN GARCIA P.E. R.P.L.S.
CHECKED:
IVAN GARCIA P.E. R.P.L.S.
DRAWN:
DANIEL RODRIGUEZ, E.I.T.
SCALE:
1" = 50'
DATE:
MAY 13, 2022
PROJECT:
SUB 22 007
REVISIONS:
PAGE NO.
1-OF-3



- | GENERAL NOTES: | |
|---|--|
| 1. ALL CONCRETE TO HAVE A MINIMUM OF 28 DAYS COMPRESSIVE STRENGTH OF 4,000 P.S.I. | B. TAPPING SLEEVE (SIZE AS REQUIRED). |
| 2. TAPPING SLEEVE MUST BE ALL STAINLESS STEEL WITH STAINLESS BOLTS | C. CONCRETE SUPPORT UNDER TAPPING SLEEVE AND BEHIND. |
| 3. VALVE SHALL BE MUELLER BRAND. | D. THRUST BLOCK AS PER SPECIFICATIONS. |
| | E. FLANGED AND HUB ENDS "O" RING SEALS WITH 2" SQUARE WRENCH NUT GATE VALVE. |
| | F. ANCHOR RODS. |
| | G. PVC PIPE. |
| | H. SIMPLEX COUPLING. |

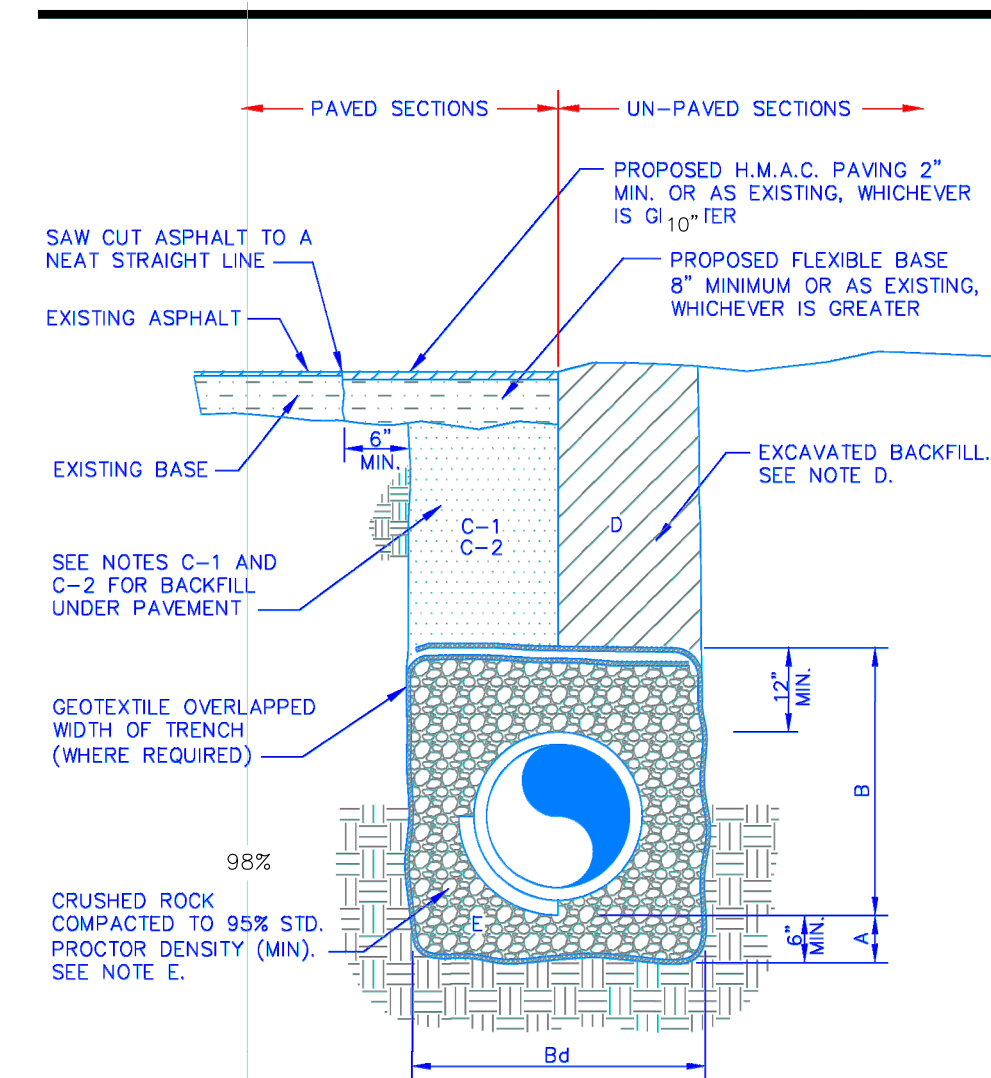
TAPPING SLEEVE & VALVE INSTALLATION



TYPICAL WATER METER INSTALLATION
NOT TO SCALE

GENERAL NOTES: NOT TO SCALE

- 1.) ALL WATERLINE IMPROVEMENTS AS PER CITY OF WESLACO CONSTRUCTION STANDARDS.
- 2.) WATER SERVICES SHALL HAVE A MINIMUM SPACING OF 12"
- 3.) CONTRACTOR SHALL BE REQUIRE TO REPAIR ANY LANDSCAPING AND SIDEWALK DAMAGE AS PART OF THE CONSTRUCTION.
- 4.) EXISTING CURB AND GUTTER, DRIVEWAYS, AND ANY DAMAGED UTILITIES TO BE RESTORED TO ORIGINAL CONDITION OR BETTER.

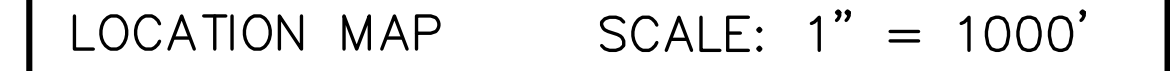
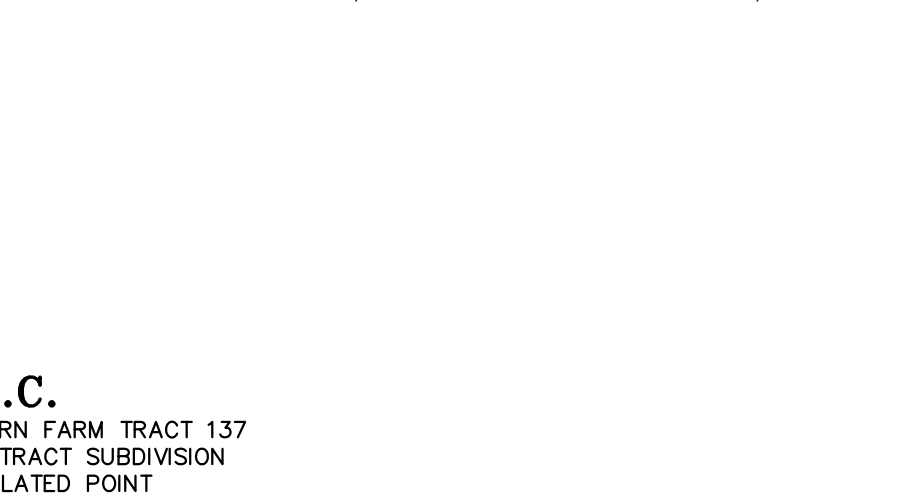


- GENERAL NOTES:**
- A. CRUSHED ROCK BEDDING PLACED, HAND LEVELED, AND COMPACTED BEFORE PIPE IS LAID, UP TO BOTTOM OF PIPE (MIN. THICKNESS = 6").
 - B. CRUSHED ROCK BACKFILL PLACED AND COMPACTED AFTER PIPE IS LAID, FROM BOTTOM OF PIPE TO 12" ABOVE THE TOP OF PIPE, WORK IN UNDER PIPE MANHOLES AND COMPACTED WITH VIBRATORY ROLLER. VIBRATORY-TYPE COMPACTORS FOR LIFTS ABOVE THE SPRING LINE. MAXIMUM 6" LIFTS.
 - C. MINIMUM TRENCH WIDTH: PIPE O.D. + 16" (FOR 16" PIPE AND SMALLER) HANCHES AND 12" x 12" x 12" (FOR 18" PIPE AND LARGER)
 - C-1. (CITY STREETS, PARKING AREA, AND DRIVEWAYS) SELECT EXCAVATED BACKFILL MECHANICALLY COMPACTED TO 98% STANDARD PROCTOR DENSITY IN 8" MAX. LIFTS.
 - C-2. (STATE MAINTAINED ROADWAY) SAND/CEMENT STABILIZED BACKFILL WITH 7% PORTLAND CEMENT COMPACTED TO 95% STANDARD PROCTOR DENSITY.
 - D. EXCAVATED EARTH BACKFILL MECHANICALLY COMPACTED IN 12" MAX. LIFTS. MINIMUM STANDARD PROCTOR DENSITY: 95% OUTSIDE RIGHT OF WAY
98% INSIDE RIGHT OF WAY
 - E. EMBEDEDMENT SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF ASTM D 2321. EMBEDEDMENT SHALL BE CLASS 3 (OR BETTER) GRANULAR FILL. MAXIMUM SIZE FOR PIPE SIZE < 16" GREATER THAN 100% OF CRUSHED ROCK. SHALL HAVE AT LEAST THREE BROKEN FACES. NO MORE THAN 2% UNBROKEN FRACTION ALLOWED.
 - F. IN SATURATED SOILS WITH FINES OR UNSTABLE SOILS, EMBEDEDMENT ZONE SHALL BE WRAPPED WITH GEOTEXTILE.

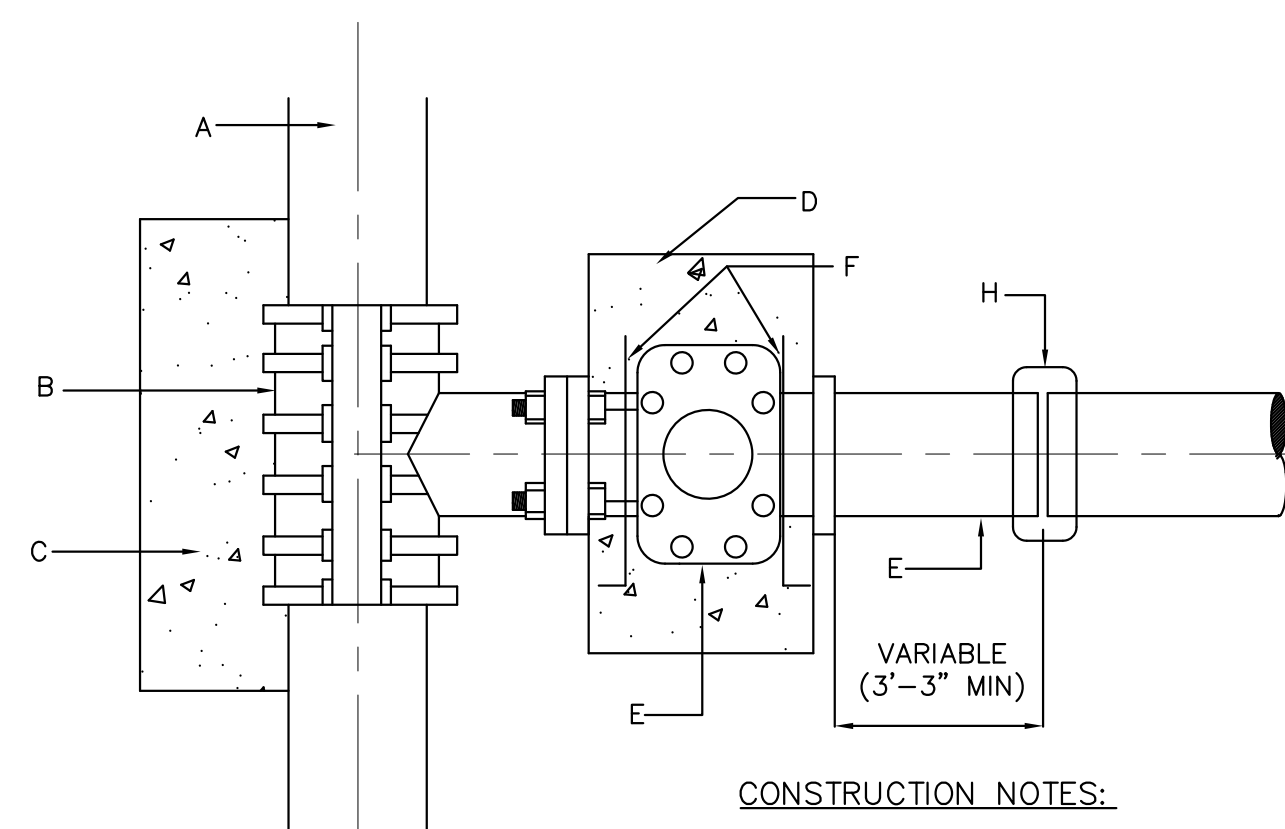
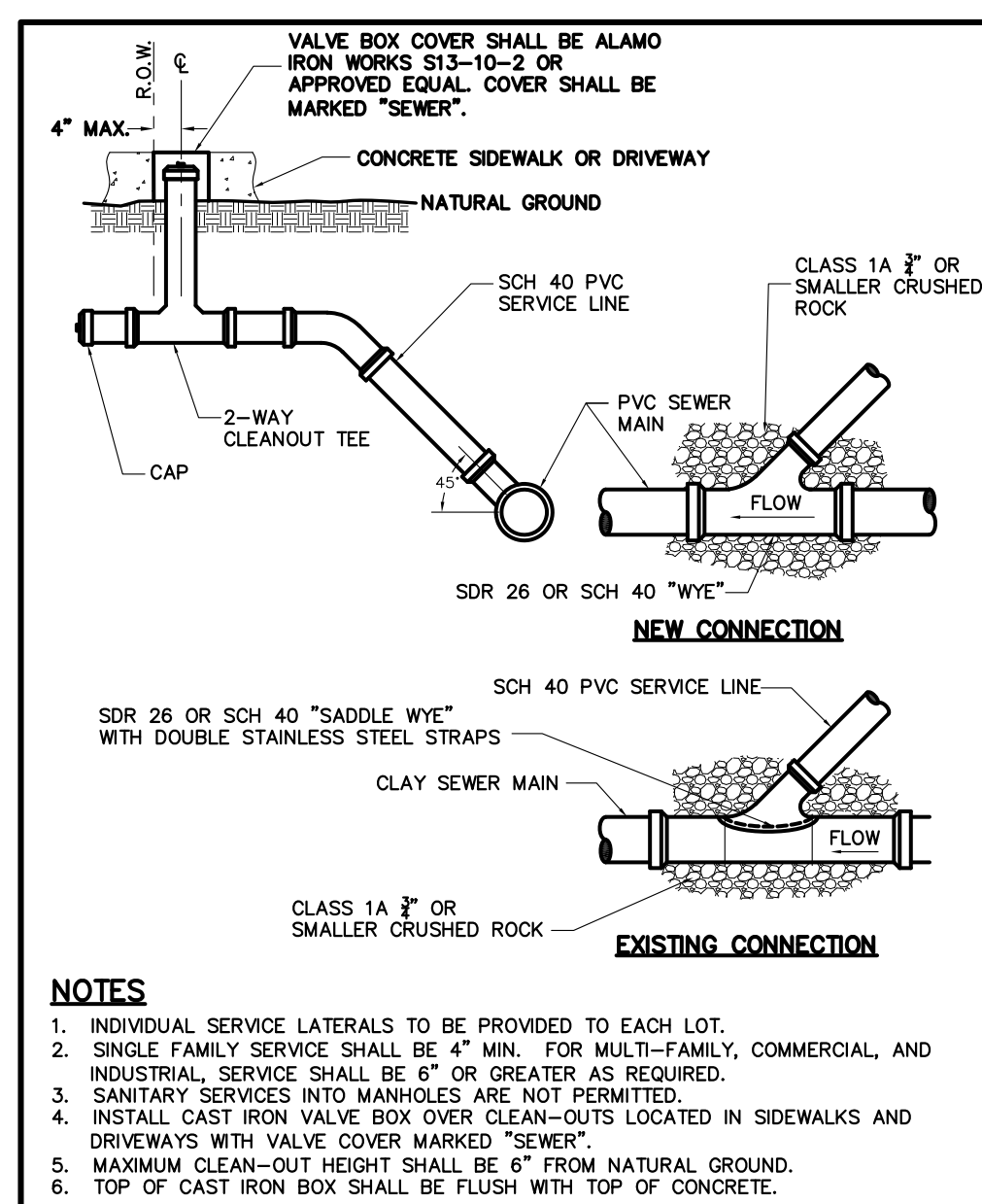
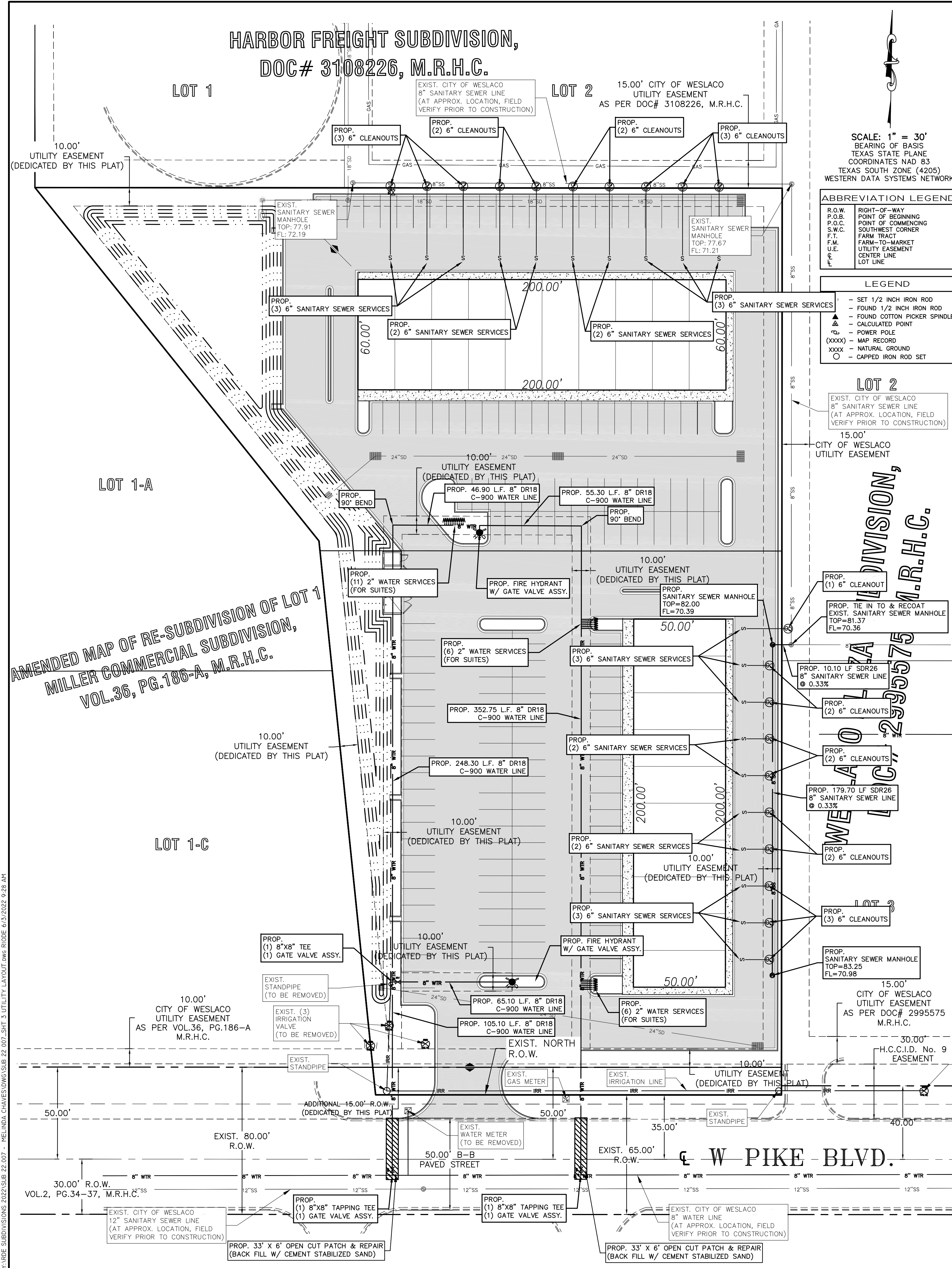
WHERE THIS STANDARD CONFLICTS WITH THE RECOMMENDATION OF ANY GEOTECHNICAL REPORT, OBTAIN WRITTEN CLARIFICATION FROM THE UTILITY ENGINEER PRIOR TO CONSTRUCTION.

FOUNDATION PREPARATION USING COBBLES, GRAVEL, CEMENT STABILIZATION, OR OTHER METHODS AS APPROVED BY THE ENGINEER SHALL BE REQUIRED WHEN TRENCH BOTTOM IS UNSTABLE.

BACKFILLING AT STRUCTURES SHALL BE PLACED IN UNIFORM LAYERS, AND COMPACTED TO 98% STANDARD PROCTOR DENSITY IN 6" MAXIMUM LIFTS. STRUCTURE BACKFILL MATERIAL SHALL BE SAND.

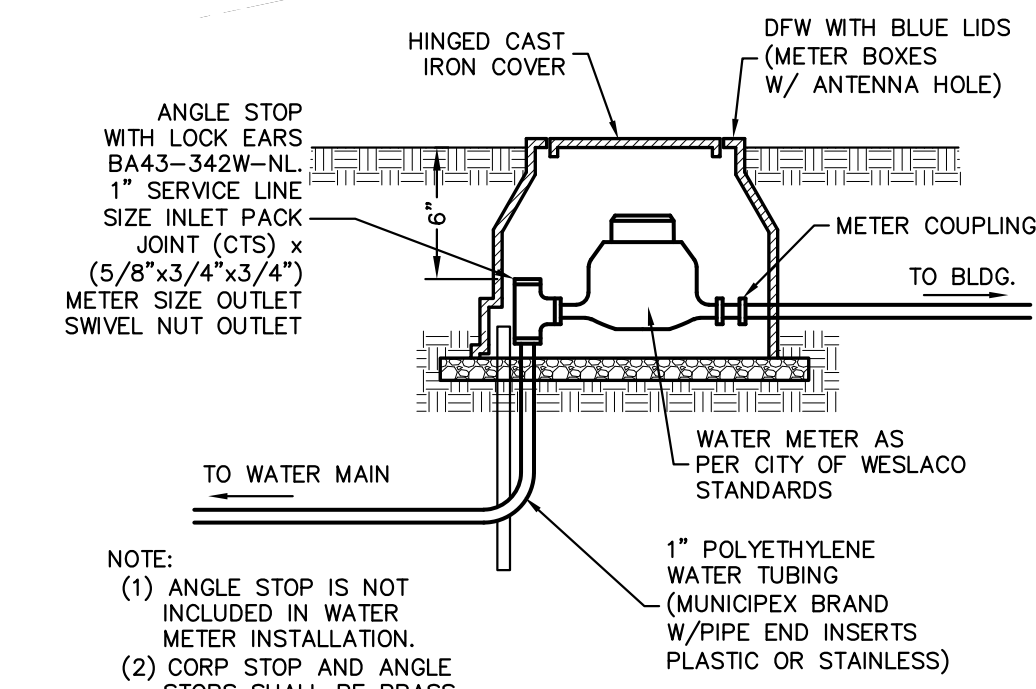
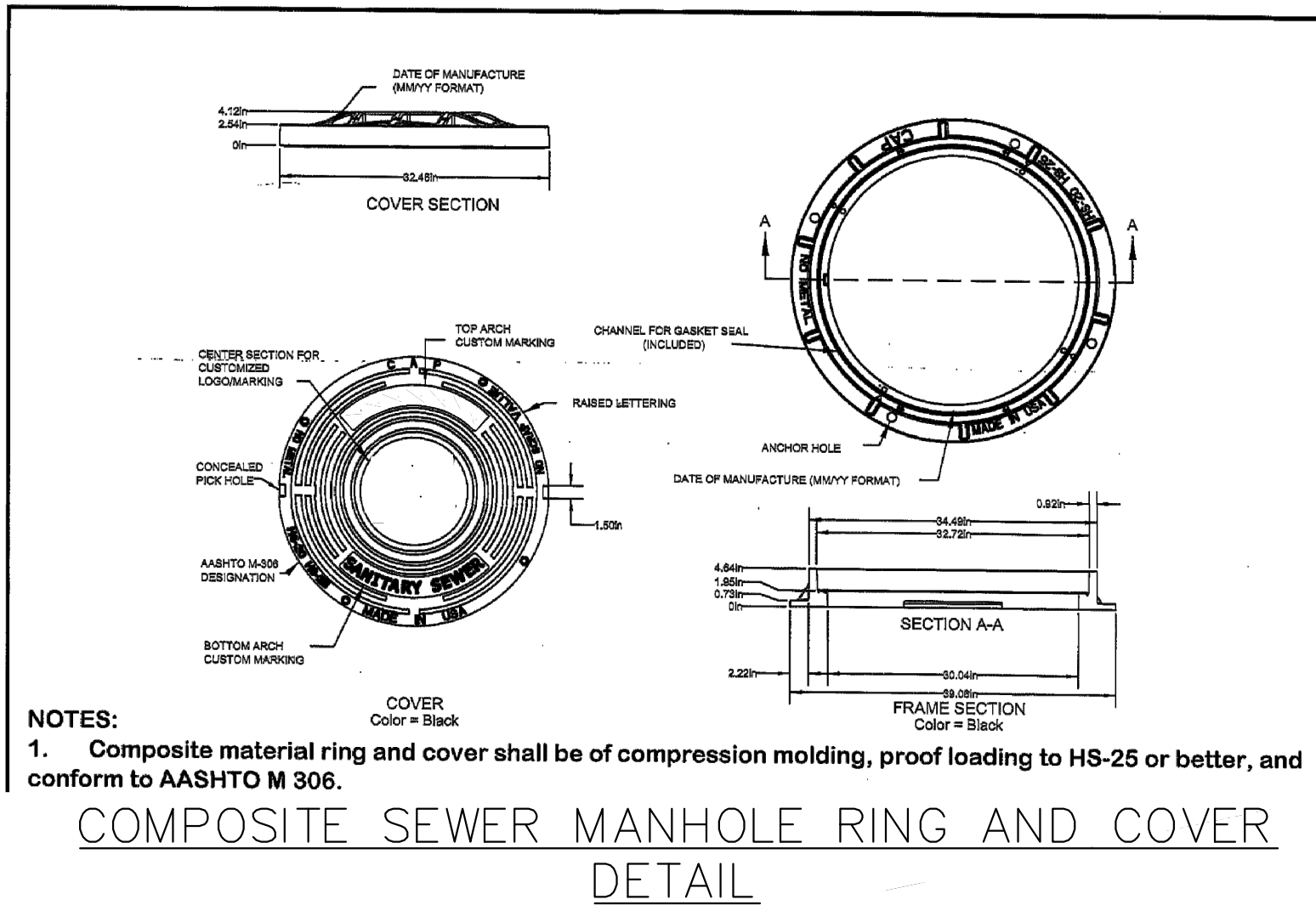
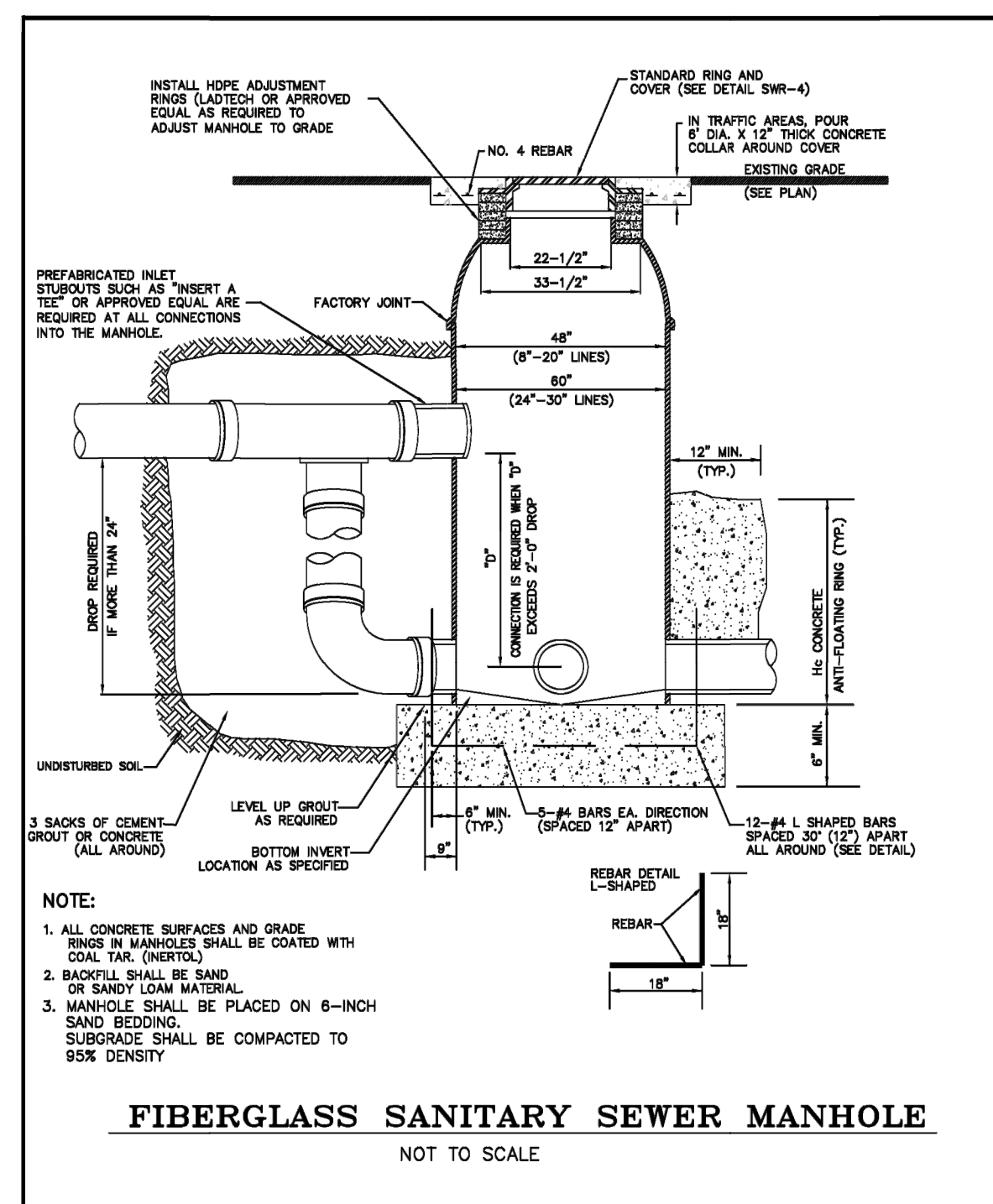


PROJECT:	
ENGINEER:	IVAN GARCIA P.E. R.P.L.S.
SURVEYOR:	IVAN GARCIA P.E. R.P.L.S.
CHECKED:	IVAN GARCIA P.E. R.P.L.S.
DRAWN:	DANIEL RODRIGUEZ, E.I.T.
SCALE:	1" = 50'
DATE:	JULY 27, 2022
PROJECT:	SUB 22 007
REVISIONS:	
PAGE NO.	1-OF-3



- | GENERAL NOTES: | |
|---|--|
| 1. ALL CONCRETE TO HAVE A MINIMUM OF 28 DAYS COMPRESSIVE STRENGTH OF 4,000 P.S.I. | B. TAPPING SLEEVE (SIZE AS REQUIRED).
CONCRETE TAPPING STUD UNDER TAPPING SPECIFICATION) |
| 2. TAPPING SLEEVE MUST BE ALL STAINLESS STEEL WITH STAINLESS BOLTS | D. THRUST BLOCK AS PER SPECIFICATIONS.
E. FLANGED AND HUB ENDS "O" RING SEALS WITH 2" SQUARE WRENCH NUT GATE VALVE. ANCHOR RODS.
F. ANCHOR RODS.
G. PVC PIPE.
H. SIMPLEX COUPLING. |
| 3. VALVE SHALL BE MUELLER BRAND. | |

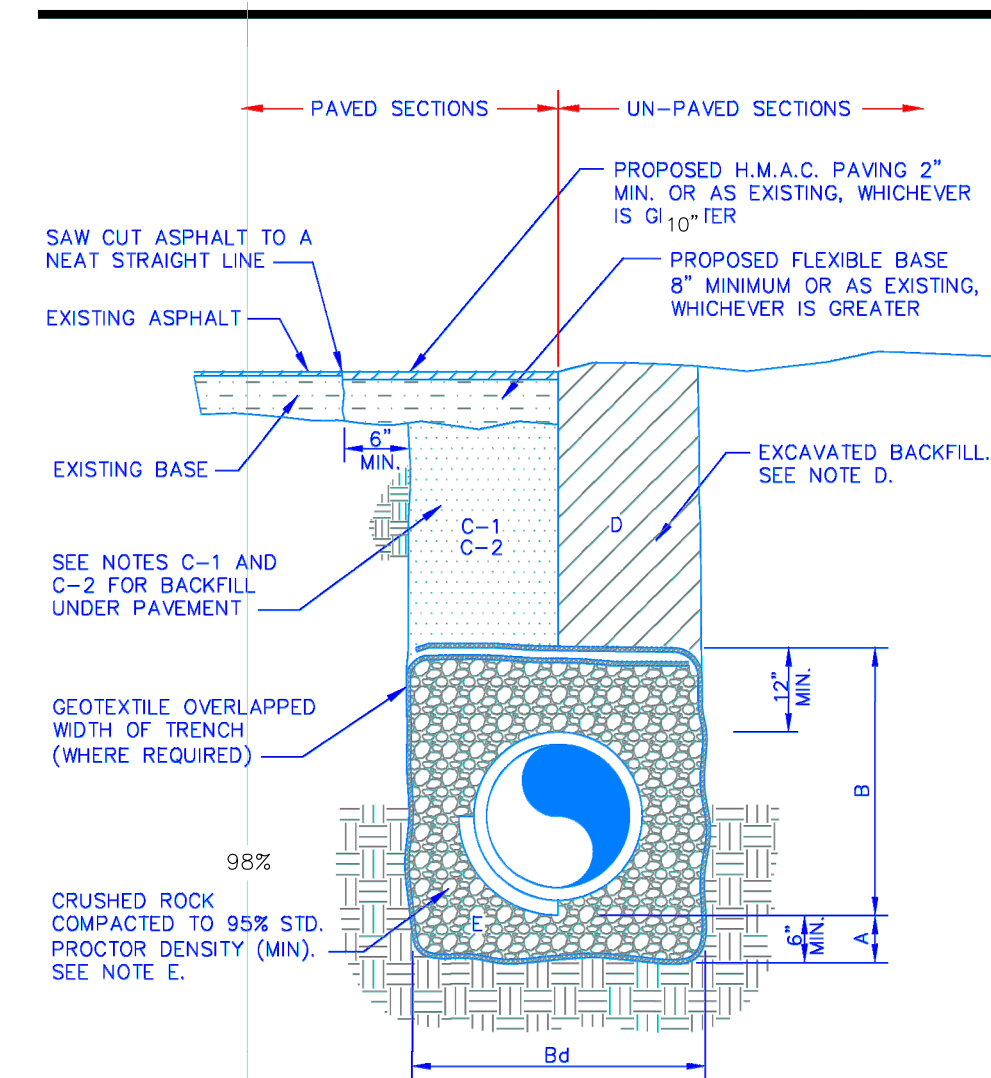
TAPPING SLEEVE & VALVE INSTALLATION



TYPICAL WATER METER INSTALLATION
NOT TO SCALE

GENERAL NOTES: NOT TO SCALE

- 1.) ALL WATERLINE IMPROVEMENTS AS PER CITY OF WESLACO CONSTRUCTION STANDARDS.
- 2.) WATER SERVICES SHALL HAVE A MINIMUM SPACING OF 12"
- 2.) CONTRACTOR SHALL BE REQUIRE TO REPAIR ANY LANDSCAPING AND SIDEWALK DAMAGE AS PART OF THE CONSTRUCTION.
- 3.) EXISTING CURB AND GUTTER, DRIVEWAYS, AND ANY DAMAGED UTILITIES TO BE RESTORED TO ORIGINAL CONDITION OR BETTER.

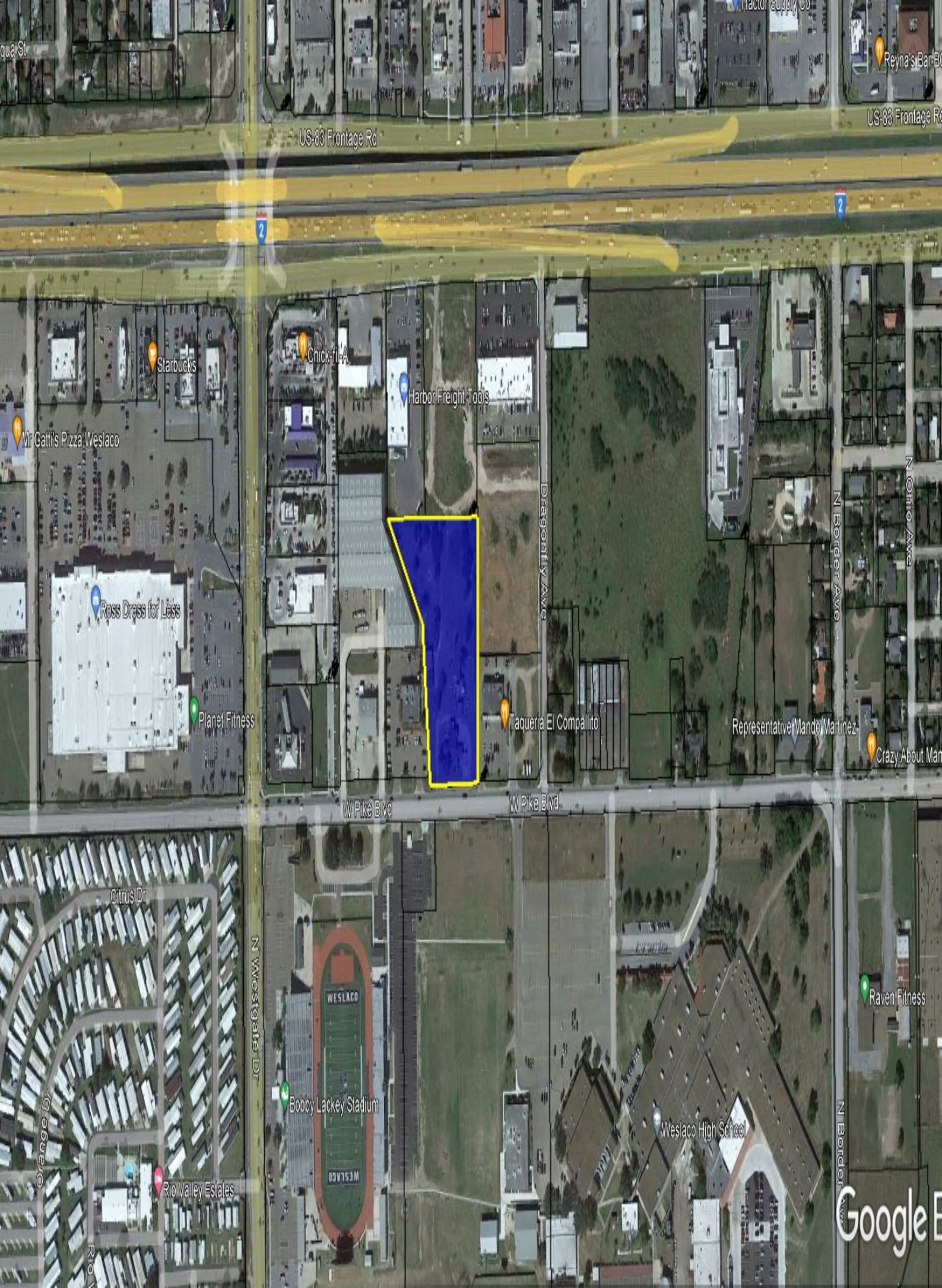


- GENERAL NOTES:**
- A. CRUSHED ROCK BEDDING PLACED, HAND LEVELED, AND COMPACTED BEFORE PIPE IS LAID, UP TO BOTTOM OF PIPE (MIN. THICKNESS = 6").
 - B. CRUSHED ROCK BACKFILL PLACED AND COMPACTED AFTER PIPE IS LAID, FROM BOTTOM OF PIPE TO 12" ABOVE THE TOP OF PIPE. WORK IN UNDER PIPE AND BACKFILL TO BE COMPACTED TO 95% STANDARD PROCTOR DENSITY. USE TYPE COMPACTORS FOR LIFTS ABOVE THE SPRING LINE. MAXIMUM 6" LIFTS.
 - Bd. MINIMUM TRENCH WIDTH: PIPE O.D. + 16" (FOR 16" PIPE AND SMALLER)
PIPE O.D. X 1.25 + 12" (FOR 18" PIPE AND LARGER)
 - C-1. (CITY STREETS, PARKING AREA, AND DRIVEWAYS) SELECT EXCAVATED BACKFILL MECHANICALLY COMPACTED TO 38% STANDARD PROCTOR DENSITY IN 8" MAX. LIFTS.
 - C-2. (STATE MAINTAINED ROADWAY) SAND/CEMENT STABILIZED BACKFILL WITH 7% PORTLAND CEMENT COMPACTED TO 95% STANDARD PROCTOR DENSITY
 - D. EXCAVATED EARTH BACKFILL MECHANICALLY COMPACTED IN 12" MAX. LIFTS. MINIMUM STANDARD PROCTOR DENSITY: 95% OUTSIDE RIGHT OF WAY
95% INSIDE RIGHT OF WAY
 - E. EMBEDMENT SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF ASTM D 2321. EMBEDMENT MATERIAL SHALL BE CLASS 1A (CRUSHED ROCK) MAXIMUM 3/4" SIZE FOR PIPE SIZE 12" & GREATER THAN 90% OF CRUSHED ROCK. SHALL HAVE AT LEAST THREE BROKEN FACES. NO MORE THAN 2% UNBROKEN (FRACTION ALLOWED).
 - F. IN SATURATED SOILS WITH FINES OR UNSTABLE SOILS, EMBEDMENT ZONE SHALL BE WRAPPED WITH GEOTEXTILE.

WHERE THIS STANDARD CONFLICTS WITH THE RECOMMENDATION OF ANY GEOTECHNICAL REPORT, OBTAIN WRITTEN CLARIFICATION FROM THE UTILITY ENGINEER PRIOR TO CONSTRUCTION.

FOUNDATION PREPARATION USING COBBLES, GRAVEL, CEMENT STABILIZATION, OR OTHER METHODS AS APPROVED BY THE ENGINEER SHALL BE REQUIRED WHEN TRENCH BOTTOM IS UNSTABLE.

BACKFILLING AT STRUCTURES SHALL BE PLACED IN UNIFORM LAYERS, AND COMPACTED TO 98% STANDARD PROCTOR DENSITY IN 6" MAXIMUM LIFTS. STRUCTURE BACKFILL MATERIAL SHALL BE SAND.



qua St

W Factor Supply Co
Reyna's Bar B

US-83 Frontage Rd

2

2

Starbucks

Chick-fil-A

Harbor Freight Tools

Mr Call's Pizza Weslaco

Ross Dress for Less

Planet Fitness

Taqueria El Compallito

Representative Mando Martinez

Crazy About Man

W Pike Blvd

W Pike Blvd

Citrus Dr

N Westgate Dr

Bobby Lackey Stadium

Rio Valley Estates

Orange Dr

Weslaco High School

Raven Fitness

N Borden Ave

Google E



Standardized Agenda Request Form

Date of Meeting: August 16, 2022		Agenda Item No. (to be assigned by CSO): 2022-5734	
From:			
Subject: Discussion and consideration to approve the Final Plat for Moreland Heights– being 12.83-acre out of lot 4, Davis Business Park, Weslaco, Hidalgo County, Texas Located on the south side of Moreland Drive 585 ft. east of FM 1015 and authorize the Mayor to execute any related documents. Possible action. (Staffed by Planning & Code Enforcement Department.)			
Background: The proposed Thirty-two (32) lot subdivision is located inside the City of Weslaco. This subdivision is 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 Flood Zone “B”. Applicant was granted a variance for rear setbacks of 10 ft. (lots 31-32) and lot width for lots 15 & 16 with the stipulation that a shared driveway be added.			
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 August , 2022.			
KAYLA AREVALO REBEKAH DE LA FUENTE Martin Garza		Created/Initiated Approved New	
City Manager Comments: Approve as recommended by the Planning and Zoning Commission and staff.			
Staff Recommendation: Staff recommends approval of Final Plat.			
Attachments, if any: Moreland Heights- Memo, Moreland Heights- Applications & Drainage Report, MORELAND HEIGHTS REVISED 7-13-2022			
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: Moreland Heights Final Plat

DATE: August 8, 2022

The proposed use for the 32-lot subdivision will be for multi-family residential use. The developer has requested a variance to allow for a rear setback of 10 feet and a variance on lots 15 and 16 for a reduced lot width of less than 50ft. Lot 15 has proposed a lot width of 34.66ft and Lot 16 a lot width of 34.23ft. Planning and Zoning recommended approval with the variance request with the condition that Lots 15 and 16 have a shared drive. Plat Note 18 was added to reflect that requirement.

The developer has complied with all staff and Planning & Zoning Commission comments.

Thank you,

Rebekah de la Fuente, CFM



SUBDIVISION PLATTING APPLICATION

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

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

FILE NO. PIAT-000257-2022

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: MORELAND HEIGHTS

Location: SOUTH SIDE OF MORELAND DRIVE, 585 FEET EAST OF FM 1615

Legal Description: ALL OF LOT 4, DAVIS BUSINESS PARK, VOL. 35, PAGE 199, MAP RECORDS, 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: R2

Existing Land Use: VACANT Proposed Land Use: APARTMENTS

Number of Lots Proposed: 32 Gross Acreage: 12.83

Title Report Submitted: ☐ YES ☒ NO

OWNER INFORMATION

Owner's Name: EZEQUIEL MOJICA JR. Telephone: 956-408-0267

Address: 7716 N. 5th St. Fax: _____

City: McAllen State: Tx Zip: 78504 E-mail: zake.mojica@gmail.com

ENGINEER INFORMATION

Name: Willie Arratipa Telephone: 956-784-6218

Address: 526 N. 5th St. Fax: _____

City: Dallas State: Tx Zip: 78537 E-mail: ngainengineering@yahoo.com

UTILITY PROVISIONS

Will proposed subdivision connect to:

- ☒ YES ☐ NO Water Provision: CITY OF WESLACO
- ☒ YES ☐ NO Wastewater Provision: CITY OF WESLACO
- ☒ YES ☐ NO Electric Company: AEP

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

Proposed subdivision is in the following districts:

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

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

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

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

SUBMITTALS REQUIRED FOR 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: Ezequiel Moya, Jr

Owner Signature: [Signature] Date: 6-27-22

_____ is the authorized agent

Authorized Agent Signature: [Signature] Date: 6/24/22

Authorized Agent Printed Name: Whitney Bralich

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: _____



Rio Grande Valley Emergency Communication District

Sheriff J. E. "Eddie" Guerra, Hidalgo County Sheriff..... President
Mayor Gilbert Gonzales, Raymondville Vice President
Mayor David Suarez, Weslaco..... Secretary
City Commissioner District 2 Joaquin "J.J." Zamora, McAllen..... Treasurer

June 24, 2022

RGV9-1-1 BOARD OF MANAGERS

Arturo Galvan Jr.
Mayor Pro Tem, Alton

Ramiro Garza Jr.
Mayor, Edinburg

Alonzo "AL" Perez Jr
Mayor, Elsa

Yvette Cabrera
Mayor, Granjeno

Oscar D. Montoya
Mayor, Mercedes

Rodrigo "Rigo" Lopez
Mayor, Penitas

Alma D. Salinas
Mayor, Sullivan City

Judge Aurelio "Keeter"
Guerra
Willacy County

Guillermo Arratia/ Project Engineer
Nain Engineering, LLC
526 N 5th St
Donna, TX 78537

The LRGVDC E-Comms/9-1-1 Department acknowledges the notification on the following **PROPOSED NAMES**:

**ARBE DR
MOAR DR
BELLE DR
DAENNE DR
E MORELAND DR**

CONTINUATION

to be part of **MORELAND HEIGHTS** in the Weslaco community.

A query was done on the state 9-1-1 database and found no conflict for the proposed names to be used.

ACKNOWLEDGED ON: June 24, 2022
RESEARCHED BY: Jose Hernandez
TITLE: Program Specialist

STAFF:

EXECUTIVE DIRECTOR
Manuel "Manny" Cruz

RGV9-1-1 DISTRICT OFFICE: 1912 Joe Stephens Ave. *Weslaco, TX 78599 TEL: (956) 682-3481 Ext. 174

ADMINISTRATIVE AGENT: LRGVDC MAIN OFFICE * 301 W. Railroad ST.* Weslaco, TX * 78596 * TEL: (956) 682-3481
TTY FOR HEARING IMPAIRED: 1-800-735-2989 WEBSITE: www.lrgvdc911.org



APPLICATION FOR VARIANCE

VAR-000242-2022

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: MORELAND HEIGHTS

Location: SOUTH SIDE OF MORELAND DRIVE, 700 FEET EAST OF FM 1015

Legal Description: ALL OF LOT 4, DAULS BUSINESS PARK, ACCORDING TO VOLUME 33, PAGE 199, MAP RECORDS, HINDACO 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:

FOR 10.0' REAL SET BACK WHERE APPLY

☐ 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: Moreland Heights a R.S. OF MOAR Ventures, LLC Telephone: 956-408-0207
Address: 7714 N. 5th St. Fax: _____
City: McAllen State: TX Zip: 78504 E-mail: zeke.moya@gmail.com

AUTHORIZATION AND ACKNOWLEDGEMENTS

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

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

Owner Printed Name: Moreland Heights a R.S. OF MOAR Ventures, LLC

Owner Signature: [Signature] Date: 6/6/22

_____ is the authorized agent

Authorized Agent Signature: [Signature] Date: 6/7/22

Authorized Agent Printed Name: Willie Armatie



APPLICATION FOR VARIANCE

VAR-000243-2022

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: MOPELAND HEIGHTS

Location: SOUTH SIDE OF MORELAND DR. 700' EAST OF FM 1015

Legal Description: LOT 4, DAVIS BUSINESS PARK, ACCORDING TO VOLUME 33, PAGE 199, MAP RECORDS, HALL 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:

☐ Subsoils ☐ 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:

VARIANCE FOR LOT WIDTH FOR LOTS 15 AND 16 AT
COL DE SAC.

☐ 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: ELEQUIL MORA JR Telephone: 956-468-6267

Address: 7140 N. 5th St. Fax: _____

City: MCALLER State: TX Zip: 7584 E-mail: zckc.morales@gmail.com

AUTHORIZATION AND ACKNOWLEDGEMENTS

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

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

Owner Printed Name: Moreland Heights a.k.a. of MOAK ventures, LLC

Owner Signature: [Signature] Date: 6/8/22

is the authorized agent
Authorized Agent Signature: [Signature] Date: 6/7/22

Authorized Agent Printed Name: Willie Braxton

THIS PAGE FOR STAFF USE ONLY

Date Received: _____ Received By: _____ Date Paid _____

P & Z Meeting _____ City Commission Mtg _____

Variance Granted: _____

General Comments: _____

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
MORELAND HEIGHTS

Prepared by : Guillermo A. Arratia, P.E.



Guillermo A. Arratia, P.E.
5/22/22

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
MORELAND HEIGHTS

I. PROJECT LOCATION

A 12.83 acre tract of land being all of Lot 4, Davis Business Park, according to the map recorded in volume 33, page 199, map records, Hidalgo County, Texas, and is located on the south side of Moreland Drive (Mile 7 North), 585 feet east of FM 1015 and is located within the city of limits of Weslaco. (Refer to Exhibit B).

II. FLOOD PLAIN

Zone "X" (medium shading)

Areas of 500 year flood; areas of 100 year flood with average depths less than 1 foot or with drainage areas less than one square mile; areas protected by levees from 100-year base flood F.E.M.A.-F.I.R.M. Map No. 480349 0005 B, Map Effective Date: March 4, 1980. (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) 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 (6.13 cfs) from the site is by form of sheet flow runs towards the north side of this tract.

V. PROPOSED CONDITIONS

The proposed conditions for this subject tract is for 31 lots for Multi Family use. The storm runoff after development will be increase 22.37 cfs for a total 28.5 cfs, I have calculated that 87,934 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 a Proposed detention area on the north side of this subdivision, and ultimately out falling into and existing curb inlet located 342 feet east of the northeast corner of this subdivision, on the south side of Moreland Drive (Mile 7 North) and own by the city of Weslaco,



AREA= 12.83 Ac.

TxDOT Intensity Constants for $I=b/(T_c+d)^e$

Existing Conditions

10 year storm

Length= 700 ft.

b= 87

Slope= 0.1 %

e= 0.778

Cexist.= 0.2

d= 9.2

Time of Concentration= 92 min.

Texist.= 92 min.

Iexist.= 2.39 in/hr

Qexist.= 6.13 cfs.

50 year storm

Proposed Conditions

b= 99

Length= 700 ft.

e= 0.749

Slope= 0.15 %

d= 9.2

Cfut.= 0.5

Time of Con= 54 min.

Tfut.= 54 min.

Ifut.= 4.45 in/hr

Qfut.= 28.5 cfs.

