



**A REGULAR MEETING
OF THE WESLACO CITY COMMISSION
TUESDAY, OCTOBER 18, 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, October 18, 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 Red Ribbon Week
 - Proclamation Texas Chamber of Commerce Week
 - Proclamation Domestic Violence Awareness Month
- 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. Report by Inframark.

IV. PUBLIC HEARING

- A. To solicit input in compliance with the Consolidated Plan for Community Planning and Development (CDBG) Urban County Program Fiscal Year 36 (2023) Needs Assessment Plan. Attachment.
- B. To solicit input on behalf of Javier Duran to rezone 835 N Martinez, also being Lot 1&2, Block 5, Villa Vista Subdivision, Hidalgo County, Texas from R-1 One-family dwelling district to B-1 neighborhood business district.
- C. To solicit input on behalf of Tiki Land Company, LLC. to approve a Conditional Use Permit to operate an event center at 310 W IH 2 STE. 1&2, also being Lot 2, 400 West Expressway 83 Subdivision, Hidalgo County, Texas.

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 Special Meeting on October 3, 2022.
(Staffed by City Secretary Department.) Attachment.
- B. Approval to authorize the use of the Court Technology Fund to pay the yearly maintenance fee for Incode Court Annual Fees for Court Case Management, Police (non-Incode interface to Court), and the third-party system software AcuCorp Run Time not to exceed in the amount of \$12,937.40 and authorize the Mayor to sign and execute any related documents. (Staffed by Municipal Court.) Attachment.
- C. Approval to accept a Bullet-Proof Partnership Program Grant in the amount of \$4,174.50 with NO MATCH Required and NO RECURRING cost to purchase concealed body armour and authorize the Mayor to execute any related documents. (Staffed by Police Department.) Attachment.
- D. Approval to accept BJA FY22 Edward Byrne Memorial Justice Assistance Grant Program #15PBJA-22-GG-02926-JAGX for the amount of \$11,811 with NO MATCH and NO RECURRING costs to purchase hardware and software that focuses on officer mental health and authorize the Mayor to execute any related documents. (Staffed by Police Department.) Attachment.
- E. Approval on the renewal and payment to Rio Grande Valley Communications Group for the subscription term October 1, 2022 to September 30, 2023, total of \$58,540 and authorize the Mayor to execute any related documents. (Staffed by the Fire Department.) Attachment.

- F. Approval to apply for the FY23 Federal Aviation Administration's Building Better Airport Terminals grant in the amount of \$5,000,000 with a \$1,000,000 MATCH required for the planning and construction of a new General Aviation Terminal Building, with NO RECURRING FEES, and authorize the Mayor to execute any related documents. (Staffed by Grant Writer/Aviation Department.)
- G. Approval on the renewal of a Public Purposes Services Contract with the Boys and Girl Club of Weslaco in the amount not to exceed \$75,000 for the public purposes services and activities in this contract, effective October 1, 2022 through September 30, 2023 and authorize the Mayor to execute any related documents. (Staffed by Finance Department.) Attachment.
- H. Approval of Special Services Agreement on Hotel/Motel Room Occupancy tax proceeds between City of Weslaco and the following:
1) Weslaco Chamber of Commerce for \$284,160;
2) Frontera Audubon Society for \$48,000; and
3) Lower Rio Grande Valley Nature Center for \$40,000
and authorize the Mayor to execute any related documents. (Staffed by Finance Department.) Attachment.
- I. Approval on the renewal of a Public Purposes Services Contract with Weslaco Bicultural Museum, d.b.a. Weslaco Museum of Local History and Cultural Art in an amount not to exceed \$69,100 effective October 1, 2022 through September 30, 2023 and authorize the Mayor to execute any related documents. (Staffed by Finance Department.) Attachment.
- J. Approval to accept LCRA Community Development Grant Program in the amount of \$4,825 with NO MATCH and NO RECURRING costs to purchase Forcible Entry Equipment to furnish the new firetruck and authorize the Mayor to execute any related documents. (Staffed by Fire Department/Grant Writer.) Attachment.
- K. Approval to solicit bids for construction of sidewalk and concrete work improvements for various locations throughout the city and authorize the Mayor to execute any related documents. (Staffed by the Engineering Department.)
- L. Approval on Resolution 2022-53 for closure of streets affecting state right-of-way on Texas Blvd from Pike to Sixth Street on December 10, 2022 for the annual Weslaco Lighted Christmas Parade, along with Santa Dash fun run hosted by RGV Theme Runs from 2:30 p.m. to 9 p.m.; approval of the use of City Hall parking lot to stage fun run participants for start and end of run, and provision of support from Weslaco PD, Public Works, Planning and Code Enforcement, Parks and Recreation Department and other related city departments; waive of appropriate fees from ordinances associated with event and authorize the Mayor to execute any related documents as may be required by the Texas Department of Transportation for a proposed street closure affecting state right of-way. (Staffed by Engineering Department.) Attachment.

- M. Approval of the request from Weslaco Museum to hold their annual PAN DE CAMPO Fundraiser on November 5, 2022 from 6:00 pm to 10:00 pm; approval to close 5th Street between Texas Blvd and Missouri Ave., and authorizing public consumption of alcoholic beverages; waive of appropriate fees from ordinances associated with the event; also approval of use of tower lights, and provision of support from Weslaco PD, Public Works, Planning and Code Enforcement and other related city departments, and authorize the Mayor to execute any related documents. (Staffed by Interim City Manager.)
- N. Approval for software maintenance and support renewal agreement for Tyler Technologies Incode system with Financial, Billing, Utility and Payroll software applications in the amount of \$57,615.15 and authorize the Mayor to execute any related documents. (Staffed by Information Technology Department). Attachment.

VI. NEW BUSINESS

- A. Discussion and consideration to approve Resolution No. 2022-54 for the Buyout of Service Agreement between the City of Weslaco and Military Highway Water Supply for Mid Valley Estates Subdivision and authorize the Mayor to execute any related documents. Possible action. (Staffed by Planning & Code Enforcement Department.) Attachment.
- B. Discussion and consideration after public hearing on behalf of Javier Duran on Ordinance 2022-40 to rezone 835 N Martinez. Also being Lot 1&2, Block 5, Villa Vista Subdivision, Hidalgo County, Texas from R-1 One-family dwelling district to B-1 neighborhood business district and authorize the Mayor to execute any related documents. First reading of Ordinance 2022-40. Possible action. (Staffed by Planning & Code Enforcement Department.) Attachment.
- C. Discussion and consideration after public hearing on behalf of Tiki Land Company, LLC. to approve a Conditional Use Permit to operate an event center at 310 W IH 2 STE. 1&2, also being Lot 2, 400 West Expressway 83 Subdivision, Hidalgo County, Texas and authorize the Mayor to execute any related documents. Possible action. (Staffed by Planning & Code Enforcement Department.) Attachment.
- D. Discussion and consideration to approve the Final Plat for Rock Ridge – being 15.092 acres out of Farm Tract 631 & 633, West and Adams Tract Subdivision, Weslaco, Hidalgo County, Texas located approximately 500 ft west of Bus. 83 and Westgate on the south side of Bus. 83 and authorize the Mayor to execute any related documents. Possible action. (Staffed by Planning & Code Enforcement Department.) Attachment.
- E. Discussion and consideration to approve the Final Plat for Pike Terrace - being a 36.092-acre out of Farm Tract 163, Block 178, The West and Adams Tract Subdivision, Weslaco, Hidalgo County, Texas Located on the southwest corner of W. Pike Blvd. and Milanos Rd and authorize the Mayor to execute any related documents.

Possible action. (Staffed by Planning & Code Enforcement Department.) Attachment.

- F. Discussion and consideration to approve the Final Plat for Sayyed Commercial Development being a 2.960-acre out of Farm Tracts 1065, West and Adams Tract Subdivision, Weslaco, Hidalgo County, Texas Located on the Southeast corner of Mile 11 North & FM 1015 and authorize the Mayor to execute any related documents. Possible action. (Staffed by Planning & Code Enforcement Department.) Attachment.
- G. Discussion and consideration to approve the Final Plat for Mi Fortuna Estates being a 4.52-acre out of Farm Tract 790, West Tract Subdivision, Weslaco, Hidalgo County, Texas Located on the Southwest corner of Mile 5 North Road & S. Westgate Drive and authorize the Mayor to execute any related documents. Possible action. (Staffed by Planning & Code Enforcement Department.) Attachment.
- H. Discussion and consideration to approve the Final Plat for Gilberto Estates being a 4.56-acre out of farm tract 101, West & Adams Tract Subdivision, Weslaco, Hidalgo County, Texas Located on the Northeast corner of Mile 4 ½ W & Mile 10 N and authorize the Mayor to execute any related documents. Possible action. (Staffed by Planning & Code Enforcement Department.) Attachment.
- I. Discussion and re-consideration for the Final Plat for Mid Valley International Industrial Park – being a 146.09c.00 acre tract of land out of acre tract of land out of farm tract 1056, 1057 and 1058, Block 116, West Tract Subdivision, Weslaco, Hidalgo County, Texas Located on the Northeast corner of intersection Mile 9 & FM 1015 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 variance request to section 26-34 for Chelsea Park Villas Subdivision – being 6.83 acres also being the West 6.83 Acres of Chelsea Park Subdivision, Weslaco, Hidalgo County, Texas located on the Southwest Corner of W 9th & S. Border Avenue and authorize the Mayor to execute any related documents. Possible action. (Staffed by Planning and Code Enforcement.) Attachment.
- K. Discussion and consideration to approve a variance from Subdivision Ordinance 26-37, on behalf of Rancho Brito, LLC., to defer the park fees from The Coves Subdivision to be assessed at building stage at builder's expense. Possible action. (Staffed by Planning and Code Enforcement Department.) Attachment.
- L. Discussion and consideration to approve Resolution No. 2022-55 in support of the Mid-Valley Marathon in their efforts to bring awareness to the Mid Valley of the importance of exercise and diabetes, and authorize the Mayor to execute any related documents. Possible action. (Staffed by Fire Department.) Attachment.
- M. Discussion and consideration of an Affiliation Agreement with Southern Careers

Institute for Externship Program at no cost to the City, and authorize the Mayor to execute any related documents. Possible action. (Staffed by Human Resources Department.) Attachment.

- N. Discussion and consideration to approve Ordinance 2022-41 authorizing and allowing under the act governing the TMRS system "Updated Service Credit" and establishing an effective date for such actions and authorize the Mayor to execute any related documents. First and final reading of Ordinance 2022-41 Possible action. (Staffed by Human Resources Department.) Attachment.
- O. Discussion and consideration to approve award of bid with sole bidder, FR Green Thumb Landscaping of Edinburg, Texas for RFB 2021-22-36 Judge Gilbert Garza Soccer Field Project in amount not to exceed \$271,065; and authorize the Mayor to execute any related documents. Possible action. (Staffed by Parks & Recreation Department.) Attachment.
- P. Discussion and consideration on first and final reading of Ordinance 2022-42 authorizing the installation of a four-way stop sign at Dallas Street and Anaqua and authorize the Mayor to execute any related documents. First and final reading of Ordinance 2022-42. Possible action. (Staffed by Police Department.) Attachment.
- Q. Discussion and consideration of the purchase of a new Peterbilt 548-Dump Truck from Buyboard vendor 601-19 Rush Truck Center for \$182,663 and authorize the Mayor to execute any related documents. Possible action. (Staffed by Public Works Department.) Attachment.
- R. Discussion and consideration to purchase 2 new John Deere Z970R ZTrak mowers from Buyboard vendor Deere & Company 611-20 (Tellus Equipment Solutions) for an amount not to exceed \$17,000 each and authorize the Mayor to execute any related documents. Possible action. (Staffed by Works Department.) Attachment.

VII. EXECUTIVE SESSION

Texas Government Code, Section 551 Open Meetings:

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

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

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

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

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

(1) commits an offense; and

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

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

(B) reasonable attorney fees and court costs; and

(C) at the discretion of the trier 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 section §551.071 of the Texas Government Code.
- C. Legal Consultation - Consultation with the City Attorney regarding the Water and Wastewater System Operation and Maintenance Agreement between Inframark, LLC and the City of Weslaco, Texas as authorized by §551.071 of the Texas Government Code.
- D. Legal Consultation - Consultation with City Attorney relating to the lawsuit with CDM as authorized by section §551.071 of the Texas Government Code.

VIII. POSSIBLE ACTION ON WHAT IS DISCUSSED IN EXECUTIVE SESSION

IX. ADJOURNMENT

I hereby certify this **Notice of a Regular Meeting of the Weslaco City Commission** was posted in accordance with the Open Meetings Act on the outside bulletin board at City Hall of the City of Weslaco, located at the 255 South Kansas Avenue entrance, visible and accessible to the general public during and after regular working hours. This notice was posted on this 14th day of October, 2022 on or before 5:00 pm and will remain so posted continuously for at least 72-hours preceding the scheduled time of this meeting in accordance with Chapter 551 of the Texas Government Code.

/s/ Norma A. Cantu, City Secretary

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

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

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

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

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

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



Standardized Agenda Request Form

Date of Meeting: October 18, 2022		Agenda Item No. (to be assigned by CSO): 2022-5679	
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:			
Staff Recommendation: A. Mayor will Call to Order and certify Public Notice. B. Pastor Elias Garza, Jr., from Calvary Christian Center will lead the invocation. C. Mayor will lead Pledge of Allegiance; Mayor Pro-Tem may lead Texas Flag. D. Mayoral Recognition. E. City Secretary will call roll. Four or more Commissioners present constitute a Quorum; otherwise, no action may be taken.			
Attachments, if any: Pledge & Mission updated as of MARCH 29, 2022			
Responsibilities upon Approval:			

City of Weslaco

"The City on the Grow"



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

Martin Garza, Interim City Manager

The Pledge of Allegiance to the Flag

"I PLEDGE ALLEGIANCE TO THE FLAG OF THE UNITED STATES OF AMERICA AND TO THE REPUBLIC FOR WHICH IT STANDS, ONE NATION UNDER GOD, INDIVISIBLE, WITH LIBERTY AND JUSTICE FOR ALL."

The Pledge of Allegiance to the State Flag

"Honor the Texas flag; I pledge allegiance to thee, Texas, one state under God, one and indivisible."

**The pledge was amended by House Bill 1034 during the 80th Legislature with the addition of "one state under God." The revised wording became effective on June 15, 2007.*

Preamble to the Constitution of the United States of America

We the people of the United States, in order to form a more perfect union, establish justice, insure domestic tranquility, provide for the common defense, promote the general welfare, and secure the blessings of liberty to ourselves and our posterity, do ordain and establish this Constitution for the United States of America.

STATEMENT OF VISION: AN INTERNATIONAL CENTER OF GROWTH

Friendly people with vision, courage and integrity

STATEMENT OF MISSION: COMMITMENT TO EXCELLENCE IN PUBLIC SERVICE

- *Positive Attitude of Courtesy & Concern
- *Doing it Right the First Time
- *Sensitive to the citizens' needs
- *Friendly Respect for All
- *Service without Hassle



Standardized Agenda Request Form

Date of Meeting: October 18, 2022		Agenda Item No. (to be assigned by CSO): 2022-5890	
From:			
Subject: Report by Inframark.			
Background:			
Funding Source (budget code, if applicable):			
Amount:	Term of Impact:	Identified in Current Budget:	
Additional Action Prompted:			
If item previously considered, provide date and action by Commission:			
If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners:			
Advisory Review, if any (name of board/committee, date of action, recommendation):			
ADELAIDA VEGA Martin Garza		Created	
City Manager Comments: Report only.			
Staff Recommendation:			
Attachments, if any:			
Responsibilities upon Approval:			



Standardized Agenda Request Form

Date of Meeting: October 18, 2022		Agenda Item No. (to be assigned by CSO): 2022-5852	
From:			
Subject: To solicit input in compliance with the Consolidated Plan for Community Planning and Development (CDBG) Urban County Program Fiscal Year 36 (2023) Needs Assessment Plan.			
Background: In compliance with the Consolidated Plan for community development block grant (CDBG), City of Weslaco is conducting a public hearing to solicit input from interested parties' needs under the Urban County Program Fiscal Year (36) FY2023. Primary goals are to enable the City to provide decent housing, to establish and maintain a suitable living environment, and to expand economic opportunities for every citizen, particularly for low to moderate income persons.			
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: Notices were posted on the following locations; 255 S Kansas and 525 S. Kansas avenue, on September 30, 2022.			
Advisory Review, if any (name of board/committee, date of action, recommendation):			
Rosalinda Cavazos Martin Garza		Created	
City Manager Comments: Approve solicitation of public comments.			
Staff Recommendation: Staff recommends soliciting public comments.			
Attachments, if any: 2023 AAP - Workplan Calendar FOR CITIES PRECINCTS, Interlocal Agreement, and Code of Conducts re Fiscal Year 2022 Interlocal Agreement with the County of Hidalgo under the Urban County Program, AMIGOS DEL VALLE - Letter of Request for CDBG Funds FY 2023-2024			
Responsibilities upon Approval:			

Urban County Program CDBG Year 36 (2023) Calendar

September 12, 2022	Send out Memorandum to cities on New Year Calendar & schedule one-on-one training if necessary and/if requested.
October 10, 2022- November 4, 2022	<u>Cities and Precincts must hold a Needs Assessment Public Hearing</u> Emphasize public attendance and input. Keep attendance log and minutes for meeting. Provide public with information about past years funding/spending. Obtain input about public needs and provide answers to questions. If suggestions from the public are not included in plan, the city/precinct must explain why.
November 11, 2022	<u>Preliminary Work Plans due at the Urban County Program Office</u> <i>Cities must submit preliminary work plans or forfeit their funds.</i> Coordinator will schedule one-on-one meetings with city staff to review the work plans. Each activity should be well documented and must include photos, location map (identifying project location), flood zone map. Project cost estimates and estimated length of time to complete and estimated start date.
December 9, 2022	Preliminary Work Plans returned to City/Precinct with comments and/or revisions if needed, along with request for City Council approval.
February 17, 2023	<u>Final Work Plan due at UCP Offices.</u> Work plan submissions should include a copy of City Council approved resolution, minutes and sign in sheet.
February 17, 2023	<u>UCP Staff begins preparation of the 1-Yr. Action Plan</u> 1-Yr. Action Plan (drafted from the submitted Work Plans, to include narratives, maps, eligibility documents, etc.). Begins input into IDIS
February 23, 2023	Public Notice advertising the proposed 1-Yr. Action Plan- Post on Website. (30 Day Comment Period - February 24, 2023 thru March 27, 2023) DRAFT 2023 AAP must be ready for posting
March 27, 2023	30 Day Comment Period ends.
June 30, 2023	Audits are due in UCP Office (before 5:00 p.m.) from cities.

INTERLOCAL AGREEMENT

STATE OF TEXAS §
 §
COUNTY OF HIDALGO §

This Interlocal Agreement, made and entered into by and between the County of Hidalgo, a political subdivision of the State of Texas, hereafter referred to as the “County” and the City of Weslaco, a municipal corporation under the laws of the State of Texas, hereafter referred to as “City”.

WITNESSETH

WHEREAS, the Department of Housing and Urban Development made a Determination of Essential Powers on November 16, 1987 which depicts Hidalgo County as having the “essential powers” to carry out community renewal and lower income housing assistance in the County, and

WHEREAS, the Department of Housing and Urban Development formally allocated \$7,549,086.00 of Fiscal Year 2022 Community Development Block Grant (CDBG) Funds under Grant No. B-22-UC-48-0501 to County, and

WHEREAS, the City and County have entered into a Cooperation Agreement which allows the County to use the City’s population as the basis for qualification as an Urban County, and

WHEREAS, both the County and the City need to set out basic administrative understandings for the proper expenditure of CDBG funds as set out in 24 CFR.570 and other related federal rules and regulations as they apply to Subrecipients.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS: That the County and the City do mutually agree as follows:

SECTION I Rules and Regulations

The City agrees to cooperate with the County in respect to the implementation of CDBG activities to be carried out in the City’s jurisdiction as per 24 CFR 570 and other rules, regulations and decisions as may be made by the Department of Housing and Urban Development or any other federal or state agency that may legally exercise its jurisdiction over expenditures of CDBG funds. Both City and County agree and understand that the County is the grantee for the CDBG funds and the City is subject to all rules and regulations governing Subrecipients under 24 CFR 570.

SECTION II Applicability of Uniform Administrative Requirements

The County understands that it is responsible for the maintenance, retention, accessibility and public disclosure of all records, expenditures and files as may be promulgated for the administration of CDBG funds and as may be required by 24 CFR 570 and the “Uniform Administrative Requirements for Grants and Cooperative Agreements to State, Local, and Federally Recognized Indian Tribal Governments.” (24 CFR Part 85) or any variation as may be approved by HUD. The City agrees to work with the County to make available all data,

information and records as may be necessary for the proper accounting of all CDBG expenditures and activities. A description of City and County responsibilities can be found in Exhibit B Matrix. City agrees to make all records available to the County and shall not be the custodian of any official records or information.

City agrees to comply with 2 CFR Part 200 and with the following sections of 24 CFR Part 85 "Uniform Administrative Requirements for Grants and Cooperative Agreements to State and Local Government":

- (1) Section 85.3, "Definitions";
- (2) Section 85.6, "Exceptions";
- (3) Section 85.12, Special grant or subgrant conditions for "high-risk" grantees";
- (4) Section 85.20, "Standards for financial management systems," except paragraph (a);
- (5) Section 85.21, "Payment," except as modified by SS570.513;
- (6) Section 85.22, "Allowable costs";
- (7) Section 85.26, "Non-federal audits"
- (8) Section 85.32, "Equipment," except in all cases in which the equipment is sold, the proceeds shall be program income;
- (9) Section 85.33, "Supplies";
- (10) Section 85.34, "Copyrights";
- (11) Section 85.35, "Sub-awards to debarred and suspended parties";
- (12) Section 85.36, "Procurement," except paragraph (a);
- (13) Section 85.37, "Subgrants";
- (14) Section 85.40, "Monitoring and reporting program performance," except paragraphs (b)-(d) and (f);
- (15) Section 85.41, "Financial Reporting," except paragraphs (a), (b), and (e);
- (16) Section 85.42, "Retention and access requirements for records";
- (17) Section 85.43, "Enforcement";
- (18) Section 85.44, "Termination for convenience";
- (19) Section 85.51, "Later disallowances and adjustments"; and
- (20) Section 85.52, "Collection of amounts due."

the City agrees to submit a yearly Certified City Financial Audit regardless of the dollar amount expended in that fiscal year in the time and manner prescribed by the County.

SECTION III Other Program Requirements

The City agrees to comply with "Other Program Requirements" as listed in Exhibit D (24 CFR 570.600-611) except for the environmental responsibilities outlined at 24 CFR 570.604 and the review process under Executive Order 12372.

SECTION IV Allocation

The City understands that the Urban County allocation has been set at \$7,549,086.00 for Fiscal Year 2022 and that City's allotment has been set at \$286,199.00. The City agrees to cooperate with the county in the expenditure of these funds for the activities so described in Exhibit A of this Agreement and that Exhibit A is an integral part of this Agreement.

The City further agrees to inform the County on any changes in scope, funding or location of the activities listed on Exhibit A prior to executing any change. Any changes proposed by City must be approved by the County in reference to eligibility, program compliance and citizen

participation requirements.

City and County mutually agree that the City shall have four (4) fiscal years to properly expend or cause to be expended, according to all applicable rules and regulations, all funds allocated to it in **Fiscal Year 2022**. In consideration for the same, the City agrees not to have more than 1.5 times its annual allocation in its line of credit by April 30, 2022 ; Funds in excess of the 1.5 standards shall be subject to the Recapture by the Urban County Program, and/or any applicable Redistribution & Recapture Policy. The County shall recapture any and all unobligated funds that a City fails to expend or obligate, by June 30, 2023 and shall expend such funds at the discretion of the Hidalgo County Commissioners' Court. The Hidalgo County Commissioners' Court may take any type of remedial action, including but not limited to Recapture, at any time to comply with any and all rules, regulations and decisions, and timeliness requirements as may be made by the Department of Housing and Urban Development or any other federal or state agency that may legally exercise its jurisdiction over expenditures of CDBG funds.

SECTION V

Access

The City and County both agree to give the Department of Housing and Urban Development, the Inspector General, the Comptroller General of the United States, or any of its authorized representatives, access to and the right to examine, excerpt and transcribe all books, accounts, records, reports, files and other papers, things, or property belonging to or in use by the City or County for a period as such records are legally required to be maintained by the City or County.

SECTION VI

Monitoring

The County reserves the right to carry out regular and periodic field inspections to ensure compliance with the requirements of this Agreement. City shall attend a compliance seminar after the award of funds and prior to the first draw. After each monitoring visit, County shall provide City with a written report of the monitor's inspection. If the monitoring report finds deficiencies in City's performance under the terms of this Agreement, the monitoring report shall include requirements for the timely correction of such deficiencies by City. Failure by City to take action as specified in the monitoring report may be cause for suspension or termination of this Agreement, as provided in Section XIV of this Agreement.

SECTION VII

Conflict of Interest

In compliance with 24 CFR 611, the City and County both covenant that no member of their respective governing bodies nor any staff member who exercises influence on the decision making process, presently has or will have any interest, direct or indirect, with any person, corporation, company or association that is hired to carry out any of the activities so listed on Exhibit A or will receive federal assistance from any activity.

The City and County both agree that no person who is an elected official, employee, consultant, or agent of the City or County shall gain any interest in any corporation, company, or association that is hired to carry out any of the activities so listed in Exhibit A during their tenure or for a period of one year thereafter.

No City or County employee, elected official, consultant and/or agent shall solicit nor accept gratuities, favors, or anything of monetary value from any person, corporation, company, or association that has been hired or expects to be hired to perform any of the activities so described on Exhibit A.

Code of Conduct Certification attached to this agreement must be signed by elected officials, employees, consultants, or agents to the City. (See attachment A-1)

SECTION VIII

Religious Activities

The City and County both agree that none of the funds expended or activities undertaken shall be used in support of any sectarian or religious activity, nor shall any building or structure funded under this program be used for sectarian or religious activities.

SECTION IX

Real and Property Assets

The City and County agree that any property, real or personal, duly acquired with CDBG funds allocated to City shall become property of the City and shall be afforded the same maintenance and protection as other City property. City and County further agree that any real or personal property acquired shall be done in accordance with 24 CFR 570.606, 24 CFR 85 and/or any other federal rules or regulations as may apply.

City agrees not to purchase any real or personal assets unless so permitted by the County and such procurement shall be done in accordance with 24 CFR 570.606, 24 CFR 85 and/or any other federal rules or regulations as may apply.

The City agrees to maintain any real or personal asset in a prudent manner so as to ensure its useful life and to protect the federal government's interest in such real or personal asset from the perils of fire, storm, flood or theft through insurance coverage in the amount as may be deemed prudent by County. Failure to secure such protection shall be cause for termination of this agreement.

Any asset acquired or improved in part or in whole with CDBG funds must be used in an activity that is eligible and meets one of the national objectives listed in 24 CFR 570.208. Any asset acquired or improved in part or in whole with CDBG funds in excess of \$ 25,000 must be used for the CDBG activity so planned including the beneficiaries of such use. Any change in use or beneficiaries must be subject to the citizen participation requirements and approved by the County.

Should any use of an asset not qualify as meeting one of the national objectives or is not an eligible use under 24 CFR 570.200, the City shall reimburse the County the amount of the current fair market value of the asset less any portion thereof attributable to expenditures of non-CDBG funds in the acquisition or improvement of the asset.

The above requirements attributed to assets over \$25,000 shall remain in force for a period of five years after the final closeout of the County's participation in the Urban County Program. The disposition of any asset improved or acquired in part or in whole with CDBG funds by the City must be done with prior approval of the County and the County shall be reimbursed for the asset, if sold, in the full amount of the disposed value of the asset. The County may, at its option, request that such asset be transferred to the County if the asset is no longer being used to meet

one of the national objectives or in any case where the City no longer uses the asset for its intended use.

SECTION X

Jurisdiction

The City and County agree to accept the jurisdiction of the Department of Housing and Urban Development in matters relating to the proper administration of programs and the proper expenditure of CDBG funds.

The City and County agree that the County is responsible for the proper administration of programs and the proper expenditure of CDBG funds and recognize that the County will be responsible for audit or programmatic findings or exceptions made by the HUD or any other agency that may exercise jurisdiction over HUD or any other agency that may exercise jurisdiction over HUD funds or programs.

In cases of an audit finding or exception based on action or inaction, representation or misrepresentation of the City, the City agrees to resolve such audit finding or exception for and on behalf of the County. Remedial actions that may be taken for the resolution of an audit finding or exception are defined in 24 CFR 570.910 and include the withholding of funds to the City for any outstanding finding(s) or exception(s). (See Exhibit-E)

The City understands and agrees this Interlocal Agreement shall remain in full force and effect until the Department of Housing and Urban Development has closed this Program Year (B-22-UC-48-0501) and accepted any resolutions to any and all audit or programmatic finding(s) or concern(s).

SECTION XI

Payment Requests and Program Income

The City agrees to follow administrative directions from the County in the areas of documenting and processing payment requests. The City further agrees to allow the County to make all payments and to account for all program income from any of its CDBG activities that may generate program income as outlined in this Section.

The City and County agree that program income generated from any approved CDBG project shall be retained by the City as long as such City provides the County by the 15th of each month, an accounting as may be required by the County of program income earned, retained, and expended by the City. The City shall be allowed to use the program income for the same or similar activities as generated the program income. Failure of the City to report program income as required shall cause the County to require all program income to be recovered by the County.

SECTION XII

Section 108 Loan Guarantee

County and City both agree that they may implement certain eligible activities as outlined in 24 CFR 570.703 with loan funds from the Section 108 Loan Guarantee Program as described in 24 CFR 570.700-709 approved and adopted November 6, 1991 (Vol. 56, No. 215 Federal Register).

The County and City will be allowed to submit an application for such funds per funding year in an amount less than three times its current allocation. Should the City or County submit more than one application during any combination of years, the cumulative amount of loan funds

requested shall not exceed the total amount of five years of the current allocation. The City agrees that it will bear the full expense of obtaining Section 108 financing for the period of the repayment of Section 108 funds.

The County and City agree that they will maintain a legal binding relationship with each other under the terms of this Agreement and all previously signed Cooperation Agreement if the City wishes to participate in the Section 108 Loan Guarantee Program for the full term of the Section 108 Loan Agreement. The City agrees to pledge its current and future CDBG allocation and other security consideration as may be required, depending on the project risk, as security for the Section 108 Loan and such security pledge shall not bind or affect other cities' allocation in the Urban County Program.

Such legal binding relationship and security pledge shall remain in full force and effect for the full term of the Section 108 Loan Guarantee agreement and this agreement shall survive for the term of the Section 108 Loan. Details of any current Section 108 loan are included herein as Exhibit C, if applicable.

SECTION XIII

Legal Action

The City agrees to notify the County when a problem arises that may lead to any legal action or claim against the City and/or County. The City agrees to furnish to the County any information with respect to such action or claim. The City agrees not to take any action with respect to any legal matter or claim sought against the City and/or County without advice and consent of the County.

SECTION XIV

Suspension and Termination

City understands that this agreement may be suspended or terminated in accordance with 24 CFR 85.43 if the City materially fails to comply with the provisions of this agreement or the provisions so listed on Exhibits A through E. Termination for convenience may be implemented in accordance to the provisions listed in 24 CFR 85.44.

SECTION XV

Changes or Amendments

The City agrees to notify the County on any changes or amendments that it may desire or need to carry out the CDBG program in its area. All changes or amendments must first obtain approval from the County prior to implementation. All changes or amendments must conform to all federal rules and regulations applicable to the CDBG program.

SECTION XVI

Essential Powers

The City agrees that the County has the essential powers to implement any aspect of those activities identified in the 2018 – 2022 Five-Year Consolidated Plan & Strategy inclusive of specific projects identified in the annual One-Year Action Plan and subsequent amendments. The

City further agrees to allow the County the authority to initiate, undertake and implement said projects within its jurisdictional boundaries without further notice to City by County for all projects identified in the 2018 – 2022 Five-Year Consolidated Plan & Strategy, Annual Action Plan and subsequent amendments to the Plans herein incorporated by reference.

Approved and signed this 20th Day of September, 2022.

ATTEST:

Arturo Guajardo, Jr.
County Clerk

Richard F. Cortez,
Hidalgo County Judge

ATTEST:

Norma A. Cantu
City Secretary Norma A. Cantu

David Suarez
Mayor David Suarez
wcc
9/20/22

APPROVED AS TO FORM
Hidalgo County Criminal District Attorney's Office
Ricardo Rodriguez, Jr.

By: _____
Victor M. Garza, Asst. District Attorney

Date: _____

**The following Exhibits are incorporated into the
2022 Interlocal Agreement:**

Exhibit A	2022 Proposed Activities
Exhibit A-1	Code of Conduct Enforcement
Exhibit B	Urban County Program Matrix
Exhibit C	Section 108 Loan Guarantee Program
Exhibit D	CDBG Regulations and other Program Requirements
Exhibit E	Audit Finding or Exceptions

Exhibit A

2022 Proposed Activities

2022	WESLACO	\$286,199.00
21A Exempt 58.34 (a)(3)	GENERAL PROGRAM ADMINISTRATION Funds shall be used for expenses related to compliance with CDBG requirements including but not limited to advertisements, postings and coordinating eligible related projects. Location: City Hall 255 S. Kansas Ave., Weslaco, Texas 78596	\$ 3,000.00
03J Environmental Assessment 58.36 8 Step	WATER/SEWER IMPROVEMENTS Project consists of the upgrade of existing clay sewer lines with 8" PVC lines by pipe bursting exiting line to include but not limited to adjacent/abutting streets. Other expenditures include professional engineering service fees, geotechnical, material testing fees, advertising, and other related appurtenances etc. Location: Pike Street (between Kansas Ave. & Bridge Ave.,) Weslaco, Texas 78596 Census Data: 226.00 (2) National Objective: 51.94% LMA Goal Outcome Indicator: 1415 Beneficiary Type: People	\$ 278,199.00
05A Exempt 58.34(a)(4)	SENIOR SERVICES – Amigos Del Valle Project expenditures include but are not limited to the reimbursement of expenses related to the delivery of meals to the elderly (62 years older) within the City of Weslaco. Location: Casa de Amigos V: 1201 W. 6 th St., Weslaco, TX 78596 National Objective: LMC Goal Outcome Indicator: 8 Beneficiary Type: People	\$5,000.00

Exhibit A-1
Code of Conduct Certifications

CODE OF CONDUCT

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Non-disclosure Policy

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Personal Interest

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Employee, Officer, or Agent Acknowledgment

CITY OF WESLACO

Entity/Organization Name

David Suarez, MAYOR

Print or Type Name and Position/Title

9/20/2022

Date

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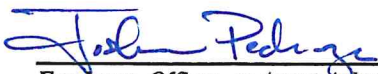
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Employee, Officer, or Agent Acknowledgment

CITY OF WESLACO

Entity/Organization Name

Josh Pedraza, MAYOR PRO-TEM

Print or Type Name and Position/Title

9.20.22

Date

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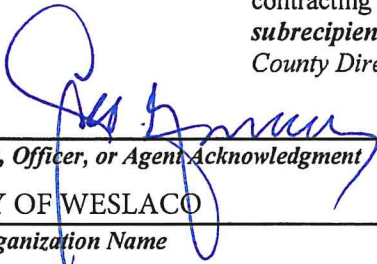
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Employee, Officer, or Agent Acknowledgment

CITY OF WESLACO

Entity/Organization Name

Leo Munoz, COMMISSIONER

Print or Type Name and Position/Title

9/20/2022

Date

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Employee, Officer, or Agent Acknowledgment

CITY OF WESLACO

Entity/Organization Name

Leticia "Letty" Lopez, COMMISSIONER

Print or Type Name and Position/Title

9/20/2022

Date

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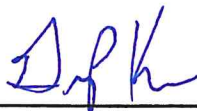
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Employee, Officer, or Agent Acknowledgment

CITY OF WESLACO

Entity/Organization Name

Greg Kerr, COMMISSIONER

Print or Type Name and Position/Title

09/20/22

Date

CODE OF CONDUCT

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Employee, Officer, or Agent Acknowledgment
CITY OF WESLACO

Entity/Organization Name

Jose P. Rodriguez, COMMISSIONER

Print or Type Name and Position/Title

9/28/2022

Date

CODE OF CONDUCT

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Employee, Officer, or Agent Acknowledgment

CITY OF WESLACO

Entity/Organization Name

Adrian Farias, COMMISSIONER

Print or Type Name and Position/Title

9/20/2022

Date

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Personal Interest

No member of the *Hidalgo County Commissioners or any officer or employee of the Urban County Program, sub-grantee or subrecipient* shall have a financial interest, direct or indirect, or by reason of ownership of stock in any corporation, in any contract or in the sale to the *Urban County Program, sub-grantee or subrecipient* or to a contractor supplying the *Urban County Program, sub-grantee or subrecipient* of any land or rights or interest in any land, material, supplies, or services, or in any matter in which he acts for the *Urban County Program*. Any willful violation of this section shall constitute malfeasance in office, and any officer or employee of the *Urban County Program, sub-grantee or subrecipient* found guilty shall thereby forfeit his or her office. Any violation of this section with the knowledge, express or implied, of the person or corporation contracting with the *Urban County Program, sub-grantee or subrecipient* shall render the contract voidable by the *Urban County Director or the board of Commissioners*.



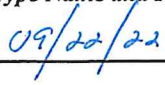
Employee, Officer, or Agent Acknowledgment

CITY OF WESLACO

Entity/Organization Name

Martin Garza, INTERIM CITY MANAGER

Print or Type Name and Position/Title



Date

CODE OF CONDUCT

No employee, officer or agent of the *County of Hidalgo-Urban County Program, sub-grantee or subrecipient* shall participate in selection or in the award or administration of a contract or conduct business with a vendor if a conflict of interest, real or apparent, would be involved. Such a conflict would arise when:

- A. *the employee, officer or any agent*
- B. *any member of his immediate family*
- C. *his or her partner*
- D. *an organization which employs or is about to employ, any of the above, has a financial or other interest in the firm selected for award.*

The *Urban County Program's, sub-grantee or subrecipient, officers, employees or agents* shall neither solicit nor accept gratuities, favors or anything of monetary value from contractors, potential contractors, or parties to sub-agreements, or vendors or potential vendors. Depending on gravity, violation of this Code of Conduct could result in dismissal, probation or suspension of officers, employees or agents involved or termination of contractual agreements with subrecipients.

Non-disclosure Policy

No disclosure of verbal or written price quotations shall be made by any *Urban County Program* employee, sub-grantee or subrecipient. Violation of the nondisclosure policy shall be subject to disciplinary action as provided by the *County of Hidalgo* or termination of contractual agreements when a subrecipient/sub-grantee employee is involved.

Personal Interest

No member of the *Hidalgo County Commissioners or any officer or employee of the Urban County Program, sub-grantee or subrecipient* shall have a financial interest, direct or indirect, or by reason of ownership of stock in any corporation, in any contract or in the sale to the *Urban County Program, sub-grantee or subrecipient* or to a contractor supplying the *Urban County Program, sub-grantee or subrecipient* of any land or rights or interest in any land, material, supplies, or services, or in any matter in which he acts for the *Urban County Program*. Any willful violation of this section shall constitute malfeasance in office, and any officer or employee of the *Urban County Program, sub-grantee or subrecipient* found guilty shall thereby forfeit his or her office. Any violation of this section with the knowledge, express or implied, of the person or corporation contracting with the *Urban County Program, sub-grantee or subrecipient* shall render the contract voidable by the *Urban County Director or the board of Commissioners*.



Employee, Officer, or Agent Acknowledgment

CITY OF WESLACO

Entity/Organization Name

Andrew Munoz, ASST. CITY MANAGER

Print or Type Name and Position/Title

9/20/2022

Date

CODE OF CONDUCT

No employee, officer or agent of the *County of Hidalgo-Urban County Program, sub-grantee or subrecipient* shall participate in selection or in the award or administration of a contract or conduct business with a vendor if a conflict of interest, real or apparent, would be involved. Such a conflict would arise when:

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- B. *any member of his immediate family*
- C. *his or her partner*
- D. *an organization which employs or is about to employ, any of the above, has a financial or other interest in the firm selected for award.*

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Non-disclosure Policy

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Personal Interest

No member of the *Hidalgo County Commissioners or any officer or employee of the Urban County Program, sub-grantee or subrecipient* shall have a financial interest, direct or indirect, or by reason of ownership of stock in any corporation, in any contract or in the sale to the *Urban County Program, sub-grantee or subrecipient* or to a contractor supplying the *Urban County Program, sub-grantee or subrecipient* of any land or rights or interest in any land, material, supplies, or services, or in any matter in which he acts for the *Urban County Program*. Any willful violation of this section shall constitute malfeasance in office, and any officer or employee of the *Urban County Program, sub-grantee or subrecipient* found guilty shall thereby forfeit his or her office. Any violation of this section with the knowledge, express or implied, of the person or corporation contracting with the *Urban County Program, sub-grantee or subrecipient* shall render the contract voidable by the *Urban County Director or the board of Commissioners*.

Norma A. Cantu

Employee, Officer, or Agent Acknowledgment

CITY OF WESLACO

Entity/Organization Name

Norma A. Cantu, CITY SECRETARY

Print or Type Name and Position/Title

9/20/2022

Date



212 W 18th St.
Mission, Texas 78572

Phone: (956) 213-9400

Fax: (956) 213-8119

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Executive Director - Amigos Del Valle, Inc.
ALEJANDRO GUERRA



September 30, 2022

Mr. Martin Garza
Interim City Manager
City of Weslaco
255 S. Kansas Ave.
Weslaco, TX 78596

Re: Letter of request for CDBG Funds FY 2023-2024

Dear Mr. Garza,

Amigos Del Valle, Inc. is respectfully requesting \$10,000 in CDBG funds for Fiscal Year 2023-2024. These funds will continue to be utilized to provide home delivered meals to 11 eligible citizens for 165 days that reside within the City of Weslaco area.

With your continued financial support, we will be able to continue providing much needed meals to the homebound seniors to assist them to continue living as healthy, independent, productive and self-sufficient lives as possible.

Please be assured that we are very grateful for your proven generous, valuable financial and moral support for our agency's projects throughout our forty-seven (47) years of experience.

If you have any questions or concerns, please do not hesitate to contact us at (956)213-9400 or by email:

Alejandro Guerra, Executive Director: aguerra@advrgv.org
Marisol Gonzalez, Executive Admin. Asst.: mgonzalez@advrgv.org
Anita Jenny, Nutrition Director: ajenny@advrgv.org
Martha Lopez, Nutrition Assist. Director: mlopez@advrgv.org


Alejandro Guerra
Executive Director





Standardized Agenda Request Form

Date of Meeting: October 18, 2022		Agenda Item No. (to be assigned by CSO): 2022-5878	
From: REBEKAH DE LA FUENTE			
Subject: To solicit input on behalf of Javier Duran to rezone 835 N Martinez, also being Lot 1&2, Block 5, Villa Vista Subdivision, Hidalgo County, Texas from R-1 One-family dwelling district to B-1 neighborhood business district.			
Background: The applicant is requesting to rezone property from R-1 One Family Dwelling District to B-1 neighborhood business district. Twenty-five (25) property owners within 200 feet of the applicant's property were notified by letter on September 23, 2022.			
Funding Source (budget code, if applicable):			
Amount:	Term of Impact:	Identified in Current Budget:	
Additional Action Prompted: Public Hearing			
If item previously considered, provide date and action by Commission:			
If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners: Notice of the application and the Public Hearing for the Planning and Zoning Commission and the City Commission appeared in The Monitor on September 19, 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 held October 5, 2022			
KAYLA AREVALO REBEKAH DE LA FUENTE Martin Garza		Created/Initiated Approved New	
City Manager Comments: Approve solicitation of public comments.			
Staff Recommendation: Staff recommends approval based on 2040 land use map and surrounding land use.			
Attachments, if any:			
Responsibilities upon Approval: Staff will advise the applicant			



Standardized Agenda Request Form

Date of Meeting: October 18, 2022		Agenda Item No. (to be assigned by CSO): 2022-5880	
From: REBEKAH DE LA FUENTE			
Subject: To solicit input on behalf of Tiki Land Company, LLC. to approve a Conditional Use Permit to operate an event center at 310 W IH 2 STE. 1&2, also being Lot 2, 400 West Expressway 83 Subdivision, Hidalgo County, Texas.			
Background: The applicant is requesting to obtain a Conditional Use Permit to operate an event center. Twelve (12) property owners within 200 feet of the applicant's property were notified by letter on September 23, 2022.			
Funding Source (budget code, if applicable):			
Amount:	Term of Impact:	Identified in Current Budget:	
Additional Action Prompted: Public Hearing			
If item previously considered, provide date and action by Commission:			
If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners: Notice of the application and the public hearing for the Planning and Zoning Commission and the City Commission appeared in The Monitor on September 19, 2022.			
Advisory Review, if any (name of board/committee, date of action, recommendation): The Planning and Zoning Commission recommended approval of the conditional user request at their regular meeting held October 5, 2022			
KAYLA AREVALO REBEKAH DE LA FUENTE Martin Garza		Created/Initiated Approved New	
City Manager Comments: Approve solicitation of public comments.			
Staff Recommendation: Staff recommends approval of the conditional use permit			
Attachments, if any:			
Responsibilities upon Approval: Staff will advise the applicant			



Standardized Agenda Request Form

Date of Meeting: October 18, 2022		Agenda Item No. (to be assigned by CSO): 2022-5684	
From:			
Subject: Approval of the Minutes of the Special Meeting on October 3, 2022. (Staffed by City Secretary Department.) Attachment.			
Background: Record of commission action of Special Commission meeting on October 3, 2022.			
Funding Source (budget code, if applicable):			
Amount:	Term of Impact:	Identified in Current Budget:	
Additional Action Prompted: Mayor's Signature			
If item previously considered, provide date and action by Commission:			
If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners:			
Advisory Review, if any (name of board/committee, date of action, recommendation):			
NORMA CANTU ADELAIDA VEGA Martin Garza		Created	
City Manager Comments: Approve as submitted by the City Secretary.			
Staff Recommendation: Approve.			
Attachments, if any: 221003 minutes			
Responsibilities upon Approval: Execute and retain.			



**MINUTES OF A SPECIAL MEETING
WESLACO CITY COMMISSION
OCTOBER 3, 2022**

On Monday, October 3, 2022, at 5:30 p.m. the City Commission of the City of Weslaco, Texas convened in a Special Meeting at City Hall in the Legislative Chamber, located at 255 South Kansas Avenue with the following member's present:

PRESENT:	Mayor	David Suarez
	Commissioner	Leo Muñoz
	Commissioner	Letty Lopez
	Commissioner	JP Rodriguez
	Commissioner	Adrian Farias
ABSENT:	Mayor Pro Tem	Josh Pedraza
	Commissioner	Greg Kerr
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, Joel Rivera, Police Chief, Antonio Lopez, Fire Chief, Albert Aldana, City Engineer, David Arce, Deputy Public Works Director, Pete Garcia, Public Works Director, Martin Vela, IT Director, Cristina Garcia, PIO, Luz Galindo, HR Director 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, September 30, 2022.

B. Invocation.

Pastor David McCann, First Presbyterian Church led the invocation.

C. Pledge of Allegiance.

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

D. Mayoral Recognition.

Proclamation - Proclaiming October as Breast Cancer Awareness month.

Proclamation - Proclaiming Daniel "Danny" Saenz Day

Proclamation - Recognition of World Teacher Day

Mayor Suarez recognized and proclaimed Daniel "Danny" Saenz Day, October as Breast Cancer Awareness month and World Teacher Day.

E. Roll Call.

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

II. PUBLIC COMMENTS

None.

III. REPORTS

Martin Garza, Interim City Manager, stated no reports at this time.

A. Inframark.

IV. 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.

Norma A. Cantu, City Secretary, introduced corrections to attendance for the minutes of September 20, 2022 to reflect Mayor Pro Tem Pedraza in attendance and the absence of Comm. Rodriguez.

A. Approval of the Minutes of the Regular Meeting on September 20, 2022. (Staffed by City Secretary Department.)

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

1) Approval on Ordinance 2022-36 to rezone 2625 Mile 6 ½ West Road. Also being 23.05-acre tract of land out of Farm Tract 648 and 649, West and Adams 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 September 20, 2022; staffed by Planning & Code Enforcement Department.)

2) Approve Ordinance 2022-37 for the Voluntary Annexation of Gilberto Estates Subdivision– being a 4.56-acre tract of land out of Farm Tract 101, West and Adams Tract Subdivision, Hidalgo County, Texas located northwest corner of mile 10 N Rd & Mile 4 ½ West Rd and authorize the Mayor to execute any related documents. (First reading held September 20, 2022; staffed by Planning & Code Enforcement Department.)

C. Approval of a request from the Valley Nature Center to close Gibson Park to the public on November 12, 2022 for the Brew in the Woods annual fundraiser and allow to serve

alcohol during the event and authorize the Interim City Manager to execute any related documents. (Staffed by Parks & Recreation Department.)

D. Approval on the request of the City's support from HEB for the 20th Annual "Feast of Sharing" to be scheduled for Saturday, December 17, 2022 at St. Joan of Arc Catholic Church Hall and waiver of any related fees for permits and approve assistance from various city departments and authorize the Mayor to execute any related documents. (Staffed by Parks & Recreation Department.)

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

F. Approval to submit an application renewing the ERate 2022-2023 grant program, accept funds upon award, accept additional funding if awarded during the grant year, and authorize the Mayor to execute any related documents. (Staffed by Library Department.)

G. Approval to purchase a Bush Hog 2815 Flex-Wing Rotary Cutter from vendor Valadez Equipment & Trailer LLC for an amount not to exceed \$22,500 and authorize the Mayor to execute any related documents (Staffed by Public Works Department.)

H. Approval of an amendment to the interlocal agreement with Hidalgo County Tax Assessor for assessment and collections of property taxes and authorize the Mayor to execute any related documents. (Staffed by Finance Department.)

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

Following for the record are captions for ordinances.

ORDINANCE NO. 2022-36

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. 2022-37

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 4.56 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

V. NEW BUSINESS

A. Discussion and consideration to negotiate with the sole bidder, FR Green Thumb Landscaping of Edinburg, Texas, for Judge Gilbert Garza soccer field project and authorize the Mayor to execute any related documents. Possible action. (Staffed by Parks & Recreation Department.)

Omar Rodriguez, Parks and Recreation Director, stated sole bid received and evaluated; staff and Heffner Design, Consultant, recommended negotiating a contract with sole respondent, FR Green Thumb Landscaping to provide cost for the scope of work included in the bid package. Staff would bring back to the commission for approval.

In response to Commissioner Muñoz, there were multiple vendors that reviewed the proposals on BidNet (4-5) but only one was submitted.

Commissioner Farias seconded by Commissioner Lopez moved to approve and negotiate with the sole bidder, FR Green Thumb Landscaping as presented. The motion carried unanimously; Mayor Suarez was present and voting.

B. Discussion and consideration to lease/purchase of a New John Deere 6145M Cab Tractor with Diamond 30' Ditch Bank Mower from Buyboard vendor Deere & Company (Tellus Equipment Solutions) through a municipal lease program for an amount not to exceed \$60,000 a year for 4 years for a total of \$240,000 and authorize the Mayor to execute any related documents. Possible action. (Staffed by Public Works Department.)

Commissioner Farias abstained from discussion and vote.

David Arce, Deputy Public Works Director, recommended an approval to purchase a new John Deere ditch bank mower from Tellus; funding was approved in the budget and stated a municipal lease purchase option with Deere and Company would be entered with annual payments of under \$60,000 delivery is estimated for April of 2023.

Commissioner Lopez seconded by Commissioner Muñoz moved to approve lease/purchase of a New John Deere 6145M Cab Tractor with Diamond 30' Ditch Bank Mower from Buyboard vendor Deere & Company (Tellus Equipment Solutions) through a municipal lease program for an amount not to exceed \$60,000 a year for 4 years for a total of \$240,000 as presented. The motion carried; Commissioner Farias abstained; Mayor Suarez was present and voting.

C. Discussion and consideration to approve a Memorandum of Agreement (MOA) between Lower Rio Grande Valley TPDES Stormwater Task Force Partnership, Inc. and the City of Weslaco for preparation of a stormwater Permit Application and Stormwater Plan for the Weslaco Airport and authorize the Mayor to execute any related documents. Possible action. (Staffed by the Engineering Department.)

Albert Aldana, City Engineer, stated the Airport needed a pollutant discharge elimination permit; TCEQ (Texas Commission on Environmental Quality) regulations requires a stormwater application and plan. Staff recommended approval of the agreement with Lower Rio Grande Valley TPDES Stormwater Task Force that would prepare the application and prepare a Stormwater Pollution Prevention Plan for submittal to TCEQ at a cost not to exceed \$6,000.

Commissioner Rodriguez seconded by Commissioner Lopez moved to approve Memorandum of Agreement (MOA) between Lower Rio Grande Valley TPDES Stormwater Task Force Partnership, Inc., and the City of Weslaco for preparation of a stormwater Permit Application and Stormwater Plan for the Weslaco Airport as presented. The motion carried unanimously; Mayor Suarez was present and voting.

D. Discussion and consideration of proposed change order #3 in the amount of \$8,034.25 to the contract with Castle Enterprises for the construction of off-site improvements for the new fire and police stations project and authorize the Mayor to execute any related documents. Possible action. (Staffed by the Engineering Department).

Commissioner Muñoz abstained from discussion and vote.

Albert Aldana stated the change order is needed because of a sanitary sewer line and storm line that does not have the elevation clearance needed for connection to the police department; two components to the change order is install a conflict manhole that will enable the connection of the sanitary sewer line to the existing main sewer line a cost of \$6,090.00 and the cost of a waterline tapping sleeve \$1,944.25. Staff recommended approval.

Commissioner Rodriguez seconded by Commissioner Lopez moved to approve change order #3 in the amount of \$8,034.25 to the contract with Castle Enterprises as presented. The motion carried; Commissioner Muñoz abstained; Mayor Suarez was present and voting.

E. Discussion and consideration on first and final reading of Ordinance 2022-39 proposing a speed limit increase from 30 MPH to 45 MPH for Westgate Drive between 18th St and 34th St (Mile 5N Rd) and authorize the Mayor to execute any related documents. First and final reading of Ordinance 2022-39. Possible action. (Staffed by the Engineering Department.)

Albert Aldana stated a request was received to evaluate the speed limit between Westgate Drive between 18th Street and 34th Street; a speed study to determine the 85th percentile speed of the roadway segment was done along with traffic volume, roadway width, driveway density and accident history were considered to help determine an adequate speed limit. Staff recommended the speed limit on this roadway segment should be increased from 30 MPH to 45 MPH based on the 85th percentile and all data collected in determining a reasonable speed limit that would be conducive to the traffic flow in both directions.

Commissioner Muñoz seconded by Commissioner Lopez moved to approve first and final reading of Ordinance 2022-39 proposing a speed limit increase from 30 MPH to 45 MPH for Westgate Drive between 18th St and 34th St (Mile 5N Rd) as presented. The motion carried unanimously; Mayor Suarez was present and voting.

Following for the record is the ordinance caption.

ORDINANCE 2022-39

AN ORDINANCE AMENDING CHAPTER 134 – TRAFFIC, ARTICLE II OPERATION OF VEHICLES, SECTION 134-58 SPEED LIMITS OF THE WESLACO CODE OF ORDINANCE TO INCREASE THE SPEED LIMIT ALONG WESTGATE DR FOR 1.0 MILES BETWEEN 18TH ST AND 35TH ST TO 45 MPH; AND ORDAINING OTHER MATTER WITH RESPECT TO THE SUBJECT MATTER HEREOF.

PASSED AND APPROVED on first and final reading at a special meeting of the City Commission this 3rd day of October 2022.

CITY OF WESLACO
/s/David Suarez, MAYOR

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

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

F. Discussion and consideration on a Memorandum of Understanding between the City of Weslaco and Knapp Medical Center to allow the hospital to participate in the Federal drug discount program established under Section 340B of the Public Health Services Act that provides healthcare services to low-income individuals and authorize the Mayor to execute any related documents. Possible action. (Staffed by Fire Department.)

Antonio Lopez, Fire Chief, stated the city has participated in a discount program for low-income individuals since 2011 with Knapp Medical Center; hospital reached out requesting an updated agreement that will allow them continued participation with the 340B Federal Drug Discount Program. Staff recommended approval as it benefits the indigent and uninsured with pharmaceutical needs.

Commissioner Muñoz seconded by Commissioner Lopez moved to approve a Memorandum of Understanding between the City of Weslaco and Knapp Medical Center to allow the hospital to participate in the Federal Drug Discount Program established under Section 340B of the Public Health Services Act as presented. The motion carried unanimously; Mayor Suarez was present and voting.

G. Discussion and consideration on the purchase of one X690 extreme network switch and three 5320 extreme network switches for the new police station building in the amount of \$42,934 through vendor IK Network Solutions with Texas DIR Contract # 2668 and authorize the Mayor to execute any related documents. Possible action. (Staffed by Information Technology Department.) Attachment.

Commissioner Muñoz abstained from discussion and vote.

Martin Vela, IT Director, requested approval for the purchase of one X690 extreme network switch and three 5320 extreme network switches for the new police station building that will allow the police and fire new buildings to connect to the private network at City Hall as well provide network

connectivity of servers, computers, access control system, security camera system, and intercom system. Staff noted IK Network was not the lowest respondent and awarded as the most advantages as the proposal included installation/deployment of the switches and 3-year maintenance and support; lowest respondent included 1-year maintenance and support and did not offer installation/deployment of the equipment.

Commissioner Lopez seconded by Commissioner Rodriguez moved to approve the purchase of one X690 extreme network switch and three 5320 extreme network switches in the amount of \$42,934 from vendor IK Network Solutions with Texas DIR Contract # 2668 as presented. The motion carried; Commissioner Muñoz abstained; Mayor Suarez was present and voting.

H. Discussion and consideration authorizing the EDC to purchase from Hidalgo & Cameron County Irrigation District 9 (HCCID) an easement within the property boundaries of the new Mid Valley International Industrial Park and authorize the Mayor to execute any related documents. Possible action. (Staffed by Weslaco EDC.) Attachment.

Steve Valdez, Executive Director Weslaco Economic Development Corporation along with Sam Maldonado, Engineer for the project, presented options to address a blanket easement owned by the Hidalgo & Cameron County Irrigation District 9 (HCCID) that became known when the survey was done for the property; options included leave as is, relocate easement and the irrigation line, or purchase; purchase cost would be \$2.50 a square foot and this is standard board policy of the irrigation district and no negotiations would be entertained by them; the recommendation from the EDC Board is to purchase the easement and remove the irrigation line to allow the project to move forward noting that no irrigation service to the south would be available.

In response to Commission Muñoz, HCCID is the last approval needed before recording of the plat can be done; aware of the irrigation line but not the blanket easement that is owned by them. Mayor Suarez stated the request is before the commission because of the expenditure being over \$100,000. The City Attorney stated procurement requirements of the city would not apply since EDC is the purchaser not the city. Mr. Maldonado stated the irrigation line is active but if purchased the line would no longer be active and the irrigation district is agreeable and a benefit if purchased is more square footage available to sell at a higher cost; cost to purchase the easement is estimated \$150,000 because it is about 66,000 square footage easement.

Commissioner Lopez seconded by Commissioner Rodriguez moved to approve the EDC to purchase from Hidalgo & Cameron County Irrigation District 9 (HCCID) an easement within the property boundaries of the new Mid Valley International Industrial Park as presented. The motion carried unanimously; Mayor Suarez was present and voting.

I. Discussion and consideration regarding acceptance of an easement from the Weslaco EDC for the construction of a new lift station and authorize the Mayor to execute any related documents. Possible action. (Staffed by Weslaco EDC.)

Steve Valdez stated the city requested property for a lift station; presented a layout of the location of the lift station and recommended the city approve and accept the gifting of land.

In response to Martin Garza, Albert Aldana stated Engineering reviewed and is acceptable, good location and access is adequate. Steve Valdez noted it is 75x75 feet and located at the south end of Mile 9 and access is from Mile 9.

Commissioner Muñoz seconded by Commissioner Rodriguez moved to approve and accept an easement from the Weslaco EDC for the construction of a new lift station as presented. The motion carried unanimously; Mayor Suarez was present and voting.

VI. EXECUTIVE SESSION

At 6:36 p.m. Commissioner Farias seconded by Commissioner Muñoz moved to convene the regular meeting in Executive Session. The motion carried unanimously; Mayor Suarez was present and voting.

At 7:36 p.m. Mayor Suarez stated the City Commission had completed its Executive Session and reconvened the regular meeting as open to the public.

VII. POSSIBLE ACTION ON WHAT IS DISCUSSED IN EXECUTIVE SESSION

A. Personnel - Discussion regarding the goals, objectives, and evaluation of the 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 section §551.071 of the Texas Government Code.

Commissioner Muñoz seconded by Commissioner Farias moved to authorize the negotiating team to continue discussions with the Fire Union as discussed in executive session. The motion carried unanimously; Mayor Suarez was present and voting.

C. Economic Development - Consultation with the City Attorney regarding financial offer or other incentives for Project No Sock as authorized by section §551.087 of the Texas Local Government Code.

Commissioner Lopez seconded by Commission Rodriguez moved to approve financial offer or other incentives for Project No Sock as discussed in executive session. The motion carried unanimously; Mayor Suarez was present and voting.

D. 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.

Commissioner Lopez abstained from discussion and vote.

No action.

VIII. ADJOURNMENT

Commissioner Muñoz seconded by Commissioner Rodriguez moved to adjourn the meeting of October 3, 2022, at 7:37 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: October 18, 2022		Agenda Item No. (to be assigned by CSO): 2022-5869	
From: ROSA HUERTA			
Subject: Approval to authorize the use of the Court Technology Fund to pay the yearly maintenance fee for Incode Court Annual Fees for Court Case Management, Police (non-Incode interface to Court), and the third-party system software AcuCorp Run Time not to exceed in the amount of \$12,937.40 and authorize the Mayor to sign and execute any related documents. (Staffed by Municipal Court.)			
Background: Every year, the Municipal Court pays for the software program, Incode that is used in our office to process all our case loads.			
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):			
ROSA HUERTA ROSA HUERTA Martin Garza		Created/Initiated Approved New	
City Manager Comments: Approve as recommended by the Municipal Court Coordinator.			
Staff Recommendation: Staff Approves			
Attachments, if any: City Hall Memo1, Tyler Techonlogies Invoice 2022 - 2023			
Responsibilities upon Approval: Upon approval, we will process payment to continue the connection with the software program to continue with our work.			

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

INTERDEPARTMENTAL MEMO WESLACO MUNICIPAL COURT

DATE: October 2, 2022

TO: City Commissioner/Interim City Manager

FROM: Rosa Badillo, Court Administrator

SUBJECT: Court Technology Funds/Incode Invoice

As you know, every year Municipal Court uses the Court Technology Fund to pay for the use of our software program Incode. This year the total amount that is owed is \$12,937.40.

Should you have any questions or comments, please do not hesitate to contact me.



Remittance:
Tyler Technologies, Inc
(FEIN 75-2303920)
P.O. Box 203556
Dallas, TX 75320-3556

Invoice

Invoice No 025-390873	Date 09/01/2022	Page 1 of 1
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Questions:

Tyler Technologies- Local Government
Phone: 1-800-772-2260 Press 2, then 2
Email: ar@tylertech.com



Bill To: Weslaco Municipal Court
255 South Kansas
Weslaco, TX 78596

Ship To: Weslaco Municipal Court
255 South Kansas
Weslaco, TX 78596

Cust No.-BillTo-ShipTo 45019 - 10704 - 10704	Ord No 169420	PO Number	Currency USD	Terms NET30	Due Date 10/01/2022
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Date	Description	Units	Rate	Extended Price
Maintenance: Start: 01/Oct/2022, End: 30/Sep/2023				
	Municipal Justice Annual Fees	1		\$12,869.13
	Court Case Management			
	Police (non-INCODE Interface to Court			
	Third Party System Software	1		\$68.27
	System Software Non SQL Maintenance			

****ATTENTION****

Order your checks and forms from
Tyler Business Forms at 877-749-2090 or
tylerbusinessforms.com to guarantee
100% compliance with your software.

Subtotal	12,937.40
Sales Tax	0.00
Invoice Total	12,937.40



Standardized Agenda Request Form

Date of Meeting: October 18, 2022		Agenda Item No. (to be assigned by CSO): 2022-5874	
From: ROBERT LOPEZ			
Subject: Approval to accept a Bullet-Proof Partnership Program Grant in the amount of \$4,174.50 with NO MATCH Required and NO RECURRING cost to purchase concealed body armour and authorize the Mayor to execute any related documents. (Staffed by Police Department.)			
Background: The Patrick Leahy Bulletproof Vest Partnership (BVP), created by the Bulletproof Vest Partnership Grant Act of 1998 is a unique U.S. Department of Justice initiative designed to provide a critical resource to state and local law enforcement. Since 1999, the BVP program has awarded more than 13,000 jurisdictions a total of \$548 million in federal funds for the purchase of over one million vests (1,490,930).			
Funding Source (budget code, if applicable):			
Amount: \$4,174.50	Term of Impact: 24	Identified in Current Budget: No	
Additional Action Prompted: Mayor's Signature			
If item previously considered, provide date and action by Commission:			
If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners:			
Advisory Review, if any (name of board/committee, date of action, recommendation):			
ROBERT LOPEZ ROBERT LOPEZ Martin Garza		Created/Initiated Approved New	
City Manager Comments: Approve to accept grant as recommended by the Police Department.			
Staff Recommendation: Recommend Approval			
Attachments, if any: FY2022 BVP Grant Award			
Responsibilities upon Approval:			

APPLICATION DETAILS

APPLICATION PROFILE

Participant	WESLACO CITY
Fiscal Year	2022
Number of Agencies Applied	0
Total Number of Officers for Application	85
Number of Officers on Approved Applications	85

APPLICATION PROFILE

Fiscal Year		2022
Vest Replacement Cycle ⓘ		5
Number of Officers		85
Number of Emergency Replacement Needs ⓘ	Number of Stolen or Damaged	0
	Number of Officer Turnover	4

APPLICATION DETAILS

NIJ#	Quantity	Unit Price	Extended Cost	Tax Shipping and Handling	Total Cost
AXII	11	\$759.00	\$8,349.00	\$0.00	\$8,349.00
Grand Totals	11		\$8,349.00	\$0.00	\$8,349.00

AWARD SUMMARY FOR FY2022 REGULAR FUND

Funds Type	Eligible Amount	Award	Date Approved	Status
Regular Fund	\$8,349.00	\$4,174.50	09/21/22	Approved by BVP
Grand Totals:	\$8,349.00	\$4,174.50		

[RETURN](#)



Standardized Agenda Request Form

Date of Meeting: October 18, 2022		Agenda Item No. (to be assigned by CSO): 2022-5875	
From: ROBERT LOPEZ			
Subject: Approval to accept BJA FY22 Edward Byrne Memorial Justice Assistance Grant Program #15PBJA-22-GG-02926-JAGX for the amount of \$11,811 with NO MATCH and NO RECURRING costs to purchase hardware and software that focuses on officer mental health and authorize the Mayor to execute any related documents. (Staffed by Police Department.)			
Background: The Edward Byrne Memorial Justice Assistance Grant Program (JAG) allows states and local governments to support a broad range of activities to prevent and control crime and to improve the criminal justice system, some of which could have environmental impacts. All recipients of JAG funding must assist BJA in complying with NEPA and other related federal environmental impact analysis requirements in the use of grant funds, whether the funds are used directly by the grantee or by a subgrantee or third party. Accordingly, prior to obligating funds for any of the specified activities, the grantee must first determine if any of the specified activities will be funded by the grant.			
Funding Source (budget code, if applicable): 16.738 Edward Byrne Memorial Justice Assistance Grant Program			
Amount: \$11,811	Term of Impact: 12	Identified in Current Budget: No	
Additional Action Prompted: Mayor's Signature			
If item previously considered, provide date and action by Commission:			
If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners:			
Advisory Review, if any (name of board/committee, date of action, recommendation):			
ROBERT LOPEZ ROBERT LOPEZ Martin Garza		Created/Initiated Approved New	
City Manager Comments: Approve to accept grant as recommended by the Police Department.			
Staff Recommendation:			
Attachments, if any:			

FY2022 JAG Grant \$11,811 Award Letter
Responsibilities upon Approval:

▼ Award Letter

September 30, 2022

Dear David Suarez,

On behalf of Attorney General Merrick B. Garland, it is my pleasure to inform you the Office of Justice Programs (OJP) has approved the application submitted by WESLACO, CITY OF for an award under the funding opportunity entitled 2022 BJA FY 22 Edward Byrne Memorial Justice Assistance Grant Program - Local Solicitation. The approved award amount is \$11,811.

Review the Award Instrument below carefully and familiarize yourself with all conditions and requirements before accepting your award. The Award Instrument includes the Award Offer (Award Information, Project Information, Financial Information, and Award Conditions) and Award Acceptance. For COPS Office and OVW funding the Award Offer also includes any Other Award Documents.

Please note that award requirements include not only the conditions and limitations set forth in the Award Offer, but also compliance with assurances and certifications that relate to conduct during the period of performance for the award. These requirements encompass financial, administrative, and programmatic matters, as well as other important matters (e.g., specific restrictions on use of funds). Therefore, all key staff should receive the award conditions, the assurances and certifications, and the application as approved by OJP, so that they understand the award requirements. Information on all pertinent award requirements also must be provided to any subrecipient of the award.

Should you accept the award and then fail to comply with an award requirement, DOJ will pursue appropriate remedies for non-compliance, which may include termination of the award and/or a requirement to repay award funds.

Prior to accepting the award, your Entity Administrator must assign a Financial Manager, Grant Award Administrator, and Authorized Representative(s) in the Justice Grants System (JustGrants). The Entity Administrator will need to ensure the assigned Authorized Representative(s) is current and has the legal authority to accept awards and bind the entity to the award terms and conditions. To accept the award, the Authorized Representative(s) must accept all parts of the Award Offer in the Justice Grants System (JustGrants), including by executing the required declaration and certification, within 45 days from the award date.

To access your funds, you will need to enroll in the Automated Standard Application for Payments (ASAP) system, if you haven't already completed the enrollment process in ASAP. The Entity Administrator should have already received an email from ASAP to initiate this process.

Congratulations, and we look forward to working with you.

Maureen Henneberg
Deputy Assistant Attorney General

Office for Civil Rights Notice for All Recipients

The Office for Civil Rights (OCR), Office of Justice Programs (OJP), U.S. Department of Justice (DOJ) has been delegated the responsibility for ensuring that recipients of federal financial assistance from the OJP, the Office of Community Oriented Policing Services (COPS), and the Office on Violence Against Women (OVW) are not engaged in discrimination prohibited by law. Several federal civil rights laws, such as Title VI of the Civil Rights Act of 1964 and Section 504 of the Rehabilitation Act of 1973, require recipients of federal financial assistance to give assurances that they will comply with those laws. Taken together, these civil rights laws prohibit recipients of federal financial assistance from DOJ from discriminating in services and employment because of race, color, national origin, religion, disability, sex, and, for grants authorized under the Violence Against Women Act, sexual orientation and gender identity. Recipients are also prohibited from discriminating in services because of age. For a complete review of these civil rights laws and nondiscrimination requirements, in connection with DOJ awards, see <https://ojp.gov/funding/Explore/LegalOverview/CivilRightsRequirements.htm>. Under the delegation of authority, the OCR investigates allegations of discrimination against recipients from individuals, entities, or groups. In addition, the OCR conducts limited compliance reviews and audits based on regulatory criteria. These reviews and audits permit the OCR to evaluate whether recipients of financial assistance from the Department are providing services in a nondiscriminatory manner to their service population or have employment practices that meet equal-opportunity standards.

If you are a recipient of grant awards under the Omnibus Crime Control and Safe Streets Act or the Juvenile Justice and Delinquency Prevention Act and your agency is part of a criminal justice system, there are two additional obligations that may apply in connection with the awards: (1) complying with the regulation relating to Equal Employment Opportunity Programs (EEOs); and (2) submitting findings of discrimination to OCR. For additional information regarding the EEO requirement, see 28 CFR Part 42, subpart E, and for additional information regarding requirements when there is an adverse finding, see 28 C.F.R. §§ 42.204(c), .205(c)(5). The OCR is available to help you and your organization meet the civil rights requirements that are associated with DOJ grant funding. If you would like the OCR to assist you in fulfilling your organization's civil rights or nondiscrimination responsibilities as a recipient of federal financial assistance, please do not hesitate to contact the OCR at askOCR@ojp.usdoj.gov.

Memorandum Regarding NEPA**NEPA Letter Type****OJP - Ongoing NEPA Compliance Incorporated into Further Developmental Stages****NEPA Letter**

The Edward Byrne Memorial Justice Assistance Grant Program (JAG) allows states and local governments to support a broad range of activities to prevent and control crime and to improve the criminal justice system, some of which could have environmental impacts. All recipients of JAG funding must assist BJA in complying with NEPA and other related federal environmental impact analyses requirements in the use of grant funds, whether the funds are used directly by the grantee or by a subgrantee or third party.

Accordingly, prior to obligating funds for any of the specified activities, the grantee must first determine if any of the specified activities will be funded by the grant.

The specified activities requiring environmental analysis are:

- New construction;
- Any renovation or remodeling of a property located in an environmentally or historically sensitive area, including properties located within a 100-year flood plain, a wetland, or habitat for endangered species, or a property listed on or eligible for listing on the National Register of Historic Places;
- A renovation, lease, or any proposed use of a building or facility that will either (a) result in a change in its basic prior use or (b) significantly change its size;
- Implementation of a new program involving the use of chemicals other than chemicals that are (a) purchased as an incidental component of a funded activity and (b) traditionally used, for example, in office, household, recreational, or education environments; and
- Implementation of a program relating to clandestine methamphetamine laboratory operations, including

the identification, seizure, or closure of clandestine methamphetamine laboratories.

Complying with NEPA may require the preparation of an Environmental Assessment and/or an Environmental Impact Statement, as directed by BJA. Further, for programs relating to methamphetamine laboratory operations, the preparation of a detailed Mitigation Plan will be required. For more information about Mitigation Plan requirements, please see <https://www.bja.gov/Funding/nepa.html>.

NEPA Coordinator

First Name

Orbin

Middle Name

Last Name

Terry

▼ Award Information

This award is offered subject to the conditions or limitations set forth in the Award Information, Project Information, Financial Information, and Award Conditions.

Recipient Information

Recipient Name

WESLACO, CITY OF

UEI

GJMZDZZAN4J3

Street 1

255 S KANSAS AVE

Street 2

City

WESLACO

State/U.S. Territory

Texas

Zip/Postal Code

78596

Country

United States

County/Parish

Province

Award Details

Federal Award Date

9/30/22

Award Type

Initial

Award Number

15PBJA-22-GG-02926-JAGX

Supplement Number

00

Federal Award Amount

\$11,811.00

Funding Instrument Type

Grant

Assistance Listing Number

16.738

Assistance Listings Program Title

Edward Byrne Memorial Justice Assistance Grant Program

Statutory Authority

Title I of Pub. L. No. 90-351 (generally codified at 34 U.S.C. 10101-10726), including subpart 1 of part E (codified at 34 U.S.C. 10151 - 10158); see also 28 U.S.C. 530C(a)

☐ I have read and understand the information presented in this section of the Federal Award Instrument.

▼ Project Information

This award is offered subject to the conditions or limitations set forth in the Award Information, Project Information, Financial Information, and Award Conditions.

Solicitation Title

2022 BJA FY 22 Edward Byrne Memorial Justice Assistance Grant Program - Local Solicitation

Awarding Agency

OJP

Program Office

BJA

Application Number

GRANT13689938

Grant Manager Name	Phone Number	E-mail Address
Kandia Conway	202-514-9205	Kandia.Conaway@usdoj.gov

Project Title

The City of Weslaco will purchase Heart Rate Variability software, hardware and training which will assist officers with their overall mental and physical health.

Performance Period Start Date

10/01/2021

Performance Period End Date

09/30/2023

Budget Period Start Date

10/01/2021

Budget Period End Date

09/30/2023

Project Description

The Edward Byrne Memorial Justice Assistance Grant (JAG) Program allows units of local government, including tribes, to support a broad range of activities to prevent and control crime based on their own state and local needs and conditions. Grant funds can be used for state and local initiatives, technical assistance, training, personnel, equipment, supplies, contractual support, and information systems for criminal justice or civil proceedings, including for any one or more of the following program areas: 1) law enforcement programs; 2) prosecution and court programs; 3) prevention and education programs; 4) corrections and community corrections programs; 5) drug treatment and enforcement programs; 6) planning, evaluation, and technology improvement programs; 7) crime victim and witness programs (other than compensation); 8) mental health programs and related law enforcement and corrections programs, including behavioral programs and crisis intervention teams; and 9) implementation of state crisis intervention court proceedings and related programs or initiatives, including but not limited to: mental health courts; drug courts; veterans courts; and extreme risk protection order programs.

☐ I have read and understand the information presented in this section of the Federal Award Instrument.

Financial Information

This award is offered subject to the conditions or limitations set forth in the Award Information, Project Information, Financial Information, and Award Conditions.

☐ I have read and understand the information presented in this section of the Federal Award Instrument.

Award Conditions

This award is offered subject to the conditions or limitations set forth in the Award Information, Project Information, Financial Information, and Award Conditions.



Compliance with general appropriations-law restrictions on the use of federal funds (FY 2022)

The recipient, and any subrecipient ("subgrantee") at any tier, must comply with all applicable restrictions on the use of federal funds set out in federal appropriations statutes. Pertinent restrictions, including from various "general provisions" in the Consolidated Appropriations Act, 2022, are set out at <https://www.ojp.gov/funding/Explore/FY22AppropriationsRestrictions.htm>, and are incorporated by reference here.

Should a question arise as to whether a particular use of federal funds by a recipient (or a subrecipient) would or might fall within the scope of an appropriations-law restriction, the recipient is to contact OJP for guidance, and may not proceed without the express prior written approval of OJP.

2

Applicability of Part 200 Uniform Requirements

The Uniform Administrative Requirements, Cost Principles, and Audit Requirements in 2 C.F.R. Part 200, as adopted and supplemented by DOJ in 2 C.F.R. Part 2800 (together, the "Part 200 Uniform Requirements") apply to this FY 2022 award from OJP.

The Part 200 Uniform Requirements were first adopted by DOJ on December 26, 2014. If this FY 2022 award supplements funds previously awarded by OJP under the same award number (e.g., funds awarded during or before December 2014), the Part 200 Uniform Requirements apply with respect to all funds under that award number (regardless of the award date, and regardless of whether derived from the initial award or a supplemental award) that are obligated on or after the acceptance date of this FY 2022 award.

For more information and resources on the Part 200 Uniform Requirements as they relate to OJP awards and subawards ("subgrants"), see the OJP website at <https://ojp.gov/funding/Part200UniformRequirements.htm>.

Record retention and access: Records pertinent to the award that the recipient (and any subrecipient ("subgrantee") at any tier) must retain -- typically for a period of 3 years from the date of submission of the final expenditure report (SF 425), unless a different retention period applies -- and to which the recipient (and any subrecipient ("subgrantee") at any tier) must provide access, include performance measurement information, in addition to the financial records, supporting documents, statistical records, and other pertinent records indicated at 2 C.F.R. 200.334.

In the event that an award-related question arises from documents or other materials prepared or distributed by OJP that may appear to conflict with, or differ in some way from, the provisions of the Part 200 Uniform Requirements, the recipient is to contact OJP promptly for clarification.

3

Requirement to report actual or imminent breach of personally identifiable information (PII)

The recipient (and any "subrecipient" at any tier) must have written procedures in place to respond in the event of an actual or imminent "breach" (OMB M-17-12) if it (or a subrecipient) -- (1) creates, collects, uses, processes, stores, maintains, disseminates, discloses, or disposes of "Personally Identifiable Information (PII)" (2 CFR 200.1) within the scope of an OJP grant-funded program or activity, or (2) uses or operates a "Federal information system" (OMB Circular A-130). The recipient's breach procedures must include a requirement to report actual or imminent breach of PII to an OJP Program Manager no later than 24 hours after an occurrence of an actual breach, or the detection of an imminent breach.

4

OJP Training Guiding Principles

Any training or training materials that the recipient -- or any subrecipient ("subgrantee") at any tier -- develops or delivers with OJP award funds must adhere to the OJP Training Guiding Principles for Grantees and Subgrantees, available at <https://www.ojp.gov/funding/implement/training-guiding-principles-grantees-and-subgrantees>.

5

Required training for Grant Award Administrator and Financial Manager

The Grant Award Administrator and all Financial Managers for this award must have successfully completed an "OJP financial management and grant administration training" by 120 days after the date of the recipient's acceptance of the award. Successful completion of such a training on or after October 15, 2020, will satisfy this condition.

In the event that either the Grant Award Administrator or a Financial Manager for this award changes during the period of performance, the new Grant Award Administrator or Financial Manager must have successfully completed an "OJP financial management and grant administration training" by 120 calendar days after the date the Entity Administrator enters updated Grant Award Administrator or Financial Manager information in JustGrants. Successful completion of such a training on or after January 1, 2020, will satisfy this condition.

A list of OJP trainings that OJP will consider "OJP financial management and grant administration training" for purposes of this condition is available at <https://www.ojp.gov/training/fmts.htm>. All trainings that satisfy this condition include a session on grant fraud prevention and detection.

The recipient should anticipate that OJP will immediately withhold ("freeze") award funds if the recipient fails to comply with this condition. The recipient's failure to comply also may lead OJP to impose additional appropriate conditions on this award.

6

Effect of failure to address audit issues

The recipient understands and agrees that the DOJ awarding agency (OJP or OVW, as appropriate) may withhold award funds, or may impose other related requirements, if (as determined by the DOJ awarding agency) the recipient does not satisfactorily and promptly address outstanding issues from audits required by the Part 200 Uniform Requirements (or by the terms of this award), or other outstanding issues that arise in connection with audits, investigations, or reviews of DOJ awards.

7

Requirements of the award; remedies for non-compliance or for materially false statements

The conditions of this award are material requirements of the award. Compliance with any assurances or certifications submitted by or on behalf of the recipient that relate to conduct during the period of performance also is a material requirement of this award.

Limited Exceptions. In certain special circumstances, the U.S. Department of Justice ("DOJ") may determine that it will not enforce, or enforce only in part, one or more requirements otherwise applicable to the award. Any such exceptions regarding enforcement, including any such exceptions made during the period of performance, are (or will be during the period of performance) set out through the Office of Justice Programs ("OJP") webpage entitled "Legal Notices: Special circumstances as to particular award conditions" (ojp.gov/funding/Explore/LegalNotices-AwardReqts.htm), and incorporated by reference into the award.

By signing and accepting this award on behalf of the recipient, the authorized recipient official accepts all material requirements of the award, and specifically adopts, as if personally executed by the authorized recipient official, all assurances or certifications submitted by or on behalf of the recipient that relate to conduct during the period of performance.

Failure to comply with one or more award requirements -- whether a condition set out in full below, a condition incorporated by reference below, or an assurance or certification related to conduct during the award period -- may result in OJP taking appropriate action with respect to the recipient and the award. Among other things, the OJP may withhold award funds, disallow costs, or suspend or terminate the award. DOJ, including OJP, also may take other legal action as appropriate.

Any materially false, fictitious, or fraudulent statement to the federal government related to this award (or concealment or omission of a material fact) may be the subject of criminal prosecution (including under 18 U.S.C. 1001 and/or 1621, and/or 34 U.S.C. 10271-10273), and also may lead to imposition of civil penalties and administrative remedies for false claims or otherwise (including under 31 U.S.C. 3729-3730 and 3801-3812).

Should any provision of a requirement of this award be held to be invalid or unenforceable by its terms, that provision shall first be applied with a limited construction so as to give it the maximum effect permitted by law. Should it be held, instead, that the provision is utterly invalid or -unenforceable, such provision shall be deemed severable from this award.

8

Compliance with DOJ regulations pertaining to civil rights and nondiscrimination - 28 C.F.R. Part 38

The recipient, and any subrecipient ("subgrantee") at any tier, must comply with all applicable requirements of 28 C.F.R. Part 38 (as may be applicable from time to time), specifically including any applicable requirements regarding written notice to program beneficiaries and prospective program beneficiaries.

Currently, among other things, 28 C.F.R. Part 38 includes rules that prohibit specific forms of discrimination on the basis of religion, a religious belief, a refusal to hold a religious belief, or refusal to attend or participate in a religious practice. Part 38, currently, also sets out rules and requirements that pertain to recipient and subrecipient ("subgrantee") organizations that engage in or conduct explicitly religious activities, as well as rules and requirements that pertain to recipients and subrecipients that are faith-based or religious organizations.

The text of 28 C.F.R. Part 38 is available via the Electronic Code of Federal Regulations (currently accessible at <https://www.ecfr.gov/cgi-bin/ECFR?page=browse>), by browsing to Title 28-Judicial Administration, Chapter 1, Part 38, under e-CFR "current" data.



Compliance with DOJ regulations pertaining to civil rights and nondiscrimination - 28 C.F.R. Part 42

The recipient, and any subrecipient ("subgrantee") at any tier, must comply with all applicable requirements of 28 C.F.R. Part 42, specifically including any applicable requirements in Subpart E of 28 C.F.R. Part 42 that relate to an equal employment opportunity program.



Compliance with DOJ regulations pertaining to civil rights and nondiscrimination - 28 C.F.R. Part 54

The recipient, and any subrecipient ("subgrantee") at any tier, must comply with all applicable requirements of 28 C.F.R. Part 54, which relates to nondiscrimination on the basis of sex in certain "education programs."



Compliance with 41 U.S.C. 4712 (including prohibitions on reprisal; notice to employees)

The recipient (and any subrecipient at any tier) must comply with, and is subject to, all applicable provisions of 41 U.S.C. 4712, including all applicable provisions that prohibit, under specified circumstances, discrimination against an employee as reprisal for the employee's disclosure of information related to gross mismanagement of a federal grant, a gross waste of federal funds, an abuse of authority relating to a federal grant, a substantial and specific danger to public health or safety, or a violation of law, rule, or regulation related to a federal grant.

The recipient also must inform its employees, in writing (and in the predominant native language of the workforce), of employee rights and remedies under 41 U.S.C. 4712.

Should a question arise as to the applicability of the provisions of 41 U.S.C. 4712 to this award, the recipient is to contact the DOJ awarding agency (OJP or OWW, as appropriate) for guidance.



Compliance with applicable rules regarding approval, planning, and reporting of conferences, meetings, trainings, and other events

The recipient, and any subrecipient ("subgrantee") at any tier, must comply with all applicable laws, regulations, policies, and official DOJ guidance (including specific cost limits, prior approval and reporting requirements, where applicable) governing the use of federal funds for expenses related to conferences (as that term is defined by DOJ), including the provision of food and/or beverages at such conferences, and costs of attendance at such conferences.

Information on the pertinent DOJ definition of conferences and the rules applicable to this award appears in the DOJ Grants Financial Guide (currently, as section 3.10 of "Postaward Requirements" in the "DOJ Grants Financial Guide").



Requirement for data on performance and effectiveness under the award

The recipient must collect and maintain data that measure the performance and effectiveness of work under this award. The data must be provided to OJP in the manner (including within the timeframes) specified by OJP in the program solicitation or other applicable written guidance. Data collection supports compliance with the Government Performance and Results Act (GPRA) and the GPRA Modernization Act of 2010, and other applicable laws.



Requirements related to "de minimis" indirect cost rate

A recipient that is eligible under the Part 200 Uniform Requirements and other applicable law to use the "de minimis" indirect cost rate described in 2 C.F.R. 200.414(f), and that elects to use the "de minimis" indirect cost rate, must advise OJP in writing of both its eligibility and its election, and must comply with all associated requirements in the Part 200 Uniform Requirements. The "de minimis" rate may be applied only to modified total direct costs (MTDC) as defined by the Part 200 Uniform Requirements.



Determination of suitability to interact with participating minors

SCOPE. This condition applies to this award if it is indicated -- in the application for the award (as approved by DOJ)(or in the application for any subaward, at any tier), the DOJ funding announcement (solicitation), or an associated federal statute -- that a purpose of some or all of the activities to be carried out under the award (whether by the recipient, or a subrecipient at any tier) is to benefit a set of individuals under 18 years of age.

The recipient, and any subrecipient at any tier, must make determinations of suitability before certain individuals may interact with participating minors. This requirement applies regardless of an individual's employment status.

The details of this requirement are posted on the OJP web site at <https://ojp.gov/funding/Explore/Interact-Minors.htm> (Award condition: Determination of suitability required, in advance, for certain individuals who may interact with participating minors), and are incorporated by reference here.



Requirement to disclose whether recipient is designated "high risk" by a federal grant-making agency outside of DOJ

If the recipient is designated "high risk" by a federal grant-making agency outside of DOJ, currently or at any time during the course of the period of performance under this award, the recipient must disclose that fact and certain related information to OJP by email at OJP.ComplianceReporting@ojp.usdoj.gov. For purposes of this disclosure, high risk includes any status under which a federal awarding agency provides additional oversight due to the recipient's past performance, or other programmatic or financial concerns with the recipient. The recipient's disclosure must include the following: 1. The federal awarding agency that currently designates the recipient high risk, 2. The date the recipient was designated high risk, 3. The high-risk point of contact at that federal awarding agency (name, phone number, and email address), and 4. The reasons for the high-risk status, as set out by the federal awarding agency.



Compliance with DOJ Grants Financial Guide

References to the DOJ Grants Financial Guide are to the DOJ Grants Financial Guide as posted on the OJP website (currently, the "DOJ Grants Financial Guide" available at <https://ojp.gov/financialguide/DOJ/index.htm>), including any updated version that may be posted during the period of performance. The recipient agrees to comply with the DOJ Grants Financial Guide.

18

Encouragement of policies to ban text messaging while driving

Pursuant to Executive Order 13513, "Federal Leadership on Reducing Text Messaging While Driving," 74 Fed. Reg. 51225 (October 1, 2009), DOJ encourages recipients and subrecipients ("subgrantees") to adopt and enforce policies banning employees from text messaging while driving any vehicle during the course of performing work funded by this award, and to establish workplace safety policies and conduct education, awareness, and other outreach to decrease crashes caused by distracted drivers.

19

Potential imposition of additional requirements

The recipient agrees to comply with any additional requirements that may be imposed by the DOJ awarding agency (OJP or OVW, as appropriate) during the period of performance for this award, if the recipient is designated as "high-risk" for purposes of the DOJ high-risk grantee list.

20

Employment eligibility verification for hiring under the award

1. The recipient (and any subrecipient at any tier) must--

A. Ensure that, as part of the hiring process for any position within the United States that is or will be funded (in whole or in part) with award funds, the recipient (or any subrecipient) properly verifies the employment eligibility of the individual who is being hired, consistent with the provisions of 8 U.S.C. 1324a(a)(1).

B. Notify all persons associated with the recipient (or any subrecipient) who are or will be involved in activities under this award of both--

(1) this award requirement for verification of employment eligibility, and

(2) the associated provisions in 8 U.S.C. 1324a(a)(1) that, generally speaking, make it unlawful, in the United States, to hire (or recruit for employment) certain aliens.

C. Provide training (to the extent necessary) to those persons required by this condition to be notified of the award requirement for employment eligibility verification and of the associated provisions of 8 U.S.C. 1324a(a)(1).

D. As part of the recordkeeping for the award (including pursuant to the Part 200 Uniform Requirements), maintain records of all employment eligibility verifications pertinent to compliance with this award condition in accordance with Form I-9 record retention requirements, as well as records of all pertinent notifications and trainings.

2. Monitoring

The recipient's monitoring responsibilities include monitoring of subrecipient compliance with this condition.

3. Allowable costs

To the extent that such costs are not reimbursed under any other federal program, award funds may be obligated for the reasonable, necessary, and allocable costs (if any) of actions designed to ensure compliance with this condition.

4. Rules of construction

A. Staff involved in the hiring process

For purposes of this condition, persons "who are or will be involved in activities under this award" specifically includes (without limitation) any and all recipient (or any subrecipient) officials or other staff who are or will be involved in the hiring process with respect to a position that is or will be funded (in whole or in part) with award funds.

B. Employment eligibility confirmation with E-Verify

For purposes of satisfying the requirement of this condition regarding verification of employment eligibility, the recipient (or any subrecipient) may choose to participate in, and use, E-Verify (www.e-verify.gov), provided an appropriate person authorized to act on behalf of the recipient (or subrecipient) uses E-Verify (and follows the proper E-Verify procedures, including in the event of a "Tentative Nonconfirmation" or a "Final Nonconfirmation") to confirm employment eligibility for each hiring for a position in the United States that is or will be funded (in whole or in part) with award funds.

C. "United States" specifically includes the District of Columbia, Puerto Rico, Guam, the Virgin Islands of the United States, and the Commonwealth of the Northern Mariana Islands.

D. Nothing in this condition shall be understood to authorize or require any recipient, any subrecipient at any tier, or any person or other entity, to violate any federal law, including any applicable civil rights or nondiscrimination law.

E. Nothing in this condition, including in paragraph 4.B., shall be understood to relieve any recipient, any subrecipient at any tier, or any person or other entity, of any obligation otherwise imposed by law, including 8 U.S.C. 1324a(a)(1).

Questions about E-Verify should be directed to DHS. For more information about E-Verify visit the E-Verify website (<https://www.e-verify.gov/>) or email E-Verify at E-Verify@dhs.gov. E-Verify employer agents can email E-Verify at E-VerifyEmployerAgent@dhs.gov.

Questions about the meaning or scope of this condition should be directed to OJP, before award acceptance.

21

Restrictions and certifications regarding non-disclosure agreements and related matters

No recipient or subrecipient ("subgrantee") under this award, or entity that receives a procurement contract or subcontract with any funds under this award, may require any employee or contractor to sign an internal confidentiality agreement or statement that prohibits or otherwise restricts, or purports to prohibit or restrict, the reporting (in accordance with law) of waste, fraud, or abuse to an investigative or law enforcement representative of a federal department or agency authorized to receive such information.

The foregoing is not intended, and shall not be understood by the agency making this award, to contravene requirements applicable to Standard Form 312 (which relates to classified information), Form 4414 (which relates to sensitive compartmented information), or any other form issued by a federal department or agency governing the nondisclosure of classified information.

1. In accepting this award, the recipient--

a. represents that it neither requires nor has required internal confidentiality agreements or statements from employees or contractors that currently prohibit or otherwise currently restrict (or purport to prohibit or restrict) employees or contractors from reporting waste, fraud, or abuse as described above; and

b. certifies that, if it learns or is notified that it is or has been requiring its employees or contractors to execute agreements or statements that prohibit or otherwise restrict (or purport to prohibit or restrict), reporting of waste, fraud, or abuse as described above, it will immediately stop any further obligations of award funds, will provide prompt written notification to the federal agency making this award, and will resume (or permit resumption of) such obligations only if expressly authorized to do so by that agency.

2. If the recipient does or is authorized under this award to make subawards ("subgrants"), procurement contracts, or both--

a. it represents that--

(1) it has determined that no other entity that the recipient's application proposes may or will receive award funds (whether through a subaward ("subgrant"), procurement contract, or subcontract under a procurement contract) either requires or has required internal confidentiality agreements or statements from employees or contractors that currently prohibit or otherwise currently restrict (or purport to prohibit or restrict) employees or contractors from reporting waste, fraud, or abuse as described above; and

(2) it has made appropriate inquiry, or otherwise has an adequate factual basis, to support this representation; and

b. it certifies that, if it learns or is notified that any subrecipient, contractor, or subcontractor entity that receives funds under this award is or has been requiring its employees or contractors to execute agreements or statements that prohibit or otherwise restrict (or purport to prohibit or restrict), reporting of waste, fraud, or abuse as described above, it will immediately stop any further obligations of award funds to or by that entity, will provide prompt written notification to the federal agency making this award, and will resume (or permit resumption of) such obligations only if expressly authorized to do so by that agency.

22

Reclassification of various statutory provisions to a new Title 34 of the United States Code

On September 1, 2017, various statutory provisions previously codified elsewhere in the U.S. Code were editorially reclassified (that is, moved and renumbered) to a new Title 34, entitled "Crime Control and Law Enforcement." The reclassification encompassed a number of statutory provisions pertinent to OJP awards (that is, OJP grants and cooperative agreements), including many provisions previously codified in Title 42 of the U.S. Code.

Effective as of September 1, 2017, any reference in this award document to a statutory provision that has been reclassified to the new Title 34 of the U.S. Code is to be read as a reference to that statutory provision as reclassified to Title 34. This rule of construction specifically includes references set out in award conditions, references set out in material incorporated by reference through award conditions, and references set out in other award requirements.

23

All subawards ("subgrants") must have specific federal authorization

The recipient, and any subrecipient ("subgrantee") at any tier, must comply with all applicable requirements for authorization of any subaward. This condition applies to agreements that -- for purposes of federal grants administrative requirements -- OJP considers a "subaward" (and therefore does not consider a procurement "contract").

The details of the requirement for authorization of any subaward are posted on the OJP web site at <https://ojp.gov/funding/Explore/SubawardAuthorization.htm> (Award condition: All subawards ("subgrants") must have specific federal authorization), and are incorporated by reference here.

24

Requirements related to System for Award Management and Universal Identifier Requirements

The recipient must comply with applicable requirements regarding the System for Award Management (SAM), currently accessible at <https://www.sam.gov/>. This includes applicable requirements regarding registration with SAM, as well as maintaining the currency of information in SAM.

The recipient also must comply with applicable restrictions on subawards ("subgrants") to first-tier subrecipients (first-tier "subgrantees"), including restrictions on subawards to entities that do not acquire and provide (to the recipient) the unique entity identifier required for SAM registration.

The details of the recipient's obligations related to SAM and to unique entity identifiers are posted on the OJP web site at <https://ojp.gov/funding/Explore/SAM.htm> (Award condition: System for Award Management (SAM) and Universal Identifier Requirements), and are incorporated by reference here.

This condition does not apply to an award to an individual who received the award as a natural person (i.e., unrelated to any business or non-profit organization that he or she may own or operate in his or her name).

25

Restrictions on "lobbying"

In general, as a matter of federal law, federal funds awarded by OJP may not be used by the recipient, or any subrecipient ("subgrantee") at any tier, either directly or indirectly, to support or oppose the enactment, repeal, modification, or adoption of any law, regulation, or policy, at any level of government. See 18 U.S.C. 1913. (There may be exceptions if an applicable federal statute specifically authorizes certain activities that otherwise would be barred by law.)

Another federal law generally prohibits federal funds awarded by OJP from being used by the recipient, or any subrecipient at any tier, to pay any person to influence (or attempt to influence) a federal agency, a Member of Congress, or Congress (or an official or employee of any of them) with respect to the awarding of a federal grant or cooperative agreement, subgrant, contract, subcontract, or loan, or with respect to actions such as renewing, extending, or modifying any such award. See 31 U.S.C. 1352. Certain exceptions to this law apply, including an exception that applies to Indian tribes and tribal organizations.

Should any question arise as to whether a particular use of federal funds by a recipient (or subrecipient) would or might fall within the scope of these prohibitions, the recipient is to contact OJP for guidance, and may not proceed without the express prior written approval of OJP.

26

Specific post-award approval required to use a noncompetitive approach in any procurement contract that would exceed \$250,000

The recipient, and any subrecipient ("subgrantee") at any tier, must comply with all applicable requirements to obtain specific advance approval to use a noncompetitive approach in any procurement contract that would exceed the Simplified Acquisition Threshold (currently, \$250,000). This condition applies to agreements that -- for purposes of federal grants administrative requirements -- OJP considers a procurement "contract" (and therefore does not consider a subaward).

The details of the requirement for advance approval to use a noncompetitive approach in a procurement contract under an OJP award are posted on the OJP web site at <https://ojp.gov/funding/Explore/NoncompetitiveProcurement.htm> (Award condition: Specific post-award approval required to use a noncompetitive approach in a procurement contract (if contract would exceed \$250,000)), and are incorporated by reference here.

27

Requirements pertaining to prohibited conduct related to trafficking in persons (including reporting requirements and OJP authority to terminate award)

The recipient, and any subrecipient ("subgrantee") at any tier, must comply with all applicable requirements (including requirements to report allegations) pertaining to prohibited conduct related to the trafficking of persons, whether on the part of recipients, subrecipients ("subgrantees"), or individuals defined (for purposes of this condition) as "employees" of the recipient or of any subrecipient.

The details of the recipient's obligations related to prohibited conduct related to trafficking in persons are posted on the OJP web site at <https://ojp.gov/funding/Explore/ProhibitedConduct-Trafficking.htm> (Award condition: Prohibited conduct by recipients and subrecipients related to trafficking in persons (including reporting requirements and OJP authority to terminate award)), and are incorporated by reference here.

28

Requirement to report potentially duplicative funding

If the recipient currently has other active awards of federal funds, or if the recipient receives any other award of federal funds during the period of performance for this award, the recipient promptly must determine whether funds from any of those other federal awards have been, are being, or are to be used (in whole or in part) for one or more of the identical cost items for which funds are provided under this award. If so, the recipient must promptly notify the DOJ awarding agency (OJP or OVW, as appropriate) in writing of the potential duplication, and, if so requested by the DOJ awarding agency, must seek a budget-modification or change-of-project-scope Grant Award Modification (GAM) to eliminate any inappropriate duplication of funding.

29

Reporting potential fraud, waste, and abuse, and similar misconduct

The recipient, and any subrecipients ("subgrantees") at any tier, must promptly refer to the DOJ Office of the Inspector General (OIG) any credible evidence that a principal, employee, agent, subrecipient, contractor, subcontractor, or other person has, in connection with funds under this award-- (1) submitted a claim that violates the False Claims Act; or (2) committed a criminal or civil violation of laws pertaining to fraud, conflict of interest, bribery, gratuity, or similar misconduct.

Potential fraud, waste, abuse, or misconduct involving or relating to funds under this award should be reported to the OIG by--(1) online submission accessible via the OIG webpage at <https://oig.justice.gov/hotline/contact-grants.htm> (select "Submit Report Online"); (2) mail directed to: U.S. Department of Justice, Office of the Inspector General, Investigations Division, ATTN: Grantee Reporting, 950 Pennsylvania Ave., NW, Washington, DC 20530; and/or (3) by facsimile directed to the DOJ OIG Investigations Division (Attn: Grantee Reporting) at (202) 616-9881 (fax).

Additional information is available from the DOJ OIG website at <https://oig.justice.gov/hotline>.

30

FFATA reporting: Subawards and executive compensation

The recipient must comply with applicable requirements to report first-tier subawards ("subgrants") of \$30,000 or more and, in certain circumstances, to report the names and total compensation of the five most highly compensated executives of the recipient and first-tier subrecipients (first-tier "subgrantees") of award funds. The details of recipient obligations, which derive from the Federal Funding Accountability and Transparency Act of 2006 (FFATA), are posted on the OJP web site at <https://ojp.gov/funding/Explore/FFATA.htm> (Award condition: Reporting Subawards and Executive Compensation), and are incorporated by reference here.

This condition, including its reporting requirement, does not apply to-- (1) an award of less than \$30,000, or (2) an award made to an individual who received the award as a natural person (i.e., unrelated to any business or non-profit organization that he or she may own or operate in his or her name).

31

The recipient agrees to comply with OJP grant monitoring guidelines, protocols, and procedures, and to cooperate with BJA and OCFO on all grant monitoring requests, including requests related to desk reviews, enhanced programmatic desk reviews, and/or site visits. The recipient agrees to provide to BJA and OCFO all documentation necessary to complete monitoring tasks, including documentation related to any subawards made under this award. Further, the recipient agrees to abide by reasonable deadlines set by BJA and OCFO for providing the requested documents. Failure to cooperate with BJA's/OCFO's grant monitoring activities may result in sanctions affecting the recipient's DOJ awards, including, but not limited to: withholdings and/or other restrictions on the recipient's access to grant funds; referral to the Office of the Inspector General for audit review; designation of the recipient as a DOJ High Risk grantee; or termination of an award(s).

32

Required monitoring of subawards

The recipient must monitor subawards under this award in accordance with all applicable statutes, regulations, award conditions, and the DOJ Grants Financial Guide, and must include the applicable conditions of this award in any subaward. Among other things, the recipient is responsible for oversight of subrecipient spending and monitoring of specific outcomes and benefits attributable to use of award funds by subrecipients. The recipient agrees to submit, upon request, documentation of its policies and procedures for monitoring of subawards under this award.

33

Use of program income

Program income (as defined in the Part 200 Uniform Requirements) must be used in accordance with the provisions of the Part 200 Uniform Requirements. Program income earnings and expenditures both must be reported on the quarterly Federal Financial Report, SF 425.

34

Justice Information Sharing

Information sharing projects funded under this award must comply with DOJ's Global Justice Information Sharing Initiative (Global) guidelines. The recipient (and any subrecipient at any tier) must conform to the Global Standards Package (GSP) and all constituent elements, where applicable, as described at: https://it.ojp.gov/gsp_grantcondition. The recipient (and any subrecipient at any tier) must document planned approaches to information sharing and describe compliance with the GSP and appropriate privacy policy that protects shared information, or provide detailed justification for why an alternative approach is recommended.

35

Avoidance of duplication of networks

To avoid duplicating existing networks or IT systems in any initiatives funded by BJA for law enforcement information sharing systems which involve interstate connectivity between jurisdictions, such systems shall employ, to the extent possible, existing networks as the communication backbone to achieve interstate connectivity, unless the recipient can demonstrate to the satisfaction of BJA that this requirement would not be cost effective or would impair the functionality of an existing or proposed IT system.

36

Compliance with 28 C.F.R. Part 23

With respect to any information technology system funded or supported by funds under this award, the recipient (and any subrecipient at any tier) must comply with 28 C.F.R. Part 23, Criminal Intelligence Systems Operating Policies, if OJP determines this regulation to be applicable. Should OJP determine 28 C.F.R. Part 23 to be applicable, OJP may, at its discretion, perform audits of the system, as per the regulation. Should any violation of 28 C.F.R. Part 23 occur, the recipient may be fined as per 34 U.S.C. 10231(c)-(d). The recipient may not satisfy such a fine with federal funds.

37

Protection of human research subjects

The recipient (and any subrecipient at any tier) must comply with the requirements of 28 C.F.R. Part 46 and all OJP policies and procedures regarding the protection of human research subjects, including obtainment of Institutional Review Board approval, if appropriate, and subject informed consent.

38

Confidentiality of data

The recipient (and any subrecipient at any tier) must comply with all confidentiality requirements of 34 U.S.C. 10231 and 28 C.F.R. Part 22 that are applicable to collection, use, and revelation of data or information. The recipient further agrees, as a condition of award approval, to submit a Privacy Certificate that is in accord with requirements of 28 C.F.R. Part 22 and, in particular, 28 C.F.R. 22.23.

39

The award recipient agrees to participate in a data collection process measuring program outputs and outcomes. The data elements for this process will be outlined by the Office of Justice Programs.

40

The recipient agrees to cooperate with any assessments, national evaluation efforts, or information or data collection requests, including, but not limited to, the provision of any information required for the assessment or evaluation of any activities within this project.

41

Law enforcement task forces - required training

Within 120 days of award acceptance, each current member of a law enforcement task force funded with award funds who is a task force commander, agency executive, task force officer, or other task force member of equivalent rank, must complete required online (internet-based) task force training. Additionally, all future task force members must complete this training once during the period of performance for this award, or once every four years if multiple OJP awards include this requirement.

The required training is available free of charge online through the BJA-funded Center for Task Force Integrity and Leadership (www.ctfli.org). The training addresses task force effectiveness, as well as other key issues including privacy and civil liberties/rights, task force performance measurement, personnel selection, and task force oversight and accountability. If award funds are used to support a task force, the recipient must compile and maintain a task force personnel roster, along with course completion certificates.

Additional information regarding the training is available through BJA's web site and the Center for Task Force Integrity and Leadership (www.ctfli.org).

42

Justification of consultant rate

Approval of this award does not indicate approval of any consultant rate in excess of \$650 per day. A detailed justification must be submitted to and approved by the OJP program office prior to obligation or expenditure of such funds.

43

The recipient understands that, in accepting this award, the Authorized Representative declares and certifies, among other things, that he or she possesses the requisite legal authority to accept the award on behalf of the recipient entity and, in so doing, accepts (or adopts) all material requirements that relate to conduct throughout the period of performance under this award. The recipient further understands, and agrees, that it will not assign anyone to the role of Authorized Representative during the period of performance under the award without first ensuring that the individual has the requisite legal authority.

44

Compliance with National Environmental Policy Act and related statutes

Upon request, the recipient (and any subrecipient at any tier) must assist BJA in complying with the National Environmental Policy Act (NEPA), the National Historic Preservation Act, and other related federal environmental impact analyses requirements in the use of these award funds, either directly by the recipient or by a subrecipient. Accordingly, the recipient agrees to first determine if any of the following activities will be funded by the grant, prior to obligating funds for any of these purposes. If it is determined that any of the following activities will be funded by the award, the recipient agrees to contact BJA.

The recipient understands that this condition applies to new activities as set out below, whether or not they are being specifically funded with these award funds. That is, as long as the activity is being conducted by the recipient, a subrecipient, or any third party, and the activity needs to be undertaken in order to use these award funds, this condition must first be met. The activities covered by this condition are:

- a. New construction;
- b. Minor renovation or remodeling of a property located in an environmentally or historically sensitive area, including properties located within a 100-year flood plain, a wetland, or habitat for endangered species, or a property listed on or eligible for listing on the National Register of Historic Places;
- c. A renovation, lease, or any proposed use of a building or facility that will either (a) result in a change in its basic prior use or (b) significantly change its size;
- d. Implementation of a new program involving the use of chemicals other than chemicals that are (a) purchased as an incidental component of a funded activity and (b) traditionally used, for example, in office, household, recreational, or education environments; and
- e. Implementation of a program relating to clandestine methamphetamine laboratory operations, including the identification, seizure, or closure of clandestine methamphetamine laboratories.

The recipient understands and agrees that complying with NEPA may require the preparation of an Environmental Assessment and/or an Environmental Impact Statement, as directed by BJA. The recipient further understands and agrees to the requirements for implementation of a Mitigation Plan, as detailed at <https://bja.gov/Funding/nepa.html>, for programs relating to methamphetamine laboratory operations.

Application of This Condition to Recipient's Existing Programs or Activities: For any of the recipient's or its subrecipients' existing programs or activities that will be funded by these award funds, the recipient, upon specific request from BJA, agrees to cooperate with BJA in any preparation by BJA of a national or program environmental assessment of that funded program or activity.

45

Establishment of trust fund

If award funds are being drawn down in advance, the recipient (or a subrecipient, with respect to a subaward) is required to establish a trust fund account. Recipients (and subrecipients) must maintain advance payments of federal awards in interest-bearing accounts, unless regulatory exclusions apply (2 C.F.R. 200.305(b)(8)). The trust fund, including any interest, may not be used to pay debts or expenses incurred by other activities beyond the scope of the Edward Byrne Memorial Justice Assistance Grant Program (JAG). The recipient also agrees to obligate the award funds in the trust fund (including any interest earned) during the period of performance for the award and expend within 90 days thereafter. Any unobligated or unexpended funds, including interest earned, must be returned to OJP at the time of closeout.

46

All State and Local JAG recipients must submit quarterly Federal Financial Reports (SF-425). Additionally, State JAG and Local JAG Category Two (\$25K or more) must submit semi-annual performance reports through JustGrants and Local JAG Category One (Less than \$25K) must submit annual performance reports through JustGrants. Consistent with the Department's responsibilities under the Government Performance and Results Act (GPRA) and the GPRA Modernization Act of 2010, the recipient must provide data that measure the results of its work. The recipient must submit quarterly performance metrics reports through BJA's Performance Measurement Tool (PMT) website (www.bjaperformancetools.org). For more detailed information on reporting and other JAG requirements, refer to the JAG reporting requirements webpage. Failure to submit required JAG reports by established deadlines may result in the freezing of grant funds and future High Risk designation.

47

Required data on law enforcement agency training

Any law enforcement agency receiving direct or sub-awarded funding from this JAG award must submit quarterly accountability metrics data related to training that officers have received on the use of force, racial and ethnic bias, de-escalation of conflict, and constructive engagement with the public.

48

Expenditures prohibited without waiver

No funds under this award may be expended on the purchase of items prohibited by the JAG program statute, unless, as set forth at 34 U.S.C. 10152, the BJA Director certifies that extraordinary and exigent circumstances exist, making such expenditures essential to the maintenance of public safety and good order.

49

Authorization to obligate (federal) award funds to reimburse certain project costs incurred on or after October 1, 2021

The recipient may obligate (federal) award funds only after the recipient makes a valid acceptance of the award. As of the first day of the period of performance for the award (October 1, 2021), however, the recipient may choose to incur project costs using non-federal funds, but any such project costs are incurred at the recipient's risk until, at a minimum-- (1) the recipient makes a valid acceptance of the award, and (2) all applicable withholding conditions are removed by OJP (via an Award Condition Modification (ACM)). (A withholding condition is a condition in the award document that precludes the recipient from obligating, expending, or drawing down all or a portion of the award funds until the condition is removed.)

Except to the extent (if any) that an award condition expressly precludes reimbursement of project costs incurred "at-risk," if and when the recipient makes a valid acceptance of this award and OJP removes each applicable withholding condition through an Award Condition Modification (ACM), the recipient is authorized to obligate (federal) award funds to reimburse itself for project costs incurred "at-risk" earlier during the period of performance (such as project costs incurred prior to award acceptance or prior to removal of an applicable withholding condition), provided that those project costs otherwise are allowable costs under the award.

50

If award funds are used for DNA testing of evidentiary materials, any resulting eligible DNA profiles must be uploaded to the Combined DNA Index System ("CODIS," the DNA database operated by the FBI) by a government DNA laboratory with access to CODIS. No profiles generated under this award may be entered or uploaded into any non-governmental DNA database without prior express written approval from BJA. Award funds may not be used for the purchase of DNA equipment and supplies unless the resulting DNA profiles may be accepted for entry into CODIS. Booking agencies should work with their state CODIS agency to ensure all requirements are met for participation in Rapid DNA (see National Rapid DNA Booking Operational Procedures Manual).

[Load more](#)

☐ I have read and understand the information presented in this section of the Federal Award Instrument.

▼ Award Acceptance**Declaration and Certification to the U.S. Department of Justice as to Acceptance**

By checking the declaration and certification box below, I--

- A. Declare to the U.S. Department of Justice (DOJ), under penalty of perjury, that I have authority to make this declaration and certification on behalf of the applicant.
- B. Certify to DOJ, under penalty of perjury, on behalf of myself and the applicant, to the best of my knowledge and belief, that the following are true as of the date of this award acceptance: (1) I have conducted or there was conducted (including by applicant's legal counsel as appropriate and made available to me) a diligent review of all terms and conditions of, and all supporting materials submitted in connection with, this award, including any assurances and certifications (including anything submitted in connection therewith by a person on behalf of the applicant before, after, or at the time of the application submission and any materials that accompany this acceptance and certification); and (2) I have the legal authority to accept this award on behalf of the applicant.
- C. Accept this award on behalf of the applicant.
- D. Declare the following to DOJ, under penalty of perjury, on behalf of myself and the applicant: (1) I understand that, in taking (or not taking) any action pursuant to this declaration and certification, DOJ will rely upon this declaration and certification as a material representation; and (2) I understand that any materially false, fictitious, or fraudulent information or statement in this declaration and certification (or concealment or omission of a material fact as to either) may be the subject of criminal prosecution (including under 18 U.S.C. §§ 1001 and/or 1621, and/or 34 U.S.C. §§ 10271-10273), and also may subject me and the applicant to civil penalties and administrative remedies under the federal False Claims Act (including under 31 U.S.C. §§ 3729-3730 and/or §§ 3801-3812) or otherwise.

Agency Approval

Title of Approving Official
Deputy Assistant Attorney General

Name of Approving Official
Maureen Henneberg

Signed Date And Time
9/18/22 2:41 PM

Authorized Representative☐**Entity Acceptance**

Title of Authorized Entity Official
Mayor

Signed Date And Time



Standardized Agenda Request Form

Date of Meeting: October 18, 2022		Agenda Item No. (to be assigned by CSO): 2022-5876	
From: LAURA LUERA			
Subject: Approval on the renewal and payment to Rio Grande Valley Communications Group for the subscription term October 1, 2022 to September 30, 2023, total of \$58,540 and authorize the Mayor to execute any related documents. (Staffed by the Fire Department.)			
Background: The subscription renewal payment is for radio service for all radios within the City of Weslaco. It includes Dispatch Center, Fire, PD, EMS, OEM, Public Works, Parks, Utilities, and all base stations. This is an annual payment which allows the City of Weslaco to operate a Regional Communication system which totals \$58,540.00 for city-wide departments.			
Funding Source (budget code, if applicable):			
Amount:	Term of Impact:	Identified in Current Budget:	
Additional Action Prompted: Mayor's Signature			
If item previously considered, provide date and action by Commission:			
If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners:			
Advisory Review, if any (name of board/committee, date of action, recommendation):			
LAURA LUERA ANTONIO LOPEZ Martin Garza		Created/Initiated New	
City Manager Comments: Approve renewal as recommended by the Fire Department.			
Staff Recommendation: Approve.			
Attachments, if any: Invoice 3259 Weslaco Oct 2022 to Sept 2023, WESLACO			
Responsibilities upon Approval:			



INVOICE NO.	3259
DATE	September 26, 2022
CUSTOMER ID	WESLACO

SALESPERSON	PO	PAYMENT TERMS	DUE DATE
RA	2022-2023	Net 30	10/1/22

Make all checks payable to: **Rio Grande Valley Communications Group**
THANK YOU FOR YOUR BUSINESS!

Radio ID	Radio Serial Number	Radio User Alias
8094000	655CMV0823	WSLCO FD 8094000
8094001	655CMV0824	WSLCO FD 8094001
8094002	655CMV0825	WSLCO EM 8094002
8094003	9036912	WSLCO ACU HR-10
8094004	9036917	WSLCO ACU HR-11
8094005	9036916	WSLCO ACU HR-12
8094006	31123	WSLCO ACU EF-1
8094007	31963	WSLCO ACU EF-2
8094008	31957	WSLCO ACU EF-3
8094009	527CQF2700	WFD CS FDESK
8094010	527CQF2701	WFD CS STA 1
8094011	527CQF2702	WFD CS STA 2
8094012	527CQF2703	WFD CS STA 3
8094013	527CQF2704	WFD M 502
8094014	527CQF2705	WFD M 501
8094015	527CQF2706	WFD M 512
8094016	527CQF2707	WFD M ENG 1
8094017	527CQF2708	WFD M LADD 1
8094018	527CQF2709	WFD M TANK 1
8094019	527CQF2710	WFD M BRUSH 1
8094020	527CQF2711	WFD M ENG 2
8094021	527CQF2712	WFD M BRUSH 2
8094022	527CQF2713	WFD M ENG 3
8094023	527CQF2714	WFD M BRUSH 3
8094024	527CQF2715	WFD M BRUSH 5
8094025	527CQF2716	WFD M FP 536
8094026	527CQF2717	WFD M RES 1
8094027	527CQF2718	WFD M RES 2
8094028	527CQF2719	WFD M TRL 1
8094029	527CQF2720	WFD M EMS 511
8094030	756CQF1452	WFD P 503
8094031	756CQF1453	WFD P 504
8094032	756CQF1454	WFD P 505
8094033	756CQF1455	WFD P 506
8094034	756CQF1456	WFD P 507
8094035	756CQF1457	WFD P LT 010
8094036	756CQF1458	WFD P LT 011
8094037	756CQF1459	WFD P LT 012
8094038	756CQF1460	WFD P LT013
8094039	756CQF1461	WFD P LT 014
8094040	756CQF1462	WFD P LT 015
8094041	756CQF1463	WFD P LT 016
8094042	756CQF1464	WFD P LT 017
8094043	756CQF1465	WFD P LT 018
8094044	756CQF1466	WFD P FP 531

8094045	756CQF1467	WFD P FP 532
8094046	756CQF1468	WFD P FP 533
8094047	756CQF1469	WFD P FP 534
8094048	756CQF1470	WFD P 20
8094049	756CQF1471	WFD P 21
8094051	756CQF1473	WFD P 23
8094052	756CQF1474	WFD P 24
8094053	756CQF1475	WFD P 25
8094054	756CQF1476	WFD P 26
8094055	756CQF1477	WFD P 27
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8094060	756CQF1482	WFD P 32
8094061	756CQF1483	WFD P 33
8094062	756CQF1484	WFD P 34
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8094080	26144997	WFD P45
8094081	26144255	WFD P4255
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8094092	A4011E087207	W MVD C1
8094093	A4011E087276	W MVD C2
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8094137	A40209205867	WEMS 5867
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8094139	A40209205878	WEMS 5878
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8094143	775CNX0995	HPP WSEM 8094143
8094144	775CNX0996	HPP WSEM 8094144
8094145	775CNX0997	HPP WSEM 8094145
8094146	775CNX0998	HPP WSEM 8094146
8094148	775CNX1000	HPP WSEM 8094148
8094149	775CNX1001	HPP WSEM 8094149
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8094169	26507860	WOEM P701
8094170	26507862	WOEM P707
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8094174	26507866	WACO P722
8094175	20823679	WES OEM 707
8094176	A40204006CEA	WES EM P1
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8094244	A40209205263	WPD M34
8094245	A40209205264	WPD M35
8094246	A40209205425	WPD M36
8094247	A40209205427	WPD M37
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8094499

20884708

WPW M19

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12/2/2021



Standardized Agenda Request Form

Date of Meeting: October 18, 2022		Agenda Item No. (to be assigned by CSO): 2022-5877	
From:			
Subject: Approval to apply for the FY23 Federal Aviation Administration's Building Better Airport Terminals grant in the amount of \$5,000,000 with a \$1,000,000 MATCH required for the planning and construction of a new General Aviation Terminal Building, with NO RECURRING FEES, and authorize the Mayor to execute any related documents. (Staffed by Grant Writer/Aviation Department.)			
Background: The construction of a new General Aviation Terminal Building is based on the demand for aircraft needs and support functions that highlight safety and design standards. By replacing the current 30-year-old terminal, the project would provide a larger terminal to best serve the passengers, with energy-efficient upgrades, and support functions that highlight safety and design standards that are ADA compliant.			
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):			
Maggie Perez Martin Garza		Created/Initiated Final Approval	
City Manager Comments: Approve as recommended.			
Staff Recommendation:			
Attachments, if any:			
Responsibilities upon Approval:			



Standardized Agenda Request Form

Date of Meeting: October 18, 2022		Agenda Item No. (to be assigned by CSO): 2022-5897	
From:			
Subject: Approval on the renewal of a Public Purposes Services Contract with the Boys and Girl Club of Weslaco in the amount not to exceed \$75,000 for the public purposes services and activities in this contract, effective October 1, 2022 through September 30, 2023 and authorize the Mayor to execute any related documents. (Staffed by Finance Department.)			
Background: The city annually funds the Weslaco Boys & Girls Club to provide services and activities for the children of the community.			
Funding Source (budget code, if applicable): 101-5140-528476			
Amount: \$75,000	Term of Impact: 1 YEAR	Identified in Current Budget: YES	
Additional Action Prompted: Mayor's Signature			
If item previously considered, provide date and action by Commission:			
If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners:			
Advisory Review, if any (name of board/committee, date of action, recommendation):			
Rosalinda Cavazos Martin Garza		Created/Initiated New	
City Manager Comments: Approve as recommended by the Interim Finance Director.			
Staff Recommendation: Staff recommends approval			
Attachments, if any: 2023 BGC Funding Memo, BGC Public Purposes Contract			
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: October 7, 2022

To: Mayor & City Commission

CC: Martin Garza, Interim City Manager

From: Rosie Cavazos, Interim Finance Director

Re: Boys and Girls Club Public Purposes Contract

The City has annually promoted cultural and recreational programs for its citizens. The city will continue these services and will extend funding for another year.

We have budgeted \$75,000 from our general fund for their funding. This amount is the same as FY 2022.

Staff recommends approval.

THE STATE OF TEXAS
COUNT OF HIDALGO

PUBLIC PURPOSE SERVICES
CONTRACT BETWEEN THE CITY
OF WESLACO AND THE
CITY OF WESLACO
BOYS AND GIRLS CLUB OF

This Contract is entered into on this ____ the day of October 2022, by and between the City of Weslaco, a Home-ruled Municipal Corporation of Hidalgo County, Texas (hereinafter called "City") and The Boys and Girls Club of Weslaco, Inc. (hereinafter called "Contractor").

Whereas, City is interested in assisting Contractor in providing the city and citizens of Weslaco with such services that accomplish a legitimate public purpose, as is mandated by Article III, Section 52(a) of the Texas Constitution and such services are desirable by the City of Weslaco and such services are identified below and incorporated herein for all purposes; and

Whereas, City has available certain public funds that may be spent for services which accomplish legitimate public purposes; and

Whereas, the City desires to negotiate with Contractor to provide these public purpose services to the City of Weslaco; and

Whereas, the Contractor, upon accepting these public funds obligates and commits itself to provide these public purpose services during the duration of this contract; and

Whereas, Contractor is the sole source and only organization or entity that can provide the public purpose services that are described in this contract.

SECTION I.

Contractor agrees to use the public funds it is to receive from City to provide the public purpose services described in Exhibit "A" for the duration of the term of this contract and under the conditions set forth herein. Contractor will be acting as an Independent Contractor in the performance of the terms and conditions of this contract. In consideration of the continued provision of the services in the quality and quantity as represented by Contractor to City, City shall make payment to Contractor as provided in Section VII of this contract.

SECTION II.

RECORDS AND REPORTING

Contractor agrees to furnish City its budget and all related expenditures for the duration of this contract. Contractor will maintain all records of operation for the period of

this contract that confirms and establishes that the funds furnished by City are and have been used exclusively for the purposes as outlined and detailed herein. A written report of expenditures and the progress of the activities will be submitted on a monthly basis to City. Contractor will, if requested by City, make presentations to the Weslaco City Commission, of the status of the expenditures of public monies and the status of the activities contracted for in this Contract. Contractor acknowledges and agrees that records (as the term is defined under the Texas Open Records Act) produced by the expenditure of funds received from the City hereunder are and will be subject to public disclosure. Contractor will develop procedures to disclose this information to the public. Contractor will have fiduciary duty to the City with respect to the public funds Contractor receives from the City.

SECTION III. DISCRIMINATION PROHIBITED

Contractor agrees not to exclude any person from participating in or be subject to discrimination under any of the program's activities receiving City financial assistance on the ground of race, color, religion, sex, national origin or disability.

SECTION IV. SUSPENSION AND TERMINATION

If Contractor fails to fulfill in a timely and proper manner its obligations under this contract, or Contractor violates any of the agreements or stipulation of this contract, then the Contractor shall have thirty (30) days after the date of notice, in writing, from City to cure or correct such defect or failure unless City requires that the defect should be cured in a shorter time period as set out in such notice, in which case the earlier requirement for correction shall apply. The City may terminate this contract and seek reimbursement of all funds from the City to Contractor hereunder after such period. Contractor shall not be relieved of the liability to the City for damages sustained by the City by virtue of any breach of this contract by Contractor and the City may withhold any payments to Contractor for the purpose as set out and until such time as the exact amount of damages due to the City from Contractor is determined. The failure of the City to exercise any right shall in no way constitute a waiver by the City of Weslaco to otherwise demand payment or seek any other relief in law or in equity to which it may justly be entitled.

SECTION V. REVERSION OF ASSETS

Contractor agrees that should it discontinue the operations as provided for herein, then it shall remit all monies relating to any funds to the City upon receipt after the discontinuance of such program. Upon such event, the City is hereby appointed as agent for the purpose of collection of such funds and any unexpended funds still remaining will be appropriated to eligible City activities in keeping with the City's budgetary process.

SECTION VI.

TIME OF PERFORMANCE

Time of performance for this Contract shall be for seasonal activities during the city's fiscal year, which begins October 1, 2022 and ends September 30, 2023 .

SECTION VII.

PAYMENTS TO CONTRACTOR

City hereby agrees to pay Contractor Seventy-Five Thousand and 00/ 100 Dollars (\$75,000.00) in twelve (12) equally monthly installments of Six Thousand Two Hundred Fifty Dollars (\$6,250.00) each for public purpose services and activities in this contract. Contractor shall invoice City and City shall make payment within twenty-one (21) days of invoice date. The invoice shall detail all activities Contractor, expenses incurred, the number of boys and girls served, and the activities engaged in that are contracted for in this contract.

SECTION VIII.

AUDIT

Contractor agrees to furnish City with an audit certified by a certified public accountant covering the contract year with specific receipts and disbursements of the payments to Contractor hereunder. Contractor agrees to require any such auditor to cooperate with City relating to any inquiries by City as to the provisions of such audit. City may conduct service and/or expenditure audits during the term or for one year after the expiration date hereof. Contractor agrees to furnish any records requested by City and to otherwise cooperate with City in relation to any inquiries made by City in the City audit hereunder.

SECTION IX.

DEFAULT

Any signatory party to this Contract, who because of the other party's breach hereof may be required to institute any legal proceedings in relationship to this Contract, and who should prevail in any such legal proceedings, shall be entitled to recover court costs and reasonable attorney's fees from the non- prevailing party. The term prevailing party shall mean in the case of the Plaintiff, the party who receives in substantial form or amount the relief sought by such party as set out in the final petition before the court; and as to any Defendant, it shall be considered a prevailing party where the Plaintiff did not substantially recover the relief sought.

SECTION X.

VENUE AND REMEDIES

Venue in any suit, right or cause of action arising under or in connection with this Contract shall lie exclusively in Hidalgo County, Texas. This Contract shall be governed, interpreted and enforceable according to the laws of the State of Texas. In addition to any other remedy available by law, it is specifically provided that either party hereto may enforce this Contract by specific performance in a court of competent jurisdiction.

SECTION XI. NOTICES AND ADDRESS

All notices provided to given under this Contract shall be given by certified mail, return receipt requested, addressed to the proper party. The date of mailing of any notice under this Contract shall be deemed to be the date such notice is received and shall be effective from such date. The addresses of the parties to this Contract are as follows:

CITY

CITY OF WESLACO
255 S. Kansas Avenue
Weslaco, TX 78596
Attn.: City Manager

CONTRACTOR

BOYS' AND GIRLS' CLUB OF
WESLACO
300 N. Airport Drive Suite A
Weslaco, TX 78596
Attn.: Executive Director

I

SECTION XII. PARTIES BOUND

This Contract shall be binding upon and inure to the benefit of the parties hereto and their respective legal representatives, successors, and assigns where _permitted by this Contract. The persons signing this Contract on behalf of the City and Contractor warrant that he/she has been duly authorized to execute this Contract and legally bind the City and Contractor to this Contract.

SECTION XIII. LEGAL CONSTRUCTION

In case anyone or more of the provision contained in this Contract shall for any reason be held to be invalid, illegal, or unenforceable in any respect, such invalidity, - illegality, or unenforceability shall not affect other provisions thereof and this Contract shall be construed as if such invalid, illegal, or unenforceable provision had never been contained herein.

SECTION XIV. AMENDMENT

No amendment, modification, or alteration of the terms hereof shall be binding unless the same is in writing, dated and subsequent to the date hereof and duly executed by the parties hereto after proper authority has been obtained.

SECTION XV. WAIVER OF DEFAULT

No waiver by the parties hereto of any default or breach of any term, condition, or covenant of this Contract shall be deemed to be a waiver of any other breach of the same or any other term, condition, or covenant contained herein.

SECTION XVI. ENUMERATION OF CONTRACT DOCUMENTS

This Contract shall be in accordance with and subject to the provisions of all documents enumerated herein or which may be attached hereto by mutual consent of the contracting parties at any future date and are hereby made a part of this Contract unless otherwise provided for. This Contract contains the entire agreement of the parties and cannot be changed except by express written agreement. The Contract document so enumerated is:

Statement of Work, EXHIBIT "A"

Attachment, Definition of FIVE SERVICE CORE PROGRAM, EXHIBIT "B"

SECTION XVII. LIABILITY INSURANCE

Contractor will provide, upon execution of this Contract, City with a certificate of general liability insurance naming the City of Weslaco as an additional insured, protecting and insuring the City against claims for liability for bodily injury or other damages by youth or other individuals engaged in the activities funded by this Contract. Contractor will hold harmless and indemnify the City of Weslaco, its elected officials, employees, agents or representatives from all claims, actions and damages that are made and assessed against the City of Weslaco, its elected officials, employees, agents or representatives as a result of Contractor's performance of activities and services under this Contract.

IN WITNESS THEREOF, City and Contractor have executed two (2) conformed copies of this Contract effective as of the date first above written.

CITY OF WESLACO

David Suarez, MAYOR

ATTEST:

Norma A. Cantu,
CITY SECRETARY

APPROVED AS

TO FORM:

Juan E. Gonzalez, City Attorney

BOYS' AND GIRLS' CLUB OF WESLACO

Mary Lopez, CHIEF PROFESSIONAL
OFFICER (EXECUTIVE DIRECTOR)

Five Service Core Programs

CHARACTER DEVELOPMENT AND LEADERSHIP DEVELOPMENT empower youth to support and influence their Club and Community, sustain meaningful relationships with others, develop a positive self-image, participate in the democratic process and respect their own and other cultural identities.

Programs include: Teen Supreme Keystone Clubs, Torch Clubs, Youth of the Year, Talking with TO. , Street Smart, SMART Girls, Leadership training for junior staff, voter registration drives, community service project, town hall meetings, youth councils, etc.

EDUCATION AND CAREER DEVELOPMENT enable youth to become proficient in basic educational disciplines, apply learning to everyday situations and embrace technology to optimize employability.

Programs include: Power Hour, Homework help, the Ultimate Journey, tutoring, newspaper Clubs, puzzles, education games (Scrabble, Boggle, Trivial Pursuit, Voyagers, etc.), motivational reading programs, typing skills, Internet exploration, utilizing computer technology to improve the quality of life.

HEALTH AND LIFE SKILLS develop young people's capacity to engage in positive behaviors that nurture their own well-being, set personal goals and develop the competencies to live successfully as self-sufficient adults.

Programs include: SMART Moves, Broader Horizons, Goals for Growth, youth entrepreneur programs, health and prevention programs, independent living classes.

THE ARTS enable youth to develop their creativity and cultural awareness through knowledge and appreciation to visual and tactile arts and crafts, performing arts and creative writing.

Programs include: Drawing, dance, folk festivals, origami, painting photography, puppetry, sculpture, storytelling, and woodworking.

SPORTS, FITNESS AND RECREATION develop fitness, positive use of leisure time, skills for stress management, appreciation for the environment and social and interpersonal skills.

Program includes: Team sports (baseball, basketball, football, soccer, volleyball), individual sports (track & field, tennis, golf, gymnastics, billiards, table tennis, board and table games, martial arts, wrestling), fitness testing aerobics relay races, athletic leagues and tournaments.

Statement of Work

The funding of **\$75,000** will be for paying staff salaries, membership insurance, BGCA Dues, and all equipment necessary to maintain the everyday programs of The Boys and Girls Club of Weslaco, INC.

The following services will be performed in the following via the 5 Service Core Programs (see attached for definition of service core program):

1. Provide guidance in behavior and promote health, social education, vocational, and characters development of boys and girls.
2. Provide educational enhancement of computer applications.
3. provide community- wide programs such as flag football, t-ball, slow pitch, softball, senior and peewee basketball, gymnastics, karate and volleyball.
4. Enhance leadership skill and provide opportunities for planning, decision making and contributing to the club and the community.
5. Provide opportunities for career explorations.
6. Provide a highly enriched remedial program, which concentrates in reading, writing, and arithmetic, arts and crafts, outdoor and environmental education, liberal arts and music.
7. Provide preventive programs such as "SMART Moves," which deal with alcohol abuse, drug abuse, pregnancy prevention, violence prevention, gangs and school dropouts.
8. Provide guidance and counseling for the youth who are referred to Club for community service.

The following services will be maintained as a result of the City fund expenditures:

1. Teen outreach program;
2. Violence prevention programs;
3. on- the Job training program;
4. Promote Membership;
5. Expend the number of members participating daily;
6. Help at risk youth realize their potential growth and development; and Extend our service to teens.

The following type of beneficiaries will be served:

1. At risk youth 6-18 years of age; and
2. Low income children.

The services will be provided at the following address/ location(s):

Mayor Pablo G. Pena City Park, at 300 N Airport Dr., 78596



Standardized Agenda Request Form

Date of Meeting: October 18, 2022		Agenda Item No. (to be assigned by CSO): 2022-5898	
From:			
Subject: Approval of Special Services Agreement on Hotel/Motel Room Occupancy tax proceeds between City of Weslaco and the following: 1) Weslaco Chamber of Commerce for \$284,160; 2) Frontera Audubon Society for \$48,000; and 3) Lower Rio Grande Valley Nature Center for \$40,000 and authorize the Mayor to execute any related documents. (Staffed by Finance Department.)			
Background:			
Funding Source (budget code, if applicable): 221-5504-528493 221-5504-528479 221-5504-528497			
Amount: \$284,160 \$40,000. \$48,000	Term of Impact: 1 YEAR 1 YEAR 1 YEAR	Identified in Current Budget: YES YES YES	
Additional Action Prompted: Mayor's Signature			
If item previously considered, provide date and action by Commission:			
If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners:			
Advisory Review, if any (name of board/committee, date of action, recommendation):			
Rosalinda Cavazos VIDAL ROMAN Martin Garza		Created	
City Manager Comments: Approve as recommended by the Interim Finance Director.			
Staff Recommendation: Staff recommends approval.			
Attachments, if any: 2023 HoT Special Services Contract, Chamber 2023 SSA, Frontera Audubon 2023 SSA, 2023 SSA VNC			
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: October 7, 2022

To: Mayor & City Commission

CC: Martin Garza, Interim City Manager

From: Rosie Cavazos, Interim Finance Director

Re: Hotel Motel Special Services Contract

The City solicited applications for the Hotel Occupancy Tax in June 2022 for services for the purpose of attracting and promoting tourism in the City. Weslaco Chamber of Commerce, Frontera Audubon, and Lower Rio Grande Valley Nature Center submitted their respective applications.

Funding will remain the same as last fiscal year for Frontera, VNC will be allocated \$40,000 same as fiscal year 2021, and the Chamber will be given a slight increase.

Staff recommends approval.

STATE OF TEXAS	§	SPECIAL SERVICES AGREEMENT ON
		HOTEL/MOTEL ROOM OCCUPANCY
COUNTY OF HIDALGO	§	TAX PROCEEDS BETWEEN THE CITY OF
		WESLACO AND THE WESLACO AREA
CITY OF WESLACO	§	CHAMBER OF COMMERCE.

PUBLICITY AND TOURISM AGREEMENT

This agreement made this the ____ day of October 2022, by and between THE CITY OF

WESLACO, a home-ruled municipal corporation located at 255 S. Kansas Avenue, Weslaco, Hidalgo County, Texas hereinafter called "The City" and THE WESLACO AREA CHAMBER OF COMMERCE located at 275 S. Kansas Avenue, Weslaco, Hidalgo County, Texas, hereinafter called "The Chamber of Commerce".

I.

The City by authority of powers granted to it under state statutes and its home-rule charter has heretofore enacted a hotel/motel occupancy tax on occupants of hotels or motels within the City.

II.

As part of its obligation under state statutes (primarily V.A.T.S. Tax Code, Section 351.101) to use hotel/motel occupancy tax funds for attracting and promoting tourism and the convention and hotel industry, the City hereby agrees to pay to the Chamber of Commerce an amount not to exceed \$284,160 of which \$284,160 will be funded through the hotel/motel occupancy tax funds. The Chamber of Commerce agrees to spend all allocated funds during the term of this contract. The monies received by the City from the hotel/motel occupancy tax and used by the Chamber of Commerce for advertising and promoting tourism in the City derives direct tourism income benefit to the City.

The Chamber of Commerce agrees that any hotel/motel occupancy tax funds paid to it by the City shall be used only in the following specific areas shown on Exhibit "A" Application for Funding. The Chamber of Commerce agrees to conduct a continued program of advertising and promotion for the purpose of attracting visitors, tourists, and conventions to the local area and to the City by publishing and distributing brochures and community information packets, by advertising in various tourist publications and general media publications which are appropriate, by representing the City at travel shows and other such events, by participating with state and regional agencies in tourist development programs of benefit to the local area and to the City, and by using all appropriate means to increase the traveling public's awareness of the resort and recreational advantages of the local area and the City.

The Chamber of Commerce further agrees that it will seek to achieve economic benefit for the City through all of such activities, that it will provide tourist-related information about the City upon request and that it will serve as an advisory body to the City, on request, in matters related to expanding the tourist-derived economy.

The Chamber of Commerce further agrees that it will undertake all reasonable efforts to spend at least 25% of the hotel/motel occupancy tax funds received from the City in the Weslaco Market area.

III. Performance Measures

The Chamber of Commerce further agrees that it will undertake all reasonable efforts to quantify performance measurements for the purpose of comparative analysis on the efficiency and effectiveness of various inputs and outcomes. Such data should include, but is not limited to, the following: amount of promotional literature distributed, by type and locations; tabulation of advertising expenditures and reported viewership; visitations to the Chamber of Commerce website, by content page; number of visitations to the center; number of tourism-related activities conducted and their attendance; number and duration of overnight hotel stays; and receipts in Hotel Occupancy Tax and Sales Tax, by month. The Chamber of Commerce should incorporate this data into its monthly activity report (see section VI), provide an analysis of trends, and upon request of the Weslaco City Commission or its staff, shall make these performance measurements available for inspection and review.

IV.

It is expressly understood and agreed by and between the parties that the Chamber of Commerce is contracted and engaged as an independent contractor and is not an officer, agent or employee of the City.

V.

The Chamber of Commerce shall secure sufficient numbers of employees to comply with the terms of this Agreement. The Chamber of Commerce shall further provide such office space, equipment, supplies and other materials as may be necessary to accomplish the purpose of this Agreement.

VI.

The Chamber of Commerce shall provide to the City, prior to obtaining any hotel/motel occupancy tax proceeds, a proposed budget for the upcoming year, said budget to be approved by the City Commission in writing in advance of the release of any hotel/motel occupancy tax funds. It is understood and agreed by and between the parties that, upon budget approval by the municipality, a fiduciary duty is created in the Chamber of Commerce with respect to expenditure of revenue provided.