Qin= 6.42 i

tp (Min.)	I50 (in/hr)	Qin (cfs)	Vin (cubic ft.)	Qout (cfs)	Vout (cubic ft.)	Ev (cubic ft.)
10	10.83	69.44	41667	6.13	11733	29,934
20	7.91	50.73	60875	6.13	13572	47,303
30	6.34	40.69	73237	6.13	15412	57,825
40	5.35	34.32	82369	6.13	17252	65,117
50	4.66	29.88	89636	6.13	19091	70,545
60	4.14	26.58	95696	6.13	20931	74,765
70	3.75	24.03	100910	6.13	22771	78,140
80	3.43	21.98	105499	6.13	24610	80,889
90	3.16	20.30	109607	6.13	26450	83,157
110	2.76	17.69	116747	6.13	30129	86,618
120	2.60	16.65	119903	6.13	31969	87,934

Storage Requires= 87,934 cubic feet = 2.02 ac-ft



Full Util. P.E.
5/22/2

TABLE 3-3: Runoff Coefficients

Type of Drainage Area	Runoff Coefficient "c"
Business	
Downtown Areas	0.70-0.95
Neighborhood Areas	0.50-0.70
Residential	
Single-family areas	0.30-0.50
Multi-units, detached	0.40-0.60
Multi-units, attached	0.60-0.75
Suburban	0.25-0.40
Apartment dwelling areas	0.50-0.70
Industrial	
Light areas	0.50-0.80
Heavy areas	0.60-0.90
Parks, cemeteries	0.10-0.25
Playgrounds	0.20-0.40
Railroad yard areas	0.20-0.40
Unimproved Areas	0.10-0.30
Lawns	
Sandy soil, flat, 2%	0.05-0.10
Sandy soil, average, 2% - 7%	0.10-0.15
Sandy soil, steep, 7%	0.15-0.20
Heavy soil, flat, 2%	0.13-0.17
Heavy soil, average, 2% - 7%	0.18-0.22
Heavy soil, steep, 7%	0.25-0.35
Streets	
Asphaltic	0.70-0.95
Concrete	0.80-0.95
Brick	0.70-0.85
Drives and walks	0.75-0.85
Roofs	0.75-0.95

$$C_w = (C_1A_1 + C_2A_2 + C_3A_3 + \dots + C_nA_n) / A_{\text{total}}$$

C_w = Weighted Runoff Coefficient (Composite Coefficient)

C_n = Runoff Coefficient n-th term

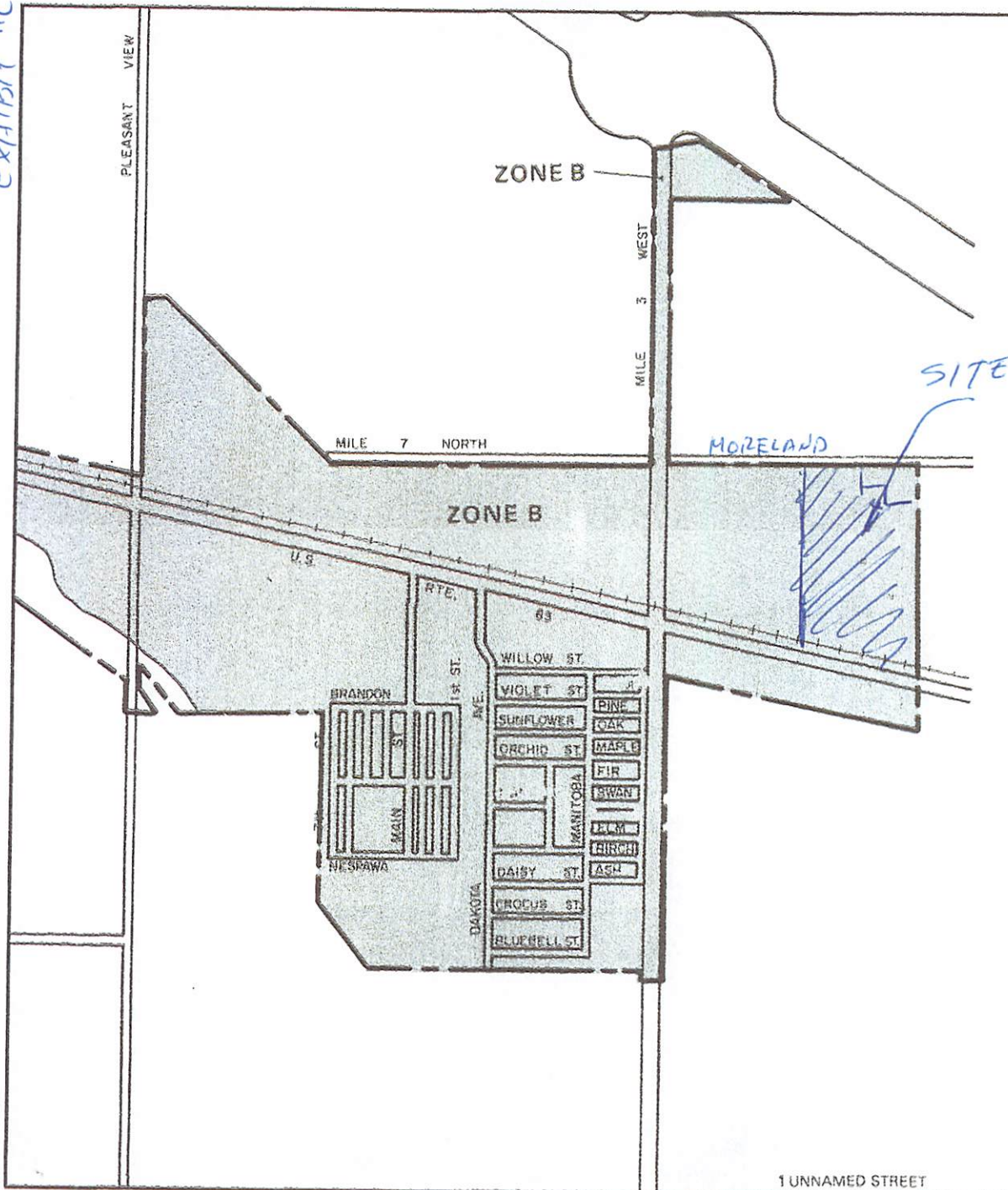
A_n = Area of n-th term

A_{total} = Total Area (acres)

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
Karnas	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	0.806	85	10.0	0.799	93	10.0	0.798	104	9.0
Kerr	0.789	49	8.4	0.765	58	8.0	0.764	69	8.0	0.763	80	8.0	0.766	91	8.0	0.768	104	8.4
Kimble	0.775	42	8.2	0.758	53	7.6	0.763	66	7.6	0.757	75	7.6	0.772	88	7.6	0.768	100	8.2
King	0.804	45	9.4	0.794	59	9.6	0.804	74	9.6	0.802	87	9.6	0.811	103	9.6	0.802	111	9.4
Kinney	0.812	53	8.8	0.780	62	8.0	0.773	70	8.0	0.777	82	8.0	0.790	97	8.0	0.781	108	8.8
Kleberg	0.826	72	9.4	0.794	79	8.7	0.764	81	8.7	0.761	93	8.7	0.739	96	8.7	0.731	99	9.4
Knox	0.800	46	9.4	0.788	58	9.3	0.801	76	9.3	0.798	88	9.3	0.809	104	9.3	0.798	111	9.4
Lamar	0.783	53	8.2	0.777	66	8.9	0.770	74	8.9	0.769	87	8.9	0.759	93	8.9	0.752	98	8.2
Lamb	0.837	47	10.1	0.828	60	9.6	0.800	63	9.6	0.821	80	9.6	0.818	88	9.6	0.820	103	10.1

EXHIBIT 11C



Program, at (800) 638-6620, or (800) 424-8872.



APPROXIMATE SCALE



NATIONAL FLOOD INSURANCE PROGRAM

FIRM
FLOOD INSURANCE RATE MAP

CITY OF
WESLACO, TEXAS
HIDALGO COUNTY

ONLY PANEL PRINTED

COMMUNITY-PANEL NUMBER
480349 0005 B

EFFECTIVE DATE:
MARCH 4, 1980



U.S. DEPARTMENT OF HOUSING
AND URBAN DEVELOPMENT
FEDERAL INSURANCE ADMINISTRATION

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

500-Year Flood Boundary

100-Year Flood Boundary

Zone Designations* With
Date of Identification
e.g., 12/2/74

100-Year Flood Boundary

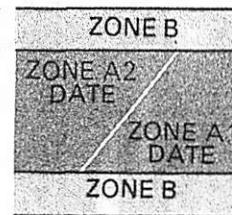
500-Year Flood Boundary

Base Flood Elevation Line
With Elevation In Feet**

Base Flood Elevation in Feet
Where Uniform Within Zone**

Elevation Reference Mark

River Mile



513

(EL 987)

RM7x

• M1.5

**Referenced to the National Geodetic Vertical Datum of 1929

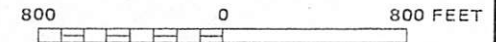
*EXPLANATION OF ZONE DESIGNATIONS

ZONE	EXPLANATION
A	Areas of 100-year flood; base flood elevations and flood hazard factors not determined.
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

Program, at (800) 638-6620, or (800) 424-8872.



APPROXIMATE SCALE



NATIONAL FLOOD INSURANCE PROGRAM

FIRM
FLOOD INSURANCE RATE MAP

CITY OF
WESLACO, TEXAS
HIDALGO COUNTY

ONLY PANEL PRINTED

COMMUNITY-PANEL NUMBER
480349 0005 B

EFFECTIVE DATE:
MARCH 4, 1980



U.S. DEPARTMENT OF HOUSING
AND URBAN DEVELOPMENT
FEDERAL INSURANCE ADMINISTRATION

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>.

EXHIBIT "D"



(Joins sheet 113)

TABLE 18.--SOIL AND WATER FEATURES

"Flooding" and "water table" and terms such as "rare," "brief," "apparent," and "perched" are explained in the text. The symbol > means more than. Absence of an entry indicates that the feature is not a concern]

Map symbol and soil name	Hydro-logic group	Flooding			High water table			Cemented pan		Risk of corrosion	
		Frequency	Duration	Months	Depth	Kind	Months	Depth	Hardness	Uncoated steel	Concrete
					<u>Ft</u>			<u>In</u>			
1.* Arents											
2----- Benito	D	Occasional	Long-----	Sep-May	4.0-6.0	Apparent	Sep-May	---	---	High-----	Low.
3, 4----- Brennan	B	None-----	---	---	>6.0	---	---	---	---	Moderate	Low.
5, 6----- Camargo	B	Rare-----	Brief-----	Sep-May	>6.0	---	---	---	---	Moderate	Low.
7----- Cameron	D	None-----	---	---	5.0-6.0	Apparent	Sep-May	---	---	High-----	Low.
8----- Comitas	A	None-----	---	---	>6.0	---	---	---	---	Low-----	Low.
9, 10, 11----- Delfina	B	None-----	---	---	2.5-5.0	Apparent	Sep-May	---	---	High-----	Low.
12----- Delmita	C	None-----	---	---	>6.0	---	---	20-40	Thin	Moderate	Low.
13:* Delmita-----	C	None-----	---	---	>6.0	---	---	20-40	Thin	Moderate	Low.
Randado-----	C	None-----	---	---	>6.0	---	---	8-20	Thin	Moderate	Low.
14----- Falfurrias	A	None-----	---	---	>6.0	---	---	---	---	Low-----	Low.
15**----- Grulla	D	Frequent-----	Very long	Sep-May	+2-6.0	Apparent	Sep-May	---	---	High-----	Low.
16, 17, 18----- Hargill	B	None-----	---	---	>6.0	---	---	---	---	High-----	Low.
19----- Harlingen	D	None-----	---	---	>6.0	---	---	---	---	High-----	Low.
20----- Harlingen	D	None-----	---	---	5.0-6.0	---	---	---	---	High-----	Moderate.
21:* Harlingen-----	D	None to rare	---	---	>6.0	---	---	---	---	High-----	Low.
Urban land.											
22, 23, 24----- Hebbronville	B	None-----	---	---	>6.0	---	---	---	---	Low-----	Low.
25, 26, 27, 28, 29----- Hidalgo	B	None-----	---	---	>6.0	---	---	---	---	High-----	Low.
30----- Hidalgo	B	None-----	---	---	2.5-5.0	Apparent	Sep-May	---	---	High-----	Low.
31:* Hidalgo-----	B	None-----	---	---	>6.0	---	---	---	---	High-----	Low.
Urban land.											
32:* Jimenez-----	C	None-----	---	---	>6.0	---	---	7-20	Thin	High-----	Low.

See footnotes at end of table.

U.S.G.S MAP

Texas College
of Arts and Industries

Drive-in
Theater

SITE

MIKE

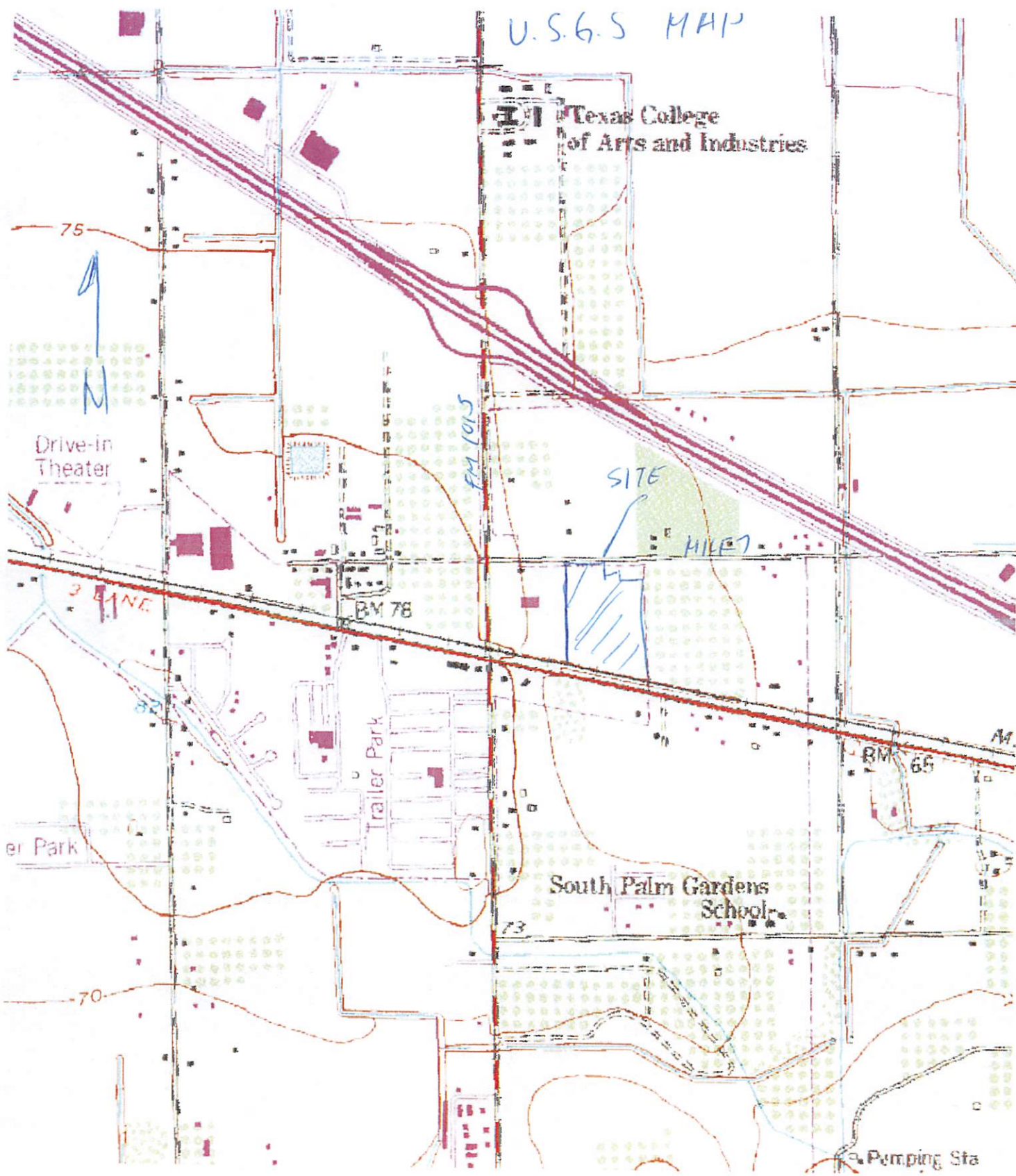
BM 78

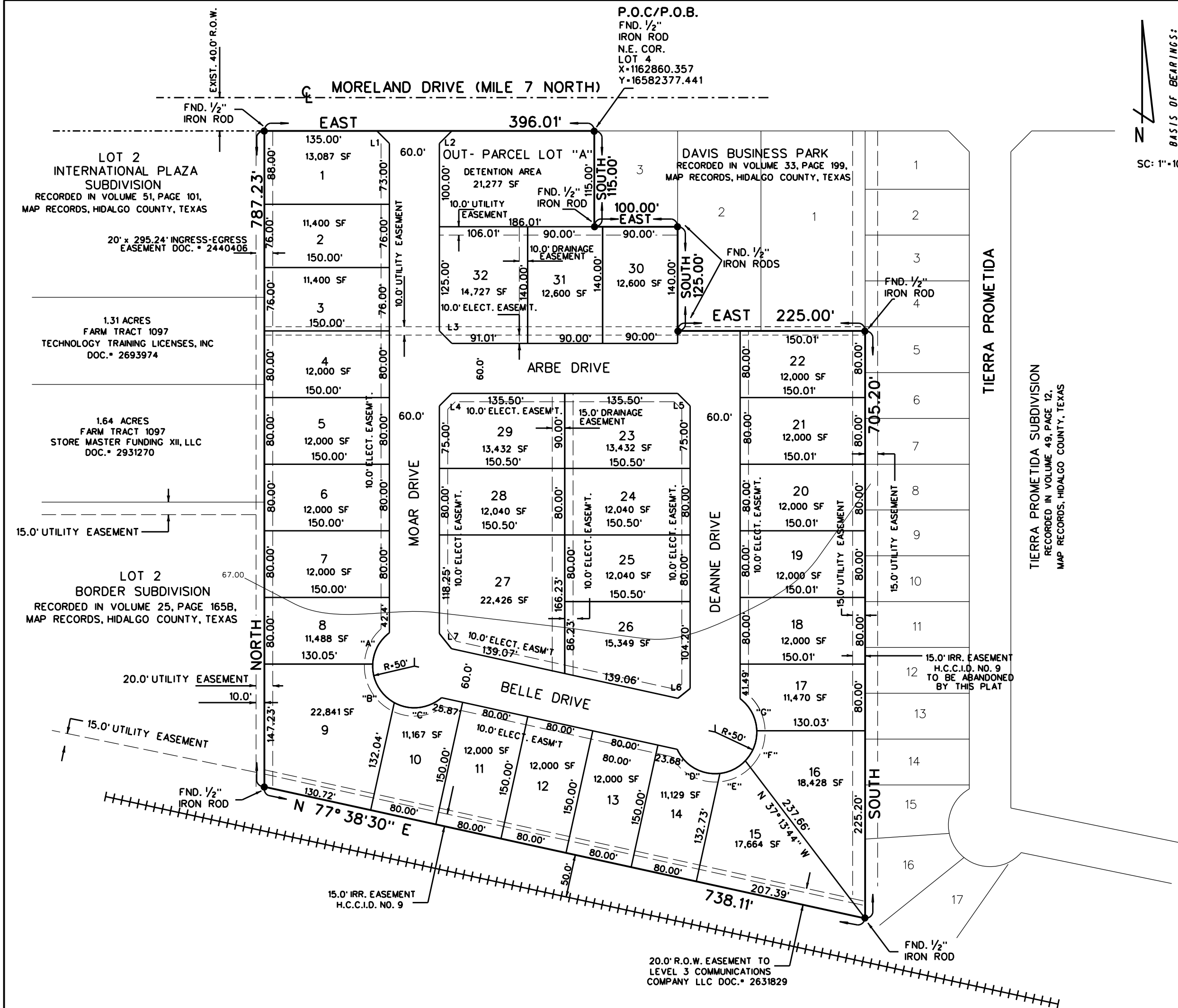
Trailer Park

BM 65

South Palm Gardens
School

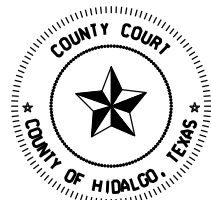
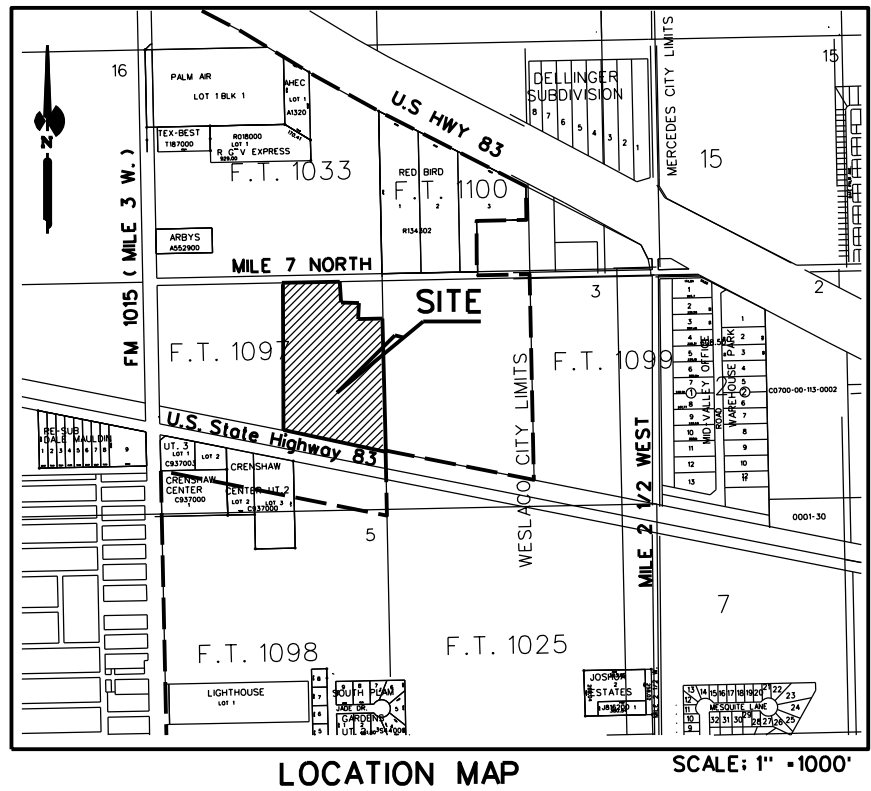
Pumping Sta





CURVE DATA TABLE				
CURVE	DELTA	RADIUS	LENGTH	CHORD
A	50°22'51"	50.00'	43.96'	42.56'
B	63°58'51"	50.00'	55.83'	52.98'
C	69°32'20"	50.00'	60.68'	57.02'
D	72°10'19"	50.00'	62.98'	58.90'
E	39°43'40"	50.00'	34.66'	33.97'
F	45°18'00"	50.00'	34.23'	38.51'
G	51°25'08"	50.00'	38.50'	43.83'

LENGTH	BEARING
L1 21.21'	S 45°00' E
L2 21.21'	N 45°00' E
L3 21.21'	N 45°00' W
L4 21.21'	N 45°00' E
L5 21.21'	S 45°00' E
L6 18.80'	S 45°00' W
L7 23.37'	N 45°00' W



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

MORELAND HEIGHTS

A 12.83 ACRE TRACT OF LAND BEING ALL OF LOT 4, DAVIS BUSINESS PARK, ACCORDING TO THE MAP RECORDED IN VOLUME 33, PAGE 199, MAP RECORDS HIDALGO COUNTY, TEXAS.

METES AND BOUNDS
COMMENCING AT A 1/2" IRON ROD FOUND ON THE SOUTH RIGHT OF WAY LINE OF MORELAND DRIVE (MILE 7 NORTH) FOR THE MOST WESTERLY NORTHEAST CORNER OF LOT 4 AND THE NORTHEAST CORNER OF THIS LOT HEREIN DESCRIBED AND ALSO THE POINT OF BEGINNING:
THENCE: SOUTH, A DISTANCE OF 115.00 FEET TO A 1/2" IRON ROD FOUND FOR AND INTERIOR CORNER OF SAID LOT 4 AND AN INTERIOR CORNER OF THIS TRACT HEREIN DESCRIBED:
THENCE: EAST, A DISTANCE OF 100.00 FEET TO A 1/2" IRON ROD FOUND FOR AND EXTERIOR CORNER OF SAID LOT 4 AND AN EXTERIOR CORNER OF THIS TRACT HEREIN DESCRIBED:
THENCE: SOUTH, A DISTANCE OF 125.00 FEET TO A 1/2" IRON ROD FOUND FOR AND INTERIOR CORNER OF SAID LOT 4 AND AN INTERIOR CORNER OF THIS TRACT HEREIN DESCRIBED:
THENCE: EAST, A DISTANCE OF 225.00 FEET TO A 1/2" IRON ROD FOUND FOR THE MOST EASTERLY NORTHEAST CORNER OF SAID LOT 4 AND THE MOST EASTERLY NORTHEAST CORNER OF THIS TRACT HEREIN DESCRIBED:
THENCE: SOUTH, ALONG THE EAST LINE OF SAID LOT 4, A DISTANCE OF 705.20 FEET TO A 1/2" IRON ROD FOUND ON THE NORTH R.O.W. LINE OF A UNION PACIFIC RAILROAD RIGHT OF WAY FOR THE SOUTHEAST CORNER OF SAID LOT 4 AND THE SOUTHEAST CORNER OF THIS TRACT HEREIN DESCRIBED:
THENCE: N 77°38'30"W, ALONG THE SOUTH LINE OF SAID LOT 4 AND THE NORTH LINE OF SAID UNION PACIFIC RAILROAD RIGHT OF WAY, A DISTANCE OF 738.11 FEET TO A 1/2" IRON ROD FOUND FOR THE SOUTHWEST CORNER OF SAID LOT 4 AND THE SOUTHWEST CORNER OF THIS LOT HEREIN DESCRIBED:
THENCE: NORTH, A DISTANCE OF 787.23 FEET TO A 1/2" IRON ROD FOUND ON THE SOUTH RIGHT OF WAY LINE OF MORELAND DRIVE (MILE 7 NORTH) FOR THE NORTHWEST CORNER OF SAID LOT 4 AND THE AND THE NORTHWEST CORNER OF THIS TRACT HEREIN DESCRIBED:
THENCE: EAST, ALONG THE NORTH LINE OF LOT 4 AND THE SOUTH RIGHT OF WAY LINE OF MORELAND DRIVE (MILE 7 NORTH), A DISTANCE OF 396.01 FEET TO THE POINT OF BEGINNING AND CONTAINING 12.83 ACRES OF LAND MORE OR LESS.

GENERAL NOTES:

- MIN. BUILDING SETBACK LINES:
FRONT 30.0'
REAR 10.0' OR GREATER FOR EASEMENTS
SIDE 5.0' OR GREATER FOR EASEMENT
SIDE CORNER 10.0' OR GREATER FOR EASEMENT
- NO PERMANENT STRUCTURES ARE PERMITTED OVER ANY EASEMENT. EASEMENT SHALL BE KEPT CLEAR OF BUILDINGS, SHEDS, SHRUBS, TREES, AND OTHER PLANTING (EXCEPT LOW, LESS AN 18" MATURE HEIGHTS, GROUND COVER, GRASS OR FLOWERS) AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATIONS AND MAINTENANCE OF THE EASEMENT
- FINISHED FLOOR ELEVATION ESTABLISHED MUST BE HIGHER THAN 68.50' OR 18" ABOVE TOP OF CURB OR CENTERLINE OF STREET, WHICHEVER IS GREATER, MEASURED FROM THE CENTER OF THE LOT.
- FLOOD ZONE "B" - AREAS BETWEEN LIMITS OF THE 100-YEAR FLOOD AND 500-YEAR FLOOD; OR CERTAIN AREAS SUBJECT TO 100-YEAR FLOODING WITH AVERAGE DEPTHS LESS THAN ONE(1) FOOT OR WHERE THE CONTRIBUTING DRAINAGE AREA IS LESS THAN ONE SQUARE MILE; AREAS PROTECTED BY LEVEES FROM THE BASE FLOOD (Medium flooding).
COMMUNITY-PANEL No. 480349 0005 B
EFFECTIVE DATE: MARCH 4, 1980
- DRAINAGE: IN ACCORDANCE WITH HIDALGO COUNTY DRAINAGE DISTRICT NO.1 AND CITY OF WESLACO REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO DETAIN A TOTAL OF 29,050 CF (0.67 ACRE-FEET) OF STORM WATER RUNOFF. DRAINAGE DETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS FOLLOWS:
THE DEVELOPER SHALL BE RESPONSIBLE FOR DETAIN AND ACCOMMODATE MORE THAN THE DETAINED VOLUME SHOWN ON THIS PLAT IF IT IS DETERMINED, AT THE PERMIT STAGE, THAT THE DETENTION REQUIREMENTS ARE GREATER THAN STATED ON THIS PLAT, DUE TO THE IMPERVIOUS ARE BEING GREATER THAN THE PLAT ENGINEER CONSIDERED IN THE HYDRAULIC CALCULATIONS FOR THIS SUBDIVISION
- PROJECT BENCH MARK ELEV.- 70.45, NAIL IN POWER POLE AT THE NORTHWEST CORNER OF THIS SUBDIVISION
- ALL LOT CORNERS MARKED WITH NO. 4 REBAR UNLESS OTHERWISE NOTED.
●-DENOTES 1/2" IRON ROD FOUND UNLESS OTHERWISE NOTED.
○-DENOTES 1/2" IRON ROD SET
- A 5 FT ADA COMPLAINT SIDEWALK IS REQUIRED ALONG THE SOUTH SIDE OF MORELAND DRIVE DURING SUBDIVISION STAGE
- A 5 FT ADA COMPLAINT SIDEWALK IS REQUIRED ALONG BOTH SIDES OF THE INTERIOR STREET DURING BUILDING PERMIT STAGE
- ZONE "R2" DUPLEX/FOURPLEX DISTRICT
- RIGHTS, RULES, REGULATIONS AND EASEMENTS IN FAVOR OF HIDALGO COUNTY IRRIGATION DISTRICT NO. 9
- LANDSCAPING IS REQUIRED PER CITY ORDINANCE
- NO ACCESS SHALL BE GRANTED ONTO MORELAND DRIVE (MILE 7 NORTH) FOR LOT 1
- OUTPARCEL "A" SHALL BE USED FOR DRAINAGE DETENTION, MUST BE MAINTAINED BY HOA AND SHALL NOT BE RE-SUBDIVIDED FOR FUTURE USE OTHER THAN DRAINAGE DETENTION.
- CORNER LOTS DRIVEWAYS SHOULD BE CONSTRUCTED AT FURTHEST POSSIBLE POINT FROM INTERSECTIONS AND IN COMPLIANCE WITH ACCESS MANAGEMENT ORDINANCE.
- BUFFER FENCING IN DEVELOPMENTS WITHIN THE CITY LIMITS AND THE ETJ, A MINIMUM SIX-FOOT BUFFER SHALL BE REQUIRED ALONG ANY NATURAL AND/OR MANMADE HAZARD SUCH AS AN OPEN CANAL, OPEN DITCH CALICHE PIT AND HOLDING POND WHICH, IN OPINION OF THE CITY, IS NECESSARY FOR THE LOT'S OCCUPANTS TO BE PROTECTED FROM IN THE ETJ, A PLAT NOTES REQUIRING SUCH BUFFERING OF THE AFFECTED LOT OWNER AT THE TIME OF THE LOT'S OCCUPANCY SHALL BE PROVIDED. REMOVAL OR DAMAGE TO THESE FENCES WILL SUBJECT THE OWNER OF THE LOT ADJACENT TO THE BUFFER FENCE TO FINES AND/OR REPLACEMENT/REPAIR OF THE FENCE AT THE OWNER'S EXPENSE OR THE PERSON CAUSING THIS DAMAGE. SUCH BUFFERING MAY ALSO INCLUDE MAYOR THOROUGHFARES BUT NOT GOLF COURSES LAKES, AND/OR SIMILAR LANDSCAPING.
- SECTION 26-22 RESTRICTIVE COVENANTS IMPOSED ON THE LAND, IF DESIRED BY THE SUBDIVIDER, OR REQUIRED BY THE LEGISLATIVE BODY OF THE CITY, ARE TO BE SHOWN ON THE PLAT, OR ON A SEPARATE DOCUMENT IN THE OFFICE OF THE COUNTY CLERK. IF NOT SHOWN ON THE RECORDED PLAT, SUCH RESTRICTIVE COVENANTS SHALL BE FURNISHED TO THE CITY. THE RESTRICTIVE COVENANTS MUST COMPLY WITH ALL APPLICABLE CODES AND ORDINANCE OF THE CITY, THOUGH THIS PROVISION DOES NOT PRECLUDE STRICTER STANDARDS BEING IMPOSED BY THE SUBDIVIDER
- A SHARE DRIVEWAY WILL BE REQUIRED FOR LOTS 15 AND 16

STATE OF TEXAS
COUNTY OF HIDALGO

I, WE, THE UNDERSIGNED, OWNER(S) OF THE LAND ON THIS PLAT, AND DESIGNATED HEREIN AS MORELAND HEIGHTS SUBDIVISION TO THE CITY OF WESLACO, COUNTY OF HIDALGO, TEXAS AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATED TO THE USE OF THE PUBLIC ALL STREETS, ALLEYS, PARKS, DRAIN, EASEMENTS, WATER COURSES, EASEMENTS, AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

PRESIDENT: EZEQUEL MOYA JR
ADDRESS: 7716 N 5TH ST
MCALLEN, TEXAS, 78504

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED EZEQUEL MOYA JR., KNOWN TO ME TO BE THE PERSONS WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE _____ DAY OF _____, 20____.

NOTARY PUBLIC, FOR THE STATE OF TEXAS

APPROVED BY DRAINAGE DISTRICT:

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

HIDALGO COUNTY DRAINAGE DISTRICT NO.1

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

DATE

GENERAL MANAGER

THIS PLAT IS APPROVED BY THE HIDALGO AND CAMERON COUNTIES IRRIGATION DISTRICT NO. 9

DATED THIS _____ DAY OF _____, 2022

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

GENERAL MANAGER

HIDALGO & CAMERON COUNTIES IRRIGATION DISTRICT NO. 9

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

MAYOR, CITY OF WESLACO DATE

CITY SECRETARY

DATE

THIS SUBDIVISION PLAT OF MORELAND HEIGHTS BEEN SUBMITTED SUBDIVISION TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF WESLACO, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION.
DATED THIS _____ DAY OF _____, 2022 A.D.

CHAIRMAN, PLANNING & ZONING COMMISSION

STATE OF TEXAS
COUNTY OF HIDALGO

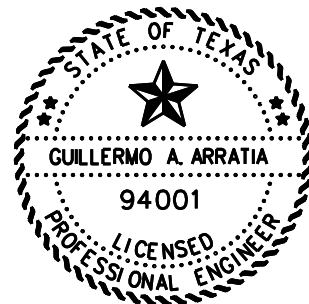
I, HOMERO LUIS GUTIERREZ, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE AND IS PREPARED FROM AN ACTUAL SURVEY ON THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND AND THAT THE CORNER MONUMENTS WERE PROPERLY PLACED UNDER MY SUPERVISION.

HOMERO LUIS GUTIERREZ
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 2791
2600 SAN DIEGO
MISSION, TEXAS 78572

STATE OF TEXAS
COUNTY OF HIDALGO

I, THE UNDERSIGNED, GUILLERMO A. ARRATIA, A LICENSED PROFESSIONAL ENGINEER, IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT.

Guillermo Arratia P.E.
7/13/2022
GUILLERMO A. ARRATIA
LICENSED PROFESSIONAL ENGINEER # 94001
526 N. 5TH ST.
DONNA, TEXAS, 78537



DATE OF PREPARATION: MAY 20, 2022

NAIN ENGINEERING, L.L.C.
CONSULTING ENGINEER
FIRM NO. F-9050
526 N. 5TH STREET
DONNA, TEXAS, 78537
PH. (956) 784-0218
E-MAIL: NAINENGINEERING@YAHOO.COM

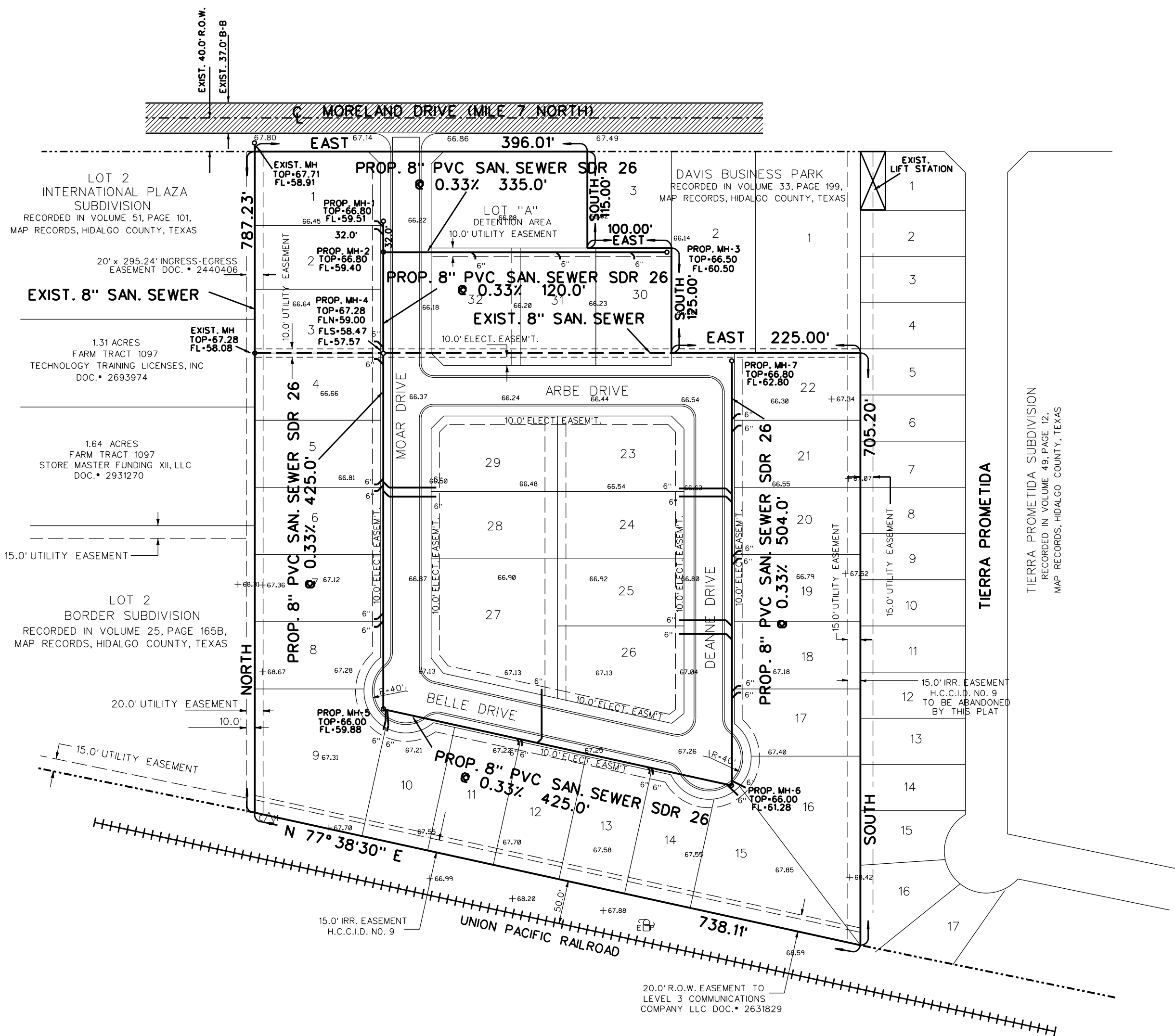
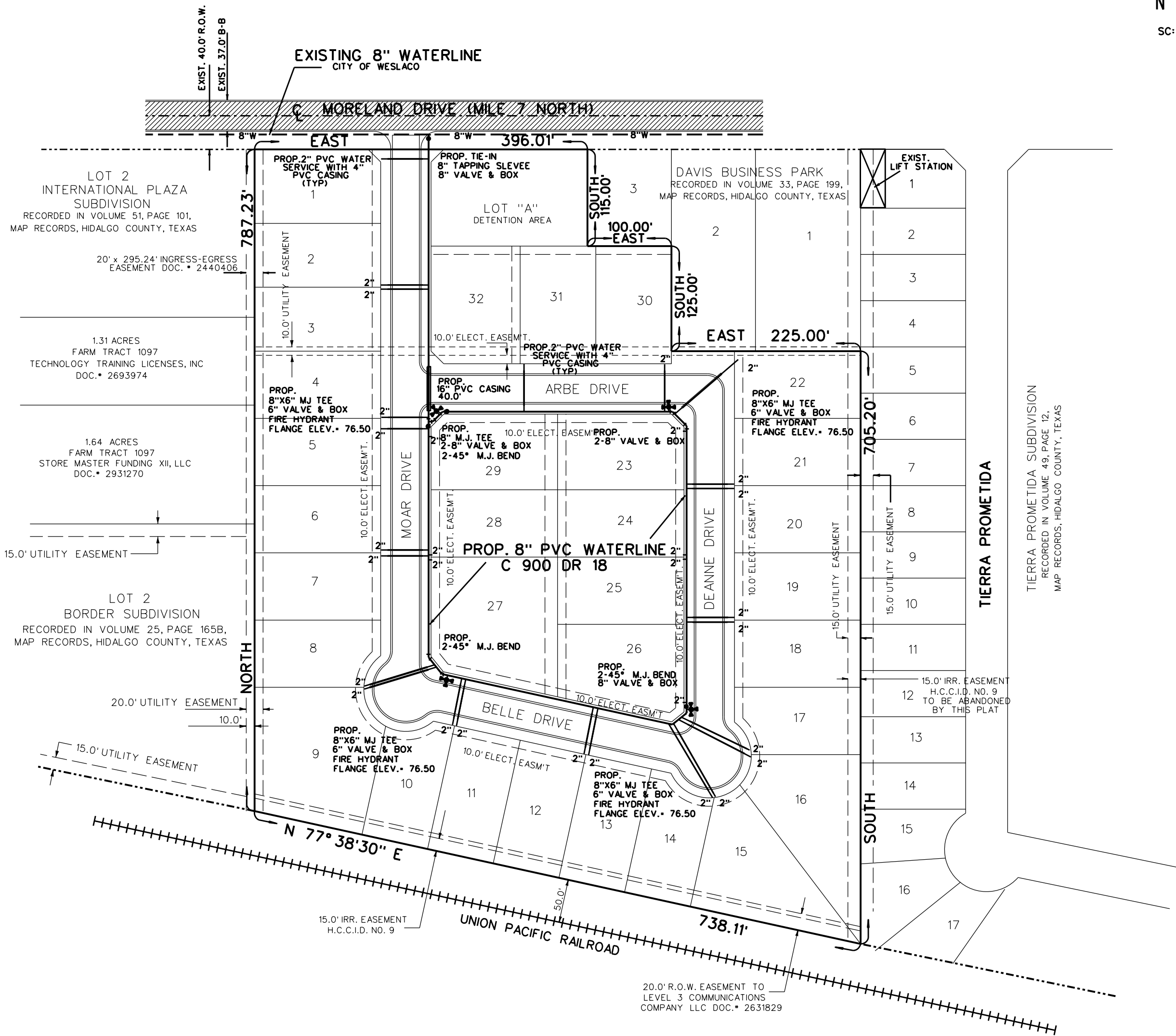
PRINCIPAL CONTACTS:

NAME	ADDRESS	CITY & ZIP	PHONE
OWNER: EZEQUEL MOYA JR	7716 N 5TH ST	MCALLEN, TEXAS, 78504	956-408-0267
ENGINEER: GUILLERMO A. ARRATIA, P.E.	526 N. 5TH ST.	DONNA, TX 78537	956-784-0218
SURVEYOR: HOMERO L. GUTIERREZ	2600 SAN DIEGO	MISSION, TEXAS 78572	(956) 583-5479

NOTES:
1. WATERLINE SERVICE MUST BE 1" x 3/4" PER UNIT
2. ALL VALVES AND FIRE HYDRANTS MUST BE MULLER
3. ONLY ALL STAINLESS- STEEL TAPPING SLEEVE ALLOWED
FOR WATERLINE TIE IN WHERE THE CANNOT BE INSTALLED

SC: 1"=100'
N
EAST LINE OF BELLE DRIVE
WEST LINE OF F.T. 1097

LEGEND
o Found 1/2" iron rod
o Set 1/2" iron rod with a plastic cap stamped "R&A"
Power pole
Light pole
Stand pipe
Water meter
Irrigation valve
Chain link fence
Hogwire fence
Wood fence
Iron fence
Electrical box



WATERLINE LAYOUT

SANITARY SEWER LAYOUT

GENERAL NOTES:

1. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO CONTACT ALL UTILITY COMPANIES PRIOR TO START OF CONSTRUCTION.
2. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO LOCATE UNDERGROUND UTILITIES, WHETHER SHOWN OR NOT SHOWN ON THE DRAWINGS, SUFFICIENTLY IN ADVANCE OF OPERATIONS TO PRECLUDE DAMAGE TO SAME.
3. WATER, SEWER, OR OTHER UTILITY SERVICES NOT BE INTERRUPTED, ANY DAMAGES TO EXISTING UTILITIES WILL BE THE CONTRACTOR'S RESPONSIBILITY.
4. IN THE EVENT OF DAMAGE TO UNDERGROUND FACILITIES, WHETHER SHOWN OR NOT SHOWN IN THE DRAWINGS, THE CONTRACTOR SHALL MAKE THE NECESSARY REPAIRS TO PLACE THE FACILITIES BACK IN SERVICE AT NO INCREASE IN THE CONTRACTOR'S PRICE AND ALL SUCH REPAIRS SHALL CONFORM TO THE REQUIREMENTS OF THE COMPANY OR AGENCY SERVING THE FACILITY.
5. THE CONTRACTOR SHALL EXERCISE EXTRA CARE TO PREVENT DAMAGE TO ALL OTHER STRUCTURES IN THE AREA INCLUDING BUILDINGS, FENCES, ROADS, PIPELINES UTILITIES, ETC., WHETHER PUBLICLY OR PRIVATELY OWNED.
6. UNTIL ACCEPTANCE BY THE ENGINEER OF ANY PART OR ALL OF THE CONSTRUCTION AS PROVIDED FOR IN THE PLANS AND THESE SPECIFICATION, IT SHALL BE UNDER THE CHARGE AND CARE OF THE CONTRACTOR, AND HE SHALL TAKE EVERY NECESSARY PRECAUTION AGAINST INJURY OR DAMAGE TO ANY PART OF THE WORK. THE CONTRACTOR SHALL REBUILD, REPAIR, RESTORE AND MAKE GOOD, AT HIS OWN EXPENSE, ALL INJURIES OR DAMAGE TO ANY PORTION OF THE WORK BEFORE ITS COMPLETION AND ACCEPTANCE.
7. CONTRACTOR WILL BE RESPONSIBLE FOR TRAFFIC CONTROL PLAN
8. NO OPEN TRENCHES OR EXCAVATION SHALL BE LEFT OPEN OVERNIGHT.
9. PROPOSED TRENCH PROTECTION FOR SANITARY SEWER LINE
10. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO CONTACT CITY OF WESLACO TO VERIFY ALL EXISTING UTILITIES PRIOR TO START OF CONSTRUCTION.

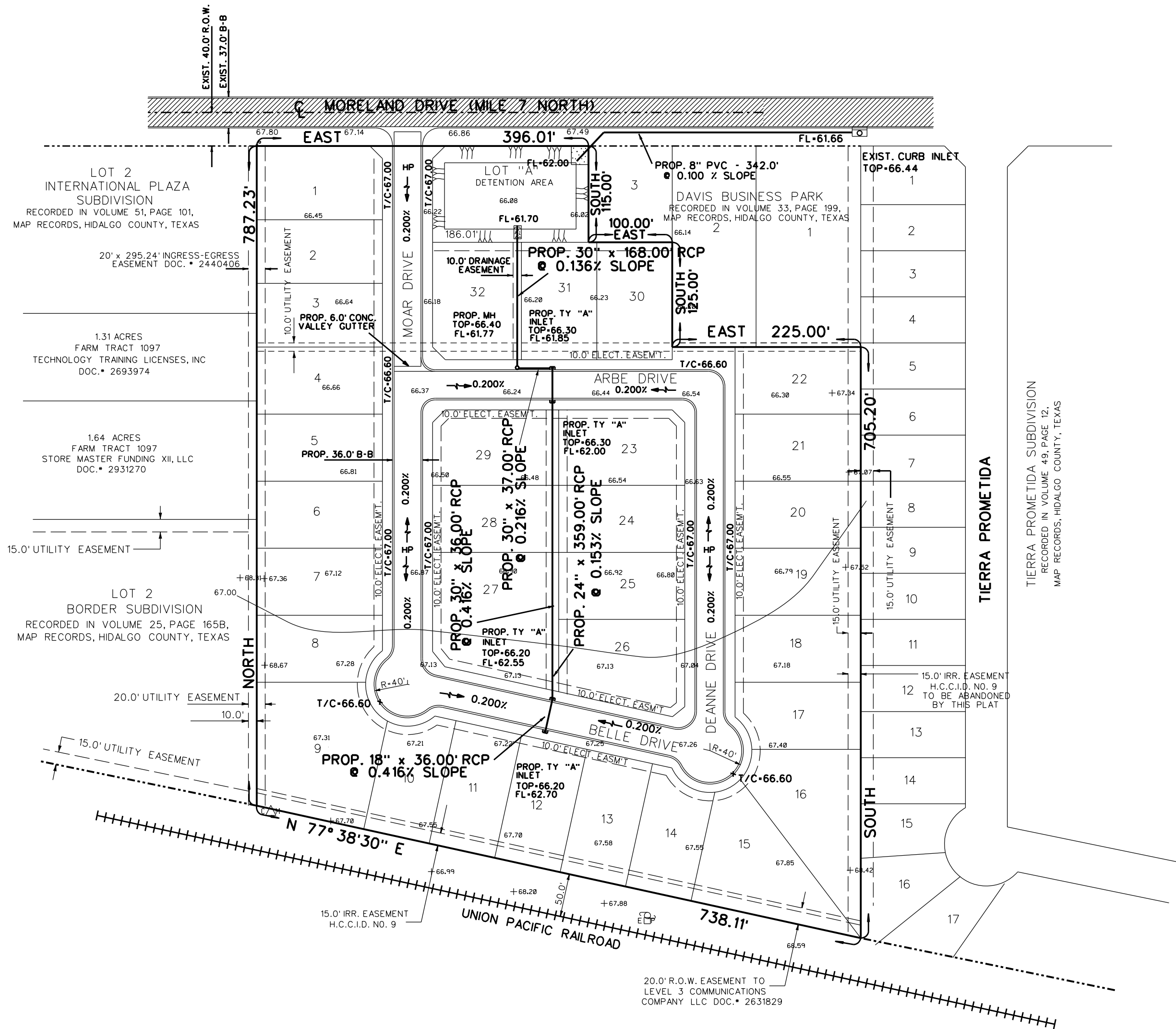


NAIN ENGINEERING, L.L.C.
CONSULTING ENGINEER
526 N. 5TH STREET
DONNA, TEXAS 78537

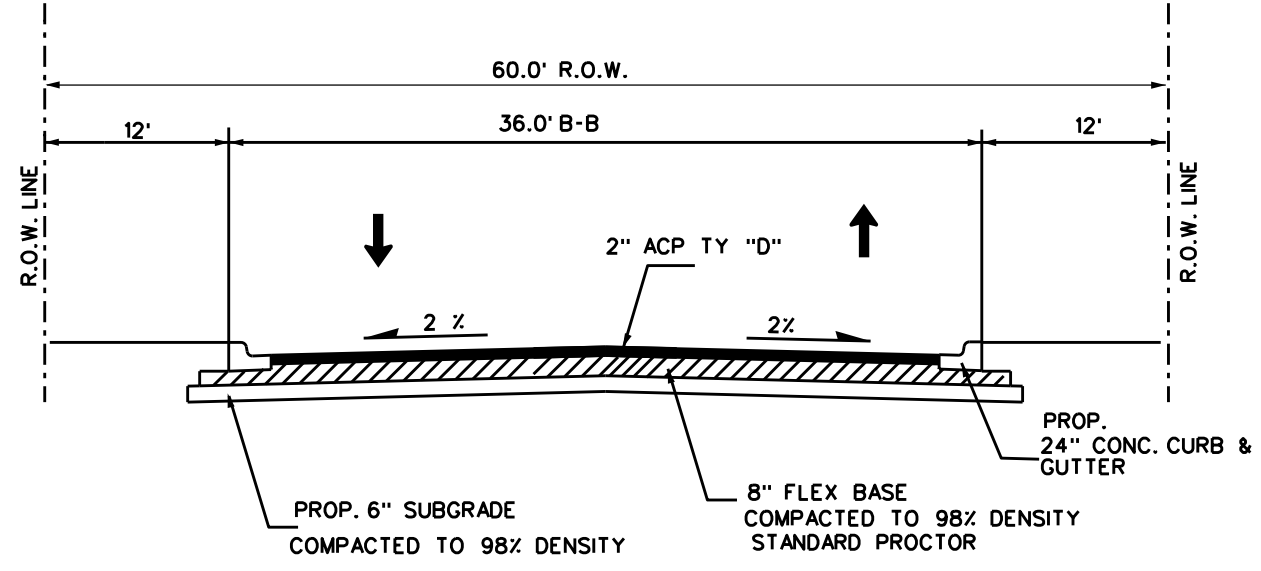
PH. (956) 784-0218
E-MAIL: NAINENGINEERING@YAHOO.COM

UTILITY LAYOUT

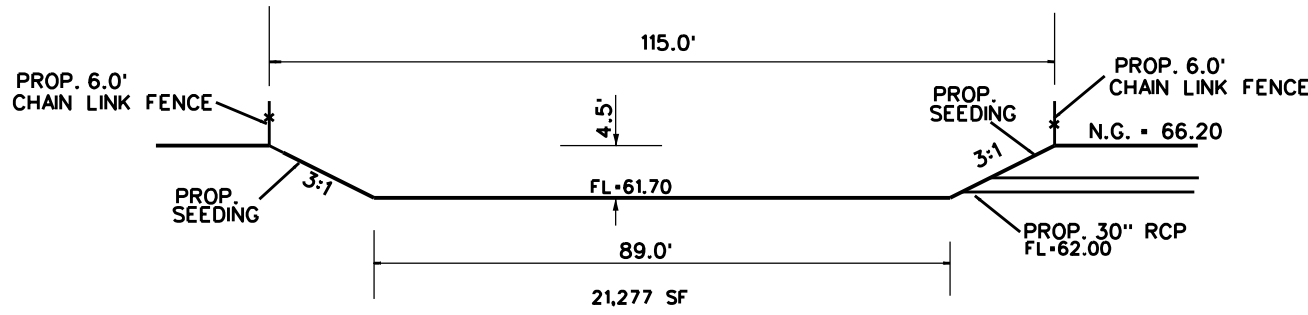
MORELAND HEIGHTS



- SC: 1"=100'
- LEGEND
- o Found 1/2" iron rod
 - o Set 1/2" iron rod with a plastic cap stamped "R&A"
 - o Power pole
 - o Light pole
 - o Stand pipe
 - o Water meter
 - o Irrigation valve
 - o Chain link fence
 - o Hagwire fence
 - o Wood fence
 - o Iron fence
 - o Electrical box



PROPOSED TYPICAL SECTION



DETENTION AREA DETAIL

DRAINAGE RETENTION REQUIRED: 87,934 CF
TOTAL DRAINAGE RETENTION PROVIDED: 95,746 CF

PROPOSED OUTLET STRUCTURE CALCULATIONS		
0	6.13	
$A = \frac{0}{0.672gh} = \frac{6.13}{0.672 \times 32.2 \times 4.33} = 0.61 \text{ SF} \approx 8"$		



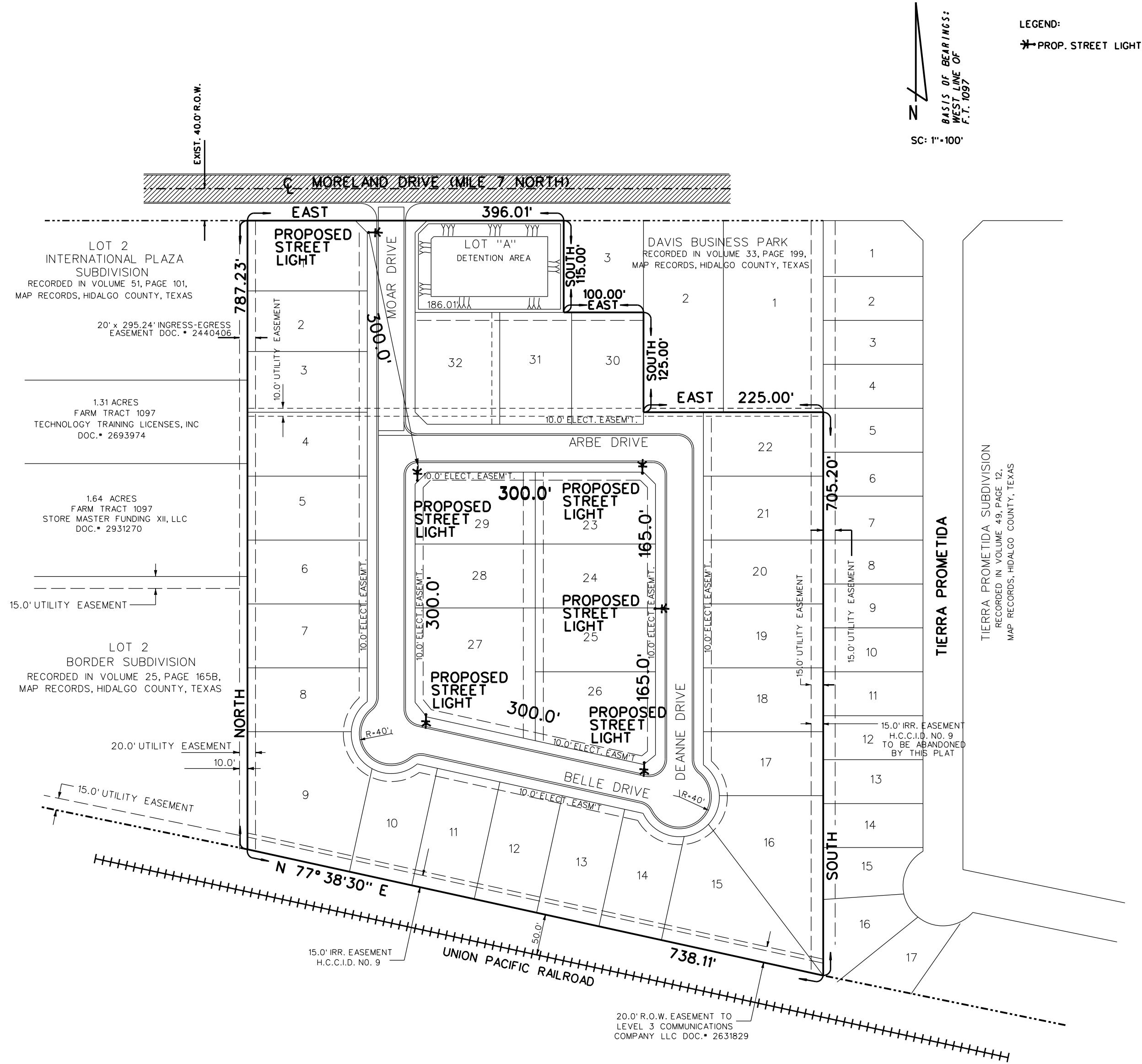


NAIN ENGINEERING, L.L.C.
CONSULTING ENGINEER
526 N. 5TH STREET
DONNA, TEXAS, 78537

PH: (956) 784-0218
E-MAIL: NAINENGINEERING@YAHOO.COM

STREET LIGHTING

MORELAND HEIGHTS





Standardized Agenda Request Form

Date of Meeting: August 16, 2022		Agenda Item No. (to be assigned by CSO): 2022-5735	
From:			
Subject: Discussion and consideration to approve the Final Plat for Pablo Pena Jr No. 2 – being 5.57 acres out of Farm Tract 145, block 179, The West and Adams Tracts, Weslaco, Hidalgo County, Texas Located on the Northwest corner of N. Westgate Dr. & Canyon Rd. and authorize the Mayor to execute any related documents. Possible action. (Staffed by Planning & Code Enforcement Department.)			
Background: The proposed seven (7) lot subdivision is located inside the City of Weslaco. This subdivision is being serviced with water by the City of Weslaco through an 8" waterline and sewer by the City of Weslaco through an 8" sewer line. The property is within a Flood Zone "B".			
Funding Source (budget code, if applicable):			
Amount:	Term of Impact:	Identified in Current Budget:	
Additional Action Prompted: Mayor's Signature			
If item previously considered, provide date and action by Commission:			
If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners:			
Advisory Review, if any (name of board/committee, date of action, recommendation): The Planning and Zoning Commission recommended approval of the final plat at their regular meeting of August 3, 2022.			
KAYLA AREVALO REBEKAH DE LA FUENTE Martin Garza		Created/Initiated Approved New	
City Manager Comments: Approve as recommended by the Planning and Zoning Commission and staff.			
Staff Recommendation: Staff recommends approval of Final Plat			
Attachments, if any: Pablo Pena Jr. -Memo, PABLO PENA JR. NO.2 -application and draiange report, Pablo Pena No. 2 Aerial, PABLO PENA SUBDIVISION NO.2 - ALTERNATE PLAT, PABLO PENA JR NO.2- 3 entry			
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: Pablo Pena Jr. No. 2- Final Plat

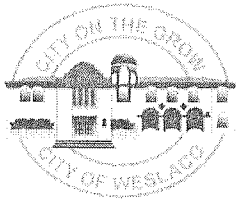
DATE: August 8, 2022

The proposed use for the 7-lot subdivision will be for commercial use. The developer has proposed two different plat sheets based on Planning & Zoning Commission comments. The developer is requesting to have the final plat approved that has three entry points off of Westgate. P&Z Commission however has recommended approval of the plat that has only two entry points off of Westgate with shared access easements to reduce traffic impact. The developer has not requested any variances for this subdivision.

The developer has complied with all staff and Planning & Zoning Commission comments.

Thank you,

Rebekah de la Fuente, CFM



SUBDIVISION REVIEW APPLICATION

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

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

FILE NO. _____

This form shall be completed by the Property Owner or Applicant and submitted to the Planning Department along with the required number of copies of the respective plat, review fee and all other required information listed below and in the Subdivision Ordinance. The submittal of an application does not constitute acceptance for processing until the staff reviews and determines the application is complete.

GENERAL INFORMATION

Name of Subdivision: Pablo Peña Jr. No. 2

Location: NW CORNER OF N WESTGATE DR. & CANYON RD.

Legal Description: 5.57 ACRES OUT OF FARM TRACT 145, BLOCK 179, THE WEST & ADAMS TRACTS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 2, PAGES 34-37, MAP RECORDS OF HIDALGO COUNTY.

Is subdivision inside city limits? ☒ YES ☐ NO

If subdivision is in the ETJ, indicate? ☐ 3.5 Mile ☐ 5 Mile

If no submit letter of Annexation (Contiguous or Consensual)

Existing Zoning: B-2 SECONDARY & HIGHWAY DISTRICT

Existing Land Use: VACANT Proposed Land Use: COMMERCIAL/RETAIL

Number of Lots Proposed: 7 Gross Acreage: 5.57 ACRES

Title Report Submitted: ☐ YES ☒ NO

OWNER INFORMATION

Owner's Name: WESTGATE COMMERCIAL HOLDINGS LLC & FALARS-V INC Telephone: (956) 778-8689

Address: 326 W MILE 11 N Fax: _____

City: WESLACO State: TX Zip: 78599 E-mail: felizataylor@falarsv.com

ENGINEER INFORMATION

Name: IVAN GARCIA, P.E., R.P.L.S. - RIO DELTA ENGINEERING Telephone: (956) 380-5152

Address: 921 S. 10TH AVENUE Fax: _____

City: EDINBURG State: TX Zip: 78539 E-mail: riodelta2004@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: CITY OF WESLACO

☒ YES ☐ NO Wastewater Provision: CITY OF WESLACO

☒ YES ☐ NO Electric Company: MVEC

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

Proposed subdivision is in the following districts:

☒ YES ☐ NO Drainage District <u>No.1</u>	☒ YES ☐ NO Irrigation District <u>H.C.C.I.D. 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 SUBDIVISION REVIEW

_____ Seven (7) sets of preliminary plat **folded and stapled** (24 x 36) and forward a copy in PDF format to mhinojosa@weslacotx.gov & rdela Fuente@weslacotx.gov

_____ \$55.00 Subdivision Review fee

_____ One 11" X 17" reduced copy of plat

_____ Plat Layout

_____ Existing & Proposed Easements

_____ Existing & Proposed ROW

_____ Existing & Proposed Drainage Easements

_____ Contours

_____ Flood Zones

_____ Adjoiners

_____ Existing & Proposed street names

_____ Utility Layout

_____ Existing & Proposed Utilities

_____ Proposed Fire Hydrants

_____ Adjoiners

_____ Street names

_____ Drainage plans and calculations with engineer's seal

_____ Elevations

_____ Flood directional arrows

_____ Detention areas

_____ Street names

_____ Proof of ownership of the property

_____ If septic tank system required, submit soil evaluation report

_____ Water Rights associated with the property

_____ Tax Receipt for all taxing entities showing that taxes are paid in full

_____ Number of fire hydrants proposed for subdivision

_____ Trip Generation Worksheet

AUTHORIZATION AND ACKNOWLEDGEMENTS

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

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

Owner Printed Name: Feliza Taylor

Owner Signature: [Signature] Date: 5/11/2022

IVAN GARCIA, P.E., R.P.L.S. - RIO DELTA ENGINEERING is the authorized agent

Authorized Agent Signature: [Signature] Date: 5/13/22

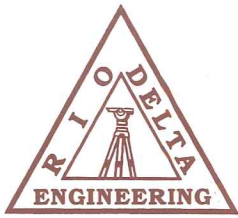
Authorized Agent Printed Name: Ivan Garcia. P.E., R.P.L.S.

THIS PAGE FOR STAFF USE ONLY

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

Preliminary Subdivision Review Date: _____

General Comments: _____



RIO DELTA ENGINEERING

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

PABLO PEÑA JR. SUBDIVISION No.2 DRAINAGE REPORT

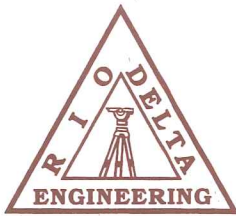
Prepared By:
Ivan Garcia P.E., R.P.L.S.

Date:
MAY 19, 2022



INDEX SHEET

1. COVER SHEET
2. INDEX SHEET
3. DRAINAGE REPORT
4. FEMA DETERMINATION
5. PROJECT LOCATION MAP
6. HYDRAULIC CALCULATIONS
7. “C” VALUES FOR METHOD
8. RAINFALL INTENSITY FOR HIDALGO COUNTY
9. FLOOD PLAIN
10. SOIL SURVEY
11. PRELIMINARY PLAT



RIO DELTA ENGINEERING

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

DRAINAGE REPORT PABLO PENA JR SUBDIVISION NO. 2, Weslaco, Texas

Pablo Pena Jr Subdivision No. 2 is a proposed 7 lot commercial subdivision, located within the City of Weslaco city limits, same being a 5.57 acres tract of land out of and forming a part or portion of Farm Tract 145, Block 179, West and Adams Tract Subdivision, recorded in Volume 2, Page 34-37, Map Records of Hidalgo County, Texas. The lot will be used for the construction of a residential subdivision.

The subdivision is in zone "X", areas of 500-year flood; areas of 100-year flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 100-year flood 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), according to the FEMA's Flood Insurance Rate Map Community Panel No.: 480334 0450 B map revised: June 6, 2000.

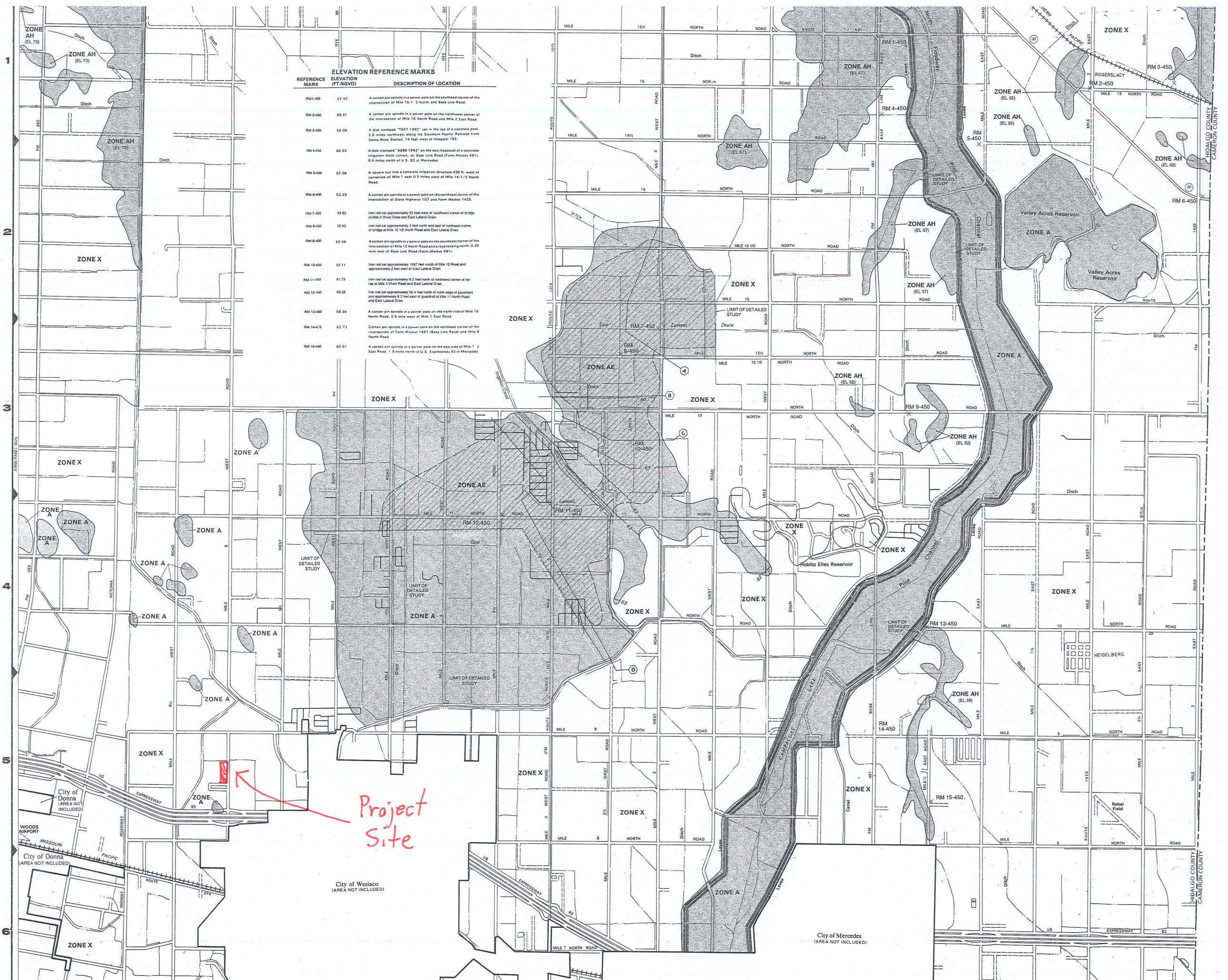
According to the Soil Survey Report prepared for Hidalgo County by the U.S.D.A. Soil Conservation Service, the site consists of 100% of Hidalgo sandy clay loam (28), with 0 to 1% slopes, the soil is well drained and surface runoff is negligible, permeability is moderately high to high and the water capacity is moderate. These soils are classified as Group (B). Please see the attached tables for the engineering, physical and chemical properties of these soils.

Existing runoff sheet flows overland in a easterly direction into a series of existing City of Weslaco drainage inlets (as part of Westgate Drive's storm drainage improvements) located along the west side of Westgate Drive, with outfall to the Hidalgo Cameron Counties Irrigation District No. 9 ditch 350, and subsequently with final outfall to the Laguna Madre.

Using the Rational Method, we have determined that a 10-yr rainfall event will generate approximately 3.75 CFS of storm runoff. We have also used the Rational Method to determine that the improved site will generate an estimated 37.18 CFS of runoff for a 50-yr rainfall event. The improved site will have an approximate increase of 33.43 CFS of storm runoff for a 50-yr rainfall event.

In accordance with the City's drainage requirements, we have calculated that approximately a total of 76,638 CF or 1.759 AC-FT, will need to be detained onsite for the complete development of the subdivision for a 50-yr rainfall event. Current runoff will be detained in designated detention areas within the lots along the east side of the site, with overflow via a 24" drain pipe into the existing City of Weslaco drainage inlets (as part of Westgate Drive's storm drainage improvements) located along the west side of Westgate Drive, with outfall to the Hidalgo Cameron Counties Irrigation District No. 9 ditch 350, and subsequently with final outfall to the Laguna Madre. Engineered site grading and detention plans will be required at the time of building permit request. Tables, and calculations are attached.





ELEVATION REFERENCE MARKS		
REFERENCE MARK	ELEVATION (FT. NGVD)	DESCRIPTION OF LOCATION
RM 1-450	57.42	A cotton gin spindle in a power pole on the northeast corner of the intersection of Mile 15 1/2 North and Base Line Road.
RM 2-450	59.91	A cotton gin spindle in a power pole on the northwest corner of the intersection of Mile 15 North Road and Mile 2 East Road.
RM 3-450	56.00	A disk stamped "7557 1942" on the top of a concrete post, 2.8 miles northwest along the Southern Pacific Railroad from Santa Rosa Station, 14 feet west of milepost 182.
RM 4-450	60.33	A disk stamped "A886 1942" on the east headwall of a concrete irrigation ditch culvert, on Base Line Road (Farm Market 491), 8.5 miles north of U.S. 83 at Mercedes.
RM 5-450	57.36	A square cut into a concrete irrigation structure 430 ft. west of centerline of Mile 1 east 0.5 miles west of Mile 14 1/2 North Road.
RM 6-450	53.29	A cotton gin spindle in a power pole on the northeast corner of the intersection of State Highway 107 and Farm Market 1425.
RM 7-450	59.92	Iron rod set approximately 25 feet west of southwest corner of bridge at Mile 2 West Road and East Lateral Drain.
RM 8-450	59.93	Iron rod set approximately 3 feet north and east of northeast corner of bridge at Mile 12 1/2 North Road and East Lateral Drain.
RM 9-450	63.46	A cotton gin spindle in a power pole on the southeast corner of the intersection of Mile 12 North Road and a road leading north, 0.25 mile east of Base Line Road (Farm Market 491).
RM 10-450	62.11	Iron rod set approximately 1887 feet south of Mile 12 Road and approximately 2 feet west of East Lateral Drain.
RM 11-450	61.73	Iron rod set approximately 8.2 feet north of northwest corner of rip-rap at Mile 3 West Road and East Lateral Drain.
RM 12-450	62.22	Iron rod set approximately 36.4 feet north of north edge of pavement and approximately 6.2 feet east of guardrail at Mile 11 North Road and East Lateral Drain.
RM 13-450	58.34	A cotton gin spindle in a power pole on the north side of Mile 10 North Road, 0.6 mile west of Mile 1 East Road.
RM 14-450	62.73	Cotton gin spindle in a power pole on the northeast corner of the intersection of Farm Market 1431 (Base Line Road) and Mile 9 North Road.
RM 15-450	60.91	A cotton gin spindle in a power pole on the east side of Mile 1 1/2 East Road, 1.5 miles north of U.S. Expressway 83 at Mercedes.

ZONE A

No base flood elevation determined.

ZONE AE

Base flood elevations determined.

ZONE AH

Flood depths of 1 to 3 feet (usually areas of ponding); base flood elevation determined.

ZONE AO

Flood depths of 1 to 3 feet (usually their flow on sloping terrain; average depths determined. For areas of shallow flood flooding; velocities also determined).

ZONE A99

To be protected from 100-year flood by federal flood protection system under construction; no base flood elevations determined.

ZONE V

Coastal flood with velocity hazard (wave action); no base flood elevations determined.

ZONE VE

Coastal flood with velocity hazard (wave action); base flood elevations determined.

FLOODWAY AREAS IN ZONE AE

OTHER FLOOD AREAS

ZONE X

Areas of 500-year flood; areas of 100-year flood with average depths of less than 1 foot or with drainage areas less than 1 square mile, and areas protected by levees from 100-year flood.

OTHER AREAS

ZONE X

Areas determined to be outside 500-year floodplain.

ZONE D

Areas in which flood hazards are under-mapped.

UNDEVELOPED COASTAL BARRIERS

Identified 1983

Identified 1999

Otherwise Protected Areas

Coastal barrier areas are normally located within or adjacent to special flood hazard areas.

Floodway Boundary

Floodway Boundary

Zone D Boundary

Boundary Dividing Special Flood Hazard Zones, and Boundary Dividing Areas of Different Coastal Base Flood Elevations Within Special Flood Hazard Zones.

Base Flood Elevation Line (Elevation in Feet)

Cross Section Line

Base Flood Elevation in Feet Where Uniform Within Zone

RM 7x

Elevation Reference Mark

RM 1.5

River Mile

Referenced to the National Geodetic Vertical Datum of 1929

NOTES

This map is for use in administering the National Flood Insurance Program; it does not necessarily identify all areas subject to flooding, particularly from local drainage sources of small size, or all parametric features outside Special Flood Hazard Areas. The community map regulatory should be consulted for more detailed data on SFEs, and for any information on floodway delineations, prior to use of this map for property purchase or construction purposes.

Areas of Special Flood Hazard (100-year flood) include Zones A, AE, A1-A30, AH, AO, A99, V, VE and V1-V20.

Certain areas not in Special Flood Hazard Areas may be protected by flood control structures.

Boundaries of the floodways were computed at cross sections and interpolated between cross sections. The floodways were based on hydraulic considerations with regard to requirements of the Federal Emergency Management Agency.

Floodway widths in some areas may be too narrow to show to scale. Refer to Floodway Data Table where floodway width is shown at 1/20 inch.

Coastal base flood elevations apply only landward of 0.0 NGVD, and include the effects of wave action; these elevations may also differ significantly from those developed by the National Weather Service for hurricane evacuation planning.

Corporate limits shown are current as of the date of this map. The user should contact appropriate community officials to determine if corporate limits have changed subsequent to the issuance of this map.

For adjoining panels, see separately printed Map Index.

MAP REPOSITORY

City of Edinburg

1204 South 23rd Street

Edinburg, Texas 78540

(Maps available for reference only, not for distribution.)

INITIAL IDENTIFICATION:

MAY 23, 1978

FLOOD HAZARD BOUNDARY MAP REVISIONS:

FLOOD INSURANCE RATE MAP EFFECTIVE:

JANUARY 2, 1981

FLOOD INSURANCE RATE MAP REVISIONS:

Map revised June 6, 2000 to update corporate limits, to add base flood elevations, to add roads and road names, to incorporate previously issued letters of map revision, and to incorporate previously issued letters of map amendment.

To determine if flood insurance is available in this community, contact your insurance agent or call the National Flood Insurance Program at (800) 638-6626.

APPROXIMATE SCALE

2000 0 2000 FEET

NATIONAL FLOOD INSURANCE PROGRAM

FIRM

FLOOD INSURANCE RATE MAP

HIDALGO COUNTY, TEXAS

(UNINCORPORATED AREAS)

(SEE MAP INDEX FOR PANELS NOT PRINTED)

COMMUNITY-PANEL NUMBER

480334 0450 C

MAP REVISED:

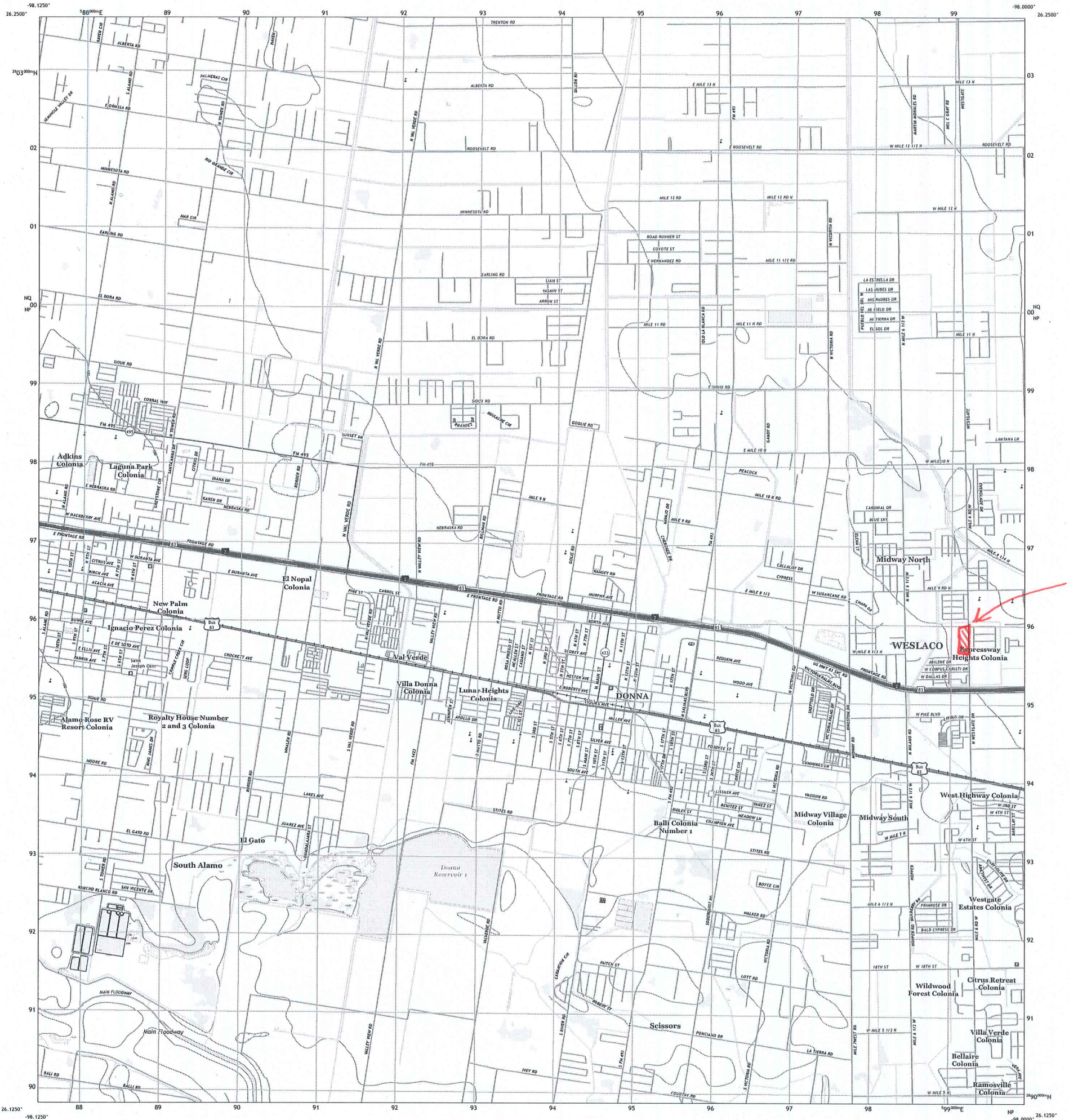
JUNE 6, 2000



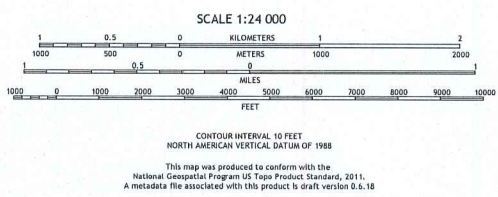
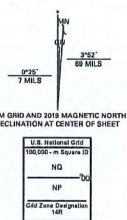
U.S. DEPARTMENT OF THE INTERIOR
U.S. GEOLOGICAL SURVEY



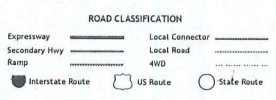
DONNA QUADRANGLE
TEXAS - HIDALGO COUNTY
7.5-MINUTE SERIES



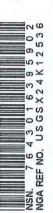
Produced by the United States Geological Survey
North American Datum of 1983 (NAD83)
World Geodetic System of 1984 (WGS84) Projection and
1000-meter grid/Universal Transverse Mercator, Zone 14R
This map is not a legal document. Boundaries may be
generalized for this map scale. Private lands within government
reservations may not be shown. Obtain permission before
entering private lands.
Imagery.....NAIP, October 2016 - January 2017
Roads.....U.S. Census Bureau, 2015
Hydrography.....National Hydrography Dataset, 2002 - 2018
Contours.....National Elevation Dataset, 2003 - 2008
Boundaries.....Multiple sources; use metadata file 2016 - 2017
Wetlands.....FWS National Wetlands Inventory 1983 - 1994



1	2	3
4	5	6
7	8	9



DONNA, TX
2019



STORM WATER DETENTION CALCULATIONS

SUMMARY SHEET

Project Name: **PABLO PENA JR NO.2**

City: **WESLACO**

State: **TEXAS**

County: **HIDALGO**

Total Area: **5.57** Acres Gross

Total Net Area: **5.57** Acres Net

Total lots: **7** *Commercial

*Commercial

Area already developed: **0.00** Acres

Area unimproved: **5.57** Acres Net

*Pre-developed condition

Existing Run off: **3.75** cfs

*10 year storm

Future Run off: **34.19** cfs

*25 year storm

Future Run off: **37.18** cfs

*50 year storm

Total on site detention required: **76,638** cft

*50 year storm

1.759 Ac-ft

*References for calculations and procedure: **1) TxDOT Hydraulic Design Manual
Revised March 2009**

**2) FHWA, Urban Drainage Design Manual HEC-22
Revised September 2009**

**3) City of McAllen
Standard Design Guide for
Public Infrastructure Improvements
October, 2009**



I. EXISTING RUN OFF (10 YEAR STORM)

*Rational Method

*COMMERCIAL

Project Name: **PABLO PENA JR NO.2**

City: **WESLACO**

State: **TEXAS**

County: **HIDALGO**

5.57 Acres Net

Highest elevation= **76.10** ft

Lowest elevation= **74.30** ft

Watercourse length, L= **1000.00** ft

Slope, S_p = **0.18** %

Average flow velocity, V= **0.30** ft/sec

$$V = K_u k S_p^{0.5}$$

$K_u = 3.28$

$k = 0.213$

*From Table 3-2 - Intercept Coefficients

Time of concentration, t_c = **56.23** min (calculated)

$$t_c = L / 60V$$

56.23 min (used)

Intensity, i = **3.36** in/hr

$$i = \frac{b}{(t_c + d)^e}$$

*From table 3-1- Intensity-Frequency-Duration

*Coefficients for HIDALGO, County, Texas

*For a recurrence interval of 10 years

$e = 0.778$
 $b = 87$
 $d = 9.2$

Area already developed= **0.00** SQFT
 (buildings and driveway) **0.00** ACRES

*Pre-developed condition

Existing Run off Coefficient: **0.83** *Avg for asphalt streets and roofs
 *From Table 3-3 - Run off Coefficients

Area unimproved= **242,629** SQFT
5.57 ACRES

Existing Run off Coefficient: **0.2** *For Unimproved areas
 *From Table 3-3 - Run off Coefficients

Weighted Run off Coefficient, C_w = **0.20**

$$C_w = (C_1 A_1 + C_2 A_2) / A_{Total}$$

Peak flow, Q = **3.75** CFS

$$Q = C i A$$

II. FUTURE RUN OFF (25 YEAR STORM)

*Rational Method

*COMMERCIAL

Project Name: **PABLO PENA JR NO.2**

City:	WESLACO	
State:	TEXAS	
County:	HIDALGO	
	5.57	Acres Net
Highest elevation=	76.10	ft
Lowest elevation=	74.30	ft
Watercourse length, L=	1000.00	ft
Slope, S _p =	0.18	%
Average flow velocity, V=	0.86	ft/sec

$$V = K_u k S_p^{0.5}$$

K_u=3.28
k= 0.619

*From Table 3-2 - Intercept Coefficients
*For paved areas.

Time of concentration, t_c= **19.35** min (calculated)
19.35 min (used)

$$t_c = L / 60V$$

Intensity, i= **7.40** in/hr

$$i = \frac{b}{(t_c + d)^e}$$

*From table 3-1- Intensity-Frequency-Duration
*Coefficients for HIDALGO, County, Texas
*For a recurrence interval of 25 years

e=	0.771
b=	98
d=	9.2

Area already developed= **0.0** SQFT
0.00 ACRES *Pre-developed condition
Future Run off Coefficient: **0.9** *Avg for roof areas
*From Table 3-3 - Run off Coefficients

Area to be developed= **218,366** SQFT *90% of net area for
5.01 ACRES Commercial building, drives and walks
Future Run off Coefficient: **0.9** *Avg for asphalt streets and roofs
*From Table 3-3 - Run off Coefficients

Area left unimproved= **24,263** SQFT *Remaining area
Total area left unimproved= **0.56** ACRES
Existing Run off Coefficient: **0.2** *For Unimproved areas
*From Table 3-3 - Run off Coefficients

Weighted Run off Coefficient, C_w= **0.83**

$$C_w = (C_1 A_1 + C_2 A_2) / A_{Total}$$

Peak flow, Q= **34.19** CFS

$$Q = CiA$$

III. STORAGE CALCULATIONS (50 YEAR STORM)

*Rational Method

Project Name: **PABLO PENA JR NO.2**

City: **WESLACO**

State: **TEXAS**

County: **HIDALGO**

5.57 Acres Net

Highest elevation= **76.10** ft

Lowest elevation= **74.30** ft

Watercourse length, L= **1000.00** ft

Slope, S_p = **0.18** %

Average flow velocity, V= **0.86** ft/sec

$$V = K_u k S_p^{0.5}$$

$K_u = 3.28$

$k = 0.619$

*From Table 3-2 - Intercept Coefficients

*For paved areas.

Time of concentration, t_c = **19.35** min (calculated)

19.35 min (used)

$$t_c = L / 60V$$

Intensity, i = **8.04** in/hr

$$i = \frac{b}{(t_c + d)^e}$$

*From table 3-1- Intensity-Frequency-Duration

*Coefficients for HIDALGO, County, Texas

*For a recurrence interval of 50 years

$e = 0.749$
 $b = 99$
 $d = 9.2$

Area already developed= **0.0** SQFT

0.00 ACRES *Pre-developed condition

Future Run off Coefficient: **0.9** *Avg for roof areas

*From Table 3-3 - Run off Coefficients

Area to be developed= **218,366** SQFT *90% of net area for

5.01 ACRES commercial business drives and walks

Future Run off Coefficient: **0.9** *Avg for asphalt streets and roofs

*From Table 3-3 - Run off Coefficients

Area left unimproved= **24,263** SQFT *Remaining area

Total area left unimproved= **0.56** ACRES

Existing Run off Coefficient: **0.2** *For Unimproved areas

*From Table 3-3 - Run off Coefficients

Weighted Run off Coefficient, C_w = **0.83**

$$C_w = (C_1 A_1 + C_2 A_2) / A_{Total}$$

Peak flow, Q = **37.18** CFS

$$Q = C i A$$

IV. STORM WATER DETENTION CALCULATIONS

*Modified Rational Method

Duration (min)	Intensity (in/hr)	Q in (cfs)	Vol in (cft)	Q out (cfs)	V out (cft)	Storage (cft)
5	13.57	62.73	18,820	3.75	2,737	16,083
10	10.83	50.05	30,028	3.75	3,299	26,729
15	9.10	42.08	37,873	3.75	3,862	34,012
20	7.91	36.56	43,871	3.75	4,424	39,447
25	7.03	32.48	48,716	3.75	4,986	43,730
30	6.34	29.32	52,780	3.75	5,548	47,232
35	5.80	26.80	56,282	3.75	6,110	50,172
40	5.35	24.73	59,361	3.75	6,672	52,688
45	4.98	23.00	62,111	3.75	7,234	54,876
50	4.66	21.53	64,598	3.75	7,796	56,802
55	4.38	20.26	66,871	3.75	8,359	58,513
60	4.14	19.16	68,965	3.75	8,921	60,045
65	3.93	18.18	70,909	3.75	9,483	61,426
70	3.75	17.32	72,723	3.75	10,045	62,678
75	3.58	16.54	74,426	3.75	10,607	63,819
80	3.43	15.84	76,030	3.75	11,169	64,861
85	3.29	15.21	77,549	3.75	11,731	65,817
90	3.16	14.63	78,991	3.75	12,293	66,697
95	3.05	14.10	80,364	3.75	12,855	67,508
100	2.94	13.61	81,675	3.75	13,418	68,258
105	2.85	13.16	82,931	3.75	13,980	68,951
110	2.76	12.75	84,136	3.75	14,542	69,594
115	2.67	12.36	85,294	3.75	15,104	70,190
120	2.60	12.00	86,410	3.75	15,666	70,744
130	2.45	11.35	88,527	3.75	16,790	71,737
140	2.33	10.77	90,510	3.75	17,915	72,595
150	2.22	10.26	92,375	3.75	19,039	73,336
160	2.12	9.81	94,139	3.75	20,163	73,976
170	2.03	9.39	95,812	3.75	21,287	74,524
180	1.95	9.02	97,404	3.75	22,411	74,993
190	1.88	8.68	98,925	3.75	23,536	75,389
200	1.81	8.37	100,380	3.75	24,660	75,720
210	1.75	8.08	101,777	3.75	25,784	75,993
220	1.69	7.81	103,120	3.75	26,908	76,211
230	1.64	7.57	104,413	3.75	28,033	76,381
240	1.59	7.34	105,661	3.75	29,157	76,505
250	1.54	7.12	106,868	3.75	30,281	76,587
260	1.50	6.93	108,036	3.75	31,405	76,630
265	1.48	6.83	108,606	3.75	31,967	76,638
270	1.46	6.74	109,167	3.75	32,530	76,638
275	1.44	6.65	109,721	3.75	33,092	76,629
280	1.42	6.56	110,266	3.75	33,654	76,612

Total on site detention required= **76,638** cft
1.759 acres-ft

Duration: Duration in minutes

Intensity: Intensity for respective duration (50-year event)

Q in: Developed conditions peak discharge ($C_{dev} \times i_{50} \times \text{Area}$)

Vol in: Developed conditions run off volume ($Q_{in} \times \text{Duration} \times 60$)

Q out: Pre-developed peak discharge ($C_{pre} \times i_{10} \times \text{Area}$)

V out: $(0.5 \times [\text{duration} + t_c] \times Q_{out} \times 60)$

Storage: Required storage ($V_{in} - V_{out}$)

Table 3-1. Rainfall Intensity-Duration-Frequency Coefficients for Hidalgo County

Coefficient	2-year	5-year	10-year	25-year	50-year	100-year
e (in)	0.831	0.795	0.778	0.771	0.749	0.740
b	74	80	87	98	99	103
d (mins)	9.6	9.2	9.2	9.2	9.2	9.6

Reference: TxDOT Hydraulic Design Manual, (2009)

Intercept Coefficients for Velocity vs. Slope Relationship

Land Cover/Flow Regime	k
Forest with heavy ground litter; hay meadow (overland flow)	0.076
Trash fallow or minimum tillage cultivation; contour or strip cropped; woodland (overland flow)	0.152
Short grass pasture (overland flow)	0.213
Cultivated straight row (overland flow)	0.274
Nearly bare and untilled (overland flow); alluvial fans in western mountain regions	0.305
Grassed waterway (shallow concentrated flow)	0.457
Unpaved (shallow concentrated flow)	0.491
Paved area (shallow concentrated flow); small upland gullies	0.619

Reference: FHWA, Urban drainage Design Manual HEC-22, (2009)

Table 3-3. Runoff Coefficients for Rational Formula

Type of Drainage Area	Runoff Coefficient, C*
Business:	
Downtown areas	0.70 - 0.95
Neighborhood areas	0.50 - 0.70
Residential:	
Single-family areas	0.30 - 0.50
Multi-units, detached	0.40 - 0.60
Multi-units, attached	0.60 - 0.75
Suburban	0.25 - 0.40
Apartment dwelling areas	0.50 - 0.70
Industrial:	
Light areas	0.50 - 0.80
Heavy areas	0.60 - 0.90
Parks, cemeteries	0.10 - 0.25
Playgrounds	0.20 - 0.40
Railroad yard areas	0.20 - 0.40
Unimproved areas	0.10 - 0.30
Lawns:	
Sandy soil, flat, 2%	0.05 - 0.10
Sandy soil, average, 2 - 7%	0.10 - 0.15
Sandy soil, steep, 7%	0.15 - 0.20
Heavy soil, flat, 2%	0.13 - 0.17
Heavy soil, average, 2 - 7%	0.18 - 0.22
Heavy soil, steep, 7%	0.25 - 0.35
Streets:	
Asphaltic	0.70 - 0.95
Concrete	0.80 - 0.95
Brick	0.70 - 0.85
Drives and walks	0.75 - 0.85
Roofs	0.75 - 0.95
*Higher values are usually appropriate for steeply sloped areas and longer return periods because infiltration and other losses have a proportionally smaller effect on runoff in these cases.	

Reference: FHWA, Urban drainage Design Manual HEC-22, (2009)

Chemical Soil Properties

This table shows estimates of some chemical characteristics and features that affect soil behavior. These estimates are given for the layers of each soil in the survey area. The estimates are based on field observations and on test data for these and similar soils.

Depth to the upper and lower boundaries of each layer is indicated.

Cation-exchange capacity is the total amount of extractable cations that can be held by the soil, expressed in terms of milliequivalents per 100 grams of soil at neutrality (pH 7.0) or at some other stated pH value. Soils having a low cation-exchange capacity hold fewer cations and may require more frequent applications of fertilizer than soils having a high cation-exchange capacity. The ability to retain cations reduces the hazard of ground-water pollution.

Effective cation-exchange capacity refers to the sum of extractable cations plus aluminum expressed in terms of milliequivalents per 100 grams of soil. It is determined for soils that have pH of less than 5.5.

Soil reaction is a measure of acidity or alkalinity. It is important in selecting crops and other plants, in evaluating soil amendments for fertility and stabilization, and in determining the risk of corrosion.

Calcium carbonate equivalent is the percent of carbonates, by weight, in the fraction of the soil less than 2 millimeters in size. The availability of plant nutrients is influenced by the amount of carbonates in the soil.

Gypsum is expressed as a percent, by weight, of hydrated calcium sulfates in the fraction of the soil less than 20 millimeters in size. Gypsum is partially soluble in water. Soils that have a high content of gypsum may collapse if the gypsum is removed by percolating water.

Salinity is a measure of soluble salts in the soil at saturation. It is expressed as the electrical conductivity of the saturation extract, in millimhos per centimeter at 25 degrees C. Estimates are based on field and laboratory measurements at representative sites of nonirrigated soils. The salinity of irrigated soils is affected by the quality of the irrigation water and by the frequency of water application. Hence, the salinity of soils in individual fields can differ greatly from the value given in the table. Salinity affects the suitability of a soil for crop production, the stability of soil if used as construction material, and the potential of the soil to corrode metal and concrete.

Sodium adsorption ratio (SAR) is a measure of the amount of sodium (Na) relative to calcium (Ca) and magnesium (Mg) in the water extract from saturated soil paste. It is the ratio of the Na concentration divided by the square root of one-half of the Ca + Mg concentration. Soils that have SAR values of 13 or more may be characterized by an increased dispersion of organic matter and clay particles, reduced saturated hydraulic conductivity and aeration, and a general degradation of soil structure.

Report—Chemical Soil Properties

Chemical Soil Properties—Hidalgo County, Texas								
Map symbol and soil name	Depth	Cation-exchange capacity	Effective cation-exchange capacity	Soil reaction	Calcium carbonate	Gypsum	Salinity	Sodium adsorption ratio
	<i>In</i>	<i>meq/100g</i>	<i>meq/100g</i>	<i>pH</i>	<i>Pct</i>	<i>Pct</i>	<i>mmhos/cm</i>	
28—Hidalgo sandy clay loam, 0 to 1 percent slopes								
Hidalgo	0-17	10-18	—	7.9-8.4	1-5	0	0.0-2.0	0-4
	17-28	10-20	—	7.9-8.4	2-15	0	0.0-3.0	2-5
	28-38	10-20	—	7.9-8.4	10-35	0	0.0-4.0	2-6
	38-80	10-20	—	7.9-8.4	10-35	0	0.0-4.0	4-10

Data Source Information

Soil Survey Area: Hidalgo County, Texas
Survey Area Data: Version 20, Sep 13, 2021



Engineering Properties

This table gives the engineering classifications and the range of engineering properties for the layers of each soil in the survey area.

Hydrologic soil group is a group of soils having similar runoff potential under similar storm and cover conditions. The criteria for determining Hydrologic soil group is found in the National Engineering Handbook, Chapter 7 issued May 2007(<http://directives.sc.egov.usda.gov/OpenNonWebContent.aspx?content=17757.wba>). Listing HSGs by soil map unit component and not by soil series is a new concept for the engineers. Past engineering references contained lists of HSGs by soil series. Soil series are continually being defined and redefined, and the list of soil series names changes so frequently as to make the task of maintaining a single national list virtually impossible. Therefore, the criteria is now used to calculate the HSG using the component soil properties and no such national series lists will be maintained. All such references are obsolete and their use should be discontinued. Soil properties that influence runoff potential are those that influence the minimum rate of infiltration for a bare soil after prolonged wetting and when not frozen. These properties are depth to a seasonal high water table, saturated hydraulic conductivity after prolonged wetting, and depth to a layer with a very slow water transmission rate. Changes in soil properties caused by land management or climate changes also cause the hydrologic soil group to change. The influence of ground cover is treated independently. There are four hydrologic soil groups, A, B, C, and D, and three dual groups, A/D, B/D, and C/D. In the dual groups, the first letter is for drained areas and the second letter is for undrained areas.

The four hydrologic soil groups are described in the following paragraphs:

Group A. Soils having a high infiltration rate (low runoff potential) when thoroughly wet. These consist mainly of deep, well drained to excessively drained sands or gravelly sands. These soils have a high rate of water transmission.

Group B. Soils having a moderate infiltration rate when thoroughly wet. These consist chiefly of moderately deep or deep, moderately well drained or well drained soils that have moderately fine texture to moderately coarse texture. These soils have a moderate rate of water transmission.

Group C. Soils having a slow infiltration rate when thoroughly wet. These consist chiefly of soils having a layer that impedes the downward movement of water or soils of moderately fine texture or fine texture. These soils have a slow rate of water transmission.

Group D. Soils having a very slow infiltration rate (high runoff potential) when thoroughly wet. These consist chiefly of clays that have a high shrink-swell potential, soils that have a high water table, soils that have a claypan or clay layer at or near the surface, and soils that are shallow over nearly impervious material. These soils have a very slow rate of water transmission.

Depth to the upper and lower boundaries of each layer is indicated.

Texture is given in the standard terms used by the U.S. Department of Agriculture. These terms are defined according to percentages of sand, silt, and clay in the fraction of the soil that is less than 2 millimeters in diameter. "Loam," for example, is soil that is 7 to 27 percent clay, 28 to 50 percent silt, and less than 52 percent sand. If the content of particles coarser than sand is 15 percent or more, an appropriate modifier is added, for example, "gravelly."

Classification of the soils is determined according to the Unified soil classification system (ASTM, 2005) and the system adopted by the American Association of State Highway and Transportation Officials (AASHTO, 2004).

The Unified system classifies soils according to properties that affect their use as construction material. Soils are classified according to particle-size distribution of the fraction less than 3 inches in diameter and according to plasticity index, liquid limit, and organic matter content. Sandy and gravelly soils are identified as GW, GP, GM, GC, SW, SP, SM, and SC; silty and clayey soils as ML, CL, OL, MH, CH, and OH; and highly organic soils as PT. Soils exhibiting engineering properties of two groups can have a dual classification, for example, CL-ML.

The AASHTO system classifies soils according to those properties that affect roadway construction and maintenance. In this system, the fraction of a mineral soil that is less than 3 inches in diameter is classified in one of seven groups from A-1 through A-7 on the basis of particle-size distribution, liquid limit, and plasticity index. Soils in group A-1 are coarse grained and low in content of fines (silt and clay). At the other extreme, soils in group A-7 are fine grained. Highly organic soils are classified in group A-8 on the basis of visual inspection.

If laboratory data are available, the A-1, A-2, and A-7 groups are further classified as A-1-a, A-1-b, A-2-4, A-2-5, A-2-6, A-2-7, A-7-5, or A-7-6. As an additional refinement, the suitability of a soil as subgrade material can be indicated by a group index number. Group index numbers range from 0 for the best subgrade material to 20 or higher for the poorest.

Percentage of rock fragments larger than 10 inches in diameter and 3 to 10 inches in diameter are indicated as a percentage of the total soil on a dry-weight basis. The percentages are estimates determined mainly by converting volume percentage in the field to weight percentage. Three values are provided to identify the expected Low (L), Representative Value (R), and High (H).

Percentage (of soil particles) passing designated sieves is the percentage of the soil fraction less than 3 inches in diameter based on an oven-dry weight. The sieves, numbers 4, 10, 40, and 200 (USA Standard Series), have openings of 4.76, 2.00, 0.420, and 0.074 millimeters, respectively. Estimates are based on laboratory tests of soils sampled in the survey area and in nearby areas and on estimates made in the field. Three values are provided to identify the expected Low (L), Representative Value (R), and High (H).

Liquid limit and plasticity index (Atterberg limits) indicate the plasticity characteristics of a soil. The estimates are based on test data from the survey area or from nearby areas and on field examination. Three values are provided to identify the expected Low (L), Representative Value (R), and High (H).

References:

American Association of State Highway and Transportation Officials (AASHTO). 2004. Standard specifications for transportation materials and methods of sampling and testing. 24th edition.

American Society for Testing and Materials (ASTM). 2005. Standard classification of soils for engineering purposes. ASTM Standard D2487-00.

Report—Engineering Properties

Absence of an entry indicates that the data were not estimated. The asterisk "*" denotes the representative texture; other possible textures follow the dash. The criteria for determining the hydrologic soil group for individual soil components is found in the National Engineering Handbook, Chapter 7 issued May 2007(<http://directives.sc.egov.usda.gov/OpenNonWebContent.aspx?content=17757.wba>). Three values are provided to identify the expected Low (L), Representative Value (R), and High (H).

Engineering Properties—Hidalgo County, Texas														
Map unit symbol and soil name	Pct. of map unit	Hydrologic group	Depth	USDA texture	Classification		Pct Fragments		Percentage passing sieve number—				Liquid limit	Plasticity index
					Unified	AASHTO	>10 inches	3-10 inches	4	10	40	200		
			<i>In</i>				<i>L-R-H</i>	<i>L-R-H</i>	<i>L-R-H</i>	<i>L-R-H</i>	<i>L-R-H</i>	<i>L-R-H</i>	<i>L-R-H</i>	<i>L-R-H</i>
28—Hidalgo sandy clay loam, 0 to 1 percent slopes														
Hidalgo	85	B	0-17	Sandy clay loam	CL, SC	A-6	0- 0- 0	0- 0- 0	100-100-100	95-98-100	86-96-100	44-54-63	25-30-39	11-15-18
			17-28	Sandy clay loam, clay loam	CL, SC	A-6, A-7-6	0- 0- 0	0- 0- 0	100-100-100	94-98-100	85-96-100	50-60-75	30-35-44	11-17-22
			28-38	Clay loam, sandy clay loam	CL, SC	A-6, A-7-6	0- 0- 0	0- 0- 0	95-97-100	91-94-100	81-93-100	54-68-81	30-38-44	11-17-22
			38-80	Sandy clay loam, clay loam	CL, SC	A-6, A-7-6	0- 0- 0	0- 0- 0	96-97-100	91-95-100	82-94-100	57-72-84	30-38-44	11-17-22

Data Source Information

Soil Survey Area: Hidalgo County, Texas
Survey Area Data: Version 20, Sep 13, 2021



Physical Soil Properties

This table shows estimates of some physical characteristics and features that affect soil behavior. These estimates are given for the layers of each soil in the survey area. The estimates are based on field observations and on test data for these and similar soils.

Depth to the upper and lower boundaries of each layer is indicated.

Particle size is the effective diameter of a soil particle as measured by sedimentation, sieving, or micrometric methods. Particle sizes are expressed as classes with specific effective diameter class limits. The broad classes are sand, silt, and clay, ranging from the larger to the smaller.

Sand as a soil separate consists of mineral soil particles that are 0.05 millimeter to 2 millimeters in diameter. In this table, the estimated sand content of each soil layer is given as a percentage, by weight, of the soil material that is less than 2 millimeters in diameter.

Silt as a soil separate consists of mineral soil particles that are 0.002 to 0.05 millimeter in diameter. In this table, the estimated silt content of each soil layer is given as a percentage, by weight, of the soil material that is less than 2 millimeters in diameter.

Clay as a soil separate consists of mineral soil particles that are less than 0.002 millimeter in diameter. In this table, the estimated clay content of each soil layer is given as a percentage, by weight, of the soil material that is less than 2 millimeters in diameter.

The content of sand, silt, and clay affects the physical behavior of a soil. Particle size is important for engineering and agronomic interpretations, for determination of soil hydrologic qualities, and for soil classification.

The amount and kind of clay affect the fertility and physical condition of the soil and the ability of the soil to adsorb cations and to retain moisture. They influence shrink-swell potential, saturated hydraulic conductivity (Ksat), plasticity, the ease of soil dispersion, and other soil properties. The amount and kind of clay in a soil also affect tillage and earthmoving operations.

Moist bulk density is the weight of soil (oven-dry) per unit volume. Volume is measured when the soil is at field moisture capacity, that is, the moisture content at 1/3- or 1/10-bar (33kPa or 10kPa) moisture tension. Weight is determined after the soil is dried at 105 degrees C. In the table, the estimated moist bulk density of each soil horizon is expressed in grams per cubic centimeter of soil material that is less than 2 millimeters in diameter. Bulk density data are used to compute linear extensibility, shrink-swell potential, available water capacity, total pore space, and other soil properties. The moist bulk density of a soil indicates the pore space available for water and roots. Depending on soil texture, a bulk density of more than 1.4 can restrict water storage and root penetration. Moist bulk density is influenced by texture, kind of clay, content of organic matter, and soil structure.

Saturated hydraulic conductivity (Ksat) refers to the ease with which pores in a saturated soil transmit water. The estimates in the table are expressed in terms of micrometers per second. They are based on soil characteristics observed in the field, particularly structure, porosity, and texture. Saturated hydraulic conductivity (Ksat) is considered in the design of soil drainage systems and septic tank absorption fields.

Available water capacity refers to the quantity of water that the soil is capable of storing for use by plants. The capacity for water storage is given in inches of water per inch of soil for each soil layer. The capacity varies, depending on soil properties that affect retention of water. The most important properties are the content of organic matter, soil texture, bulk density, and soil structure. Available water capacity is an important factor in the choice of plants or crops to be grown and in the design and management of irrigation systems. Available water capacity is not an estimate of the quantity of water actually available to plants at any given time.

Linear extensibility refers to the change in length of an unconfined clod as moisture content is decreased from a moist to a dry state. It is an expression of the volume change between the water content of the clod at 1/3- or 1/10-bar tension (33kPa or 10kPa tension) and oven dryness. The volume change is reported in the table as percent change for the whole soil. The amount and type of clay minerals in the soil influence volume change.

Linear extensibility is used to determine the shrink-swell potential of soils. The shrink-swell potential is low if the soil has a linear extensibility of less than 3 percent; moderate if 3 to 6 percent; high if 6 to 9 percent; and very high if more than 9 percent. If the linear extensibility is more than 3, shrinking and swelling can cause damage to buildings, roads, and other structures and to plant roots. Special design commonly is needed.

Organic matter is the plant and animal residue in the soil at various stages of decomposition. In this table, the estimated content of organic matter is expressed as a percentage, by weight, of the soil material that is less than 2 millimeters in diameter. The content of organic matter in a soil can be maintained by returning crop residue to the soil.

Organic matter has a positive effect on available water capacity, water infiltration, soil organism activity, and tilth. It is a source of nitrogen and other nutrients for crops and soil organisms.

Erosion factors are shown in the table as the K factor (Kw and Kf) and the T factor. Erosion factor K indicates the susceptibility of a soil to sheet and rill erosion by water. Factor K is one of six factors used in the Universal Soil Loss Equation (USLE) and the Revised Universal Soil Loss Equation (RUSLE) to predict the average annual rate of soil loss by sheet and rill erosion in tons per acre per year. The estimates are based primarily on percentage of silt, sand, and organic matter and on soil structure and Ksat. Values of K range from 0.02 to 0.69. Other factors being equal, the higher the value, the more susceptible the soil is to sheet and rill erosion by water.

Erosion factor Kw indicates the erodibility of the whole soil. The estimates are modified by the presence of rock fragments.

Erosion factor Kf indicates the erodibility of the fine-earth fraction, or the material less than 2 millimeters in size.

Erosion factor T is an estimate of the maximum average annual rate of soil erosion by wind and/or water that can occur without affecting crop productivity over a sustained period. The rate is in tons per acre per year.

Wind erodibility groups are made up of soils that have similar properties affecting their susceptibility to wind erosion in cultivated areas. The soils assigned to group 1 are the most susceptible to wind erosion, and those assigned to group 8 are the least susceptible. The groups are described in the "National Soil Survey Handbook."

Wind erodibility index is a numerical value indicating the susceptibility of soil to wind erosion, or the tons per acre per year that can be expected to be lost to wind erosion. There is a close correlation between wind erosion and the texture of the surface layer, the size and durability of surface clods, rock fragments, organic matter, and a calcareous reaction. Soil moisture and frozen soil layers also influence wind erosion.

Reference:

United States Department of Agriculture, Natural Resources Conservation Service. National soil survey handbook, title 430-VI. (<http://soils.usda.gov>)

Report—Physical Soil Properties

Three values are provided to identify the expected Low (L), Representative Value (R), and High (H).

Physical Soil Properties—Hidalgo County, Texas														
Map symbol and soil name	Depth	Sand	Silt	Clay	Moist bulk density	Saturated hydraulic conductivity	Available water capacity	Linear extensibility	Organic matter	Erosion factors			Wind erodibility group	Wind erodibility index
										Kw	Kf	T		
	<i>In</i>	<i>Pct</i>	<i>Pct</i>	<i>Pct</i>	<i>g/cc</i>	<i>micro m/sec</i>	<i>In/In</i>	<i>Pct</i>	<i>Pct</i>					
28—Hidalgo sandy clay loam, 0 to 1 percent slopes														
Hidalgo	0-17	45-55- 70	5-18- 28	20-27- 30	1.35-1.50 -1.65	4.00-9.00-14.00	0.10-0.13-0.18	1.5- 2.7- 5.0	1.0- 1.5- 2.0	.17	.17	5	5	56
	17-28	25-48- 70	10-25- 50	23-27- 35	1.20-1.40 -1.50	4.00-9.00-14.00	0.10-0.13-0.18	1.2- 2.1- 5.0	0.3- 0.6- 1.0	.28	.28			
	28-38	25-35- 70	10-35- 50	23-30- 35	1.20-1.40 -1.60	4.00-9.00-14.00	0.10-0.13-0.18	1.2- 2.3- 5.9	0.1- 0.3- 0.5	.32	.32			
	38-80	25-30- 70	10-40- 50	23-30- 35	1.40-1.50 -1.80	4.00-9.00-14.00	0.10-0.13-0.18	1.0- 2.2- 5.0	0.1- 0.2- 0.3	.32	.32			

Data Source Information

Soil Survey Area: Hidalgo County, Texas
Survey Area Data: Version 20, Sep 13, 2021



Component Legend

This report presents general information about the map units and map unit components in the selected area. It shows map unit symbols and names and the components in each map unit. It also shows the percent of the components in the map units, the kind of component, and the slope range of each component.