Thereafter, the Chamber of Commerce shall provide to the City monthly financial and activity reports, on the approved projects that are conducted to benefit the City of Weslaco, as well as an end-of-the-year financial report listing the expenditures made from the revenues from the hotel/motel occupancy tax. It is further agreed by the Chamber of Commerce that it shall maintain said revenue in a separate account established for that purpose and that it shall not commingle the revenues with any other money or maintain it in any other account. The Chamber of Commerce shall maintain complete and accurate financial records of each expenditure of hotel/motel occupancy tax revenue and, upon request of the Weslaco City Commission or its staff, shall make the records available for inspection and review. The Chamber of Commerce will cooperate with

the City of Weslaco on an annual independent audit of the hotel/motel tax funds received by the Chamber of Commerce from the City of Weslaco. The audit will be performed in conjunction with the City of Weslaco Annual Audit.

It is understood and agreed by and between the parties that the hotel/motel tax proceeds may be spent by the Chamber of Commerce for day-to-day operations including supplies, salaries, office rental, travel expenses, and other administrative costs, if same have been previously approved in the budget and does not exceed the percentage of cost that is attributed to the activities funded by the hotel/motel occupancy tax and if directly related to the promotion of tourism and marketing that will have an economic impact for the City.

VII.

This Agreement shall begin the _____ day of October 2022 and shall continue in force ending September 30, 2023. The City shall have the option to terminate this Agreement at any time and for any reason within thirty (30) days after giving such notice of its intent to the Chamber of Commerce.

VIII.

Any notice that is sent pursuant to this Agreement shall be sent to the following addresses:

If to the City of Weslaco:

Martin Garza
Interim City Manager
City of Weslaco
255 S. Kansas Avenue
Weslaco, Texas 78596

If to the Weslaco Area Chamber of Commerce:

Barbara Jean Garza, President/CEO
Weslaco Area Chamber of Commerce
275 S. Kansas Avenue
Weslaco, Texas 78596

IX.

No part of this Agreement may be assigned without the prior written consent of the other party, and any attempted assignment of benefits or rights or delegation of duties or obligations shall be a breach of this Agreement. However, nothing in this Agreement shall prohibit the Chamber of Commerce from participating with regional or state tourism programs or to contract for joint promotion with other agencies as long as these programs or promotions do not conflict with the work plan.

X.

The Chamber of Commerce agrees to and shall indemnify and hold harmless and defend the City, its officers, agents, and employees for expenses of litigation, court costs, attorney's fees and from any and all claims, losses, causes of action and damages, suits, and liability of every kind including injury arising from or in connection with the operations of the Chamber of Commerce, its officers, agents and employees carried out in furtherance of this Agreement. The Chamber of Commerce shall carry or cause to be carried public liability, bodily injury insurance on all automobiles used in the operations embraced by this agreement in the amount of \$1,000,000 million combined single limits. The Chamber of Commerce shall carry or cause to be carried general liability insurance in the amount of \$1,000,000 million per occurrence naming the City as a covered party. Said insurance policies shall name the City as an additional insured and covered party. Said policies, or duplicate originals thereof, must be filed with the City before any operations contemplated by the Agreement are begun.

IN WITNESS WHEREOF, the parties have executed this Agreement on the date and year first written above.

CITY OF WESLACO

David Suarez, MAYOR

ATTEST:

Norma A. Cantu, CITY SECRETARY

APPROVED AS TO FORM:

Juan E. Gonzalez, CITY ATTORNEY

**WESLACO AREA
CHAMBER OF COMMERCE**

Alex Montenegro, CHAIRWOMAN

ATTEST:

Barbara Jean Garza, CEO/PRESIDENT

STATE OF TEXAS	§	SPECIAL SERVICES AGREEMENT ON
COUNTY OF HIDALGO	§	HOTEL/MOTEL ROOM OCCUPANCY
CITY OF WESLACO	§	TAX PROCEEDS BETWEEN THE CITY OF WESLACO AND THE FRONTERA AUDUBON SOCIETY.

PUBLICITY AND TOURISM AGREEMENT

This agreement made this the ___ day of October 2022, by and between THE CITY OF WESLACO, a home-ruled municipal corporation located at 255 S. Kansas Avenue, Weslaco, Hidalgo County, Texas hereinafter called “The City” and THE FRONTERA AUDUBON SOCIETY located at 1101 S. Texas Blvd., Weslaco, Hidalgo County, Texas, hereinafter called “The Frontera Audubon”.

I.

The City by authority of powers granted to it under state statutes and its home-rule charter has heretofore enacted a local hotel/motel occupancy tax on occupants of hotels or motels within the City.

II.

As part of its obligation under state statutes (primarily V.A.T.S. Tax Code, Section 351.101) to use local hotel/motel occupancy tax funds for attracting and promoting tourism and the convention and hotel industry, the City hereby agrees to pay to the Frontera Audubon an amount not to exceed \$48,000.00, of which \$48,000.00 will be funded through the hotel/motel occupancy tax funds. The Frontera Audubon agrees to spend all allocated funds during the term of this contract. The monies received by the City from the local hotel/motel occupancy tax and used by the Frontera Audubon for digital marketing, and solicitations and promotional materials that attract tourists to the city, derives direct tourism income benefit to the City.

The Frontera Audubon agrees that any local hotel/motel occupancy tax funds paid to it by the City shall be used only in the following specific areas shown on Exhibit “A” Application for Funding. The Frontera Audubon agrees to conduct a continued program of preserving and promoting the natural environment, historical restoration and preservation for the purpose of attracting visitors and tourists to the local area and to the City, and by using all appropriate means to increase the traveling public’s awareness of the historic and recreational advantages of the local area and the City.

The Frontera Audubon further agrees that it will seek to achieve economic benefit for the City through all of such activities, and that it will provide tourist-related information about the City upon request.

The Frontera Audubon further agrees that it will undertake all reasonable efforts to spend at least 25% of the hotel/motel occupancy tax funds received from the City in the Weslaco Market area.

III. Performance Measures

The Frontera Audubon further agrees that it will undertake all reasonable efforts to quantify performance measurements for the purpose of comparative analysis on the efficiency and effectiveness of various inputs and outcomes. Such data should include, but is not limited to, the following: amount of promotional literature distributed; tabulation of digital marketing and advertising expenditures and reported viewership; visitations to the Frontera Audubon website; number of visitations to the Frontera Audubon Nature Park; percentage of visitors staying in a local hotel; number of tourism-related activities conducted and their attendance, by month. The Frontera Audubon should incorporate this data into its monthly activity report (see section VI), and upon request of the Weslaco City Commission or its staff, shall make these performance measurements available for inspection and review.

IV.

It is expressly understood and agreed by and between the parties that the Frontera Audubon is contracted and engaged as an independent contractor and is not an officer, agent or employee of the City.

V.

The Frontera Audubon shall secure sufficient numbers of employees to comply with the terms of this Agreement. The Frontera Audubon shall further provide such office space, equipment, supplies and other materials as may be necessary to accomplish the purpose of this Agreement.

VI.

The Frontera Audubon shall provide to the City, prior to obtaining any hotel/motel occupancy tax proceeds, a proposed budget for the upcoming year, said budget to be approved by the City Commission in writing in advance of the release of any local hotel/motel occupancy tax funds. It is understood and agreed by and between the parties that, upon budget approval by the municipality, a fiduciary duty is created in the Frontera Audubon with respect to expenditure of revenue provided.

Thereafter, the Frontera Audubon shall provide to the City monthly financial and activity reports, on the approved projects that are conducted to benefit the City of Weslaco, as well as an end-of-the-year financial report listing the expenditures made from the revenues from the local hotel/motel occupancy tax. It is further agreed by the Frontera Audubon that it shall maintain said revenue in a separate account established for that purpose and that it shall not commingle the revenues with any other money or maintain it in any other account. The Frontera Audubon shall maintain complete and accurate financial records of each expenditure of hotel/motel occupancy

tax revenue and, upon request of the Weslaco City Commission or its staff, shall make the records available for inspection and review. The Frontera Audubon will cooperate with the City of Weslaco on an annual independent audit of the hotel/motel tax funds received by the Frontera Audubon from the City of Weslaco. The audit will be performed in conjunction with the City of Weslaco Annual Audit.

VII.

This Agreement shall begin the _____ day of October 2022 and shall continue in force ending September 30, 2023. The City shall have the option to terminate this Agreement at any time and for any reason within thirty (30) days after giving such notice of its intent to the Frontera Audubon.

VIII.

Any notice that is sent pursuant to this Agreement shall be sent to the following addresses:

If to the City of Weslaco:

Martin Garza
Interim City Manager
City of Weslaco
255 S. Kansas Avenue
Weslaco, Texas 78596

If to the Frontera Audubon Society:

Christine Warren
Frontera Audubon Society
1101 S. Texas Blvd.
Weslaco, Texas 78596

IX.

No part of this Agreement may be assigned without the prior written consent of the other party, and any attempted assignment of benefits or rights or delegation of duties or obligations shall be a breach of this Agreement. However, nothing in this Agreement shall prohibit the Frontera Audubon from participating with regional or state tourism programs or to contract for joint promotion with other agencies as long as these programs or promotions do not conflict with the Application for Funding.

X.

The Frontera Audubon agrees to and shall indemnify and hold harmless and defend the City, its officers, agents, and employees for expenses of litigation, court costs, attorney's fees and from any and all claims, losses, causes of action and damages, suits, and liability of every kind including injury arising from or in connection with the operations of the Frontera Audubon, its officers, agents and employees carried out in furtherance of this Agreement. The Frontera Audubon shall carry or cause to be carried public liability, bodily injury insurance on all automobiles used in the operations embraced by this agreement in the amount of \$1,000,000 million combined single limits. The Frontera Audubon shall carry or cause to be carried general liability insurance in the amount of \$1,000,000 million per occurrence naming the City as a covered party. Said insurance policies shall name the City as an additional insured and covered party. Said policies, or duplicate originals thereof, must be filed with the City before any operations contemplated by the Agreement are begun.

IN WITNESS WHEREOF, the parties have executed this Agreement on the date and year first written above.

CITY OF WESLACO

David Suarez, MAYOR

ATTEST:

Norma A. Cantu, CITY SECRETARY

APPROVED AS TO FORM:

Juan E. Gonzalez, CITY ATTORNEY

FRONTERA AUDUBON

Travis McDaniel, President

ATTEST:

**Christine Warren,
Director**

STATE OF TEXAS	§	SPECIAL SERVICES AGREEMENT ON
		HOTEL/MOTEL ROOM OCCUPANCY
COUNTY OF HIDALGO	§	TAX PROCEEDS AND SALES TAX
		PROCEEDS BETWEEN THE CITY OF
CITY OF WESLACO	§	WESLACO AND THE LOWER RIO
		GRANDE VALLEY NATURE CENTER.

PUBLICITY AND TOURISM AGREEMENT

This agreement made this the day of October 2022, by and between THE CITY OF WESLACO, a home-ruled municipal corporation located at 255 S. Kansas Avenue, Weslaco, Hidalgo County, Texas hereinafter called "The City" and THE LOWER RIO GRANDE VALLEY NATURE CENTER located at 301 S. Border Avenue, Weslaco, Hidalgo County, Texas, hereinafter called "The Valley Nature Center".

I.

The City by authority of powers granted to it under state statutes and its home-rule charter has heretofore enacted a local hotel/motel occupancy tax on occupants of hotels or motels within the City.

II.

As part of its obligation under state statutes (primarily V.A.T.S. Tax Code, Section 351.101) to use local hotel/motel occupancy tax funds for attracting and promoting tourism and the convention and hotel industry, the City hereby agrees to pay to the Valley Nature Center an amount not to exceed \$40,000, of which \$40,000 will be funded through the hotel/motel occupancy tax funds. The Valley Nature Center agrees to spend all allocated funds during the term of this contract. The monies received by the City from the hotel/motel occupancy tax and used by the Valley Nature Center for preserving and promoting the unique natural environment of the Lower Rio Grande Valley and promoting tourism in the City derives direct tourism income benefit to the City.

The Valley Nature Center agrees that any hotel/motel occupancy tax funds paid to it by the City shall be used only in the following specific areas shown on Exhibit "A" Application for Funding. The Valley Nature Center agrees to attend and participate in at least three (3) domestic Nature Trade Shows, and develop a Spring Festival that will highlight spring migration and wildflowers, and by using all appropriate means to increase the traveling public's awareness of the historic and recreational advantages of the local area and the City.

The Valley Nature Center further agrees that it will seek to achieve economic benefit for the City through all such activities, and that it will provide tourist-related information about the City upon request.

The Valley Nature Center further agrees that it will undertake all reasonable efforts to spend at least 25% of the hotel/motel occupancy tax funds received from the City in the Weslaco Market area.

III. Performance Measures

The Valley Nature Center further agrees that it will undertake all reasonable efforts to quantify performance measurements for the purpose of comparative analysis on the efficiency and effectiveness of various inputs and outcomes. Such data should include, but is not limited to, the following: amount of promotional literature distributed; tabulation of advertising expenditures and reported viewership; visitations to the Valley Nature Center website; number of visitations to the Valley Nature Center; percentage of visitors staying in a local hotel; number of tourism-related activities conducted and their attendance, by month. The Valley Nature Center should incorporate this data into its monthly activity report (see section VI), and upon request of the Weslaco City Commission or its staff, shall make these performance measurements available for inspection and review.

IV.

It is expressly understood and agreed by and between the parties that the Valley Nature Center is contracted and engaged as an independent contractor and is not an officer, agent or employee of the City.

V.

The Valley Nature Center shall secure sufficient numbers of employees to comply with the terms of this Agreement. The Valley Nature Center shall further provide such office space, equipment, supplies and other materials as may be necessary to accomplish the purpose of this Agreement.

VI.

The Valley Nature Center shall provide to the City, prior to obtaining any hotel/motel occupancy tax proceeds, a proposed budget for the upcoming year, said budget to be approved by the City Commission in writing in advance of the release of any hotel/motel occupancy tax funds. It is understood and agreed by and between the parties that, upon budget approval by the municipality, a fiduciary duty is created in the Valley Nature Center with respect to expenditure of revenue provided.

Thereafter, the Valley Nature Center shall provide to the City monthly financial and activity reports, on the approved projects that are conducted to benefit the City of Weslaco, as well as an end-of-the-year financial report listing the expenditures made from the revenues from the hotel/motel occupancy tax. It is further agreed by the Valley Nature Center that it shall maintain said revenue in a separate account established for that purpose and that it shall not commingle the revenues with any other money or maintain it in any other account. The Valley Nature Center shall maintain complete and accurate financial records of each expenditure of hotel/motel

occupancy tax revenue and, upon request of the Weslaco City Commission or its staff, shall make the records available for inspection and review. The Valley Nature Center will cooperate with the City of Weslaco on an annual independent audit of the hotel/motel tax funds received by the Valley Nature Center from the City of Weslaco. The audit will be performed in conjunction with the City of Weslaco Annual Audit.

VII.

This Agreement shall begin the _____ day of October 2022 and shall continue in force ending September 30, 2023. The City shall have the option to terminate this Agreement at any time and for any reason within thirty (30) days after giving such notice of its intent to the Valley Nature Center.

VIII.

Any notice that is sent pursuant to this Agreement shall be sent to the following addresses:

If to the City of Weslaco:

Martin Garza
Interim City Manager
City of Weslaco
255 S. Kansas Avenue
Weslaco, Texas 78596

If to the Valley Nature Center:

Ms. Hollie Johnston
Lower Rio Grande Valley Nature Center
301 S. Border Avenue
Weslaco, Texas 78596

X.

No part of this Agreement may be assigned without the prior written consent of the other party, and any attempted assignment of benefits or rights or delegation of duties or obligations shall be a breach of this Agreement. However, nothing in this Agreement shall prohibit the Valley Nature Center from participating with regional or state tourism programs or to contract for joint promotion with other agencies as long as these programs or promotions do not conflict with the Application for Funding.

X.

The Valley Nature Center agrees to and shall indemnify and hold harmless and defend the City, its officers, agents, and employees for expenses of litigation, court costs, attorney's fees and from any and all claims, losses, causes of action and damages, suits, and liability of every kind including injury arising from or in connection with the operations of the Valley Nature Center, its officers, agents and employees carried out in furtherance of this Agreement. The Valley Nature Center shall carry or cause to be carried public liability, bodily injury insurance on all automobiles used in the operations embraced by this agreement in the amount of \$1,000,000 million combined single limits. The Valley Nature Center shall carry or cause to be carried general liability insurance in the amount of \$1,000,000 million per occurrence naming the City as a covered party. Said insurance policies shall name the City as an additional insured and covered party. Said policies, or duplicate originals thereof, must be filed with the City before any operations contemplated by the Agreement are begun.

IN WITNESS WHEREOF, the parties have executed this Agreement on the date and year first written above.

CITY OF WESLACO

David Suarez, MAYOR

ATTEST:

Norma A. Cantu, CITY SECRETARY

APPROVED AS TO FORM:

Juan E. Gonzalez, CITY ATTORNEY

VALLEY NATURE CENTER

Robert Donaldson, President

ATTEST:

Hollie Johnston, Director



Standardized Agenda Request Form

Date of Meeting: October 18, 2022		Agenda Item No. (to be assigned by CSO): 2022-5899	
From:			
Subject: Approval on the renewal of a Public Purposes Services Contract with Weslaco Bicultural Museum, d.b.a. Weslaco Museum of Local History and Cultural Art in an amount not to exceed \$69,100 effective October 1, 2022 through September 30, 2023 and authorize the Mayor to execute any related documents. (Staffed by Finance Department.)			
Background: The City during it's budget workshops, allocates funding to the Weslaco Museum from the General Fund. The City's funding remains consistent at \$69,100, which is the same as last fiscal year.			
Funding Source (budget code, if applicable): 101-5140-528490			
Amount: \$69,100.	Term of Impact: 1 YEAR	Identified in Current Budget: YES	
Additional Action Prompted: Mayor's Signature			
If item previously considered, provide date and action by Commission:			
If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners:			
Advisory Review, if any (name of board/committee, date of action, recommendation):			
Rosalinda Cavazos VIDAL ROMAN Martin Garza		Created	
City Manager Comments: Approve as recommended by the Interim Finance Director.			
Staff Recommendation: Staff recommends approval.			
Attachments, if any: 2023 Weslaco Museum Funding Memo, FY-2023 Weslaco Museum Public Purpose Services Contract			
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: October 7, 2022

To: Mayor & City Commission

CC: Martin Garza, Interim City Manager

From: Rosie Cavazos, Interim Finance Director

Re: Weslaco Museum Public Purposes Contract

The City has annually promoted cultural programs for its citizens. This program informs its citizens of history and other cultural events. Whereas the City wishes to continue these services and will extend funding for these services for another year.

Funding will remain at \$69,100, which is the same as the previous year.

Staff recommends approval.

THE STATE OF TEXAS	§	PUBLIC PURPOSE SERVICES
	§	CONTRACT BETWEEN THE CITY
CITY OF WESLACO	§	OF WESLACO AND THE WESLACO
	§	BICULTURAL MUSEUM d.b.a.
COUNTY OF HIDALGO	§	WESLACO MUSEUM OF LOCAL
	§	HISTORY AND CULTURAL ART

This Contract is entered into on this the _____ day of October 2022, by and between the City of Weslaco, a Home-ruled Municipal Corporation of Hidalgo County, Texas (hereinafter called "City") and The Weslaco Bicultural Museum d.b.a. Weslaco Museum of Local History and Cultural Art (hereinafter called "Contractor").

Whereas, City is interested in assisting Contractor in providing the city and citizens of Weslaco with such services that accomplish a legitimate public purpose, as is mandated by Article III, Section 52(a) of the Texas Constitution and such services are desirable by the City of Weslaco and such services are identified below and incorporated herein for all purposes; and

Whereas, City has available certain public funds that may be spent for services which accomplish legitimate public purposes; and

Whereas, the City has negotiated with Contractor to provide these public purpose services to the City of Weslaco; and

Whereas, the Contractor, upon accepting these public funds obligates and commits itself to provide these public purpose services during the duration of this contract; and

Whereas, Contractor is the sole source and only organization or entity that can provide the public purpose services that are described in this contract.

SECTION I.

Contractor agrees to use the public funds it to receive from City to provide the public purpose services described in Exhibit "A" for the duration of the term of this contract and under the conditions set forth herein. Contractor will be acting as an Independent Contractor in the performance of the terms and conditions of this contract. In consideration of the continued provision of the services in the quality and quantity as represented by Contractor to City, City shall make payment to Contractor as provided in Section VII of this contract.

SECTION II.

RECORDS AND REPORTING

Contractor agrees to furnish City its budget and all related expenditures for the duration of this contract. Contractor will maintain all records of operation for the period of

this contract that confirms and establishes that the funds furnished by City are and have been used exclusively for the purposes as outlined and detailed herein. A written report of expenditures and progress of the activities will be submitted on a monthly basis to City. Contractor will, if requested by City, make presentations to the Weslaco City Commission, of the status of the expenditures of public monies and the status of these activities contracted for in this Contract. Contractor acknowledges and agrees that records (as the term is defined under the Texas Open Records Act) produced by the expenditure of funds received from the City hereunder are and will be subject to public disclosure. Contractor will develop procedures to disclose this information to the public. Contractor will have fiduciary duty to the City with respect to the public funds Contractor receives from the City.

SECTION III. DISCRIMINATION PROHIBITED

Contractor agrees not to exclude any person from participating in or be subject to discrimination under any of the program's activities receiving City financial assistance on the ground of race, color, religion, sex, national origin or disability.

SECTION IV. SUSPENSION AND TERMINATION

If Contractor fails to fulfill in a timely and proper manner its obligations under this contract, or Contractor violates any of the agreements or stipulation of this contract, then the Contractor shall have thirty (30) days after the date of notice, in writing, from City to cure or correct such defect or failure unless City requires that the defect should be cured in a shorter time period as set out in such notice, in which case the earlier requirement for correction shall apply. The City may terminate this contract and seek reimbursement of all funds from the City to Contractor hereunder after such period. Contractor shall not be relieved of the liability to the City for damages sustained by the City by virtue of any breach of this contract by Contractor and the City may withhold any payments to Contractor for the purpose as set out and until such time as the exact amount of damages due the City from Contractor is determined. The failure of the City to exercise any right shall in no way constitute a waiver by the City of Weslaco to otherwise demand payment or seek any other relief in law or in equity to which it may justly entitled.

SECTION V. REVERSION OF ASSETS

Contractor agrees that should it discontinue the operations as provided for herein, then it shall remit all monies relating to any funds to the City upon receipt after the discontinuance of such program. Upon such event, the City is hereby appointed as agent for the purpose of collection of such funds and any unexpended funds remaining will be appropriated to eligible City activities in keeping with the City's budgetary process.

SECTION VI. TIME OF PERFORMANCE

Time of performance for this Contract shall be for seasonal activities during the city's fiscal year, which begins October 1, 2022 and ends September 30, 2023.

SECTION VII.
PAYMENTS TO CONTRACTOR

City hereby agrees to pay Contractor Sixty-nine Thousand One Hundred Dollars (\$69,100) in twelve (12) equally monthly installments of Five Thousand Seven Hundred Fifty-Eight and 33/100 Dollars (\$5,758.33) each for public purpose services and activities in this contract. Contractor shall invoice City and City shall make payment within twenty-one (21) days of invoice date. The invoice shall detail all activities Contractor, expenses incurred, the number of visitors and the activities engaged in that are contracted for in this contract.

SECTION VIII.
AUDIT

Contractor agrees to furnish City with an audit certified by a certified public accountant covering the contract year with specific receipts and disbursements of the payments to Contractor hereunder. Contractor agrees to require any such auditor to cooperate with City relating to any inquiries by City as to the provisions of such audit. City may conduct service and/or expenditure audits during the term or for one year after the expiration date hereof. Contractor agrees to furnish any records requested by City and to otherwise cooperate with City in relation to any inquiries made by City in the City audit hereunder.

SECTION IX.
DEFAULT

Any signatory party to this Contract, who because of the other party's breach hereof may be required to institute any legal proceedings in relationship to this Contract, and who should prevail in any such legal proceedings, shall be entitled to recover court costs and reasonable attorney's fees from the non-prevailing party. The term prevailing party shall mean in the case of the Plaintiff, the party who receives in substantial form or amount the relief sought by such party as set out in the final petition before the court; and as to any Defendant, it shall be considered a prevailing party where the Plaintiff did not substantially recover the relief sought.

SECTION X.
VENUE AND REMEDIES

Venue in any suit right or cause of action arising under or in connection with this Contract shall lie exclusively in Hidalgo County, Texas. This Contract shall be governed, interpreted and enforceable according to the laws of the State of Texas. In addition to any other remedy available by law, it is specifically provided that either party hereto may enforce this Contract by specific performance in a court of competent jurisdiction.

SECTION XI.
NOTICES AND ADDRESS

All notices provided to given under this Contract shall be given by certified mail, return receipt requested, addressed to the proper party. The date of mailing of any notice under

this Contract shall be deemed to be the date such notice is received and shall be effective from such date. The addresses of the parties to this Contract are as follows:

CITY

CITY OF WESLACO
255 S. Kansas Avenue
Weslaco, TX 78596
Attn.: City Manager

CONTRACTOR

WESLACO MUSEUM OF LOCAL HISTORY
AND CULTURAL ART
500 S. TEXAS AVENUE
Weslaco, TX 78596
Attn.: Executive Director

SECTION XII.
PARTIES BOUND

This Contract shall be binding upon and inure to the benefit of the parties hereto and their respective legal representatives, successors, and assigns where _permitted by this Contract. The persons signing this Contract on behalf of the City and Contractor warrant that he/she has been duly authorized to execute this Contract and legally bind the City and Contractor to this Contract.

SECTION XIII.
LEGAL CONSTRUCTION

In case any one or more of the provisions contained in this Contract shall for any reason be held to be invalid, illegal, or unenforceable in any respect, such invalidity, illegality, or unenforceability shall not affect other provisions thereof and this Contract shall be construed as if such invalid, illegal, or unenforceable provision had never been contained herein.

SECTION XIV. AMENDMENT

No amendment, modification, or alteration of the terms hereof shall be binding unless the same is in writing, dated and subsequent to the date hereof and duly executed by the parties hereto after proper authority has been obtained.

SECTION XV.
WAIVER OF DEFAULT

No waiver by the parties hereto of any default or breach of any term, condition, or covenant of this Contract shall be deemed to be a waiver of any other breach of the same or any other term, condition, or covenant contained herein.

SECTION XVI.

ENUMERATION OF CONTRACT DOCUMENTS

This Contract shall be in accordance with and subject to the provisions of all documents enumerated herein or which may be attached hereto by mutual consent of the contracting parties at any future date, and are hereby made a part of this Contract unless otherwise provided for. This Contract contains the entire agreement of the parties and cannot be changed except by express written agreement. The Contract document so enumerated is:

- 1) Activities and Public Purpose Services (Exhibit "A")
- 2) Intent of Public Purpose Activities (Exhibit "B")

SECTION XVII.

LIABILITY INSURANCE

Contractor will provide, upon execution of this Contract, City with a certificate of general liability insurance naming the City of Weslaco as an additional insured, protecting and insuring the City against claims for liability for bodily injury or other damages by youth or other individuals engaged in the activities funded by this Contract. Contract will hold harmless and indemnify the City of Weslaco, its elected officials, employees, agents or representatives from all claims, actions and damages that are made and assessed against the City of Weslaco, its elected officials, employees, agents or representatives as a result of Contractor's performance of activities and services under this Contract

CITY OF WESLACO

By: _____
David Suarez, Mayor

ATTEST:

Norma A. Cantu, City Secretary

WESLACO MUSEUM

By: _____
(Executive Director)

Approved as to form:

Juan E. Gonzalez, City
Attorney

Exhibit "A"

ACTIVITIES AND PUBLIC PURPOSE SERVICES

Contractor will, for the public funds it is receiving from City, operate and maintain a building facility that will house historical information on Weslaco, works of art such as paintings, displays, present cultural programs to citizens of Weslaco and to the general public.

Exhibit "B"

INTENT OF PUBLIC PURPOSE ACTIVITIES

The City of Weslaco desires that Contractor provide exhibits to citizens of the City of Weslaco that will benefit and assist them in developing an appreciation to cultural arts.



Standardized Agenda Request Form

Date of Meeting: October 18, 2022		Agenda Item No. (to be assigned by CSO): 2022-5902	
From:			
Subject: Approval to accept LCRA Community Development Grant Program in the amount of \$4,825 with NO MATCH and NO RECURRING costs to purchase Forcible Entry Equipment to furnish the new firetruck and authorize the Mayor to execute any related documents. (Staffed by Fire Department/Grant Writer.)			
Background:			
Funding Source (budget code, if applicable):			
Amount:	Term of Impact:	Identified in Current Budget:	
Additional Action Prompted: Mayor's Signature			
If item previously considered, provide date and action by Commission:			
If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners:			
Advisory Review, if any (name of board/committee, date of action, recommendation):			
ADELAIDA VEGA Martin Garza		Created	
City Manager Comments: Approve to accept grant.			
Staff Recommendation:			
Attachments, if any: LCRA Grant Application Submission, Budget Summary, LCRA Vendor Quote, Community Development Partnership Program - Letter Agreement			
Responsibilities upon Approval:			



(/sp/cdppgrants)

Application ▾

Close (/sp/workflow/cdppgrants?path=39922797)

In order to submit an application, please complete all required fields. You can save this as a draft and return later to complete by clicking "Save Draft" at the bottom of the page. The yellow icon next to the heading "Application" (above) will allow you to preview or print.

When you are ready to submit your application, please click "Save" at the bottom of the page. Once you have clicked "Save," you will be redirected to the Submission Page.

Please note: Do not open your application in separate browser windows — this may result in a loss of work.

Name of organization

City of Weslaco – Fire Department

Tax ID number

****Required format: 12-3456789****

74-6002544

Scoring information (<https://www.lcra.org/download/cdpp-score-sheet/?wpdmdl=22932>)

Please disclose any relationship, whether business, personal or financial, with any member of the Community Development Partnership Program Review Committee. The existence of a relationship neither enhances or disqualifies an application from being approved and funded. Click the link below to see a list of CDPP Review Committee members.

No relationship

CDPP Review Committee (<https://www.lcra.org/download/cdpp-review-committee-pdf/?wpdmdl=12308>)

Eligibility Questions

Does your project fall under one of these program areas: Community Planning, Education, Employment, Health Care, Public Safety, Recreation, Transportation, Fire Department?

Yes

Please select your program area?

Fire Department

Is the project located in LCRA's service area (see map below)?

Yes

LCRA Maps

(https://www.lcra.org/download/cdpp_map_of_eligible_counties_july_2020-pdf/?wpdmdl=21114)

Has your organization received a CDPP grant from LCRA in the past 24 months?

No

Are you applying for fundraising or program operating costs?

These costs are not eligible for CDPP grants

No

Is your organization a tax-exempt nonprofit, a governmental body such as a city or county, or a special tax district such as a school or hospital?

Yes

Organization and Project Information

Organization website

<https://www.weslacotx.gov/>

Organization Facebook page

<https://www.facebook.com/CityofWeslaco/>

Year founded

1919

Organization mission statement

To be an international center of growth: friendly people with vision, courage, and integrity.

Is the organization a Volunteer Fire Department registered with the Internal Revenue Service?

No

Is the organization required to file an IRS Form 990?

No

County where project will be located

Hidalgo

Project's physical street address/location

255 S. Kansas Ave.

Project city

Weslaco

Project ZIP code

78596

Grant Request Information

Total project cost, including value of in-kind contributions:

whole dollars only

\$4,825

Grant amount requested:

whole dollars only

\$4,825

Grant requests of more than \$5,000 require a minimum 20 percent -- of the total project cost -- in matching funds. In-kind contributions such as volunteer labor or donated materials can be counted as a matching contribution. The grant request and the matching contribution amounts should equal the total project cost.

How much is your matching contribution (including in-kind, if any)?

\$0

What percentage of the total project cost is your matching contribution?

0%

Do you currently have cash on hand for the matching contribution dollars?

You will be asked to provide bank or financial statements later in the application.

No

Provide a brief description of your project (one or two sentences).

150 max characters

Purchase forcible entry equipment for firetruck

How does this project benefit the community?

Forcible Entry equipment is used by firefighters for civilian rescue. To save lives, firefighters must breach doors, windows, walls, floors, and security devices to reach the place of ignition. Such tools make a valuable difference when a life is on the line.

Forcible entry techniques are used in service every day. The equipment must be in good shape, as well as readily available on every firetruck. This is an essential part of firefighting as it is the first line of defense for extinguishing a fire.

How would this grant contribute to the health and development of your community and improve its attractiveness to public and private enterprises?

The development of the community is directly related to the quality of services provided by its government. By reducing the amount of time it takes to extinguish fires in the community, the quality of life is raised, and the area improves its attractiveness to residents, future residents, and investors which promote development in the area.

To contribute to the health and wellbeing of the community, it is necessary to have the needed equipment to provide rescue and recovery. The Force Entry equipment allows firefighters the ability to access locations to which they may extinguish fires. Households and organizations of all sizes benefit from the availability of such tools, and the quality of fire rescue services should not be compromised.

How would this grant improve the quality and quantity of services essential for the development of your community?

The CDPP grant would improve the rescue services available as the equipment will be placed in a firetruck recently purchased by the Weslaco Fire Department. The Force Entry tools will be of exclusive use in the assigned firetruck. For example, if there is a home on fire, the Force Entry equipment will be utilized by firefighters to force the entry through a door or window. The equipment allows firefighters quick access to the inside and makes them able to rescue individuals as well as have the ability to extinguish fires from key locations. By having the equipment readily available, it will enable first responders to quickly enter buildings and sites that otherwise would suffer great damages to infrastructure and civilians.

It is important to note that Weslaco Fire Department and its equipment are regional assets and thus can improve the quality and quantity of services of the surrounding areas.

Why is this project needed?

In Hidalgo County, there has been a 12.4% population increase from 2010 to 2020, as reported by the U.S. Census Bureau. It was determined that due to the increase in population, a new firetruck was required to serve the residents of Weslaco. Acquired in 2022, Forcible Entry equipment has yet to be purchased to be added to the firetruck. This is normal equipment utilized in daily operations. While still operational, it has needed to borrow the equipment from other firetrucks in service, causing a gap in the capabilities of the Weslaco Fire Department. Prompt action is required to fill the gap, especially since the City provides assistance to multiple jurisdictions such as surrounding cities, counties, and statewide incidents. Notable instances include the recent wildfires across Texas, in which personnel and firetrucks are deployed to assist. It is necessary that all firetrucks have their own equipment in case of deployment, to be completely functional either at home base or when assisting others.

How often will the project be open or accessible to the public?

Please describe public access in detail, such as, "The museum is open 8-5 Monday through Friday," or "The Fire Department will carry the requested equipment on emergency calls 24/7."

The Fire Department will carry the requested Force Entry equipment on the firetruck to be used on emergency calls 24/7.

Who is the property owner of the project location?

The City of Weslaco

Will the requested CDPP grant funds enable the completion of the project?

Yes, with the CDPP grant funds, the firetruck will be able to be completely furnished with Forcible Entry equipment needed on calls.

Identify each community, city, county or region impacted by this project.

The primary location is the City of Weslaco. However, the Weslaco Fire Department responds to incidents regionally in partnership with neighboring agencies, as well as being able to be deployed statewide should needed. Therefore the equipment could be used to assist multiple jurisdictions. For purposes of the population, the Hidalgo County number of population will be utilized.

What is the population of the community, city, county or region impacted by this project?

Whole numbers only

887,934

Select your electric service provider.

Other

If "Other," please provide the name of the electric service provider.

Cavallo Energy

Does the requesting organization have a reserve/operating fund?

Yes

Is the fund being used for this project?

No

If the fund is being used, explain how. If it is not being used, explain why.

The funds were utilized to purchase a new firetruck in 2022 and thus the Fire Department is looking for grants that are able to assist in the purchasing of equipment for it.

Additional Detail

Does the project have a water conservation component such as a rainwater catchment system, low-flow toilets or xeriscaping strategies?

No

Does the project have an energy-efficient component such as solar energy, energy-efficient lighting, windows or insulation?

No

Is there anything else you want the Review Committee to know about this grant proposal?

The project is a great opportunity for small cities, such as Weslaco, to fund capital improvement projects that otherwise would take longer periods of time to accomplish. Through CDPP, the City of Weslaco will be able to equip the firetruck that otherwise would have gone unequipped and require the presence of other firetrucks in the department when responding to incidents that require forcible entry tools, or the borrowing of equipment.

Attachments

Required documentation

IRS determination letter (required for nonprofit organizations only as proof of their tax-exempt status)

Nonprofit organizations must attach their IRS determination letter. Documents from a CPA or state Comptroller's office are not acceptable. Allowed file formats for attachments are pdf, jpeg, png, xls, docx, jpg or xlsx.

TAX ID - IRS Letter 147C.pdf 

Budget summary

Provide a detailed budget summary for the project, including itemized costs and funding sources:

Allowed file formats for attachments are pdf, jpeg, png, xls, docx, jpg or xlsx.

LCRA Budget Summary.pdf 

For a template using an Excel worksheet, [click here](https://www.lcra.org/download/budget-summary-template-xls/?wpdmdl=21391)
(<https://www.lcra.org/download/budget-summary-template-xls/?wpdmdl=21391>).
For an example of a completed budget summary, [click here](https://www.lcra.org/download/budget-summary-template-pdf/?wpdmdl=21390)
(<https://www.lcra.org/download/budget-summary-template-pdf/?wpdmdl=21390>).

Provide vendor quotes or estimates for the project.

Vendor quotes should be obtained within the last six months. Allowed file formats for attachments are pdf, jpeg, png, xls, docx, jpg or xlsx.

LCRA Vendor Quote.pdf 

Additional quotes/estimates

Allowed file formats for attachments are pdf, jpeg, png, xls, docx, jpg or xlsx.

Additional quotes/estimates

Allowed file formats for attachments are pdf, jpeg, png, xls, docx, jpg or xlsx.

If no quotes are attached, explain why:

Quote/estimate

Quote/estimate

Additional documentation

Attach the organization's current fiscal statement.

Please attach audited (or current) basic financial statements, not full CAFR. If basic financial statements are not available, attach current bank statement(s) illustrating cash match availability.

FINANCIAL STATEMENT FY 21.pdf 

Include any additional documentation you believe the Review Committee would find helpful to fully understand the project and the need for it, including information about additional funding sources, property deeds and lease agreements.

Additional documentation

Allowed file formats for attachments are pdf, jpeg, png, xls, docx, jpg or xlsx.

Texas Comptrollers TEC.pdf 

Additional documentation

Allowed file formats for attachments are pdf, jpeg, png, xls, docx, jpg or xlsx.

Additional documentation

Allowed file formats for attachments are pdf, jpeg, png, xls, docx, jpg or xlsx.

Photographs

If applicable, attach photographs that would help the Review Committee better understand the project and the need for it.

Picture

Allowed file formats for attachments are pdf, jpeg, png, xls, docx, jpg or xlsx.

Picture

Allowed file formats for attachments are pdf, jpeg, png, xls, docx, jpg or xlsx.

Key Staff and Board of Directors

Provide a list of key staff and members of the organization's governing body, such as a board of directors:

Elected Officials:

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

Key Staff Members:

Martin Garza, Interim City Manager
Andrew Muñoz, Assistant City Manager
Antonio Lopez, Chief of Fire/EMS
Gustavo Ramirez, Assistant Chief of Fire/EMS
Maggie Perez, Grant Writer

Signature

Application must be signed by the chief executive administrator or officer of the entity requesting the grant, such as city manager, executive director, general manager, board president or school superintendent.

By checking this box, I certify to the best of my knowledge and belief that all documentation in this application is true and correct.

True

Name of authorized representative

David Suarez

Title

Mayor

Email

david.suarez@weslacotx.gov

Phone number

956-968-3181

POWERED BY
wizehive
(<http://www.wizehive.com/>)



Please enter a description for each line item of your project and the dollar amount of the CDPP grant requested and matching contribution, if any, for that item.

Land acquisition; debt-reduction campaigns; capital campaigns; program operating costs; administrative and/or indirect costs, such as personnel and overhead expenses, as well as grant writing and/or consulting fees; computer and/or video equipment or software; furniture; office equipment; or batteries are not eligible for CDPP funding and should not be included in the grant request budget summary.

Community Development Partnership Program Grant Request Budget Summary

Line Item Description	CDPP Grant Request Amount (intended allocation of funding request towards the project)	Matching		Project Cost
		Dollars	In Kind (value of contributed labor, materials, equipment, etc.)	
		whole dollars only		
Four new Pro-Bar 30 inch	\$ 1,196.00			\$1,196
Four new Talon Hook, Steel, 4'	\$ 744.00			\$744
Four new ADZ Axe	\$ 504.00			\$504
Two new Smooth Bore Tips 1.5 in 7/8 inch	\$ 330.00			\$330
Four new Wrench Kit Elk-O-Lite	\$ 918.00			\$918
Eight new Wrench Universal 4 inch, 5 inch STORZ	\$ 190.00			\$190
One new 09K Small Hydrant Gate Straight - 2 1/2' x 2 1/2" with Hand Wheel - Hard Coat Black	\$ 459.00			\$459
One new Hose Roller Two Man	\$ 184.00			\$184
				\$0
				\$0
TOTAL DOLLARS (MUST match the Grant Request Information section of the application)	\$4,525	\$0	\$0	\$4,525
TOTAL PERCENTAGE OF PROJECT COST	100%	0%		100%

Line Item Description	In Kind (value of contributed labor, materials, equipment, etc.)	Description of In Kind
N/A		
TOTAL IN KIND	\$0	



MES - Texas
600 Century Plaza Dr.
Suite C-160
Houston, TX 77073

Quote

Quote # QT1602398
Date 07/22/2022
Expires 08/06/2022
Sales Rep Guzman, Patrick L
Shipping Method FedEx Ground
Customer WESLACO FIRE DEPT
Customer # C40464

Bill To

ANTONIO LOPEZ
WESLACO FIRE DEPT
119 E 5TH STREET
Weslaco TX 78596

Ship To

JUSTIN MORA
WESLACO FIRE DEPT
120 EAST 5TH STREET
Weslaco TX 78596

Item	Alt. Item #	Units	Description	QTY	Unit Price	Amount
PB-30			PRO-BAR 30 inch	4	\$298.80	\$1,195.20
TAL-4			Talon Hook, Steel, 4'	4	\$186.00	\$744.00
AA-8			ADZ Axe	4	\$126.00	\$504.00
FSS8			SMOOTH BORE TIPS 1.5 IN 7/8 inch	2	\$165.00	\$330.00
01519000			Wrench Kit Elk-O-Lite 470 kit with wrenches	4	\$229.33	\$917.32
KS3-P09			WRENCH UNIVERSAL 4 inch, 5 inch STORZ	8	\$23.65	\$189.20
09K25225M-H52			09K Small Hydrant Gate Straight - 2 1/2" x 2 1/2" with Hand Wheel - Hard Coat Black	1	\$459.15	\$459.15
HHR-2			HOSE ROLLER TWO MAN	1	\$183.40	\$183.40

Subtotal \$4,522.27

Shipping Cost \$0.00

Tax Total \$0.00

Total \$4,522.27

This Quotation is subject to any applicable sales tax and shipping & handling charges that may apply. Tax and shipping charges are considered estimated and will be recalculated at the time of shipment to ensure they take into account the most current information.

All returns must be processed within 30 days of receipt and require a return authorization number and are subject to a restocking fee.

Custom orders are not returnable. Effective tax rate will be applicable at the time of invoice.



QT1602398

COMMUNITY DEVELOPMENT PARTNERSHIP PROGRAM LETTER AGREEMENT

This Letter Agreement ("Agreement") is between the Lower Colorado River Authority ("LCRA") and the City of Weslaco Fire Department ("Recipient"). In consideration of the Recipient's commitments made in a grant application dated July 2022 ("Grant Application"), LCRA agrees to grant to Recipient \$4,825 ("Grant Money").

1. Use of Grant Money. This is a grant of funds solely for the purchase of rescue tools, further described in the Grant Application attached hereto as Exhibit A and incorporated herein for all purposes ("Project"). Nothing herein contained requires LCRA to select, procure, install, maintain or repair any equipment or improvements purchased or funded with the Grant Money, or to supervise or train the Recipient's personnel with respect to such activities. Recipient is solely responsible for the selection, procurement, installation, construction, repair and maintenance of all equipment and improvements purchased or funded with the Grant Money, as well as for the training and supervision of the Recipient's personnel with respect to such activities. Recipient agrees to use the Grant Money solely for Project purposes, and Recipient shall not use equipment or improvements purchased or funded with the Grant Money for any purpose other than that stated in the Grant Application, except as provided for herein.
2. Project Completion Date. Recipient agrees to complete the Project within twelve (12) months of the date the Grant Money is received. If the Project is not completed within twelve months, Recipient shall return all Grant Money to LCRA immediately upon demand. Upon completion of the Project, Recipient agrees to provide LCRA with a photograph of the completed project, a photograph of the required signage (see Article 8), and a completed final report form provided to Recipient by LCRA within thirty (30) days of project completion.
3. Interest on Grant Money. Any interest earned by Recipient on the Grant Money prior to its expenditure shall be considered grant funds and applied exclusively to the Project, or included with any Grant Money returned or refunded to LCRA under the terms of this Agreement, as applicable.
4. Breach and Remedy. If Recipient breaches this Agreement, LCRA shall notify Recipient in writing. Recipient shall have thirty (30) days in which to cure any identified breach. If any breach is not cured within thirty (30) days, Recipient shall refund to LCRA all Grant Money received for the applicable Project within seven (7) days.
5. Public Use. The equipment and improvements purchased or funded with Grant Money must remain open and accessible to the general public, or be used for a public purpose for the useful life of the equipment or improvement, or for at least ten (10) years, whichever is longer.
6. Record Keeping. Recipient shall maintain accurate records of all costs, payments, and related data to document proper use of the Grant Money. Recipient shall maintain such records for at least three (3) years after completion of the Project, and shall make the records available to LCRA for inspection upon reasonable notice during normal business hours.
7. Compliance with Laws. Recipient shall comply with all applicable federal, state and local laws, ordinances, and regulations in connection with the Project. Recipient shall also be responsible for obtaining all necessary permits, licenses, and any other such approvals required for the Project.
8. Acknowledgment. Recipient shall install clear and conspicuous public and permanent identification at the Project site acknowledging that LCRA is a sponsor of the Project.
9. Right to Inspect. LCRA shall have the right to enter upon and photograph the Project site at any reasonable time for the purpose of inspecting the Project, determining Project progress, and evaluating the Project for compliance with this Agreement.

10. Indemnification. TO THE FULL EXTENT PERMISSIBLE BY LAW, RECIPIENT AGREES TO INDEMNIFY AND HOLD LCRA AND ITS DIRECTORS, OFFICERS, EMPLOYEES, WHOLESALE CUSTOMERS, AND AGENTS HARMLESS FROM DAMAGES, CLAIMS, DEMANDS, SUITS, CAUSES OF ACTION, JUDGMENTS, COSTS AND EXPENSES INCLUDING REASONABLE ATTORNEY'S FEES AND EXPENSES RESULTING FROM 1) DAMAGE TO PROPERTY OF ANY PERSON, FIRM, CORPORATION OR GOVERNMENTAL AGENCY, INCLUDING PROPERTY OF LCRA, AND/OR 2) DEATH OF, OR INJURY TO, ANY PERSON OR PERSONS, INCLUDING EMPLOYEES OF LCRA, ARISING OUT OF, AND TO THE EXTENT CAUSED BY, A NEGLIGENT ACT OR OMISSION OR WILLFUL MISCONDUCT OF RECIPIENT, ITS AGENTS, SERVANTS, EMPLOYEES, VOLUNTEERS, AND ITS SUPPLIERS AND SUBCONTRACTORS OF ANY TIER, THEIR AGENTS, SERVANTS AND EMPLOYEES.

IN THE EVENT THAT LCRA IS FOUND TO BE CONCURRENTLY NEGLIGENT, RECIPIENT SHALL NOT INDEMNIFY FOR THE PROPORTIONATE NEGLIGENCE ATTRIBUTABLE TO LCRA BUT SHALL INDEMNIFY FOR THE PORTION OF NEGLIGENCE ATTRIBUTABLE TO RECIPIENT, ITS AGENTS, SERVANTS, EMPLOYEES, AND ITS SUPPLIERS AND SUBCONTRACTORS OF ANY TIER, THEIR AGENTS, SERVANTS, AND EMPLOYEES.

11. Insurance. Recipient shall obtain and maintain a policy of insurance for the equipment or improvements purchased or funded with the Grant Money which is sufficient to provide for replacement of any equipment or improvement which is lost, stolen, damaged, or destroyed. Any insurance proceeds received by or on behalf of Recipient under an insurance policy must be utilized to acquire equivalent or better equipment, to repair or replace the equipment or improvement, or be paid to LCRA as a refund of the Grant Money. If otherwise permissible under applicable law, governmental entities may use an established self-insurance program to satisfy this requirement.

12. Disposition of Equipment and Improvements. When equipment or improvements purchased or funded with the Grant Money are no longer needed for the original Project purposes and the equipment/improvements have not yet met the Public Use timeframe outlined in Article 5, Recipient shall contact LCRA to determine another eligible use or purpose. LCRA will document the new use or purpose or, if the equipment/improvements have met the Public Use requirements, LCRA shall provide disposition instructions to the Recipient.

13. Additional Provisions

A. Survival. Termination or expiration of this Agreement shall not relieve, reduce, or impair any rights or obligations of a Party which survive termination or expiration of this Agreement.

B. Integration. This Agreement contains the entire and integrated Agreement between the Recipient and LCRA and supersedes all prior negotiations, correspondence, understandings, and representations.

C. Interpretation and Reliance. While this Agreement form was initiated by LCRA, Recipient had the opportunity to take exception to and seek clarification of it. Thus, this Agreement is the product of negotiations between the Parties. No presumption will apply in favor of any Party in the interpretation of this Agreement or in resolution of any ambiguity of any provision.

D. Laws. This Agreement shall be governed, interpreted, and enforced under the laws of the State of Texas, without regard to its conflict of law principles. In the event of litigation between the Parties arising out of or related to this Agreement, venue for such litigation shall be in a court of competent jurisdiction in Travis County, Texas.

E. Notice. All notices required under this Agreement must be made in writing and sent by registered or certified United States mail, return receipt requested or by nationally recognized courier service to the address below. Parties may change their address or other contact information by notifying the other Party pursuant to this Article. Nothing contained in this Article shall be construed to apply to routine communications between the Parties for execution of the Project or completion of the grant process.

Recipient:

Contact information contained in attached Grant Application.

LCRA:

Lower Colorado River Authority
Attn: Sheila Slagel, CDDP Grants
3700 Lake Austin Blvd.
Austin, TX 78703
Email: grants@lcra.org

With a copy to:

Lower Colorado River Authority
Attn: Office of the General Counsel
3700 Lake Austin Blvd.
Austin, TX 78703
Email: legalreview@lcra.org

The duly authorized representatives of the Parties have read all of this Agreement and associated documents, and execute this Agreement by their signatures below:

Lower Colorado River Authority



Thomas E. Oney
Executive Vice President, Public and Regulatory Affairs
Lower Colorado River Authority

Recipient:

By: _____

SIGNATURE

Printed Name: _____

Title: _____

Signature Date ("Effective Date"): _____



Standardized Agenda Request Form

Date of Meeting: October 18, 2022		Agenda Item No. (to be assigned by CSO): 2022-5900	
From: Albert Aldana			
Subject: Approval to solicit bids for construction of sidewalk and concrete work improvements for various locations throughout the city and authorize the Mayor to execute any related documents. (Staffed by the Engineering Department.)			
Background: The contract with our concrete contractor for sidewalks expired recently. The city is in need of a new contract with a contractor to help with construction of sidewalk, curb and gutter, curb ramp, and other minor concrete work and repairs. There are several locations that need sidewalks, and curb ramps especially near school campuses. A contract such as this one would help us complete work that our Public Works Department does not have the expertise or personnel to complete.			
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 City Engineering.			
Staff Recommendation: Staff recommends approval			
Attachments, if any:			
Responsibilities upon Approval:			



Standardized Agenda Request Form

Date of Meeting: October 18, 2022		Agenda Item No. (to be assigned by CSO): 2022-5903	
From: Albert Aldana			
Subject: Approval on Resolution 2022-53 for closure of streets affecting state right-of-way on Texas Blvd from Pike to Sixth Street on December 10, 2022 for the annual Weslaco Lighted Christmas Parade, along with Santa Dash fun run hosted by RGV Theme Runs from 2:30 p.m. to 9 p.m.; approval of the use of City Hall parking lot to stage fun run participants for start and end of run, and provision of support from Weslaco PD, Public Works, Planning and Code Enforcement, Parks and Recreation Department and other related city departments; waive of appropriate fees from ordinances associated with event and authorize the Mayor to execute any related documents as may be required by the Texas Department of Transportation for a proposed street closure affecting state right of-way. (Staffed by Engineering Department.)			
Background: Approval of the closure of Texas Blvd between Pike Blvd and 6th Street is required from TxDOT via a formal agreement which requires a resolution by city council. Attached please find a resolution and TxDOT Agreement for the proposed Street closure.			
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 Albert Aldana Martin Garza		Created/Initiated Approved New	
City Manager Comments:			
Staff Recommendation: Staff recommends approval			
Attachments, if any: TxDOT Agreement for Temporary Closure of State ROW - raw, R2022-53 closure of street 2022 XMAS parade			

STATE OF TEXAS §

COUNTY OF §

AGREEMENT FOR THE TEMPORARY CLOSURE OF STATE RIGHT-OF-WAY

THIS AGREEMENT is made by and between the State of Texas, acting by and through the Texas Department of Transportation, hereinafter called the "State," and the City of Weslaco, a municipal corporation, acting by and through its duly authorized officers, hereinafter called the "City."

W I T N E S S E T H

WHEREAS, the State owns and operates a system of highways for public use and benefit, including FM 88, in Hidalgo County; and

WHEREAS, the City has requested the temporary closure of FM 88 between Pike Blvd and 6th St for the purpose of Lighted Christmas Parade, as described in the attached "Exhibit A," hereinafter identified as the "Event;" and

WHEREAS, the Event will be located within the City's incorporated area; and

WHEREAS, the State, in recognition of the public purpose of the Event, wishes to cooperate with the City so long as the safety and convenience of the traveling public is ensured and that the closure of the State's right-of-way will be performed within the State's requirements; and

WHEREAS, on the 18th day of October, 2022, the Weslaco City Council passed Resolution / Ordinance No. R2022-53, attached hereto and identified as "Exhibit B," establishing that the Event serves a public purpose and authorizing the City to enter into this agreement with the State; and

WHEREAS, 43 TAC, Section 22.12 establishes the rules and procedures for the temporary closure of a segment of the State highway system; and

WHEREAS, this agreement has been developed in accordance with the rules and procedures of 43 TAC, Section 22.12;

NOW, THEREFORE, in consideration of the premises and of the mutual covenants and agreements of the parties hereto, to be by them respectively kept and performed as hereinafter set forth, it is agreed as follows:

A G R E E M E N T

Article 1. CONTRACT PERIOD

This agreement becomes effective upon final execution by the State and shall terminate upon completion of the Event or unless terminated or modified as hereinafter provided.

Article 2. EVENT DESCRIPTION

The description of the Event, including the proposed schedule of start and stop times, approximate number of people attending the Event, and equipment involved shall be attached hereto and identified as "Exhibit C."

Article 3. OPERATIONS OF THE EVENT

- A.** The City shall assume all costs for the operations associated with the Event, to include but not limited to, plan development, materials, labor, public notification, providing protective barriers and barricades, protection of highway traffic and highway facilities, and all traffic control and temporary signing.
- B.** The City shall submit to the State for review and approval the construction plans, if construction or modifications to the State's right-of-way is required, the traffic control and signing plans, traffic enforcement plans, and all other plans deemed necessary by the State.
- C.** The City will not initiate closure prior to 24 hours before the scheduled Event and all barriers and barricades will be removed and the highway reopened to traffic within 24 hours after the completion of the Event.
- D.** The City will provide adequate enforcement personnel to prevent vehicles from stopping and parking along the main lanes of highway right-of-way and otherwise prevent interference with the main lane traffic by both vehicles and pedestrians. The City will prepare a traffic enforcement plan, to be approved by the State in writing at least 48 hours prior to the scheduled Event. Additionally, the City shall provide to the State a letter of certification from the law enforcement agency that will be providing traffic control for the Event, certifying that they agree with the enforcement plan and will be able to meet its requirements.
- E.** The City hereby assures the State that there will be appropriate passage allowance for emergency vehicle travel and adequate access for abutting property owners during construction and closure of the highway facility. These allowances and accesses will be included in the City's traffic control plan.
- F.** The City will avoid or minimize damage, and will, at its own expense, restore or repair damage occurring outside the State's right-of-way and restore or repair the State's right-of-way, including roadway and drainage structures, signs, and pavement, etc. to a condition equal to that existing before the closure, and, to the extent practicable, restore the natural environment, including landscape features.

Article 4. OWNERSHIP OF DOCUMENTS

Upon completion or termination of this agreement, all documents prepared by the City will remain the property of the City. All data prepared under this agreement shall be made available to the State without restriction or limitation on their further use.

Article 5. TERMINATION

- A.** This agreement may be terminated by any of the following conditions:
 - (1) By mutual written agreement and consent of both parties.
 - (2) By the State upon determination that use of the State's right-of-way is not feasible or is not in the best interest of the State and the traveling public.
 - (3) By either party, upon the failure of the other party to fulfill the obligations as set forth herein.
 - (4) By satisfactory completion of all services and obligations as set forth herein.
- B.** The termination of this agreement shall extinguish all rights, duties, obligations and liabilities of the State and City under this agreement. If the potential termination of this agreement is due to the failure of the City to fulfill its contractual obligations as set forth herein, the State will notify the City that possible breach of contract has occurred. The City

must remedy the breach as outlined by the State within ten (10) days from receipt of the State's notification. In the event the City does not remedy the breach to the satisfaction of the State, the City shall be liable to the State for the costs of remedying the breach and any additional costs occasioned by the State.

Article 6. DISPUTES

Should disputes arise as to the parties' responsibilities or additional work under this agreement, the State's decision shall be final and binding.

Article 7. RESPONSIBILITIES OF THE PARTIES

The State and the Local Government agree that neither party is an agent, servant, or employee of the other party and each party agrees it is responsible for its individual acts and deeds as well as the acts and deeds of its contractors, employees, representatives, and agents.

Article 8. INSURANCE

A. Prior to beginning any work upon the State's right-of-way, the City and/or its contractors shall furnish to the State a completed "Certificate of Insurance" (TxDOT Form 1560, latest edition) and shall maintain the insurance in full force and effect during the period that the City and/or its contractors are encroaching upon the State right-of-way.

B. In the event the City is a self-insured entity, the City shall provide the State proof of its self-insurance. The City agrees to pay any and all claims and damages that may occur during the period of this closing of the highway in accordance with the terms of this agreement.

Article 9. AMENDMENTS

Any changes in the time frame, character, agreement provisions or obligations of the parties hereto shall be enacted by written amendment executed by both the City and the State.

Article 10. COMPLIANCE WITH LAWS

The City shall comply with all applicable federal, state and local environmental laws, regulations, ordinances and any conditions or restrictions required by the State to protect the natural environment and cultural resources of the State's right-of-way.

Article 11. LEGAL CONSTRUCTION

In case one or more of the provisions contained in this agreement shall for any reason be held invalid, illegal or unenforceable in any respect, such invalidity, illegality or unenforceability shall not affect any other provisions hereof and this agreement shall be construed as if such invalid, illegal or unenforceable provision had never been contained herein.

Article 12. NOTICES

All notices to either party by the other required under this agreement shall be delivered personally or sent by certified U.S. mail, postage prepaid, addressed to such party at the following respective addresses:

City:	State:
City of Weslaco	Texas Department of Transportation
255 South Kansas	Pharr District
Weslaco, TX 78596	600 W. Expressway 83
_____	Pharr, TX 78577

All notices shall be deemed given on the date so delivered or so deposited in the mail, unless otherwise provided herein. Either party hereto may change the above address by sending written notice of such change to the other in the manner provided herein.

Article 13. SOLE AGREEMENT

This agreement constitutes the sole and only agreement between the parties hereto and supersedes any prior understandings or written or oral agreements respecting the within subject matter.

IN TESTIMONY WHEREOF, the parties hereto have caused these presents to be executed in duplicate counterparts.

THE CITY OF Weslaco

Executed on behalf of the City by:

By _____ Date _____
City Official

Typed or Printed Name and Title David Suarez
Mayor

THE STATE OF TEXAS

Executed for the Executive Director and approved for the Texas Transportation Commission for the purpose and effect of activating and/or carrying out the orders, established policies or work programs heretofore approved and authorized by the Texas Transportation Commission.

By _____ Date _____
District Engineer

By _____ Date _____
Director of Maintenance

Exhibit A

- **LETTER (LETTERHEAD) WITH EVENT NAME, DATE(S), ETC.**

Exhibit B

- **LETTER FROM THE LAW ENFORCEMENT OFFICE PROVIDING THE TRAFFIC CONTROL PLANS.**

Exhibit C

- **MAP REFLECTING LOCATION(S) WHERE CLOSURE WILL TAKE PLACE.**

RESOLUTION NO.: 2022-53

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

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

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

That the closure of **Texas Boulevard from Pike Boulevard to Sixth Street for the Weslaco Lighted Christmas Parade to be held on Saturday, December 10, 2022 between 2:30 PM and 9:00 PM.**

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

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

PASSED AND APPROVED this the 18th day of October 2022, by the City Commission of the City of Weslaco, Texas.

CITY OF WESLACO

David Suarez, MAYOR

ATTEST:

Norma A. Cantu, CITY SECRETARY

APPROVED AS TO FORM:

Juan E. Gonzalez, CITY ATTORNEY



Standardized Agenda Request Form

Date of Meeting: October 18, 2022		Agenda Item No. (to be assigned by CSO): 2022-5908	
From:			
Subject: Approval of the request from Weslaco Museum to hold their annual PAN DE CAMPO Fundraiser on November 5, 2022 from 6:00 pm to 10:00 pm; approval to close 5th Street between Texas Blvd and Missouri Ave., and authorizing public consumption of alcoholic beverages; waive of appropriate fees from ordinances associated with the event; also approval of use of tower lights, and provision of support from Weslaco PD, Public Works, Planning and Code Enforcement and other related city departments, and authorize the Mayor to execute any related documents. (Staffed by Interim City Manager.)			
Background:			
Funding Source (budget code, if applicable):			
Amount:	Term of Impact:	Identified in Current Budget:	
Additional Action Prompted:			
If item previously considered, provide date and action by Commission:			
If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners:			
Advisory Review, if any (name of board/committee, date of action, recommendation):			
NORMA CANTU Martin Garza		Created	
City Manager Comments: Approve as recommended by Museum Director.			
Staff Recommendation:			
Attachments, if any:			
Responsibilities upon Approval:			



Standardized Agenda Request Form

Date of Meeting: October 18, 2022		Agenda Item No. (to be assigned by CSO): 2022-5905
From:		
Subject: Approval for software maintenance and support renewal agreement for Tyler Technologies Incode system with Financial, Billing, Utility and Payroll software applications in the amount of \$57,615.15 and authorize the Mayor to execute any related documents. (Staffed by Information Technology Department).		
Background: City Financial software hosting HR payroll, AP, Procurement, Billing, Utilities, Collections, and GL modules		
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):		
J. Martin Vela J. Martin Vela Martin Garza	Created/Initiated Approved New	
City Manager Comments: Approve as recommended by IT Director.		
Staff Recommendation: Staff recommends approval		
Attachments, if any: memo		
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

To: Mayor and City Commission

From: J. Martin Vela, Information Technology Department

Re: Discussion and consideration renewal software maintenance and support of Incode system.

Date: October 11th 2022

Information Technology Department is requesting your approval of software maintenance and support renewal agreement for Tyler Technologies Incode system with Financial, Billing, Utility and Payroll software applications in the amount of \$57,615.15.

The city uses this type of software to manage day-to-day business activities such as accounting, personnel management, cash collections, procurement, and payroll processing.

Information Technology staff recommends renewing maintenance and support agreement with Tyler Technologies to continue using the Incode system.

J. Martin Vela
Information Technology Director, City of Weslaco
Phone: 956.968.6253
Email: jvela@weslacotx.gov



Standardized Agenda Request Form

Date of Meeting: October 18, 2022		Agenda Item No. (to be assigned by CSO): 2022-5862	
From: REBEKAH DE LA FUENTE			
Subject: Discussion and consideration to approve Resolution No. 2022-54 for the Buyout of Service Agreement between the City of Weslaco and Military Highway Water Supply for Mid Valley Estates Subdivision and authorize the Mayor to execute any related documents. Possible action. (Staffed by Planning & Code Enforcement Department.)			
Background: The proposed 158 lot subdivision will be a mixed-use development of single-family and four-plex apartments. The final plat for Mid Valley Estates was approved on June 21, 2022 and is preparing to submit construction plans for the infrastructure. The proposed development is currently within the dual CCN's of NAWSC and MHWSC and is pursuing a buyout from both entities. At this time, the developer is proceeding with the buyout of MHWSC. The developer will be responsible for paying the City for the associated cost of the buyout from MHWSC.			
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):			
REBEKAH DE LA FUENTE 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 the buyout agreement.			
Attachments, if any: Mid Valley Estates- MHWSC Buyout- Memo, Mid-Valley Estates Plat 05.11.22, Mid Valley Estates- aerial, 7-22 MHWSC-DRAFT-Buyout-Agr (1), R2022-54 buyout MHWSC Mid Valley Estates			
Responsibilities upon Approval:			

Planning staff will advise 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: Mid Valley Estates- MHWSC Buyout

DATE: October 11, 2022

The proposed 158 lot subdivision will be a mixed-use development of single-family and four-plex apartments. The final plat for Mid Valley Estates was approved on June 21, 2022 and is preparing to submit construction plans for the infrastructure. The proposed development is currently within the dual CCN's of NAWSC and MHWSC and is pursuing a buyout from both entities. At this time, the developer is proceeding with the buyout of MHWSC. The developer will be responsible for paying the City for the associated cost of the buyout from MHWSC.

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

Thank you,

Rebekah de la Fuente, CFM

STATE OF TEXAS
COUNTY OF HIDALGO

I, THE UNDERSIGNED, OWNER OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS "MID VALLEY ESTATES SUBDIVISION", OF THE CITY OF WESLACO, TEXAS, WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC ALL STREETS, ALLEYS, PARKS, SEWER LINES, WATER COURSES, STORM SEWERS, EASEMENTS, FIRE HYDRANTS, AND PUBLIC PLACES WHICH ARE INSTALLED OR WHICH I WILL CAUSE TO BE INSTALLED OR DEDICATED UNDER THE SUBDIVISION APPROVAL PROCESS OF THE CITY OF WESLACO, ALL THE SAME FOR THE PURPOSES THEREIN EXPRESSED, EITHER ON THE PLAT OR ON THE OFFICIAL MINUTES OF THE APPLICABLE AUTHORITIES OF THE CITY OF WESLACO.

ROBERTO CALVILLO, EXECUTIVE DIRECTOR
AFFORDABLE HOME OF SOUTH TEXAS
1420 ERIE AVE.
MCALLEN, TEXAS 78501

STATE OF TEXAS
COUNTY OF HIDALGO

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE

THIS _____ DAY OF _____, 20____

NOTARY PUBLIC, HIDALGO COUNTY, TEXAS

CITY OF WESLACO

CERTIFICATION APPROVAL

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

DAVID SUAREZ
MAYOR, CITY OF WESLACO

CITY SECRETARY

PLANNING AND ZONING:

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 SUBDIVISION REGULATIONS OF THIS CITY WHEREIN MY APPROVAL IS REQUIRED.

CHAIRMAN, PLANNING & ZONING COMMISSION

APPROVED BY DRAINAGE DISTRICT:

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 HEREBY CERTIFIES THAT THE DRAINAGE PLANS FOR THIS SUBDIVISION COMPLY WITH THE MINIMUM STANDARDS OF THE DISTRICT ADOPTED UNDER TEXAS WATER CODE 49.21(X). THE DISTRICT HAS NOT REVIEWED AND DOES NOT CERTIFY THAT THE DRAINAGE STRUCTURES DESCRIBED ARE APPROPRIATE FOR THE SPECIFIC SUBDIVISION, BASED ON GENERALLY ACCEPTED ENGINEERING CRITERIA. IT IS THE RESPONSIBILITY OF THE DEVELOPER AND HIS ENGINEER TO MAKE THESE DETERMINATIONS.

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

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

CERTIFICATION OF HIDALGO & CAMERON COUNTIES IRRIGATION DISTRICT NO. 9:

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

DATE THIS _____ DAY OF _____, 20____

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

2. IT IS UNDERSTOOD THAT THE RATE OF FLOW OF STORM WATER FOR THE DEVELOPMENT WILL BE NO GREATER THAN THE RATE OF FLOW OF 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 WITHIN THIS SUBDIVISION, AS WELL, HCCID #9 WILL NOT BE RESPONSIBLE FOR THE DELIVERY OF WATER TO ANY LOT WITHIN THIS SUBDIVISION, IF DESIRED, THIS WILL NOT BE AT THE DISTRICTS EXPENSE.

4. 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

STATE OF TEXAS
COUNTY OF HIDALGO

I, THE UNDERSIGNED REYNALDO ROBLES, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE FROM AN ACTUAL SURVEY MADE ON THE GROUND OF THE PROPERTY LEGALLY DESCRIBED HEREON, AND THAT THERE ARE NO APPARENT DISCREPANCIES, CONFLICTS, OVERLAPPING OF IMPROVEMENTS, VISIBLE UTILITY LINES OR ROADS IN PLACE, EXCEPT AS SHOWN ON THE ACCOMPANYING PLAT AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY SUPERVISION IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF EDINBURG, TEXAS

DATED THIS THE _____ DAY OF _____, 20____

REYNALDO ROBLES
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 4032
WESLACO, TEXAS

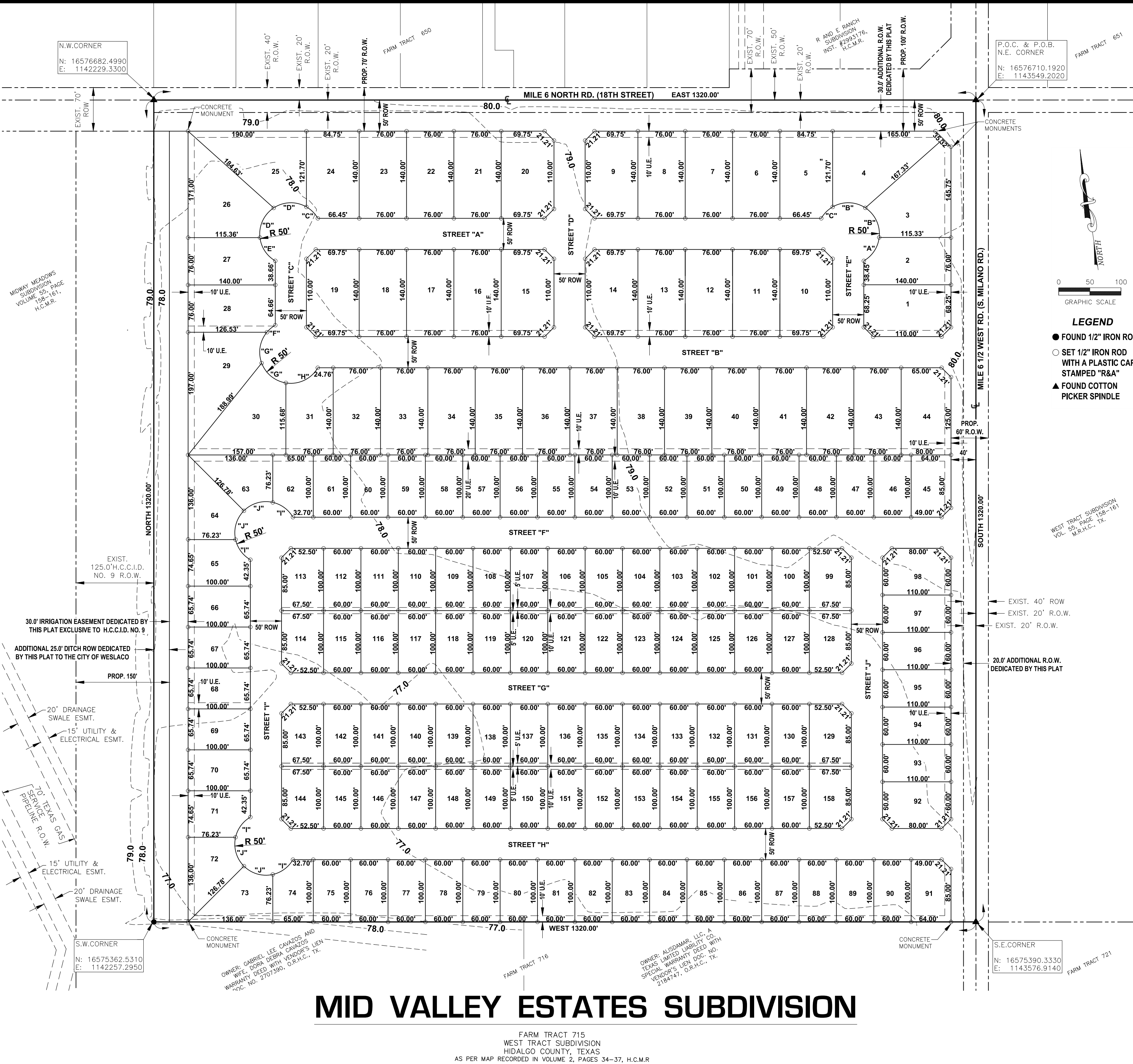
STATE OF TEXAS
COUNTY OF HIDALGO

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.

ROLANDO CRUZ, P.E. CFM
REGISTERED PROFESSIONAL ENGINEER
NO.55459
MCALLEN, TEXAS 78504

PRINCIPAL CONTACTS:

NAME	ADDRESS	CITY & ZIP	PHONE	FAX
OWNER: ROBERT CALVILLO	1420 ERIE AVE.	MCALLEN, TX. 78501	(956) 687-6263	(956) 682-9751
ENGINEER: ROLANDO CRUZ, PE	605 E. VIOLET AVE. STE. 1	MCALLEN, TX. 78504	(956) 682-5022	(956) 682-5089
SURVEYOR: REYNALDO ROBLES	P.O. BOX 476	WESLACO, TX. 78599	(956) 968-2422	(956) 969-2011

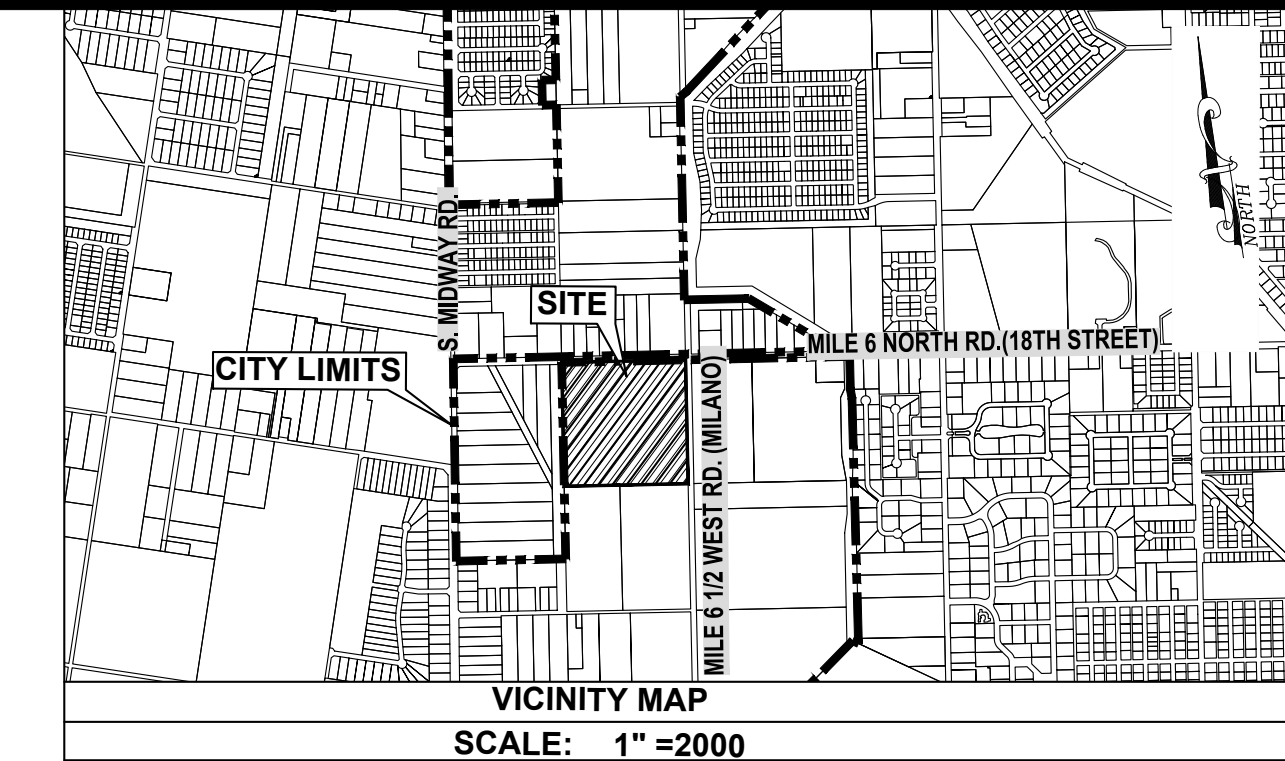


MID VALLEY ESTATES SUBDIVISION

GENERAL NOTES:

- THIS SUBDIVISION IS IN FLOOD ZONE "B"
ZONE "B" (AREAS OF MINIMAL FLOOD) AREAS BETWEEN LIMITS OF THE 100-YEAR FLOOD AND 500-YEAR FLOOD; OR CERTAIN AREAS SUBJECT TO 100-YEARS 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 FLOOD. (MEDIUM SHADING)
- COMMUNITY-PANEL NUMBER: 480334 0525 B
EFFECTIVE DATE: JANUARY 2, 1981
- FINISHED FLOOR ELEVATIONS ESTABLISHED MUST BE HIGHER THAN 79' OR 18" ABOVE TOP OF CURB OR CENTER LINE OF STREET, WHICHEVER IS GREATER, MEASURED FROM THE CENTER OF THE LOT.
- LOTS 1-44 ARE FOR MULTI-FAMILY RESIDENTIAL AND LOTS 45-158 ARE FOR SINGLE FAMILY RESIDENTIAL.
- SETBACKS: (LOTS 1-44 MULTI-FAMILY RESIDENTIAL) SETBACKS: (LOTS 45-158 SINGLE FAMILY RESIDENTIAL)
FRONT.....20.00 FEET
FRONT.....25.00 FEET
FRONT-CUL-DE-SAC.....15.00 FEET
REAR.....10.00 FEET
SIDE.....5.00 FEET
CORNER SIDE.....10.00 FEET
CUL-DE-SAC.....20.00 FEET
- OR TO EASEMENT LINE WHICHEVER IS GREATER IN ALL CASES.
- BENCH MARK: CPS FOUND FOR THE NORTHWEST CORNER OF FARM TRACT 715;ELEV. = 80.11 (NAVD 88)
- DRAINAGE IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND CITY OF WESLACO REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO DETAIN 164,632 CUBIC FEET (3.28 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 ACCUMULATE MORE THAN THE DETAINED VOLUME SHOWN ABOVE IF IT DETERMINES AT THE DEVELOPMENT PERMIT STAGE THAT THE DETENTION REQUIREMENTS ARE GREATER THAN STATED ABOVE DUE TO THE IMPERVIOUS AREA BEING GREATER THAT THE ENGINEER CONSIDERED FOR HIS CALCULATION OF THIS SUBDIVISION.

- NO PERMANENT STRUCTURES ARE PERMITTED OVER ANY EASEMENTS. EASEMENTS SHALL BE KEPT CLEAR OF BUILDINGS, SHEDS, SHRUBS, TREES AND OTHER PLANTINGS (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.
- U.E. DENOTES UTILITY EASEMENT.
- E.E. DENOTES ELECTRICAL EASEMENT.
- A 5 FT WIDE SIDEWALK IS REQUIRED ALONG MILE 6 NORTH ROAD (18TH STREET) & MILE 6 1/2 WEST ROAD (S MILANO RD.) DURING CONSTRUCTION OF SUBDIVISION.
- A 4 FT WIDE SIDEWALK IS REQUIRED ALONG ALL INTERIOR STREETS UPON THE ISSUANCE OF A BUILDING PERMIT. ON CORNER LOTS, THE OWNER SHALL BE RESPONSIBLE FOR THE SIDEWALK ALONG ALL STREETS ADJOINING THE LOT.
- CORNER LOTS DRIVEWAYS SHOULD BE CONSTRUCTED AT FURTHEST POSSIBLE POINT FROM INTERSECTIONS AND IN COMPLIANCE WITH ACCESS MANAGEMENT ORDINANCE.
- STREET LIGHTS TO BE INSTALLED BY DEVELOPER, AS PER CITY ORDINANCE. STREETLIGHT MUST BE LOCATED EVERY 300 FEET.
- LANDSCAPING TO BE PROVIDED, AS PER CITY ORDINANCE.
- SITE PLAN AND DETENTION PLAN MUST BE REVIEWED AND APPROVED BY THE CITY OF WESLACO PRIOR TO ISSUANCE OF BUILDING PERMITS.
- NO ACCESS TO 18TH STREET FROM LOTS 4-9, AND 20-25.
- NO ACCESS TO MILANO ROAD FROM LOTS 1-3, 44, 45, AND 91-98.
- NO LOT FRONTAGE OR ACCESS TO STREET "B" FROM LOTS 10-19.
- THE DEVELOPER SHALL BE RESPONSIBLE FOR DETAINING AND ACCOMMODATING MORE THAN THE DETAINED VOLUME SHOWN ON THIS PLAT IF IT IS DETERMINED, AT THE PERMIT STAGE, THAT THE DETENTION REQUIREMENTS ARE GREATER THAN STATED ON THIS PLAT, DUE TO THE IMPERVIOUS AREAS BEING GREATER THAN THE PLAT ENGINEER CONSIDERED IN THE HYDRAULIC CALCULATIONS FOR THIS PLAT.



METES & BOUNDS

BEING 40.00 ACRES OF LAND AND BEING ALL OF FARM TRACT 715 OUT OF THE WEST TRACT SUBDIVISION, AS PER MAP RECORDED IN VOLUME 2, PAGES 34-37 OF THE HIDALGO COUNTY MAP RECORDS, AND SAID 40.00 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A COTTON PICKER SPINDLE FOUND FOR THE NORTHEAST CORNER OF SAID FARM TRACT 715 FOR THE NORTHEAST CORNER OF SAID TRACT HEREIN DESCRIBED;

THENCE, SOUTH, 1320.00 FEET WITH EAST LINE OF SAID FARM TRACT 715, THE WEST LINE OF FARM TRACT 722 AND THE CENTERLINE OF MILE 6 1/2 WEST ROAD TO A COTTON PICKER SPINDLE FOUND FOR THE SOUTHWEST CORNER OF SAID FARM TRACT 722, THE SOUTHEAST CORNER OF SAID FARM TRACT 715 AND THE SOUTHEAST CORNER OF SAID TRACT HEREIN DESCRIBED;

THENCE, WEST, WITH THE SOUTH LINE OF SAID FARM TRACT 715 AND THE NORTH LINE OF FARM TRACT 716, AT A DISTANCE OF 20.00 FEET PASS A 1/2-INCH IRON ROD FOUND FOR REFERENCE ON THE WEST RIGHT-OF-WAY LINE OF SAID MILE 6 1/2 WEST ROAD, AND CONTINUING FOR A TOTAL DISTANCE OF 1320.00 FEET TO A 1/2-INCH IRON ROD FOUND FOR THE NORTHWEST CORNER OF SAID FARM TRACT 716, THE SOUTHWEST CORNER OF SAID FARM TRACT 715 AND THE SOUTHWEST CORNER OF SAID TRACT HEREIN DESCRIBED;

THENCE, NORTH, WITH THE WEST LINE OF SAID FARM TRACT 715, THE EAST LINE OF MIDWAY MEADOWS SUBDIVISION, AS PER MAP RECORDED IN VOLUME 55, PAGES 158-161 OF THE HIDALGO COUNTY MAP RECORDS, AND THE EAST LINE OF A HIDALGO AND CAMERON COUNTIES IRRIGATION DISTRICT NO. 9 RIGHT-OF-WAY, AT A DISTANCE OF 1300.00 FEET PASS A 1/2-INCH IRON ROD FOUND FOR REFERENCE ON THE SOUTH RIGHT-OF-WAY LINE OF MILE 6 NORTH ROAD (18TH STREET), AND CONTINUING FOR A TOTAL DISTANCE OF 1320.00 FEET TO A COTTON PICKER SPINDLE FOUND FOR THE NORTHEAST CORNER OF SAID MIDWAY MEADOWS SUBDIVISION, THE NORTHWEST CORNER OF SAID FARM TRACT 715, AND THE NORTHWEST CORNER OF SAID TRACT HEREIN DESCRIBED;

THENCE, EAST, 1320.00 FEET, WITH THE NORTH LINE OF SAID FARM TRACT 715, THE SOUTH LINE OF FARM TRACT 650 AND THE CENTERLINE OF SAID MILE 6 NORTH ROAD TO THE POINT OF BEGINNING AND CONTAINING 40.00 ACRES OF LAND MORE OR LESS.

CURVE DATA				
CURVE	DELTA	RADIUS	TANGENT	LENGTH
"A"	53°23'47.0"	50.00'	25.15'	46.60'
"B"	63°18'6.48"	50.00'	30.82'	55.24'
"C"	29°59'45.6"	50.00'	13.40'	26.18'
"D"	63°25'25.7"	50.00'	30.89'	55.35'
"E"	53°08'55.3"	50.00'	25.01'	46.38'
"F"	2016°22.1"	50.00'	8.94'	17.69'
"G"	60°18'49.7"	50.00'	29.05'	50.63'
"H"	69°08'57.8"	50.00'	34.43'	60.30'
"I"	47°17'27.6"	50.00'	21.89'	41.27'
"J"	57°42'32.4"	50.00'	27.55'	50.36'

IRREGULAR LOT AREAS		
MULTI-FAMILY LOT AREAS		
LOT #	SQ. FT.	ACRE
1	11,433	0.262
3	10,015	0.230
4	14,566	0.334
5&24	11,668	0.268
9&10	11,640	0.267
14&15	11,640	0.267
19&20	11,640	0.267
25	14,642	0.336
26	14,235	0.327
27	10,019	0.230
28	10,557	0.242
29	14,541	0.334
30	13,600	0.312
31	9,677	0.222
44	11,088	0.255
SINGLE-FAMILY LOT AREAS		
45&91	6,288	0.144
62&74	6,003	0.138
63&64	7,660	0.176
65&71	6,968	0.160
72&73	7,660	0.176
65&71	6,968	0.160
92&98	8,025	0.184
99&128	6,638	0.152
113&114	6,638	0.152
143&144	6,638	0.152
129&158	6,638	0.152

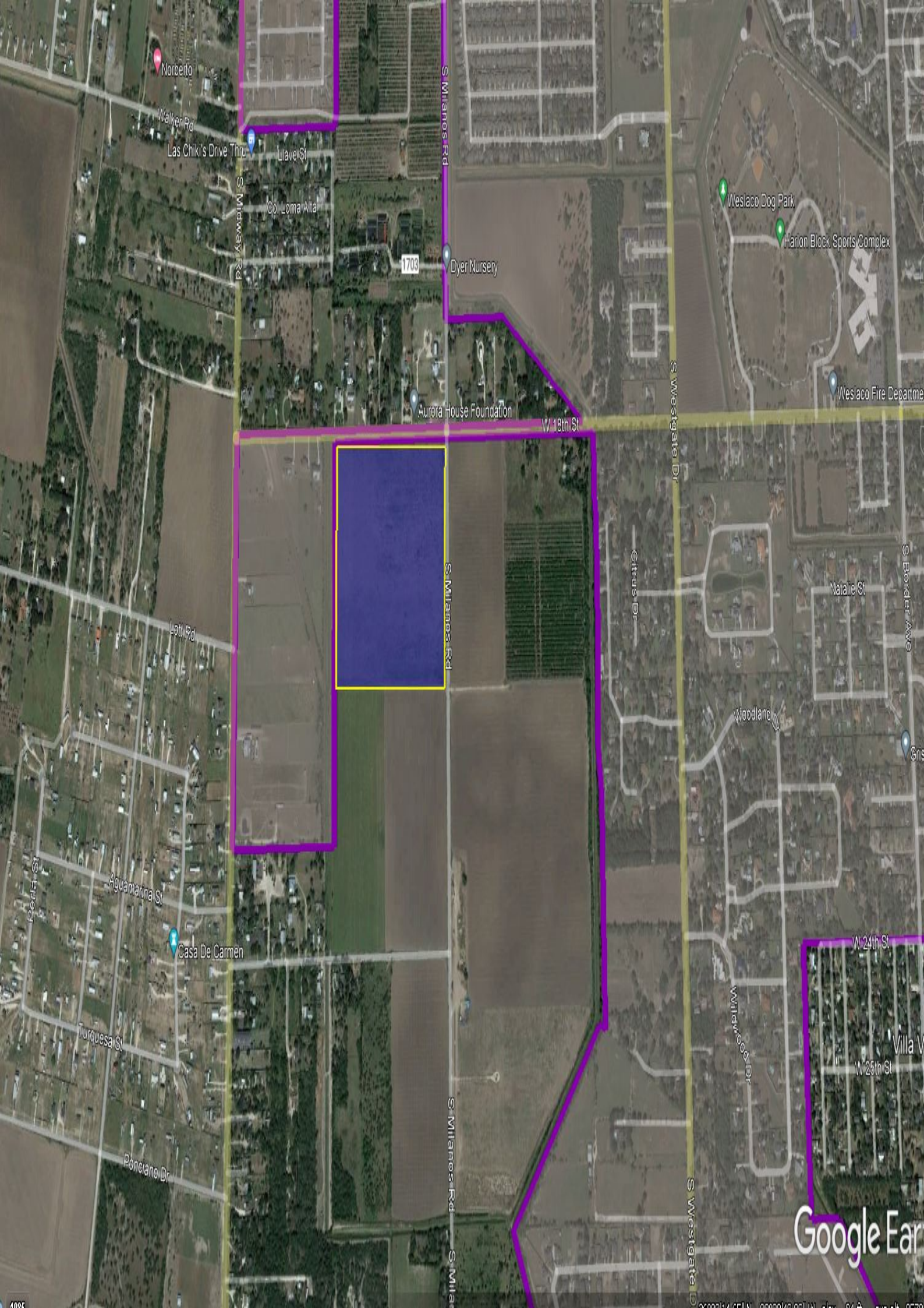
FILED FOR RECORD IN
HIDALGO COUNTY
ARTURO GUJARDO, JR.
HIDALGO COUNTY CLERK

ON: _____ AT _____ AM/PM

DOCUMENT NUMBER _____

OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS

BY: _____ DEPUTY



Norberto

Walker Rd

Las Chik's Drive Thru

Llave St

Col Loma Alta

1703

Dyer Nursery

Aurora House Foundation

W 18th St

Weslaco Dog Park

Marion Block Sports Complex

Weslaco Fire Department

Loti Rd

Aguananna St

Casa De Carmen

Turquesa St

Ponciano Dr

S Milanos Rd

S Westgate Dr

Citrus Dr

Natalie St

S Border Ave

Woodland Dr

Willowood Dr

W 24th St

W 25th St

Villa V

Google Earth

**AGREEMENT FOR
BUYOUT OF SERVICE AREA**

**STATE OF TEXAS §
 §
COUNTY OF HIDALGO §**

This agreement is made _____, 2022, by and between the City of Weslaco, 255 S. Kansas Ave., Weslaco, Hidalgo County, Texas 78596 (hereinafter referred to as “**City**”), and Military Highway Water Supply Corporation, 4000 US 281, Mercedes, Hidalgo County, Texas 78570 (hereinafter referred to as “**Military Highway**”), a non-profit corporation of the State of Texas.

I.

RECITALS

Military Highway presently has the right to serve the area located in or near the City as described in **Exhibit “A”**, incorporated herein for all purposes, located within Hidalgo County, Texas (hereinafter referred to as the “**Area**”), with a potable water supply. Such Area is within the certified area of Military Highway under the rules and regulations of the Public Utilities Commission (hereinafter referred to as “**PUC**”) and is within the water supply system of Military Highway. City desires to purchase the Area and wishes to provide service to customers within the purchased Area with a potable water supply from City and Military Highway desires that City supply potable water service to the customers in the Area.

II.

COVENANTS AND CONDITIONS

1. For and in consideration of the sum of Forty-eight Thousand Two Hundred Fifty and No/100ths (\$48,250.00) Dollars (***“Purchase Price”***) to be paid to Military Highway by City, Military Highway agrees to assign to City the right to serve customers within the Area, and City agrees to purchase, and does hereby purchase, such rights, subject however, to the following conditions being satisfied:

- a. The Public Utilities Commission (***“PUC”***) shall approve of the transfer and designate the City as the holder of the CCN for the Area by written order delivered to MHWSC and City, and
- b. MHWSC shall obtain a written release of any security interest regarding the Area in favor of United States Department of Agriculture-Rural Development (hereinafter referred to as ***“USDA-RD”***) and when it has been obtained by MHWSC, a copy forwarded to City.
- c. MHWSC shall obtain a written release of any security interest regarding the Area in favor of Texas Water Development Board (hereinafter referred to as ***“TWDB”***) and when it has been obtained by MHWSC, a copy forwarded to City.
- d. MHWSC shall obtain a written release of any security interest in favor of any other third party and when it has been obtained by MHWSC, a copy forwarded to City.

2. It is agreed that upon execution of this Agreement, City shall deposit the Purchase

Price in the form of a cashier's check to Military Highway when this transaction is closed, or refunded to City if the transaction is not consummated, as provided herein.

3. No customers currently exist within the Area. Subject to the approval of this Agreement by the PUC, Military Highway hereby agrees to relinquish its right to supply potable water to customers located within Area and City hereby agrees to supply potable water to any new customers requesting water service within the Area. City and Military Highway hereby agree that Military Highway shall initiate and pursue an application with the PUC requesting approval of the transfer of the Area from Military Highway's Certificate of Convenience and Necessity to City's Certificate of Convenience and Necessity ("**Application**"). City agrees to cooperate with Military Highway in connection therewith.

Military Highway shall have the Application filed. Each party shall bear its own attorneys fees relating to this Agreement. Final closing and consummation with respect to the purchase of the Area shall not be more than forty-five (45) days after all of the following requirements to closing have been completed:

- a. The Purchase Price is completed and delivered;
- b. Approval by the PUC has been obtained; and
- c. A release of any security interest regarding the MHWSC Area in favor of USDA-RD, TWDB, or any other third party has been obtained and a copy forwarded to City.

4. Military Highway and City hereby agree that City shall commence supplying potable water service to any customers located within the Area with potable water pending PUC's approval of the purchase. Until such approval by the PUC is received, City agrees to provide such service according to City's rate schedule. City shall be responsible for billing and collection of all

bills for potable water service shall be entitled to receive and keep all amounts collected thereunder as a management fee and as the normal fee charged by City for the supplying potable water according to the rates charged other customers of City.

5. Should this Agreement not be finally consummated due to the failure of any condition in hereof, within 30 days of receiving notification of such failure:

a. City shall reassign the rights to serve the Area and convey all facilities and infrastructure, including but not limited to waterlines and easements, to Military Highway; and

c. Military Highway shall provide service in the Area.

GENERAL

6. Any lines owned by Military Highway which run through the Area, which are necessary for the service of water to customers of Military Highway within its remaining certified area, shall not become the property of City but shall remain the property of Military Highway.

7. During the period of time from when the City commences to provide potable water service in the Area until the closing and consummation of this Agreement, City agrees to defend, indemnify, and hold Military Highway harmless for any claim by any customer of Military Highway located in the Area for any acts or omissions by City, as agent or otherwise, in supplying such customers with a potable water supply hereunder.

8. Failure to perform any covenant and agreement herein shall entitle the non-breaching party to enforce the provisions hereof by specific performance or injunctive relief in addition to any remedy in damages that either party may be entitled.

9. It is the intent of City and Military Highway and they do hereby specifically agree that this Agreement does not create any third-party beneficiary rights or interest in and to the

supply of any treated water or facility relating thereto in and to any existing or potential retail customers of City or Military Highway.

10. Any notice required or permitted to be given to either party hereunder shall be deemed to have been given when the same has been deposited in the United States mail, postage prepaid, certified to addressee, and addressed to Military Highway or to City at the addresses listed hereinabove with a return receipt requested of the United States Postal Service. Such addresses may be changed by either party by notice in writing given to the other party.

11. With the execution and delivery of this Agreement, City agrees to provide Military Highway with an opinion of counsel, made by an attorney licensed to practice in the State of Texas and having a valid enforceable policy of insurance in an amount equal to the Purchase Price which insures Military Highway against errors and omissions in such opinion of counsel, the form of such opinions of counsel is attached hereto as **Exhibit "B"**. This provision and the opinion of counsel survives the final closing and consummation of this transaction.

12. This Agreement has been approved by the appropriate body of Military Highway and City as evidenced by appropriate resolutions of the governing bodies, copies of which are attached hereto as **Exhibit "C"** and **"D"**, respectively, and is executed by the appropriate officer of same.

13. No amendment, modification, or alteration of the terms hereof shall be binding unless the same be in writing, dated and subsequent to the date hereof and duly executed by the parties hereto.

14. No waiver by the parties hereto of any default or breach of any term, condition, or covenant of this Agreement shall be deemed to be a waiver of any other breach of the same or other term, condition, or covenant contained herein.

15. Each party represents and warrants that (i) it has carefully reviewed this Agreement; (ii) it has at all times been represented by and consulted with legal counsel concerning this Agreement; (iii) any questions that it has pertaining to this Agreement have been answered and fully explained to it by its counsel; (iv) its decision to execute this Agreement was not based on any statement or representation, either oral or written, made by any person on behalf of the other party; (v) this Agreement constitutes the entire Agreement and understanding of the parties; (vi) neither party has assigned, conveyed, hypothecated or transferred any interest in any cause of action relating to the above described claims; (vii) each party understands that the other party is relying upon these representations and warranties in entering into this Agreement; and (viii) this Agreement may not be amended, modified, or changed orally.

16. The conveyance made in this Agreement is made without warranty, express or implied, and the internal lines and meters, to the extent they exist, are conveyed “AS IS” and “WHERE IS.”

[THE REMAINDER OF THIS PAGE LEFT BLANK INTENTIONALLY.]

IN WITNESS WHEREOF, THE PARTIES HERETO have executed this Agreement as of the date above stated.

CITY OF WESLACO

**MILITARY HIGHWAY WATER
SUPPLY CORPORATION**

By: _____
David Suarez, MAYOR

By: _____
General Manager

Attest:

Norma A. Cantu, CITY SECRETARY

Approved as to form:

Approved as to **form**:

Juan E. Gonzalez,
City Attorney for Weslaco

Attorney for Military Highway
Water Supply Corporation

CORPORATE ACKNOWLEDGMENT

STATE OF TEXAS §
 §
COUNTY OF HIDALGO §

I hereby certify that on this day before me, an officer duly authorized in the State aforesaid and in the county aforesaid to take acknowledgments, personally appeared _____, being known to me to be the person described in and who executed the foregoing instrument as City Manager for the City of Weslaco, Texas, the municipality therein, and acknowledged that he executed the same as such an officer, in the name of and for and on behalf of the said municipality.

IN WITNESS WHEREOF I hereunto set my hand and affixed my official seal this day of _____, 2022.

Notary Public in and for the State of Texas

STATE OF TEXAS §
 §
COUNTY OF HIDALGO §

I hereby certify that on this day before me, an officer duly authorized in the State aforesaid and in the county aforesaid to take acknowledgments, personally appeared _____, known to me to be the person described in and who executed the foregoing instrument as General Manager for Military Highway Water Supply Corporation, the corporation therein, and acknowledged that he executed the same as such an officer, in the name of and for and on behalf of the said corporation.

IN WITNESS WHEREOF, I hereunto set my hand and affixed my official seal this day of _____, 2022.

Notary Public in and for the State of Texas

EXHIBIT "A"
SERVICE AREA TO BE SOLD BY
MILITARY HIGHWAY WATER SUPPLY CORPORATION

EXHIBIT "B"
OPINION OF COUNSEL

To: Military Highway Water Supply Corporation

OPINION OF COUNSEL

Re: Purchase of Area of Service
Dated as of _____ (the "Agreement")
Between Military Highway Water Supply Corporation ("Seller") and
City of Weslaco, Hidalgo County, Texas ("Purchaser").

Sir/Madam:

I am an attorney for Purchaser and, in that capacity, I am familiar with the above-referenced transaction, the Agreement, and all other documents pertaining to the Agreement. I have a current policy of insurance which is of the amount and character required by the Agreement.

Based on my examination of these and such other documents, records and papers and matters of fact and law as I deem to be relevant and necessary as the basis for my opinion set forth below, upon which opinion Seller and any subsequent assignee of Seller's interest may rely, it is my opinion that:

- 1. Purchaser is a fully constituted political subdivision duly organized and existing under the Constitution and laws of the State of Texas and is authorized by such Constitution and laws to enter into the transaction contemplated by the Agreement and to carry out its obligations thereunder.**
- 2. The Agreement and all other documents contemplated by the Agreement have been duly authorized, executed and delivered by Purchaser and constitutes valid, legal and binding obligations and agreements of Purchaser, enforceable against Purchaser in accordance with their terms.**
- 3. The person or persons who have executed and delivered the Agreement and all other documents contemplated by the Agreement were authorized to do so on behalf of Purchaser.**
- 4. No further approval, license, consent, authorization or withholding of objections is required from any federal, state or local governmental authority with respect to the entering into or performance by Purchaser of the Agreement and the transactions contemplated thereby, and Purchaser has sufficient appropriations or other funds available to pay all amounts due under the Agreement for the current fiscal year.**
- 5. The entering into and performance of the Agreement and all other documents**

contemplated by the Agreement will not conflict with or constitute a breach or violation of any judgment, consent decree, order, law, regulation, bond, indenture or contract, applicable to Purchaser or result in any breach of, or constitute a default under, or result in the creation of any lien, charge, security interest or other encumbrance upon any assets of Purchaser or the Area conveyed under the Agreement pursuant to, any indenture, mortgage, deed of trust, bank loan, credit agreement or other instrument to which Purchaser is a party or by which it or its assets may be bound.

6. There is no litigation, action, suit or proceeding pending or, to the best of my knowledge, threatened against or affecting Purchaser in any court or before any governmental commission, board, agency, arbitrator or authority which, if adversely determined, will have an adverse effect on the ability of Purchaser to perform its obligations under the Agreement. In addition, I am not aware of any facts or circumstances which would give rise to any litigation, action, suit or proceeding relating to or potentially adversely affecting the ability of the Purchaser to perform its obligations under the Agreement.

7. The authorization, approval and execution of the Agreement, and all other documents contemplated by the Agreement and all other proceedings of the Purchaser related to the transactions therein and contemplated thereby have been performed in accordance with all open meeting laws, public bidding laws, and all other applicable laws of the State of Texas.

Yours sincerely,

Signature:

Name (Print):

Title:

Date:

Address:

Telephone: _____

EXHIBIT “C”
MILITARY HIGHWAY WATER SUPPLY CORPORATION
BOARD MINUTES/RESOLUTION

EXHIBIT “D”
CITY OF WESLACO, TEXAS
CITY COMMISSION MINUTES/RESOLUTION

RESOLUTION NO. 2022-54

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF WESLACO, TEXAS, APPROVING A WATER CCN AREA, FACILITIES AND CUSTOMERS TRANSFER AGREEMENT BY AND BETWEEN THE CITY OF WESLACO, TEXAS AND MILITARY HIGHWAY WATER SUPPLY CORPORATION, FOR THE TRANSFER OF WATER SERVICE AREA, FACILITIES AND CUSTOMERS FOR AREA WITHIN THE CITY LIMITS OF WESLACO; AUTHORIZING THE CITY MANAGER TO TAKE ALL NECESSARY ACTION TO COMPLY WITH THIS RESOLUTION; AND PROVIDING AN EFFECTIVE DATE.

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

SECTION 1. The proposed Water CCN Area, Facilities and Customers Transfer Agreement by and between the City of Weslaco, Texas and Military Highway Water Supply Corporation is hereby approved.

SECTION 2. A substantial copy of the Agreement is attached hereto as Exhibit “A” and incorporated herein for reference.

SECTION 3. This Resolution shall take effect immediately from and after its passage.

PASSED AND APPROVED on this 18th day of October 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: October 18, 2022		Agenda Item No. (to be assigned by CSO): 2022-5879	
From: REBEKAH DE LA FUENTE			
Subject: Discussion and consideration after public hearing on behalf of Javier Duran on Ordinance 2022-40 to rezone 835 N Martinez. Also being Lot 1&2, Block 5, Villa Vista Subdivision, Hidalgo County, Texas from R-1 One-family dwelling district to B-1 neighborhood business district and authorize the Mayor to execute any related documents. First reading of Ordinance 2022-40. Possible action. (Staffed by Planning & Code Enforcement Department.)			
Background: The applicant is requesting to rezone property from R-1 One Family Dwelling District to B-1 neighborhood business district. Twenty-five (25) property owners within 200 feet of the applicant's property were notified by letter on September 23, 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 the City Commission appeared in The Monitor on September 19, 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 held October 5, 2022			
KAYLA AREVALO REBEKAH DE LA FUENTE Martin Garza		Created/Initiated Approved New	
City Manager Comments: Approve as recommended by the Planing and Zoning Commission and staff.			
Staff Recommendation: Staff recommends approval based on 2040 land use map and surrounding land use.			
Attachments, if any: Rezone-835 N Martinez- Memo, 835 N Martinez-attachments, 835 N Martinez, O2022-40 rezone 835 N. Martinez			
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- 835 N Martinez

DATE: October 11, 2022

The property owner is proposing a commercial type of use for this property use for this location. The proposed site is located on the corner of E Pike and Martinez Avenue which is surrounded by mixed use properties. The proposed use is in compliance with the 2040 Land Use Map and surrounding areas. No petitions have been received for against this item.

The Planning & Zoning Commission recommended approval based on the 2040 land use map and 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-000309-2022

PROPOSED PROJECT

Legal Description of Property to be rezoned:

Lot 1 & 2 Block 5

Subdivision Name Villa Vista

Street Address 835 N Martinez

Existing Zoning Residential Existing Land Use R-1

Proposed Zoning Commercial Proposed Land Use B-1

☒ \$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 Javier Duran Phone (956) 766-0013

Address 905 Lantana Ln Fax: _____

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

OWNER

Name Javier & Karla Duran Phone (956) 766-0013

Address 905 Lantana Ln Fax: _____

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

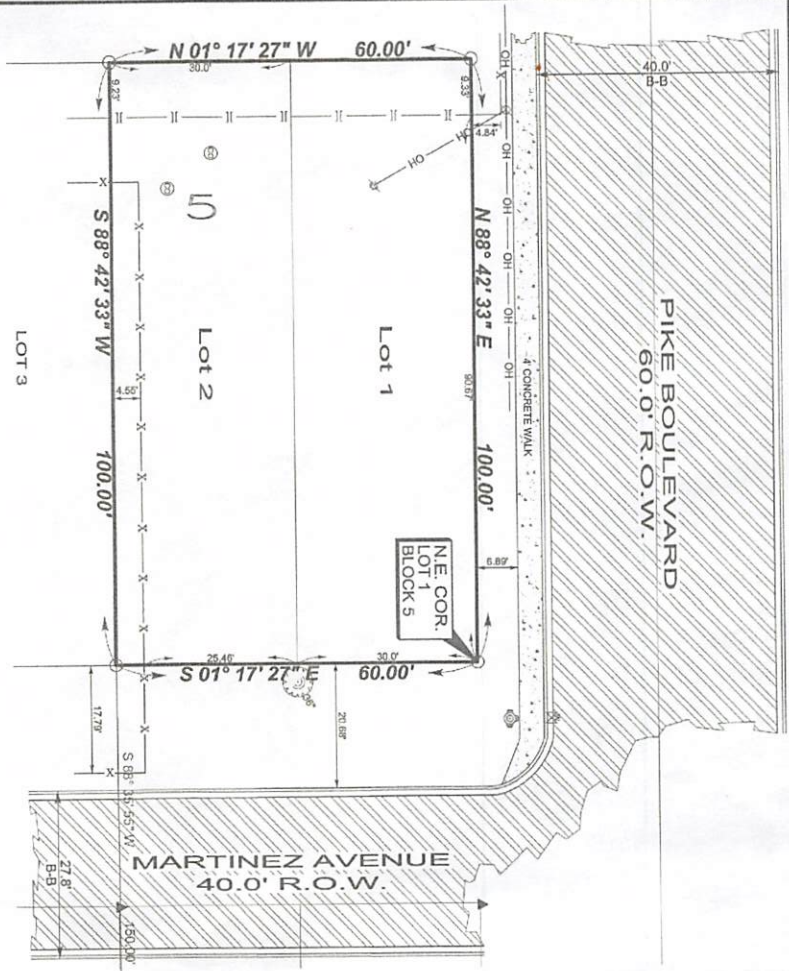
I certify that I am the actual owner of the property described above and this application is being submitted with my consent (include corporate name if applicable); or I am authorized by the actual owner to submit this application and have attached written evidence of such authorization.

Signature [Signature] Date 9-14-2022
Owner

Signature [Signature] Date 9-14-2022
Applicant

Signature _____ Date _____
Authorized Agent

PIKE BOULEVARD
60.0' R.O.W.



ADDRESS: MARTINEZ AVENUE
WESLACO, TEXAS
FOR:

- NOTES:
1. THIS PLAT IS VALID ONLY IF PRINT HAS ORIGINAL SEAL & SIGNATURE OF SURVEYOR.
 2. SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A REBAR OR COTTON PICKER SPINDLE. EASMENTS AFFECTING THIS TRACT, THE SURVEYOR IS ADVISING THE RECIPIENT OF THIS PLAT THAT EASMENTS MAY AFFECT THIS TRACT.
 3. ALL BEARINGS AND DISTANCES ARE BASED ON GRID COORDINATES.

N 16587393.450
E 1153519.890

SCALE 1"=20'
BEARING BASIS AS PER TEXAS
COORDINATE SYSTEM OF 1983, TEXAS SOUTH

- LEGEND**
- FOUND NO.4 REBAR
 - FOUND COTTON PICKER SPINDLE
 - SET NO.4 REBAR WITH PLASTIC
 - CAP STAMPED MEIDEN & HUNT
 - POWER POLE
 - SERVICE POLE
 - FIRE HYDRANT
 - WATER VALVE
 - CLEANOUT
 - SQUAREWIRE FENCE
 - CHAIN LINK FENCE
 - OVERHEAD POWER LINE
 - ASPHALT AREA
 - CONCRETE AREA
 - B-B - BACK OF CURB TO BACK OF CURB
 - R.O.W. - RIGHT OF WAY
 - H.C.M.R. - HIGHLAND COUNTY MAP RECORDS
 - N.E. COR. - NORTHEAST CORNER
 - TREE (SIZE AS NOTED)

FLOOD ZONE
ZONE "C"
AREAS OF ANNUAL FLOODING.
COMMUNITY PANEL NUMBER: 45235 005 B
MAP REVISED: MARCH 4, 1990

PLAT SHOWING
LOTS 1 AND 2
BLOCK 5
VILLA VISTA SUBDIVISION
VOLUME 7, PAGE 50, H.C.M.R.
CITY OF WESLACO,
HIDALGO COUNTY, TEXAS

THE UNDERSIGNED HEREBY CERTIFIES THAT THIS SURVEY DESCRIBED HEREON WAS MADE ON THE GROUND ON 3/9/17 UNDER MY DIRECTION, THAT THE ONLY IMPROVEMENTS ON THE GROUND ARE AS SHOWN, THAT THERE ARE NO VISIBLE ENCROACHMENTS, VISIBLE OVERLAPPING, APPARENT CONFLICTS, OR VISIBLE EASEMENTS, EXCEPT AS SHOWN HEREON.

FRED L. KURTH, RPLS No. 4750
DATE: 5-17



MEIDEN & HUNT INC.
CONSULTANTS • ENGINEERS • SURVEYORS

227 N. F.M. 3167
RIO GRANDE CITY, TX 78252
PH: (956) 487-8256
FAX: (956) 488-8591

115 W. MCINTYRE
EDINBURG, TX 78541
PH: (956) 381-4361
FAX: (956) 381-4361
ESTABLISHED 1947
www.meidenandhunt.com

BOOK T-1031, PG. 72-73
DATE: 05/01/2017
FILE NAME: 1746108
DRAWN BY: J.C.J.L.G.
© COPYRIGHT 2017 MEIDEN & HUNT, INC. ALL RIGHTS RESERVED

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

September 23, 2022

Legal Notice

Dear Occupant:

The Weslaco Planning and Zoning Commission will hold a public hearing on Wednesday, October 5, 2022, and the City Commission will hold a public hearing on October 18, 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 October 5, 2022. A staff member will contact you with instructions via phone call to address your public comment.

REZONE REQUEST:

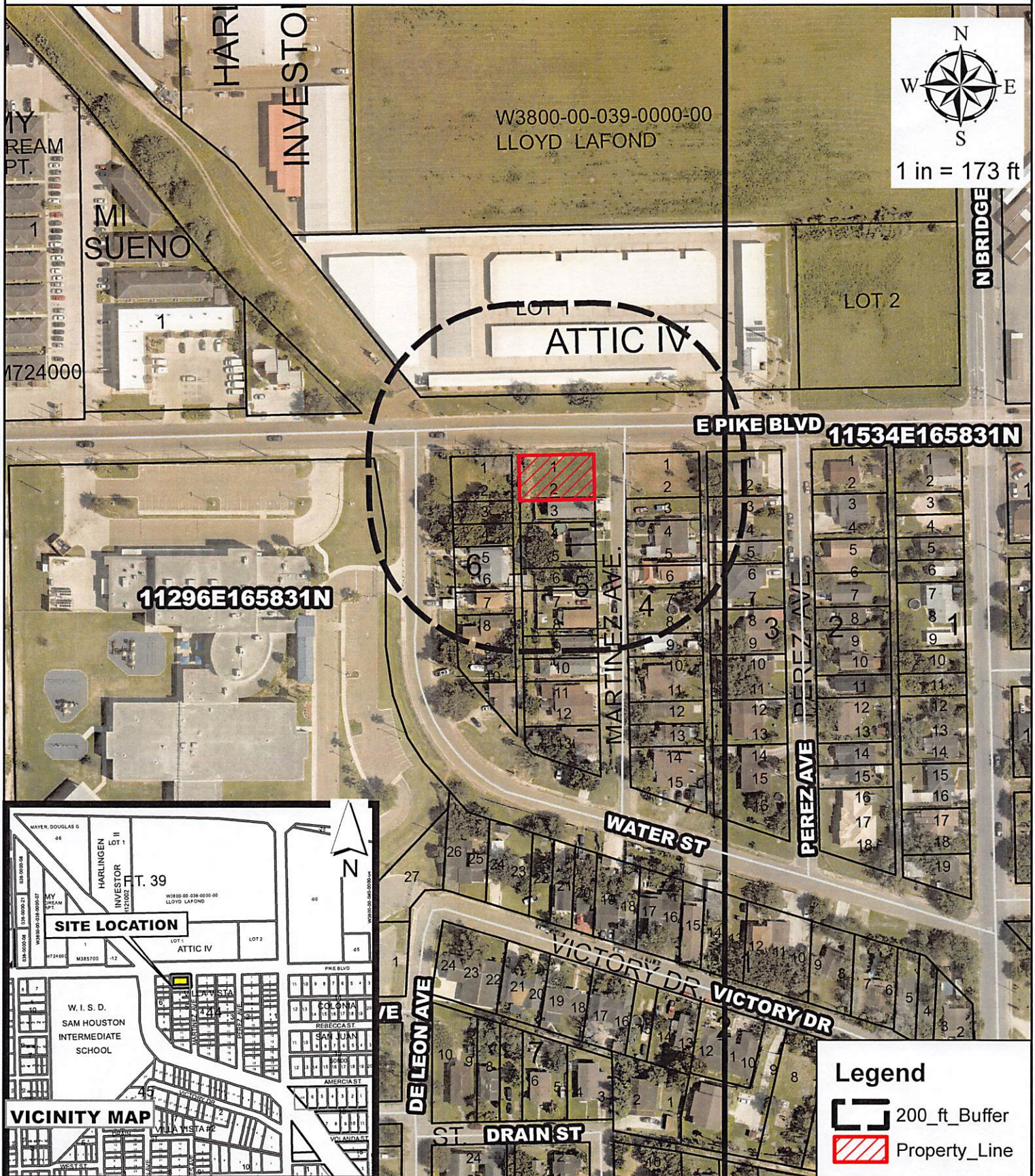
Javier Duran is requesting to rezone 835 N. Martinez. Also being Block 5, Lot 1 & 2, Villa Vista Subdivision, Hidalgo County, Texas from R-1 One-family dwelling district to B-1 neighborhood business district.

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

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

Sincerely,

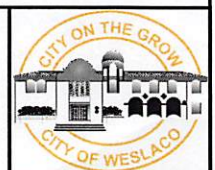
Rebekah de la Fuente, CFM
Planning Director



Javier Duran
835 N. Martinez St.
Villa Vista No. 1

Purpose for the Rezone Request

Existing zoning: R-1
Existing land use: Vacant Land
Prop Zone: B-1



SEP 15, 2022

AATTIC IV LP 2805 S 77 SUNSHINE STRIP HARLINGEN TX 78550	A6320-04-000-0001-00 ATTIC 4 LOT 1 799 E PIKE BLVD	L: 377664 B: 879329
RODRIGUEZ DIANA C 714 E PIKE BLVD WESLACO TX 78596	V3800-01-003-0001-00 VILLA VISTA NO. 1 BLK 3 LOTS 1 & 2 714 E PIKE BLVD	L: 30000 B: 11588
RODRIGUEZ DIANA C 714 E PIKE BLVD WESLACO TX 78596	V3800-01-003-0003-00 VILLA VISTA NO. 1 LOTS 3 & 4 BLK 3 831 N PEREZ AVE	L: 21300 B: 34841
RODRIGUEZ DIANA C 714 E PIKE BLVD WESLACO TX 78596	V3800-01-003-0005-00 VILLA VISTA NO. 1 LOT 5 BLK 3 0 N PEREZ AVE	L: 10650 B: 25132
RODRIGUEZ DIANA C 714 E PIKE BLVD WESLACO TX 78596	V3800-01-003-0006-00 VILLA VISTA NO. 1 LOTS 6 & 7 BLK 3 825 N PEREZ AVE	L: 21300 B: 69549
DURAN JAVIER & KARLA 905 LANTANA WESLACO TX 78599	V3800-01-004-0001-00 VILLA VISTA NO. 1 BLK 4 LOTS 1 & 2 832 N MARTINEZ AVE	L: 21300 B: 0
KARLE FRED G PO BOX 1064 SAN BENITO TX 78586	V3800-01-004-0003-00 VILLA VISTA NO. 1 BLK 4 LOT 3 830 N MARTINEZ AVE	L: 10650 B: 0
JUAREZ HILARIO G 728 VICTORY DR WESLACO TX 78596	V3800-01-004-0004-00 VILLA VISTA NO. 1 BLK 4 LOTS 4 & 5 828 N MARTINEZ AVE	L: 21300 B: 36044
SALINAS GUSTAVO & MARICRUZ 818 N MARTINEZ AVE WESLACO TX 78596	V3800-01-004-0006-00 VILLA VISTA NO. 1 BLK 4 LOT 6 818 N MARTINEZ AVE	L: 10650 B: 31412
AGUIRRE ANDREW 3018 HERMOSILLO ST WESLACO TX 78596	V3800-01-004-0007-00 VILLA VISTA NO. 1 LOTS 7 & 8 BLK 4 0 MARTINEZ AVE	L: 21300 B: 0
SOLIS LAURA K 820 N MARTINEZ AVE WESLACO TX 78596	V3800-01-004-0009-00 VILLA VISTA NO. 1 LOT 9 BLK 4 820 N MARTINEZ AVE	L: 10650 B: 18584
R & A REAL ESTATE 1609 DAVENPORT WESLACO TX 78596	V3800-01-005-0003-00 VILLA VISTA NO. 1 BLK 5 LOT 3 831 N MARTINEZ AVE	L: 10650 B: 44366

SEP 15, 2022

RODRIGUEZ VICTOR HUGO ESTEFANY J ORENDAIN 829 N MARTINEZ AVE WESLACO TX 78596	V3800-01-005-0004-00 VILLA VISTA NO. 1 BLK 5 LOTS 4 & 5 829 N MARTINEZ AVE	L: 21300 B: 24365
CARDENAS ROSENDO & JULITH O PO BOX 186 MOUNT ANGEL OR 97362	V3800-01-005-0006-00 VILLA VISTA NO. 1 BLK 5 LOT 6 827 N MARTINEZ AVE	L: 10650 B: 0
MUNIZ LORENA 509 N SINCLAIR WESLACO TX 78596	V3800-01-005-0007-00 VILLA VISTA NO. 1 LOTS 7 & 8 BLK 5 0 MARTINEZ AVE	L: 21300 B: 20782
MARTINEZ, JOSE LUIS RR 1 BOX 201A MERCEDES TX 78570-9036	V3800-01-005-0008-00 VILLA VISTA #1 BLK 5 LT 8 0 MARTINEZ AVE	L: 10050 B: 9920
CARDENAS ESEQUIEL 809 N MARTINEZ AVE WESLACO TX 78596	V3800-01-005-0009-00 VILLA VISTA NO. 1 BLK 5 LOT 9 809 N MARTINEZ AVE	L: 10650 B: 18982
MARTINEZ CONCHA R C/O ILDEFONSO S MARTINEZ SR 3143 N JENNINGS RD FLINT MI 48504	V3800-01-006-0001-00 VILLA VISTA NO. 1 BLK 6 LOTS 1 & 2 706 E PIKE BLVD	L: 17210 B: 18604
MARTINEZ VICTOR C/O ILDEFONSO S MARTINEZ SR 3143 N JENNINGS RD FLINT MI 48504	V3800-01-006-0003-00 VILLA VISTA NO. 1 BLK 6 LOT 3 0 WATER ST	L: 8605 B: 0
MARTINEZ PABLO C/O ILDEFONSO S MARTINEZ SR 3143 N JENNINGS RD FLINT MI 48504	V3800-01-006-0004-00 VILLA VISTA NO. 1 BLK 6 LOT 4 0 WATER ST	L: 8605 B: 0
HERRERA DIANNA MARIA HERLINDA HERRERA 808 WATER ST WESLACO TX 78599	V3800-01-006-0005-00 VILLA VISTA NO. 1 BLK 6 LOT 5 & 6 810 WATER ST	L: 17210 B: 59636
HERRERA, FRANCISCO & MARIA 810 WATER ST WESLACO TX 78596-4928	V3800-01-006-0006-00 VILLA VISTA #1 BLK 6 LT 6 810 WATER ST	L: 8242 B: 0
HERRERA FRANCISCO & DIANA 808 WATER ST WESLACO TX 78596	V3800-01-006-0007-00 VILLA VISTA NO. 1 BLK 6 LOT 7 808 WATER ST	L: 8605 B: 68863
VALDEZ JUVENTINO JR & MARGARITA 806 WATER ST WESLACO TX 78596	V3800-01-006-0008-00 VILLA VISTA NO. 1 BLK 6 LOTS 8 9 & 10 806 WATER ST	L: 24527 B: 52667

SEP 15, 2022

WESLACO ISD

W3800-00-045-0000-00

L: 710982

WEST TRACT OUT-NW PT-N PT LOT 45

PO BOX 266

B: 3459863

WESLACO TX 78599

608 N CANTU

DUPLICATE TAX RECEIPT



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

Certified Owner:

DURAN JAVIER & KARLA E
3000 W SUGAR CANE DR
WESLACO, TX 78599-3235

Legal Description:

VILLA VISTA #1 BLK 5 LTS 1-2

Parcel Address: MARTINEZ AVE
Legal Acres: 0.0689

Remit Seq No: 45419384

Receipt Date: 12/22/2020

Deposit Date: 12/22/2020

Print Date: 12/29/2020 02:30 PM

Printed By: PATRICIA9

Appr. Dist. No.: 315271

Deposit No: ED20357106DB
Validation No: 900000059430495

Account No: **V3800-01-005-0001-00**
Operator Code: LUCERO106

Year	Tax Unit Name	Rec Type	Tax Value	Tax Rate	Levy Paid	P&I	Coll Fee Paid	Total
2020	Hidalgo County	TL	10,650	0.575000	61.24	0.00	0.00	61.24
2020	Drainage Dist #1	TL	10,650	0.102600	10.93	0.00	0.00	10.93
2020	City Of Weslaco	TL	10,650	0.696700	74.20	0.00	0.00	74.20
2020	Weslaco Isd	TL	10,650	1.018900	108.51	0.00	0.00	108.51
2020	South Texas Isd	TL	10,650	0.049200	5.24	0.00	0.00	5.24
2020	South Texas College	TL	10,650	0.171800	18.30	0.00	0.00	18.30
					\$278.42	\$0.00	\$0.00	\$278.42

> - -

- - <

Check Number(s):
1213

PAYMENT TYPE:

Checks: \$278.42

Exemptions on this property:

Total Applied: \$278.42

Change Paid: \$0.00

Account No: V3800-01-005-0001-00
PAYER: 28945763
RIO GRANDE FINANCIAL LP
PO BOX 1000
MISSION, TX 78573

Date : 12/31/2021

Receipt No : 211231-215

Rio Grande Financial LP
P.O. Box 1000, Mission, TX 78573
Edinburg : 956-383-3222 or 956-583-1114

Customer (1) : Javier Duran
Customer (2) : Karla Duran

HPhone : 956-766-0013
HPhone : 956-789-5365

Mailing Address : 905 Lantana Lane, Weslaco, TX 78596
Lot ID / Address : **VV1-1&2** 833 N. Martinez, Weslaco, TX 78596

Beginning Escrow Balance : \$ 339.17

These funds were withdrawn from your escrow account

Paid 2021 Property Taxes : \$ 276.84

Ending Escrow Balance : \$ 62.33 ☒ Over ☐ Short

One Time Payment of \$ 0.00

DUE NOW

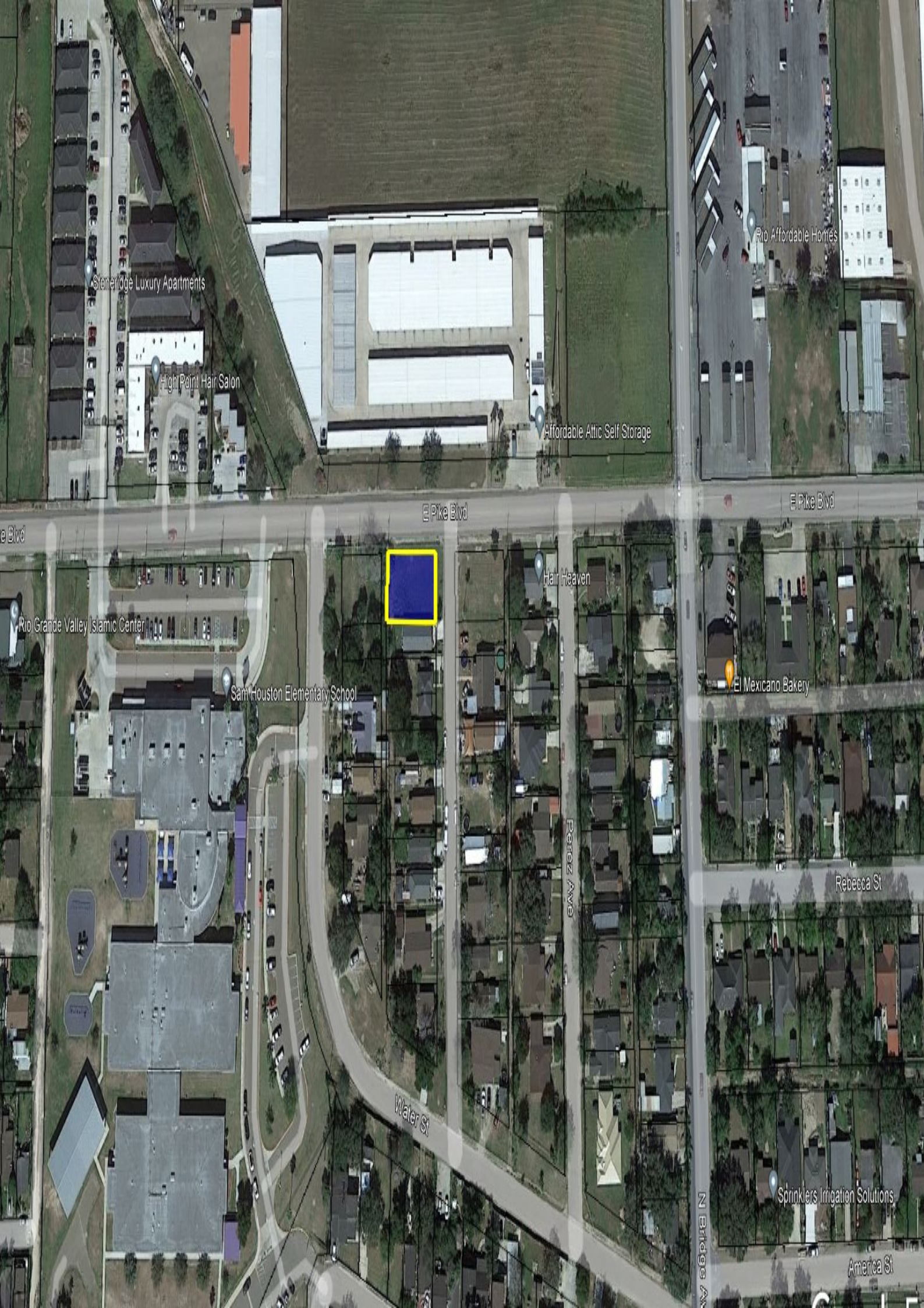
Previous Monthly Escrow : \$ 25.00

New Monthly Escrow : \$ 23.00

For 2022 Your Escrow Payment ☐ Increases by \$ _____
☒ Decreases by \$ 2.00
☐ Remains the same

If you would like a copy of your paid Property Tax receipt from the HILDALGO County Tax Office, please let us know

This Receipt may be used for support of your paid property taxes for your tax return.



Rio Affordable Homes

Stonewall Luxury Apartments

High Point Hair Salon

Affordable Attic Self Storage

E Pike Blvd

E Pike Blvd

e Blvd

Rio Grande Valley Islamic Center

Sam Houston Elementary School

Hair Heaven

El Mexicano Bakery

Rebecca St

Water St

Perez Ave

Sprinklers Irrigation Solutions

America St

N Bridge Ave

ORDINANCE NO. 2022-40

AN ORDINANCE AMENDING ZONING ORDINANCE NO. 2018-02 AND AMENDING THE ZONING MAP OF THE CITY OF WESLACO TO CHANGE THE ZONING OF REZONE 835 N MARTINEZ. ALSO BEING LOT 1&2, BLOCK 5, VILLA VISTA SUBDIVISION, HIDALGO COUNTY, TEXAS FROM R-1 ONE-FAMILY DWELLING DISTRICT TO B-1 NEIGHBORHOOD BUSINESS DISTRICT BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF WESLACO, TEXAS:

SECTION I: To rezone from a R-1 One Family Dwelling District to B-1 neighborhood business district located at 835 N Martinez. Also being Lot 1&2, Block 5, Villa Vista 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 18th day of October, 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: October 18, 2022		Agenda Item No. (to be assigned by CSO): 2022-5881	
From: REBEKAH DE LA FUENTE			
Subject: Discussion and consideration after public hearing on behalf of Tiki Land Company, LLC. to approve a Conditional Use Permit to operate an event center at 310 W IH 2 STE. 1&2, also being Lot 2, 400 West Expressway 83 Subdivision, Hidalgo County, Texas and authorize the Mayor to execute any related documents. Possible action. (Staffed by Planning & Code Enforcement Department.)			
Background: The applicant is requesting to obtain a Conditional Use Permit to operate an event center. Twelve (12) property owners within 200 feet of the applicant's property were notified by letter on September 23, 2022.			
Funding Source (budget code, if applicable):			
Amount:	Term of Impact:	Identified in Current Budget:	
Additional Action Prompted: Mayor's Signature			
If item previously considered, provide date and action by Commission:			
If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners: Notice of the application and the public hearing for the Planning and Zoning Commission and the City Commission appeared in The Monitor on September 19, 2022.			
Advisory Review, if any (name of board/committee, date of action, recommendation): The Planning and Zoning Commission recommended approval of the conditional use permit at their regular meeting held October 5, 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 the conditional use permit.			
Attachments, if any: CUP 310 W IH 2 Ste 1&2- Memo, 310 W IH 2 Ste 1&2- attachments, 310 W IH 2 STE 1&2			
Responsibilities upon Approval: Staff will advise the applicant			

City of Weslaco

"The City on the Grow"



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

Martin Garza, Interim City Manager

MEMO

TO: Mayor and City Commission

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

RE: Conditional Use Permit- 310 W IH 2 Ste 1&2

DATE: October 11, 2022

The applicant is proposing to obtain a permit to operate an event center. The owner has already applied for and obtained a remodeling permit for the proposed event center and has complied with all staff comments. No petitions have been received for against this item.

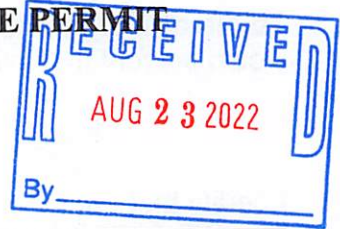
Planning & Zoning recommended approval of the conditional use permit for the operation of an event center.

Thank you,

Rebekah de la Fuente, CFM



APPLICATION FOR CONDITIONAL USE PERMIT



The Planning & Zoning Commission meets every 1st Wednesday of each month at 5:30 pm. Deadline to submit request is 30 days prior to the meeting.

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

FILE NO. _____

Appr. Dist No. 632974

PROPOSED PROJECT

400 West Expressway 83 Lot 2

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

Lot _____ Block _____

Subdivision Name _____

Street Address 310 Expway 83 Weslaco TX suite 1x2Existing Zoning Commercial Existing Land Use RetailPurpose for the Conditional Use Permit Request Event center

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

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

APPLICANTName Tiki Land Company LLC Phone 956-483-4372Address 908 W Ferguson Ave Fax: _____City Pharr State TX Zip Code 78577 E-Mail: TikiLandCompanyLLC@yahoo.com**OWNER**Name Triangular Investment LLC Phone 956-483-4372Address 4745 S Jackson Rd Fax: _____City Edinburg State TX Zip Code 78539 E-Mail: _____

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

Yes _____ No _____

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

Signature _____ Date 8/23/22
Owner

Signature _____ Date 8/23/22
Applicant

Signature _____ Date _____
Authorized Agent

STAFF USE ONLY

Accepted By _____ Payment Received By _____ Date Paid _____

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

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

City Commission Notice of Public Hearing Published in Newspaper Date _____

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

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

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

September 23, 2022

Legal Notice

Dear Occupant:

The Weslaco Planning and Zoning Commission will hold a public hearing on Wednesday, October 5, 2022, and the City Commission will hold a public hearing on October 18, 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 October 5, 2022. A staff member will contact you with instructions via phone call to address your public comment.

CONDITIONAL USE PERMIT REQUEST:

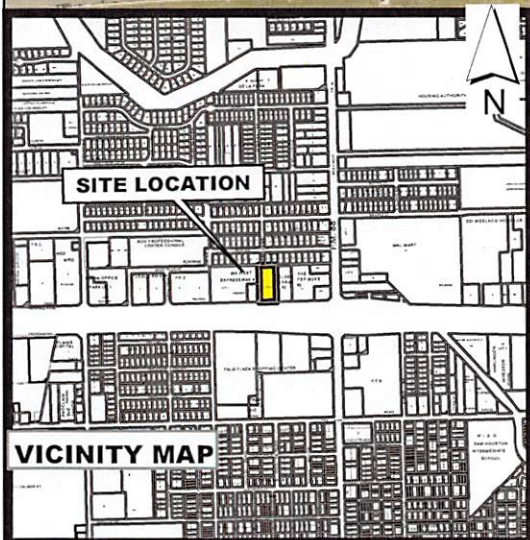
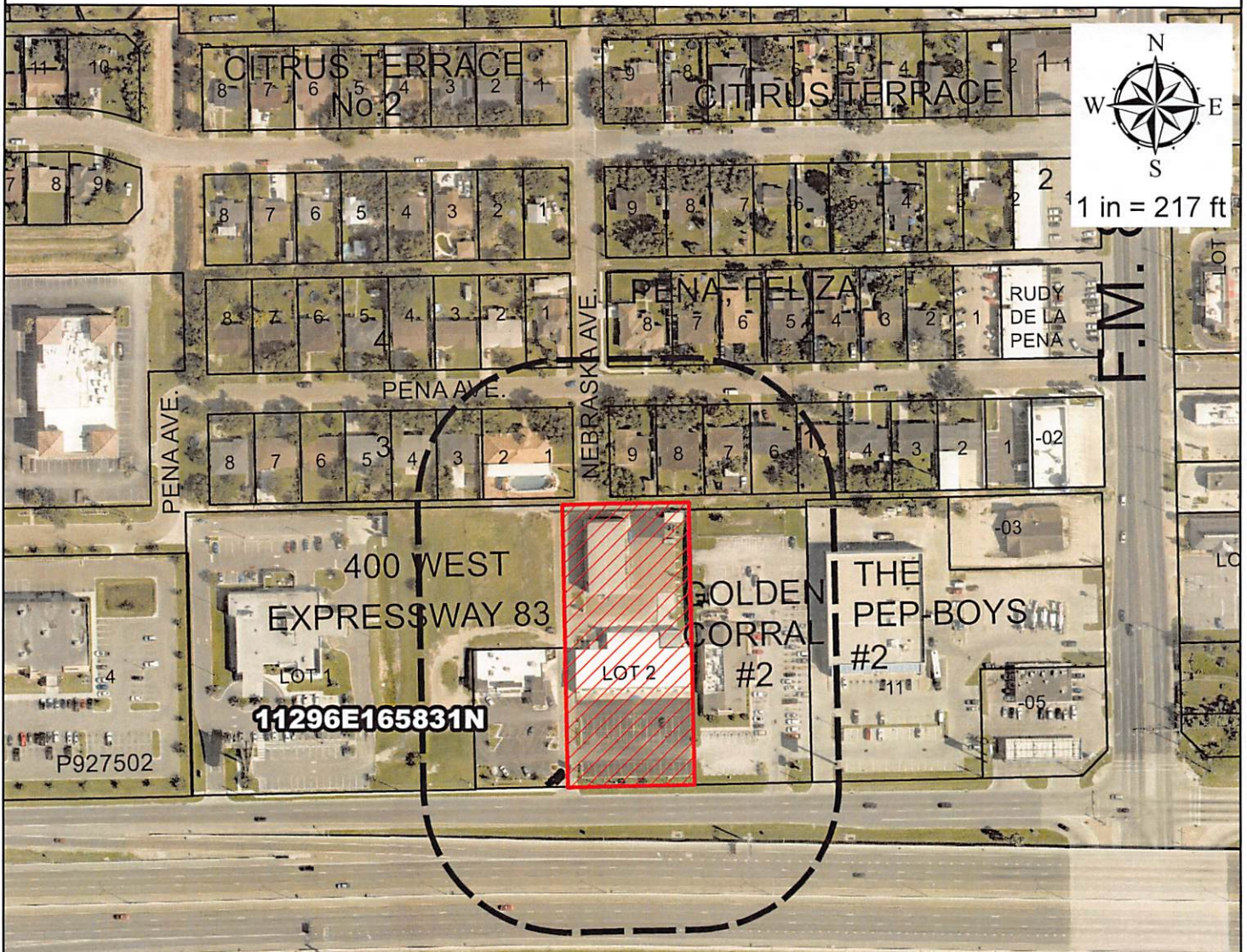
Tiki Land Company, LLC is requesting a Conditional Use Permit to operate an event center at 310 W IH 2 STE. 1&2, also being Lot 2, 400 West Expressway 83 Subdivision, Hidalgo County, Texas.