Report—Component Legend

Component Legend—Hidalgo County, Texas							
Map unit symbol and name	Map unit acres	Pct. of map unit	Component name	Component kind	Pct. slope		
					Low	RV	High
28—Hidalgo sandy clay loam, 0 to 1 percent slopes	133,968						
		85	Hidalgo	Series	0.0	0.5	1.0

Data Source Information

Soil Survey Area: Hidalgo County, Texas
Survey Area Data: Version 20, Sep 13, 2021

Map Unit Description

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 in this report, 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, soils that are similar to the named components, and some minor components that differ in use and management from the major soils.

Most of the soils similar to the major components 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. Some minor components, however, have properties and behavior characteristics divergent enough to affect use or to require different management. These are called contrasting, or dissimilar, components. They generally are in small areas and could not be mapped separately because of the scale used. Some small areas of strongly contrasting soils or miscellaneous areas are identified by a special symbol on the maps. If included in the database for a given area, the contrasting minor components are identified in the map unit descriptions along with some characteristics of each. A few areas of minor components may not have been observed, and consequently they are not mentioned in the descriptions, especially where the pattern was so complex that it was impractical to make enough observations to identify all the soils and miscellaneous areas on the landscape.

The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The objective of mapping is not to delineate pure taxonomic classes but rather to separate the landscape into landforms or landform segments that have similar use and management requirements. The delineation of such segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, however, 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*. All the soils of a series have major horizons that are similar in composition, thickness, and arrangement. Soils of a given 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.

Additional information about the map units described in this report is available in other soil reports, which give properties of the soils and the limitations, capabilities, and potentials for many uses. Also, the narratives that accompany the soil reports define some of the properties included in the map unit descriptions.

Report—Map Unit Description

Hidalgo County, Texas

28—Hidalgo sandy clay loam, 0 to 1 percent slopes

Map Unit Setting

National map unit symbol: 2sxxl

Elevation: 20 to 500 feet

Mean annual precipitation: 20 to 27 inches
Mean annual air temperature: 72 to 74 degrees F
Frost-free period: 300 to 365 days
Farmland classification: All areas are prime farmland

Map Unit Composition

Hidalgo and similar soils: 85 percent
Minor components: 15 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Hidalgo

Setting

Landform: Terraces
Landform position (three-dimensional): Tread
Down-slope shape: Linear
Across-slope shape: Linear
Parent material: Calcareous loamy alluvium

Typical profile

Ap - 0 to 17 inches: sandy clay loam
Bk1 - 17 to 28 inches: sandy clay loam
Bk2 - 28 to 38 inches: clay loam
Ck - 38 to 80 inches: clay loam

Properties and qualities

Slope: 0 to 1 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Well drained
Runoff class: Negligible
Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high (0.57 to 1.98 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Calcium carbonate, maximum content: 35 percent
Maximum salinity: Nonsaline to slightly saline (0.0 to 4.0 mmhos/cm)
Sodium adsorption ratio, maximum: 10.0
Available water supply, 0 to 60 inches: Moderate (about 7.8 inches)

Interpretive groups

Land capability classification (irrigated): 1
Land capability classification (nonirrigated): 2c
Hydrologic Soil Group: B
Ecological site: R083DY019TX - Gray Sandy Loam
Hydric soil rating: No

Minor Components

Raymondville

Percent of map unit: 7 percent

Landform: Terraces
Landform position (three-dimensional): Tread
Down-slope shape: Linear
Across-slope shape: Linear
Ecological site: R083DY025TX - Clay Loam
Hydric soil rating: No

Racombes

Percent of map unit: 6 percent
Landform: Terraces
Landform position (three-dimensional): Tread
Down-slope shape: Linear
Across-slope shape: Linear
Ecological site: R083DY025TX - Clay Loam
Hydric soil rating: No

Willacy

Percent of map unit: 2 percent
Landform: Terraces
Landform position (three-dimensional): Tread
Down-slope shape: Linear
Across-slope shape: Linear
Hydric soil rating: No

Data Source Information

Soil Survey Area: Hidalgo County, Texas
Survey Area Data: Version 20, Sep 13, 2021

Soil Map—Hidalgo County, Texas



Natural Resources
Conservation Service

Web Soil Survey
National Cooperative Soil Survey

5/13/2022
Page 1 of 3

MAP LEGEND

Area of Interest (AOI)

 Area of Interest (AOI)

Soils

 Soil Map Unit Polygons

 Soil Map Unit Lines

 Soil Map Unit Points

Special Point Features



Blowout



Borrow Pit



Clay Spot



Closed Depression



Gravel Pit



Gravelly Spot



Landfill



Lava Flow



Marsh or swamp



Mine or Quarry



Miscellaneous Water



Perennial Water



Rock Outcrop



Saline Spot



Sandy Spot



Severely Eroded Spot



Sinkhole



Slide or Slip



Sodic Spot



Spoil Area



Stony Spot



Very Stony Spot



Wet Spot



Other



Special Line Features

Water Features



Streams and Canals

Transportation



Rails



Interstate Highways



US Routes



Major Roads



Local Roads

Background



Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:20,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service

Web Soil Survey URL:

Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Hidalgo County, Texas

Survey Area Data: Version 20, Sep 13, 2021

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Sep 20, 2015—Nov 5, 2017

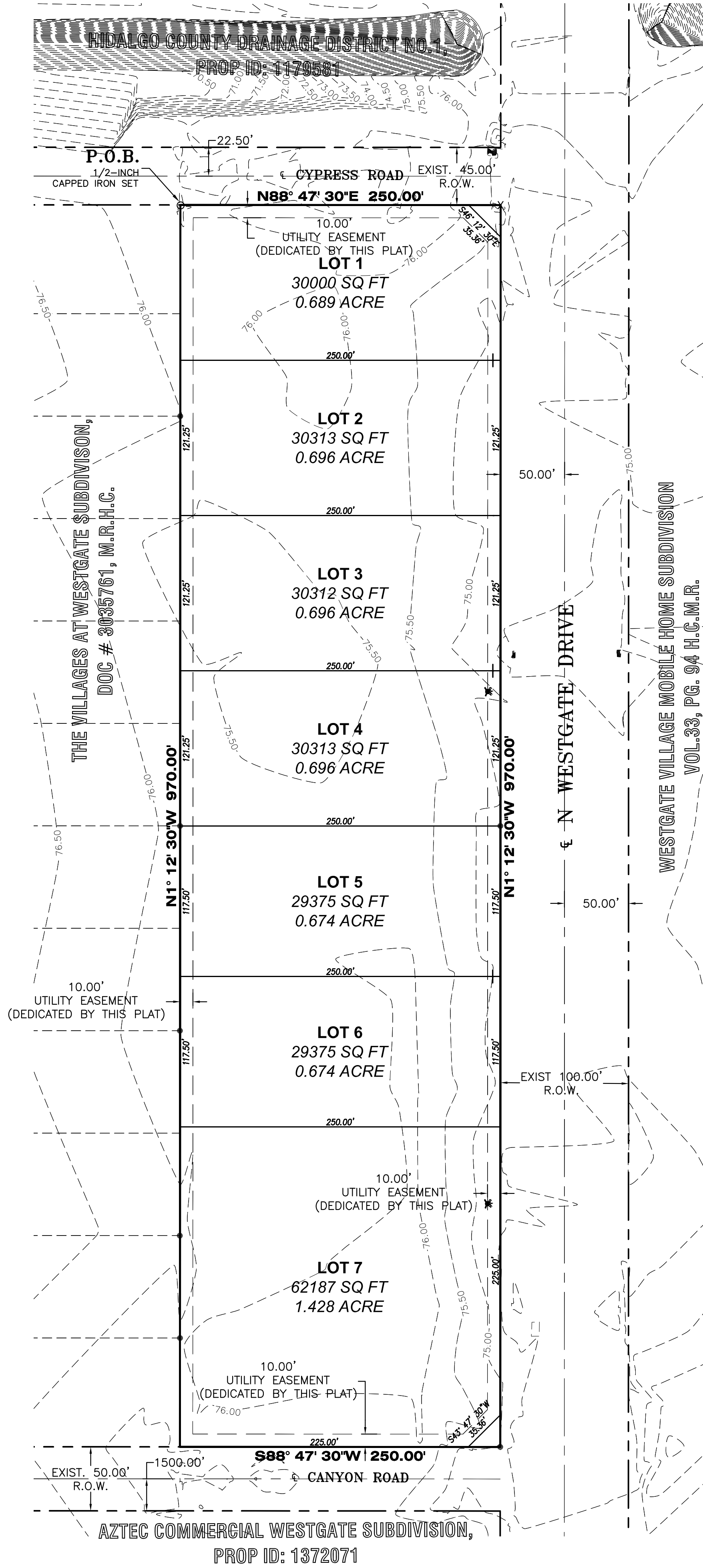
The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
28	Hidalgo sandy clay loam, 0 to 1 percent slopes	8.2	100.0%
Totals for Area of Interest		8.2	100.0%

PABLO PEÑA JR SUBDIVISION No.2

BEING A 5.57 ACRE TRACT OF LAND OUT OF AND FORMING A PART OR PORTION OF FARM TRACT 145, BLOCK 170, WEST AND ADAMS TRACT SUBDIVISION, RECORDED IN VOLUME 2, PAGE 34-37, MAP RECORDS OF HIDALGO COUNTY, TEXAS



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

WE, **WESTGATE COMMERCIAL HOLDINGS LLC & FALARS-V INC.** AS OWNER(S) OF THE 5.57 ACRE TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED **PABLO PEÑA JR SUBDIVISION No.2** HEREBY SUBDIVIDE THE LAND AS DEPICTED IN THIS SUBDIVISION PLAT AND DEDICATE TO PUBLIC USE OF STREETS, PARKS, AND EASEMENTS SHOWN HEREIN. I CERTIFY THAT I HAVE COMPLIED WITH THE REQUIREMENTS OF TEXAS LOCAL GOVERNMENT CODE § 232.032 AND THAT:

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

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

BOBBI TAYLOR POLVADO, MANAGER
WESTGATE COMMERCIAL HOLDINGS LLC,
29242 SEABISCUIT DR
FAIR OAKS RANCH, TX 78015

FELIZA TAYLOR, MANAGER
FALARS-V INC.,
326 W. MILE 11 N
WESLACO, TX 78559

STATE OF TEXAS – COUNTY OF HIDALGO PUBLIC NOTARY CERTIFICATE

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS ____ DAY OF _____, 2022

NOTARY PUBLIC MY COMMISSION EXPIRES

STATE OF TEXAS – COUNTY OF HIDALGO PUBLIC NOTARY CERTIFICATE

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS ____ DAY OF _____, 2022

NOTARY PUBLIC MY COMMISSION EXPIRES

STATE OF TEXAS – CITY OF WESLACO PLAT APPROVAL CERTIFICATE

I, THE UNDERSIGNED, MAYOR TO THE CITY OF WESLACO, HEREBY CERTIFY THAT **PABLO PEÑA JR SUBDIVISION No.2** PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THIS CITY WHEREIN MY APPROVAL IS REQUIRED.

CITY MAYOR DATE ATTEST: CITY SECRETARY DATE

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

PLANNING AND ZONING COMMISSION CHAIRMAN DATE

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 CERTIFICATE

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

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

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

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

THIS PLAT IS APPROVED BY THE HIDALGO AND CAMERON COUNTIES IRRIGATION DISTRICT NO. 9

DATED THIS ____ DAY OF _____, 20__

- NO IMPROVEMENTS OF ANY KIND SHALL BE PLACED UPON HIDALGO AND CAMERON COUNTIES IRRIGATION DISTRICT NO. 9 RIGHT-OF-WAYS AND/OR EASEMENTS WITHOUT THE EXPRESSED WRITTEN PERMISSION OF H.C.C.I.D. #9.
- IT IS UNDERSTOOD THAT THE RATE OF FLOW OF STORM WATER FOR THE DEVELOPMENT WILL BE NO GREATER THAN THE RATE OF FLOW OF STORM WATER WHEN THE LAND WAS IN AGRICULTURAL USE.
- H.C.C.I.D. #9 WILL NOT BE RESPONSIBLE FOR THE STORM/DRAINAGE SYSTEM TO ANY LOT WITHIN THIS SUBDIVISION, AS WELL, H.C.C.I.D. #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.
- H.C.C.I.D. #9 HAS NOT REVIEWED AND DOES NOT CERTIFY THAT THE STORM SEWER OR UTILITIES SYSTEMS DESCRIBED ARE APPROPRIATE FOR THE PARTICULAR SUBDIVISION, BASED ON GENERALLY ACCEPTED ENGINEERING CRITERIA. THE DEVELOPER AND HIS ENGINEER ARE RESPONSIBLE FOR THEIR DETERMINATIONS.

GENERAL MANAGER
HIDALGO & CAMERON COUNTIES IRRIGATION DISTRICT No.9

DATE

SCALE: 1" = 60'
BEARING OF BASIS
TEXAS STATE PLANE
COORDINATES NAD 83
TEXAS SOUTH ZONE (4205)
WESTERN DATA SYSTEMS NETWORK

ABBREVIATION LEGEND	
R.O.W.	RIGHT-OF-WAY
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCING
S.W.C.	SOUTHWEST CORNER
F.T.	FARM TRACT
T.M.	TRAP-TO-MARKET
U.E.	UTILITY EASEMENT
C.L.	CENTER LINE
L.T.	LOT LINE

LEGEND	
○	SET 1/2 INCH IRON ROD
●	FOUND 1/2 INCH IRON ROD
△	FOUND COTTON PICKER SPINDLE
▲	COTTON PICKER SPINDLE SET
○	CONCRETE MONUMENT SET
●	CONCRETE MONUMENT FOUND
△	CALCULATED POINT
⊕	POWER POLE
(XXXX)	RECORD CALL
XXXX	NATURAL GROUND
X	FOUND "X" MARK IN CONCRETE

METES AND BOUNDS DESCRIPTION

A TRACT OF LAND CONTAINING 2.78 ACRES OF LAND OUT OF A 5.567 ACRES SITUATED IN THE CITY OF WESLACO, HIDALGO COUNTY, TEXAS, BEING A PART OR PORTION OUT OF FARM TRACT 145, BLOCK 170, THE WEST AND ADAMS TRACTS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 2, PAGES 34-37, HIDALGO COUNTY MAP RECORDS, WHICH SAID 2.78 ACRES ALSO BEING OUT OF CERTAIN TRACT CONVEYED TO AZTEC COMMERCIAL, L.P., A TEXAS LIMITED PARTNERSHIP BY VIRTUE OF A WARRANTY DEED RECORDED UNDER DOCUMENT NUMBER 1471975, HIDALGO COUNTY OFFICIAL RECORDS, SAID 2.78 OF ONE ACRE ALSO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING ON THE SOUTH RIGHT OF WAY LINE OF CYPRESS RD. AT NORTHEAST CORNER OF LOT 75, THE VILLAGES AT WESTGATE SUBDIVISION (INSTRUMENT NO. 2897354 M.R.) FOR THE NORTHWEST CORNER OF THIS TRACT OF LAND AND THE POINT OF BEGINNING:

- THENCE, N 88°47'37" E WITH THE SOUTH LINE OF SAID CYPRESS ROAD, A DISTANCE OF 250.00 FEET TO AN "X" CUT ON CONCRETE FOUND, FOR THE WEST RIGHT OF WAY LINE OF WESTGATE DRIVE, FOR THE NORTHEAST CORNER OF THIS TRACT;
- THENCE, S 01°12'23" E WITH THE WEST RIGHT OF WAY LINE OF SAID WESTGATE DRIVE, A DISTANCE OF 485.00 FEET TO A 2" ROD WITH CAP SET ON SAID WEST RIGHT-OF-WAY LINE OF WESTGATE DRIVE, FOR THE SOUTHEAST CORNER OF THIS TRACT;
- THENCE, S 88°47'37" W, A DISTANCE OF 250.00 FEET TO A 2" ROD WITH CAP FOUND AT THE SOUTHEAST CORNER OF LOT 80, OF SAID THE VILLAGES AT WESTGATE SUBDIVISION FOR THE SOUTHWEST CORNER OF THIS TRACT;
- THENCE, N 01°12'23" W WITH THE EAST LINE OF THE VILLAGES AT WESTGATE SUBDIVISION, A DISTANCE OF 485.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 2.78 OF ONE ACRE OF LAND, MORE OR LESS

A TRACT OF LAND CONTAINING 2.78 ACRES OF LAND OUT OF 5.567 ACRES SITUATED IN THE CITY OF WESLACO, HIDALGO COUNTY, TEXAS, BEING A PART OR PORTION OUT OF FARM TRACT 145, BLOCK 170, THE WEST AND ADAMS TRACTS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 2, PAGES 34-37, HIDALGO COUNTY MAP RECORDS, WHICH SAID 2.78 ACRES ALSO BEING OUT OF CERTAIN TRACT CONVEYED TO AZTEC COMMERCIAL, L.P., A TEXAS LIMITED PARTNERSHIP BY VIRTUE OF A WARRANTY DEED RECORDED UNDER DOCUMENT NUMBER 1471975, HIDALGO COUNTY OFFICIAL RECORDS, SAID 2.78 OF ONE ACRE ALSO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING ON THE SOUTH RIGHT OF WAY LINE OF CYPRESS RD. AT NORTHEAST CORNER OF LOT 75, THE VILLAGES AT WESTGATE SUBDIVISION (INSTRUMENT NO. 2897354 M.R.), THENCE, S 01°12'23" E, WITH THE EAST LINE OF SAID THE VILLAGES AT WESTGATE SUBDIVISION, A DISTANCE OF 485.00 TO A 2" ROD FOUND AT THE SOUTHEAST CORNER OF LOT 80 FOR THE NORTHWEST CORNER OF THIS TRACT OF LAND AND THE POINT OF BEGINNING:

- THENCE N 88°47'37" E A DISTANCE OF 250.00 FEET TO A 2" ROD WITH CAP SET ON THE WEST RIGHT OF WAY LINE OF WESTGATE DRIVE, FOR THE NORTHEAST CORNER OF THIS TRACT;
- THENCE, S 01°12'23" E WITH THE WEST RIGHT OF WAY LINE OF SAID WESTGATE DRIVE, A DISTANCE OF 485.00 FEET TO A 2" ROD WITH CAP FOUND ON THE NORTH RIGHT-OF-WAY LINE OF CANYON ROAD, FOR THE SOUTHEAST CORNER OF THIS TRACT;
- THENCE, S 88°47'37" W WITH THE NORTH RIGHT-OF-WAY LINE OF SAID CANYON ROAD, A DISTANCE OF 250.00 FEET TO A 2" ROD WITH CAP FOUND AT THE SOUTHEAST CORNER OF LOT 80, OF SAID THE VILLAGES AT WESTGATE SUBDIVISION FOR THE SOUTHWEST CORNER OF THIS TRACT;
- THENCE, N 01°12'23" W WITH THE EAST LINE OF THE VILLAGES AT WESTGATE SUBDIVISION, A DISTANCE OF 485.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 2.78 OF ONE ACRE OF LAND, MORE OR LESS.

STATE OF TEXAS – COUNTY OF HIDALGO

I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE FROM AN ACTUAL SURVEY MADE ON THE GROUND OF THE PROPERTY LEGALLY DESCRIBED HEREIN, AND THAT THERE ARE NO APPARENT DISCREPANCIES, CONFLICTS, OR OVERLAPPING OF IMPROVEMENTS, VISIBLE UTILITY LINES OR ROADS IN PLACE, EXCEPT AS SHOWN ON THE ACCOMPANYING PLAT, AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY SUPERVISION IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF WESLACO AND HIDALGO COUNTY, TEXAS.

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

DATE

STATE OF TEXAS – COUNTY OF HIDALGO

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

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

DATE



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

SCALE: 1" = 60"

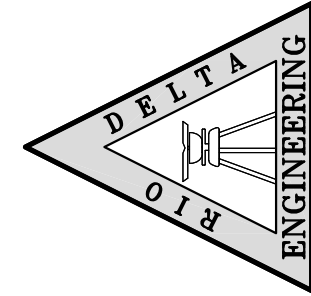
ON: _____ AT _____ AM/PM

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

BY: _____ DEPUTY

RIO DELTA ENGINEERING

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



THIS DOCUMENT IS
RELEASED FOR THE
PURPOSE OF INTERIM
REVIEW UNDER THE
AUTHORITY OF
IVAN GARCIA, P.E.
P.E. 115662 ON
MAY 16, 2022
IT IS NOT TO BE
USED FOR CONSTRUCTION,
BIDDING OR PERMIT
PURPOSES.

ISSUED FOR:
PRELIMINARY

PLAT SHEET
PABLO PEÑA JR SUBDIVISION No.2
WESLACO, TEXAS
HIDALGO COUNTY

PROJECT :

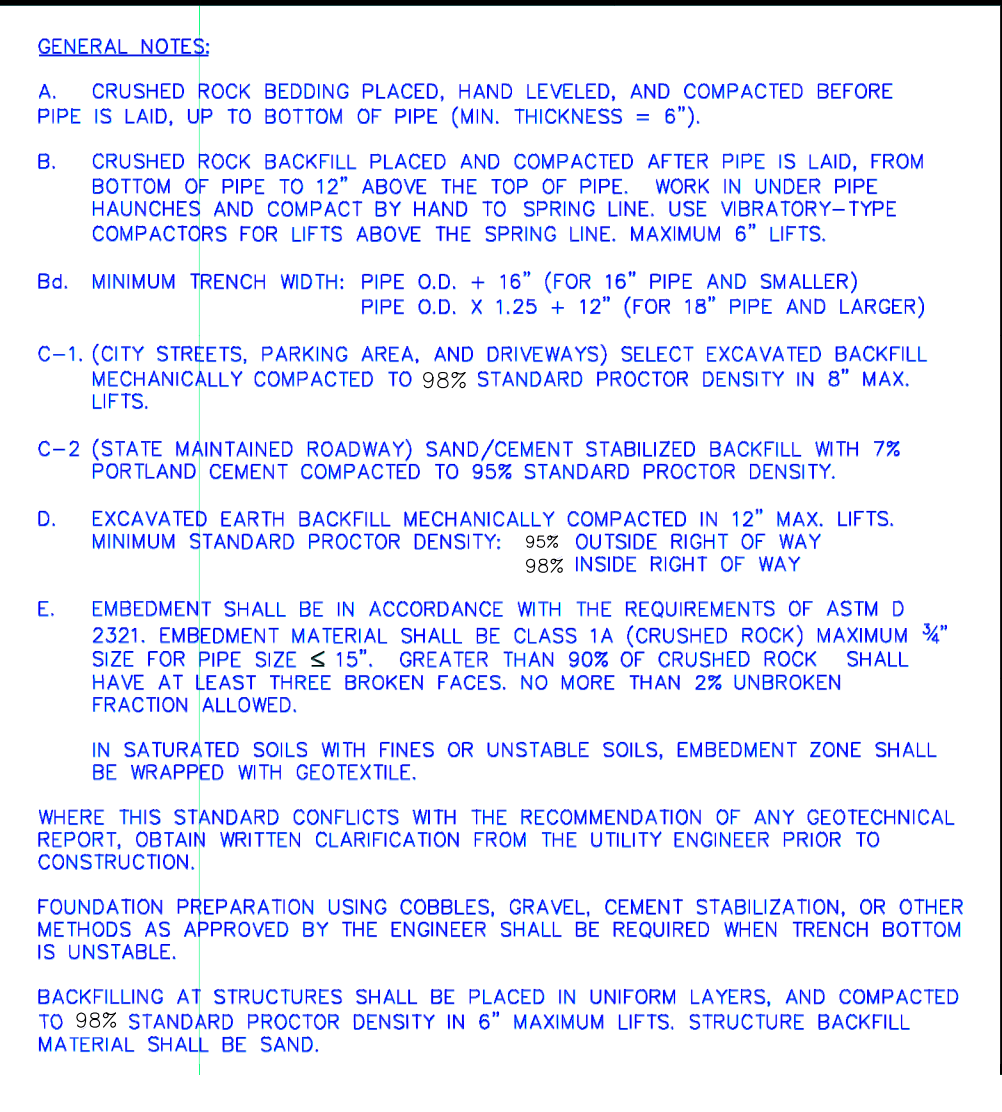
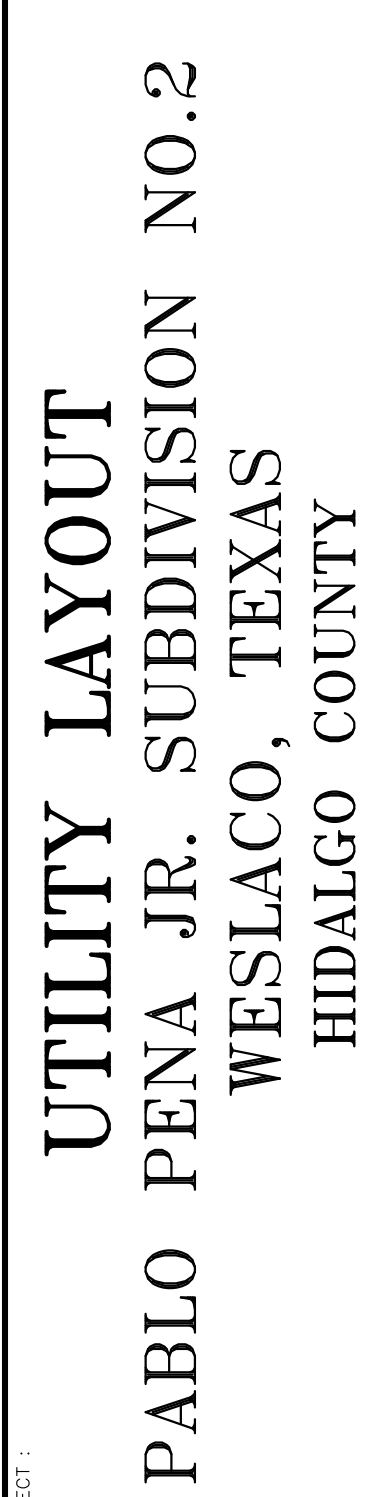
ENGINEER:
IVAN GARCIA P.E. R.P.L.S.
SURVEYOR:
IVAN GARCIA P.E. R.P.L.S.
CHECKED:
IVAN GARCIA P.E. R.P.L.S.
DRAWN:
DANIEL RODRIGUEZ, E.I.T.

DATE: _____

REVISIONS: _____

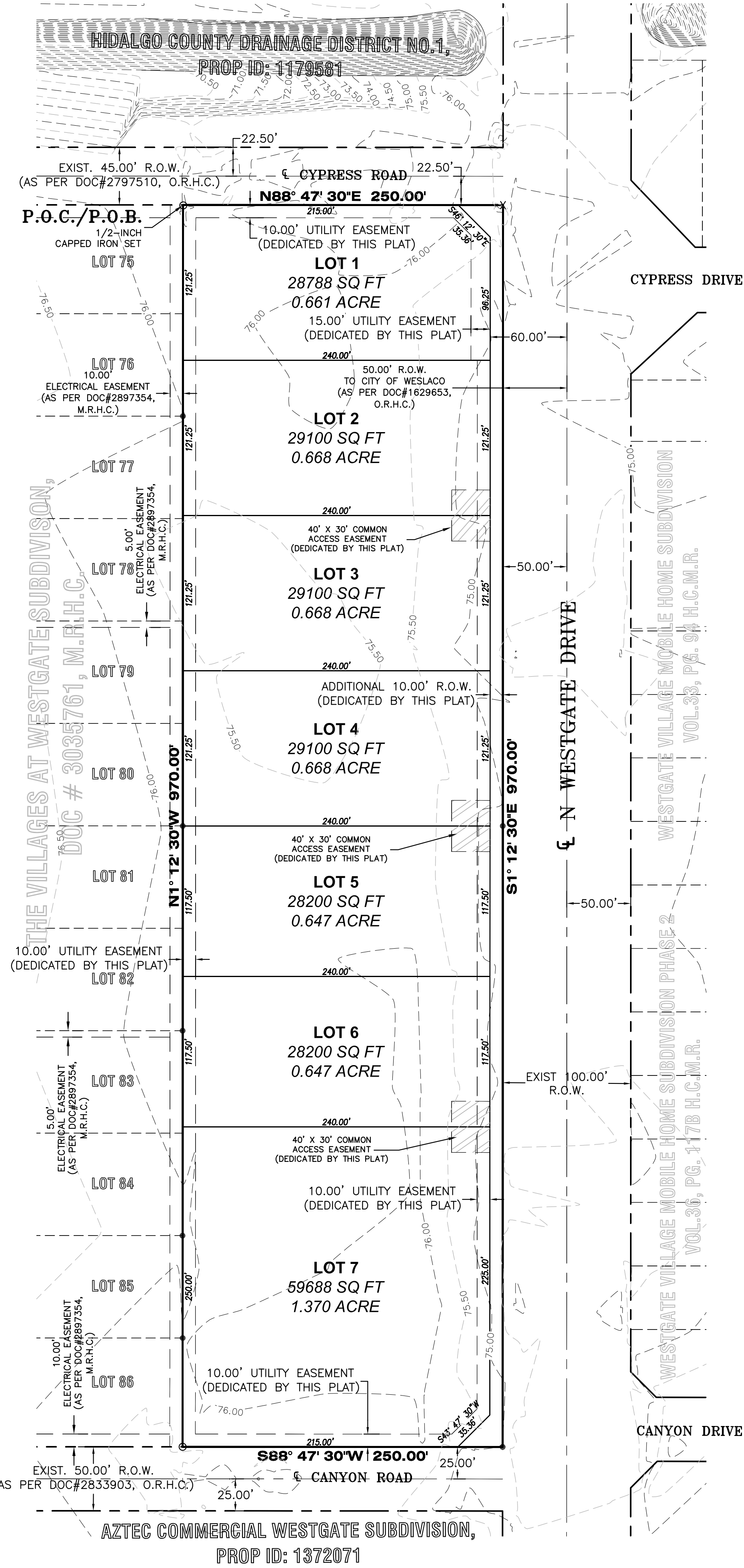
INSTRUMENT NUMBER _____

PAGE NO. **1-OF-2**



PABLO PEÑA JR SUBDIVISION No.2

BEING A 5.57 ACRE TRACT OF LAND OUT OF AND FORMING A PART OR PORTION OF FARM TRACT 145, BLOCK 179, WEST AND ADAMS TRACT SUBDIVISION, RECORDED IN VOLUME 2, PAGE 34-37, MAP RECORDS OF HIDALGO COUNTY, TEXAS



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

WE, **WESTGATE COMMERCIAL HOLDINGS LLC & FALARS-V INC.** AS OWNER(S) OF THE 5.57 ACRE TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED **PABLO PEÑA JR SUBDIVISION No.2** HEREBY SUBDIVIDE THE LAND AS DEPICTED IN THIS SUBDIVISION PLAT AND DEDICATE TO PUBLIC USE OF STREETS, PARKS, AND EASEMENTS SHOWN HEREIN. I CERTIFY THAT I HAVE COMPLIED WITH THE REQUIREMENTS OF TEXAS LOCAL GOVERNMENT CODE § 232.032 AND THAT:

(A) THE WATER QUALITY AND CONNECTIONS TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS;
(B) SEWER CONNECTIONS TO THE LOTS OR SEPTIC TANKS MEET, OR WILL MEET, THE MINIMUM REQUIREMENTS OF STATE STANDARDS;
(C) ELECTRICAL CONNECTIONS PROVIDED TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS; AND
(D) GAS CONNECTIONS, IF AVAILABLE, PROVIDED TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS.

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

BOBBY TAYLOR POLVADO, MANAGER
WESTGATE COMMERCIAL HOLDINGS LLC.
29242 SEABISCUIT DR
FAIR OAKS RANCH, TX 78015

FELIZA TAYLOR, MANAGER
FALARS-V INC.
326 W. MILE 11 N
WESLACO, TX 78599

STATE OF TEXAS – COUNTY OF HIDALGO PUBLIC NOTARY CERTIFICATE

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS ____ DAY OF _____, 2022

NOTARY PUBLIC MY COMMISSION EXPIRES

STATE OF TEXAS – COUNTY OF HIDALGO PUBLIC NOTARY CERTIFICATE

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS ____ DAY OF _____, 2022

NOTARY PUBLIC MY COMMISSION EXPIRES

STATE OF TEXAS – CITY OF WESLACO PLAT APPROVAL CERTIFICATE

I, THE UNDERSIGNED, MAYOR TO THE CITY OF WESLACO, HEREBY CERTIFY THAT **PABLO PEÑA JR SUBDIVISION No.2** PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THIS CITY WHEREIN MY APPROVAL IS REQUIRED.

CITY MAYOR _____ DATE _____ ATTEST: CITY SECRETARY _____ DATE _____

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

PLANNING AND ZONING COMMISSION CHAIRMAN _____ DATE _____

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 CERTIFICATE

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

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

PAUL E. SESIN, P.E., C.F.M.
GENERAL MANAGER _____ DATE _____

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

THIS PLAT IS APPROVED BY THE HIDALGO AND CAMERON COUNTIES IRRIGATION DISTRICT NO. 9

DATED THIS ____ DAY OF _____, 20__

- NO IMPROVEMENTS OF ANY KIND SHALL BE PLACED UPON HIDALGO AND CAMERON COUNTIES IRRIGATION DISTRICT NO. 9 RIGHT-OF-WAYS AND/OR EASEMENTS WITHOUT THE EXPRESSED WRITTEN PERMISSION OF H.C.C.I.D. #9.
- IT IS UNDERSTOOD THAT THE RATE OF FLOW OF STORM WATER FOR THE DEVELOPMENT WILL BE NO GREATER THAN THE RATE OF FLOW OF STORM WATER WHEN THE LAND WAS IN AGRICULTURAL USE.
- H.C.C.I.D. #9 WILL NOT BE RESPONSIBLE FOR THE STORM/DRAINAGE SYSTEM TO ANY LOT WITHIN THIS SUBDIVISION. AS WELL, H.C.C.I.D. #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.
- H.C.C.I.D. #9 HAS NOT REVIEWED AND DOES NOT CERTIFY THAT THE STORM SEWER OR UTILITIES SYSTEMS DESCRIBED ARE APPROPRIATE FOR THE PARTICULAR SUBDIVISION, BASED ON GENERALLY ACCEPTED ENGINEERING CRITERIA. THE DEVELOPER AND HIS ENGINEER ARE RESPONSIBLE FOR THEIR DETERMINATIONS.

GENERAL MANAGER
HIDALGO & CAMERON COUNTIES IRRIGATION DISTRICT No.9 _____ DATE _____

SCALE: 1" = 60'
BEARING OF BASIS
TEXAS STATE PLANE
COORDINATES MAD 83
TEXAS SOUTH ZONE (4205)
WESTERN DATA SYSTEMS NETWORK

ABBREVIATION LEGEND	
R.O.W.	RIGHT-OF-WAY
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCING
S.W.C.	SOUTHWEST CORNER
F.T.	FARM TRACT
F.M.	FARM-TO-MARKET
U.E.	UTILITY EASEMENT
C.L.	CENTER LINE
L.L.	LOT LINE

LEGEND	
○	SET 1/2" INCH IRON ROD
●	FOUND 1/2" INCH IRON ROD
▲	FOUND COTTON PICKER SPINDLE
○	COTTON PICKER SPINDLE SET
○	CONCRETE MONUMENT SET
○	CONCRETE MONUMENT FOUND
△	CALCULATED POINT
△	POWER POLE
(XXXX)	RECORD CALL
XXXX	NATURAL GROUND
X	FOUND 'X' MARK IN CONCRETE

METES AND BOUNDS DESCRIPTION

BEING A 5.57 ACRE TRACT OF LAND OUT OF AND FORMING A PART OR PORTION OF FARM TRACT 145, BLOCK 179, WEST AND ADAMS TRACT SUBDIVISION, RECORDED IN VOLUME 2, PAGE 34-37, MAP RECORDS OF HIDALGO COUNTY, TEXAS, AND SAID 5.57 ACRES TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2-INCH CAPPED IRON ROD SET AT NORTHEAST CORNER OF LOT 75, THE VILLAGES AT WESTGATE SUBDIVISION, RECORDED IN DOCUMENT NO. 2897354, MAP RECORDS OF HIDALGO COUNTY, TEXAS, SAME BEING ON THE SOUTH RIGHT-OF-WAY LINE OF CYPRESS ROAD (45.00-FOOT R.O.W.), FOR THE NORTHWEST CORNER/RIGHT TRACT;

THENCE S 88°47'30" E ALONG THE SOUTH LINE OF THE SAID CYPRESS ROAD, TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF N WESTGATE DRIVE (100.00-FOOT R.O.W.), A DISTANCE OF 250.00 FEET TO AN "X" CUT ON CONCRETE FOUND, FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE S 01°12'30" E ALONG THE WEST RIGHT OF WAY LINE OF N WESTGATE DRIVE, TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF CANYON ROAD (50.00-FOOT R.O.W.), A DISTANCE OF 970.00 FEET TO A 1/2-INCH CAPPED IRON ROD FOUND, FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE S 88°47'30" W WITH THE NORTH RIGHT-OF-WAY LINE OF SAID CANYON ROAD, TO THE SOUTHEAST CORNER OF LOT 86, OF SAID THE VILLAGES AT WESTGATE SUBDIVISION, A DISTANCE OF 250.00 FEET TO A 1/2-INCH CAPPED IRON ROD SET, FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE N 01°12'30" W ALONG THE EAST LINE OF THE VILLAGES AT WESTGATE SUBDIVISION, SAME BEING PARALLEL TO THE WEST RIGHT-OF-WAY LINE OF N WESTGATE DRIVE, A DISTANCE OF 970.00 FEET TO THE POINT AND PLACE OF BEGINNING, SAID TRACT CONTAINING 5.57 ACRES, MORE OR LESS.

STATE OF TEXAS – COUNTY OF HIDALGO

I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE FROM AN ACTUAL SURVEY MADE ON THE GROUND OF THE PROPERTY LEGALLY DESCRIBED HEREON, AND THAT THERE ARE NO APPARENT DISCREPANCIES, CONFLICTS, OR OVERLAPPING OF IMPROVEMENTS, VISIBLE UTILITY LINES OR ROADS IN PLACE, EXCEPT AS SHOWN ON THE ACCOMPANYING PLAT, AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY SUPERVISION IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF WESLACO AND HIDALGO COUNTY, TEXAS.

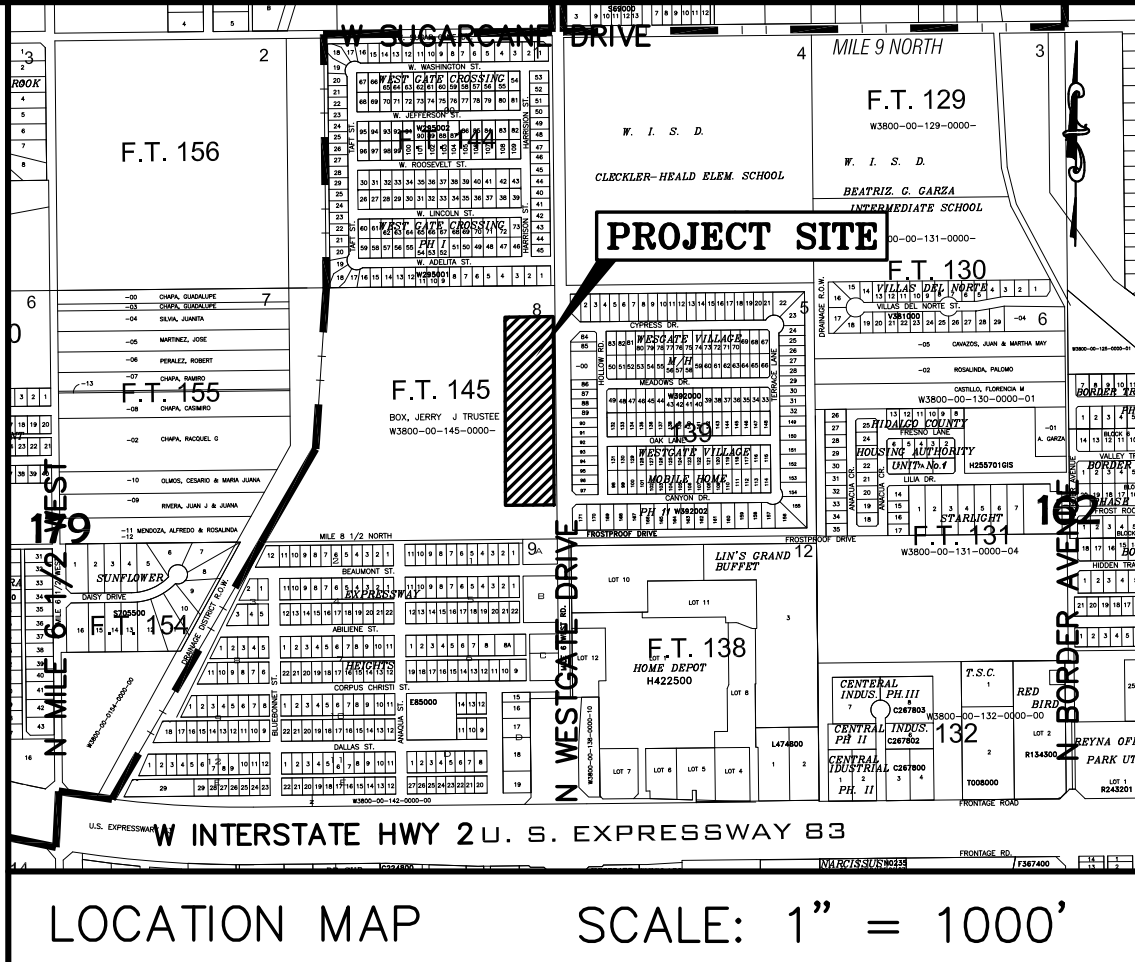
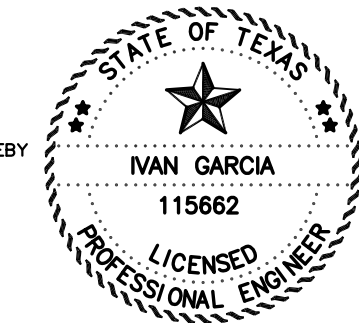
IVAN GARCIA
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6496
SURVEY FIRM # 10194027



STATE OF TEXAS – COUNTY OF HIDALGO

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

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



GENERAL NOTES:

- THIS SUBDIVISION IS IN ZONE "B" OF THE FLOOD INSURANCE RATE, AREAS BETWEEN LIMITS OF THE 100-YEAR FLOOD AND 500-YEAR FLOOD. 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), ACCORDING TO THE FEMA'S FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 480349 0005 B, REVISED MARCH 4, 1980.
- SETBACKS:
FRONT: 1.00 FOOT BACK FROM PROPERTY LINE FOR EACH 2.00 FEET IN BUILDING HEIGHT, NOT TO EXCEED ONE-HALF OF THE WIDTH OF THE ABUTTING DEDICATED RIGHT-OF-WAY OR IN LINE WITH THE MAJORITY SETBACK OF EXISTING STRUCTURES ALONG THE SAME BLOCK, WHICHEVER IS GREATER.
REAR: 10.00 FEET OR EASEMENT WHICHEVER IS GREATER
SIDE: 6.00 FEET OR EASEMENT WHICHEVER IS GREATER
- NO ACCESS SHALL BE GRANTED UNTO WESTGATE FOR LOT 1. SHARED ACCESS POINTS WILL BE PROVIDED BETWEEN LOTS 2 & 3, LOTS 4 & 5, AND LOTS 6 & 7.
- MINIMUM FINISHED FLOOR ELEVATIONS ESTABLISHED SHALL BE:
LOT 1: 76.60 LOT 4: 76.30 LOT 7: 75.70
LOT 2: 76.50 LOT 5: 76.20
LOT 3: 76.20 LOT 6: 76.20
- THE FOLLOWING BENCHMARKS ARE IDENTIFIED ON THE FACE OF THE PLAT AND ON THE ATTACHED ENGINEERING PLANS.
--SB.M. NO. 1--, ELEV. **74.86** N.G.V.D. 88, DESCRIPTION: TOP OF STORM DRAIN MAN HOLE ALONG N WESTGATE DRIVE. GPS POINT, GRID COORDINATES N **18590466.8400**, E **11458582.8790**
--SB.M. NO. 2--, ELEV. **74.40** N.G.V.D. 88, DESCRIPTION: SQUARE CUT TOP OF INLET BENCHMARK ALONG N WESTGATE DRIVE. GPS POINT, GRID COORDINATES N **18590769.7000**, E **11458586.1530**
- IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1, CITY OF WESLACO REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO DRAIN A TOTAL OF **76,638** CUBIC-FEET (**1,759** 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 THAT STATED ABOVE DUE TO THE IMPERVIOUS AREA BEING GREATER THAN THE ENGINEER CONSIDERED FOR HIS CALCULATION OF THIS SUBDIVISION.

LOT #	VOLUME REQUIRED
1	9,505 CF 0.218 AC-FT
2	9,607 CF 0.221 AC-FT
3	9,607 CF 0.221 AC-FT
4	9,607 CF 0.221 AC-FT
5	9,305 CF 0.213 AC-FT
6	9,305 CF 0.213 AC-FT
7	19,702 CF 0.452 AC-FT
- NO STRUCTURE SHALL BE PERMITTED OVER ANY EASEMENT. EASEMENTS SHALL BE KEPT CLEAR OF BUILDINGS, SHEDS, SHRUBS TREES, AND OTHER PLANTINGS (EXCEPT LOW, LESS THAN 18 INCHES MATURE HEIGHT, GROUND COVER, GRASS, OR FLOWERS) AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATIONS AND MAINTENANCE OF THE EASEMENT.
- EACH PURCHASE CONTRACT MADE BETWEEN A SUBDIVIDER AND PURCHASER OF A LOT IN THIS SUBDIVISION SHALL CONTAIN A STATEMENT DESCRIBING HOW AND WHEN WATER, SEWER, ELECTRICITY, AND GAS SERVICES WILL BE MADE AVAILABLE TO THE SUBDIVISION.
- THERE ARE NO WATER WELLS WITHIN 150 FEET FROM THE BOUNDARIES ON THIS SUBDIVISION
- CORNER LOT DRIVEWAYS SHOULD BE CONSTRUCTED AT FURTHEST POSSIBLE POINT FROM INTERSECTIONS AND IN COMPLIANCE WITH ACCESS MANAGEMENT ORDINANCE.
- ALL SUBDIVISION BOUNDARY LOT CORNERS HAVE CONCRETE MONUMENTS AND ALL LOT CORNERS HAVE CAPPED IRON ROD MARKERS.
- A 5.00 FOOT SIDEWALKS ARE REQUIRED ALONG ALL INTERIOR STREETS UPON THE ISSUANCE OF A BUILDING PERMIT. ON CORNER LOTS, THE OWNER SHALL BE RESPONSIBLE FOR THE SIDEWALK ALONG STREETS ADJOINING THE LOT.
- STREET LIGHT MUST BE LOCATED EVERY 300 FEET.
- LANDSCAPING IS REQUIRED PER CITY ORDINANCE.

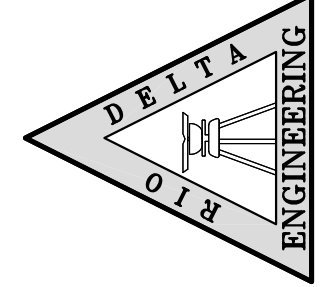


FILED FOR RECORD IN
HIDALGO COUNTY
ARTURO GUJARDO, JR.
HIDALGO COUNTY CLERK

ON: _____ AT _____ AM/PM
INSTRUMENT NUMBER _____
OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS
REVISIONS: SUB 22 029
DEPUTY

PLAT SHEET
PABLO PEÑA JR SUBDIVISION No.2
WESLACO, TEXAS
HIDALGO COUNTY

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



THIS DOCUMENT IS
RELEASED FOR THE
PURPOSE OF INTERIM
REVIEW UNDER THE
AUTHORITY OF
IVAN GARCIA,
P.E. 115662 ON
JUNE 15, 2022
IT IS NOT TO BE
USED FOR CONSTRUCTION,
BIDDING OR PERMIT
PURPOSES.

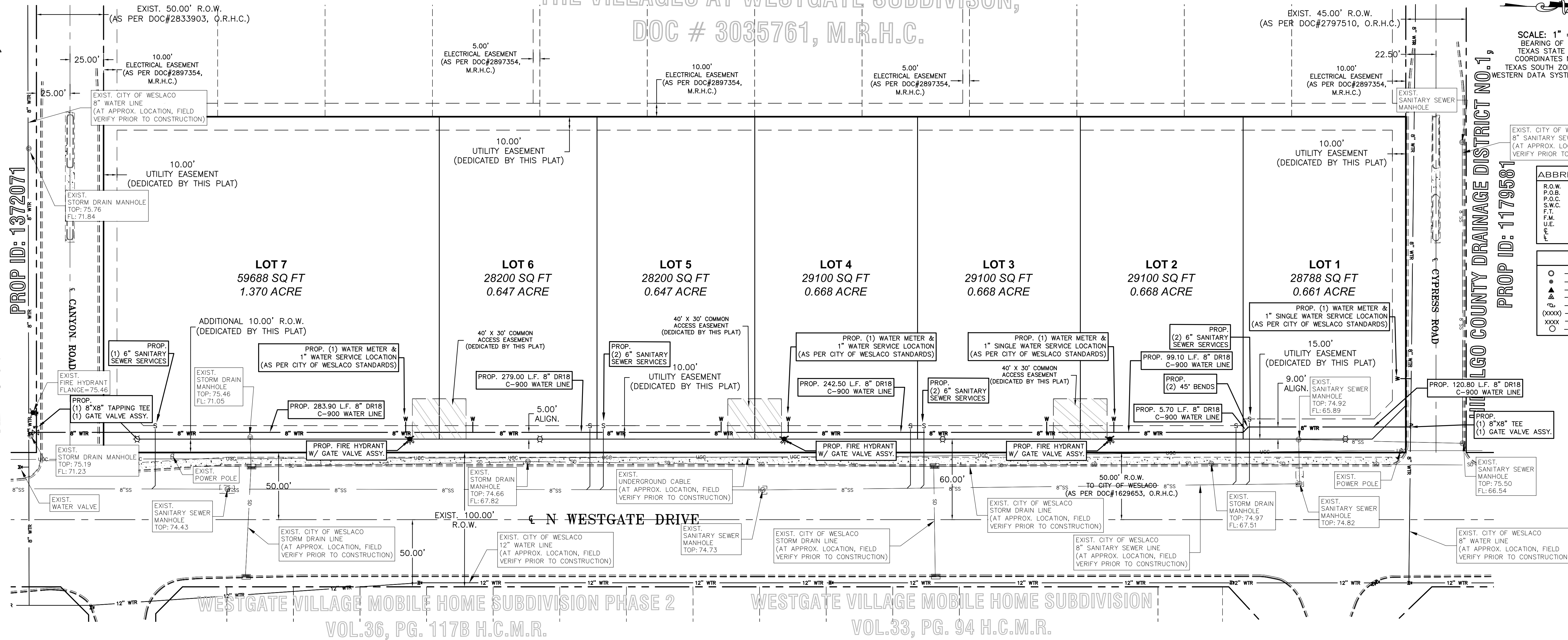
ISSUED FOR:
PRELIMINARY

ENGINEER:
IVAN GARCIA P.E. R.P.L.S.
SURVEYOR:
IVAN GARCIA P.E. R.P.L.S.
CHECKED:
IVAN GARCIA P.E. R.P.L.S.
DRAWN:
DANIEL RODRIGUEZ E.I.T.
SCALE:
1" = 60"
DATE:
JUNE 15, 2022
PROJECT:
SUB 22 029
REVISIONS:
PAGE NO.
1-OF-3

X:\IDE SUBDIVISIONS 2022\SUB 22 029 - PABLO PENIA NO.2\DWG\SUB 22 029 - SHT UTILITY LAYOUT.DWG RODELTA 6/29/2022 11:39 AM

AZTEC COMMERCIAL WESTGATE SUBDIVISION,
PROP ID: 1372071

THE VILLAGES AT WESTGATE SUBDIVISION, DOC # 3035761, M.R.H.C.



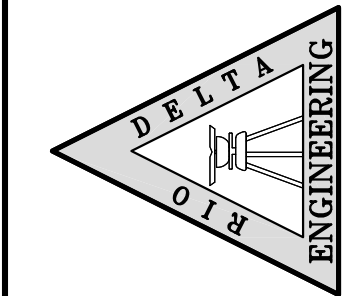
SCALE: 1" = 40'
BEARING OF BASIS
TEXAS STATE PLANE
COORDINATES NAD 83
TEXAS, SOUTH ZONE (4205)
WESTERN DATA SYSTEMS NETWORK

EXIST. CITY OF WESLACO
8" SANITARY SEWER LINE
(AT APPROX. LOCATION, FIELD
VERIFY PRIOR TO CONSTRUCTION)

ABBREVIATION LEGEND	
R.O.W.	RIGHT-OF-WAY
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCING
S.W.C.	SOUTHWEST CORNER
F.T.	FARM TRACT
F.T.M.	FARM-TO-MARKET
U.E.	UTILITY EASEMENT
C.L.	CENTER LINE
LOT LINE	LOT LINE

LEGEND	
○	SET 1/2 INCH IRON ROD
●	FOUND 1/2 INCH IRON ROD
▲	FOUND COTTON PICKER SPINDLE
△	CALCULATED POINT
⊙	POWER POLE
(XXXX)	MAP RECORD
○	NATURAL GROUND
○	CAPPED IRON ROD SET

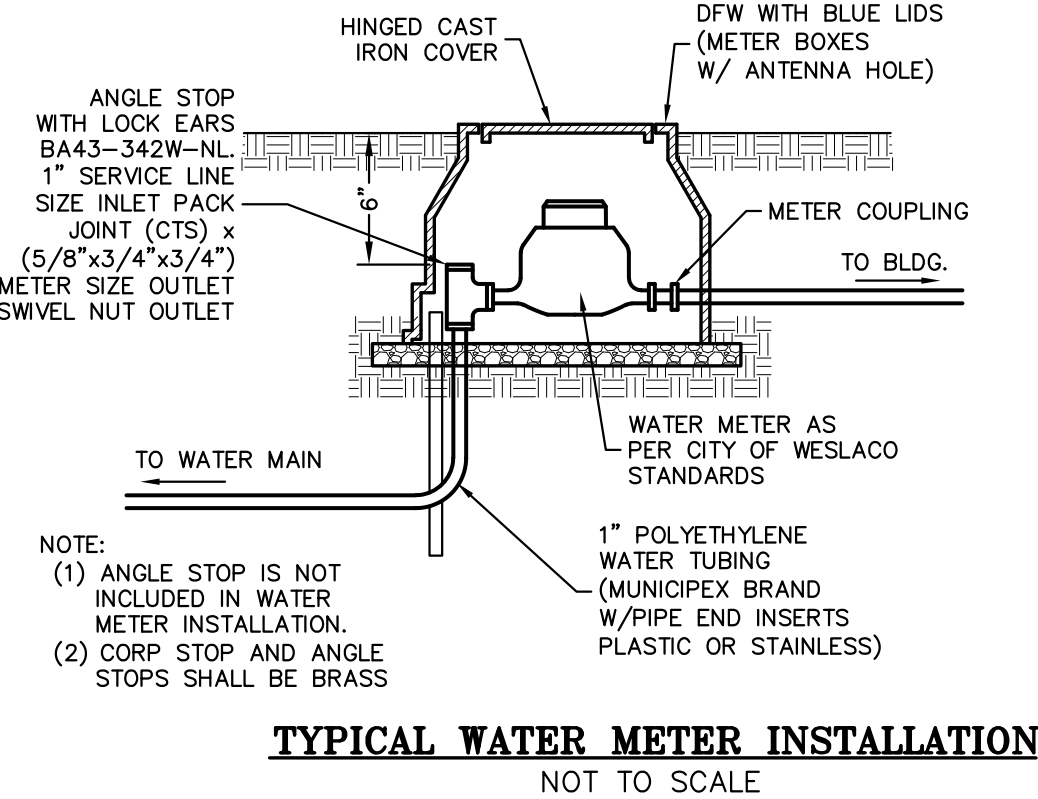
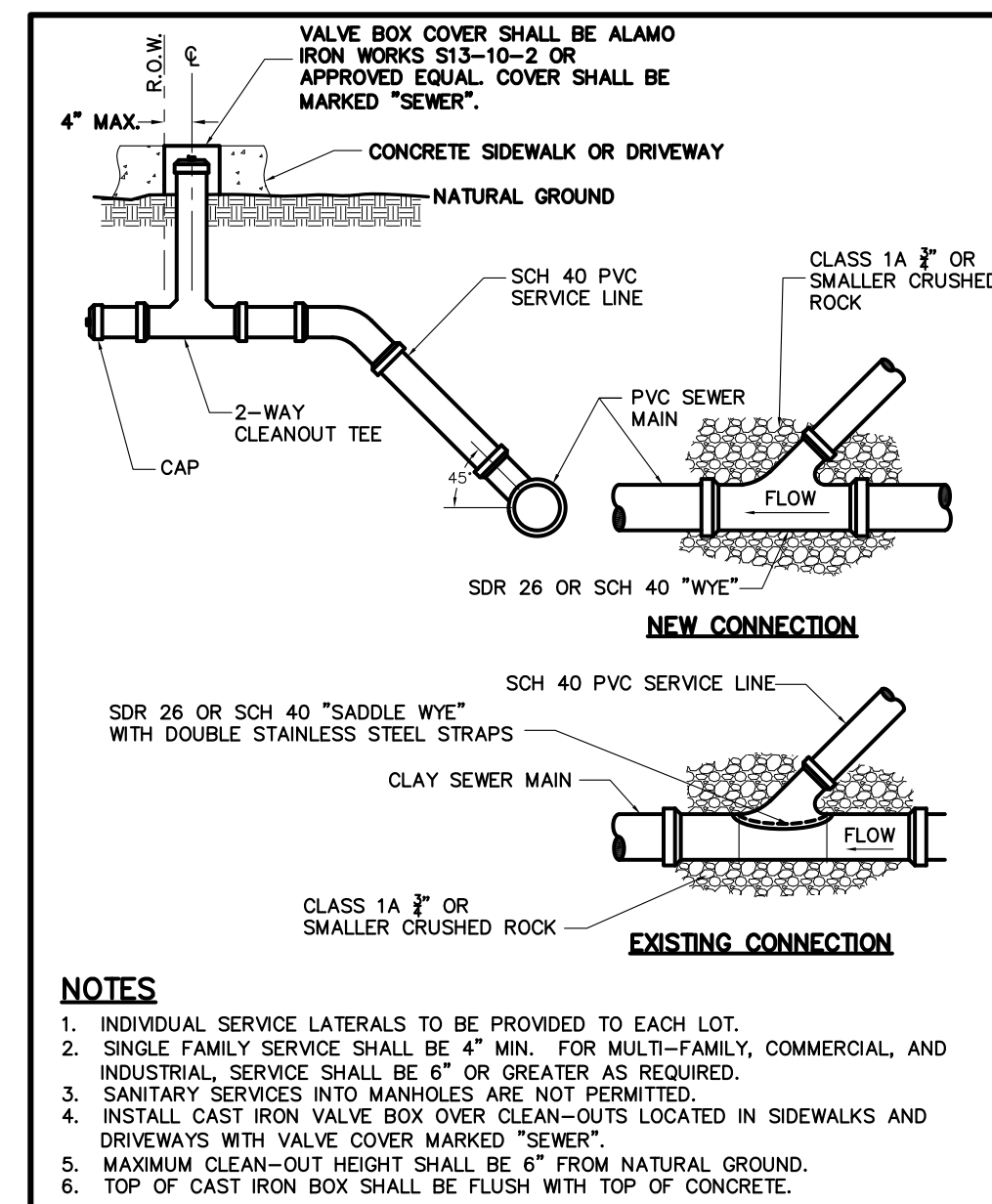
RIO DELTA ENGINEERING
FIRM REGISTRATION NO. F-7628
SURVEY FIRM NO. 10194027
921 S. 10TH AVENUE EDINBURG, TEXAS 78539
(TEL) 956-380-5152 (FAX) 956-380-5083



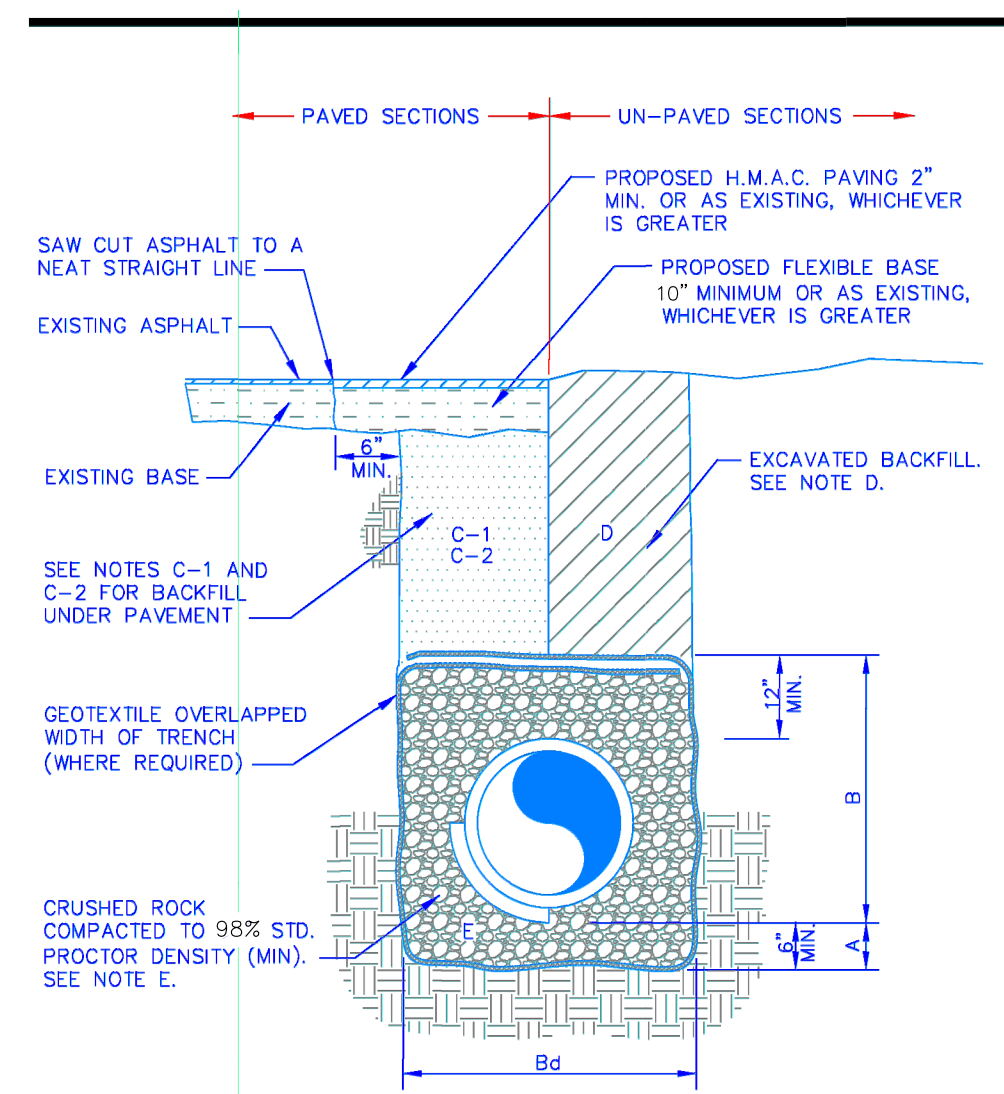
THIS DOCUMENT IS
RELEASED FOR THE
PURPOSE OF INTERIM
REVIEW UNDER THE
AUTHORITY OF
IVAN GARCIA,
P.E. 115662 ON
JUNE 15, 2022
IT IS NOT TO BE
USED FOR CONSTRUCTION,
BIDDING OR PERMIT
PURPOSES.

ISSUED FOR:
PRELIMINARY

UTILITY LAYOUT
PABLO PENIA JR. SUBDIVISION NO.2
WESLACO, TEXAS
HIDALGO COUNTY

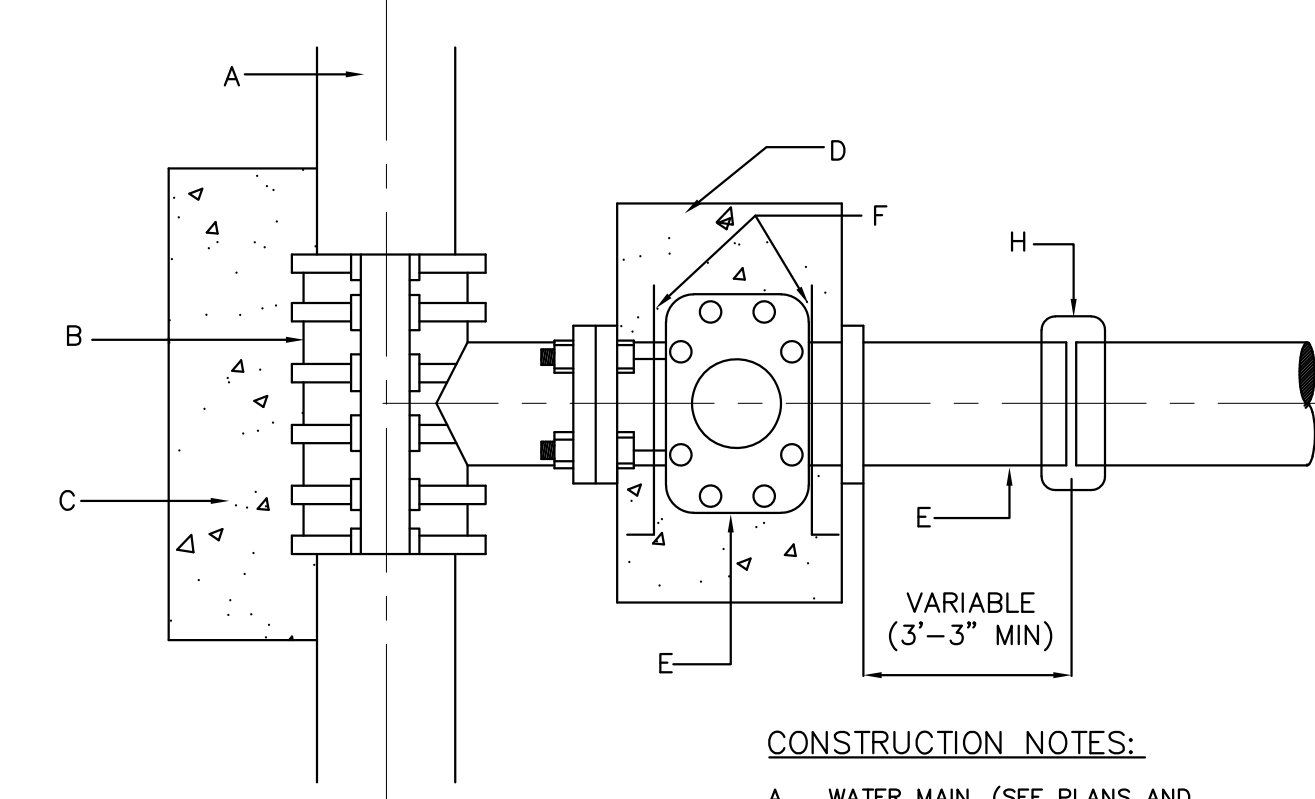


- GENERAL NOTES:
- ALL WATERLINE IMPROVEMENTS AS PER CITY OF WESLACO CONSTRUCTION STANDARDS.
 - CONTRACTOR SHALL BE REQUIRE TO REPAIR ANY LANDSCAPING AND SIDEWALK DAMAGE AS PART OF THE CONSTRUCTION.
 - EXISTING CURB AND GUTTER, DRIVEWAYS, AND ANY DAMAGED UTILITIES TO BE RESTORED TO ORIGINAL CONDITION OR BETTER.



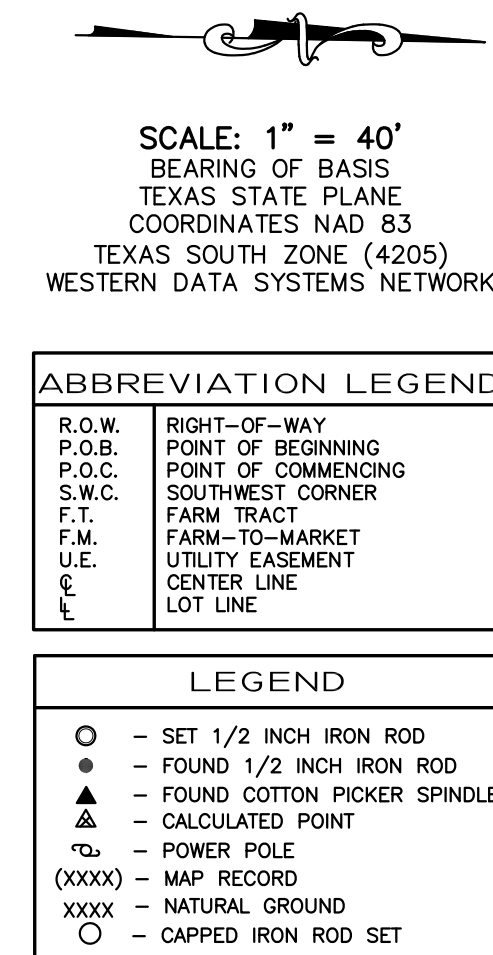
GENERAL NOTES:

- CRUSHED ROCK BEDDING PLACED, HAND LEVELED, AND COMPACTED BEFORE PIPE IS LAID, UP TO BOTTOM OF PIPE (MIN. THICKNESS = 6").
- CRUSHED ROCK BACKFILL PLACED AND COMPACTED AFTER PIPE IS LAID, FROM BOTTOM OF PIPE TO 12" ABOVE THE TOP OF PIPE. WORK IN UNDER PIPE HAUNCHES AND COMPACT BY HAND TO SPRING LINE. USE VIBRATORY-TYPE COMPACTORS FOR LIFTS ABOVE THE SPRING LINE. MAXIMUM 6" LIFTS.
- MINIMUM TRENCH WIDTH: PIPE O.D. + 16" (FOR 16" PIPE AND SMALLER) PIPE O.D. X 1.25 + 12" (FOR 18" PIPE AND LARGER)
- (CITY STREETS, PARKING AREA, AND DRIVEWAYS) SELECT EXCAVATED BACKFILL MECHANICALLY COMPACTED TO 95% STANDARD PROCTOR DENSITY IN 8" MAX. LIFTS.
- (STATE MAINTAINED ROADWAY) SAND/CEMENT STABILIZED BACKFILL WITH 7% PORTLAND CEMENT COMPACTED TO 95% STANDARD PROCTOR DENSITY.
- EXCAVATED EARTH BACKFILL MECHANICALLY COMPACTED IN 12" MAX. LIFTS. MINIMUM STANDARD PROCTOR DENSITY: 95% OUTSIDE RIGHT OF WAY 98% INSIDE RIGHT OF WAY
- EMBEDMENT SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF ASTM D 2321. EMBEDMENT MATERIAL SHALL BE CLASS 1A (CRUSHED ROCK) MAXIMUM 3/4" SIZE FOR PIPE SIZE ≤ 15". GREATER THAN 80% OF CRUSHED ROCK SHALL HAVE AT LEAST THREE BROKEN FACES. NO MORE THAN 2% UNBROKEN FRACTION ALLOWED.
- IN SATURATED SOILS WITH FINES OR UNSTABLE SOILS, EMBEDMENT ZONE SHALL BE WRAPPED WITH GEOTEXTILE.
- WHERE THIS STANDARD CONFLICTS WITH THE RECOMMENDATION OF ANY GEOTECHNICAL REPORT, OBTAIN WRITTEN CLARIFICATION FROM THE UTILITY ENGINEER PRIOR TO CONSTRUCTION.
- FOUNDATION PREPARATION USING COBBLES, GRAVEL, CEMENT STABILIZATION, OR OTHER METHODS AS APPROVED BY THE ENGINEER SHALL BE REQUIRED WHEN TRENCH BOTTOM IS UNSTABLE.
- BACKFILLING AT STRUCTURES SHALL BE PLACED IN UNIFORM LAYERS, AND COMPACTED TO 98% STANDARD PROCTOR DENSITY IN 8" MAXIMUM LIFTS. STRUCTURE BACKFILL MATERIAL SHALL BE SAND.



**TAPPING SLEEVE
& VALVE INSTALLATION**

ENGINEER:
IVAN GARCIA P.E. R.P.L.S.
SURVEYOR:
IVAN GARCIA P.E. R.P.L.S.
CHECKED:
IVAN GARCIA P.E. R.P.L.S.
DRAWN:
DANIEL RODRIGUEZ E.I.T.
SCALE:
1"=40'
DATE:
JUNE 15, 2022
PROJECT:
SUB 22 029
REVISIONS:
PAGE NO:
2-OF-3



COUNTY DRAINAGE DISTRICT NO. 1
PROP ID: 1179581

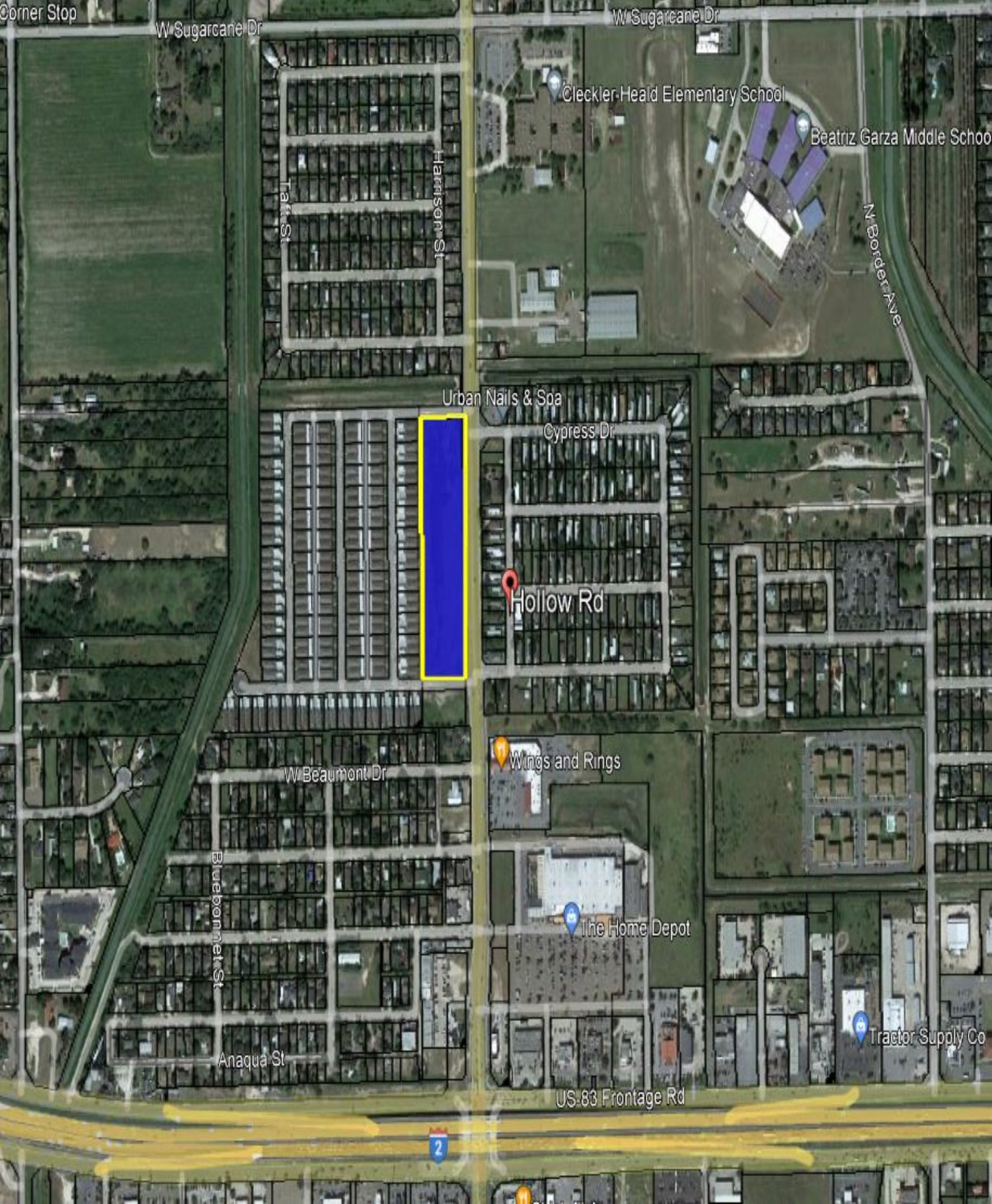
RIO DELTA ENGINEERING
FIRM REGISTRATION No. F-7628
SURVEY FIRM No. 10194027
921 S. 10TH AVENUE EDINBURG, TEXAS 78539
(TEL) 956-380-5152 (FAX) 956-380-5083

THIS DOCUMENT IS
RELEASED FOR THE
PURPOSE OF INTERIM
REVIEW UNDER THE
AUTHORITY OF
IVAN GARCIA,
P.E. 115662 ON
JUNE 15, 2022
IT IS NOT TO BE
USED FOR CONSTRUCTION,
BIDDING OR PERMIT
PURPOSES.

ISSUED FOR:
PRELIMINARY

STREET LIGHT LAYOUT
PABLO PENA JR. SUBDIVISION NO.2
WESLACO, TEXAS
HIDALGO COUNTY

ENGINEER:	IVAN GARCIA P.E. R.P.L.S.
SURVEYOR:	IVAN GARCIA P.E. R.P.L.S.
CHECKED:	IVAN GARCIA P.E. R.P.L.S.
DRAWN:	PHILLIP EBERLE E.I.T.
SCALE:	1"=40'
DATE:	JUNE 15, 2022
PROJECT:	SUB 22 029
REVISIONS:	
PAGE NO.	3-OF-3



Corner Stop

W Sugarcane Dr

W Sugarcane Dr

Cleckler-Heald Elementary School

Beatriz Garza Middle School

N Border Ave

Harrison St

Tarr St

Urban Nails & Spa

Cypress Dr

Hollow Rd

W Beaumont Dr

Wings and Rings

The Home Depot

Tractor Supply Co

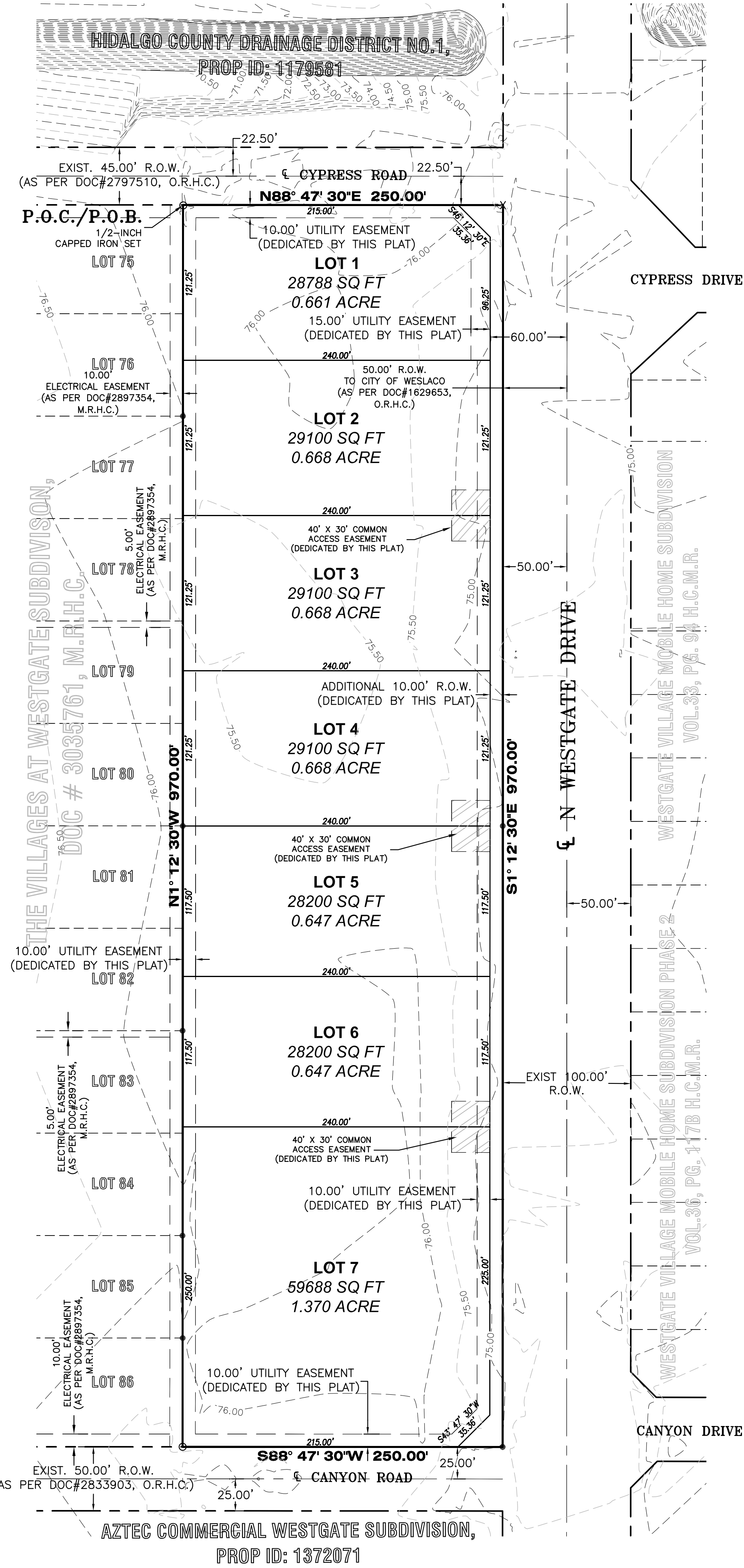
Anaqua St

US-83 Frontage Rd

2

PABLO PEÑA JR SUBDIVISION No.2

BEING A 5.57 ACRE TRACT OF LAND OUT OF AND FORMING A PART OR PORTION OF FARM TRACT 145, BLOCK 179, WEST AND ADAMS TRACT SUBDIVISION, RECORDED IN VOLUME 2, PAGE 34-37, MAP RECORDS OF HIDALGO COUNTY, TEXAS



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

WE, **WESTGATE COMMERCIAL HOLDINGS LLC & FALARS-V INC.** AS OWNER(S) OF THE 5.57 ACRE TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED **PABLO PEÑA JR SUBDIVISION No.2** HEREBY SUBDIVIDE THE LAND AS DEPICTED IN THIS SUBDIVISION PLAT AND DEDICATE TO PUBLIC USE OF STREETS, PARKS, AND EASEMENTS SHOWN HEREIN. I CERTIFY THAT I HAVE COMPLIED WITH THE REQUIREMENTS OF TEXAS LOCAL GOVERNMENT CODE § 232.032 AND THAT:

(A) THE WATER QUALITY AND CONNECTIONS TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS;
(B) SEWER CONNECTIONS TO THE LOTS OR SEPTIC TANKS MEET, OR WILL MEET, THE MINIMUM REQUIREMENTS OF STATE STANDARDS;
(C) ELECTRICAL CONNECTIONS PROVIDED TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS; AND
(D) GAS CONNECTIONS, IF AVAILABLE, PROVIDED TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS.

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

BOBBY TAYLOR POLVADO, MANAGER
WESTGATE COMMERCIAL HOLDINGS LLC.
29242 SEABISCUIT DR
FAIR OAKS RANCH, TX 78015

FELIZA TAYLOR, MANAGER
FALARS-V INC.
326 W. MILE 11 N
WESLACO, TX 78599

STATE OF TEXAS – COUNTY OF HIDALGO PUBLIC NOTARY CERTIFICATE

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS ____ DAY OF _____, 2022

NOTARY PUBLIC MY COMMISSION EXPIRES _____

STATE OF TEXAS – COUNTY OF HIDALGO PUBLIC NOTARY CERTIFICATE

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS ____ DAY OF _____, 2022

NOTARY PUBLIC MY COMMISSION EXPIRES _____

STATE OF TEXAS – CITY OF WESLACO PLAT APPROVAL CERTIFICATE

I, THE UNDERSIGNED, MAYOR TO THE CITY OF WESLACO, HEREBY CERTIFY THAT **PABLO PEÑA JR SUBDIVISION No.2** PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THIS CITY WHEREIN MY APPROVAL IS REQUIRED.

CITY MAYOR _____ DATE _____ ATTEST: CITY SECRETARY _____ DATE _____

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

PLANNING AND ZONING COMMISSION CHAIRMAN _____ DATE _____

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 CERTIFICATE

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

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

PAUL E. SESIN, P.E., C.F.M.
GENERAL MANAGER _____ DATE _____

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

THIS PLAT IS APPROVED BY THE HIDALGO AND CAMERON COUNTIES IRRIGATION DISTRICT NO. 9

DATED THIS ____ DAY OF _____, 20__

- NO IMPROVEMENTS OF ANY KIND SHALL BE PLACED UPON HIDALGO AND CAMERON COUNTIES IRRIGATION DISTRICT NO. 9 RIGHT-OF-WAYS AND/OR EASEMENTS WITHOUT THE EXPRESSED WRITTEN PERMISSION OF H.C.C.I.D. #9.
- IT IS UNDERSTOOD THAT THE RATE OF FLOW OF STORM WATER FOR THE DEVELOPMENT WILL BE NO GREATER THAN THE RATE OF FLOW OF STORM WATER WHEN THE LAND WAS IN AGRICULTURAL USE.
- H.C.C.I.D. #9 WILL NOT BE RESPONSIBLE FOR THE STORM/DRAINAGE SYSTEM TO ANY LOT WITHIN THIS SUBDIVISION. AS WELL, H.C.C.I.D. #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.
- H.C.C.I.D. #9 HAS NOT REVIEWED AND DOES NOT CERTIFY THAT THE STORM SEWER OR UTILITIES SYSTEMS DESCRIBED ARE APPROPRIATE FOR THE PARTICULAR SUBDIVISION, BASED ON GENERALLY ACCEPTED ENGINEERING CRITERIA. THE DEVELOPER AND HIS ENGINEER ARE RESPONSIBLE FOR THEIR DETERMINATIONS.

GENERAL MANAGER
HIDALGO & CAMERON COUNTIES IRRIGATION DISTRICT No.9 _____ DATE _____

SCALE: 1" = 60'
BEARING OF BASIS
TEXAS STATE PLANE
COORDINATES MAD 83
TEXAS SOUTH ZONE (4205)
WESTERN DATA SYSTEMS NETWORK

ABBREVIATION LEGEND	
R.O.W.	RIGHT-OF-WAY
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCING
S.W.C.	SOUTHWEST CORNER
F.T.	FARM TRACT
F.M.	FARM-TO-MARKET
U.E.	UTILITY EASEMENT
C.L.	CENTER LINE
L.L.	LOT LINE

LEGEND	
○	SET 1/2" INCH IRON ROD
●	FOUND 1/2" INCH IRON ROD
▲	FOUND COTTON PICKER SPINDLE
○	COTTON PICKER SPINDLE SET
○	CONCRETE MONUMENT SET
○	CONCRETE MONUMENT FOUND
△	CALCULATED POINT
△	POWER POLE
(XXXX)	RECORD CALL
XXXX	NATURAL GROUND
X	FOUND 'X' MARK IN CONCRETE

METES AND BOUNDS DESCRIPTION

BEING A 5.57 ACRE TRACT OF LAND OUT OF AND FORMING A PART OR PORTION OF FARM TRACT 145, BLOCK 179, WEST AND ADAMS TRACT SUBDIVISION, RECORDED IN VOLUME 2, PAGE 34-37, MAP RECORDS OF HIDALGO COUNTY, TEXAS, AND SAID 5.57 ACRES TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2-INCH CAPPED IRON ROD SET AT NORTHEAST CORNER OF LOT 75, THE VILLAGES AT WESTGATE SUBDIVISION, RECORDED IN DOCUMENT NO. 2897354, MAP RECORDS OF HIDALGO COUNTY, TEXAS, SAME BEING ON THE SOUTH RIGHT-OF-WAY LINE OF CYPRESS ROAD (45.00-FOOT R.O.W.), FOR THE NORTHWEST CORNER/RIGHT TRACT:

THENCE N 88°47'30" E ALONG THE SOUTH LINE OF THE SAID CYPRESS ROAD, TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF N WESTGATE DRIVE (100.00-FOOT R.O.W.), A DISTANCE OF 250.00 FEET TO AN "X" CUT ON CONCRETE FOUND, FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE S 01°12'30" E ALONG THE WEST RIGHT OF WAY LINE OF N WESTGATE DRIVE, TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF CANYON ROAD (100.00-FOOT R.O.W.), A DISTANCE OF 970.00 FEET TO A 1/2-INCH CAPPED IRON ROD FOUND, FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE S 88°47'30" W WITH THE NORTH RIGHT-OF-WAY LINE OF SAID CANYON ROAD, TO THE SOUTHEAST CORNER OF LOT 86, OF SAID THE VILLAGES AT WESTGATE SUBDIVISION. A DISTANCE OF 250.00 FEET TO A 1/2-INCH CAPPED IRON ROD SET, FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE N 01°12'30" E ALONG THE EAST LINE OF THE VILLAGES AT WESTGATE SUBDIVISION, SAME BEING PARALLEL TO THE WEST RIGHT-OF-WAY LINE OF N WESTGATE DRIVE, A DISTANCE OF 1070.00 FEET TO THE POINT AND PLACE OF BEGINNING, SAID TRACT CONTAINING 5.57 ACRES, MORE OR LESS.

STATE OF TEXAS – COUNTY OF HIDALGO

I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE FROM AN ACTUAL SURVEY MADE ON THE GROUND OF THE PROPERTY LEGALLY DESCRIBED HEREON, AND THAT THERE ARE NO APPARENT DISCREPANCIES, CONFLICTS, OR OVERLAPPING OF IMPROVEMENTS, VISIBLE UTILITY LINES OR ROADS IN PLACE, EXCEPT AS SHOWN ON THE ACCOMPANYING PLAT, AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY SUPERVISION IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF WESLACO AND HIDALGO COUNTY, TEXAS.

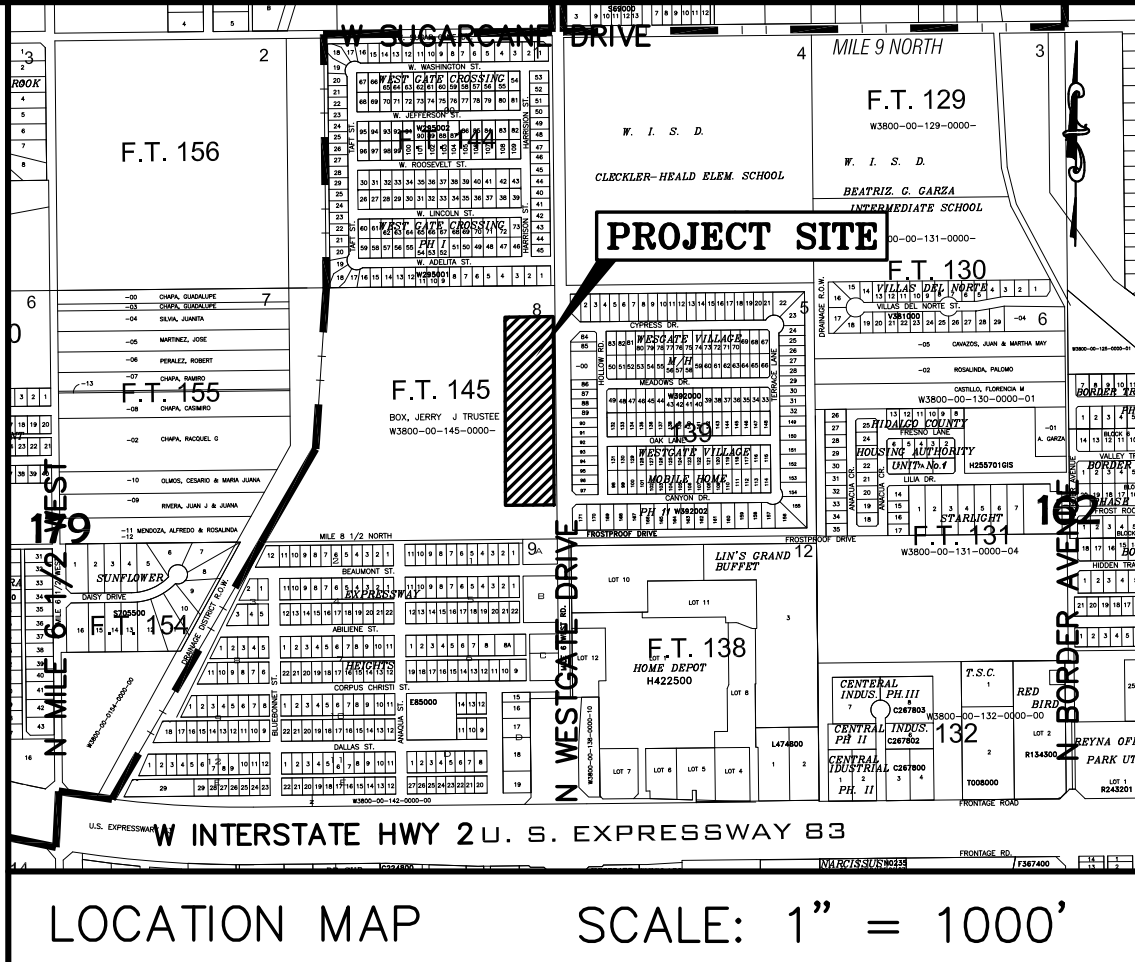
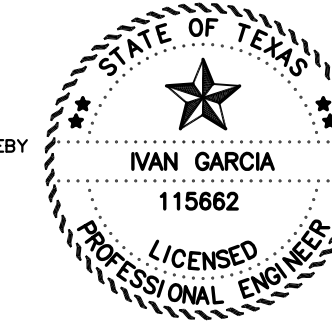
IVAN GARCIA
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6496
SURVEY FIRM # 10194027



STATE OF TEXAS – COUNTY OF HIDALGO

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

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



GENERAL NOTES:

- THIS SUBDIVISION IS IN ZONE "B" OF THE FLOOD INSURANCE RATE, AREAS BETWEEN LIMITS OF THE 100-YEAR FLOOD AND 500-YEAR FLOOD. 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), ACCORDING TO THE FEMA'S FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 480349 0005 B, REVISED MARCH 4, 1980.
- SETBACKS:
FRONT: 1.00 FOOT BACK FROM PROPERTY LINE FOR EACH 2.00 FEET IN BUILDING HEIGHT, NOT TO EXCEED ONE-HALF OF THE WIDTH OF THE ABUTTING DEDICATED RIGHT-OF-WAY OR IN LINE WITH THE MAJORITY SETBACK OF EXISTING STRUCTURES ALONG THE SAME BLOCK, WHICHEVER IS GREATER.
REAR: 10.00 FEET OR EASEMENT WHICHEVER IS GREATER
SIDE: 6.00 FEET OR EASEMENT WHICHEVER IS GREATER
- NO ACCESS SHALL BE GRANTED UNTO WESTGATE FOR LOT 1. SHARED ACCESS POINTS WILL BE PROVIDED BETWEEN LOTS 2 & 3, LOTS 4 & 5, AND LOTS 6 & 7.
- MINIMUM FINISHED FLOOR ELEVATIONS ESTABLISHED SHALL BE:
LOT 1: 76.60 LOT 4: 76.30 LOT 7: 75.70
LOT 2: 76.50 LOT 5: 76.20
LOT 3: 76.20 LOT 6: 76.20
- THE FOLLOWING BENCHMARKS ARE IDENTIFIED ON THE FACE OF THE PLAT AND ON THE ATTACHED ENGINEERING PLANS.
---SB.M. NO. 1---, ELEV. **74.86** N.G.V.D. 88, DESCRIPTION: TOP OF STORM DRAIN MAN HOLE ALONG N WESTGATE DRIVE. GPS POINT, GRID COORDINATES N **18590466.8400**, E **11458582.8790**
---SB.M. NO. 2---, ELEV. **74.40** N.G.V.D. 88, DESCRIPTION: SQUARE CUT TOP OF INLET BENCHMARK ALONG N WESTGATE DRIVE. GPS POINT, GRID COORDINATES N **18590769.7000**, E **11458586.1530**
- IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1, CITY OF WESLACO REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO DRAIN A TOTAL OF **76,638** CUBIC-FEET (**1,759** 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 THAT STATED ABOVE, DUE TO THE IMPERVIOUS AREA BEING GREATER THAN THE ENGINEER CONSIDERED FOR HIS CALCULATION OF THIS SUBDIVISION.

LOT #	VOLUME REQUIRED
1	9,505 CF 0.218 AC-FT
2	9,607 CF 0.221 AC-FT
3	9,607 CF 0.221 AC-FT
4	9,607 CF 0.221 AC-FT
5	9,305 CF 0.213 AC-FT
6	9,305 CF 0.213 AC-FT
7	19,702 CF 0.452 AC-FT
- NO STRUCTURE SHALL BE PERMITTED OVER ANY EASEMENT. EASEMENTS SHALL BE KEPT CLEAR OF BUILDINGS, SHEDS, SHRUBS TREES, AND OTHER PLANTINGS (EXCEPT LOW, LESS THAN 18 INCHES MATURE HEIGHT, GROUND COVER, GRASS, OR FLOWERS) AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATIONS AND MAINTENANCE OF THE EASEMENT.
- EACH PURCHASE CONTRACT MADE BETWEEN A SUBDIVIDER AND PURCHASER OF A LOT IN THIS SUBDIVISION SHALL CONTAIN A STATEMENT DESCRIBING HOW AND WHEN WATER, SEWER, ELECTRICITY, AND GAS SERVICES WILL BE MADE AVAILABLE TO THE SUBDIVISION.
- THERE ARE NO WATER WELLS WITHIN 150 FEET FROM THE BOUNDARIES ON THIS SUBDIVISION
- CORNER LOT DRIVEWAYS SHOULD BE CONSTRUCTED AT FURTHEST POSSIBLE POINT FROM INTERSECTIONS AND IN COMPLIANCE WITH ACCESS MANAGEMENT ORDINANCE.
- ALL SUBDIVISION BOUNDARY LOT CORNERS HAVE CONCRETE MONUMENTS AND ALL LOT CORNERS HAVE CAPPED IRON ROD MARKERS.
- A 5.00 FOOT SIDEWALKS ARE REQUIRED ALONG ALL INTERIOR STREETS UPON THE ISSUANCE OF A BUILDING PERMIT. ON CORNER LOTS, THE OWNER SHALL BE RESPONSIBLE FOR THE SIDEWALK ALONG STREETS ADJOINING THE LOT.
- STREET LIGHT MUST BE LOCATED EVERY 300 FEET.
- LANDSCAPING IS REQUIRED PER CITY ORDINANCE.

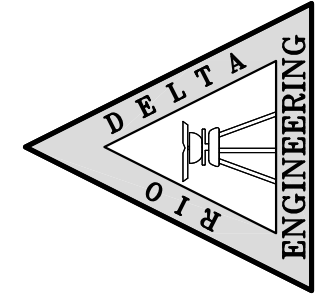


FILED FOR RECORD IN
HIDALGO COUNTY
ARTURO GUJARDO, JR.
HIDALGO COUNTY CLERK

ON: _____ AT _____ AM/PM
INSTRUMENT NUMBER _____
OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS
REVISIONS: SUB 22 029
DEPUTY _____

PLAT SHEET
PABLO PEÑA JR SUBDIVISION No.2
WESLACO, TEXAS
HIDALGO COUNTY

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



THIS DOCUMENT IS
RELEASED FOR THE
PURPOSE OF INTERIM
REVIEW UNDER THE
AUTHORITY OF
IVAN GARCIA,
P.E. 115662 ON
JUNE 15, 2022
IT IS NOT TO BE
USED FOR CONSTRUCTION,
BIDDING OR PERMIT
PURPOSES.

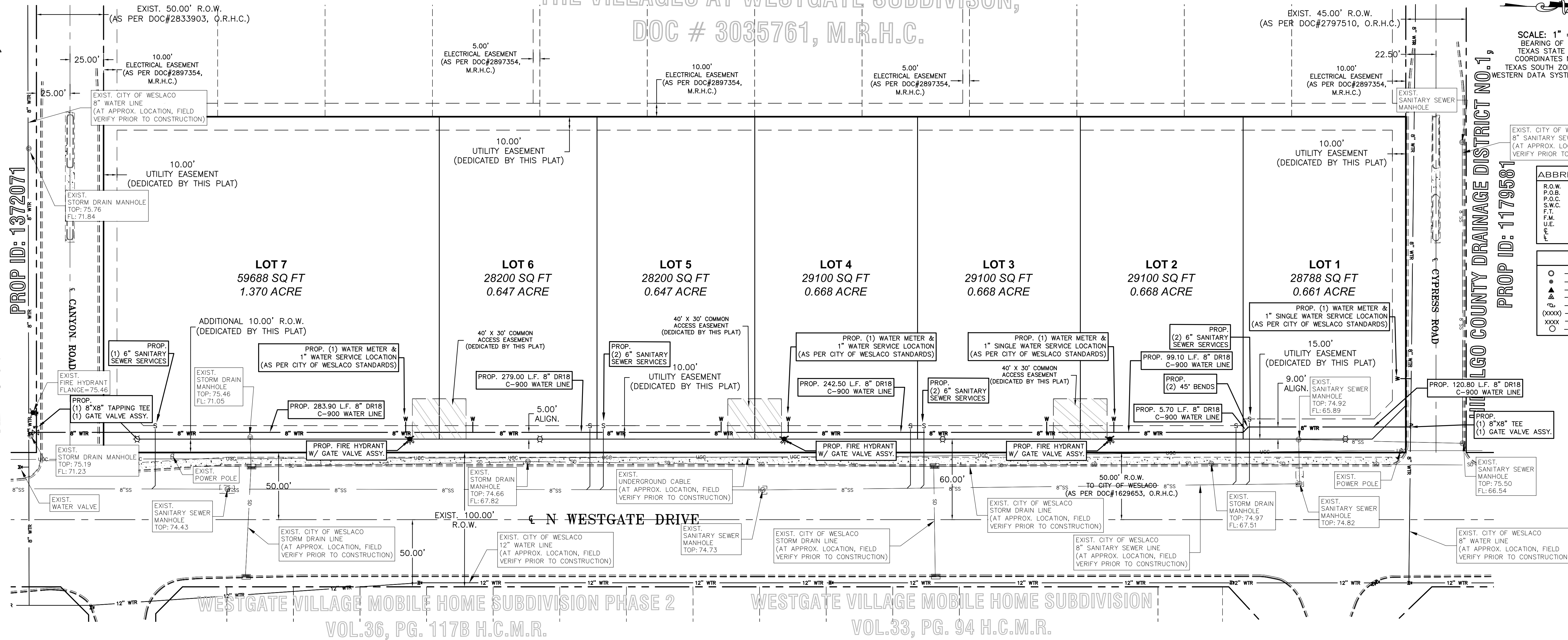
ISSUED FOR:
PRELIMINARY

ENGINEER:
IVAN GARCIA P.E. R.P.L.S.
SURVEYOR:
IVAN GARCIA P.E. R.P.L.S.
CHECKED:
IVAN GARCIA P.E. R.P.L.S.
DRAWN:
DANIEL RODRIGUEZ E.I.T.
SCALE:
1" = 60"
DATE:
JUNE 15, 2022
PROJECT:
SUB 22 029
REVISIONS:
PAGE NO.
1-OF-3

\\IDE SUBDIVISIONS 2022\\SUB 22 029 - PABLO PENIA JR. SUBDIVISION NO.2 - FELIZA TAYLOR - PABLO PENIA NO.2\\DWG\\SUB 22 029 - SHT UTILITY LAYOUT\\DWG\\DELTA 6/29/2022 11:39 AM

AZTEC COMMERCIAL WESTGATE SUBDIVISION,
PROP ID: 1372071

THE VILLAGES AT WESTGATE SUBDIVISION, DOC # 3035761, M.R.H.C.



SCALE: 1" = 40'
BEARING OF BASIS
TEXAS STATE PLANE
COORDINATES NAD 83
TEXAS SOUTH ZONE (4205)
WESTERN DATA SYSTEMS NETWORK

EXIST. CITY OF WESLACO
8" SANITARY SEWER LINE
(AT APPROX. LOCATION, FIELD
VERIFY PRIOR TO CONSTRUCTION)

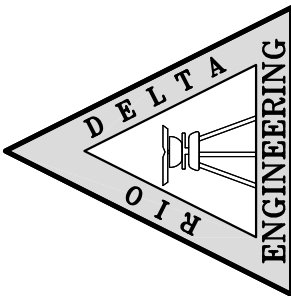
ABBREVIATION LEGEND	
R.O.W.	RIGHT-OF-WAY
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCING
S.W.C.	SOUTHWEST CORNER
F.T.	FARM TRACT
F.T.M.	FARM-TO-MARKET
U.E.	UTILITY EASEMENT
C.L.	CENTER LINE
LOT LINE	LOT LINE

LEGEND	
○	SET 1/2 INCH IRON ROD
●	FOUND 1/2 INCH IRON ROD
▲	FOUND COTTON PICKER SPINDLE
△	CALCULATED POINT
⊙	POWER POLE
(XXXX)	MAP RECORD
○	NATURAL GROUND
○	CAPPED IRON ROD SET

RIO DELTA ENGINEERING

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

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



THIS DOCUMENT IS
RELEASED FOR THE
PURPOSE OF INTERIM
REVIEW UNDER THE
AUTHORITY OF
IVAN GARCIA,
P.E. 115662 ON
JUNE 15, 2022
IT IS NOT TO BE
USED FOR CONSTRUCTION,
BIDDING OR PERMIT
PURPOSES.

ISSUED FOR:
PRELIMINARY

UTILITY LAYOUT
PABLO PENIA JR. SUBDIVISION NO.2
WESLACO, TEXAS
HIDALGO COUNTY

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

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

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

DRAWN:
DANIEL RODRIGUEZ E.I.T.