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

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

Sincerely,

Rebekah de la Fuente, CFM
Planning Director



Legend

-  200_ft_Buffer
-  Property_Line



Tiki Land Company LLC
310 W IH2
400 West Expressway 83

Purpose a Conditional Use Permit

Existing zoning: B-3

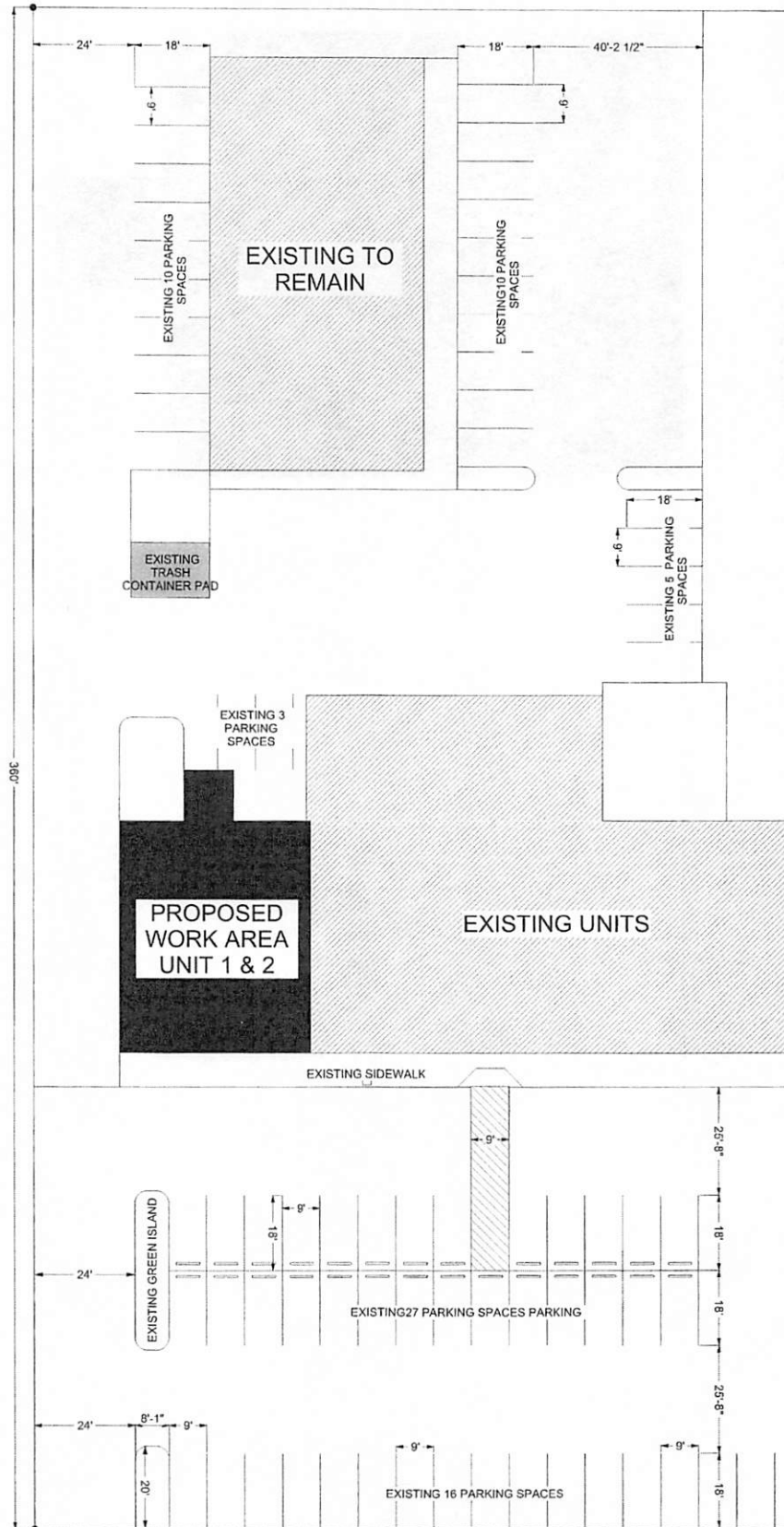
Existing land use: Vacant Land

CUP Request:

On Premise Mixed Beverage Restaurant
Permit, and Late Hours Permit Live Music

SEP 12, 2022

UNIVERSAL HEALTH REALTY INCOME 367 S GULPH RD KING OF PRUSSIA PA 19406	F5865-00-000-0001-00 400 WEST EXPRESSWAY 83 LOT 1 & 330 W EXPRWY 83	L: 2136545 B: 3504360
RUNYEN CHRIS & SHADEAN CO-TRUSTEES REVOCABLE TRUST 5535 LONG FELLOW DR SANTA BARBARA CA 93111	G4872-02-000-0000-00 GOLDEN CORRAL #2 BEING 1.64AC 300 W EXPRWY 83	L: 1143546 B: 421106
HERRERA ROY & MARGARITA 109 PENA AVE WESLACO TX 78599	P5400-00-001-0005-00 FELIZA PENA UT NO. 1 BLK 1 LOT 5 109 PENA AVE	L: 37781 B: 116895
BANDA JULIO JR & MARY A 111 PENA AVE WESLACO TX 78599	P5400-00-001-0006-00 FELIZA PENA UT NO. 1 BLK 1 LOT 6 111 PENA AVE	L: 37781 B: 104115
GARCIA JUAN JR ET UX 113 PENA AVE WESLACO TX 78599	P5400-00-001-0007-00 FELIZA PENA UT NO. 1 BLK 1 LOT 7	L: 37781 B: 113233
RAMON ROSENDO D & OLIVIA S 115 PENA AVE WESLACO TX 78599	P5400-00-001-0008-00 FELIZA PENA UT NO. 1 BLK 1 LOT 8 115 PENA AVE	L: 37781 B: 107294
GONZALEZ ANTONIO JR & OLGA 117 PAISANO LANE WESLACO TX 78599	P5400-00-001-0009-00 FELIZA PENA UT NO. 1 BLK 1 LOT 9	L: 37781 B: 113146
MALDONADO ISRAEL 201 PENA AVE WESLACO TX 78599	P5400-00-003-0001-00 FELIZA PENA UT NO. 1 BLK 3 LOTS 1 & 2 201 W PENA	L: 73238 B: 358064
FUENTES MICHAEL V & ANN MARIE 205 PENA AVE WESLACO TX 78599	P5400-00-003-0003-00 FELIZA PENA UT NO. 1 BLK 3 LOT 3 205 PENA AVE	L: 36619 B: 97570
CAVAZOS MARIA B 207 PENA AVE WESLACO TX 78599	P5400-00-003-0004-00 FELIZA PENA UT NO. 1 BLK 3 LOT 4 207 PENA AVE	L: 36619 B: 100695
PEP BOYS 3111 W ALLEGHENY AVE DEPT C PHILADELPHIA PA 19132	T3640-02-000-0000-05 THE PEP BOYS NO.2 ALL EXC S380'-W25' 1501 N TEXAS BLVD	L: 1564531 B: 995717
EXTREME NUTRITION-SPORTS 2602 YANEZ ST DONNA TX 78537	E8650-00-000-0001-00 EXTREME NUTRITION LOT 1	L: 384614 B: 417826



A-1

SHEET:

SCALE:

DATE:

8/9/2022

DRAWINGS PROVIDED BY:

PENA'S DRAFTING & DESIGN

5401 N 10TH ST. SUITE 236

McALLEN TX 78504

956-776-3858

BUILDER/CONTRACTOR:

SHEET TITLE:

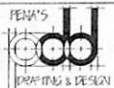
SITE PLAN

310 W. EXPY 83 WESLACO TX

NO.

DESCRIPTION

DATE



zinc

SHEET:

SCALE:

DATE:

DRAWINGS PROVIDED BY:
PENA'S DRAFTING & DESIGN
5401 N 10TH ST. SUITE 236
McALLEN TX 78504
956-776-3858

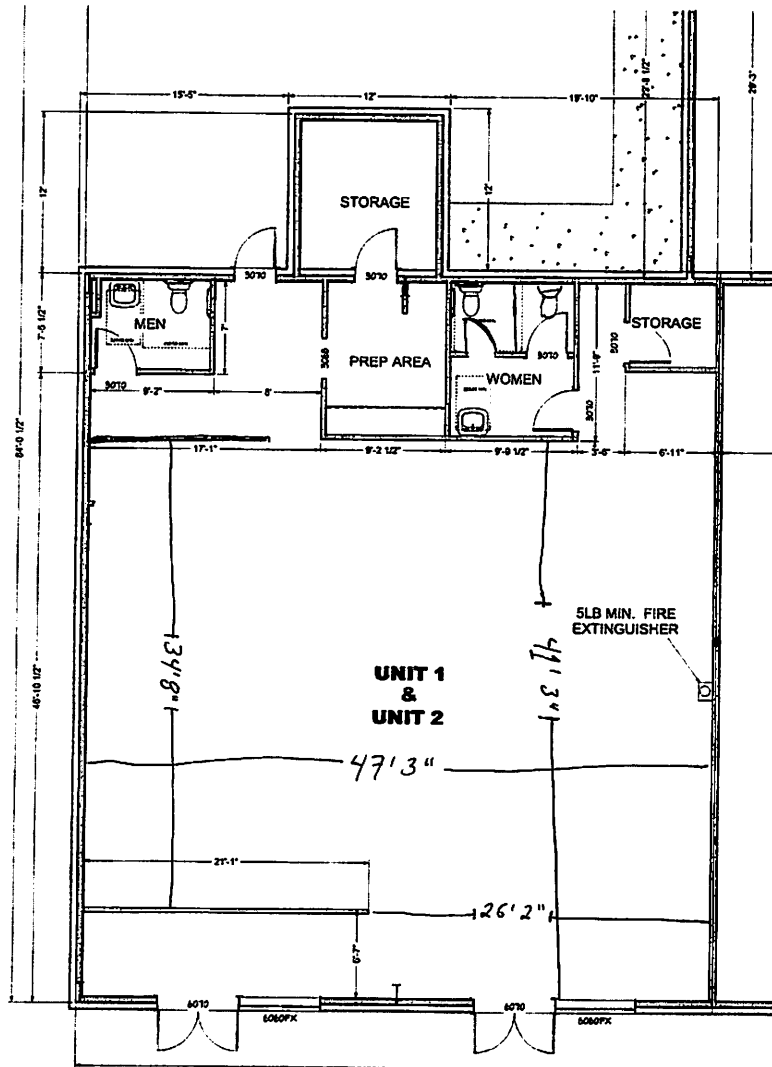
BUILDER/CONTRACTOR

SHEET TITLE: FLOOR PLAN

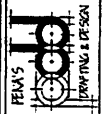
310 W. EXPY 83 WESLACO TX

PROPOSED RETAIL SUITES

[illegible]



UNIT 1/2 2,771 SF RETAIL SPACE



NO.	DESCRIPTION	DATE

SHEET TITLE:
310 M. EXPT 83 MESSIAHO TX

DATE:
5/4/2022

SCALE:

SHEET:
A-3

DRAWING PROVIDED BY:
PENNA'S DRAFTING & DESIGN
5401 N 10TH ST. SUITE 236
MCALLEN TX 78504
956-776-9050

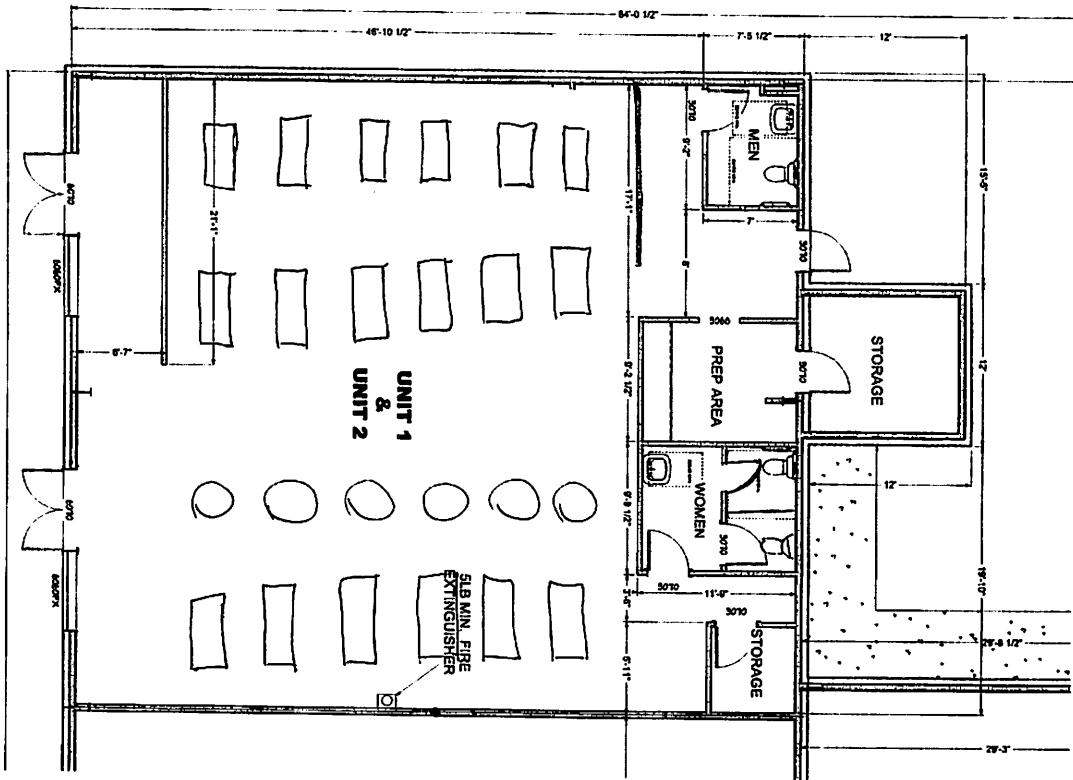


Table
 10
 Prisoner
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UNIT 1/2 2,771 SF RETAIL SPACE

2021 TAX STATEMENT



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

STMENTS LLC

9-8309

Legal Description:

400 WEST EXPRESSWAY 83 LOT 2

-00-000-0002-00

Appr. Dist. No.: 632974

Legal Acres: 1.5668

Parcel Address: 310 W EXPWY 83

Print Date: 01/04/2022

Value	Appraised Value	Assessed Value	Capped Value	Homesite Value	Agricultural Market Value	Non-Qualifying Value
Improvement						
\$521,239	\$1,589,352	\$1,589,352	\$0	\$0	\$0	\$1,589,352
	Assessed Value (100%)	Exemptions		Taxable Value	Tax Rate	Tax
		Code	Amount			
	\$1,589,352		\$0.00	\$1,589,352	0.5750000	\$9,138.77
	\$1,589,352		\$0.00	\$1,589,352	0.1264000	\$2,008.94
	\$1,589,352		\$0.00	\$1,589,352	0.6967000	\$11,073.02
	\$1,589,352		\$0.00	\$1,589,352	0.9807000	\$15,586.78
	\$1,589,352		\$0.00	\$1,589,352	0.0492000	\$781.96
GE	\$1,589,352		\$0.00	\$1,589,352	0.1715000	\$2,725.74

Total Tax: \$41,315.21
Total Tax Paid to date: \$0.00
Total Tax Remaining: \$41,315.21

AID BY:

	02/28/2022 7%	03/31/2022 9%	05/02/2022 11%	05/31/2022 13%	06/30/2022 15%
21	\$44,207.27	\$45,033.58	\$45,859.88	\$46,686.18	\$47,512.49
%	08/31/2022 19 + up to 15%	09/30/2022 20 + up to 15%	10/31/2022 21 + up to 15%	11/30/2022 22 + up to 15%	01/02/2023 23 + up to 15%
73	\$56,539.86	\$57,014.98	\$57,490.11	\$57,965.24	\$58,440.36

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

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

4.1.73

04/2022

OUR ACCOUNT NUMBER ON YOUR CHECK AND MAKE CHECKS PAYABLE TO:

VILLARREAL JR., PCC
HIDALGO COUNTY TAX ASSESSOR - COLLECTOR

AS 78540



* F 5 8 6 5 0 0 0 0 0 0 0 2 0 0 *

65-00-000-0002-00

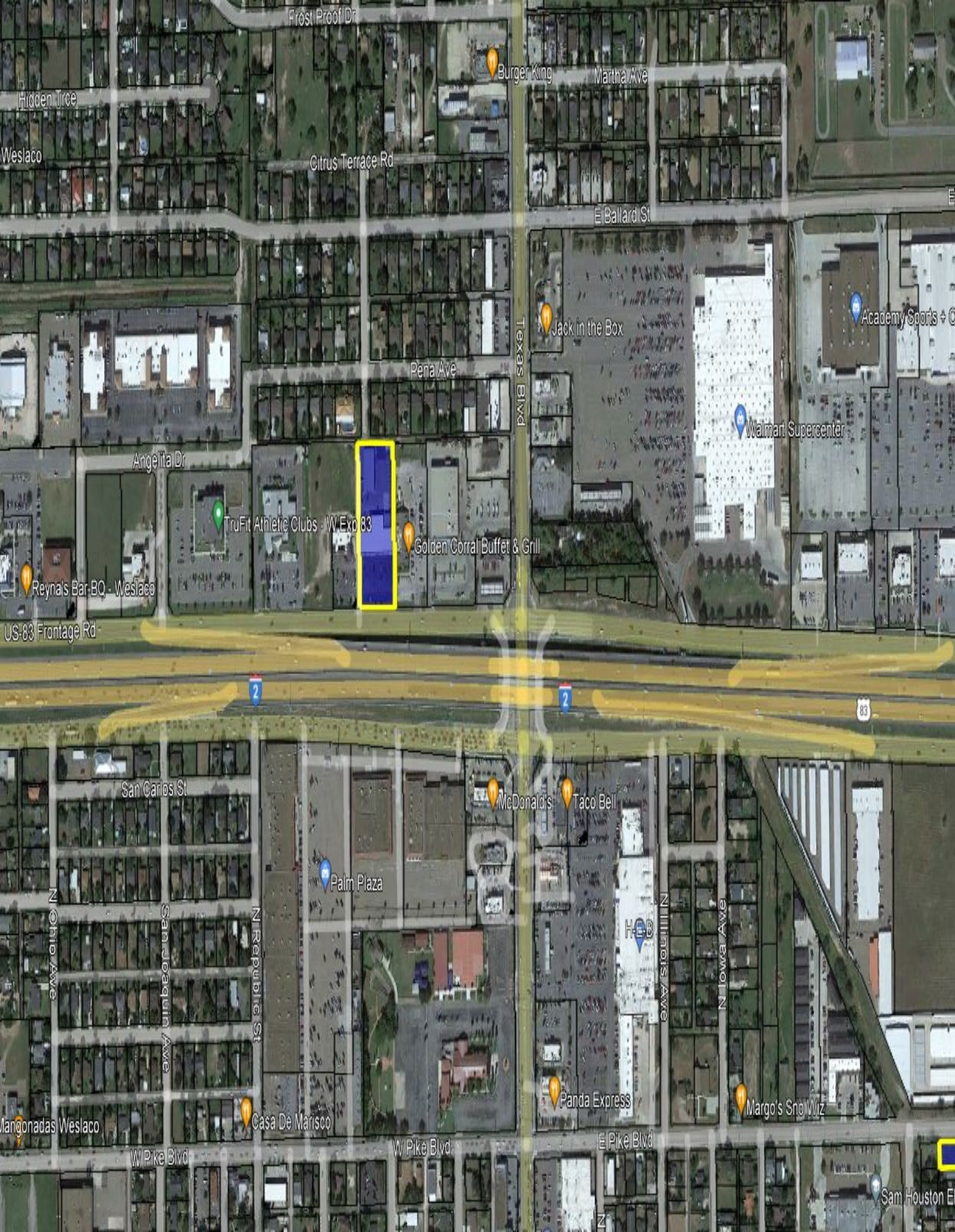
ANGULAR INVESTMENTS LLC
5 S JACKSON RD
EDINBURG, TX 78539-8309

PAID
1/28/22
online

AMOUNT PAID:

\$

00006329740004131521





Standardized Agenda Request Form

Date of Meeting: October 18, 2022		Agenda Item No. (to be assigned by CSO): 2022-5882	
From: REBEKAH DE LA FUENTE			
Subject: Discussion and consideration to approve the Final Plat for Rock Ridge – being 15.092 acres out of Farm Tract 631 & 633, West and Adams Tract Subdivision, Weslaco, Hidalgo County, Texas located approximately 500 ft west of Bus. 83 and Westgate on the south side of Bus. 83 and authorize the Mayor to execute any related documents. Possible action. (Staffed by Planning & Code Enforcement Department.)			
Background: The proposed three (3) lot subdivision is 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 a 12” sewer line. The property is within a Flood Zone “X”.			
Funding Source (budget code, if applicable):			
Amount:	Term of Impact:	Identified in Current Budget:	
Additional Action Prompted: Mayor's Signature			
If item previously considered, provide date and action by Commission:			
If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners:			
Advisory Review, if any (name of board/committee, date of action, recommendation): The Planning and Zoning Commission recommended approval of the final plat at their regular meeting held October 5, 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 the final plat			
Attachments, if any: Rock Ridge Estates- Memo, Rock Ridge Estates- Application and Drainage Report, Rock Ridge- aerial, ROCK RIDGE - FINAL Plat			
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: Rock Ridge Estates- Final Plat

DATE: October 11, 2022

The proposed use for the 3-lot subdivision will have Lot 1 will be for commercial type use along US Bus 83 and lot 2 & 3 will be for the construction of 256 townhomes. There will be a point for entry for lot 2 on both US Bus 83 and S Milanos Road. The proposed development will also be a private gated community and the engineer will need to provide enough clearance to accommodate the required throat for vehicular stacking, which will be determined at time of construction. The developer has not requested any variances at this time.

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-000272-2022

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: Rock Ridge Estates

Location: 500' West of Bus 23 + Westgate on S Side of Bus. 23

Legal Description: 15.092 AC. OUT OF PT 631 + 633 WEST ADJ

ADAMS SUBDIVISION

Is subdivision inside city limits? ☒ YES ☐ NO

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

If no submit letter of Annexation (Contiguous or Consensual)

Existing Zoning: _____

Existing Land Use: MF Proposed Land Use: MF

Number of Lots Proposed: 2 Gross Acreage: 15.092

Title Report Submitted: ☐ YES ☐ NO

OWNER INFORMATION

Owner's Name: FOUR RIGHT INTR. PARTNERS Telephone: 956-561-9587

Address: 3255 WILSHIRE BLVD Fax: _____

City: LOS ANGELES State: CA Zip: 90010 E-mail: _____

ENGINEER INFORMATION

Name: DUSTIN MOORE Telephone: 956-245-4651

Address: 14292 PALIS DR Fax: _____

City: LA FERIA State: TX Zip: 78559 E-mail: D.MOORE14292PALISDR@GMAIL.COM

UTILITY PROVISIONS

Will proposed subdivision connect to:

☒ YES ☐ NO Water Provision: WESLACO

☒ YES ☐ NO Wastewater Provision: WESLACO

☒ YES ☐ NO Electric Company: AGP

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

Proposed subdivision is in the following districts:

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

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

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

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

SUBMITTALS REQUIRED FOR MINOR PLAT REVIEW

- _____ Two (2) sets of plats **folded and stapled** (24 x 36) and forward a copy in PDF format to mhinojosa@weslacotx.gov & rdelafuente@weslacotx.gov
- _____ \$355.00 Planning Review fee
- _____ One 11" X 17" reduced copy of plat
- _____ Plat Layout
 - _____ Existing & Proposed Easements
 - _____ Existing & Proposed ROW
 - _____ Existing & Proposed Drainage Easements
 - _____ Contours
 - _____ Flood Zones
 - _____ Adjoiners
 - _____ Existing street names
- _____ Drainage plans and calculations with engineer's seal
 - _____ Elevations
 - _____ Flood directional arrows
 - _____ Detention areas
 - _____ Street names
- _____ Proof of ownership of the property
- _____ If septic tank system required, submit soil evaluation report
- _____ Water Rights associated with the property
- _____ Tax Receipt for all taxing entities showing that taxes are paid in full

SUBMITTALS REQUIRED FOR PRELIMINARY (P & Z)

- ☒ Twelve (12) sets of preliminary plat **folded and stapled** (24 x 36) and forward a copy in PDF format to mhinojosa@weslacotx.gov & rdelafuente@weslacotx.gov
- ☒ \$350.00 (one time fee for preliminary and final plat)
- ☒ One 11" X 17" reduced copy of plat
- ☒ Plat Layout
 - ☒ Existing & Proposed Easements
 - ☒ Existing & Proposed ROW
 - ☒ Existing & Proposed Drainage Easements

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

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

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

SUBMITTALS REQUIRED FOR FINAL (City Commission)

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

SUBMITTALS REQUIRED FOR PRE-CONSTRUCTION MEETING

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

SUBMITTALS REQUIRED FOR RECORDING OR HIDALGO COUNTY PLANNING

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

SUBMITTALS REQUIRED FOR RECORDING BY SECURITY

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

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

AUTHORIZATION AND ACKNOWLEDGEMENTS

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

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

Owner Printed Name: _____

Owner Signature: _____ Date: _____

_____ is the authorized agent

Authorized Agent Signature:  Date: 22 July 12

Authorized Agent Printed Name: David Moran

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: _____

DRAINAGE STATEMENT
FOR
ROCK RIDGE ESTATES

APRIL 2022
(REV* 18MAY22)



Prepared by:

Moore Land Surveying, LLC

14216 Palis Drive,
La Feria, TX 78559

(956)245-0988

TBPLS Firm No. 10194186
TBPE Firm No. 19190

DRAINAGE STATEMENT ROCK RIDGE ESTATES

REV* 18 MAY 2022

ROCK RIDGE ESTATES is a 15.092 ac. tract of land inside the city limits of the City of Weslaco. The property is located 425' west of the intersection of US Business 83 and Westgate Drive. The property is being developed into three (3) lots, one being 0.67 Ac. and two approximately 7.00 Ac. lots. The property is currently undeveloped and is in heavy brush. The proposed use of the property shall be for Apartment Units. The time of concentration was calculated using the "C" value for unimproved areas. The subdivision lies in Zone "X-Shaded" as per the National Flood Insurance Rate Map of Community No. 480334 panel number 0450, suffix "C", revised January 2, 1981, per the National Flood Insurance Rate Map of Community No. 480334 panel number 0450 suffix "C", revised June 6, 2000 (revised by the following LOMR's: 02-06-715p-480334 dated 5/30/2002; 15-06-2601p-480334 dated 12/24/2015; and 18-06-0700p-480334 dated 10/05/2018) Zone "X-Shaded" is an "area inside the 500-year flood plain". The plat will call for any new structure's finished floor elevation to be at elevation 82.50 ft. or 30" above natural ground whichever is higher in order to ensure the finished floor elevation is above the 100-year flood plain in order to mitigate flood damage.

The soils are 17% Sandy Loam (25), 1% Sandy Loam (26), and 82% Sandy Clay Loam (28) which are in hydrologic soil group "B" with moderate infiltration. (See excerpts from "Soil Survey of Hidalgo County, Texas")

Existing runoff of the land is by surface flow in a southwesterly direction into the City of Weslaco storm drains inside the property, where it flows through a 30" storm drain 2238' north and west to the HCDD No. 1 Drain north of Tesoro Drive, ultimately out-falling into the Arroyo Colorado, then Laguna Madre.

The proposed drainage for ROCK RIDGE ESTATES shall consist of allowing runoff to continue to surface flow in a southwesterly direction into the City of Weslaco storm drains inside the property, where it flows through an 30" storm drain 2238' north and west to the HCDD No. 1 Drain north of Tesoro Drive, ultimately out-falling into the Arroyo Colorado, then Laguna Madre. Per the City of Weslaco Drainage Policy, detention large enough to detain the post development 50-year event runoff for each lot site plan while discharging the pre-developed 10-year event for each lot is required to be installed at the time the permitting and site development before each lot is completed in order to have no negative impact on the Weslaco Storm sewer system. Until the site is changed from existing conditions no detention will be installed. For this site the pre-developed run-off is 6.23 CFS with an 80 min. pre-developed Tc, and 34 min. post-developed Tc. Based on the Modified Rational Method the largest detention volume produced was for a 5 min duration and produced 7,246 CF released at the 10-year existing conditions, had 166,009 CF inflow at 50-year proposed conditions, and resulted in a required final total storage volume of 158,763 CF. Run-off and detention were calculated assuming each lot would be apartment dwellings.



By: Dustin Moore, PE 12/15/22
Dustin Moore, PE Date

☐ REJECTED	
☒ APPROVED FOR SUBMITTAL	
☐ TO H.C. PLANNING DEPT.	
☒ TO CITY	
☒ DISCHARGE PERMIT REQUIRED	
☐ DISTRICT FACILITY	
☒ CITY FACILITY	
☐ OTHER	
<u>12/15/22</u> H.C.D.D. NO. 1 DATE	

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ROCK RIDGE ESTATES
Drainage Calculations
REV* 18MAY22

Pre-developed Conditions

Area = 15.09 AC
"C" = 0.15 (10) YR
T_c = 80 MIN 2.75 (I10)=IN/HR
Q_{10pre} = 6.23 CFS

Developed Conditions

Detention...50 year storm							
C FACTOR	STORM	DRAINAGE		INFLOW RATE	RELEASE VOL.	INFLOW VOL.	STORAGE REQ'D
	DURATION	AREA		Q1=CIA	Vo=(.5*(T+Tc Dev))*Q10 Pre*60	V1=(.5*(T+Tc Dev))*Q1*60	V1-Vo
	T (HR)	I (IN/HR)	A (AC)	(CFS)	(CF)	(CF)	(CF)
0.70	0.08	13.50	15.09	142.62	7,246	166,009	158,763
0.70	0.17	11.00	15.09	116.21	8,255	154,092	145,837
0.70	0.25	9.00	15.09	95.08	9,151	139,767	130,616
0.70	0.33	8.00	15.09	84.52	10,048	136,408	126,360
0.70	0.50	6.50	15.09	68.67	11,953	131,844	119,891
0.70	0.67	5.25	15.09	55.46	13,858	123,461	109,603
0.70	0.83	4.75	15.09	50.18	15,651	126,155	110,504
0.70	1.00	4.25	15.09	44.90	17,556	126,614	109,059
0.70	1.50	3.25	15.09	34.33	23,159	127,724	104,565
0.70	2.00	2.75	15.09	29.05	28,762	134,221	105,459
0.70	3.00	1.90	15.09	20.07	39,967	128,865	88,897
0.70	4.00	1.50	15.09	15.85	51,173	130,259	79,086
Detention required =		158,763 CF		3.645 AC-FT			

***Run-off and detention were calculated assuming each lot would be apartment dwellings.



DM MAY 22

TABLE 1
TIME OF CONCENTRATION DETERMINATION
WESLACO, TX

			OVERLAND FLOW			CHANNEL, PIPE, STREET, ETC. FLOW					
COMPUTATION POINT	DESCRIPTION OF RUN-OFF MEDIUM	C	LENGTH (FT)	GRADE (%)	TIME (MIN)	WIDTH/DIA (FT)	GRADE (%)	LENGTH (FT)	VELOCITY (FPS)	TIME (MIN)	TOTAL TIME (MIN)
WESLACO APARTMENTS-PRE DEVELOPED											
GRATE INLET IN MIDDLE OF THE PROPERTY	UNIMPROVED	0.30	890	0.45	56						56
STORM DRAIN							0.15	1763	1.75	17	17
											73
WESLACO APARTMENTS - POST DEVELOPED											
GRATE INLET IN MIDDLE OF THE PROPERTY	LAWN	0.30	80	0.50	16						16
GUTTER							0.20	150	1	3	3
STORM DRAIN							0.15	1650	1.75	16	16
											34

TIME OF CONCENTRATION

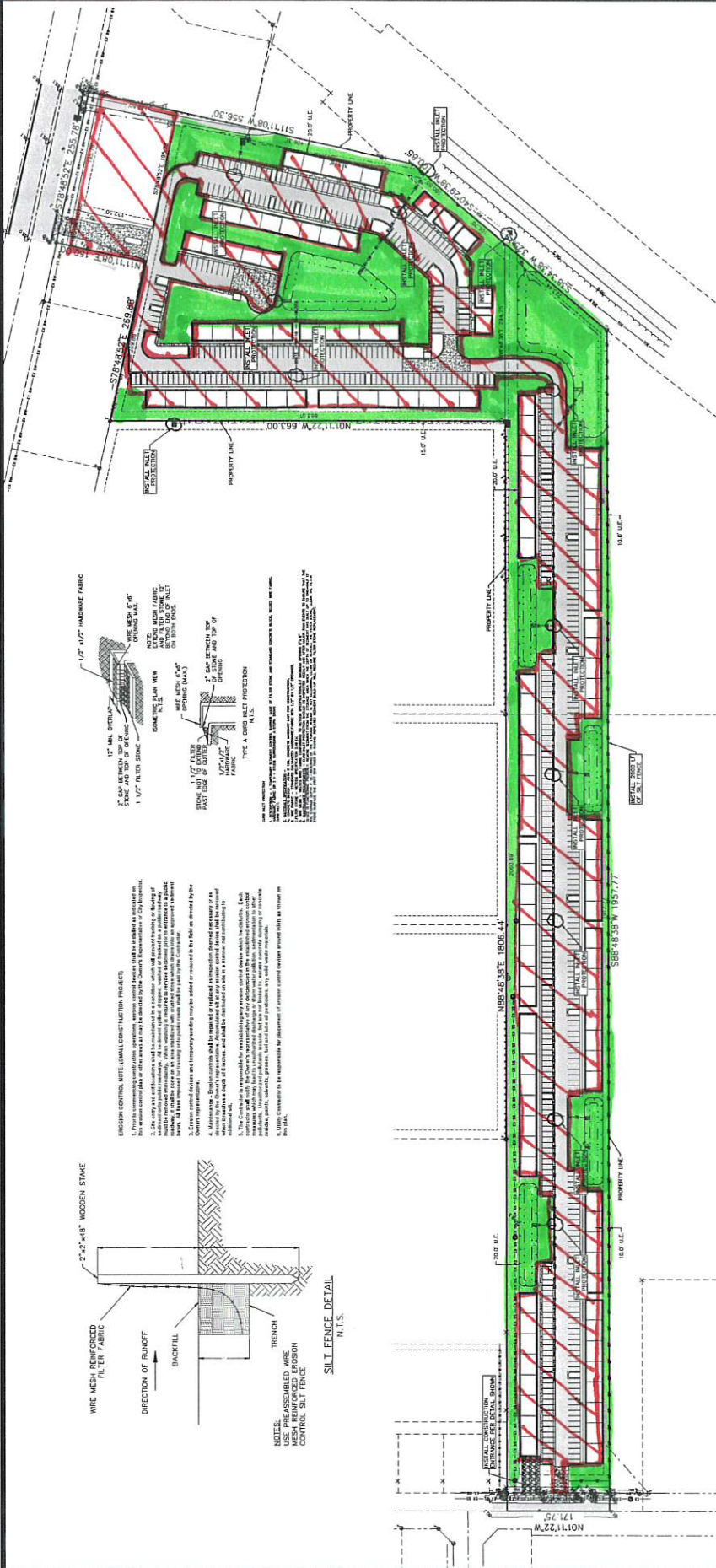
A) FOR OVERLAND FLOW: TIME= $\frac{1.8*(1.1 - C)*SQRT(L)}{CUBEROOT(S)}$

B) FOR STORM SEWERS, STREETS, CHANNELS, ETC. USE MANNING'S EQUATION.

C) $T_c = \frac{L}{V \times 60} = \text{MIN}$ L=LENGTH
V=VELOCITY

RATIONAL METHOD RUNOFF COEFFICIENTS

<u>Description of Area</u>	<u>Runoff Coefficients</u>	
Business:		
Downtown areas	0.70 to 0.95	
Neighborhood areas	0.50 to 0.70	
Residential:		
Single-family areas	0.35 to 0.50	
Multi units, detached	0.40 to 0.60	
Multi units, attached	0.60 to 0.75	
Residential (1/2 acre lots or more)	0.30 to 0.45	
Apartment dwelling areas	0.50 to 0.70	0.70
Industrial:		
Light areas	0.50 to 0.80	
Heavy areas	0.60 to 0.90	
Parks, cemeteries	0.10 to 0.25	
Playgrounds	0.20 to 0.35	
Railroad yard areas	0.20 to 0.40	
Unimproved areas	0.10 to 0.30	0.15
<u>Character of surface</u>	<u>Runoff Coefficients</u>	
Streets:		
Asphaltic	0.70 to 0.95	
Concrete	0.80 to 0.95	
Drives and Walks	0.75 to 0.85	
Roofs	0.75 to 0.95	
Lawns, Sandy Soil:		
Flat, 2%	0.05 to 0.10	
Average, 2 to 7%	0.10 to 0.15	
Steep, 7%	0.15 to 0.20	
Lawns, Heavy Soil:		
Flat, 2%	0.15 to 0.20	
Average, 2 to 7%	0.20 to 0.25	
Steep, 7%	0.25 to 0.35	



$\square - 4.5 \text{ A.C. } (C=15)$

$$C = \frac{4.5(.15) + 10.59(.95)}{15.09}$$
$$\boxed{CL=7} \quad \uparrow \quad \boxed{CL=60}$$

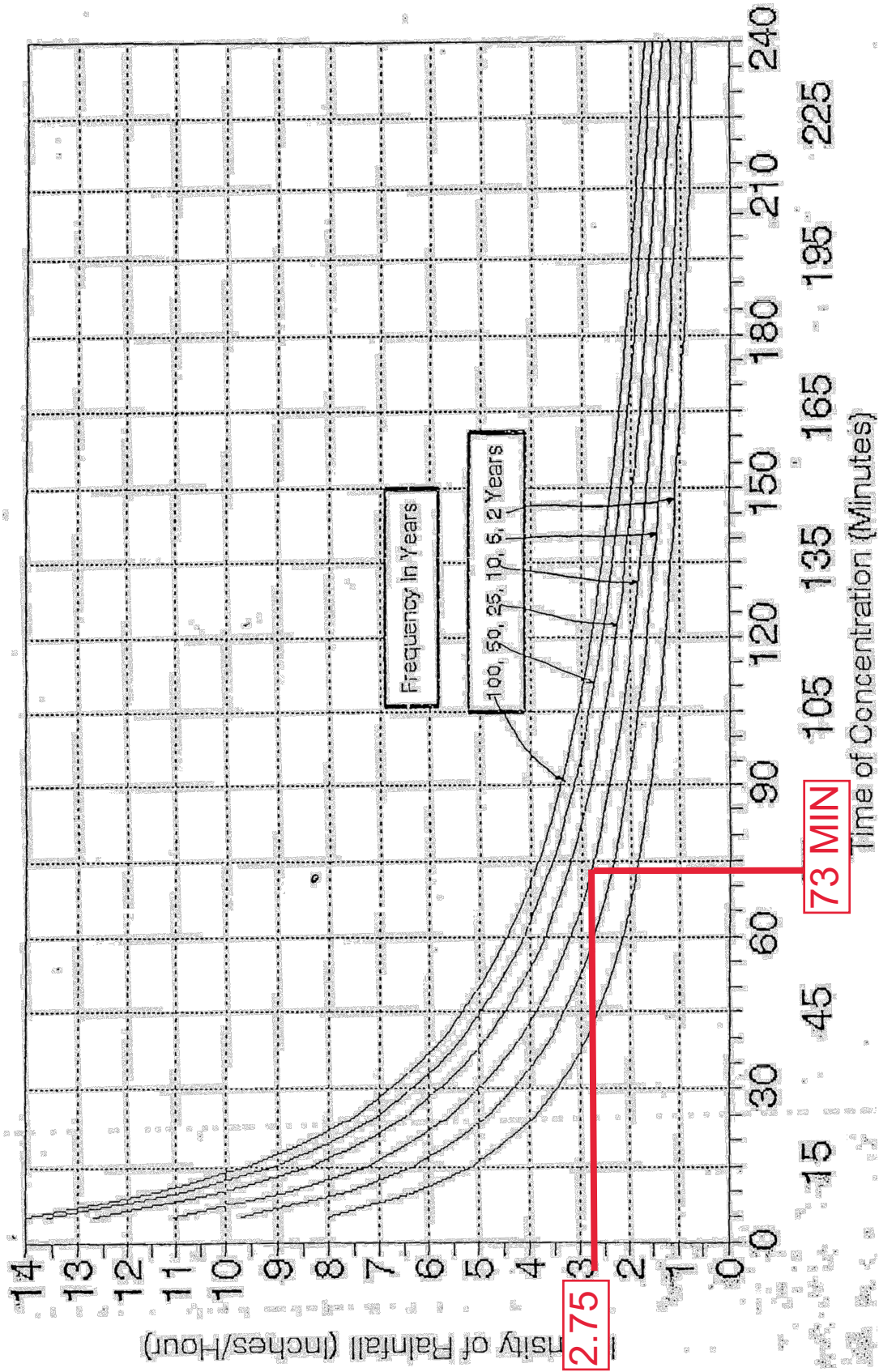
Q	IRON RED FOUND	W	FIRE STRIKE	U	AS UNIT
1	IRON FOUND	W	IRON STRIKE	U	AS UNIT
2	MAIL FOUND	W	GAS MET	U	CLANDID
3	" " MARK FOUND	W	GAS VALVE	U	POUT POLE
4	IRON RED WITH CAP	W	ELECTRIC JUNCTION BOX	U	GET WIRE ANCHOR
5	IRON RED WOODS-5517	W	WIRE TIE	U	WIRE TIE
6	" " "	W	STEEL MET	U	INDICATION STANDPIPE
7	WATER MET	W	5/8"	U	5/8"X5" HANK
8	WATER MET	W	TRANSFORMER	U	POST
9	CABLE 100 FT.	W	WARRANT	U	GAS MET

[illegible]

1. CONTRACTOR TO VERIFY VERTICAL AND HORIZONTAL ALIGNMENT PRIOR TO CONSTRUCTION.
2. CONTRACTOR SHALL CONTACT THE CITY OF HARBLEN FOR A HWWS INSPECTOR FOR INSPECTION PRIOR TO BACKFILLING.
3. CONTRACTOR SHALL CONTACT HWWS PRIOR TO CONNECTING TO EXISTING HWWS.
4. CONTRACTOR TO SUBMIT TRAFFIC CONTROL PLAN TO CITY OF HARBLEN FOR APPROVAL PRIOR TO CONSTRUCTION.
5. CONCRETE CYLINDERS (SET OF 5) TO BE TAKEN FOR ALL CONCRETE PLACEMENTS.
6. MECHANICAL COMPACTION UNDER ROADWAYS TO BE PERFORMED PER STANDARD DETAILS AND REQUIRED TO BE TESTED A MINIMUM OF ONE (1) TEST PER 1,000 SY OF COMPACTION.

Rainfall Intensity for Pinaldo County

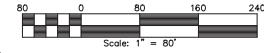
Based on NWS Tech Paper No. 40



WILL BE REPAIRED AT OWNER'S EXPENSE

NOTES

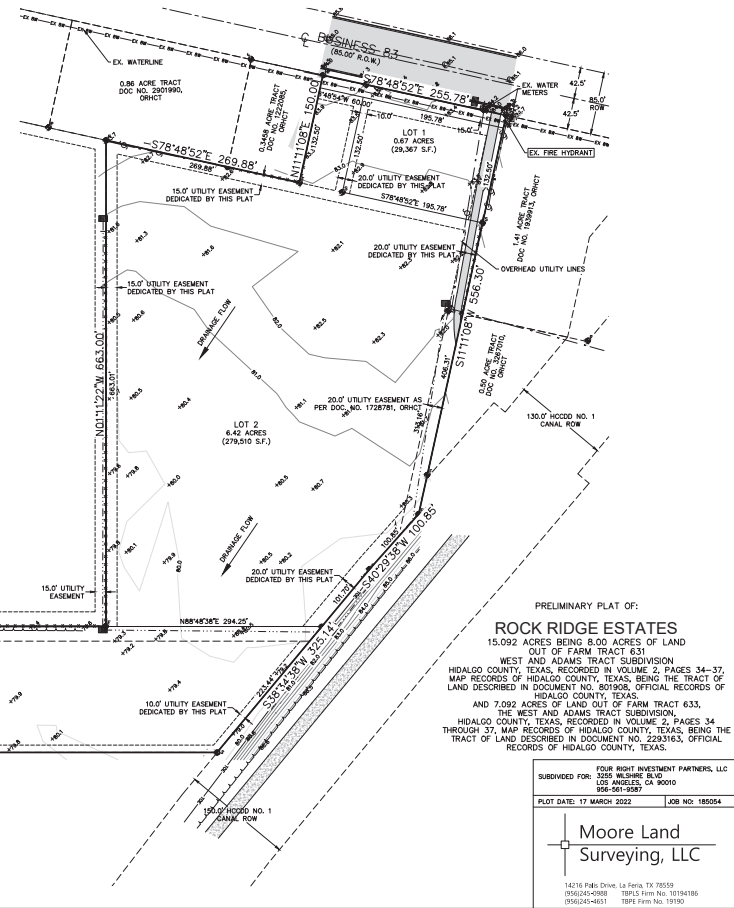
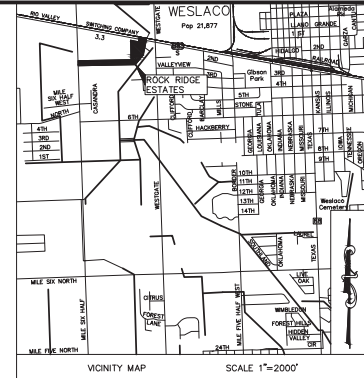
- FLOOD ZONE CLASSIFICATION
THIS SUBDIVISION LIES IN ZONE X-SHADED AS PER THE NATIONAL FLOOD INSURANCE RATE MAP OF COMMUNITY NO. 480334 PANEL NUMBER 0450 SUFFIX "C", REVISED JANUARY 3, 1981, PER THE NATIONAL FLOOD INSURANCE RATE MAP OF COMMUNITY NO. 480334 PANEL NUMBER 0450 SUFFIX "C", REVISED JUNE 6, 2000 (REVISED BY THE FOLLOWING LIMITS: 05-06-7150-480334 DATED 5/30/2000; 15-06-2601P-480334 DATED 12/24/2015; AND 18-06-0700P-480334 DATED 10/05/2018)
- MINIMUM FINISH FLOOR ELEVATION SHALL BE 82.50 FEET MSL OR 30 INCHES ABOVE NATURAL GROUND, WHICHEVER IS GREATER.
- BASES OF BEARINGS AS PER TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NAD 83.
- SETBACKS
A) FRONT = 20 FEET
B) SIDE = 5 FEET
C) REAR = 10 FEET
- COMPLY WITH SETBACKS OR EASEMENTS WHICHEVER IS GREATER
- THIS SUBDIVISION IS IN COMPLIANCE WITH THE REQUIREMENTS OF LOCAL GOVERNMENT CODE 220.032 AND WATER AND ELECTRICAL CONNECTIONS TO THE LOTS WILL MEET ALL MINIMUM STANDARDS.
A) WATER WILL BE PROVIDED BY CITY OF WESLACO
B) SEWERAGE WILL BE PROVIDED BY CITY OF WESLACO
C) WASTEWATER SERVICE WILL BE PROVIDED BY CITY OF WESLACO
D) GARBAGE SERVICE WILL BE PROVIDED BY CITY OF WESLACO
- ALL LOT CORNERS ARE MARKED BY A 1/2 INCH IRON ROD WITH PLASTIC CAP STAMPED MOORE-6370
- NO MORE THAN ONE SINGLE FAMILY RESIDENTIAL DETACHED DWELLING SHALL BE LOCATED ON THIS LOT. NO COMMERCIAL LOTS SHALL BE ALLOWED ON LOTS 1-10. THIS MUST BE STIPULATED ON ALL DEEDS AND CONTRACTS FOR DEEDS.
- A BUILDING PERMIT IS REQUIRED PRIOR TO CONSTRUCTION OF ANY IMPROVEMENT.
- THIS TRACT LIES WITHIN THE CITY LIMITS OF THE CITY OF WESLACO.
- DRAINAGE: IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND CITY OF WESLACO REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO DETAIN A TOTAL OF 150,000 CUBIC FEET, 344 ACRE-FEET OF STORM WATER RUNOFF. DRAINAGE DETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS FOLLOWS: PROPOSED DETENTION IN APPROVED DRAINAGE REPORT. THE DEVELOPER SHALL BE RESPONSIBLE TO DETAIN AND ACCOMMODATE MORE THAN THE DETAINED VOLUME SHOWN ABOVE, IF IT IS DETERMINED AT THE DEVELOPMENT PERMIT STAGE THAT THE DETENTION REQUIREMENTS ARE GREATER THAN STATED ABOVE DUE TO THE IMPROVED AREA BEING GREATER THAN THE ENGINEER CONSIDERED FOR HIS CALCULATION OF THIS SUBDIVISION.
- A 6" WIDE SIDEWALK IS REQUIRED ALONG EXTERIOR PERIMETER UPON THE ISSUANCE OF A NOTICE TO PROCEED, AS REQUIRED BY CITY OF WESLACO.
- A 4" WIDE SIDEWALK IS REQUIRED ALONG ALL INTERIOR STREETS UPON THE ISSUANCE OF A BUILDING PERMIT. ON CORNER LOTS, THE OWNER SHALL BE RESPONSIBLE FOR THE SIDEWALK ALONG ALL STREETS ADJOINING THE LOT, AS REQUIRED BY CITY OF WESLACO.
- 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.
- ANY DAMAGE TO IRRIGATION LINE BY INSTALLATION OF CULVERTS OR UTILITIES WILL BE REPAIRED AT OWNER'S EXPENSE.

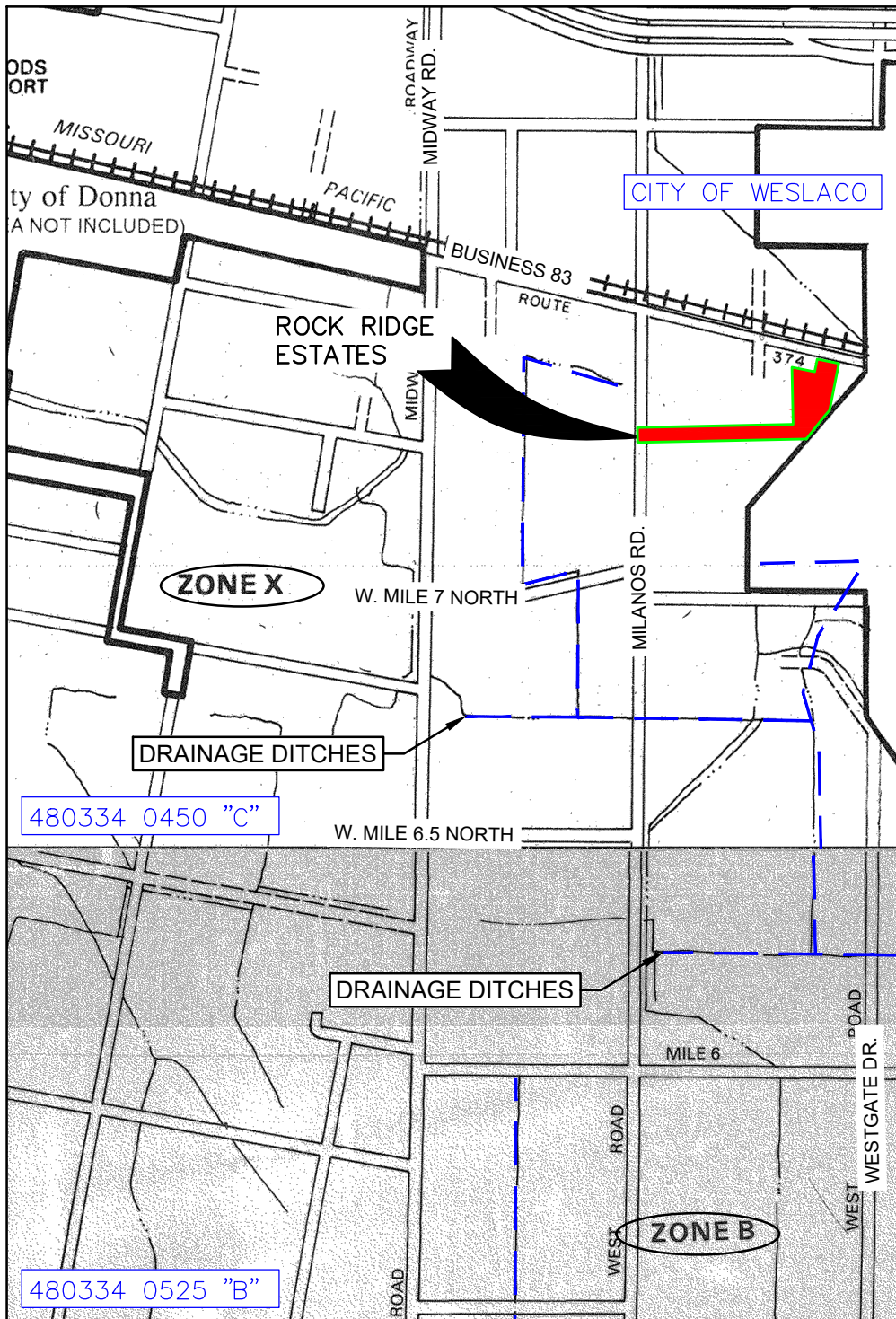


LEGEND	
IRON ROD FOUND	FIRE HYDRANT
CONC. MONUMENT FOUND	WATER VALVE
MAIL FOUND	GAS METER
"X" MARK FOUND	GAS VALVE
IRON ROD SET WITH CAP	ELECTRIC JUNCTION BOX
STAMPED "MOORE-6370"	TELEPHONE PEDESTAL
WATER METER	STORM INLET
TRANSFORMER	SON
CABLE PEDESTAL	MANHOLE
A/C UNIT	IRRIGATION VALVE
WATER METER	IRRIGATION STANDPIPE
CLEANOUT	SEPTIC TANK
POWER POLE	POST
DUTY WIRE ANCHOR	GRATE INLET

BENCHMARK

NATIONAL GEODETIC SURVEY BENCHMARK
DESIGNATION 01422/PD 481308
ELEV. 52.49' (DATUM IS NAVD 88)
A STAINLESS STEEL ROD LOCATED APPROXIMATELY 1.85 MILE EAST OF LA PERLA AT THE NORTHEAST CORNER OF RESTLAIN CEMETERY, ON THE SOUTH SIDE OF U.S. BUSINESS 83.





LEGEND

SPECIAL FLOOD HAZARD AREAS INUNDATED BY 100-YEAR FLOOD

ZONE A
No base flood elevations determined.

ZONE AE
Base flood elevations determined.

ZONE AH
Flood depths of 1 to 3 feet (usually areas of ponding); base flood elevations determined.

ZONE AO
Flood depths of 1 to 3 feet (usually sheet flow on sloping terrain); average depths determined. For areas of alluvial fan flooding, velocities also determined.

ZONE A99
To be protected from 100-year flood by federal flood protection system under construction; no base flood elevations determined.

ZONE V
Coastal flood with velocity hazard (wave action); no base flood elevations determined.

ZONE VE
Coastal flood with velocity hazard (wave action); base flood elevations determined.

FLOODWAY AREAS IN ZONE AE

OTHER FLOOD AREAS

ZONE X
Areas of 500-year flood; areas of 100-year flood with average depths of less than 1 foot or with drainage areas less than 1 square mile, and areas protected by levees from 100-year flood.

OTHER AREAS

ZONE X
Areas determined to be outside 500-year floodplain.

ZONE D
Areas in which flood hazards are undetermined.

UNDEVELOPED COASTAL BARRIERS

Identified 1983
Identified 1990
Otherwise Protected Area

*Coastal barrier areas are normally located within or adjacent to special flood hazard areas.

Floodplain Boundary
Floodway Boundary
Zone D Boundary

Boundary Dividing Special Flood Hazard Zones, and Boundary Dividing Areas of Different Coastal Base Flood Elevations Within Special Flood Hazard Zones.

Base Flood Elevation Line: Elevation in Feet

513
Cross Section Line
(EL 987)
Base Flood Elevation in Feet Where Uniform Within Zone

RM 7.5
Elevation Reference Mark
#M1.5
Elev. 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 platting features outside Special Flood Hazard Areas. The community map repository should be consulted for more detailed data on DFEX, and for any information on floodway determinations, 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-V35.

Certain areas not in Special Flood Hazard Areas may be protected by flood control structures.

Boundaries of no 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 when floodway widths in show 1200 feet.

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
1304 South 25th 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) 638-6620.

APPROXIMATE SCALE
2000 0 2000 FEET

NATIONAL FLOOD INSURANCE PROGRAM

FIRM
FLOOD INSURANCE RATE MAP

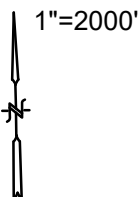
HIDALGO COUNTY, TEXAS
(UNINCORPORATED AREAS)

(SEE MAP INDEX FOR PANELS NOT PRINTED)

COMMUNITY-PANEL NUMBER
480334 0450 C

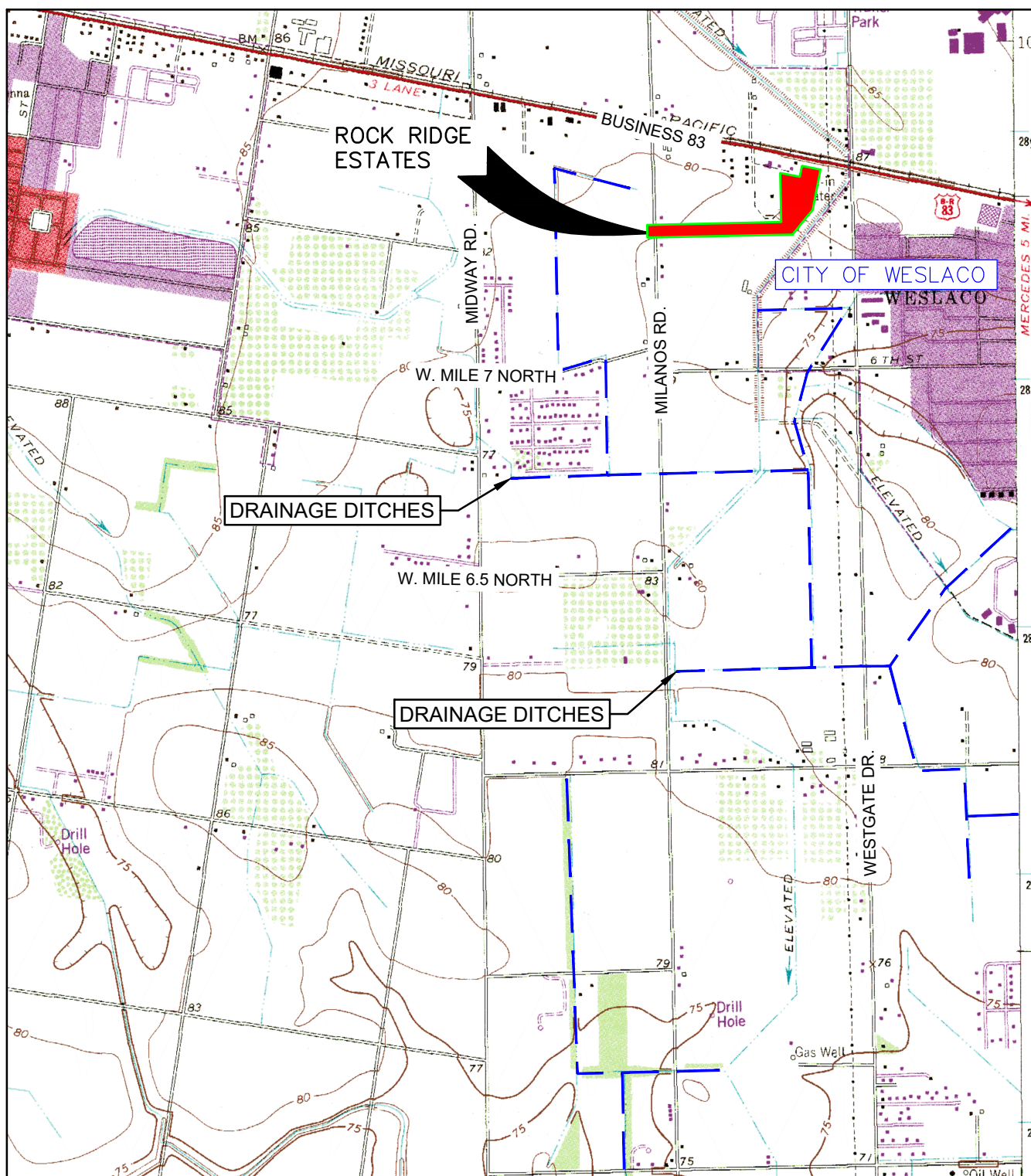
MAP REVISED:
JUNE 6, 2000

Federal Emergency Management Agency



Moore Land Surveying, LLC

14216 Palis Drive, La Feria, TX 78559
(956)245-0988 TBPLS Firm No. 10194186
(956)245-4651 TBPE Firm No. 19190



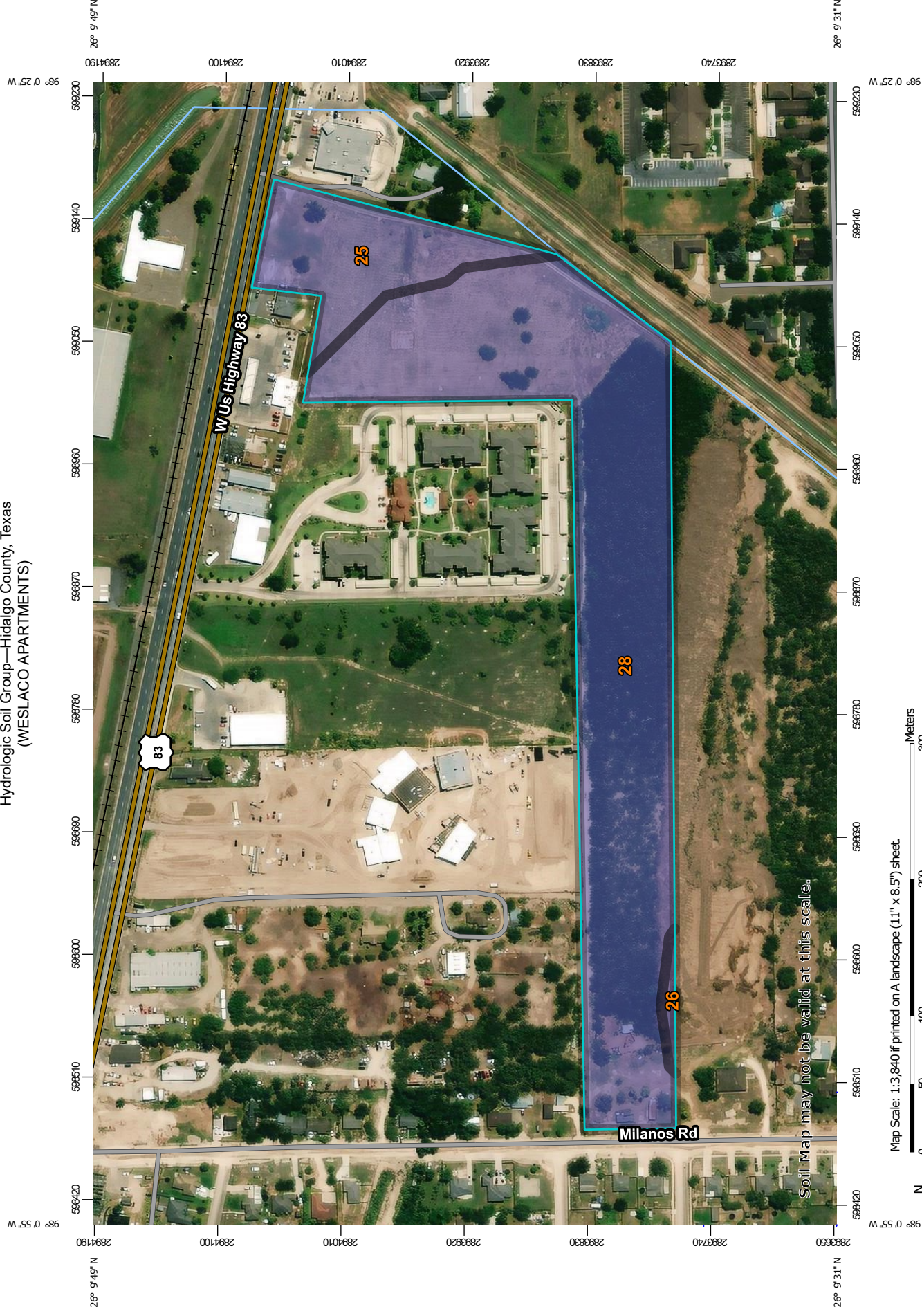
1"=2000'



Moore Land Surveying, LLC

14216 Palis Drive, La Feria, TX 78559
 (956)245-0988 TBPLS Firm No. 10194186
 (956)245-4651 TBPE Firm No. 19190

Hydrologic Soil Group—Hidalgo County, Texas (WESLACO APARTMENTS)



**Natural Resources
Conservation Service**

Web Soil Survey
National Cooperative Soil Survey

MAP LEGEND

Area of Interest (AOI)

Area of Interest (AOI)

Soils

Soil Rating Polygons

A

A/D

B

B/D

C

C/D

D

Not rated or not available

Soil Rating Lines

A

A/D

B

B/D

C

C/D

D

Not rated or not available

Soil Rating Points

A

A/D

B

B/D

Water Features

Streams and Canals

Transportation

Rails

Interstate Highways

US Routes

Major Roads

Local Roads

Background

Aerial Photography

C

C/D

D

Not rated or not available

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.

Hydrologic Soil Group

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
25	Hidalgo fine sandy loam, 0 to 1 percent slopes	B	2.9	16.9%
26	Hidalgo fine sandy loam, 1 to 3 percent slopes	B	0.2	1.0%
28	Hidalgo sandy clay loam, 0 to 1 percent slopes	B	14.2	82.1%
Totals for Area of Interest			17.3	100.0%

Description

Hydrologic soil groups are based on estimates of runoff potential. Soils are assigned to one of four groups according to the rate of water infiltration when the soils are not protected by vegetation, are thoroughly wet, and receive precipitation from long-duration storms.

The soils in the United States are assigned to four groups (A, B, C, and D) and three dual classes (A/D, B/D, and C/D). The groups are defined as follows:

Group A. Soils having a high infiltration rate (low runoff potential) when thoroughly wet. These consist mainly of deep, well drained to excessively drained sands or gravelly sands. These soils have a high rate of water transmission.

Group B. Soils having a moderate infiltration rate when thoroughly wet. These consist chiefly of moderately deep or deep, moderately well drained or well drained soils that have moderately fine texture to moderately coarse texture. These soils have a moderate rate of water transmission.

Group C. Soils having a slow infiltration rate when thoroughly wet. These consist chiefly of soils having a layer that impedes the downward movement of water or soils of moderately fine texture or fine texture. These soils have a slow rate of water transmission.

Group D. Soils having a very slow infiltration rate (high runoff potential) when thoroughly wet. These consist chiefly of clays that have a high shrink-swell potential, soils that have a high water table, soils that have a claypan or clay layer at or near the surface, and soils that are shallow over nearly impervious material. These soils have a very slow rate of water transmission.

If a soil is assigned to a dual hydrologic group (A/D, B/D, or C/D), the first letter is for drained areas and the second is for undrained areas. Only the soils that in their natural condition are in group D are assigned to dual classes.

Rating Options

Aggregation Method: Dominant Condition

Component Percent Cutoff: None Specified

Tie-break Rule: Higher

STATE OF TEXAS
COUNTY OF HIDALGO

KNOW ALL MEN BY THESE PRESENTS, THAT ROBERT MCALLEN, OWNER OF THE LAND SHOWN ON THE PLAT AND DESIGNATED HEREIN AS **"ROCK RIDGE ESTATES"**, HAVE CAUSED THE SAME TO BE SUBDIVIDED AS SHOWN HEREIN, AND DO HEREBY CONFIRM AND ADOPT THIS PLAT OF **"ROCK RIDGE ESTATES"**, AND FURTHER TO DEDICATE TO THE PUBLIC THE EASEMENTS AS SHOWN HEREIN.

FOUR RIGHT INVESTMENT PARTNERS, LLC

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED BRANDON BUYBAUM FOR FOUR RIGHT INVESTMENT PARTNERS, LLC, KNOWN 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 ____ DAY OF _____, 2022.

NOTARY PUBLIC, CAMERON COUNTY, TEXAS.

NOTES

- FLOOD ZONE CLASSIFICATION
THIS SUBDIVISION LIES IN ZONE "X-SHADED" AS PER THE NATIONAL FLOOD INSURANCE RATE MAP OF COMMUNITY NO. 480334 PANEL NUMBER 0450, SUFFIX "C", REVISED JANUARY 2, 1981, PER THE NATIONAL FLOOD INSURANCE RATE MAP OF COMMUNITY NO. 480334 PANEL NUMBER 0450 SUFFIX "C", REVISED JUNE 6, 2000 (REVISED BY THE FOLLOWING LOMR'S: 02-06-715P-480334 DATED 5/30/2002; 15-06-2601P-480334 DATED 12/24/2015; AND 18-06-0700P-480334 DATED 10/05/2018)
- MINIMUM FINISH FLOOR ELEVATION SHALL BE 82.50 FEET MSL OR 30 INCHES ABOVE NATURAL GROUND, WHICHEVER IS GREATER.
- BASIS OF BEARINGS: AS PER TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NAD 83.
- SETBACKS
A) FRONT = 20 FEET
B) SIDE = 5 FEET
C) REAR = 10 FEET
- COMPLY WITH SETBACKS OR EASEMENTS WHICHEVER IS GREATER
- THIS SUBDIVISION IS IN COMPLIANCE WITH THE REQUIREMENTS OF LOCAL GOVERNMENT CODE 232.032 AND WATER AND ELECTRICAL CONNECTIONS TO THE LOTS WILL MEET ALL MINIMUM STANDARDS.
A) WATER WILL BE PROVIDED BY: CITY OF WESLACO
B) ELECTRICAL WILL BE PROVIDED BY: MVEC
C) WASTEWATER SERVICE WILL BE PROVIDED BY: CITY OF WESLACO
D) GARBAGE WASTE WILL BE DISPOSED OF BY: CITY OF WESLACO
- ALL LOT CORNERS ARE MARKED BY A 1/2 INCH IRON ROD WITH PLASTIC CAP STAMPED MOORE 6370
- NO MORE THAN ONE SINGLE FAMILY RESIDENTIAL DETACHED DWELLING SHALL BE LOCATED ON EACH LOT. NO COMMERCIAL LOTS SHALL BE ALLOWED ON LOTS 1-16. THIS MUST BE STIPULATED ON ALL DEEDS AND CONTRACTS FOR DEEDS.
- A BUILDING PERMIT IS REQUIRED PRIOR TO CONSTRUCTION OF ANY IMPROVEMENT.
- THIS TRACT LIES WITHIN THE CITY LIMITS OF THE CITY OF WESLACO.
- DRAINAGE: IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND CITY OF WESLACO REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO DETAIN A TOTAL OF 158,763 CUBIC-FEET (3.64 ACRE-FEET) OF STORM WATER RUNOFF. DRAINAGE DETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS FOLLOWS (SEE PROPOSED DETENTION IN APPROVED DRAINAGE REPORT). THE DEVELOPER SHALL BE RESPONSIBLE TO DETAIN AND ACCOMMODATE MORE THAN THE DETAINED VOLUME SHOWN ABOVE, IF IT IS DETERMINED AT THE DEVELOPMENT PERMIT STAGE THAT THE DETENTION REQUIREMENTS ARE GREATER THAN STATED ABOVE DUE TO THE IMPERVIOUS AREA BEING GREATER THAN THE ENGINEER CONSIDERED FOR HSI CALCULATION OF THIS SUBDIVISION.
- A 5' WIDE SIDEWALK IS REQUIRED ALONG EXTERIOR PERIMETER UPON THE ISSUANCE OF A NOTICE TO PROCEED. AS REQUIRED BY CITY OF WESLACO.
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- 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.
- ANY DAMAGE TO IRRIGATION LINE BY INSTALLATION OF CULVERTS OR UTILITIES WILL BE REPAIRED AT OWNER'S EXPENSE

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.

- NO IMPROVEMENTS OF ANY KIND SHALL BE PLACED UPON HIDALGO AND CAMERON COUNTIES IRRIGATION DISTRICT NO. 9 RIGHT-OF-WAYS AND/OR EASEMENTS WITHOUT THE EXPRESSED WRITTEN PERMISSION OF HCID #9.
- 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.
- HCID #9 WILL NOT BE RESPONSIBLE FOR STORM/DRAINAGE WATER SYSTEM TO ANY LOT WITHIN THIS SUBDIVISION. AS WELL, HCID #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.
- HCID #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

METES AND BOUNDS DESCRIPTION

15.092 ACRES BEING 8.00 ACRES OF LAND OUT OF FARM TRACT 631 WEST AND ADAMS TRACT SUBDIVISION HIDALGO COUNTY, TEXAS, RECORDED IN VOLUME 2, PAGES 34-37, MAP RECORDS OF HIDALGO COUNTY, TEXAS, BEING THE TRACT OF LAND DESCRIBED IN DOCUMENT NO. 801908, OFFICIAL RECORDS OF HIDALGO COUNTY, TEXAS, AND 7.092 ACRES OF LAND OUT OF FARM TRACT 633, THE WEST AND ADAMS TRACT SUBDIVISION, HIDALGO COUNTY, TEXAS, RECORDED IN VOLUME 2, PAGES 34 THROUGH 37, MAP RECORDS OF HIDALGO COUNTY, TEXAS, BEING THE TRACT OF LAND DESCRIBED IN DOCUMENT NO. 2293163, OFFICIAL RECORDS OF HIDALGO COUNTY, TEXAS; SAID 15.092 ACRES OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

- COMMENCING AT THE NORTHWEST CORNER OF FARM TRACT 631, FOR THE POINT OF BEGINNING AND A CORNER OF THE TRACT HEREIN DESCRIBED;
- THENCE NORTH 88°48'38" EAST A DISTANCE OF 1806.44 FEET FOR A CORNER OF THE TRACT HEREIN DESCRIBED;
 - THENCE NORTH 01°11'22" WEST A DISTANCE OF 663.00 FEET FOR A CORNER OF THE TRACT HEREIN DESCRIBED;
 - THENCE SOUTH 78°48'52" EAST A DISTANCE OF 269.88 FEET FOR A CORNER OF THE TRACT HEREIN DESCRIBED;
 - THENCE NORTH 11°11'08" EAST A DISTANCE OF 150.00 FEET FOR A CORNER OF THE TRACT HEREIN DESCRIBED;
 - THENCE SOUTH 78°48'52" EAST A DISTANCE OF 255.78 FEET FOR A CORNER OF THE TRACT HEREIN DESCRIBED;
 - THENCE SOUTH 11°11'08" WEST A DISTANCE OF 556.30 FEET FOR A CORNER OF THE TRACT HEREIN DESCRIBED;
 - THENCE SOUTH 40°29'38" WEST A DISTANCE OF 100.85 FEET FOR A CORNER OF THE TRACT HEREIN DESCRIBED;
 - THENCE SOUTH 38°34'38" WEST A DISTANCE OF 325.14 FEET FOR A CORNER OF THE TRACT HEREIN DESCRIBED;
 - THENCE SOUTH 88°48'38" WEST A DISTANCE OF 1957.77 FEET FOR A CORNER OF THE TRACT HEREIN DESCRIBED;
 - THENCE NORTH 01°11'22" WEST A DISTANCE OF 171.75 FEET TO THE POINT OF BEGINNING; CONTAINING 15.092 ACRES OF LAND WITHIN THESE METES AND BOUNDS.

DRAINAGE DISTRICT NO. 1

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 HEREBY CERTIFIES THAT THE DRAINAGE PLANS FOR THIS SUBDIVISION COMPLY WITH THE MINIMUM STANDARDS OF THE DISTRICT ADOPTED UNDER TEX. 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 ENGINEERS TO MAKE THESE DETERMINATIONS.

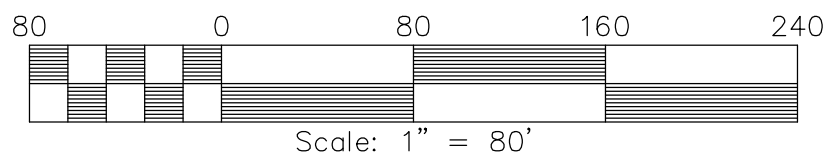
DISTRICT MANAGER
RAUL SESIN, PE, CFM

ENGINEERS CERTIFICATE

I, DUSTIN MOORE, THE UNDERSIGNED, AM REGISTERED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF ENGINEERING AND HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT. THE DESIGN FOR WATER AND SANITARY SEWER MEETS MINIMUM STATE STANDARDS.

DUSTIN MOORE, P.E.
TEXAS REGISTRATION NO. 119107

DATE



BENCHMARK

NATIONAL GEODETIC SURVEY BENCHMARK
DESIGNATION: G1422/PID AB1305
ELEV. 52.49' (DATUM IS NAVD 88)
A STAINLESS STEEL ROD LOCATED APPROXIMATELY 1.85 MILE EAST OF LA FERIA AT THE NORTHEAST CORNER OF RESTLAWN CEMETERY, ON THE SOUTH SIDE OF U.S. BUSINESS 83.

CITY OF WESLACO

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, TEXAS _____ DATE _____

SECRETARY, CITY OF WESLACO, TEXAS _____ DATE _____

STATE OF TEXAS
COUNTY OF HIDALGO

THIS SUBDIVISION PLAT OF **"ROCK RIDGE ESTATES"** HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF WESLACO, TEXAS AND IS HEREBY APPROVED BY SUCH COMMISSION.

DATED THIS ____ DAY OF _____, A.D. 2022

CHAIRMAN

SURVEYORS CERTIFICATE

I, 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, AND FURTHER CERTIFY THAT PROPER CONSIDERATION HAS BEEN GIVEN TO THIS PLAT.



CODY MICHAEL MOORE, R.P.L.S.
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 6370

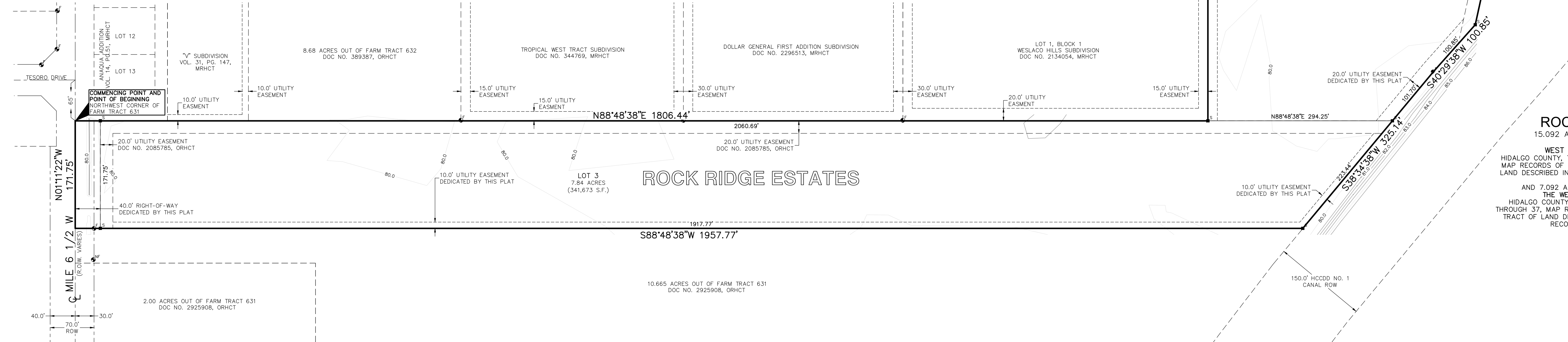
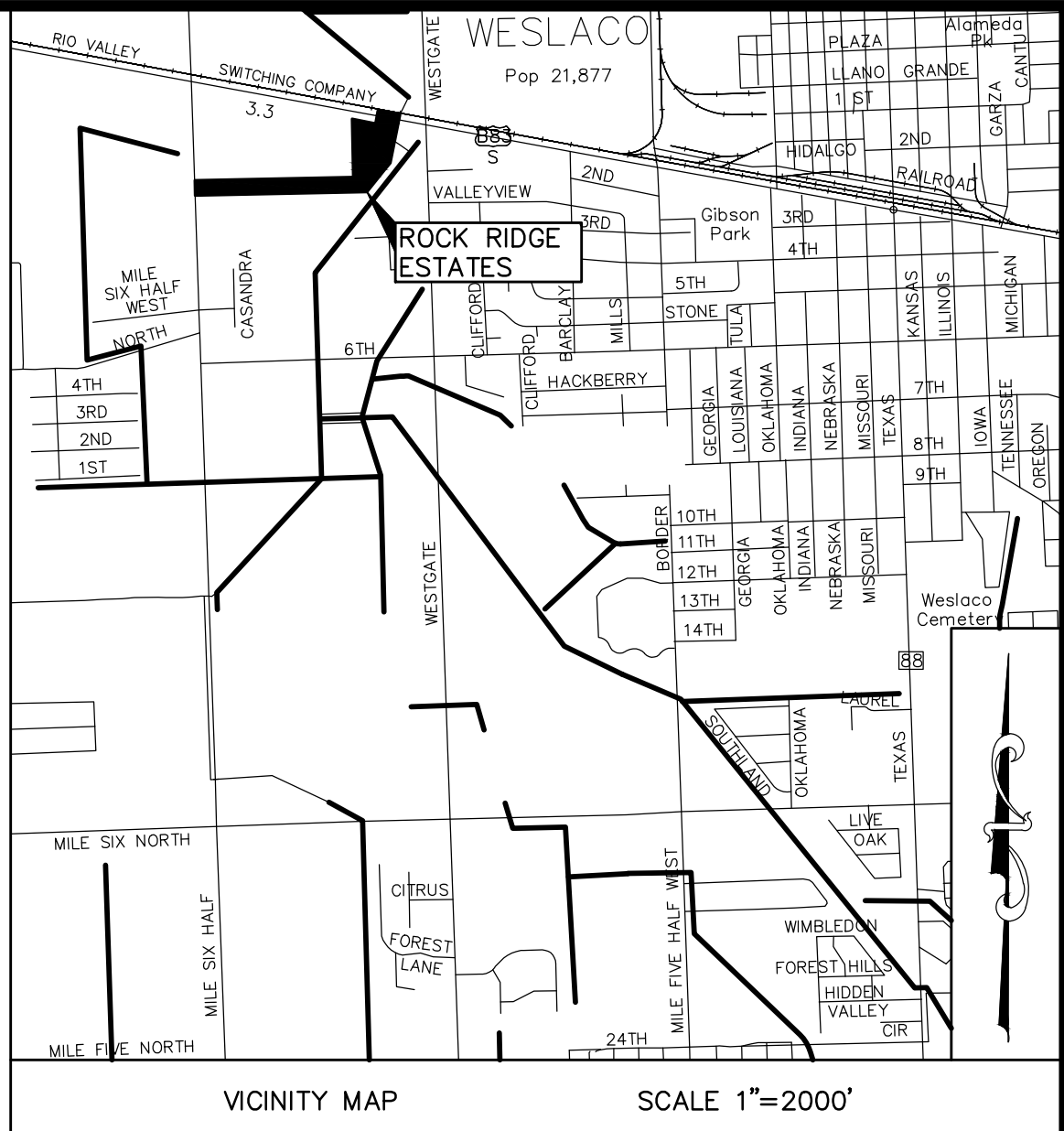
DATE

STATE OF TEXAS
COUNTY OF HIDALGO



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

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



FINAL PLAT OF:

ROCK RIDGE ESTATES

15.092 ACRES BEING 8.00 ACRES OF LAND OUT OF FARM TRACT 631
WEST AND ADAMS TRACT SUBDIVISION
HIDALGO COUNTY, TEXAS, RECORDED IN VOLUME 2, PAGES 34-37, MAP RECORDS OF HIDALGO COUNTY, TEXAS, BEING THE TRACT OF LAND DESCRIBED IN DOCUMENT NO. 801908, OFFICIAL RECORDS OF HIDALGO COUNTY, TEXAS.
AND 7.092 ACRES OF LAND OUT OF FARM TRACT 633, THE WEST AND ADAMS TRACT SUBDIVISION, HIDALGO COUNTY, TEXAS, RECORDED IN VOLUME 2, PAGES 34 THROUGH 37, MAP RECORDS OF HIDALGO COUNTY, TEXAS, BEING THE TRACT OF LAND DESCRIBED IN DOCUMENT NO. 2293163, OFFICIAL RECORDS OF HIDALGO COUNTY, TEXAS.

FOUR RIGHT INVESTMENT PARTNERS, LLC
SUBDIVIDED FOR: 3255 WILSHIRE BLVD.
LOS ANGELES, CA 90010
956-561-9587

PLOT DATE: 17 MARCH 2022 JOB NO: 185054

Moore Land
Surveying, LLC

14216 Palis Drive, La Feria, TX 78559
(956)245-0888 TBPLS Firm No. 10194186
(956)245-4651 TBPE Firm No. 19190

NOTES

1. FLOOD ZONE CLASSIFICATION
THIS SUBDIVISION LIES IN ZONE "X-SHADED" AS PER THE NATIONAL FLOOD INSURANCE RATE MAP OF COMMUNITY NO. 480334 PANEL NUMBER 0450, SUFFIX "C", REVISED JANUARY 2, 1981, PER THE NATIONAL FLOOD INSURANCE RATE MAP OF COMMUNITY NO. 480334 PANEL NUMBER 0450 SUFFIX "C", REVISED JUNE 6, 2000 (REVISED BY THE FOLLOWING LOMR'S: 02-06-715P-480334 DATED 5/30/2002; 15-06-2601P-480334 DATED 12/24/2015; AND 18-06-0700P-480334 DATED 10/05/2018)

2. MINIMUM FINISH FLOOR ELEVATION SHALL BE 82.50 FEET MSL OR 30 INCHES ABOVE NATURAL GROUND, WHICHEVER IS GREATER.

3. BASIS OF BEARINGS: AS PER TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NAD 83.

4. SETBACKS
A) FRONT = 20 FEET
B) SIDE = 5 FEET
C) REAR = 10 FEET

COMPLY WITH SETBACKS OR EASEMENTS WHICHEVER IS GREATER

5. THIS SUBDIVISION IS IN COMPLIANCE WITH THE REQUIREMENTS OF LOCAL GOVERNMENT CODE 232.032 AND WATER AND ELECTRICAL CONNECTIONS TO THE LOTS WILL MEET ALL MINIMUM STANDARDS.

- A) WATER WILL BE PROVIDED BY: CITY OF WESLACO
B) ELECTRICAL WILL BE PROVIDED BY: MVEC
C) WASTEWATER SERVICE WILL BE PROVIDED BY: CITY OF WESLACO
D) GARBAGE WASTE WILL BE DISPOSED OF BY: CITY OF WESLACO

6. ALL LOT CORNERS ARE MARKED BY A 1/2 INCH IRON ROD WITH PLASTIC CAP STAMPED MOORE 6370

7. NO MORE THAN ONE SINGLE FAMILY RESIDENTIAL DETACHED DWELLING SHALL BE LOCATED ON EACH LOT. NO COMMERCIAL LOTS SHALL BE ALLOWED ON LOTS 1-16. THIS MUST BE STIPULATED ON ALL DEEDS AND CONTRACTS FOR DEEDS.

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9. THIS TRACT LIES WITHIN THE CITY LIMITS OF THE CITY OF WESLACO.

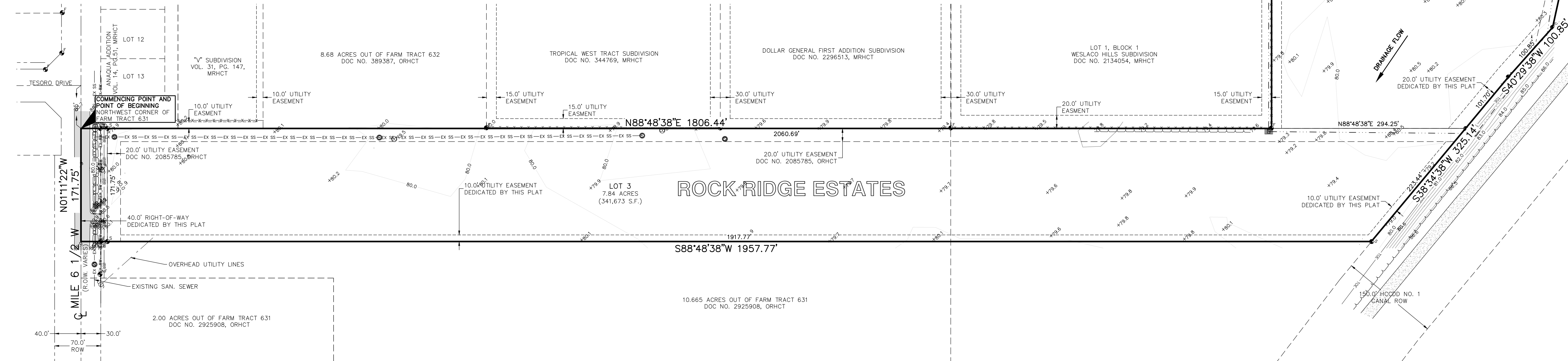
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11. A 5' WIDE SIDEWALK IS REQUIRED ALONG EXTERIOR PERIMETER UPON THE ISSUANCE OF A NOTICE TO PROCEED, AS REQUIRED BY CITY OF WESLACO.

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14. ANY DAMAGE TO IRRIGATION LINE BY INSTALLATION OF CULVERTS OR UTILITIES WILL BE REPAIRED AT OWNER'S EXPENSE



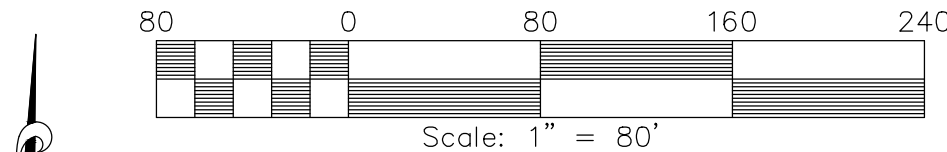
PRELIMINARY PLAT OF:
ROCK RIDGE ESTATES
15.092 ACRES BEING 8.00 ACRES OF LAND
OUT OF FARM TRACT 631
WEST AND ADAMS TRACT SUBDIVISION
HIDALGO COUNTY, TEXAS, RECORDED IN VOLUME 2, PAGES 34-37,
MAP RECORDS OF HIDALGO COUNTY, TEXAS, BEING THE TRACT OF
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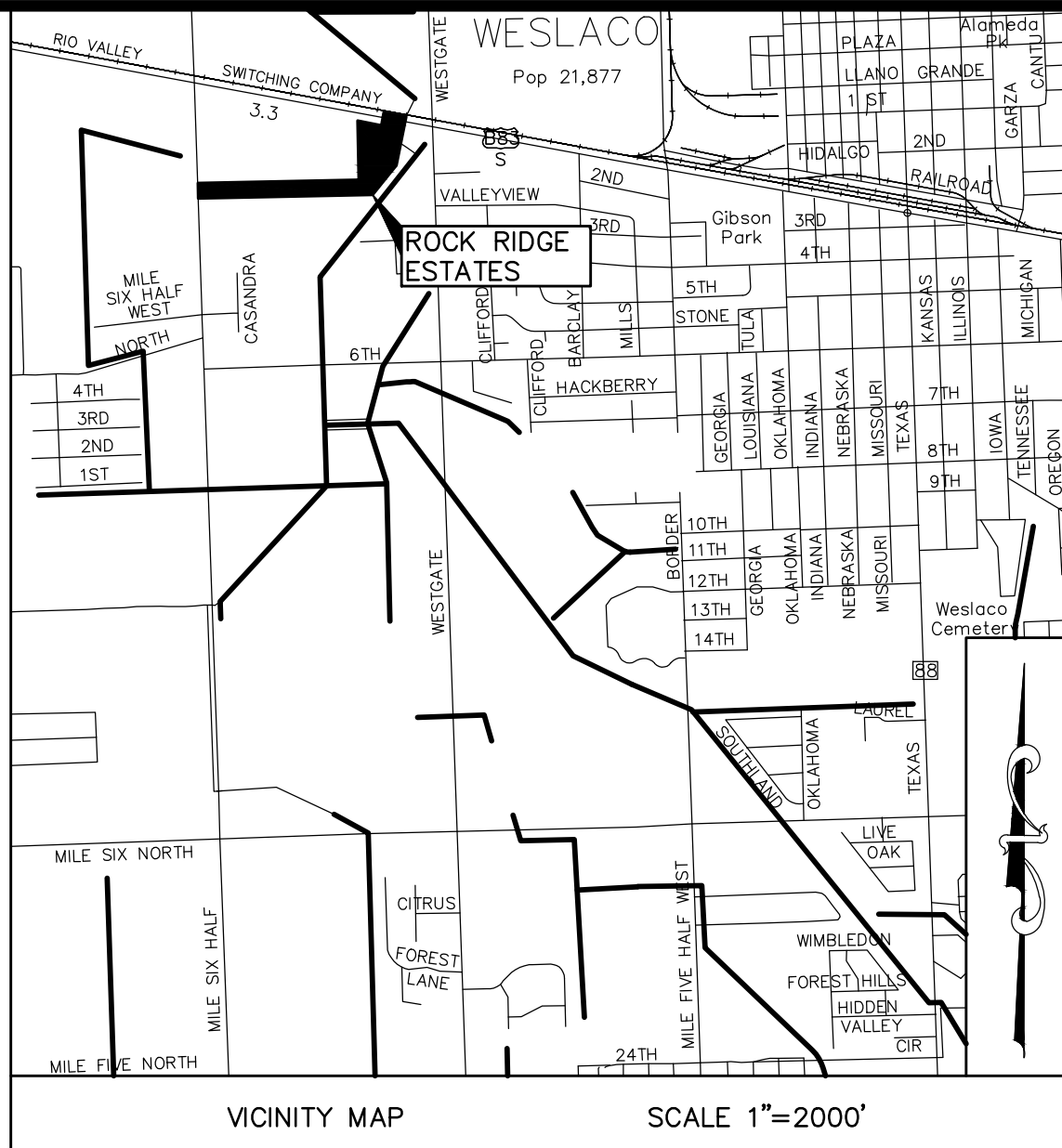
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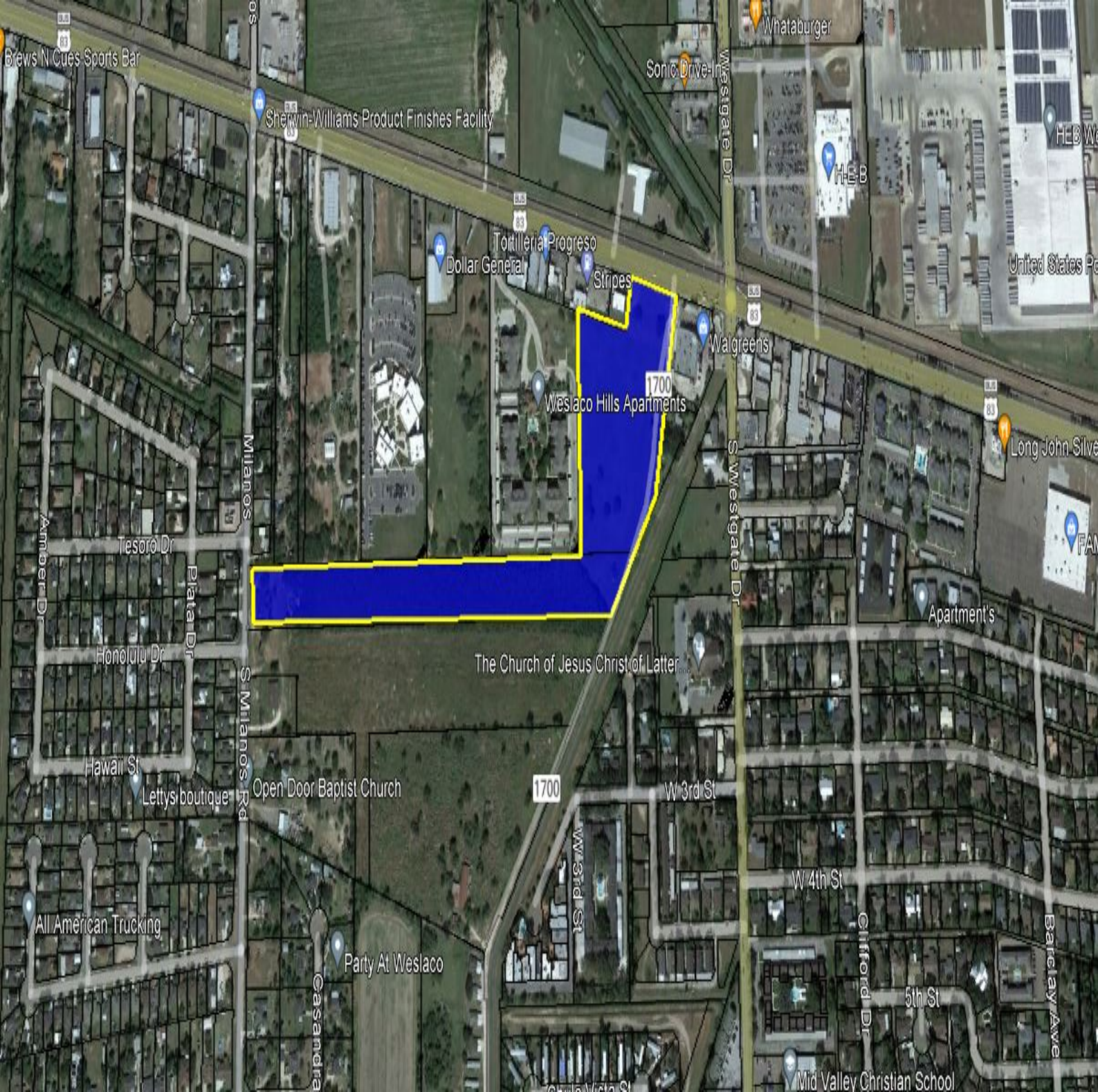


LEGEND	
IRON ROD FOUND	FIRE HYDRANT
CONC. MONUMENT FOUND	WATER VALVE
NAIL FOUND	GAS METER
"X" MARK FOUND	GAS VALVE
IRON ROD SET WITH CAP STAMPED "MOORE-6370"	ELECTRIC JUNCTION BOX
TREE	TELEPHONE PEDESTAL
WATER METER	STORM INLET
TRANSFORMER	SIGN
CABLE PEDESTAL	LIGHT POST
A/C UNIT	MANHOLE
MAILBOX	IRRIGATION VALVE
CLEANOUT	IRRIGATION STANDPIPE
POWER POLE	SEPTIC TANK
GUY WIRE ANCHOR	POST
	GRATE INLET

BENCHMARK

NATIONAL GEODETIC SURVEY BENCHMARK
DESIGNATION G1422/PID AB1305
ELEV. 52.49' (DATUM S NAVD 88)
A STAINLESS STEEL ROD LOCATED APPROXIMATELY
1.85 MILE EAST OF LA FERIA AT THE NORTHEAST
CORNER OF RESTLAWN CEMETERY, ON THE SOUTH
SIDE OF U.S. BUSINESS 83.





Brews N Cues Sports Bar

Shewin-Williams Product Finishes Facility

Sonic Drive-In

Whataburger

HEB W

United States Po

Dollar General

Tortilleria Progreso

Stripes

Walgreens

Weslaco Hills Apartments

Long John Silver

Tesoro Dr

Plata Dr

Honolulu Dr

Hawaii St

Lettys boutique

Open Door Baptist Church

The Church of Jesus Christ of Latter

Apartment's

All American Trucking

Casandra

Party At Weslaco

1700

W 3rd St

W 3rd St

W 4th St

5th St

Mid Valley Christian School

Barclay Ave

Clifford Dr

STATE OF TEXAS
COUNTY OF HIDALGO

KNOW ALL MEN BY THESE PRESENTS, THAT ROBERT MCALLEN, OWNER OF THE LAND SHOWN ON THE PLAT AND DESIGNATED HEREIN AS **"ROCK RIDGE ESTATES"**, HAVE CAUSED THE SAME TO BE SUBDIVIDED AS SHOWN HEREIN, AND DO HEREBY CONFIRM AND ADOPT THIS PLAT OF **"ROCK RIDGE ESTATES"**, AND FURTHER TO DEDICATE TO THE PUBLIC THE EASEMENTS AS SHOWN HEREIN.

FOUR RIGHT INVESTMENT PARTNERS, LLC

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED BRANDON BUYBAUM FOR FOUR RIGHT INVESTMENT PARTNERS, LLC, KNOWN 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 ____ DAY OF ____ 2022.

NOTARY PUBLIC, CAMERON COUNTY, TEXAS.

NOTES

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 - DRAINAGE: IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND CITY OF WESLACO REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO DETAIN A TOTAL OF 158,763 CUBIC-FEET (3.64 ACRE-FEET) OF STORM WATER RUNOFF. DRAINAGE DETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS FOLLOWS (SEE PROPOSED DETENTION IN APPROVED DRAINAGE REPORT). THE DEVELOPER SHALL BE RESPONSIBLE TO DETAIN AND ACCOMMODATE MORE THAN THE DETAINED VOLUME SHOWN ABOVE, IF IT IS DETERMINED AT THE DEVELOPMENT PERMIT STAGE THAT THE DETENTION REQUIREMENTS ARE GREATER THAN STATED ABOVE, DUE TO THE IMPERVIOUS AREA BEING GREATER THAN THE ENGINEER CONSIDERED FOR HSI CALCULATION OF THIS SUBDIVISION.
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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.

- NO IMPROVEMENTS OF ANY KIND SHALL BE PLACED UPON HIDALGO AND CAMERON COUNTIES IRRIGATION DISTRICT NO. 9 RIGHT-OF-WAYS AND/OR EASEMENTS WITHOUT THE EXPRESSED WRITTEN PERMISSION OF HCID #9.
- 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.
- HCID #9 WILL NOT BE RESPONSIBLE FOR THE STORM/DRAINAGE WATER SYSTEM TO ANY LOT WITHIN THIS SUBDIVISION. AS WELL, HCID #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.
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- HCID #9 EXCLUSIVE EASEMENTS SHALL BE KEPT CLEAR OF BUILDINGS, SHEDS, FENCES, SHRUBS, TREES, AND OTHER PLANTINGS AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATIONS AND MAINTENANCE OF THE EASEMENT.

GENERAL MANAGER
HIDALGO & CAMERON COUNTIES IRRIGATION DISTRICT NO. 9

METES AND BOUNDS DESCRIPTION

15.092 ACRES BEING 8.00 ACRES OF LAND OUT OF FARM TRACT 631 WEST AND ADAMS TRACT SUBDIVISION HIDALGO COUNTY, TEXAS, RECORDED IN VOLUME 2, PAGES 34-37, MAP RECORDS OF HIDALGO COUNTY, TEXAS, BEING THE TRACT OF LAND DESCRIBED IN DOCUMENT NO. 801908, OFFICIAL RECORDS OF HIDALGO COUNTY, TEXAS, AND 7.092 ACRES OF LAND OUT OF FARM TRACT 633, THE WEST AND ADAMS TRACT SUBDIVISION, HIDALGO COUNTY, TEXAS, RECORDED IN VOLUME 2, PAGES 34 THROUGH 37, MAP RECORDS OF HIDALGO COUNTY, TEXAS, BEING THE TRACT OF LAND DESCRIBED IN DOCUMENT NO. 2293163, OFFICIAL RECORDS OF HIDALGO COUNTY, TEXAS; SAID 15.092 ACRES OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

- COMMENCING AT THE NORTHWEST CORNER OF FARM TRACT 631, THE POINT OF BEGINNING AND A CORNER OF THE TRACT HEREIN DESCRIBED;
- THENCE NORTH 88°48'38" EAST A DISTANCE OF 1806.44 FEET FOR A CORNER OF THE TRACT HEREIN DESCRIBED;
 - THENCE NORTH 01°11'22" WEST A DISTANCE OF 663.00 FEET FOR A CORNER OF THE TRACT HEREIN DESCRIBED;
 - THENCE SOUTH 78°48'52" EAST A DISTANCE OF 269.88 FEET FOR A CORNER OF THE TRACT HEREIN DESCRIBED;
 - THENCE NORTH 11°11'08" EAST A DISTANCE OF 150.00 FEET FOR A CORNER OF THE TRACT HEREIN DESCRIBED;
 - THENCE SOUTH 78°48'52" EAST A DISTANCE OF 255.78 FEET FOR A CORNER OF THE TRACT HEREIN DESCRIBED;
 - THENCE SOUTH 11°11'08" WEST A DISTANCE OF 556.30 FEET FOR A CORNER OF THE TRACT HEREIN DESCRIBED;
 - THENCE SOUTH 40°29'38" WEST A DISTANCE OF 100.85 FEET FOR A CORNER OF THE TRACT HEREIN DESCRIBED;
 - THENCE SOUTH 38°34'38" WEST A DISTANCE OF 325.14 FEET FOR A CORNER OF THE TRACT HEREIN DESCRIBED;
 - THENCE SOUTH 88°48'38" WEST A DISTANCE OF 1957.77 FEET FOR A CORNER OF THE TRACT HEREIN DESCRIBED;
 - THENCE NORTH 01°11'22" WEST A DISTANCE OF 171.75 FEET TO THE POINT OF BEGINNING; CONTAINING 15.092 ACRES OF LAND WITHIN THESE METES AND BOUNDS.

DRAINAGE DISTRICT NO. 1

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 HEREBY CERTIFIES THAT THE DRAINAGE PLANS FOR THIS SUBDIVISION COMPLY WITH THE MINIMUM STANDARDS OF THE DISTRICT ADOPTED UNDER TEX. 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 ENGINEERS TO MAKE THESE DETERMINATIONS.

DISTRICT MANAGER
RAUL SESIN, PE, CFM

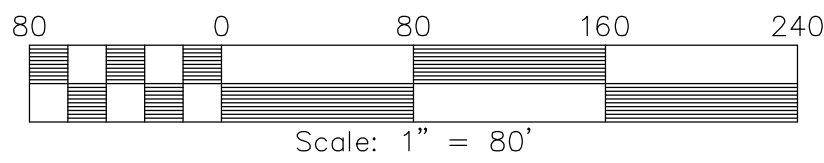
ENGINEERS CERTIFICATE

I, DUSTIN MOORE, THE UNDERSIGNED, AM REGISTERED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF ENGINEERING AND HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT. THE DESIGN FOR WATER AND SANITARY SEWER MEETS MINIMUM STATE STANDARDS.



DUSTIN MOORE, P.E.
TEXAS REGISTRATION NO. 119107

DATE



LEGEND	
	IRON ROD FOUND
	CONC. MONUMENT FOUND
	CONC. MONUMENT SET
	NAIL FOUND
	NAIL SET
	IRON ROD SET WITH CAP STAMPED MOORE-6370

BENCHMARK

NATIONAL GEODETIC SURVEY BENCHMARK
DESIGNATION G1422/PID AB1305
ELEV. 52.49' (DATUM IS NAVD 88)
A STAINLESS STEEL ROD LOCATED APPROXIMATELY 1.85 MILE EAST OF LA FERIA AT THE NORTHEAST CORNER OF RESTLAWN CEMETERY, ON THE SOUTH SIDE OF U.S. BUSINESS 83.

CITY OF WESLACO

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, TEXAS

DATE

SECRETARY, CITY OF WESLACO, TEXAS

DATE

STATE OF TEXAS
COUNTY OF HIDALGO

THIS SUBDIVISION PLAT OF **"ROCK RIDGE ESTATES"** HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF WESLACO, TEXAS AND IS HEREBY APPROVED BY SUCH COMMISSION.

DATED THIS ____ DAY OF ____ , A.D. 2022

CHAIRMAN

SURVEYORS CERTIFICATE

I, 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, AND FURTHER CERTIFY THAT PROPER CONSIDERATION HAS BEEN GIVEN TO THIS PLAT.



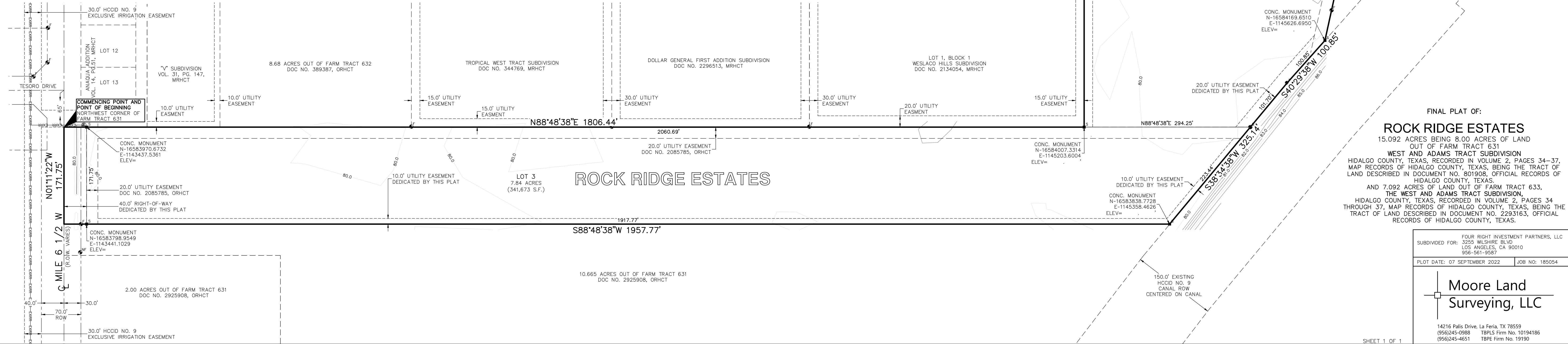
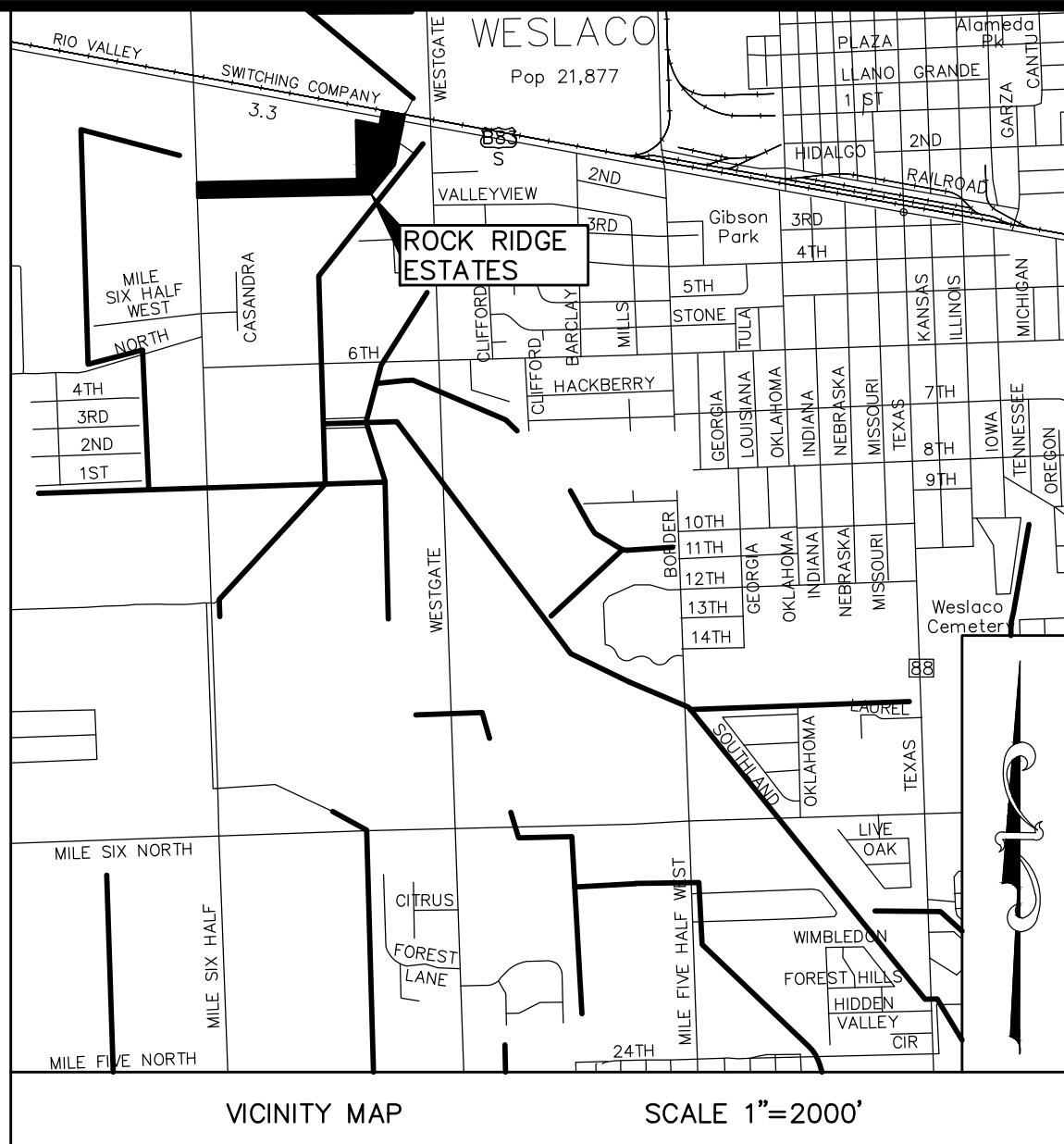
CODY MICHAEL MOORE, R.P.L.S.
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 6370

DATE



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

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



FINAL PLAT OF:

ROCK RIDGE ESTATES

15.092 ACRES BEING 8.00 ACRES OF LAND OUT OF FARM TRACT 631
WEST AND ADAMS TRACT SUBDIVISION
HIDALGO COUNTY, TEXAS, RECORDED IN VOLUME 2, PAGES 34-37, MAP RECORDS OF HIDALGO COUNTY, TEXAS, BEING THE TRACT OF LAND DESCRIBED IN DOCUMENT NO. 801908, OFFICIAL RECORDS OF HIDALGO COUNTY, TEXAS,
AND 7.092 ACRES OF LAND OUT OF FARM TRACT 633, THE WEST AND ADAMS TRACT SUBDIVISION, HIDALGO COUNTY, TEXAS, RECORDED IN VOLUME 2, PAGES 34 THROUGH 37, MAP RECORDS OF HIDALGO COUNTY, TEXAS, BEING THE TRACT OF LAND DESCRIBED IN DOCUMENT NO. 2293163, OFFICIAL RECORDS OF HIDALGO COUNTY, TEXAS.

FOUR RIGHT INVESTMENT PARTNERS, LLC
SUBDIVIDED FOR: 3255 WILSHIRE BLVD.
LOS ANGELES, CA 90010
956-561-9587

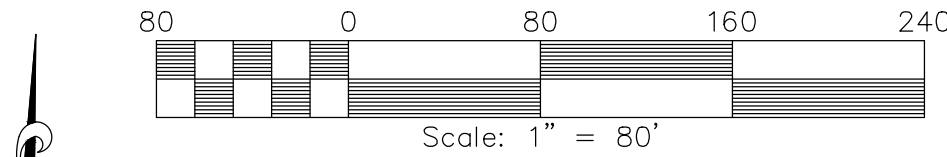
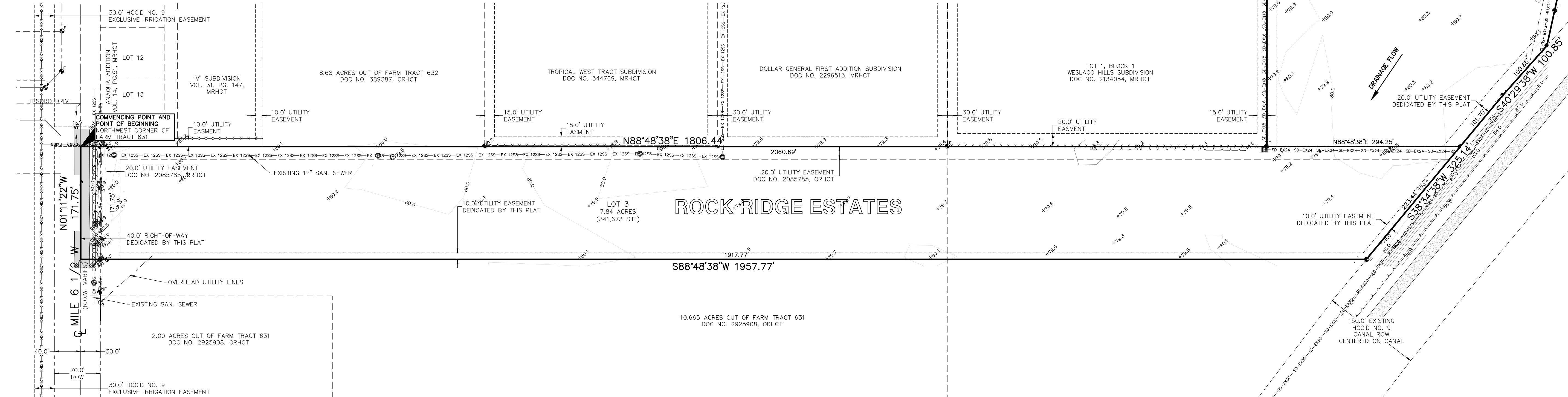
PLOT DATE: 07 SEPTEMBER 2022 JOB NO: 185054

Moore Land
Surveying, LLC

14216 Palis Drive, La Feria, TX 78559
(956)245-0888 TBPLS Firm No. 10194186
(956)245-4651 TBPE Firm No. 19190

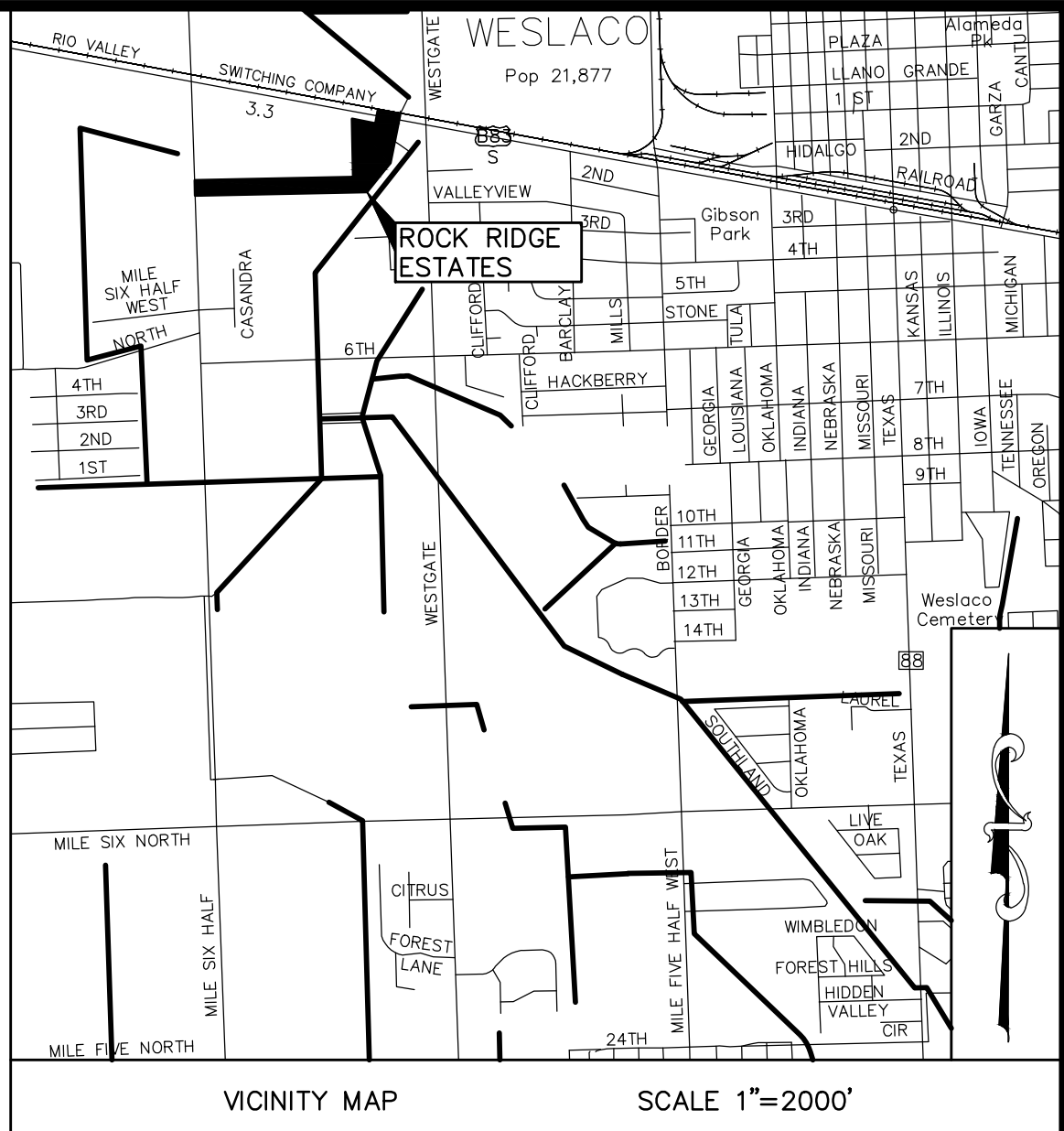
NOTES

1. FLOOD ZONE CLASSIFICATION
THIS SUBDIVISION LIES IN ZONE "X-SHADED" AS PER THE NATIONAL FLOOD INSURANCE RATE MAP OF COMMUNITY NO. 480334 PANEL NUMBER 0450, SUFFIX "C", REVISED JANUARY 2, 1981, PER THE NATIONAL FLOOD INSURANCE RATE MAP OF COMMUNITY NO. 480334 PANEL NUMBER 0450 SUFFIX "C", REVISED JUNE 6, 2000 (REVISED BY THE FOLLOWING LOMR'S: 02-06-715P-480334 DATED 5/30/2002; 15-06-2601P-480334 DATED 12/24/2015; AND 18-06-0700P-480334 DATED 10/05/2018)
 2. MINIMUM FINISH FLOOR ELEVATION SHALL BE 82.50 FEET MSL OR 30 INCHES ABOVE NATURAL GROUND, WHICHEVER IS GREATER.
 3. BASIS OF BEARINGS: AS PER TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NAD 83.
 4. SETBACKS
A) FRONT = 20 FEET
B) SIDE = 5 FEET
C) REAR = 10 FEET
- COMPLY WITH SETBACKS OR EASEMENTS WHICHEVER IS GREATER
5. THIS SUBDIVISION IS IN COMPLIANCE WITH THE REQUIREMENTS OF LOCAL GOVERNMENT CODE 232.032 AND WATER AND ELECTRICAL CONNECTIONS TO THE LOTS WILL MEET ALL MINIMUM STANDARDS.
 - A) WATER WILL BE PROVIDED BY: CITY OF WESLACO
B) ELECTRICAL WILL BE PROVIDED BY: MVEC
C) WASTEWATER SERVICE WILL BE PROVIDED BY: CITY OF WESLACO
D) GARBAGE WASTE WILL BE DISPOSED OF BY: CITY OF WESLACO
 6. ALL LOT CORNERS ARE MARKED BY A 1/2 INCH IRON ROD WITH PLASTIC CAP STAMPED MOORE 6370
 7. NO MORE THAN ONE SINGLE FAMILY RESIDENTIAL DETACHED DWELLING SHALL BE LOCATED ON EACH LOT. NO COMMERCIAL LOTS SHALL BE ALLOWED ON LOTS 1-16. THIS MUST BE STIPULATED ON ALL DEEDS AND CONTRACTS FOR DEEDS.
 8. A BUILDING PERMIT IS REQUIRED PRIOR TO CONSTRUCTION OF ANY IMPROVEMENT.
 9. THIS TRACT LIES WITHIN THE CITY LIMITS OF THE CITY OF WESLACO.
 10. DRAINAGE: IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND CITY OF WESLACO REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO DETAIN A TOTAL OF 158,763 CUBIC-FEET (3.64 ACRE- FEET) OF STORM WATER RUNOFF. DRAINAGE DETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS FOLLOWS(SEE PROPOSED DETENTION IN APPROVED DRAINAGE REPORT). THE DEVELOPER SHALL BE RESPONSIBLE TO DETAIN AND ACCOMMODATE MORE THAN THE DETAINED VOLUME SHOWN ABOVE, IF IT IS DETERMINED AT THE DEVELOPMENT PERMIT STAGE THAT THE DETENTION REQUIREMENTS ARE GREATER THAN STATED ABOVE, DUE TO THE IMPERVIOUS AREA BEING GREATER THAN THE ENGINEER CONSIDERED FOR HSI CALCULATION OF THIS SUBDIVISION.
 11. A 5' WIDE SIDEWALK IS REQUIRED ALONG EXTERIOR PERIMETER UPON THE ISSUANCE OF A NOTICE TO PROCEED, AS REQUIRED BY CITY OF WESLACO.
 12. A 4' WIDE SIDEWALK IS REQUIRED ALONG ALL INTERIOR STREETS UPON THE ISSUANCE OF A BUILDING PERMIT. ON CORNER LOTS, THE OWNER SHALL BE RESPONSIBLE FOR THE SIDEWALK ALONG ALL STREETS ADJOINING THE LOT, AS REQUIRED BY CITY OF WESLACO.
 13. 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.
 14. ANY DAMAGE TO IRRIGATION LINE BY INSTALLATION OF CULVERTS OR UTILITIES WILL BE REPAIRED AT OWNER'S EXPENSE



LEGEND	
	IRON ROD FOUND
	CONC. MONUMENT FOUND
	NAIL FOUND
	"X" MARK FOUND
	IRON ROD SET WITH CAP STAMPED "MOORE-6370"
	TREE
	WATER METER
	TRANSFORMER
	CABLE PEDESTAL
	A/C UNIT
	MAILBOX
	CLEANOUT
	POWER POLE
	GUY WIRE ANCHOR
	FIRE HYDRANT
	WATER VALVE
	GAS METER
	GAS VALVE
	ELECTRIC JUNCTION BOX
	TELEPHONE PEDESTAL
	STORM INLET
	SIGN
	LIGHT POST
	MANHOLE
	IRRIGATION VALVE
	IRRIGATION STANDPIPE
	SEPTIC TANK
	POST
	GRATE INLET

BENCHMARK
NATIONAL GEODETIC SURVEY BENCHMARK
DESIGNATION G1422/PID AB1305
ELEV. 52.49' (DATUM IS NAVD 88)
A STAINLESS STEEL ROD LOCATED APPROXIMATELY 1.85 MILE EAST OF LA FERIA AT THE NORTHEAST CORNER OF RESTLAWN CEMETERY, ON THE SOUTH SIDE OF U.S. BUSINESS 83.



PRELIMINARY PLAT OF:
ROCK RIDGE ESTATES
15.092 ACRES BEING 8.00 ACRES OF LAND OUT OF FARM TRACT 631
WEST AND ADAMS TRACT SUBDIVISION
HIDALGO COUNTY, TEXAS, RECORDED IN VOLUME 2, PAGES 34-37, MAP RECORDS OF HIDALGO COUNTY, TEXAS, BEING THE TRACT OF LAND DESCRIBED IN DOCUMENT NO. 801908, OFFICIAL RECORDS OF HIDALGO COUNTY, TEXAS.
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FOUR RIGHT INVESTMENT PARTNERS, LLC
SUBDIVIDED FOR: 3255 WILSHIRE BLVD
LOS ANGELES, CA 90010
956-561-9587
PLOT DATE: 17 MARCH 2022 JOB NO: 185054
Moore Land Surveying, LLC
14216 Palis Drive, La Feria, TX 78559
(956)245-0888 TBPLS Firm No. 10194186
(956)245-4651 TBPE Firm No. 19190



Standardized Agenda Request Form

Date of Meeting: October 18, 2022		Agenda Item No. (to be assigned by CSO): 2022-5883	
From: REBEKAH DE LA FUENTE			
Subject: Discussion and consideration to approve the Final Plat for Pike Terrace - being a 36.092-acre out of Farm Tract 163, Block 178, The West and Adams Tract Subdivision, Weslaco, Hidalgo County, Texas Located on the southwest corner of W. Pike Blvd. and Milanos Rd and authorize the Mayor to execute any related documents. Possible action. (Staffed by Planning & Code Enforcement Department.)			
Background: The proposed one hundred and five (105) lot subdivision is located inside the City of Weslaco. This subdivision is being serviced with water by North Alamo Water Supply Company through an 8" waterline and sewer by the City of Weslaco through a 12" sewer line. The property is within a Flood Zone "B". Applicant has submitted his TIA to Engineering. Access for lots 18&19 and lots 4&5 have been restricted to fronting streets only with no access to Milanos or Pike.			
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 held October 5, 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 the final plat.			
Attachments, if any: Pike Terrace- Memo, Pike Terrace- Application & Drainage Report, PikeTerrace- TIA, Pike Terrance- aerial, Pike Terrace Subdivision-Plat			
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: Pike Terrace- Final Plat

DATE: October 11, 2022

The proposed use for the 105-lot subdivision be for apartment use with two duplexes per lot. There will be a point for entry for lot 2 one on West Pike and one on Milanos Road. The proposed development will also be a private gated community and the engineer will need to provide enough clearance to accommodate the required throat for vehicular stacking, which will be determined at time of construction. The developer has submitted the TIA for this project, which has been reviewed and accepted by the City Engineering department. The developer has not requested any variances at this time.

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-000273-2022

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: Pike Terrace Subdivision

Location: Southeast Corner of W. Pike Blvd. (Mile 8 North) and Milanos Rd. (Mile 6 1/2 West Rd)

Legal Description: A Tract of land containing 36.092 Acres situated in the City of Weslaco, Hidalgo County, Texas being a part or portion of Farm Tract 163, Block 178, The West and Adams Tract.

Is subdivision inside city limits? ☒ YES ☐ NO

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

If no submit letter of Annexation (Contiguous or Consensual)

Existing Zoning: R-1

Existing Land Use: Vacant Proposed Land Use: R-2 Duplex & Apts

Number of Lots Proposed: 105 Gross Acreage: 36.092

Title Report Submitted: ☐ YES ☐ NO

OWNER INFORMATION

Owner's Name: Shavi Mahtani Telephone: (956) 661-8888

Address: 100 E. Nolana

Fax: _____

City: McAllen State: Tx Zip: 78501 E-mail: shavi@aurielinvestments.com

ENGINEER INFORMATION

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

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

City: Weslaco State: Tx Zip: 78596 E-mail: jreyes@siglerwinstongreenwood.com

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

UTILITY PROVISIONS

Will proposed subdivision connect to:

☒ YES ☐ NO Water Provision: NAWSC
☒ YES ☐ NO Wastewater Provision: City of Weslaco
☒ YES ☐ NO Electric Company: AEP

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

Proposed subdivision is in the following districts:

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

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

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

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

SUBMITTALS REQUIRED FOR MINOR PLAT REVIEW

- _____ **Two (2)** sets of plats **folded and stapled** (24 x 36) and forward a copy in PDF format to mhinojosa@weslacotx.gov & rdelafuente@weslacotx.gov
- _____ **\$355.00** Planning Review fee
- _____ One 11" X 17" reduced copy of plat
- _____ Plat Layout
 - _____ Existing & Proposed Easements
 - _____ Existing & Proposed ROW
 - _____ Existing & Proposed Drainage Easements
 - _____ Contours
 - _____ Flood Zones
 - _____ Adjoiners
 - _____ Existing street names
- _____ Drainage plans and calculations with engineer's seal
 - _____ Elevations
 - _____ Flood directional arrows
 - _____ Detention areas
 - _____ Street names
- _____ Proof of ownership of the property
- _____ If septic tank system required, submit soil evaluation report
- _____ Water Rights associated with the property
- _____ Tax Receipt for all taxing entities showing that taxes are paid in full

SUBMITTALS REQUIRED FOR PRELIMINARY (P & Z)

- ☒ **Twelve (12)** sets of preliminary plat **folded and stapled** (24 x 36) and forward a copy in PDF format to mhinojosa@weslacotx.gov & rdelafuente@weslacotx.gov
- ☒ **\$350.00** (one time fee for preliminary and final plat)
- ☒ One 11" X 17" reduced copy of plat
- _____ Plat Layout
 - _____ Existing & Proposed Easements
 - _____ Existing & Proposed ROW
 - _____ Existing & Proposed Drainage Easements

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

- _____Contours
- _____Flood Zones
- _____Adjoiners
- _____Existing & Proposed street names
- _____Utility Layout
- _____Existing & Proposed Utilities
- _____Proposed Fire Hydrants
- _____Adjoiners
- _____Street names
- _____Drainage plans and calculations with engineer's seal
- _____Elevations
- _____Flood directional arrows
- _____Detention areas
- _____Street names
- _____Proof of ownership of the property
- _____If septic tank system required, submit soil evaluation report
- _____Water Rights associated with the property
- _____Tax Receipt for all taxing entities showing that taxes are paid in full
- _____Number of fire hydrants proposed for subdivision
- _____Trip Generation Worksheet

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

- _____Twelve (12) sets of plans **FOLDED & STAPLED** (24 x 36) & PDF copy **with all corrections**
- _____Plats to be sealed by Professional Engineer
- _____Approved Drainage Report
- _____Traffic Impact Analysis (If required)

SUBMITTALS REQUIRED FOR FINAL (City Commission)

- _____One set of 8 1/2 x 11 of plat and utilities with all corrections done

SUBMITTALS REQUIRED FOR PRE-CONSTRUCTION MEETING

- _____Seven (7) full sets of construction plans 24 x 36 and one (1) 11 x 17 with plan & profile.
- _____Engineering cost estimates for 3% geotechnical testing fees and 2% inspection fees
- _____Notice of Intent
- _____SW3P

SUBMITTALS REQUIRED FOR RECORDING OR HIDALGO COUNTY PLANNING

- _____Electronic file of final plat and as-builds
- _____Reproducible plat to be recorded with all required signatures
- _____3% geotechnical testing fees or negotiated Material Testing fee by City, whichever is higher
- _____2% inspection fee
- _____Park Fees
- _____Checks or Receipts: HCCID #9; HCDD #1; County Clerk
- _____Tax certificates
- _____Memo from engineering inspector releasing subdivision
- _____Water Rights associated with the property dedicated and assigned to City of Weslaco or payment of fees sufficient to meet the needs necessitated and attributable to development
- _____30 Year Water and 30 Year Sewer Service Agreements
- _____Park dedication/Fees in lieu of

SUBMITTALS REQUIRED FOR RECORDING BY SECURITY

- _____Sealed engineering cost estimates
- _____Letter of Credit/Performance Bond/Escrow

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

AUTHORIZATION AND ACKNOWLEDGEMENTS

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

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

Owner Printed Name: _____

Owner Signature: _____ Date: _____

_____ is the authorized agent

Authorized Agent Signature: SWG Engineering LLC Date: July 27, 2022

Authorized Agent Printed Name: [Signature], P.E.

THIS PAGE FOR STAFF USE ONLY

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

P & Z Commission Approval on Preliminary Plat: _____

P & Z Commission Approval on Final Plat: _____

City Commission Approval on Final Plat: _____

Preconstruction Meeting Date: _____

Date Recorded: _____ Instrument No. _____

General Comments: _____



**City of Weslaco
Engineering Division**

255 S. Kansas ♦ Weslaco, TX 78570 ♦ (956)

TRIP GENERATION WORKSHEET

Complete parts A and B as an aid to determine if your project requires a Traffic Impact Analysis (TIA).

A. Subdivision Information

Subdivision Name: Pike Terrace Subdivision
Location: West Pike Blvd. (Mile 8 North Rd.) and Milanos Road
Applicant: SWG Engineering LLC ☐ Owner ☒ Agent
Address: 611 Bill Summers Intl. Blvd. Weslaco, TX 78596 Phone Number: (956)968-2194

B. Trip Generation Calculation

The texts needed to complete this table are available at the Planning Department. See back of sheet for more information.

ITE Code	Anticipated Land Use	Project Size			AM Peak Hour Trips	PM Peak Hour Trips	Weekday Trips
		Acres	GFA	# of Units			
220	Multi-Family	36.092		105	280	298	578

Comments: _____
Prepared by: SWG Engineering LLC Date: _____
Address: 611 Bill Summer Intl. Blvd. Weslaco, TX 78596 Phone Number: (956)789-2194

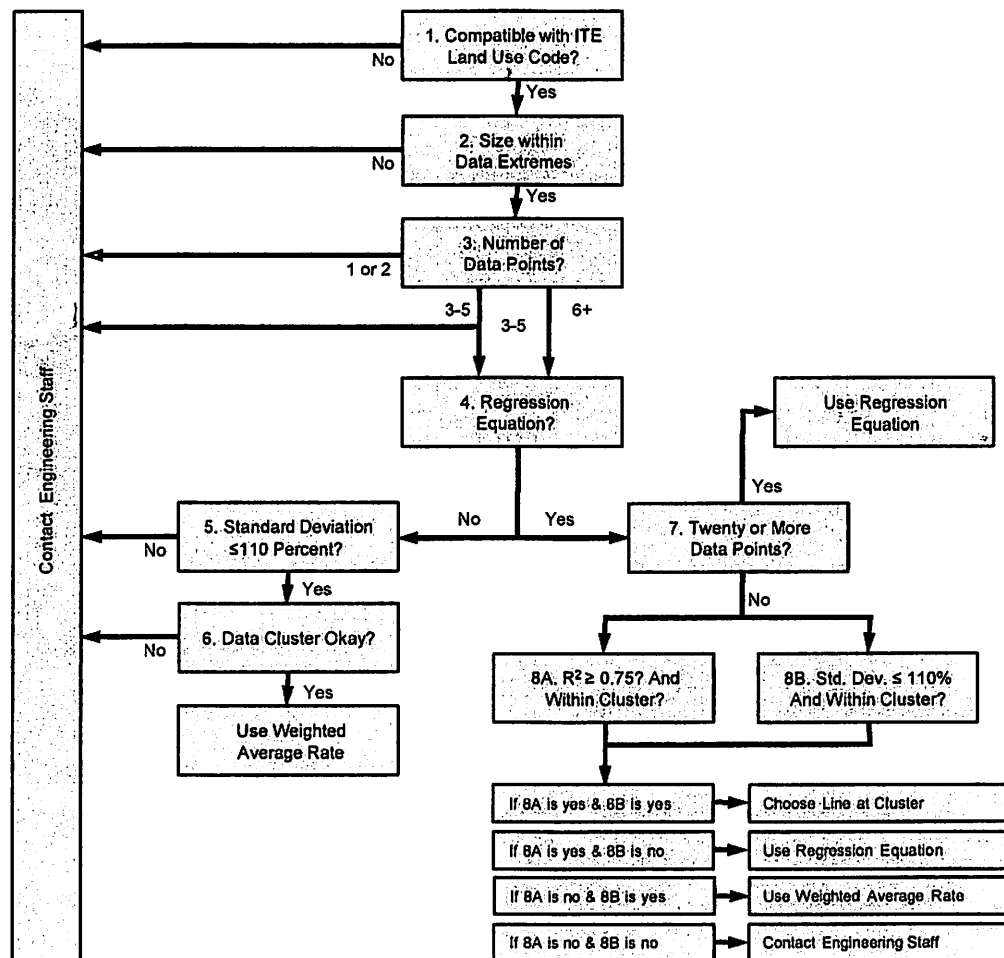
(For Official Use Only, Do Not Write In This Box)

_____ A traffic impact analysis is required. The agent preparing the study must meet with City staff to discuss the scope and requirements of the study before beginning the study.
_____ A traffic impact analysis is not required. The traffic generated by the proposed development does not exceed the threshold requirements.

Comments: _____

Reviewed by: _____ Date: _____ STID#: _____

Recommended Procedure for Selecting Between Trip Generation Average Rates and Equations



From ITE Trip Generation Handbook

City of Weslaco
Engineering Division
255 S. Kansas Ave
Weslaco, TX 78596
(956)
(956) 973-3128 (fax)

Rebekah M. De La Fuente

PIKE Terrace.

From: Steve Valdez <SValdez@weslacoedc.com>
Sent: Tuesday, July 26, 2022 8:50 AM
To: Martin Garza; Molly Vallejo; Norma Cantu
Cc: Rebekah M. De La Fuente
Subject: Oversized Piping

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Mr. Garza,

The EDC Board approved at yesterday's meeting to pay for the increased cost for "upsizing" the pipes for the subdivision along Milano Rd. Please let me know who we should write the check out to and when.

As part of our back up documentation, we would like to see the invoice that would have paid for the entire purchase of 12 inch sewer pipes.

Thank you,

Steve,



EDC
WESLACO
STEVEN M. VALDEZ
EXECUTIVE DIRECTOR

☎ O: (956) 969-0838 / C: (956) 279-9368

✉ svaldez@weslacoedc.com

🌐 www.weslacoedc.com

📍 275 S. Kansas Avenue, Suite A
Weslaco, TX 78596



SWG Engineering

Hidalgo County Drainage District No. 1

Drainage Report

Weslaco – Pike Terrace Subdivision

Hidalgo County, Texas

Prepared By:

SWG Engineering, LLC

611 Bill Summers Intl. Blvd.

Weslaco, Texas 78596

Tel: 956-968-2194

Fax: 956-968-8300

jreyes@siglerwinstongreenwood.com

6/22/2022



Jose G. Reyes, Jr. P.E.
Jun. 22. 2022

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DRAINAGE REPORT
For
PIKE TERRACE SUBDIVISION

I. Project Location

This project involves the development of a 36.092 acre tract of land for residential use. The site is located in the city of Weslaco, Hidalgo County and lies on the southwest intersection of W Pike Blvd. (Mile 8 North Rd.) and N Milano Rd. (Mile 6 1/2 West Rd.) The proposed subdivision is comprised of 105 lots for a total of a 34.03 acre tract out of West tract, Hidalgo County, Texas.

II. Flood Plain

The area is considered to be under an unincorporated area determined by FEMA Flood Insurance Rate Map, Community Panel No. 480334 0450 C, and Map Revised June 6, 2000. The project area is under Zone "X", which is described as "Areas of 500-year flood; areas of 100-year flood with average depths of less than 1 foot or with drainage areas less than 1 square mile and areas protected by levees from 100-year flood".

III. Soil Conditions

According to the Soil Survey Report prepared for Hidalgo County by the U.S.D.A. Soil Conservation Service, the area is composed of three types of soil: Hidalgo fine sandy loam (0 to 1 percent slopes), Hidalgo fine sandy loam (1 to 3 percent slopes), and Hidalgo sandy clay loam (0 to 1 percent slopes). The predominant soil type being Hidalgo clay loam, is listed in Hydrological Group B. See attached Soil Survey of Hidalgo County, Texas.

IV. Existing Conditions

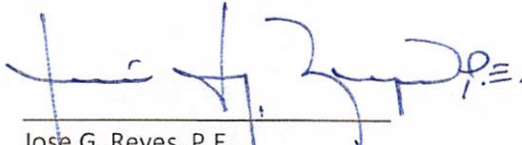
Existing runoff is by surface flow in a southwestern direction and has a runoff of **23.44 cfs** during the **10-yr** storm frequency as per attached calculations. The total impermeable area is approximately 0 square feet and the total permeable area is **1,482,347 sf²**. Due to no existing development, an existing weighted runoff coefficient of **C = 0.2** was calculated.

V. Proposed Conditions

Subject tract of land will be developed into 105 lots that will serve as a multi-family subdivision. One of the lots will be dedicated for a detention pond. Proposed runoff after development is **111.32 cfs**, during the **50-year** storm frequency, which is an increase of **87.88 cfs**. The proposed drainage for Pike terrace Subdivision consists of surface runoff from future development into the street and green areas. The total impermeable area is approximately **1,408,295 sf²** and the total permeable area is **74,052 ft²**. A weighted runoff coefficient of **C = 0.59** was calculated. For a **50-year storm frequency**, a peak detention

volume is approximately **246,207 ft³ or 5.65 Acre-ft**. Please refer to attached drainage calculations. At time of improvements the storm water runoff from the improved area shall be discharged in a southwestern direction where it will be discharged into a proposed detention pond on the southeast corner of subdivision. The runoff shall be directed into an existing manhole along Milano's Rd. (Mile 6 ½ West Rd.), via 24" RCP, connected to an existing storm system, that will carry the storm water via 42" RCP to drain ditch 37D1, owned by HCCID#9. The detention pond is designed in order to detain a volume of **253,095 ft³ or 5.81 Acre-ft**, which will be able to hold a 50 year frequency.

The drainage calculations are attached.



Jose G. Reyes, P.E.
June 22, 2022



Weslaco – Pike Terrace Subdivision

Hidalgo County Drainage District No. 1

"C" Values for Rational Method

Type of Drainage Area	Runoff Coefficient
Residential Districts:	
Single Family (Lots less than ¼ acre)	0.30 – 0.50
Multi - Family (Less than 20 DU/AC)	0.40 – 0.60
Multi - Family (Greater than 20 DU/AC)	0.60 – 0.75
Business District:	
Downtown areas	0.70 – 0.95
Neighborhood areas	0.30 – 0.70
Industrial Districts:	
Light Areas	0.30 – 0.80
Heavy Areas	0.60 – 0.90
Railroad Yard Areas:	0.30 – 0.40
Park:	0.10 – 0.25
Unimproved Areas:	
Sand or sandy loam soil, 0-3%	0.15 – 0.20
Sand or sandy loam soil, 3-5%	0.20 – 0.25
Black or loessial soil, 0-3%	0.18 – 0.25
Black or loessial soil, 3-5%	0.25 – 0.30
Black or loessial soil, >5%	0.70 – 0.80
Deep sand area	0.05 – 0.15
Steep grassed slopes	0.70
Street:	
Asphalt	0.85 – 0.95
Concrete	0.90 – 0.95
Drives & Walks:	
Concrete	0.75 – 0.95

Detention Calculator

10-yr release

e= 0.8599
b= 116.24
d= 14.33

50 yr Storm

Title: SWG# 22-122
34.03 Ac Mitigation Area
City of Weslaco, TX

Required Volume:

Req'd Volume 5.65 ac.ft

EXISTING DATA

Total Area 34.03 acre
Overland Flow Length - "L" 1100.00 LF

Existing Time of Concentration - "Tov" (grass) 45.55 % composition? 100%
Existing Time of Concentration - "Tov" (pavmt) 0.00 % composition? 0%
Total Existing Time of Concentration - "Tov" 45.55 minutes
Existing Runoff Coefficient - "C" 0.20
Intensity of Rainfall - "I" 3.44 in/hr
Existing - "Q" 23.44 cfs

e= 0.8613
b= 170.66
d= 16.71

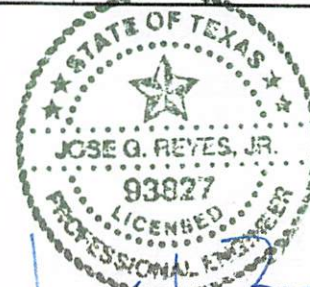
PROPOSED IMPROVEMENTS

Total Area 34.03 acre
Overland Flow Length - "L" 1100.00 LF

Proposed Time of Concentration - "Tov" (grass) 33.71 % composition? 74%
Proposed Time of Concentration - "Tov" (pavmt) 2.92 % composition? 26%
Total Proposed Time of Concentration - "Tov" 36.63 minutes
Proposed Runoff Coefficient - "C" 0.59
Intensity of Rainfall - "I" 5.55 in/hr
Proposed - "Q" 111.32 cfs

Time		I	Q in	V in	Q out	V out	Req'd V	Req'd V
min	hr	in/hr	ft ³ /s	ft ³	ft ³ /s	ft ³	ft ³	ac-ft
36.63	0.61	5.55	111.32	244683	23.44	51519	193164	4.43
46.63	0.78	4.79	96.01	268629	23.44	58551	210078	4.82
56.63	0.94	4.22	84.62	287540	23.44	65583	221957	5.10
66.63	1.11	3.78	75.80	303044	23.44	72614	230430	5.29
76.63	1.28	3.43	68.75	316115	23.44	79646	236470	5.43
86.63	1.44	3.14	62.98	327374	23.44	86678	240697	5.53
96.63	1.61	2.90	58.16	337238	23.44	93709	243529	5.59
106.63	1.78	2.70	54.08	346000	23.44	100741	245259	5.63
116.63	1.94	2.52	50.57	353871	23.44	107773	246099	5.65
126.63	2.11	2.37	47.51	361011	23.44	114804	246207	5.65
136.63	2.28	2.24	44.83	367539	23.44	121836	245704	5.64
146.63	2.44	2.12	42.46	373550	23.44	128868	244683	5.62
156.63	2.61	2.01	40.34	379118	23.44	135899	243218	5.58
166.63	2.78	1.92	38.44	384301	23.44	142931	241371	5.54
176.63	2.94	1.83	36.72	389151	23.44	149963	239188	5.49
186.63	3.11	1.75	35.16	393705	23.44	156994	236711	5.43
196.63	3.28	1.68	33.73	397999	23.44	164026	233973	5.37
206.63	3.44	1.62	32.43	402059	23.44	171058	231002	5.30

High Point



JUN. 22. 2022

Convert acre to sf below:	
acre:	sf:
1	43560
2.3E-05	1

Existing Runoff Coef. Calculation:

Total Area =	34.03 acres	Weighted C
Impermeable Area =	0% 0.0 acres	<u>0.20</u>
Pavement Area =	0% 0.0 acres	0.9
Permeable Area =	100% 34.03 acres	0.95
		0.2

Future Runoff Coef. Calculation:

Total Area =	34.03 acres	Weighted C
Impermeable Area =	26% 8.85 acres	<u>0.59</u>
Permeable Area =	5% 1.70 acres	0.9
Multi-Family Area =	69% 23.48 acres	0.2
		0.5

Elevations:

High =	88.68 ft
Low =	81.5 ft

Average Slope (Adjusted) = 0.00703

K= 0.828 *std coefficient*

N grass= 0.4 *unitless*

N pavement= 0.02 *unitless*

Rainfall Intensity-Duration-Frequency Coefficients for Texas

Based on United States Geological Survey (USGS) Scientific Investigations Report 2004-5041

"Atlas of Depth-Duration Frequency of Precipitation Annual Maxima for Texas"

1. Select English or SI Units

English	▼
---------	---

2. Select or Enter a County

Hidalgo	▼
---------	---

3. Enter a Time of Conc. Select Units

36.33	min	▼
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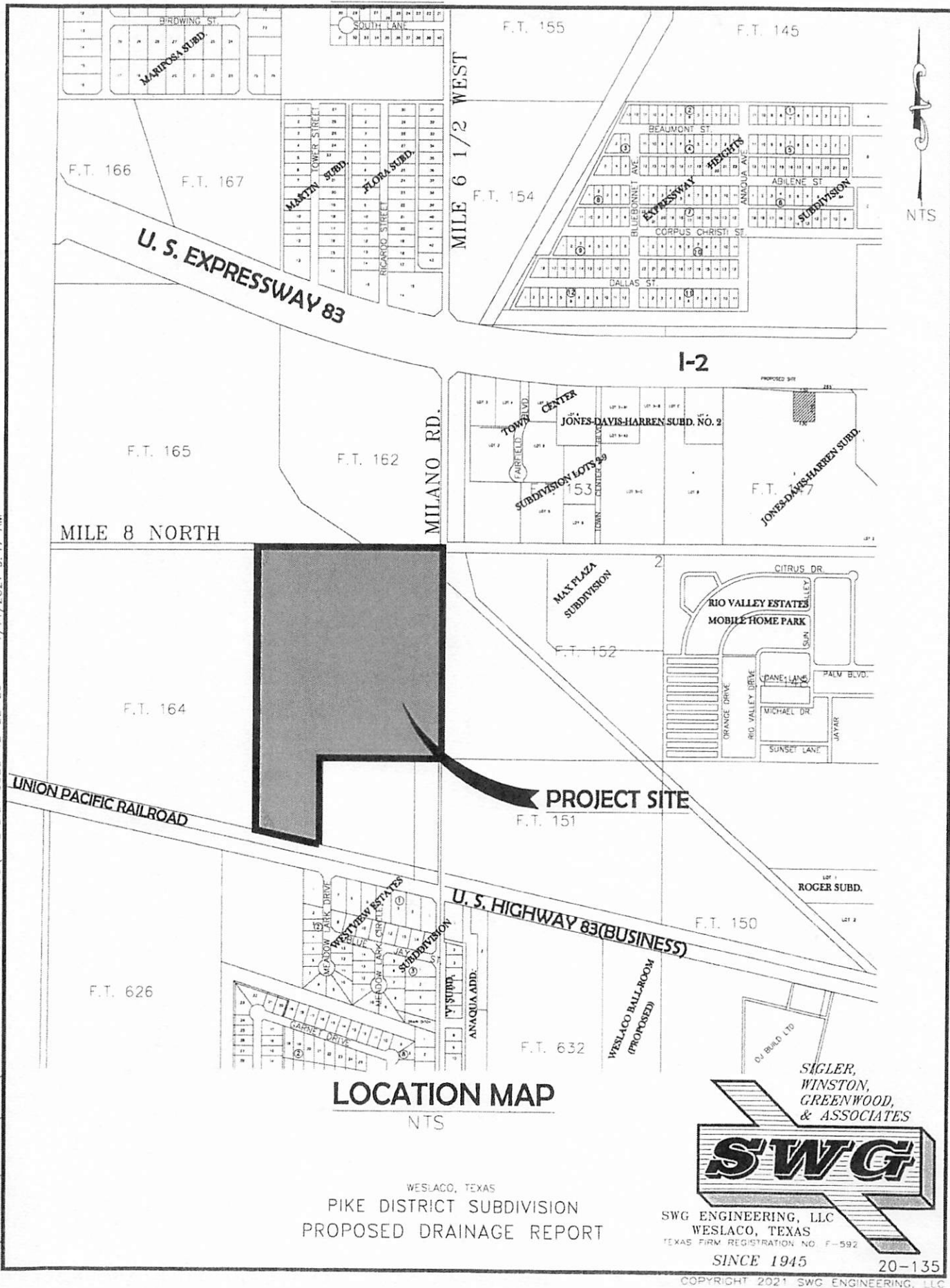
Coefficient	50% (2-year)	20% (5-year)	10% (10-year)	4% (25-year)	2% (50-year)	1% (100-year)
e	0.8645	0.8647	0.8599	0.8572	0.8613	0.8619
b (in.)	72.40	100.21	116.24	140.47	170.66	201.07
d (min)	12.92	13.90	14.33	15.32	16.71	18.00

Intensity (in./hr)	2.49	3.39	3.98	4.78	5.58	6.43
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(Spreadsheet Release Date: August 31, 2015; data table reshuffle by Asquith July 14, 2016)

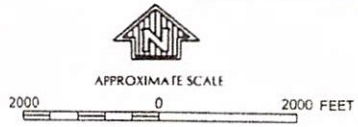
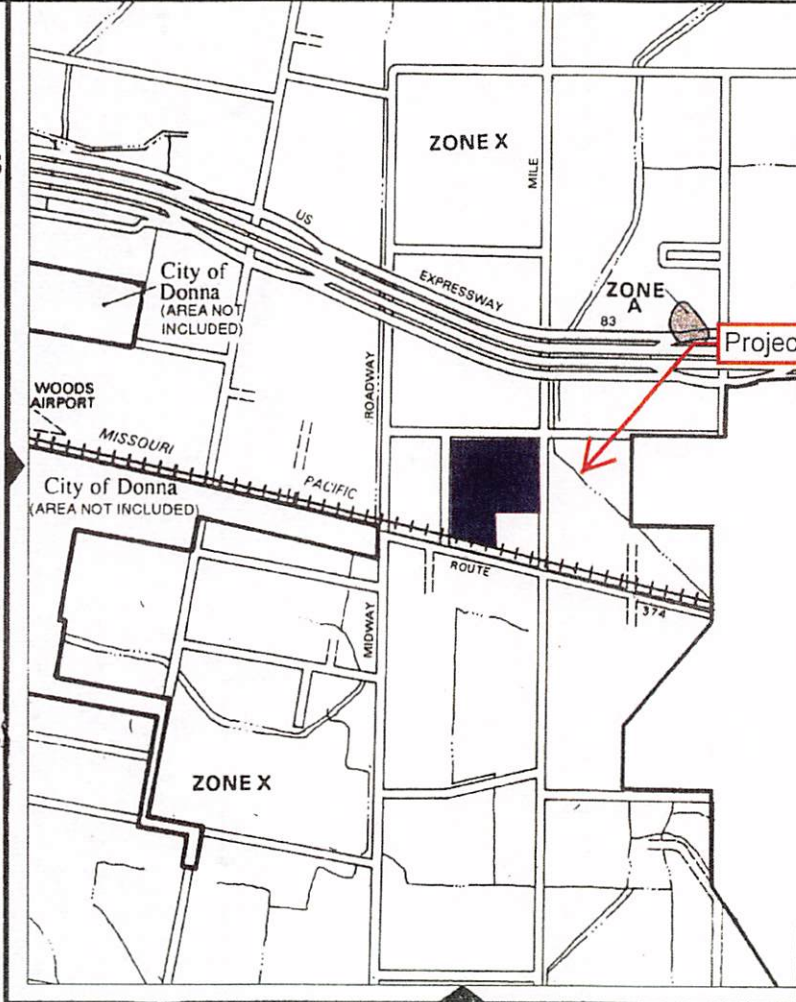
Attachments

Z:\DRAFTING\MANUEL\ACAD\20-135-PIKE DIST. SUBD-TANUS\PIKE DIST. SUBD-12-22-20 1/14/2021 9:47 AM



5

6



NATIONAL FLOOD INSURANCE PROGRAM

FIRM
FLOOD INSURANCE RATE MAP

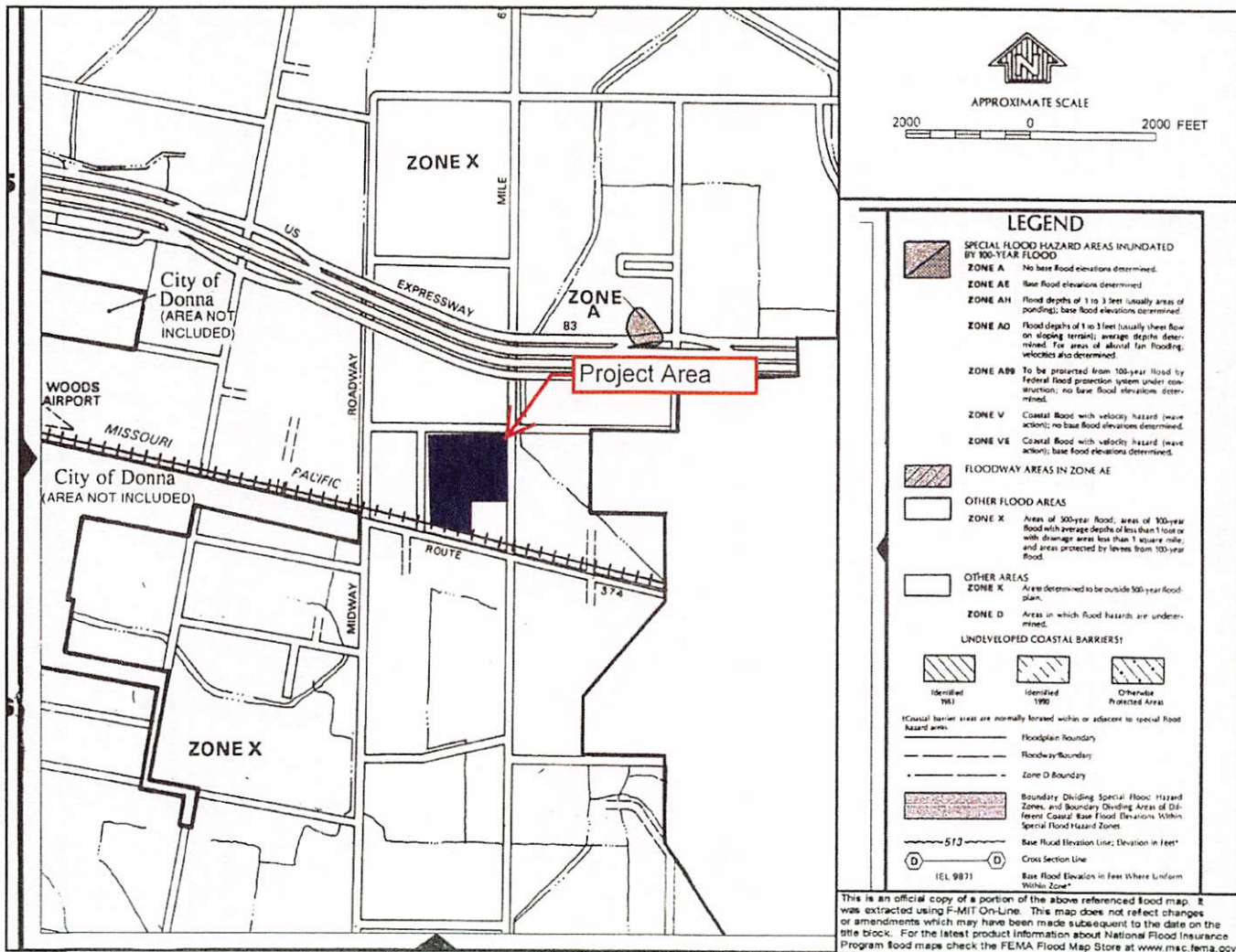
HIDALGO COUNTY,
TEXAS
(UNINCORPORATED AREAS)

(SEE MAP INDEX FOR PANELS NOT PRINTED)

COMMUNITY-PANEL NUMBER
480334 0450 C
MAP REVISED:
JUNE 6, 2000


Federal Emergency Management Agency

This is an official copy of a portion of the above referenced flood map. It was extracted using F-MIT On-Line. This map does not reflect changes or amendments which may have been made subsequent to the date on the title block. For the latest product information about National Flood Insurance Program flood maps check the FEMA Flood Map Store at www.msc.fema.gov

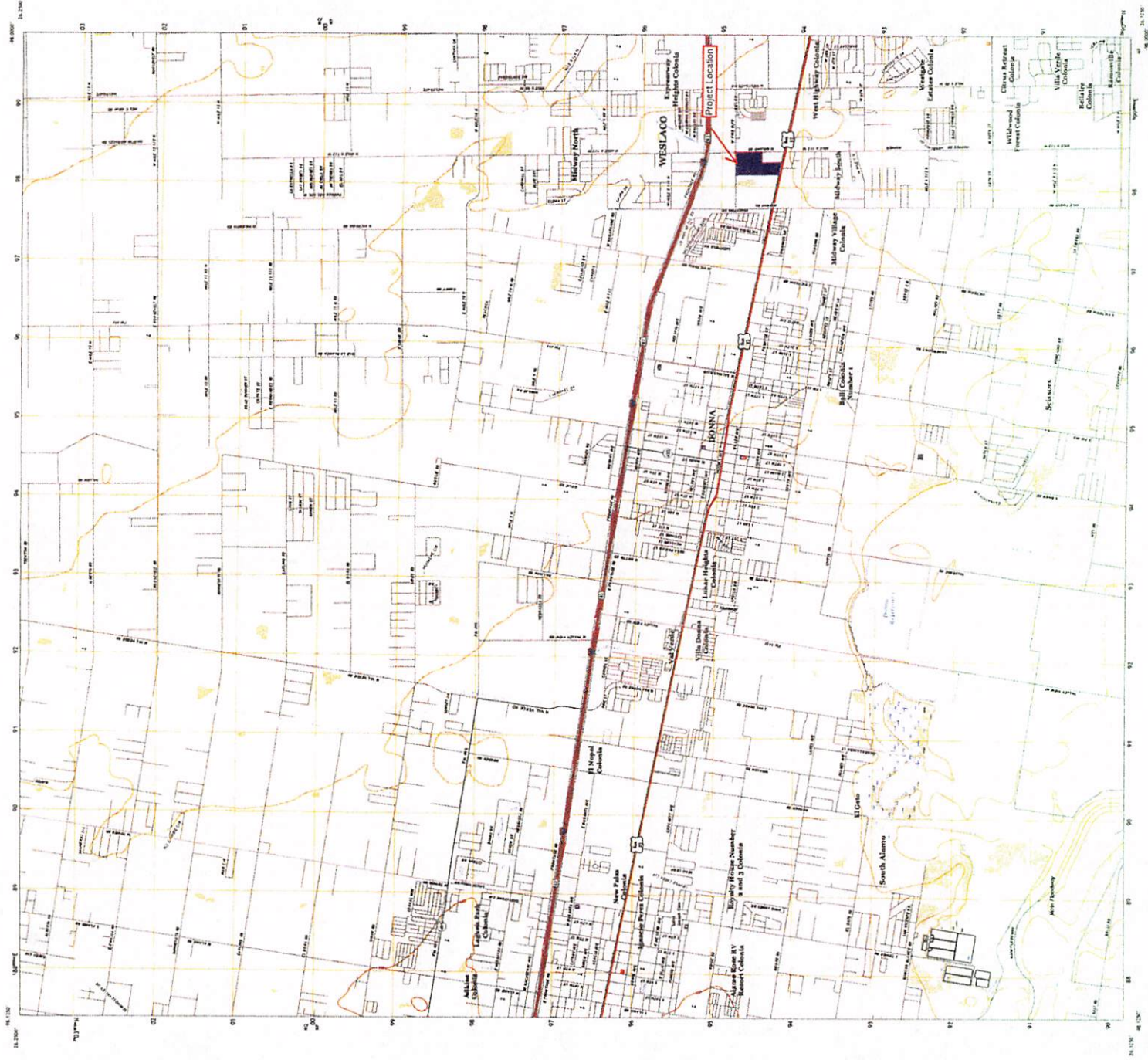




U.S. DEPARTMENT OF THE INTERIOR
U.S. GEOLOGICAL SURVEY



DONNA QUADRANGLE
TEXAS - HEMLOCK COUNTY
7.5-MINUTE SERIES



Produced by the United States Geological Survey
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and is not a substitute for the original map.
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the United States Geological Survey.
The original map is available for purchase from
the United States Geological Survey.
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the United States Geological Survey.



SCALE 1:24,000



DONNA, TX
2019

USDA United States
Department of
Agriculture

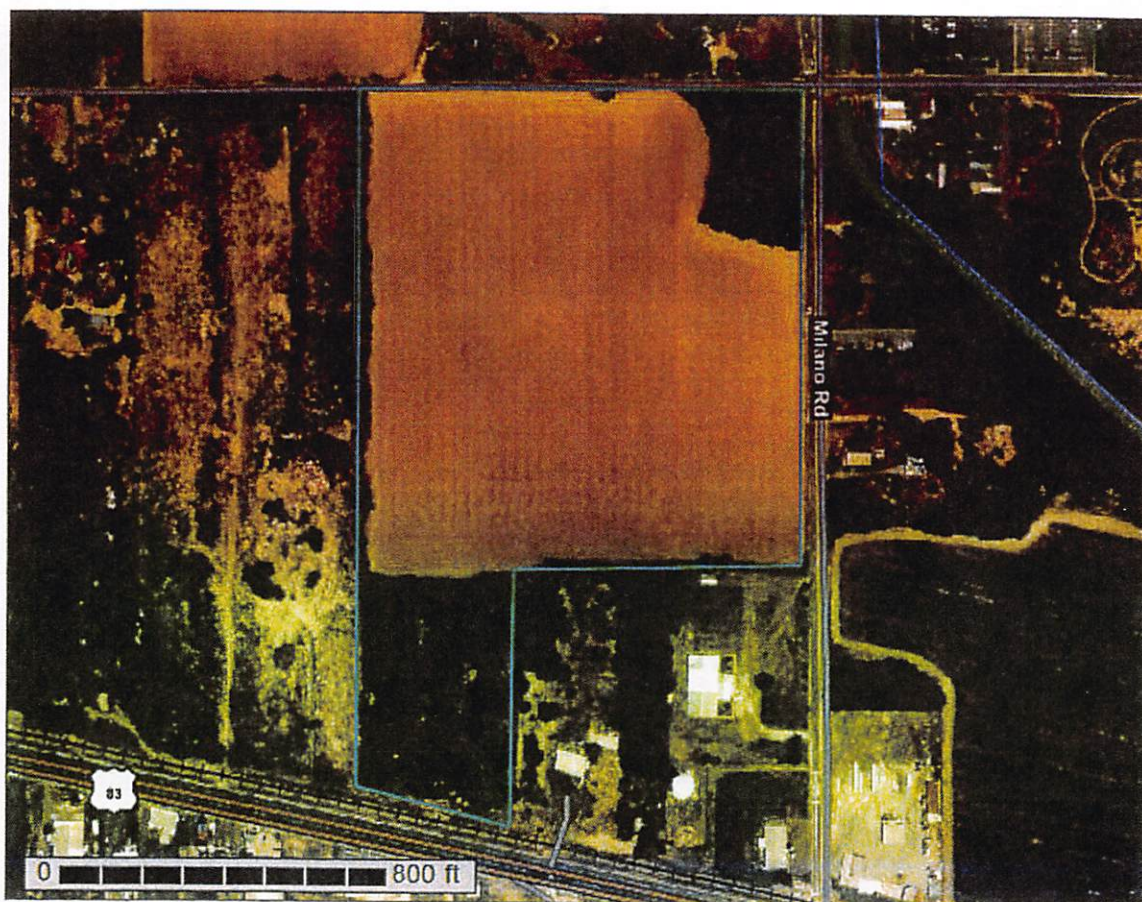
NRCS

Natural
Resources
Conservation
Service

A product of the National
Cooperative Soil Survey,
a joint effort of the United
States Department of
Agriculture and other
Federal agencies, State
agencies including the
Agricultural Experiment
Stations, and local
participants

Custom Soil Resource Report for Hidalgo County, Texas

Pike District Subdivision



December 28, 2020

Preface

Soil surveys contain information that affects land use planning in survey areas. They highlight soil limitations that affect various land uses and provide information about the properties of the soils in the survey areas. Soil surveys are designed for many different users, including farmers, ranchers, foresters, agronomists, urban planners, community officials, engineers, developers, builders, and home buyers. Also, conservationists, teachers, students, and specialists in recreation, waste disposal, and pollution control can use the surveys to help them understand, protect, or enhance the environment.

Various land use regulations of Federal, State, and local governments may impose special restrictions on land use or land treatment. Soil surveys identify soil properties that are used in making various land use or land treatment decisions. The information is intended to help the land users identify and reduce the effects of soil limitations on various land uses. The landowner or user is responsible for identifying and complying with existing laws and regulations.

Although soil survey information can be used for general farm, local, and wider area planning, onsite investigation is needed to supplement this information in some cases. Examples include soil quality assessments (<http://www.nrcs.usda.gov/wps/portal/nrcs/main/soils/health/>) and certain conservation and engineering applications. For more detailed information, contact your local USDA Service Center (<https://offices.sc.egov.usda.gov/locator/app?agency=nrcs>) or your NRCS State Soil Scientist (http://www.nrcs.usda.gov/wps/portal/nrcs/detail/soils/contactus/?cid=nrcs142p2_053951).

Great differences in soil properties can occur within short distances. Some soils are seasonally wet or subject to flooding. Some are too unstable to be used as a foundation for buildings or roads. Clayey or wet soils are poorly suited to use as septic tank absorption fields. A high water table makes a soil poorly suited to basements or underground installations.

The National Cooperative Soil Survey is a joint effort of the United States Department of Agriculture and other Federal agencies, State agencies including the Agricultural Experiment Stations, and local agencies. The Natural Resources Conservation Service (NRCS) has leadership for the Federal part of the National Cooperative Soil Survey.

Information about soils is updated periodically. Updated information is available through the NRCS Web Soil Survey, the site for official soil survey information.

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How Soil Surveys Are Made

Soil surveys are made to provide information about the soils and miscellaneous areas in a specific area. They include a description of the soils and miscellaneous areas and their location on the landscape and tables that show soil properties and limitations affecting various uses. Soil scientists observed the steepness, length, and shape of the slopes; the general pattern of drainage; the kinds of crops and native plants; and the kinds of bedrock. They observed and described many soil profiles. A soil profile is the sequence of natural layers, or horizons, in a soil. The profile extends from the surface down into the unconsolidated material in which the soil formed or from the surface down to bedrock. The unconsolidated material is devoid of roots and other living organisms and has not been changed by other biological activity.

Currently, soils are mapped according to the boundaries of major land resource areas (MLRAs). MLRAs are geographically associated land resource units that share common characteristics related to physiography, geology, climate, water resources, soils, biological resources, and land uses (USDA, 2006). Soil survey areas typically consist of parts of one or more MLRA.

The soils and miscellaneous areas in a survey area occur in an orderly pattern that is related to the geology, landforms, relief, climate, and natural vegetation of the area. Each kind of soil and miscellaneous area is associated with a particular kind of landform or with a segment of the landform. By observing the soils and miscellaneous areas in the survey area and relating their position to specific segments of the landform, a soil scientist develops a concept, or model, of how they were formed. Thus, during mapping, this model enables the soil scientist to predict with a considerable degree of accuracy the kind of soil or miscellaneous area at a specific location on the landscape.

Commonly, individual soils on the landscape merge into one another as their characteristics gradually change. To construct an accurate soil map, however, soil scientists must determine the boundaries between the soils. They can observe only a limited number of soil profiles. Nevertheless, these observations, supplemented by an understanding of the soil-vegetation-landscape relationship, are sufficient to verify predictions of the kinds of soil in an area and to determine the boundaries.

Soil scientists recorded the characteristics of the soil profiles that they studied. They noted soil color, texture, size and shape of soil aggregates, kind and amount of rock fragments, distribution of plant roots, reaction, and other features that enable them to identify soils. After describing the soils in the survey area and determining their properties, the soil scientists assigned the soils to taxonomic classes (units). Taxonomic classes are concepts. Each taxonomic class has a set of soil characteristics with precisely defined limits. The classes are used as a basis for comparison to classify soils systematically. Soil taxonomy, the system of taxonomic classification used in the United States, is based mainly on the kind and character of soil properties and the arrangement of horizons within the profile. After the soil

Custom Soil Resource Report

scientists classified and named the soils in the survey area, they compared the individual soils with similar soils in the same taxonomic class in other areas so that they could confirm data and assemble additional data based on experience and research.

The objective of soil mapping is not to delineate pure map unit components; the objective is to separate the landscape into landforms or landform segments that have similar use and management requirements. Each map unit is defined by a unique combination of soil components and/or miscellaneous areas in predictable proportions. Some components may be highly contrasting to the other components of the map unit. The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The delineation of such landforms and landform segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, onsite investigation is needed to define and locate the soils and miscellaneous areas.

Soil scientists make many field observations in the process of producing a soil map. The frequency of observation is dependent upon several factors, including scale of mapping, intensity of mapping, design of map units, complexity of the landscape, and experience of the soil scientist. Observations are made to test and refine the soil-landscape model and predictions and to verify the classification of the soils at specific locations. Once the soil-landscape model is refined, a significantly smaller number of measurements of individual soil properties are made and recorded. These measurements may include field measurements, such as those for color, depth to bedrock, and texture, and laboratory measurements, such as those for content of sand, silt, clay, salt, and other components. Properties of each soil typically vary from one point to another across the landscape.

Observations for map unit components are aggregated to develop ranges of characteristics for the components. The aggregated values are presented. Direct measurements do not exist for every property presented for every map unit component. Values for some properties are estimated from combinations of other properties.

While a soil survey is in progress, samples of some of the soils in the area generally are collected for laboratory analyses and for engineering tests. Soil scientists interpret the data from these analyses and tests as well as the field-observed characteristics and the soil properties to determine the expected behavior of the soils under different uses. Interpretations for all of the soils are field tested through observation of the soils in different uses and under different levels of management. Some interpretations are modified to fit local conditions, and some new interpretations are developed to meet local needs. Data are assembled from other sources, such as research information, production records, and field experience of specialists. For example, data on crop yields under defined levels of management are assembled from farm records and from field or plot experiments on the same kinds of soil.

Predictions about soil behavior are based not only on soil properties but also on such variables as climate and biological activity. Soil conditions are predictable over long periods of time, but they are not predictable from year to year. For example, soil scientists can predict with a fairly high degree of accuracy that a given soil will have a high water table within certain depths in most years, but they cannot predict that a high water table will always be at a specific level in the soil on a specific date.

After soil scientists located and identified the significant natural bodies of soil in the survey area, they drew the boundaries of these bodies on aerial photographs and

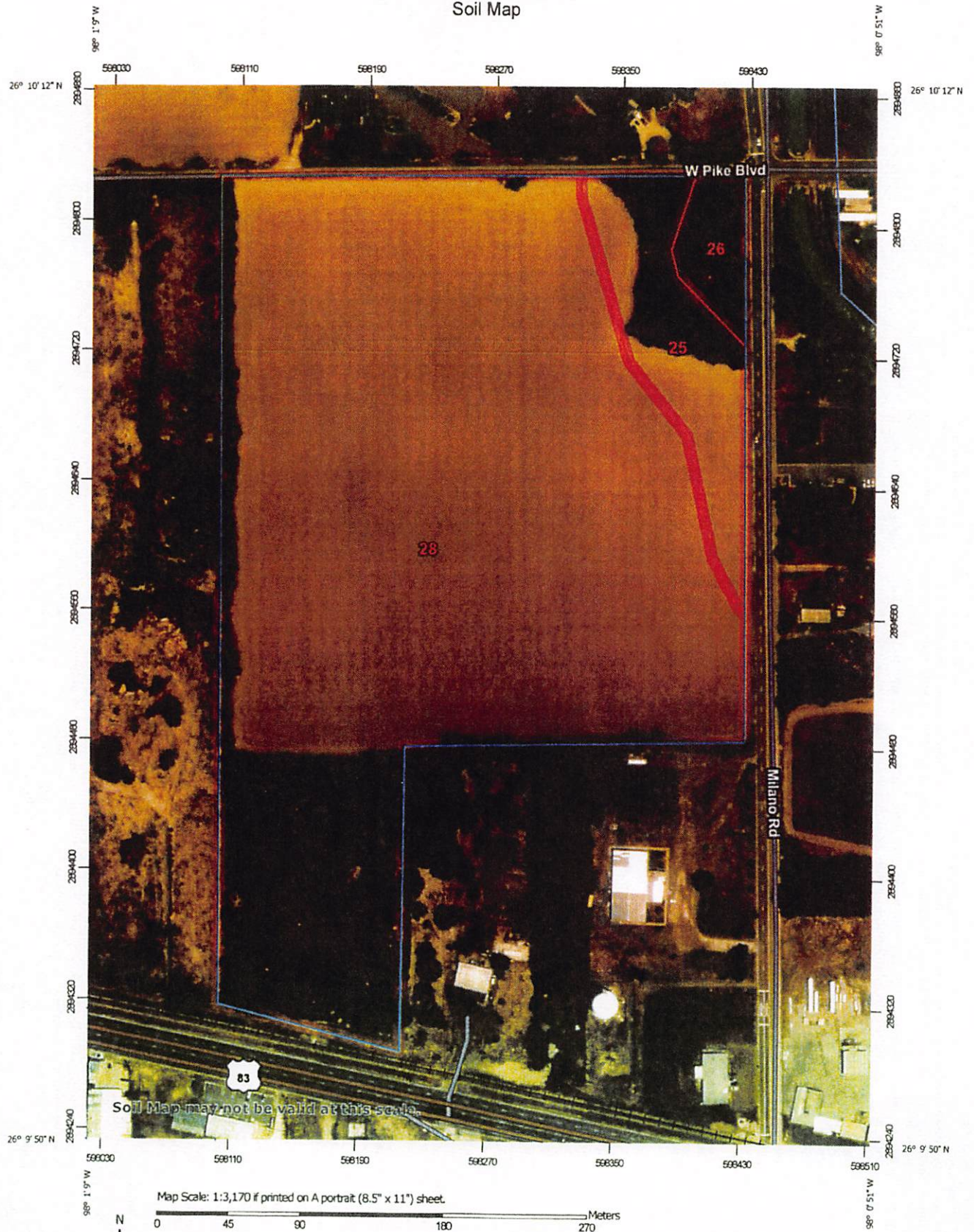
Custom Soil Resource Report

identified each as a specific map unit. Aerial photographs show trees, buildings, fields, roads, and rivers, all of which help in locating boundaries accurately.

Soil Map

The soil map section includes the soil map for the defined area of interest, a list of soil map units on the map and extent of each map unit, and cartographic symbols displayed on the map. Also presented are various metadata about data used to produce the map, and a description of each soil map unit.

Custom Soil Resource Report Soil Map



Map Scale: 1:3,170 if printed on A portrait (8.5" x 11") sheet.



Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 14N WGS84

Custom Soil Resource Report

MAP LEGEND

	Area of Interest (AOI)		Spot Area
	Soil Map Unit Polygons		Stony Spot
	Soil Map Unit Lines		Very Stony Spot
	Soil Map Unit Points		Wet Spot
	Special Point Features		Other
	Blowout		Special Line Features
	Borrow Pit		Streams and Canals
	Clay Spot		Transportation
	Closed Depression		Rails
	Gravel Pit		Interstate Highways
	Gravelly Spot		US Routes
	Landfill		Major Roads
	Lava Flow		Local Roads
	Marsh or swamp		Background
	Mine or Quarry		Aerial Photography
	Miscellaneous Water		
	Perennial Water		
	Rock Outcrop		
	Saline Spot		
	Sandy Spot		
	Severely Eroded Spot		
	Sinkhole		
	Slide or Slip		
	Sodic Spot		

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 Date: Version 19, Jun 11, 2020

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

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

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

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
25	Hidalgo fine sandy loam, 0 to 1 percent slopes	2.9	8.8%
26	Hidalgo fine sandy loam, 1 to 3 percent slopes	0.8	2.5%
28	Hidalgo sandy clay loam, 0 to 1 percent slopes	29.8	88.7%
Totals for Area of Interest		33.6	100.0%

Map Unit Descriptions

The map units delineated on the detailed soil maps in a soil survey represent the soils or miscellaneous areas in the survey area. The map unit descriptions, along with the maps, can be used to determine the composition and properties of a unit.

A map unit delineation on a soil map represents an area dominated by one or more major kinds of soil or miscellaneous areas. A map unit is identified and named according to the taxonomic classification of the dominant soils. Within a taxonomic class there are precisely defined limits for the properties of the soils. On the landscape, however, the soils are natural phenomena, and they have the characteristic variability of all natural phenomena. Thus, the range of some observed properties may extend beyond the limits defined for a taxonomic class. Areas of soils of a single taxonomic class rarely, if ever, can be mapped without including areas of other taxonomic classes. Consequently, every map unit is made up of the soils or miscellaneous areas for which it is named and some minor components that belong to taxonomic classes other than those of the major soils.

Most minor soils have properties similar to those of the dominant soil or soils in the map unit, and thus they do not affect use and management. These are called noncontrasting, or similar, components. They may or may not be mentioned in a particular map unit description. Other minor components, however, have properties and behavioral characteristics divergent enough to affect use or to require different management. These are called contrasting, or dissimilar, components. They generally are in small areas and could not be mapped separately because of the scale used. Some small areas of strongly contrasting soils or miscellaneous areas are identified by a special symbol on the maps. If included in the database for a given area, the contrasting minor components are identified in the map unit descriptions along with some characteristics of each. A few areas of minor components may not have been observed, and consequently they are not mentioned in the descriptions, especially where the pattern was so complex that it was impractical to make enough observations to identify all the soils and miscellaneous areas on the landscape.

The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The objective of mapping is not to delineate pure taxonomic classes but rather to separate the landscape into landforms or

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landform segments that have similar use and management requirements. The delineation of such segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, however, onsite investigation is needed to define and locate the soils and miscellaneous areas.

An identifying symbol precedes the map unit name in the map unit descriptions. Each description includes general facts about the unit and gives important soil properties and qualities.

Soils that have profiles that are almost alike make up a *soil series*. Except for differences in texture of the surface layer, all the soils of a series have major horizons that are similar in composition, thickness, and arrangement.

Soils of one series can differ in texture of the surface layer, slope, stoniness, salinity, degree of erosion, and other characteristics that affect their use. On the basis of such differences, a soil series is divided into *soil phases*. Most of the areas shown on the detailed soil maps are phases of soil series. The name of a soil phase commonly indicates a feature that affects use or management. For example, Alpha silt loam, 0 to 2 percent slopes, is a phase of the Alpha series.

Some map units are made up of two or more major soils or miscellaneous areas. These map units are complexes, associations, or undifferentiated groups.

A *complex* consists of two or more soils or miscellaneous areas in such an intricate pattern or in such small areas that they cannot be shown separately on the maps. The pattern and proportion of the soils or miscellaneous areas are somewhat similar in all areas. Alpha-Beta complex, 0 to 6 percent slopes, is an example.

An *association* is made up of two or more geographically associated soils or miscellaneous areas that are shown as one unit on the maps. Because of present or anticipated uses of the map units in the survey area, it was not considered practical or necessary to map the soils or miscellaneous areas separately. The pattern and relative proportion of the soils or miscellaneous areas are somewhat similar. Alpha-Beta association, 0 to 2 percent slopes, is an example.

An *undifferentiated group* is made up of two or more soils or miscellaneous areas that could be mapped individually but are mapped as one unit because similar interpretations can be made for use and management. The pattern and proportion of the soils or miscellaneous areas in a mapped area are not uniform. An area can be made up of only one of the major soils or miscellaneous areas, or it can be made up of all of them. Alpha and Beta soils, 0 to 2 percent slopes, is an example.

Some surveys include *miscellaneous areas*. Such areas have little or no soil material and support little or no vegetation. Rock outcrop is an example.

Hidalgo County, Texas

25—Hidalgo fine sandy loam, 0 to 1 percent slopes

Map Unit Setting

National map unit symbol: 2sxn
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: Prime farmland if irrigated

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: fine sandy 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 capacity: Moderate (about 7.8 inches)

Interpretive groups

Land capability classification (irrigated): 2s
Land capability classification (nonirrigated): 2s
Hydrologic Soil Group: B
Ecological site: R083DY019TX - Gray Sandy Loam
Hydric soil rating: No

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Minor Components

Willacy

Percent of map unit: 10 percent

Landform: Terraces

Landform position (three-dimensional): Tread

Down-slope shape: Linear

Across-slope shape: Linear

Hydric soil rating: No

Brennan

Percent of map unit: 5 percent

Landform: Terraces

Landform position (three-dimensional): Tread

Down-slope shape: Linear

Across-slope shape: Linear

Ecological site: R083EY023TX - Sandy Loam

Hydric soil rating: No

26—Hidalgo fine sandy loam, 1 to 3 percent slopes

Map Unit Setting

National map unit symbol: 2sxvp

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: Prime farmland if irrigated

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: Convex

Across-slope shape: Linear

Parent material: Calcareous loamy alluvium

Typical profile

Ap - 0 to 17 inches: fine sandy loam

Bk1 - 17 to 28 inches: sandy clay loam

Bk2 - 28 to 38 inches: clay loam

Ck - 38 to 80 inches: clay loam

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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: 35 percent

Maximum salinity: Nonsaline to slightly saline (0.0 to 4.0 mmhos/cm)

Sodium adsorption ratio, maximum: 10.0

Available water capacity: Moderate (about 7.8 inches)

Interpretive groups

Land capability classification (irrigated): 2e

Land capability classification (nonirrigated): 2e

Hydrologic Soil Group: B

Ecological site: R083DY019TX - Gray Sandy Loam

Hydric soil rating: No

Minor Components

Willacy

Percent of map unit: 10 percent

Landform: Terraces

Landform position (three-dimensional): Tread

Down-slope shape: Convex

Across-slope shape: Linear

Hydric soil rating: No

Brennan

Percent of map unit: 5 percent

Landform: Terraces

Landform position (three-dimensional): Tread

Down-slope shape: Convex

Across-slope shape: Linear

Ecological site: R083EY023TX - Sandy Loam

Hydric soil rating: No

28—Hidalgo sandy clay loam, 0 to 1 percent slopes

Map Unit Setting

National map unit symbol: 2sxxv

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

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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 capacity: 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

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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

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TABLE 16.--ENGINEERING INDEX PROPERTIES

[Absence of an entry indicates that data were not estimated]

Map symbol and soil name	Depth <u>In</u>	USDA texture	Classification		Percentage passing sieve number--				Liquid limit <u>Pct</u>	Plas- ticity index
			Unified	AASHTO	4	10	40	200		
1.* Arents										
2----- Benito	0-7 7-65	Clay----- Clay-----	CH CH	A-7-6 A-7-6	100 100	100 100	100 100	95-100 95-100	75-94 75-94	48-64 48-64
3, 4----- Brennan	0-13 13-65	Fine sandy loam Sandy clay loam, loam.	SM, SM-SC, SC SC, CL	A-2-4, A-4 A-2-4, A-2-6, A-4, A-6	100 95-100	98-100 90-100	70-100 60-100	20-45 30-59	<30 22-39	NP-9 8-22
5----- Camargo	0-8 8-65	Silt loam----- Stratified silty clay loam to very fine sandy loam.	CL, CL-ML CL	A-6, A-4 A-6, A-7-6	100 100	100 100	95-100 95-100	70-100 70-100	20-35 30-45	4-16 11-25
6----- Camargo	0-8 8-65	Silty clay loam Stratified silty clay loam to very fine sandy loam.	CL CL	A-6, A-7-6 A-6, A-7-6	100 100	100 100	95-100 95-100	70-100 70-100	30-45 30-45	11-25 11-25
7----- Cameron	0-30 30-65	Silty clay----- Silt loam, loam	CH, CL CL	A-7-6 A-4, A-6	100 100	100 95-100	100 90-100	90-100 70-95	48-68 25-35	25-41 8-15
8----- Comitas	0-28 28-80	Loamy fine sand Fine sandy loam, sandy clay loam.	SM, SM-SC SM, SC, SM-SC	A-2-4 A-2-4, A-2-6, A-4, A-6	95-100 95-100	95-100 90-100	85-100 80-100	15-25 23-50	<25 <34	NP-4 NP-14
9----- Delfina	0-13 13-34 34-72	Loamy fine sand Sandy clay loam, clay loam. Sandy clay loam, fine sandy loam.	SM, SM-SC SC, CL SC	A-2-4, A-4 A-6, A-7-6 A-6, A-7-6	100 100 90-100	100 95-100 75-98	85-100 90-100 70-97	20-45 40-55 36-50	<25 31-48 30-46	NP-7 18-35 16-31
10, 11----- Delfina	0-13 13-34 34-72	Fine sandy loam Sandy clay loam, clay loam. Sandy clay loam, fine sandy loam.	SM-SC, SC, SM SC, CL SC	A-2-4, A-4 A-6, A-7-6 A-6, A-7-6	100 100 90-100	100 95-100 75-98	90-100 90-100 70-97	25-50 40-55 36-50	19-30 31-48 30-46	3-10 18-35 16-31
12----- Delmita	0-13 13-34 34-60	Loamy fine sand Sandy clay loam, fine sandy loam. Indurated-----	SM, SM-SC, SP-SM SC ---	A-2-4 A-2-4, A-2-6, A-4, A-6 ---	100 100 ---	95-100 100 ---	85-100 90-100 ---	11-25 30-50 ---	<25 27-39 ---	NP-7 8-18 ---
13.* Delmita-----	0-13 13-34 34-60	Fine sandy loam Sandy clay loam, fine sandy loam. Indurated-----	SM, SM-SC SC ---	A-2-4 A-2-4, A-2-6, A-4, A-6 ---	100 100 ---	100 100 ---	90-100 90-100 ---	20-35 30-50 ---	<27 27-39 ---	NP-7 8-18 ---

See footnote at end of table.

TABLE 16.--ENGINEERING INDEX PROPERTIES--Continued

Map symbol and soil name	Depth In	USDA texture	Classification		Percentage passing sieve number--				Liquid limit Pct	Plas- ticity index
			Unified	AASHTO	4	10	40	200		
13:*										
Randado-----	0-9	Fine sandy loam	SM, SM-SC	A-2-4	75-100	70-100	70-100	20-35	<25	NP-7
	9-16	Fine sandy loam, sandy clay loam.	SC, SM-SC, GC	A-2-4, A-2-6, A-4, A-6	65-100	60-100	60-100	25-50	25-34	7-14
	16-60	Cemented-----	---	---	---	---	---	---	---	---
14-----										
Falfurrias	0-80	Fine sand-----	SP-SM, SM	A-2-4, A-3	100	100	75-100	5-25	<25	NP-3
15-----										
Grulla	0-7	Clay-----	CL, CH	A-7-6	100	100	100	90-100	41-55	20-30
	7-65	Silty clay, clay	CH	A-7-6	100	100	100	90-100	52-66	28-39
16, 17, 18-----										
Hargill	0-18	Fine sandy loam	SC, SM-SC, SM	A-2-4	100	95-100	95-100	17-35	<30	NP-8
	18-63	Sandy clay loam	SC, CL	A-6	100	95-100	95-100	40-55	30-40	11-20
	63-80	Sandy clay loam	SC	A-2-4, A-2-6, A-4, A-6	85-100	80-100	75-100	34-50	28-39	9-18
19, 20-----										
Harlingen	0-8	Clay-----	CH	A-7-6	100	100	100	90-100	51-85	32-60
	8-35	Clay-----	CH	A-7-6	100	100	100	95-100	65-85	50-65
	35-72	Clay-----	CH	A-7-6	100	100	100	95-100	65-85	50-65
21:*										
Harlingen-----	0-8	Clay-----	CH	A-7-6	100	100	100	90-100	51-85	32-60
	8-35	Clay-----	CH	A-7-6	100	100	100	95-100	65-85	50-65
	35-72	Clay-----	CH	A-7-6	100	100	100	95-100	65-85	50-65
Urban land.										
22, 23, 24-----										
Hebbronville	0-17	Sandy loam-----	SM	A-2-4	100	100	75-100	13-24	<25	NP-4
	17-58	Fine sandy loam, loam.	SM, SM-SC	A-2-4	100	100	90-100	20-30	<30	NP-7
	58-65	Fine sandy loam, loam.	SM-SC, SC	A-2-4, A-4, A-2-6, A-6	95-100	90-100	90-100	20-40	20-30	4-13
25, 26, 27-----										
Hidalgo	0-17	Fine sandy loam	SC, SM-SC	A-4, A-6	100	95-100	90-100	36-50	20-30	4-11
	17-28	Sandy clay loam, clay loam.	SC, CL	A-6	100	95-100	90-100	36-80	30-40	11-20
	28-80	Clay loam, sandy clay loam.	CL, SC	A-6, A-7-6	90-100	80-100	75-99	44-80	30-44	11-23
28, 29, 30-----										
Hidalgo	0-17	Sandy clay loam	SC, CL	A-6	100	95-100	90-100	36-55	29-40	11-20
	17-28	Sandy clay loam, clay loam.	SC, CL	A-6	100	95-100	90-100	36-80	30-40	11-20
	28-80	Clay loam, sandy clay loam.	CL, SC	A-6, A-7-6	90-100	80-100	75-99	44-80	30-44	11-23
31:*										
Hidalgo-----	0-17	Sandy clay loam	SC, CL	A-6	100	95-100	90-100	36-50	29-40	11-20
	17-28	Sandy clay loam, clay loam.	SC, CL	A-6	100	95-100	90-100	36-80	30-40	11-20
	28-80	Clay loam, sandy clay loam.	CL, SC	A-6, A-7-6	90-100	80-100	75-99	44-80	30-44	11-23
Urban land.										

See footnote at end of table.

TABLE 16.--ENGINEERING INDEX PROPERTIES--Continued

Map symbol and soil name	Depth	USDA texture	Classification		Percentage passing sieve number--				Liquid limit	Plasticity index
			Unified	AASHTO	4	10	40	200		
	<u>In</u>								<u>Pct</u>	
32:*										
Jimenez-----	0-8	Very gravelly loam.	GC, GM-GC	A-1, A-2-4, A-2-6	30-58	15-40	15-35	15-30	22-35	5-15
	8-10	Cemented-----	---	---	---	---	---	---	---	---
	10-60	Variable-----	---	---	---	---	---	---	---	---
Quemado-----	0-6	Very gravelly sandy loam.	GM, GC, GM-GC	A-1, A-2	30-50	20-50	15-35	15-30	<25	NP-10
	6-12	Very gravelly sandy loam, very gravelly loam, very gravelly sandy clay loam.	GM, GC, GM-GC	A-1, A-2	30-50	20-50	15-35	15-30	18-28	2-10
	12-18	Cemented-----	---	---	---	---	---	---	---	---
	18-60	Variable-----	---	---	---	---	---	---	---	---
33-----										
Laredo	0-14	Silty clay loam	CL	A-6, A-7-6, A-4	100	100	90-100	85-100	28-44	9-22
	14-65	Silty clay loam, silt loam, very fine sandy loam.	CL	A-6, A-7-6, A-4	100	95-100	90-100	70-95	28-43	9-21
34-----										
Matamoros	0-65	Silty clay, stratified silt loam to clay.	CH	A-7-6	100	100	100	95-100	51-65	30-41
35, 36, 37-----										
McAllen	0-14	Fine sandy loam	CL, SC, CL-ML, SM-SC	A-4, A-6	100	100	95-100	36-55	21-30	4-11
	14-72	Sandy clay loam, clay loam, fine sandy loam.	CL, SC	A-6	95-100	90-100	85-100	45-70	28-40	11-20
38-----										
McAllen	0-14	Sandy clay loam	CL, SC	A-6	100	100	95-100	36-55	29-40	11-20
	14-72	Sandy clay loam, clay loam, fine sandy loam.	CL, SC	A-6	95-100	90-100	85-100	45-70	28-40	11-20
39, 40, 41-----										
Mercedes	0-19	Clay-----	CH	A-7-6	85-100	80-100	80-100	75-95	55-76	32-49
	19-57	Clay-----	CH, CL-CH	A-7-6	85-100	80-100	80-100	75-95	50-76	32-49
	57-65	Clay-----	CH, CL	A-7-6	85-100	80-100	80-100	75-95	48-76	32-49
42-----										
Nueces	0-29	Fine sand-----	SP-SM, SM, SM-SC	A-2-4, A-3	100	95-100	90-100	8-35	<25	NP-6
	29-72	Sandy clay loam, sandy loam.	SC	A-2-6, A-6	90-100	90-100	80-100	20-50	25-40	11-20
43:*										
Nueces-----	0-29	Fine sand-----	SP-SM, SM, SM-SC	A-2-4, A-3	100	95-100	90-100	8-35	<25	NP-6
	29-72	Sandy clay loam, sandy loam.	SC	A-2-6, A-6	90-100	90-100	80-100	20-50	25-40	11-20
Sarita-----										
	0-48	Fine sand-----	SM-SC, SP-SM, SM	A-2-4, A-3	100	100	65-100	9-35	<25	NP-7
	48-80	Sandy clay loam, fine sandy loam.	SC	A-2-6, A-6	100	100	80-100	30-50	28-40	11-22
44-----										
Olmito	0-47	Silty clay-----	CH	A-7-6	100	100	100	90-100	51-70	28-44
	47-65	Silty clay, silty clay loam.	CH	A-7-6	95-100	90-100	85-100	85-100	51-70	28-44

See footnote at end of table.

TABLE 16.--ENGINEERING INDEX PROPERTIES--Continued

Map symbol and soil name	Depth	USDA texture	Classification		Percentage passing sieve number--				Liquid limit	Plasticity index
			Unified	AASHTO	4	10	40	200		
	<u>In</u>								<u>Pct</u>	
45,* 46,* 47.* Pits										
48, 49----- Racombe	0-13	Sandy clay loam	CL, SC	A-4, A-6	100	100	95-100	45-65	27-35	8-15
	13-49	Sandy clay loam, clay loam.	CL, SC	A-6, A-7	100	95-100	90-100	45-65	34-43	15-22
	49-72	Sandy clay loam, clay loam.	CL, SC	A-6	90-100	80-100	80-95	40-65	30-40	11-20
50----- Ramadero	0-21	Sandy clay loam	CL, SC	A-6, A-4	100	100	95-100	45-65	27-39	9-18
	21-65	Sandy clay loam, clay loam.	CL, SC	A-6, A-7	100	95-100	90-100	45-65	32-42	13-21
51: * Randado-----	0-9	Fine sandy loam	SM, SM-SC	A-2-4	75-100	70-100	70-100	20-35	<25	NP-7
	9-16	Fine sandy loam, sandy clay loam.	SC, SM-SC, GC	A-2-4, A-2-6, A-4, A-6	65-100	60-100	60-100	25-50	25-34	7-14
	16-60	Cemented-----	---	---	---	---	---	---	---	---
Cuevitas-----	0-8	Fine sandy loam	SM, SM-SC, SC	A-2-4	80-100	80-100	80-100	20-35	<28	NP-9
	8-60	Cemented-----	---	---	---	---	---	---	---	---
52, 53----- Raymondville	0-15	Clay loam-----	CL	A-6, A-7-6	100	100	95-100	51-85	37-50	18-30
	15-43	Clay, clay loam	CL, CH	A-6, A-7-6	100	95-100	95-100	75-95	38-55	19-35
	43-65	Clay, clay loam	CL, CH	A-7-6	100	85-100	80-100	75-95	40-53	20-30
54: * Raymondville----	0-15	Clay loam-----	CL	A-6, A-7-6	100	100	95-100	51-85	37-50	18-30
	15-43	Clay, clay loam	CL, CH	A-6, A-7-6	100	95-100	95-100	75-95	38-55	19-35
	43-65	Clay, clay loam	CL, CH	A-7-6	100	85-100	80-100	75-95	40-53	20-30
Urban land.										
55, 56----- Reynosa	0-15	Silty clay loam	CL, CL-ML	A-6, A-4, A-7-6	100	100	95-100	80-100	25-45	7-25
	15-48	Silty clay loam, silt loam.	CL	A-6, A-4, A-7-6	100	100	95-100	80-100	28-44	9-23
	48-65	Stratified silty clay loam to silt loam.	CL, CL-ML	A-6, A-4, A-7-6	100	100	90-100	70-100	20-49	4-29
57: * Reynosa-----	0-15	Silty clay loam	CL, CL-ML	A-6, A-4, A-7-6	100	100	95-100	80-100	25-45	7-25
	15-48	Silty clay loam, silt loam.	CL	A-6, A-4, A-7-6	100	100	95-100	80-100	28-44	9-23
	48-65	Stratified silty clay loam to silt loam.	CL, CL-ML	A-6, A-4, A-7-6	100	100	90-100	70-100	20-49	4-29
Urban land.										
58, 59----- Rio	0-12	Fine sandy loam	SC, SM-SC	A-2-4, A-4	95-100	95-100	95-100	30-48	<30	5-10
	12-38	Clay loam, clay	CL, CH	A-7-6	95-100	95-100	95-100	75-95	43-57	21-32
	38-63	Clay loam, sandy clay, sandy clay loam.	CL	A-7-6	95-100	95-100	85-95	55-80	41-50	20-27

See footnote at end of table.

TABLE 16.--ENGINEERING INDEX PROPERTIES--Continued

Map symbol and soil name	Depth	USDA texture	Classification		Percentage passing sieve number--				Liquid limit	Plasticity index
			Unified	AASHTO	4	10	40	200		
	<u>In</u>								<u>Pct</u>	
60, 61----- Rio	0-12 12-38 38-63	Clay loam----- Clay loam, clay Clay loam, sandy clay, sandy clay loam.	CL CL, CH CL	A-6, A-7 A-7-6 A-7-6	95-100 95-100 95-100	95-100 95-100 95-100	95-100 95-100 85-95	70-80 75-95 55-80	35-45 43-57 41-50	15-22 21-32 20-27
62----- Rio Grande	0-8 8-65	Silt loam----- Stratified silt loam to loamy very fine sand.	CL, CL-ML CL, CL-ML	A-4, A-6 A-4, A-6	100 100	100 100	95-100 95-100	70-95 70-100	20-30 20-33	4-12 4-12
63----- Rio Grande	0-8 8-65	Silty clay loam Stratified silt loam to loamy very fine sand.	CL CL, CL-ML	A-6, A-7 A-4, A-6	100 100	100 100	95-100 95-100	80-100 70-100	30-43 20-33	11-18 4-12
64, 65----- Runn	0-55 55-65	Silty clay----- Silty clay, silty clay loam, silt loam.	CH, CL CH, CL, CL-ML	A-7-6 A-6, A-7-6, A-4	100 100	100 95-100	95-100 90-100	85-98 70-98	43-62 21-62	21-36 4-36
66----- Sarita	0-48 48-80	Fine sand----- Sandy clay loam, fine sandy loam.	SM-SC, SP-SM, SM SC	A-2-4, A-3 A-2-6, A-6	100 100	100 100	65-100 80-100	9-35 30-50	<25 28-40	NP-7 11-22
67----- Tiocano	0-65	Clay-----	CH	A-7-6	100	100	95-100	85-100	56-76	33-49
68.* Urban land										
69.* Ustorthents										
70, 71----- Willacy	0-14 14-80	Fine sandy loam Sandy clay loam, fine sandy loam.	SC, SM-SC SC, CL	A-2-4, A-4 A-4, A-6	100 95-100	100 90-100	95-100 90-100	30-45 36-65	20-30 28-40	5-10 9-20
72.* Willacy----- Urban land.	0-14 14-80	Fine sandy loam Sandy clay loam, fine sandy loam.	SC, SM-SC SC, CL	A-2-4, A-4 A-4, A-6	100 95-100	100 90-100	95-100 90-100	30-45 36-65	20-30 28-40	5-10 9-20
73----- Zalla	0-9 9-65	Loamy fine sand Loamy fine sand, fine sand, sand.	SP-SM, SM, SM-SC SP-SM, SM, SM-SC	A-2-4 A-2-4	95-100 95-100	95-100 95-100	70-85 70-85	10-25 10-25	<25 <25	NP-7 NP-7
74----- Zalla	0-9 9-65	Silt loam----- Loamy fine sand, fine sand, sand.	CL, CL-ML, ML SP-SM, SM, SM-SC	A-4, A-6 A-2-4	100 95-100	100 95-100	90-100 70-85	70-80 10-25	<30 <25	NP-11 NP-7

* See description of the map unit for composition and behavior characteristics of the map unit.

TABLE 18.--SOIL AND WATER FEATURES

["Flooding" and "water table" and terms such as "rare," "brief," "apparent," and "perched" are explained in the text. The symbol > means more than. Absence of an entry indicates that the feature is not a concern]

Map symbol and soil name	Hydro-logic group	Flooding			High water table			Cemented pan		Risk of corrosion	
		Frequency	Duration	Months	Depth	Kind	Months	Depth	Hard-ness	Uncoated steel	Concrete
1.* Arents					<u>Ft</u>			<u>In</u>			
2----- Benito	D	Occasional	Long-----	Sep-May	4.0-6.0	Apparent	Sep-May	---	---	High-----	Low.
3, 4----- Brennan	B	None-----	---	---	>6.0	---	---	---	---	Moderate	Low.
5, 6----- Camargo	B	Rare-----	Brief-----	Sep-May	>6.0	---	---	---	---	Moderate	Low.
7----- Cameron	D	None-----	---	---	5.0-6.0	Apparent	Sep-May	---	---	High-----	Low.
8----- Comitas	A	None-----	---	---	>6.0	---	---	---	---	Low-----	Low.
9, 10, 11----- Delfina	B	None-----	---	---	2.5-5.0	Apparent	Sep-May	---	---	High-----	Low.
12----- Delmita	C	None-----	---	---	>6.0	---	---	20-40	Thin	Moderate	Low.
13:* Delmita-----	C	None-----	---	---	>6.0	---	---	20-40	Thin	Moderate	Low.
Randado-----	C	None-----	---	---	>6.0	---	---	8-20	Thin	Moderate	Low.
14----- Falfurrias	A	None-----	---	---	>6.0	---	---	---	---	Low-----	Low.
15**----- Grulla	D	Frequent----	Very long	Sep-May	+2-6.0	Apparent	Sep-May	---	---	High-----	Low.
16, 17, 18----- Hargill	B	None-----	---	---	>6.0	---	---	---	---	High-----	Low.
19----- Harlingen	D	None-----	---	---	>6.0	---	---	---	---	High-----	Low.
20----- Harlingen	D	None-----	---	---	5.0-6.0	---	---	---	---	High-----	Moderate.
21:* Harlingen-----	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.

TABLE 18.--SOIL AND WATER FEATURES--Continued

Map symbol and soil name	Hydro-logic group	Flooding			High water table			Cemented pan		Risk of corrosion	
		Frequency	Duration	Months	Depth	Kind	Months	Depth	Hard-ness	Uncoated steel	Concrete
					<u>Ft</u>			<u>In</u>			
32:* Quemado-----	C	None-----	---	---	>6.0	---	---	10-20	Thin	Moderate	Low.
33----- Laredo	B	None-----	---	---	>6.0	---	---	---	---	High-----	Low.
34----- Matamoros	C	Occasional	Long-----	Sep-May	>6.0	---	---	---	---	High-----	Low.
35, 36, 37, 38----- McAllen	C	None-----	---	---	>6.0	---	---	---	---	High-----	Low.
39, 40, 41----- Mercedes	D	None-----	---	---	>6.0	---	---	---	---	High-----	Low.
42----- Nueces	C	None-----	---	---	>6.0	---	---	---	---	Moderate	Low.
43:* Nueces-----	C	None-----	---	---	>6.0	---	---	---	---	Moderate	Low.
Sarita-----	A	None-----	---	---	>6.0	---	---	---	---	Low-----	Low.
44, 44----- Olmito	D	None-----	---	---	>6.0	---	---	---	---	High-----	Low.
45,* 46,* 47.* Pits											
48----- Racombe	B	Rare-----	---	---	>6.0	---	---	---	---	High-----	Low.
49----- Racombe	B	Rare-----	---	---	1.5-4.5	Apparent	Sep-May	---	---	High-----	Low.
50----- Ramadero	B	Common-----	Brief-----	Sep-May	>6.0	---	---	---	---	High-----	Low.
51:* Randado-----	C	None-----	---	---	>6.0	---	---	8-20	Thin	Moderate	Low.
Cuevitas-----	D	None-----	---	---	>6.0	---	---	8-14	Thin	Moderate	Low.
52----- Raymondville	D	None-----	---	---	>6.0	---	---	---	---	High-----	Low.
53----- Raymondville	D	None-----	---	---	2.5-4.5	Apparent	Sep-May	---	---	High-----	Low.
54:* Raymondville-----	D	None-----	---	---	>6.0	---	---	---	---	High-----	Low.
Urban land.											
55----- Reynosa	B	None-----	---	---	>6.0	---	---	---	---	High-----	Low.
56----- Reynosa	B	None-----	---	---	1.5-4.5	Apparent	Sep-May	---	---	High-----	Low.
57:* Reynosa-----	B	None-----	---	---	>6.0	---	---	---	---	High-----	Low.
Urban land.											
58**----- Rio	D	Frequent-----	Long-----	Sep-May	+2-6.0	Apparent	Sep-May	---	---	High-----	Low.
59**----- Rio	D	Frequent-----	Long-----	Sep-May	+2-4.5	Apparent	Sep-May	---	---	High-----	Low.

See footnotes at end of table.

TABLE 18.--SOIL AND WATER FEATURES--Continued

Map symbol and soil name	Hydro- logic group	Flooding			High water table			Cemented pan		Risk of corrosion	
		Frequency	Duration	Months	Depth Ft	Kind	Months	Depth In	Hard- ness	Uncoated steel	Concrete
60**----- Rio	D	Frequent----	Long-----	Sep-May	+2-6.0	Apparent	Sep-May	---	---	High-----	Low.
61**----- Rio	D	Frequent----	Long-----	Sep-May	+2-4.5	Apparent	Sep-May	---	---	High-----	Low.
62, 63----- Rio Grande	B	Rare-----	Brief-----	Sep-May	>6.0	---	---	---	---	High-----	Low.
64----- Runn	D	None-----	---	---	>6.0	---	---	---	---	High-----	Low.
65----- Runn	D	None-----	---	---	2.5-5.0	Apparent	Sep-May	---	---	High-----	Low.
66----- Serita	A	None-----	---	---	>6.0	---	---	---	---	Low-----	Low.
67**----- Tiocano	D	Frequent----	Long-----	Sep-May	+3-6.0	Perched	Sep-May	---	---	High-----	Low.
68.* Urban land											
69.* Ustorthents											
70, 71----- Willacy	B	None-----	---	---	>6.0	---	---	---	---	Moderate	Low.
72:* Willacy----- Urban land.	B	None-----	---	---	>6.0	---	---	---	---	Moderate	Low.
73----- Zalla	A	Occasional	Brief-----	Sep-May	>6.0	---	---	---	---	High-----	Low.
74----- Zalla	A	Rare-----	Brief-----	Sep-May	>6.0	---	---	---	---	High-----	Low.

* See description of the map unit for composition and behavior characteristics of the map unit.

** In the "High water table--Depth" column, a plus sign preceding the range in depth indicates that the water table is above the surface of the soil. The first numeral in the range indicates how high the water rises above the surface. The second numeral indicates the depth below the surface.

TABLE 15.--WATER MANAGEMENT

[Some terms that describe restrictive soil features are defined in the Glossary. See text for definitions of "slight," "moderate," and "severe." Absence of an entry indicates that the soil was not evaluated]

Map symbol and soil name	Limitations for--		Features affecting--			
	Pond reservoir areas	Embankments, dikes, and levees	Drainage	Irrigation	Terraces and diversions	Grassed waterways
1.* Arents						
2----- Benito	Moderate: seepage.	Moderate: hard to pack, excess salt.	Peres slowly, excess salt.	Slow intake, peres slowly, excess salt.	Peres slowly---	Excess salt, peres slowly.
3, 4----- Brennan	Moderate: seepage.	Moderate: piping.	Favorable-----	Favorable-----	Favorable-----	Favorable.
5, 6----- Camargo	Moderate: seepage.	Moderate: piping.	Floods-----	Erodes easily	Erodes easily	Erodes easily.
7----- Cameron	Severe: seepage.	Moderate: piping.	Favorable-----	Slow intake---	Favorable-----	Favorable.
8----- Comitas	Severe: seepage.	Moderate: seepage, piping.	Cutbanks cave	Droughty, fast intake.	Too sandy, soil blowing.	Droughty.
9----- Delfina	Moderate: seepage.	Moderate: wetness.	Favorable-----	Wetness, droughty, fast intake.	Soil blowing---	Favorable.
10, 11----- Delfina	Moderate: seepage.	Moderate: wetness.	Favorable-----	Wetness-----	Favorable-----	Favorable.
12----- Delmita	Severe: seepage.	Moderate: thin layer.	Cemented pan---	Soil blowing, cemented pan.	Cemented pan, soil blowing.	Cemented pan.
13:* Delmita-----	Severe: seepage.	Moderate: thin layer.	Cemented pan---	Soil blowing, cemented pan.	Cemented pan, soil blowing.	Cemented pan.
Randado-----	Severe: cemented pan, seepage.	Severe: thin layer.	Cemented pan---	Cemented pan---	Cemented pan---	Cemented pan.
14----- Falfurrias	Severe: seepage.	Severe: seepage, piping.	Cutbanks cave	Droughty, fast intake.	Too sandy-----	Droughty.
15----- Grulla	Slight-----	Severe: hard to pack, ponding.	Ponding, peres slowly, floods.	Ponding, slow intake, peres slowly.	Ponding, peres slowly.	Wetness, peres slowly.
16, 17----- Hargill	Moderate: seepage.	Moderate: piping.	Favorable-----	Favorable-----	Favorable-----	Favorable.
18----- Hargill	Moderate: seepage, slope.	Moderate: piping.	Slope-----	Slope-----	Favorable-----	Favorable.
19----- Harlingen	Slight-----	Severe: hard to pack.	Peres slowly---	Slow intake, peres slowly.	Peres slowly---	Excess salt, peres slowly.
20----- Harlingen	Slight-----	Moderate: hard to pack, excess salt.	Peres slowly, excess salt.	Droughty, slow intake, peres slowly.	Peres slowly---	Excess salt, droughty, peres slowly.
21:* Harlingen-----	Slight-----	Severe: hard to pack.	Peres slowly---	Slow intake, peres slowly.	Peres slowly---	Excess salt, peres slowly.
Urban land.						

See footnote at end of table.

TABLE 15.--WATER MANAGEMENT--Continued

Map symbol and soil name	Limitations for--		Features affecting--			
	Pond reservoir areas	Embankments, dikes, and levees	Drainage	Irrigation	Terraces and diversions	Grassed waterways
22, 23, 24----- Hebbronville	Severe: seepage.	Moderate: piping.	Favorable-----	Favorable-----	Soil blowing---	Favorable.
25, 26----- Hidalgo	Moderate: seepage.	Moderate: piping.	Favorable-----	Favorable-----	Favorable-----	Favorable.
27----- Hidalgo	Moderate: seepage, slope.	Moderate: piping.	Slope-----	Slope-----	Favorable-----	Favorable.
28, 29----- Hidalgo	Moderate: seepage.	Moderate: piping.	Favorable-----	Favorable-----	Favorable-----	Favorable.
30----- Hidalgo	Moderate: seepage.	Moderate: piping, wetness, excess salt.	Excess salt----	Wetness, excess salt.	Wetness-----	Excess salt, droughty.
31: * Hidalgo----- Urban land.	Moderate: seepage.	Moderate: piping.	Favorable-----	Favorable-----	Favorable-----	Favorable.
32: * Jimenez-----	Severe: cemented pan.	Severe: thin layer.	Cemented pan---	Droughty, cemented pan, slope.	Large stones, cemented pan.	Large stones, droughty.
Quemado-----	Severe: cemented pan.	Severe: seepage.	Cemented pan---	Droughty, cemented pan, slope.	Large stones, cemented pan.	Large stones, droughty, cemented pan.
33----- Laredo	Severe: seepage.	Moderate: piping.	Favorable-----	Erodes easily	Erodes easily	Erodes easily.
34----- Matamoros	Slight-----	Moderate: hard to pack.	Peres slowly, floods.	Slow intake, peres slowly, floods.	Peres slowly---	Peres slowly.
35, 36, 37, 38---- McAllen	Moderate: seepage.	Moderate: piping.	Favorable-----	Favorable-----	Favorable-----	Favorable.
39----- Mercedes	Slight-----	Severe: hard to pack.	Peres slowly---	Slow intake, peres slowly.	Peres slowly---	Peres slowly.
40----- Mercedes	Slight-----	Severe: hard to pack.	Peres slowly---	Slow intake, peres slowly, excess salt.	Peres slowly---	Excess salt, droughty, peres slowly.
41----- Mercedes	Slight-----	Severe: hard to pack.	Peres slowly---	Slow intake, peres slowly.	Peres slowly---	Peres slowly.
42----- Nueces	Moderate: seepage.	Severe: seepage, piping.	Cutbanks cave	Droughty, fast intake.	Too sandy, soil blowing.	Droughty.
43: * Nueces-----	Moderate: seepage.	Severe: seepage, piping.	Cutbanks cave	Droughty, fast intake.	Too sandy, soil blowing.	Droughty.
Sarita-----	Severe: seepage.	Severe: seepage, seepage.	Cutbanks cave	Droughty, fast intake.	Too sandy-----	Droughty.
44----- Olmito	Slight-----	Moderate: hard to pack.	Peres slowly---	Slow intake, peres slowly.	Peres slowly---	Peres slowly.

See footnote at end of table.

TABLE 15.--WATER MANAGEMENT--Continued

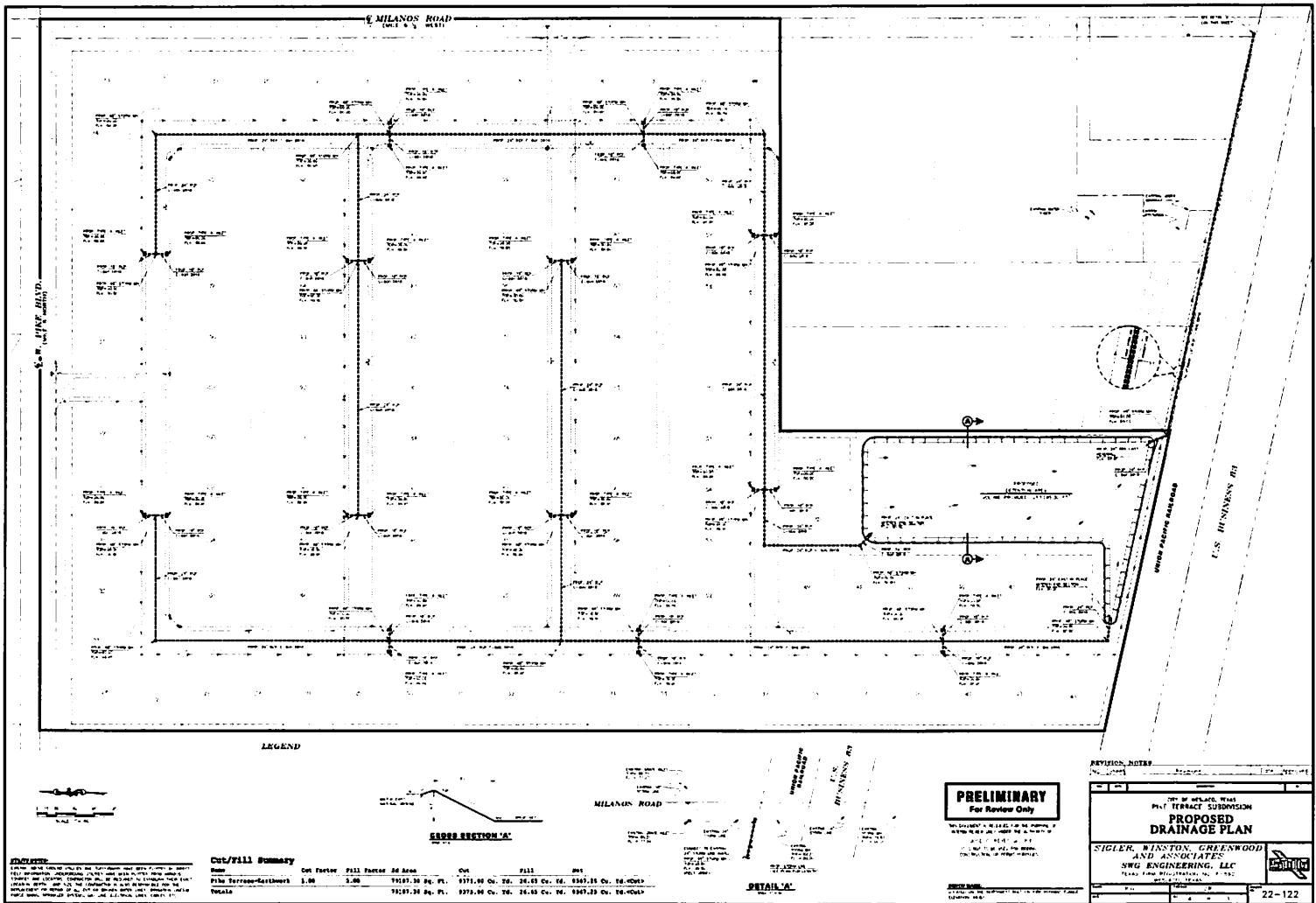
Map symbol and soil name	Limitations for--		Features affecting--			
	Pond reservoir areas	Embankments, dikes, and levees	Drainage	Irrigation	Terraces and diversions	Grassed waterways
45,* 46,* 47.* Fits						
48----- Racombes	Moderate: seepage.	Slight-----	Favorable-----	Favorable-----	Favorable-----	Favorable.
49----- Racombes	Moderate: seepage.	Severe: wetness, excess salt.	Excess salt----	Wetness, droughty, excess salt.	Wetness-----	Excess salt, droughty.
50----- Ramadero	Moderate: seepage.	Moderate: piping.	Floods-----	Floods-----	Favorable-----	Favorable.
51:* Randado-----	Severe: cemented pan, seepage.	Severe: thin layer.	Cemented pan---	Cemented pan---	Cemented pan---	Cemented pan.
Cuevitas-----	Severe: cemented pan, seepage.	Severe: thin layer.	Cemented pan---	Cemented pan---	Cemented pan---	Cemented pan.
52----- Raymondville	Slight-----	Moderate: hard to pack.	Percs slowly---	Slow intake, percs slowly.	Percs slowly---	Percs slowly.
53----- Raymondville	Slight-----	Severe: excess salt.	Percs slowly, excess salt.	Wetness, droughty, excess salt.	Wetness, percs slowly.	Excess salt, droughty, percs slowly.
54:* Raymondville-----	Slight-----	Moderate: hard to pack.	Percs slowly---	Slow intake, percs slowly.	Percs slowly---	Percs slowly.
Urban land.						
55----- Reynosa	Severe: seepage.	Moderate: thin layer, piping.	Favorable-----	Erodes easily	Erodes easily	Erodes easily.
56----- Reynosa	Severe: seepage.	Moderate: piping, wetness, excess salt.	Excess salt----	Wetness, excess salt, erodes easily.	Erodes easily, wetness.	Excess salt, erodes easily, droughty.
57:* Reynosa-----	Severe: seepage.	Moderate: thin layer, piping.	Favorable-----	Erodes easily	Erodes easily	Erodes easily.
Urban land.						
58----- Rio	Slight-----	Severe: ponding.	Ponding, percs slowly, floods.	Ponding, percs slowly, floods.	Ponding, percs slowly.	Wetness, percs slowly.
59----- Rio	Slight-----	Severe: ponding, excess salt.	Ponding, percs slowly, floods.	Ponding, droughty, percs slowly.	Ponding, percs slowly.	Wetness, excess salt, droughty.
60----- Rio	Slight-----	Severe: ponding.	Ponding, percs slowly, floods.	Ponding, percs slowly, floods.	Ponding, percs slowly.	Wetness, percs slowly.
61----- Rio	Slight-----	Severe: ponding, excess salt.	Ponding, percs slowly, floods.	Ponding, droughty, percs slowly.	Ponding, percs slowly.	Wetness, excess salt, droughty.
62, 63----- Rio Grande	Severe: seepage.	Severe: piping.	Floods-----	Erodes easily, floods.	Erodes easily	Erodes easily.

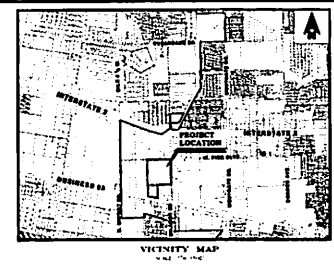
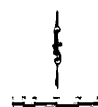
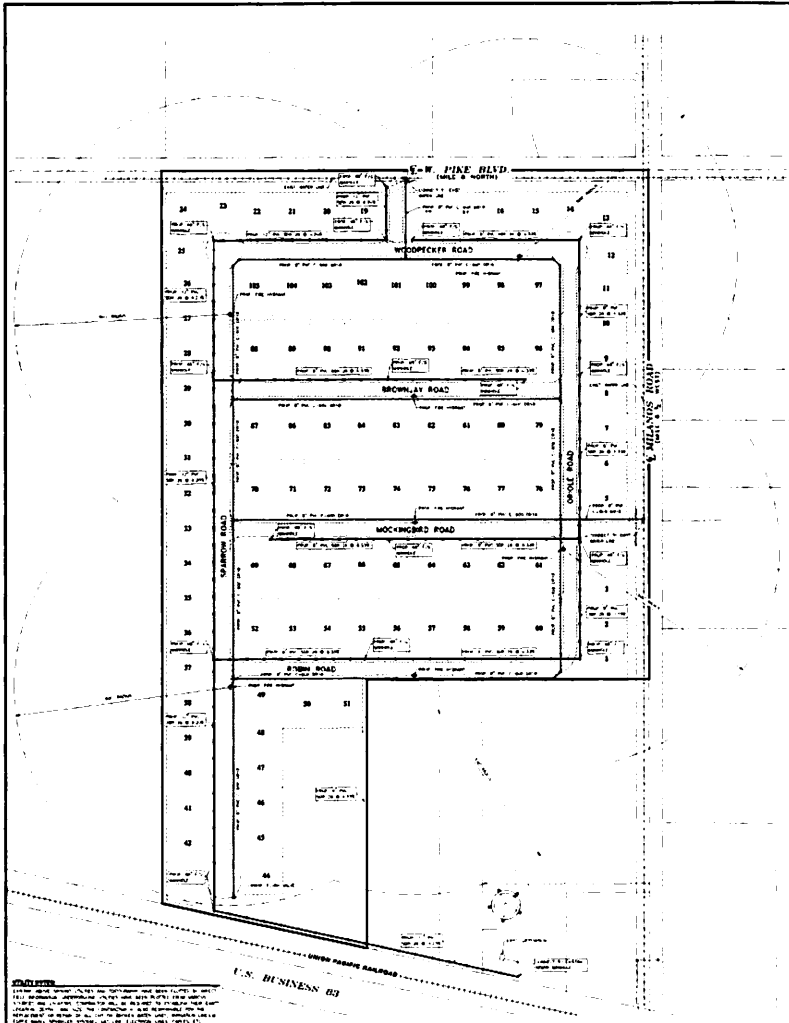
See footnote at end of table.

TABLE 15.--WATER MANAGEMENT--Continued

Map symbol and soil name	Limitations for--		Features affecting--			
	Pond reservoir areas	Embankments, dikes, and levees	Drainage	Irrigation	Terraces and diversions	Grassed waterways
64----- Runn	Moderate: seepage.	Moderate: hard to pack.	Peres slowly---	Slow intake, peres slowly, excess salt.	Peres slowly---	Peres slowly.
65----- Runn	Moderate: seepage.	Moderate: hard to pack, wetness, excess salt.	Peres slowly, excess salt.	Slow intake, peres slowly, excess salt.	Wetness, peres slowly.	Excess salt, erodes easily, peres slowly.
66----- Sarita	Severe: seepage.	Severe: seepage, seepage.	Cutbanks cave	Droughty, fast intake.	Too sandy-----	Droughty.
67----- Tiocano	Slight-----	Severe: hard to pack, ponding.	Ponding, peres slowly, floods.	Ponding, slow intake, peres slowly.	Ponding, peres slowly.	Wetness, peres slowly.
68.* Urban land						
69.* Ustorthents						
70, 71----- Willacy	Moderate: seepage.	Slight-----	Favorable-----	Favorable-----	Favorable-----	Favorable.
72:.* Willacy----- Urban land.	Moderate: seepage.	Slight-----	Favorable-----	Favorable-----	Favorable-----	Favorable.
73, 74----- Zalla	Severe: seepage.	Severe: seepage, piping.	Floods-----	Droughty, fast intake.	Too sandy-----	Droughty.

* See description of the map unit for composition and behavior characteristics of the map unit.





PRELIMINARY
For Review Only

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF
REVIEW ONLY AND IS NOT TO BE USED FOR ANY OTHER
PURPOSE WITHOUT THE WRITTEN CONSENT OF THE
ENGINEER.

PREPARED BY SIGLER, WINSTON, GREENWOOD AND ASSOCIATES SNG ENGINEERING, LLC 1000 N. 10TH STREET, SUITE 100 MINNEAPOLIS, MN 55412 TEL: 612.338.1234 FAX: 612.338.1235 WWW.SNG-ENGINEERING.COM		DATE 11/11/11 DRAWN BY JWG CHECKED BY JWG APPROVED BY JWG
PROJECT NAME PROPOSED SITE PLAN		SHEET NO. 22-122



ENGINEERING
WK Engineering PLLC
TBPE Firm F-17956
www.wkengineering.net

SWG Engineering, LLC.

611 Bill Summers International Blvd
Weslaco, TX 78596
(956) 968-2194

Traffic Impact Analysis

Pike Terrace Subdivision

City of Weslaco

September 2022

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APPENDIX C – TRAFFIC EXHIBITS

APPENDIX D – SYNCHRO REPORTS

APPENDIX E – TRIP GENERATION WORKSHEET

EXECUTIVE SUMMARY

WK Engineering, PLLC was retained by SWG Engineering, LLC to prepare a TIA Report for the proposed Pike Terrace Subdivision in Weslaco, Texas. The subdivision, which consists of approximately 36.1 acres and is located on the west side of Milano Road and approximately 1/3 mile south of Interstate 2, in Weslaco, TX. It is anticipated to accommodate approximately 105 multi-family units. The study area encompassed a total of two (2) intersections in the vicinity of the proposed development. While full buildout for residential subdivisions may vary, the initial homes will be constructed within a year and for the purpose of this study, the analysis was conducted for a 2027-year buildout.

Turning Movement Counts (TMC) were collected in September 2022 and projected traffic volumes were determined utilizing an annual average growth rate of 2% for five (5) years. Traffic Volume Counts were collected for Milano Road in September 2022 and used to calculate the corridor's average daily traffic (ADT) for the northbound, southbound, and combined directions. The proposed development's trip generation was calculated utilizing the ITE Trip Generation Manual (10th Edition). The proposed development consists of two (2) access points along the west side of Milano Road and south side of Pike Boulevard.

The results of the Level of Service (LOS) Analysis showed that the proposed development would have minimal impacts on the surrounding roadway network upon full build-out. For the intersections analyzed for the build out year 2027, the LOS varied between A and C.

This study was performed per the City of Weslaco's requirements to assess the impact of the proposed Pike Terrace Subdivision to the local transportation network. The traffic generated was distributed accordingly throughout the adjacent network and the study intersections were analyzed with Synchro 10 traffic simulation software for the full build-out (2027) year. The study results include:

Trip Generation Volumes for Pike Terrace Subdivision:

- AM Peak Hour: 89
- PM Peak Hour: 120

Projected Traffic Conditions (2022) AM/PM:

- Milano Road & Pike Boulevard ~ LOS C/B
- Milano Road & US Business 83 ~ LOS B/B

Projected Traffic Conditions with Trips Generated by Development (2022):

- Milano Road & Pike Boulevard ~ LOS C/C
- Milano Road & US Business 83 ~ LOS B/B
- Milano Road & Mockingbird Street ~ LOS A/A
- Driveway 2 & Pike Boulevard ~ LOS A/A

Recommendations & Conclusion:

The results of the LOS analysis show that the two intersections studied and proposed access drives will operate at an acceptable LOS. No further mitigation improvements are required. In summary, the project should be approved as proposed.

PROJECT DESCRIPTION

INTRODUCTION

WK Engineering PLLC was retained by SWG Engineering, LLC to prepare a Traffic Impact Analysis (TIA) Report for the proposed Pike Terrace Subdivision in Weslaco, Texas to assess the adequacy of the existing or future transportation infrastructure to accommodate additional trips generated by the proposed development.

The proposed development consists of approximately 36.1 acres and is located on the southwest corner of Milano Road, with the southern edge of the development reaching US Business 83. It is anticipated to accommodate approximately 105 multi-family, four-plex homes. The study area for the analysis encompassed a total of two (2) intersections. Although full buildout for residential subdivisions may vary, for the purposes of this study, the full build out was analyzed for 2027. As per the ITE Trip Generation Manual (10th Edition) the development will generate as many as 186 and 212 peak hour trips during the weekday morning and evening peaks, respectively, upon full build out. In accordance with City of Weslaco requirements, a TIA has been prepared for this project.

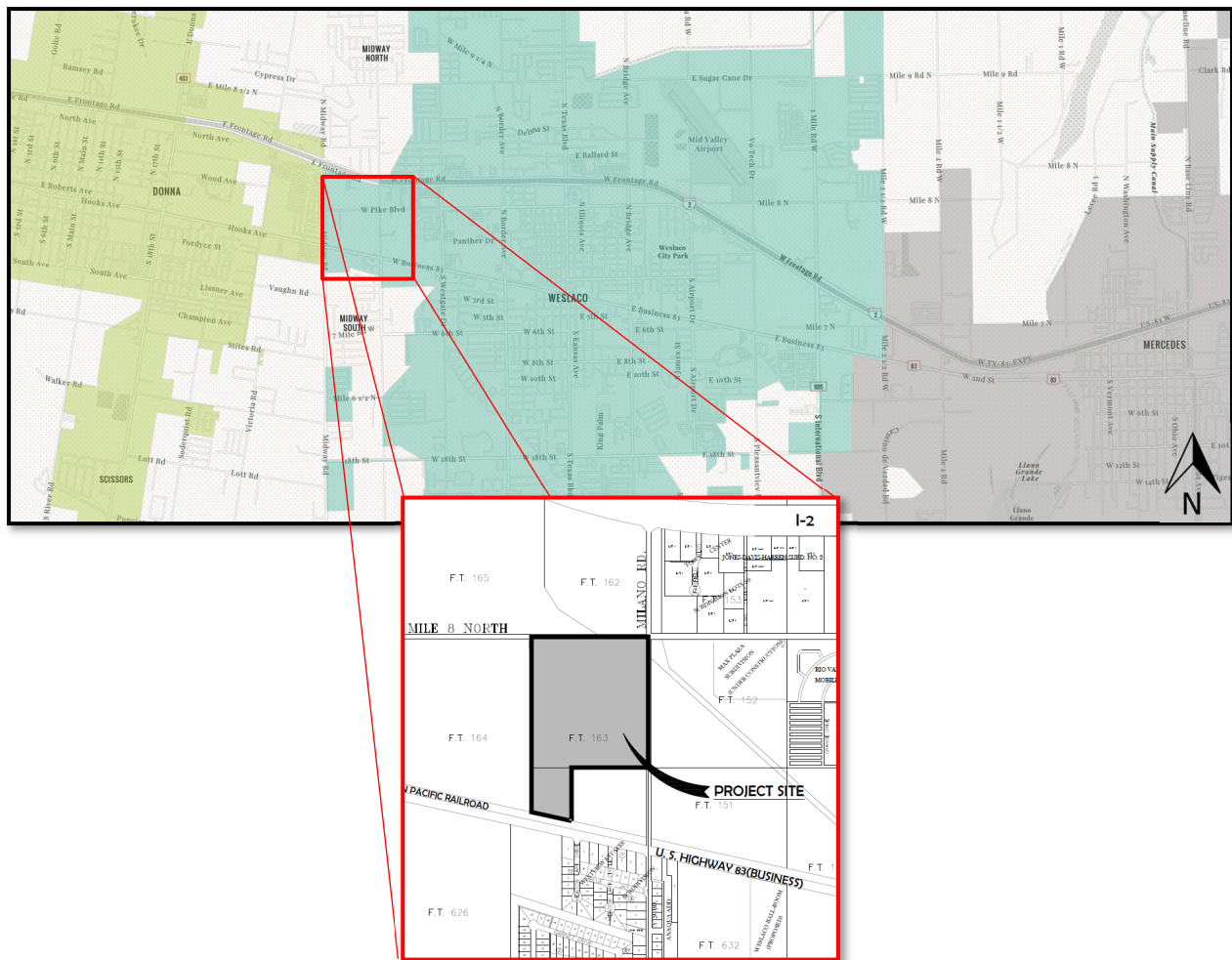


Figure 1 – Project Location

The proposed development, which will contain a total of 105 multi-family lots and an access drives along Milano Road and Pike Boulevard, can be seen in Figure 2 and in detail within the Appendix.

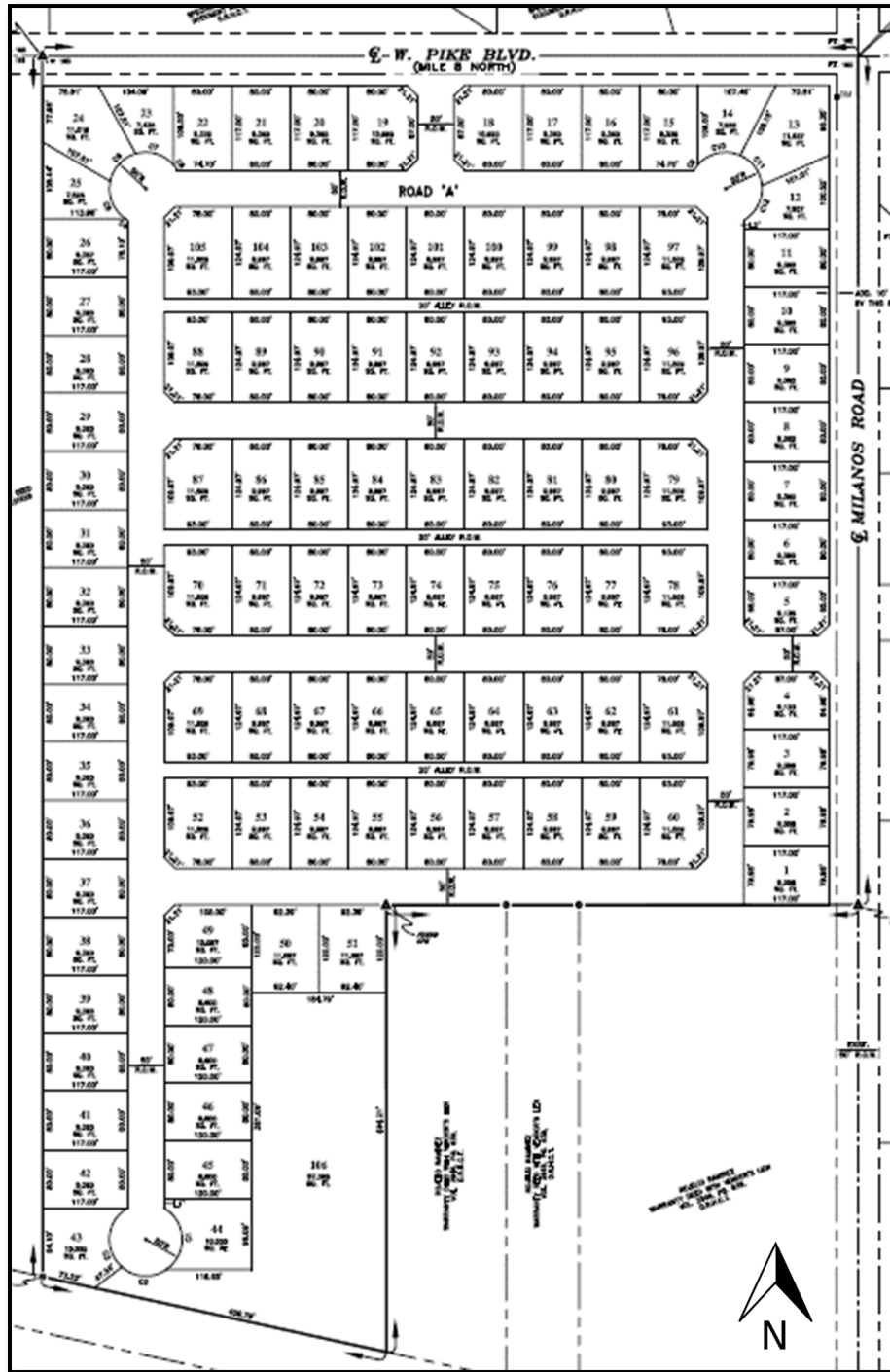


Figure 2 – Site Plan

PROJECT STUDY AREA

The study area for the proposed development will encompass two existing intersections, as requested by the City of Weslaco, and confirmed September 12, 2022. The intersections include Milano Road at Pike Boulevard and Milano Road at US Business 83. The locations of the intersections can be seen in Figure 3 below.



Figure 3 - Project Study Intersections

EXISTING CONDITIONS

SURROUNDING LAND USE

The existing zoning of the area surrounding the project consists primarily of single-family dwelling and “Secondary & Highway” Terraces. The area surrounding the project location is primarily comprised of residential and agricultural/open space use within the City of Weslaco’s city limits.

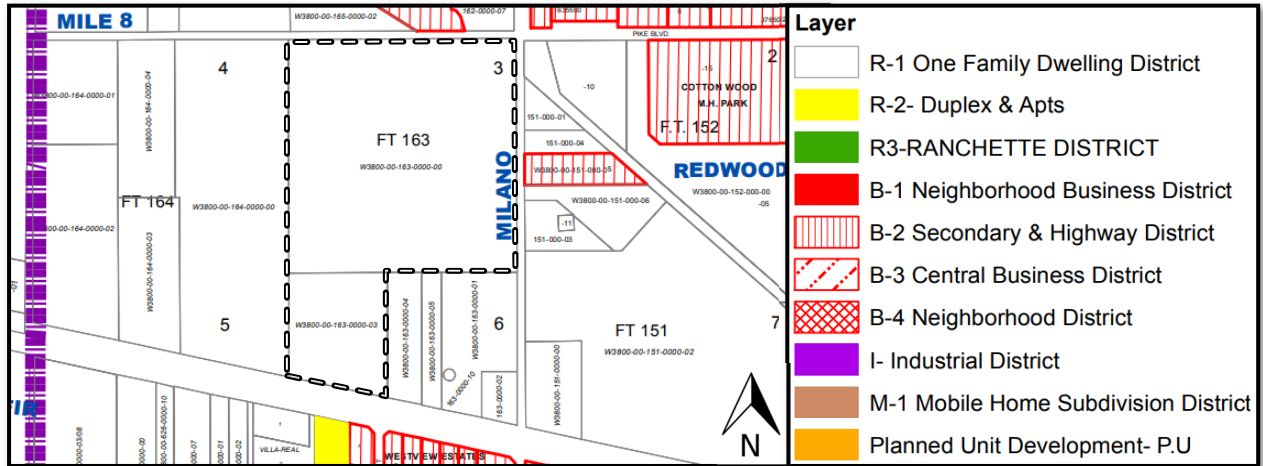


Figure 4 - Land Use

The proposed development is currently made up of vacant lots, located on the southwest of corner of Milan Road and Pike Boulevard. The site can be seen in Figure 5.



Figure 5 - Project Site

ROADWAYS

The roadways expected to be impacted by the proposed development include:

- Milano Road
 - Minor Collector
 - 30 mph posted speed limit
- Pike Boulevard
 - Major Collector/Local Road
 - 30 mph posted speed limit
- US Business 83
 - Principal Arterial (TXDOT)
 - 50 mph posted speed limit

STUDY INTERSECTIONS

The following photos present all intersection approach geometrics obtained from CONNECTExplorer aeriols. These multi-angle aerial photos, along with Google Street View, were used in conjunction with field reconnaissance work to develop an accurate base model of the existing conditions.

MILANO ROAD & PIKE BOULEVARD

The intersection of Milano Road and Pike Boulevard currently operates under All Way Stop Control (AWSC) for all directions. The Northbound direction consists of a left-turn lane and a thru/right-turn combo lane. The Southbound direction consists of a thru/left-turn and a thru/right-turn combo lane. The Eastbound direction consists of a single left/thru/right combo lane. The Westbound direction consists of a thru/right-turn combo lane and a right-turn lane.



Figure 6 – Milano Road & Pike Boulevard

MILANO ROAD & US BUSINESS 83

The intersection of Milano Road and US Business 83 currently operates under signalized control (6 phase). The Northbound direction consists of a single left/thru/right-turn combo lane, with a permitted left turn. The Southbound

direction consists of a thru/left-turn combo and a right-turn lane, with a permitted left turn. The Eastbound direction consists of a shoulder utilized by traffic as a right-turn lane, two thru lanes, and a left-turn lane, with a protected/permitted left turn. The Westbound direction consists of a thru/right turn combo lane, a thru lane, and a left-turn lane, with a protected/permitted left turn.



Figure 7 - Milano Road & US Business 83

TRAFFIC DATA

Existing traffic data, in the form of Turning movement Counts (TMCs), was collected for the study intersections in month of September of 2022. Projected traffic volumes were determined utilizing an annual average growth rate of 2% for five (5) years.

Traffic volume counts were conducted in the last week of September 2022 along Milano Road (Location: 26 9 58.78, -98 0 53.96 Degrees Minutes Seconds) for a seven day, 24-hr period to capture the Average Daily Traffic (ADT) for the roadway.



Figure 8 - ADT Count Location

All existing and projected traffic volumes are located within the Appendix.

ANALYSIS & IMPACT

TRIP GENERATION

The proposed development's trip generation was calculated utilizing the ITE Trip Generation Manual (10th Edition), and a land use of Multi-Family, Detached Housing (ITE 210) with 105 proposed units. Table 1 shows the calculated trip generation values for the development.

Table 1 - Trip Generation

Pike Terrace Subdivision Trip Generation Calculations						
Multifamily Housing (Low-Rise) (220)						
Units	119	Weekday 24 hrs		Weekday AM Peak		Weekday PM Peak
% Enter / % Exit		50% / 50%		23% / 77%		63% / 37%
Total Trips		3,134		186		212
Enter / Exit		1,567 / 1,567		43 / 143		134 / 78

TRIP DISTRIBUTION

The trip distribution for the proposed development was established based upon four factors: 1) Traffic engineering judgment, 2) Existing traffic data/travel patterns, 3) Anticipated development circulation and driveway utilization, and 4) Existing travel demand patterns within the study area.

The global trip distribution entailed distributing the development traffic in general directions into and out of the development and network. The global trip distribution can be seen in Figure 8.

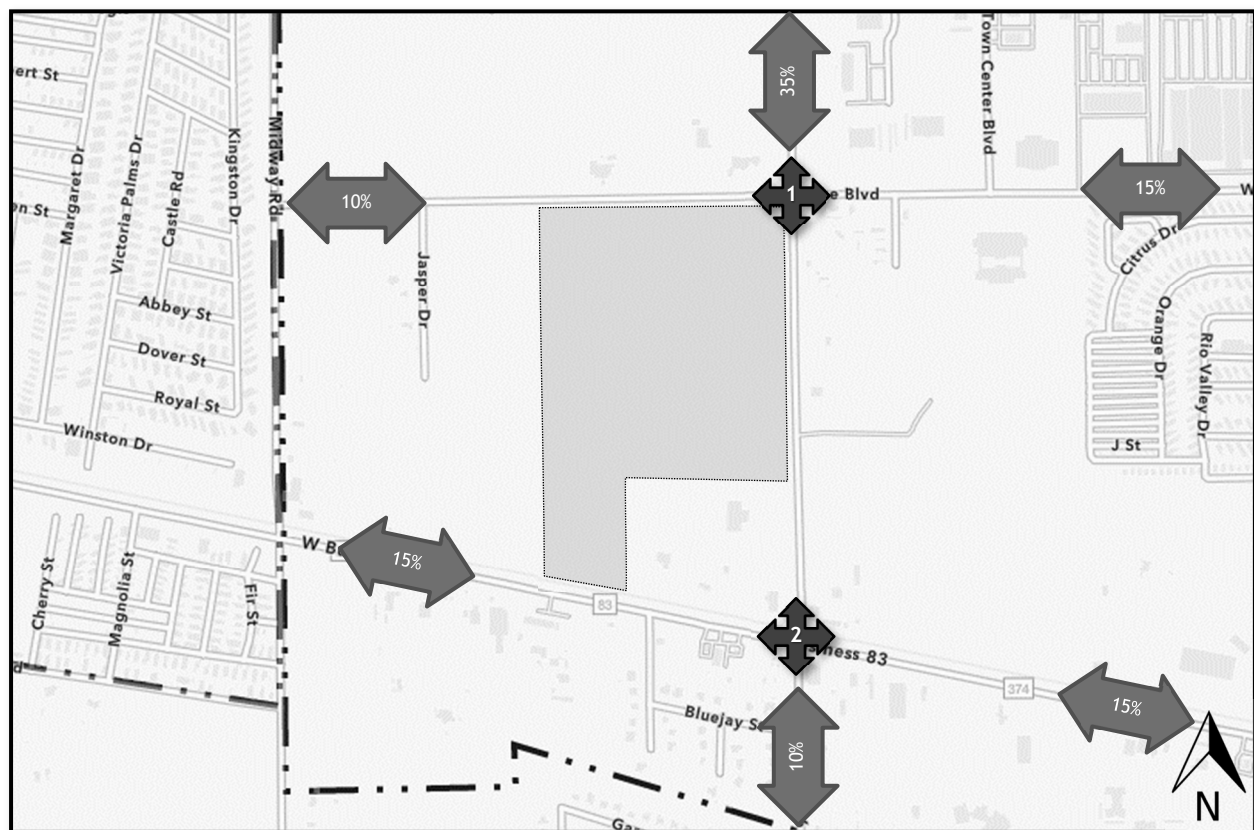


Figure 9 - Global Trip Distribution

Once the global trip distribution rates were established, the traffic was distributed through the network intersections accordingly. Exhibits showing existing, projected, percent/volume distribution, and projected with development traffic can be found within the Appendix (see Figure 9 as an example).

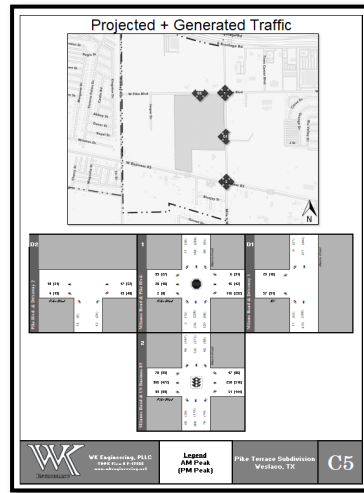


Figure 10 - Percent Distribution Exhibit Example (Full Scale in Appendix)

DEVELOPMENT ACCESS

The proposed development consists of two (2) access points, located along the west side of Milano Road (approximately 830 feet south of the intersection at Pike Boulevard) and along the south side of Pike Boulevard (approximately 560 feet west of the intersection at Milano Road). The access drives would allow for left turn and right turn movements entering and exiting the development, with stops for exiting traffic and cross traffic in both directions free flowing.

LEVEL OF SERVICE ANALYSIS

Level of service (LOS) is a method used to determine how well a transportation facility is operating from a traveler's perspective, defined as six levels of service, designated with a letter from "A" to "F". A traffic model was created using Synchro 11.0 Traffic Simulation Software to determine control delay according to the HCM method for signalized intersections, two-way stops, and all-way stops. The analysis process involved the development of a base model, calibration of the base model, and an alternative comparison to the base model. Development of the base model involves the creation of a system network, also referred to as the link-node diagram, and includes link-node assignments, traffic control, traffic signalization, roadway geometry, lane designations and assignments, volumes, and turning movements. As required by the City of Weslaco, a traffic analysis was conducted for three scenarios; existing, projected, and projected with development traffic conditions for the morning (AM) and evening (PM) peak periods. A screenshot of the Synchro Model created for this study can be seen in Figure 10.



Figure 11 - Synchro Model Screenshot

Based on criteria found in the *Highway Capacity Manual 6th Edition (HCM)*, Levels of Service (LOS) for each of the signalized intersections and Two-Way Stop Control within the study area was determined based on the measures of effectiveness obtained from the traffic simulation output. LOS criteria for a signalized intersection LOS and approaches for a TWSC intersection are based on average control delay in seconds per vehicle (sec/veh).

Table 2 shows the average control delay ranges with the corresponding LOS. In accordance with the HCM, an average control delay is calculated for each approach within the traffic simulation model. The combined approach average control delay measures are used to determine the overall intersection LOS.

Table 2 - LOS Criteria

Level of Service	Average Control Delay (sec/veh)	Average Control Delay (sec/veh)
	Intersection (Signalized)	Per Approach (TWSC)
A	< 10	< 10
B	> 10 – <20	> 10 – <15
C	> 20 – <35	> 15 – <25
D	> 35 – <55	> 25 – <35
E	> 55 – <80	> 35 – <50
F	> 80	> 50

Tables 3 through 5 below are a summary of the intersections and approach LOS values obtained from the traffic simulation model.

Table 3 - Intersection LOS (AWSC)

AWSC	① Milano Road & Pike Boulevard			Milano Road		Pike Boulevard		Intersection Total
	EXISTING (2021)	AM PEAK HOUR	DELAY	NB	SB	EB	WB	
			LOS	C	A	A	B	B
		PM PEAK HOUR	DELAY	13.7	11.8	10.4	14.8	13.2
			LOS	B	B	B	B	B
	PROJECTED (2022)	AM PEAK HOUR	DELAY	22.3	10.3	10.3	12.2	17.1
			LOS	C	B	B	B	C
		PM PEAK HOUR	DELAY	15.9	12.8	10.9	16.8	14.9
			LOS	C	B	B	C	B
	PROJECTED w/ DEVELOPMENT	AM PEAK HOUR	DELAY	30.2	11.2	11.6	13.0	21.3
			LOS	D	B	B	B	C
		PM PEAK HOUR	DELAY	18.6	14.0	11.9	19.5	16.8
			LOS	C	B	B	C	C

Table 4 - Intersection LOS (Signalized)

Signalized	② Milano Road & US Business 83			Milano Road		US Business 83		Intersection Total
	EXISTING (2021)	AM PEAK HOUR	DELAY	NB	SB	EB	WB	
			LOS	B	A	B	B	B
		PM PEAK HOUR	DELAY	10.9	11.0	16.6	16.8	14.6
			LOS	B	B	B	B	B
	PROJECTED (2022)	AM PEAK HOUR	DELAY	13.1	8.1	15.8	16.5	13.9
			LOS	B	A	B	B	B
		PM PEAK HOUR	DELAY	12.1	12.1	16.7	17.0	15.2
			LOS	B	B	B	B	B
	PROJECTED w/ DEVELOPMENT	AM PEAK HOUR	DELAY	13.2	8.7	15.8	16.9	13.9
			LOS	B	A	B	B	B
		PM PEAK HOUR	DELAY	13.1	13.3	16.0	17.5	15.5
			LOS	B	B	B	B	B

Table 5 - Intersection LOS (TWSC)

TWSC	③ Milano Road & Driveway1			Milano Road		Driveway 1	Intersection Total
	PROJECTED w/ DEVELOPMENT	AM PEAK HOUR	DELAY	NB	SB	EB	
			LOS	A	A	B	A
		PM PEAK HOUR	DELAY	1.5	0.0	13.6	1.3
			LOS	A	A	A	A

TWSC	④ Pike Blvd. & Driveway2			Driveway 2		Pike Blvd.	Intersection Total
	PROJECTED w/ DEVELOPMENT	AM PEAK HOUR	DELAY	NB	EB	WB	
			LOS	A	A	A	A
		PM PEAK HOUR	DELAY	8.8	0.0	3.2	5.5
			LOS	A	A	A	A

OPERATIONAL CONSIDERATIONS

CORRIDOR VOLUMES

Traffic volume counts were conducted along Milano Road for a seven day, 24-hr period to capture the Average Daily Traffic (ADT) for the roadway. The table below summarizes the northbound, southbound, and total traffic volumes:

Table 6 – ADT

Milano Road	ADT
Northbound	4,615
Southbound	3,364
Total	7,979

The collected ADT is well below the capacity of a four-lane roadway and the recommended threshold for installation of medians along the roadway.

LOS ANALYSIS RESULTS

The results of the Level of Service (LOS) Analysis showed that the proposed development would have minimal impacts on the surrounding roadway network upon full build-out. Of the intersections analyzed for the build out year 2022, the LOS varied from A to B.

None of the intersections studied are projected to operate at a lower LOS than “C” due to the traffic generated by the development.

The proposed driveway intersections are projected to have minimal impact for thru traffic. Driveway 1 is projected to cause delay of 0.4 sec/veh and 1.5 sec/veh for northbound traffic in the AM and PM peak periods, respectively. Driveway 2 is projected to cause a delay of 3.2 sec/veh for eastbound traffic for both the AM and PM peak periods. The approaches for the thru traffic at both intersections are projected to be at a LOS of “A” and both driveways (TWSC) are projected to operate at a LOS of “A”. The addition of the projected development traffic would have minimal impacts to the thru traffic, and mitigation efforts of adding a left turn lanes along Milano Road and Pike Boulevard are not necessary, as the projected LOS are acceptable.

CONCLUSION

This study was performed per the City of Weslaco's requirements to assess the impact of the proposed Pike Terrace Subdivision to the local transportation network, within the City of Weslaco's city limits. The traffic generated was distributed accordingly throughout the adjacent network and two (2) study intersections and analyzed with Synchro 11 traffic simulation software for the full build-out (2027) year. The study results include:

Trip Generation Volumes for Pike Terrace Subdivision:

- AM Peak Hour: 186
- PM Peak Hour: 212

Projected Traffic Conditions (2027) AM/PM:

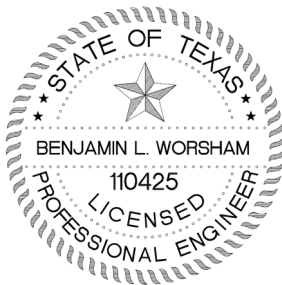
- Milano Road & Pike Boulevard ~ LOS C/B
- Milano Road & US Business 83 ~ LOS B/B

Projected Traffic Conditions w/Pike Terrace Subdivision (2022):

- Milano Road & Pike Boulevard ~ LOS C/C
- Milano Road & US Business 83 ~ LOS B/B
- Milano Road & Driveway 1 ~ LOS A/A
- Driveway 2 & Pike Boulevard ~ LOS A/A

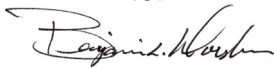
The primary purpose of this analysis was to assess the impacts of the proposed development to the local transportation network within the project study area. The studied intersections were analyzed during the AM and PM peak periods in accordance with City of Weslaco requirements.

The results of the LOS analysis show that the intersections studied will operate at an acceptable LOS, and the proposed access drives, along Milano Road and Pike Boulevard, are projected to operate at a level of service of "A" and are projected to be adequate for the development with the expected additional traffic. No further improvements for mitigation are recommended, nor should be required. In summary, the project should be approved as proposed.



Benjamin L. Worsham, P.E., P.T.O.E.

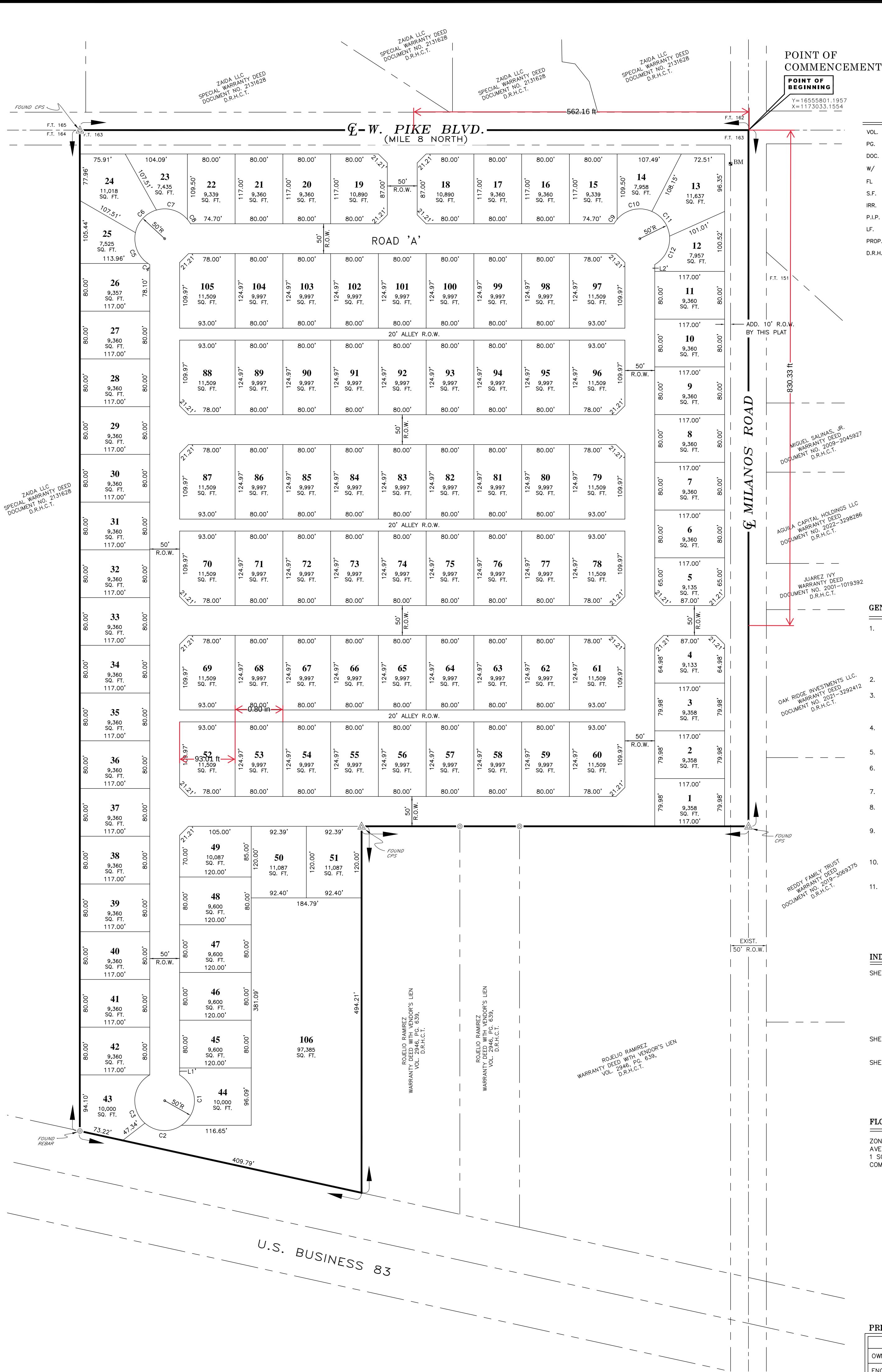
WK Engineering, PLLC


09/28/2022

APPENDIX A

SITE LAYOUT





ABBREVIATIONS					
VOL.	=	VOLUME	TX.	=	TEXAS
PG.	=	PAGE	AC.	=	ACRES
D/C.	=	DOCUMENT	R.O.W.	=	RIGHT OF WAY
W/	=	WITH	SQ. FT.	=	SQUARE FEET
FL	=	FLOW LINE	EXIST.	=	EXISTING
S.F.	=	SQUARE FEET	APPAR.	=	APPARENT
IRR.	=	IRRIGATION	DEPT.	=	DEPARTMENT
P.I.P.	=	PLASTIC IRRIGATION PIPE	D.C.	=	DOCUMENT
L.F.	=	LINEAR FEET	No.	=	NUMBER
PROP.	=	PROPOSED	BK.	=	BOOK
D.R.H.C.T.	=	DEED RECORD HIDALGO COUNTY TX.	CONN.	=	CONNECTION
			DR.	=	DEED RECORD

Parcel Line Table		
LINE #	LENGTH	DIRECTION
L1'	11.62	S1' 12' 09.00"E
L2'	11.57	S1' 12' 09.00"E

Curve Table						
Curve #	Length	Radius	Tangent	Delta	Chord Direction	Chord Length
C1	100.73	50.00	79.13	115.43	N3° 28' 15"W	84.54
C2	66.14	50.00	38.91	75.79	S87° 51' 54"E	61.42
C3	94.94	50.00	69.82	108.79	S4° 25' 20"W	81.30
C4	3.58	50.00	1.79	4.11	S59° 08' 58"E	3.58
C5	59.03	50.00	33.50	67.65	S23° 16' 21"E	55.66
C6	54.27	50.00	30.16	62.19	S41° 38' 53"W	51.65
C7	57.17	50.00	32.17	65.52	N74° 29' 48"W	54.11
C8	9.19	50.00	4.61	10.54	N36° 28' 13"W	9.18
C9	9.19	50.00	4.61	10.54	S34° 03' 55"W	9.18
C10	63.94	50.00	37.18	73.27	S75° 58' 15"W	59.67
C11	53.38	50.00	29.55	61.17	N36° 48' 21"W	50.88
C12	56.74	50.00	31.86	65.02	N26° 17' 20"E	53.74

GENERAL NOTES:

- MINIMUM SETBACKS SHALL BE IN ACCORDANCE WITH THE CITY OF WESLACO ZONING ORDINANCE.
FRONT: MINIMUM OF 25'
REAR: MINIMUM OF 25'
SIDE: MINIMUM OF 5' SETBACK OR 10' FOR CORNER LOT.
- MINIMUM FINISH FLOOR ELEVATION IS 18" ABOVE TOP OF CURB.
- BENCH MARK: AN SQUARE CUT ON A CURB INLET ON THE NORTH SIDE OF U.S. EXPRESSWAY 83 FRONTAGE ROAD.
ELEVATION=70.32 (N.A./D. 88).
- NO BUILDING OR FENCES SHALL BE BUILT OVER ANY EASEMENTS, EXCEPT AS SHOWN.
- ALL LOT CORNERS HAVE BEEN SET WITH 1/2" REBARS.
- NO VISIBLE WATER WELLS ARE LOCATED WITHIN 150 FEET OF ANY SEPTIC TANK SYSTEM.
- LANDSCAPING TO BE PROVIDED AS PER CITY ORDINANCE.
- NO FILL OR PERMANENT STRUCTURES SHALL BE ALLOWED WITHIN ANY UTILITY EASEMENTS.
- NO IMPROVEMENTS OF ANY KIND SHALL BE PLACED UPON N.A.W.S.C. RIGHT-OF-WAY OR EASEMENTS WITHOUT THE EXPRESSED WRITTEN PERMISSION OF THE N.A.W.S.C.
- DEVELOPER WILL PROVIDE STREET LIGHTING ACCORDING TO CITY STANDARDS (1 REQ.)
- THE ENGINEER OF RECORD HAS ESTIMATED FOR THIS SUBDIVISION PLAT THAT A DETENTION VOLUME OF 2556 CUBIC FEET OR 0.059 ACRE FEET IS REQUIRED.

INDEX TO SHEET OF KING ESTATES. SUBDIVISION:

- SHEET 1: HEADING; INDEX; LOCATION MAP AND E.T./PRINCIPAL CONTACTS;
MAP; LOT, STREETS, AND EASEMENT LAYOUT; DESCRIPTION
(METES AND BOUNDS); SURVEYOR'S CERTIFICATION, PLAT
NOTES AND RESTRICTIONS; OWNER'S DEDICATION,
CERTIFICATION, ATTESTATION; CITY APPROVAL CERTIFICATE;
JUDGE ACKNOWLEDGMENT; COUNTY CLERK'S RECORDING
CERTIFICATE; REVISION NOTES.
- SHEET 2: ENGINEERING REPORT, INCLUDING DESCRIPTION OF WATER AND
WASTEWATER AND ENGINEER'S CERTIFICATION
- SHEET 3: DRAINAGE REPORT, INCLUDING DESCRIPTION OF DRAINAGE AND
MAP OF TOPOGRAPHY AND ENGINEERING CERTIFICATION;
REVISION NOTES

FLOOD ZONE DATA:

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.
COMMUNITY-PANEL NUMBER 480334 0450 C EFFECTIVE DATE: JUNE 6, 2000

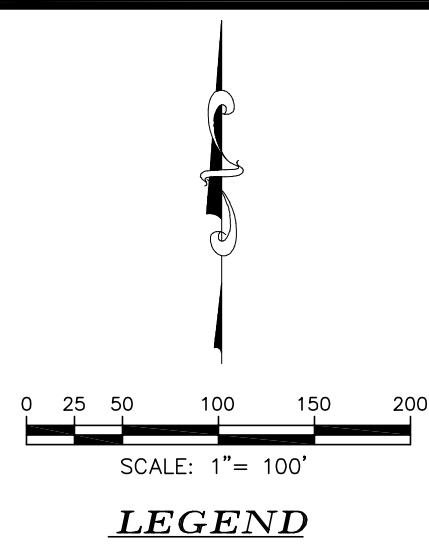


FILE FOR RECORD IN
HIDALGO COUNTY
ARTURO GUJARDO Jr.
HIDALGO COUNTY CLERK

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

PRINCIPAL CONTACTS:

	NAME	ADDRESS	CITY & ZIP	PHONE
OWNER:	SURVEYOR:	DDDDDDDDDD DDDDDDDDDDD	WESLACO, TX. 78596	(956) 000-0000
ENGINEER:	JOSE G. REYES:	DDDDDDDDDD DDDDDDDDDDD	WESLACO, TX. 78596	(956) 000-0000
SURVEYOR:	JOE WINSTON:	DDDDDDDDDD DDDDDDDDDDD	WESLACO, TX. 78596	(956) 000-0000



LEGEND	
PROPERTY LINE	
PROPOSED EASEMENT	-----
EXIST. PROP. / R.O.W. LINE	-----
EXIST. ADJ. PROPERTY	-----
CENTER LINE	-----
FOUND COTTON PIKE SPINDLE	
FOUND REBAR	
SET REBAR	

LEGAL DESCRIPTION OF KING ESTATES SUBDIVISION:

KING ESTATES SUBDIVISION, BEING A 20.00 GROSS AC. SUBDIVISION OUT OF FARM TRACT 164, BLOCK 178
WEST TRACT SUBDIVISION, AS RECORDED IN VOLUME 2 PAGE 34-37 OF THE HIDALGO COUNTY MAP
RECORDS, AND IS MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, TO-WIT:

BEGINNING AT A FOUND REBAR LYING ON THE CENTERLINE OF MILE 8 NORTH AND BEING THE NORTHEAST
CORNER OF THIS TRACT OF LAND, SAID NAIL ALSO BEING THE NORTHEAST CORNER OF FARM TRACT 164,
BLOCK 178, WEST TRACT SUBDIVISION, AND POINT OF BEGINNING OF THIS TRACT OF LAND;

THENCE, SOUTH, A DISTANCE OF 1677.70 FEET TO A FOUND NAIL FOR THE SOUTHEAST CORNER OF THIS
TRACT OF LAND;

THENCE, N.77°37'30" W. ALONG AND WITH THE NORTH RAIL ROAD R.O.W. A DISTANCE OF 539.80 FEET TO
A FOUND 1/2" REBAR FOR THE SOUTHWEST CORNER OF THIS TRACT OF LAND;

THENCE, NORTH A DISTANCE OF 768.33 FEET TO A FOUND 1/2" REBAR FOR AN INTERIOR CORNER OF
THIS TRACT OF LAND;

THENCE, WEST A DISTANCE OF 21.56 FEET TO A FOUND 1/2" REBAR FOR AN EXTERIOR CORNER OF THE
TRACT OF LAND;

THENCE, NORTH A DISTANCE OF 793.69 FEET TO A FOUND 1/2" REBAR FOR THE NORTHWEST CORNER OF
THIS TRACT OF LAND;

THENCE, EAST A DISTANCE OF 548.82 FEET TO A FOUND 1/2" REBAR FOR THE NORTHEAST CORNER OF
THIS TRACT OF LAND AND THE POINT OF BEGINNING OF THE DESCRIPTION AND CONTAINING WITHIN THESE
METES AND BOUNDS 20.00 GROSS ACRES, MORE OR LESS.

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

THIS PLAT IS HERE BY APPROVED BY THE HIDALGO & CAMERON COUNTY 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
HCCD #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.
- HCCD #9 WILL NOT BE RESPONSIBLE FOR THE STORM/DRAINAGE WATER SYSTEM TO ANY LOT WITH IN
THIS SUBDIVISION. AS WELL, HCCD #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 DISTRICT EXPENSE.
- HCCD #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

STATE OF TEXAS:
COUNTY OF HIDALGO:

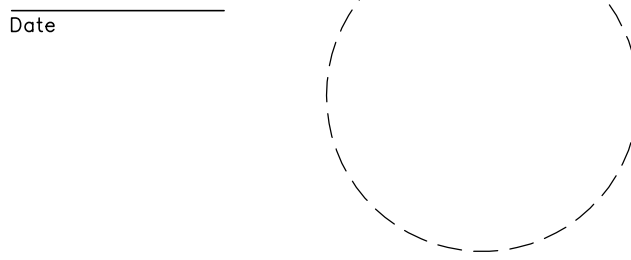
I, JOSE G. REYES JR., A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, DO HEAR BY CERTIFY THAT
THE PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT.

JOSE G. REYES JR.
LICENSED PROFESSIONAL ENGINEER
P.E. REGISTRATION NUMBER: 93827

STATE OF TEXAS:
COUNTY OF HIDALGO:

Joe B. Winston Jr., a registered professional land surveyor in Texas, hereby certify that the above plat and
description of the the DOMINION SUBDIVISION, was prepared from a survey of the property made on the
ground by me or under my supervision and that the proper engineering consideration has been given to this
plat and is a true and accurate representation of the subdivision.

Joe B. Winston Jr. P.E. # 31109 R.P.L.S. # 3780



PRELIMINARY
For Review Only

THIS DOCUMENT IS RELEASED FOR THE
PURPOSE OF INTERIM REVIEW ONLY UNDER THE
AUTHORITY OF:

JOSE G. REYES JR., P.E.

IT IS NOT TO BE USED FOR BIDDING,
CONSTRUCTION, OR PERMIT PURPOSES.

June 3, 2022

PRELIMINARY PLAT OF PIKE TERRACE SUBDIVISION

A 20.00 ACRE TRACT WEST TRACT SUBDIVISION
VOLUME 2, PAGES 34-37, MAP RECORDS,
HIDALGO COUNTY, TEXAS

SIGLER,
WINSTON,
GREENWOOD,
& ASSOCIATES, LLC.
SWG
CONSULTING ENGINEERS
WESLACO, TEXAS

611 BILL SUMMERS INTL. BLVD.
WESLACO, TEXAS 78596
(956)-968-2194 OFFICE (956)-968-8300 FAX
TEXAS FIRM REGISTRATION NO. F-592
22-____

STATE OF TEXAS:
COUNTY OF HIDALGO:

OWNER'S DEDICATION, CERTIFICATION AND ATTESTATION

I, _____, AS OWNERS OF THE 20.00 GROSS ACRE TRACT OF LAND, HEREBY SUBDIVIDE THE LAND AS DEPICTED IN
THIS SUBDIVISION PLAT AND DEDICATE TO THE PUBLIC USE THE STREET(S), PARK AND EASEMENTS SHOWN HEREIN.

ADDITIONALLY, OWNER, HEREBY CERTIFIES THAT WE 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 MINIMUM STATE STANDARDS;
- SANITARY SEWER CONNECTIONS TO THE LOTS MEET, OR WILL MEET, MINIMUM STATE STANDARDS;
- ELECTRICAL CONNECTIONS PROVIDED TO THE LOTS MEET, OR WILL MEET, MINIMUM STATE STANDARDS; AND,
- GAS CONNECTIONS PROVIDED TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS.

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

OWNER _____ DATE _____

STATE OF TEXAS:
COUNTY OF HIDALGO:

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED
AND KNOWN TO ME TO THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, WHO, BEING BY ME, FIRST DULY
SWORN AND DECLARED THAT THE STATEMENTS THEREIN ARE TRUE AND CORRECT AND ACKNOWLEDGED THAT HE/SHE EXECUTED THE
SAME FOR THE PURPOSES AND CONSIDERATIONS THEREBY EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 20____.

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

STATE OF TEXAS:
COUNTY OF HIDALGO:

I, THE UNDERSIGNED, MANAGER OF THE CITY OF WESLACO, DO HEREBY CERTIFY THAT THIS SUBDIVISION PLAT
CONFORMS TO ALL REQUIREMENTS OF SUBDIVISION REGULATIONS OF THIS CITY WHEREIN MY APPROVAL IS REQUIRED.
GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE _____ DAY OF _____, 20____.