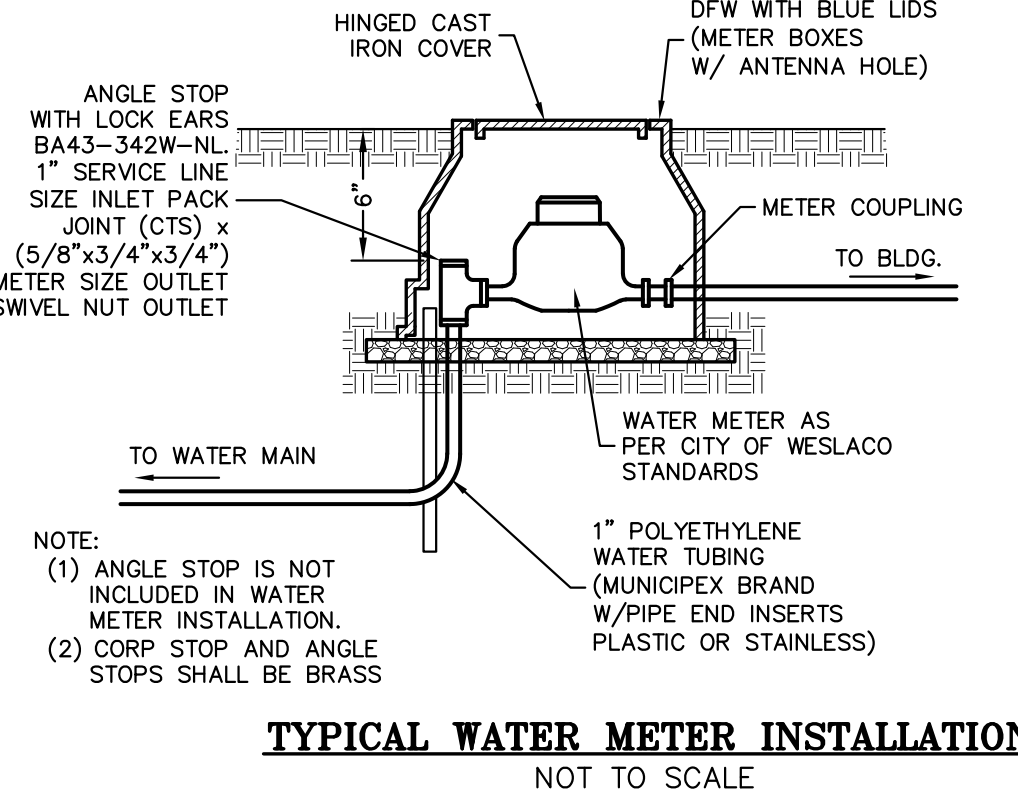
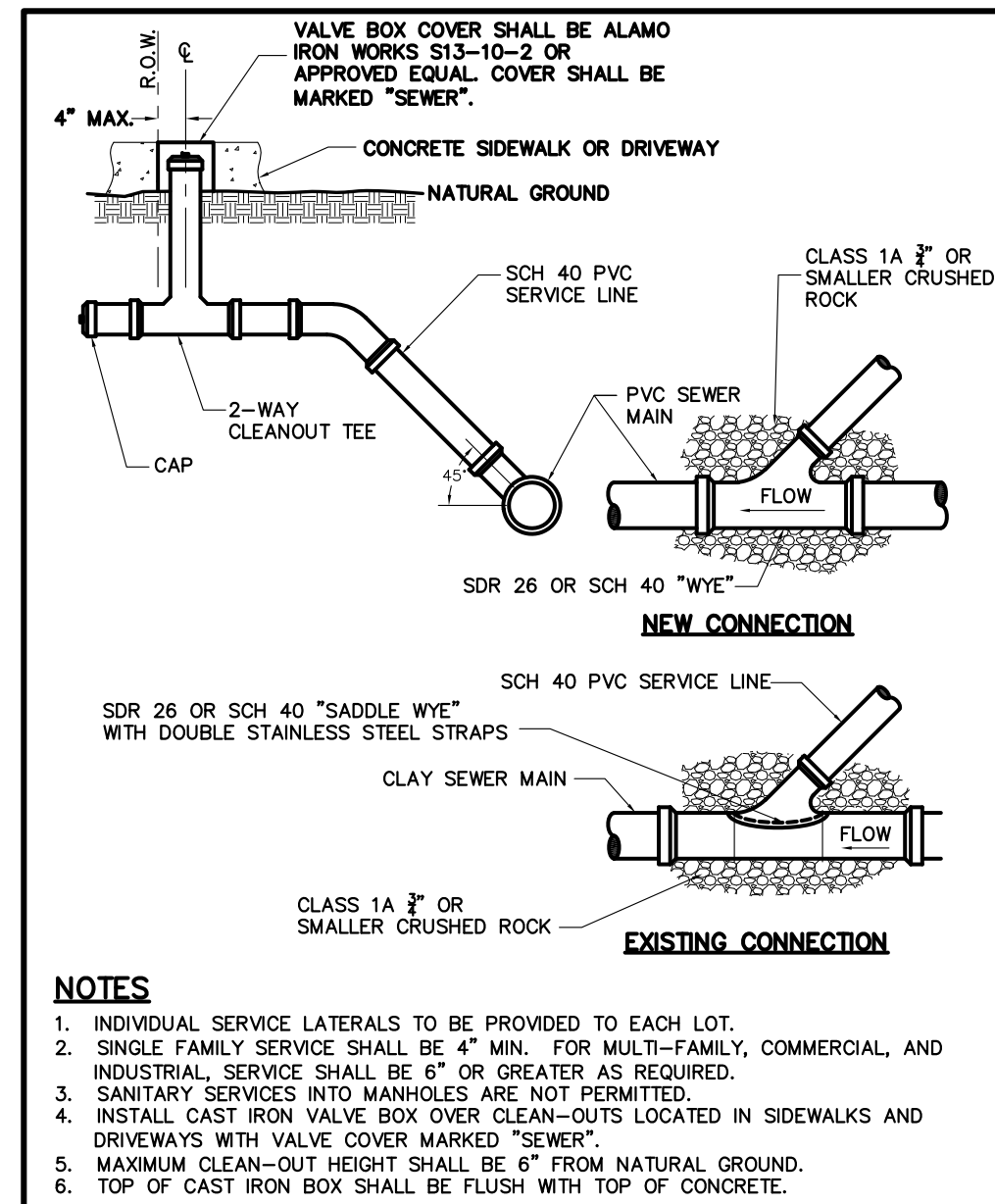
SCALE:
1"=40'

DATE:
JUNE 15, 2022

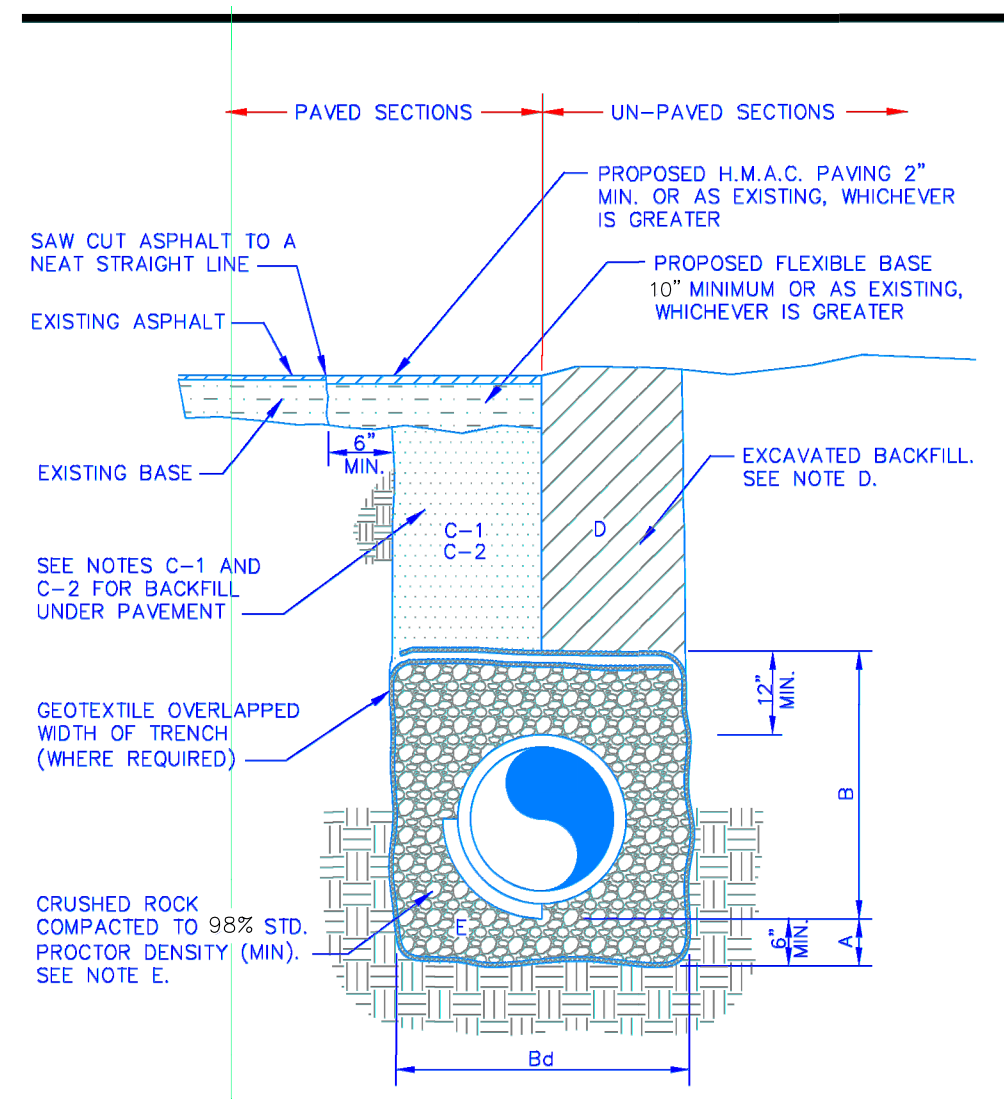
PROJECT:
SUB 22 029

REVISIONS:

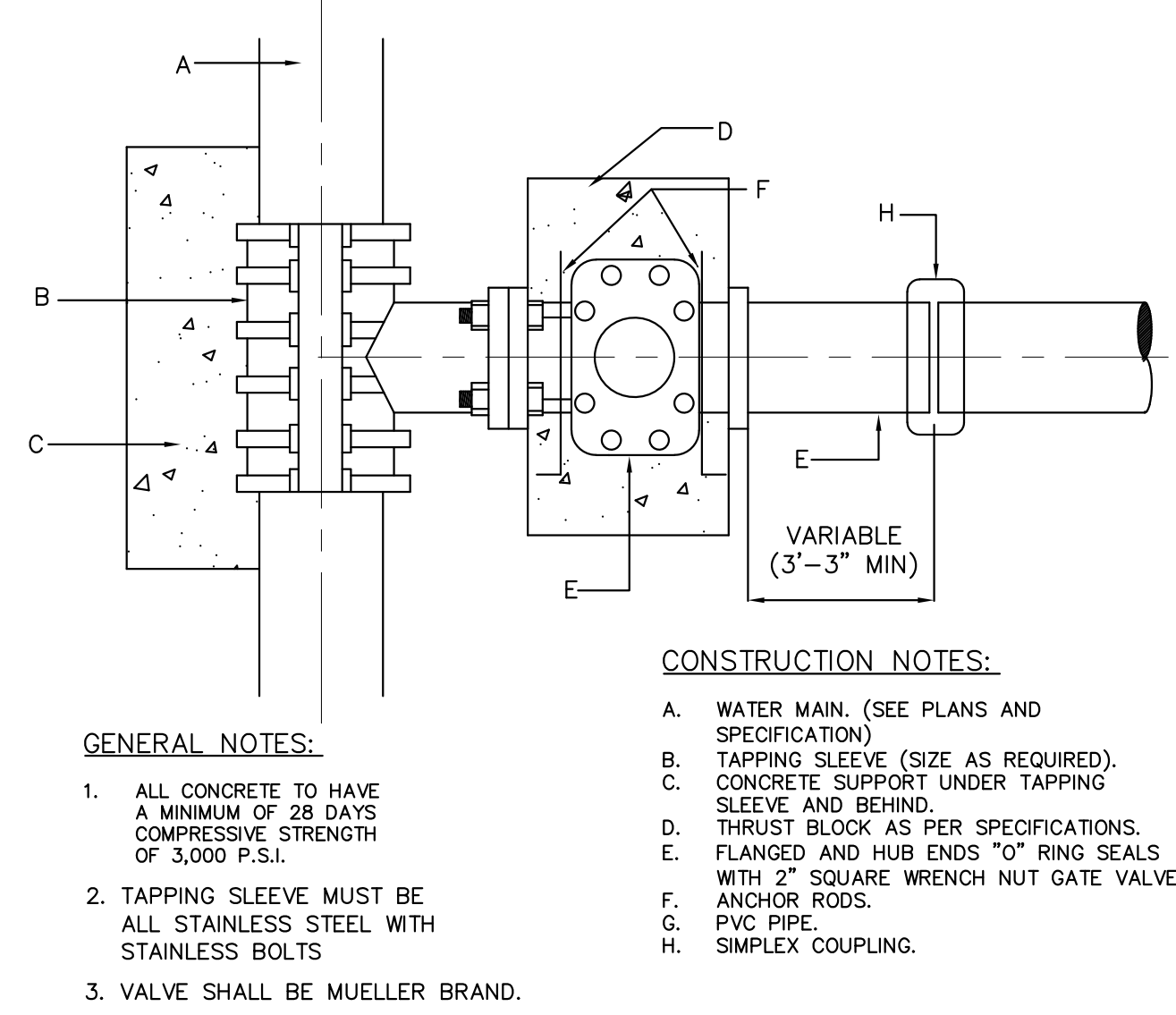
PAGE NO.
2-OF-3



- GENERAL NOTES:
- ALL WATERLINE IMPROVEMENTS AS PER CITY OF WESLACO CONSTRUCTION STANDARDS.
 - CONTRACTOR SHALL BE REQUIRED TO REPAIR ANY LANDSCAPING AND SIDEWALK DAMAGE AS PART OF THE CONSTRUCTION.
 - EXISTING CURB AND GUTTER, DRIVEWAYS, AND ANY DAMAGED UTILITIES TO BE RESTORED TO ORIGINAL CONDITION OR BETTER.

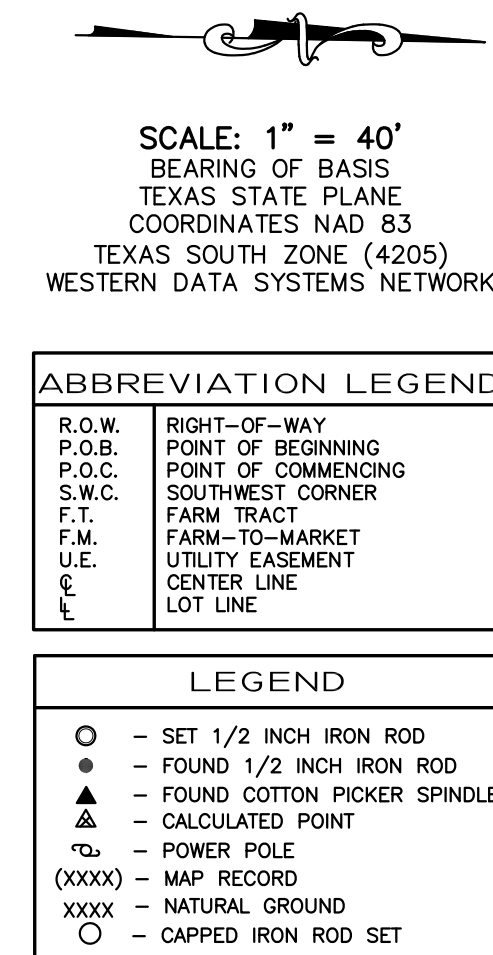


- GENERAL NOTES:
- CRUSHED ROCK BEDDING PLACED, HAND LEVELED, AND COMPACTED BEFORE PIPE IS LAID, UP TO BOTTOM OF PIPE (MIN. THICKNESS = 6").
 - CRUSHED ROCK BACKFILL PLACED AND COMPACTED AFTER PIPE IS LAID, FROM BOTTOM OF PIPE TO 12" ABOVE THE TOP OF PIPE. WORK IN UNDER PIPE HAUNCHES AND COMPACT BY HAND TO SPRING LINE. USE VIBRATORY-TYPE COMPACTORS FOR LIFTS ABOVE THE SPRING LINE. MAXIMUM 6" LIFTS.
 - MINIMUM TRENCH WIDTH: PIPE O.D. + 16" (FOR 16" PIPE AND SMALLER) PIPE O.D. X 1.25 + 12" (FOR 18" PIPE AND LARGER)
 - (CITY STREETS, PARKING AREA, AND DRIVEWAYS) SELECT EXCAVATED BACKFILL MECHANICALLY COMPACTED TO 95% STANDARD PROCTOR DENSITY IN 8" MAX. LIFTS.
 - (STATE MAINTAINED ROADWAY) SAND/CEMENT STABILIZED BACKFILL WITH 7% PORTLAND CEMENT COMPACTED TO 95% STANDARD PROCTOR DENSITY.
 - EXCAVATED EARTH BACKFILL MECHANICALLY COMPACTED IN 12" MAX. LIFTS. MINIMUM STANDARD PROCTOR DENSITY: 95% OUTSIDE RIGHT OF WAY 98% INSIDE RIGHT OF WAY
 - EMBEDMENT SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF ASTM D 2321. EMBEDMENT MATERIAL SHALL BE CLASS 1A (CRUSHED ROCK) MAXIMUM 3/4" SIZE FOR PIPE SIZE 5" TO 15". GREATER THAN 80% OF CRUSHED ROCK SHALL HAVE AT LEAST THREE BROKEN FACES. NO MORE THAN 2% UNBROKEN FRACTION ALLOWED.
- IN SATURATED SOILS WITH FINES OR UNSTABLE SOILS, EMBEDMENT ZONE SHALL BE WRAPPED WITH GEOTEXTILE.
- WHERE THIS STANDARD CONFLICTS WITH THE RECOMMENDATION OF ANY GEOTECHNICAL REPORT, OBTAIN WRITTEN CLARIFICATION FROM THE UTILITY ENGINEER PRIOR TO CONSTRUCTION.
- FOUNDATION PREPARATION USING COBBLES, GRAVEL, CEMENT STABILIZATION, OR OTHER METHODS AS APPROVED BY THE ENGINEER SHALL BE REQUIRED WHEN TRENCH BOTTOM IS UNSTABLE.
- BACKFILLING AT STRUCTURES SHALL BE PLACED IN UNIFORM LAYERS, AND COMPACTED TO 98% STANDARD PROCTOR DENSITY IN 8" MAXIMUM LIFTS. STRUCTURE BACKFILL MATERIAL SHALL BE SAND.



- GENERAL NOTES:
- ALL CONCRETE TO HAVE A MINIMUM OF 28 DAYS COMPRESSIVE STRENGTH OF 3,000 P.S.I.
 - TAPPING SLEEVE MUST BE ALL STAINLESS STEEL WITH STAINLESS BOLTS
 - VALVE SHALL BE MUELLER BRAND.

TAPPING SLEEVE
& VALVE INSTALLATION



STREET LIGHT LAYOUT
PABLO PENA JR. SUBDIVISION NO.2
WESLACO, TEXAS
HIDALGO COUNTY

ISSUED FOR:
PRELIMINARY

THIS DOCUMENT IS
RELEASED FOR THE
PURPOSE OF INTERIM
REVIEW UNDER THE
AUTHORITY OF
IVAN GARCIA,
P.E. 115662 ON
JUNE 15, 2022
IT IS NOT TO BE
USED FOR CONSTRUCTION
BIDDING OR PERMIT
PURPOSES.



RIO DELTA ENGINEERING

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



Standardized Agenda Request Form

Date of Meeting: August 16, 2022		Agenda Item No. (to be assigned by CSO): 2022-5736	
From:			
Subject: Discussion and consideration to approve Ordinance 2022-30 for the Voluntary Annexation of Mi Linda Subdivision Ph I & II – being a 37.24-acre tract of land out of Farm Tract 648 & 649, West Tract Subdivision, Hidalgo County, Texas located approximately 340 ft south of mile 6 ½ north along the west side of Milano Road and authorize the Mayor to execute any related documents. First reading of Ordinance 2022-30. Possible action. (Staffed by Planning & Code Enforcement Department.)			
Background: The proposed development is currently located outside the City of Weslaco city limits. This subdivision is being serviced with water by North Alamo Water Supply Co. and sewer by the City of Weslaco. The proposed development will be one-family residential lots and apartments & duplexes. The development is contiguous to the existing city limits line.			
Funding Source (budget code, if applicable):			
Amount:	Term of Impact:	Identified in Current Budget:	
Additional Action Prompted: Mayor's Signature Ordinance - First Reading			
If item previously considered, provide date and action by Commission:			
If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners:			
Advisory Review, if any (name of board/committee, date of action, recommendation): The Planning and Zoning Commission recommended approval of the voluntary Annexation at their regular meeting of August 3, 2022.			
KAYLA AREVALO REBEKAH DE LA FUENTE Martin Garza		Created/Initiated Approved New	
City Manager Comments: Approve as recommended by the Planning and Zoning Commission and staff.			
Staff Recommendation: Staff recommends approval.			
Attachments, if any: Mi Linda Subdivision Ph I & II Annex- Memo, METES AND BOUNDS DESCRIPTION-OVERALL SITE, Mi Linda Subdivision Ph I & II-annexation request, Mi linda Ph 1- Aerial, Mi Linda Ph 2- Aerial, O2022-30 Annexation Mi Linda Subdivision Ph I & II			

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: Mi Linda Subdivision Ph I & II Annex- Voluntary Annexation

DATE: August 8, 2022

The proposed subdivision will be for 122- lot subdivision will be a mixed use with 68- lots being Single family homes and 54- lots for multifamily. The proposed two-phase subdivision is located just outside the City of Weslaco city limits along Mile 6 ½ North Road and S Milanos Road on the southwest side. The location will be provided with water by NAWSC and sanitary sewer by the City of Weslaco. The city has received the petition for annexation for this development and it is contiguous to the City limits abutting Midway Mobile Subdivision and Mile 6 ½ North Road.

Thank you,

Rebekah de la Fuente, CFM

METES AND BOUNDS DESCRIPTION:

BEING A 37.24 ACRES OF LAND MORE OR LESS OUT OF FARM TRACTS 648 AND 649, WEST TRACT SUBDIVISION, AS RECORDED IN VOLUME 2, PAGE 34-37, MAP RECORDS OF HIDALGO COUNTY, TEXAS; SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF FARM TRACT 648 AND ALSO BEING THE NORTHEAST CORNER OF FARM TRACT 649, THENCE S 01°11'56" E, WITH AND ALONG THE EAST LINE OF FARM TRACT 649, AND ALSO BEING THE CENTERLINE OF MILE 6 1/2 WEST ROAD A DISTANCE OF 330.00 FEET FOR THE SOUTHEAST CORNER OF THIS DESCRIPTION AND THE POINT OF BEGINNING;

THENCE, S 88°48'04" W, PARALLEL TO THE NORTH LINE OF SAID FARM TRACT 649, A DISTANCE OF 30.00 FEET PASSING A SET 1/2" IRON ROD WITH CAP (JAG) AT THE APPARENT WEST RIGHT-OF-WAY LINE OF MILE 6 1/2 WEST ROAD AND A TOTAL DISTANCE OF 1320.00 FEET TO A SET 1/2" IRON ROD WITH CAP (JAG) FOR THE SOUTHWEST CORNER AND ALSO BEING ON THE WEST LINE OF SAID FARM TRACT 649;

THENCE, N 01°11'56" W, WITH AND ALONG THE WEST LINE OF SAID FARM TRACT 649, AND THE EAST LINE OF LA LOMA ALTA SUBDIVISION AS RECORDED IN VOLUME 20, PAGE 102 MAP RECORDS A DISTANCE OF 330.00 FEET PASSING A SET 1/2" IRON ROD WITH CAP (JAG) AT THE NORTHWEST CORNER OF SAID FARM TRACT 649, THE SOUTHWEST CORNER OF SAID FARM TRACT 648, THE NORTHEAST CORNER OF SAID LA LOMA ALTA SUBDIVISION AND THE SOUTHEAST CORNER OF MIDWAY MOBILE HOME SUBDIVISION AS RECORDED IN DOCUMENT NO. 2968323 MAP RECORDS, A DISTANCE OF 1290.00 FEET PASSING A FOUND 1/2" IRON ROD AT THE SOUTH RIGHT-OF-WAY LINE OF MILE 6 1/2 NORTH AND A TOTAL DISTANCE OF 1320.00 FEET, TO A POINT FOR THE NORTHWEST CORNER AND ALSO BEING THE NORTHWEST CORNER OF FARM TRACT 648;

THENCE, N 88°48'04" E, WITH AND ALONG THE NORTH LINE OF SAID FARM TRACT 648, AND ALSO BEING THE CENTERLINE OF MILE 6 1/2 NORTH ROAD A DISTANCE OF 966.48 FEET (968.00 RECORD) TO A POINT FOR THE NORTHEAST CORNER;

THENCE, S 01°11'56" E, WITH AND ALONG THE WEST LINE OF CRC SUBDIVISION AS RECORDED IN VOLUME 36, PAGE 199A MAP RECORDS, A DISTANCE OF 25.00 FEET PASSING A FOUND 1/2 INCH IRON ROD AT THE SOUTH RIGHT -OF-WAY LINE OF MILE 6 1/2 NORTH ROAD AND A TOTAL DISTANCE OF 340.00 FEET TO A SET 1/2 IRON ROD WITH CAP (JAG) FOR CORNER;

THENCE, N 88°48'04" E, WITH AND ALONG THE SOUTH LINE OF SAID CRC SUBDIVISION A DISTANCE OF 312.52 FEET PASSING A SET OF 1/2" IRON ROD WITH A CAP (JAG) AT THE APPARENT WEST RIGHT-OF-WAY LINE OF MILE 6 1/2 WEST ROAD, AND A TOTAL DISTANCE OF 353.52 FEET TO A POINT FOR CORNER;

THENCE, S 01°11' 56" E, WITH AND ALONG THE EAST LINE OF FARM TRACT 648, AND ALSO BEING THE CENTERLINE OF MILE 6 1/2 WEST ROAD A DISTANCE OF 650.00 FEET TO A POINT FOR THE SOUTHEAST CORNER OF SAID FARM TRACT 648 AND NORTHEAST CORNER OF SAID FARM TRACT 649 AND A TOTAL DISTANCE OF 980.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 37.24 ACRES OF LAND, MORE OR LESS.



APPLICATION FOR VOLUNTARY ANNEXATION

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

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

FILE NO. ANNX-000271-2022

GENERAL INFORMATION

Name of Subdivision: Mi Linda Subdivision Phase I & II

Location: 340 feet south of Mile 6 1/2 North along the west side of Milano Road

Legal Description: 37.24 acres of land more or less out of Farm Tracts 648 and 649, West Tract Subdivision, as recorded in Volume 2, Pages 34-37, Map Records of Hidalgo County, Texas.

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

OWNER INFORMATION

Owner's Name: Reyna Family Development, LTD (Ezequiel Reyna, Jr.) Telephone: 956-497-3962
Address: 702 W. Expressway 83, Ste. 100 Fax: _____
City: Weslaco State: TX Zip: 78596 E-mail: dominicareyna@gmail.com

ENGINEER INFORMATION

Name: Javier Hinojosa Engineering Telephone: (956) 668-1588
Address: 416 E. Dove Avenue Fax: _____
City: McAllen State: TX Zip: 78504 E-mail: javier@javierhinojosaeng.com

AUTHORIZATION AND ACKNOWLEDGEMENTS

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

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

Owner Printed Name: Reyna Family Development, LTD By: Ezequiel Reyna, Jr.

Owner Signature: _____ Date: 7/20/22

Javier Hinojosa, P.E.

is the authorized agent

Authorized Agent Signature: _____ Date: 7/30/22

Authorized Agent Printed Name: Javier Hinojosa, P.E.

THIS PAGE FOR STAFF USE ONLY

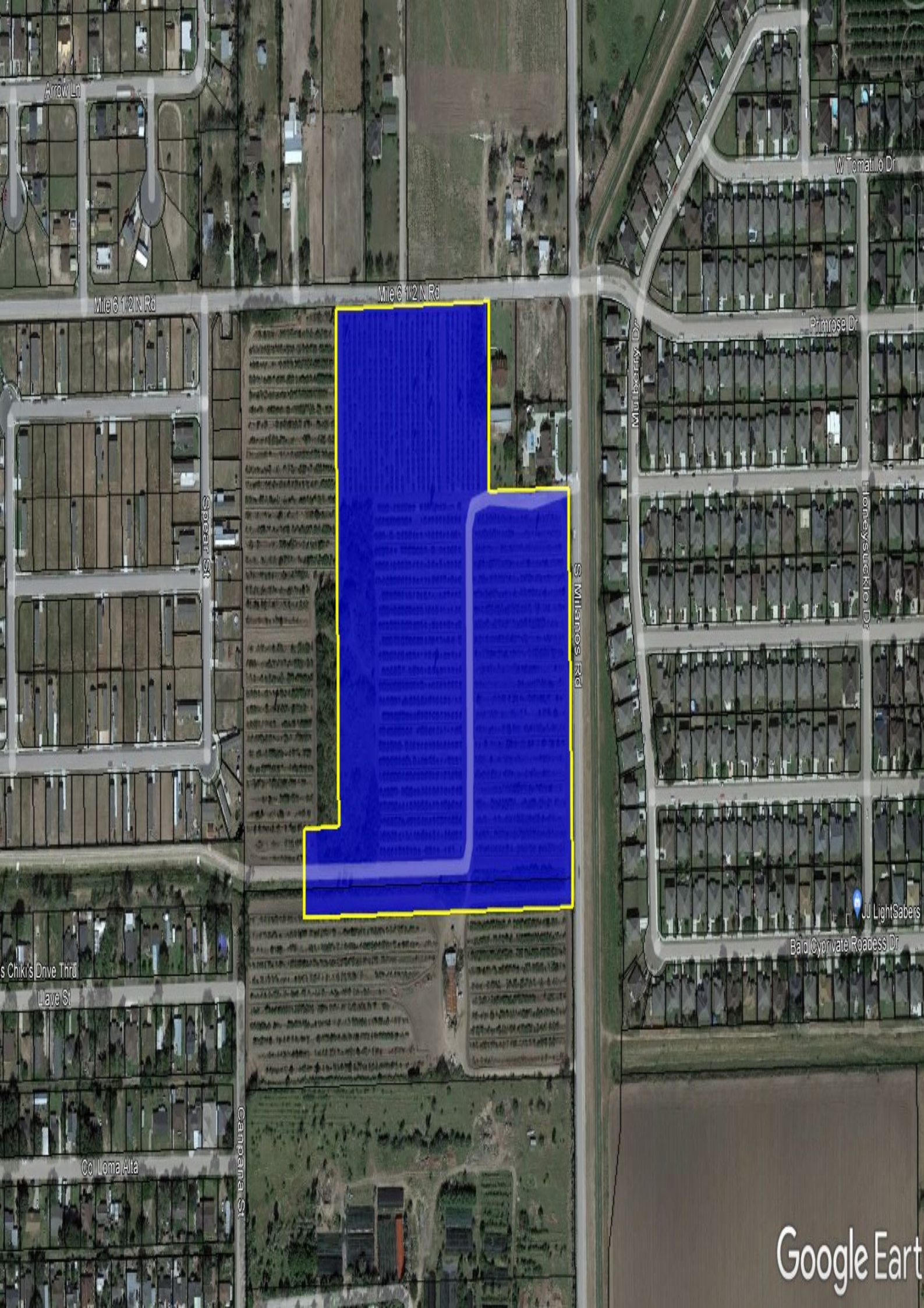
Date Received: _____ Received By: _____

Staff Review Date: _____

P & Z Commission Approval: _____

City Commission Approval on First Reading: _____

City Commission Approval on Final Reading: _____



Arrow Ln

W Tomatillo Dr

Mile 6 1/2 N Rd

Mile 6 1/2 N Rd

Spear St

Mulberry Dr

Primrose Dr

Honeyuckle Dr

S Milanos Rd

JJ LightSabers

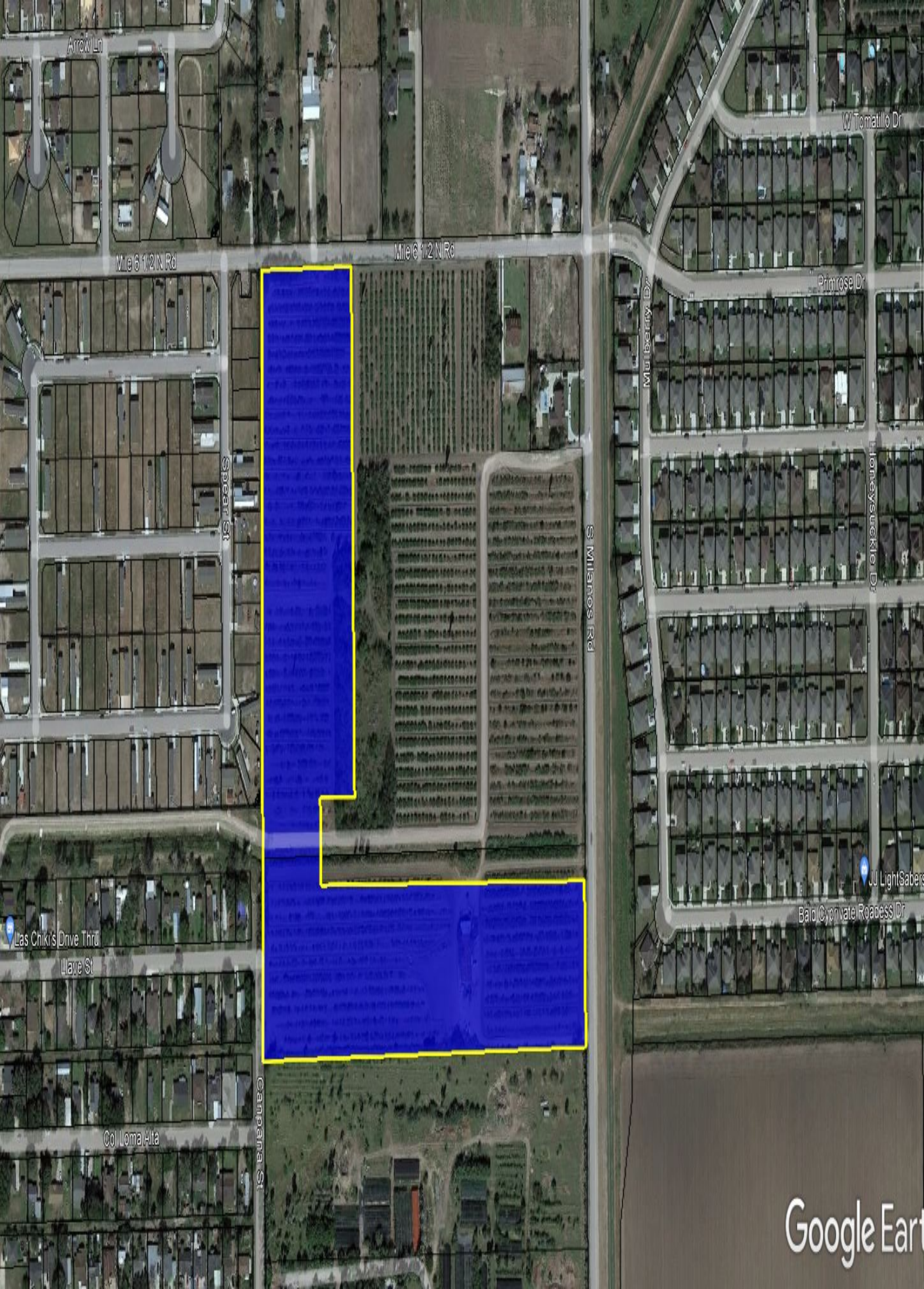
Bald Cypress Roadless Dr

s Chik's Drive Thru
Llave St

Col Loma Alta

Campana St

Google Earth



ORDINANCE NO. 2022-30

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 37.24 ACRES OF LAND, LOCATED IN HIDALGO COUNTY, TEXAS, WHICH IS CONTIGUOUS TO THE CITY LIMITS AND HEREINAFTER DESCRIBED; AS SHOWN IN THE ATTACHED EXHIBIT; MAKING FINDINGS OF FACT; PROVIDING A SEVERABILITY CLAUSE; PROVIDING AN EFFECTIVE DATE; AND PROVIDING FOR OPEN MEETINGS AND OTHER RELATED MATTERS.

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

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

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

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

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

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

SECTION 2. There is hereby annexed on voluntary petition of area landowner as part of the territory within the corporate boundaries of the City of Weslaco the following tract located in Hidalgo County, Texas, that totals to 15.32 acres and are more specifically described as follows, to-wit:

METES AND BOUNDS DESCRIPTION

BEING A 37.24 ACRES OF LAND MORE OR LESS OUT OF FARM TRACTS 648 AND 649, WEST TRACT SUBDIVISION, AS RECORDED IN VOLUME 2, PAGE 34-37, MAP RECORDS OF HIDALGO COUNTY, TEXAS; SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF FARM TRACT 648 AND ALSO BEING THE NORTHEAST CORNER OF FARM TRACT 649, THENCE S 01°11'56" E, WITH AND ALONG THE EAST LINE OF FARM TRACT 649, AND ALSO BEING THE CENTERLINE OF MILE 6 1/2 WEST ROAD A DISTANCE OF 330.00 FEET FOR THE SOUTHEAST CORNER OF THIS DESCRIPTION AND THE POINT OF BEGINNING;

THENCE, S 88°48'04" W, PARALLEL TO THE NORTH LINE OF SAID FARM TRACT 649, A DISTANCE OF 30.00 FEET PASSING A SET 1/2" IRON ROD WITH CAP (JAG) AT THE

APPARENT WEST RIGHT-OF-WAY LINE OF MILE 6 1/2 WEST ROAD AND A TOTAL DISTANCE OF 1320.00 FEET TO A SET 1/2" IRON ROD WITH CAP (JAG) FOR THE SOUTHWEST CORNER AND ALSO BEING ON THE WEST LINE OF SAID FARM TRACT 649;

THENCE, N 01°11'56" W, WITH AND ALONG THE WEST LINE OF SAID FARM TRACT 649, AND THE EAST LINE OF LA LOMA ALTA SUBDIVISION AS RECORDED IN VOLUME 20, PAGE 102 MAP RECORDS A DISTANCE OF 330.00 FEET PASSING A SET 1/2" IRON ROD WITH CAP (JAG) AT THE NORTHWEST CORNER OF SAID FARM TRACT 649, THE SOUTHWEST CORNER OF SAID FARM TRACT 648, THE NORTHEAST CORNER OF SAID LA LOMA ALTA SUBDIVISION AND THE SOUTHEAST CORNER OF MIDWAY MOBILE HOME SUBDIVISION AS RECORDED IN DOCUMENT NO. 2968323 MAP RECORDS, A DISTANCE OF 1290.00 FEET PASSING A FOUND 1/2" IRON ROD AT THE SOUTH RIGHT-OF-WAY LINE OF MILE 6 1/2 NORTH AND A TOTAL DISTANCE OF 1320.00 FEET, TO A POINT FOR THE NORTHWEST CORNER AND ALSO BEING THE NORTHWEST CORNER OF FARM TRACT 648;

THENCE, N 88°48'04" E, WITH AND ALONG THE NORTH LINE OF SAID FARM TRACT 648, AND ALSO BEING THE CENTERLINE OF MILE 6 1/2 NORTH ROAD A DISTANCE OF 966.48 FEET (968.00 RECORD) TO A POINT FOR THE NORTHEAST CORNER;

THENCE, S 01°11'56" E, WITH AND ALONG THE WEST LINE OF CRC SUBDIVISION AS RECORDED IN VOLUME 36, PAGE 199A MAP RECORDS, A DISTANCE OF 25.00 FEET PASSING A FOUND 1/2 INCH IRON ROD AT THE SOUTH RIGHT -OF-WAY LINE OF MILE 6 1/2 NORTH ROAD AND A TOTAL DISTANCE OF 340.00 FEET TO A SET 1/2 IRON ROD WITH CAP (JAG) FOR CORNER;

THENCE, N 88°48'04" E, WITH AND ALONG THE SOUTH LINE OF SAID CRC SUBDIVISION A DISTANCE OF 312.52 FEET PASSING A SET OF 1/2" IRON ROD WITH A CAP (JAG) AT THE APPARENT WEST RIGHT-OF-WAY LINE OF MILE 6 1/2 WEST ROAD, AND A TOTAL DISTANCE OF 353.52 FEET TO A POINT FOR CORNER;

THENCE, S 01°11' 56" E, WITH AND ALONG THE EAST LINE OF FARM TRACT 648, AND ALSO BEING THE CENTERLINE OF MILE 6 1/2 WEST ROAD A DISTANCE OF 650.00 FEET TO A POINT FOR THE SOUTHEAST CORNER OF SAID FARM TRACT 648 AND NORTHEAST CORNER OF SAID FARM TRACT 649 AND A TOTAL DISTANCE OF 980.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 37.24 ACRES OF LAND, MORE OR LESS.

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

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

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

SECTION 6. That it is hereby officially found and determined that the meeting at which this

Ordinance is passed was open to the public as required and that public notice of the time, place, and purpose of said meeting was given as required by the Open Meetings Act, *Chapter 551, Tex. Gov't. Code*.

PASSED AND APPROVED on first reading at a regular meeting of the City Commission this 16th day of August 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: August 16, 2022		Agenda Item No. (to be assigned by CSO): 2022-5714
From: VIDAL ROMAN		
Subject: Discussion and consideration to accept the calculation of the No-New-Revenue and Voter-Approval tax rates for the 2022 tax year by the Hidalgo County Tax Assessor-Collector Pablo Villarreal and authorize the Mayor to execute any related documents. Possible action. (Staffed by Finance Department)		
Background:		
Funding Source (budget code, if applicable):		
Amount:	Term of Impact:	Identified in Current Budget:
Additional Action Prompted: Mayor's Signature		
If item previously considered, provide date and action by Commission:		
If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners:		
Advisory Review, if any (name of board/committee, date of action, recommendation):		
Rosalinda Cavazos Rosalinda Cavazos Martin Garza		Created
City Manager Comments: Approve as recommended by the Finance Department.		
Staff Recommendation: Staff recommends approval of updated rates.		
Attachments, if any: Memo FY2023 Tax Rate Calculations, 2023 Proposed Benchmark, 2022 Tax Rate Calculation Worksheet		
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: August 4th, 2022

To: Mayor & City Commission

CC: Martin Garza, Interim City Manager

From: Rosie Cavazos, Interim Finance Director

Re: 2022 Tax Rate Calculations

In accordance with the Benchmark 2022, the Hidalgo County tax office the calculated the following:

- No-New Revenue at \$0.6177 per \$100
- Voter Approval Rate at \$0.6990 per \$100
-

These tax rates are for the upcoming 2022-2023 fiscal year.

Staff recommends acceptance of the calculated rates.

2022 Governing Body Summary #1A*

Benchmark 2022 Tax Rates

City of Weslaco

Date: 08/02/2022 01:52 PM

DESCRIPTION OF TAX RATE	TAX RATE PER \$100	THIS YEAR'S TAX LEVY**	ADDITIONAL TAX LEVY
No-New-Revenue Tax Rate	\$0.6177	\$13,680,792	
One Percent \$100 Tax Increase***	\$0.6239	\$13,818,110	\$137,318
One Cent per \$100 Tax Increase***	\$0.627700	\$13,902,272	\$221,480
De Minimis Rate	\$0.7058	\$15,632,027	\$1,951,235
VAR NOT adjusted for Unused Increment Rate	\$0.6990	\$15,481,421	\$1,800,629
VAR adjusted for Unused Increment Rate	\$0.6990	\$15,481,421	\$1,800,629
Last Year's Tax Rate	\$0.6967	\$15,430,481	\$1,749,689
Proposed Tax Rate	\$0.6967	\$15,430,481	\$1,749,689

*These figures are provided as estimates of possible outcomes resulting from varying the tax rate. Please be aware that these are only estimates and should not be used alone in making budgetary decisions.

**Tax levies are calculated using line 21 of the No-New-Revenue Tax Rate Worksheet and this year's frozen tax levy on homesteads of the elderly or disabled.

***Tax increase compared to no-new-revenue tax rate.

2022 Tax Rate Calculation Worksheet

Taxing Units Other Than School Districts or Water Districts

Form 50-856

City of Weslaco

(956) 318-2157

Taxing Unit Name

Phone (area code and number)

2804 S US HWY 281, Edinburg, TX 78540

www.hidalgocountytax.org

Taxing Unit's Address, City, State, ZIP Code

Taxing Unit's Website Address

GENERAL INFORMATION: Tax Code Section 26.04(c) requires an officer or employee designated by the governing body to calculate the no-new-revenue (NNR) tax rate and voter-approval tax rate for the taxing unit. These tax rates are expressed in dollars per \$100 of taxable value calculated. The calculation process starts after the chief appraiser delivers to the taxing unit the certified appraisal roll and the estimated values of properties under protest. The designated officer or employee shall certify that the officer or employee has accurately calculated the tax rates and used values shown for the certified appraisal roll or certified estimate. The officer or employee submits the rates to the governing body by Aug. 7 or as soon thereafter as practicable.

School districts do not use this form, but instead use Comptroller Form 50-859 *Tax Rate Calculation Worksheet, School District without Chapter 313 Agreements* or Comptroller Form 50-884 *Tax Rate Calculation Worksheet, School District with Chapter 313 Agreements*.

Water districts as defined under Water Code Section 49.001(1) do not use this form, but instead use Comptroller Form 50-858 *Water District Voter-Approval Tax Rate Worksheet for Low Tax Rate and Developing Districts* or Comptroller Form 50-860 *Developed Water District Voter-Approval Tax Rate Worksheet*.

The Comptroller's office provides this worksheet to assist taxing units in determining tax rates. The information provided in this worksheet is offered as technical assistance and not legal advice. Taxing units should consult legal counsel for interpretations of law regarding tax rate preparation and adoption.

SECTION 1: No-New-Revenue Tax Rate

The NNR tax rate enables the public to evaluate the relationship between taxes for the prior year and for the current year based on a tax rate that would produce the same amount of taxes (no new taxes) if applied to the same properties that are taxed in both years. When appraisal values increase, the NNR tax rate should decrease.

The NNR tax rate for a county is the sum of the NNR tax rates calculated for each type of tax the county levies.

While uncommon, it is possible for a taxing unit to provide an exemption for only maintenance and operations taxes. In this case, the taxing unit will need to calculate the NNR tax rate separately for the maintenance and operations tax and the debt tax, then add the two components together.

Line	No-New-Revenue Tax Rate Worksheet	Amount/Rate
1.	2021 total taxable value. Enter the amount of 2021 taxable value on the 2021 tax roll today. Include any adjustments since last year's certification; exclude Tax Code Section 25.25(d) one-fourth and one-third over-appraisal corrections from these adjustments. Exclude any property value subject to an appeal under Chapter 42 as of July 25 (will add undisputed value in Line 6). This total includes the taxable value of homesteads with tax ceilings (will deduct in Line 2) and the captured value for tax increment financing (adjustment is made by deducting TIF taxes, as reflected in Line 17). ¹	\$ 2,072,256,663
2.	2021 tax ceilings. Counties, cities and junior college districts. Enter 2021 total taxable value of homesteads with tax ceilings. These include the homesteads of homeowners age 65 or older or disabled. Other taxing units enter 0. If your taxing unit adopted the tax ceiling provision in 2021 or a prior year for homeowners age 65 or older or disabled, use this step. ²	\$ 180,625,034
3.	Preliminary 2021 adjusted taxable value. Subtract Line 2 from Line 1.	\$ 1,891,631,629
4.	2021 total adopted tax rate.	\$ 0.6967 /\$100
5.	2021 taxable value lost because court appeals of ARB decisions reduced 2021 appraised value.	
	A. Original 2021 ARB values: \$ 0	
	B. 2021 values resulting from final court decisions: - \$ 0	
	C. 2021 value loss. Subtract B from A. ³	\$ 0
6.	2021 taxable value subject to an appeal under Chapter 42, as of July 25.	
	A. 2021 ARB certified value: \$ 31,413,620	
	B. 2021 disputed value: - \$ 4,712,043	
	C. 2021 undisputed value. Subtract B from A. ⁴	\$ 26,701,577
7.	2021 Chapter 42 related adjusted values. Add Line 5C and Line 6C.	\$ 26,701,577

¹ Tex. Tax Code § 26.012(14)

² Tex. Tax Code § 26.012(14)

³ Tex. Tax Code § 26.012(13)

⁴ Tex. Tax Code § 26.012(13)

Line	No-New-Revenue Tax Rate Worksheet	Amount/Rate
8.	2021 taxable value, adjusted for actual and potential court-ordered adjustments. Add Line 3 and Line 7.	\$ 1,918,333,206
9.	2021 taxable value of property in territory the taxing unit deannexed after Jan. 1, 2021. Enter the 2021 value of property in deannexed territory. ⁵	\$ 0
10.	2021 taxable value lost because property first qualified for an exemption in 2022. If the taxing unit increased an original exemption, use the difference between the original exempted amount and the increased exempted amount. Do not include value lost due to freeport, goods-in-transit, temporary disaster exemptions. Note that lowering the amount or percentage of an existing exemption in 2022 does not create a new exemption or reduce taxable value. A. Absolute exemptions. Use 2021 market value: \$ 3,550,998 B. Partial exemptions. 2022 exemption amount or 2022 percentage exemption times 2021 value: + \$ 3,804,028 C. Value loss. Add A and B. ⁶	\$ 7,355,026
11.	2021 taxable value lost because property first qualified for agricultural appraisal (1-d or 1-d-1), timber appraisal, recreational/scenic appraisal or public access airport special appraisal in 2022. Use only properties that qualified in 2022 for the first time; do not use properties that qualified in 2021. A. 2021 market value: \$ 0 B. 2022 productivity or special appraised value: - \$ 0 C. Value loss. Subtract B from A. ⁷	\$ 0
12.	Total adjustments for lost value. Add Lines 9, 10C and 11C.	\$ 7,355,026
13.	2021 captured value of property in a TIF. Enter the total value of 2021 captured appraised value of property taxable by a taxing unit in a tax increment financing zone for which 2021 taxes were deposited into the tax increment fund. ⁸ If the taxing unit has no captured appraised value in line 18D, enter 0.	\$ 0
14.	2021 total value. Subtract Line 12 and Line 13 from Line 8.	\$ 1,910,978,180
15.	Adjusted 2021 total levy. Multiply Line 4 by Line 14 and divide by \$100.	\$ 13,313,784
16.	Taxes refunded for years preceding tax year 2021. Enter the amount of taxes refunded by the taxing unit for tax years preceding tax year 2021. Types of refunds include court decisions, Tax Code Section 25.25(b) and (c) corrections and Tax Code Section 31.11 payment errors. Do not include refunds for tax year 2021. This line applies only to tax years preceding tax year 2021. ⁹	\$ 28,094
17.	Adjusted 2021 levy with refunds and TIF adjustment. Add Lines 15 and 16. ¹⁰	\$ 13,341,878
18.	Total 2022 taxable value on the 2022 certified appraisal roll today. This value includes only certified values or certified estimate of values and includes the total taxable value of homesteads with tax ceilings (will deduct in Line 20). These homesteads include homeowners age 65 or older or disabled. ¹¹ A. Certified values: \$ 2,361,815,378 B. Counties: Include railroad rolling stock values certified by the Comptroller's office: + \$ C. Pollution control and energy storage system exemption: Deduct the value of property exempted for the current tax year for the first time as pollution control or energy storage system property: - \$ 0 D. Tax increment financing: Deduct the 2022 captured appraised value of property taxable by a taxing unit in a tax increment financing zone for which the 2022 taxes will be deposited into the tax increment fund. Do not include any new property value that will be included in Line 23 below. ¹² - \$ 0 E. Total 2022 value. Add A and B, then subtract C and D.	\$ 2,361,815,378

⁵ Tex. Tax Code § 26.012(15)⁶ Tex. Tax Code § 26.012(15)⁷ Tex. Tax Code § 26.012(15)⁸ Tex. Tax Code § 26.03(c)⁹ Tex. Tax Code § 26.012(13)¹⁰ Tex. Tax Code § 26.012(13)¹¹ Tex. Tax Code § 26.012, 26.04(c-2)¹² Tex. Tax Code § 26.03(c)

Line	No-New-Revenue Tax Rate Worksheet	Amount/Rate
19.	Total value of properties under protest or not included on certified appraisal roll. ¹³	
A.	2022 taxable value of properties under protest. The chief appraiser certifies a list of properties still under ARB protest. The list shows the appraisal district's value and the taxpayer's claimed value, if any, or an estimate of the value if the taxpayer wins. For each of the properties under protest, use the lowest of these values. Enter the total value under protest. ¹⁴ \$ <u>53,682,998</u>	
B.	2022 value of properties not under protest or included on certified appraisal roll. The chief appraiser gives taxing units a list of those taxable properties that the chief appraiser knows about but are not included in the appraisal roll certification. These properties also are not on the list of properties that are still under protest. On this list of properties, the chief appraiser includes the market value, appraised value and exemptions for the preceding year and a reasonable estimate of the market value, appraised value and exemptions for the current year. Use the lower market, appraised or taxable value (as appropriate). Enter the total value of property not on the certified roll. ¹⁵ + \$ <u>0</u>	
C.	Total value under protest or not certified. Add A and B.	\$ <u>53,682,998</u>
20.	2022 tax ceilings. Counties, cities and junior colleges enter 2022 total taxable value of homesteads with tax ceilings. These include the homesteads of homeowners age 65 or older or disabled. Other taxing units enter 0. If your taxing unit adopted the tax ceiling provision in 2021 or a prior year for homeowners age 65 or older or disabled, use this step. ¹⁶	\$ <u>200,702,770</u>
21.	2022 total taxable value. Add Lines 18E and 19C. Subtract Line 20. ¹⁷	\$ <u>2,214,795,606</u>
22.	Total 2022 taxable value of properties in territory annexed after Jan. 1, 2021. Include both real and personal property. Enter the 2022 value of property in territory annexed. ¹⁸	\$ <u>887,748</u>
23.	Total 2022 taxable value of new improvements and new personal property located in new improvements. New means the item was not on the appraisal roll in 2021. An improvement is a building, structure, fixture or fence erected on or affixed to land. New additions to exist-ing improvements may be included if the appraised value can be determined. New personal property in a new improvement must have been brought into the taxing unit after Jan. 1, 2021 and be located in a new improvement. New improvements do include property on which a tax abatement agreement has expired for 2022. ¹⁹	\$ <u>54,173,961</u>
24.	Total adjustments to the 2022 taxable value. Add Lines 22 and 23.	\$ <u>55,061,709</u>
25.	Adjusted 2022 taxable value. Subtract Line 24 from Line 21.	\$ <u>2,159,733,897</u>
26.	2022 NNR tax rate. Divide Line 17 by Line 25 and multiply by \$100. ²⁰	\$ <u>0.6177</u> /\$100
27.	COUNTIES ONLY. Add together the NNR tax rates for each type of tax the county levies. The total is the 2022 county NNR tax rate. ²¹	\$ _____ /\$100

SECTION 2: Voter-Approval Tax Rate

The voter-approval tax rate is the highest tax rate that a taxing unit may adopt without holding an election to seek voter approval of the rate. The voter-approval tax rate is split into two separate rates:

- Maintenance and Operations (M&O) Tax Rate:** The M&O portion is the tax rate that is needed to raise the same amount of taxes that the taxing unit levied in the prior year plus the applicable percentage allowed by law. This rate accounts for such things as salaries, utilities and day-to-day operations.
- Debt Rate:** The debt rate includes the debt service necessary to pay the taxing unit's debt payments in the coming year. This rate accounts for principal and interest on bonds and other debt secured by property tax revenue.

The voter-approval tax rate for a county is the sum of the voter-approval tax rates calculated for each type of tax the county levies. In most cases the voter-approval tax rate exceeds the no-new-revenue tax rate, but occasionally decreases in a taxing unit's debt service will cause the NNR tax rate to be higher than the voter-approval tax rate.