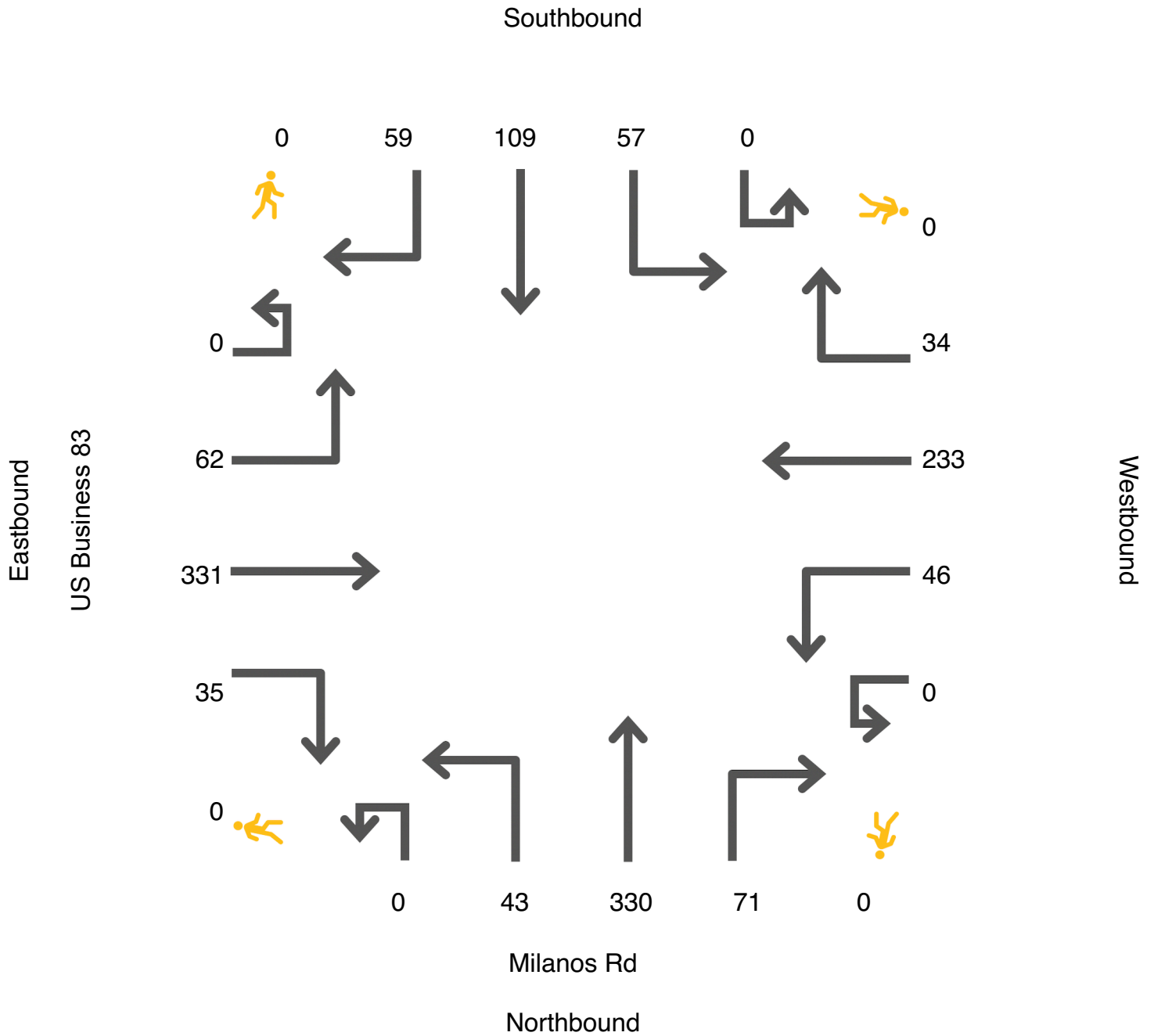
ATTEST: _____
SECRETARY, CITY OF WESLACO _____ MANAGER, CITY OF WESLACO _____

APPENDIX B

TRAFFIC DATA

Turning Movement Count

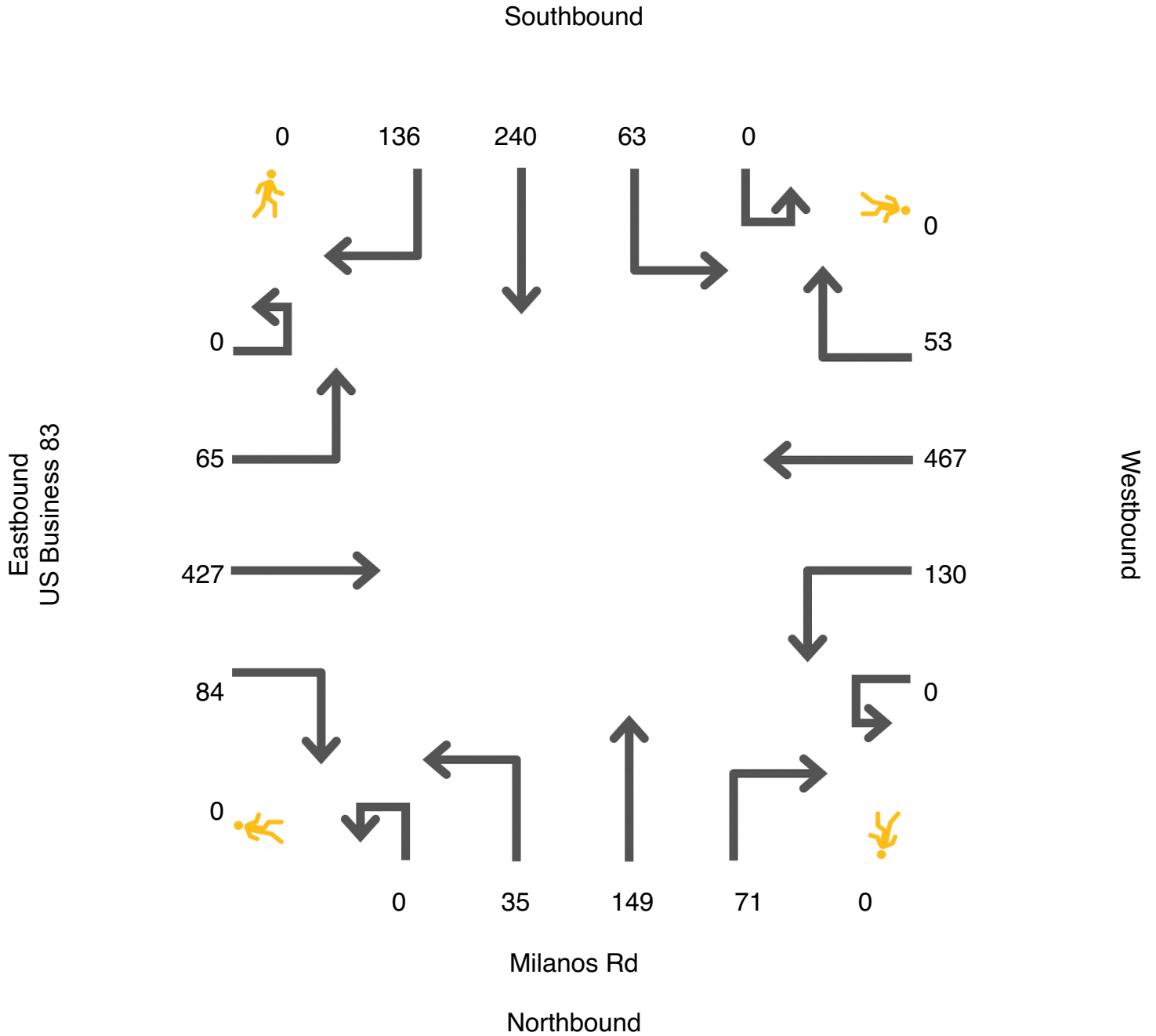
Study Name: Weslaco/Pike Terrace
Date: Tuesday, Sep 20 2022
Location: Weslaco Milanos Rd/ US Business 83
Observer: Tech 3
Weather: Clear
Comments: ""



7:00am to 8:00am

Turning Movement Count

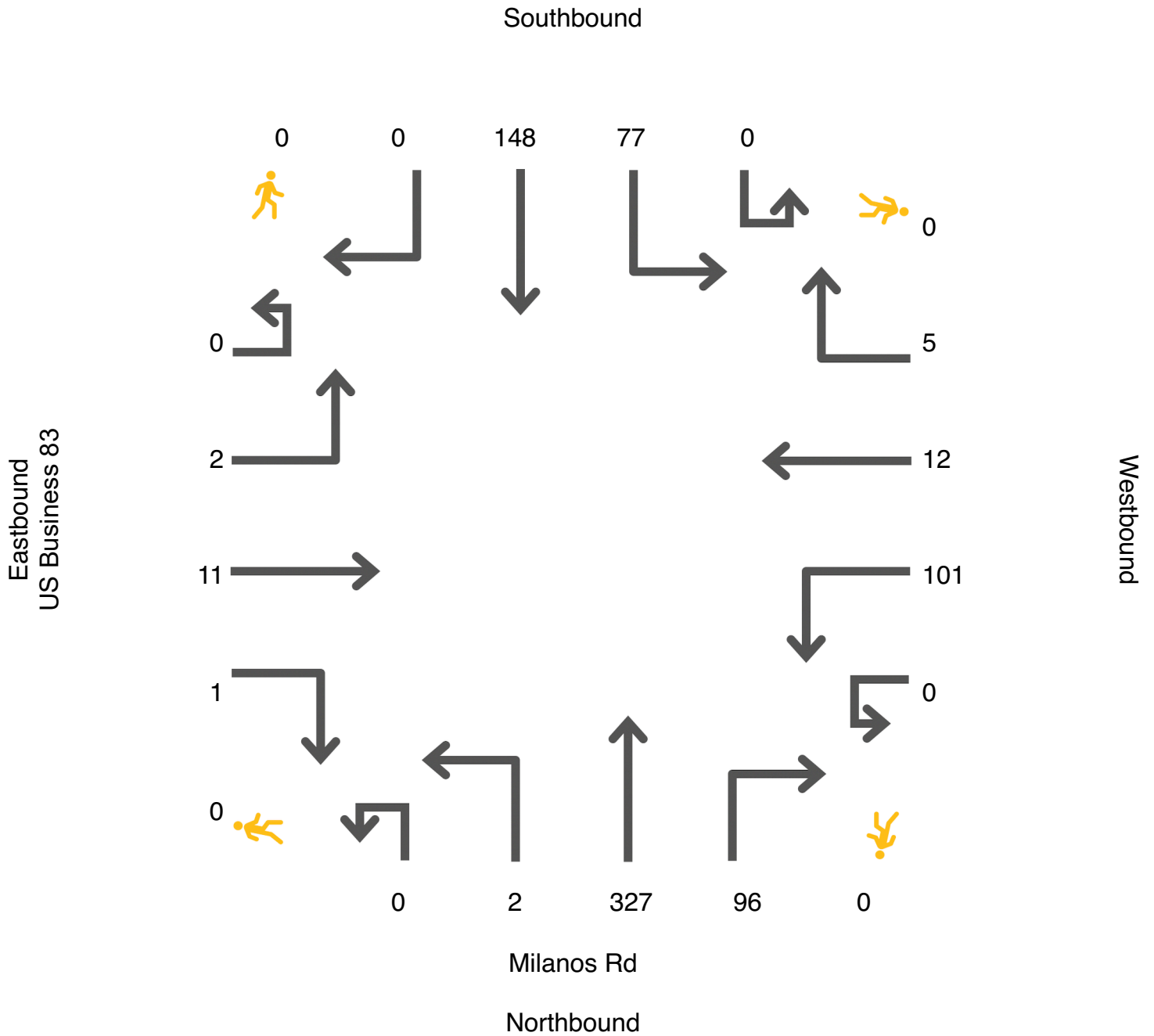
Study Name: Weslaco/Pike Terrace
 Date: Tuesday, Sep 20 2022
 Location: Milanos Rd/US Business 83
 Observer: Tech 3
 Weather: Mostly Cloudy
 Comments: ""



5:00pm to 6:00pm

Turning Movement Count

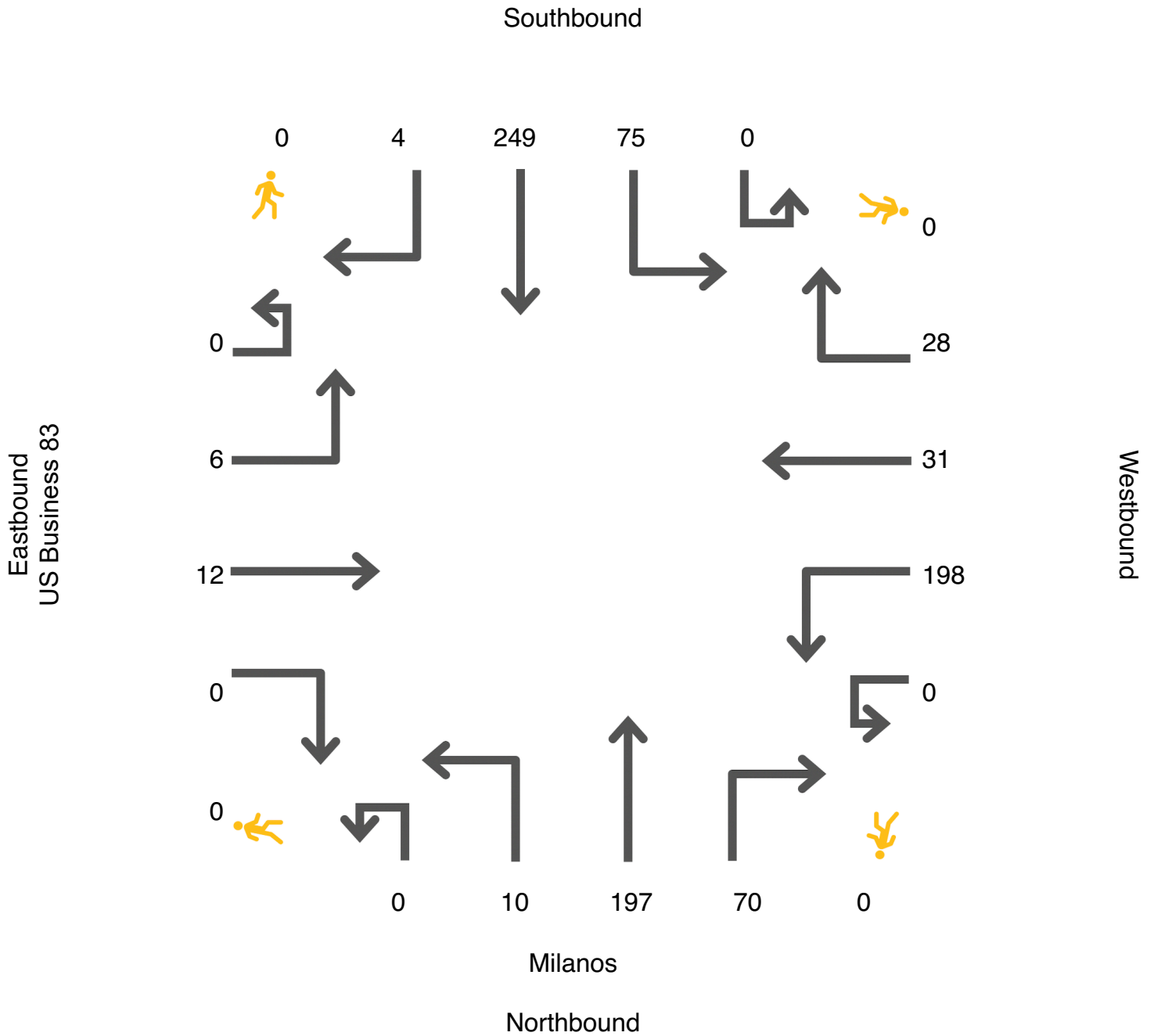
Study Name: Weslaco/ Pike Terrace
Date: Wednesday, Sep 21 2022
Location: Milanos Rd and Pike Blvd
Observer: Tech 3
Weather: Mostly Clear
Comments: ""



7:00am to 8:00am

Turning Movement Count

Study Name: Weslaco/Pike Terrace
 Date: Wednesday, Sep 21 2022
 Location: Milanos Rd and Pike Blvd
 Observer: Tech 3
 Weather: Sunny
 Comments: ""



5:00pm 6:00pm

Daily Volume, per Channel (Volume factor 0.5)

Interval Start		Northbound		Interval Start	
12:00 AM	5	19		12:00 PM	36
12:15 AM	4			12:15 PM	40
12:30 AM	3			12:30 PM	38
12:45 AM	7			12:45 PM	42
1:00 AM	3	8		1:00 PM	43
1:15 AM	2			1:15 PM	51
1:30 AM	3			1:30 PM	43
1:45 AM	0			1:45 PM	53
2:00 AM	5	10		2:00 PM	34
2:15 AM	2			2:15 PM	36
2:30 AM	0			2:30 PM	33
2:45 AM	3			2:45 PM	53
3:00 AM	0	10		3:00 PM	39
3:15 AM	5			3:15 PM	40
3:30 AM	0			3:30 PM	45
3:45 AM	5			3:45 PM	47
4:00 AM	7	26		4:00 PM	59
4:15 AM	5			4:15 PM	43
4:30 AM	9			4:30 PM	55
4:45 AM	5			4:45 PM	56
5:00 AM	12	52		5:00 PM	63
5:15 AM	12			5:15 PM	77
5:30 AM	12			5:30 PM	69
5:45 AM	16			5:45 PM	76
6:00 AM	11	108		6:00 PM	59
6:15 AM	28			6:15 PM	77
6:30 AM	31			6:30 PM	54
6:45 AM	38			6:45 PM	50
7:00 AM	47	313		7:00 PM	64
7:15 AM	63			7:15 PM	50
7:30 AM	103			7:30 PM	51
7:45 AM	100			7:45 PM	35
8:00 AM	94	305		8:00 PM	25
8:15 AM	91			8:15 PM	24
8:30 AM	61			8:30 PM	32
8:45 AM	59			8:45 PM	23
9:00 AM	51	183		9:00 PM	21
9:15 AM	44			9:15 PM	22
9:30 AM	46			9:30 PM	16
9:45 AM	42			9:45 PM	28
10:00 AM	31	129		10:00 PM	12
10:15 AM	41			10:15 PM	12
10:30 AM	22			10:30 PM	13
10:45 AM	35			10:45 PM	9
11:00 AM	37	130		11:00 PM	5
11:15 AM	40			11:15 PM	13
11:30 AM	22			11:30 PM	10
11:45 AM	31			11:45 PM	12

24 Hour Total 6984

12:00 AM - 12:00 PM
12 Hour Count 2342
Peak Hour Peak Volume 7:30 AM
Factor 597
0.80

12:00 PM - 12:00 AM
12 Hour Count 4642
Peak Hour Peak Volume 5:45 PM
Factor 686
0.95

Daily Volume, per Channel (Volume factor 0.5)

Interval Start		Northbound		Interval Start	
12:00 AM	8	55		12:00 PM	86
12:15 AM	25			12:15 PM	79
12:30 AM	10			12:30 PM	96
12:45 AM	12			12:45 PM	102
1:00 AM	10	38		1:00 PM	82
1:15 AM	7			1:15 PM	104
1:30 AM	11			1:30 PM	105
1:45 AM	10			1:45 PM	119
2:00 AM	8	23		2:00 PM	98
2:15 AM	7			2:15 PM	101
2:30 AM	4			2:30 PM	103
2:45 AM	4			2:45 PM	102
3:00 AM	3	12		3:00 PM	110
3:15 AM	3			3:15 PM	116
3:30 AM	3			3:30 PM	132
3:45 AM	3			3:45 PM	103
4:00 AM	2	17		4:00 PM	114
4:15 AM	8			4:15 PM	114
4:30 AM	4			4:30 PM	134
4:45 AM	3			4:45 PM	146
5:00 AM	14	60		5:00 PM	182
5:15 AM	12			5:15 PM	176
5:30 AM	17			5:30 PM	222
5:45 AM	17			5:45 PM	160
6:00 AM	21	138		6:00 PM	184
6:15 AM	33			6:15 PM	188
6:30 AM	32			6:30 PM	177
6:45 AM	52			6:45 PM	161
7:00 AM	56	444		7:00 PM	142
7:15 AM	100			7:15 PM	116
7:30 AM	142			7:30 PM	128
7:45 AM	146			7:45 PM	116
8:00 AM	138	563		8:00 PM	93
8:15 AM	168			8:15 PM	116
8:30 AM	159			8:30 PM	96
8:45 AM	98			8:45 PM	76
9:00 AM	90	322		9:00 PM	83
9:15 AM	76			9:15 PM	79
9:30 AM	92			9:30 PM	60
9:45 AM	64			9:45 PM	72
10:00 AM	80	292		10:00 PM	62
10:15 AM	70			10:15 PM	45
10:30 AM	68			10:30 PM	52
10:45 AM	74			10:45 PM	50
11:00 AM	66	311		11:00 PM	44
11:15 AM	62			11:15 PM	32
11:30 AM	79			11:30 PM	44
11:45 AM	104			11:45 PM	25
24 Hour Total		7402			

12:00 AM - 12:00 PM
12 Hour Count 2275
Peak Hour Peak Volume 7:45 AM
Factor 611
0.91

12:00 PM - 12:00 AM
12 Hour Count 5127
Peak Hour Peak Volume 5:30 PM
Factor 754
0.85

Daily Volume, per Channel (Volume factor 0.5)

Interval Start		Northbound		Interval Start	
12:00 AM	20	70		12:00 PM	88
12:15 AM	18			12:15 PM	112
12:30 AM	15			12:30 PM	118
12:45 AM	17			12:45 PM	102
1:00 AM	16	49		1:00 PM	104
1:15 AM	11			1:15 PM	94
1:30 AM	6			1:30 PM	110
1:45 AM	16			1:45 PM	133
2:00 AM	2	26		2:00 PM	88
2:15 AM	8			2:15 PM	122
2:30 AM	8			2:30 PM	108
2:45 AM	8			2:45 PM	86
3:00 AM	7	28		3:00 PM	107
3:15 AM	9			3:15 PM	117
3:30 AM	4			3:30 PM	111
3:45 AM	8			3:45 PM	134
4:00 AM	6	22		4:00 PM	129
4:15 AM	5			4:15 PM	112
4:30 AM	6			4:30 PM	152
4:45 AM	5			4:45 PM	164
5:00 AM	16	64		5:00 PM	162
5:15 AM	14			5:15 PM	205
5:30 AM	14			5:30 PM	194
5:45 AM	20			5:45 PM	200
6:00 AM	21	121		6:00 PM	160
6:15 AM	31			6:15 PM	197
6:30 AM	31			6:30 PM	158
6:45 AM	38			6:45 PM	159
7:00 AM	64	422		7:00 PM	135
7:15 AM	99			7:15 PM	152
7:30 AM	114			7:30 PM	114
7:45 AM	145			7:45 PM	126
8:00 AM	176	653		8:00 PM	112
8:15 AM	182			8:15 PM	122
8:30 AM	157			8:30 PM	124
8:45 AM	138			8:45 PM	116
9:00 AM	115	365		9:00 PM	90
9:15 AM	100			9:15 PM	70
9:30 AM	80			9:30 PM	94
9:45 AM	70			9:45 PM	65
10:00 AM	86	349		10:00 PM	65
10:15 AM	85			10:15 PM	66
10:30 AM	90			10:30 PM	51
10:45 AM	88			10:45 PM	52
11:00 AM	73	340		11:00 PM	47
11:15 AM	93			11:15 PM	50
11:30 AM	88			11:30 PM	36
11:45 AM	86			11:45 PM	22
24 Hour Total		7944			

12:00 AM - 12:00 PM
12 Hour Count 2509
Peak Hour Peak Volume 7:45 AM
Factor 660
0.91

12:00 PM - 12:00 AM
12 Hour Count 5435
Peak Hour Peak Volume 5:00 PM
Factor 761
0.93

Daily Volume, per Channel (Volume factor 0.5)

Interval Start		Northbound		Interval Start	
12:00 AM	37	86		12:00 PM	108
12:15 AM	15			12:15 PM	118
12:30 AM	18			12:30 PM	122
12:45 AM	16			12:45 PM	126
1:00 AM	16	63		1:00 PM	115
1:15 AM	16			1:15 PM	118
1:30 AM	16			1:30 PM	114
1:45 AM	15			1:45 PM	126
2:00 AM	8	30		2:00 PM	130
2:15 AM	10			2:15 PM	122
2:30 AM	6			2:30 PM	117
2:45 AM	6			2:45 PM	132
3:00 AM	5	26		3:00 PM	124
3:15 AM	3			3:15 PM	127
3:30 AM	12			3:30 PM	142
3:45 AM	6			3:45 PM	120
4:00 AM	6	33		4:00 PM	121
4:15 AM	12			4:15 PM	164
4:30 AM	2			4:30 PM	182
4:45 AM	13			4:45 PM	165
5:00 AM	14	72		5:00 PM	206
5:15 AM	18			5:15 PM	198
5:30 AM	16			5:30 PM	222
5:45 AM	24			5:45 PM	180
6:00 AM	27	131		6:00 PM	184
6:15 AM	34			6:15 PM	176
6:30 AM	28			6:30 PM	192
6:45 AM	42			6:45 PM	224
7:00 AM	58	447		7:00 PM	144
7:15 AM	100			7:15 PM	148
7:30 AM	148			7:30 PM	142
7:45 AM	141			7:45 PM	105
8:00 AM	178	669		8:00 PM	112
8:15 AM	177			8:15 PM	122
8:30 AM	158			8:30 PM	123
8:45 AM	156			8:45 PM	110
9:00 AM	105	377		9:00 PM	104
9:15 AM	89			9:15 PM	104
9:30 AM	102			9:30 PM	85
9:45 AM	81			9:45 PM	95
10:00 AM	96	373		10:00 PM	72
10:15 AM	97			10:15 PM	73
10:30 AM	95			10:30 PM	58
10:45 AM	85			10:45 PM	60
11:00 AM	112	433		11:00 PM	50
11:15 AM	105			11:15 PM	43
11:30 AM	100			11:30 PM	40
11:45 AM	116			11:45 PM	39
24 Hour Total		8744			

12:00 AM - 12:00 PM
12 Hour Count 2740
Peak Hour Peak Volume 8:00 AM
Factor 669
0.94

12:00 PM - 12:00 AM
12 Hour Count 6004
Peak Hour Peak Volume 5:00 PM
Factor 806
0.91

Daily Volume, per Channel (Volume factor 0.5)

Interval Start		Northbound		Interval Start	
12:00 AM	25	99		12:00 PM	88
12:15 AM	34			12:15 PM	118
12:30 AM	19			12:30 PM	139
12:45 AM	21			12:45 PM	124
1:00 AM	14	60		1:00 PM	120
1:15 AM	18			1:15 PM	152
1:30 AM	14			1:30 PM	140
1:45 AM	14			1:45 PM	116
2:00 AM	8	32		2:00 PM	120
2:15 AM	8			2:15 PM	120
2:30 AM	8			2:30 PM	150
2:45 AM	8			2:45 PM	118
3:00 AM	6	23		3:00 PM	156
3:15 AM	5			3:15 PM	150
3:30 AM	6			3:30 PM	128
3:45 AM	6			3:45 PM	163
4:00 AM	6	27		4:00 PM	150
4:15 AM	5			4:15 PM	179
4:30 AM	5			4:30 PM	178
4:45 AM	11			4:45 PM	178
5:00 AM	16	64		5:00 PM	214
5:15 AM	12			5:15 PM	182
5:30 AM	12			5:30 PM	206
5:45 AM	24			5:45 PM	212
6:00 AM	17	114		6:00 PM	176
6:15 AM	24			6:15 PM	170
6:30 AM	29			6:30 PM	186
6:45 AM	44			6:45 PM	164
7:00 AM	70	414		7:00 PM	154
7:15 AM	88			7:15 PM	157
7:30 AM	122			7:30 PM	160
7:45 AM	134			7:45 PM	182
8:00 AM	188	658		8:00 PM	168
8:15 AM	196			8:15 PM	125
8:30 AM	146			8:30 PM	141
8:45 AM	128			8:45 PM	148
9:00 AM	106	407		9:00 PM	110
9:15 AM	106			9:15 PM	110
9:30 AM	92			9:30 PM	118
9:45 AM	103			9:45 PM	90
10:00 AM	117	435		10:00 PM	110
10:15 AM	107			10:15 PM	104
10:30 AM	96			10:30 PM	84
10:45 AM	115			10:45 PM	68
11:00 AM	90	388		11:00 PM	88
11:15 AM	96			11:15 PM	55
11:30 AM	102			11:30 PM	56
11:45 AM	100			11:45 PM	28
24 Hour Total		9274			

12:00 AM - 12:00 PM
12 Hour Count 2721
Peak Hour Peak Volume 7:45 AM
Factor 664
0.85

12:00 PM - 12:00 AM
12 Hour Count 6553
Peak Hour Peak Volume 5:00 PM
Factor 814
0.95

Daily Volume, per Channel (Volume factor 0.5)

Interval Start		Northbound	Interval Start		
12:00 AM	44	167	12:00 PM	132	491
12:15 AM	47		12:15 PM	107	
12:30 AM	42		12:30 PM	124	
12:45 AM	34		12:45 PM	128	
1:00 AM	40	130	1:00 PM	107	503
1:15 AM	26		1:15 PM	140	
1:30 AM	38		1:30 PM	132	
1:45 AM	26		1:45 PM	124	
2:00 AM	23	84	2:00 PM	162	516
2:15 AM	19		2:15 PM	126	
2:30 AM	22		2:30 PM	118	
2:45 AM	20		2:45 PM	110	
3:00 AM	15	44	3:00 PM	103	461
3:15 AM	16		3:15 PM	128	
3:30 AM	5		3:30 PM	122	
3:45 AM	8		3:45 PM	108	
4:00 AM	8	32	4:00 PM	118	499
4:15 AM	13		4:15 PM	142	
4:30 AM	7		4:30 PM	109	
4:45 AM	4		4:45 PM	130	
5:00 AM	14	45	5:00 PM	122	454
5:15 AM	12		5:15 PM	111	
5:30 AM	10		5:30 PM	127	
5:45 AM	9		5:45 PM	94	
6:00 AM	9	70	6:00 PM	112	458
6:15 AM	24		6:15 PM	118	
6:30 AM	13		6:30 PM	128	
6:45 AM	24		6:45 PM	100	
7:00 AM	17	189	7:00 PM	124	472
7:15 AM	44		7:15 PM	122	
7:30 AM	55		7:30 PM	108	
7:45 AM	73		7:45 PM	118	
8:00 AM	71	276	8:00 PM	114	464
8:15 AM	70		8:15 PM	124	
8:30 AM	77		8:30 PM	102	
8:45 AM	58		8:45 PM	124	
9:00 AM	58	316	9:00 PM	102	426
9:15 AM	96		9:15 PM	120	
9:30 AM	68		9:30 PM	84	
9:45 AM	94		9:45 PM	120	
10:00 AM	121	418	10:00 PM	106	342
10:15 AM	98		10:15 PM	76	
10:30 AM	89		10:30 PM	96	
10:45 AM	110		10:45 PM	64	
11:00 AM	88	383	11:00 PM	67	285
11:15 AM	95		11:15 PM	70	
11:30 AM	110		11:30 PM	74	
11:45 AM	90		11:45 PM	74	
24 Hour Total		7525			

12:00 AM - 12:00 PM
12 Hour Count 2154
Peak Hour Peak Volume 10:00 AM
Factor 418
0.86

12:00 PM - 12:00 AM
12 Hour Count 5371
Peak Hour Peak Volume 1:15 PM
Factor 558
0.86

Daily Volume, per Channel (Volume factor 0.5)

Interval Start	Southbound		Interval Start		
12:00 AM	13	45	12:00 PM	42	214
12:15 AM	12		12:15 PM	50	
12:30 AM	15		12:30 PM	60	
12:45 AM	5		12:45 PM	62	
1:00 AM	8	21	1:00 PM	49	204
1:15 AM	3		1:15 PM	47	
1:30 AM	4		1:30 PM	63	
1:45 AM	6		1:45 PM	45	
2:00 AM	6	15	2:00 PM	44	224
2:15 AM	1		2:15 PM	56	
2:30 AM	4		2:30 PM	62	
2:45 AM	4		2:45 PM	62	
3:00 AM	6	16	3:00 PM	67	234
3:15 AM	3		3:15 PM	60	
3:30 AM	4		3:30 PM	50	
3:45 AM	3		3:45 PM	57	
4:00 AM	3	16	4:00 PM	59	288
4:15 AM	3		4:15 PM	68	
4:30 AM	5		4:30 PM	83	
4:45 AM	5		4:45 PM	78	
5:00 AM	6	16	5:00 PM	111	396
5:15 AM	6		5:15 PM	102	
5:30 AM	0		5:30 PM	81	
5:45 AM	4		5:45 PM	102	
6:00 AM	5	42	6:00 PM	115	400
6:15 AM	8		6:15 PM	103	
6:30 AM	9		6:30 PM	100	
6:45 AM	20		6:45 PM	82	
7:00 AM	26	111	7:00 PM	86	255
7:15 AM	24		7:15 PM	68	
7:30 AM	27		7:30 PM	58	
7:45 AM	34		7:45 PM	43	
8:00 AM	52	261	8:00 PM	50	186
8:15 AM	96		8:15 PM	40	
8:30 AM	55		8:30 PM	41	
8:45 AM	58		8:45 PM	55	
9:00 AM	39	161	9:00 PM	39	144
9:15 AM	48		9:15 PM	32	
9:30 AM	42		9:30 PM	31	
9:45 AM	32		9:45 PM	42	
10:00 AM	32	166	10:00 PM	34	118
10:15 AM	38		10:15 PM	34	
10:30 AM	54		10:30 PM	28	
10:45 AM	42		10:45 PM	22	
11:00 AM	34	179	11:00 PM	27	91
11:15 AM	70		11:15 PM	26	
11:30 AM	36		11:30 PM	22	
11:45 AM	39		11:45 PM	16	

24 Hour Total 3803

12:00 AM - 12:00 PM
12 Hour Count 1049
Peak Hour Peak Volume 8:00 AM
Factor 261
0.68

12:00 PM - 12:00 AM
12 Hour Count 2754
Peak Hour Peak Volume 5:45 PM
Factor 420
0.91

Daily Volume, per Channel (Volume factor 0.5)

Interval Start	Southbound		Interval Start		
12:00 AM	7	37	12:00 PM	44	192
12:15 AM	19		12:15 PM	40	
12:30 AM	4		12:30 PM	58	
12:45 AM	7		12:45 PM	50	
1:00 AM	8	24	1:00 PM	46	222
1:15 AM	4		1:15 PM	62	
1:30 AM	6		1:30 PM	53	
1:45 AM	6		1:45 PM	61	
2:00 AM	4	10	2:00 PM	39	195
2:15 AM	4		2:15 PM	51	
2:30 AM	1		2:30 PM	52	
2:45 AM	1		2:45 PM	53	
3:00 AM	2	5	3:00 PM	66	243
3:15 AM	1		3:15 PM	58	
3:30 AM	2		3:30 PM	70	
3:45 AM	0		3:45 PM	49	
4:00 AM	0	5	4:00 PM	61	295
4:15 AM	4		4:15 PM	68	
4:30 AM	1		4:30 PM	74	
4:45 AM	0		4:45 PM	92	
5:00 AM	3	10	5:00 PM	123	440
5:15 AM	2		5:15 PM	109	
5:30 AM	2		5:30 PM	124	
5:45 AM	3		5:45 PM	84	
6:00 AM	9	48	6:00 PM	110	411
6:15 AM	10		6:15 PM	106	
6:30 AM	6		6:30 PM	106	
6:45 AM	23		6:45 PM	89	
7:00 AM	24	132	7:00 PM	88	310
7:15 AM	27		7:15 PM	66	
7:30 AM	36		7:30 PM	86	
7:45 AM	45		7:45 PM	70	
8:00 AM	48	262	8:00 PM	52	231
8:15 AM	90		8:15 PM	74	
8:30 AM	80		8:30 PM	59	
8:45 AM	44		8:45 PM	46	
9:00 AM	45	171	9:00 PM	60	191
9:15 AM	40		9:15 PM	49	
9:30 AM	48		9:30 PM	34	
9:45 AM	38		9:45 PM	48	
10:00 AM	42	157	10:00 PM	38	142
10:15 AM	42		10:15 PM	34	
10:30 AM	33		10:30 PM	36	
10:45 AM	40		10:45 PM	34	
11:00 AM	32	173	11:00 PM	33	94
11:15 AM	39		11:15 PM	16	
11:30 AM	42		11:30 PM	27	
11:45 AM	60		11:45 PM	18	

24 Hour Total 4000

12:00 AM - 12:00 PM
12 Hour Count 1034
Peak Hour Peak Volume 7:45 AM
Factor 263
0.73

12:00 PM - 12:00 AM
12 Hour Count 2966
Peak Hour Peak Volume 4:45 PM
Factor 448
0.90

Daily Volume, per Channel (Volume factor 0.5)

Interval Start	Southbound		Interval Start		
12:00 AM	14	44	12:00 PM	54	225
12:15 AM	12		12:15 PM	56	
12:30 AM	6		12:30 PM	59	
12:45 AM	12		12:45 PM	56	
1:00 AM	10	36	1:00 PM	58	231
1:15 AM	8		1:15 PM	50	
1:30 AM	6		1:30 PM	61	
1:45 AM	12		1:45 PM	62	
2:00 AM	1	14	2:00 PM	46	224
2:15 AM	6		2:15 PM	62	
2:30 AM	3		2:30 PM	64	
2:45 AM	4		2:45 PM	52	
3:00 AM	4	16	3:00 PM	63	276
3:15 AM	3		3:15 PM	73	
3:30 AM	3		3:30 PM	70	
3:45 AM	6		3:45 PM	70	
4:00 AM	2	8	4:00 PM	70	364
4:15 AM	2		4:15 PM	65	
4:30 AM	3		4:30 PM	106	
4:45 AM	1		4:45 PM	123	
5:00 AM	6	17	5:00 PM	112	518
5:15 AM	3		5:15 PM	148	
5:30 AM	2		5:30 PM	108	
5:45 AM	6		5:45 PM	150	
6:00 AM	10	41	6:00 PM	117	509
6:15 AM	7		6:15 PM	154	
6:30 AM	10		6:30 PM	122	
6:45 AM	14		6:45 PM	116	
7:00 AM	24	124	7:00 PM	92	394
7:15 AM	34		7:15 PM	122	
7:30 AM	20		7:30 PM	98	
7:45 AM	46		7:45 PM	82	
8:00 AM	70	326	8:00 PM	73	330
8:15 AM	94		8:15 PM	86	
8:30 AM	84		8:30 PM	97	
8:45 AM	78		8:45 PM	74	
9:00 AM	54	184	9:00 PM	60	220
9:15 AM	58		9:15 PM	49	
9:30 AM	36		9:30 PM	74	
9:45 AM	36		9:45 PM	37	
10:00 AM	46	162	10:00 PM	52	176
10:15 AM	39		10:15 PM	52	
10:30 AM	37		10:30 PM	38	
10:45 AM	40		10:45 PM	34	
11:00 AM	35	188	11:00 PM	40	118
11:15 AM	47		11:15 PM	38	
11:30 AM	48		11:30 PM	26	
11:45 AM	58		11:45 PM	14	
24 Hour Total		4745			

12:00 AM - 12:00 PM
12 Hour Count 1160
Peak Hour Peak Volume 8:00 AM
Factor 326
0.87

12:00 PM - 12:00 AM
12 Hour Count 3585
Peak Hour Peak Volume 5:45 PM
Factor 543
0.88

Daily Volume, per Channel (Volume factor 0.5)

Interval Start		Southbound		Interval Start	
12:00 AM	26	65		12:00 PM	62
12:15 AM	11			12:15 PM	58
12:30 AM	14			12:30 PM	95
12:45 AM	14			12:45 PM	72
1:00 AM	10	38		1:00 PM	59
1:15 AM	12			1:15 PM	54
1:30 AM	7			1:30 PM	74
1:45 AM	9			1:45 PM	84
2:00 AM	6	21		2:00 PM	67
2:15 AM	6			2:15 PM	70
2:30 AM	5			2:30 PM	63
2:45 AM	4			2:45 PM	70
3:00 AM	4	16		3:00 PM	61
3:15 AM	2			3:15 PM	55
3:30 AM	6			3:30 PM	85
3:45 AM	4			3:45 PM	68
4:00 AM	2	19		4:00 PM	78
4:15 AM	9			4:15 PM	115
4:30 AM	0			4:30 PM	108
4:45 AM	8			4:45 PM	112
5:00 AM	6	18		5:00 PM	146
5:15 AM	4			5:15 PM	138
5:30 AM	2			5:30 PM	128
5:45 AM	6			5:45 PM	107
6:00 AM	9	42		6:00 PM	112
6:15 AM	12			6:15 PM	114
6:30 AM	9			6:30 PM	124
6:45 AM	12			6:45 PM	156
7:00 AM	19	139		7:00 PM	98
7:15 AM	32			7:15 PM	98
7:30 AM	42			7:30 PM	80
7:45 AM	46			7:45 PM	67
8:00 AM	83	381		8:00 PM	84
8:15 AM	98			8:15 PM	81
8:30 AM	92			8:30 PM	96
8:45 AM	108			8:45 PM	80
9:00 AM	60	219		9:00 PM	80
9:15 AM	44			9:15 PM	49
9:30 AM	67			9:30 PM	48
9:45 AM	48			9:45 PM	66
10:00 AM	56	214		10:00 PM	50
10:15 AM	41			10:15 PM	56
10:30 AM	63			10:30 PM	42
10:45 AM	54			10:45 PM	52
11:00 AM	58	248		11:00 PM	41
11:15 AM	67			11:15 PM	30
11:30 AM	55			11:30 PM	26
11:45 AM	68			11:45 PM	30

24 Hour Total 5209

12:00 AM - 12:00 PM
12 Hour Count 1420
Peak Hour Peak Volume 8:00 AM
Factor 381
0.88

12:00 PM - 12:00 AM
12 Hour Count 3789
Peak Hour Peak Volume 4:45 PM
Factor 524
0.90

Daily Volume, per Channel (Volume factor 0.5)

Interval Start	Southbound		Interval Start		
12:00 AM	18	64	12:00 PM	61	275
12:15 AM	22		12:15 PM	70	
12:30 AM	10		12:30 PM	74	
12:45 AM	14		12:45 PM	70	
1:00 AM	6	30	1:00 PM	72	307
1:15 AM	11		1:15 PM	72	
1:30 AM	7		1:30 PM	88	
1:45 AM	6		1:45 PM	75	
2:00 AM	6	20	2:00 PM	80	340
2:15 AM	4		2:15 PM	78	
2:30 AM	4		2:30 PM	112	
2:45 AM	6		2:45 PM	70	
3:00 AM	4	11	3:00 PM	105	356
3:15 AM	3		3:15 PM	81	
3:30 AM	3		3:30 PM	80	
3:45 AM	1		3:45 PM	90	
4:00 AM	2	7	4:00 PM	84	405
4:15 AM	2		4:15 PM	90	
4:30 AM	0		4:30 PM	107	
4:45 AM	3		4:45 PM	124	
5:00 AM	8	21	5:00 PM	124	490
5:15 AM	4		5:15 PM	108	
5:30 AM	3		5:30 PM	126	
5:45 AM	6		5:45 PM	132	
6:00 AM	4	30	6:00 PM	144	492
6:15 AM	4		6:15 PM	116	
6:30 AM	12		6:30 PM	120	
6:45 AM	10		6:45 PM	112	
7:00 AM	26	133	7:00 PM	99	363
7:15 AM	26		7:15 PM	94	
7:30 AM	35		7:30 PM	80	
7:45 AM	46		7:45 PM	90	
8:00 AM	74	365	8:00 PM	78	354
8:15 AM	128		8:15 PM	96	
8:30 AM	88		8:30 PM	86	
8:45 AM	75		8:45 PM	94	
9:00 AM	63	240	9:00 PM	64	271
9:15 AM	60		9:15 PM	78	
9:30 AM	52		9:30 PM	65	
9:45 AM	65		9:45 PM	64	
10:00 AM	57	232	10:00 PM	64	238
10:15 AM	55		10:15 PM	72	
10:30 AM	54		10:30 PM	56	
10:45 AM	66		10:45 PM	46	
11:00 AM	53	200	11:00 PM	63	160
11:15 AM	46		11:15 PM	38	
11:30 AM	43		11:30 PM	41	
11:45 AM	58		11:45 PM	18	

24 Hour Total 5404

12:00 AM - 12:00 PM
12 Hour Count 1353
Peak Hour Peak Volume 8:00 AM
Factor 365
0.71

12:00 PM - 12:00 AM
12 Hour Count 4051
Peak Hour Peak Volume 5:30 PM
Factor 518
0.90

Daily Volume, per Channel (Volume factor 0.5)

Interval Start		Southbound		Interval Start	
12:00 AM	32	121		12:00 PM	78
12:15 AM	32			12:15 PM	56
12:30 AM	29			12:30 PM	72
12:45 AM	28			12:45 PM	62
1:00 AM	26	73		1:00 PM	68
1:15 AM	13			1:15 PM	80
1:30 AM	22			1:30 PM	86
1:45 AM	12			1:45 PM	86
2:00 AM	16	52		2:00 PM	84
2:15 AM	15			2:15 PM	82
2:30 AM	11			2:30 PM	78
2:45 AM	10			2:45 PM	74
3:00 AM	9	32		3:00 PM	62
3:15 AM	13			3:15 PM	80
3:30 AM	4			3:30 PM	88
3:45 AM	6			3:45 PM	69
4:00 AM	2	16		4:00 PM	64
4:15 AM	4			4:15 PM	90
4:30 AM	6			4:30 PM	75
4:45 AM	4			4:45 PM	82
5:00 AM	4	15		5:00 PM	73
5:15 AM	5			5:15 PM	66
5:30 AM	4			5:30 PM	68
5:45 AM	2			5:45 PM	56
6:00 AM	2	24		6:00 PM	61
6:15 AM	5			6:15 PM	68
6:30 AM	10			6:30 PM	72
6:45 AM	7			6:45 PM	71
7:00 AM	12	100		7:00 PM	79
7:15 AM	22			7:15 PM	76
7:30 AM	28			7:30 PM	62
7:45 AM	38			7:45 PM	66
8:00 AM	44	155		8:00 PM	64
8:15 AM	46			8:15 PM	82
8:30 AM	38			8:30 PM	60
8:45 AM	27			8:45 PM	84
9:00 AM	24	165		9:00 PM	69
9:15 AM	49			9:15 PM	85
9:30 AM	36			9:30 PM	58
9:45 AM	56			9:45 PM	75
10:00 AM	60	234		10:00 PM	68
10:15 AM	68			10:15 PM	38
10:30 AM	42			10:30 PM	56
10:45 AM	64			10:45 PM	44
11:00 AM	69	231		11:00 PM	46
11:15 AM	50			11:15 PM	42
11:30 AM	66			11:30 PM	45
11:45 AM	46			11:45 PM	60
24 Hour Total		4528			

12:00 AM - 12:00 PM
12 Hour Count 1218
Peak Hour Peak Volume 10:45 AM
Factor 249
0.90

12:00 PM - 12:00 AM
12 Hour Count 3310
Peak Hour Peak Volume 1:30 PM
Factor 338
0.98

APPENDIX C

TRAFFIC EXHIBITS

Existing Traffic



1			0 (4)		
			148 (249)		
			77 (75)		
Milanos Road & Pike Blvd.	2 (6)	↘	↖	↗	5 (28)
	11 (12)	→	STOP	←	12 (31)
	1 (0)	↘	↖	↗	101 (198)
	Pike Blvd	↘	↖	↗	
Milanos Road & US Business 83			2 (10)		
			327 (197)		
			96 (70)		
2			59 (136)		
			109 (240)		
			57 (63)		
Milanos Road & US Business 83	62 (65)	↘	↖	↗	34 (53)
	331 (427)	→	TRAFFIC LIGHT	←	233 (467)
	35 (84)	↘	↖	↗	46 (130)
	Pike Blvd	↘	↖	↗	
			43 (35)		
			330 (149)		
			71 (71)		



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Legend
AM Peak
(PM Peak)

Pike Terrace Subdivision
Weslaco, TX

C1

Projected Traffic



1			0 (5)		
			164 (275)		
			86 (83)		
Milanos Road & Pike Blvd.	3 (7)	↘	↙	↘	6 (31)
	13 (14)	↔	↔	↔	14 (35)
	2 (0)	↘	↙	↘	112 (219)
	Pike Blvd	↘	↙	↘	
2			3 (12)		
			362 (218)		
			106 (78)		
Milanos Road & US Business 83			66 (151)		
			121 (265)		
			63 (70)		
	69 (72)	↘	↙	↘	38 (59)
	366 (472)	↔	↔	↔	258 (516)
	39 (93)	↘	↙	↘	51 (144)
	Pike Blvd	↘	↙	↘	
			48 (39)		
			365 (165)		
			79 (79)		



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Legend
AM Peak
(PM Peak)

Pike Terrace Subdivision
Weslaco, TX

C2

Trip Distribution (%)



D2	Pike Blvd. & Driveway 2		1	Milanos Road & Pike Blvd.		D1	Milano Road & Driveway 1	
	10% 10% Pike Blvd 10% 10% 30% 30%	25% 25% 5% 5% Pike Blvd 10% 10% 10% 10% STOP 10% 10% 10% 10% Milano Road		20% 20% 40% 40% 40% 40% 20% 20%				
			2	Milanos Road & US Business 83				
			20% 20% US Business 83 10% 10% 20% 20% 20% 20% Milano Road	20% 20% 10% 10% 20% 20% 20% 20%				



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Legend

Entering
Exiting

**Pike Terrace Subdivision
Weslaco, TX**

C3

Trip Distribution (Volume)



Pike Blvd. & Driveway 2		Milanos Road & Pike Blvd.		Milanos Road & Driveway 1	
D2	4 (13) 14 (8) 43 (24) 13 (40)	1	36 (20) 7 (4) 11 (33) 4 (13)	D1	29 (16) 57 (31) 0% 9 (27) 17 (53)



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Legend
Entering/Exiting
AM Peak/(PM Peak)

**Pike Terrace Subdivision
Weslaco, TX**

C4

Projected + Generated Traffic



D2				1				D1			
Pike Blvd. & Driveway 2				Milanos Road & Pike Blvd.				Milano Road & Driveway 1			
18 (21)	↔		↕	39 (27)	↔	11 (35)	↔	29 (16)	↔	9 (27)	↔
4 (13)	↔		↕	20 (18)	↔	168 (288)	↔	57 (31)	↔	277 (493)	↔
Pike Blvd	↔		↕	2 (0)	↔	86 (83)	↔	0%	↔		↔
14 (8)	↔		↕		↔		↔		↔		↔
43 (24)	↔		↕		↔		↔		↔		↔
Milanos Road & US Business 83				2				Milano Road			
78 (99)	↔		↕	95 (167)	↔	135 (273)	↔	47 (86)	↔		↔
366 (472)	↔		↕	376 (226)	↔	120 (86)	↔	258 (516)	↔		↔
39 (93)	↔		↕	48 (39)	↔	369 (178)	↔	51 (144)	↔		↔
Pike Blvd	↔		↕		↔		↔		↔		↔
	↔		↕		↔		↔		↔		↔



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Legend
AM Peak
(PM Peak)

Pike Terrace Subdivision
Weslaco, TX

C5

APPENDIX D

SYNCHRO REPORTS

HCM 2010 AWSC

1: Milano Road & Pike Boulevard

Pike Terrace Subdivision
City of Weslaco

Intersection

Intersection Delay, s/veh 14
Intersection LOS B

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	2	11	1	101	12	5	2	327	96	77	148	0
Future Vol, veh/h	2	11	1	101	12	5	2	327	96	77	148	0
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	2	12	1	110	13	5	2	355	104	84	161	0
Number of Lanes	0	1	0	0	1	1	1	1	0	0	2	0

Approach	EB	WB	NB	SB
Opposing Approach	WB	EB	SB	NB
Opposing Lanes	2	1	2	2
Conflicting Approach Left	SB	NB	EB	WB
Conflicting Lanes Left	2	2	1	2
Conflicting Approach Right	NB	SB	WB	EB
Conflicting Lanes Right	2	2	2	1
HCM Control Delay	9.9	11.5	17	9.8
HCM LOS	A	B	C	A

Lane	NBLn1	NBLn2	EBLn1	WBLn1	WBLn2	SBLn1	SBLn2
Vol Left, %	100%	0%	14%	89%	0%	61%	0%
Vol Thru, %	0%	77%	79%	11%	0%	39%	100%
Vol Right, %	0%	23%	7%	0%	100%	0%	0%
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Stop
Traffic Vol by Lane	2	423	14	113	5	126	99
LT Vol	2	0	2	101	0	77	0
Through Vol	0	327	11	12	0	49	99
RT Vol	0	96	1	0	5	0	0
Lane Flow Rate	2	460	15	123	5	137	107
Geometry Grp	7	7	6	7	7	7	7
Degree of Util (X)	0.003	0.651	0.028	0.232	0.009	0.219	0.162
Departure Headway (Hd)	5.762	5.099	6.655	6.813	5.652	5.74	5.433
Convergence, Y/N	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Cap	616	703	541	531	637	619	653
Service Time	3.542	2.879	4.662	4.513	3.352	3.538	3.23
HCM Lane V/C Ratio	0.003	0.654	0.028	0.232	0.008	0.221	0.164
HCM Control Delay	8.6	17	9.9	11.6	8.4	10.2	9.3
HCM Lane LOS	A	C	A	B	A	B	A
HCM 95th-ile Q	0	4.8	0.1	0.9	0	0.8	0.6

HCM 2010 Signalized Intersection Summary

2: Milano Road & US Business 83

Pike Terrace Subdivision
City of Weslaco

												
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	62	331	35	46	233	34	43	330	71	57	109	59
Future Volume (veh/h)	62	331	35	46	233	34	43	330	71	57	109	59
Number	7	4	14	3	8	18	5	2	12	1	6	16
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Adj Sat Flow, veh/h/ln	1863	1863	1863	1863	1863	1900	1900	1863	1900	1900	1863	1863
Adj Flow Rate, veh/h	67	360	38	50	253	37	47	359	77	62	118	64
Adj No. of Lanes	1	2	1	1	2	0	0	1	0	0	1	1
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Percent Heavy Veh, %	2	2	2	2	2	2	2	2	2	2	2	2
Cap, veh/h	388	636	284	351	520	75	136	616	125	298	513	703
Arrive On Green	0.06	0.18	0.18	0.05	0.17	0.17	0.44	0.44	0.44	0.44	0.44	0.44
Sat Flow, veh/h	1774	3539	1583	1774	3105	449	92	1388	281	411	1157	1583
Grp Volume(v), veh/h	67	360	38	50	143	147	483	0	0	180	0	64
Grp Sat Flow(s),veh/h/ln	1774	1770	1583	1774	1770	1784	1762	0	0	1568	0	1583
Q Serve(g_s), s	1.3	3.9	0.8	0.9	3.0	3.1	0.1	0.0	0.0	0.0	0.0	1.0
Cycle Q Clear(g_c), s	1.3	3.9	0.8	0.9	3.0	3.1	8.4	0.0	0.0	2.5	0.0	1.0
Prop In Lane	1.00		1.00	1.00		0.25	0.10		0.16	0.34		1.00
Lane Grp Cap(c), veh/h	388	636	284	351	297	299	877	0	0	812	0	703
V/C Ratio(X)	0.17	0.57	0.13	0.14	0.48	0.49	0.55	0.00	0.00	0.22	0.00	0.09
Avail Cap(c_a), veh/h	486	1528	684	471	764	770	877	0	0	812	0	703
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	1.00	1.00	1.00	1.00	1.00	0.00	0.00	1.00	0.00	1.00
Uniform Delay (d), s/veh	12.9	15.6	14.4	13.2	15.7	15.7	8.8	0.0	0.0	7.1	0.0	6.7
Incr Delay (d2), s/veh	0.2	0.8	0.2	0.2	1.2	1.3	2.5	0.0	0.0	0.6	0.0	0.3
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	0.6	1.9	0.4	0.5	1.6	1.6	4.8	0.0	0.0	1.4	0.0	0.5
LnGrp Delay(d),s/veh	13.1	16.4	14.6	13.4	16.9	17.0	11.3	0.0	0.0	7.8	0.0	7.0
LnGrp LOS	B	B	B	B	B	B	B			A		A
Approach Vol, veh/h		465			340			483			244	
Approach Delay, s/veh		15.8			16.4			11.3			7.6	
Approach LOS		B			B			B			A	
Timer	1	2	3	4	5	6	7	8				
Assigned Phs		2	3	4		6	7	8				
Phs Duration (G+Y+Rc), s		23.0	6.7	12.0		23.0	7.2	11.5				
Change Period (Y+Rc), s		4.5	4.5	4.5		4.5	4.5	4.5				
Max Green Setting (Gmax), s		18.5	5.0	18.0		18.5	5.0	18.0				
Max Q Clear Time (g_c+I1), s		10.4	2.9	5.9		4.5	3.3	5.1				
Green Ext Time (p_c), s		2.0	0.0	1.6		1.1	0.0	1.1				
Intersection Summary												
HCM 2010 Ctrl Delay			13.2									
HCM 2010 LOS			B									

HCM 2010 AWSC

1: Milano Road & Pike Boulevard

Pike Terrace Subdivision

City of Weslaco

Intersection

Intersection Delay, s/veh 13.2
Intersection LOS B

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	6	12	0	198	31	28	10	197	70	75	249	4
Future Vol, veh/h	6	12	0	198	31	28	10	197	70	75	249	4
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	7	13	0	215	34	30	11	214	76	82	271	4
Number of Lanes	0	1	0	0	1	1	1	1	0	0	2	0

Approach	EB	WB	NB	SB
Opposing Approach	WB	EB	SB	NB
Opposing Lanes	2	1	2	2
Conflicting Approach Left	SB	NB	EB	WB
Conflicting Lanes Left	2	2	1	2
Conflicting Approach Right	NB	SB	WB	EB
Conflicting Lanes Right	2	2	2	1
HCM Control Delay	10.4	14.8	13.7	11.8
HCM LOS	B	B	B	B

Lane	NBLn1	NBLn2	EBLn1	WBLn1	WBLn2	SBLn1	SBLn2
Vol Left, %	100%	0%	33%	86%	0%	38%	0%
Vol Thru, %	0%	74%	67%	14%	0%	62%	97%
Vol Right, %	0%	26%	0%	0%	100%	0%	3%
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Stop
Traffic Vol by Lane	10	267	18	229	28	200	129
LT Vol	10	0	6	198	0	75	0
Through Vol	0	197	12	31	0	125	125
RT Vol	0	70	0	0	28	0	4
Lane Flow Rate	11	290	20	249	30	217	140
Geometry Grp	7	7	6	7	7	7	7
Degree of Util (X)	0.02	0.475	0.038	0.47	0.048	0.373	0.232
Departure Headway (Hd)	6.586	5.892	7.07	6.797	5.651	6.185	5.972
Convergence, Y/N	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Cap	543	609	504	530	633	581	601
Service Time	4.331	3.637	5.141	4.541	3.395	3.93	3.717
HCM Lane V/C Ratio	0.02	0.476	0.04	0.47	0.047	0.373	0.233
HCM Control Delay	9.5	13.9	10.4	15.5	8.7	12.6	10.5
HCM Lane LOS	A	B	B	C	A	B	B
HCM 95th-ile Q	0.1	2.6	0.1	2.5	0.2	1.7	0.9

HCM 2010 Signalized Intersection Summary

2: Milano Road & US Business 83

Pike Terrace Subdivision

City of Weslaco

												
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	65	427	84	130	467	53	35	149	71	63	240	136
Future Volume (veh/h)	65	427	84	130	467	53	35	149	71	63	240	136
Number	7	4	14	3	8	18	5	2	12	1	6	16
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Adj Sat Flow, veh/h/ln	1863	1863	1863	1863	1863	1900	1900	1863	1900	1900	1863	1863
Adj Flow Rate, veh/h	71	464	91	141	508	58	38	162	77	68	261	148
Adj No. of Lanes	1	2	1	1	2	0	0	1	0	0	1	1
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Percent Heavy Veh, %	2	2	2	2	2	2	2	2	2	2	2	2
Cap, veh/h	349	742	332	396	755	86	136	443	188	185	605	640
Arrive On Green	0.06	0.21	0.21	0.09	0.24	0.24	0.40	0.40	0.40	0.40	0.40	0.40
Sat Flow, veh/h	1774	3539	1583	1774	3203	365	115	1095	466	223	1497	1583
Grp Volume(v), veh/h	71	464	91	141	280	286	277	0	0	329	0	148
Grp Sat Flow(s),veh/h/ln	1774	1770	1583	1774	1770	1798	1675	0	0	1720	0	1583
Q Serve(g_s), s	1.4	5.5	2.2	2.8	6.6	6.6	0.0	0.0	0.0	0.0	0.0	2.8
Cycle Q Clear(g_c), s	1.4	5.5	2.2	2.8	6.6	6.6	5.0	0.0	0.0	5.8	0.0	2.8
Prop In Lane	1.00		1.00	1.00		0.20	0.14		0.28	0.21		1.00
Lane Grp Cap(c), veh/h	349	742	332	396	417	424	767	0	0	790	0	640
V/C Ratio(X)	0.20	0.63	0.27	0.36	0.67	0.68	0.36	0.00	0.00	0.42	0.00	0.23
Avail Cap(c_a), veh/h	428	1392	623	428	696	708	767	0	0	790	0	640
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	1.00	1.00	1.00	1.00	1.00	0.00	0.00	1.00	0.00	1.00
Uniform Delay (d), s/veh	12.9	16.5	15.2	12.5	15.9	15.9	9.6	0.0	0.0	9.9	0.0	9.0
Incr Delay (d2), s/veh	0.3	0.9	0.4	0.5	1.9	1.9	1.3	0.0	0.0	1.6	0.0	0.8
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	0.7	2.7	1.0	1.4	3.4	3.5	2.7	0.0	0.0	3.3	0.0	1.4
LnGrp Delay(d),s/veh	13.2	17.3	15.6	13.1	17.8	17.8	10.9	0.0	0.0	11.5	0.0	9.8
LnGrp LOS	B	B	B	B	B	B	B			B		A
Approach Vol, veh/h		626			707			277			477	
Approach Delay, s/veh		16.6			16.8			10.9			11.0	
Approach LOS		B			B			B			B	
Timer	1	2	3	4	5	6	7	8				
Assigned Phs		2	3	4		6	7	8				
Phs Duration (G+Y+Rc), s		23.0	8.7	14.1		23.0	7.5	15.3				
Change Period (Y+Rc), s		4.5	4.5	4.5		4.5	4.5	4.5				
Max Green Setting (Gmax), s		18.5	5.0	18.0		18.5	5.0	18.0				
Max Q Clear Time (g_c+I1), s		7.0	4.8	7.5		7.8	3.4	8.6				
Green Ext Time (p_c), s		1.3	0.0	2.1		1.9	0.0	2.0				
Intersection Summary												
HCM 2010 Ctrl Delay			14.6									
HCM 2010 LOS			B									

HCM 2010 AWSC

1: Milano Road & Pike Boulevard

Pike Terrace Subdivision

City of Weslaco

Intersection

Intersection Delay, s/veh 17.1
Intersection LOS C

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	3	13	2	112	14	6	3	362	106	86	164	0
Future Vol, veh/h	3	13	2	112	14	6	3	362	106	86	164	0
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	3	14	2	122	15	7	3	393	115	93	178	0
Number of Lanes	0	1	0	0	1	1	1	1	0	0	2	0

Approach	EB	WB	NB	SB
Opposing Approach	WB	EB	SB	NB
Opposing Lanes	2	1	2	2
Conflicting Approach Left	SB	NB	EB	WB
Conflicting Lanes Left	2	2	1	2
Conflicting Approach Right	NB	SB	WB	EB
Conflicting Lanes Right	2	2	2	1
HCM Control Delay	10.3	12.2	22.3	10.3
HCM LOS	B	B	C	B

Lane	NBLn1	NBLn2	EBLn1	WBLn1	WBLn2	SBLn1	SBLn2
Vol Left, %	100%	0%	17%	89%	0%	61%	0%
Vol Thru, %	0%	77%	72%	11%	0%	39%	100%
Vol Right, %	0%	23%	11%	0%	100%	0%	0%
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Stop
Traffic Vol by Lane	3	468	18	126	6	141	109
LT Vol	3	0	3	112	0	86	0
Through Vol	0	362	13	14	0	55	109
RT Vol	0	106	2	0	6	0	0
Lane Flow Rate	3	509	20	137	7	153	119
Geometry Grp	7	7	6	7	7	7	7
Degree of Util (X)	0.005	0.753	0.038	0.268	0.011	0.255	0.188
Departure Headway (Hd)	5.994	5.329	6.93	7.04	5.879	6.002	5.693
Convergence, Y/N	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Cap	601	682	516	511	608	599	631
Service Time	3.694	3.029	4.984	4.78	3.619	3.734	3.424
HCM Lane V/C Ratio	0.005	0.746	0.039	0.268	0.012	0.255	0.189
HCM Control Delay	8.7	22.4	10.3	12.4	8.7	10.8	9.7
HCM Lane LOS	A	C	B	B	A	B	A
HCM 95th-tile Q	0	6.9	0.1	1.1	0	1	0.7

HCM 2010 Signalized Intersection Summary

2: Milano Road & US Business 83

Pike Terrace Subdivision
City of Weslaco

												
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	69	366	39	51	258	38	48	365	79	63	121	66
Future Volume (veh/h)	69	366	39	51	258	38	48	365	79	63	121	66
Number	7	4	14	3	8	18	5	2	12	1	6	16
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Adj Sat Flow, veh/h/ln	1863	1863	1863	1863	1863	1900	1900	1863	1900	1900	1863	1863
Adj Flow Rate, veh/h	75	398	42	55	280	41	52	397	86	68	132	72
Adj No. of Lanes	1	2	1	1	2	0	0	1	0	0	1	1
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Percent Heavy Veh, %	2	2	2	2	2	2	2	2	2	2	2	2
Cap, veh/h	393	677	303	353	554	80	135	599	123	281	492	689
Arrive On Green	0.07	0.19	0.19	0.06	0.18	0.18	0.44	0.44	0.44	0.44	0.44	0.44
Sat Flow, veh/h	1774	3539	1583	1774	3104	449	96	1378	282	385	1131	1583
Grp Volume(v), veh/h	75	398	42	55	158	163	535	0	0	200	0	72
Grp Sat Flow(s),veh/h/ln	1774	1770	1583	1774	1770	1783	1756	0	0	1516	0	1583
Q Serve(g_s), s	1.4	4.4	0.9	1.0	3.4	3.5	2.4	0.0	0.0	0.0	0.0	1.1
Cycle Q Clear(g_c), s	1.4	4.4	0.9	1.0	3.4	3.5	10.3	0.0	0.0	2.9	0.0	1.1
Prop In Lane	1.00		1.00	1.00		0.25	0.10		0.16	0.34		1.00
Lane Grp Cap(c), veh/h	393	677	303	353	316	318	857	0	0	773	0	689
V/C Ratio(X)	0.19	0.59	0.14	0.16	0.50	0.51	0.62	0.00	0.00	0.26	0.00	0.10
Avail Cap(c_a), veh/h	479	1498	670	462	749	755	857	0	0	773	0	689
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	1.00	1.00	1.00	1.00	1.00	0.00	0.00	1.00	0.00	1.00
Uniform Delay (d), s/veh	12.7	15.7	14.3	13.0	15.8	15.8	9.6	0.0	0.0	7.6	0.0	7.1
Incr Delay (d2), s/veh	0.2	0.8	0.2	0.2	1.2	1.3	3.4	0.0	0.0	0.8	0.0	0.3
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	0.7	2.2	0.4	0.5	1.8	1.8	5.7	0.0	0.0	1.6	0.0	0.6
LnGrp Delay(d),s/veh	13.0	16.5	14.5	13.2	17.0	17.1	13.1	0.0	0.0	8.4	0.0	7.4
LnGrp LOS	B	B	B	B	B	B	B			A		A
Approach Vol, veh/h		515			376			535			272	
Approach Delay, s/veh		15.8			16.5			13.1			8.1	
Approach LOS		B			B			B			A	
Timer	1	2	3	4	5	6	7	8				
Assigned Phs		2	3	4		6	7	8				
Phs Duration (G+Y+Rc), s		23.0	6.9	12.6		23.0	7.4	12.1				
Change Period (Y+Rc), s		4.5	4.5	4.5		4.5	4.5	4.5				
Max Green Setting (Gmax), s		18.5	5.0	18.0		18.5	5.0	18.0				
Max Q Clear Time (g_c+I1), s		12.3	3.0	6.4		4.9	3.4	5.5				
Green Ext Time (p_c), s		1.9	0.0	1.8		1.2	0.0	1.2				
Intersection Summary												
HCM 2010 Ctrl Delay			13.9									
HCM 2010 LOS			B									

HCM 2010 AWSC

1: Milano Road & Pike Boulevard

Pike Terrace Subdivision

City of Weslaco

Intersection

Intersection Delay, s/veh 14.9
Intersection LOS B

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	7	14	0	219	35	31	12	218	78	83	275	5
Future Vol, veh/h	7	14	0	219	35	31	12	218	78	83	275	5
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	8	15	0	238	38	34	13	237	85	90	299	5
Number of Lanes	0	1	0	0	1	1	1	1	0	0	2	0

Approach	EB	WB	NB	SB
Opposing Approach	WB	EB	SB	NB
Opposing Lanes	2	1	2	2
Conflicting Approach Left	SB	NB	EB	WB
Conflicting Lanes Left	2	2	1	2
Conflicting Approach Right	NB	SB	WB	EB
Conflicting Lanes Right	2	2	2	1
HCM Control Delay	10.9	16.8	15.9	12.8
HCM LOS	B	C	C	B

Lane	NBLn1	NBLn2	EBLn1	WBLn1	WBLn2	SBLn1	SBLn2
Vol Left, %	100%	0%	33%	86%	0%	38%	0%
Vol Thru, %	0%	74%	67%	14%	0%	62%	96%
Vol Right, %	0%	26%	0%	0%	100%	0%	4%
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Stop
Traffic Vol by Lane	12	296	21	254	31	221	143
LT Vol	12	0	7	219	0	83	0
Through Vol	0	218	14	35	0	138	138
RT Vol	0	78	0	0	31	0	5
Lane Flow Rate	13	322	23	276	34	240	155
Geometry Grp	7	7	6	7	7	7	7
Degree of Util (X)	0.025	0.548	0.047	0.539	0.055	0.428	0.267
Departure Headway (Hd)	6.824	6.128	7.439	7.026	5.878	6.422	6.206
Convergence, Y/N	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Cap	523	586	478	514	607	558	576
Service Time	4.588	3.892	5.538	4.786	3.638	4.185	3.969
HCM Lane V/C Ratio	0.025	0.549	0.048	0.537	0.056	0.43	0.269
HCM Control Delay	9.8	16.1	10.9	17.8	9	13.9	11.2
HCM Lane LOS	A	C	B	C	A	B	B
HCM 95th-ile Q	0.1	3.3	0.1	3.2	0.2	2.1	1.1

HCM 2010 Signalized Intersection Summary

2: Milano Road & US Business 83

Pike Terrace Subdivision
City of Weslaco

												
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	72	472	93	144	516	59	39	165	79	70	265	151
Future Volume (veh/h)	72	472	93	144	516	59	39	165	79	70	265	151
Number	7	4	14	3	8	18	5	2	12	1	6	16
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Adj Sat Flow, veh/h/ln	1863	1863	1863	1863	1863	1900	1900	1863	1900	1900	1863	1863
Adj Flow Rate, veh/h	78	513	101	157	561	64	42	179	86	76	288	164
Adj No. of Lanes	1	2	1	1	2	0	0	1	0	0	1	1
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Percent Heavy Veh, %	2	2	2	2	2	2	2	2	2	2	2	2
Cap, veh/h	346	790	353	395	801	91	134	425	184	186	579	624
Arrive On Green	0.07	0.22	0.22	0.09	0.25	0.25	0.39	0.39	0.39	0.39	0.39	0.39
Sat Flow, veh/h	1774	3539	1583	1774	3203	365	119	1078	466	236	1469	1583
Grp Volume(v), veh/h	78	513	101	157	309	316	307	0	0	364	0	164
Grp Sat Flow(s),veh/h/ln	1774	1770	1583	1774	1770	1798	1663	0	0	1706	0	1583
Q Serve(g_s), s	1.5	6.2	2.5	3.1	7.5	7.5	0.0	0.0	0.0	1.1	0.0	3.3
Cycle Q Clear(g_c), s	1.5	6.2	2.5	3.1	7.5	7.5	5.9	0.0	0.0	7.1	0.0	3.3
Prop In Lane	1.00		1.00	1.00		0.20	0.14		0.28	0.21		1.00
Lane Grp Cap(c), veh/h	346	790	353	395	442	450	743	0	0	765	0	624
V/C Ratio(X)	0.23	0.65	0.29	0.40	0.70	0.70	0.41	0.00	0.00	0.48	0.00	0.26
Avail Cap(c_a), veh/h	414	1358	607	416	679	690	743	0	0	765	0	624
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	1.00	1.00	1.00	1.00	1.00	0.00	0.00	1.00	0.00	1.00
Uniform Delay (d), s/veh	12.8	16.6	15.1	12.5	16.0	16.0	10.4	0.0	0.0	10.7	0.0	9.6
Incr Delay (d2), s/veh	0.3	0.9	0.4	0.6	2.0	2.0	1.7	0.0	0.0	2.1	0.0	1.0
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	0.8	3.1	1.1	1.6	3.9	3.9	3.2	0.0	0.0	4.0	0.0	1.6
LnGrp Delay(d),s/veh	13.1	17.5	15.6	13.1	18.0	18.0	12.1	0.0	0.0	12.8	0.0	10.6
LnGrp LOS	B	B	B	B	B	B	B			B		B
Approach Vol, veh/h		692			782			307			528	
Approach Delay, s/veh		16.7			17.0			12.1			12.1	
Approach LOS		B			B			B			B	
Timer	1	2	3	4	5	6	7	8				
Assigned Phs		2	3	4		6	7	8				
Phs Duration (G+Y+Rc), s		23.0	8.9	15.0		23.0	7.7	16.2				
Change Period (Y+Rc), s		4.5	4.5	4.5		4.5	4.5	4.5				
Max Green Setting (Gmax), s		18.5	5.0	18.0		18.5	5.0	18.0				
Max Q Clear Time (g_c+I1), s		7.9	5.1	8.2		9.1	3.5	9.5				
Green Ext Time (p_c), s		1.4	0.0	2.3		2.0	0.0	2.1				
Intersection Summary												
HCM 2010 Ctrl Delay			15.2									
HCM 2010 LOS			B									

HCM 2010 AWSC

1: Milano Road & Pike Boulevard

Pike Terrace Subdivision
City of Weslaco

Intersection

Intersection Delay, s/veh 21.3
Intersection LOS C

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	39	20	2	116	16	6	3	376	120	86	168	11
Future Vol, veh/h	39	20	2	116	16	6	3	376	120	86	168	11
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	42	22	2	126	17	7	3	409	130	93	183	12
Number of Lanes	0	1	0	0	1	1	1	1	0	0	2	0

Approach	EB	WB	NB	SB
Opposing Approach	WB	EB	SB	NB
Opposing Lanes	2	1	2	2
Conflicting Approach Left	SB	NB	EB	WB
Conflicting Lanes Left	2	2	1	2
Conflicting Approach Right	NB	SB	WB	EB
Conflicting Lanes Right	2	2	2	1
HCM Control Delay	11.6	13	30.2	11.2
HCM LOS	B	B	D	B

Lane	NBLn1	NBLn2	EBLn1	WBLn1	WBLn2	SBLn1	SBLn2
Vol Left, %	100%	0%	64%	88%	0%	51%	0%
Vol Thru, %	0%	76%	33%	12%	0%	49%	88%
Vol Right, %	0%	24%	3%	0%	100%	0%	12%
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Stop
Traffic Vol by Lane	3	496	61	132	6	170	95
LT Vol	3	0	39	116	0	86	0
Through Vol	0	376	20	16	0	84	84
RT Vol	0	120	2	0	6	0	11
Lane Flow Rate	3	539	66	143	7	185	103
Geometry Grp	7	7	6	7	7	7	7
Degree of Util (X)	0.006	0.835	0.135	0.294	0.011	0.323	0.171
Departure Headway (Hd)	6.251	5.574	7.329	7.366	6.206	6.294	5.955
Convergence, Y/N	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Cap	572	647	487	486	574	569	601
Service Time	3.994	3.316	5.407	5.131	3.97	4.048	3.709
HCM Lane V/C Ratio	0.005	0.833	0.136	0.294	0.012	0.325	0.171
HCM Control Delay	9	30.3	11.6	13.2	9	12	9.9
HCM Lane LOS	A	D	B	B	A	B	A
HCM 95th-ile Q	0	9	0.5	1.2	0	1.4	0.6

HCM 2010 Signalized Intersection Summary

2: Milano Road & US Business 83

Pike Terrace Subdivision

City of Weslaco

												
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	78	366	39	51	258	47	48	369	79	92	135	95
Future Volume (veh/h)	78	366	39	51	258	47	48	369	79	92	135	95
Number	7	4	14	3	8	18	5	2	12	1	6	16
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Adj Sat Flow, veh/h/ln	1863	1863	1863	1863	1863	1900	1900	1863	1900	1900	1863	1863
Adj Flow Rate, veh/h	85	398	42	55	280	51	52	401	86	100	147	103
Adj No. of Lanes	1	2	1	1	2	0	0	1	0	0	1	1
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Percent Heavy Veh, %	2	2	2	2	2	2	2	2	2	2	2	2
Cap, veh/h	392	677	303	353	519	93	134	599	122	315	416	689
Arrive On Green	0.07	0.19	0.19	0.06	0.17	0.17	0.44	0.44	0.44	0.44	0.44	0.44
Sat Flow, veh/h	1774	3539	1583	1774	2998	539	95	1377	279	450	956	1583
Grp Volume(v), veh/h	85	398	42	55	164	167	539	0	0	247	0	103
Grp Sat Flow(s),veh/h/ln	1774	1770	1583	1774	1770	1768	1751	0	0	1406	0	1583
Q Serve(g_s), s	1.6	4.4	0.9	1.0	3.6	3.7	2.6	0.0	0.0	0.0	0.0	1.7
Cycle Q Clear(g_c), s	1.6	4.4	0.9	1.0	3.6	3.7	10.4	0.0	0.0	4.0	0.0	1.7
Prop In Lane	1.00		1.00	1.00		0.30	0.10		0.16	0.40		1.00
Lane Grp Cap(c), veh/h	392	677	303	353	306	306	855	0	0	731	0	689
V/C Ratio(X)	0.22	0.59	0.14	0.16	0.53	0.55	0.63	0.00	0.00	0.34	0.00	0.15
Avail Cap(c_a), veh/h	468	1498	670	462	749	748	855	0	0	731	0	689
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	1.00	1.00	1.00	1.00	1.00	0.00	0.00	1.00	0.00	1.00
Uniform Delay (d), s/veh	12.8	15.7	14.3	13.2	16.0	16.1	9.7	0.0	0.0	7.8	0.0	7.3
Incr Delay (d2), s/veh	0.3	0.8	0.2	0.2	1.5	1.5	3.5	0.0	0.0	1.3	0.0	0.5
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	0.8	2.2	0.4	0.5	1.9	1.9	5.9	0.0	0.0	2.1	0.0	0.8
LnGrp Delay(d),s/veh	13.1	16.5	14.5	13.4	17.5	17.6	13.2	0.0	0.0	9.1	0.0	7.7
LnGrp LOS	B	B	B	B	B	B	B			A		A
Approach Vol, veh/h		525			386			539			350	
Approach Delay, s/veh		15.8			16.9			13.2			8.7	
Approach LOS		B			B			B			A	
Timer	1	2	3	4	5	6	7	8				
Assigned Phs		2	3	4		6	7	8				
Phs Duration (G+Y+Rc), s		23.0	6.9	12.6		23.0	7.7	11.9				
Change Period (Y+Rc), s		4.5	4.5	4.5		4.5	4.5	4.5				
Max Green Setting (Gmax), s		18.5	5.0	18.0		18.5	5.0	18.0				
Max Q Clear Time (g_c+I1), s		12.4	3.0	6.4		6.0	3.6	5.7				
Green Ext Time (p_c), s		1.9	0.0	1.8		1.6	0.0	1.2				
Intersection Summary												
HCM 2010 Ctrl Delay			13.9									
HCM 2010 LOS			B									

HCM 2010 TWSC

3: Milano Road & Driveway 1

Pike Terrace Subdivision
City of Weslaco

Intersection						
Int Delay, s/veh	1.4					
Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations	YY			↑↑	↑↑	
Traffic Vol, veh/h	29	57	17	470	277	9
Future Vol, veh/h	29	57	17	470	277	9
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	- None		- None		- None	
Storage Length	0	-	-	-	-	-
Veh in Median Storage	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	32	62	18	511	301	10
Major/Minor	Minor2	Major1	Major2			
Conflicting Flow All	598	156	311	0	-	0
Stage 1	306	-	-	-	-	-
Stage 2	292	-	-	-	-	-
Critical Hdwy	6.84	6.94	4.14	-	-	-
Critical Hdwy Stg 1	5.84	-	-	-	-	-
Critical Hdwy Stg 2	5.84	-	-	-	-	-
Follow-up Hdwy	3.52	3.32	2.22	-	-	-
Pot Cap-1 Maneuver	434	862	1246	-	-	-
Stage 1	720	-	-	-	-	-
Stage 2	732	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	425	862	1246	-	-	-
Mov Cap-2 Maneuver	425	-	-	-	-	-
Stage 1	706	-	-	-	-	-
Stage 2	732	-	-	-	-	-
Approach	EB	NB	SB			
HCM Control Delay, s	1.6	0.4	0			
HCM LOS	B					
Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR	
Capacity (veh/h)	1246	-	640	-	-	
HCM Lane V/C Ratio	0.015	-	0.146	-	-	
HCM Control Delay (s)	7.9	0.1	11.6	-	-	
HCM Lane LOS	A	A	B	-	-	
HCM 95th %tile Q(veh)	0	-	0.5	-	-	

HCM 2010 TWSC

4: Driveway 2 & Pike Boulevard

Pike Terrace Subdivision

City of Weslaco

Intersection						
Int Delay, s/veh	5.5					
Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Vol, veh/h	18	4	13	17	14	43
Future Vol, veh/h	18	4	13	17	14	43
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	- None		- None		- None	
Storage Length	-	-	-	-	0	-
Veh in Median Storage	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	20	4	14	18	15	47
Major/Minor	Major1	Major2		Minor1		
Conflicting Flow All	0	0	24	0	68	22
Stage 1	-	-	-	-	22	-
Stage 2	-	-	-	-	46	-
Critical Hdwy	-	-	4.12	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	-	-	2.218	-	3.518	3.318
Pot Cap-1 Maneuver	-	-	1591	-	937	1055
Stage 1	-	-	-	-	1001	-
Stage 2	-	-	-	-	976	-
Platoon blocked, %	-	-	-	-	-	-
Mov Cap-1 Maneuver	-	-	1591	-	929	1055
Mov Cap-2 Maneuver	-	-	-	-	929	-
Stage 1	-	-	-	-	1001	-
Stage 2	-	-	-	-	967	-
Approach	EB		WB		NB	
HCM Control Delay, s	0		3.2		8.8	
HCM LOS	A					
Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT	
Capacity (veh/h)	1021	-	-	1591	-	
HCM Lane V/C Ratio	0.061	-	-	0.009	-	
HCM Control Delay (s)	8.8	-	-	7.3	0	
HCM Lane LOS	A	-	-	A	A	
HCM 95th %tile Q(veh)	0.2	-	-	0	-	

HCM 2010 AWSC

1: Milano Road & Pike Boulevard

Pike Terrace Subdivision

City of Weslaco

Intersection

Intersection Delay, s/veh 16.8
Intersection LOS C

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	27	18	0	232	42	31	12	226	86	83	288	38
Future Vol, veh/h	27	18	0	232	42	31	12	226	86	83	288	38
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	29	20	0	252	46	34	13	246	93	90	313	41
Number of Lanes	0	1	0	0	1	1	1	1	0	0	2	0

Approach	EB	WB	NB	SB
Opposing Approach	WB	EB	SB	NB
Opposing Lanes	2	1	2	2
Conflicting Approach Left	SB	NB	EB	WB
Conflicting Lanes Left	2	2	1	2
Conflicting Approach Right	NB	SB	WB	EB
Conflicting Lanes Right	2	2	2	1
HCM Control Delay	11.9	19.5	18.6	14
HCM LOS	B	C	C	B

Lane	NBLn1	NBLn2	EBLn1	WBLn1	WBLn2	SBLn1	SBLn2
Vol Left, %	100%	0%	60%	85%	0%	37%	0%
Vol Thru, %	0%	72%	40%	15%	0%	63%	79%
Vol Right, %	0%	28%	0%	0%	100%	0%	21%
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Stop
Traffic Vol by Lane	12	312	45	274	31	227	182
LT Vol	12	0	27	232	0	83	0
Through Vol	0	226	18	42	0	144	144
RT Vol	0	86	0	0	31	0	38
Lane Flow Rate	13	339	49	298	34	247	198
Geometry Grp	7	7	6	7	7	7	7
Degree of Util (X)	0.026	0.608	0.108	0.604	0.058	0.461	0.351
Departure Headway (Hd)	7.159	6.452	7.98	7.303	6.16	6.72	6.384
Convergence, Y/N	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Cap	496	556	452	491	577	530	558
Service Time	4.957	4.249	5.98	5.094	3.949	4.518	4.182
HCM Lane V/C Ratio	0.026	0.61	0.108	0.607	0.059	0.466	0.355
HCM Control Delay	10.2	18.9	11.9	20.7	9.3	15.2	12.6
HCM Lane LOS	B	C	B	C	A	C	B
HCM 95th-ile Q	0.1	4	0.4	3.9	0.2	2.4	1.6

HCM 2010 Signalized Intersection Summary

2: Milano Road & US Business 83

Pike Terrace Subdivision

City of Weslaco

												
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	99	472	93	144	516	86	39	178	79	86	273	167
Future Volume (veh/h)	99	472	93	144	516	86	39	178	79	86	273	167
Number	7	4	14	3	8	18	5	2	12	1	6	16
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Adj Sat Flow, veh/h/ln	1863	1863	1863	1863	1863	1900	1900	1863	1900	1900	1863	1863
Adj Flow Rate, veh/h	108	513	101	157	561	93	42	193	86	93	297	182
Adj No. of Lanes	1	2	1	1	2	0	0	1	0	0	1	1
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Percent Heavy Veh, %	2	2	2	2	2	2	2	2	2	2	2	2
Cap, veh/h	357	854	382	406	775	128	129	425	172	205	537	609
Arrive On Green	0.08	0.24	0.24	0.09	0.25	0.25	0.38	0.38	0.38	0.38	0.38	0.38
Sat Flow, veh/h	1774	3539	1583	1774	3041	503	115	1103	446	292	1396	1583
Grp Volume(v), veh/h	108	513	101	157	326	328	321	0	0	390	0	182
Grp Sat Flow(s),veh/h/ln	1774	1770	1583	1774	1770	1774	1664	0	0	1688	0	1583
Q Serve(g_s), s	2.1	6.2	2.5	3.1	8.1	8.1	0.0	0.0	0.0	1.6	0.0	3.8
Cycle Q Clear(g_c), s	2.1	6.2	2.5	3.1	8.1	8.1	6.5	0.0	0.0	8.2	0.0	3.8
Prop In Lane	1.00		1.00	1.00		0.28	0.13		0.27	0.24		1.00
Lane Grp Cap(c), veh/h	357	854	382	406	451	452	725	0	0	742	0	609
V/C Ratio(X)	0.30	0.60	0.26	0.39	0.72	0.73	0.44	0.00	0.00	0.53	0.00	0.30
Avail Cap(c_a), veh/h	401	1325	593	425	663	664	725	0	0	742	0	609
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	1.00	1.00	1.00	1.00	1.00	0.00	0.00	1.00	0.00	1.00
Uniform Delay (d), s/veh	12.5	16.2	14.8	12.2	16.4	16.4	11.1	0.0	0.0	11.5	0.0	10.3
Incr Delay (d2), s/veh	0.5	0.7	0.4	0.6	2.2	2.2	2.0	0.0	0.0	2.7	0.0	1.3
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	1.1	3.1	1.1	1.6	4.2	4.2	3.5	0.0	0.0	4.6	0.0	1.9
LnGrp Delay(d),s/veh	13.0	16.9	15.1	12.8	18.6	18.6	13.1	0.0	0.0	14.2	0.0	11.5
LnGrp LOS	B	B	B	B	B	B	B			B		B
Approach Vol, veh/h		722			811			321			572	
Approach Delay, s/veh		16.0			17.5			13.1			13.3	
Approach LOS		B			B			B			B	
Timer	1	2	3	4	5	6	7	8				
Assigned Phs		2	3	4		6	7	8				
Phs Duration (G+Y+Rc), s		23.0	9.0	16.1		23.0	8.3	16.8				
Change Period (Y+Rc), s		4.5	4.5	4.5		4.5	4.5	4.5				
Max Green Setting (Gmax), s		18.5	5.0	18.0		18.5	5.0	18.0				
Max Q Clear Time (g_c+I1), s		8.5	5.1	8.2		10.2	4.1	10.1				
Green Ext Time (p_c), s		1.4	0.0	2.3		2.1	0.0	2.1				
Intersection Summary												
HCM 2010 Ctrl Delay			15.5									
HCM 2010 LOS			B									

HCM 2010 TWSC

3: Milano Road & Driveway 1

Pike Terrace Subdivision
City of Weslaco

Intersection						
Int Delay, s/veh	1.3					
Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations	YY			↑↑	↑↑	
Traffic Vol, veh/h	16	31	53	308	493	27
Future Vol, veh/h	16	31	53	308	493	27
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	17	34	58	335	536	29
Major/Minor	Minor2	Major1	Major2			
Conflicting Flow All	835	283	565	0	-	0
Stage 1	551	-	-	-	-	-
Stage 2	284	-	-	-	-	-
Critical Hdwy	6.84	6.94	4.14	-	-	-
Critical Hdwy Stg 1	5.84	-	-	-	-	-
Critical Hdwy Stg 2	5.84	-	-	-	-	-
Follow-up Hdwy	3.52	3.32	2.22	-	-	-
Pot Cap-1 Maneuver	306	714	1003	-	-	-
Stage 1	541	-	-	-	-	-
Stage 2	739	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	284	714	1003	-	-	-
Mov Cap-2 Maneuver	284	-	-	-	-	-
Stage 1	503	-	-	-	-	-
Stage 2	739	-	-	-	-	-
Approach	EB	NB	SB			
HCM Control Delay, s	3.6	1.5	0			
HCM LOS	B					
Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR	
Capacity (veh/h)	1003	-	471	-	-	
HCM Lane V/C Ratio	0.057	-	0.108	-	-	
HCM Control Delay (s)	8.8	0.2	13.6	-	-	
HCM Lane LOS	A	A	B	-	-	
HCM 95th %tile Q(veh)	0.2	-	0.4	-	-	

HCM 2010 TWSC

4: Driveway 2 & Pike Boulevard

Pike Terrace Subdivision
City of Weslaco

Intersection						
Int Delay, s/veh	3.7					
Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Vol, veh/h	21	13	40	52	8	24
Future Vol, veh/h	21	13	40	52	8	24
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	- None		- None		- None	
Storage Length	-	-	-	-	0	-
Veh in Median Storage	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	23	14	43	57	9	26
Major/Minor	Major1	Major2		Minor1		
Conflicting Flow All	0	0	37	0	173	30
Stage 1	-	-	-	-	30	-
Stage 2	-	-	-	-	143	-
Critical Hdwy	-	-	4.12	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	-	-	2.218	-	3.518	3.318
Pot Cap-1 Maneuver	-	-	1574	-	817	1044
Stage 1	-	-	-	-	993	-
Stage 2	-	-	-	-	884	-
Platoon blocked, %	-	-	-	-	-	-
Mov Cap-1 Maneuver	-	-	1574	-	794	1044
Mov Cap-2 Maneuver	-	-	-	-	794	-
Stage 1	-	-	-	-	993	-
Stage 2	-	-	-	-	859	-
Approach	EB	WB		NB		
HCM Control Delay, s	0	3.2		8.9		
HCM LOS	A					
Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT	
Capacity (veh/h)	968	-	-	1574	-	
HCM Lane V/C Ratio	0.036	-	-	0.028	-	
HCM Control Delay (s)	8.9	-	-	7.4	0	
HCM Lane LOS	A	-	-	A	A	
HCM 95th %tile Q(veh)	0.1	-	-	0.1	-	

APPENDIX E

TRIP GENERATION WORKSHEET

From: Alberto J. Aldana <aaldana@weslacotx.gov>
Sent: Monday, September 12, 2022 12:00 PM
To: Benjamin L. Worsham
Cc: Jose Reyes, P.E.
Subject: RE: Pike Terrace TIA (formally Pike District)

Hello Ben.
The scope is acceptable.
However, current ADT's and TMC's should be collected.
Regards,



"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: Benjamin L. Worsham <ben@wkengineering.net>
Sent: Monday, September 12, 2022 11:39 AM
To: Alberto J. Aldana <aaldana@weslacotx.gov>
Cc: Jose Reyes, P.E. <jreyes@siglerwinstongreenwood.com>
Subject: Re: Pike Terrace TIA (formally Pike District)

EXTERNAL EMAIL: This email originated from outside of the organization. Do not click any links or open/download any attachments unless you recognize the sender and know the content is safe.

Mr. Aldana,
I'm following up on this request and voicemail I left earlier today. Please advise as to whether the scope would be acceptable.
Thank you,



Benjamin L. Worsham, P.E., P.T.O.E., C.F.M.
Principal Engineer, WK Engineering
(956) 335-0040 | www.wkengineering.net

On Tue, Sep 6, 2022 at 12:27 PM Benjamin L. Worsham <ben@wkengineering.net> wrote:

Good afternoon Mr. Aldana,
Just would like to follow up on this request. Please advise if you have any comments or questions on the scope of work.
Thank you,

On Thu, Sep 1, 2022 at 8:06 AM <ben@wkengineering.net> wrote:

Good morning Mr. Aldana,

I understand that the development Pike Terrace, previously Pike District, would need a revised TIA. In addition to the name change, the land use, access points, and development layout has changed. I'd like to confirm the scope of work for the study with you. Please see the attached revised Trip Generation Worksheet with:

- ITE Land Use – 220 (Multifamily housing – low rise)
- Weekday – 3,134 trips
- AM Peak – 186 trips
- PM Peak – 212 trips

I would also like to confirm if the scope is acceptable:

- Utilize ADT & TMC's from previous study
 - Conducted in January of 2021
 - Would include 2% COVID adjustment
 - Would include 2% growth rate for 2027 build out year
- Design considerations for:
 - Milanos Road
- Level of Service and geometry analysis for the study intersections
 - Milanos Road @ Pike Boulevard
 - Milanos Road @ US Bus 83
 - Milanos Road @ Proposed Access Driveway
 - Conditions include:
 - AM/PM peak hours
 - Existing/Projected/Projected with Development
- Specific considerations
 - Left turn movements into the development

Let me know if you have any questions or concerns.

Thank you,

----- Forwarded message -----

From: "Alberto J. Aldana" <aaldana@weslacotx.gov>
To: Benjamin Worsham <ben@wkengineering.net>
Cc: Jose Reyes <jreyes@siglerwinstongreenwood.com>
Bcc:
Date: Mon, 18 Jan 2021 16:17:38 -0500
Subject: RE: TIA - Pike District Subdivision

Good afternoon Ben.

This summary is spot on.

However, regarding the trip generation for this project, I want to provide you a copy of our comments.

Let me know if you have any questions.

Best wishes for the success of your work.

Sincerely,



Albert J. Aldana, P.E.

City Engineer

**255 S. Kansas Ave | Weslaco, TX 78096
(956) 969-1533**

"If, then, you are looking for the way by which you should go, take Christ,

because He Himself is the way." - Thomas Aquinas

From: Benjamin Worsham <ben@wkengineering.net>
Sent: Monday, January 18, 2021 3:09 PM
To: Alberto J. Aldana <aaldana@weslacotx.gov>
Cc: Jose Reyes <jreyes@siglerwinstongreenwood.com>
Subject: RE: TIA - Pike District Subdivision

Good Afternoon Mr. Aldana,

Thank you for taking the time to discuss the TIA scope this afternoon. As per our conversation, in summary the TIA and submittals will include:

- A revised Trip Generation Worksheet with:
 - Corrected weekday trips
 - ITE Land Use – 210 (Single family detached housing)
 - AM Peak - 96 trips
 - PM Peak – 115 trips
- ADT Counts and design considerations for:
 - Milanos Road
- Level of Service and geometry analysis for the study intersections
 - Milanos Road @ Pike Boulevard
 - Milanos Road @ US Bus 83
 - Milanos Road @ Mockingbird Street (Proposed Access Driveway)
 - Conditions include:
 - AM/PM peak hours
 - Existing/Projected/Projected with Development
- Specific considerations
 - 2% COVID adjustment
 - Left turn movements into the development

Please review the summary above and please advise if I left any specific topics out. I appreciate your time and look forward to completing this project with you.

Thank you,



Benjamin L. Worsham, P.E., P.T.O.E.

Principal Engineer, WK Engineering

(956) 335-0040 | www.wkengineering.net

From: Alberto J. Aldana <aaldana@weslacotx.gov>
Sent: Monday, January 18, 2021 11:26 AM
To: Benjamin Worsham <ben@wkengineering.net>
Cc: Jose Reyes <jreyes@siglerwinstongreenwood.com>
Subject: RE: TIA - Pike District Subdivision

Good morning Ben.

I would be happy to discuss the scope for this TIA. I have time this afternoon after 2:30 PM.

Let me know.

Thanks.



Albert J. Aldana, P.E.

City Engineer

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

"If, then, you are looking for the way by which you should go, take Christ,

because He Himself is the way." - Thomas Aquinas

From: Benjamin Worsham <ben@wkengineering.net>
Sent: Monday, January 18, 2021 11:19 AM
To: Alberto J. Aldana <aaldana@weslacotx.gov>
Cc: Jose Reyes <jreyes@siglerwinstongreenwood.com>
Subject: TIA - Pike District Subdivision

Good Morning Mr. Aldana,

I would like to discuss the scope for the requested TIA for the Pike District Subdivision. Please see the trip generation rates in the attachment and let me know if you may have some time this afternoon to discuss the study area, trip/growth rates, and other study parameters.

Thank you,



Benjamin L. Worsham, P.E., P.T.O.E.

Principal Engineer, WK Engineering

(956) 335-0040 | www.wkengineering.net

--

Benjamin L. Worsham, P.E., P.T.O.E., C.F.M.

Principal Engineer, WK Engineering

(956) 335-0040

www.wkengineering.net



**City of Weslaco
Engineering Division**

255 S. Kansas ♦ Weslaco, TX 78570 ♦ (956)

TRIP GENERATION WORKSHEET

Complete parts A and B as an aid to determine if your project requires a Traffic Impact Analysis (TIA).

A. Subdivision Information

Subdivision Name: Pike Terrace Subdivision
Location: West Pike Blvd. (Mile 8 North Rd.) and Milanos Road
Applicant: SWG Engineering LLC ☐ Owner ☒ Agent
Address: 611 Bill Summers Intl. Blvd. Weslaco, TX 78596 Phone Number: (956)968-2194

B. Trip Generation Calculation

The texts needed to complete this table are available at the Planning Department. See back of sheet for more information.

ITE Code	Anticipated Land Use	Project Size			AM Peak Hour Trips	PM Peak Hour Trips	Weekday Trips
		Acres	GFA	# of Units			
(220)	Multifamily Housing (Low-Rise)	36.092		420	186	212	3134

Comments: Previously Pike District, revised land use
Prepared by: WK Engineering PLLC Date: _____
Address: PO Box 3146, Edinburg, TX 78540 Phone Number: (956) 335-0040

(For Official Use Only, Do Not Write In This Box)

- _____ A traffic impact analysis is required. The agent preparing the study must meet with City staff to discuss the scope and requirements of the study before beginning the study.
- _____ A traffic impact analysis is not required. The traffic generated by the proposed development does not exceed the threshold requirements.

Comments:

Reviewed by: _____ Date: _____ STID#: _____

Land Use: 220

Multifamily Housing (Low-Rise)

Description

Low-rise multifamily housing includes apartments, townhouses, and condominiums located within the same building with at least three other dwelling units and that have one or two levels (floors). Multifamily housing (mid-rise) (Land Use 221), multifamily housing (high-rise) (Land Use 222), and off-campus student apartment (Land Use 225) are related land uses.

Additional Data

In prior editions of *Trip Generation Manual*, the low-rise multifamily housing sites were further divided into rental and condominium categories. An investigation of vehicle trip data found no clear differences in trip making patterns between the rental and condominium sites within the ITE database. As more data are compiled for future editions, this land use classification can be reinvestigated.

For the three sites for which both the number of residents and the number of occupied dwelling units were available, there were an average of 2.72 residents per occupied dwelling unit.

For the two sites for which the numbers of both total dwelling units and occupied dwelling units were available, an average of 96.2 percent of the total dwelling units were occupied.

This land use included data from a wide variety of units with different sizes, price ranges, locations, and ages. Consequently, there was a wide variation in trips generated within this category. Other factors, such as geographic location and type of adjacent and nearby development, may also have had an effect on the site trip generation.

Time-of-day distribution data for this land use are presented in Appendix A. For the 10 general urban/suburban sites with data, the overall highest vehicle volumes during the AM and PM on a weekday were counted between 7:15 and 8:15 a.m. and 4:45 and 5:45 p.m., respectively. For the one site with Saturday data, the overall highest vehicle volume was counted between 9:45 and 10:45 a.m. For the one site with Sunday data, the overall highest vehicle volume was counted between 11:45 a.m. and 12:45 p.m.

For the one dense multi-use urban site with 24-hour count data, the overall highest vehicle volumes during the AM and PM on a weekday were counted between 7:00 and 8:00 a.m. and 6:15 and 7:15 p.m., respectively.

For the three sites for which data were provided for both occupied dwelling units and residents, there was an average of 2.72 residents per occupied dwelling unit.

The average numbers of person trips per vehicle trip at the five general urban/suburban sites at which both person trip and vehicle trip data were collected were as follows:

- 1.13 during Weekday, Peak Hour of Adjacent Street Traffic, one hour between 7 and 9 a.m.
- 1.21 during Weekday, Peak Hour of Adjacent Street Traffic, one hour between 4 and 6 p.m.

The sites were surveyed in the 1980s, the 1990s, the 2000s, and the 2010s in British Columbia (CAN), California, District of Columbia, Florida, Georgia, Illinois, Indiana, Maine, Maryland, Minnesota, New Jersey, New York, Ontario, Oregon, Pennsylvania, South Dakota, Tennessee, Texas, Utah, Virginia, and Washington.

It is expected that the number of bedrooms and number of residents are likely correlated to the number of trips generated by a residential site. Many of the studies included in this land use did not indicate the total number of bedrooms. To assist in the future analysis of this land use, it is important that this information be collected and included in trip generation data submissions.

Source Numbers

168, 187, 188, 204, 211, 300, 305, 306, 319, 320, 321, 357, 390, 412, 418, 525, 530, 571, 579, 583, 864, 868, 869, 870, 896, 903, 918, 946, 947, 948, 951

Multifamily Housing (Low-Rise) (220)

Vehicle Trip Ends vs: Dwelling Units

On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 7 and 9 a.m.

Setting/Location: General Urban/Suburban

Number of Studies: 42

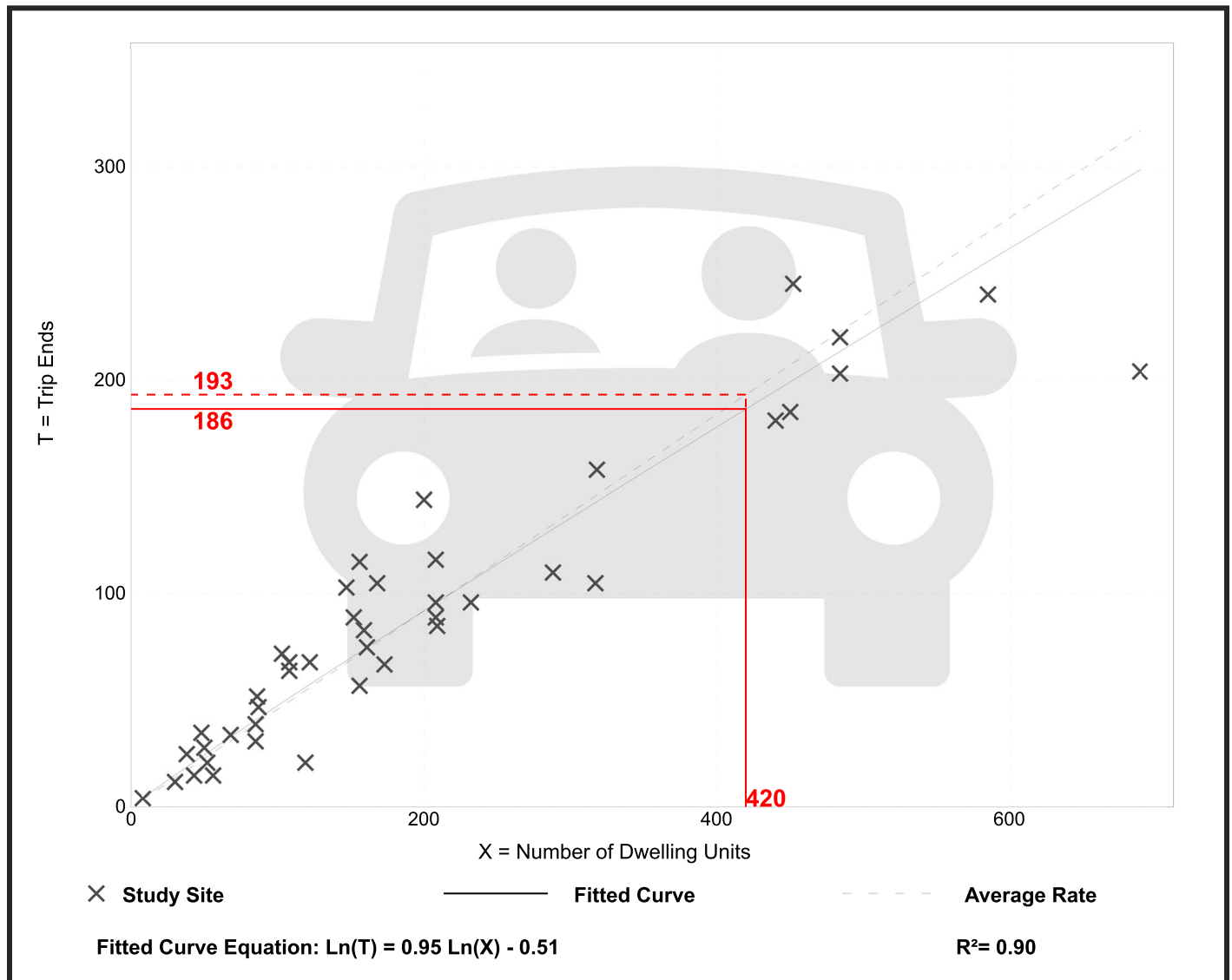
Avg. Num. of Dwelling Units: 199

Directional Distribution: 23% entering, 77% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.46	0.18 - 0.74	0.12

Data Plot and Equation



Multifamily Housing (Low-Rise) (220)

Vehicle Trip Ends vs: Dwelling Units

On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.

Setting/Location: General Urban/Suburban

Number of Studies: 50

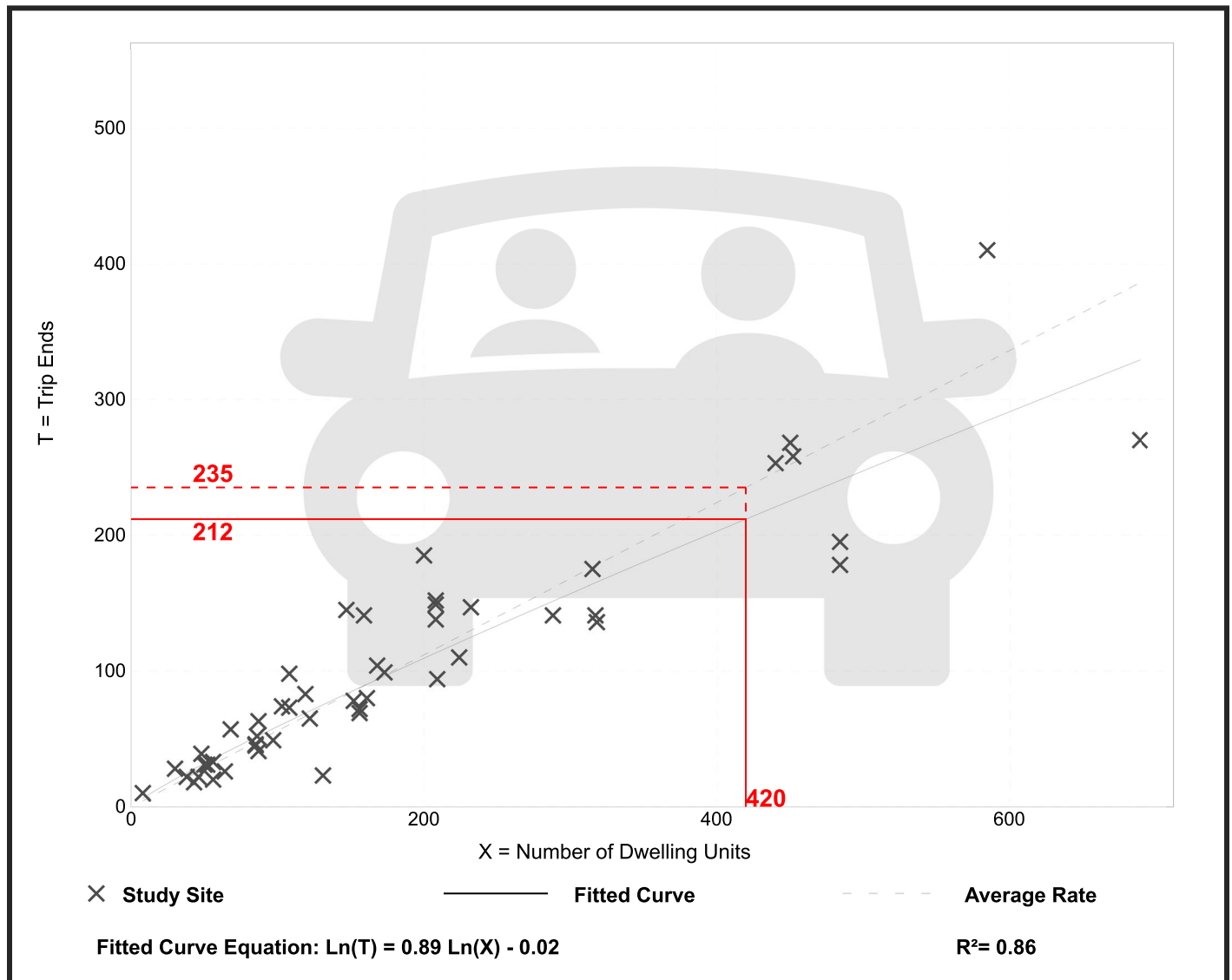
Avg. Num. of Dwelling Units: 187

Directional Distribution: 63% entering, 37% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.56	0.18 - 1.25	0.16

Data Plot and Equation



Multifamily Housing (Low-Rise) (220)

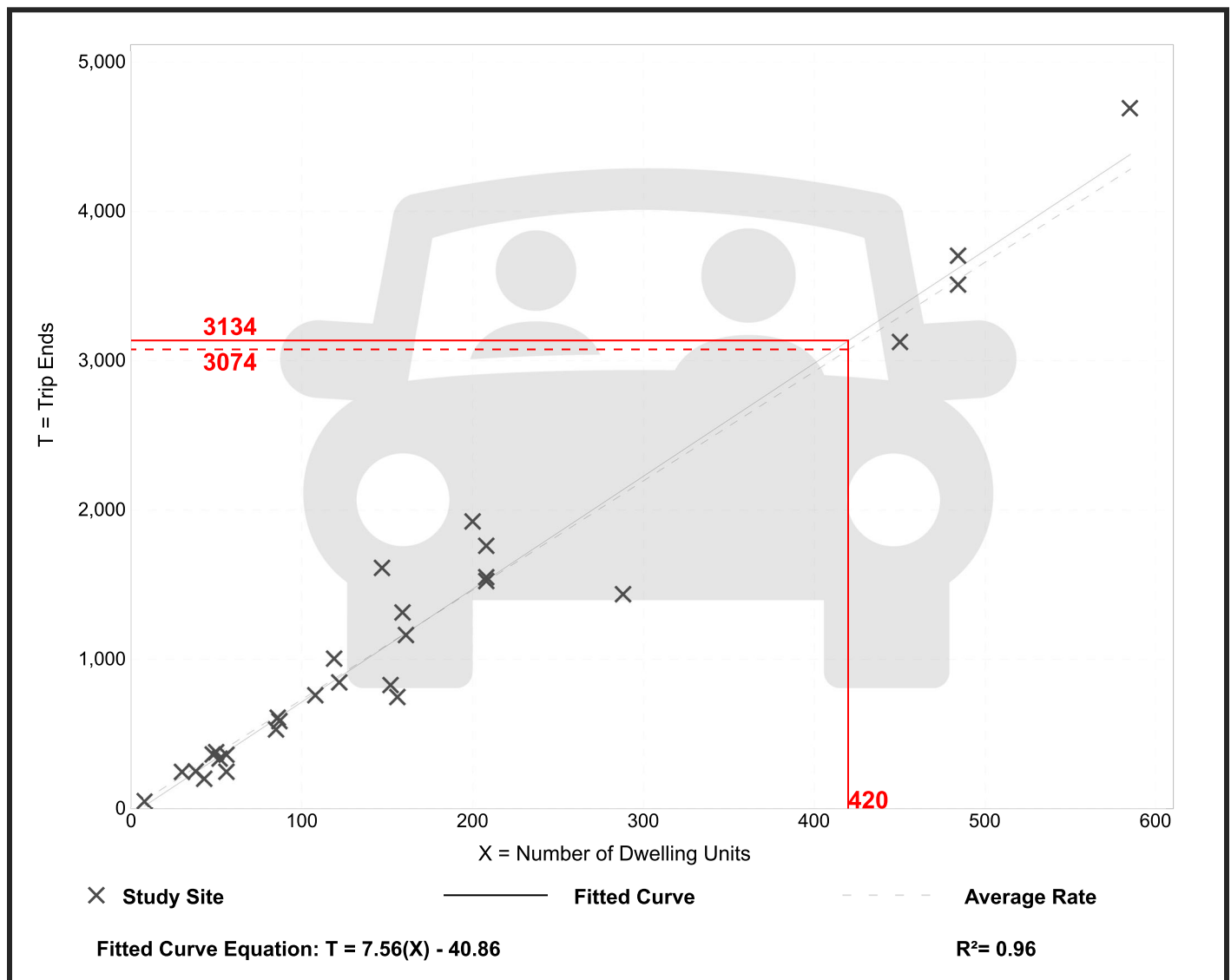
Vehicle Trip Ends vs: Dwelling Units
On a: Weekday

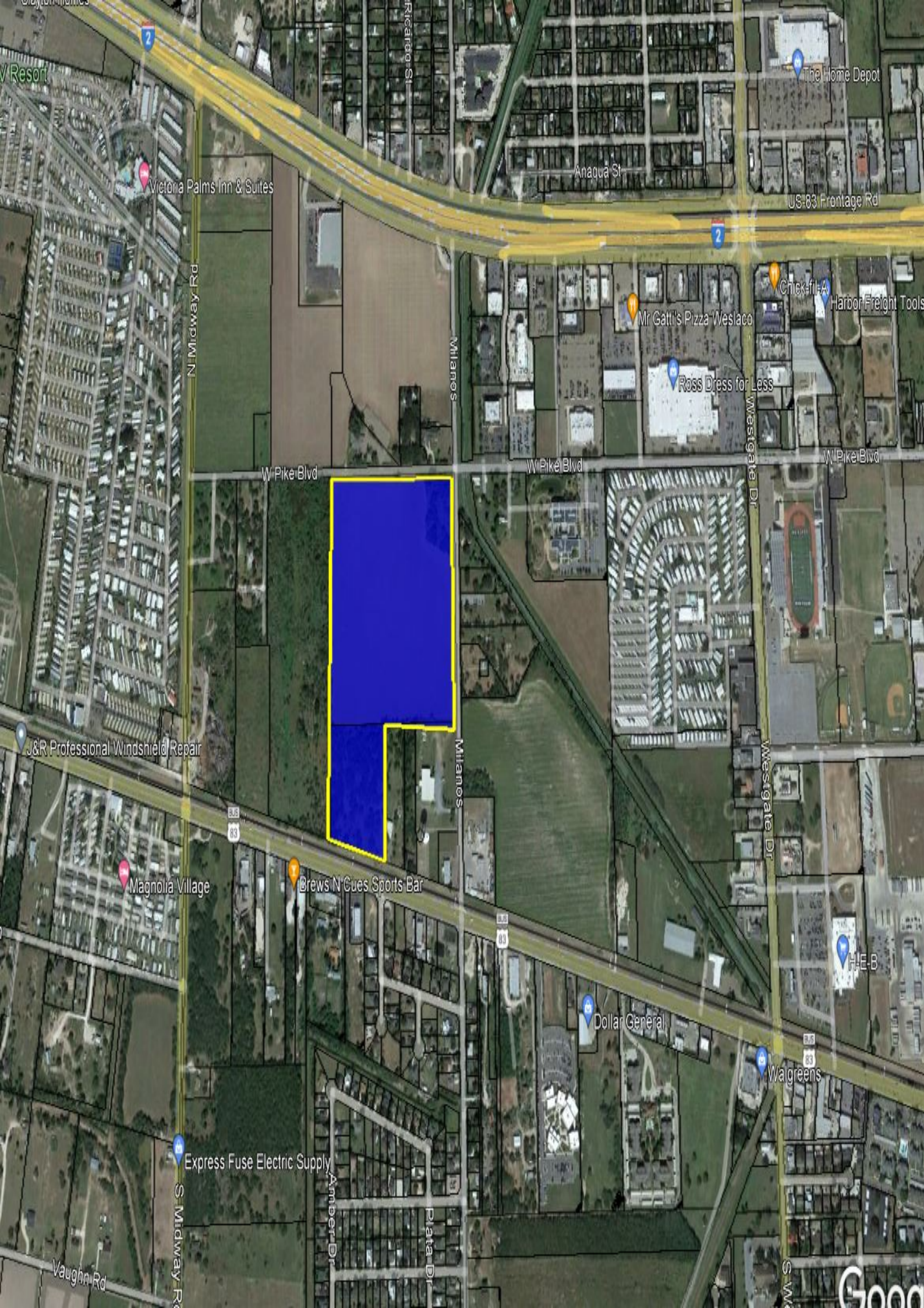
Setting/Location: General Urban/Suburban
Number of Studies: 29
Avg. Num. of Dwelling Units: 168
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
7.32	4.45 - 10.97	1.31

Data Plot and Equation





V Resort

Victoria Palms Inn & Suites

The Home Depot

Anaqua St

US-83 Frontage Rd

N Midway Rd

Milanos

2

Mr Gatti's Pizza Weslaco

Chick-fil-A

Harbor Freight Tools

Ross Dress for Less

W Pike Blvd

W Pike Blvd

W Pike Blvd

Wesigate Dr

Milanos

J&R Professional Windshield Repair

Magnolia Village

Brews N Cues Sports Bar

H-E-B

Dollar General

Walgreens

Express Fuse Electric Supply

Vaughn Rd

S Midway Rd

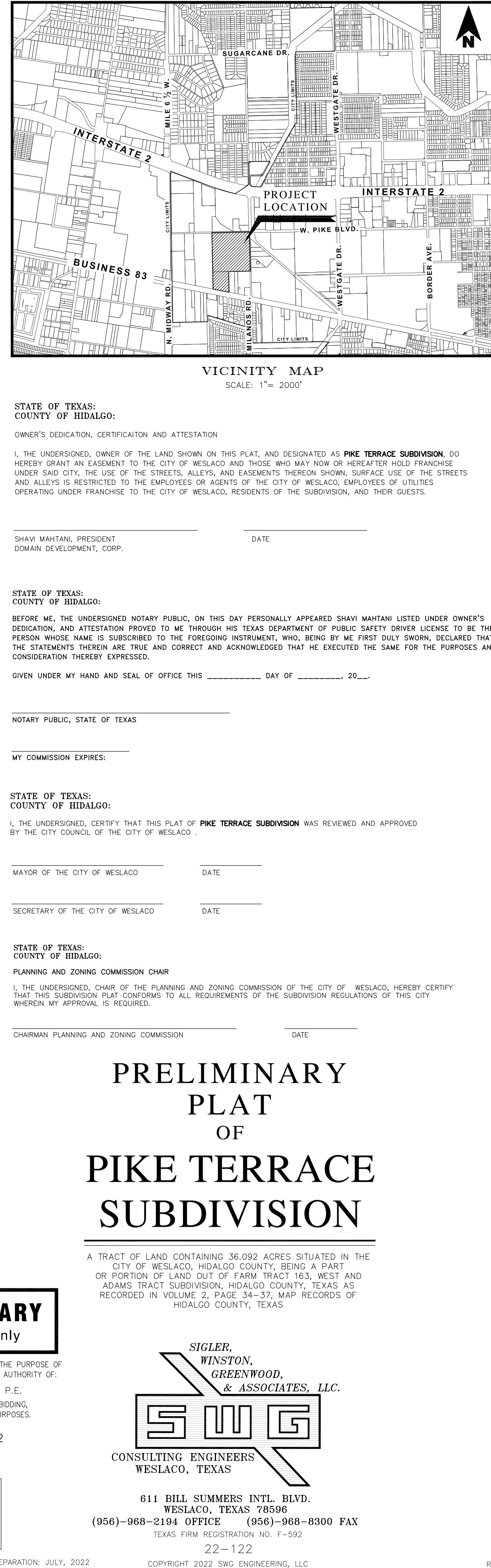
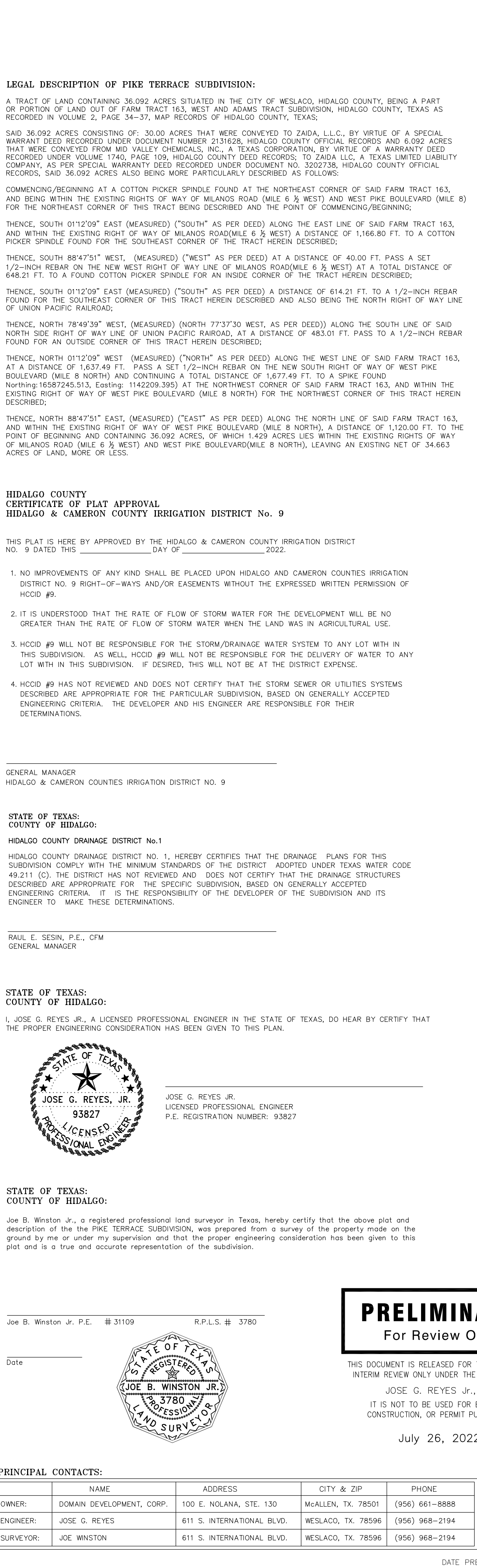
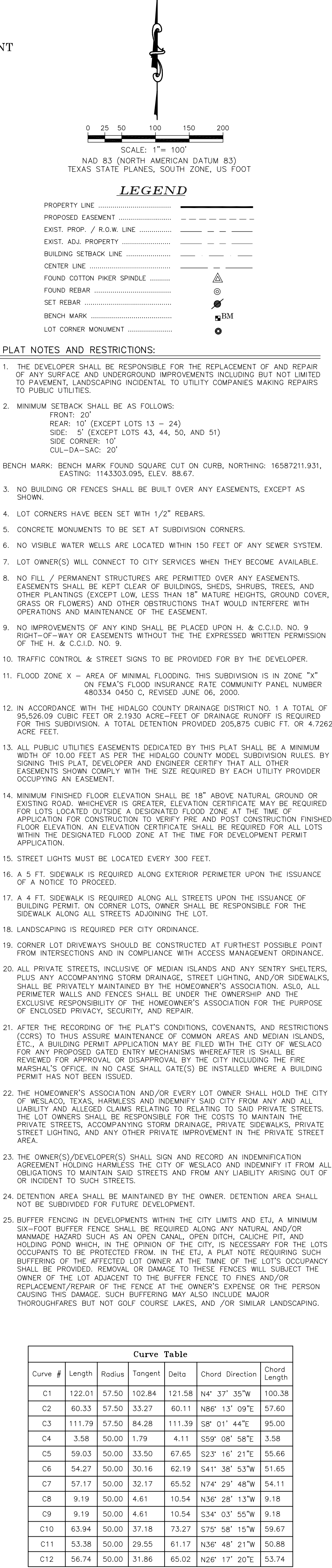
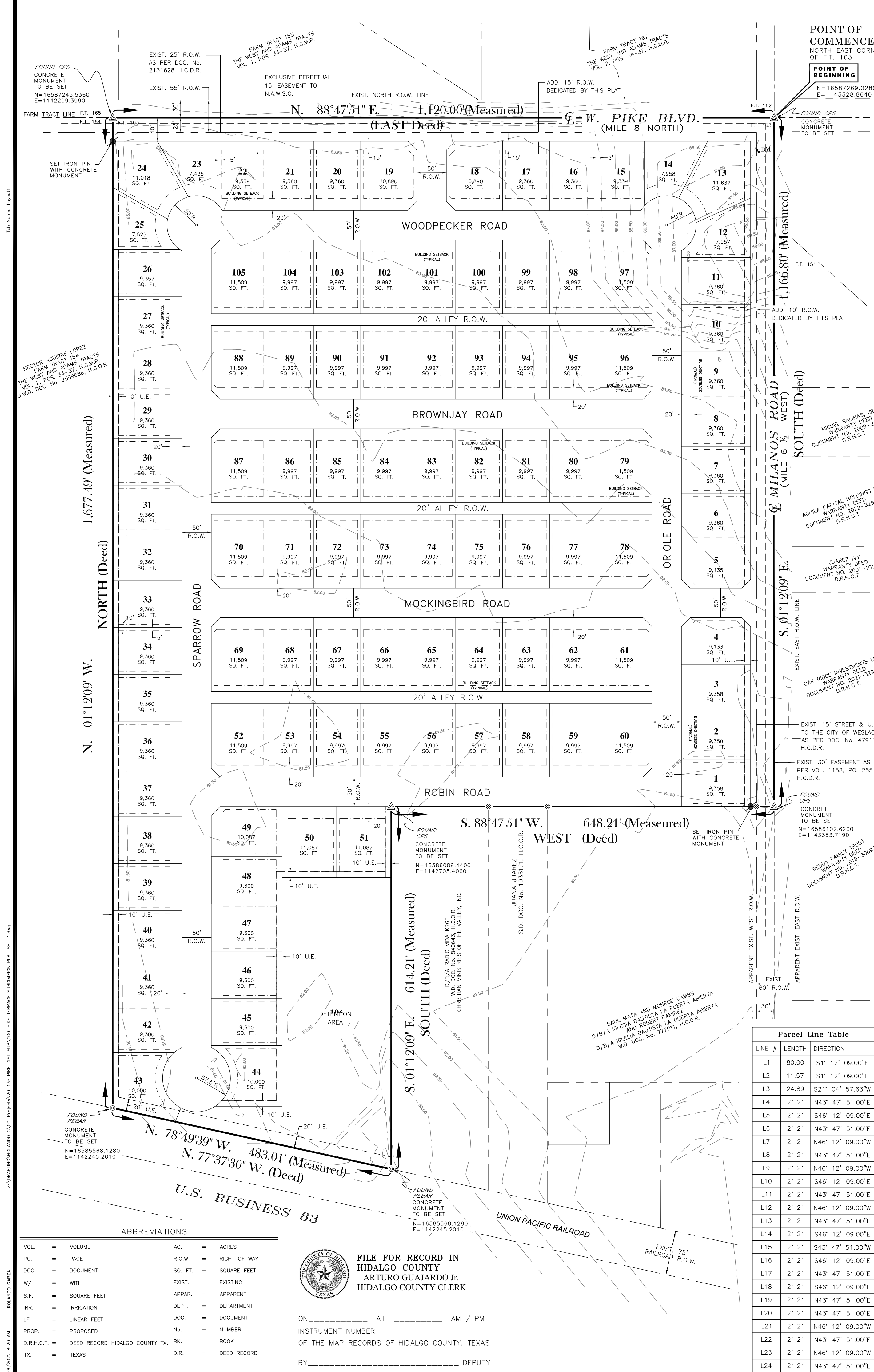
Amber Dr

Plata Dr

S Midway Rd

Google

Z:\SUBDIVISIONS\2022\2022-07-15\PIKE TERRACE SUBDIVISION\PIKE TERRACE SUBDIVISION PLAT.DWG
7/26/2022 2:30 AM
ROLANDO GARCIA



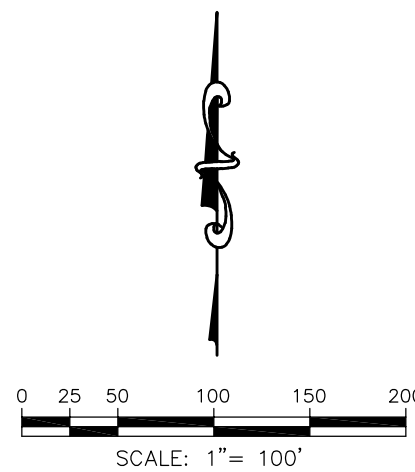
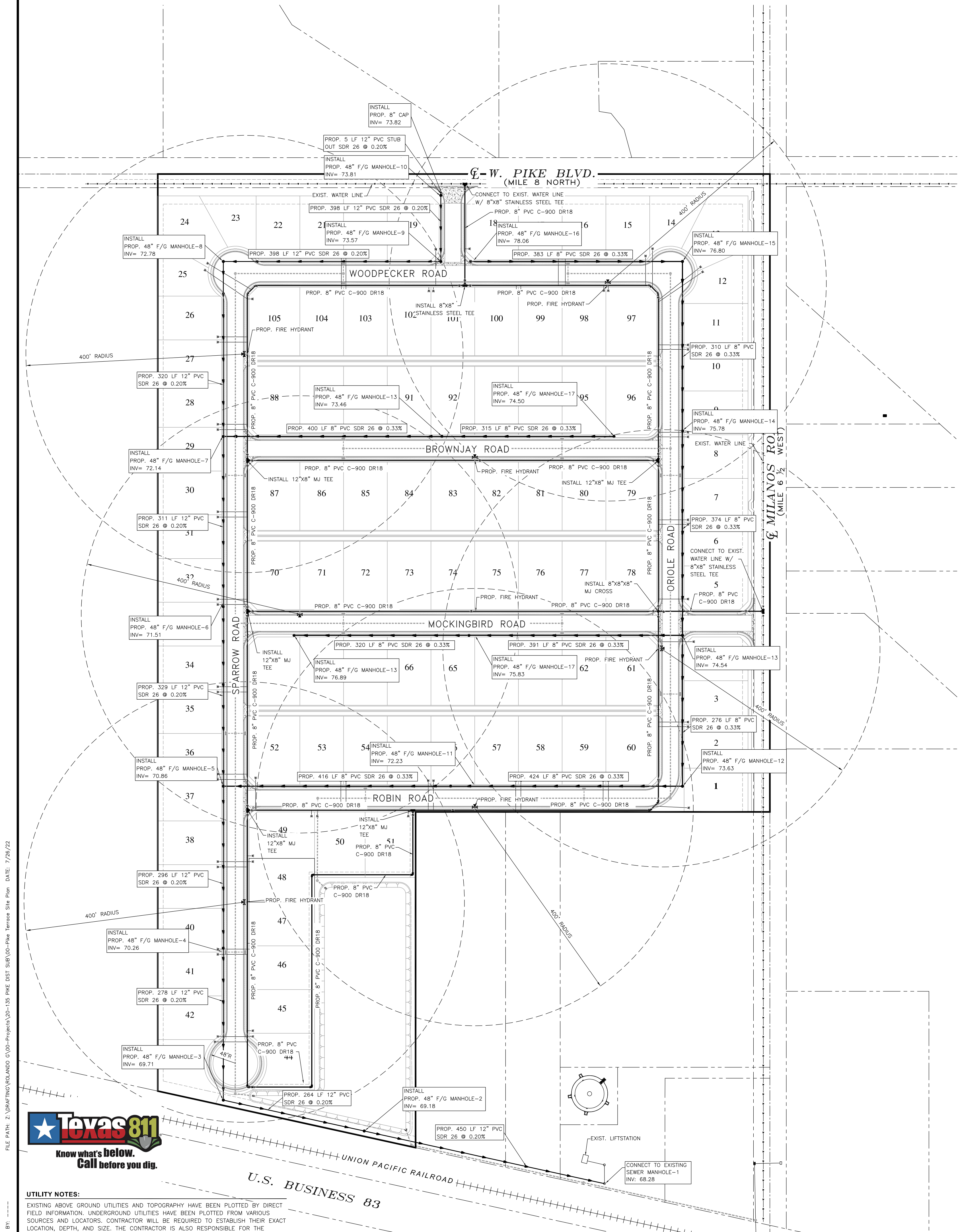
FILE PATH: Z:\DRAWING\LAND\GD\Projects\20-135 PIKE DIST SUB\VD-Pre Terose Site Plan DATE: 7/26/22

PRINTED BY: -----



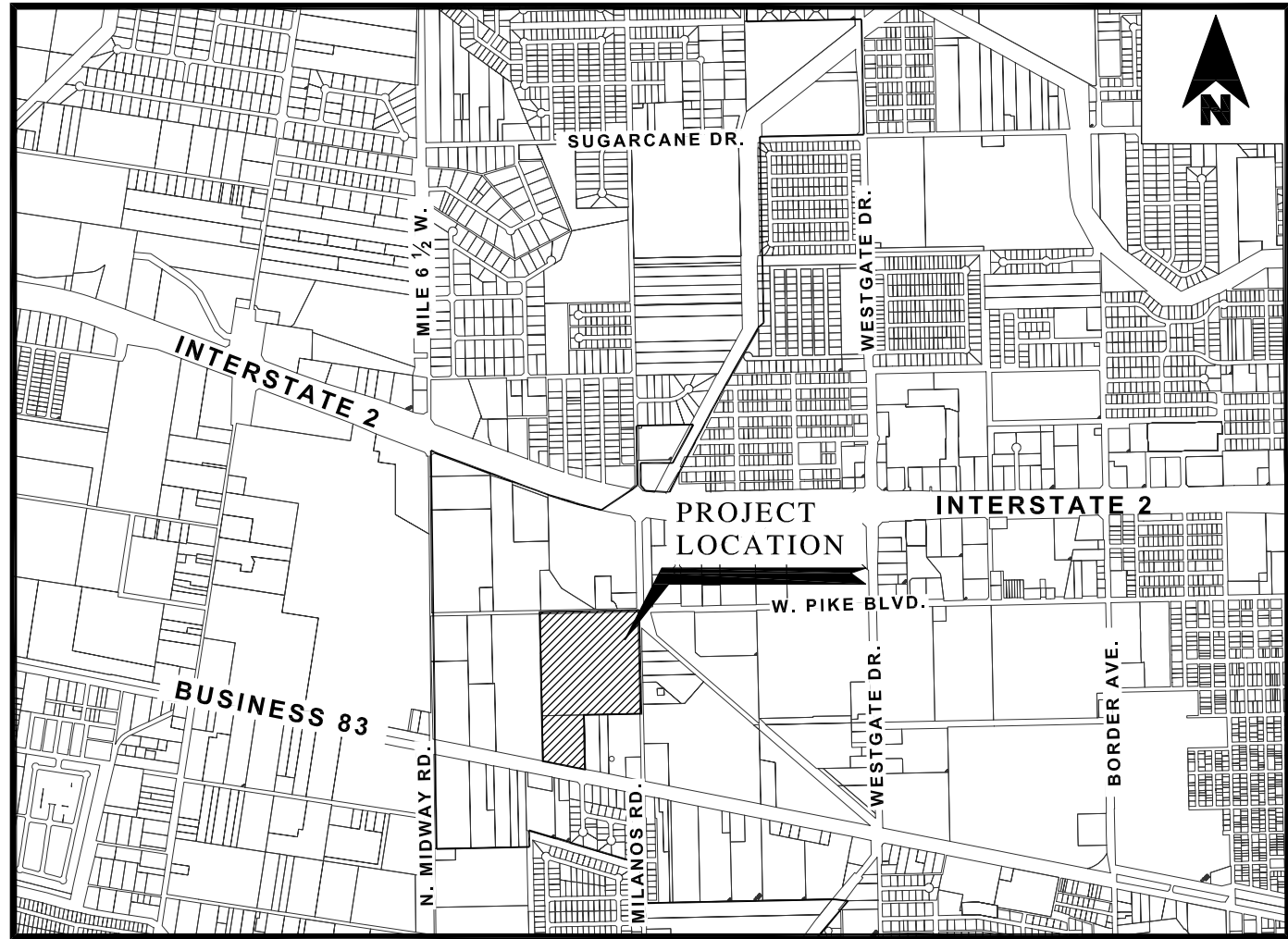
UTILITY NOTES:

EXISTING ABOVE GROUND UTILITIES AND TOPOGRAPHY HAVE BEEN PLOTTED BY DIRECT FIELD INFORMATION. UNDERGROUND UTILITIES HAVE BEEN PLOTTED FROM VARIOUS SOURCES AND LOCATORS. CONTRACTOR WILL BE REQUIRED TO ESTABLISH THEIR EXACT LOCATION, DEPTH, AND SIZE. THE CONTRACTOR IS ALSO RESPONSIBLE FOR THE REPLACEMENT OR REPAIR OF ALL CUT OR BROKEN WATER LINES, IRRIGATION LINES, FORCE MAINS, SPRINKLER SYSTEMS, GAS LINE, ELECTRICAL LINES, CABLES, ETC.

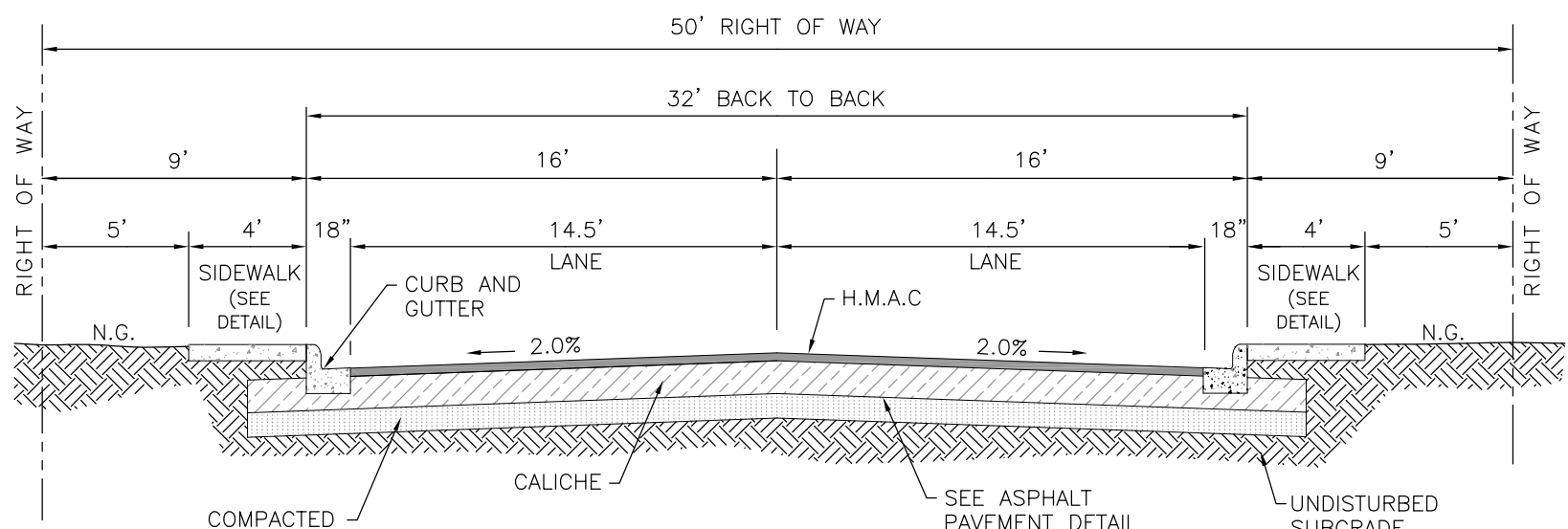


LEGEND

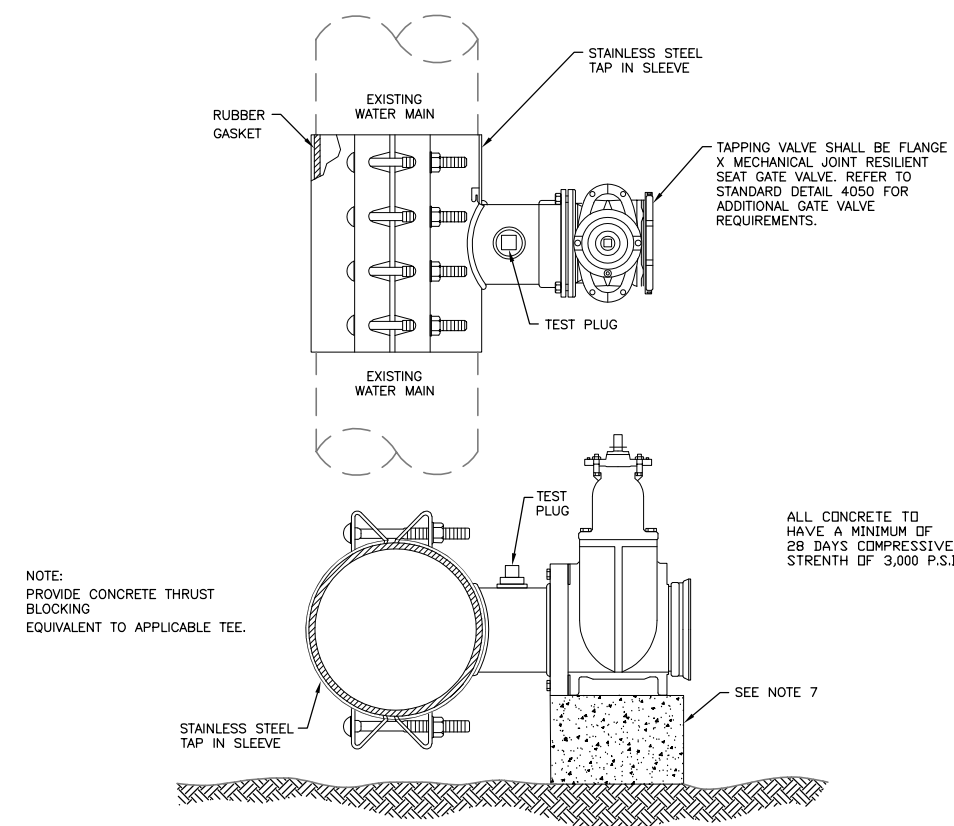
- PROPOSED SEWER LINE
- PROPOSED WATER LINE
- PROPOSED DRAINAGE LINE
- PROPOSED SIDEWALK
- PROPOSED INLET
- PROPOSED SEWER MANHOLE
- PROPOSED UTILITY EASEMENT
- PROPOSED WATER VALVE



VICINITY MAP
SCALE: 1"= 1500'



32' BACK TO BACK ROAD CROSS SECTION

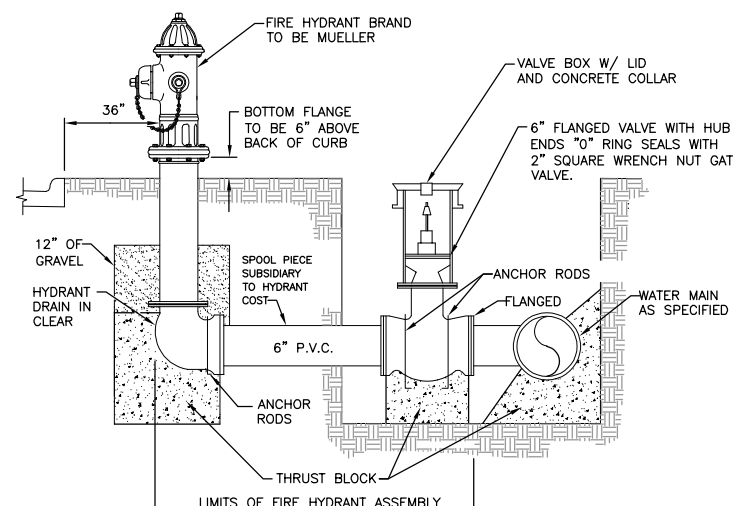


NOTE:

- TAPPING SLEEVE SHALL BE CONSTRUCTED OF 304 STAINLESS STEEL AND SHALL BE FULLY PASSWATTOED TO RETURN WELDED STAINLESS STEEL TO ITS ORIGINAL STATE.
- RUBBER GASKET SHALL BE A 360° COMPLETE FULL CIRCLE. DO NOT USE GREASE OR PIPE LUBRICANTS ON GASKET.
- BRANCH SHALL BE A MINIMUM OF 3/4" LARGER THAN NORMAL TO ALLOW FOR FULL SIZE OUTER HEAD.
- TAPPING SLEEVE SHALL BE SUPPLIED WITH FLANGE FACE ON BRANCH.
- TAPPING SLEEVE SHALL HAVE A FLANGE FACE GASKET PERMANENTLY ATTACHED TO SLEEVE AT FACTORY.
- LUSS SHALL BE TIGHTEN BY HAND.
- VALVE AND TAPPING EQUIPMENT SHALL BE SUPPORTED BY BLOCKING DURING AND AFTER INSTALLATION.
- THOROUGHLY CLEAN WATER MAIN WITH WIRE BRUSH PRIOR TO INSTALLATION OF TAPPING SLEEVE.
- FLANGE FACE SHALL BE INSTALLED VERTICALLY TRUE AND FLANGE.
- TAPPING SLEEVE SHALL BE INSTALLED WITHIN 4' (FOUR) FEET DIAMETERS OF AN EXISTING PIPE BELL UNLESS APPROVED OTHERWISE.

TAPPING SLEEVE AND VALVE CONNECTION

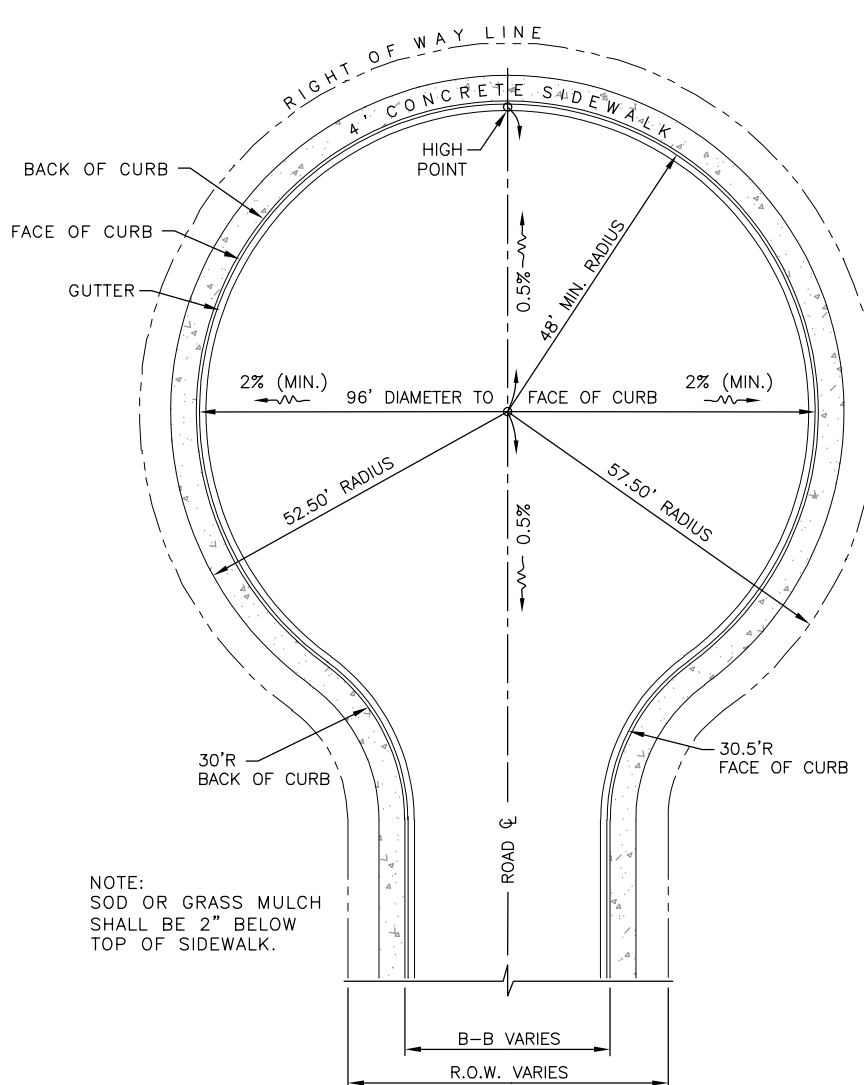
NTS



NOTE: SEE FIRE MARSHAL FOR EXACT LOCATION AND HEIGHT OF BOLLARDS.

FIRE HYDRANT ASSEMBLY AND BOX DETAIL

NTS



NOTE: SOD OR GRASS MULCH SHALL BE 2" BELOW TOP OF SIDEWALK.

CUL-DE-SAC DETAIL

NTS

REVISION NOTES:

NO.	Sheet	Revisions	Date	Approved
-----	-------	-----------	------	----------

REV.	DATE	DESCRIPTION	BY
------	------	-------------	----

CITY OF WESLACO, TEXAS
PIKE TERRACE SUBDIVISION

PROPOSED SITE PLAN

SIGLER, WINSTON, GREENWOOD
AND ASSOCIATES

SWG ENGINEERING, LLC
TEXAS FIRM REGISTRATION NO. F-592
WESLACO, TEXAS



PRELIMINARY
For Review Only

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INTERIM REVIEW ONLY UNDER THE AUTHORITY OF:

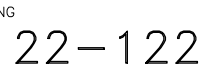
JOSE G. REYES Jr., P.E.