Line	Voter-Approval Tax Rate Worksheet	Amount/Rate
28.	2021 M&O tax rate. Enter the 2021 M&O tax rate.	\$ <u>0.5066</u> /\$100
29.	2021 taxable value, adjusted for actual and potential court-ordered adjustments. Enter the amount in Line 8 of the <i>No-New-Revenue Tax Rate Worksheet</i> .	\$ <u>1,918,333,206</u>

¹³ Tex. Tax Code § 26.01(c) and (d)

¹⁴ Tex. Tax Code § 26.01(c)

¹⁵ Tex. Tax Code § 26.01(d)

¹⁶ Tex. Tax Code § 26.012(6)(B)

¹⁷ Tex. Tax Code § 26.012(6)

¹⁸ Tex. Tax Code § 26.012(17)

¹⁹ Tex. Tax Code § 26.012(17)

²⁰ Tex. Tax Code § 26.04(c)

²¹ Tex. Tax Code § 26.04(d)

Line	Voter-Approval Tax Rate Worksheet	Amount/Rate
30.	Total 2021 M&O levy. Multiply Line 28 by Line 29 and divide by \$100	\$ 9,718,276
31.	Adjusted 2021 levy for calculating NNR M&O rate. A. M&O taxes refunded for years preceding tax year 2021. Enter the amount of M&O taxes refunded in the preceding year for taxes before that year. Types of refunds include court decisions, Tax Code Section 25.25(b) and (c) corrections and Tax Code Section 31.11 payment errors. Do not include refunds for tax year 2021. This line applies only to tax years preceding tax year 2021. + \$ 20,802 B. 2021 taxes in TIF. Enter the amount of taxes paid into the tax increment fund for a reinvestment zone as agreed by the taxing unit. If the taxing unit has no 2022 captured appraised value in Line 18D, enter 0. - \$ 0 C. 2021 transferred function. If discontinuing all of a department, function or activity and transferring it to another taxing unit by written contract, enter the amount spent by the taxing unit discontinuing the function in the 12 months preceding the month of this calculation. If the taxing unit did not operate this function for this 12-month period, use the amount spent in the last full fiscal year in which the taxing unit operated the function. The taxing unit discontinuing the function will subtract this amount in D below. The taxing unit receiving the function will add this amount in D below. Other taxing units enter 0. +/- \$ 0 D. 2021 M&O levy adjustments. Subtract B from A. For taxing unit with C, subtract if discontinuing function and add if receiving function. \$ 20,802 E. Add Line 30 to 31D.	\$ 9,739,078
32.	Adjusted 2022 taxable value. Enter the amount in Line 25 of the <i>No-New-Revenue Tax Rate Worksheet</i> .	\$ 2,159,733,897
33.	2022 NNR M&O rate (unadjusted). Divide Line 31E by Line 32 and multiply by \$100.	\$ 0.4509 /\$100
34.	Rate adjustment for state criminal justice mandate. ²³ A. 2022 state criminal justice mandate. Enter the amount spent by a county in the previous 12 months providing for the maintenance and operation cost of keeping inmates in county-paid facilities after they have been sentenced. Do not include any state reimbursement received by the county for the same purpose. \$ 0 B. 2021 state criminal justice mandate. Enter the amount spent by a county in the 12 months prior to the previous 12 months providing for the maintenance and operation cost of keeping inmates in county-paid facilities after they have been sentenced. Do not include any state reimbursement received by the county for the same purpose. Enter zero if this is the first time the mandate applies. - \$ 0 C. Subtract B from A and divide by Line 32 and multiply by \$100. \$ 0/\$100 D. Enter the rate calculated in C. If not applicable, enter 0.	\$ 0/\$100
35.	Rate adjustment for indigent health care expenditures. ²⁴ A. 2022 indigent health care expenditures. Enter the amount paid by a taxing unit providing for the maintenance and operation cost of providing indigent health care for the period beginning on July 1, 2021 and ending on June 30, 2022, less any state assistance received for the same purpose. \$ 0 B. 2021 indigent health care expenditures. Enter the amount paid by a taxing unit providing for the maintenance and operation cost of providing indigent health care for the period beginning on July 1, 2020 and ending on June 30, 2021, less any state assistance received for the same purpose. - \$ 0 C. Subtract B from A and divide by Line 32 and multiply by \$100. \$ 0/\$100 D. Enter the rate calculated in C. If not applicable, enter 0.	\$ 0/\$100

²² [Reserved for expansion]²³ Tex. Tax Code § 26.044²⁴ Tex. Tax Code § 26.0441

Line	Voter-Approval Tax Rate Worksheet	Amount/Rate
36.	Rate adjustment for county indigent defense compensation. ²⁵ A. 2022 indigent defense compensation expenditures. Enter the amount paid by a county to provide appointed counsel for indigent individuals and fund the operations of a public defender's office under Article 26.044, Code of Criminal Procedure for the period beginning on July 1, 2021 and ending on June 30, 2022, less any state grants received by the county for the same purpose. \$ _____ 0 B. 2021 indigent defense compensation expenditures. Enter the amount paid by a county to provide appointed counsel for indigent individuals and fund the operations of a public defender's office under Article 26.044, Code of Criminal Procedure for the period beginning on July 1, 2020 and ending on June 30, 2021, less any state grants received by the county for the same purpose. \$ _____ 0 C. Subtract B from A and divide by Line 32 and multiply by \$100. \$ _____ 0/\$100 D. Multiply B by 0.05 and divide by Line 32 and multiply by \$100. \$ _____ 0/\$100 E. Enter the lesser of C and D. If not applicable, enter 0.	\$ _____ 0/\$100
37.	Rate adjustment for county hospital expenditures. ²⁶ A. 2022 eligible county hospital expenditures. Enter the amount paid by the county or municipality to maintain and operate an eligible county hospital for the period beginning on July 1, 2021 and ending on June 30, 2022. \$ _____ 0 B. 2021 eligible county hospital expenditures. Enter the amount paid by the county or municipality to maintain and operate an eligible county hospital for the period beginning on July 1, 2020 and ending on June 30, 2021. \$ _____ 0 C. Subtract B from A and divide by Line 32 and multiply by \$100. \$ _____ 0/\$100 D. Multiply B by 0.08 and divide by Line 32 and multiply by \$100. \$ _____ 0/\$100 E. Enter the lesser of C and D, if applicable. If not applicable, enter 0.	\$ _____ 0/\$100
38.	Rate adjustment for defunding municipality. This adjustment only applies to a municipality that is considered to be a defunding municipality for the current tax year under Chapter 109, Local Government Code. Chapter 109, Local Government Code only applies to municipalities with a population of more than 250,000 and includes a written determination by the Office of the Governor. See Tax Code 26.0444 for more information. A. Amount appropriated for public safety in 2021. Enter the amount of money appropriated for public safety in the budget adopted by the municipality for the preceding fiscal year. \$ _____ 0 B. Expenditures for public safety in 2021. Enter the amount of money spent by the municipality for public safety during the preceding fiscal year. \$ _____ 0 C. Subtract B from A and divide by Line 32 and multiply by \$100. \$ _____ 0/\$100 D. Enter the rate calculated in C. If not applicable, enter 0.	\$ _____ 0/\$100
39.	Adjusted 2022 NNR M&O rate. Add Lines 33, 34D, 35D, 36E, and 37E. Subtract Line 38D.	\$ _____ 0.4509/\$100
40.	Adjustment for 2021 sales tax specifically to reduce property values. Cities, counties and hospital districts that collected and spent additional sales tax on M&O expenses in 2021 should complete this line. These entities will deduct the sales tax gain rate for 2022 in Section 3. Other taxing units, enter zero. A. Enter the amount of additional sales tax collected and spent on M&O expenses in 2021, if any. Counties must exclude any amount that was spent for economic development grants from the amount of sales tax spent. \$ _____ 0 B. Divide Line 40A by Line 32 and multiply by \$100. \$ _____ 0/\$100 C. Add Line 40B to Line 39.	\$ _____ 0.4509/\$100
41.	2022 voter-approval M&O rate. Enter the rate as calculated by the appropriate scenario below. Special Taxing Unit. If the taxing unit qualifies as a special taxing unit, multiply Line 40C by 1.08. - or - Other Taxing Unit. If the taxing unit does not qualify as a special taxing unit, multiply Line 40C by 1.035.	\$ _____ 0.4666/\$100

²⁵ Tex. Tax Code § 26.0442²⁶ Tex. Tax Code § 26.0443

Line	Voter-Approval Tax Rate Worksheet	Amount/Rate
D41.	Disaster Line 41 (D41): 2022 voter-approval M&O rate for taxing unit affected by disaster declaration. If the taxing unit is located in an area declared a disaster area and at least one person is granted an exemption under Tax Code Section 11.35 for property located in the taxing unit, the governing body may direct the person calculating the voter-approval tax rate to calculate in the manner provided for a special taxing unit. The taxing unit shall continue to calculate the voter-approval tax rate in this manner until the earlier of 1) the first year in which total taxable value on the certified appraisal roll exceeds the total taxable value of the tax year in which the disaster occurred, or 2) the third tax year after the tax year in which the disaster occurred If the taxing unit qualifies under this scenario, multiply Line 40C by 1.08. ²⁷ If the taxing unit does not qualify, do not complete Disaster Line 41 (Line D41).	\$ _____ 0 /\$100
42.	Total 2022 debt to be paid with property taxes and additional sales tax revenue. Debt means the interest and principal that will be paid on debts that: (1) are paid by property taxes, (2) are secured by property taxes, (3) are scheduled for payment over a period longer than one year, and (4) are not classified in the taxing unit's budget as M&O expenses. A. Debt also includes contractual payments to other taxing units that have incurred debts on behalf of this taxing unit, if those debts meet the four conditions above. Include only amounts that will be paid from property tax revenue. Do not include appraisal district budget payments. If the governing body of a taxing unit authorized or agreed to authorize a bond, warrant, certificate of obligation, or other evidence of indebtedness on or after Sept. 1, 2021, verify if it meets the amended definition of debt before including it here. ²⁸ Enter debt amount \$ 5,177,092 B. Subtract unencumbered fund amount used to reduce total debt. - \$ 0 C. Subtract certified amount spent from sales tax to reduce debt (enter zero if none) - \$ 0 D. Subtract amount paid from other resources - \$ 0 E. Adjusted debt. Subtract B, C and D from A.	\$ 5,177,092
43.	Certified 2021 excess debt collections. Enter the amount certified by the collector. ²⁹	\$ 0
44.	Adjusted 2022 debt. Subtract Line 43 from Line 42E.	\$ 5,177,092
45.	2022 anticipated collection rate. A. Enter the 2022 anticipated collection rate certified by the collector. ³⁰ 100.00 % B. Enter the 2021 actual collection rate. 100.56 % C. Enter the 2020 actual collection rate. 102.46 % D. Enter the 2019 actual collection rate. 101.21 % E. If the anticipated collection rate in A is lower than actual collection rates in B, C and D, enter the lowest collection rate from B, C and D. If the anticipated rate in A is higher than at least one of the rates in the prior three years, enter the rate from A. Note that the rate can be greater than 100%. ³¹	100.56 %
46.	2022 debt adjusted for collections. Divide Line 44 by Line 45E.	\$ 5,148,261
47.	2022 total taxable value. Enter the amount on Line 21 of the <i>No-New-Revenue Tax Rate Worksheet</i> .	\$ 2,214,795,606
48.	2022 debt rate. Divide Line 46 by Line 47 and multiply by \$100.	\$ 0.2324 /\$100
49.	2022 voter-approval tax rate. Add Lines 41 and 48.	\$ 0.6990 /\$100
D49.	Disaster Line 49 (D49): 2022 voter-approval tax rate for taxing unit affected by disaster declaration. Complete this line if the taxing unit calculated the voter-approval tax rate in the manner provided for a special taxing unit on Line D41. Add Line D41 and 48.	\$ _____ /\$100

²⁷ Tex. Tax Code § 26.042(a)²⁸ Tex. Tax Code § 26.012(7)²⁹ Tex. Tax Code § 26.012(10) and 26.04(b)³⁰ Tex. Tax Code § 26.04(b)³¹ Tex. Tax Code §§ 26.04(h), (h-1) and (h-2)

Line	Voter-Approval Tax Rate Worksheet	Amount/Rate
50.	COUNTIES ONLY. Add together the voter-approval tax rates for each type of tax the county levies. The total is the 2022 county voter-approval tax rate.	\$ _____ 0 /\$100

SECTION 3: NNR Tax Rate and Voter-Approval Tax Rate Adjustments for Additional Sales Tax to Reduce Property Taxes

Cities, counties and hospital districts may levy a sales tax specifically to reduce property taxes. Local voters by election must approve imposing or abolishing the additional sales tax. If approved, the taxing unit must reduce its NNR and voter-approval tax rates to offset the expected sales tax revenue.

This section should only be completed by a county, city or hospital district that is required to adjust its NNR tax rate and/or voter-approval tax rate because it adopted the additional sales tax.

Line	Additional Sales and Use Tax Worksheet	Amount/Rate
51.	Taxable Sales. For taxing units that adopted the sales tax in November 2021 or May 2022, enter the Comptroller's estimate of taxable sales for the previous four quarters. ³² Estimates of taxable sales may be obtained through the Comptroller's Allocation Historical Summary webpage. Taxing units that adopted the sales tax before November 2021, enter 0.	\$ _____ 0
52.	Estimated sales tax revenue. Counties exclude any amount that is or will be spent for economic development grants from the amount of estimated sales tax revenue. ³³ Taxing units that adopted the sales tax in November 2021 or in May 2022. Multiply the amount on Line 51 by the sales tax rate (.01, .005 or .0025, as applicable) and multiply the result by .95. ³⁴ - or - Taxing units that adopted the sales tax before November 2021. Enter the sales tax revenue for the previous four quarters. Do not multiply by .95.	\$ _____ 0
53.	2022 total taxable value. Enter the amount from Line 21 of the <i>No-New-Revenue Tax Rate Worksheet</i> .	\$ 2,214,795,606
54.	Sales tax adjustment rate. Divide Line 52 by Line 53 and multiply by \$100.	\$ _____ 0 /\$100
55.	2022 NNR tax rate, unadjusted for sales tax. ³⁵ Enter the rate from Line 26 or 27, as applicable, on the <i>No-New-Revenue Tax Rate Worksheet</i> .	\$ 0.6177 /\$100
56.	2022 NNR tax rate, adjusted for sales tax. Taxing units that adopted the sales tax in November 2021 or in May 2022. Subtract Line 54 from Line 55. Skip to Line 57 if you adopted the additional sales tax before November 2021.	\$ 0.6177 /\$100
57.	2022 voter-approval tax rate, unadjusted for sales tax. ³⁶ Enter the rate from Line 49, Line D49 (disaster) or Line 50 (counties) as applicable, of the <i>Voter-Approval Tax Rate Worksheet</i> .	\$ 0.6990 /\$100
58.	2022 voter-approval tax rate, adjusted for sales tax. Subtract Line 54 from Line 57.	\$ 0.6990 /\$100

SECTION 4: Voter-Approval Tax Rate Adjustment for Pollution Control

A taxing unit may raise its rate for M&O funds used to pay for a facility, device or method for the control of air, water or land pollution. This includes any land, structure, building, installation, excavation, machinery, equipment or device that is used, constructed, acquired or installed wholly or partly to meet or exceed pollution control requirements. The taxing unit's expenses are those necessary to meet the requirements of a permit issued by the Texas Commission on Environmental Quality (TCEQ). The taxing unit must provide the tax assessor with a copy of the TCEQ letter of determination that states the portion of the cost of the installation for pollution control.

This section should only be completed by a taxing unit that uses M&O funds to pay for a facility, device or method for the control of air, water or land pollution.

Line	Voter-Approval Rate Adjustment for Pollution Control Requirements Worksheet	Amount/Rate
59.	Certified expenses from the Texas Commission on Environmental Quality (TCEQ). Enter the amount certified in the determination letter from TCEQ. ³⁷ The taxing unit shall provide its tax assessor-collector with a copy of the letter. ³⁸	\$ _____ 0
60.	2022 total taxable value. Enter the amount from Line 21 of the <i>No-New-Revenue Tax Rate Worksheet</i> .	\$ 2,214,795,606
61.	Additional rate for pollution control. Divide Line 59 by Line 60 and multiply by \$100.	\$ _____ 0 /\$100
62.	2022 voter-approval tax rate, adjusted for pollution control. Add Line 61 to one of the following lines (as applicable): Line 49, Line D49 (disaster), Line 50 (counties) or Line 58 (taxing units with the additional sales tax).	\$ 0.6990 /\$100

³² Tex. Tax Code § 26.041(d)

³³ Tex. Tax Code § 26.041(i)

³⁴ Tex. Tax Code § 26.041(d)

³⁵ Tex. Tax Code § 26.04(c)

³⁶ Tex. Tax Code § 26.04(c)

³⁷ Tex. Tax Code § 26.045(d)

³⁸ Tex. Tax Code § 26.045(i)

SECTION 5: Voter-Approval Tax Rate Adjustment for Unused Increment Rate

The unused increment rate is the rate equal to the difference between the adopted tax rate and voter-approval tax rate before the unused increment rate for the prior three years.³⁹ In a year where a taxing unit adopts a rate by applying any portion of the unused increment rate, the unused increment rate for that year would be zero.

The difference between the adopted tax rate and voter-approval tax rate is considered zero in the following scenarios:

- a tax year before 2020;⁴⁰
- a tax year in which the municipality is a defunding municipality, as defined by Tax Code Section 26.0501(a);⁴¹ or
- after Jan. 1, 2022, a tax year in which the comptroller determines that the county implemented a budget reduction or reallocation described by Local Government Code Section 120.002(a) without the required voter approval.⁴²

This section should only be completed by a taxing unit that does not meet the definition of a special taxing unit.⁴³

Line	Unused Increment Rate Worksheet	Amount/Rate
63.	2021 unused increment rate. Subtract the 2021 actual tax rate and the 2021 unused increment rate from the 2021 voter-approval tax rate. If the number is less than zero, enter zero.	\$ _____ 0 /\$100
64.	2020 unused increment rate. Subtract the 2020 actual tax rate and the 2020 unused increment rate from the 2020 voter-approval tax rate. If the number is less than zero, enter zero.	\$ _____ 0 /\$100
65.	2019 unused increment rate. Subtract the 2019 actual tax rate and the 2019 unused increment rate from the 2019 voter-approval tax rate. If the number is less than zero, enter zero. If the year is prior to 2020, enter zero.	\$ _____ 0 /\$100
66.	2022 unused increment rate. Add Lines 63, 64 and 65.	\$ _____ 0 /\$100
67.	2022 voter-approval tax rate, adjusted for unused increment rate. Add Line 66 to one of the following lines (as applicable): Line 49, Line D49 (disaster), Line 50 (counties), Line 58 (taxing units with the additional sales tax) or Line 62 (taxing units with pollution control).	\$ _____ 0.6990 /\$100

SECTION 6: De Minimis Rate

The de minimis rate is the rate equal to the sum of the no-new-revenue maintenance and operations rate, the rate that will raise \$500,000, and the current debt rate for a taxing unit.⁴⁴

This section should only be completed by a taxing unit that is a municipality of less than 30,000 or a taxing unit that does not meet the definition of a special taxing unit.⁴⁵

Line	De Minimis Rate Worksheet	Amount/Rate
68.	Adjusted 2022 NNR M&O tax rate. Enter the rate from Line 39 of the <i>Voter-Approval Tax Rate Worksheet</i>	\$ _____ 0.4509 /\$100
69.	2022 total taxable value. Enter the amount on Line 21 of the <i>No-New-Revenue Tax Rate Worksheet</i> .	\$ _____ 2,214,795,606
70.	Rate necessary to impose \$500,000 in taxes. Divide \$500,000 by Line 69 and multiply by \$100.	\$ _____ 0.0225 /\$100
71.	2022 debt rate. Enter the rate from Line 48 of the <i>Voter-Approval Tax Rate Worksheet</i> .	\$ _____ 0.2324 /\$100
72.	De minimis rate. Add Lines 68, 70 and 71.	\$ _____ 0.7058 /\$100

SECTION 7: Voter-Approval Tax Rate Adjustment for Emergency Revenue Rate

In the tax year after the end of the disaster calculation time period detailed in Tax Code Section 26.042(a), a taxing unit that calculated its voter-approval tax rate in the manner provided for a special taxing unit due to a disaster must calculate its emergency revenue rate and reduce its voter-approval tax rate for that year.⁴⁶

Similarly, if a taxing unit adopted a tax rate that exceeded its voter-approval tax rate, calculated normally, without holding an election to respond to a disaster, as allowed by Tax Code Section 26.042(d), in the prior year, it must also reduce its voter-approval tax rate for the current tax year.⁴⁷

This section will apply to a taxing unit other than a special taxing unit that:

- directed the designated officer or employee to calculate the voter-approval tax rate of the taxing unit in the manner provided for a special taxing unit in the prior year; and
- the current year is the first tax year in which the total taxable value of property taxable by the taxing unit as shown on the appraisal roll for the taxing unit submitted by the assessor for the taxing unit to the governing body exceeds the total taxable value of property taxable by the taxing unit on January 1 of the tax year in which the disaster occurred or the disaster occurred four years ago.

³⁹ Tex. Tax Code § 26.013(a)

⁴⁰ Tex. Tax Code § 26.013(c)

⁴¹ Tex. Tax Code §§ 26.0501(a) and (c)

⁴² Tex. Local Gov't Code § 120.007(d), effective Jan. 1, 2022

⁴³ Tex. Tax Code § 26.063(a)(1)

⁴⁴ Tex. Tax Code § 26.012(8-a)

⁴⁵ Tex. Tax Code § 26.063(a)(1)

⁴⁶ Tex. Tax Code § 26.042(b)

⁴⁷ Tex. Tax Code § 26.042(f)

This section will apply to a taxing unit in a disaster area that adopted a tax rate greater than its voter-approval tax rate without holding an election in the prior year.

Note: This section does not apply if a taxing unit is continuing to calculate its voter-approval tax rate in the manner provided for a special taxing unit because it is still within the disaster calculation time period detailed in Tax Code Section 26.042(a) because it has not met the conditions in Tax Code Section 26.042(a)(1) or (2).

Line	Emergency Revenue Rate Worksheet	Amount/Rate
73.	2021 adopted tax rate. Enter the rate in Line 4 of the <i>No-New-Revenue Tax Rate Worksheet</i> .	\$ 0.6967 / \$100
74.	Adjusted 2021 voter-approval tax rate. Use the taxing unit's Tax Rate Calculation Worksheets from the prior year(s) to complete this line. If a disaster occurred in 2021 and the taxing unit calculated its 2021 voter-approval tax rate using a multiplier of 1.08 on Disaster Line 41 (D41) of the 2021 worksheet due to a disaster, enter the 2021 voter-approval tax rate as calculated using a multiplier of 1.035 from Line 49. - or - If a disaster occurred prior to 2021 for which the taxing unit continued to calculate its voter-approval tax rate using a multiplier of 1.08 on Disaster Line 41 (D41) in 2021, complete the separate <i>Adjusted Voter-Approval Tax Rate for Taxing Units in Disaster Area Calculation Worksheet</i> to recalculate the voter-approval tax rate the taxing unit would have calculated in 2021 if it had generated revenue based on an adopted tax rate using a multiplier of 1.035 in the year(s) following the disaster. ⁴⁸ Enter the final adjusted 2021 voter-approval tax rate from the worksheet. - or - If the taxing unit adopted a tax rate above the 2021 voter-approval tax rate without calculating a disaster tax rate or holding an election due to a disaster, no recalculation is necessary. Enter the voter-approval tax rate from the prior year's worksheet.	\$ 0 / \$100
75.	Increase in 2021 tax rate due to disaster. Subtract Line 74 from Line 73.	\$ 0.6967 / \$100
76.	Adjusted 2021 taxable value. Enter the amount in Line 14 of the <i>No-New-Revenue Tax Rate Worksheet</i> .	\$ 1,910,978,180
77.	Emergency revenue. Multiply Line 75 by Line 76 and divide by \$100.	\$ 13,313,784
78.	Adjusted 2022 taxable value. Enter the amount in Line 25 of the <i>No-New-Revenue Tax Rate Worksheet</i> .	\$ 2,159,733,897
79.	Emergency revenue rate. Divide Line 77 by Line 78 and multiply by \$100. ⁴⁹	\$ 0 / \$100
80.	2022 voter-approval tax rate, adjusted for emergency revenue. Subtract Line 79 from one of the following lines (as applicable): Line 49, Line D49 (disaster), Line 50 (counties), Line 58 (taxing units with the additional sales tax), Line 62 (taxing units with pollution control) or Line 67 (taxing units with the unused increment rate).	\$ 0.6990 / \$100

SECTION 8: Total Tax Rate

Indicate the applicable total tax rates as calculated above.

No-new-revenue tax rate. As applicable, enter the 2022 NNR tax rate from: Line 26, Line 27 (counties), or Line 56 (adjusted for sales tax). Indicate the line number used: <u>26</u>	\$ 0.6177 / \$100
Voter-approval tax rate. As applicable, enter the 2022 voter-approval tax rate from: Line 49, Line D49 (disaster), Line 50 (counties), Line 58 (adjusted for sales tax), Line 62 (adjusted for pollution control), Line 67 (adjusted for unused increment), or Line 80 (adjusted for emergency revenue). Indicate the line number used: <u>49</u>	\$ 0.6990 / \$100
De minimis rate. If applicable, enter the 2022 de minimis rate from Line 72.	\$ 0.7058 / \$100

SECTION 9: Taxing Unit Representative Name and Signature

Enter the name of the person preparing the tax rate as authorized by the governing body of the taxing unit. By signing below, you certify that you are the designated officer or employee of the taxing unit and have accurately calculated the tax rates using values that are the same as the values shown in the taxing unit's certified appraisal roll or certified estimate of taxable value, in accordance with requirements in Tax Code. ⁵⁰

print
here

Pablo (Paul) Villarreal, Jr., PCC

Printed Name of Taxing Unit Representative

sign
here

Taxing Unit Representative

Date

⁴⁸ Tex. Tax Code §26.042(c)

⁴⁹ Tex. Tax Code §26.042(b)

⁵⁰ Tex. Tax Code §§ 26.04(c-2) and (d-2)



Standardized Agenda Request Form

Date of Meeting: August 16, 2022		Agenda Item No. (to be assigned by CSO): 2022-5715	
From:			
Subject: Discussion and consideration to approve Resolution 2022-46 proposing an ad valorem tax rate and setting dates on which the Commission will hold a public hearing, and a date to adopt the 2022-2023 ad valorem tax rate and authorize the Mayor to execute any related documents. ROLL CALL VOTE REQUIRED. Possible action. (Staffed by Finance Department.)			
Background: In order to adopt the proposed budget, the Commission must consider a proposed tax rate that will support the budget. Last year the rate adopted amounted to \$0.6967 per \$100 valuation. This amount does not exceed the voter approval rate. Note: the vote should be a record vote and the date of the public hearing must be read out aloud for the record.			
Funding Source (budget code, if applicable):			
Amount:	Term of Impact:	Identified in Current Budget:	
Additional Action Prompted: Mayor's Signature Resolution			
If item previously considered, provide date and action by Commission:			
If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners: Publication of the Public Hearing will be August 24, 2022 in the Advance News Journal.			
Advisory Review, if any (name of board/committee, date of action, recommendation):			
Rosalinda Cavazos VIDAL ROMAN Martin Garza		Created/Initiated New	
City Manager Comments: Approve as recommended by the Interim Finance Director.			
Staff Recommendation: Staff recommends approval.			
Attachments, if any: FY2023 Proposed Tax Rate, R2022-46 2022-23 proposing tax rate			
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: August 4th, 2022

To: Mayor & City Commission

CC: Martin Garza, Interim City Manager

From: Rosie Cavazos, Interim Finance Director

Re: 2022 Proposed Tax Rate

As the Budget Officer for the City of Weslaco, Mr. Martin Garza has been working in conjunction with the Finance Department staff to consider the requests of the City of Weslaco department directors and develop a proposal for a balanced budget for the 2022-2023 fiscal year. Taking into consideration our revenue projections, Mr. Garza has filed a proposed budget that will meet the needs of the citizens of Weslaco.

In order to support the proposed budget, it is recommended that the city maintain the current tax rate of **\$.6967** per \$100 valuation.

Senate Bill 2 now requires one public hearing notice instead of two. The publication for the public hearing will be on August 24th in the Advance News Journal. I am proposing to hold a hearing and adopt the tax rate on September 6, 2022.

I respectfully request that the announcement of the proposed hearing dates be made a part of the record. Note that ROLL CALL Vote is required for this item.

Please do not hesitate to contact me if you have any questions on these matters.

RESOLUTION NO. 2022-46

RESOLUTION OF THE CITY OF WESLACO, TEXAS
PROPOSING AN AD VALOREM TAX RATE; SETTING A
DATE ON WHICH THE COMMISSION WILL ADOPT THE
2022-2023 AD VALOREM TAX RATE AND SETTING DATES
FOR PUBLIC HEARING(S), IF NECESSARY.

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

- 1) The maximum proposed ad valorem tax rate that the Commission will consider for Fiscal Year 2022-2023 is .6967 cents per \$100 taxable value; and
- 2) If the calculation of the No-New-Revenue and Voter Approval tax rates results in a rate that is lower than the proposed rate, the City Commission will consider the proposed rate at a public hearing as follows: Public Hearing – September 06, 2022; and
- 3) The City Commission will adopt the Fiscal Year 2022-2023 ad valorem tax rate at 5:30 p.m. on September 06, 2022, at the Weslaco City Commission Legislative Chambers, 255 S. Kansas Avenue, Weslaco, Texas.

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

PASSED AND APPROVED on this the 16th day of August 2022.

CITY OF WESLACO

David Suarez, MAYOR

ATTEST:

Norma A. Cantu, CITY SECRETARY

APPROVED AS TO FORM:

Juan E. Gonzalez, CITY ATTORNEY

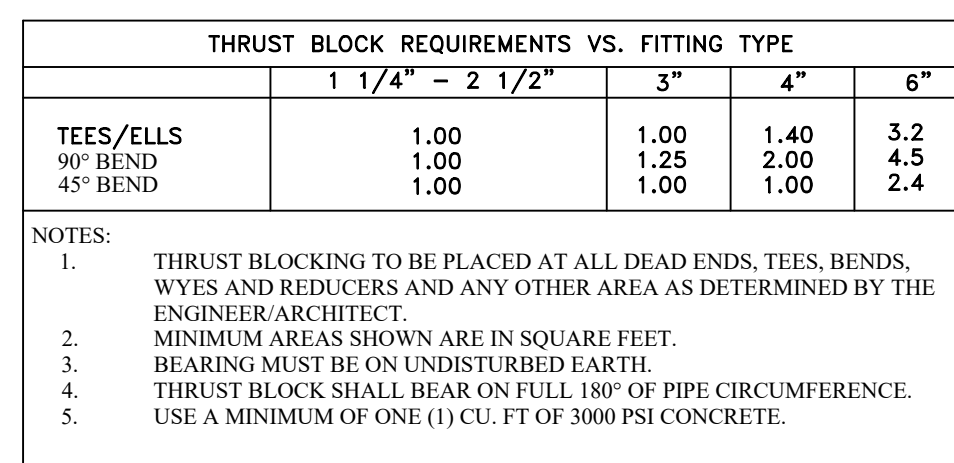
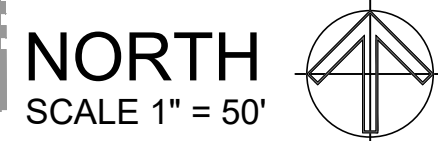


Standardized Agenda Request Form

Date of Meeting: August 16, 2022		Agenda Item No. (to be assigned by CSO): 2022-5749	
From:			
Subject: Discussion and consideration to solicit bids for site preparation, rough grading, fine grading, hydromulch, and crushed granite connecting walkways, irrigation and other miscellaneous park work at Judge Gilbert Garza Park Lighted Soccer Fields. (Staffed by Parks and Recreation Department.)			
Background: The development of the sports fields on the east side of Judge Gilbert Garza park was not included in the scope of work completed by Celso Gonzalez Construction as awarded because this phase of the park was projected to occur later. The TDEM grant for storm water mitigation in the Kansas Los Torritos places a regional stormwater detention facility (RDF) where the lighted soccer fields at Mayor Pablo Pena City Park were located. As discussed at the March 2021 City Commission Workshop, staff proceeded to work on plans to procure and develop the sports fields at Judge Gilbert Garza park to make-up for this void and prepare Mayor Pablo Pena City Park for the RDF construction: • May 4, 2021 - City Commission authorized realignment of HCCID9 drainage ditch R.O.W. through Mayor Pablo Pena City Park. • July 6, 2021 - City Commission awarded TRI GEN Construction Demolition & Salvage of Sports Lighting at Mayor Pablo Pena City Park.\$92,646. • July 6, 2021 - City Commission awarded Musco Sports Lighting Project \$541,000. • June 28, 2022 - completion of Celso Gonzalez Construction Park project. • July 5, 2022 - Commission approved Heffner Design Team to develop Construction Bid documents for Judge Gilbert Garza Park Soccer Field Project			
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 OMAR RODRIGUEZ Martin Garza	Created/Initiated Approved New
City Manager Comments: Approve to solicit bids as recommended by the Parks and Recreation Department.	
Staff Recommendation: Staff recommends approval.	
Attachments, if any: Weslaco Northside Park Soccer Fields - 100% CD Set Review	
Responsibilities upon Approval:	

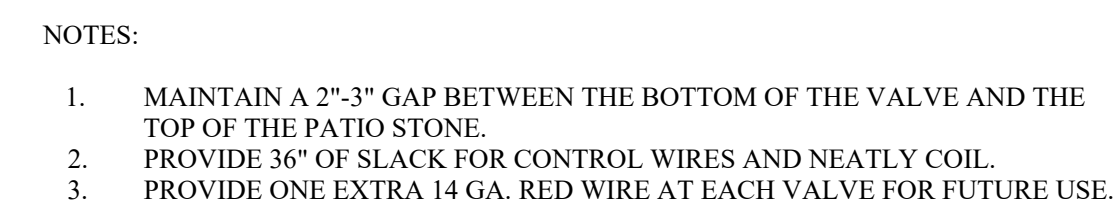
CONTRACTOR RESPONSIBLE FOR BORE
UNDER EXISTING WALKS & DRIVES.



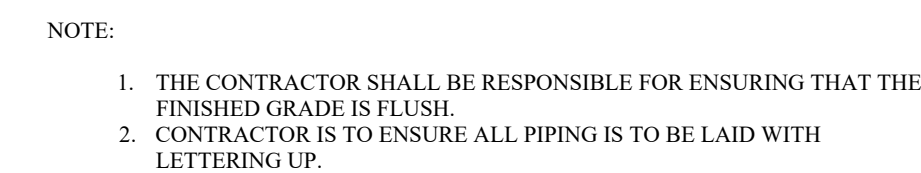
A THRUST BLOCKS
N.T.S.



© HUNTER I-20-04
N.T.S.

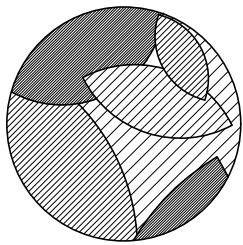


B HUNTER ICV-G 2"
N.T.S.



(D) IRRIGATION MAINLINE, LATERAL LINE, AND WIRES
N.T.S.

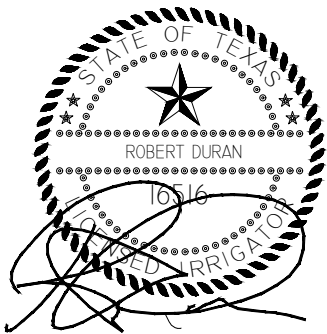
IR1



HEFFNER DESIGN
TEAM, PLLC

4100 N. 22nd. St.
McAllen, TX. 78504
(956) 540-7850

1777 NE Loop, Suite 600
San Antonio, TX 78217
(210) 820-2677



DATE: 08-01-2022

PROJECT:

WESLACO
NORTHSIDE
PARK SOCCER
FIELDS
WESLACO, TX.

DATE	DESCRIPTION
08-01-2022	ISSUED FOR CONSTRUCTION

SHEET TITLE:

IRRIGATION
PLAN & DETAILS

These Drawings and Specifications are to be an instrument of service and shall remain the property of the Landscape Architect. They are not to be used on other projects or extensions to this project except by agreement in writing with the Landscape Architect. The Landscape Architect is not responsible for construction means, methods, sequences or procedures or for safety precautions and programs in connection with the project.

PROJECT NUMBER:

22-83

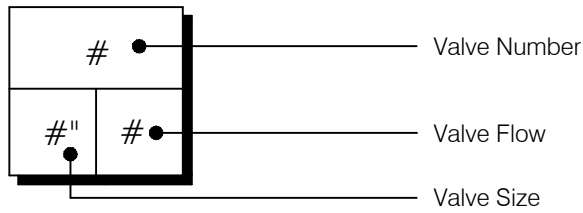
SHEET NUMBER:

IR2

IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	PSI	GPM	RADIUS
	Hunter I-25-04 Turf Rotor, 4" Pop-Up, Adjustable and Full Circle. Plastic Riser. Drain Check Valve. Standard Nozzle.	198	40	3.80	40'
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY			
	Hunter ICV-G 2" 1", 1-1/2", 2", and 3" Plastic Electric Remote Control Valves, Globe Configuration, with NPT Threaded Inlet/Outlet, for Commercial/Municipal Use.	18			
	Irrigation Lateral Line: PVC Class 200 SDR 21 3/4"	3,175 l.f.			
	Irrigation Lateral Line: PVC Class 200 SDR 21 1"	2,498 l.f.			
	Irrigation Lateral Line: PVC Class 200 SDR 21 1 1/4"	1,810 l.f.			
	Irrigation Lateral Line: PVC Class 200 SDR 21 1 1/2"	16.9 l.f.			
	Irrigation Lateral Line: PVC Class 200 SDR 21 2"	459.7 l.f.			
	Irrigation Mainline: PVC Schedule 40 2"	1,021 l.f.			
	Pipe Sleeve: PVC Schedule 40 6"	43.5 l.f.			

Valve Callout



VALVE SCHEDULE

NUMBER	MODEL	SIZE	TYPE	GPM	PIPE 3/4"	PIPE 1"	PIPE 1 1/4"	PIPE 1 1/2"	PIPE 2"	PIPEITEMIZE	WIPE	DESIGN PSI	FRICTION LOSS	VALVE LOSS	PSI	PRECIP
1	Hunter ICV-G	2"	Turf Rotor	41.80	11	175.3	139.8	101.7		22.9		40	5.83	0.87	46.7	0.54 in/h
2	Hunter ICV-G	2"	Turf Rotor	41.80	11	177.1	144.5	95.5		20.3		40	5.8	0.87	46.67	0.27 in/h
3	Hunter ICV-G	2"	Turf Rotor	41.80	11	176.5	145.9	94.1		22.5		40	5.79	0.87	46.66	0.27 in/h
4	Hunter ICV-G	2"	Turf Rotor	41.80	11	176.0	146.3	93.7		23.1		40	5.79	0.87	46.65	0.27 in/h
5	Hunter ICV-G	2"	Turf Rotor	41.80	11	175.4	147.1	92.9		20.7		40	5.74	0.87	46.61	0.27 in/h
6	Hunter ICV-G	2"	Turf Rotor	41.80	11	175.1	138.3	102.9		25.5		40	5.89	0.87	46.76	0.54 in/h
7	Hunter ICV-G	2"	Turf Rotor	41.80	11	176.0	139.5	101.6		24.2		40	5.83	0.87	46.7	0.53 in/h
8	Hunter ICV-G	2"	Turf Rotor	41.80	11	177.1	128.5	111.5		22.4		40	6.15	0.87	47.02	0.27 in/h
9	Hunter ICV-G	2"	Turf Rotor	41.80	11	176.0	147.9	92.1		23.1		40	5.61	0.87	46.49	0.28 in/h
10	Hunter ICV-G	2"	Turf Rotor	41.80	11	176.2	130.9	109.1		23.5		40	6.1	0.87	46.97	0.27 in/h
11	Hunter ICV-G	2"	Turf Rotor	41.80	11	176.8	148.4	91.6		29.0		40	5.67	0.87	46.54	0.27 in/h
12	Hunter ICV-G	2"	Turf Rotor	41.80	11	176.9	129.0	111.0		25.8		40	6.18	0.87	47.05	0.27 in/h
13	Hunter ICV-G	2"	Turf Rotor	41.80	11	176.5	148.6	91.4		32.4		40	5.71	0.87	46.58	0.27 in/h
14	Hunter ICV-G	2"	Turf Rotor	41.80	11	176.6	129.0	111.0		30.1		40	6.24	0.87	47.11	0.27 in/h
15	Hunter ICV-G	2"	Turf Rotor	41.80	11	177.1	150.6	89.4		32.4		40	5.64	0.87	46.52	0.27 in/h
16	Hunter ICV-G	2"	Turf Rotor	41.80	11	176.9	128.2	111.8		28.8		40	6.24	0.87	47.11	0.27 in/h
17	Hunter ICV-G	2"	Turf Rotor	41.80	11	176.8	151.4	88.6		21.3		40	5.51	0.87	46.38	0.26 in/h
18	Hunter ICV-G	2"	Turf Rotor	41.80	11	177.0	104.3	120.0	16.9	31.5		40	6.69	0.87	47.56	0.53 in/h

NOTES

- 1.- ALL IRRIGATION WORK TO BE PERFORMED BY A TEXAS LICENSED IRRIGATOR.
- 2.- INSTALL ALL VALVES IN AN ARMOR VALVE BOX WITH COVER OR EQUAL. VALVE SHOULD BE CENTERED IN BOX TO FACILITATE ACCESS TO SOLENOID ASSEMBLY AND MANUAL OPERATORS.
- 3.- PIPE AS SHOWN IS DIAGRAMMATIC BUT SHOULD BE REASONABLY FOLLOWED. LOCATION OF SPRINKLER HEADS SHALL BE ESTABLISHED BY THE CONTRACTOR BUT DESIGN SPACING MAY NOT BE EXCEEDED WITHOUT AUTHORIZATION FROM THE OWNER.
- 4.- ALLOW A MINIMUM OF 6" CLEARANCE FROM ANY STRUCTURE, INCLUDING SIDEWALKS, CURBS, BUILDINGS, ETC. WHEN INSTALLING SPRINKLER HEADS
- 5.- ALL SLEEVES SHALL BE SCH. 40 PVC, SHALL EXTEND 12" BEYOND EDGE OF PAVEMENT OR STRUCTURE, SHALL BE PLACED 24" BELOW TOP OF PAVEMENT AND SHALL BE CAPPED WITH PVC CAPS. DO NOT PENETRATE STRUCTURES WITHOUT PRIOR APPROVAL.
- 6.- LOCATION OF SLEEVES TO BE MARKED IN PAVEMENT WITH AN "S" CONCRETE STAMP. AFTER INSTALLATION, SYSTEM MUST BE BALANCED BY ADJUSTING PRESSURE
- 7.- REGULATOR CONTROLS ON VALVES. SYSTEM SHALL REQUIRE A MINIMUM OF 50 LBS. STATIC PRESSURE FOR SYSTEM TO OPERATE PROPERLY. IRRIGATION CONTRACTOR SHALL NOTIFY THE OWNER OF PRESSURE DEFICIENCIES OR IF THE PRIMARY WATER SUPPLY LINES ARE SMALLER THAN 4" AND/OR LONGER THAN 120' FROM THE SOURCE. NOTIFY THE OWNER OF ANY OTHER
- 8.- SITE PROBLEMS THAT MAY ALTER THE EFFECTIVENESS OF THE SYSTEM. THE CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH THE SPECIFICATIONS FOR THE LANDSCAPE IRRIGATION SYSTEM.
- 9.- THE CONTRACTOR SHALL PREPARE "AS-BUILT" DRAWINGS IN AN AUTOCAD FORMAT WHICH SHALL SHOW LOCATIONS OF MAIN LINES, VALVES, CONTROLLERS AND SLEEVES. THE AUTOCAD DRAWINGS SHALL BE DELIVERED ON DISC TO THE OWNERS REPRESENTATIVE FOR REVIEW AND APPROVAL.
- 10.- ALL SPLICES ARE TO BE CAPPED WITH TAN KING LOW VOLTAGE CONNECTORS. NO FIELD SPLICES WILL BE PERMITTED. WHERE SPLICES ARE NECESSARY ALL MUST BE IN VALVE BOXES.
- 11.- NO PIPE CROSSES ARE PERMITTED.
- 12.- HAND DIG TRENCHES WITHIN THE DRIP LINE OF EXISTING TREES.
- 13.- ALL MAIN & LATERAL LINES SHALL BE SET AT A MINIMUM DEPTH OF 18" TO THE TOP OF THE PIPE. ALL LATERAL LINES SHALL BE SET AT A MINIMUM DEPTH OF 18" TO THE TOP OF THE PIPE. ALL ELECTRIC VALVES SHALL BE SET TO A DEPTH OF 18" TO THE TOP OF ADJACENT PIPE.
- 14.- ALL PIPING TO BE LAID WITH LETTERING UP.
- 15.- ALL 3/4" - 2" LATERAL PIPING SHALL BE CLASS 200 SOLVENT WELD PVC.
- 16.- PROVIDE THRUST BLOCKS AS PER DETAILS . ALL THRUST BLOCKING SHALL BE INSPECTED AND APPROVED BY THE OWNER PRIOR TO BACKFILL.
- 17.- ALL VALVE WIRING SHALL BE #14 UF.
- 18.- PROVIDE PRESSURE GAUGE ON INLET AND OUTLET.
- 19.- PROVIDE QUICK COUPLERS AS INDICATED.
- 20.- DO NOT LOCATE VALVE BOXES IN MULTI-USE ATHLETIC FIELD AREAS. ALL PIPES GOING TO AND FROM RP AND PUMP SHALL BE SCH. 80 PVC PIPE. WRAP PIPE WITH 1/8"x2" INSULATION TAPE #4217-W3 BY NU-CALGON WHOLESALE INC. ST. LOUIS, MO. 63146.
- 21.- ALL SPRINKLER HEADS SHALL BE SET LEVEL TO FINISH GRADES, PLACED VERTICAL IN THE GROUND, ADJUSTED TO COVER HEAD TO HEAD WITH MINIMAL SPRAY IN AREAS NOT IRRIGATED.
- 22.- TEN (10) DAYS PRIOR TO START OF CONSTRUCTION THE CONTRACTOR SHALL VERIFY THE WATER STATIC PRESSURE. CONFIRM WITH OWNER THE WATER STATIC PRESSURE BEFORE COMMENCING WORK.
- 23.- THE CONTRACTOR SHALL PROVIDE TWO QUICK COUPLER KEYS TO MATCH QUICK COUPLER SPECIFIED.
- 24.- THE CONTRACTOR SHALL OBTAIN THE PROPER PERMIT FOR IRRIGATION WORK PRIOR TO COMMENCING WORK.
- 25.- ALL MATERIAL SHOULD BE CONSIDERED OR APPROVED EQUAL.

IRRIGATION SYSTEM NOTE: SYSTEM TO BE A NON-POTABLE IRRIGATION SYSTEM WITH ALL IRRIGATION COMPONENTS PROPERLY LABELED AND MARKED WITH PURPLE COLOR AND PURPLE LETTERING PER CITY AND STATE STANDARDS AND SPECIFICATIONS.



Standardized Agenda Request Form

Date of Meeting: August 16, 2022		Agenda Item No. (to be assigned by CSO): 2022-5750	
From:			
Subject: Discussion and consideration to award the Worker's Compensation Insurance to the best qualified, most advantageous bidder and authorize the Mayor to execute any related documents. Possible action. (Staffed by Human Resources Department.)			
Background: We received 3 proposals as follow: Montalvo Ins (2 options) Option 1 at \$307,636 (\$56,366 more than FY 21-22) and Option 2 at \$367,642 (\$116,372 more than FY 21-22) TML (2 options) Option 1 at \$593,251 and Option 2 at \$513,054 Innovative Claims Strategies			
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 Luz Galindo Martin Garza		Created/Initiated New	
City Manager Comments: Approve to award to the most advantageous respondent.			
Staff Recommendation:			
Attachments, if any: TML PROPOSAL 1, TML PROPOSAL 2, TEXAS MUAL PROPOSALS 1 & 2, INNOVATIVE CLAIMS STRATEGIES			
Responsibilities upon Approval:			



Bid / Proposal Summary

TMLIRP is presenting two Workers' Compensation proposals for your consideration. Please select the option that best reflects your 2022-23 estimated payroll and let us know if any payroll adjustments need to be made.

Workers' Compensation Proposal Option 1

Date: 07/08/2022

Member Name: Weslaco

Member ID: 9874

**Proposed
Effective Date**

10/01/2022

**Proposed
Anniversary Date**

10/01/2023

Types of Coverage	Limit	Deductible	Annual Contribution
Workers Compensation	Statutory	\$0	\$593,251

TOTAL ANNUAL: \$593,251

2% Annual Payment Discount¹²: \$11,865

Total Annual Contribution: \$581,386

Quarterly Payment: \$148,313

12. Annual Payment Discount applies if full annual contribution is paid within 30 days of the effective date, or receipt of your first bill, whichever is later. (The Annual Payment Discount does not apply to public officials' bonds or windstorm coverage for Tier 1 members.)



Workers' Compensation Payroll Schedule

Member Name: Weslaco
 Member ID: 9874
 Effective Date: 10/01/2022
 Anniversary Date: 10/01/2023
 Date Generated: 07/08/2022

Location 1: 255 S Kansas Ave, Weslaco, TX

Classification	Description	Estimated Payroll	Rate	# of Emp.	Estimated Contribution
5191	Computer Device Installation, Inspection, Servicing or Repair	283,671	1.10	5	3,120
5506	Street & Road Repair	539,007	7.62	15	41,072
7423	Airport Operations	200,334	3.66	3	7,332
7520	Waterworks Operation, Flood Control System Maintenance, Irrigation Control	729,635	4.50	20	32,834
7704	Firefighters – Paid	5,448,524	6.02	72	328,001
7720	Police Officers – Paid (excluding Motorcycle Officers)	4,201,893	5.33	80	223,961
8391	Automobile Garage	188,043	4.18	5	7,860
8742	Messengers and Social Workers	401,539	0.83	10	3,333
8810	Clerical – Office	4,893,275	0.41	72	20,062
8831	Animal Shelters	214,792	6.38	5	13,704
8838	Public Library or Museum Professional Employees & Clerical	486,720	0.55	17	2,677
9015	Building Operations	276,666	5.52	11	15,272
9102	Parks & Recreation	331,618	3.60	10	11,938
9402	Street Cleaning	268,061	11.34	3	30,398
Subtotals		18,463,778		328	741,564

Volunteers and Elected Officials:

3724O	Outside Volunteers	No Exposure	0	Not Covered
7704V	Volunteer Firefighters	No Exposure	0	Not Covered
7720E	Volunteer Ambulance/EMS	No Exposure	0	Not Covered
7720V	Police Reserves	No Exposure	0	Not Covered
8742E	Elected/Apptd Officials-Governing Board	No Exposure	0	Not Covered
8742F	Elected/Apptd Officials-All Boards/Commissions	No Exposure	0	Not Covered
8742I	Inside Volunteers	No Exposure	0	Not Covered
8888V	Police Reserves-Motorcycle	No Exposure	0	Not Covered
Subtotals		0	0	0
Totals		18,463,778	328	741,564



Workers' Compensation Payroll Schedule

Member Name: Weslaco
Member ID: 9874
Effective Date: 10/01/2022
Anniversary Date: 10/01/2023
Date Generated: 07/08/2022

Total Manual Contribution	741,564
Experience Modifier	1.00
Total Standard Contribution	741,564
Fund Discount (20.00%)	0.80
Discounted Standard Contribution	593,251
Deductible Credit	0
Net Contribution	593,251
Waiver of Subrogation	0
Total Contribution	593,251

EMPLOYERS' LIABILITY

This endorsement forms a part of the **Declarations** to which attached, effective on the inception date of the coverage unless otherwise stated herein, and modifies such coverage as is afforded by the provisions of the coverage shown below:

WORKERS' COMPENSATION

Member Name : Weslaco
Member ID : 9874
Effective Date : 10/01/2022

While the Fund does not believe that governmental entities can be held liable for exemplary or punitive damages in a work-related death case and by this endorsement does not waive any defense of governmental immunity to be so asserted; the Fund does agree to defend the Member against such claims and should the highest Court in this state decide that governmental entities such as the employer-member are liable for exemplary or punitive damages in a work-related death case, the Fund will pay all monetary damages the Member shall become legally obligated to pay, but not to exceed :

\$ 500,000

SAMPLE

INCREASED VOLUNTEER BENEFITS

This endorsement forms a part of the **Declarations** to which attached, effective on the inception date of the coverage unless otherwise stated herein, and modifies such coverage as is afforded by the provisions of the coverage shown below:

WORKERS' COMPENSATION

Member Name : Weslaco
Member ID : 9874
Effective Date : 10/01/2022

It is agreed that the coverage available under the Texas Workers' Compensation Law for the classes of volunteers scheduled below is amended to provide the increased weekly indemnity benefit indicated in the schedule. All other volunteer classes which the **Member** has elected continue to be subject to the minimum weekly indemnity benefit.

Volunteer Class	Schedule	Increased Weekly Benefit
7720V Police Reserves		\$149

SAMPLE



Bid / Proposal Summary

TMLIRP is presenting two Workers' Compensation proposals for your consideration. Please select the option that best reflects your 2022-23 estimated payroll and let us know if any payroll adjustments need to be made.

Workers' Compensation Proposal Option 2

Date: 07/11/2022

Member Name: Weslaco
Member ID: 9874

Proposed
Effective Date
10/01/2022

Proposed
Anniversary Date
10/01/2023

Types of Coverage	Limit	Deductible	Annual Contribution
Workers Compensation	Statutory	\$0	\$513,054

TOTAL ANNUAL:	\$513,054
2% Annual Payment Discount¹²:	\$10,261
Total Annual Contribution:	\$502,793
Quarterly Payment:	\$128,264

12. Annual Payment Discount applies if full annual contribution is paid within 30 days of the effective date, or receipt of your first bill, whichever is later. (The Annual Payment Discount does not apply to public officials' bonds or windstorm coverage for Tier 1 members.)



Workers' Compensation Payroll Schedule

Member Name: Weslaco
Member ID: 9874
Effective Date: 10/01/2022
Anniversary Date: 10/01/2023
Date Generated: 07/11/2022

Location 1: 255 S Kansas Ave, Weslaco, TX

Classification	Description	Estimated Payroll	Rate	# of Emp.	Estimated Contribution
4511	Building Inspectors, County Appraisal District, Analytical Chemists	398,066	0.87	9	3,463
5191	Computer Device Installation, Inspection, Servicing or Repair	270,818	1.10	5	2,979
5506	Street & Road Repair	329,459	7.62	15	25,105
7423	Airport Operations	172,687	3.66	3	6,320
7520	Waterworks Operation, Flood Control System Maintenance, Irrigation Control	850,822	4.50	20	38,287
7704	Firefighters – Paid	4,136,470	6.02	72	249,015
7720	Police Officers – Paid (excluding Motorcycle Officers)	4,696,276	5.33	80	250,312
8391	Automobile Garage	198,706	4.18	5	8,306
8810	Clerical – Office	3,002,673	0.41	72	12,311
8831	Animal Shelters	85,613	6.38	5	5,462
8838	Public Library or Museum Professional Employees & Clerical	464,523	0.55	17	2,555
9015	Building Operations	284,401	5.52	11	15,699
9102	Parks & Recreation	343,666	3.60	10	12,372
9402	Street Cleaning	58,575	11.34	3	6,642
Subtotals		15,292,755		327	638,828

Volunteers and Elected Officials:

3724O	Outside Volunteers	No Exposure		0	Not Covered
7704V	Volunteer Firefighters	No Exposure		0	Not Covered
7720E	Volunteer Ambulance/EMS	No Exposure		0	Not Covered
7720V	Police Reserves	49,915	4.92	2	2,456
8742E	Elected/Apptd Officials-Governing Board	7,800	0.43	13	34
8742F	Elected/Apptd Officials-All Boards/Commissions	No Exposure		0	Not Covered
8742I	Inside Volunteers	No Exposure		0	Not Covered
8888V	Police Reserves-Motorcycle	No Exposure		0	Not Covered
Subtotals		57,715		15	2,490
Totals		15,350,470		342	641,318

Texas Municipal League Intergovernmental Risk Pool
1821 Rutherford Lane, First Floor, Austin, Texas 78754
(512) 491-2300 | (800) 537-6655



Workers' Compensation Payroll Schedule

Member Name: Weslaco
Member ID: 9874
Effective Date: 10/01/2022
Anniversary Date: 10/01/2023
Date Generated: 07/11/2022

Total Manual Contribution	641,318
Experience Modifier	1.00
Total Standard Contribution	641,318
Fund Discount (20.00%)	0.80
Discounted Standard Contribution	513,054
Deductible Credit	0
Net Contribution	513,054
Waiver of Subrogation	0
Total Contribution	513,054

EMPLOYERS' LIABILITY

This endorsement forms a part of the **Declarations** to which attached, effective on the inception date of the coverage unless otherwise stated herein, and modifies such coverage as is afforded by the provisions of the coverage shown below:

WORKERS' COMPENSATION

Member Name : Weslaco
Member ID : 9874
Effective Date : 10/01/2022

While the Fund does not believe that governmental entities can be held liable for exemplary or punitive damages in a work-related death case and by this endorsement does not waive any defense of governmental immunity to be so asserted; the Fund does agree to defend the Member against such claims and should the highest Court in this state decide that governmental entities such as the employer-member are liable for exemplary or punitive damages in a work-related death case, the Fund will pay all monetary damages the Member shall become legally obligated to pay, but not to exceed :

\$ 500,000

SAMPLE

INCREASED VOLUNTEER BENEFITS

This endorsement forms a part of the **Declarations** to which attached, effective on the inception date of the coverage unless otherwise stated herein, and modifies such coverage as is afforded by the provisions of the coverage shown below:

WORKERS' COMPENSATION

Member Name : Weslaco
Member ID : 9874
Effective Date : 10/01/2022

It is agreed that the coverage available under the Texas Workers' Compensation Law for the classes of volunteers scheduled below is amended to provide the increased weekly indemnity benefit indicated in the schedule. All other volunteer classes which the **Member** has elected continue to be subject to the minimum weekly indemnity benefit.

Volunteer Class	Schedule	Increased Weekly Benefit
7720V Police Reserves		\$149

SAMPLE



MONTALVO INSURANCE AGENCY

TEL. (956) 968-5521 • FAX (956) 969-9198

City of Weslaco
Workers Compensation Quotes
Texas Mutual Insurance

Total Payroll	Description	In Network*	Out of Network*
\$15,194,809	3% Above current policy year term payrolls	\$307,636	\$349,173
*\$18,073,084	3% Above recent audited premium	\$367,642	\$417,284

Note: See carrier quotes for more information

*Potential Dividends could be as high as \$45,000 (if losses continue same trend)



ALL FORMS OF INSURANCE



208 SOUTH TEXAS BOULEVARD • WESLACO, TEXAS 78596

Home Page www.montalvoinsurance.com • Email: ramon@montalvoinsurance.com

Quote no. Q004565906	Quote issue date 7/15/22	Proposed coverage period 10/1/22 to 10/1/23	Underwriting Quote Sheet Summary Page Applicant copy	
Applicant City of Weslaco 255 S KANSAS AVE WESLACO TX 78596-6158		Underwriter ALYONA HANSEN Phone (956) 968-5521	Producer 20590 Fax (956) 969-9198	Producer MONTALVO INS AGCY INC PO BOX 2 WESLACO TX 78599-0002
Entity Government entity	Group	SIC code 9199	General government, N.E.C.* Quote generated in Austin, TX	

Part one: workers' compensation insurance		Premium quote summary - Texas only			
See attached Premium Calculation		Payroll		Premium	
Total payroll and estimated manual premium		15,194,809.00		567,938.00	
Prorate factor 1.00		Out-of-Network		In-Network	
		Factor	Amount	Factor	Amount
Increased Limits Factor 1,000,000/1,000,000/1,000,000		0.014	7,951.00	0.014	7,951.00
Experience Modifier			(51,830.00)		(51,830.00)
Schedule Modifier		0.75	(131,015.00)	0.75	(131,015.00)
Healthcare Network Option				0.12	(47,165.00)
Premium Discount		0.112	(44,021.00)	0.111	(38,393.00)
Expense Constant			150.00		150.00
Minimum premium 250.00		Estimated annual premium		349,173.00	
Audit frequency Annual				307,636.00	

Part two: employers' liability insurance	
	Standard
Bodily injury by accident	\$1,000,000.00
Bodily injury by disease policy limit	\$1,000,000.00
Bodily injury by disease each employee	\$1,000,000.00

Endorsements made part of this quotation
See attached Endorsement Schedule

Notice of terrorism insurance coverage
Coverage for acts of terrorism is already included in workers' compensation policies. Losses resulting from certified acts of terrorism, as defined under the Terrorism Insurance Act of 2002, as amended ("the Act"), would be partially reimbursed by the U.S. Government. If the aggregate industry Insured Losses occurring in any calendar year exceed \$200,000,000, the U.S. Government would pay 80% of our Insured Losses that exceed our Insurer Deductible. The Act provides an annual cap on liability that limits the U.S. Government's payment as well as our liability for any amount of losses from certified acts of terrorism that, in the aggregate for the industry, exceeds \$100,000,000,000 in a calendar year. The portion of your quoted premium that is attributable to coverage for acts of terrorism is \$0 and does not include any charges for the portion of losses covered by the U.S. Government under the Act.

Quote no. Q004565906
 Quote issue date 7/15/22
 Proposed coverage period 10/1/22 to 10/1/23

Underwriting Quote Sheet Out-of-Network Premium Calculation

Applicant copy

Class codes for primary applicant

State	Location	Code	Classification	Premium basis total estimated annual remuneration	Rate per \$100 of remuneration	Estimated annual premium
10/1/22 to 10/1/23						
42	00001	5191	Computer and Data Processing Services: Maintenance and Repair	265,659.00	0.920	2,444.00
42	00001	5506	Street or Road-Roadside Mowing & Maintenance-& Drivers	323,183.00	7.880	25,467.00
42	00001	7423	Aircraft Ground Support Equipment Repair & Drivers	169,398.00	4.610	7,809.00
42	00001	7520	Waterworks Operation & Drivers	834,616.00	3.290	27,459.00
42	00001	7580	Sewage Disposal Plant Operation & Drivers	25,750.00	3.740	963.00
42	00001	7704	Fire Fighters & Drivers	4,057,680.00	7.810	316,905.00
42	00001	7720	Police Officers & Drivers	4,658,236.00	3.130	145,803.00
42	00001	8391	Automobile Repair Shop & Parts Department Employees, Drivers	194,921.00	2.300	4,483.00
42	00001	8601	Architect or Engineer-Consulting	108,150.00	0.340	368.00
42	00001	8720	Inspection of Risks For Insurance or Valuation Purposes NOC	398,517.00	0.320	1,275.00
42	00001	8810	Clerical Office Employees NOC	2,945,479.00	0.160	4,713.00
42	00001	8831	Animal Shelters & Drivers	83,982.00	1.530	1,285.00
42	00001	8838	Museum or Public Library-Professional Employees	455,675.00	0.990	4,511.00
42	00001	9015	Buildings NOC-Operation By Owner or Lessee-& Drivers	278,983.00	3.200	8,927.00
42	00001	9101	Museum or Public Library-All Other Employees-& Drivers	If any	4.190	0.00
42	00001	9102	Park NOC-All Employees-& Drivers	337,120.00	3.240	10,923.00
42	00001	9402	Garbage, Ashes or Refuse Collection & Drivers	57,460.00	8.010	4,603.00
42	00002	7720	Police Officers & Drivers	If any	3.130	0.00
42	00003	7720	Police Officers & Drivers	If any	3.130	0.00
42	00004	7720	Police Officers & Drivers	If any	3.130	0.00
42	00005	7720	Police Officers & Drivers	If any	3.130	0.00
42	00006	7720	Police Officers & Drivers	If any	3.130	0.00
Estimated manual premium						567,938.00
		9812	Increased Limits Factor 1,000,000/1,000,000/1,000,000		0.014	7,951.00
		9898	Experience Modifier of 0.91		0.910	(51,830.00)
		9887	Schedule Modifier		0.750	(131,015.00)
		0063	Premium Discount		0.112	(44,021.00)
		0900	Expense Constant			150.00
Total payroll and Texas total premium				\$15,194,809.00		\$349,173.00

Quote no. Q004565906
Quote issue date 7/15/22
Proposed coverage period 10/1/22 to 10/1/23

Underwriting Quote Sheet Endorsement Schedule

Applicant copy

Endorsements

TM LRC 2008	Limited Reimbursement for Texas Employees Injured in Other Jurisdictions
TM MV 2011	Mutuals - Membership and Voting Notice
TM PC 2003	Policy Conditions Endorsement
WC 00 00 00 C	Policy Conditions Form
WC 00 00 01 B	Policy Coverage Document (Declarations Page)
WC 00 04 06	Premium Discount Endorsement
WC 00 04 14 A	Notification of Change in Ownership Endorsement
WC 00 04 22 C	Terrorism Risk Insurance Act Coverage Endorsement
WC 00 04 25	Experience Rating Modification Factor Revision Endorsement
WC 42 03 01 J	Texas Amendatory Endorsement
WC 42 04 07	Texas- Audit Premium and Retrospective Premium Endorsement
WC 42 04 08 A*	Network Discount Endorsement

* Only applicable if In-Network option purchased



Quote no. Q004565906	Quote issue date 7/15/22	Proposed coverage period 10/1/22 to 10/1/23	Version 2
Applicant City of Weslaco	Producer MONTALVO INS AGCY INC	Renewal of 0002053107	

Quote Invoice
Applicant copy

The earliest effective date of coverage will be the date a complete submission and the proper payment are received by Texas Mutual Insurance Company, unless a future effective date has been requested. This does not apply to Start policies.

NOTE: Payment received does not guarantee coverage.

Please check one option below to indicate policy choice.

Payment in full:

Out-of-network ☐	In-network ☐
Estimated annual premium: \$349,173.00	Estimated annual premium: \$307,636.00
Amount due: \$349,173.00	Amount due: \$307,636.00
Will the policy premium be financed? _____ If "Yes", which finance company? _____	
Note: A Copy of a signed premium finance agreement must accompany this form. Send payments to the PO Box as listed below.	

- OR -

Installment payments:

Out-of-network ☐	In-network ☐
Estimated annual premium: \$349,173.00	Estimated annual premium: \$307,636.00
Amount due: \$29,121.03	Amount due: \$25,656.84
Installment billing plan: • 12 monthly installments (Send payments to the PO Box as listed below.) • Financing is not permitted under this billing plan	

Please mail this form along with the amount due for the above selected option to:

Texas Mutual Insurance Company
PO Box 841843
Dallas, TX 75284-1843

Please include your quote number Q004565906 on your check for prompt handling.
Please do not use the above address for other correspondence.

Thank you for your business!

Quote no. Q004565906	Quote issue date 7/8/22	Proposed coverage period 10/1/22 to 10/1/23	Underwriting Quote Sheet Summary Page Applicant copy	
Applicant City of Weslaco 255 S KANSAS AVE WESLACO TX 78596-6158	Underwriter ALYONA HANSEN Phone (956) 968-5521	Producer 20590 Fax (956) 969-9198	MONTALVO INS AGCY INC PO BOX 2 WESLACO TX 78599-0002	
Entity Government entity	Group	SIC code 9199 General government, N.E.C.*	Quote generated in Austin, TX	

Part one: workers' compensation insurance		Premium quote summary - Texas only			
See attached Premium Calculation		Payroll		Premium	
Total payroll and estimated manual premium		18,073,088.00		679,534.00	
Prorate factor 1.00		Out-of-Network		In-Network	
		Factor	Amount	Factor	Amount
Increased Limits Factor 1,000,000/1,000,000/1,000,000		0.014	9,513.00	0.014	9,513.00
Experience Modifier			(62,014.00)		(62,014.00)
Schedule Modifier		0.75	(156,758.00)	0.75	(156,758.00)
Healthcare Network Option				0.12	(56,433.00)
Premium Discount		0.113	(53,141.00)	0.112	(46,350.00)
Expense Constant			150.00		150.00
Minimum premium 250.00		Estimated annual premium	417,284.00		367,642.00
Audit frequency Annual					

Part two: employers' liability insurance	
	Standard
Bodily injury by accident	\$1,000,000.00
Bodily injury by disease policy limit	\$1,000,000.00
Bodily injury by disease each employee	\$1,000,000.00

Endorsements made part of this quotation
See attached **Endorsement Schedule**

Notice of terrorism insurance coverage
Coverage for acts of terrorism is already included in workers' compensation policies. Losses resulting from certified acts of terrorism, as defined under the Terrorism Insurance Act of 2002, as amended ("the Act"), would be partially reimbursed by the U.S. Government. If the aggregate industry Insured Losses occurring in any calendar year exceed \$200,000,000, the U.S. Government would pay 80% of our Insured Losses that exceed our Insurer Deductible. The Act provides an annual cap on liability that limits the U.S. Government's payment as well as our liability for any amount of losses from certified acts of terrorism that, in the aggregate for the industry, exceeds \$100,000,000,000 in a calendar year. The portion of your quoted premium that is attributable to coverage for acts of terrorism is \$0 and does not include any charges for the portion of losses covered by the U.S. Government under the Act.

Quote no. Q004565906
 Quote issue date 7/8/22
 Proposed coverage period 10/1/22 to 10/1/23

Underwriting Quote Sheet Out-of-Network Premium Calculation

Applicant copy

Class codes for primary applicant

State	Location	Code	Classification	Premium basis total estimated annual remuneration	Rate per \$100 of remuneration	Estimated annual premium
10/1/22 to 10/1/23						
42	00001	5191	Computer and Data Processing Services: Maintenance and Repair	275,642.00	0.920	2,536.00
42	00001	5506	Street or Road-Roadside Mowing & Maintenance-& Drivers	523,752.00	7.880	41,272.00
42	00001	7423	Aircraft Ground Support Equipment Repair & Drivers	194,664.00	4.610	8,974.00
42	00001	7520	Waterworks Operation & Drivers	708,985.00	3.290	23,326.00
42	00001	7580	Sewage Disposal Plant Operation & Drivers	25,750.00	3.740	963.00
42	00001	7704	Fire Fighters & Drivers	5,294,321.00	7.810	413,486.00
42	00001	7720	Police Officers & Drivers	4,082,972.00	3.130	127,797.00
42	00001	8391	Automobile Repair Shop & Parts Department Employees, Drivers	182,721.00	2.300	4,203.00
42	00001	8601	Architect or Engineer-Consulting	108,150.00	0.340	368.00
42	00001	8720	Inspection of Risks For Insurance or Valuation Purposes NOC	390,174.00	0.320	1,249.00
42	00001	8810	Clerical Office Employees NOC	4,754,756.00	0.160	7,608.00
42	00001	8831	Animal Shelters & Drivers	206,713.00	1.530	3,163.00
42	00001	8838	Museum or Public Library-Professional Employees	472,945.00	0.990	4,682.00
42	00001	9015	Buildings NOC-Operation By Owner or Lessee-& Drivers	268,836.00	3.200	8,603.00
42	00001	9101	Museum or Public Library-All Other Employees-& Drivers	If any	4.190	0.00
42	00001	9102	Park NOC-All Employees-& Drivers	322,232.00	3.240	10,440.00
42	00001	9402	Garbage, Ashes or Refuse Collection & Drivers	260,475.00	8.010	20,864.00
42	00002	7720	Police Officers & Drivers	If any	3.130	0.00
42	00003	7720	Police Officers & Drivers	If any	3.130	0.00
42	00004	7720	Police Officers & Drivers	If any	3.130	0.00
42	00005	7720	Police Officers & Drivers	If any	3.130	0.00
42	00006	7720	Police Officers & Drivers	If any	3.130	0.00
Estimated manual premium						679,534.00
	9812	Increased Limits Factor 1,000,000/1,000,000/1,000,000			0.014	9,513.00
	9898	Experience Modifier of 0.91			0.910	(62,014.00)
	9887	Schedule Modifier			0.750	(156,758.00)
	0063	Premium Discount			0.113	(53,141.00)
	0900	Expense Constant				150.00
Total payroll and Texas total premium				\$18,073,088.00		\$417,284.00

Quote no.
Q004565906

Quote issue date
7/8/22

Proposed coverage period
10/1/22 to 10/1/23

Underwriting Quote Sheet Endorsement Schedule

Applicant copy

Endorsements

TM LRC 2008	Limited Reimbursement for Texas Employees Injured in Other Jurisdictions
TM MV 2011	Mutuals - Membership and Voting Notice
TM PC 2003	Policy Conditions Endorsement
WC 00 00 00 C	Policy Conditions Form
WC 00 00 01 B	Policy Coverage Document (Declarations Page)
WC 00 04 06	Premium Discount Endorsement
WC 00 04 14 A	Notification of Change in Ownership Endorsement
WC 00 04 22 C	Terrorism Risk Insurance Act Coverage Endorsement
WC 00 04 25	Experience Rating Modification Factor Revision Endorsement
WC 42 03 01 J	Texas Amendatory Endorsement
WC 42 04 07	Texas- Audit Premium and Retrospective Premium Endorsement
WC 42 04 08 A*	Network Discount Endorsement

* Only applicable if In-Network option purchased



Quote no. Q004565906	Quote issue date 7/8/22	Proposed coverage period 10/1/22 to 10/1/23	Version 1	Quote Invoice Applicant copy
Applicant City of Weslaco	Producer MONTALVO INS AGCY INC		Renewal of 0002053107	

The earliest effective date of coverage will be the date a complete submission and the proper payment are received by Texas Mutual Insurance Company, unless a future effective date has been requested. This does not apply to Start policies.

NOTE: Payment received does not guarantee coverage.

Please check one option below to indicate policy choice.

Payment in full:

Out-of-network ☐	In-network ☐
Estimated annual premium: \$417,284.00	Estimated annual premium: \$367,642.00
Amount due: \$417,284.00	Amount due: \$367,642.00
Will the policy premium be financed? ____ If "Yes", which finance company? _____	
Note: A Copy of a signed premium finance agreement must accompany this form. Send payments to the PO Box as listed below.	

- OR -

Installment payments:

Out-of-network ☐	In-network ☐
Estimated annual premium: \$417,284.00	Estimated annual premium: \$367,642.00
Amount due: \$34,801.49	Amount due: \$30,661.34
Installment billing plan:	
• 12 monthly installments (Send payments to the PO Box as listed below.) • Financing is not permitted under this billing plan	

Please mail this form along with the amount due for the above selected option to:

Texas Mutual Insurance Company
PO Box 841843
Dallas, TX 75284-1843

Please include your quote number Q004565906 on your check for prompt handling.
Please do not use the above address for other correspondence.

Thank you for your business!



ICS is proposing that the City unbundle and carve out its Cost Containment Services from the overall TPA Claims Administration. The City can benefit from unbundling by using ICS to boost claim savings through improved medical controls and best practice techniques. Pricing for our services has been provided below.

Nurse Case Management & Vocational Rehabilitation Services	Pricing
Early Intervention Triage Assessment – <i>(Assessment fee is waived if TCM services continue)</i>	\$90
Telephonic Case Management – Initial 30 Days	\$260
Telephonic Case Management – 30 Day Renewal – Subject to Claims Adjuster approval	\$195
Telephonic Case Management – Hourly Rate	\$75
Task Based Field Case Management – Subject to Claims Adjuster approval	\$95 /hour
Vocational Rehabilitation	\$85 /hour
Access to ICS Case Management Web Browser (ReviewStat)	No Charge
Utilization Review Services	Pricing
Prospective Utilization Review – Medical Necessity	
1 st Level - Completed by UR Nurse	\$95 per Review
2 nd Level - Physician Advisor/Medical Director Review	\$225 per Review
Retrospective Medical File Review	
Medical File Review - Nurse	\$65 /hour
Medical Bill Review & PPO Service	Pricing
Fee Schedule/UCR Application	\$5.75 per bill
PPO ICING Access Fee - <i>All access fees based on incremental PPO savings achieved below Fee Schedule/UCR</i>	23%
Out of Network IRON Fee - <i>Access fees are always based on incremental Negotiated savings below Fee Schedule/UCR tied with a Signed Agreement</i>	25%
Nurse Desk Audit – Upon Request & Approval	\$65 /hour
Code Review & Medical Necessity Clinical Review	No Charge
Duplicate Medical Bill Identification/Application	No Charge
Reconsideration	No Charge
Provider Assistance Call Center	No Charge
Medical State Reporting Compliance Implementation	No Charge
Medical State Reporting Compliance Services	\$1 per bill reported
E-Billing Compliance Implementation	No Charge
E-Billing Compliance Services	\$1 per E-bill received from Clearinghouse
Medical Data Call Reporting Compliance Implementation	No Charge
Medical Data Call Reporting Services	\$1 per Bill reported to NCCI and/or State



Mailing of EOR	\$1.25
Panel Posting	No Charge
PPO Look Up Tools	No Charge
Access to ICS Web Portal (Claims Examiner Portal)	No Charge
Training to ICS Web Portal (Claims Examiner Portal)	No Charge
Implementation Fees	No Charge
EDI to Claims System for Medical Payment File/EOR File	No Charge
EDI from Claims System for Claim/Claimant File, Image File, Payee File,	No Charge
SFTP Server dedicated for Image Transfer & EDI File exchange	No Charge

- D. Proposers must have an Errors and Omissions policy with a minimum limit of \$1,000,000 per occurrence. Attach proof of coverage to your proposal.**

Please see Exhibit B for ICS' certificates of insurance.



Standardized Agenda Request Form

Date of Meeting: August 16, 2022		Agenda Item No. (to be assigned by CSO): 2022-5753	
From:			
Subject: Discussion and consideration to award the Commercial Insurance Package to the best qualified, most advantageous bidder and authority to negotiate with the selected bidder and authorize the Mayor to execute any related documents. Possible action. (Staffed by Human Resources Department.)			
Background: We received one proposal from TML (Liability/Property and Cyber) with total annual of \$713,778. Montalvo Ins submitted proposal for Cyber liability coverage only.			
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 Luz Galindo Martin Garza		Created	
City Manager Comments: Approve to award to the most advantageous respondent.			
Staff Recommendation:			
Attachments, if any: TML COMMERCIAL, MONTALVO COMMERCIAL			
Responsibilities upon Approval:			



WORKERS' COMPENSATION • PROPERTY • LIABILITY

July 9, 2022

Luz Galindo
Human Resources Director
City of Weslaco
255 S Kansas Ave
Weslaco, Texas 78596-6158

RE: Proposal for Coverages - Liability/Property and Cyber

Dear Ms. Galindo:

The Texas Municipal League Intergovernmental Risk Pool (the Pool) is pleased to provide this proposal for coverages as requested. Please carefully review each section.

There are a few points to which I would like to draw your attention:

The Pool recognizes that the most effective way to stabilize or lower rates is to prevent losses from occurring or, if they do occur, to minimize their impact through effective claims handling. Loss prevention services including site visits by loss prevention representatives, attendance at loss prevention seminars, access to the Pool's extensive loss prevention video library and online training are available to all of the Pool's members at no additional cost. Online training is available on our website at www.tmlirp.org under the Risk Management tab, from there click on Multimedia Library then scroll down to the Online Learning Center.

If full payment is made within 30 days of receipt of the first bill, the contribution will be reduced 2%. If quarterly payments are preferred, there is no interest charge or payment fee.

Proposal Acceptance Forms are included for the coverages being offered in this proposal. In order to bind coverage, please:

1. Complete and sign the Proposal Acceptance Forms.
2. Return originals to:
Texas Municipal League Intergovernmental Risk Pool
Underwriting Department
PO Box 149194
Austin, Texas 78714-9194

TEXAS MUNICIPAL LEAGUE INTERGOVERNMENTAL RISK POOL

P.O. Box 149194 • Austin, Texas 78714-9194 • www.tmlirp.org

If you have questions concerning this proposal, please contact Rodney Peters, your Member Services Manager, at (512) 491-3429. You may also reach me at (512) 491-2384.

Sincerely,



Angela R. Matréss, AU, AINS, ARM, ARM-P
Underwriter

Copy to: Rodney Peters, MLIS, CRIS
 Risk Services Manager

Bid / Proposal Summary

Date: July 9, 2022

Entity Name: **City of Weslaco**
Entity ID: **9874**

**Proposed
Effective Date
10/01/2022**

**Proposed
Anniversary Date
10/01/2023**

Type of Coverage	Limit		Deductible	Annual Contribution
General Liability	\$ 1,000,000	Each occurrence ¹	\$ 5,000	\$ 29,398
	\$ 2,000,000	Aggregate		
Cyber Liability (Cyber Tier 3 quote follows)	\$ 2,000,000	Aggregate	\$ 0	\$ 20,703
Law Enforcement Liability ²	\$ 2,000,000	Each occurrence	\$ 50,000	\$ 54,632
	\$ 4,000,000	Aggregate		
Errors & Omissions Liability ³	\$ 1,000,000	Each wrongful act	\$ 10,000	\$ 61,042
(Public Officials)	\$ 2,000,000	Aggregate		
Auto Liability	\$ 1,000,000	Each occurrence	\$ 1,000	\$ 143,656
Auto Medical Payments ⁴	\$ 25,000	Each person	\$ 1,000	\$ 82
Auto Physical Damage	\$	Actual Cash Value	\$ 1,000/10,000 ⁵	\$ 120,682
Real & Personal Property ⁶	\$ 106,204,608	☐ Actual Cash Value ☒ Replacement Cost	\$ 10,000	\$ 165,489
Wind and Hail Occurrence Deductible Reinstatement				\$ 33,096
Flood ⁷	\$ 5,000,000	☐ Actual Cash Value ☒ Replacement Cost	\$ 25,000	\$ 60,175
Earthquake	\$ Included	☐ Actual Cash Value ☒ Replacement Cost	\$ 25,000	\$ Included
Mobile Equipment	\$ 4,292,197	☐ Actual Cash Value ☒ Replacement Cost	\$ 1,000	\$ 18,188
Boiler & Machinery ⁸	\$ 100,000	Per accident	\$ 10,000	\$ Included
Public Employee Dishonesty	\$ 25,000	☐ Per occurrence ☒ Per employee	\$ 1,000	\$ 1,269
Forgery or Alteration	\$ 25,000	Per occurrence	\$ 1,000	\$ 137
Theft, Disappearance & Destruction				\$ 100
Coverage C - Inside	\$ 25,000	Per occurrence	\$ 1,000	\$ Included
Coverage C - Outside	\$ 25,000	Per occurrence	\$ 1,000	\$ Included
Computer Fraud	\$ 25,000		\$ 1,000	\$ 1,053
Non-Commercial Aviation				
Premises	\$ 1,000,000		\$ 0	\$ 802
Products Liability	\$ 1,000,000		\$ 0	\$ 780
Hangarkeepers ⁹	\$ 1,000,000		\$ 2,500	\$ 2,494

TOTAL ANNUAL: \$ 713,778
2% Annual Payment Discount %: \$ 14,276
Total Annual Contribution: \$ 699,502
Quarterly Payment: \$ 178,445

Bid / Proposal Summary

SEE PROPOSAL FOR OPTIONAL COVERAGES, LIMITS, DEDUCTIBLES, etc.

- ¹ Sudden events involving pollution provided at the occurrence limit shown or \$2,000,000, whichever is less.
- ² Retroactive date available for 5 years prior to the effective date of coverage at no additional contribution.
- ³ E&O retroactive date available for 5 years prior to the effective date of coverage at no additional contribution.
- ⁴ Automobile Medical Payments Coverage is included automatically for all automobiles with a design capacity of eight passengers or less. For larger capacity vehicles, coverage is available subject to an additional contribution. The deductible for Automobile Medical Payments Coverage is the same as the deductible elected for Automobile Liability.
- ⁵ Deductible applies per vehicle, subject to a \$10,000 maximum deductible for any occurrence involving two or more vehicles. The occurrence deductible does not apply to loss caused by hail.
- ⁶ Real & Personal Property deductible is on a per occurrence basis except for Wind and Hail. The deductible for Wind and Hail is the **lesser** of 1% of the value of each building damaged or 0.1% of the total building value for all building schedule at the time of loss, subject to the minimum occurrence deductible selected. Real and Personal Property cannot be accepted on a monoline basis.
- ⁷ Flood & Earthquake coverage is provided as an option under Real & Personal Property Coverage and may not be purchased separately. Flood & Earthquake limit is the aggregate limit for all losses occurring during the fund year. Limitations apply to properties in Flood Zones A and V located in the first tier of counties and in Harris, Orange and Jackson counties. The deductible for Flood and Earthquake is the **lesser** of 1% of the value of each building damaged or 1% of the total building value for all buildings scheduled at the time of loss, subject to the minimum occurrence deductible selected.
- ⁸ Boiler & Machinery Coverage is included at no additional charge (except for electric generating facilities) under Real & Personal Property Coverage and may not be purchased separately.
- ⁹ Annual Payment Discount applies if full annual contribution is paid within 30 days of the effective date, or receipt of your first bill, whichever is later. (The Annual Payment Discount does not apply to public officials' bonds or windstorm coverage for Tier 1 members.)

***Effective October 1, 2019, Automobile Physical Damage and/or Automobile Catastrophe coverages may only be placed with TMLIRP in conjunction with either Workers' Compensation or Automobile Liability coverage. Real & Personal Property may only be placed if Workers' Compensation or General Liability, Errors & Omissions and Law Enforcement Liability (as applicable) are also in force.*



Cyber Liability and Data Breach Response Declarations of Coverage

Member Name: Weslaco
Member ID: 9874
Effective Date: 10/01/2022
Anniversary Date: 10/01/2023
Retroactive Date: 10/01/2016

	Aggregate Limit	Retention <i>Each claim or loss</i>
Tower I Aggregate Limit of Liability	\$1,000,000	
Information Security and Privacy Liability Aggregate Limit and Website Media Content Liability Aggregate Limit	\$1,000,000	\$0
Tower II Aggregate Limit of Liability & Coverage	\$100,000	
Aggregate Limit: All Damages, Expenses, Loss and Costs		
Regulatory Defense and Penalties Aggregate Sublimit	\$25,000	\$0
PCI Fines, Expenses and Costs Aggregate Sublimit	\$10,000	\$0
Cyber Extortion Aggregate Sublimit	\$25,000	\$0
First Party Data Protection Aggregate Sublimit	\$20,000	\$0
First Party Network Business Interruption Aggregate Sublimit	\$20,000	\$5,000*
*The retention shall be the greater of: the amount of "Business Interruption Loss" during the 12 hour "waiting period" or the retention specified in the Declarations		
eCrime		
Fraudulent Instruction Aggregate Sublimit	\$25,000	\$2,500
Electronic Crime Aggregate Sublimit	\$25,000	\$2,500
Telecommunications Fraud Aggregate Sublimit	\$25,000	\$2,500
Tower III Maximum Notified Individuals Aggregate Limit of Coverage	10,000	
Notified Individuals Aggregate Limit	10,000	0 Notified Individuals
Tower IV Aggregate Limit of Coverage	\$50,000	
Breach Response: Legal Services, Computer Expert Services, Public Relations & Crisis Management Expenses Aggregate Limit	\$50,000	\$0
Billable Contribution:		Included

SAMPLE



Cyber Proposal

City of Weslaco

Proposal Date 7/18/2022

Good through 8/18/2022*

*Can be considered beyond 30 days subject to a No Loss Letter and approval by the Underwriter

Tier 3

Tier 4

Tier 5

Please refer to the Sample Declarations Page and Cyber Coverage Document for Additional Terms and Conditions

Tower I

Information Security and Privacy Liability Aggregate Limit	2,000,000	2,000,000	3,000,000
Website Media and Content Liability Aggregate Sublimit			
Retention per Claim	0	0	0

Tower II

Regulatory Defense and Penalties; Payment Card Industry Fines, Expenses and Costs; Cyber Extortion; First Party Data Protection; First Party Network Business Interruption			
AGGREGATE LIMIT OF LIABILITY	500,000	1,000,000	1,000,000
Regulatory Defense and Penalties Aggregate Sublimit	150,000	300,000	600,000
PCI Fines, Expenses and Costs Aggregate Sublimit	50,000	100,000	200,000
Cyber Extortion Aggregate Sublimit	100,000	150,000	200,000
First Party Data Protection Aggregate Sublimit	100,000	200,000	400,000
First Party Network Business Interruption Aggregate Sublimit	100,000	200,000	400,000
eCrime			
Fraudulent Instruction Aggregate Sublimit	100,000	150,000	150,000
Funds Transfer Fraud Aggregate Sublimit	100,000	150,000	150,000
Telecommunications Fraud Aggregate Sublimit	100,000	150,000	150,000
Each incident retention -eCrime	10,000	15,000	15,000
Retention Per Claim			
Retention (other than First Party Network Business Interruption)	10,000	20,000	40,000
Income Loss Retention under First Party Network Business Interruption	10,000	25,000	50,000

Tower III

Privacy Breach Response Services			
Notification, Call Center and Breach Resolution and Mitigation Services:			
Limit: Notified Individuals	100,000	500,000	750,000
Retention/Threshold	100 Notified Individuals	100 Notified Individuals	100 Notified Individuals

Tower IV

Legal Services/Computer Expert Services/Public Relations and Crisis Management Expenses			
Aggregate Sublimit	100,000	150,000	200,000
Retention	10,000	15,000	20,000

BEFORE REMOVAL OF OUT OF BAND AUTHENTICATION EXCLUSION

Annual Contribution	\$20,703	N/A	N/A
Prorata Contribution Subject to 75% Minimum	\$15,527	N/A	N/A

AFTER REMOVAL OF OUT OF BAND AUTHENTICATION EXCLUSION

Annual Contribution	N/A	N/A	N/A
Prorata Contribution Subject to 75% Minimum	N/A	N/A	N/A



MONTALVO INSURANCE AGENCY

TEL. (956) 968-5521 • FAX (956) 969-9198

Date: 07/15/22

To: City of Weslaco

From: Ramon Montalvo III C.I.C.

Re: RFP Commercial Package #2021-22-19

Message:

Thank you for the opportunity to be of service on your property/casualty insurance.

Unfortunately, due to the high claim count on your auto line, we did not have any carriers that were interested in providing quotes. The property information was not up to date and did not have the detail that underwriters are needing these days.

We did obtain a cyber liability quote that provides much better coverage that TML offers. As you can see, the limits are much higher and coverage is broader.

Please contact us if you have any questions.



ALL FORMS OF INSURANCE



208 SOUTH TEXAS BOULEVARD • WESLACO, TEXAS 78596

Home Page www.montalvoinsurance.com • Email: ramon@montalvoinsurance.com

Cyber Liability
City of Weslaco
Certain Underwriters at Lloyds of London

Limits
See attached detail

Deductible
Various-see attached

Premium
\$18,388.10

Note

Coverage is subject to terms and conditions per the attached quote.



ALL FORMS OF INSURANCE





DECLARATIONS

THE FOLLOWING INSURING CLAUSES ARE SUBJECT TO AN EACH AND EVERY CLAIM LIMIT

INSURING CLAUSE 1: CYBER INCIDENT RESPONSE

SECTION A: INCIDENT RESPONSE COSTS

Limit of liability: USD1,000,000 each and every claim

Deductible: USD0 each and every claim

SECTION B: LEGAL AND REGULATORY COSTS

Limit of liability: USD1,000,000 each and every claim

Deductible: USD15,000 each and every claim

SECTION C: IT SECURITY AND FORENSIC COSTS

Limit of liability: USD1,000,000 each and every claim

Deductible: USD15,000 each and every claim

SECTION D: CRISIS COMMUNICATION COSTS

Limit of liability: USD1,000,000 each and every claim

Deductible: USD15,000 each and every claim

SECTION E: PRIVACY BREACH MANAGEMENT COSTS

Limit of liability: USD1,000,000 each and every claim

Deductible: USD15,000 each and every claim

SECTION F: THIRD PARTY PRIVACY BREACH MANAGEMENT COSTS

Limit of liability: USD1,000,000 each and every claim

Deductible: USD15,000 each and every claim

SECTION G: POST BREACH REMEDIATION COSTS

Limit of liability: USD50,000 each and every claim, subject to a maximum of 10% of all sums **we** have paid as a direct result of the **cyber event**

Deductible: USD0 each and every claim



INSURING CLAUSE 2: CYBER CRIME

SECTION A: FUNDS TRANSFER FRAUD

Limit of liability:	USD250,000	each and every claim
Deductible:	USD15,000	each and every claim

SECTION B: THEFT OF FUNDS HELD IN ESCROW

Limit of liability:	USD250,000	each and every claim
Deductible:	USD15,000	each and every claim

SECTION C: THEFT OF PERSONAL FUNDS

Limit of liability:	USD250,000	each and every claim
Deductible:	USD15,000	each and every claim

SECTION D: EXTORTION

Limit of liability:	USD1,000,000	each and every claim
Deductible:	USD15,000	each and every claim

SECTION E: CORPORATE IDENTITY THEFT

Limit of liability:	USD250,000	each and every claim
Deductible:	USD15,000	each and every claim

SECTION F: TELEPHONE HACKING

Limit of liability:	USD250,000	each and every claim
Deductible:	USD15,000	each and every claim

SECTION G: PUSH PAYMENT FRAUD

Limit of liability:	USD50,000	each and every claim
Deductible:	USD15,000	each and every claim

SECTION H: UNAUTHORIZED USE OF COMPUTER RESOURCES

Limit of liability:	USD250,000	each and every claim
Deductible:	USD15,000	each and every claim



INSURING CLAUSE 3: SYSTEM DAMAGE AND BUSINESS INTERRUPTION

SECTION A: SYSTEM DAMAGE AND RECTIFICATION COSTS

Limit of liability:	USD1,000,000	each and every claim
Deductible:	USD15,000	each and every claim

SECTION B: INCOME LOSS AND EXTRA EXPENSE

Limit of liability:	USD1,000,000	each and every claim, sub-limited to USD1,000,000 in respect of system failure
Deductible:	USD15,000	each and every claim

SECTION C: ADDITIONAL EXTRA EXPENSE

Limit of liability:	USD100,000	each and every claim
Deductible:	USD15,000	each and every claim

SECTION D: DEPENDENT BUSINESS INTERRUPTION

Limit of liability:	USD1,000,000	each and every claim, sub-limited to USD1,000,000 in respect of system failure
Deductible:	USD15,000	each and every claim

SECTION E: CONSEQUENTIAL REPUTATIONAL HARM

Limit of liability:	USD1,000,000	each and every claim
Deductible:	USD15,000	each and every claim

SECTION F: CLAIM PREPARATION COSTS

Limit of liability:	USD25,000	each and every claim
Deductible:	USD0	each and every claim

SECTION G: HARDWARE REPLACEMENT COSTS

Limit of liability:	USD1,000,000	each and every claim
Deductible:	USD15,000	each and every claim



THE FOLLOWING INSURING CLAUSES ARE SUBJECT TO AN AGGREGATE LIMIT

INSURING CLAUSE 4: NETWORK SECURITY & PRIVACY LIABILITY

SECTION A: NETWORK SECURITY LIABILITY

Aggregate limit of liability:	USD1,000,000	in the aggregate, including costs and expenses
Deductible:	USD15,000	each and every claim, including costs and expenses

SECTION B: PRIVACY LIABILITY

Aggregate limit of liability:	USD1,000,000	in the aggregate, including costs and expenses
Deductible:	USD15,000	each and every claim, including costs and expenses

SECTION C: MANAGEMENT LIABILITY

Aggregate limit of liability:	USD1,000,000	in the aggregate, including costs and expenses
Deductible:	USD15,000	each and every claim, including costs and expenses

SECTION D: REGULATORY FINES

Aggregate limit of liability:	USD1,000,000	in the aggregate, including costs and expenses
Deductible:	USD15,000	each and every claim, including costs and expenses

SECTION E: PCI FINES, PENALTIES AND ASSESSMENTS

Aggregate limit of liability:	USD1,000,000	in the aggregate, including costs and expenses
Deductible:	USD15,000	each and every claim, including costs and expenses

INSURING CLAUSE 5: MEDIA LIABILITY

SECTION A: DEFAMATION

Aggregate limit of liability:	USD1,000,000	in the aggregate, including costs and expenses
Deductible:	USD15,000	each and every claim, including costs and expenses

SECTION B: INTELLECTUAL PROPERTY RIGHTS INFRINGEMENT

Aggregate limit of liability:	USD1,000,000	in the aggregate, including costs and expenses
Deductible:	USD15,000	each and every claim, including costs and expenses

INSURING CLAUSE 6: TECHNOLOGY ERRORS AND OMISSIONS

NO COVER GIVEN



INSURING CLAUSE 7: COURT ATTENDANCE COSTS

Aggregate limit of liability: USD100,000 in the aggregate

Deductible: USD0 each and every claim



INDICATION OF TERMS

REFERENCE NUMBER: 2855794
COMPANY NAME: City of Welasco

Premium breakdown:

Cyber & Privacy: USD14,000.00
Cyber Crime: USD2,525.00
Policy Administration Fee: USD500.00
TRIA: USD0.00 Please see quote cover letter for total taxes and fees.

BUSINESS OPERATIONS: Municipality

LEGAL ACTION: Worldwide

TERRITORIAL SCOPE: Worldwide

REPUTATIONAL HARM PERIOD: 12 months

INDEMNITY PERIOD: 12 months

WAITING PERIOD: 8 hours

WORDING: Cyber, Private Enterprise (US) v3.0

ENDORSEMENTS: Texas Surplus Lines Clause
Policyholder Disclosure Notice Of Terrorism Insurance Coverage
Policy Aggregate Limit of Liability Clause (Including Aggregate Sub-limit For Cyber Crime)

SUBJECTIVITIES:

This quote is subject to the following being provided by the stated deadline:

1. Full details of the surplus lines broker, including name, company name, address, license number, state of filing and expiry date. (prior to binding)
2. Satisfactory confirmation that you have downloaded & registered our incident response mobile app, details of which can be found with your policy documents. (30 days post binding)
3. Satisfactory version of a fully completed application form (as attached), signed and dated within 30 days of the required inception date. (Terms subject to change) (prior to binding)
4. Confirmation last financial years revenue are \$28mill (terms subject to change if not) (prior to binding)

POLICY PERIOD: 12 months

DATE OF ISSUE: 15 Jul 2022

OPTIONAL EXTENDED REPORTING PERIOD: 12 months for 100% of applicable annualized premium



SECURITY:

Certain underwriters at Lloyd's and other insurers

THIS INDICATION OF TERMS IS ONLY VALID FOR 30 DAYS FROM THE DATE OF ISSUE

PLEASE REFER TO THE FOLLOWING PAGES FOR A FULL BREAKDOWN OF LIMITS,
RETENTIONS AND APPLICABLE CLAUSES



Standardized Agenda Request Form

Date of Meeting: August 16, 2022		Agenda Item No. (to be assigned by CSO): 2022-5754	
From:			
Subject: Discussion and consideration to award lift station rehabilitation of LS#1, LS#5, LS#11, LS#28, and LS#30 to Southern Trenchless Solutions LLC, Buyboard vendor contract no. 635-21, in the amount not to exceed \$999,097.50 (ARPA Funds), as listed on quote #22209, and authorize the Mayor to execute any related documents. Possible action. (Staffed by Public Works Department.)			
Background: Rehab 5 lift stations include LS#1, LS# 5, LS#11, LS#28, and LS#30. The wet wells are in poor condition, this will include pumps, control panels, pipes, concrete walls, and epoxy coat on the walls to extend the life of the lift station. LS#1 First and Garza North of Horton school. LS#5 Bridge and 8th next water tower LS#11 Utah next to Idea School (Near drainage ditch) LS#28 Sugarcane next to WISD Bus barn LS#30 18th and Border along drain ditch north of Braeside			
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 Pete Garcia Rosalinda Cavazos Martin Garza		Created/Initiated Approved New	
City Manager Comments: Approve as recommended by the Public Works Department.			
Staff Recommendation: Approval			
Attachments, if any: Memo 2022 Lift Station Rehab ARPA, City of Weslaco - Lift Station Rehab #1, #5, #11, #28, #30 Q#22209, City of Weslaco - Lift Station #1 Q#22197, City of Weslaco - Lift Station #5 Q#22201, City of Weslaco - Lift Station #11 Q#22200, City of Weslaco - Lift Station #28 Q#22198, City of Weslaco - Lift Station #30 Q#22199			

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: August 16, 2022

To: City Commission

From: David Arce, Deputy Public Works Director

Subject: ARPA FUND LIFTSTATION REHAB

Cc: Martin Garza, Interim City Manager
Rosie Cavazos, Interim Finance Director

Public Works is requesting authorization for commission's approval to rehab 5 lift stations to include LS#1, LS# 5, LS#11, LS#28, and LS#30. The wet wells are in poor condition, this will include pumps, control panels, pipes, concrete walls, and epoxy coat on the walls to extend the life of the lift station. LS#5 has a fiber glass lining so that will not need the concrete done to the walls. We are requesting the job be awarded to Southern Trenchless "Buyboard 635-21" quote not to exceed \$999,097.50, funded with ARPA funds. Total project working days will be 45 days, after they pumps are received. Pumps will arrive 12-14-weeks after order is placed.

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@southern trenchless.com

Quote Issued: 8/1/2022
 Quote: 22209

Invoice Issued: _____

Invoice: _____

Purchase Order # _____

Buyboard 635-21

Project: City of Weslaco - Lift Station Rehab #1, #5, #11, #28, #30

Line No.	Item No.	Description	QTY	UNIT	Unit Price	Total
1	231	Mobilization / demobilization	5	EA	\$ 3,500.00	\$ 17,500.00
2	212	Utility crew	250	HR	\$ 400.00	\$ 100,000.00
3	528	Vac-truck lift station/manhole sludge removal	40	HR	\$ 475.00	\$ 19,000.00
4	526	Remove and Replace wet well accessories	2000	LB	\$ 263.43	\$ 526,860.00
5	519	Pipe or other Confined Space Man Entry Safety System	45	DAY	\$ 1,638.00	\$ 73,710.00
6	393	Scaffold setup	115	VF	\$ 750.00	\$ 86,250.00
7	111	Set up 6" Pump (Per Pump)	10	EA	\$ 1,100.00	\$ 11,000.00
8	115	Set up 6" Piping	275	LF	\$ 16.50	\$ 4,537.50
9	121	Operate 6" pumping system	53	DAY	\$ 500.00	\$ 26,500.00
10	95	Manhole Rehabilitation - cementitious	2180	SF	\$ 22.00	\$ 47,960.00
11	98	Manhole Rehabilitation - epoxy	2180	SF	\$ 26.00	\$ 56,680.00
	MISC	Payment & Performance Bonds 3%	1	EA	\$ 29,100.00	\$ 29,100.00
*** Wet Well Rehab at Stations 1, 11, 28, 30 include mortar, epoxy, and spark test ***						
Total					\$999,097.50	
Exclusions:	1	Quote to Include New Pumps and Panels at Stations 1, 5, 11, 28, 30				
	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!!!



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: 8/4/2022

Quote: 22197

Invoice Issued: _____

Invoice: _____

Purchase Order # _____

Buyboard 635-21

Project: City of Weslaco - Lift Station #1

Item						
Line No.	No.	Description	QTY	UNIT	Unit Price	Total
1	231	Mobilization	1	EA	\$ 1,500.00	\$ 1,500.00
2	111	Set up 6" Pump (Per Pump)	2	EA	\$ 1,375.00	\$ 2,750.00
3	115	Set up 6" Piping	25	LF	\$ 16.50	\$ 412.50
4	121	Operate 6" pumping system	8	DAY	\$ 500.00	\$ 4,000.00
5	95	Manhole Rehilitation - cementitious	584	SF	\$ 22.00	\$ 12,848.00
6	98	Manhole Rehilitation - epoxy	584	SF	\$ 26.00	\$ 15,184.00
7	528	Vac-truck lift station/manhole sludge removal	10	HR	\$ 475.00	\$ 4,750.00
8	212	Utility Crew	60	HR	\$ 250.00	\$ 15,000.00
9	519	Pipe or other confined Space Man Entry Safety System	6	DAY	\$ 1,650.00	\$ 9,900.00
Total						\$ 66,344.50

- Exclusion:**
- 1 Does Not Include Bypass or Point Repairs.
 - 2 Water to be provided by the City at no charge to Southern Trenchless, LLC.
 - 3 Waste to be disposed of at City Wastewater Facility at no charge to Southern Trenchless Solutions, LLC.

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!!!



Quote Issued: 8/4/2022
Quote: 22201

Invoice Issued: _____

Invoice: _____

Purchase Order # _____

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

Buyboard 635-21

Project: City of Weslaco - Lift Station #5

Item						
Line No.	No.	Description	QTY	UNIT	Unit Price	Total
1	231	Mobilization	1	EA	\$ 3,500.00	\$ 3,500.00
2	112	Set up 8" pump (per pump)	2	EA	\$ 2,200.00	\$ 4,400.00
3	116	Set up 8" pump piping	60	LF	\$ 27.50	\$ 1,650.00
4	122	Operate 8" pumping system	8	DAYS	\$ 1,000.00	\$ 8,000.00
5	524	Discharge/Suction	48	VF	\$ 825.00	\$ 39,600.00
6	212	Utility crew	40	HRS	\$ 250.00	\$ 10,000.00
7	528	Vac-truck lift station / manhole sludge removal	10	HRS	\$ 600.00	\$ 6,000.00
8	519	Pipe or other Confined Space Man Entry Safety System	5	DAYS	\$ 1,650.00	\$ 8,250.00
Total						\$ 81,400.00

Exclusion:

- 1 Does Not Include Bypass or Point Repairs.
- 2 Water to be provided by the City at no charge to Southern Trenchless, LLC.
- 3 Waste to be disposed of at City Wastewater Facility at no charge to Southern Trenchless Solutions, LLC.

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!!!



Quote Issued: 8/4/2022
Quote: 22200

Invoice Issued: _____

Invoice: _____

Purchase Order # _____

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

Buyboard 635-21

Project: City of Weslaco - Lift Station #11

Item						
Line No.	No.	Description	QTY	UNIT	Unit Price	Total
1	231	Mobilization	1	EA	\$ 2,000.00	\$ 2,000.00
2	111	Set up 6" Pump (Per Pump)	2	EA	\$ 1,375.00	\$ 2,750.00
3	115	Set up 6" Piping	55	LF	\$ 16.50	\$ 907.50
4	121	Operate 6" pumping system	10	DAY	\$ 500.00	\$ 5,000.00
5	95	Manhole Rehabilitation - cementitious	927	SF	\$ 22.00	\$ 20,394.00
6	98	Manhole Rehabilitation - epoxy	927	SF	\$ 26.00	\$ 24,102.00
7	528	Vac-truck lift station/manhole sludge removal	15	HR	\$ 475.00	\$ 7,125.00
8	212	Utility Crew	80	HR	\$ 250.00	\$ 20,000.00
9	519	Pipe or other confined Space Man Entry Safety System	9	DAY	\$ 1,650.00	\$ 14,850.00
Total						\$ 97,128.50

Exclusion:

- 1 Does Not Include Bypass or Point Repairs.
- 2 Water to be provided by the City at no charge to Southern Trenchless, LLC.
- 3 Waste to be disposed of at City Wastewater Facility at no charge to Southern Trenchless Solutions, LLC.

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!!!



Quote Issued: 8/4/2022
Quote: 22198

Invoice Issued: _____

Invoice: _____

Purchase Order # _____

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

Buyboard 635-21

Project: City of Weslaco - Lift Station #28

Item						
Line No.	No.	Description	QTY	UNIT	Unit Price	Total
1	231	Mobilization	1	EA	\$ 1,500.00	\$ 1,500.00
2	111	Set up 6" Pump (Per Pump)	2	EA	\$ 1,375.00	\$ 2,750.00
3	115	Set up 6" Piping	75	LF	\$ 16.50	\$ 1,237.50
4	121	Operate 6" pumping system	6	DAY	\$ 500.00	\$ 3,000.00
5	95	Manhole Rehabilitation - cementitious	352	SF	\$ 22.00	\$ 7,744.00
6	98	Manhole Rehabilitation - epoxy	352	SF	\$ 26.00	\$ 9,152.00
7	528	Vac-truck lift station/manhole sludge removal	8	HR	\$ 475.00	\$ 3,800.00
8	212	Utility Crew	40	HR	\$ 250.00	\$ 10,000.00
9	519	Pipe or other confined Space Man Entry Safety System	4	DAY	\$ 1,650.00	\$ 6,600.00
Total						\$ 45,783.50

Exclusion:

- 1 Does Not Include Bypass or Point Repairs.
- 2 Water to be provided by the City at no charge to Southern Trenchless, LLC.
- 3 Waste to be disposed of at City Wastewater Facility at no charge to Southern Trenchless Solutions, LLC.

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!!!



Quote Issued: 8/4/2022
Quote: 22199

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

Invoice Issued: _____

Invoice: _____

Purchase Order # _____

Buyboard 635-21

Project: City of Weslaco - Lift Station #30

Item						
Line No.	No.	Description	QTY	UNIT	Unit Price	Total
1	231	Mobilization	1	EA	\$ 1,500.00	\$ 1,500.00
2	111	Set up 6" Pump (Per Pump)	2	EA	\$ 1,375.00	\$ 2,750.00
3	115	Set up 6" Piping	45	LF	\$ 16.50	\$ 742.50
4	121	Operate 6" pumping system	6	DAY	\$ 500.00	\$ 3,000.00
5	95	Manhole Rehabilitation - cementitious	272	SF	\$ 22.00	\$ 5,984.00
6	98	Manhole Rehabilitation - epoxy	272	SF	\$ 26.00	\$ 7,072.00
7	528	Vac-truck lift station/manhole sludge removal	10	HR	\$ 475.00	\$ 4,750.00
8	212	Utility Crew	40	HR	\$ 250.00	\$ 10,000.00
9	519	Pipe or other confined Space Man Entry Safety System	5	DAY	\$ 1,650.00	\$ 8,250.00
Total						\$ 44,048.50

Exclusion:

- 1 Does Not Include Bypass or Point Repairs.
- 2 Water to be provided by the City at no charge to Southern Trenchless, LLC.
- 3 Waste to be disposed of at City Wastewater Facility at no charge to Southern Trenchless Solutions, LLC.

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: August 16, 2022		Agenda Item No. (to be assigned by CSO): 2022-5761	
From:			
Subject: Discussion and consideration to adopt an EMS Charity Policy to continue participation in the Texas Health and Human Services Commission, Ambulance Services Supplemental Payments Program and authorize the Mayor to execute any related documents. Possible action. (Staffed by Fire Department.)			
Background: Discussion and consideration to adopt an EMS Charity Policy to continue participation in the Ambulance Supplemental Payment Program which will allow the City of Weslaco to submit data to the Ambulance Supplemental Payment Program for possible reallocation of funding due to calls for service not recovered or eligible by any other means by the City of Weslaco. Calls then would be eligible to be submitted to this program for evaluation of any possible program reimbursement.			
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 ANTONIO LOPEZ Martin Garza		Created/Initiated Approved New	
City Manager Comments: Approved as recommended by the Fire Department.			
Staff Recommendation:			
Attachments, if any: Weslaco EMS Charity Policy 08.11.22			
Responsibilities upon Approval:			

City of Weslaco, Texas

Charity Care Assistance Policy

1. POLICY STATEMENT

This **Charity Care Assistance Policy ("CCA Policy")** is effective for emergency medical services and ambulance transportation services ("EMS Services") provided by the City of Weslaco (the "City"). The City, through the Weslaco Fire Department ("WFD") provides medically necessary EMS Services without charge or at amounts less than its established rates to Patients who meet the Eligibility Criteria of this CCA Policy. The Eligibility Criteria (as defined in Section 6) consider the Patient's individual and family income, family size, permanent housing status, employment and other factors as described herein. In certain instances, the City may determine that the Patient is presumptively eligible for CCA as described herein.

This Policy shall be administered, implemented and enforced by the EMS Coordinator.

2. POLICY PURPOSE

We maintain the CCA Policy for patients who are unable to pay for all or part of their care for various reasons. The purpose of this Policy is to establish the criteria to determine whether an Patient requiring EMS Services, but who does not have the financial ability to pay for those services, may be eligible for the City to provide financial assistance. The City recognizes that a person requiring EMS Services often may be faced suddenly and unexpectedly with a broad spectrum of health care related costs, employment concerns and other expenses beyond the costs incurred to the City. These unexpected circumstances may directly impact a patient's ability to pay for an EMS billing. The maximum total dollar amount for CCA shall not exceed the amount transferred to a secondary collection vendor(s) in a given fiscal year by the EMS Billing personnel. Once it is determined that the patient is eligible for charity CCA Policy, The city or its contractor(s) shall make no further attempts to collect payment from the patient.

This Policy is intended to comply with Section 355.8210(b)(3) of the Texas Administrative Code.

3. DEFINITIONS

- 3.1. **Charity Care Assistance ("CCA").** EMS Services provided without expectation of reimbursement to Patients who meet the requirements of this Policy.
- 3.2. **Date of Service.** The date on which the City provided EMS services to the Patient.
- 3.3. **EMS Billing Personnel.** City employee that performs billing and collection services for EMS fees charged to individuals (e.g., Transports, Treatment without transport, or any other fees as directed by the City).
- 3.4. **Finance Director ("Director").** The Director of the City's Department of Finance or his/her designee(s). Designees may include the City's EMS Billing Vendor, secondary collection vendors, city employees and other qualified persons as determined by Director in writing.

- 3.5. **Homeless Person.** A person experiencing homelessness, meaning an individual who lacks a fixed, regular, and adequate nighttime residence, meaning he: (i) has a primary nighttime residence that is a public or private place not meant for human habitation; (ii) is living in a publicly or privately operated shelter designated to provide temporary living arrangements (including congregate shelters, transitional housing, and hotels and motels paid for by charitable organizations or by federal, state and local government programs); or (iii) is exiting an institution where (s)he has resided for 90 days or less and who resided in an emergency shelter or place not meant for human habitation immediately before entering that institution. An individual may be deemed as experiencing homeless if WFD makes such determination at the time of service or if the EMS Billing personnel makes the determination during the billing process.
- 3.6. **Patient.** An individual who receives care from the EMS services provided.
- 3.7. **Contractors.** Contracted service that is currently performing ambulance billing and collections and/or revenue maximization consulting services.

4. POLICY IMPLEMENTATION

- 4.1. The EMS Coordinator shall establish written guidelines, rules, policies, forms and procedures necessary and appropriate to implement this CCA Policy consistent with the terms herein;
- 4.2. The City's EMS Billing personnel is authorized to and shall include information about this Policy in its first communication with each patient, or as soon as practicable thereafter.

5. ELIGIBILITY REQUIREMENTS

- 5.1. Only Patients, as defined herein, are eligible for CCA;
- 5.2. Application Process. All Patients, including applicants for financial assistance, will need to complete CCA application (Attachment A) and shall undergo a financial screening to determine his or her eligibility.
- 5.3. Presumptive Eligibility. If a patient has been notified of the CCA Policy, but failed to complete and submit a CCA Application, the Director shall instruct and require the EMS Billing personnel to routinely screen nonresponsive patients to determine whether the eligibility Criteria (see Paragraph 6) has been met. The EMS Coordinator will issue written guidelines for this process as he/she deems necessary.
- 5.3.1. EMS Coordinator may use an outside agency(ies) in determining income level(s) and other information such as credit scores, family size and employment status, or public information sources such as US Census data for the basis of determining CCA eligibility and potential assistance. (This screening may include independent third-party sources to evaluate financial assistance eligibility).
- 5.3.2. The EMS Coordinator at his/her discretion may establish and apply written standards to determine that a formal written application is not required, this includes circumstances where no documentation or information is available to determine the Patient's eligibility.

6. ELIGIBILITY CRITERIA:

An Patient shall be eligible for a **100% discount from** billed amounts for EMS Services if he or she meets one or

more of the following conditions (“Eligibility Criteria”) on the Date of Service unless otherwise indicated:

- a. Experiencing homelessness, or has received care from a facility that offers temporary or transitional housing or shelter or other supportive services to persons experiencing homelessness within 12 months before or after Date of Service;
- b. Deceased, with no known estate available to pay for the EMS services;
- c. Incarcerated, or has been incarcerated within 12 months before or after the Date of Service; evidence of arrest shall be considered incarceration for eligibility purposes;
- d. Currently (at the time of billing) eligible for Medicaid, but did not have Medicaid on the Date of Service;
- e. Deemed ineligible to receive assistance from the State under the Violent Crimes Victims Compensation Act or the Sexual Assault Victims Compensation Act;
- f. Previously determined to be eligible for CCA for EMS Services provided during the 12 months preceding the current Date of Service;
- g. Filed personal bankruptcy in federal court, and the case has been pending at any time during 12 months before or after the Date of Service;
- h. Eligible for State-funded prescription programs;
- i. Eligible for participation in Women, Infants and Children programs (WIC);
- j. Eligible for food stamps;
- k. Eligible for subsidized school lunch program;
- L. Eligible for other need-based federal, state or local assistance programs includes, but not limited to Lone Star Card Program, Temporary Assistance for Needy Families (TANF) Program, Supplemental Security Income (SSI) and Section 8 Housing);
- m. Residence address is subsidized housing, or individual is eligible for rent voucher from federal/state, housing authority or City.
- n. Household income at or below 250% of the then-current Federal Poverty Guidelines;
- o. Other conditions which, in the discretion of the Director, are consistent with the purposes, intent and terms of the Policy and comply with applicable law.
- p. The City and/or its contractor(s) shall rely on financial data provided by the patient and may also utilize data from credit bureaus and other sources to determine if the patient is eligible for CCA Policy.

7. APPEALS

Applicant has the right to appeal the City’s decision on eligibility for CCA within 30 days of notification of non-eligibility. The EMS Coordinator will review and respond to the applicant within 90 days from receipt of appeal request. Appeal can only be submitted based upon the following:

- 7.1 A change in the applicant's financial status has occurred during the time period prescribed in the Eligibility Criteria for the applicable criterion; or
- 7.2 Incorrect information was unintentionally provided.