IT IS NOT TO BE USED FOR BIDDING,
CONSTRUCTION, OR PERMIT PURPOSES.

BENCHMARK:

LOCATED ON THE NORTHWEST BOLT ON FIRE HYDRANT FLANGE
ELEVATION: 49.83

DRAWN: R.G.	CHECKED: J.R.	DRAWING NO. 22-122
DATE: July 2022	NO. OF 12	

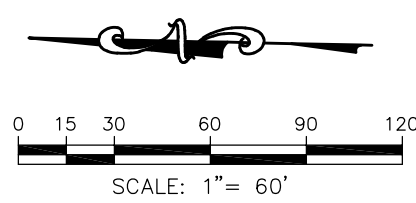


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PRINTED BY: -----



UTILITY NOTES:
EXISTING ABOVE GROUND UTILITIES AND TOPOGRAPHY HAVE BEEN PLOTTED BY DIRECT FIELD INFORMATION. UNDERGROUND UTILITIES HAVE BEEN PLOTTED FROM VARIOUS SOURCES AND LOCATORS. CONTRACTOR WILL BE REQUIRED TO ESTABLISH THEIR EXACT LOCATION, DEPTH, AND SIZE. THE CONTRACTOR IS ALSO RESPONSIBLE FOR THE REPLACEMENT OR REPAIR OF ALL CUT OR BROKEN WATER LINES, IRRIGATION LINES, FORCE MAINS, SPRINKLER SYSTEMS, GAS LINE, ELECTRICAL LINES, CABLES, ETC.



LEGEND

- PROPOSED SEWER LINE
- PROPOSED WATER LINE
- PROPOSED DRAINAGE LINE
- PROPOSED SIDEWALK
- PROPOSED INLET
- PROPOSED SEWER MANHOLE
- PROPOSED UTILITY EASEMENT
- PROPOSED WATER VALVE
- PROPOSED HIGH POINTS
- PROPOSED FLOW DIRECTION

Post-Developed Drainage Calculations							
DA	Area (ac)	C Value	Tc (min)	I (in/hr)	Q (CFS)	Destination	
A1	1.93	0.59	8.65	10.54	11.98	D2-10	
A2	1.57	0.59	8.65	10.54	9.74	D2-8	
A3	1.44	0.59	8.65	10.54	9.94	D2-6	
A4	1.2	0.59	8.65	10.54	7.45	D2-9	
A5	0.61	0.59	8.65	10.54	3.79	D2-7	
A6	1.13	0.59	8.65	10.54	7.01	D4-1	
A7	1.13	0.59	8.65	10.54	7.01	D4-2	
A8	1.13	0.59	8.65	10.54	7.01	D3-3	
A9	1.13	0.59	8.65	10.54	7.01	D3-4	
A10	0.41	0.59	8.65	10.54	2.54	D2-5	
A11	1.15	0.59	8.65	10.54	7.14	D2-3	
A12	0.22	0.59	8.65	10.54	1.37	D2-4	
A13	2.41	0.59	8.65	10.54	14.96	D1-7	
A14	1.71	0.59	8.65	10.54	10.61	D1-8	
A15	1.41	0.59	8.65	10.54	8.75	D4-3	
A16	1.41	0.59	8.65	10.54	8.75	D4-4	
A17	0.44	0.59	8.65	10.54	2.73	D1-6	
A18	1.41	0.59	8.65	10.54	8.75	D3-2	
A19	1.41	0.59	8.65	10.54	8.75	D3-1	
A20	0.52	0.59	8.65	10.54	3.23	D1-4	
A21	1.41	0.59	8.65	10.54	8.75	D2-1	
A22	0.97	0.59	8.65	10.54	6.02	D2-2	
A23	1.3	0.59	8.65	10.54	8.07	D1-5	
A24	1.56	0.59	8.65	10.54	9.68	D1-3	
A25	1.39	0.59	8.65	10.54	8.63	D1-1	
A26	1.37	0.59	8.65	10.54	8.5	D1-2	
TOTAL	32				197.17		

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ELEVATION: 49.83

REVISION NOTES:			
NO.	Sheet	Revisions	Date Approved
REV.	DATE	DESCRIPTION	BY
CITY OF WESLACO, TEXAS PIKE TERRACE SUBDIVISION DRAINAGE AREA MAP			
SIGLER, WINSTON, GREENWOOD AND ASSOCIATES SWG ENGINEERING, LLC TEXAS FIRM REGISTRATION NO. F-592 WESLACO, TEXAS			
DRAWN:	R.G.	CHECKED:	J.R.
DATE:	July 2022	NO.	6 OF 12
22-122			

FILE PATH: Z:\DRAWING\ORLANDO GVD-Projects\20-135 PIKE DIST SUB\VD-Pike Terrace Lighting Plan - Copy DATE: 7/26/22

PRINTED BY: -----

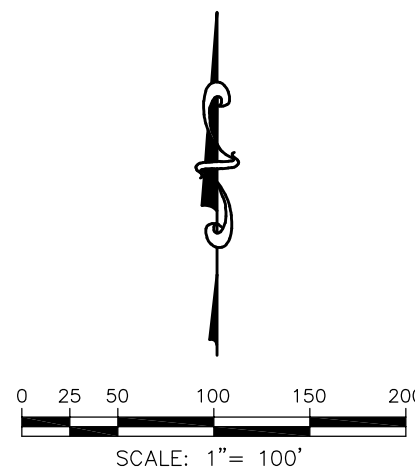
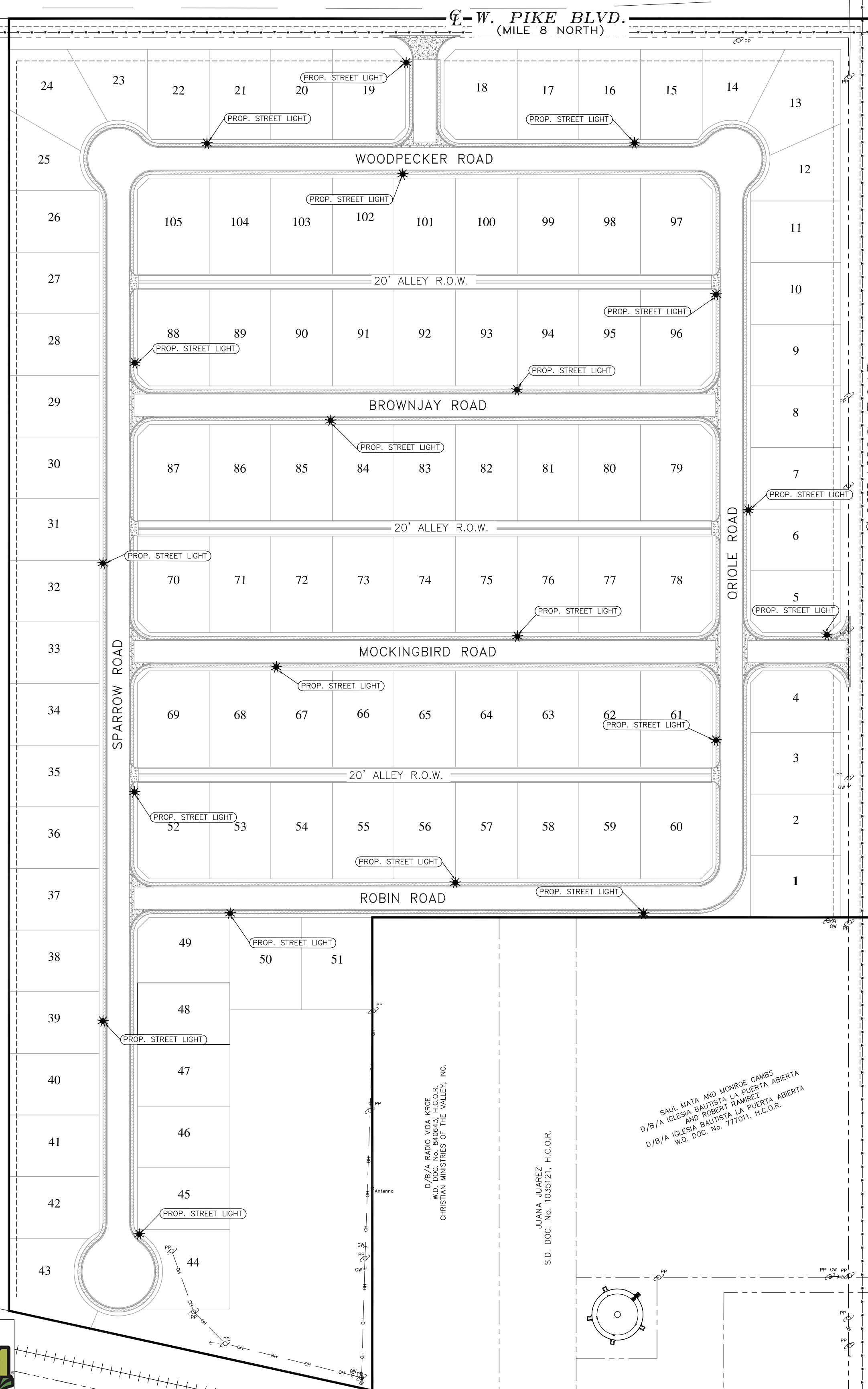


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FARM TRACT 165
THE WEST AND ADAMS TRACTS
VOL. 2, PGS. 34-37, H.C.M.R.

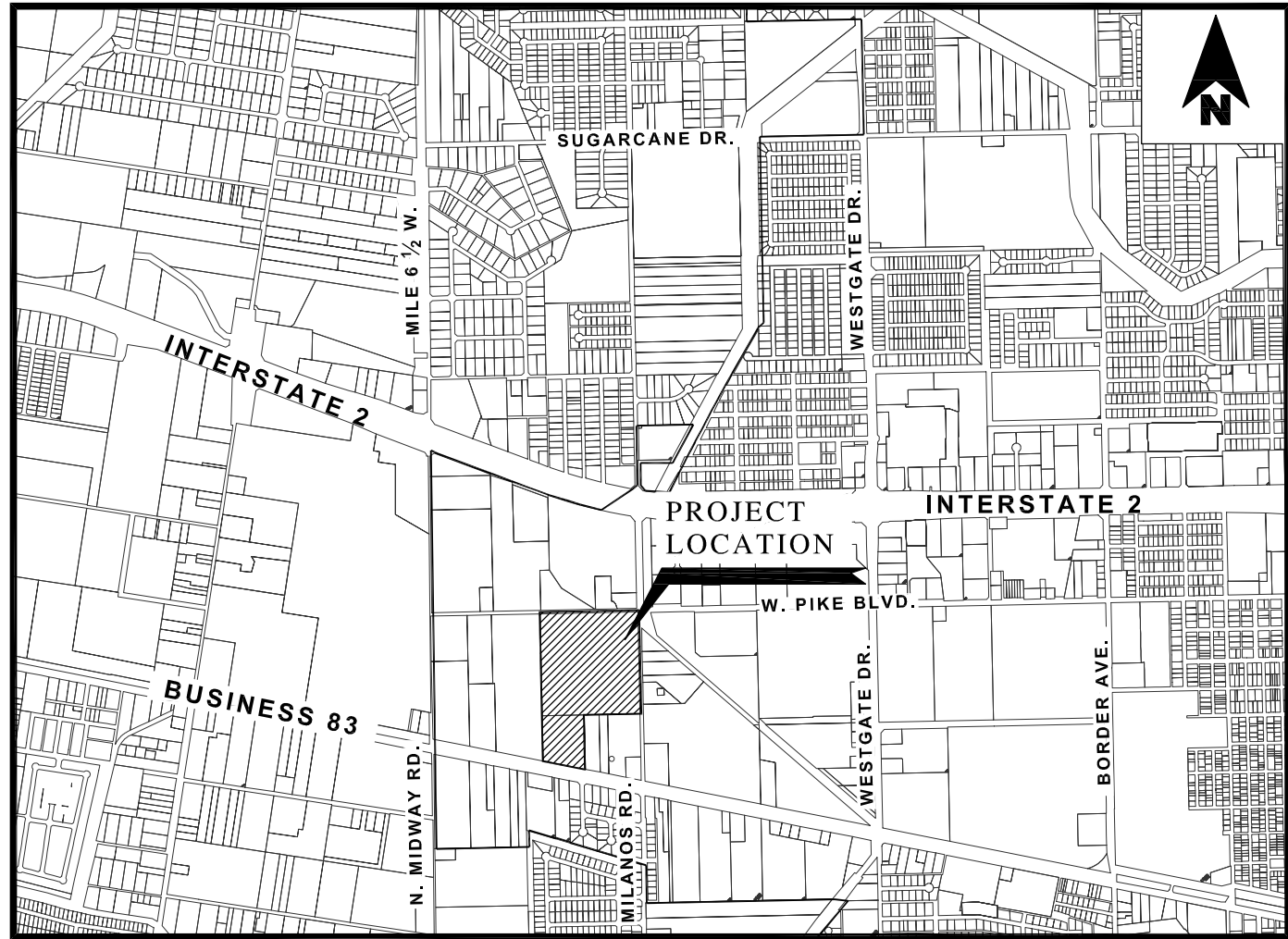
FARM TRACT 162
THE WEST AND ADAMS TRACTS
VOL. 2, PGS. 34-37, H.C.M.R.

VECTOR AGUIRRE LOPEZ
FARM TRACT 163
THE WEST AND ADAMS TRACTS
VOL. 2, PGS. 34-37, H.C.M.R.
G.W.D. DEC. NO. 2599986, H.C.O.R.



LEGEND

- PROPOSED SIDEWALK
- PROPOSED UTILITY EASEMENT
- PROPOSED LIGHT POLE LOCATION

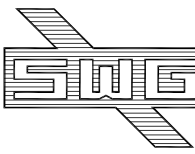


VICINITY MAP
SCALE: 1"= 1500'

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ELEVATION: 49.83

REVISION NOTES:				
NO.	Sheet	Revisions	Date	Approved
REV.	DATE	DESCRIPTION		BY
CITY OF WESLACO, TEXAS PIKE TERRACE SUBDIVISION PROPOSED LIGHTING PLAN				
SIGLER, WINSTON, GREENWOOD AND ASSOCIATES SWG ENGINEERING, LLC TEXAS FIRM REGISTRATION NO. F-592 WESLACO, TEXAS				
DRAWN: R.G.		CHECKED: J.R.		DRAWING NO. 22-122
DATE: July 2022		NO. OF 12		



Standardized Agenda Request Form

Date of Meeting: October 18, 2022		Agenda Item No. (to be assigned by CSO): 2022-5884	
From: REBEKAH DE LA FUENTE			
Subject: Discussion and consideration to approve the Final Plat for Sayyed Commercial Development being a 2.960-acre out of Farm Tracts 1065, West and Adams Tract Subdivision, Weslaco, Hidalgo County, Texas Located on the Southeast corner of Mile 11 North & FM 1015 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 located outside the City of Weslaco. This subdivision is being serviced with water by North Alamo Water Supply Company through an 8" waterline and sewer by 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 held October 5, 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: Sayyed Commercial- Memo, Sayyed - Application & Drainage Report, Sayyed Commercial aerial, SAYYED COMMERCIALPLAT & UTILITY			
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: Sayyed Commercial- Final Plat

DATE: October 11, 2022

The proposed use for the 1-lot subdivision is proposed for commercial use and is a replat of a portion of lot 272 of Vaquero Estates Phase V. The property will be serviced with water by NAWSC and sanitary sewer by the City. The proposed development is located outside the city limits and the developer has not requested any variances at this time.

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. _____

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: SAYYED COMMERCIAL DEVELOPMENT

Location: southeast corner of Mile 11 North & FM 1015

Legal Description: A resubdivision of 2.960 acres out of Farm Tract 1065 The West & Adams Tracts S/D

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: 3.960

Title Report Submitted: ☐ YES ☒ NO

OWNER INFORMATION

Owner's Name: Maher Al Sayyed & Malek Al-Sayyed Telephone: c/o (956) 381-0981

Address: 2402 Lake Austin Blvd. Fax: c/o (956) 381-1839

City: Austin State: TX Zip: 78703 E-mail: malsayyed@yahoo.com

ENGINEER INFORMATION

Name: Melden & Hunt, Inc. Telephone: (956) 381-0981

Address: 115 W. McIntyre Street Fax: (956) 381-1839

City: Edinburg State: TX Zip: 78541 E-mail: mario@meldenandhunt.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: NAWSC

☒ YES ☐ NO Wastewater Provision: NAWSC

☒ YES ☐ NO Electric Company: MVEC

☒ YES ☐ NO Phone Utility <u>VERIZON</u>	☐ YES ☒ NO Gas Utility	☒ YES ☐ NO Cable Utility
--	---	---

Proposed subdivision is in the following districts:

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

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

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

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

SUBMITTALS REQUIRED FOR MINOR PLAT REVIEW

- ☒ **Two (2)** sets of plats **folded and stapled** (24 x 36) and forward a copy in PDF format to mhinojosa@weslacotx.gov & rdelafuente@weslacotx.gov
- ☒ **\$355.00** Planning Review fee
- ☒ One 11" X 17" reduced copy of plat
- ☒ Plat Layout
 - ☒ Existing & Proposed Easements
 - ☒ Existing & Proposed ROW
 - ☒ Existing & Proposed Drainage Easements
 - ☒ Contours
 - ☒ Flood Zones
 - ☒ Adjoiners
 - ☐ Existing street names
- ☒ Drainage plans and calculations with engineer's seal
 - ☒ Elevations
 - ☒ Flood directional arrows
 - ☒ Detention areas
 - ☐ Street names
- ☒ Proof of ownership of the property
- ☐ If septic tank system required, submit soil evaluation report
- ☒ Water Rights associated with the property
- ☒ Tax Receipt for all taxing entities showing that taxes are paid in full

SUBMITTALS REQUIRED FOR PRELIMINARY (P & Z)

- _____ **Twelve (12)** sets of preliminary plat **folded and stapled** (24 x 36) and forward a copy in PDF format to mhinojosa@weslacotx.gov & rdelafuente@weslacotx.gov
- _____ **\$350.00** (one time fee for preliminary and final plat)
- _____ One 11" X 17" reduced copy of plat
- _____ Plat Layout
 - _____ Existing & Proposed Easements
 - _____ Existing & Proposed ROW
 - _____ Existing & Proposed Drainage Easements

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

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

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

SUBMITTALS REQUIRED FOR FINAL (City Commission)

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

SUBMITTALS REQUIRED FOR PRE-CONSTRUCTION MEETING

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

SUBMITTALS REQUIRED FOR RECORDING OR HIDALGO COUNTY PLANNING

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

SUBMITTALS REQUIRED FOR RECORDING BY SECURITY

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

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

AUTHORIZATION AND ACKNOWLEDGEMENTS

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

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

Owner Printed Name: _____

Owner Signature: _____ Date: _____

MARIO A. REYNA, PRESIDENT OF MELDEN & HUNT, INC. _____ is the authorized agent

Authorized Agent Signature: Mario A. Reyna Date: 8.18.22

Authorized Agent Printed Name: MARIO A. REYNA

THIS PAGE FOR STAFF USE ONLY

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

P & Z Commission Approval on Preliminary Plat: _____

P & Z Commission Approval on Final Plat: _____

City Commission Approval on Final Plat: _____

Preconstruction Meeting Date: _____

Date Recorded: _____ Instrument No. _____

General Comments: _____



APPLICATION FOR SUBDIVISION VARIANCE

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

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

FILE NO. _____

GENERAL INFORMATION

Name of Subdivision: Sayped Commercial Development

Location: South east corner of mile 11 + FM 1615

Legal Description: A resubdivision of 2.960 acres out of farm tract 1615 The West + Adams Tracts 51b

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: side 0.0'
Reason being in case they want to extend to
Adjoint commercial site.

☐ Drainage ☐ YES ☐ NO

Describe in detail the reason for the variance request:

☐ Minimum Lot Size ☐ YES ☐ NO

Describe in detail the reason for the variance request:

☐ Sidewalks ☐ YES ☐ NO

Describe in detail the reason for the variance request:

☐ Easement Requirements ☐ YES ☐ NO

Describe in detail the reason for the variance request:

☐ Other _____ ☐ YES ☐ NO

Describe in detail the reason for the variance request:

OWNER INFORMATION

Owner's Name: _____ Telephone: _____

Address: _____ Fax: _____

City: _____ State: _____ Zip: _____ E-mail: _____

AUTHORIZATION AND ACKNOWLEDGEMENTS

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

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

Owner Printed Name: _____

Owner Signature: _____ Date: _____

_____ is the authorized agent

Authorized Agent Signature:  Date: 8.25.21

Authorized Agent Printed Name: Mario A. Ruyna

THIS PAGE FOR STAFF USE ONLY

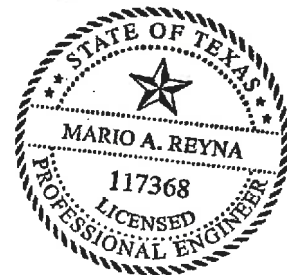
Date Received: _____ Received By: _____ Date Paid _____

P & Z Meeting _____ City Commission Mtg _____

Variance Granted: _____

General Comments: _____

FIRM NAME: MELDEN & HUNT, INC. – #F1435
TITLE: SAYYED COMMERCIAL DEVELOPMENT
PREPARED BY: MARIO A. REYNA, P.E.
DATE: May 23, 2022



M. A. Reyna

5-25-22

INDEX

- 1. Drainage Statement**
- 2. Drainage Calculations**
- 3. Weighted C Calculation**
- 4. Runoff Coefficients**
- 5. Location Map**
- 6. Subdivision Plat**
- 7. Drainage Layout Plan**
- 8. USGS Topographical Map**
- 9. Rainfall Intensity Table**
- 10. Street Velocities & Capacities Flowing Curb Full Table**
- 11. USDA Soils Map**
- 12. USDA Soils Legend & Description**
- 13. FEMA FIRM with site location**



TBPELS Firm # F-1435
TBPELS # 10096900

MELDEN & HUNT INC.

CONSULTANTS • ENGINEERS • SURVEYORS

MARIO A. REYNA • ALLAN F. BOOE • KELLEY A. HELLER-VELA • ROBERTO N. TAMEZ • RUBEN JAMES DE JESUS • MICHAEL HERNANDEZ

DRAINAGE STATEMENT SAYYED COMMERCIAL DEVELOPMENT

Revised Date: May 23, 2022

SAYYED COMMERCIAL DEVELOPMENT is a 2.960-acres tract being out of Farm Tracts 1065, West and Adams Tracts Subdivision, County of Hidalgo, Texas as recorded in Volume 2, Pages 34-37, Hidalgo County Map Records. The property is located along the southeast intersection of F.M. 1015 and Mile 11 North Road. This subdivision falls outside the city limits of the City of Weslaco and within the 2 Mile ETJ. The property is currently open with a proposed 1-commercial lot use. This property is located in Zone "X" shaded & AE Zone in FEMA's Flood Insurance Rate Map, Community Panel No. 480334 0450 C, Map Date: June 6, 2000. Revised to reflect LOMR Date May 30, 2002. Zone "X" shaded is defined as "areas of 500-year flood; areas of 100-year flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 100-year flood". Zone "AE" has been redefined to Zone "X" as per LOMR F Case No. 20-06-3073A.

The soils are (25) Hidalgo Fine Sandy Loam and (28) Hidalgo Sandy Clay Loam. Soil Group "B" is moderately pervious with a relatively low plasticity index. This soil is in hydrologic group "B". (See excerpts from "Soil Survey of Hidalgo County, Texas").

Existing runoff is by surface flow in an easterly direction and has a runoff of 4.16 c.f.s. during the 10-year storm frequency as per the attached calculations. Proposed runoff after development is 21.53 c.f.s. during the 50-year storm frequency per the attached calculation which is an increase of 17.37 c.f.s.

The proposed drainage for **SAYYED COMMERCIAL DEVELOPMENT** consists of surface runoff from the lot into the proposed parking area. The runoff shall flow to low points draining into proposed Type "A" & Type CC inlets, which will drain East into an existing storm sewer system discharging into the Hidalgo & Cameron Counties Irrigation District No. 9 ditch. This existing Hidalgo & Cameron Counties Irrigation District No. 9 ditch flow north ultimately discharges into the Mercedes Later then East, ultimately draining into the I.B.W.C. FLOODWAY.

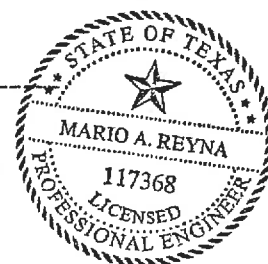
In accordance with the Hidalgo County drainage policy, the peak rate of runoff in the subdivision will not be increased during the 50-year rainfall event due to the improvements in this subdivision. Detention for Al Sayyed Commercial Development has been provided with the Vaquero Estates Phase 5 development.

☐ REJECTED	
☒ APPROVED FOR SUBMITTAL	
☒ TO H.C. PLANNING DEPT.	
☐ TO CITY	
☐ DISCHARGE PERMIT REQUIRED	
☐ DISTRICT FACILITY	
☐ CITY FACILITY	
☐ OTHER	
<u>Alexis Lozano</u>	<u>6/10/22</u>
H.C.D.D. NO. 1	DATE

By: Mario A. Reyna

Mario A Reyna, P.E.

Date



DRAINAGE REPORT

PROJECT NAME: **SAYYED COMMERCIAL DEVELOPMENT**
 PROJECT NUMBER: **22-57** # of Lots: **1**
 DATE: **May 23, 2022**

I. Existing Condition-10 year

Ex. Area: **172,509.00 sf**
 3.96 ac

Slope : **0.15 %**
 tc : **27.72 min**
 Rainfall Intensity (10yr) **5.251 in/hr**
 c factor **0.200**
 Q peak existing condition: **4.16 cfs**

Int. Coeff. "k" **0.213** Table 3-2
 Kp **3.28**
 Length **450 ft**
 Velocity **0.270582 ft/sec**

II. Future Condition-50 year

Future area: **172,509.00 sf**
 3.96 ac
 Slope : **0.15 %**
 tc : **18.75 min**
 Rainfall Intensity (50yr) **8.171 in/hr**
 c factor **0.665**
 Q future cond. = $Aci = i * = 21.53 * 0.67 = 2.63474518 i$

time min.	time hour	i in/hr	Qin cfs	Vin cf	Qout cfs	Vout cf	REQ'D V cf
5	0.08	13.57	35.75	10726	4.16	2963	7763
10	0.17	10.83	28.52	17113	4.16	3587	13526
15	0.25	9.10	23.98	21583	4.16	4211	17373
25	0.42	7.03	18.51	27764	4.16	5458	22305
35	0.58	5.80	15.27	32075	4.16	6706	25369
45	0.75	4.98	13.11	35398	4.16	7954	27445
55	0.92	3.96	10.43	34422	4.16	9201	25221
65	1.08	3.54	9.33	36386	4.16	10449	25937
75	1.25	3.21	8.46	38083	4.16	11696	26386
85	1.42	2.95	7.76	39586	4.16	12944	26642
95	1.58	2.73	7.18	40939	4.16	14192	26748
105	1.75	2.54	6.69	42161	4.16	15439	26722
115	1.92	2.67	7.05	48613	4.16	16687	31926
125	2.08	2.52	6.65	49856	4.16	17935	31921
135	2.25	2.39	6.30	51027	4.16	19182	31845
145	2.42	2.27	5.99	52125	4.16	20430	31695
155	2.58	2.17	5.71	53147	4.16	21677	31470
165	2.75	2.08	5.47	54124	4.16	22925	31199
175	2.92	1.99	5.24	55053	4.16	24173	30880
185	3.08	1.91	5.04	55947	4.16	25420	30527
195	3.25	1.84	4.85	56782	4.16	26668	30115
205	3.42	1.78	4.68	57620	4.16	27916	29705
215	3.58	1.72	4.53	58392	4.16	29163	29229
225	3.75	1.66	4.38	59151	4.16	30411	28741
235	3.92	1.61	4.24	59849	4.16	31658	28190

245	4.08	1.56	4.12	60575	4.16	32906	27669
255	4.25	1.52	4.00	61233	4.16	34154	27080
265	4.42	1.48	3.89	61875	4.16	35401	26474
275	4.58	1.44	3.79	62515	4.16	36649	25866
285	4.75	1.40	3.69	63166	4.16	37897	25269
295	4.92	1.37	3.60	63750	4.16	39144	24606
305	5.08	1.33	3.51	64320	4.16	40392	23928
315	5.25	1.30	3.43	64885	4.16	41639	23246
325	5.42	1.27	3.36	65455	4.16	42887	22568
335	5.58	1.25	3.28	65986	4.16	44135	21852
345	5.75	1.22	3.21	66538	4.16	45382	21156
355	5.92	1.19	3.14	66783	4.16	46630	20153
365	6.08	1.17	3.08	67510	4.16	47877	19633
375	6.25	1.15	3.03	68174	4.16	49125	19049
385	6.42	1.13	2.98	68775	4.16	50373	18402
395	6.58	1.10	2.90	68688	4.16	51620	17067
405	6.75	1.08	2.85	69146	4.16	52868	16278
415	6.92	1.07	2.81	69935	4.16	54116	15820
425	7.08	1.05	2.76	70344	4.16	55363	14981
435	7.25	1.03	2.71	70761	4.16	56611	14150
445	7.42	1.01	2.67	71192	4.16	57858	13333
455	7.58	1.00	2.62	71641	4.16	59106	12535
465	7.75	0.98	2.58	72039	4.16	60354	11686
475	7.92	0.97	2.56	72838	4.16	61601	11236
485	8.08	0.95	2.50	72838	4.16	62849	9989
495	8.25	0.94	2.48	73557	4.16	64097	9460
505	8.42	0.92	2.42	73446	4.16	65344	8102
515	8.58	0.91	2.40	74086	4.16	66592	7495
525	8.75	0.90	2.37	74695	4.16	67839	6856
535	8.92	0.88	2.32	74426	4.16	69087	5339
545	9.08	0.87	2.29	74956	4.16	70335	4621
555	9.25	0.86	2.27	75454	4.16	71582	3872
565	9.42	0.85	2.24	75920	4.16	72830	3090
575	9.58	0.84	2.21	76355	4.16	74078	2277
585	9.75	0.83	2.19	76758	4.16	75325	1433

Storage Required: 31,926 cf
 Storage Required: 0.733 Ac.-Ft.
 w/ release rate of: 4.16 cfs
 Storage / Ac. Development: 0.185 Ac.Ft. per Ac.
 Storage / Lot: 31925.69 cf per lot



5.23.22

TABLE 3-2: Intercept Coefficients

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

Weighted "c" value				
Type of Drainage Area	"c" value:	Square Footage	Acreage	partial "c"
Residential				
Single Family (Lots less than 1/4 acre)	0.35		0.000	0.000
Single Family (Lots 1/4 to 1/2 acre)	0.3	0.00	0.000	0.000
Single Family (Lots greater than 1/2 acre)	0.25	0	0.000	0.000
Multi-Family (Less than 20 DU / AC)	0.5	0	0.000	0.000
Multi-Family (Greater than 20 DU / AC)	0.55	0	0.000	0.000
Business Districts:	0.75	110,444	2.535	1.902
Industrial				
Light areas	0.75	0	0.000	0.000
Heavy areas	0.75	0	0.000	0.000
Railroad yard areas	0.2	0	0.000	0.000
Roof/Building areas	0.75	0	0.000	0.000
Parks, cemeteries	0.1	0	0.000	0.000
Unimproved Areas				
Bare Surface	0.3	39,870	0.915	0.275
Grassland	0.25	0	0.000	0.000
Cultivated	0.2	0	0.000	0.000
Woodlands	0.15	0	0.000	0.000
Streets				
Asphalt	0.9	22195	0.510	0.459
Concrete	0.9	0	0.000	0.000
Drives and walks	0.9	0	0.000	0.000
Total:		172,509	3.960	2.635
Weighted "c":			0.665	

$$C_W = (C_1 A_1 + C_2 A_2 + C_3 A_3 + \dots + C_n A_n) / A_{\text{total}}$$

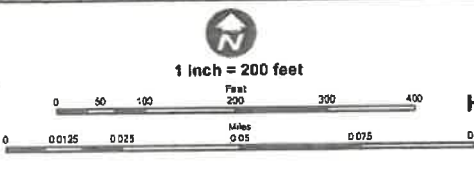
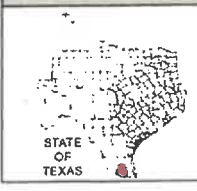
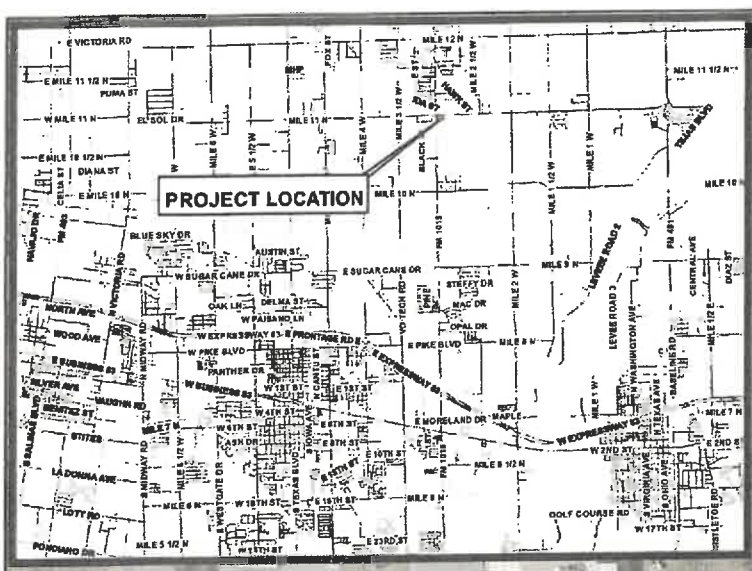
C_W = Weighted Runoff Coefficient (Composite Coefficient)

C_n = Runoff Coefficient n-th term

A_n = Area of n-th term

A_{total} = Total Area (acres)

A_{total} = Total Area (acres)



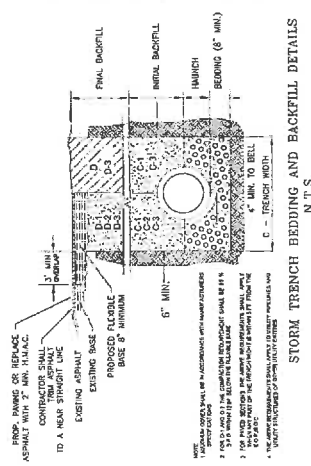
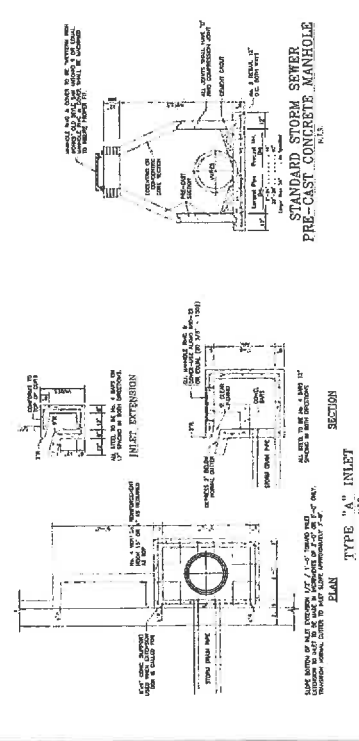
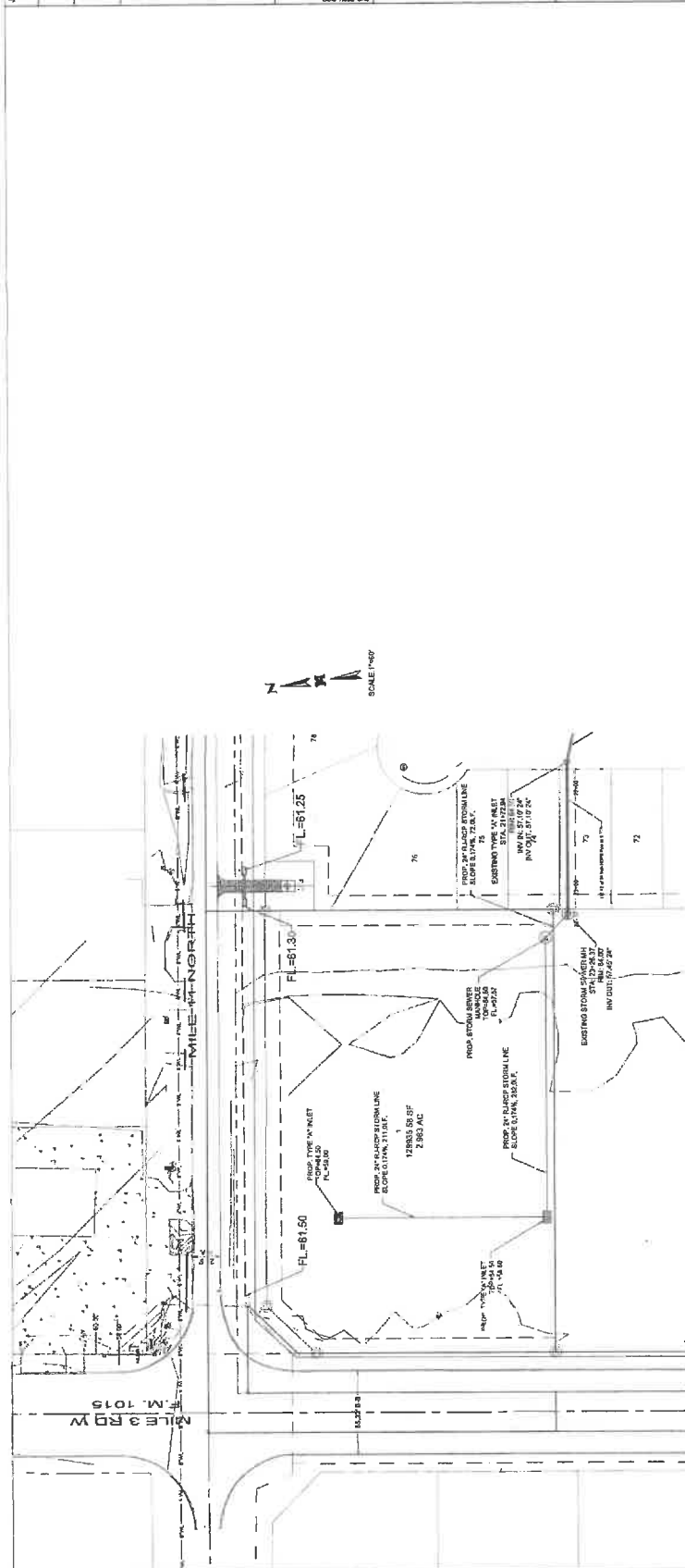
**SAYYED COMMERCIAL
DEVELOPMENT
WESLACO ETJ
HIDALGO COUNTY, TEXAS**

PROJECT LOCATION MAP

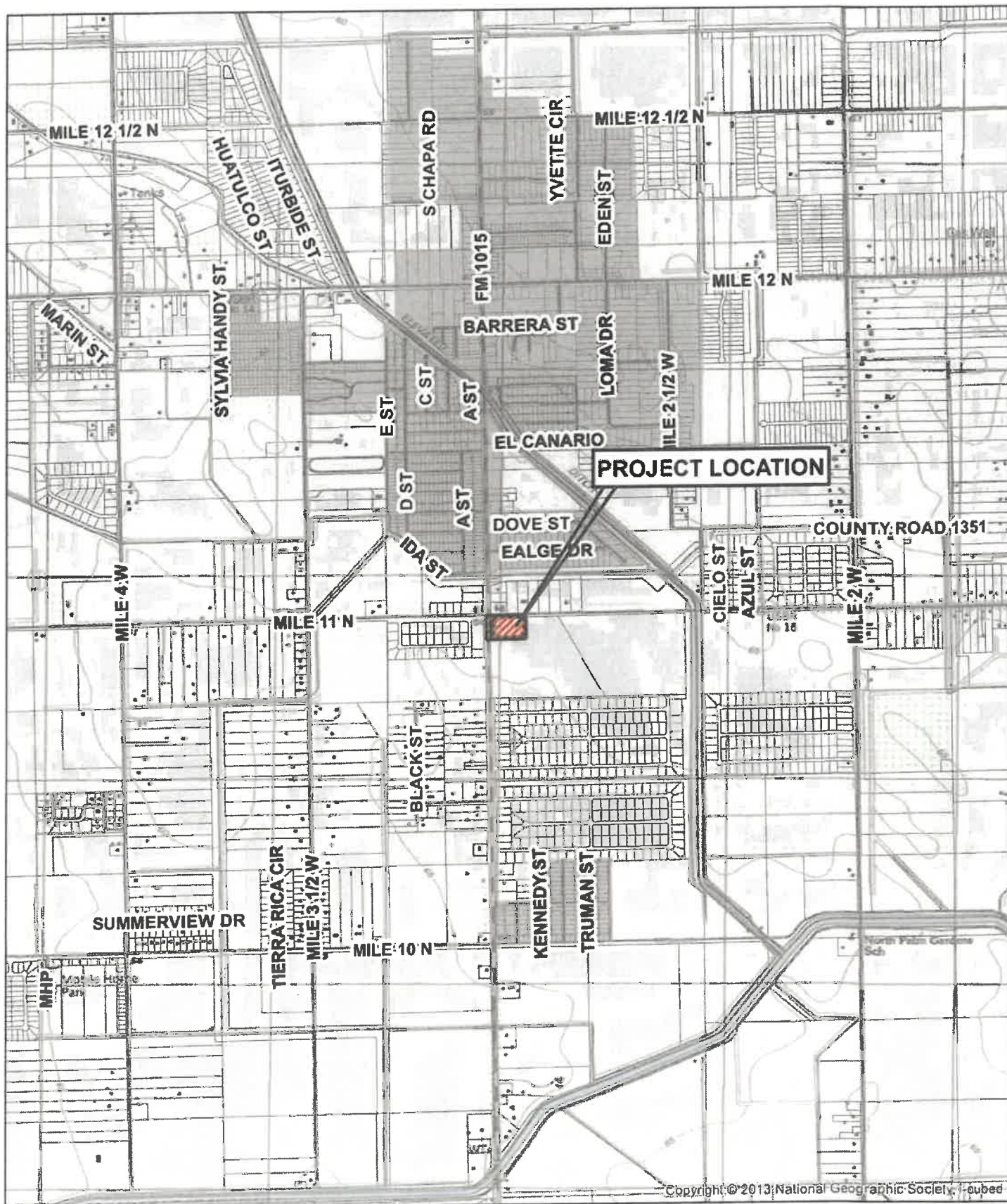
M

MELDEN & HUNT, INC.
CONSULTANTS • ENGINEERS • SURVEYORS

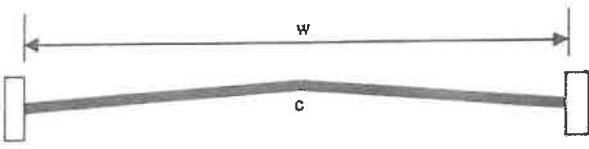
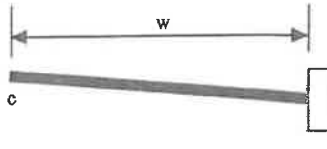
1315 N. Highway 77
Brownsburg, TX 77801
PO Box 88
P.O. Box 88 • Tel:
817.448.8932 • Fax:
817.448.8933



STORM TRENCH BEDDING AND BACKFILL DETAILS



Street Velocities and Capacities Flowing Curb Full
Manning's n = 0.018

										
	Local Street		Local Street		Collector Street		Secondary Street (half-section)		Primary Street (half-section)	
	w = 30'		w = 40'		w = 44'		w = 24'			
Slope %	c = 4" wp = 31.16 A = 12.45 r = 0.40		c = 4" wp = 41.17 A = 16.67 r = 0.405		c = 5" wp = 45.17 A = 16.50 r = 0.365		c = 6" wp = 24.66 A = 7.92 r = 0.32		c = 9" wp = 28.52 A = 8.12 r = 0.28	
	V ft/sec	Q cfs	V ft/sec	Q cfs	V ft/sec	Q cfs	V ft/sec	Q cfs	V ft/sec	Q cfs
0.10	1.42	17.68	1.43	23.81	1.33	22.01	1.22	9.66	1.12	9.09
0.15	1.74	21.66	1.74	29.17	1.63	26.96	1.50	11.88	1.37	11.12
0.20	2.00	2490	2.02	33.68	1.89	31.13	1.73	13.70	1.58	12.83
0.25	2.24	27.89	2.26	37.66	2.11	34.80	1.93	15.29	1.77	14.37
0.30	2.46	30.63	2.47	41.25	2.31	38.13	2.12	16.79	1.94	15.75
0.35	2.65	32.99	2.67	44.56	2.50	41.18	2.29	18.14	2.09	16.97
0.40	2.84	35.36	2.86	47.64	2.67	44.02	2.44	19.32	2.24	18.19
0.45	3.01	37.47	3.03	50.53	2.83	46.69	2.59	20.51	2.37	19.24
0.50	3.17	39.47	3.19	53.26	2.98	49.22	2.73	21.62	2.50	20.30
0.55	3.32	41.33	3.35	55.86	3.13	51.62	2.87	22.73	2.62	21.27
0.60	3.47	43.20	3.50	58.34	3.27	53.92	2.99	23.68	2.74	22.25
0.65	3.61	44.94	3.64	60.72	3.40	56.12	3.12	24.71	2.86	23.14
0.70	3.75	46.62	3.78	63.02	3.53	58.24	3.23	25.58	2.96	24.04
0.75	3.88	48.31	3.91	66.23	3.65	60.28	3.35	26.53	3.06	24.85
0.80	4.01	49.92	4.04	67.37	3.77	62.26	3.46	27.40	3.16	25.66
0.85	4.13	51.42	4.17	69.44	3.89	64.17	3.56	28.20	3.26	26.47
0.90	4.25	52.91	4.29	71.45	4.00	66.03	3.67	29.07	3.35	27.20
0.95	4.37	54.41	4.40	73.41	4.11	67.84	3.77	29.86	3.44	27.93
1.00	4.48	55.78	4.52	75.31	4.22	69.61	3.86	30.57	3.53	28.66
1.50	5.49	68.35	5.53	92.25	5.17	85.25	4.73	37.46	4.33	35.16
2.00	6.34	78.93	6.39	106.52	5.97	98.44	5.46	43.24	5.00	40.60
2.50	7.09	88.27	7.14	119.09	6.67	110.06	6.11	48.39	5.59	45.39
3.00	7.76	96.61	7.83	130.46	7.31	120.56	6.69	52.98	6.12	49.59
3.50	8.39	104.46	8.45	140.91	7.89	130.22	7.23	57.26	6.61	53.67
4.00	8.97	111.68	9.04	150.64	8.44	139.21	7.73	61.22	7.07	57.41
4.50	9.51	118.40	9.58	159.78	8.95	147.66	8.20	64.94	7.50	60.90
5.00	10.02	124.75	10.10	168.42	9.43	155.65	8.64	68.43	7.90	64.15
5.50	10.51	130.85	10.60	176.64	9.89	163.24	9.06	71.76	8.29	67.31
6.00	10.98	136.70	11.07	184.49	10.33	170.50	9.46	74.92	8.65	70.24
6.50	11.43	143.30	11.52	192.03	10.76	177.46	9.85	78.01	9.01	73.16
7.00	11.86	147.66	11.95	199.28	11.16	184.16	10.22	80.94	9.35	75.92
7.50	12.28	152.89	12.37	206.27	11.55	190.63	10.58	83.79	9.68	78.60
8.00	12.68	157.85	12.78	213.04	11.93	196.88	10.93	86.57	9.99	81.12
8.50	13.07	162.72	13.17	219.59	12.30	202.94	11.26	89.18	10.30	83.64
9.00	13.45	167.45	13.55	225.96	12.66	208.82	11.59	91.79	10.60	86.07
9.50	13.82	172.06	13.93	232.15	13.00	214.54	11.91	94.33	10.89	88.43
10.00	14.18	176.54	14.29	238.18	13.34	220.12	12.22	96.78	11.17	90.70

Appendix 1.0

HIDALGO COUNTY RAINFALL INTENSITY TABLES

based on Weather Bureau (NWS) Technical Paper No. 40 "Rainfall Frequency Atlas of the United States"

$$\text{formula } I = b/(t_c + d)^e$$

TIME	2 yr.	5 yr.	10 yr.	25 yr.	50 yr.	100 yr.
1	10.404	12.626	14.283	16.353	17.386	17.952
2	9.653	11.721	13.281	15.215	16.210	16.793
3	9.012	10.950	12.426	14.244	15.204	15.797
4	8.458	10.286	11.687	13.405	14.333	14.929
5	7.974	9.706	11.042	12.671	13.570	14.165
6	7.546	9.194	10.472	12.023	12.895	13.487
7	7.167	8.740	9.966	11.447	12.294	12.881
8	6.827	8.334	9.512	10.930	11.755	12.336
9	6.520	7.968	9.103	10.464	11.268	11.841
10	6.243	7.636	8.732	10.042	10.825	11.391
11	5.990	7.334	8.394	9.656	10.421	10.979
12	5.758	7.058	8.084	9.303	10.051	10.601
13	5.546	6.804	7.799	8.978	9.710	10.252
14	5.350	6.569	7.536	8.678	9.395	9.928
15	5.169	6.353	7.293	8.400	9.102	9.628
16	5.000	6.151	7.067	8.142	8.831	9.348
17	4.843	5.964	6.856	7.902	8.577	9.087
18	4.697	5.789	6.659	7.677	8.340	8.842
19	4.560	5.625	6.475	7.466	8.117	8.612
20	4.432	5.472	6.302	7.268	7.908	8.396
21	4.311	5.327	6.139	7.082	7.711	8.192
22	4.198	5.191	5.985	6.906	7.525	8.000
23	4.090	5.062	5.840	6.740	7.349	7.817
24	3.989	4.941	5.703	6.583	7.183	7.644
25	3.893	4.825	5.572	6.434	7.025	7.480
26	3.802	4.716	5.449	6.293	6.875	7.324
27	3.715	4.612	5.331	6.158	6.732	7.176
28	3.633	4.513	5.220	6.030	6.596	7.034
29	3.554	4.419	5.113	5.908	6.467	6.899
30	3.480	4.329	5.011	5.792	6.343	6.769
31	3.408	4.244	4.914	5.680	6.224	6.646
32	3.340	4.161	4.821	5.574	6.111	6.527
33	3.275	4.083	4.732	5.472	6.002	6.413
34	3.212	4.008	4.646	5.374	5.897	6.304
35	3.152	3.935	4.564	5.280	5.797	6.199

TIME	2 yr.	5 yr.	10 yr.	25 yr.	50 yr.	100 yr.
36	3.095	3.866	4.486	5.189	5.701	6.098
37	3.040	3.799	4.410	5.103	5.608	6.001
38	2.986	3.735	4.337	5.019	5.519	5.908
39	2.935	3.673	4.267	4.939	5.433	5.817
40	2.886	3.614	4.199	4.861	5.350	5.730
41	2.838	3.557	4.134	4.786	5.270	5.646
42	2.793	3.501	4.071	4.714	5.193	5.565
43	2.748	3.448	4.010	4.644	5.118	5.487
44	2.706	3.396	3.951	4.577	5.046	5.411
45	2.665	3.346	3.895	4.511	4.976	5.337
46	2.625	3.298	3.840	4.448	4.908	5.266
47	2.586	3.251	3.786	4.387	4.843	5.197
48	2.549	3.206	3.735	4.328	4.779	5.130
49	2.513	3.162	3.685	4.270	4.717	5.065
50	2.477	3.120	3.636	4.215	4.658	5.002
51	2.443	3.078	3.589	4.161	4.600	4.941
52	2.410	3.038	3.543	4.108	4.543	4.881
53	2.378	2.999	3.499	4.057	4.488	4.824
54	2.347	2.962	3.456	4.007	4.435	4.767
55	2.317	2.925	3.414	3.959	4.383	4.713
56	2.288	2.889	3.373	3.912	4.333	4.659
57	2.259	2.854	3.333	3.867	4.284	4.608
58	2.231	2.821	3.295	3.822	4.236	4.557
59	2.204	2.788	3.257	3.779	4.189	4.508
60	2.178	2.756	3.220	3.737	4.144	4.460
65	2.056	2.607	3.050	3.541	3.933	4.237
70	1.948	2.475	2.899	3.368	3.745	4.038
75	1.852	2.358	2.765	3.212	3.577	3.860
80	1.765	2.252	2.643	3.073	3.426	3.699
85	1.688	2.156	2.533	2.946	3.289	3.554
90	1.617	2.069	2.434	2.831	3.164	3.421
95	1.552	1.990	2.342	2.726	3.050	3.299
100	1.493	1.917	2.258	2.629	2.944	3.187
105	1.439	1.850	2.181	2.540	2.847	3.083
110	1.389	1.788	2.109	2.457	2.757	2.988

where:	2yr	5yr	10yr	25yr	50yr	100yr
e=	0.831	0.795	0.778	0.771	0.749	0.740
b=	74	80	87	98	99	103
d=	9.6	9.2	9.2	9.2	9.2	9.6

Prepared By Melden & Hunt, Inc.

Appendix 1.0 (cont.)
HIDALGO COUNTY RAINFALL INTENSITY TABLES (cont.)

based on Weather Bureau (NWS) Technical Paper No. 40 "Rainfall Frequency Atlas of the United States"

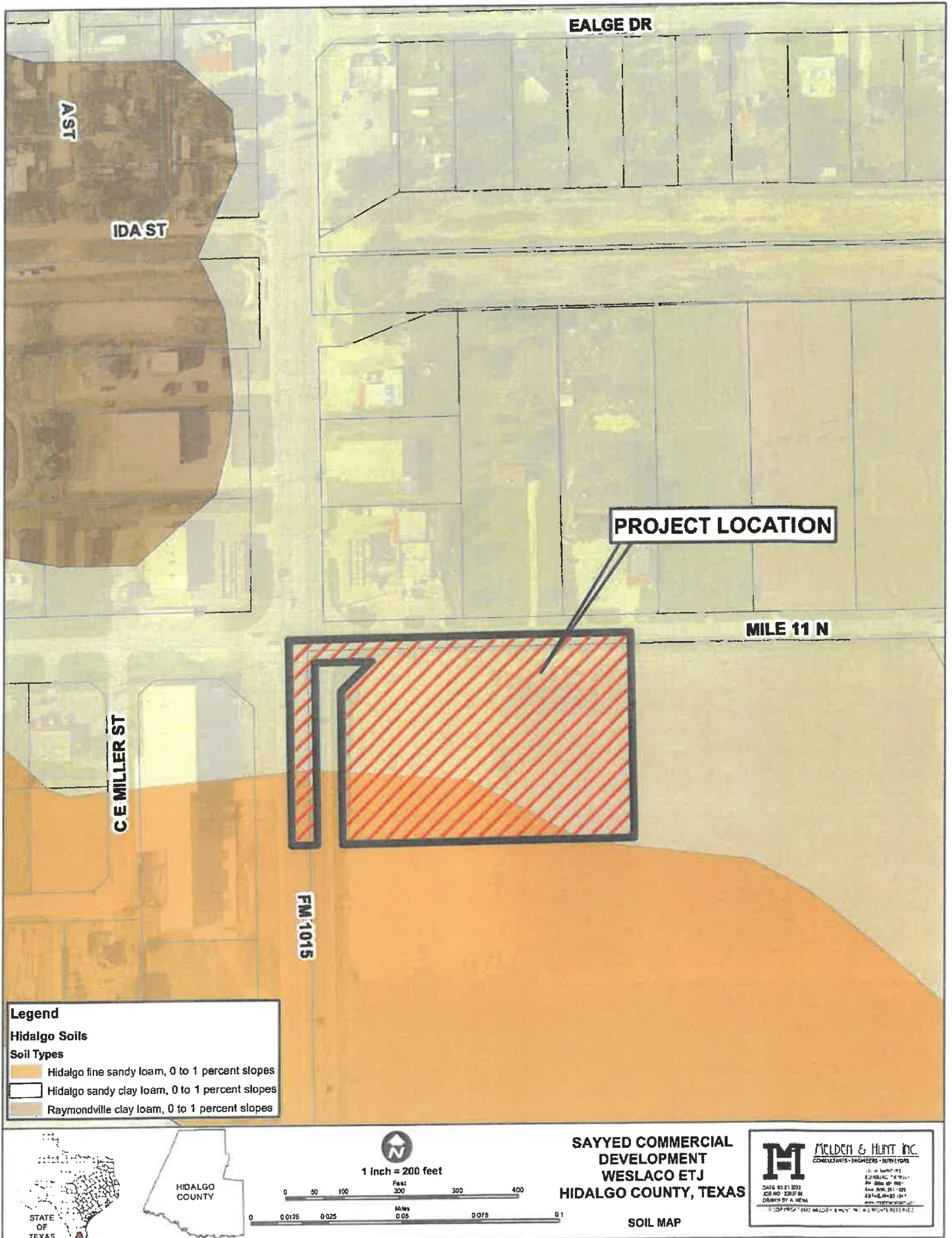
formula $I = b/(t_c + d)^e$

TIME	2 yr.	5 yr.	10 yr.	25 yr.	50 yr.	100 yr.
115	1.342	1.731	2.043	2.380	2.674	2.898
120	1.299	1.677	1.981	2.309	2.596	2.815
125	1.259	1.628	1.924	2.242	2.523	2.737
130	1.221	1.581	1.870	2.180	2.455	2.665
135	1.186	1.537	1.819	2.122	2.391	2.596
140	1.153	1.496	1.771	2.067	2.331	2.532
145	1.122	1.457	1.727	2.015	2.274	2.471
150	1.093	1.421	1.684	1.966	2.220	2.413
155	1.065	1.386	1.644	1.919	2.169	2.359
160	1.039	1.354	1.606	1.876	2.121	2.307
165	1.014	1.323	1.570	1.834	2.075	2.258
170	0.991	1.293	1.536	1.794	2.032	2.211
175	0.968	1.265	1.504	1.757	1.990	2.167
180	0.947	1.239	1.473	1.721	1.951	2.124
185	0.927	1.213	1.443	1.686	1.913	2.084
190	0.907	1.189	1.415	1.654	1.877	2.045
195	0.889	1.166	1.388	1.622	1.842	2.008
200	0.871	1.144	1.362	1.592	1.809	1.972
205	0.854	1.122	1.337	1.564	1.778	1.938
210	0.838	1.102	1.313	1.536	1.747	1.906
215	0.823	1.082	1.290	1.510	1.718	1.874
220	0.808	1.063	1.268	1.484	1.690	1.844
225	0.793	1.045	1.247	1.460	1.663	1.815
230	0.780	1.028	1.227	1.436	1.637	1.787
235	0.766	1.011	1.207	1.413	1.611	1.759
240	0.754	0.995	1.189	1.392	1.587	1.733
245	0.741	0.979	1.170	1.370	1.564	1.708
250	0.729	0.964	1.153	1.350	1.541	1.684
255	0.718	0.950	1.136	1.330	1.519	1.660
260	0.707	0.936	1.119	1.311	1.498	1.637
265	0.696	0.922	1.103	1.293	1.477	1.615
270	0.686	0.909	1.088	1.275	1.458	1.594
275	0.676	0.896	1.073	1.257	1.438	1.573
280	0.666	0.884	1.059	1.241	1.420	1.553
285	0.657	0.872	1.045	1.224	1.402	1.533

TIME	2 yr.	5 yr.	10 yr.	25 yr.	50 yr.	100 yr.
290	0.647	0.860	1.031	1.209	1.384	1.514
295	0.639	0.849	1.018	1.193	1.367	1.496
300	0.630	0.838	1.005	1.178	1.350	1.478
305	0.622	0.828	0.992	1.164	1.334	1.460
310	0.614	0.817	0.980	1.150	1.319	1.444
315	0.606	0.807	0.969	1.136	1.303	1.427
320	0.598	0.797	0.957	1.123	1.288	1.411
325	0.591	0.788	0.946	1.110	1.274	1.395
330	0.583	0.779	0.935	1.097	1.260	1.380
335	0.576	0.770	0.924	1.085	1.246	1.365
340	0.570	0.761	0.914	1.073	1.233	1.351
345	0.563	0.752	0.904	1.061	1.220	1.337
350	0.556	0.744	0.894	1.050	1.207	1.323
355	0.550	0.736	0.885	1.039	1.195	1.309
360	0.544	0.728	0.875	1.028	1.182	1.296
365	0.538	0.720	0.866	1.017	1.171	1.284
370	0.532	0.713	0.857	1.007	1.159	1.271
375	0.526	0.705	0.849	0.997	1.148	1.259
380	0.521	0.698	0.840	0.987	1.137	1.247
385	0.515	0.691	0.832	0.977	1.126	1.235
390	0.510	0.684	0.824	0.968	1.115	1.224
395	0.504	0.677	0.816	0.958	1.105	1.212
400	0.499	0.671	0.808	0.949	1.095	1.201
405	0.494	0.664	0.800	0.940	1.085	1.191
410	0.489	0.658	0.793	0.932	1.075	1.180
415	0.485	0.652	0.786	0.923	1.066	1.170
420	0.480	0.646	0.779	0.915	1.056	1.160
425	0.475	0.640	0.772	0.907	1.047	1.150
430	0.471	0.634	0.765	0.899	1.038	1.140
435	0.466	0.628	0.758	0.891	1.029	1.131
440	0.462	0.623	0.751	0.883	1.021	1.121
445	0.458	0.617	0.745	0.876	1.012	1.112
450	0.454	0.612	0.739	0.869	1.004	1.103
455	0.450	0.607	0.733	0.861	0.996	1.094
460	0.446	0.602	0.726	0.854	0.988	1.086

where:	2yr	5yr	10yr	25yr	50yr	100yr
e=	0.831	0.795	0.778	0.771	0.749	0.740
b=	74	80	87	98	99	103
d=	9.6	9.2	9.2	9.2	9.2	9.6

Prepared By Melden & Hunt, Inc.



Hydrologic Soil Group—Hidalgo County, Texas
(Area)

Soil Map may not be valid at this scale.

Map Scale: 1:6,000 ft printed on A landscape (11" x 8.5") sheet.

Meters

0 50 100 200 300

28° 13' 2" N 97° 57' 4" W 28° 12' 34" N 97° 57' 2" W

603400 603500 603600 603700 603800 603900 604000 604100 604200 604300 604400 604500 604600

2899400 2899500 2899600 2899700 2899800 2899900 2900000 2900100

Fm 1015

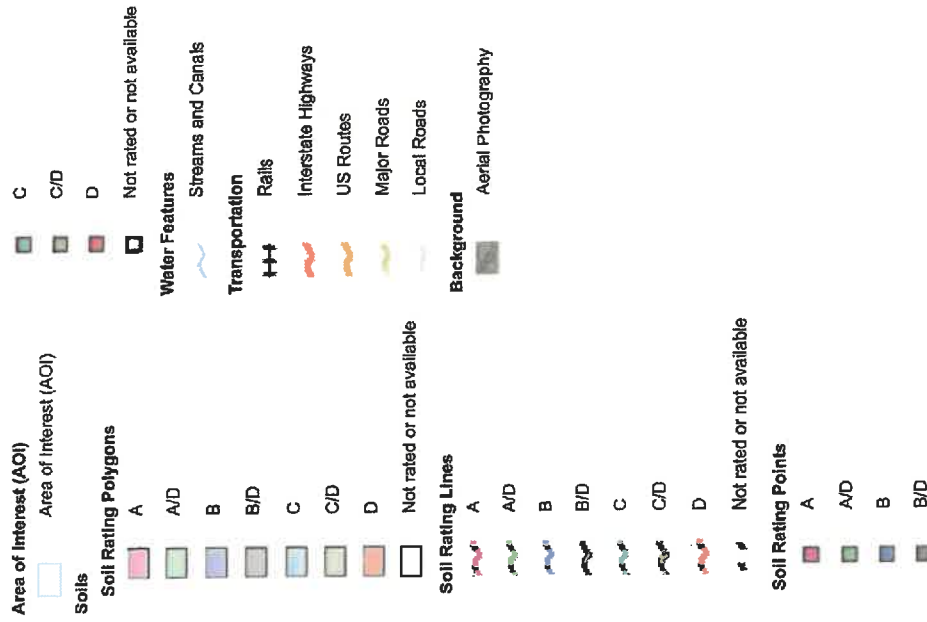
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3/21/2022
Page 1 of 4

MAP LEGEND



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.

Hydrologic Soil Group

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
25	Hidalgo fine sandy loam, 0 to 1 percent slopes	B	0.9	21.5%
28	Hidalgo sandy clay loam, 0 to 1 percent slopes	B	3.1	78.5%
Totals for Area of Interest			4.0	100.0%

Description

Hydrologic soil groups are based on estimates of runoff potential. Soils are assigned to one of four groups according to the rate of water infiltration when the soils are not protected by vegetation, are thoroughly wet, and receive precipitation from long-duration storms.

The soils in the United States are assigned to four groups (A, B, C, and D) and three dual classes (A/D, B/D, and C/D). The groups are defined as follows:

Group A. Soils having a high infiltration rate (low runoff potential) when thoroughly wet. These consist mainly of deep, well drained to excessively drained sands or gravelly sands. These soils have a high rate of water transmission.

Group B. Soils having a moderate infiltration rate when thoroughly wet. These consist chiefly of moderately deep or deep, moderately well drained or well drained soils that have moderately fine texture to moderately coarse texture. These soils have a moderate rate of water transmission.

Group C. Soils having a slow infiltration rate when thoroughly wet. These consist chiefly of soils having a layer that impedes the downward movement of water or soils of moderately fine texture or fine texture. These soils have a slow rate of water transmission.

Group D. Soils having a very slow infiltration rate (high runoff potential) when thoroughly wet. These consist chiefly of clays that have a high shrink-swell potential, soils that have a high water table, soils that have a claypan or clay layer at or near the surface, and soils that are shallow over nearly impervious material. These soils have a very slow rate of water transmission.

If a soil is assigned to a dual hydrologic group (A/D, B/D, or C/D), the first letter is for drained areas and the second is for undrained areas. Only the soils that in their natural condition are in group D are assigned to dual classes.

Rating Options

Aggregation Method: Dominant Condition

Aggregation is the process by which a set of component attribute values is reduced to a single value that represents the map unit as a whole.

A map unit is typically composed of one or more "components". A component is either some type of soil or some nonsoil entity, e.g., rock outcrop. For the attribute being aggregated, the first step of the aggregation process is to derive one attribute value for each of a map unit's components. From this set of component attributes, the next step of the aggregation process derives a single value that represents the map unit as a whole. Once a single value for each map unit is derived, a thematic map for soil map units can be rendered. Aggregation must be done because, on any soil map, map units are delineated but components are not.

For each of a map unit's components, a corresponding percent composition is recorded. A percent composition of 60 indicates that the corresponding component typically makes up approximately 60% of the map unit. Percent composition is a critical factor in some, but not all, aggregation methods.

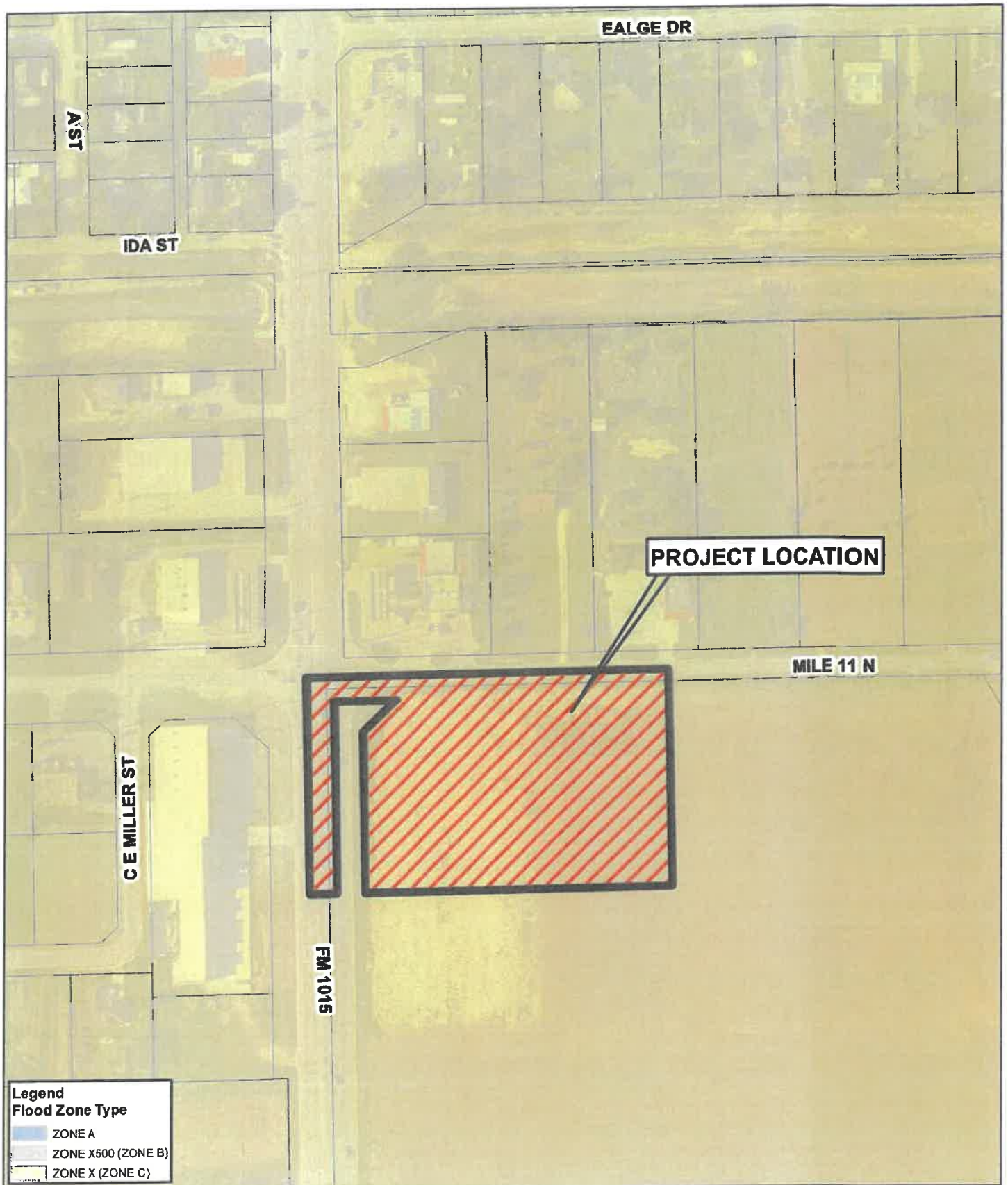
The aggregation method "Dominant Condition" first groups like attribute values for the components in a map unit. For each group, percent composition is set to the sum of the percent composition of all components participating in that group. These groups now represent "conditions" rather than components. The attribute value associated with the group with the highest cumulative percent composition is returned. If more than one group shares the highest cumulative percent composition, the corresponding "tie-break" rule determines which value should be returned. The "tie-break" rule indicates whether the lower or higher group value should be returned in the case of a percent composition tie. The result returned by this aggregation method represents the dominant condition throughout the map unit only when no tie has occurred.

Component Percent Cutoff: None Specified

Components whose percent composition is below the cutoff value will not be considered. If no cutoff value is specified, all components in the database will be considered. The data for some contrasting soils of minor extent may not be in the database, and therefore are not considered.

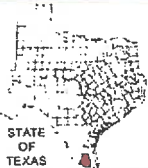
Tie-break Rule: Higher

The tie-break rule indicates which value should be selected from a set of multiple candidate values, or which value should be selected in the event of a percent composition tie.



Legend
Flood Zone Type

- ZONE A
- ZONE X500 (ZONE B)
- ZONE X (ZONE C)



**SAYYED COMMERCIAL
 DEVELOPMENT
 WESLACO ETJ
 HIDALGO COUNTY, TEXAS**

FEMA MAP

M **MELDEN & HUNT, INC.**
 CONSULTANTS - ENGINEERS - SURVEYORS

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 www.meldenandhunt.com

DATE: 01/25/2022
 DWN: HNC 220124
 DRAWN BY: J. MEHA

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Federal Emergency Management Agency

Washington, D.C. 20472

LETTER OF MAP REVISION BASED ON FILL DETERMINATION DOCUMENT (REMOVAL)

COMMUNITY AND MAP PANEL INFORMATION		LEGAL PROPERTY DESCRIPTION
COMMUNITY	HIDALGO COUNTY, TEXAS (Unincorporated Areas)	A portion of Farm Tracts 1065, 1066, 1071 and 1072, The West and Adams Tracts, as described in the Correction Assumption Warranty Deed recorded as Document No. 2775398, in the Office of the County Clerk, Hidalgo County, Texas The portion of property is more particularly described by the following metes and bounds:
	COMMUNITY NO.: 480334	
AFFECTED MAP PANEL	NUMBER: 4803340450C	
	DATE: 6/6/2000	
FLOODING SOURCE: EAST LATERAL		APPROXIMATE LATITUDE & LONGITUDE OF PROPERTY: 26.212463, -97.955059 SOURCE OF LAT & LONG: LOMA LOGIC DATUM: NAD 83

DETERMINATION

LOT	BLOCK/ SECTION	SUBDIVISION	STREET	OUTCOME WHAT IS REMOVED FROM THE SFHA	FLOOD ZONE	1% ANNUAL CHANCE FLOOD ELEVATION (NGVD 29)	LOWEST ADJACENT GRADE ELEVATION (NGVD 29)	LOWEST LOT ELEVATION (NGVD 29)
--	--	--	Mile 11 North	Portion of Property	X (shaded)	--	--	64.0 feet

Special Flood Hazard Area (SFHA) - The SFHA is an area that would be inundated by the flood having a 1-percent chance of being equaled or exceeded in any given year (base flood).

ADDITIONAL CONSIDERATIONS (Please refer to the appropriate section on Attachment 1 for the additional considerations listed below.)

LEGAL PROPERTY DESCRIPTION
FILL RECOMMENDATION
PORTIONS REMAIN IN THE SFHA

REVISED BY LETTER OF MAP REVISION
STATE LOCAL CONSIDERATIONS

This document provides the Federal Emergency Management Agency's determination regarding a request for a Letter of Map Revision based on Fill for the property described above. Using the information submitted and the effective National Flood Insurance Program (NFIP) map, we have determined that the described portion(s) of the property(ies) is/are not located in the SFHA, an area inundated by the flood having a 1-percent chance of being equaled or exceeded in any given year (base flood). This document revises the effective NFIP map to remove the subject property from the SFHA located on the effective NFIP map; therefore, the Federal mandatory flood insurance requirement does not apply. However, the lender has the option to continue the flood insurance requirement to protect its financial risk on the loan. A Preferred Risk Policy (PRP) is available for buildings located outside the SFHA. Information about the PRP and how one can apply is enclosed.

This determination is based on the flood data presently available. The enclosed documents provide additional information regarding this determination. If you have any questions about this document, please contact the FEMA Map Information eXchange (FMIX) toll free at (877) 336-2627 (877-FEMA MAP) or by letter addressed to the Federal Emergency Management Agency, Engineering Library, 3601 Eisenhower Ave Ste 500, Alexandria, VA 22304-6426.

Luis V. Rodriguez, P.E., Director
Engineering and Modeling Division
Federal Insurance and Mitigation Administration



Federal Emergency Management Agency

Washington, D.C. 20472

LETTER OF MAP REVISION BASED ON FILL DETERMINATION DOCUMENT (REMOVAL)

ATTACHMENT 1 (ADDITIONAL CONSIDERATIONS)

LEGAL PROPERTY DESCRIPTION (CONTINUED)

COMMENCING at a Nail set [N:16603554.540 E:1164323.367] at the Northeast corner of said Farm Tract 1072; THENCE, S 01° 11' 52" W along the East line of said Farm Tract 1072, at a distance of 30.00 feet pass the existing South right-of-way line of Mile 11 North, continuing a total distance of 60.00 feet; THENCE, S 88° 48' 08" W a distance of 286.64 feet to a No. 4 rebar set for the Northeast corner and POINT OF BEGINNING; THENCE, S 01° 11' 52" E, at a distance of 1,260.00 feet pass the South line of said Farm Tract 1072 and the North line of said Farm Tract 1071, continuing a total distance of 1,287.00 feet to a No. 4 rebar set on a North line of Vaquero Estates Phase IV, according to the plat thereof recorded in Instrument Number 2759584, Hidalgo County Map Records, for the Southeast corner of this tract; THENCE, S 88° 48' 08" W along the North line of said Vaquero Estates Phase IV, at a distance of 38.35 feet pass a No. 4 rebar found on the existing West right-of-way line of Spur Street, continuing a total distance of 875.36 feet to a No. 4 rebar set for the Southernmost Southwest corner of this tract; THENCE, N 33° 29' 12" W at a distance of 31.94 feet pass the North line of said Tract 1071 and the South line of said Tract 1065, continuing a total distance of 64.95 feet to a No. 4 rebar set for an angle point of this tract; THENCE, N 41° 45' 49" W a distance of 153.24 feet to a No. 4 rebar set for an angle point of this tract; THENCE, N 56° 00' 26" W a distance of 70.04 feet to a No. 4 rebar set for an angle point of this tract; THENCE, N 67° 05' 09" W a distance of 158.36 feet to a No. 4 rebar set for an angle point of this tract; THENCE, N 85° 01' 04" W a distance of 241.98 feet to a No. 4 rebar set for an angle point of this tract; THENCE, N 73° 41' 06" W a distance of 239.09 feet to a No. 4 rebar set for an angle point of this tract; THENCE, S 74° 52' 26" W a distance of 64.82 feet to a No. 4 rebar set for an angle point of this tract; THENCE, N 85° 26' 29" W a distance of 96.73 feet to a No. 4 rebar set for an angle point of this tract; THENCE, N 69° 32' 35" W 118.79 feet to a No. 4 rebar set for an angle point of this tract; THENCE, S 88° 48' 08" W a distance of 58.25 feet to a No. 4 rebar set for an angle point of this tract; THENCE, S 72° 54' 28" W a distance of 84.78 feet to a No. 4 rebar set for an angle point of this tract; THENCE, S 72° 54' 28" W a distance of 91.81 feet to a No. 4 rebar set for angle point of this tract; THENCE, S 78° 26' 24" W a distance of 89.52 feet to a No. 4 rebar set for angle point of this tract; THENCE, N 58° 02' 50" W a distance of 182.19 feet to a No. 4 rebar set for an angle point of this tract; THENCE, N 88° 03' 36" W a distance of 30.28 feet to a No. 4 rebar set for an angle point of this tract; THENCE, S 62° 18' 57" W a distance of 35.80 feet to a No. 4 rebar set for the Northernmost Southwest corner of this tract; THENCE, N 01° 11' 52" W a distance of 761.19 feet to a No. 4 rebar set for the Southernmost Northwest corner of this tract; THENCE, N 43° 48' 08" E a distance of 42.75 feet to a No. 4 rebar set for the Northernmost Northwest corner of this tract; THENCE, N 88° 48' 08" E, at a distance of 909.77 pass the East line of said Farm Tract 1065 and the West line of Farm Tract 1072, continuing a total distance of 2,453.12 feet to the POINT OF BEGINNING

FILL RECOMMENDATION (This Additional Consideration applies to the preceding 1 Property.)

The minimum NFIP criteria for removal of the subject area based on fill have been met for this request and the community in which the property is located has certified that the area and any subsequent structure(s) built on the filled area are reasonably safe from flooding. FEMA's Technical Bulletin 10-01 provides guidance for the construction of buildings on land elevated above the base flood elevation through the placement of fill. A copy of Technical Bulletin 10-01 can be obtained by calling the FEMA Map Assistance Center toll free at (877) 336-2627 (877-FEMA MAP) or from our web site at <http://www.fema.gov/mit/tb1001.pdf>. Although the minimum NFIP standards no longer apply to this area, some communities may have floodplain management regulations that are more restrictive and may continue to enforce some or all of their requirements in areas outside the Special Flood Hazard Area.

This attachment provides additional information regarding this request. If you have any questions about this attachment, please contact the FEMA Map Information eXchange (FMIX) toll free at (877) 336-2627 (877-FEMA MAP) or by letter addressed to the Federal Emergency Management Agency, Engineering Library, 3601 Eisenhower Ave Ste 500, Alexandria, VA 22304-6426.


Luis V. Rodriguez, P.E., Director
Engineering and Modeling Division
Federal Insurance and Mitigation Administration



Federal Emergency Management Agency

Washington, D.C. 20472

LETTER OF MAP REVISION BASED ON FILL DETERMINATION DOCUMENT (REMOVAL)

ATTACHMENT 1 (ADDITIONAL CONSIDERATIONS)

PORTIONS OF THE PROPERTY REMAIN IN THE SFHA (This Additional Consideration applies to the preceding 1 Property.)

Portions of this property, but not the subject of the Determination/Comment document, may remain in the Special Flood Hazard Area. Therefore, any future construction or substantial improvement on the property remains subject to Federal, State/Commonwealth, and local regulations for floodplain management.

REVISED BY LETTER OF MAP REVISION (This Additional Consideration applies to the preceding 1 Property.)

The effective National Flood Insurance Program map for the subject property, has since been revised by a Letter of Map Revision (LOMR) dated 5/30/2002. The 5/30/2002 LOMR has been used in making the determination/comment for the subject property.

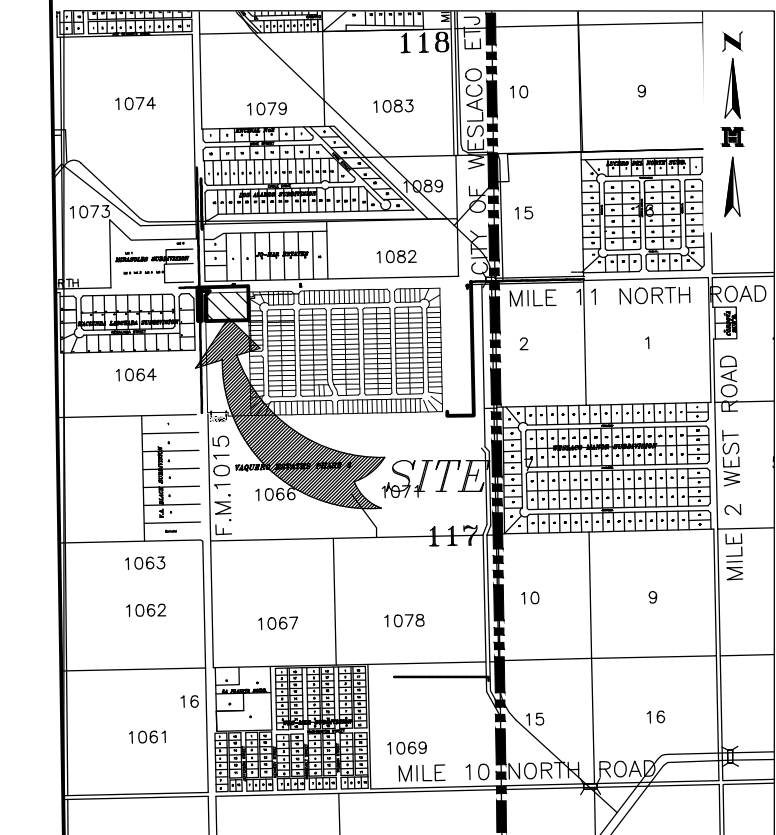
STATE AND LOCAL CONSIDERATIONS (This Additional Consideration applies to all properties in the LOMR-F DETERMINATION DOCUMENT (REMOVAL))

Please note that this document does not override or supersede any State or local procedural or substantive provisions which may apply to floodplain management requirements associated with amendments to State or local floodplain zoning ordinances, maps, or State or local procedures adopted under the National Flood Insurance Program.

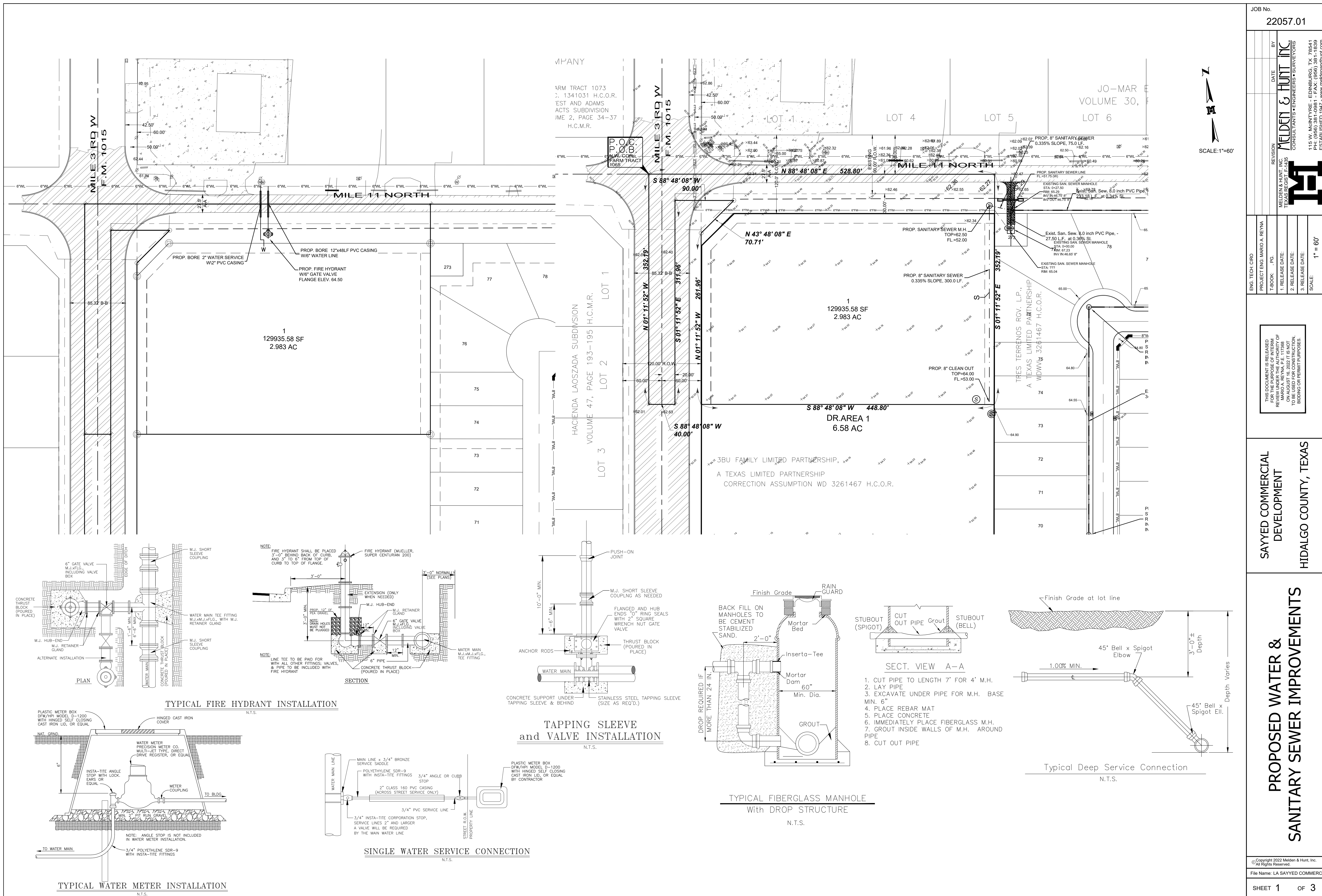
This attachment provides additional information regarding this request. If you have any questions about this attachment, please contact the FEMA Map Information eXchange (FMIX) toll free at (877) 336-2627 (877-FEMA MAP) or by letter addressed to the Federal Emergency Management Agency, Engineering Library, 3601 Eisenhower Ave Ste 500, Alexandria, VA 22304-6426.


Luis V. Rodriguez, P.E., Director
Engineering and Modeling Division
Federal Insurance and Mitigation Administration

HACIENDA LAOZADA SUBDIVISION
VOLUME 47, PAGE 193-195 H.C.M.



SHEET 1 OF 4 SHEETS



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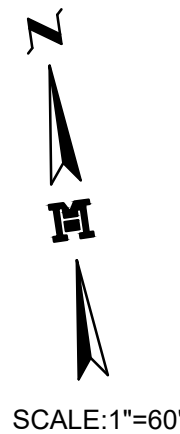
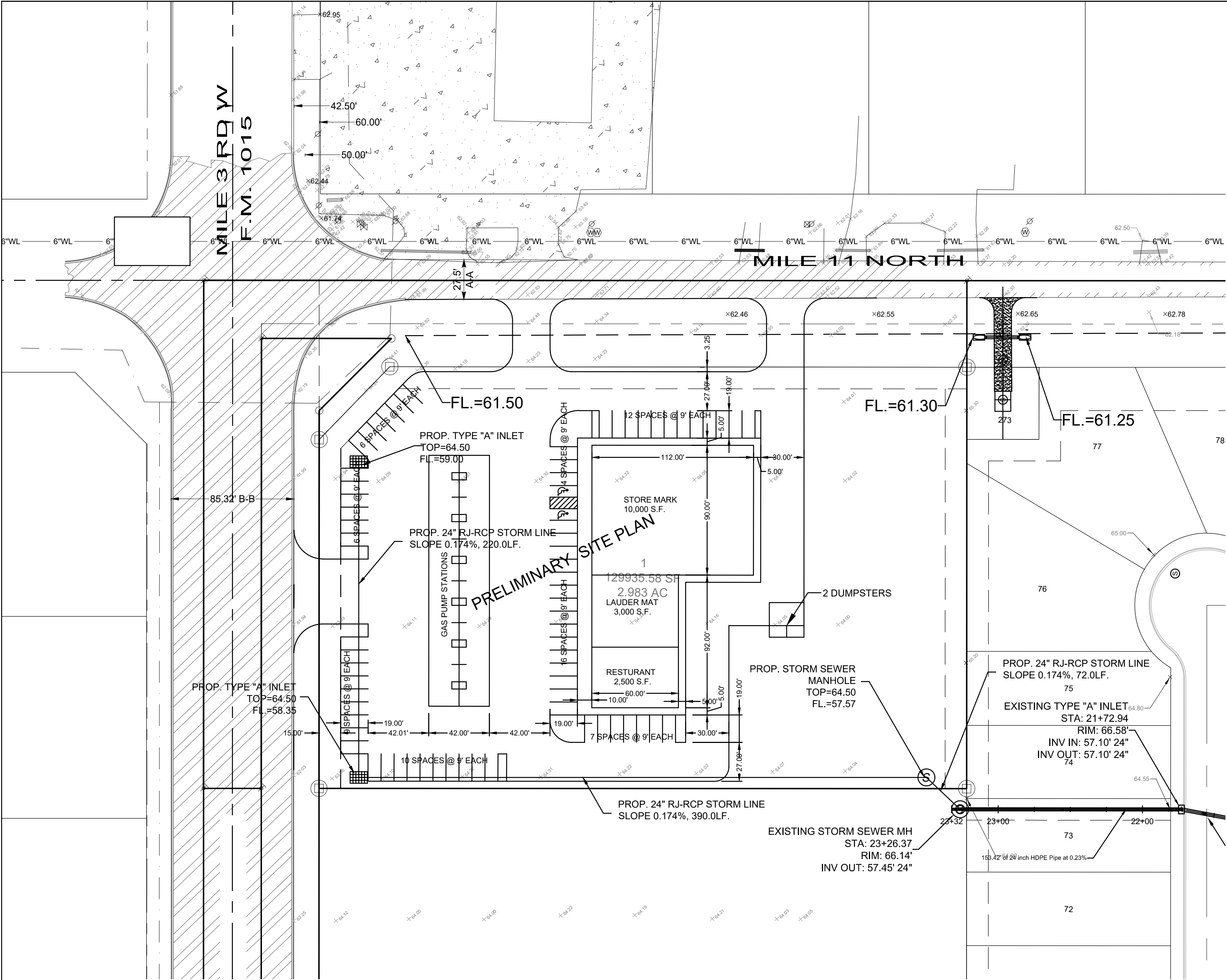
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ENG. TECH: CRO
PROJECT ENG: MARIO A. REYNA
T-BOOK , PG.
1. RELEASE DATE:
2. RELEASE DATE:
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SCALE: 1" = 60'

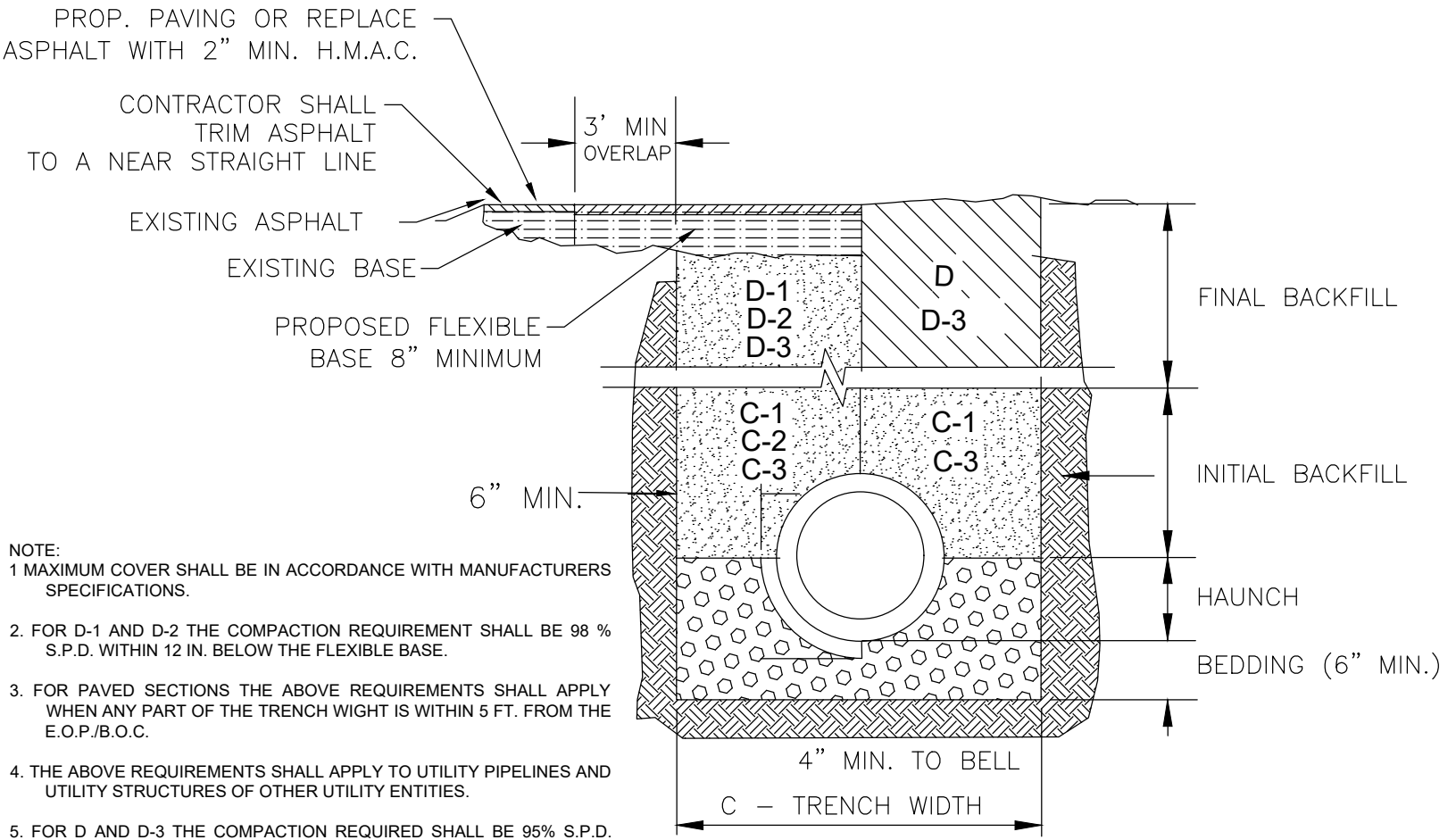
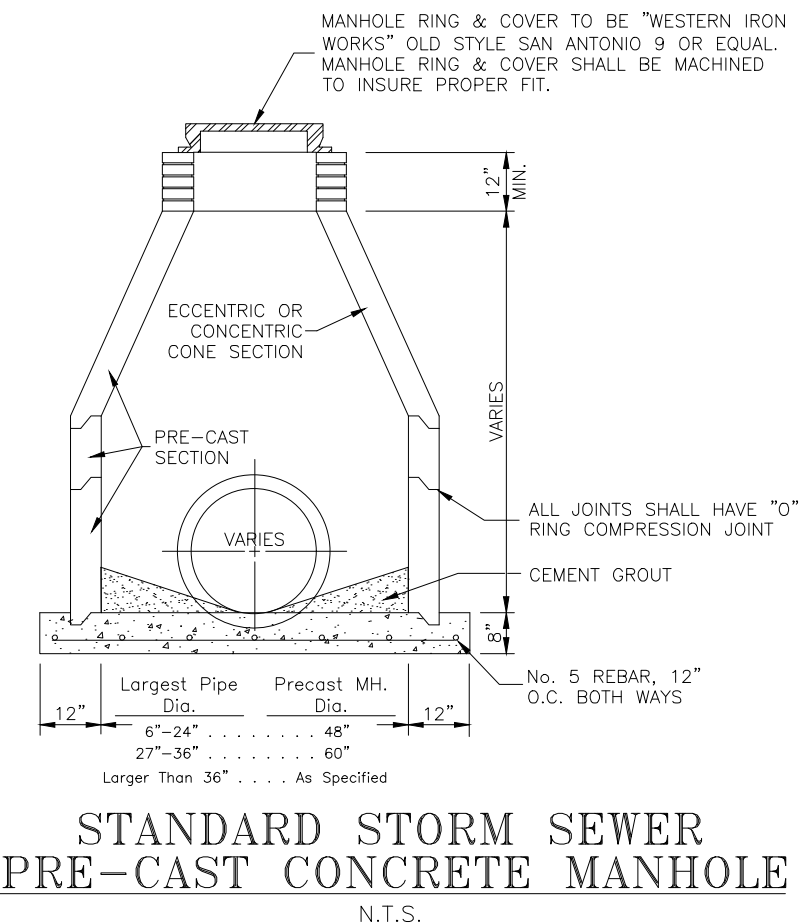
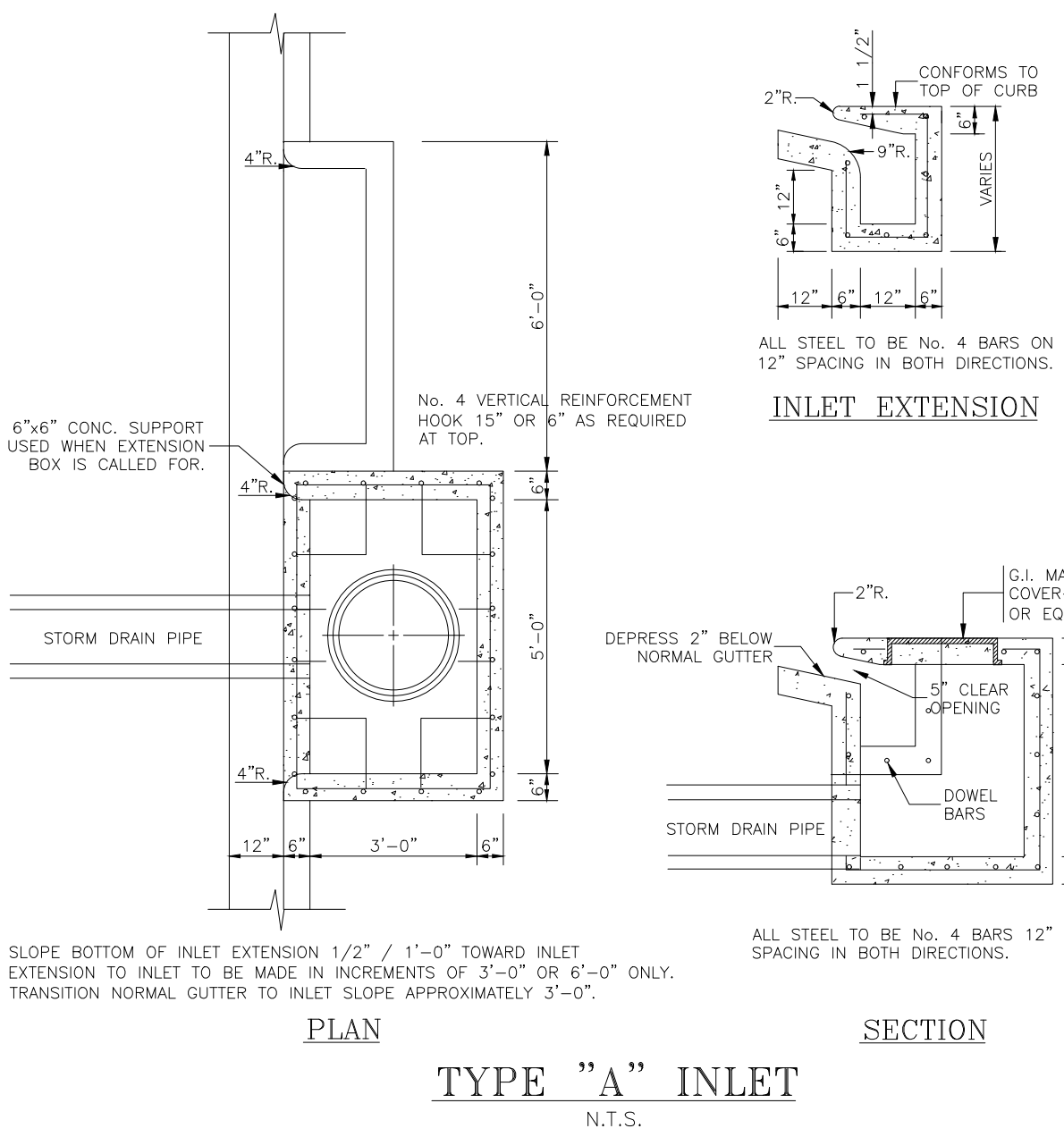
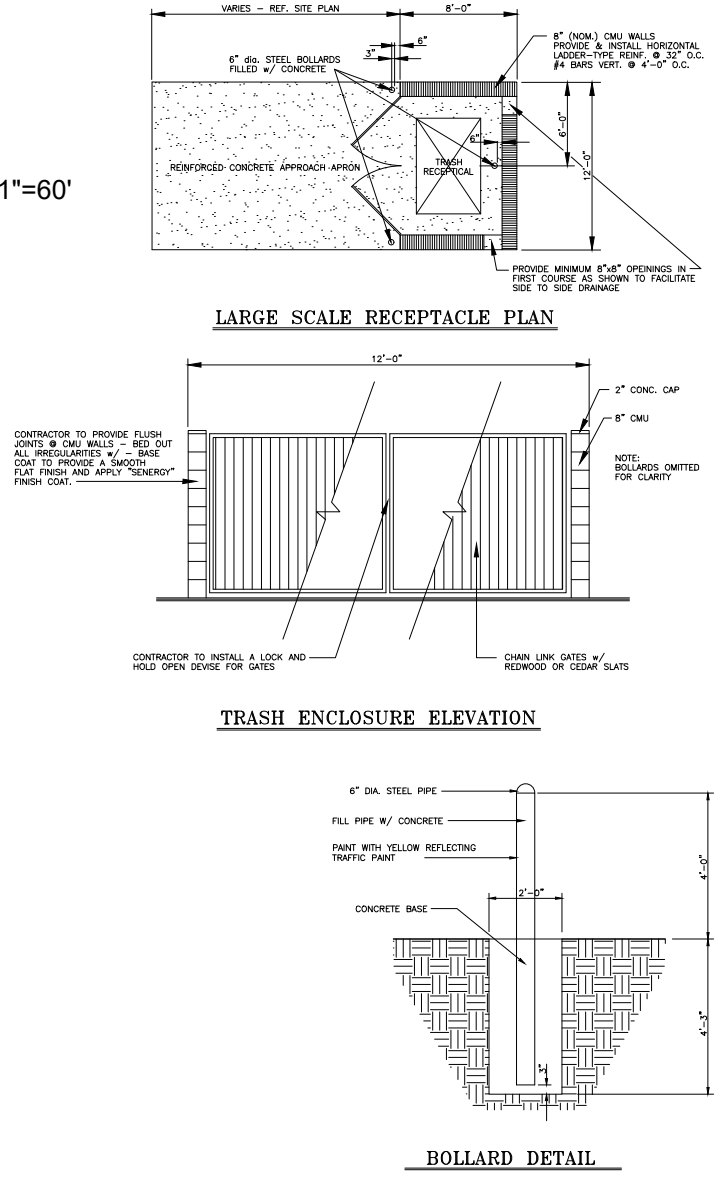
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TO BE USED FOR CONSTRUCTION,
BIDDING OR PERMIT PURPOSES.

SAYYED COMMERCIAL
DEVELOPMENT
HIDALGO COUNTY, TEXAS

PROPOSED WATER & SANITARY SEWER IMPROVEMENTS

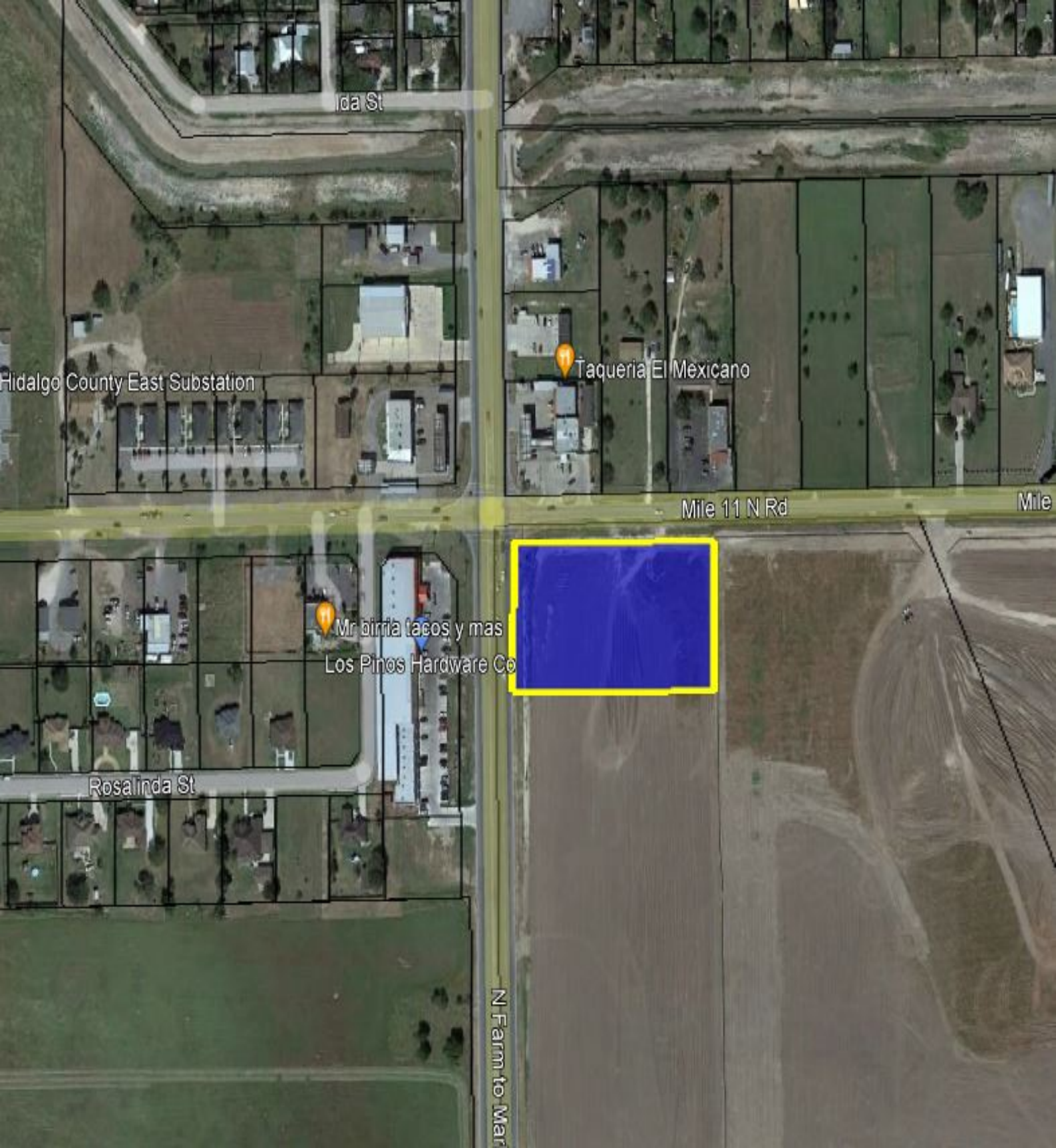


SCALE: 1"=60'



- A. BEDDING FOR RCP CLASS III HIGH PERFORMANCE POLYPROPYLENE OR CORRUGATED PVC STORM DRAIN PIPE - SAND AND/OR GRAVEL MIX BEDDING PLACED BEFORE PIPE IS LAID UP TO FLOW OF PIPE (MIN. COMPACTED THICKNESS = 6") - PIT RUN GRAVEL ½ MIX SIZE.
- B. HAUNCH FOR RCP CLASS III, HIGH PERFORMANCE POLYPROPYLENE OR CORRUGATED PVC STORM DRAIN PIPE - SHALL BE CLASS I OR CLASS II (ASTM D2321) BACKFILL MATERIAL COMPACTED TO 92% S.P.D., 8" LOOSE LIFTS, MECHANICAL COMPACTION.
- C. TRENCH WIDTH - SHALL BE BELL O.D. X 1.5 + 12" MINIMUM TRENCH WIDTH SHALL EQUAL STRUCTURE WIDTH + 4FT. THROUGHOUT THE HEIGHT OF THE STRUCTURE.
- C-1 INITIAL BACKFILL FOR RCP CLASS III STORM DRAIN PIPE ON CITY STREET, PARKING AREAS, DRIVEWAYS, COUNTY ROADS & UNPAVED AREAS - SHALL BE SOIL TYPE A1, A2, A3 WITH A MAXIMUM P.I. OF 19 (AASHTO M145) COMPACTED TO 92% S.P.D., 8" LOOSE LIFTS, MECHANICAL COMPACTION.
- C-2 INITIAL BACKFILL FOR RCP CLASS III STORM DRAIN PIPE ON STATE MAINTAINED ROADWAY - COMPACTED SAND/CEMENT STABILIZED BACKFILL WITH 7% PORTLAND CEMENT, COMPACTED TO 92% S.P.D., AS PER ASTM D4253 AND ASTM D698, 8" LOOSE LIFTS, MECHANICAL COMPACTION.
- C-3 INITIAL BACKFILL FOR HIGH PERFORMANCE POLYPROPYLENE OR CORRUGATED PVC STORM DRAIN PIPE - SHALL BE CLASS I OR CLASS II WITH A MAXIMUM P.I. OF 19 (ASTM D2321) BACKFILL MATERIAL COMPACTED TO 92% S.P.D., (12" LOOSE LIFTS, MECHANICAL COMPACTION).
- D. FINAL BACKFILL FOR RCP CLASS III, HIGH PERFORMANCE POLYPROPYLENE OR CORRUGATED PVC STORM DRAIN PIPE UNDER UNPAVED SECTIONS - SHALL BE CLASS I, II, III, OR IV, COMPACTED TO 95% S.P.D., (12" LOOSE LIFTS, MECHANICAL COMPACTION).
- D-1 FINAL BACKFILL FOR RCP CLASS III, HIGH PERFORMANCE POLYPROPYLENE OR CORRUGATED PVC STORM DRAIN PIPE ON CITY STREETS, PARKING AREAS, DRIVEWAYS AND COUNTY ROADS - SHALL BE SOIL TYPE A1, A2, A3 WITH A MAXIMUM P.I. OF 19 (AASHTO M145) COMPACTED TO 98% S.P.D., 8" LOOSE LIFTS, MECHANICAL COMPACTION.
- D-2 FINAL BACKFILL FOR RCP CLASS III, HIGH PERFORMANCE POLYPROPYLENE OR CORRUGATED PVC STORM DRAIN PIPE ON STATE MAINTAINED ROADWAY - COMPACTED SAND/CEMENT STABILIZED BACKFILL WITH 7% PORTLAND CEMENT, COMPACTED TO 98% S.P.D., AS PER ASTM D4253 AND ASTM D698, 8" LOOSE LIFTS, MECHANICAL COMPACTION.
- D-3 FINAL BACKFILL OR STRUCTURES (INLETS, MANHOLES, ETC.) - STRUCTURES UNDER THE ROADWAY AND UP TO 5 FT BEYOND THE EDGE OF PAVEMENT/BACK OF CURB SHALL HAVE CLASS I OR CLASS II (ASTM D2321 OR SOIL TYPE 1A, A2, OR A3 (AASHTO M145) WITH A MAXIMUM P.I. OF 19 BACKFILL MATERIAL STRUCTURES BEYOND 5 FT FROM THE E.O.P.B.O.C. SHALL HAVE CLASS I, II, III OR IV (ASTM D2321) BACKFILL MATERIAL. FOUNDATION PREPARATION (WILLPOINTS, MINIMUM 4" GRAVEL OR CEMENTS STABILIZATION, OR APPROVED SUBSTITUTE) SHALL BE REQUIRED WHEN TRENCH BOTTOM IS UNSTABLE. BACKFILLING AT STRUCTURES SHALL BE PLACED IN UNIFORM LAYERS, MOISTENED AS REQUIRED TO APPROXIMATE OPTIMUM MOISTURE CONTENT AND COMPACTED TO 95% S.P.D. (USE RELATIVE DENSITY TEST PER ASTM D4253 & ASTM D698). THE THICKNESS OF EACH LOOSE LAYER SHALL NOT EXCEED 8".

JOB No.		22057.01			
REVISION	DATE	BY	MELDEN & HUNT, INC. CONSULTANTS • ENGINEERS • SURVEYORS		
	DATE				
ENG. TECH. CRO	PROJECT ENG. MARIO A. REVMA	T-BOOK	PG.		
	1. RELEASE DATE:				
1" = 60'	2. RELEASE DATE:	3. RELEASE DATE:	SCALE:		
	3. RELEASE DATE:				
SAYYED COMMERCIAL DEVELOPMENT HIDALGO COUNTY, TEXAS					
PROPOSE DRAINAGE IMPROVEMENTS					
© Copyright 2022 Melden & Hunt, Inc. All Rights Reserved. File Name: LA SAYYED COMMERCIAL					
SHEET 2		OF 3			



ica St

Hidalgo County East Substation

Taqueria El Mexicano

Mile 11 N Rd

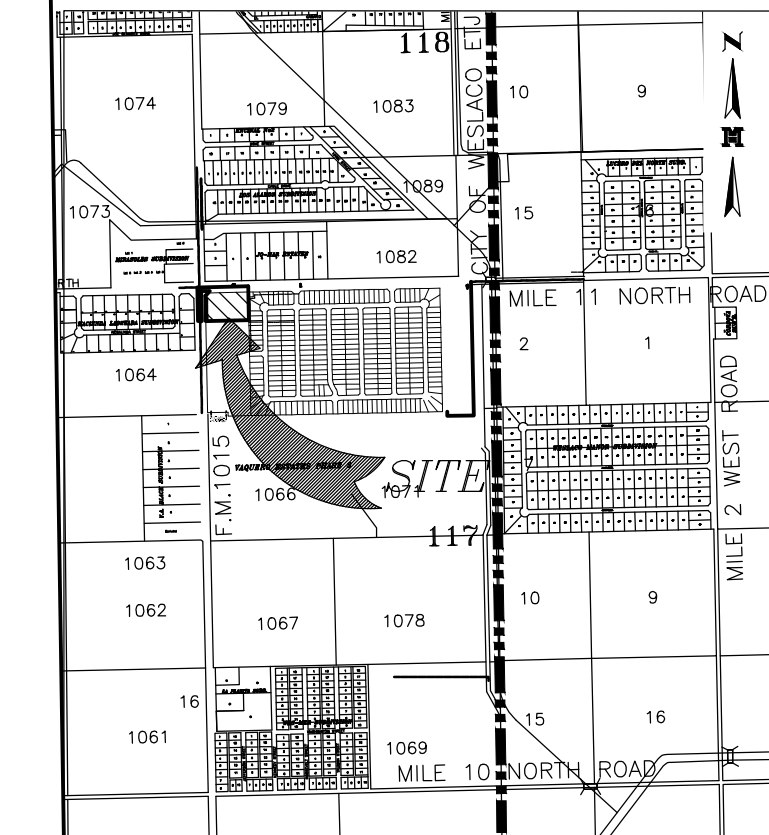
Mile

Mr birria tacos y mas
Los Pinos Hardware Co

Rosalinda St

N Farm to Mar

HACIENDA LAOZADA SUBDIVISION
VOLUME 47, PAGE 193-195 H.C.M.



SHEET 1 OF 4 SHEETS





Standardized Agenda Request Form

Date of Meeting: October 18, 2022		Agenda Item No. (to be assigned by CSO): 2022-5885	
From: REBEKAH DE LA FUENTE			
Subject: Discussion and consideration to approve the Final Plat for Mi Fortuna Estates being a 4.52-acre out of Farm Tract 790, West Tract Subdivision, Weslaco, Hidalgo County, Texas Located on the Southwest corner of Mile 5 North Road & S. Westgate Drive and authorize the Mayor to execute any related documents. Possible action. (Staffed by Planning & Code Enforcement Department.)			
Background: The proposed eight (8) lot subdivision is located inside the City of Weslaco. This subdivision is being serviced with water by City of Weslaco through a 12" waterline and sewer by the City of Weslaco through a 10" sewer line. The property is within a Flood Zone "B".			
Funding Source (budget code, if applicable):			
Amount:	Term of Impact:	Identified in Current Budget:	
Additional Action Prompted: Mayor's Signature			
If item previously considered, provide date and action by Commission:			
If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners:			
Advisory Review, if any (name of board/committee, date of action, recommendation): The Planning and Zoning Commission recommended approval of the final plat at their regular meeting held October 5, 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: Mi Fortuna- Memo, Mi Fortuna - Application & Drianage Report, Mi Fortuna Estates Aerial, MiFortunaEstatesFinalPlat			
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 Fortuna- Final Plat

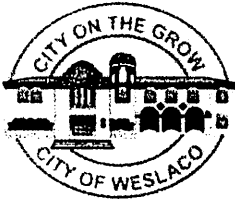
DATE: October 11, 2022

The proposed use for the 7-lot subdivision will have Lots 1-6 will be for single family residential use and Lots 7-8 are proposed for apartment use. All the lots have frontage along S. Westgate Drive. The developer has not requested any variances at this time.

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-000298-2022

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: Mi Fortuna Estates

Location: 3402 S. Westgate Drive, Weslaco, Texas 78596

Legal Description: WEST TRACT E266'-N818.03' FT 790 5.01AC

Is subdivision inside city limits? ☒ YES ☐ NO

If subdivision is in the ETJ, indicate? ☒ ^{N/A} 3.5 Mile ☐ 5 Mile

If no submit letter of Annexation (Contiguous or Consensual)

Existing Zoning: R-1/R-2

Existing Land Use: Single-Family Home Proposed Land Use: 6 lots R-1 (Lots 3-8) & 2 Lots R-2 (Lots 1-2)

Number of Lots Proposed: 8 Gross Acreage: 4.52 AC

Title Report Submitted: ☒ YES ☐ NO

OWNER INFORMATION

Owner's Name: Julio and Marysol Garcia Telephone: 956-756-0944

Address: 3402 S. Westgate Drive Fax: N/A

City: Weslaco State: TX Zip: 78596 E-mail: marysolgarcia_66@yahoo.com

ENGINEER INFORMATION

Name: Jose F. Torres Telephone: 956-537-4037

Address: 512 W. Rosemary Ave. Fax: N/A

City: Pharr State: TX Zip: 78577 E-mail: btijoet@gmail.com

UTILITY PROVISIONS

Will proposed subdivision connect to:

☒ YES ☐ NO Water Provision: _____

☒ YES ☐ NO Wastewater Provision: _____

☒ YES ☐ NO Electric Company: _____

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

Proposed subdivision is in the following districts:

☒ YES ☐ NO Drainage District _____	☒ 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 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 rdelafuente@weslacotx.gov

_____ \$355.00 (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: Julio and Marysol Garcia

Owner Signature: Marysol Garcia Julio Garcia Date: 08/15/22

Cynthia Torres is the authorized agent

Authorized Agent Signature: Cynthia Torres Date: 08/15/22

Authorized Agent Printed Name: Cynthia Torres

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: _____

**DRAINAGE STATEMENT
FOR
MI FORTUNA ESTATES SUBDIVISION
WESLACO, TEXAS**

Prepared by

BTI, Inc.

F-14716

512 W. Rosemary Ave.
Pharr, Texas 78577
Tel: 956-537-4037
Email: btijoet@gmail.com



Jose F. Torres
6/3/2022

May 12, 2022

INDEX

Drainage Report Narrative: Pages 2.-5.
Hydrograph (5/12/2022)

- A. Plat reduction and On-Site Drainage Schematic Design for Mi Fortuna Estate Subdivision
- B. USGS Map, Hidalgo County Soils Survey Map
- C. Copy of FIRM – Hidalgo County, CPN 480334 0525 B
- D. Ditch Drain Widening Details for Mi Fortuna Estates Subdivision (Exhibit "A")
- E. Copy of Mi Fortuna Estates Subdivision U & D sheet
- F. Hydrograph Data for the 10 yr. & 50 yr. storm for the Pre and Post Development

NOTE:

This report is over a Lot on West Track Subdivision – for a total 5.00 Gross Acres.

DRAINAGE REPORT NARRATIVE

The Proposed **MI FORTUNA ESTATES SUBDIVISION** is an 8 – Lot Development consisting of 6 Residential Lots with Lot 1 and 2 are to be designated as R-2 on the plat consisting of 5.00 Gross Acres (or 4.50 Net Acres) – less 40.0-foot S. Westgate Drive ROW. The development site is located at the south-west corner of Westgate Drive and Mile 5 N. Road within the City of Weslaco. It is described as Lot West Track Subdivision (5.00 Gross Acres) out of Volume 02, Pages 34-37, Map Records of Hidalgo County, Texas. Most of the tract is currently vacant and open with no development having a previous history of being used for open land purposes – the proposed new use is 8 residential lots complete with approximately 4.50 Acres consisting of a 40' B-B existing city roadway. This tract of land has 818.03 feet of frontage along the west side of S. Westgate Drive and has a gross east/west depth of 266.00 feet. Also, this tract of land has 266.00 feet of frontage along the north side of Mile 5 N Road. The property runoff eventually will head into the existing Weslaco Drain Ditch consist of 50 feet R.O.W. and is located north-east of the proposed development property and runs west to east adjacent to the Mile 5 N. Road.

The subject property is in Zone "B" in accordance with the FIRM Community Panel No. 480334 0525 B, dated LOMR 5/23/1978 – Effective Date February 02, 1981. Zone "B" shaded areas are defined by the National Flood Insurance Program as "Areas between limits of 100-year flood and 500-year flood; or certain areas subject to 100-year flooding with average depths of less than one (1) foot or where the contributing drainage area is less than one (1) square mile; and areas protected by levees from the base flood. (Medium Shading)

A review of Sheet 86 of the Soils Survey of Hidalgo County, Texas reveals that the underlying conditions of the subject property consist of a Hidalgo sandy clay loam

(28), (39) and (52) with the slopes between 0 and 1 percent. These kinds of soils are well drained and surface runoff is slow. For this soil type, permeabilities are moderate and the available water capacity is high.

The 4.50 Net Acre tract of land is bound by S. Westgate Drive on the east side, West Track Subdivision on the west, the Mile 5 N. Road along the north side and West Track Subdivision on the south. Cross section elevations of the subject property reveal that drainage is via overland sheet flow in a south-easterly direction (left to right) at a slope of 0.13% over an average drainage run 340.0 feet. There are formal existing drainage infrastructure improvements created by the City of Weslaco during the S. Westgate Drive improvement.

Using the Rational Method over a 50-year storm event (see attached hydrograph), is computed that the pre-development runoff is 3.19 CFS (10-Year Storm Event) while the post-development runoff is 7.26 CFS (50-Year Storm Event) – an increase of 4.07 CFS (See Exhibit B Sheets). Storage for newly created storm waters shall be provided by creating a ditch along the east side of Lots 1 through 4 adjacent and parallel to the S. Westgate Drive ROW.

In accordance with the drainage policies of the City of Weslaco and the County of Hidalgo, this subdivision shall be required to provide for new storage of drainage waters CREATED by the post-development of this 4.50 Net acre property. Using the Rational Method (For Reference: TxDOT Intensity-Frequency-Duration Coefficients for Texas Counties HDM (2018) for a 50-Year storm event, and existing drainage coefficient of 0.20 and a future computed drainage coefficient of 0.35 (assuming 1,600 Sq. Ft. of impervious lot improvements and the paved driveways) – For Reference: FHWA, Urban Drainage Design Manual HEC-22 (2009 3rd Edition), an average drainage run of 840.0 feet and an average slope of 0.13%, it was computed that the improved condition would produce an additional volume of 12,858.0 Cubic Feet, or 0.2951 Acre-Feet. The developer shall create a detention ditch on the east side of Lots 1 through 4 of the proposed Mi Fortuna Estates Subdivision to provide a minimum volume of 12,858.0 Cu. Ft. for Mi Fortuna Estates Subdivision using an approved ditch cross section profile as shown on Exhibit "A". The proposed drainage pond area would be classified as common property and the maintenance of the pond area shall be provided by each property owner. The drainage pond area shall consist of 18' x 335'. Access to the property Lots over the drainage pond shall be provided by each property owner with 18" RCP pipes with a minimum length of 16 feet on the driveway.

The purpose of the calculations that follow illustrate how the creation of the proposed detention drain ditch will provide for additional storage of a minimum of 12,858.0 Cu. Ft. for the proposed Mi Fortuna Estates Subdivision. It is proposed and reflected below that the proposed Detention Drain Ditch will be widened using a minimum ditch widening length of 335.0 feet using a 2:1 side slope all around the ditch and a 3.5 feet depth. The proposed ditch widening shall begin approximately 50 north on Lot 1

and finished 50' into Lot 4 for the storage volume earthwork. The proposed Detention Drain Ditch widening shall provide a minimum 12898.0 Cu. Ft. of storage.

PROPOSED DETENTION DRAIN DITCH WIDENING CALCULATIONS FOR MI FORTUNA ESTATE SUBDIVISION ARE LISTED BELOW

Q (10) Exist = 3.19 cfs
Tc= 48.2 min. C = 0.20 A = 4.83 acres
I (10) = 3.30 in/hr

Q (50) Dev = 7.27 cfs
Tc= 52.1 min. C = 0.35 A = 4.83 acres
I (50) = 4.30 in/hr

Cross Section Area of Widening: 38.5 Sq. Ft. (7x3.5+4x3.5)

Length of Widening: 335.0 Ft.

(See Exhibit "A")

Storage to Detention Drain Ditch: 335 Ft. x 38.5 Sq. Ft. = 12,898 Cu. Ft. > 12,858 Cu. Ft. Req. - O.K.

Note: Any surplus dirt resulting from dirt excavation (widening) of the existing Proposed Detention Drain Ditch shall be used on the lands of the proposed residential lots.

CITY OF WESLACO 24" EXISTING STORM SEWER PIPE AND OUTFALL:

The max amount of flow in the existing 24" storm sewer line (Q10 post-development flow) is approximately 5.32 CFS.

In addition to providing storage in the Proposed Detention Drain Ditch, the subdivider shall provide a drainage analysis of the existing roadway storm sewer adjacent to the subdivision in accordance with storm sewer and drainage requirements of the City of Weslaco. All internal drainage shall be routed from the Mi Fortuna Estates Subdivision to the Weslaco Drain Ditch via the existing 24" x 860 feet storm sewer line to a 30" x 40 feet existing storm sewer that drains into the outfall – an existing storm sewer design that will transfer the flow into the Weslaco Drain Ditch. For the additional drainage runoff created from the existing roadways and adjacent properties from outside the Mi Fortuna Estates Subdivision should be routed to the Weslaco Drain Ditch in accordance with the Hidalgo County Drainage District No. 1, and the City of Weslaco drainage requirements and shall be the sole responsibility of these government entities for the maintenance of the appurtenances that convey the runoff into the Weslaco Drain Ditch outfall.

The newly proposed 12" pvc-pipe drain syphon and concrete rip-rap (will connect entrance and rip-rap at Weslaco Drain Ditch to the City of Weslaco standards) will be located near the center of the south inlet on S. Westgate Drive on West Track Subdivision and west of the existing concrete rip-rap of the existing 24" storm drainage line from the West Track Subdivision.

The existing outfall structures is located along an acquired 50-foot easement located along the Mile 5 North Road on the north side of the proposed development on the West Track Subdivision with pipes draining into the Weslaco Drain Ditch.

All internal roadway waters shall be routed to the Weslaco Drain Ditch via the existing 24" and 30" storm sewer line. Drainage waters falling and collected adjacent to the existing roadways of this subdivision shall be routed via existing curb & gutter improvements and curb inlet(s) into the existing 24" and 30" storm sewer lines with an outfall at the Weslaco Drain Ditch. The existing roadway consist of 40' B-B roadway. The subdivision design includes two existing 5' curb inlets (spacing in accordance with the City of Weslaco standards) and 24" and 30" storm sewer lines connecting all inlets and/or manholes.

All residential improvements shall be constructed at a finished floor elevation of not less than 24 inches as measured from the top of curb at the center of each lot. All improvements shall be graded in positive flow direction away from the house foundation.

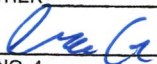
S. Westgate Drive is an existing asphalt roadway improvement along the entire frontage of the Mi Fortuna Estates Subdivision (i.e. 5.0 Gross Acres) a pavement section which matches the paved section of Mile 5 N. Road north of this site. However, the developer shall grade and provide for a bar ditch and culverts at all entrances on the south side of S. Westgate Drive. The bar ditches shall be regraded and deepened on both sides to facilitate drainage flows on both sides of S. Westgate Drive in accordance with the current existing condition. Four concrete culverts crossing with concrete safety end treatments shall be provided at the sole entrance to the proposed Mi Fortuna Estates Subdivision from S. Westgate Drive.

Date: 5/12/2022

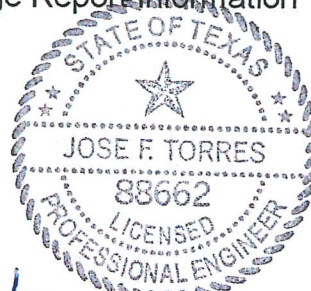
Jose F. Torres, P.E.

Plat Engineer

Attachment: Hydrograph and Other Required Drainage Report Information

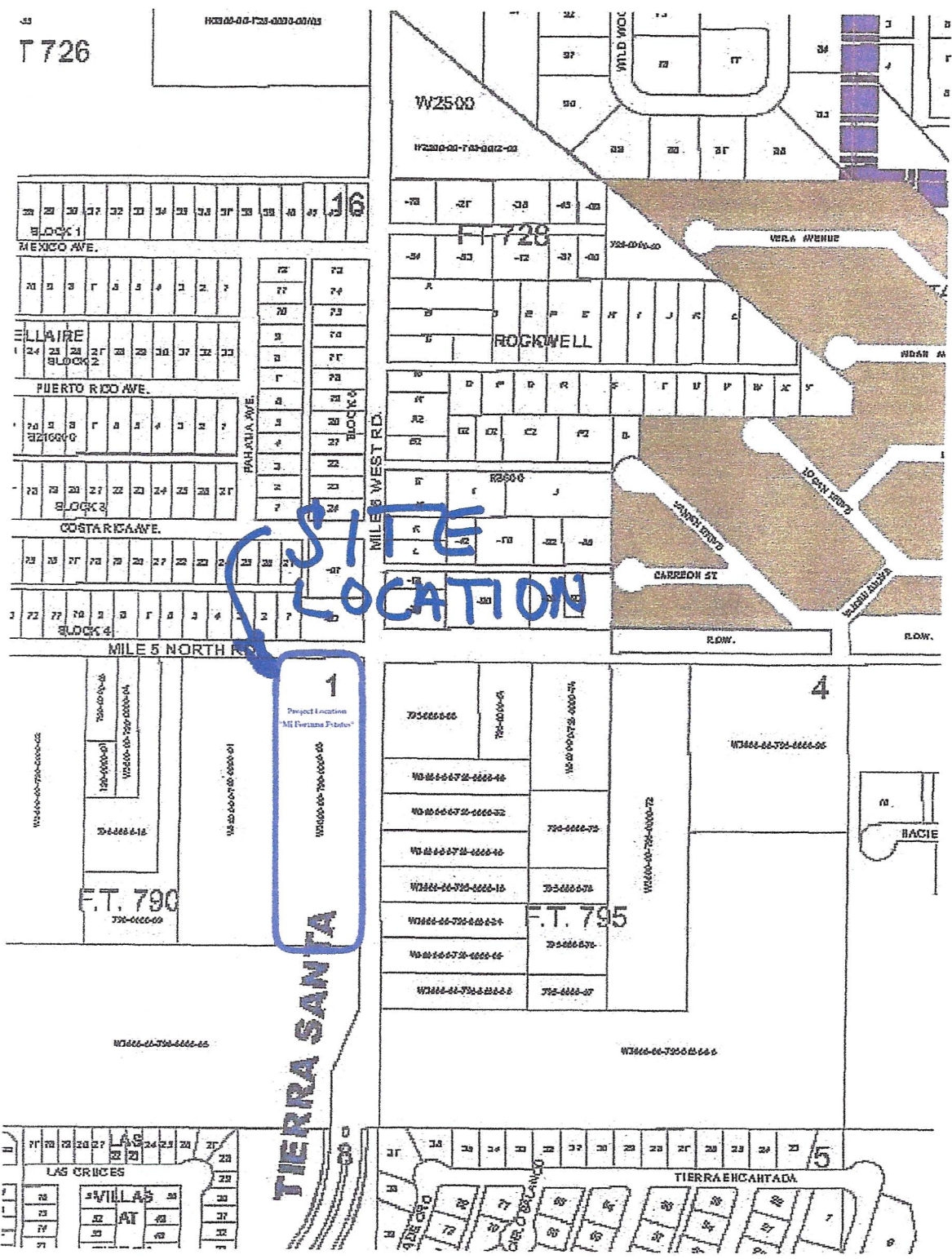
☐ REJECTED	
☒ APPROVED FOR SUBMITTAL	
☐ TO H.C. PLANNING DEPT.	
☒ TO CITY	
☒ DISCHARGE PERMIT REQUIRED	
☐ DISTRICT FACILITY	
☒ CITY FACILITY	
☐ OTHER	
	6-24-22
H.C.D.D. NO. 1	DATE

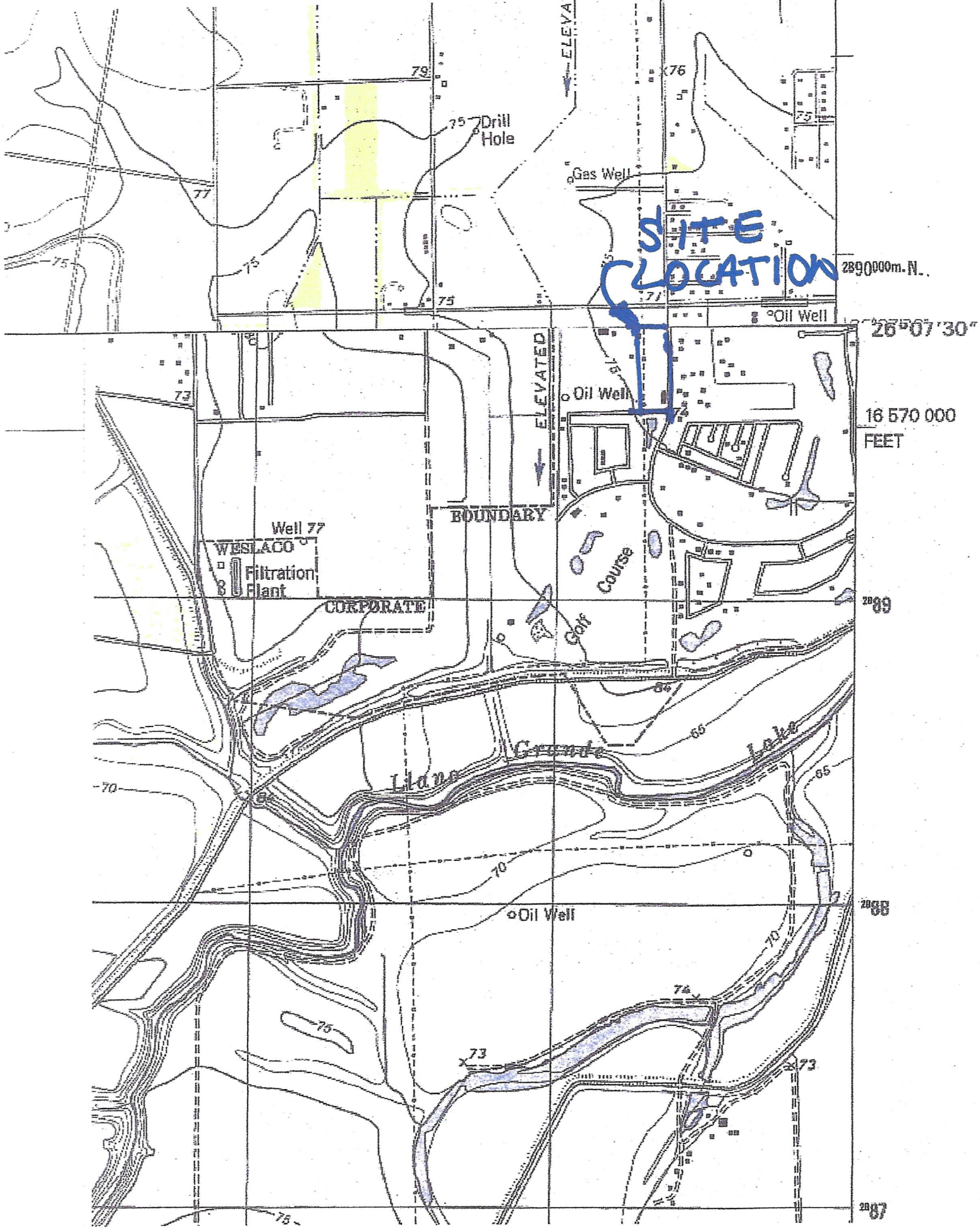
5



Jose F. Torres
6/31/2022

T 726





STATE OF TEXAS
COUNTY OF HIDALGO

WE THE UNDERSIGNED OWNER(S) OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS THE MI FORTUNA ESTATE SUBDIVISION TO THE CITY OF WESLACO, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, DO HEREBY DEDICATED TO THE USE OF THE PUBLIC ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS, AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE OF CONSIDERATION THEREIN EXPRESSED.

OWNER: JULIO & MARYSOL GARCIA, L.L.C.
3402 S. WESTGATE
WESLACO, TEXAS 78596

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED _____ KNOWN TO ME TO BE THE PERSONS WHOSE NAMES SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE _____ DAY OF _____, 200__.

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

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

MAYOR, CITY OF WESLACO, TEXAS.

CITY CLERK

STATE OF TEXAS
COUNTY OF HIDALGO

APPROVED AND AUTHORIZED FOR RECORD BY THE PLANNING AND ZONING COMMISSION, CITY OF WESLACO, HIDALGO COUNTY, TEXAS, THIS THE _____ DAY OF _____, 200__, BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF WESLACO, TEXAS.

DATED THIS _____ DAY OF _____, 200__.

CHAIRMAN, PLANNING AND ZONING COMMISSION

STATE OF TEXAS
COUNTY OF HIDALGO

I, JOSE F. TORRES, P.E., A LICENSED PROFESSIONAL ENGINEER LICENSED TO PRACTICE IN THE STATE OF TEXAS, LICENSE NUMBER TX. 88682, DO HEREBY CERTIFY THAT THIS PLAT HAS BEEN GIVEN PROPER AND ADEQUATE ENGINEERING CONSIDERATION, AND, FURTHER, DO HEREBY CERTIFY THAT NONE OF THE AREAS BEING PLATTED HEREIN AS "MI FORTUNA ESTATES SUBDIVISION" AS DESCRIBED BY METES AND BOUNDS DESCRIPTION (SEE METES AND BOUNDS DESCRIPTION AT THE RIGHT) ARE NOT LOCATED IN A FLOOD PRONE AREA DESIGNATED AS ZONES "A" OR "AH" DEFINED AND DETERMINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

JOSE F. TORRES, P.E.
LICENSED PROFESSIONAL ENGINEER, TEXAS LIC. NO. 88662

STATE OF TEXAS
COUNTY OF HIDALGO

I, 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.

PABLO SOTO, R.P.L.S.
REG. PROFESSIONAL LAND SURVEYOR #0000

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 CERTIFICATION

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 49.21(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.

BY: _____ DATE: _____
HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

PRINCIPAL CONTACTS:

NAME	ADDRESS	CITY & ZIP	PHONE	FAX
OWNER: JULIO & MARYSOL GARCIA	3402 S. WESTGATE	WESLACO, TEXAS 78596	-	-
ENGINEER: JOSE F. TORRES, P.E.	512 W. ROSEMARY AVE.,	PHARR, TX. 78577	956-537-4037	000-000-0000
SURVEYOR: PABLO SOTO JR., RPLS	130 E. PARK	PHARR, TEXAS 78577	956-782-2557	000-000-0000

METES AND BOUNDS DESCRIPTION

A 5.00 acre tract of land out of Farm Tract 790, West Tract Subdivision, Hidalgo County, Texas, as per map recorded in Volume 2, Pages 34-37, Map Records of Hidalgo County, Texas. Said 5.00 acre tract of land is vested to Julio Garcia and wife Marysol Garcia from Melanie Louise McAllen Heartfield by virtue of a Warranty Deed dated August 10, 1998, recorded in Document No. 716470, Official Records of Hidalgo County, Texas. Said 5.00 acre tract of land being more particularly described by metes and bounds as follows:

Commencing at a cotton picker spindle set at the Northeast corner of POINT Farm OF Tract 790,

BEGINNING; West Tract Subdivision for the Northeast corner of this tract of land and the

THENCE, South, with the East line of said Farm Tract 790, West Tract Subdivision, a distance of 818.03 feet to a magnetic nail set for the Southeast corner of this tract of land;

THENCE, West, parallel to the North line of said Farm Tract 790, West Tract Subdivision, at a distance of 40.00 feet pass a No. 4 rebar found at the existing West Easement and Right of Way line of South West Gate Drive (Mile 6 West Road) (as recorded in Document No. 585795, O.R.H.C., Texas), continuing for a total distance of 266.00 feet to a No. 4 rebar found for the Southwest corner of this tract of land;

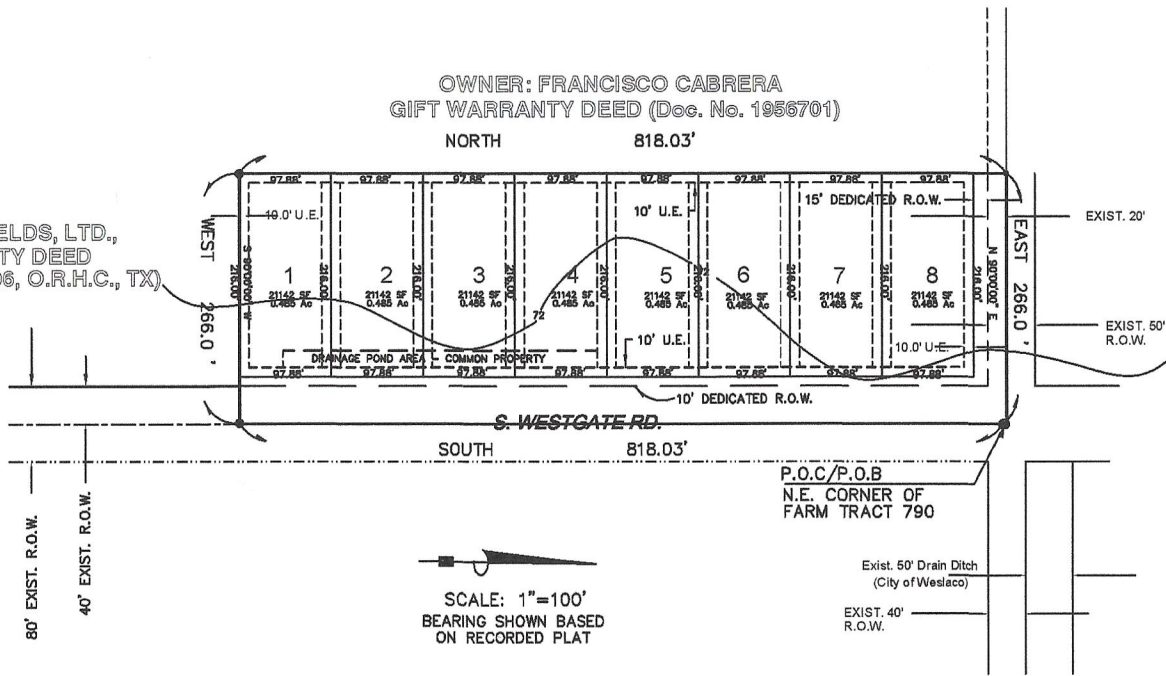
THENCE, North, parallel to the East line of said Farm Tract 790, West Tract Subdivision, at a distance of 798.03 feet pass a No. 4 rebar found at the existing South Right of Way line of Mile 5 North Road, continuing for a total distance of 818.03 feet to a magnetic nail set at the North line of said Farm Tract 790, West Tract Subdivision for the Northwest corner of this tract of land;

THENCE, East, with the POINT North OF line of BEGINNING said Farm Tract 790, West Tract Subdivision, a distance of 266.00 feet to the POINT OF BEGINNING and containing 5.00 acres of land, more or less.

PRELIMINARY REVIEW

THIS DOCUMENT HAS BEEN RELEASED FOR PRELIMINARY REVIEW BY JOSE F. TORRES, P.E. No. 88682. THIS DOCUMENT IS FOR DESIGN REVIEW ONLY. MAY 12, 2022

COTTON FIELDS, LTD.,
WARRANTY DEED
(DOC. # 512896, O.R.H.C., TX)



MI FORTUNA ESTATES SUBDIVISION

BEING A 5.00 ACRE TRACT OF LAND OUT OF FARM TRACT 790,
WEST TRACT SUBDIVISION, HIDALGO COUNTY, TEXAS. AS PER MAP
RECORDED IN VOLUME 2, PAGES 34-37, M.R.H.C., TEXAS.

HIDALGO COUNTY IRRIGATION DISTRICT No. 9

THIS PLAT IS HEREBY APPROVED BY HIDALGO COUNTY IRRIGATION DISTRICT No. 2 ON THIS _____ DAY OF _____, 200__.

_____, PRESIDENT _____, SECRETARY

NO IMPROVEMENTS OF ANY KIND SHALL BE PLACED UPON H.C.I.D. No. 2 RIGHT OF WAY OR EASEMENTS WITHOUT THE EXPRESSED WRITTEN PERMISSION OF THE H.C.I.D. No. 2.

COUNTY CLERK'S RECORDING CERTIFICATE

I, _____, COUNTY CLERK OF HIDALGO, CERTIFY THAT THE PLAT BEARING THIS CERTIFICATE WAS FILED FOR RECORD AT _____ O'CLOCK _____ ON _____, AND WAS RECORDED IN BOOK _____, SHEET(S) _____, THE PLAT RECORDS OF HIDALGO COUNTY AT _____ O'CLOCK _____ ON _____.

BTI, INC.

CONSULTANTS • DESIGN ENGINEERS

512 W. ROSEMARY AVE.
PHARR, TEXAS 78577
956-537-4037
F-14716

MI FORTUNA ESTATES SUBDIVISION IS LOCATED IN CENTRAL HIDALGO COUNTY 2.5 MILES SOUTH OF BUS. 83 ROAD, ALONG THE WEST SIDE OF S. WESTGATE ROAD. THIS SUBDIVISION LIES WITHIN THE CITY LIMITS OF WESLACO, TEXAS.

PREPARED BY: BTI, INC.

DATE PREPARED: MAY 12, 2022

DATE SURVEYED: DECEMBER 20, 2021

GENERAL PLAT NOTES:

- Setback lines to be as per City of Weslaco Ordinance.
Single Family (R-1):
Front - 25.00' On Easement width, whichever is greater
Side - 5.00' On Easement width, whichever is greater
Rear - 25.00' On Easement, 20% of Lot depth need not to exceed 25'
Corner Side - 10.00' On Easement width, whichever is greater
Corner Garage Side - 16.00' / Corner Garage Front - 18.00'
Corner Side where ROW is greater than 50.00 feet - 20.00'
Multi-Family (R-2): Front - 20.00' or Easement width, whichever is greater; Side - 7' or Easement width whichever is greater; Rear - 15' or Easement width whichever is greater.
FLOOD ZONE STATEMENT:
FLOOD ZONE DESIGNATION: Zone "B" Shaded 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 the levees from 100-year flood. Community Panel No. 480334 0525 B flood (Revised to Reflect Lower 5/23/1978) Effective Date June 06, 2000.
The areas within the drainage easements and the proposed street right-of-way are within the 100-year flood plan community panel number 480334 0525 B Effective Date February 02, 1981 of the Federal Emergency Management Agency Maps for Hidalgo County, Texas and the local Flood Plan Administration identifies no other area within the proposed subdivision to be within 100-year flood plan. Construction of residential housing within any area of the subdivision that is in the 100-year flood plan is prohibited unless the housing qualifies for insurance under the National Flood Insurance Act of 1948 (42 U.S.C. Section 4001 thru 4127).
- Minimum finished floor elevations for All Lots along roads shall be 24" above the top of the curb of the street or 18" above natural ground, whichever is greater.
- In accordance with the Hidalgo County Drainage District 1 and Hidalgo County requirements. The development shall be required to detain on Lot 1 thru 4 the runoff that is flowing on a southern-easterly direction to detain a total minimum volume as derived from the 50-year storm event, of 12,858 cubic-feet or 0.2951 acre-feet of storm water runoff. Drainage detention in accordance with the local requirements will be accomplished as follows. See sheet No. 18 for drainage compliance and details of bleeding runoff into the existing storm sewer.
- Single Family: No more than one single family detached dwelling shall be located on each Lot.
Multi-Family: No more than one () shall be located on each Lot.
- Unless otherwise noted on this Plat, all the Lots are monumented by 1/2 inch diameter by 18 inch long iron rods with yellow cap stamped "SEA 5762". Concrete monuments shall be set at each subdivision corner.
- No structure shall be permitted over any easement. Easements shall be kept clear of fences, buildings, sheds, shrubs, trees, and other plantings (except low, less than 18 inches mature height, ground cover, grass, or flowers) and other obstructions that would interfere with the operations and maintenance of the easement.
- Benchmark Note: BM #1 Top of existing Curb Inlet located in the South side of S. Westgate Road near the Northeast corner of Lot 1 and Southeast corner of Lot 2. Elevation 72.42 feet.
- A Five (5) foot sidewalk at Three (3) feet from the back of the curb is required at building permit stage provided by each Lot Owner. Also a five (5) feet sidewalk is required along all interior streets upon the issuance of a building permit. On corner Lot the owner shall be responsible for the sidewalk along all streets adjoining the Lot as per City of Weslaco Subdivision Ordinance.
- All public utility easements dedicated by this Plat shall be a minimum width of 10.0 feet as per the Hidalgo County Model Subdivision Rules. By signing this Plat, Developer and Engineer certify that all other easements shown comply with the size required by each utility Provided occupying an easement.
- Clearances for water meters as per local government code requirements, sanitary sewer must be connected to a residence prior to receiving a final clearance for a water meter. A sewer tap inspection shall be provided from the entity service provider prior to receiving a clearance for water meter(s).
- All construction to meet City of Weslaco requirements and standards.
- All Lots shall have a post development finished grade from the rear of the Lot to the curb and/or roadside ditch at a 1.0% slope to accomplish positive drainage. This is in accordance with the Hidalgo County Appendix 5: County Construction Specifications 3.1.4.
- Any addition to existing residence must comply with all setbacks restrictions recorded on this Plat.
- All Subdivision Improvements shall comply with all Storm Water Pollution Prevention Plan (SW3P) requirements.
- Site Plan and Detention Plan must be required and approved by the City of Weslaco prior to issuance of building permit.
- Corner Lots driveways should be constructed at the furthest possible point intersection and in compliance with access management ordinance.
- Streetlight must be located every 300 feet.
- All drainage easements shall be private within the property lines.
- No access shall be granted onto Mile 5 North for Lot 8.
- Corner Lot 8 driveway shall be constructed at furthest point from intersection of Mile 5 North and S. Westgate Road as per City of Weslaco access management ordinance.
- Landscaping is required per City of Weslaco ordinance.
- For Lots 1-4 the Common Property Area shall consist of 18'x335' for the detention pond area. Each property owner shall be responsible for the maintenance of the pond area on their Lot.
- Access to the property Lots over the drainage pond area shall be provided by each property owner with 18" RCP pipes with a minimum length of 16 feet on the driveway.



Date Submitted: 5-12-2022

JOB No. 8-22-003 SET No. 5

NO.	SHEET	REVISION	DATE	APPROVED

Checked By: PS

Drainage Calculations

PAGE 1 OF 1

Description: Proposed Mi Fortuna Estates Subdivision (Q10) (Pre and Post Development CFS)
Subdivide and Tap into Waterline and Sewer Connections

Project: PJT-21-01

By: Jose F. Torres, P.E.

Date: 5/12/2022

I. General Information

- 1) Governing Equation: $Q=CIA$ (Rational Method), TxDOT IDF Curves for Hidalgo County & Manning's Equation (normal depth calculations)
- 2) TxDOT Intensity Constants for Hidalgo County, $I=b/(Tc+d)^e$ (See attachment A)

10 year storm
 $b= 70.9342$
 $e= 0.7562$
 $d= 9.5$

where Tc , is calculated with an average overland flow velocity (0-2% slopes):

- a) existing unimproved conditions: $vel=0.25$ ft/sec
 b) proposed residential conditions: $vel=0.30$ ft/sec
 c) proposed pipe flow: $vel=2$ ft/sec

- 3) Accepted Runoff Coefficients

- a) Single Family Residence $c= 0.35$
 b) unimproved sandy clay loam soil, $c= 0.20$ ref. TxDOT Hydraulic Manual

- 4) Total Area = 4.83 ac net

II. Existing Conditions

$Tc = 723 \text{ ft} / (0.25 \text{ ft/sec} \times 60 \text{ sec}) = 48.2 \text{ min.}$
 $I (10 \text{ yr}) = b/(Tc+d)^e = 3.30 \text{ in/hr}$
 $Q = CIA = (0.20)(3.30 \text{ in/hr})(4.83 \text{ ac}) = 3.19 \text{ cfs}$

III. Developed Conditions (Outfall to Exist Drainage Ditch - City of Weslaco)

Drainage area = 4.83 ac.
 $Tc = 261 \text{ ft} / (0.30 \text{ ft/sec} \times 60 \text{ sec}) + 677 \text{ ft} / (0.30 \times 60) = 52.1 \text{ min.}$
 $I (10 \text{ yr}) = b/(Tc+d)^e = 3.14 \text{ in/hr}$
 $Q = CIA = (0.35)(3.14 \text{ in/hr})(4.83 \text{ ac}) = 5.32 \text{ cfs}$

TOTAL = 5.32 cfs



Jose F. Torres
5/12/2022

Drainage Calculations

PAGE 1 OF 1

Description: Proposed Mi Fortuna Estates Subdivision (Q50)(Pre and Post Development CFS)
Subdivide and Tap into Waterline and Sewer Connections

Project: PJT-21-01

By: Jose F. Torres, P.E.

Date: 5/12/2022

I. General Information

- 1) Governing Equation: $Q = CIA$ (Rational Method), TxDOT IDF Curves for Hidalgo County & Manning's Equation (normal depth calculations)
- 2) TxDOT Intensity Constants for Hidalgo County, $I = b / (Tc + d)^e$ (See Attachment A)

50 year storm
 $b = 84.2575$
 $e = 0.7257$
 $d = 8.3$

where Tc , is calculated with an average overland flow velocity (0-2% slopes):

- a) existing unimproved conditions: $vel = 0.25$ ft/sec
- b) proposed residential conditions: $vel = 0.30$ ft/sec
- c) proposed pipe flow: $vel = 2$ ft/sec

- 3) Accepted Runoff Coefficients

- a) Single Family Residence $c = 0.35$
- b) unimproved sandy clay loam soil, $c = 0.20$ ref. TxDOT Hydraulic Manual

- 4) Total Area = 4.83 ac net

II. Existing Conditions

$$Tc = 723 \text{ ft} / (0.25 \text{ ft/sec} \times 60 \text{ sec}) = 48.2 \text{ min.}$$

$$I (50 \text{ yr}) = b / (Tc + d)^e = 4.51 \text{ in/hr}$$

$$Q = CIA = (0.20)(4.51 \text{ in/hr})(4.83 \text{ ac}) = 4.36 \text{ cfs}$$

III. Developed Conditions (Outfall to Exist Drainage Ditch - City of Weslaco)

$$\text{Drainage area} = 4.83 \text{ ac.}$$

$$Tc = 261 \text{ ft} / (0.30 \text{ ft/sec} \times 60 \text{ sec}) + 677 \text{ ft} / (0.30 \times 60) = 52.0 \text{ min.}$$

$$I (50 \text{ yr}) = b / (Tc + d)^e = 4.30 \text{ in/hr}$$

$$Q = CIA = (0.35)(4.30 \text{ in/hr})(4.83 \text{ ac}) = 7.27 \text{ cfs}$$

TOTAL = 7.27 cfs



Jose F. Torres
5/12/2022

MI FORTUNA ESTATES SUBDIVISION DETENTION STORAGE REQUIREMENTS

Q(10) PRE-DEVELOPMENT DRAINAGE FLOW

C	0.2					
I	t(c)	b	d	e	L	V
<u>3.30</u>	48.20	70.93	9.5	0.7562	723	0.25
A	4.83	ACRES				
Q(10)	3.19	CFS				

Q(50) POST-DEVELOPMENT DRAINAGE FLOW

C	0.35					
I	t(c)	b	d	e	L	V
<u>4.30</u>	52.11	84.25	8.3	0.7257	938	0.3
A	4.83	ACRES				
Q(50)	7.26	CFS				

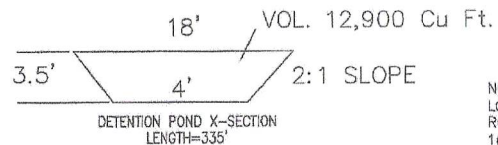


Jose F. Torres
6/3/2022

MIN	HRS	I (IN/HR)	Q(in)	Vol (in)	Q(out)	Vol (out)	Req. Vol.
			CFS	CF	CFS	CF	CF
5	0.08	12.88	21.78	6533.219	3.19	957	5576.22
10	0.17	10.22	17.28	10365.15	3.19	1914	8451.15
15	0.25	8.58	14.50	13047.8	3.19	2871	10176.80
25	0.42	6.62	11.19	16781.8	3.19	4785	11996.80
35	0.58	5.47	9.25	19418.03	3.19	6699	12719.03
45	0.75	4.70	7.95	21471.53	3.19	8613	12858.53
55	0.92	4.15	7.02	23164.36	3.19	10527	12637.36
65	1.08	3.73	6.31	24611.82	3.19	12441	12170.82
75	1.25	3.40	5.75	25881.27	3.19	14355	11526.27
85	1.42	3.13	5.30	27015.45	3.19	16269	10746.45
95	1.58	2.91	4.92	28043.18	3.19	18183	9860.18

 DRAINAGE FLOW DIRECTION
 PROP. 12" DRAIN SIPHON

SIPHON OUTFALL ELEVATION TO BE ADJUSTED IN THE FIELD



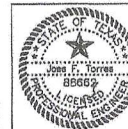
NOTE: DRIVEWAY ENTRANCES FOR LOTS 1-4 SHALL CONSIST OF 18" RCP PIPES WITH A MIN. LENGTH OF 16' ALONG THE DETENTION POND.

PRELIMINARY REVIEW
THIS DOCUMENT HAS BEEN RELEASED FOR PRELIMINARY
REVIEW BY JOSE F. TORRES, P.E. No. 88662. THIS DOCUMENT IS
FOR DESIGN REVIEW ONLY.
MAY 12, 2022

BTI, INC.
512 W. ROSEMARY AVE.
PHARR, TEXAS 78577
956-537-4037
F-14715

DETENTION POND DETAIL

MI FORTUNA ESTATES SUBDIVISION
WESLACO, TEXAS



Jose F. Torres
Licensed Professional
Engineer # 88662

Date:	
Date:	N.T.S.
Designed By:	Joe Torres
Drawn By:	Joe Torres
Checked By:	Joe Torres
Project No:	

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THE LOCATION OF WATERLINE, SEWER
LINE & FORCE MAIN WERE PROVIDED
BY THE CITY OF WESLACO.

ALL CONSTRUCTION SHALL REFERENCE THE CITY OF WESLACO'S CONSTRUCTION STANDARDS. CONTRACTOR TO MAKE REFERENCE TO THE CITY OF WESLACO STANDARD DETAILS WHENEVER CONFLICTS ARISE.

Date Submitted: 5-12-2022

JOB No. 8-22-003
SET No. 18

IDF Report

IDF filename: McAllenTX (3).idf

Hydrology Studio v 3.0.0.19

05-03-2022

Equation Coefficients	Intensity = $B / (Tc + D)^E$ (in/hr)								
	1-yr	2-yr	3-yr	5-yr	10-yr	25-yr	50-yr	100-yr	
B	50.7472	53.2332	0.0000	64.6382	70.9342	76.1807	84.2575	89.2157	
D	11.7000	10.6000	0.0000	10.1000	9.5000	8.5000	8.3000	7.9000	
E	0.8135	0.7829	0.0000	0.7720	0.7562	0.7301	0.7257	0.7135	

Minimum Tc = 5 minutes

Tc (min)	Intensity Values (in/hr)								
	1-yr	2-yr	3-yr	5-yr	10-yr	25-yr	50-yr	100-yr	
Cf	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	
5	5.14	6.20	0	7.95	9.39	11.39	12.88	14.39	
10	4.15	4.98	0	6.37	7.50	9.05	10.22	11.39	
15	3.51	4.20	0	5.37	6.31	7.60	8.58	9.56	
20	3.05	3.66	0	4.67	5.49	6.60	7.45	8.30	
25	2.71	3.25	0	4.14	4.87	5.87	6.62	7.38	
30	2.44	2.93	0	3.74	4.40	5.30	5.98	6.67	
35	2.23	2.68	0	3.42	4.02	4.85	5.47	6.11	
40	2.05	2.47	0	3.15	3.71	4.48	5.05	5.64	
45	1.90	2.29	0	2.93	3.45	4.17	4.70	5.26	
50	1.77	2.14	0	2.74	3.23	3.90	4.41	4.93	
55	1.67	2.01	0	2.57	3.04	3.68	4.15	4.65	
60	1.57	1.90	0	2.43	2.87	3.48	3.93	4.40	

Cf = Correction Factor applied to Rational Method runoff coefficient.

McAllen Texas, USA

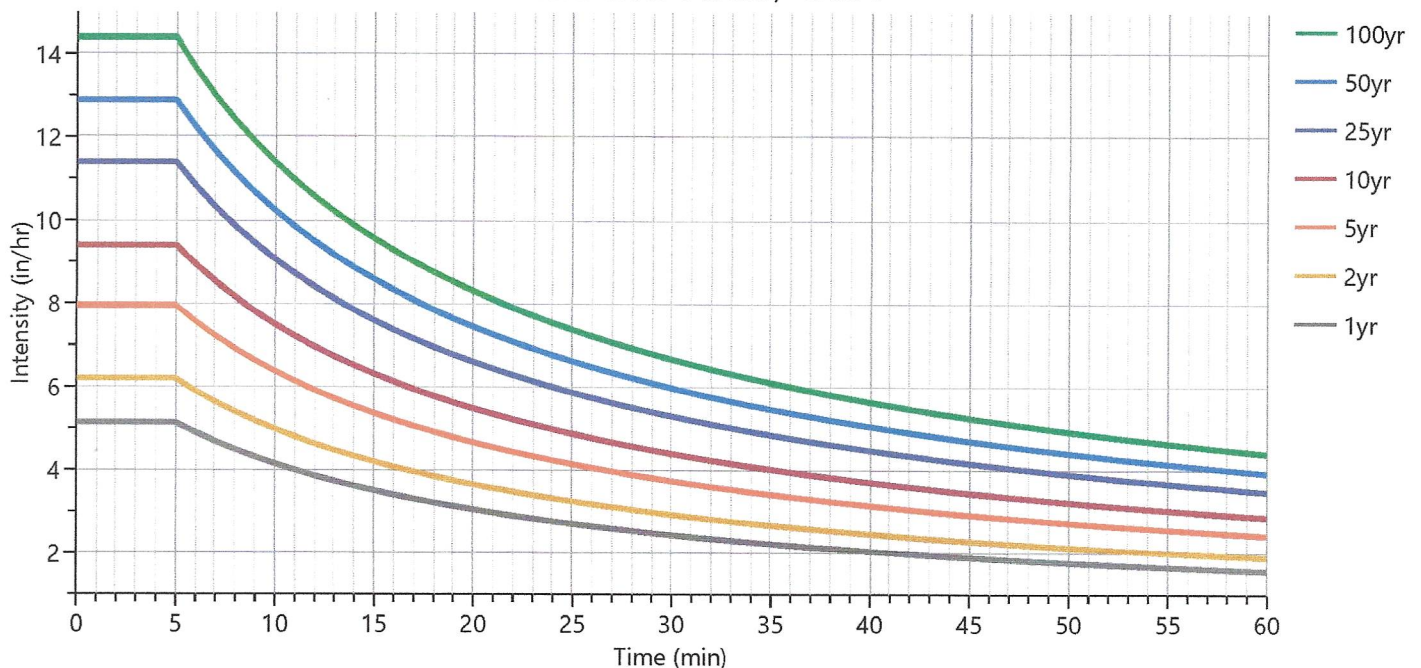


Table 4-10: Runoff Coefficients for Urban Watersheds

Type of drainage area	Runoff coefficient
Business:	
Downtown areas	0.70-0.95
Neighborhood areas	0.30-0.70
Residential:	
Single-family areas	0.30-0.50
Multi-units, detached	0.40-0.60
Multi-units, attached	0.60-0.75
Suburban	0.35-0.40
Apartment dwelling areas	0.30-0.70
Industrial:	
Light areas	0.30-0.80
Heavy areas	0.60-0.90
Parks, cemeteries	0.10-0.25
Playgrounds	0.30-0.40
Railroad yards	0.30-0.40
Unimproved areas:	
Sand or sandy loam soil, 0-3%	0.15-0.20
Sand or sandy loam soil, 3-5%	0.20-0.25
Black or loessial soil, 0-3%	0.18-0.25
Black or loessial soil, 3-5%	0.25-0.30
Black or loessial soil, > 5%	0.70-0.80
Deep sand area	0.05-0.15
Steep grassed slopes	0.70
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

Drainage Calculations

PAGE 1 OF 1

Description: Proposed Mi Fortuna Estates Subdivision (DA A1-Q10)(Pre and Post Development)
 Subdivide Property and Tap into Waterline and Sewer Connections
Project: PJT-21-01
By: Jose F. Torres, P.E.
Date: 2/12/2021

I. General Information

- 1) Governing Equation: $Q = CIA$ (Rational Method), TxDOT IDF Curves for Hidalgo County & Manning's Equation (normal depth calculations)
- 2) TxDOT Intensity Constants for Hidalgo County, $I = b / (Tc + d)^e$ (See attachment A)

10 year storm
 $b = 70.9342$
 $e = 0.7562$
 $d = 9.5$

where Tc , is calculated with an average overland flow velocity (0-2% slopes):

- a) existing unimproved conditions: $vel = 0.25$ ft/sec
- b) proposed residential conditions: $vel = 0.30$ ft/sec
- c) proposed pipe flow: $vel = 2$ ft/sec

- 3) Accepted Runoff Coefficients

- a) Single Family Residence $c = 0.35$
- b) unimproved sandy clay loam soil, $c = 0.20$ ref. TxDOT Hydraulic Manual

- 4) Total Area = 2.40 ac net

II. Existing Conditions

$Tc = 375 \text{ ft} / (0.25 \text{ ft/sec} \times 60 \text{ sec}) = 25.0 \text{ min.}$
 $I (10 \text{ yr}) = b / (Tc + d)^e = 4.87 \text{ in/hr}$
 $Q = CIA = (0.20)(4.87 \text{ in/hr})(2.40 \text{ ac}) = 2.34 \text{ cfs}$

III. Developed Conditions (Outfall to Exist Drainage Ditch - City of Weslaco)

Drainage area = 2.40 ac.
 $Tc = 241 \text{ ft} / (0.30 \text{ ft/sec} \times 60 \text{ sec}) + 275 \text{ ft} / (0.30 \times 60) = 28.7 \text{ min.}$
 $I (10 \text{ yr}) = b / (Tc + d)^e = 4.52 \text{ in/hr}$
 $Q = CIA = (0.35)(4.52 \text{ in/hr})(2.40 \text{ ac}) = 3.79 \text{ cfs}$

TOTAL = 3.79 cfs

Drainage Calculations

PAGE 1 OF 1

Description: Proposed Mi Fortuna Estates Subdivision (DA A2-Q10)(Pre and Post Development)
Subdivide Property and Tap into Waterline and Sewer Connections

Project: PJT-21-01

By: Jose F. Torres, P.E.

Date: 2/12/2021

I. General Information

- 1) Governing Equation: $Q = CIA$ (Rational Method), TxDOT IDF Curves for Hidalgo County & Manning's Equation (normal depth calculations)
- 2) TxDOT Intensity Constants for Hidalgo County, $I = b / (Tc + d)^e$ (See attachment A)

10 year storm
 $b = 70.9342$
 $e = 0.7562$
 $d = 9.5$

where Tc , is calculated with an average overland flow velocity (0-2% slopes):

- a) existing unimproved conditions: $vel = 0.25$ ft/sec
- b) proposed residential conditions: $vel = 0.30$ ft/sec
- c) proposed pipe flow: $vel = 2$ ft/sec

- 3) Accepted Runoff Coefficients

- a) Single Family Residence $c = 0.35$
- b) unimproved sandy clay loam soil, $c = 0.20$ ref. TxDOT Hydraulic Manual

- 4) Total Area = 0.13 ac net

II. Existing Conditions

$$\begin{aligned}
 Tc &= 125 \text{ ft} / (0.25 \text{ ft/sec} \times 60 \text{ sec}) = \underline{6.9} \text{ min.} \\
 I (10 \text{ yr}) &= b / (Tc + d)^e = \underline{8.54} \text{ in/hr} \\
 Q = CIA &= (0.57)(8.54 \text{ in/hr})(0.129 \text{ ac}) = \underline{0.63} \text{ cfs}
 \end{aligned}$$

III. Developed Conditions (Outfall to Exist Drainage Ditch - City of Weslaco)

$$\begin{aligned}
 \text{Drainage area} &= 0.13 \text{ ac.} \\
 Tc &= 125 \text{ ft} / (0.30 \text{ ft/sec} \times 60 \text{ sec}) + 0 \text{ ft} / (0.30 \times 60) = \underline{6.9} \text{ min.} \\
 I (10 \text{ yr}) &= b / (Tc + d)^e = \underline{8.54} \text{ in/hr} \\
 Q = CIA &= (0.57)(8.54 \text{ in/hr})(0.129 \text{ ac}) = \underline{0.63} \text{ cfs}
 \end{aligned}$$

TOTAL = 0.63 cfs

Description: Proposed Mi Fortuna Estates Subdivision (DA B1-Q10)(Pre and Post Development)
Subdivide Property and Tap into Waterline and Sewer Connections

Project: PJT-21-01

By: Jose F. Torres, P.E.

Date: 2/12/2021

I. General Information

- 1) Governing Equation: $Q = CIA$ (Rational Method), TxDOT IDF Curves for Hidalgo County & Manning's Equation (normal depth calculations)
- 2) TxDOT Intensity Constants for Hidalgo County, $I = b / (T_c + d)^e$ (See attachment A)

10 year storm

$b = 70.9342$

$e = 0.7562$

$d = 9.5$

where T_c is calculated with an average overland flow velocity (0-2% slopes):

a) existing unimproved conditions: $vel = 0.25$ ft/sec

b) proposed residential conditions: $vel = 0.30$ ft/sec

c) proposed pipe flow: $vel = 2$ ft/sec

- 3) Accepted Runoff Coefficients

a) Single Family Residence $c = 0.35$

b) unimproved sandy clay loam soil, $c = 0.20$ ref. TxDOT Hydraulic Manual

- 4) Total Area = 2.40 ac net

II. Existing Conditions

$$\begin{aligned}
 T_c &= 455 \text{ ft} / (0.25 \text{ ft/sec} \times 60 \text{ sec}) = 30.3 \text{ min.} \\
 I (10 \text{ yr}) &= b / (T_c + d)^e = 4.37 \text{ in/hr} \\
 Q = CIA &= (0.20)(4.37 \text{ in/hr})(2.40 \text{ ac}) = 2.10 \text{ cfs}
 \end{aligned}$$

III. Developed Conditions (Outfall to Exist Drainage Ditch - City of Weslaco)

$$\begin{aligned}
 \text{Drainage area} &= 2.40 \text{ ac.} \\
 T_c &= 241 \text{ ft} / (0.30 \text{ ft/sec} \times 60 \text{ sec}) + 383 \text{ ft} / (0.30 \times 60) = 34.7 \text{ min.} \\
 I (10 \text{ yr}) &= b / (T_c + d)^e = 4.04 \text{ in/hr} \\
 Q = CIA &= (0.35)(4.04 \text{ in/hr})(2.40 \text{ ac}) = 3.40 \text{ cfs}
 \end{aligned}$$

TOTAL = 3.40 cfs

Drainage Calculations

PAGE 1 OF 1

Description: Proposed Mi Fortuna Estates Subdivision (DA B2-Q10)(Pre and Post Development)
Subdivide Property and Tap into Waterline and Sewer Connections

Project: PJT-21-01

By: Jose F. Torres, P.E.

Date: 2/12/2021

I. General Information

- 1) Governing Equation: $Q = CIA$ (Rational Method), TxDOT IDF Curves for Hidalgo County & Manning's Equation (normal depth calculations)
- 2) TxDOT Intensity Constants for Hidalgo County, $I = b / (T_c + d)^e$ (See attachment A)

10 year storm
 $b = 70.9342$
 $e = 0.7562$
 $d = 9.5$

where T_c is calculated with an average overland flow velocity (0-2% slopes):

- a) existing unimproved conditions: $vel = 0.25$ ft/sec
- b) proposed residential conditions: $vel = 0.30$ ft/sec
- c) proposed pipe flow: $vel = 2$ ft/sec

- 3) Accepted Runoff Coefficients

- a) Single Family Residence $c = 0.35$
- b) unimproved sandy clay loam soil, $c = 0.20$ ref. TxDOT Hydraulic Manual

- 4) Total Area = 0.70 ac net

II. Existing Conditions

$T_c = 660 \text{ ft} / (0.3 \text{ ft/sec} \times 60 \text{ sec}) = 36.7 \text{ min.}$
 $I (10 \text{ yr}) = b / (T_c + d)^e = 3.91 \text{ in/hr}$
 $Q = CIA = (0.57)(3.91 \text{ in/hr})(0.697 \text{ ac}) = 1.56 \text{ cfs}$

III. Developed Conditions (Outfall to Exist Drainage Ditch - City of Weslaco)

Drainage area = 0.70 ac.
 $T_c = 660 \text{ ft} / (0.30 \text{ ft/sec} \times 60 \text{ sec}) + 0 / (0.30 \times 60) = 36.7 \text{ min.}$
 $I (10 \text{ yr}) = b / (T_c + d)^e = 3.91 \text{ in/hr}$
 $Q = CIA = (0.57)(3.91 \text{ in/hr})(0.697 \text{ ac}) = 1.56 \text{ cfs}$

TOTAL = 1.56 cfs

8TH, INC.
512 W. ROSEMARY AVE.
PHARR, TEXAS 78577
958-537-4037
F-14716

DRAINAGE PLAN

MI FORTUNA ESTATES SUBDIVISION
WESLACO, TEXAS



Date:	
Grade:	N.T.S.
Designed By:	Joe Torres
Drawn By:	Joe Torres
Checked By:	Joe Torres
Project No:	

ALL CONSTRUCTION SHALL REFERENCE THE CITY OF WESLACO'S CONSTRUCTION STANDARDS. CONTRACTOR TO MAKE REFERENCE TO THE CITY OF WESLACO STANDARD DETAILS WHENEVER CONFLICTS ARISE.

Date Submitted: 5-12-2022
JOB No. 8-22-003
SET No. 10

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JANUARY 20, 2022

BTL INC.
510 W. ROSSBARY AVE.
PHAROS, TX 75857
936-537-4037
F-14716

EXISTING DRAINAGE ANALYSIS CALC.

Line No	Line Size (in)	Line Q (cfs)	Downstream InvertElev (ft)	Downstream Depth (ft)	Downstream Area (sqft)	Downstream HGLElev (ft)	Downstream Vel (ft/s)	Downstream VelHead (ft)	Downstream EGLElev (ft)	Downstream Length (ft)
1	30	9.38	63.78	2.5	4.91	66.28	1.91	0.06	66.34	12
2	30	9.38	64	2.32	4.75	66.32	1.98	0.06	66.38	42
3	24	9.38	64.2	2	3.14	66.37	2.99	0.14	66.51	90.35
4	24	4.42	65.47	1.51	2.54	66.98	1.74	0.05	67.02	665
5	18	0.63	69.09	1.01	1.27	70.1	0.5	0	70.1	42
6	18	1.56	65.47	1.5	1.77	67	0.88	0.01	67.01	42

Upstream InvertElev (ft)	Upstream Depth (ft)	Upstream Area (sqft)	Upstream HGLElev (ft)	Upstream Vel (ft/s)	Upstream VelHead (ft)	Upstream EGLElev (ft)	Pipe nValue	Pipe EnergyLoss (ft)	Junction HGLaElev (ft)	Junction EGLaElev (ft)	Junction EnergyLoss (ft)
63.91	2.37	4.81	66.28	1.95	0.06	66.34	0.011	0.005	66.3	66.35	0.01
64.17	2.16	4.5	66.33	2.08	0.07	66.39	0.011	0.016	66.38	66.45	0.06
65.47	1.08	1.74	66.55	5.39	0.45	67.01	0.011	0.501	66.55	67.01	0
69.09	0.74	1.07	69.83	4.15	0.27	70.1	0.011	3.078	69.83	70.1	0
69.2	0.9	1.11	70.1	0.57	0.01	70.11	0.011	0.002	70.1	70.11	0
65.72	1.28	1.61	67	0.97	0.01	67.02	0.011	0.007	67.01	67.03	0.01

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MI FORTUNA ESTATES SUBDIVISION
WESLACO, TEXAS



Jose F. Torres
Licensed Professional Engineer # 88662

Date:	
State:	N.T.S.
Designed By:	Jose Torres
Drawn By:	Jose Torres
Checked By:	Jose Torres
Project No:	
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BTI, INC.
 512 W. ROSEMARY AVE.
 FARMERSVILLE, TX 77937
 956-337-4037
 F-14716

EXISTING STORM SEWER PROFILE

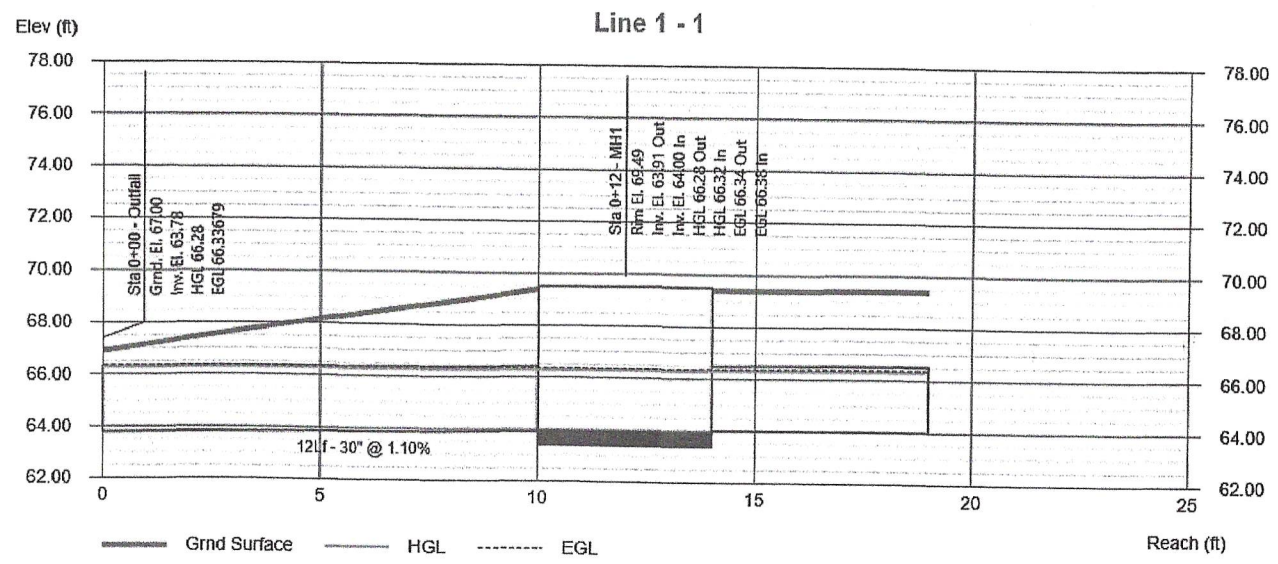
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 WESLACO, TEXAS



Jose F. Torres
 Licensed Professional
 Engineer # 88662

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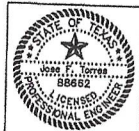
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 361-433-4037
 F-14710

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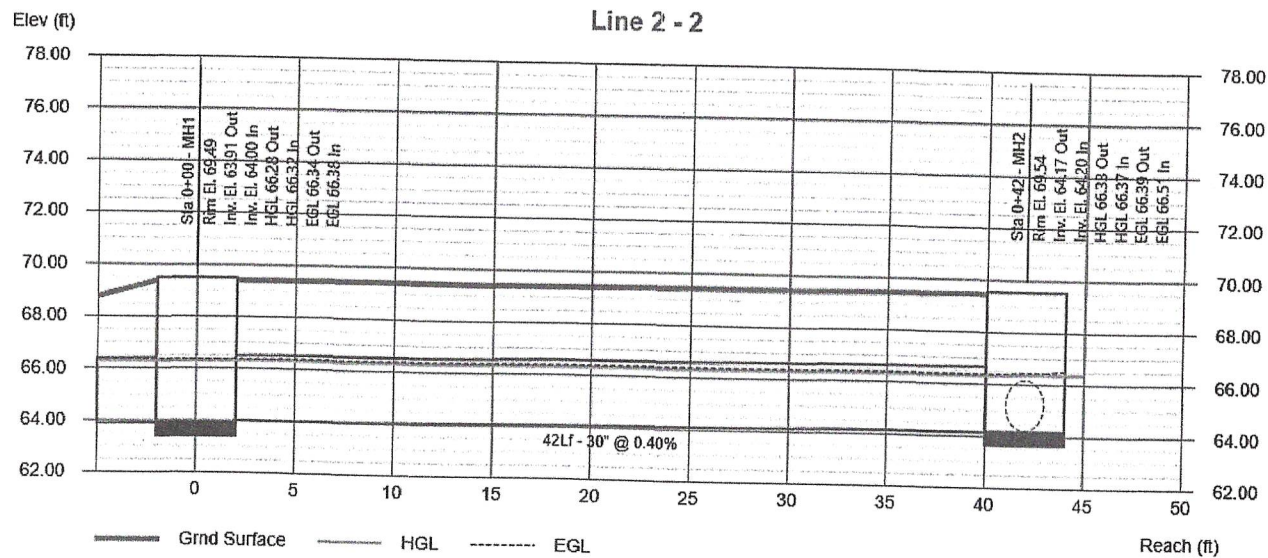
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 Engineer # 88662

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Checked By	Joe Torres
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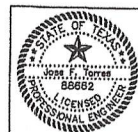
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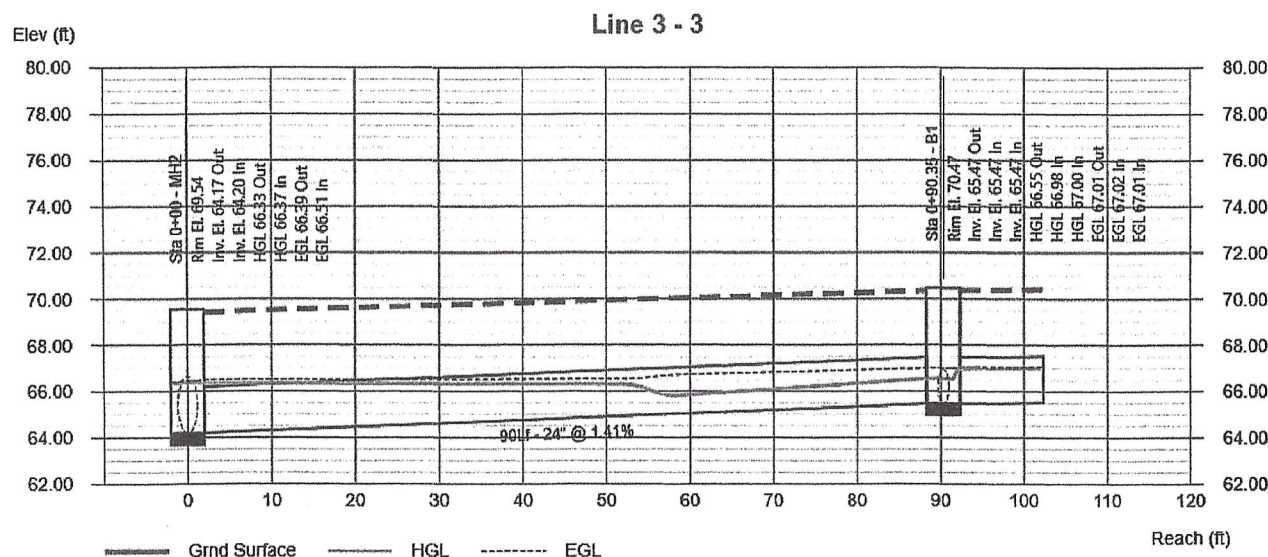
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 Engineer # 88662

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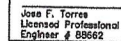
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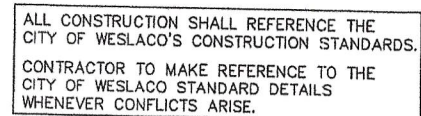
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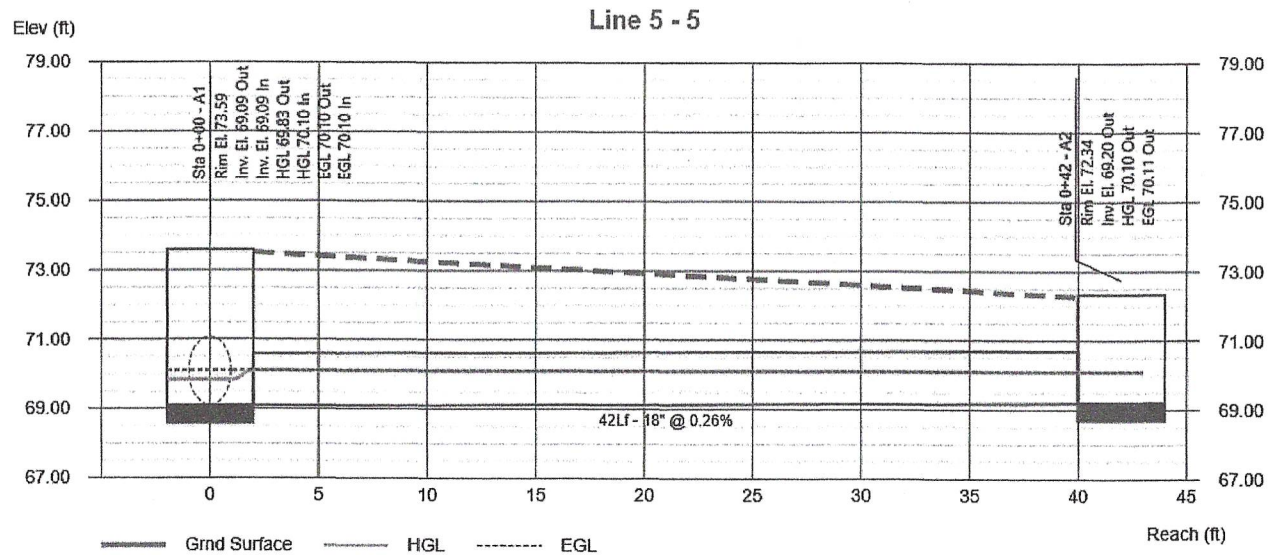


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BTI, INC.
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MI FORTUNA ESTATES SUBDIVISION
 WESLACO, TEXAS

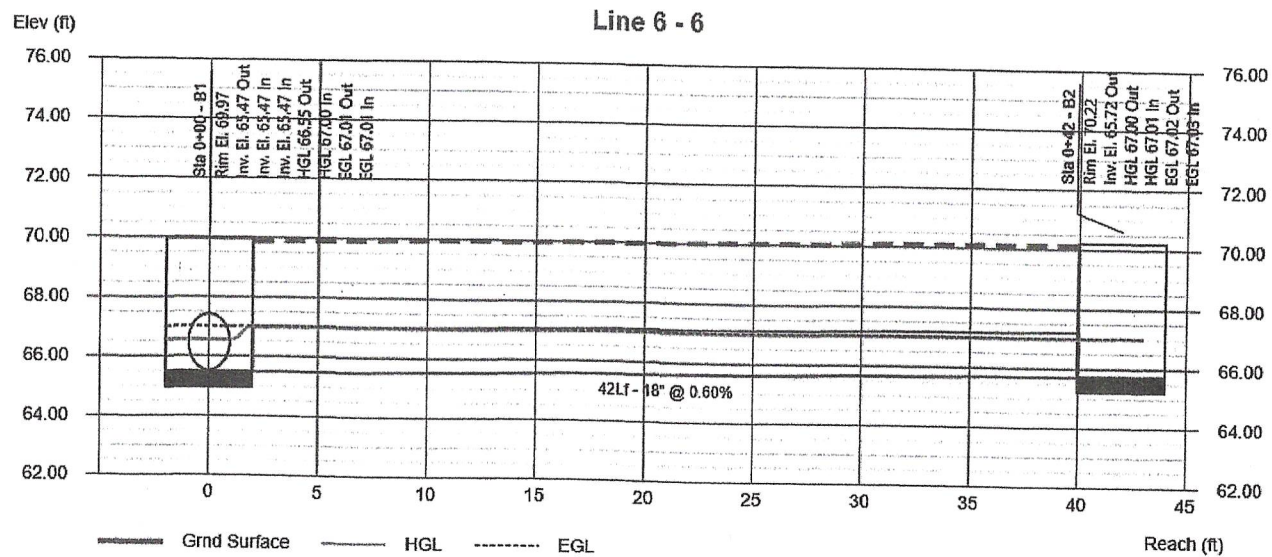


Jose F. Torres
 Licensed Professional
 Engineer # 88662

Date:	1/20/22
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Designed By:	Joe Torres
Checked By:	Joe Torres
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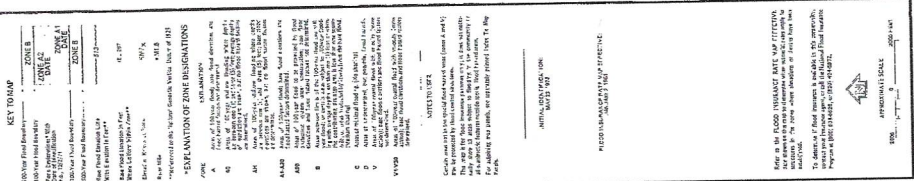
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Jose F. Torres
 Licensed Professional
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Sheet:	of
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REFERENCE	RELEVANCE	DETERMINATION OF LOCATION
RAE 46	44-52	A road cut into the uppermost of the beds at the base of the section.
RAE 47	57-15	Section of the road cut into the lowermost of the beds at the base of the section.
RAE 48	57-42	Section of the road cut into the lowermost of the beds at the base of the section.
RAE 49	58-42	Section of the road cut into the lowermost of the beds at the base of the section.
RAE 50	74-12	Section of the road cut into the lowermost of the beds at the base of the section.
RAE 51	75-26	Section of the road cut into the lowermost of the beds at the base of the section.

Downloaded at 11:58 11 May 2014

INTERNAL LOSS INSURANCE PREMIUM

FIRM

FLOOD INSURANCE RATE MAP

HIDALGO COUNTY,
TEXAS
(UNINCORPORATED AREAS)

COMMUNITY PANEL NUMBER
460324 0025B

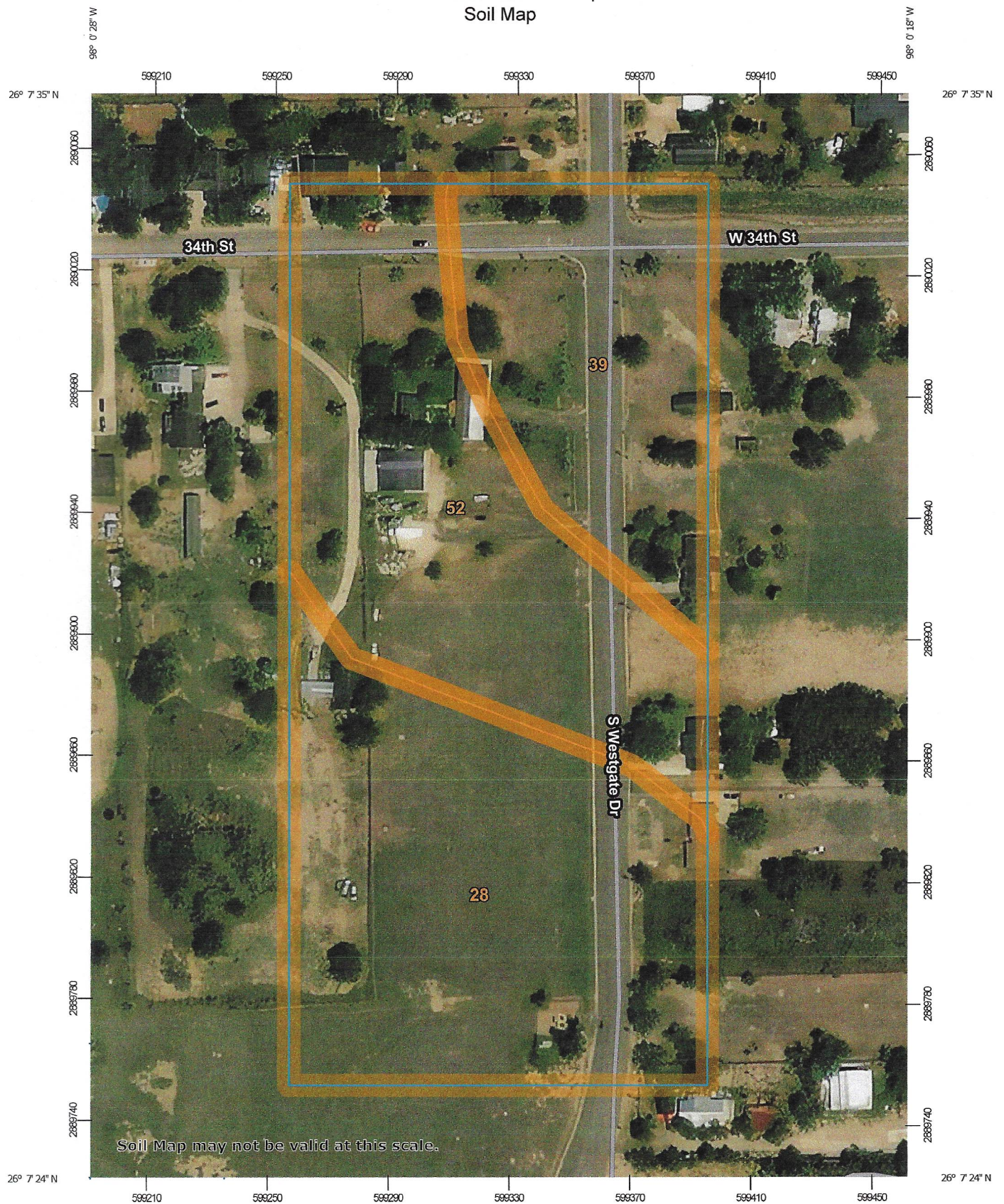
EFFECTIVE DATE:
JANUARY 2, 1987

PANEL SIZE OF \$25

Noted emergency management agency
follows fire-resistive construction

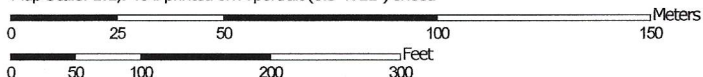


Custom Soil Resource Report Soil Map



Soil Map may not be valid at this scale.

Map Scale: 1:1,740 if printed on A portrait (8.5" x 11") sheet.



Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 14N WGS84

TABLE 16.--ENGINEERING INDEX PROPERTIES--Continued

Map symbol and soil name	Depth	USDA texture	Classification		Percentage passing sieve number--				Liquid limit	Plasticity index
			Unified	AASHTO	4	10	40	200		
	In								Pct	
45,* 46,* 47.* Pits										
48, 49----- Racombe	0-13 13-49 49-72	Sandy clay loam Sandy clay loam, clay loam. Sandy clay loam, clay loam.	CL, SC CL, SC CL, SC	A-4, A-6 A-6, A-7 A-6	100 100 90-100	100 95-100 80-100	95-100 90-100 80-95	45-65 45-65 40-65	27-35 34-43 30-40	8-15 15-22 11-20
50----- Ramadero	0-21 21-65	Sandy clay loam Sandy clay loam, clay loam.	CL, SC CL, SC	A-6, A-4 A-6, A-7	100 100	100 95-100	95-100 90-100	45-65 45-65	27-39 32-42	9-18 13-21
51:* Randado-----	0-9 9-16 16-60	Fine sandy loam Fine sandy loam, sandy clay loam. Cemented-----	SM, SM-SC SC, SM-SC, GC ---	A-2-4 A-2-4, A-2-6, A-4, A-6 ---	75-100 65-100 ---	70-100 60-100 ---	70-100 60-100 ---	20-35 25-50 ---	<25 25-34 ---	NP-7 7-14 ---
Cuevitas-----	0-8 8-60	Fine sandy loam Cemented-----	SM, SM-SC, SC ---	A-2-4 ---	80-100 ---	80-100 ---	80-100 ---	20-35 ---	<28 ---	NP-9 ---
52, 53----- Raymondville	0-15 15-43 43-65	Clay loam----- Clay, clay loam Clay, clay loam	CL CL, CH CL, CH	A-6, A-7-6 A-6, A-7-6 A-7-6	100 100 100	100 95-100 85-100	95-100 95-100 80-100	51-85 75-95 75-95	37-50 38-55 40-53	18-30 19-35 20-30
54:* Raymondville----	0-15 15-43 43-65	Clay loam----- Clay, clay loam Clay, clay loam	CL CL, CH CL, CH	A-6, A-7-6 A-6, A-7-6 A-7-6	100 100 100	100 95-100 85-100	95-100 95-100 80-100	51-85 75-95 75-95	37-50 38-55 40-53	18-30 19-35 20-30
Urban land.										
55, 56----- Reynosa	0-15 15-48 48-65	Silty clay loam Silty clay loam, silt loam. Stratified silty clay loam to silt loam.	CL, CL-ML CL CL, CL-ML	A-6, A-4, A-7-6 A-6, A-4, A-7-6 A-6, A-4, A-7-6	100 100 100	100 100 100	95-100 95-100 90-100	80-100 80-100 70-100	25-45 28-44 20-49	7-25 9-23 4-29
57:* Reynosa-----	0-15 15-48 48-65	Silty clay loam Silty clay loam, silt loam. Stratified silty clay loam to silt loam.	CL, CL-ML CL CL, CL-ML	A-6, A-4, A-7-6 A-6, A-4, A-7-6 A-6, A-4, A-7-6	100 100 100	100 100 100	95-100 95-100 90-100	80-100 80-100 70-100	25-45 28-44 20-49	7-25 9-23 4-29
Urban land.										
58, 59----- Rio	0-12 12-38 38-63	Fine sandy loam Clay loam, clay Clay loam, sandy clay, sandy clay loam.	SC, SM-SC CL, CH CL	A-2-4, A-4 A-7-6 A-7-6	95-100 95-100 95-100	95-100 95-100 95-100	95-100 95-100 85-95	30-48 75-95 55-80	<30 43-57 41-50	5-10 21-32 20-27

See footnote at end of table.

TABLE 16.--ENGINEERING INDEX PROPERTIES--Continued

Map symbol and soil name	Depth	USDA texture	Classification		Percentage passing sieve number--				Liquid limit	Plasticity index
			Unified	AASHTO	4	10	40	200		
	<u>In</u>								<u>Pct</u>	
32:*										
Jimenez-----	0-8	Very gravelly loam.	GC, GM-GC	A-1, A-2-4, A-2-6	30-58	15-40	15-35	15-30	22-35	5-15
	8-10	Cemented-----	---	---	---	---	---	---	---	---
	10-60	Variable-----	---	---	---	---	---	---	---	---
Quemado-----	0-6	Very gravelly sandy loam.	GM, GC, GM-GC	A-1, A-2	30-50	20-50	15-35	15-30	<25	NP-10
	6-12	Very gravelly sandy loam, very gravelly loam, very gravelly sandy clay loam.	GM, GC, GM-GC	A-1, A-2	30-50	20-50	15-35	15-30	18-28	2-10
	12-18	Cemented-----	---	---	---	---	---	---	---	---
	18-60	Variable-----	---	---	---	---	---	---	---	---
33-----										
Laredo	0-14	Silty clay loam	CL	A-6, A-7-6, A-4	100	100	90-100	85-100	28-44	9-22
	14-65	Silty clay loam, silt loam, very fine sandy loam.	CL	A-6, A-7-6, A-4	100	95-100	90-100	70-95	28-43	9-21
34-----										
Matamoros	0-65	Silty clay, stratified silt loam to clay.	CH	A-7-6	100	100	100	95-100	51-65	30-41
35, 36, 37-----										
McAllen	0-14	Fine sandy loam	CL, SC, CL-ML, SM-SC	A-4, A-6	100	100	95-100	36-55	21-30	4-11
	14-72	Sandy clay loam, clay loam, fine sandy loam.	CL, SC	A-6	95-100	90-100	85-100	45-70	28-40	11-20
38-----										
McAllen	0-14	Sandy clay loam	CL, SC	A-6	100	100	95-100	36-55	29-40	11-20
	14-72	Sandy clay loam, clay loam, fine sandy loam.	CL, SC	A-6	95-100	90-100	85-100	45-70	28-40	11-20
39, 40, 41-----										
Mercedes	0-19	Clay-----	CH	A-7-6	85-100	80-100	80-100	75-95	55-76	32-49
	19-57	Clay-----	CH, CL-CH	A-7-6	85-100	80-100	80-100	75-95	50-76	32-49
	57-65	Clay-----	CH, CL	A-7-6	85-100	80-100	80-100	75-95	48-76	32-49
42-----										
Nueces	0-29	Fine sand-----	SP-SM, SM, SM-SC	A-2-4, A-3	100	95-100	90-100	8-35	<25	NP-6
	29-72	Sandy clay loam, sandy loam.	SC	A-2-6, A-6	90-100	90-100	80-100	20-50	25-40	11-20
43:*										
Nueces-----	0-29	Fine sand-----	SP-SM, SM, SM-SC	A-2-4, A-3	100	95-100	90-100	8-35	<25	NP-6
	29-72	Sandy clay loam, sandy loam.	SC	A-2-6, A-6	90-100	90-100	80-100	20-50	25-40	11-20
Sarita-----										
	0-48	Fine sand-----	SM-SC, SP-SM, SM	A-2-4, A-3	100	100	65-100	9-35	<25	NP-7
	48-80	Sandy clay loam, fine sandy loam.	SC	A-2-6, A-6	100	100	80-100	30-50	28-40	11-22
44-----										
Olmito	0-47	Silty clay-----	CH	A-7-6	100	100	100	90-100	51-70	28-44
	47-65	Silty clay, silty clay loam.	CH	A-7-6	95-100	90-100	85-100	85-100	51-70	28-44

See footnote at end of table.

TABLE 16.--ENGINEERING INDEX PROPERTIES--Continued

Map symbol and soil name	Depth	USDA texture	Classification		Percentage passing sieve number--				Liquid limit	Plasticity index
			Unified	AASHTO	4	10	40	200		
	<u>In</u>								<u>Pct</u>	
13:*										
Randado-----	0-9	Fine sandy loam	SM, SM-SC	A-2-4	75-100	70-100	70-100	20-35	<25	NP-7
	9-16	Fine sandy loam, sandy clay loam.	SC, SM-SC, GC	A-2-4, A-2-6, A-4, A-6	65-100	60-100	60-100	25-50	25-34	7-14
	16-60	Cemented-----	---	---	---	---	---	---	---	---
14-----	0-80	Fine sand-----	SP-SM, SM	A-2-4, A-3	100	100	75-100	5-25	<25	NP-3
Falfurrias										
15-----	0-7	Clay-----	CL, CH	A-7-6	100	100	100	90-100	41-55	20-30
Grulla	7-65	Silty clay, clay	CH	A-7-6	100	100	100	90-100	52-66	28-39
16, 17, 18-----	0-18	Fine sandy loam	SC, SM-SC, SM	A-2-4	100	95-100	95-100	17-35	<30	NP-8
Hargill	18-63	Sandy clay loam	SC, CL	A-6	100	95-100	95-100	40-55	30-40	11-20
	63-80	Sandy clay loam	SC	A-2-4, A-2-6, A-4, A-6	85-100	80-100	75-100	34-50	28-39	9-18
19, 20-----	0-8	Clay-----	CH	A-7-6	100	100	100	90-100	51-85	32-60
Harlingen	8-35	Clay-----	CH	A-7-6	100	100	100	95-100	65-85	50-65
	35-72	Clay-----	CH	A-7-6	100	100	100	95-100	65-85	50-65
21:*										
Harlingen-----	0-8	Clay-----	CH	A-7-6	100	100	100	90-100	51-85	32-60
	8-35	Clay-----	CH	A-7-6	100	100	100	95-100	65-85	50-65
	35-72	Clay-----	CH	A-7-6	100	100	100	95-100	65-85	50-65
Urban land.										
22, 23, 24-----	0-17	Sandy loam-----	SM	A-2-4	100	100	75-100	13-24	<25	NP-4
Hebbronville	17-58	Fine sandy loam, loam.	SM, SM-SC	A-2-4	100	100	90-100	20-30	<30	NP-7
	58-65	Fine sandy loam, loam.	SM-SC, SC	A-2-4, A-4, A-2-6, A-6	95-100	90-100	90-100	20-40	20-30	4-13
25, 26, 27-----	0-17	Fine sandy loam	SC, SM-SC	A-4, A-6	100	95-100	90-100	36-50	20-30	4-11
Hidalgo	17-28	Sandy clay loam, clay loam.	SC, CL	A-6	100	95-100	90-100	36-80	30-40	11-20
	28-80	Clay loam, sandy clay loam.	CL, SC	A-6, A-7-6	90-100	80-100	75-99	44-80	30-44	11-23
28, 29, 30-----	0-17	Sandy clay loam	SC, CL	A-6	100	95-100	90-100	36-55	29-40	11-20
Hidalgo	17-28	Sandy clay loam, clay loam.	SC, CL	A-6	100	95-100	90-100	36-80	30-40	11-20
	28-80	Clay loam, sandy clay loam.	CL, SC	A-6, A-7-6	90-100	80-100	75-99	44-80	30-44	11-23
31:*										
Hidalgo-----	0-17	Sandy clay loam	SC, CL	A-6	100	95-100	90-100	36-50	29-40	11-20
	17-28	Sandy clay loam, clay loam.	SC, CL	A-6	100	95-100	90-100	36-80	30-40	11-20
	28-80	Clay loam, sandy clay loam.	CL, SC	A-6, A-7-6	90-100	80-100	75-99	44-80	30-44	11-23
Urban land.										

See footnote at end of table.



United States
Department of
Agriculture

NRCS

Natural
Resources
Conservation
Service

A product of the National
Cooperative Soil Survey,
a joint effort of the United
States Department of
Agriculture and other
Federal agencies, State
agencies including the
Agricultural Experiment
Stations, and local
participants

Custom Soil Resource Report for **Hidalgo County, Texas**



February 27, 2022

Preface

Soil surveys contain information that affects land use planning in survey areas. They highlight soil limitations that affect various land uses and provide information about the properties of the soils in the survey areas. Soil surveys are designed for many different users, including farmers, ranchers, foresters, agronomists, urban planners, community officials, engineers, developers, builders, and home buyers. Also, conservationists, teachers, students, and specialists in recreation, waste disposal, and pollution control can use the surveys to help them understand, protect, or enhance the environment.

Various land use regulations of Federal, State, and local governments may impose special restrictions on land use or land treatment. Soil surveys identify soil properties that are used in making various land use or land treatment decisions. The information is intended to help the land users identify and reduce the effects of soil limitations on various land uses. The landowner or user is responsible for identifying and complying with existing laws and regulations.

Although soil survey information can be used for general farm, local, and wider area planning, onsite investigation is needed to supplement this information in some cases. Examples include soil quality assessments (<http://www.nrcs.usda.gov/wps/portal/nrcs/main/soils/health/>) and certain conservation and engineering applications. For more detailed information, contact your local USDA Service Center (<https://offices.sc.egov.usda.gov/locator/app?agency=nrcs>) or your NRCS State Soil Scientist (http://www.nrcs.usda.gov/wps/portal/nrcs/detail/soils/contactus/?cid=nrcs142p2_053951).

Great differences in soil properties can occur within short distances. Some soils are seasonally wet or subject to flooding. Some are too unstable to be used as a foundation for buildings or roads. Clayey or wet soils are poorly suited to use as septic tank absorption fields. A high water table makes a soil poorly suited to basements or underground installations.

The National Cooperative Soil Survey is a joint effort of the United States Department of Agriculture and other Federal agencies, State agencies including the Agricultural Experiment Stations, and local agencies. The Natural Resources Conservation Service (NRCS) has leadership for the Federal part of the National Cooperative Soil Survey.

Information about soils is updated periodically. Updated information is available through the NRCS Web Soil Survey, the site for official soil survey information.

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How Soil Surveys Are Made

Soil surveys are made to provide information about the soils and miscellaneous areas in a specific area. They include a description of the soils and miscellaneous areas and their location on the landscape and tables that show soil properties and limitations affecting various uses. Soil scientists observed the steepness, length, and shape of the slopes; the general pattern of drainage; the kinds of crops and native plants; and the kinds of bedrock. They observed and described many soil profiles. A soil profile is the sequence of natural layers, or horizons, in a soil. The profile extends from the surface down into the unconsolidated material in which the soil formed or from the surface down to bedrock. The unconsolidated material is devoid of roots and other living organisms and has not been changed by other biological activity.

Currently, soils are mapped according to the boundaries of major land resource areas (MLRAs). MLRAs are geographically associated land resource units that share common characteristics related to physiography, geology, climate, water resources, soils, biological resources, and land uses (USDA, 2006). Soil survey areas typically consist of parts of one or more MLRA.

The soils and miscellaneous areas in a survey area occur in an orderly pattern that is related to the geology, landforms, relief, climate, and natural vegetation of the area. Each kind of soil and miscellaneous area is associated with a particular kind of landform or with a segment of the landform. By observing the soils and miscellaneous areas in the survey area and relating their position to specific segments of the landform, a soil scientist develops a concept, or model, of how they were formed. Thus, during mapping, this model enables the soil scientist to predict with a considerable degree of accuracy the kind of soil or miscellaneous area at a specific location on the landscape.

Commonly, individual soils on the landscape merge into one another as their characteristics gradually change. To construct an accurate soil map, however, soil scientists must determine the boundaries between the soils. They can observe only a limited number of soil profiles. Nevertheless, these observations, supplemented by an understanding of the soil-vegetation-landscape relationship, are sufficient to verify predictions of the kinds of soil in an area and to determine the boundaries.

Soil scientists recorded the characteristics of the soil profiles that they studied. They noted soil color, texture, size and shape of soil aggregates, kind and amount of rock fragments, distribution of plant roots, reaction, and other features that enable them to identify soils. After describing the soils in the survey area and determining their properties, the soil scientists assigned the soils to taxonomic classes (units). Taxonomic classes are concepts. Each taxonomic class has a set of soil characteristics with precisely defined limits. The classes are used as a basis for comparison to classify soils systematically. Soil taxonomy, the system of taxonomic classification used in the United States, is based mainly on the kind and character of soil properties and the arrangement of horizons within the profile. After the soil

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scientists classified and named the soils in the survey area, they compared the individual soils with similar soils in the same taxonomic class in other areas so that they could confirm data and assemble additional data based on experience and research.

The objective of soil mapping is not to delineate pure map unit components; the objective is to separate the landscape into landforms or landform segments that have similar use and management requirements. Each map unit is defined by a unique combination of soil components and/or miscellaneous areas in predictable proportions. Some components may be highly contrasting to the other components of the map unit. The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The delineation of such landforms and landform segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, onsite investigation is needed to define and locate the soils and miscellaneous areas.

Soil scientists make many field observations in the process of producing a soil map. The frequency of observation is dependent upon several factors, including scale of mapping, intensity of mapping, design of map units, complexity of the landscape, and experience of the soil scientist. Observations are made to test and refine the soil-landscape model and predictions and to verify the classification of the soils at specific locations. Once the soil-landscape model is refined, a significantly smaller number of measurements of individual soil properties are made and recorded. These measurements may include field measurements, such as those for color, depth to bedrock, and texture, and laboratory measurements, such as those for content of sand, silt, clay, salt, and other components. Properties of each soil typically vary from one point to another across the landscape.

Observations for map unit components are aggregated to develop ranges of characteristics for the components. The aggregated values are presented. Direct measurements do not exist for every property presented for every map unit component. Values for some properties are estimated from combinations of other properties.

While a soil survey is in progress, samples of some of the soils in the area generally are collected for laboratory analyses and for engineering tests. Soil scientists interpret the data from these analyses and tests as well as the field-observed characteristics and the soil properties to determine the expected behavior of the soils under different uses. Interpretations for all of the soils are field tested through observation of the soils in different uses and under different levels of management. Some interpretations are modified to fit local conditions, and some new interpretations are developed to meet local needs. Data are assembled from other sources, such as research information, production records, and field experience of specialists. For example, data on crop yields under defined levels of management are assembled from farm records and from field or plot experiments on the same kinds of soil.

Predictions about soil behavior are based not only on soil properties but also on such variables as climate and biological activity. Soil conditions are predictable over long periods of time, but they are not predictable from year to year. For example, soil scientists can predict with a fairly high degree of accuracy that a given soil will have a high water table within certain depths in most years, but they cannot predict that a high water table will always be at a specific level in the soil on a specific date.

After soil scientists located and identified the significant natural bodies of soil in the survey area, they drew the boundaries of these bodies on aerial photographs and

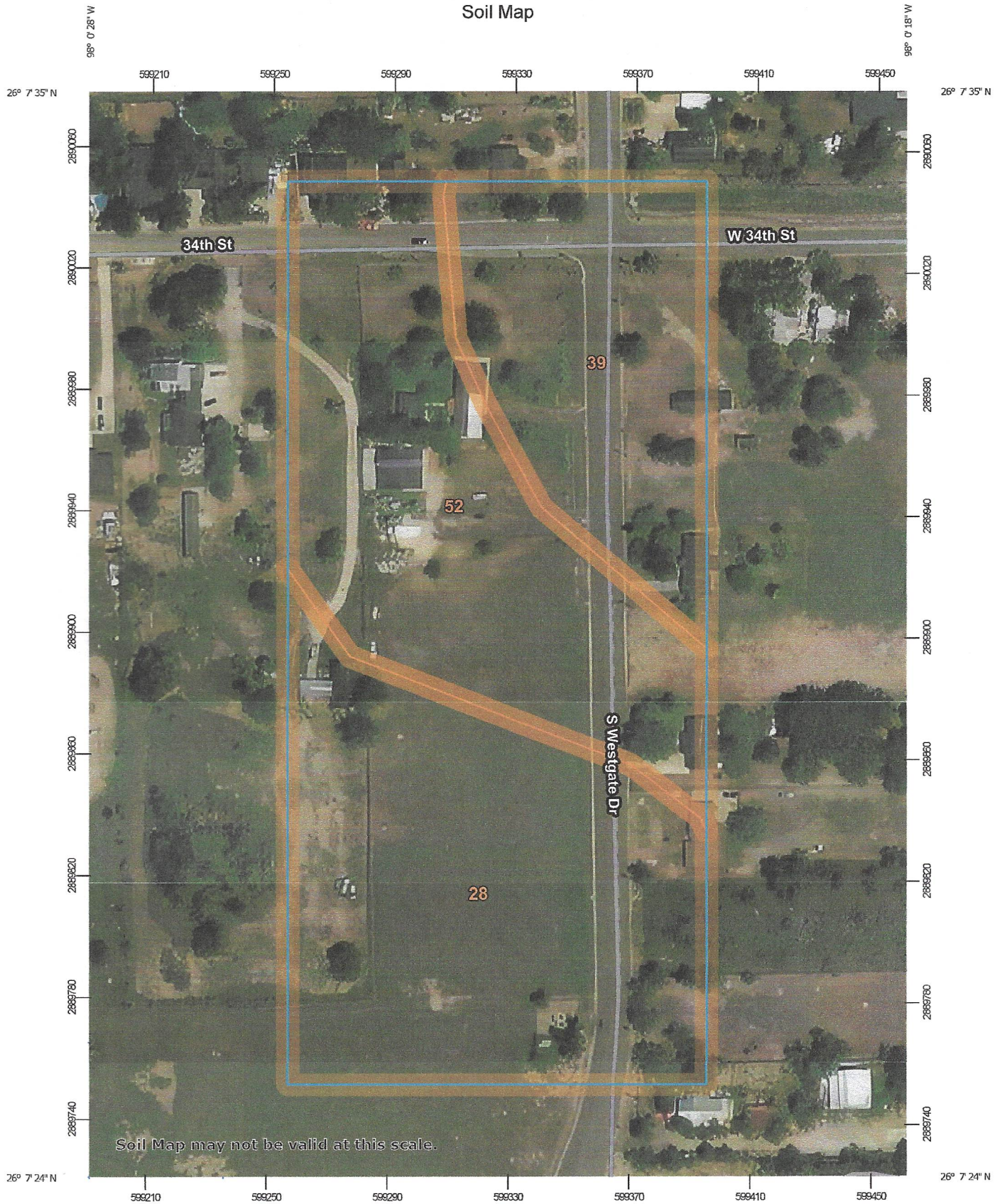
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identified each as a specific map unit. Aerial photographs show trees, buildings, fields, roads, and rivers, all of which help in locating boundaries accurately.

Soil Map

The soil map section includes the soil map for the defined area of interest, a list of soil map units on the map and extent of each map unit, and cartographic symbols displayed on the map. Also presented are various metadata about data used to produce the map, and a description of each soil map unit.

Custom Soil Resource Report Soil Map



Map Scale: 1:1,740 if printed on A portrait (8.5" x 11") sheet.

0 25 50 100 150 Meters

0 50 100 200 300 Feet

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 14N WGS84

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MAP LEGEND

Area of Interest (AOI)		Spoil Area
Area of Interest (AOI)		Stony Spot
Soils		Very Stony Spot
Soil Map Unit Polygons		Wet Spot
Soil Map Unit Lines		Other
Soil Map Unit Points		Special Line Features
Special Point Features		Water Features
Blowout		Streams and Canals
Borrow Pit		Transportation
Clay Spot		Rails
Closed Depression		Interstate Highways
Gravel Pit		US Routes
Gravelly Spot		Major Roads
Landfill		Local Roads
Lava Flow		Background
Marsh or swamp		Aerial Photography
Mine or Quarry		
Miscellaneous Water		
Perennial Water		
Rock Outcrop		
Saline Spot		
Sandy Spot		
Severely Eroded Spot		
Sinkhole		
Slide or Slip		
Sodic Spot		

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	4.2	41.3%
39	Mercedes clay, 0 to 1 percent slopes	2.4	23.2%
52	Raymondville clay loam, 0 to 1 percent slopes	3.6	35.5%
Totals for Area of Interest		10.2	100.0%

Map Unit Descriptions

The map units delineated on the detailed soil maps in a soil survey represent the soils or miscellaneous areas in the survey area. The map unit descriptions, along with the maps, can be used to determine the composition and properties of a unit.

A map unit delineation on a soil map represents an area dominated by one or more major kinds of soil or miscellaneous areas. A map unit is identified and named according to the taxonomic classification of the dominant soils. Within a taxonomic class there are precisely defined limits for the properties of the soils. On the landscape, however, the soils are natural phenomena, and they have the characteristic variability of all natural phenomena. Thus, the range of some observed properties may extend beyond the limits defined for a taxonomic class. Areas of soils of a single taxonomic class rarely, if ever, can be mapped without including areas of other taxonomic classes. Consequently, every map unit is made up of the soils or miscellaneous areas for which it is named and some minor components that belong to taxonomic classes other than those of the major soils.

Most minor soils have properties similar to those of the dominant soil or soils in the map unit, and thus they do not affect use and management. These are called noncontrasting, or similar, components. They may or may not be mentioned in a particular map unit description. Other minor components, however, have properties and behavioral characteristics divergent enough to affect use or to require different management. These are called contrasting, or dissimilar, components. They generally are in small areas and could not be mapped separately because of the scale used. Some small areas of strongly contrasting soils or miscellaneous areas are identified by a special symbol on the maps. If included in the database for a given area, the contrasting minor components are identified in the map unit descriptions along with some characteristics of each. A few areas of minor components may not have been observed, and consequently they are not mentioned in the descriptions, especially where the pattern was so complex that it was impractical to make enough observations to identify all the soils and miscellaneous areas on the landscape.

The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The objective of mapping is not to delineate pure taxonomic classes but rather to separate the landscape into landforms or

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landform segments that have similar use and management requirements. The delineation of such segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, however, onsite investigation is needed to define and locate the soils and miscellaneous areas.

An identifying symbol precedes the map unit name in the map unit descriptions. Each description includes general facts about the unit and gives important soil properties and qualities.

Soils that have profiles that are almost alike make up a *soil series*. Except for differences in texture of the surface layer, all the soils of a series have major horizons that are similar in composition, thickness, and arrangement.

Soils of one series can differ in texture of the surface layer, slope, stoniness, salinity, degree of erosion, and other characteristics that affect their use. On the basis of such differences, a soil series is divided into *soil phases*. Most of the areas shown on the detailed soil maps are phases of soil series. The name of a soil phase commonly indicates a feature that affects use or management. For example, Alpha silt loam, 0 to 2 percent slopes, is a phase of the Alpha series.

Some map units are made up of two or more major soils or miscellaneous areas. These map units are complexes, associations, or undifferentiated groups.

A *complex* consists of two or more soils or miscellaneous areas in such an intricate pattern or in such small areas that they cannot be shown separately on the maps. The pattern and proportion of the soils or miscellaneous areas are somewhat similar in all areas. Alpha-Beta complex, 0 to 6 percent slopes, is an example.

An *association* is made up of two or more geographically associated soils or miscellaneous areas that are shown as one unit on the maps. Because of present or anticipated uses of the map units in the survey area, it was not considered practical or necessary to map the soils or miscellaneous areas separately. The pattern and relative proportion of the soils or miscellaneous areas are somewhat similar. Alpha-Beta association, 0 to 2 percent slopes, is an example.

An *undifferentiated group* is made up of two or more soils or miscellaneous areas that could be mapped individually but are mapped as one unit because similar interpretations can be made for use and management. The pattern and proportion of the soils or miscellaneous areas in a mapped area are not uniform. An area can be made up of only one of the major soils or miscellaneous areas, or it can be made up of all of them. Alpha and Beta soils, 0 to 2 percent slopes, is an example.

Some surveys include *miscellaneous areas*. Such areas have little or no soil material and support little or no vegetation. Rock outcrop is an example.

Hidalgo County, Texas

28—Hidalgo sandy clay loam, 0 to 1 percent slopes

Map Unit Setting

National map unit symbol: 2sxxv
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

39—Mercedes clay, 0 to 1 percent slopes

Map Unit Setting

National map unit symbol: dblk
Elevation: 10 to 150 feet
Mean annual precipitation: 24 to 34 inches
Mean annual air temperature: 73 to 75 degrees F
Frost-free period: 300 to 365 days
Farmland classification: Prime farmland if irrigated

Map Unit Composition

Mercedes and similar soils: 85 percent
Minor components: 15 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Mercedes

Setting

Landform: Delta plains
Down-slope shape: Linear
Across-slope shape: Linear
Parent material: Calcareous clayey alluvium

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Typical profile

H1 - 0 to 19 inches: clay
H2 - 19 to 57 inches: clay
H3 - 57 to 65 inches: clay

Properties and qualities

Slope: 0 to 1 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Moderately well drained
Runoff class: High
Capacity of the most limiting layer to transmit water (Ksat): Very low to moderately low (0.00 to 0.06 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Calcium carbonate, maximum content: 5 percent
Gypsum, maximum content: 10 percent
Maximum salinity: Slightly saline to strongly saline (4.0 to 16.0 mmhos/cm)
Sodium adsorption ratio, maximum: 12.0
Available water supply, 0 to 60 inches: Moderate (about 7.8 inches)

Interpretive groups

Land capability classification (irrigated): 3s
Land capability classification (nonirrigated): 3s
Hydrologic Soil Group: D
Ecological site: R083DY015TX - Saline Clay
Hydric soil rating: No

Minor Components

Unnamed

Percent of map unit: 15 percent
Hydric soil rating: No

52—Raymondville clay loam, 0 to 1 percent slopes

Map Unit Setting

National map unit symbol: dbm1
Elevation: 20 to 200 feet
Mean annual precipitation: 23 to 33 inches
Mean annual air temperature: 72 to 73 degrees F
Frost-free period: 300 to 340 days
Farmland classification: Prime farmland if irrigated

Map Unit Composition

Raymondville and similar soils: 85 percent
Minor components: 15 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

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Description of Raymondville

Setting

Landform: Delta plains

Down-slope shape: Linear

Across-slope shape: Linear

Parent material: Calcareous clayey alluvium

Typical profile

H1 - 0 to 15 inches: clay loam

H2 - 15 to 43 inches: clay loam

H3 - 43 to 65 inches: clay

Properties and qualities

Slope: 0 to 1 percent

Depth to restrictive feature: More than 80 inches

Drainage class: Moderately well drained

Runoff class: Medium

Capacity of the most limiting layer to transmit water (Ksat): Moderately low to moderately high (0.06 to 0.20 in/hr)

Depth to water table: More than 80 inches

Frequency of flooding: None

Frequency of ponding: None

Calcium carbonate, maximum content: 10 percent

Maximum salinity: Nonsaline to slightly saline (0.0 to 4.0 mmhos/cm)

Sodium adsorption ratio, maximum: 8.0

Available water supply, 0 to 60 inches: Moderate (about 9.0 inches)

Interpretive groups

Land capability classification (irrigated): 2s

Land capability classification (nonirrigated): 2s

Hydrologic Soil Group: C

Ecological site: R083DY025TX - Clay Loam

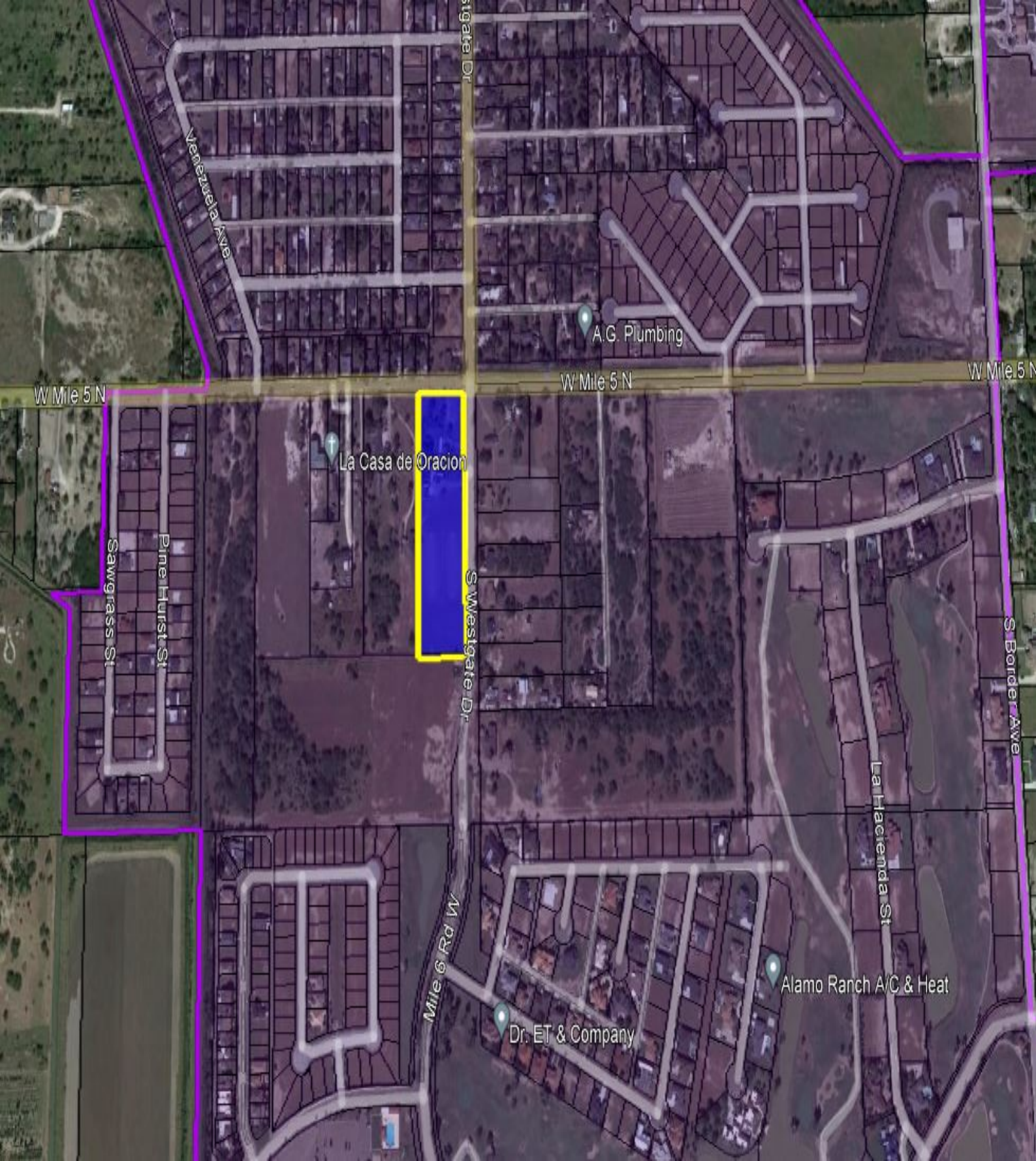
Hydric soil rating: No

Minor Components

Unnamed

Percent of map unit: 15 percent

Hydric soil rating: No



Westgate Dr

Venezuela Ave

A.G. Plumbing

W Mile 5 N

W Mile 5 N

W Mile 5 N

La Casa de Oracion

S Westgate Dr

Sawgrass St

Pinehurst St

Mile 9 Rd W

Dr. ET & Company

Alamo Ranch A/C & Heat

La Hacienda St

S Border Ave

STATE OF TEXAS
COUNTY OF HIDALGO

WE THE UNDERSIGNED OWNER(S) OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS THE MI FORTUNA ESTATE SUBDIVISION, TO THE CITY OF WESLACO, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, DO HEREBY DEDICATE TO THE USE OF THE PUBLIC ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS, AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE OF CONSIDERATION THEREIN EXPRESSED.

OWNER: JULIO & MARYSOL GARCIA, LLC
3402 S. WESTGATE
WESLACO, TEXAS 78598

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED _____ KNOWN TO ME TO BE THE PERSONS WHOSE NAMES SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE _____ DAY OF _____, 200__.

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

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

MAYOR, CITY OF WESLACO, TEXAS. _____

CITY CLERK _____

STATE OF TEXAS
COUNTY OF HIDALGO

APPROVED AND AUTHORIZED FOR RECORD BY THE PLANNING AND ZONING COMMISSION, CITY OF WESLACO, HIDALGO COUNTY, TEXAS, THIS THE _____ DAY OF _____, 200__, BY _____ THE PLANNING AND ZONING COMMISSION OF THE CITY OF WESLACO, TEXAS.

DATED THIS _____ DAY OF _____, 200__.

CHAIRMAN, PLANNING AND ZONING COMMISSION

COUNTY CLERK'S RECORDING CERTIFICATE

I, _____ COUNTY CLERK OF HIDALGO, CERTIFY THAT THE PLAT BEARING THIS CERTIFICATE WAS FILED FOR RECORD AT _____ O'CLOCK _____ ON _____ AND WAS RECORDED IN BOOK _____ SHEET(S) _____ THE PLAT RECORDS OF HIDALGO COUNTY AT _____ O'CLOCK _____ ON _____

STATE OF TEXAS
COUNTY OF HIDALGO

I, JOSE F. TORRES, P.E., A LICENSED PROFESSIONAL ENGINEER LICENSED TO PRACTICE IN THE STATE OF TEXAS, LICENSE NUMBER TX-88662 DO HEREBY CERTIFY THAT THIS PLAT HAS BEEN GIVEN PROPER AND ADEQUATE ENGINEERING CONSIDERATION AND, FURTHER, DO HEREBY CERTIFY THAT NONE OF THE AREAS BEING PLATTED HEREIN AS "MI FORTUNA ESTATES SUBDIVISION" AS DESCRIBED BY METES AND BOUNDS DESCRIPTION (SEE METES AND BOUNDS DESCRIPTION AT THE RIGHT) ARE NOT LOCATED IN A FLOOD PRONE AREA DESIGNATED AS ZONES "X" OR "AH" DEFINED AND DETERMINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

JOSE F. TORRES, P.E.
LICENSED PROFESSIONAL ENGINEER, TEXAS LIC. NO. 88662

STATE OF TEXAS
COUNTY OF HIDALGO

I, 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.

PABLO SOTO, R.P.L.S.
REG. PROFESSIONAL LAND SURVEYOR #0000

BY: _____

DATE: _____

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

PRINCIPAL CONTACTS:

NAME	ADDRESS	CITY & ZIP	PHONE	FAX
OWNER: JULIO & MARYSOL GARCIA	3402 S. WESTGATE	WESLACO, TEXAS 78598	956-537-4037	000-000-0000
ENGINEER: JOSE F. TORRES, P.E.	512 W. ROSEMARY AVE.	PHARR, TX 78577	956-782-2557	000-000-0000
SURVEYOR: PABLO SOTO, R.P.L.S.	130 E. PARK	PHARR, TEXAS 78577		

METES AND BOUNDS DESCRIPTION

A 5.00 acre tract of land out of Farm Tract 790, West Tract Subdivision, Hidalgo County, Texas, as per map recorded in Volume 2, Pages 34-37, Map Records of Hidalgo County, Texas. Said 5.00 acre tract of land is vested to Julio Garcia and wife Marysol Garcia from Melanie Louise McAllen Heartfield by virtue of a Warranty Deed dated August 10, 1998, recorded in Document No. 716470, Official Records of Hidalgo County, Texas. Said 5.00 acre tract of land being more particularly described by metes and bounds as follows:

Commencing at a cotton picker spindle set at the Northeast corner of POINT Farm Of Tract 790,

BEGINNING; West Tract Subdivision for the Northeast corner of this tract of land and the

THENCE, South, with the East line of said Farm Tract 790, West Tract Subdivision, a distance of 818.03 feet to a magnetic nail set for the Southeast corner of this tract of land;

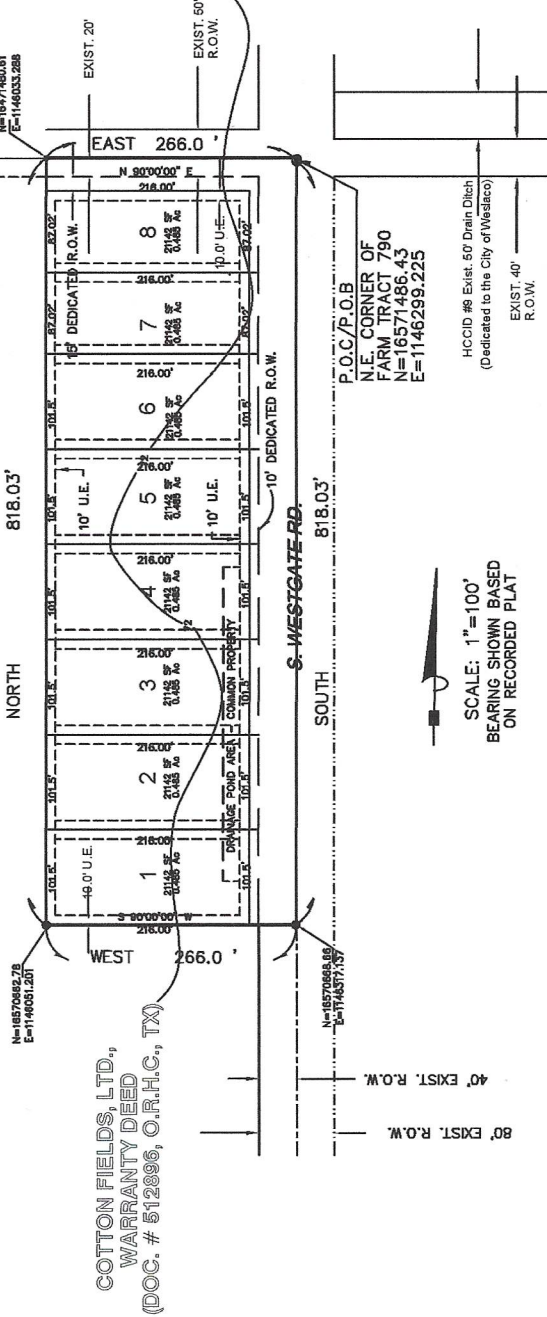
THENCE, West, parallel to the North line of said Farm Tract 790, West Tract Subdivision, at a distance of 40.00 feet pass a No. 4 rebar found at the existing West Easement and Right of Way line of South West Gate Drive (Mile 6 West Road) (as recorded in Document No. 585795, O.R.H.C., Texas), continuing for a total distance of 266.00 feet to a No. 4 rebar found for the Southwest corner of this tract of land;

THENCE, North, parallel to the East line of said Farm Tract 790, West Tract Subdivision, at a distance of 798.03 feet pass a No. 4 rebar found at the existing South Right of Way line of Mile 5 North Road, continuing for a total distance of 818.03 feet to a magnetic nail set at the North line of said Farm Tract 790, West Tract Subdivision for the Northwest corner of this tract of land;

THENCE, East, with the POINT North OF line of BEGINNING said Farm Tract 790, West Tract Subdivision, a distance of 266.00 feet to the POINT OF BEGINNING and containing 5.00 acres of land, more or less.

OWNER: FRANCISCO CABRERA

GIFT WARRANTY DEED (Doc. No. 1956701)



MI FORTUNA ESTATES SUBDIVISION

BEING A 5.00 ACRE TRACT OF LAND OUT OF FARM TRACT 790,
WEST TRACT SUBDIVISION, HIDALGO COUNTY, TEXAS. AS PER MAP
RECORDED IN VOLUME 2, PAGES 34-37, M.R.H.C., TEXAS.

This Plat is approved by Hidalgo and Cameron Counties Irrigation District No. 9

Date 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 HCCID 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 Sewer when the land was in agricultural use.
- HCCID No. 9 will not be responsible for the 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 Districts Expense.
- HCCID No. 9 has not reviewed and does not certify that the storm sewer or utilities system described are appropriate for the particular subdivision, based on generally accepted engineering criteria. The developer and his engineer are responsible for their determinations.
- HCCID No. 9 Exclusive Easements shall be kept clear of buildings, sheds, shrubs, trees, and other plantings and other obstructions that would interfere with the operations and maintenance of the easement.

GENERAL MANAGER

HIDALGO AND CAMERON COUNTIES IRRIGATION DISTRICT No. 9

Date Submitted: 8-18-2022

JOB No. 8-22-003 SET No.

SHT 5 OF 22

BTL, INC.

CONSULTANTS • DESIGN ENGINEERS

512 W. ROSEMARY AVE.
PHARR, TEXAS 78577
956-537-4037
F-14716

MI FORTUNA ESTATES SUBDIVISION IS LOCATED IN CENTRAL HIDALGO COUNTY 2.5 MILES SOUTH OF BUS. 83 ROAD, ALONG THE WEST SIDE OF S. WESTGATE ROAD. THIS SUBDIVISION LIES WITHIN THE CITY LIMITS OF WESLACO, TEXAS.

PREPARED BY: BTL, INC.

DATE PREPARED: MAY 12, 2022

DATE SURVEYED: DECEMBER 20, 2021

GENERAL PLAT NOTES:

- Setback lines to be as per City of Weslaco Ordinance.
Single Family (R-1):
Front - 25.00' On Easement width, whichever is greater
Side - 5.00' On Easement width, whichever is greater
Rear - 25.00' On Easement, 20% of Lot depth need not to exceed 25'
Corner Side - 10.00' On Easement width, whichever is greater
Corner Garage Side-16.00' / Corner Garage Front-16.00'
Corner Side-10.00' / Corner Garage Front-20.00'
Multi-Family (R-2): Front-20.00' or Easement width, whichever is greater; Side-7' or Easement width whichever is greater; Rear-15' or Easement width whichever is greater.
Greater Corner Side-16.00' or Easement width whichever is greater.
FLOOD ZONE DESIGNATION: Zone "B" Shaded Area of 500-year flood, areas of 100-year flood with average depths of less than 1 foot or with drainage areas less than 100 acres are designated by the letters "A" through "D". 100-Year Flood Community Panel No. 480334 0525 B flood (Revised to Reflect Lower 5/23/1978) Effective Date June 03, 2000
The area within the drainage easements and the proposed street right-of-way are within the 100-year flood plan community panel number 480334 0525 B Effective Date February 02, 1981 of the Federal Emergency Management Agency Maps for Hidalgo County, Texas and the local Flood Plan Administration identifies no other area within the proposed subdivision to be within 100-year flood plan.
Construction of residential housing within any area of the subdivision that is in the 100-year flood plan is prohibited unless the housing qualifies for insurance under the National Flood Insurance Act of 1948 (42 U.S.C. Section 4001 thru 4127)
Minimum finished floor elevation shall be 18" to 30" above the centerline of street or 18" to 30" above natural ground or at finish floor elevation of 73.92, whichever is greater. Elevation certificate may be required for Lots located outside a designated flood zone at the time for application for construction to verify pre and post construction finish floor elevations. An elevation certificate shall be required for all Lots within a designated flood zone at the time for a development permit application in accordance with the Hidalgo County Drainage District 1 and Hidalgo County requirements. The development shall be required to detain on Lot 1 thru 4 the runoff that is flowing on the south-easterly direction to detain a total minimum volume as derived from the 50-year storm event, of 12,858 cubic feet or 0.2951 acre-feet of storm water runoff. Drainage detention in accordance with the local requirements shall be provided on the lots. The detention shall be designed to meet the compliance and details of bleeding runoff into the existing storm sewer.
Single Family: No more than one single family detached dwelling shall be located on each Lot.
Multi-Family: A minimum of 6 apartment units shall be located on each Lot 1 & 2. Unless otherwise noted on this Plat, all the Lots are monumented by 1 inch diameter by 18 inch long iron rods with yellow cap stamped "SEA 5762". Concrete monuments shall be set at each subdivision corner.
No structure shall be permitted over any easement. Easements shall be kept clear of fences, buildings, sheds, shrubs, trees, and other plantings (except low, less than 18 inches mature height, ground cover, grass, or flowers) and other obstructions that would interfere with the operations and maintenance of the easement.
Benchmark Note: BM #1 Top of existing Curb Inlet located in the South side of S. Westgate Road near the Northeast corner of Lot 1 and Southeast corner of Lot 2. Elevation 72.42 feet.
A Five (5) foot sidewalk at Three (3) feet from the back of the curb is required at building permit stage provided by each Lot Owner. Also a five (5) feet sidewalk is required along all interior streets upon the issuance of a building permit. On corner Lot the owner shall be responsible for the sidewalk along all streets adjoining the Lot as per City of Weslaco Subdivision Ordinance.
All public utility easements dedicated by this Plat shall be a minimum width of 10.0 feet as per the Hidalgo County Model Subdivision Rules. By signing this Plat, Developer and Engineer certify that all other easements shown comply with the size required by each utility provided occupying an easement.
Clearances for water meters as per local government code requirements, sanitary sewer must be connected to a residence prior to receiving a final clearance for a water meter. sewer tap inspection shall be provided from the entity service provider prior to receiving clearance for water meter(s).
All lots shall have a street City of Weslaco easement and standards.
All Lots shall have a post development finished grade from the rear of the Lot to the curb and/or roadside ditch at a 1.0% slope to accomplish positive drainage. This is in accordance with the Hidalgo County Appendix 5: County Construction Specifications 3.1.4
Any addition to existing residence must comply with all setbacks restrictions recorded on this Plat.
All Subdivision Improvements shall comply with all Storm Water Pollution Prevention Plan (SW3P) requirements.
Site Plan and Detention Plan must be required and approved by the City of Weslaco prior to issuance of building permit.
Corner Lots driveways should be constructed at the furthest possible point Intersection and in compliance with access management ordinance.
Streetsight must be located every 300 feet.
All drainage easements shall be private within the property lines.
No access shall be granted onto Mile 5 North for Lot 8.
Corner Lot 8 driveway shall be constructed at furthest point from intersection of Mile 5 North and S. Westgate Road as per City of Weslaco access management ordinance.
Drainage is required per City of Weslaco ordinance.
For Lots 1-4 the Common Property Area shall consist of 18"x335' for the detention pond area. Each property owner shall be responsible for the maintenance of the pond area on their Lot. No alterations/covering of detention area.
Access to the property Lots over the drainage pond area shall be provided by each property owner with 18" RCP pipes with a minimum length of 16 feet on the driveway.

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Standardized Agenda Request Form

Date of Meeting: October 18, 2022		Agenda Item No. (to be assigned by CSO): 2022-5886	
From: REBEKAH DE LA FUENTE			
Subject: Discussion and consideration to approve the Final Plat for Gilberto Estates being a 4.56-acre out of farm tract 101, West & Adams Tract Subdivision, Weslaco, Hidalgo County, Texas Located on the Northeast corner of Mile 4 ½ W & Mile 10 N and authorize the Mayor to execute any related documents. Possible action. (Staffed by Planning & Code Enforcement Department.)			
Background: The proposed Six (6) lot subdivision is currently located inside the City of Weslaco. This subdivision is being serviced with water by North Alamo Water Supply Company through a 6" waterline and sewer by OSSF. The property is within a Flood Zone "X". Applicant is requesting variance for OSSF.			
Funding Source (budget code, if applicable):			
Amount:	Term of Impact:	Identified in Current Budget:	
Additional Action Prompted: Mayor's Signature			
If item previously considered, provide date and action by Commission:			
If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners:			
Advisory Review, if any (name of board/committee, date of action, recommendation): The Planning and Zoning Commission recommended approval of the final plat and the variance request at their regular meeting held October 5, 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 Final Plat and compliance with ordinance on the variance			
Attachments, if any: Gilberto Estates- Memo, Gilberto Estates-Application, Variance & Drainage report, Gilberto Plats, Gilberto Estates 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: Gilberto Estates- Final Plat

DATE: October 11, 2022

The proposed use for the 6-lot subdivision will be for single-family residential use. The developer has requested a variance for OSSF, the nearest sanitary sewer line is located 660' east at the intersection of Mile 10 North and Olivia Frances St. The developer will be required by City Ordinance to connect to sanitary sewer once it becomes available within the area.

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-000299-2022

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: FINAL PLAT OF GILBERTO ESTATES

Location: IMMEDIATE NE CORNER OF MILE 4 1/2 W. & MILE 10 N.

Legal Description: A 4.56 ACRE TRACT 9/0 F.T. 101, WEST
& ADAMS TRACT SUBDIVISION, 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: OPEN

Existing Land Use: RESIDENTIAL Proposed Land Use: RESIDENTIAL

Number of Lots Proposed: 6 Gross Acreage: 4.56

Title Report Submitted: ☐ YES ☐ NO

OWNER INFORMATION

Owner's Name: JERRY GONZALEZ Telephone: 956-373-1533

Address: 718 COUNTRYSIDE DR. Fax: _____

City: WESLACO State: TX Zip: 78599 E-mail: JGONZALEZ@TEXASNATIONAL.COM

ENGINEER INFORMATION

Name: DAVID SALINAS, SEA Telephone: 956-682-9081

Address: 2221 DAFFODIL AVE Fax: _____

City: MCALLEN State: TX Zip: 78501 E-mail: DSALINAS@SALINASENGINEERING.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 <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

\$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) - \$355 =

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 - **SUBMITTED 6-16-22**

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

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

SUBMITTALS REQUIRED FOR FINAL (City Commission)

- ☐ One set of 8 1/2 x 11 of plat and utilities with all corrections done

SUBMITTALS REQUIRED FOR PRE-CONSTRUCTION MEETING

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

SUBMITTALS REQUIRED FOR RECORDING OR HIDALGO COUNTY PLANNING

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

SUBMITTALS REQUIRED FOR RECORDING BY SECURITY

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

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

AUTHORIZATION AND ACKNOWLEDGEMENTS

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

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

Owner Printed Name: _____

Owner Signature: P.O.A. SUBMITTED ON 5-16-22 Date: _____

DAVID SALINAS FOR SALINAS ENGINEERING is the authorized agent

Authorized Agent Signature: [Signature] Date: 8-29-22

Authorized Agent Printed Name: DAVID 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: _____

Onsite Sewage Facility Site Evaluation

Applicant Information

Name: Jerry Gonzalez
Address: Mile 10 North & Mile 4 1/2 West
City: Weslaco State: TX Zipcode: _____

Property Location:

Subdivision: Gilbert Estates
Lot: _____ Block: _____
Street Address: Mile 10 North & Mile 4 1/2
City: Weslaco Zipcode: 78596

Site Evaluator Information

Name: Luz Gomez
Company: Gomez Backhoe Service
City: Mission State: TX Zipcode: 78574

Installer Information:

Name: Sergio Rodriguez
Company: Ro-cha Septic
City: Mission State: TX Zipcode: 78574

Schematic of Lot or Tract

Show:

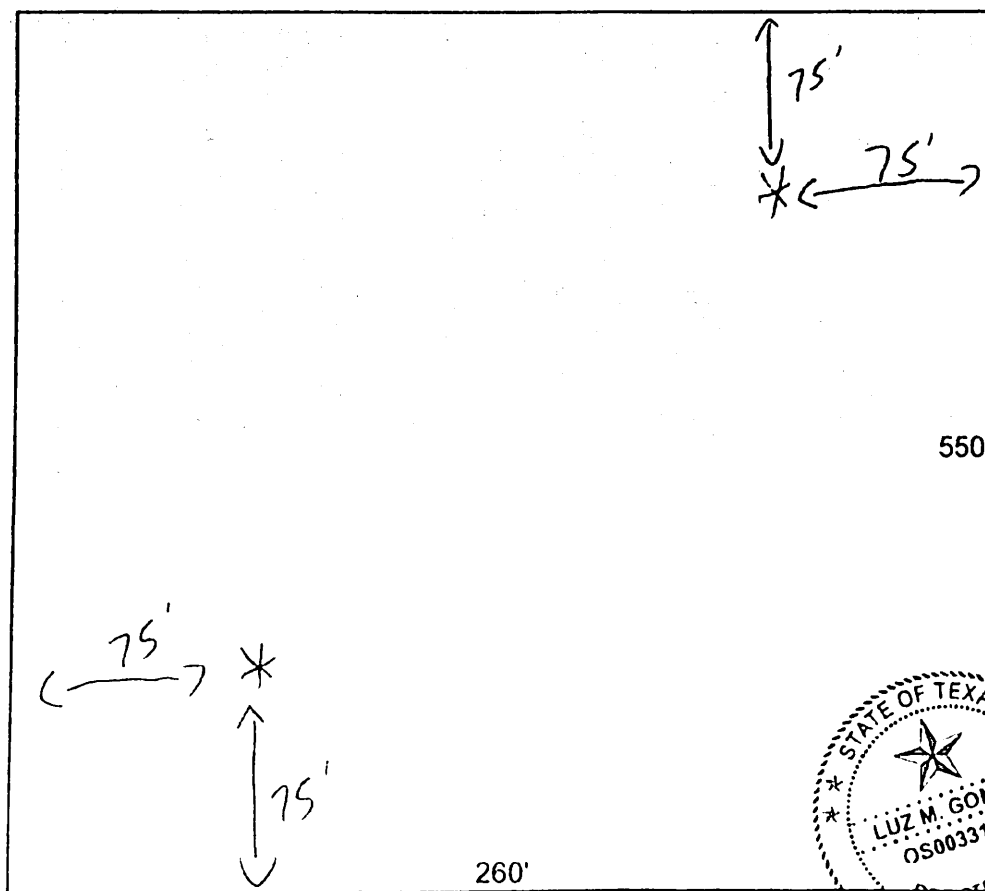
Compass North, adjacent streets, property dimensions, location of buildings, easements, swimming pools, water lines, and other surface improvements where known (drainage, patios, sidewalks).

Location of existing or proposed water wells within 150 ft of property.

Indicate slope or provide contour lines from structure to the farthest location of the proposed soil absorption or irrigated area.

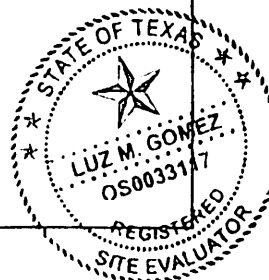
Location of soil boring or dug pits

Location of natural, constructed, or proposed drainage ways (streams, ponds, lakes, rivers, high tide of salt water bodies) water impoundment areas, cut or fill bank, sharp slopes and breaks.



Lot Size: 4.5 acres

Scale inch = ft



Presence of 100 year flood zone
Presence of adjacent ponds, streams, water impoundments
Existing or proposed water well in nearby area
Organized sewage service available to lot or tract

Yes _____ No ☒
Yes _____ No ☒
Yes _____ No ☒
Yes _____ No ☒

Site Evaluator

Name: Luz Gomez

Signature: *Luz Gomez*

License No.: OS 0033117

**On-Site Sewage Facility
Soil Evaluation Report Information**

Date Soil Survey Performed: 6/15/2022 County: Hidalgo

Subdivision: Gilbert Estates Lot: Block:

Name of Site Evaluator: Luz Gomez Registration Number: OS 0033117

Requirements:

At least two soil excavations must be performed on the site, at opposite ends of the proposed disposal area.

For subsurface disposal, soil evaluation must be performed to a depth of at least two feet below the proposed excavation depth.

For surface disposal, the surface horizon must be evaluated.

Describe each soil horizon and identify any restrictive features on the form. Indicated depths where features appear.

Soil Boring 1

Depth (Feet)	Texture Class	Soil Texture	Structure (For Class III blocky, platy or massive)	Drainage (Mottles/ Water Table)	Restrictive Horizon	Observations
1	↓	↓	N/A	None	None	None
2						
3						
4						
5						
6	III	Silty Clay Loam				



Soil Boring 2

Depth (Feet)	Texture Class	Soil Texture	Structure (For Class III blocky, platy or massive)	Drainage (Mottles/ Water Table)	Restrictive Horizon	Observations
1	↓	↓	N/A	None	None	None
2						
3						
4						
5						
6	III	Silty Clay Loam				

I certify that the findings of this report are based on my field observations and are accurate to the best of my ability

Luz Gomez
Signature of Site Evaluator

6/15/2022

Date:

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

Document No: 3338015

Billable Pages: 3

Recorded On: May 02, 2022 04:33 PM

Number of Pages: 4

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

Total Recording: \$ 44.00

*****THIS PAGE IS PART OF THE DOCUMENT*****

Any provision herein which restricts the Sale, Rental, or use of the described REAL PROPERTY
because of color or race is invalid and unenforceable under federal law.

File Information:

Document No: 3338015
Receipt No: 20220502000458
Recorded On: May 02, 2022 04:33 PM
Deputy Clerk: Elisa Castillo
Station: CH-1-CC-K32

Record and Return To:

eRecording Partners
400 Second Avenue South

Minneapolis MN 55401



STATE OF TEXAS
COUNTY OF HIDALGO

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

Arturo Guajardo Jr.
County Clerk
Hidalgo County, Texas

Capital Title
GF# 22-663947-JC Warranty Deed with Vendor's Lien

Notice of confidentiality rights: If you are a natural person, you may remove or strike any or all of the following information from any instrument that transfers an interest in real property before it is filed for record in the public records: your Social Security number or your driver's license number.

Date: April 29, 2022

Grantor: Hilario Pedraza and wife, Enedelia A. Pedraza

Grantor's Mailing Address: 11715 Bruce Hunt Rd., Clermont FL 34711

Grantee: Zuriel Investments, LLC

Grantee's Mailing Address: 718 Countryside Dr., Weslaco Texas 78599

Consideration:

Cash and other good and valuable consideration along with a note of even date executed by Grantee and payable to the order of Navy Army Community Credit Union in the principal amount of \$115,500.00 (One Hundred Fifteen Thousand Five Hundred and 00/100 Dollars). The note is secured by a first and superior vendor's lien and superior title retained in this deed in favor of Navy Army Community Credit Union and by a first-lien deed of trust of even date from Grantee to Kevin M Maraist, trustee.

Property (including any improvements):

Being a 4.56 gross acre tract of land, more or less, out of the southeast corner of Farm Tract 101, West and Adams Tract Subdivision, Hidalgo County, Texas, as per the Map or Plat thereof recorded in Volume 02, Pages 34-37, Map Records of Hidalgo County, Texas; Said 4.56 acre tract of land is more particularly described by metes and bounds as follows:

Commencing at a nail set on the southeast corner of said Farm Tract 101 located at the intersection of Mile 10 North Road and Mile 4 1/2 West Road for the southeast corner and POINT OF BEGINNING of this herein described tract;

(1) Thence, West, coincident with the south line of said Farm Tract 101 in the center of said Mile 10 North Road, a distance of 684.80 feet to a nail set for the southwest corner of this herein described tract;

(2) Thence, North, a distance of 30.0 feet pass a 1/2 inch diameter iron rod found on intersection with the north right-of-way line of said mile 10 North Road at a distance of 290.40 feet in all to a 1/2 inch diameter iron pipe found on intersection with the south line of Aurora Estates, Hidalgo County, Texas, as per the Map or Plat thereof recorded in Volume 38, Page 155. Map Records of Hidalgo County, Texas, for the northwest corner of this herein described tract;

(3) Thence, East, coincident with the south line of said Aurora Estates, a distance of 654.80 feet pass a 1/2 inch diameter iron rod found on intersection with the west right-of-way line of said Mile 4 1/2 West Road, a distance of 684.80 feet in all to a nail set on the southeast corner of said Aurora Subdivision and being further located on intersection with the east line of said Farm Tract 101 in the center of said Mile 4 1/2 West Road for the northeast corner of this herein described tract;

(4) Thence, South, coincident with the east line of said Farm Tract 101, a distance of 290.40 feet to the POINT OF BEGINNING, containing 4.56 gross acres of land, more or less, of which 0.47 acres, more or less, are located within said Mile 10 North Road, and 0.18 acres, more or less, are located within said Mile 4 1/2 West road, leaving 3.91 net acres of land, more or less.

Reservations from Conveyance: None

Exceptions to Conveyance and Warranty:

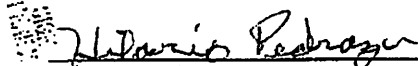
This conveyance, however, is made and accepted subject to any and all restrictions, encumbrances, easements, covenants, and conditions, if any, relating to the hereinabove described property as the same are filed for record in County Clerk's Office of Hidalgo County, Texas.

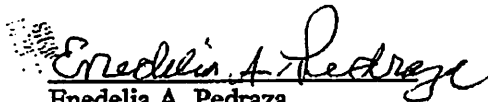
Grantor, for the Consideration and subject to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold it to Grantee and Grantee's heirs, successors, and assigns forever. Grantor binds Grantor and Grantor's heirs and successors to warrant and forever defend all and singular the Property to Grantee and Grantee's heirs, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty.

The Vendor's Lien against and Superior Title to the Property are retained until the Note described is fully paid according to its terms, at which time this Deed will become absolute. The Vendor's Lien and Superior Title herein retained are hereby transferred, assigned, sold, and conveyed to the payee of the Note, and the successors and assigns of the payee.

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

EXECUTED this 30th day of April, 2022.


Hilario Pedraza

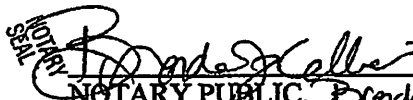

Enedelia A. Pedraza

THE STATE OF Florida §
§
COUNTY OF Lake §

Before me, a Notary Public, the foregoing instrument was acknowledged on 30th day of April, 2022 by Hilario Pedraza and Enedelia A. Pedraza who personally appeared before me, and who is known to me through Fr. Dr. Wilson to be the person(s) who executed it for the purposes and consideration expressed therein, and in the capacity stated.



By means of ☒ physical
presence or ☐ online notarization


NOTARY PUBLIC, Brenda Jo Collier
STATE OF Florida

AFTER RECORDING, RETURN TO:
Zuriel Investments, LLC
718 Countryside Dr.
Weslaco Texas 78596

PREPARED IN THE LAW OFFICE OF
Shaddock & Associates, P. C.
2400 N. Dallas Parkway, Ste. 560
Plano, Texas 75093

IRS DEPARTMENT OF THE TREASURY
INTERNAL REVENUE SERVICE
CINCINNATI OH 45999-0023

003009.108289.0009.001 1 MB 0.390 532



ZURIEL INVESTMENTS LLC
GERARDO GONZALEZ MBR
718 COUNTRYSIDE DR
WESLACO TX 78596

03009

Date of this notice: 1

Employer Identification
45-3049968

Form: SS-4

Number of this notice:

For assistance you may
1-800-829-4933

IF YOU WRITE, ATTACH T
STUB OF THIS NOTICE.

WE ASSIGNED YOU AN EMPLOYER IDENTIFICATION NUMBER

Thank you for applying for an Employer Identification Number (EIN). We assigned you EIN 45-3049968. This EIN will identify you, your business accounts, tax returns, and documents, even if you have no employees. Please keep this notice in your permanent records.

When filing tax documents, payments, and related correspondence, it is very important that you use your EIN and complete name and address exactly as shown. Any variation may cause a delay in processing, result in incorrect information on your account, or even cause you to be assigned more than one EIN. If the information is not correct as shown above, please make the correction using the attached stub and return it to us.

Based on the information received from you or your representative, you filed the following form(s) by the date(s) shown.

Form 1065

04/15/2012

If you have questions about the form(s) or the due date(s) shown, you can call us at the phone number or write to us at the address shown at the top of this notice. If you need help in determining your annual accounting period (tax year), see Publication 538, Accounting Periods and Methods.

We assigned you a tax classification based on information obtained from your representative. It is not a legal determination of your tax classification and is not binding on the IRS. If you want a legal determination of your tax classification, you may request a private letter ruling from the IRS under the guidelines in Revenue Procedure 2004-1, 2004-1 I.R.B. 1 (or superseding Revenue Procedure for the year at issue). Note: Certain tax classification elections must be requested by filing Form 8832, Entity Classification Election. See Form 8832 and its instructions for additional information.



103009

Keep this part for your records.

CP 575 B C

Return this part with any correspondence
so we may identify your account. Please
correct any errors in your name or address.

0509

Your Telephone Number Best Time to Call
() -

DATE OF THIS NOTICE: 08-25-2011
EMPLOYER IDENTIFICATION NUMBER:
FORM: SS-4 NOBOD

INTERNAL REVENUE SERVICE
CINCINNATI OH 45999-0023



ZURIEL INVESTMENTS LLC
GERARDO GONZALEZ MBR
718 COUNTRYSIDE DR
WESLACO TX 78596

Application for Employer Identification Number

CMB No. 1545-0003

Department of the Treasury
Internal Revenue Service

(For use by employers, corporations, partnerships, trusts, estates, churches, government agencies, Indian tribal entities, certain individuals, and others.)

EIN

▶ See separate instructions for each line. ▶ Keep a copy for your records.

45-3049988

Type or print clearly.	1 Legal name of entity (or individual) for whom the EIN is being requested Zuriel Investments, LLC			
	2 Trade name of business (if different from name on line 1)	3 Executor, administrator, trustee, "care of" name		
	4a Mailing address (room, apt., suite no. and street, or P.O. box) 718 Countryside Drive	5a Street address (if different) (Do not enter a P.O. box.)		
	4b City, state, and ZIP code (if foreign, see instructions) Weslaco, Texas 78586	5b City, state, and ZIP code (if foreign, see instructions)		
	6 County and state where principal business is located Hidalgo County, Texas			
	7a Name of responsible party Gerardo Gonzalez	7b SSN, ITIN, or EIN		
8a Is this application for a limited liability company (LLC) (or a foreign equivalent)?	8b If 8a is "Yes," enter the number of LLC members			
8c If 8a is "Yes," was the LLC organized in the United States?				
9a Type of entity (check only one box). Caution: If 8a is "Yes," see the instructions for the correct box to check.				
☐ Sole proprietor (SSN) _____ ☒ Partnership ☐ Corporation (enter form number to be filed) ▶ _____ ☐ Personal service corporation ☐ Church or church-controlled organization ☐ Other nonprofit organization (specify) ▶ _____ ☐ Other (specify) ▶ Multi-member LLC				
☐ Estate (SSN of decedent) _____ ☐ Plan administrator (TIN) _____ ☐ Trust (TIN of grantor) _____ ☐ National Guard ☐ State/local government ☐ Farmers' cooperative ☐ Federal government/military ☐ REMIC ☐ Indian tribal governments/or Group Exemption Number (GEN) if any ▶ _____				
9b If a corporation, name the state or foreign country (if applicable) where incorporated	State Texas	Foreign country		
10 Reason for applying (check only one box)				
☒ Started new business (specify type) ▶ Multi-member LLC ☐ Hired employees (Check the box and see line 13.) ☐ Compliance with IRS withholding regulations ☐ Other (specify) ▶ _____				
☐ Banking purpose (specify purpose) ▶ _____ ☐ Changed type of organization (specify new type) ▶ _____ ☐ Purchased going business ☐ Created a trust (specify type) ▶ _____ ☐ Created a pension plan (specify type) ▶ _____				
11 Date business started or acquired (month, day, year). See instructions. August 19, 2011		12 Closing month of accounting year December		
13 Highest number of employees expected in the next 12 months (enter -0- if none). If no employees expected, skip line 14.		14 If you expect your employment tax liability to be or less in a full calendar year and want to file Form 941 quarterly, check 1 (Your employment tax liability generally will be \$ or less if you expect to pay \$4,000 or less in total wages.) If you do not check this box, you must file Form 941 for every quarter. ☐		
<table border="1"> <tr> <td>Agricultural 0</td> <td>Household 0</td> <td>Other 0</td> </tr> </table>			Agricultural 0	Household 0
Agricultural 0	Household 0	Other 0		
15 First date wages or annuities were paid (month, day, year). Note: If applicant is a withholding agent, enter date income will first be nonresident alien (month, day, year) ▶ N/A				
16 Check one box that best describes the principal activity of your business.				
☒ Construction ☐ Rental & leasing ☐ Transportation & warehousing ☐ Health care & social assistance ☐ Wholesale-agent/broker ☐ Real estate ☐ Manufacturing ☐ Finance & insurance ☐ Accommodation & food service ☐ Wholesale-other ☐ Other (specify) _____				
17 Indicate principal line of merchandise sold, specific construction work done, products produced, or services provided. Real estate				
18 Has the applicant entity shown on line 1 ever applied for and received an EIN? ☐ Yes ☒ No If "Yes," write previous EIN here ▶ _____				

Third Party Designee	Complete this section only if you want to authorize the named individual to receive the entity's EIN and answer questions about the completion of this form.	
	Designee's name	Designee's telephone number (include area code)
	Address and ZIP code	Designee's fax number (include area code)
Under penalties of perjury, I declare that I have examined this application, and to the best of my knowledge and belief, it is true, correct, and complete.		Applicant's telephone number (include area code)
Name and title (type or print clearly) ▶ Gerardo Gonzalez, President		(956) 373-1111
Signature ▶ _____ Date ▶ _____		Applicant's fax number (include area code)
		()



Office of the Secretary of State

**CERTIFICATE OF FILING
OF**

**Zuriel Investments, LLC
File Number: 801468891**

The undersigned, as Secretary of State of Texas, hereby certifies that the application for reinstatement of the above named entity has been received in this office and has been found to conform to law. It is further certified that the entity has been reinstated to active status on the records of this office.

ACCORDINGLY the undersigned, as Secretary of State, and by virtue of the authority vested in the Secretary by law hereby issues this Certificate of Filing.

Dated: 11/02/2015

Effective: 11/02/2015



A handwritten signature in black ink, appearing to read "Casco".

Carlos H. Casco
Secretary of State

Come visit us on the internet at <http://www.sos.state.tx.us/>



Office of the Secretary of State

August 22, 2011

Lawyer's Aid Service Inc
PO Box 848
Austin, TX 78767 USA

RE: Zuriel Investments, LLC
File Number: 801468891

It has been our pleasure to file the certificate of formation and issue the enclosed certificate of formation evidencing the existence of the newly created domestic limited liability company (llc).

Unless exempted, the entity formed is subject to state tax laws, including franchise tax laws. Should the Comptroller of Public Accounts will be contacting the entity at its registered office for information that will assist the Comptroller in setting up the franchise tax account for the entity. Information on franchise tax, and contact information for the Comptroller's office, is available on their web site at <http://window.state.tx.us/taxinfo/franchise/index.html>.

The entity formed does not file annual reports with the Secretary of State. Documents will be filed with the Secretary of State if the entity needs to amend one of the provisions in its certificate of formation. It is important for the entity to continuously maintain a registered agent and office in Texas. Failure to maintain an agent or office or file a change to the information in Texas may result in the involuntary termination of the entity.

If we can be of further service at any time, please let us know.

Sincerely,

Corporations Section
Business & Public Filings Division
(512) 463-5555

Enclosure



Office of the Secretary of State

CERTIFICATE OF FILING OF

Zuriel Investments, LLC
File Number: 801468891

The undersigned, as Secretary of State of Texas, hereby certifies that a Certificate of Formation for above named Domestic Limited Liability Company (LLC) has been received in this office and has been found to conform to the applicable provisions of law.

ACCORDINGLY, the undersigned, as Secretary of State, and by virtue of the authority vested in the secretary by law, hereby issues this certificate evidencing filing effective on the date shown below.

The issuance of this certificate does not authorize the use of a name in this state in violation of the rights of another under the federal Trademark Act of 1946, the Texas trademark law, the Assumed Business Name Act, or the common law.

Dated: 08/19/2011

Effective: 08/19/2011



A handwritten signature in black ink, appearing to read "Hope Andrade".

Hope Andrade
Secretary of State

CERTIFICATE OF FORMATION

OF

**ZURIEL INVESTMENTS, LLC
(A Limited Liability Company)**

FILED
In the Office of the
Secretary of State of Te.

AUG 19 2011

Corporations Secti

ARTICLE ONE

The name of the filing entity being formed is Zuriel Investments, LLC (the "Company").

ARTICLE TWO

The filing entity being formed is a limited liability company.

ARTICLE THREE

The purpose for which the Company is formed is any lawful purpose for which a limited liability company may be formed under the Texas Business Organizations Code.

ARTICLE FOUR

The street address of the Company's initial Registered Office, and the name of its initial Registered Agent at that office, are as follows:

Garza & Pena, P.L.L.C.
914 West Pike Boulevard
Weslaco, Texas 78596

ARTICLE FIVE

The Company will not have Managers. The names and addresses of the initial Members are:

Gerardo Gonzalez
718 Countryside Drive
Weslaco, Texas 78596

Veronica Gonzalez
718 Countryside Drive
Weslaco, Texas 78596

ARTICLE SIX

The undersigned Organizer hereby disclaims any past or future interests in or control of Zuriel Investments, LLC and resigns as the Organizer effective upon the formation of the Company.

IN WITNESS WHEREOF, I have hereunto set my hand this nineteenth day of August, 2011.



Sharon M. Leal, Organizer
408 W. 17th Street, Suite 101
Austin, Texas 78701-1207
(512) 474-2002

DUPLICATE TAX RECEIPT



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

Certified Owner:

PEDRAZA HILARIO & ENEDELIA A
11719 BRUCE HUNT RD
CLERMONT, FL 34715-9077

Legal Description:

WEST TRACT S290.4'-E684.8' FT 101
4.56AC GR 4.05AC NET

Parcel Address: MILE 10 N
Legal Acres: 4.0500

Remit Seq No: 50610868
Receipt Date: 05/16/2022
Deposit Date: 05/16/2022
Print Date: 08/29/2022 12:39 PM
Printed By: BIANCA103

Appr. Dist. No.: 324407

Deposit No: ED2213683TC
Validation No: 900000063021737
Account No: **W3800-00-101-0000-01**
Operator Code: THERESA83

Year	Tax Unit Name	Rec Type	Tax Value	Tax Rate	Levy Paid	P&I	Coll Fee Paid	Total
2021	Tax Certificates	TL	0	0.000000	10.00	0.00	0.00	10.00
					\$10.00	\$0.00	\$0.00	\$10.00

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Check Number(s):

PAYMENT TYPE:

Cash: \$10.00

Exemptions on this property:

OPEN SPACE I-D-I

Total Applied: \$10.00

Change Paid: \$0.00

Account No: W3800-00-101-0000-01
PAYER: 28791107
SALINAS ENGINEERING AND ASSOCIATES
2221 DAFFODIL AVENUE
MCALLEN, TX 78501

DUPLICATE TAX RECEIPT



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

Certified Owner:

PEDRAZA HILARIO & ENEDELIA A
11719 BRUCE HUNT RD
CLERMONT, FL 34715-9077

Legal Description:

WEST TRACT S290.4'-E684.8' FT 101
4.56AC GR 4.05AC NET

Parcel Address: MILE 10 N
Legal Acres: 4.0500

Remit Seq No: 48132020

Receipt Date: 11/17/2021

Deposit Date: 11/17/2021

Print Date: 08/29/2022 12:41 PM

Printed By: BIANCA103

Appr. Dist. No.: 324407

Deposit No: ED2132251RT
Validation No: 355
Account No: **W3800-00-101-0000-01**
Operator Code: RTLFIL

Year	Tax Unit Name	Rec Type	Tax Value	Tax Rate	Levy Paid	P&I	Coll Fee Paid	Total
2021	Hidalgo County	TL	1,013	0.575000	5.82	0.00	0.00	5.82
2021	Drainage Dist #1	TL	1,013	0.126400	1.28	0.00	0.00	1.28
2021	Ems Dist #1	TL	1,013	0.019500	0.20	0.00	0.00	0.20
2021	Weslaco Isd	TL	1,013	0.980700	9.93	0.00	0.00	9.93
2021	South Texas Isd	TL	1,013	0.049200	0.50	0.00	0.00	0.50
2021	South Texas College	TL	1,013	0.171500	1.74	0.00	0.00	1.74
					\$19.47	\$0.00	\$0.00	\$19.47

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- - <

Check Number(s):

1210

PAYMENT TYPE:

Checks:

\$19.47

Exemptions on this property:

OPEN SPACE 1-D-1

Total Applied:

\$19.47

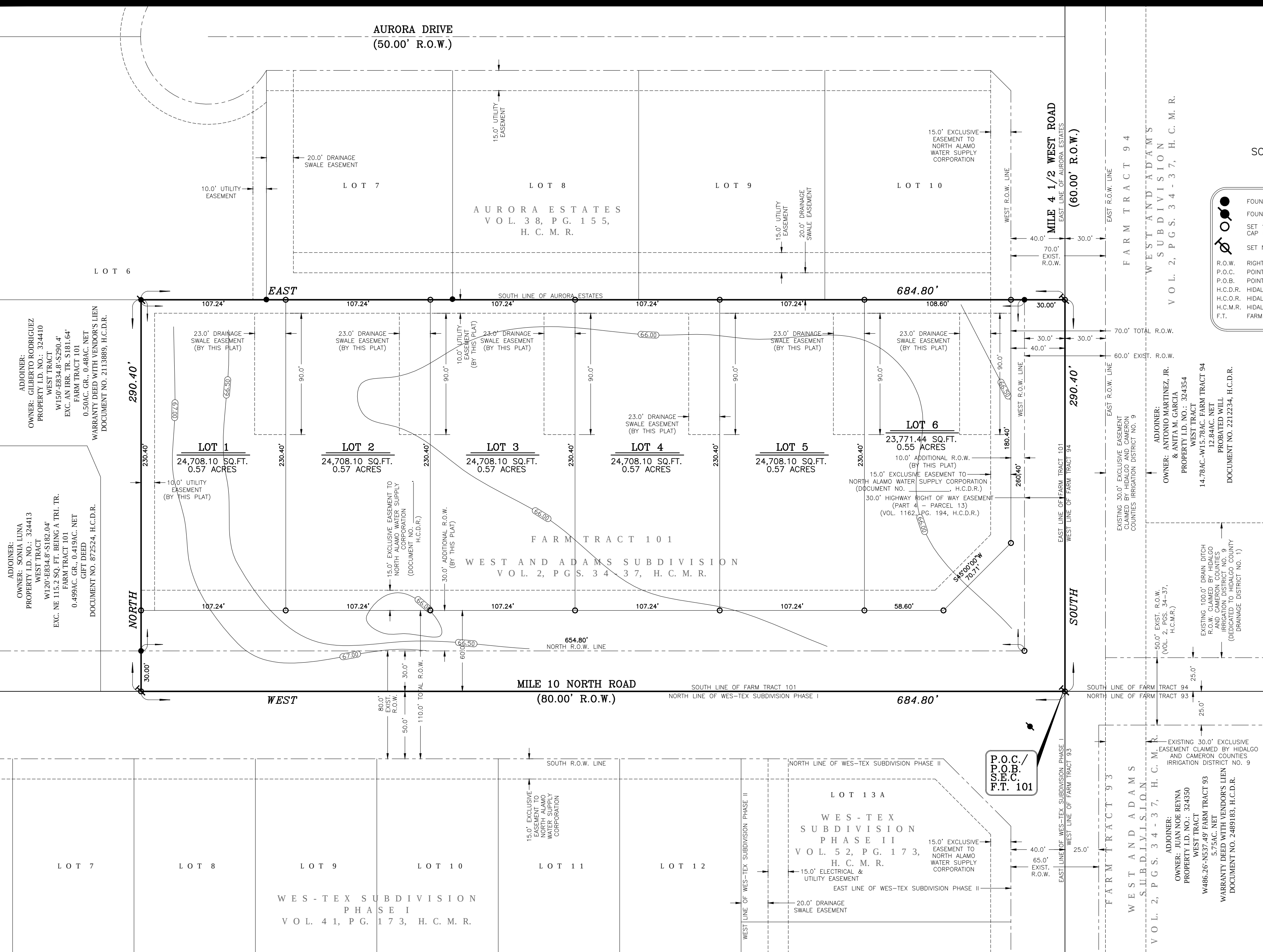
Change Paid:

\$0.00

Account No: W3800-00-101-0000-01

PAYER:

PEDRAZA HILARIO & ENEDELIA A
11719 BRUCE HUNT RD
CLERMONT, FL 34715-9077



- GENERAL PLAT NOTES:**
- MINIMUM SETBACK LINES:
FRONT: FRONT YARD SETBACK SHALL BE SIXTY (60.0') FEET.
SIDE: THERE SHALL BE A SIDE YARD OF NOT LESS THAN FIVE (5.0') FEET, EXCEPT THAT ON A CORNER LOT, THE SIDE YARD ON A STREET SIDE SHALL BE TEN (10.0') FEET.
REAR: REAR YARD SETBACK SHALL BE TWENTY-FIVE (25.0') FEET.
 - LANDS CONTAINED WITHIN THIS SUBDIVISION LIE IN ZONE "X" (UNSHADED) ACCORDING TO THE FIRM (FLOOD INSURANCE RATE MAP) DATED JUNE 6, 2000, COMMUNITY PANEL NO. 480334 0450 C (REVISED TO REFLECT LOMR 5/30/02). ZONE "X" (UNSHADED) DEFINED AS AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN.
 - MINIMUM FINISHED FLOOR ELEVATION ON ALL NEW CONSTRUCTION FOR LOTS 1 THRU 6 SHALL BE 68.50.
 - A 5 FT. WIDE MINIMUM SIDEWALK SHALL BE REQUIRED AT BUILDING PERMIT STAGE ALONG MILE 10 NORTH ROAD AND MILE 4 1/2 WEST ROAD. SIDEWALKS SHALL BE IN COMPLIANCE WITH CITY OF WESLACO DESIGN GUIDELINES FOR ALL SIDEWALKS ADJACENT TO CITY STREETS.
 - DRAINAGE: IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND CITY OF WESLACO REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO DETAIN A TOTAL OF 13,297.83 CUBIC FEET (0.30 ACRE-FEET) OF STORM WATER RUNOFF. DRAINAGE DETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS FOLLOWS: THE DEVELOPER SHALL BE RESPONSIBLE TO DETAIN AND ACCOMMODATE MORE THAN THE DETAINED VOLUME SHOWN ABOVE IF IT DETERMINES AT THE DEVELOPMENT PERMIT STAGE THAT THE DETENTION REQUIREMENTS ARE GREATER THAN STATED ABOVE DUE TO THE IMPERVIOUS AREA BEING GREATER THAN THE ENGINEER CONSIDERED FOR HIS CALCULATION OF THIS SUBDIVISION.
 - NO PERMANENT STRUCTURES ARE PERMITTED OVER ANY EASEMENTS. EASEMENTS SHALL BE KEPT CLEAR OF BUILDINGS, SHEDS, SHRUBS, TREES AND OTHER PLANTINGS (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.
 - EACH LOT SHALL BE REQUIRED TO DETAIN NOT LESS THAN 2,216.31 Cu. Ft.
 - AN ENGINEERED DRAINAGE DETENTION PLAN, APPROVED BY THE ENGINEERING DEPARTMENT, IS REQUIRED PRIOR TO ISSUANCE OF BUILDING PERMITS.
 - TEMPORARY BENCHMARK (TBM), TOP OF IRON ROD FOUND LOCATED 30.0' WEST FROM THE NORTHEAST CORNER OF THIS SUBDIVISION ON THE WEST RIGHT OF WAY LINE OF MILE 4 1/2 WEST ROAD. ELEVATION= 66.70.
 - AT BUILDING PERMIT STAGE, STREETLIGHTS SHALL BE REQUIRED EVERY 300' ALONG MILE 10 NORTH ROAD IN ACCORDANCE WITH CITY OF WESLACO STREET LIGHT STANDARDS.
 - LANDSCAPING SHALL BE IN ACCORDANCE WITH CITY OF WESLACO SUBDIVISION ORDINANCES.
 - NO VEHICULAR ACCESS SHALL BE PERMITTED ALONG MILE 4 1/2 WEST ROAD FOR LOT 6.
 - NO MORE THAN ONE SINGLE FAMILY DWELLING IS PERMITTED ON EACH LOT.
 - DRIVEWAYS AT CORNER LOTS SHALL BE CONSTRUCTED AT FURTHEST POSSIBLE POINT FROM INTERSECTION IN COMPLIANCE WITH ACCESS MANAGEMENT ORDINANCE.
 - DRAINAGE EASEMENT/SWALE NOT TO BE ALTERED.

PRINCIPAL CONTACTS					
NAME	ADDRESS	CITY & ZIP	PHONE	FAX	
OWNER: ZURIAL INVESTMENTS, LLC	718 COUNTRYSIDE DR.	WESLACO, TEXAS 78599	(956) 373-1533	NONE	
ENGINEER: DAVID O. SALINAS	2221 DAFFODIL AVE.	McALLEN, TEXAS 78501	(956) 682-9081	(956) 686-1489	
SURVEYOR: DAVID O. SALINAS	2221 DAFFODIL AVE.	McALLEN, TEXAS 78501	(956) 682-9081	(956) 686-1489	

FINAL PLAT OF GILBERTO ESTATES

AN ADDITION TO THE CITY OF WESLACO, HIDALGO COUNTY, TEXAS

BEING A 4.56 GROSS ACRE TRACT OF LAND, MORE OR LESS, OUT OF THE SOUTHEAST CORNER OF FARM TRACT 101, WEST AND ADAMS SUBDIVISION, HIDALGO COUNTY, TEXAS, AS PER THE MAP OR PLAT THEREOF RECORDED IN VOLUME 02, PAGES 34-37, MAP RECORDS OF HIDALGO COUNTY, TEXAS.

RIGHT OF WAY EASEMENT:

KNOW ALL MEN BY THESE PRESENTS: that the undersigned, owners of the property shown on the plat, their successors, assigns, and transferees (hereinafter called "Grantor" whether one or more persons are named), in consideration of one dollar (\$1.00) and other good and valuable consideration paid by North Alamo Water Supply Corporation, (hereinafter called "Grantee"), the receipt and sufficiency of which is hereby acknowledged, does hereby grant, bargain, sell, transfer, and convey to said Grantee, its successors, and assigns, a perpetual easement with the right to erect, construct, install and thereafter use, operate, inspect, repair, maintain, replace and remove water distribution lines and appurtenances over and across lands shown on this plat, together with the right of ingress and egress over Grantee's adjacent lands of the purpose for which the abovesaid easement rights are granted. The easement hereby granted shall not exceed 15' in width, and Grantee is hereby authorized to designate the course of the easement herein conveyed except that when the pipeline(s) is installed, the easement herein granted shall be limited to a strip of land 15' in width, the center line thereof being the pipeline installed.

In the event the easement hereby granted abuts on a public road and the City, County or State hereafter widens or relocates the public road so as to require the relocation of this water line as installed, Grantor further grants to Grantee an additional easement over and across the land shown on this plat for the purpose of laterally relocate said water line as may be necessary to clear the road improvements, which easement hereby granted shall be limited to a strip of land 15' in width, the center line thereof being the pipeline as relocated.

The consideration recited herein shall constitute payment in full for all damages sustained by Grantor by reason of the installation, maintenance, repair, replacement and relocation of the structures referred to herein, thus agreement together with other provisions of this grant shall constitute an easement for the benefit of the Grantee, its successors, and assigns. The Grantor covenants that it is the owner of the above-described lands and that said lands are free and clear of all encumbrances and liens except the following:

The easement conveyed herein was obtained or improved through Federal financial assistance. This easement is subject to the provisions of Title VI of the Civil Rights Act of 1964 and the regulations issued pursuant thereto for so long as the easement continues to be used for the same or similar purpose for which financial assistance was extended or for so long as the Grantee owns it, whichever is longer.

IN WITNESS WHEREOF, the said Grantor has executed this instrument the _____ day of _____, 2022.

DEVELOPER

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

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

BY: _____ DEPUTY

STATE OF TEXAS
COUNTY OF HIDALGO

I, JERRY GONZALEZ, THE UNDERSIGNED, OWNER(S) OF THE LAND SHOWN IN THIS PLAT AND DESIGNATED HEREIN AS **FINAL PLAT OF GILBERTO ESTATES**, TO THE CITY OF WESLACO, COUNTY OF HIDALGO, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, DOES (DO) HEREBY SUBDIVIDE SUCH PROPERTY AND DEDICATE TO THE USE OF THE PUBLIC STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES SHOWN THEREON FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

OWNER: ZURIAL INVESTMENTS, LLC
JERRY GONZALEZ
718 COUNTRYSIDE DR.
WESLACO, TEXAS 78599

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED **JERRY GONZALEZ**, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE 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 NORTH CAROLINA
MY COMMISSION EXPIRES _____

STATE OF TEXAS - CITY OF WESLACO
PLAT APPROVAL CERTIFICATE

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

MAYOR, CITY OF WESLACO _____ DATE _____
ATTEST: SECRETARY, CITY OF WESLACO _____ DATE _____

STATE OF TEXAS
CITY OF WESLACO

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

CHAIRMAN, PLANNING AND ZONING COMMISSION _____ 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.

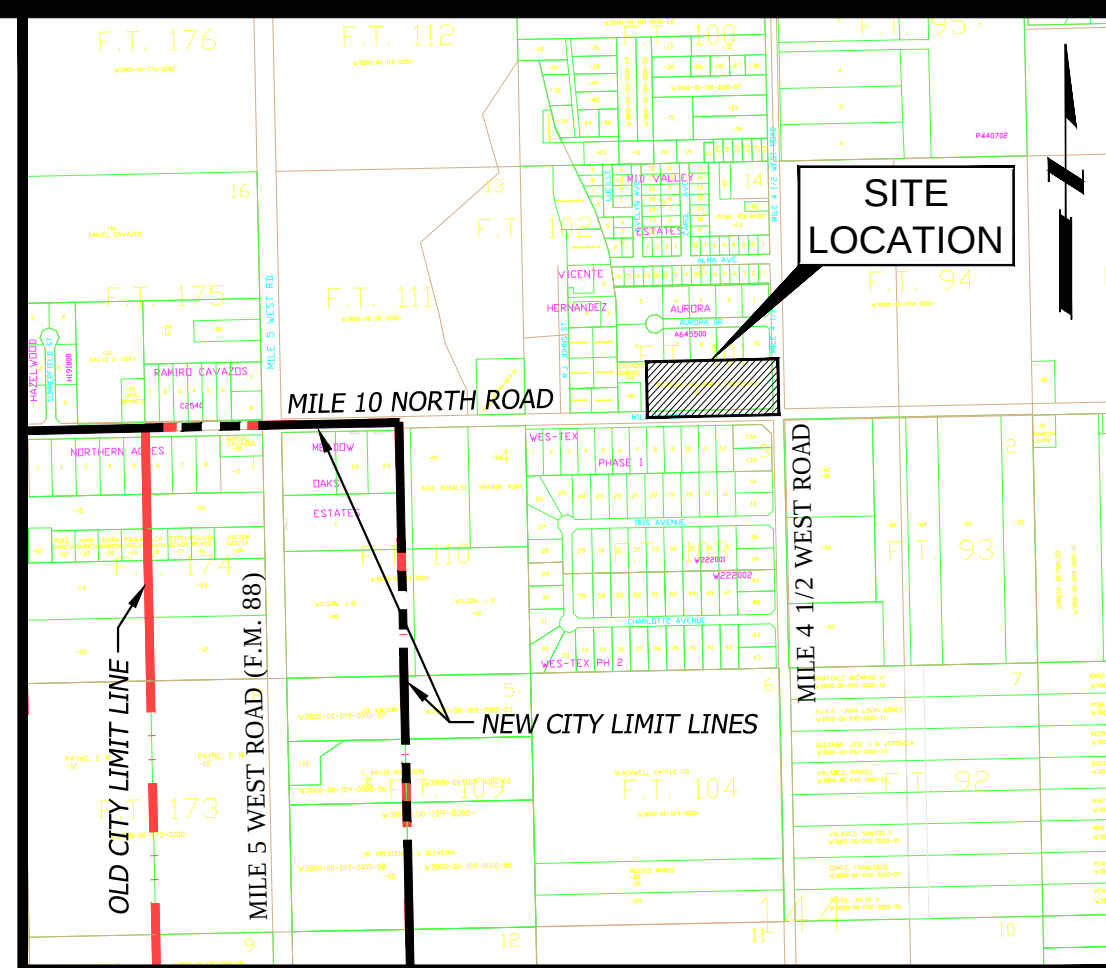
APPROVED BY DRAINAGE DISTRICT:

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

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

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

DISCLAIMER: THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW BY THE CITY OF WESLACO ONLY & BY NO OTHERS UNDER THE AUTHORITY OF DAVID OMAR SALINAS, P.E., TX. REG. NO. 71973 ON AUGUST 25, 2022. IT IS NOT TO BE USED FOR CONSTRUCTION PURPOSES



LOCATION MAP SCALE : 1" = 1000'

BEING A _____ GROSS ACRE TRACT OF LAND, MORE OR LESS, OUT OF THE SOUTHEAST CORNER OF FARM TRACT _____, EAST AND ADAMS SUBDIVISION, HIDALGO COUNTY, TEXAS, AS PER THE MAP OR LAT THEREOF RECORDED IN VOLUME _____, PAGE _____, MAP RECORD OF HIDALGO COUNTY, TEXAS, SAID ACRE TRACT OF LAND IS MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A NAIL SET ON THE SOUTHEAST CORNER OF SAID FARM TRACT _____ LOCATED AT THE INTERSECTION OF MILE _____ NORTH ROAD AND MILE _____ WEST ROAD FOR THE SOUTHEAST CORNER AND _____ OF THE HEREIN DESCRIBED TRACT:

THENCE, BEIT, COINCIDENT WITH THE SOUTH LINE OF SAID FARM TRACT _____ IN THE CENTER OF SAID MILE _____ NORTH ROAD, A DISTANCE OF _____ FEET TO A NAIL SET FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT:

THENCE, NORTH, A DISTANCE OF _____ FEET TO A 1/2 INCH DIAMETER IRON ROD FOUND ON INTERSECTION WITH THE NORTH RIGHT OF WAY LINE OF SAID MILE _____ NORTH ROAD, AT A DISTANCE OF _____ FEET IN ALL TO A 1/2 INCH DIAMETER IRON ROD FOUND ON INTERSECTION WITH THE SOUTH LINE OF AURORA ESTATE, HIDALGO COUNTY, TEXAS, AFTER THE MAP OR LAT THEREOF RECORDED IN VOLUME _____, PAGE _____, MAP RECORD OF HIDALGO COUNTY, TEXAS, FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT:

THENCE, EAST, COINCIDENT WITH THE SOUTH LINE OF SAID AURORA ESTATE, A DISTANCE OF _____ FEET TO A 1/2 INCH DIAMETER IRON ROD FOUND ON INTERSECTION WITH THE WEST RIGHT OF WAY LINE OF SAID MILE _____ WEST ROAD, A DISTANCE OF _____ FEET IN ALL TO A NAIL SET ON THE SOUTHEAST CORNER OF SAID AURORA ESTATE, HIDALGO COUNTY, TEXAS, FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT:

THENCE, SOUTH, COINCIDENT WITH THE EAST LINE OF SAID FARM TRACT _____ A DISTANCE OF _____ FEET TO THE _____, CONTAINING _____ GROSS ACRE OF LAND, MORE OR LESS, OF WHICH _____ ACRE, MORE OR LESS, ARE LOCATED WITHIN SAID MILE _____ NORTH ROAD, AND _____ ACRE, MORE OR LESS, ARE LOCATED WITHIN SAID MILE _____ WEST ROAD, LEAVING 3.91 NET ACRES OF LAND, MORE OR LESS.

ALL OF BEARING DEED OF RECORD
NUMBER _____

STATE OF TEXAS
COUNTY OF HIDALGO

THIS PLAT IS APPROVED BY HIDALGO AND CAMERON COUNTIES IRRIGATION DISTRICT NO. 9, DATED THIS _____ DAY OF _____, 20 _____

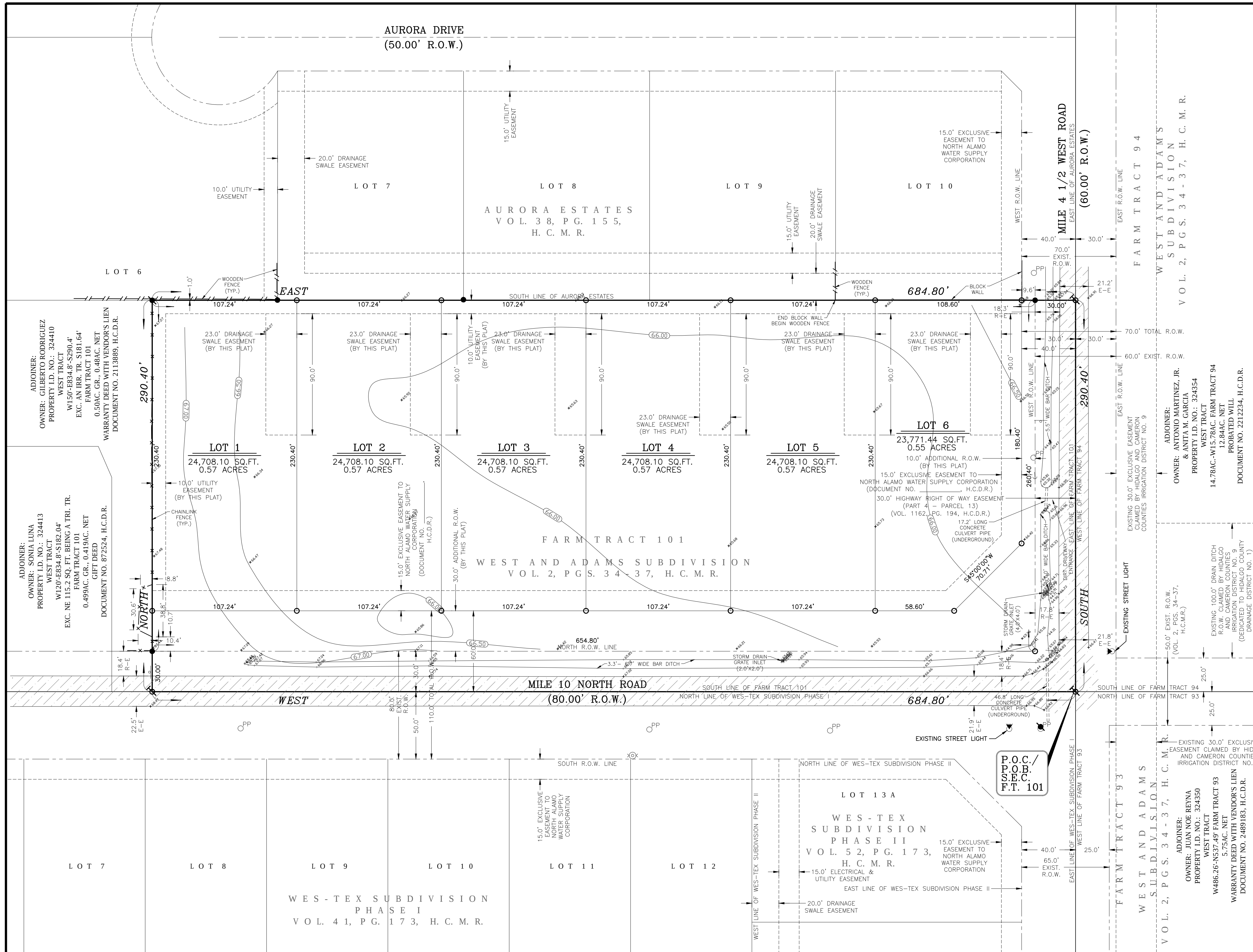
- NO IMPROVEMENTS OF ANY KIND SHALL BE PLACED UPON HIDALGO AND CAMERON COUNTIES IRRIGATION DISTRICT NO. 9 RIGHT-OF-WAYS AND/OR EASEMENTS WITHOUT THE EXPRESSED WRITTEN PERMISSION OF HCCID #9.
- IT IS UNDERSTOOD THAT THE RATE OF FLOW OF STORM WATER FOR THE IMPROVEMENT WILL BE NO GREATER THAN THE RATE OF FLOW OF STORM WATER WHEN THE LAND WAS IN AGRICULTURAL USE.
- HCCID #9 WILL NOT BE RESPONSIBLE FOR THE STORM/DRAINAGE WATER SYSTEM TO ANY LOT WITHIN THIS SUBDIVISION. AS WELL, HCCID #9 WILL NOT BE RESPONSIBLE FOR THE DELIVERY OF WATER TO ANY LOT WITHIN THIS SUBDIVISION. IF DESIRED, THIS WILL NOT BE AT THE DISTRICTS EXPENSE.
- 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.
- HCCID #9 EXCLUSIVE EASEMENTS SHALL BE KEPT CLEAR OF BUILDINGS, SHEDS, FENCES, SHRUBS, TREES, AND OTHER PLANTINGS AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATIONS AND MAINTENANCE OF THE EASEMENT.

GENERAL MANAGER
HIDALGO & CAMERON COUNTIES IRRIGATION DISTRICT NO. 9

FINAL PLAT OF GILBERTO ESTATES

PREPARED BY: SALINAS ENGINEERING & ASSOC.
DATE OF PREPARATION: AUGUST 25, 2022
JOB NUMBER: SP-22-25630
OWNER: ZURIAL INVESTMENTS, LLC
JERRY GONZALEZ
718 COUNTRYSIDE DR.
WESLACO, TEXAS 78599

SEA
SALINAS ENGINEERING & ASSOC.
(P-6675) (TBPLS-10068700)
CONSULTING ENGINEERS & SURVEYORS
2221 DAFFODIL AVE., McALLEN, TEXAS 78501
(956) 682-9081 (956) 686-1489 (FAX)
TBPLS 12100 PARK 35 CIRCLE BLDG. A, SUITE 156, MC-230, AUSTIN, TEXAS 78753 (512) 239-5263



SCALE: 1" = 40'

LEGEND

- | | |
|---|--|
|  | FOUND 1/2" IRON ROD |
|  | FOUND IRON PIPE |
|  | SET 1/2" IRON ROD WITH YELLOW
CAP MARKED "SEA 5782" |
|  | SET NAIL |
|  | FIRE HYDRANT |
|  | GUY WIRE |
|  | POWER POLE |
|  | SINGLE POLE TRAFFIC SIGN |
| R.O.W. | RIGHT OF WAY |
| R-E | R.O.W. LINE TO EDGE OF ASPHALT |
| E-E | EDGE OF ASPHALT TO EDGE OF ASPHALT |
| P.O.C. | POINT OF COMMENCEMENT |
| P.O.B. | POINT OF BEGINNING |
| H.C.O.R. | HIDALGO COUNTY DEED RECORDS |
| H.C.O.R. | HIDALGO COUNTY OFFICIAL RECORDS |
| H.C.M.R. | HIDALGO COUNTY MAP RECORDS |
| F.T. | FARM TRACT |

SALINAS ENGINEERING & ASSOCIATES
CONSULTING ENGINEERS AND SURVEYORS
2521 DAFTDORF, MCALLEN, TEXAS 78901
(956) 686-1489 (FAX)
(956) 682-9081
TEPL'S 12100 PARK 35 CIRCLE BLDG. A, SUITE 156, MC-320, AUSTIN, TEXAS 78752 (512) 239-5268

TOPOGRAPHY

Sheet Title:

FINAL PLAT OF GILBERTO ESTATES

Position:

David Omar Salinas
Registered Professional
Engineer # 71973

Date: 08/25/22

Scale: $1"=40'$

Designed By: DD S

Drawn By: A.E.

Checked By: D.D.S.

Approved By: D.O.S.

Project No. SP-22-25630

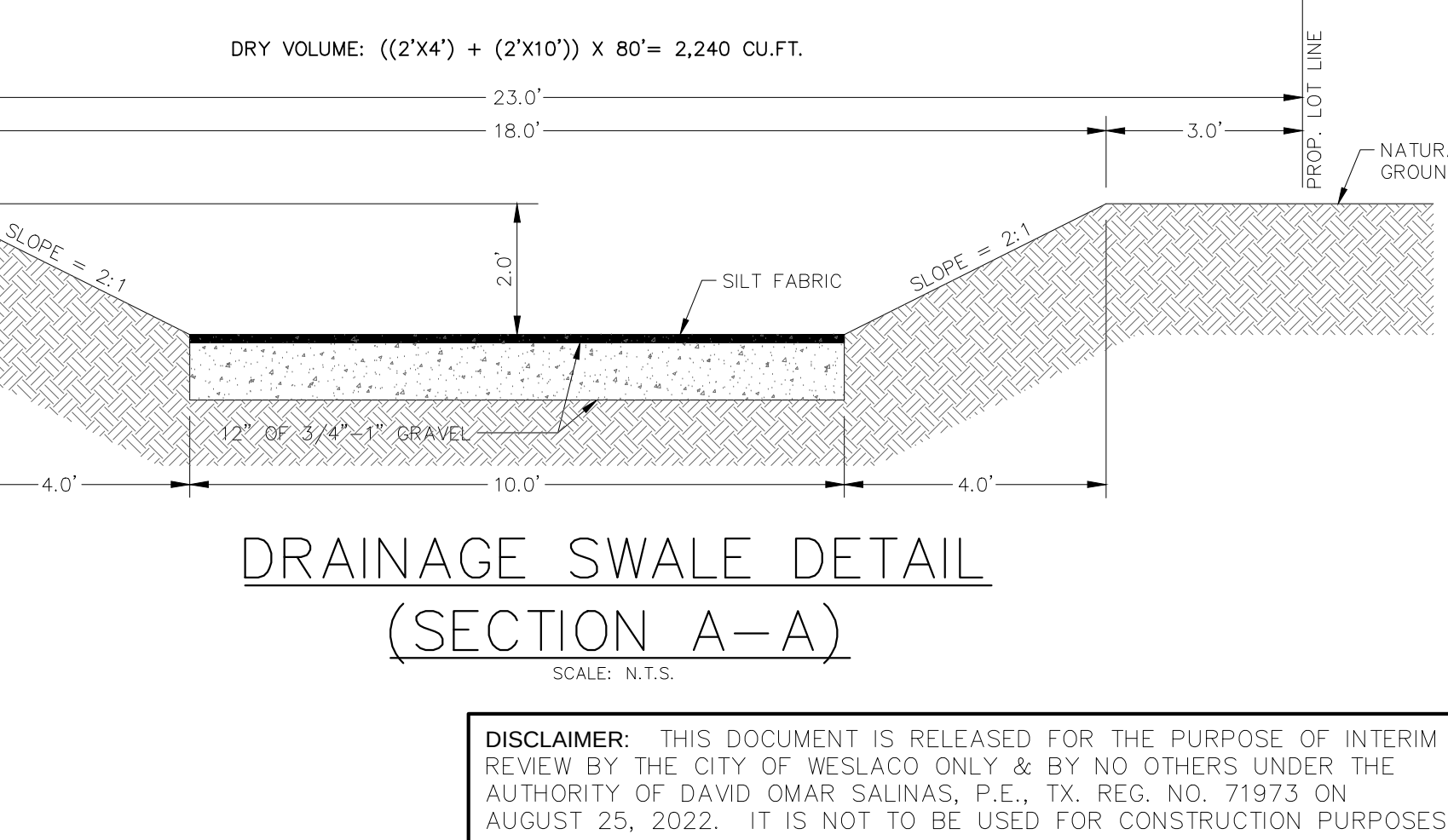
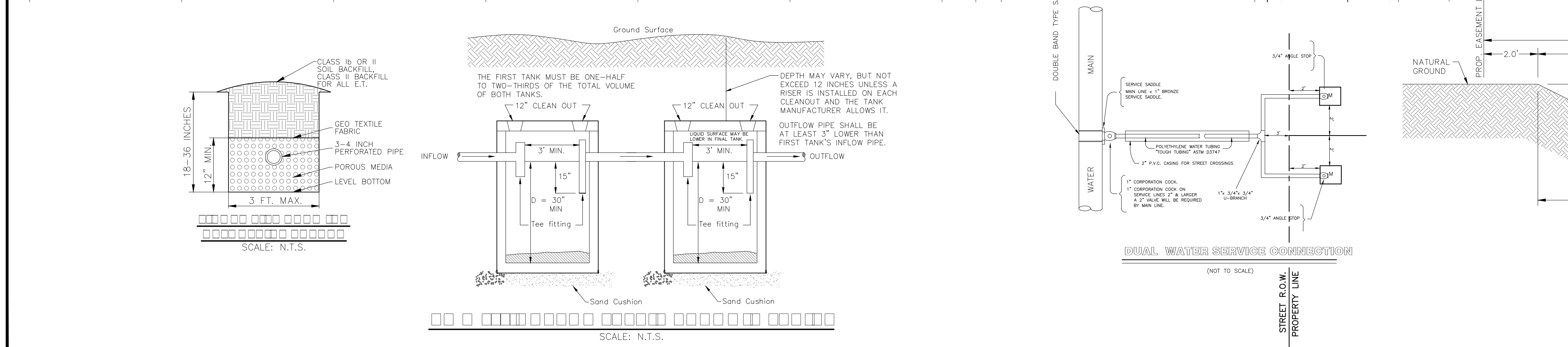
Drawing No.:
GILBERTO ESTATES PLAT.DWG

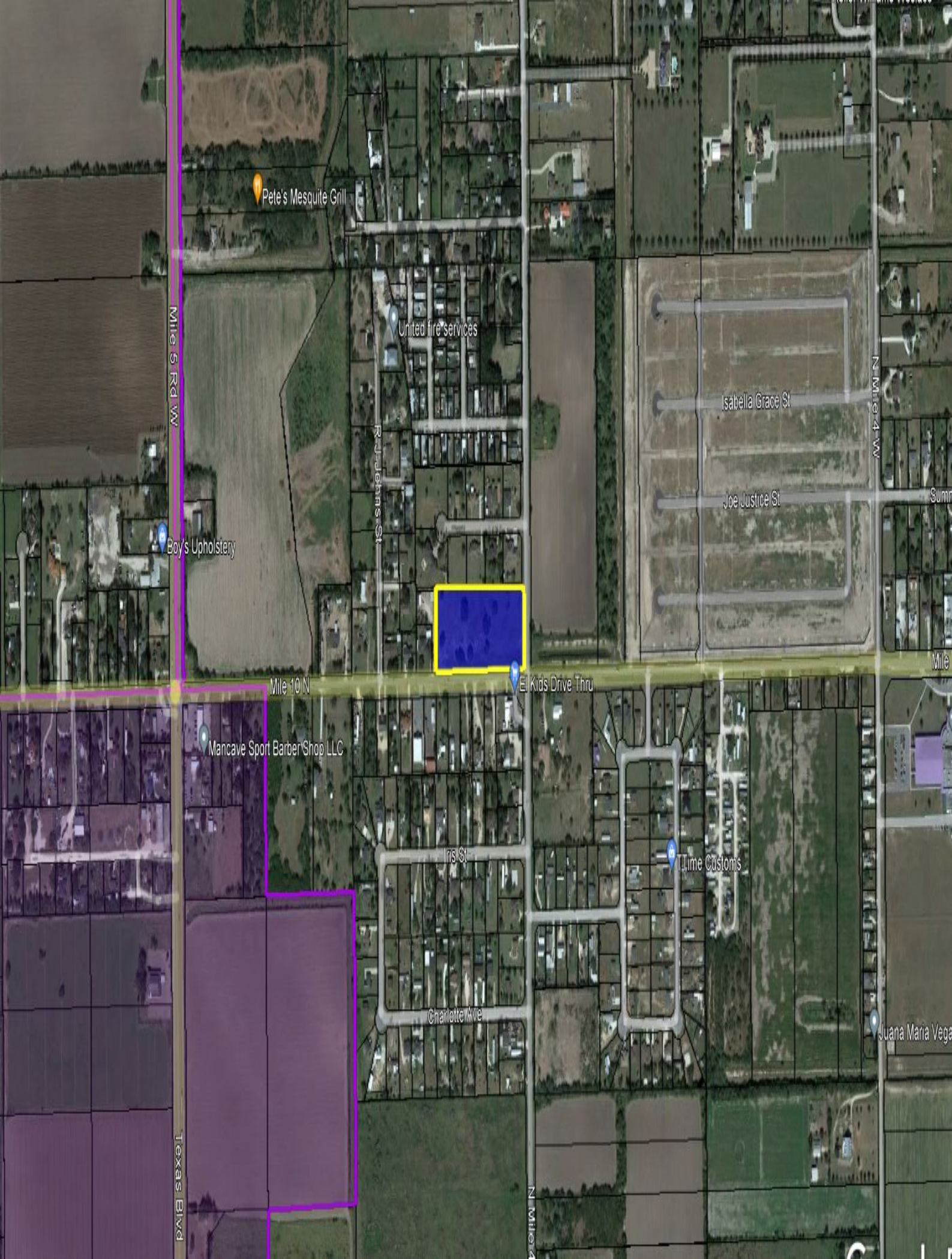
Sheet of

2

3

DISCLAIMER: THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW BY THE CITY OF WESLACO ONLY & BY NO OTHERS UNDER THE AUTHORITY OF DAVID OMAR SALINAS, P.E., TX. REG. NO. 71973 ON AUGUST 25, 2022. IT IS NOT TO BE USED FOR CONSTRUCTION PURPOSES





Pete's Mesquite Grill

United fire services

Isabella Grace St

Joe Justice St

Mile 5 Rd W

Boys Upholstery

R. Johnson St

N Mile 4 W

Mile 10 N

El Kids Drive Thru

Mancave Sport Barber Shop LLC

Iris St

Charlotte Ave

Time Customs

Juana Maria Vega

Texas Blvd

N Mile 4



Standardized Agenda Request Form

Date of Meeting: October 18, 2022		Agenda Item No. (to be assigned by CSO): 2022-5887	
From: REBEKAH DE LA FUENTE			
Subject: Discussion and re-consideration for the Final Plat for Mid Valley International Industrial Park – being a 146.09c.00 acre tract of land out of acre tract of land out of farm tract 1056, 1057and 1058, Block 116, West Tract Subdivision, Weslaco, Hidalgo County, Texas Located on the Northeast corner of intersection Mile 9 & FM 1015 and authorize the Mayor to execute any related documents. Possible action. (Staffed by Planning & Code Enforcement Department.)			
Background: The proposed twenty-six (26) lot subdivision is located inside the City of Weslaco. This subdivision is being serviced with water by North Alamo Water Supply Company through an 8" waterline and sewer by City of Weslaco services through a 10" sewer line. The property is within a Flood Zone "X".			
Funding Source (budget code, if applicable):			
Amount:	Term of Impact:	Identified in Current Budget:	
Additional Action Prompted: Mayor's Signature			
If item previously considered, provide date and action by Commission: The final plat was previously approved by City Commission on December 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 at their regular meeting held October 5, 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: Mid Valley International Industrial Park - Memo, Mid Valley International Industrial Park- Application, MVIIPS PLAT_092622			
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: Mid Valley International Industrial Park- Re-consideration of Final Plat

DATE: October 11, 2022

The proposed use for the 26-lot subdivision will have commercial and industrial use. The final plat was previously approved by City Commission on December 15, 2021. The developer has combined several lots to accommodate the needs of potential buyers and they have re-designed the drainage areas. The City Engineer has already reviewed and approved the proposed new drainage areas. The developer has not requested any variances at this time.

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

Thank you,

Rebekah de la Fuente, CFM



SUBDIVISION PLATTING APPLICATION

PIAT-000107-2021

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

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

FILE NO. _____

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

STAFF USE ONLY

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

GENERAL INFORMATION

Name of Subdivision: Weslaco Industrial Park

Location: Located on the Northeast corner of intersection Mile 9 & FM 1015

Legal Description: West and Adams Tract Subdivision 146.09 Acre tract of land out of Farm tract 1056, 1057, and 1058 BLK 116

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: Agriculture

Existing Land Use: Agriculture Proposed Land Use: Commercial & Industrial

Number of Lots Proposed: 20 Gross Acreage: 146.09

Title Report Submitted: ☒ YES ☐ NO

OWNER INFORMATION

Owner's Name: The Economic Development Corporation of Weslaco Telephone: 956-969-0838

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

City: Weslaco State: TX Zip: 78596 E-mail: SValdez@weslacoedc.com

ENGINEER INFORMATION

Name: SAMES, Inc. Telephone: 956-702-8880

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

City: McAllen State: TX Zip: 78501 E-mail: nlopez@samengineering-surveying.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: North Alamo Water Supply

☒ YES ☐ NO Wastewater Provision: City of Weslaco

☒ YES ☐ NO Electric Company: Magic Valley Corporation

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

Proposed subdivision is in the following districts:

☒ YES ☐ NO Drainage District <u>HCDD1</u>	☒ YES ☐ NO Irrigation District <u>HCCID9</u>
--	---

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

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

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

SUBMITTALS REQUIRED FOR MINOR PLAT REVIEW

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

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

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

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

SUBMITTALS REQUIRED FOR FINAL (City Commission)

- ☐ One set of 8 1/2 x 11 of plat and utilities with all corrections done

SUBMITTALS REQUIRED FOR PRE-CONSTRUCTION MEETING

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

SUBMITTALS REQUIRED FOR RECORDING OR HIDALGO COUNTY PLANNING

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

SUBMITTALS REQUIRED FOR RECORDING BY SECURITY

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

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

AUTHORIZATION AND ACKNOWLEDGEMENTS

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

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

Owner Printed Name: _____

Owner Signature: _____ Date: _____

_____ is the authorized agent

Authorized Agent Signature: Alex Mendez Date: 8/9/21

Authorized Agent Printed Name: Alex Mendez

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: _____

MID–VALLEY INTERNATIONAL INDUSTRIAL PARK SUBDIVISION

BEING A 146.09 ACRES (6,363,662.99 SQ.FT.) GROSS, TRACT OF LAND OUT OF FARM TRACT 1056, FARM TRACT 1057, AND FARM TRACT 1058, WEST AND ADAMS TRACTS SUBDIVISION, AN ADDITION TO HIDALGO COUNTY, TEXAS, AS PER MAP OR PLAT THEREOF RECORDED IN VOLUME 2, PAGE 34 – 37, MAP RECORDS OF HIDALGO COUNTY, TEXAS, BEING MORE PARTICULARLY DESCRIBED AS THE FOLLOWING METES AND BOUNDS:

METES AND BOUNDS

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

TRACT II:
A 6.04 ACRES (263,119.42 SQ.FT.) TRACT OF LAND OUT OF FARM TRACTS 1056 AND 1057, AND A 59.84 ACRES (2,606,613.45 SQ.FT.) TRACT OF LAND OUT OF FARM TRACT 1058, WEST AND ADAMS TRACTS SUBDIVISION, THEREOF CONVEYED TO SAN JADINTO ENTERPRISES, LLC, DOCUMENT No. 3053261, DEED RECORDS OF HIDALGO COUNTY, TEXAS, AN ADDITION TO HIDALGO COUNTY, TEXAS, AS PER MAP OR PLAT THEREOF RECORDED IN VOLUME 2, PAGE 34–37, MAP RECORDS OF HIDALGO COUNTY, TEXAS;

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

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

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

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

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

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

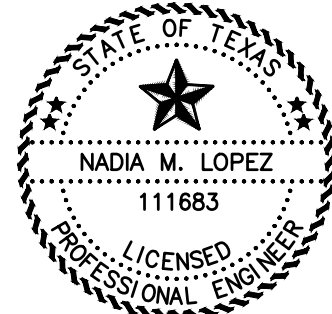
THENCE; SOUTH 00°39'51" WEST (SOUTH 00°30'00" WEST), AT A DISTANCE OF 2,322.59 FEET, PASS A HALF (1/2) INCH IRON ROD, A TOTAL DISTANCE OF 3,492.59 FEET, FOR THE SOUTHEAST CORNER OF THIS HEREIN DESCRIBED TRACT OF LAND;

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

STATE OF TEXAS COUNTY OF HIDALGO

KNOW ALL MEN BY THESE PRESENTS:

I, THE UNDERSIGNED, **OSCAR HERNANDEZ** 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.



STATE OF TEXAS COUNTY OF HIDALGO

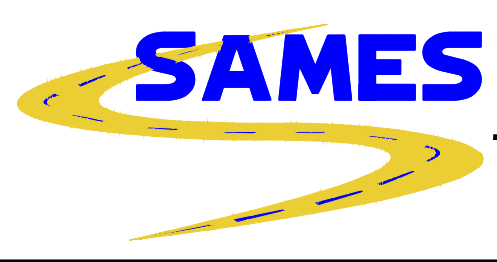
I, THE UNDERSIGNED, **NADIA M. LOPEZ**, A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT.

PRINCIPAL CONTACTS:

	NAME	ADDRESS	CITY & ZIP	PHONE
OWNER:	EDC OF WESLACO	275 S. KANSAS AVE.	WESLACO, TEXAS 78596	(956) 969-0838
ENGINEER:	NADIA M. LOPEZ, P.E.	200 S. 10TH ST. STE. 1500	McAlLEN, TEXAS 78501	(956) 702-8880
SURVEYOR:	OSCAR HERNANDEZ, RPLS	200 S. 10TH ST. STE. 1500	McAlLEN, TEXAS 78501	(956) 702-8880

DATE OF PREPARATION: SEPTEMBER 2022

SHEET 1 OF 3



SAM Engineering & Surveying
200 S. 10th St, Ste. 1500
McAllen, TEXAS 78501

REGISTRATION # F-10602
TEL. (956) 702-8880
FAX: (956) 702-8883

STATE OF TEXAS COUNTY OF HIDALGO

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

CHAIRPERSON, PLANNING AND ZONING COMMISSION

DATE

STATE OF TEXAS COUNTY OF HIDALGO

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

QTY CLERK

DATE

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 CERTIFICATION COUNTY OF HIDALGO

APPROVED BY DRAINAGE DISTRICT:

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

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

GENERAL MANAGER

STATE OF TEXAS

HIDALGO AND CAMERON COUNTIES IRRIGATION DISTRICT No. 9

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

DATE 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 HCID #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.
- HCID #9 WILL NOT BE RESPONSIBLE FOR THE STORM/DRAINAGE WATER SYSTEM TO ANY LOT WITHIN THIS SUBDIVISION. AS WELL, HCID #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.
- HCID #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.
- HCID #9 EXCLUSIVE EASEMENTS SHALL BE KEPT CLEAR OF BUILDINGS, SHEDS, FENCES, SHRUBS, TREES, AND OTHER PLANTINGS AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATIONS AND MAINTENANCE OF THE EASEMENT.

GENERAL MANAGER

HIDALGO & CAMERON COUNTIES IRRIGATION DISTRICT No. 9

RIGHT-OF-WAY EASEMENT COUNTY OF HIDALGO

KNOW ALL MEN BY THESE PRESENTS: THAT THE UNDERSIGNED, OWNERS OF THE PROPERTY SHOWN ON THE 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 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, MAINTENANCES, 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 HAS EXECUTED THIS INSTRUMENT THE _____ DAY OF _____, 20_____

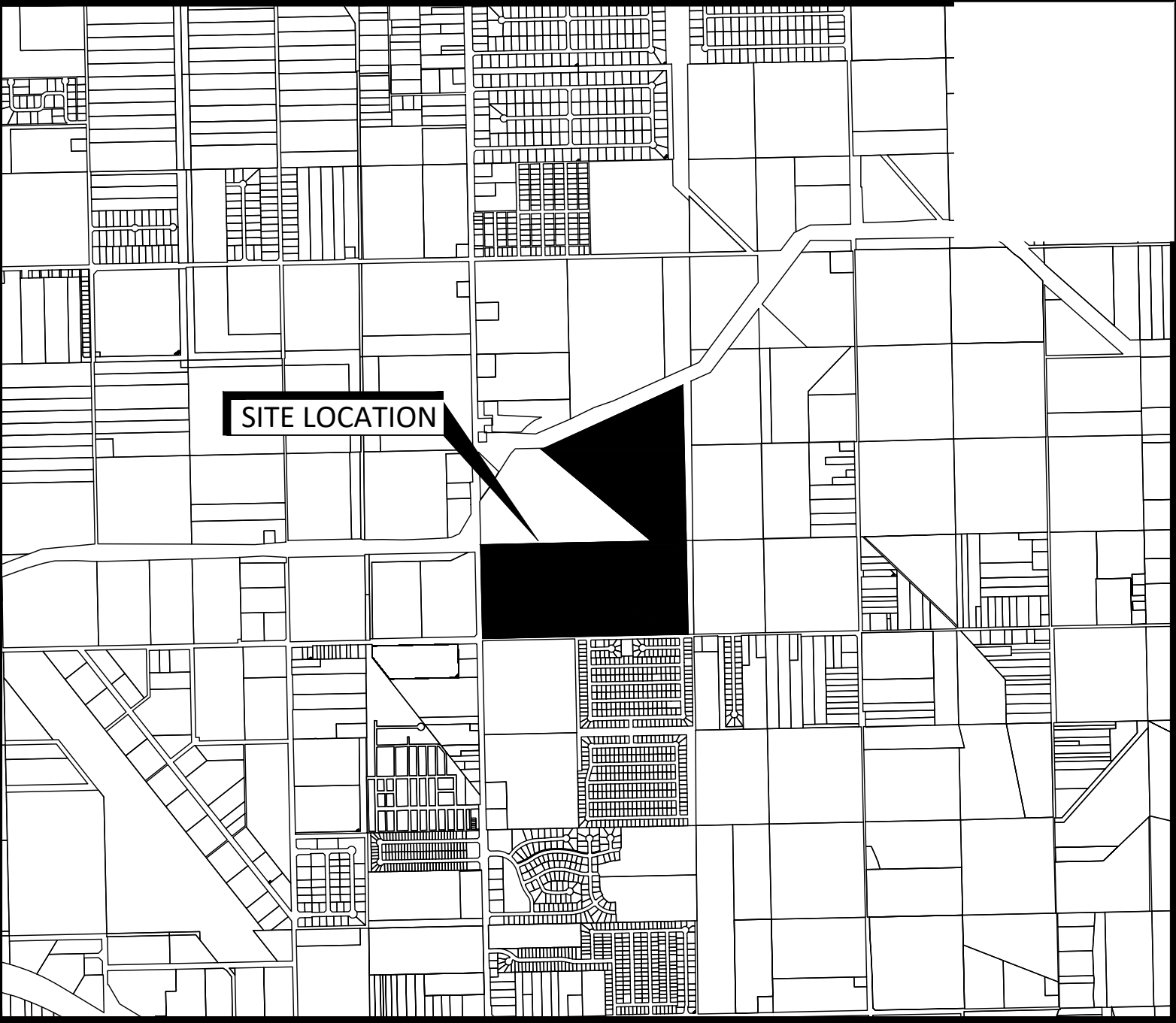
WESLACO ECONOMIC DEVELOPMENT CORPORATION
OWNER

STATE OF TEXAS COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED _____ KNOWN TO ME TO BE THE PERSON(S) WHOSE NAME(S) IS (ARE) SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE (SHE) (THEY) EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE _____ DAY OF _____, 20_____

NOTARY PUBLIC, STATE OF TEXAS
MY COMMISSION EXPIRES: _____



LOCATION MAP
SCALE: 1"=2000'

STATE OF TEXAS COUNTY OF HIDALGO

WE, **WESLACO ECONOMIC DEVELOPMENT CORPORATION**, THE UNDERSIGNED, OWNERS OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS THE **MID-VALLEY INTERNATIONAL INDUSTRIAL PARK SUBDIVISION** TO THE CITY OF WESLACO, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS, WATER LINES, SEWER LINES, STORM SEWERS, FIRE HYDRANTS AND PUBLIC PLACES WHICH ARE INSTALLED OR WHICH WE WILL CAUSE TO BE INSTALLED THEREON, SHOWN OR NOT SHOWN, IF REQUIRED OTHERWISE TO BE INSTALLED OR DEDICATED UNDER THE SUBDIVISION APPROVAL PROCESS OF THE CITY OF WESLACO, ALL THE SAME FOR THE PURPOSES THEREIN EXPRESSED, EITHER ON THE PLAT HEREOF OR ON THE OFFICIAL MINUTES OF THE APPLICABLE AUTHORITIES OF THE CITY OF WESLACO.

ECONOMIC DEVELOPMENT CORPORATION OF WESLACO
275 S KANSAS AVE.
WESLACO, TEXAS, 78596
HIDALGO COUNTY, TEXAS

STATE OF TEXAS COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED **STEVEN M. VALDEZ**, 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 PURPOSE AND CONSIDERATIONS THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE _____ DAY OF _____, 20_____

NOTARY PUBLIC, STATE OF TEXAS
MY COMMISSION EXPIRES: _____

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

WE, THE UNDER SIGNED CERTIFY THAT THIS PLAT OF MID-VALLEY INTERNATIONAL INDUSTRIAL PARK SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONER ON _____, 20____.

ATTEST: _____ DATE

HIDALGO COUNTY JUDGE

_____ DATE

HIDALGO COUNTY CLERK

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

ON: _____ AT _____ AM/P.M.

INSTRUMENT NUMBER _____
OF MAP RECORD OF HIDALGO COUNTY TEXAS.

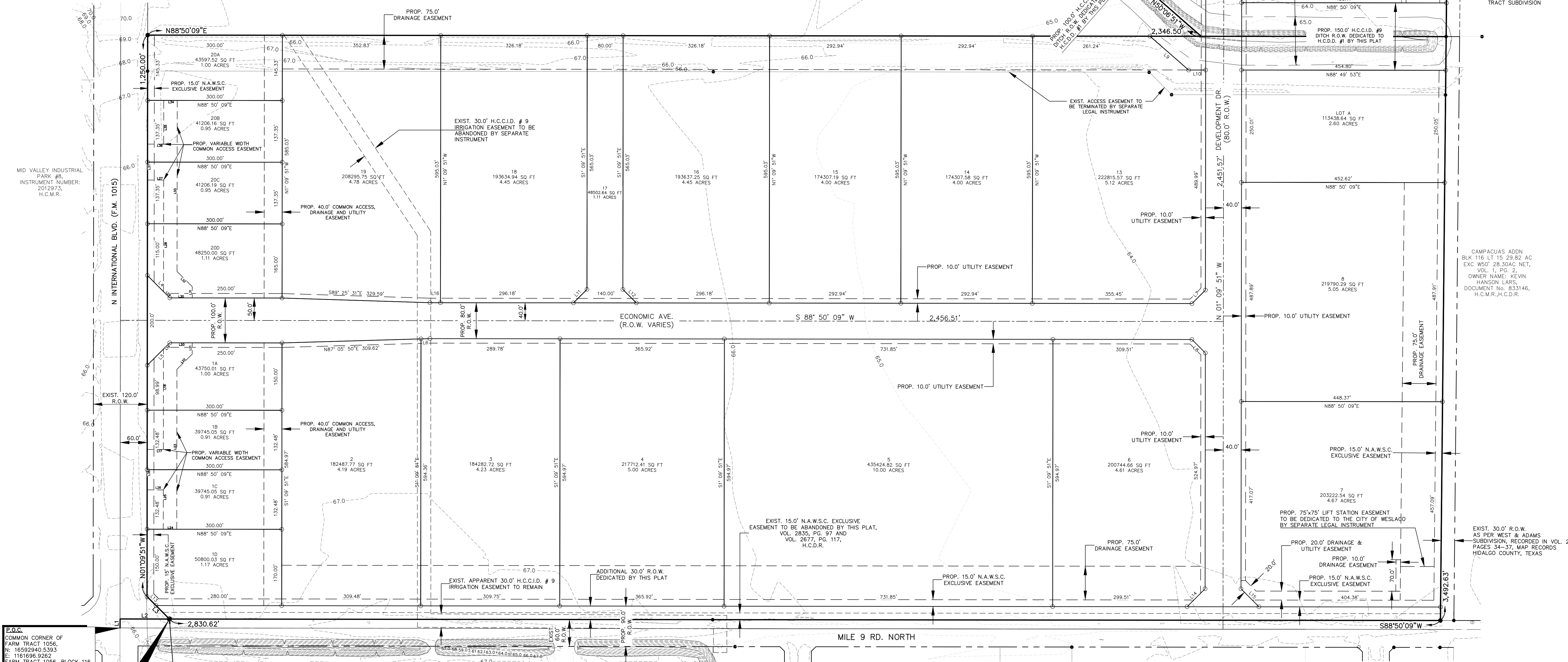
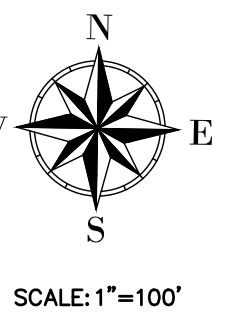
BY: _____ DEPUTY.

INDEX TO SHEETS OF MID-VALLEY INTERNATIONAL INDUSTRIAL PARK	
SHEET 1	HEADING; INDEX; LOCATION MAP; AND ETJ; PRINCIPAL CONTACTS; PLAT WITH LOT AND EASEMENT DESIGNATIONS; LEGAL DESCRIPTION (METES AND BOUNDS); SURVEYOR'S AND ENGINEER'S CERTIFICATION PLAT NOTES AND RESTRICTIONS; OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION; CITY OF APPROVAL CERTIFICATE; COUNTY CLERK'S RECORDING CERTIFICATE; HIDALGO COUNTY JUDGE CERTIFICATE OF PLAT APPROVAL; DESCRIPTION OF LOCATION OF SUBDIVISION WITH RESPECT OF A MUNICIPALITY AND DESIGNATE THE PRECINCT THE PROJECT IS SITUATED; H.C.D.O. No. 1 CERTIFICATION; H.C.IRRIGATION DISTRICT #2, AND H.C.H.D. REVISION NOTES.
SHEET 2 – 3	PLAT WITH LOT AND EASEMENT DESIGNATIONS

MID-VALLEY INTERNATIONAL INDUSTRIAL PARK SUBDIVISION

BEING A 30 - LOT SUBDIVISION (INCLUDING ONE OUTLOT) CONTAINING 146.09 ACRES (6,363,662.99 SQ.FT.) GROSS, TRACT OF LAND OUT OF FARM TRACT 1056, FARM TRACT 1057, AND FARM TRACT 1058, WEST AND ADAMS TRACTS SUBDIVISION, AN ADDITION TO HIDALGO COUNTY, TEXAS, AS PER MAP OR PLAT THEREOF RECORDED IN VOLUME 2, PAGE 34 - 37, MAP RECORDS OF HIDALGO COUNTY, TEXAS, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS ON SHEET 1 OF THIS PLAT.

WEST AND ADAMS TRACTS
34.68AC-39.31AC FT
1055, 34-37,
VOL. 2, PG. 34-37,
OWNER NAME: RAUL
PEREZ AND RAQUEL
PEREZ,
DOCUMENT No. 2250128
H.C.M.R., H.C.D.R.



P.O.B.
COMMON CORNER OF
FARM TRACT 1056,
N. 16592940.5393
E. 1161806.9262
FARM TRACT 1056, BLOCK 116,
ADAMS TRACT SUBDIVISION,
VOL. 2, PG. 34, H.C.M.R.

P.O.B.
FOUND 1/2" IR, SOUTHWEST
CORNER,
N: 16592962.7828
E: 1161806.4910
FARM TRACT 1056, FARM
TRACT 1057, BLOCK 116,
ADAMS TRACT SUBDIVISION,
VOL. 2, PG. 34, H.C.M.R.

BM No. 1
1/2" IR, LOCATED NEAR
NORTH-EAST INTERSECTION OF
FM 1015 AND MILE 9 N RD
N: 16592962.7828
E: 1161806.4910
ELEV: 67.200

FARM TRACT 1041,
WEST AND ADAMS TRACTS
SUBDIVISION,
VOL. 2, PG. 34-37,
OWNER NAME: WESLACO
INDEPENDENT SCHOOL
DISTRICT,
VOL. 2906, PG. 694,
H.C.M.R., H.C.D.R.

LEGEND	
●	- FND. 1/2" IRON ROD
○	- SET 1/2" IRON ROD W/CAP STAMPED "SAMES"
⊙	- FND. 5/8" IRON ROD
⬢	- ON-SITE BENCHMARK
△	- SET CONCRETE MONUMENTS
⊕	- CENTER LINE
H.C.M.R.	- HIDALGO COUNTY MAP RECORDS
H.C.O.R.	- HIDALGO COUNTY OFFICIAL RECORDS
P.U.E.	- PUBLIC UTILITY EASEMENT
P.O.B.	- POINT OF BEGINNING
MON.	- MONUMENT
PROP.	- PROPOSED
ELEV.	- ELEVATION
R.O.W.	- RIGHT OF WAY
FND.	- FOUND

LAS BRISAS DEL ORO
UNIT 1,
VOL. 32, PG. 80
H.C.M.R.

WEST AND ADAMS TRACTS
E160'-W800'-N272.25' FT
1048 1.00 AC NET,
VOL. 2, PG. 34-37,
OWNER NAME: ROMAN
REYNA,
VOL. 1786, PG. 214,
H.C.M.R., H.C.D.R.

LAS BRISAS DEL ORO
UNIT 1,
VOL. 32, PG. 80
H.C.M.R.

DATE OF PREPARATION: SEPTEMBER 2022

SHEET 2 OF 3
REGISTRATION # F-10602

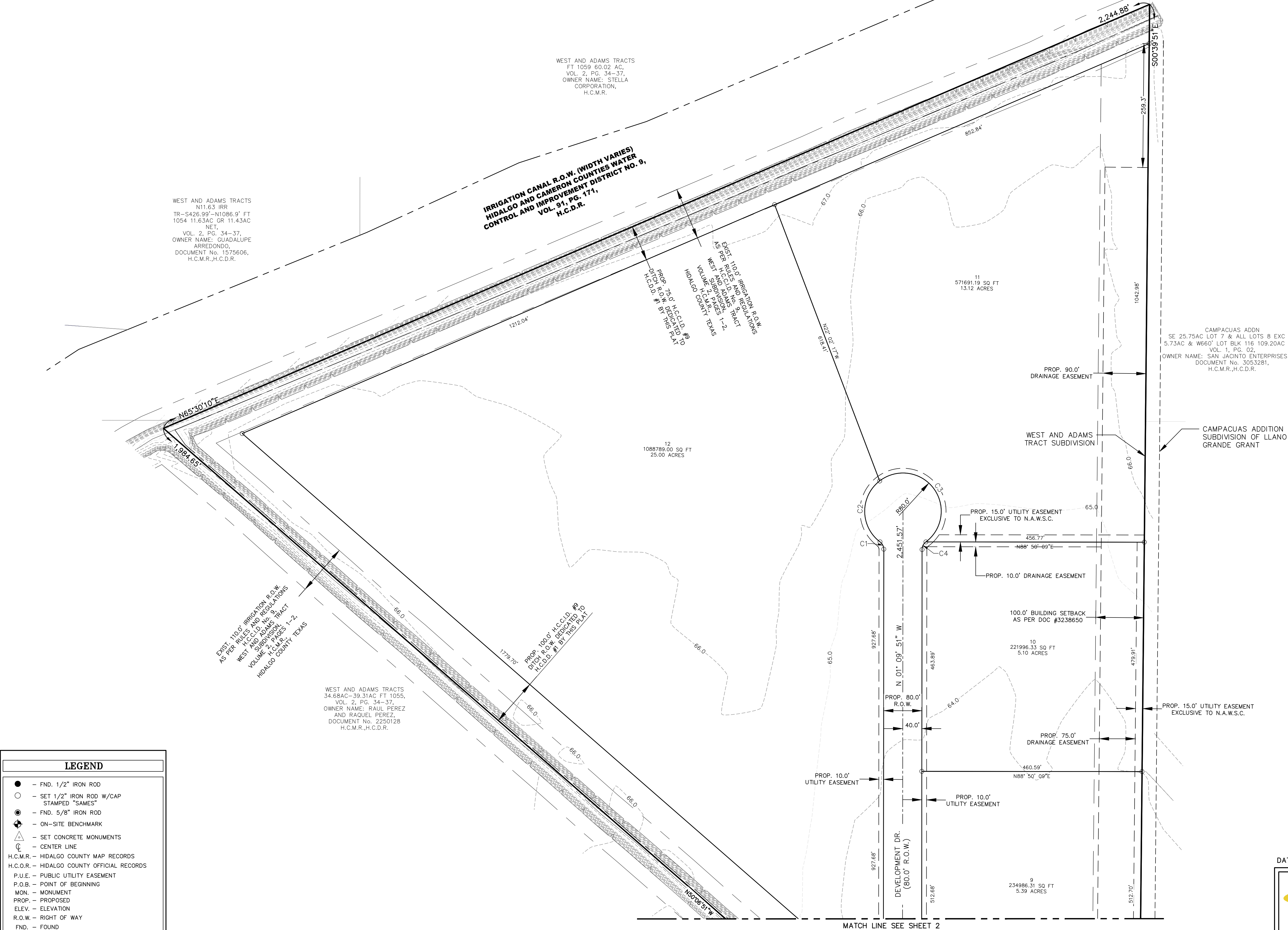
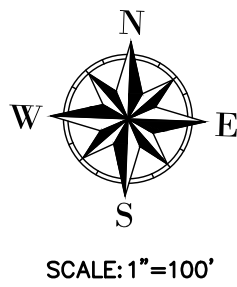
**SAMES** SAM Engineering & Surveying

200 S. 10th St, Ste. 1500
McAllen, TEXAS 78501

TEL: (956) 702-8880
FAX: (956) 702-8883

MID-VALLEY INTERNATIONAL INDUSTRIAL PARK SUBDIVISION

BEING A 30 - LOT SUBDIVISION (INCLUDING ONE OUTLOT) CONTAINING 146.09 ACRES (6,363,662.99 SQ.FT.) GROSS, TRACT OF LAND OUT OF FARM TRACT 1056, FARM TRACT 1057, AND FARM TRACT 1058, WEST AND ADAMS TRACTS SUBDIVISION, AN ADDITION TO HIDALGO COUNTY, TEXAS, AS PER MAP OR PLAT THEREOF RECORDED IN VOLUME 2, PAGE 34 - 37, MAP RECORDS OF HIDALGO COUNTY, TEXAS, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS ON SHEET 1 OF THIS PLAT.



Parcel Line Table		
Line #	Length	Direction
L1	20.00'	S01° 09' 51"E
L2	110.00'	S88° 50' 09"W
L3	70.71'	N46° 09' 51"W
L4	70.71'	S46° 09' 51"E
L5	70.71'	S43° 50' 09"W
L6	19.97'	N87° 05' 50"E
L7	42.43'	N43° 50' 09"E
L8	42.43'	S46° 09' 51"E
L9	114.28'	S50° 06' 51"E
L10	38.02'	N88° 49' 51"E
L11	42.43'	S43° 50' 09"W
L12	42.43'	N46° 09' 51"W
L13	28.28'	S46° 09' 51"E
L14	56.57'	S43° 50' 09"W
L15	56.57'	N46° 09' 51"W
L16	23.39'	S88° 50' 09"W
L17	36.00'	N88° 50' 09"E
L18	178.50'	N01° 09' 51"W
L19	19.80'	N43° 50' 09"E
L20	50.00'	N88° 50' 09"E
L21	25.00'	S01° 09' 51"E
L22	48.10'	S43° 50' 09"W
L23	356.0'	S01° 09' 51"E
L24	30.00'	S88° 50' 09"W
L25	132.50'	N01° 09' 51"W
L26	36.00'	S88° 50' 09"W
L27	36.00'	N88° 50' 09"E
L28	208.35'	S01° 09' 51"E
L29	19.80'	S46° 09' 51"E
L30	50.00'	N88° 50' 09"E
L31	25.00'	N01° 09' 51"W
L32	48.10'	N46° 09' 51"W
L33	380.70'	S46° 09' 51"E
L34	30.00'	S88° 50' 09"W
L35	137.40'	S01° 09' 51"E
L36	36.00'	S88° 50' 09"W
L37	90.00'	S01° 09' 51"E
L38	90.00'	N01° 09' 51"W

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	18.55'	20.00'	53.13'	N27° 43' 45"W	17.89'
C2	157.22'	80.00'	112.60'	S2° 00' 19"W	133.11'
C3	242.48'	80.00'	173.66'	N34° 51' 53"W	159.76'
C4	18.55'	20.00'	53.13'	S25° 24' 03"W	17.89'

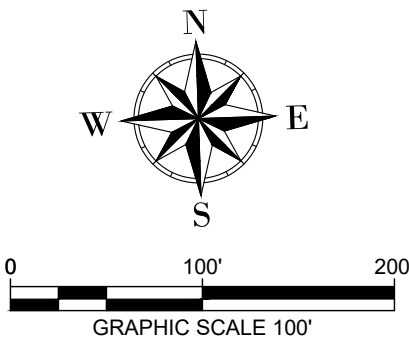
LEGEND

- - FND. 1/2" IRON ROD
- - SET 1/2" IRON ROD W/CAP STAMPED "SAMES"
- ⊙ - FND. 5/8" IRON ROD
- ⊕ - ON-SITE BENCHMARK
- △ - SET CONCRETE MONUMENTS
- ⊕ - CENTER LINE

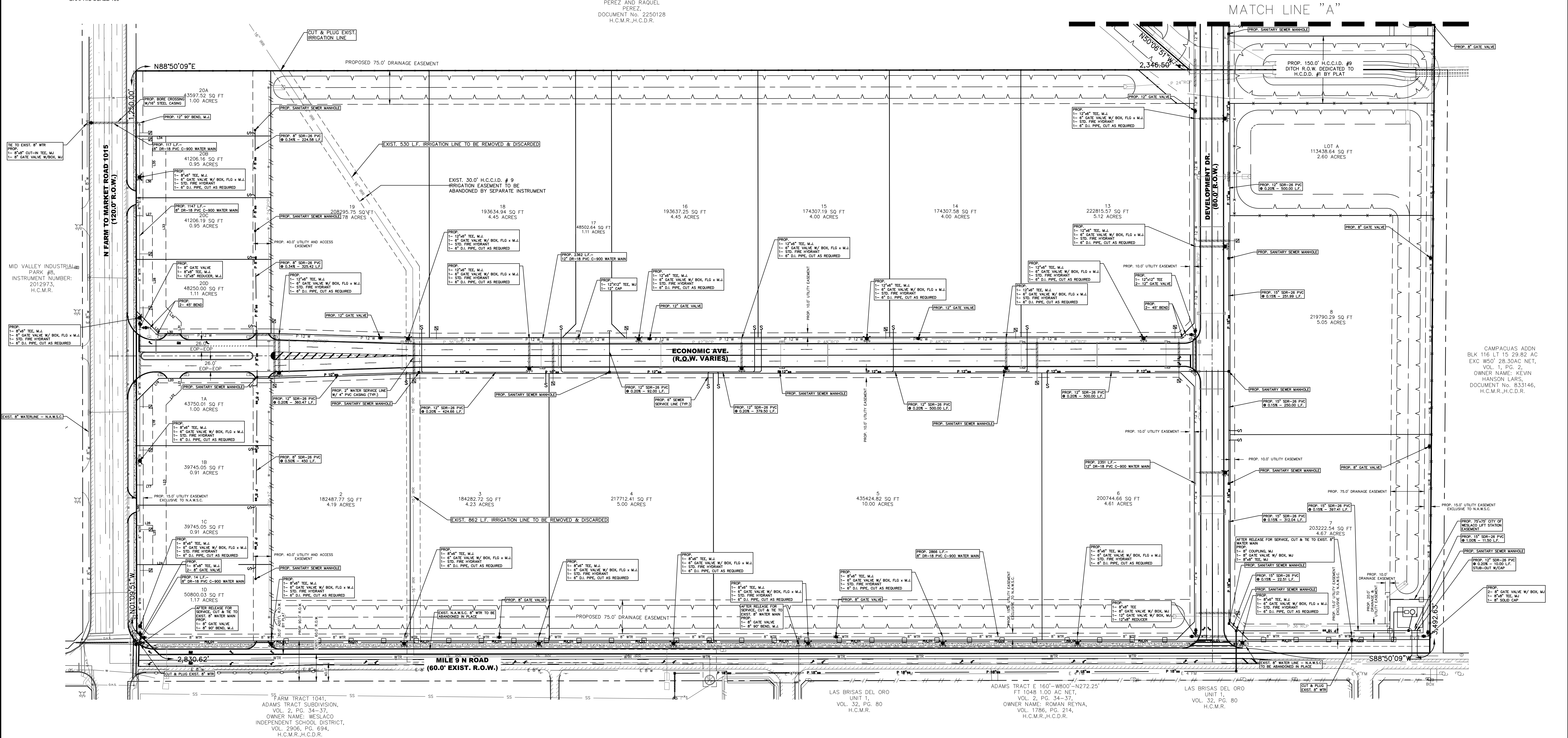
H.C.M.R. - HIDALGO COUNTY MAP RECORDS
H.C.O.R. - HIDALGO COUNTY OFFICIAL RECORDS
P.U.E. - PUBLIC UTILITY EASEMENT
P.O.B. - POINT OF BEGINNING
MON. - MONUMENT
PROP. - PROPOSED
ELEV. - ELEVATION
R.O.W. - RIGHT OF WAY
FND. - FOUND

MID-VALLEY INTERNATIONAL INDUSTRIAL PARK

UTILITY LAYOUT



ADAMS TRACT
34.68AC-59.31AC FT
1055,
VOL. 2, PG. 34-37,
OWNER NAME: RAUL
PEREZ AND RAQUEL
PEREZ,
DOCUMENT No. 2250128
H.C.M.R., H.C.D.R.



CAMPACUAS ADDN
BLK 116 LT 15 29.82 AC
EXC W50' 28.30AC NET,
VOL. 1, PG. 2,
OWNER NAME: KEVIN
HANSON LARS,
DOCUMENT No. 833146,
H.C.M.R., H.C.D.R.

NO.	SHEET	REVISION	DATE	APPROVED

PRINCIPAL CONTACTS:				
OWNER:	NAME	ADDRESS	CITY & ZIP	PHONE
WESLACO EDC	NADIA LOPEZ, P.E.	275 S KANSAS AVE	WESLACO, TX 78596	(956) 969-0838
ENGINEER:	OSCAR HERNANDEZ, RPLS	200 S. 10TH ST., SUITE 1500	McALLEN, TX 78501	(956) 702-8880
SURVEYOR:				

DATE OF PREPARATION: SEPTEMBER 2022

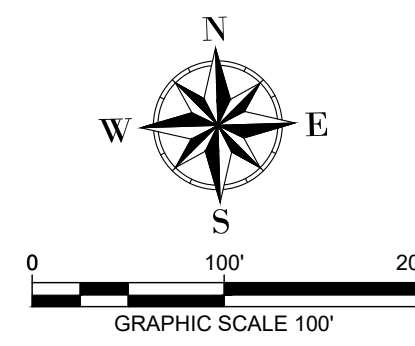
REGISTRATION # F-10602

SAM Engineering & Surveying
200 S. 10TH ST. SUITE 1500.
McALLEN, TEXAS 78501

TEL (956) 702-8880
FAX: (956) 702-8883

MID-VALLEY INTERNATIONAL INDUSTRIAL PARK

UTILITY LAYOUT



ADAMS TRACT
N11.63 IRR
TR=5426.99'-N1086.9'
FT 1054 11.63AC GR
11.43AC NET,
VOL. 2, PG. 34-37,
OWNER NAME:
GUADALUPE
ARREDONDO,
DOCUMENT No.
1575606,
H.C.M.R., H.C.D.R.

ADAMS TRACT FT
1059 60.02 AC,
VOL. 2, PG. 34-37,
OWNER NAME: STELLA
CORPORATION,
H.C.M.R.

EXIST. 10.0' IRRIGATION R.O.W. AS
PER RULES AND REGULATIONS
WEST AND ADJACENT P.A.C. SUBDIVISION,
VOLUME 1, PAGES 1-2,
HIDALGO COUNTY TEXAS

ADAMS TRACT
34.68AC-39.31AC FT
1055,
VOL. 2, PG. 34-37,
OWNER NAME: RAUL
PEREZ AND RAQUEL
PEREZ,
DOCUMENT No. 2250128
H.C.M.R., H.C.D.R.

PROP. 100.0' H.C.D.R. #2
H.C.D.R. #1 BY PLAT TO

12
1088789.00 SQ. FT
25.00 ACRES

EXIST. 1250 L.F. (FIELD VERIFY)
PRIVATE IRRIGATION LINE TO BE
REMOVED AND DISCARDED

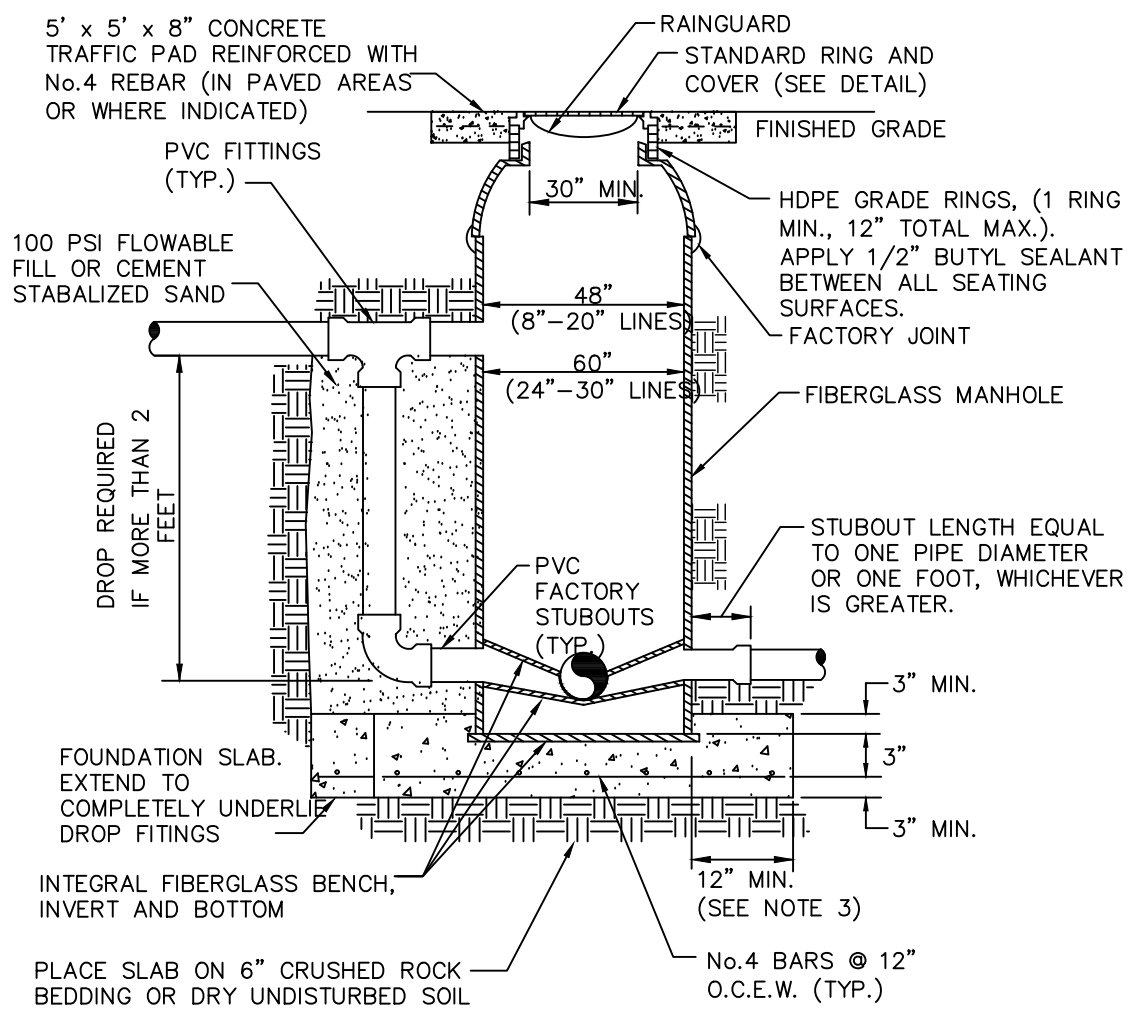
11
571691.19 SQ. FT
13.12 ACRES

CAMPACUAS ADDN SE
25.75AC LOT 7 & ALL
LOTS 8 EXC NE 5.73AC
& W660' LOT BLK 116
109.20AC NET,
VOL. 1, PG. 02,
OWNER NAME: SAN
JACINTO ENTERPRISES
LLC,
DOCUMENT No. 3053281,
H.C.M.R., H.C.D.R.

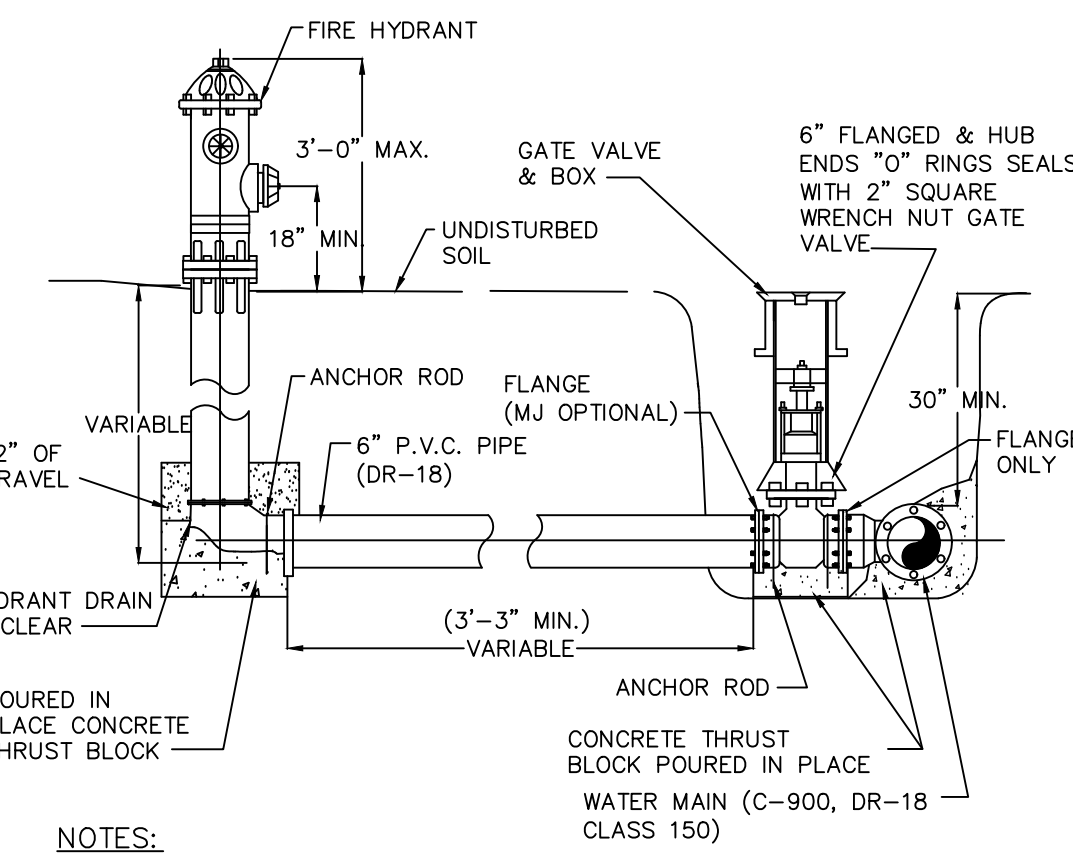
DEVELOPMENT DR.
(80.0' R.O.W.)

10
221996.33 SQ. FT
5.10 ACRES

9
234986.31 SQ. FT
5.39 ACRES



TYPICAL FIBERGLASS
MANHOLE



TYPICAL FIRE HYDRANT
INSTALLATION

NOTE:

1. CASING REQUIRED ON ALL SERVICES EXTENDING ACROSS RIGHT-OF-WAY.
2. METER BOX TO BE PROVIDED BY DEVELOPER/OWNER.
3. WATER METER TO BE PROVIDED BY THE NORTH ALAMO WATER SUPPLY CORPORATION.
4. THE CITY OF MESQUITE WILL DETERMINE THE SIZE OF WATER METER.
5. ALL WATER SERVICES SHALL BE INSTALLED INSIDE UTILITY EASEMENTS.

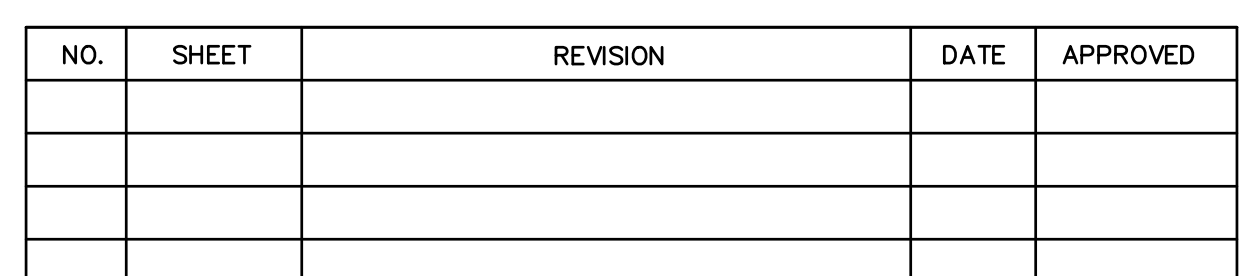
DATE OF PREPARATION: SEPTEMBER 2022

SHEET 2 OF 2
REGISTRATION # F-10602



SAM Engineering & Surveying

200 S. 10TH ST. SUITE 1500. TEL: (956) 702-8880
McALLEN, TEXAS 78501 FAX: (956) 702-8883

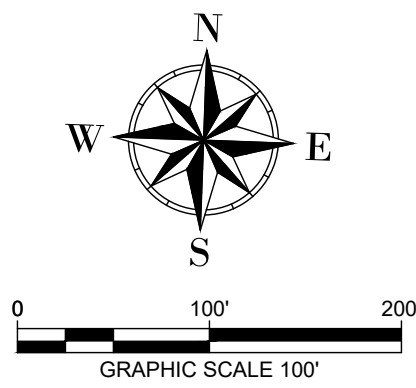


	NAME	ADDRESS	CITY & ZIP	PHONE	FAX
OWNER:	WESLACO EDC	275 S KANSAS AVE	WESLACO, TX 78596	(956) 969-0838	NONE
ENGINEER:	NADIA LOPEZ, P.E.	200 S. 10TH ST., SUITE 1500	McALLEN, TX 78501	(956) 702-8880	(956) 702-8883
SURVEYOR:	OSCAR HERNANDEZ, RPLS	200 S. 10TH ST., SUITE 1500	McALLEN, TX 78501	(956) 702-8880	(956) 702-8883

SAMES SAM Engineering & Surveying
 200 S. 10TH ST. SUITE 1500. TEL. (956) 702-8880
 McALLEN, TEXAS 78501 FAX: (956) 702-8883

MID-VALLEY INTERNATIONAL INDUSTRIAL PARK

PAVING & DRAINAGE LAYOUT



WEST AND ADAMS TRACTS
N11.63 IRR
TR-S426.99'-N1086.9' FT
1054 11.63AC GR 11.43AC
NET,
VOL. 2, PG. 34-37,
OWNER NAME: GUADALUPE
ARREDONDO,
DOCUMENT No. 1575606,
H.C.M.R., H.C.D.R.

WEST AND ADAMS TRACTS
FT 1059 60.02 AC,
VOL. 2, PG. 34-37,
OWNER NAME: STELLA
CORPORATION,
H.C.M.R.

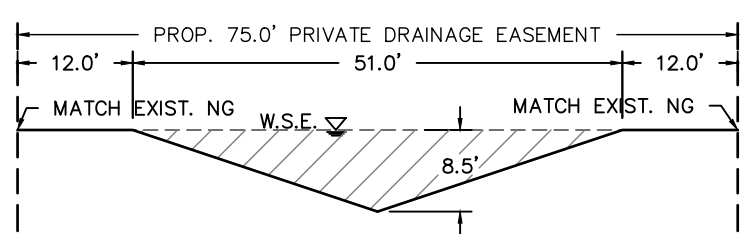
220.0' IRRIGATION CANAL R.O.W.
HIDALGO AND CAMERON COUNTIES WATER
CONTROL AND IMPROVEMENT DISTRICT NO. 9,
VOL. 91, PG. 171,
H.C.D.R.

11
571691.19 SQ FT
13.12 ACRES

12
1089789.00 SQ FT
25.00 ACRES

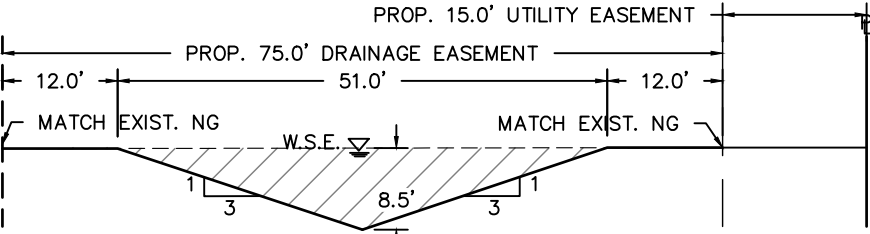
WEST AND ADAMS TRACTS
34.68AC-39.31AC FT 1055,
VOL. 2, PG. 34-37,
OWNER NAME: RAUL PEREZ
AND RAQUEL PEREZ,
DOCUMENT No. 2250128
H.C.M.R., H.C.D.R.

EXCAVATED AREA: 216.75 S.F.
LENGTH: 1,869 L.F.
VOLUME: 9.30 AC-FT



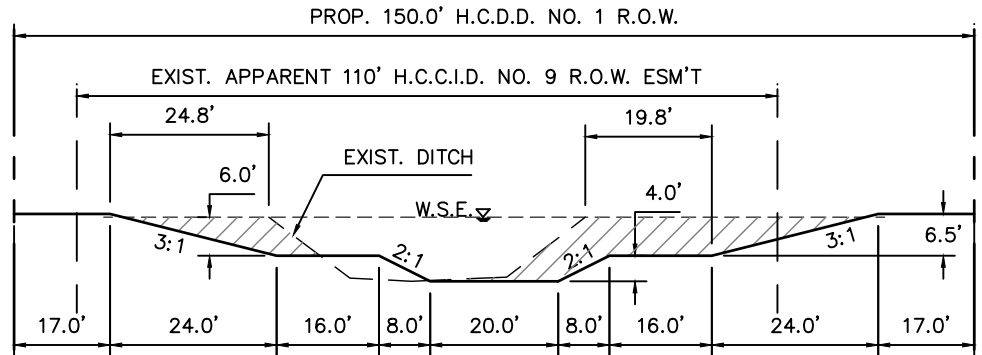
SECTION 'A'
SCALE: NTS

EXCAVATED AREA: 216.75 S.F.
LENGTH: 845 L.F.
VOLUME: 4.20 AC-FT



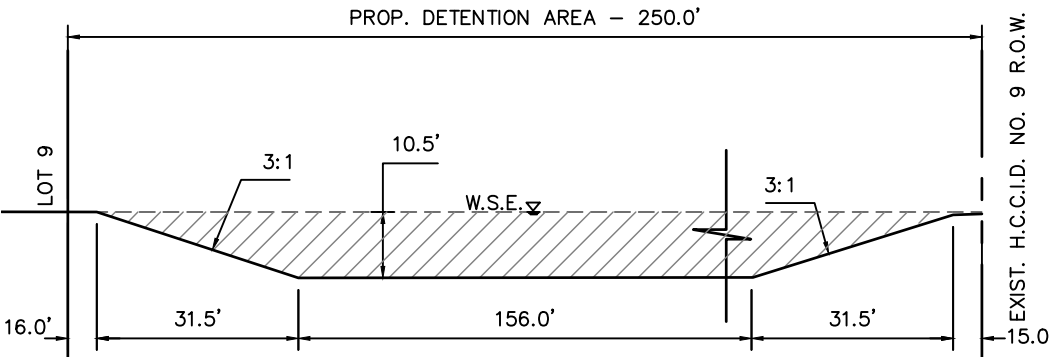
SECTION 'B'
SCALE: NTS

EXCAVATED AREA: 344.28 S.F.
LENGTH: 345.5 L.F.
VOLUME: 2.73 AC-FT



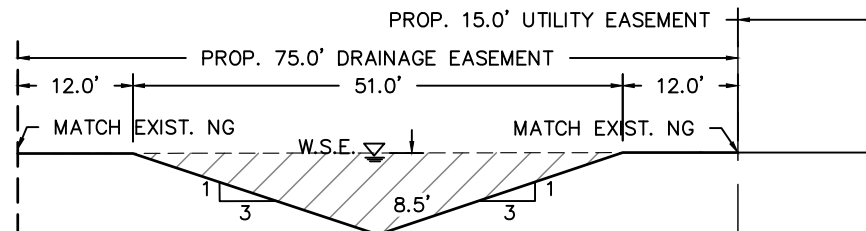
SECTION 'C'
SCALE: NTS

FLAT BOTTOM AREA: 55763.01 S.F.
DEPTH: 10.5 FT.
MID-SLOPE LENGTH: 1110 L.F.
VOLUME: 17.66 AC-FT



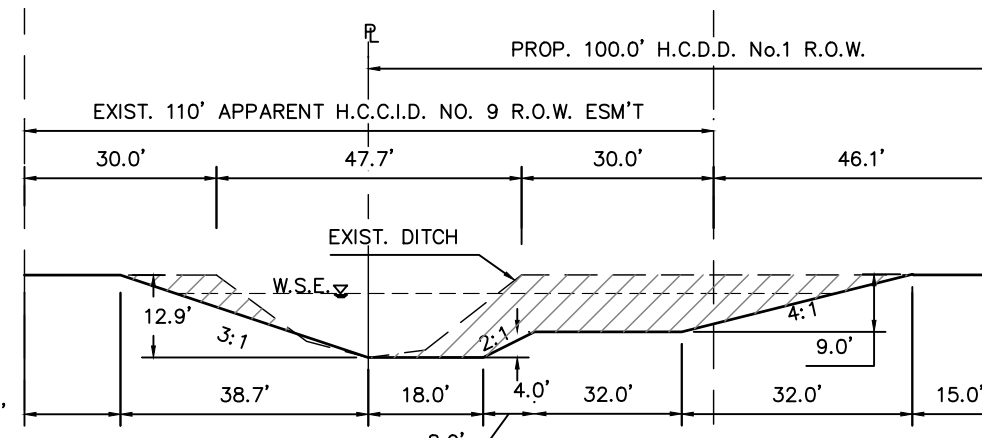
SECTION 'D'
SCALE: NTS

EXCAVATED AREA: 216.75 S.F.
LENGTH: 1,695.0 L.F.
VOLUME: 8.44 AC-FT

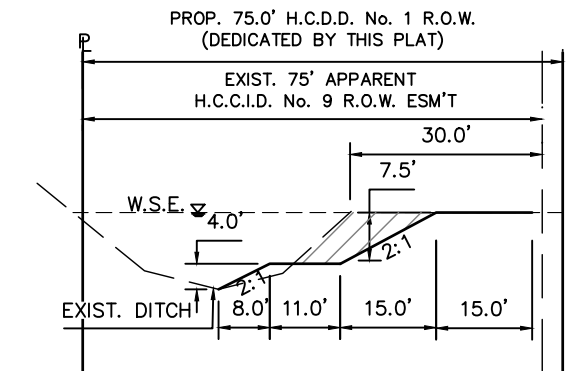


SECTION 'E'
SCALE: NTS

EXCAVATED AREA: 553.59 S.F.
LENGTH: 1,816.0 L.F.
VOLUME: 23.08 AC-FT

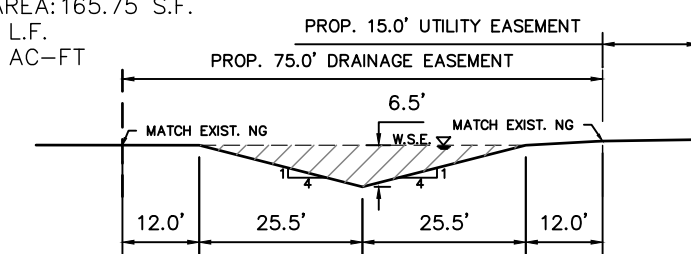


SECTION 'F'
SCALE: NTS



SECTION 'G'
SCALE: NTS

EXCAVATED AREA: 165.75 S.F.
LENGTH: 1,977 L.F.
VOLUME: 7.60 AC-FT



SECTION 'H'
SCALE: NTS

NOTE:

- NOTE TO CONTRACTOR, POSITIVE LOT GRADING MUST BE PROPERLY DONE BY CUT/FILL TO CREATE A POSITIVE SLOPE FROM BACK OF LOTS TO THE STREET.

~ ~ ~ = DITCH FLOW

REVISOR 6-21-2022

DRAINAGE REPORT FOR:

WESLACO INDUSTRIAL PARK

UNDEVELOPED DRAINAGE PATTERN:

WITH REFERENCE TO USGS TOPOGRAPHIC MAP, WATERSHED RUNOFF IS IN THE NORTH EAST DIRECTION AND TRAVELS APPROXIMATELY 150 FEET OVERLAND THEN CONTINUES AS CONCENTRATED FLOW FOR APPROXIMATELY 2250 FEET TO AN EXISTING DRAINAGE DITCH #17 SEGMENT 0346 OWNED BY H.C.C.I.D. #9 AND WILL BE MAINTAINED BY THE CITY OF WESLACO, ACCORDING TO CALCULATIONS, UTILIZING SCS CURVE NUMBER METHOD (2007 HYDRAULIC DESIGN MANUAL). THE EXISTING PEAK RUNOFF FROM A 10-YEAR STORM IS APPROXIMATED TO BE 126.3 CFS FOR THIS PROPERTY AS UNDEVELOPED.

PROPOSED USE AND DRAINAGE IMPROVEMENTS:

THE PROPOSED DEVELOPMENT ANTICIPATED ON THIS PROPERTY WILL INCLUDE THE ADDITION OF ONE COMMERCIAL SITE EACH ON LOTS 1A-1D AND 23A-23D AND ONE INDUSTRIAL SITE EACH ON LOTS 2-21. POST-DEVELOPMENT DRAINAGE IMPROVEMENTS SHALL CONSIST OF CURB AND GUTTER, STORM SEWER DRAIN INLETS, AND STORM SEWER PIPE TO CAPTURE AND CONVEY STORM WATER RUNOFF TO AN EXISTING DRAINAGE DITCH #17 SEGMENT 1174, OWNED BY H.C.C.I.D. #9 AND WILL BE MAINTAINED BY CITY OF WESLACO, WHICH WILL BE IMPROVED TO PROVIDE A PORTION OF THE TOTAL DETENTION REQUIREMENT FOR THIS DEVELOPMENT. A SYSTEM OF PROPOSED LINEAR DETENTION AREAS WILL OBTAIN THE REMAINING REQUIRED VOLUME AND WILL DISCHARGE TO THE EXISTING DITCH #17 AT A RATE NOT TO EXCEED THE PRE-DEVELOPMENT 10-YEAR PEAK RUNOFF RATE. THE ANTICIPATED POST-DEVELOPMENT PEAK RATE OF RUNOFF FOR A 50-YEAR STORM WAS CALCULATED TO BE 782.7 CFS, FOR AN INCREASE OF 656.4 CFS.

CALCULATIONS:

THIS DEVELOPMENT AND ITS SURROUNDING AREA ARE IN ZONE "X" (SHADED), ACCORDING TO FEMA'S FLOOD INSURANCE RATE MAP, COMMUNITY-PANEL NUMBER 480334 0400 C, MAP REVISED JUNE 6, 2000. ZONE "X" ARE "AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN AND PROTECTED BY LEVEE FROM 100-YEAR FLOOD".

DETENTION TABLE

DETENTION VOLUME REQUIRED	64.50 AC. FT.
DETENTION VOLUME PROVIDED	77.11 AC. FT.

DRAINAGE REQUIREMENTS:

PROPOSED USE: 146.09-AC (GROSS), 8.00-AC (NET), COMMERCIAL, 118.85-AC (NET) INDUSTRIAL.
CALCULATION METHOD: SCS UNIT HYDROGRAPHY
DESIGN STORM: 10-YR PRE/ 50-YR POST
PRE-DEVELOPMENT PEAK RUNOFF: 126.3 CFS
POST-DEVELOPMENT PEAK RUNOFF: 782.7 CFS
DETENTION REQUIREMENT: 64.50 AC-FT (2,261,328 CF)
OUTFALL LOCATION: DITCH #17, SEGMENT 0346

PROPOSED DETENTION PLAN: LINEAR DETENTION AND DETENTION PONDS WILL BE UTILIZED TO MITIGATE THE PROPOSED 50-YEAR STORM EVENT AND SHALL DISCHARGE TO IMPROVED H.C.C.I.D. NO. 9/H.C.D.D. NO.1 DITCH #17 AT A RATE NOT TO EXCEED EXISTING 10-YEAR STORM EVENT.
BY MY SIGNATURE BELOW, I CERTIFY THAT THIS SUBDIVISION LIES IN A ZONE "X", AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN COMMUNITY PANEL NUMBER 480334 0400 C.
MAP REVISED JUNE 6, 2000.

DOCUMENT RELEASED FOR INTERIM REVIEW
UNDER THE AUTHORITY OF NADIA M. LOPEZ, P.E. 111683
DOCUMENT INCOMPLETE. DO NOT USE FOR BIDDING, PERMIT, OR CONSTRUCTION.
INTERDATE: 8/26/2022
PREPARED BY: NADIA LOPEZ, P.E.
DATE:

DATE OF PREPARATION: SEPTEMBER 2022

REGISTRATION # F-10602



SAM Engineering & Surveying
200 S. 10TH ST. SUITE 1500. TEL: (956) 702-8880
McALLEN, TEXAS 78501 FAX: (956) 702-8883

SHEET 2 OF 2



Standardized Agenda Request Form

Date of Meeting: October 18, 2022		Agenda Item No. (to be assigned by CSO): 2022-5888	
From: REBEKAH DE LA FUENTE			
Subject: Discussion and consideration to approve the variance request to section 26-34 for Chelsea Park Villas Subdivision – being 6.83 acres also being the West 6.83 Acres of Chelsea Park Subdivision, Weslaco, Hidalgo County, Texas located on the Southwest Corner of W 9th & S. Border Avenue and authorize the Mayor to execute any related documents. Possible action. (Staffed by Planning and Code Enforcement.)			
Background: Developer is requesting to a 50 ft right of way dedication along the adjacent ditch. The city ordinance requires a 75-foot drainage ditch easement from the centerline of the drainage ditch; therefore the developer is requesting a variance to Section 26-34.			
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 variance request at their regular meeting held October 5, 2022			
KAYLA AREVALO REBEKAH DE LA FUENTE Martin Garza		Created/Initiated Approved New	
City Manager Comments: .			
Staff Recommendation: Staff recommends compliance with the ordinance for the variance request.			
Attachments, if any: Chelsea Park- Memo, Chelsea Park Villas Variance Application, CHELSEA PARK VILLAS SUBDIVISION 9-27-22			
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: Chelsea Park- Variance Request

DATE: October 11, 2022

The proposed use for the 16-lot subdivision will be for apartment use, with two duplexes per lot. The developer is requesting a variance to Ordinance Section 26-34 which requires that 75 feet be dedicated from the centerline of any adjacent ditch. The developer is requesting to allow for a dedication of 50 feet due to the surrounding areas already being fully developed.

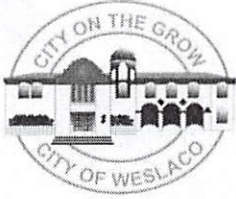
The developer has already submitted their preliminary plat for review. However, they are unable to move forward with the project as they will also be requesting at a later date a variance for off-site drainage. The drainage district is unable to provide the developer with the required letter of support for City approval until the City determines on weather or not to accept the 50-foot right-of-way dedication from centerline of ditch.

The City Engineering Department has reviewed and determined that the required drainage for a 50-year storm is being met and there is adequate room for maintenance of the ditch by Public Works.

Planning & Zoning Commission recommended approval of the variance based on evidence provided by the engineer on record.

Thank you,

Rebekah de la Fuente, CFM



APPLICATION FOR SUBDIVISION VARIANCE

VAR-000307-2022

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: CHELSEA PARK VILLAS SUBDIVISION

Location: SW CORNER OF W 9TH & S BORDER AVE

Legal Description: 6.83 ACRES, MORE OR LESS, BEING THE WEST 6.83 ACRES OF CHELSEA PARK SUBDIVISIONS, AN ADDITION TO THE CITY OF WESLACO, HIDALGO COUNTY, TEXAS AS PER MAP OR PLAT THEROF IN VOLUME 22, PAGE 159 M.R.H.C.

VARIANCE TYPE:

☐ Streetlights ☐ YES ☐ NO

Describe in detail the reason for the variance request:

☐ Sanitary Sewer ☐ YES ☐ NO

Describe in detail the reason for the variance request:

☐ Fire Hydrants ☐ YES ☐ NO

Describe in detail the reason for the variance request:

☐ Setbacks ☐ YES ☐ NO

Describe in detail the reason for the variance request:

☐ Drainage ☒ YES ☐ NO

Describe in detail the reason for the variance request:

1) WE ARE REQUESTING AN EXEMPTION TO THE 75.00-FOOT R.O.W. DEDICATION & PROPOSE TO DEDICATE 50.00-FEET IN LIEU OF THE 75.00 FEET REQUESTED BY CITY STAFF.

THE NEIGHBORING DEVELOPMENTS HAVE AT MOST 50.00-FOOT R.O.W. DEDICATION, WITH SOME OF THEM HAVING NO R.O.W. DEDICATION. ADDITIONALLY, THE PROPERTY JUST SOUTH OF THIS PROJECT HAS LESS THAN 50.00-FOOT R.O.W. DEDICATION.

2) WE ARE ALSO PROPOSING TO EXCAVATE THE EXISTING DITCH IN LIEU OF ONSITE DETENTION.

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

☐ Minimum Lot Size ☐ YES ☐ NO

Describe in detail the reason for the variance request:

☐ Sidewalks ☐ YES ☐ NO

Describe in detail the reason for the variance request:

☐ Easement Requirements ☐ YES ☐ NO

Describe in detail the reason for the variance request:

☐ Other _____ ☐ YES ☐ NO

Describe in detail the reason for the variance request:

OWNER INFORMATION

Owner's Name: LF TRINITY DEVELOPMENT GROUP, LLC Telephone: _____

Address: 3533 MORELAND DRIVE, SUITE A Fax: _____

City: WESLACO State: TX Zip: 78596 E-mail: leo@trinitymep.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: Leonardo Munoz, P.E.

Owner Signature: _____ Date: 9.9.22

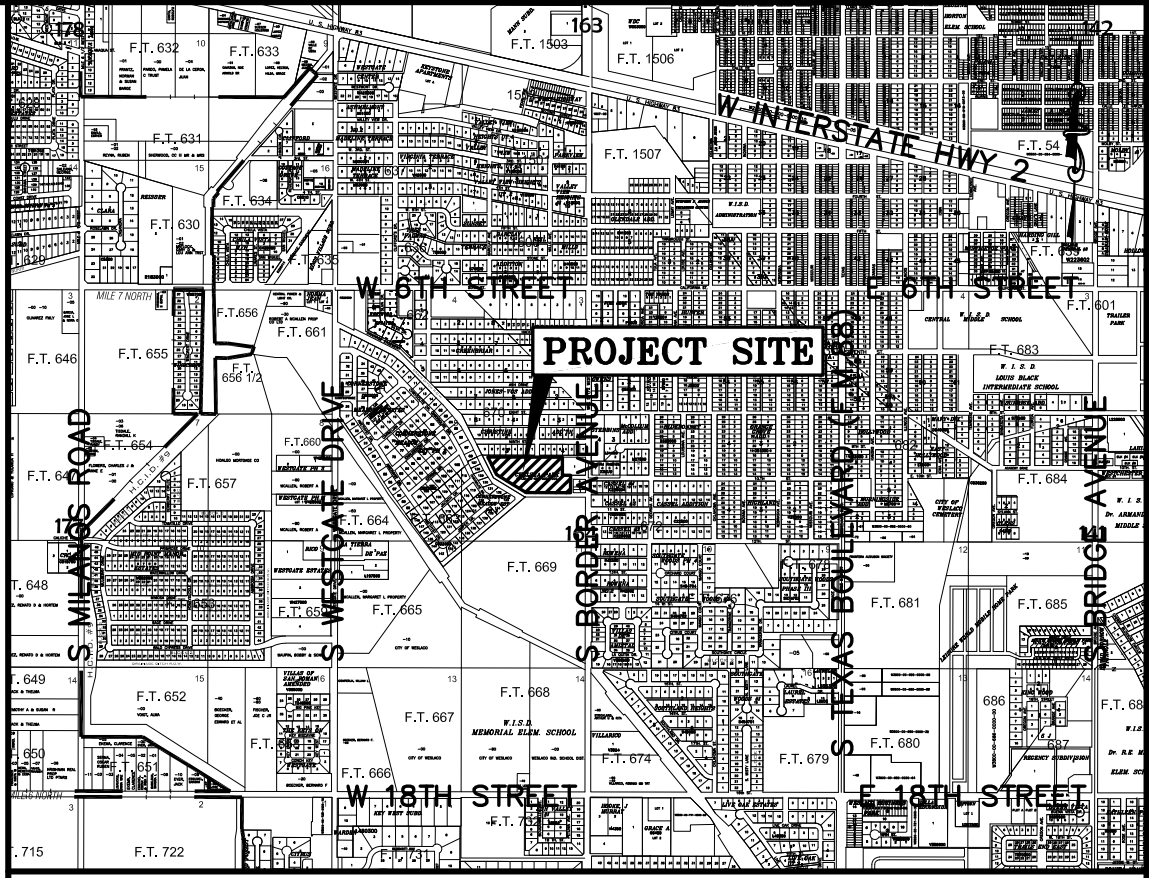
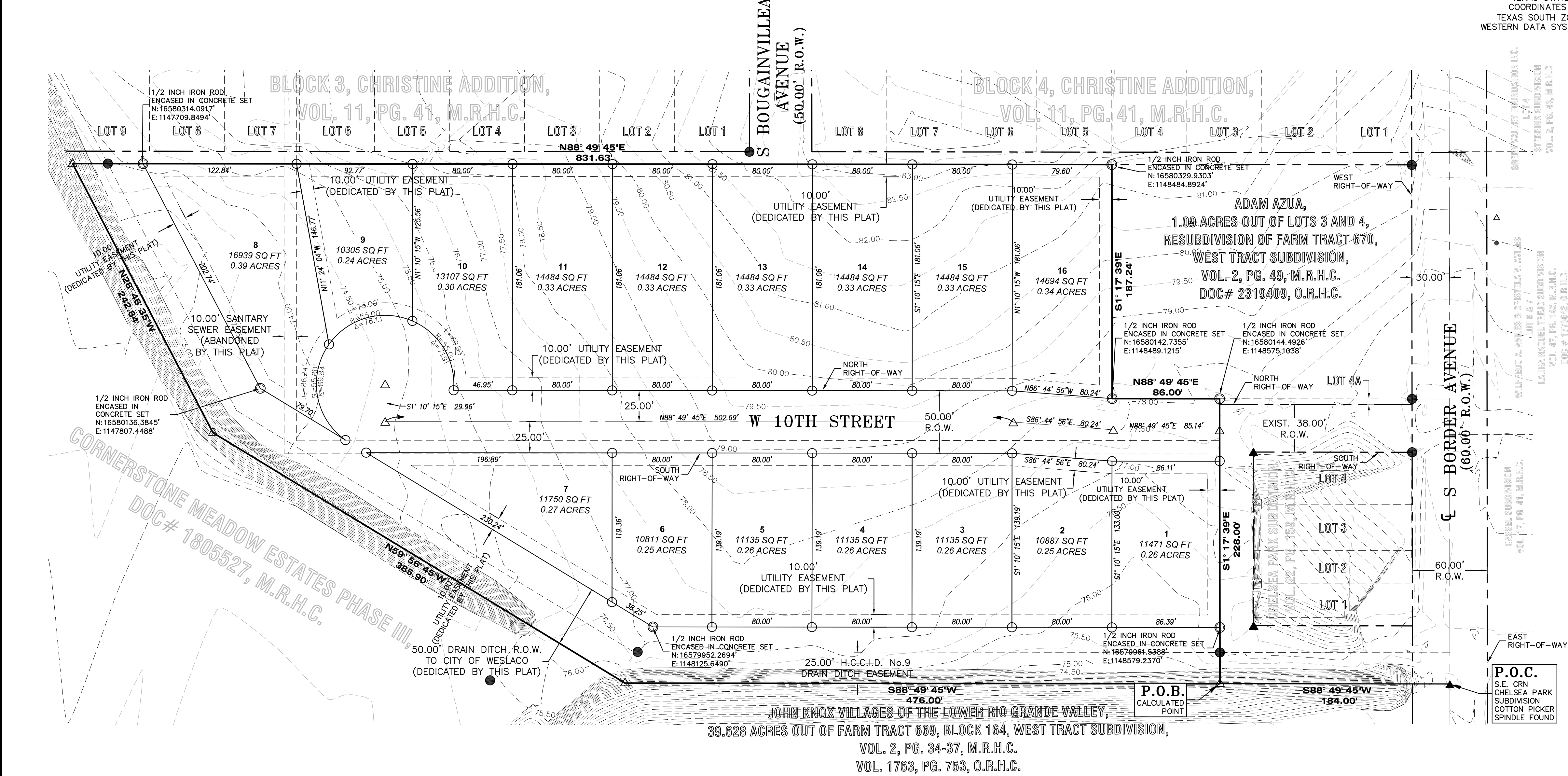
Rio Delta Engineering is the authorized agent

Authorized Agent Signature: _____ Date: 9/9/22

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

CHELSEA PARK VILLAS SUBDIVISION

BEING A 6.83 ACRES TRACT OF LAND, SAME BEING THE WEST 6.83 ACRES OF CHELSEA PARK SUBDIVISION, AN ADDITION TO THE CITY OF WESLACO, HIDALGO COUNTY, TEXAS, AS PER MAP OR PLAT THEREOF RECORDED IN VOLUME 22, PAGE 159, MAP RECORDS OF HIDALGO COUNTY, TEXAS.



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	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

- GENERAL NOTES:**
- THIS SUBDIVISION IS IN ZONE "C", AREAS OF MINIMAL FLOODING, AND ZONE "B"; AREAS 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, ACCORDING TO THE FEMA'S FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 480349 0005 B, REVISED MARCH 4, 1980.
 - SETBACKS:
FRONT: 20.00 FEET OR EASEMENT WHICHEVER IS GREATER
CUL-DE-SAC: 15.00 FEET OR EASEMENT WHICHEVER IS GREATER
REAR: 15.00 FEET OR EASEMENT WHICHEVER IS GREATER
SIDE: 5.00 FEET OR EASEMENT WHICHEVER IS GREATER
 - MINIMUM FINISHED FLOOR ELEVATIONS ESTABLISHED SHALL BE 18" ABOVE TOP OF CURB ELEVATION OR NATURAL GROUND, WHICHEVER IS GREATER.
 - THE FOLLOWING BENCHMARKS ARE IDENTIFIED ON THE FACE OF THE PLAT AND ON THE ATTACHED ENGINEERING PLANS:
--B.M. NO. 1-- ELEV. 76.24 N.G.V.D. 88, DESCRIPTION: TOP OF STORM DRAIN MAN HOLE ALONG N WESTGATE DRIVE, GPS POINT, GRID COORDINATES N 16580110.3200, E 1148789.6330.
--B.M. NO. 2-- ELEV. 76.81 N.G.V.D. 88, DESCRIPTION: COTTON PICKER SPINDLE FOUND ALONG CENTERLINE OF S BORDER AVENUE, GPS POINT, GRID COORDINATES N 16579920.3100, E 1148764.2340.
 - IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND CITY OF WESLACO REQUIREMENTS, THIS SUBDIVISION SHALL BE REQUIRED TO DETAIN A TOTAL OF 31,653 CUBIC-FOOT (0.222 ACRE-Feet) OF STORM WATER RUNOFF. DRAINAGE DETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS FOLLOWS: THE DEVELOPER(S) OF THE LOTS SHALL BE RESPONSIBLE TO DETAIN AND ACCOMMODATE MORE THAN THE DETAINED VOLUME SHOWN ABOVE IF IT IS DETERMINED AT THE DEVELOPMENT PERMIT STAGE THAT THE DETENTION REQUIREMENTS ARE GREATER THAN THAT STATED BELOW DUE TO THE IMPERVIOUS 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.
 - 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.
 - A 5.00 FOOT SIDEWALK SIDEWALK IS REQUIRED ALONG EXTERIOR PERIMETER UPON THE ISSUANCE OF A NOTICE TO PROCEED.
 - STREET LIGHTS MUST BE LOCATED EVERY 300 FEET.

METES AND BOUNDS DESCRIPTION

BEING A 6.83 ACRES TRACT OF LAND, SAME BEING THE WEST 6.83 ACRES OF CHELSEA PARK SUBDIVISION, AN ADDITION TO THE CITY OF WESLACO, HIDALGO COUNTY, TEXAS, AS PER MAP OR PLAT THEREOF RECORDED IN VOLUME 22, PAGE 159, MAP RECORDS OF HIDALGO COUNTY, TEXAS.

COMMENCING AT A COTTON PICKER SPINDLE FOUND AT THE SOUTHEAST CORNER OF THE SAID CHELSEA PARK SUBDIVISION, SAME BEING THE SOUTHEAST CORNER OF FARM TRACT 670, WEST TRACT SUBDIVISION, RECORDED IN VOLUME 2, PAGE 41, MAP RECORDS OF HIDALGO COUNTY, TEXAS, SAME BEING ON THE CENTERLINE OF S BORDER AVENUE;

THENCE S 88°49'45" W ALONG THE SOUTH LINE OF THE SAID CHELSEA PARK SUBDIVISION, A DISTANCE OF 184.00 FEET TO A CALCULATED POINT, FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT; AND POINT OF BEGINNING;

THENCE S 88°49'45" W CONTINUING ALONG THE SOUTH LINE OF THE SAID CHELSEA PARK SUBDIVISION, A DISTANCE OF 476.00 FEET TO A CALCULATED POINT, FOR THE MOST EASTERLY SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE N 5°59'58" W CONTINUING ALONG THE SOUTH LINE OF THE SAID CHELSEA PARK SUBDIVISION, A DISTANCE OF 38.90 FEET TO A CALCULATED POINT, FOR THE MOST WESTERLY SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE N 26°05'30" W ALONG THE WEST LINE OF THE SAID CHELSEA PARK SUBDIVISION, A DISTANCE OF 242.84 FEET TO A CALCULATED POINT, FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE N 88°49'45" W ALONG THE NORTH LINE OF THE SAID CHELSEA PARK SUBDIVISION, SAME BEING THE NORTH LINE OF THE HEREIN DESCRIBED TRACT, SAME BEING ALONG THE SOUTH RIGHT-OF-WAY LINE OF AN EXISTING 10.00-FOOT ALLEY FOR A DISTANCE OF 83.63 FEET TO A 1/2 INCH IRON ROD FOUND FOR THE MOST WESTERLY NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE S 1°17'39" E ALONG THE EAST LINE OF THE SAID CHELSEA PARK SUBDIVISION, A DISTANCE OF 187.24 FEET TO A 1/2 INCH IRON ROD FOUND FOR AN INNER CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE N 88°49'45" W PARALLEL TO THE SOUTH LINE OF THE SAID CHELSEA PARK SUBDIVISION, A DISTANCE OF 86.00 FEET TO A 1/2 INCH IRON ROD FOUND FOR THE MOST EASTERLY NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE S 1°17'39" E ALONG THE EAST LINE OF THE SAID CHELSEA PARK SUBDIVISION, THE EAST LINE OF THE HEREIN DESCRIBED TRACT, A TOTAL DISTANCE OF 228.00 FEET TO THE POINT AND PLACE OF BEGINNING, SAID TRACT CONTAINING 6.83 ACRES OF LAND MORE OR LESS.

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

I, **LF TRINITY DEVELOPMENT GROUP LLC**, AS OWNER OF THE 5.57 ACRE TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED **CHELSEA PARK SUBDIVISION** HEREBY SUBDUCE THE LAND AS SHOWN 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.

LEONARDO MUNOZ, MANAGER
LF TRINITY DEVELOPMENT GROUP LLC
3533 MORELAND DRIVE, SUITE A
WESLACO, TX 78596

STATE OF TEXAS - CITY OF WESLACO PLAT APPROVAL CERTIFICATE

I, THE UNDERSIGNED, MAYOR TO THE CITY OF WESLACO, HEREBY CERTIFY THAT **CHELSEA PARK 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 SUBDIVISION 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. THE RESPONSIBILITY OF THE DEVELOPER OF THE SUBDIVISION AND HIS ENGINEER TO MAKE THESE DETERMINATIONS.

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

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____.

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

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

3. H.C.C.I.D. #9 WILL NOT BE RESPONSIBLE FOR THE STORM/DRAINAGE 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.

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

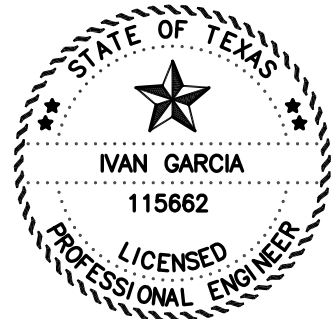
5. H.C.C.I.D. #9 EXCLUSIVE EASEMENTS SHALL BE KEPT CLEAR OF BUILDINGS, SHED, FENCES, SHRUBS, TREES, AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATIONS AND MAINTENANCE OF THE EASEMENTS.

GENERAL MANAGER
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.

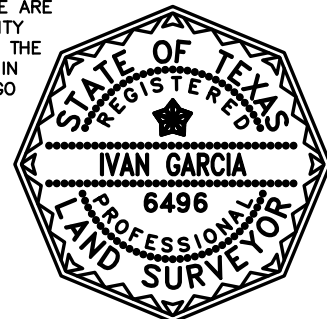
IVAN GARCIA P.E., R.P.L.S.
REG. PROFESSIONAL ENGINEER NO. 115662



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



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

DATE: _____
INSTRUMENT NUMBER _____
SUB 22 029

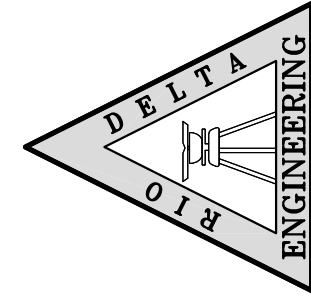
REVISIONS: _____

PAGE NO. _____

NAME	ADDRESS	PHONE & FAX
OWNER(S): LF TRINITY DEVELOPMENT GROUP, LLC	3533 MORELAND DRIVE, SUITE A	WESLACO, TX. 78596 (956) XXX-XXXX
SURVEYOR: IVAN GARCIA	P.E. R.P.L.S. 921 S. 10TH AVENUE	EDINBURG, TX. 78539 (956) 380-5152 (956) 380-5083
ENGINEER: IVAN GARCIA	P.E. R.P.L.S. 921 S. 10TH AVENUE	EDINBURG, TX. 78539 (956) 380-5152 (956) 380-5083

RIO DELTA ENGINEERING

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



THIS DOCUMENT IS
RELEASED FOR THE
PURPOSE OF INTERIM
REVIEW UNDER THE
AUTHORITY OF
IVAN GARCIA,
P.E. 115662 ON
SEPTEMBER 27, 2022
IT IS NOT TO BE
USED FOR CONSTRUCTION,
BIDDING OR PERMIT
PURPOSES.

ISSUED FOR:
PRELIMINARY

PLAT SHEET
CHELSEA PARK VILLAS SUBDIVISION
WESLACO, TEXAS
HIDALGO COUNTY

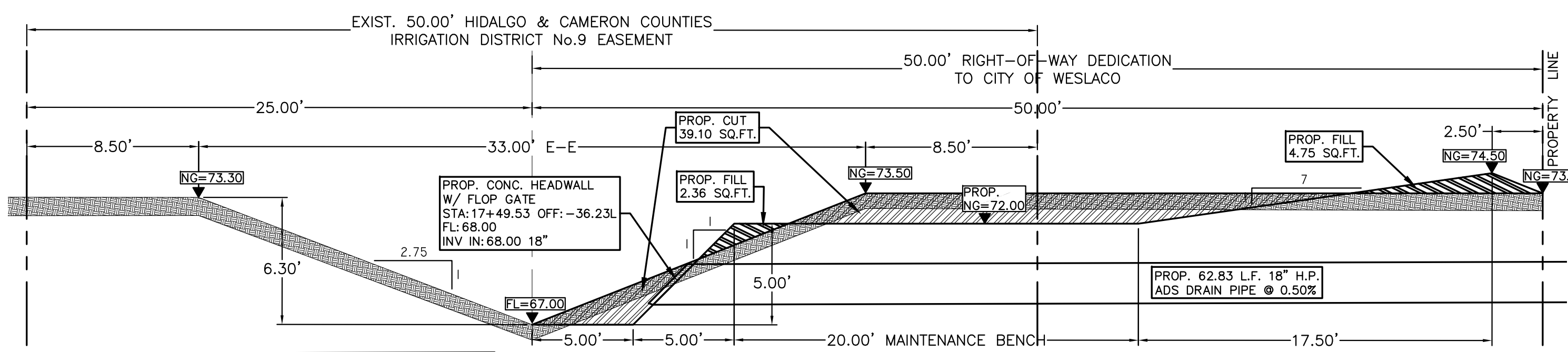
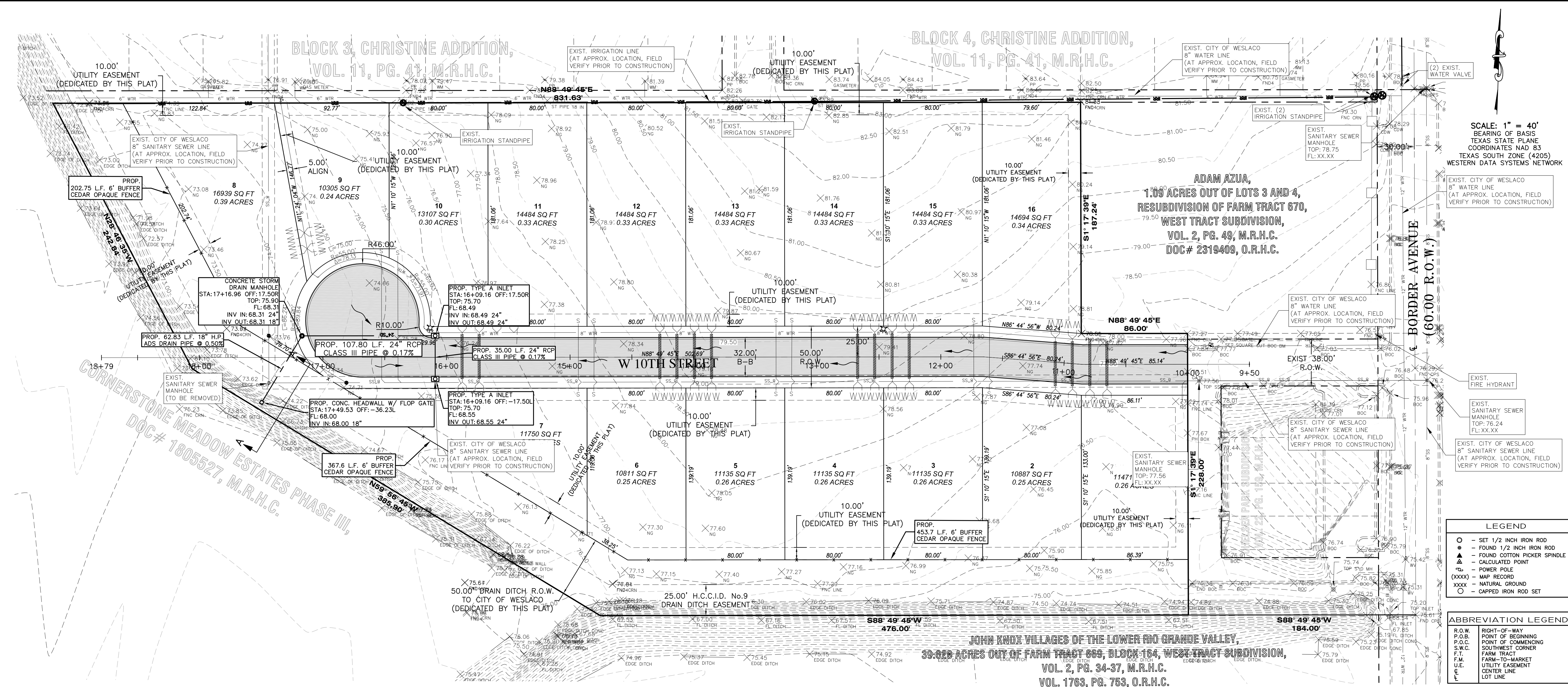
PROJECT: _____
ENGINEER: IVAN GARCIA P.E., R.P.L.S.
SURVEYOR: IVAN GARCIA P.E., R.P.L.S.
CHECKED: IVAN GARCIA P.E., R.P.L.S.
DRAWN: DANIEL RODRIGUEZ E.I.T.
SCALE: 1" = 50'

DATE: _____
INSTRUMENT NUMBER _____
SUB 22 029

REVISIONS: _____

PAGE NO. _____

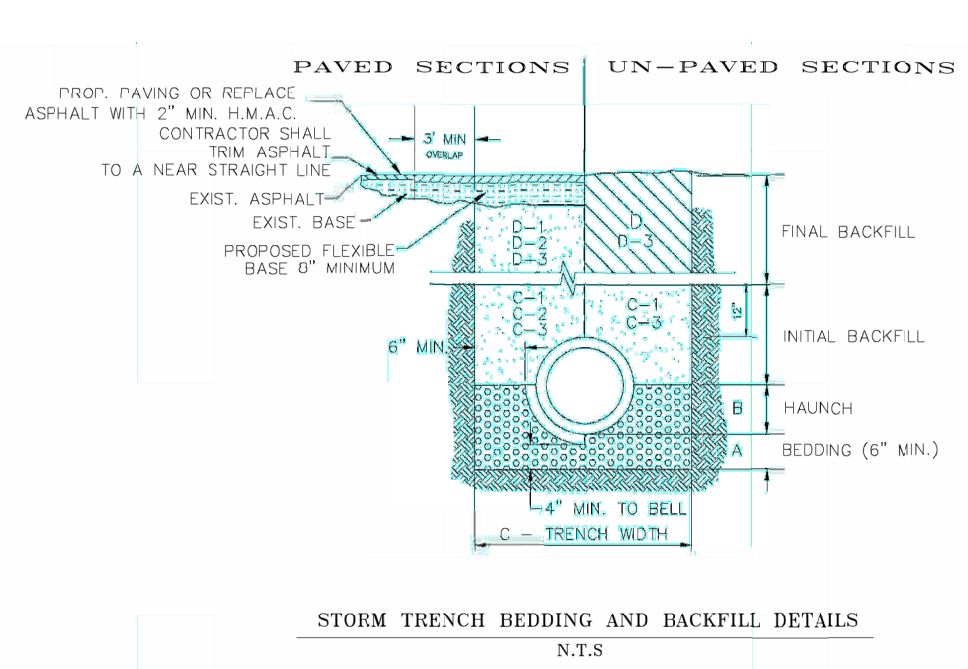
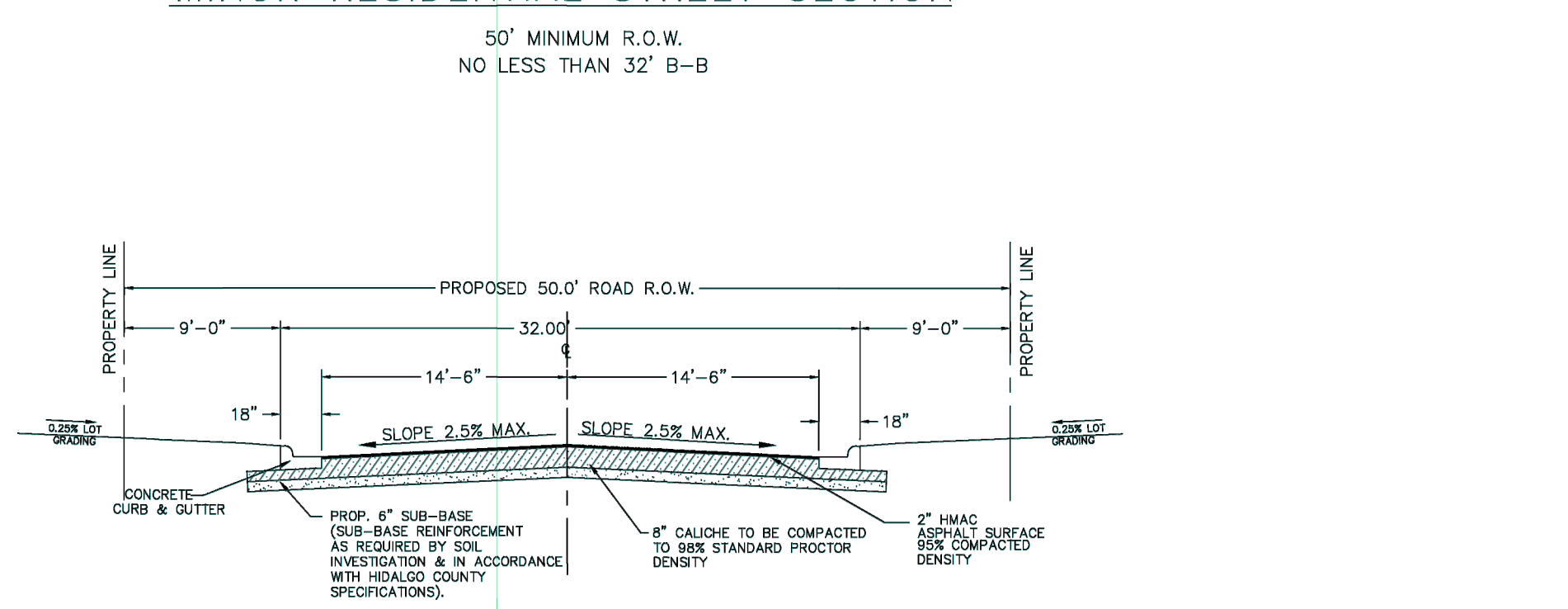
\\RIO SUBDIVISIONS\2022\SUB 22\034 - LEO MINOZ FEASIBILITY\DWG SUB 22\034-SHT 4 PAVING & DRAINAGE LAYOUT DWG 9/27/2022 5:57 PM



DRAINAGE VOLUME LEGEND
VOLUME REQUIRED = 31,653 CF (AS PER DRAINAGE REPORT CALCULATIONS)
VOLUME PROVIDED IN CROSS-SECTION 'A-A' = 32.5F X 1020 FL = 32,640 CF
(103% OF VOLUME REQUIRED)

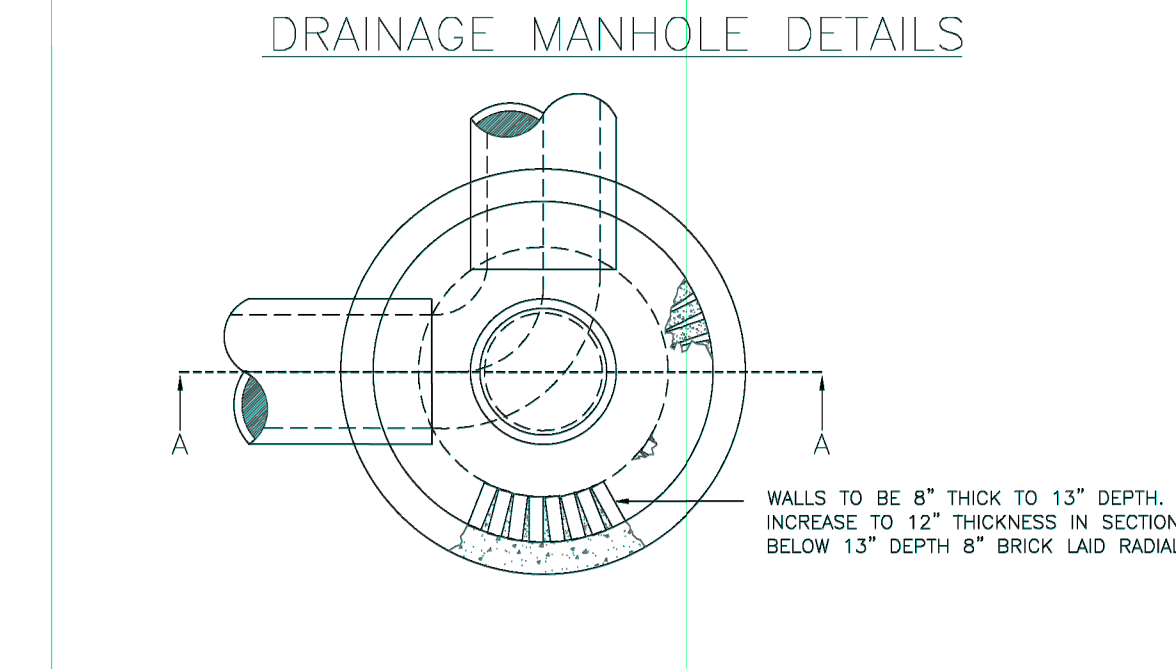
DRAIN DITCH CROSS SECTION 'A-A'
SCALE: 1"=5'

MINOR RESIDENTIAL STREET SECTION



STORM TRENCH BEDDING AND BACKFILL DETAILS
N.T.S.

NOTES:
1. MAXIMUM COVER SHALL BE IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
2. FOR D-1 AND D-2 THE COMPACTION REQUIREMENT SHALL BE PER S.P.D. WITHIN 12" BELOW THE FLEXIBLE BASE.
3. FOR PAVED SECTIONS THE ABOVE REQUIREMENTS SHALL APPLY WHEN ANY PART OF THE TRENCH WIDTH IS WITHIN 5' FROM THE E.O.P./S.O.C.
4. THE ABOVE REQUIREMENTS SHALL APPLY TO UTILITY PIPES AND UTILITY STRUCTURES OF OTHER UTILITY ENTITIES.



MANHOLE TO BE APPROVED BRICK, FIBERGLASS, PRE-CAST OR CAST, IN PLACE AS APPROVED

300 LB. MANHOLE COVER & FRAME MARKED "STORM SEWER" SHALL BE TRINITY VALLEY PATTERN NO. 4067 OR APPROVED EQUAL.

SCALE: 1" = 40'
BEARING OF SEWER LINES SHALL BE IN ACCORDANCE WITH TEXAS STATE PLANE COORDINATES NAD 83 TEXAS SOUTH ZONE (4205) WESTERN DATA SYSTEMS NETWORK

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

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.O.T. - LOT LINE

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 SEPTEMBER 27, 2022. IT IS NOT TO BE USED FOR CONSTRUCTION, BIDDING OR PERMIT PURPOSES.

ISSUED FOR:
PRELIMINARY

PAVING & DRAINAGE LAYOUT
CHELSEA PARK VILLAS SUBDIVISION
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:
SEPTEMBER 27, 2022
PROJECT:
SUB 22 034
REVISIONS:
PAGE NO.
3-OF-3



Standardized Agenda Request Form

Date of Meeting: October 18, 2022		Agenda Item No. (to be assigned by CSO): 2022-5891	
From: REBEKAH DE LA FUENTE			
Subject: Discussion and consideration to approve a variance from Subdivision Ordinance 26-37, on behalf of Rancho Brito, LLC., to defer the park fees from The Coves Subdivision to be assessed at building stage at builder's expense. Possible action. (Staffed by Planning and Code Enforcement Department.)			
Background: The city's practice has been that when land dedication is not given for any residential type subdivision, park fees are assessed prior to recording of the plat, as stipulated by the City's Subdivision Ordinance. However, subdivision ordinance stipulates that "with the city commission approval, such payment in lieu of land may be either made prior to the time of the final plat's recording or prior to the issuance of a building permit by the city." If approved, tracking of each lot will be difficult for staff. There will have to be a manual tracking system set up to monitor who has and has not paid the park fees and the front desk staff will have to manually add the park fees to each permit.			
Funding Source (budget code, if applicable):			
Amount:	Term of Impact:	Identified in Current Budget:	
Additional Action Prompted: Mayor's Signature			
If item previously considered, provide date and action by Commission: The final plat was approved by the City Commission on September 20, 2022.			
If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners:			
Advisory Review, if any (name of board/committee, date of action, recommendation):			
REBEKAH DE LA FUENTE		Created/Initiated	
REBEKAH DE LA FUENTE		Approved	
Martin Garza		New	
City Manager Comments: Recommend that staff to comply with the ordinance.			
Staff Recommendation: Staff recommends compliance with the ordinance.			
Attachments, if any: The Coves- Memo, Parkland fee letter-The Coves - 09-27-22-cg			

Responsibilities upon Approval:

Staff will advise 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 Coves- Variance Request

DATE: October 11, 2022

The city's practice has been that when land dedication is not given for any residential type of subdivision, park fees are assessed prior to recording of the plat, as stipulated by the City's Subdivision Ordinance. However, subdivision ordinance stipulates that "with the city commission approval, such payment in lieu of land may be either made prior to the time of the final plat's recording or prior to the issuance of a building permit by the city".

If approved, tracking of each lot will be difficult for staff. There will have to be a manual tracking system set up to monitor who has and has not paid the park fees and the front desk staff will have to manually add the park fees to each permit.

Thank you,

Rebekah de la Fuente, CFM

AEC ENGINEERING, LLC.

*Agricultural * Environmental * Civil*

September 27, 2022

City of Weslaco
Ms. Rebekah De La Fuente
255 S. Kansas Ave
Weslaco, Texas 78596-6285

RE: The Coves Parkland fee deferment

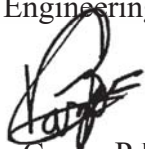
Dear Ms. De la Fuente:

AEC Engineering, LLC hereby makes the request for consideration to allow the deferment of paying the parkland fees at building permit stage rather than at recording of the subdivision. The developer, Rancho Brito, LLC., will construct all the infrastructure as requested by the city code and would rather commit to deferring the parkland fees to be paid at the building permit stage with each lot.

Shall you have any questions please contact at your convenience to 956-380-6558 ext 1 or via email to carlos@aecengineering.net.

Sincerely,

AEC Engineering, LLC.



Carlos Garza, P.E., P.G, SIT, CAPM, CFM
President



Standardized Agenda Request Form

Date of Meeting: October 18, 2022		Agenda Item No. (to be assigned by CSO): 2022-5892	
From:			
Subject: Discussion and consideration to approve Resolution No. 2022-55 in support of the Mid-Valley Marathon in their efforts to bring awareness to the Mid Valley of the importance of exercise and diabetes, and authorize the Mayor to execute any related documents. Possible action. (Staffed by Fire Department.)			
Background: The Mid-Valley Marathon is a new initiative for the City of Weslaco. Runners will run through the cities of Donna, Weslaco, La Feria, Palm Valley with their final destination in Harlingen, Texas.			
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):			
LAURA LUERA ANTONIO LOPEZ Martin Garza		Created/Initiated New	
City Manager Comments:			
Staff Recommendation: Approve.			
Attachments, if any: R2022-55 RESOLUTION BY CITIES SUPPORTING RGV RUN			
Responsibilities upon Approval:			

RESOLUTION 2022-55

A RESOLUTION OF THE CITY OF WESLACO, TEXAS ENDORING AND SUPPORTING THE MID-VALLEY MARATHON TO ENCOURGE IMPROVED OVERALL HEALTH FOR THEIR COMMUNITY.

WHEREAS, the City of Weslaco, Texas supports the organizers of the Mid-Valley Marathon for their efforts in bringing awareness to the Mid Valley of the importance of exercise and awareness of diabetes; and

WHEREAS, the Mid-Valley Marathon is proposed to begin in Donna, Texas with the runners going through the cities of Donna, Weslaco, Mercedes, La Feria, Palm Valley with the final destination in Harlingen, Texas.

WHEREAS, the City of Weslaco recognizes the importance of exercise and diabetes awareness; and

Regular physical activity is one of the most important things you can do for your health. Being physically active can improve your brain health, help manage weight, reduce the risk of disease, strengthen bones, and muscle, and improve your ability to do everyday activities.

WHEREAS, compared with people who do not have diabetes, people with diabetes are more likely to have a heart attack or a stroke, and they can also have heart attacks at a younger age. When this happens, heart attacks can be more severe and more deadly. By keeping your A1Cs under control, you can lower your risk of these problems.

Adults who sit less and do any amount of moderate-to-vigorous physical activity gain some health benefits. Only a few lifestyle choices have as large an impact on your health as physical activity.

NOW, THEREFORE, to show strong commitment and support of the Mid-Valley Marathon, and the fight against diabetes, the City of Weslaco, hereby takes the initiative to assist in making this marathon a success,

AND FURTHER, ask the cities of Donna, Mercedes, La Feria, Palm Valley, Harlingen, and Cameron County, to also show their support and commitment to the Mid-Valley Marathon by acknowledging approval by the elected officials of the respective cities.

PASSED AND APPROVED on this 18th day of October 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: October 18, 2022		Agenda Item No. (to be assigned by CSO): 2022-5893	
From:			
Subject: Discussion and consideration of an Affiliation Agreement with Southern Careers Institute for Externship Program at no cost to the City, and authorize the Mayor to execute any related documents. Possible action. (Staffed by Human Resources Department.)			
Background:			
Funding Source (budget code, if applicable):			
Amount:	Term of Impact:	Identified in Current Budget:	
Additional Action Prompted: Mayor's Signature			
If item previously considered, provide date and action by Commission:			
If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners:			
Advisory Review, if any (name of board/committee, date of action, recommendation):			
Luz Galindo Luz Galindo Martin Garza		Created	
City Manager Comments: Approve as recommended by the Human Resources Department.			
Staff Recommendation:			
Attachments, if any: Southern Careers Institute Affiliation Agreement			
Responsibilities upon Approval: Sign attached Affiliation Agreement			



AFFILIATION AGREEMENT

Facility/Clinic:	
Effective Date:	

THIS GENERAL AFFILIATION AGREEMENT (“Agreement”) is made and entered into by and between SCI Acquisition Co, Inc. d/b/a Southern Careers Institute (“SCI”) and (“Facility”) (collectively referred to as “Parties”), as of the Effective Date listed above, with respect to the following:

1. PURPOSE

- 1.1 Parties intend by way of this Agreement, to set forth the terms and conditions whereby Facility agrees to allow select students from Southern Careers Institute’s (“Students”) the opportunity to gain practical, hands-on experience through an Externship Program at Facility.

2. TERM

- 2.1 The term of this Agreement shall begin on the Effective Date and shall continue thereafter for a period of 2 years, unless terminated earlier as provided herein.
- 2.2 Either party may terminate this Agreement by serving upon the other party a written notice, not less than thirty (30) days in advance of termination on a date certain. Such termination shall not prevent those students already participating in this education program from completing their ongoing externship at the Facility at the time of termination.
- 2.3 Unless terminated by earlier by either Party, upon the expiration of the initial term or any renewal term, this Agreement shall be automatically renewed for a two (2) year period.

3. SCI’s RESPONSIBILITIES

- 3.1 SCI understands and agrees to be responsible for the following:
 - a. To provide all classroom and laboratory instruction to student prior to their externship program at the Facility.
 - b. To designate a member of the SCI instructional staff to serve as a Program Liaison to work with the Facility’s clinical supervisor.
 - c. To coordinate with (“Facility Representative”) to assist Students and Facility throughout their participation in the Externship Program.
 - d. To provide Facility with a list of skills that Students must learn and practice during the externship. Facility Representative and Program Liaison will ensure students are learning all necessary skills throughout externship and monitor Student activities any time Students are at the Facility.
 - e. To advise the assigned Students of their obligation to comply with all applicable SCI and Facility rules and regulations. SCI shall inform Students that during their externship at Facility, each Student will be under the control and jurisdiction of Facility managers, directors and administrators and that each Student must follow the rules and compliance policies of Facility to the fullest extent possible to ensure a safe environment for the Facility’s patients, clients, employees and/or customers.
 - f. SCI shall be solely responsible for conducting the overall education program for its Students.
 - g. SCI will ensure that Students participating in the Externship Program are instructed on both federal and state law which protects the confidentiality of each patient at Facility, and that Protected Health Information (“PHI”) as defined within the HIPAA Rules, shall not be disclosed to any third party without a legal obligation and a need to know, or by a lawful order

of a court of competent jurisdiction. SCI will further inform Students that any breach of such PHI, based wholly or in part by a Students negligence or willful misconduct, could subject such Student to personal liability for damages sustained by a third party, for which Facility explicitly will not indemnify Student or SCI against.

- h. To indemnify and hold harmless the Facility and its employee/agents from any and all claims, damages, judgments, actions, and causes of acting arising out of the acts of omissions of SCI, its employees and agents, including the cost, expenses, and legal fees incurred defending any and all such claims, actions and lawsuits. The Facility agrees to give SCI written notice of all such claims, damages, judgment, actions, costs, expenses, and legal fees within 30 days after the Facility has knowledge thereof.

4. FACILITY’S RESPONSIBILITIES

4.1 The Facility understands and agrees to be responsible for the following:

- a. To designate a member of Facility staff to serve as Facility Representative for the Externship Program.
- b. To provide an orientation to SCI Program Liaison and Students prior to the start of the externship program. The orientation will include a tour of the facility, location of supplies, and all equipment and emergency procedures.
- c. To provide Students with clinical/externship experience in their field of study.
- d. To provide opportunities for as many as 10 students at any one time to complete clinical hours at Facility.
- e. To provide all necessary equipment and supplies required to adequately perform program specific procedures and office duties.
- f. To immediately call 911 and notify SCI of any student who develops an illness or is involved in an accident. The Facility will provide immediate emergency care if necessary. Students and/or their insurance provider shall be responsible for all costs incurred as a result of any care or treatment for injuries or illness sustained while at the Facility. Facility and SCI will not be the responsibility for the cost of any such treatment.
- g. With regards to all Student information provided by SCI during the course of this Agreement, Facility shall maintain all Student records in accordance with the rules and regulations of the Family Educational Rights and Privacy Act (“FERPA”). Facility shall not disclose any Personally Identifiable Information, as that term is defined by FERPA, of any Students to any third party without a legal obligation and without first obtaining written consent from the Student.
- h. To indemnify and hold harmless SCI, its employees, agents, and students from any and all claims, damages, judgments, actions, and causes of action arising out of the acts or omissions of the Facility, its employees and agents, including the cost, expenses and legal fees incurred in defending any and all such claims, actions, and lawsuits. SCI agrees to give the Facility written notice of all such claims, damages, judgments, actions, costs, expenses, and legal fees within 30 days after SCI has knowledge thereof.

5. GENERAL PROVISIONS

- 5.1 Each Party shall be separately responsible for compliant with all anti-discrimination laws which may be applicable to their respective activities under this Externship Program. Neither Party will discriminate against any student or other protected person in the Externship Program on the basis of race, national origin, color, religion, sex (including pregnancy, sexual orientation, and gender identity), age, disability, and genetic information (including family medical history).

- 5.2 Under the terms of this Agreement, neither Party is obligated to make payments of any kind to the other Party and non-monetary consideration, as agreed to herein by the Parties, shall be deemed sufficient under the rule of law to form a valid and binding agreement between the Parties.
- 5.3 Services rendered by Students covered by this Agreement are considered to be voluntary educational experience, necessary for the completion of SCI's Program. The parties understand and agree that SCI Students will not be compensated for their participation in the Externship Program. Nothing in the execution or performance of this Agreement shall be construed to establish an employer-employee, an agency, a partnership or a joint venture relationship among SCI, the Facility, and the Students.
- 5.4 Externship Program shall consist of a minimum of: (a) 86 hours for Business Accounting Specialist students; (b) 90 hours for Administrative Assistant students; (c) 146 hours for Medical Billing and Coding students; (d) 140 hours for Medical Office Specialist students; (e) 178 hours for Medical Assistant students; (f) 80 hours for Business Administration students; and (g) 168 hours for Pharmacy Technician students. These hours should include an equal balance of program specific procedures and office duties, unless otherwise stated.
- 5.5 The parties understand and agree that the Facility may request the withdrawal of a Student from the Externship Program, provided that Facility promptly furnishes SCI with written documentation of the circumstance that necessitated such a withdrawal.
- 5.6 Parties understand and agree that this Agreement may be terminated by either party upon thirty (30) day written notice to the other Party.
- 5.7 This Agreement shall be governed by and construed under the laws of the State of Texas, Travis County.
- 5.8 Parties understand that SCI provides limited insurance coverage for accidents caused by Students during their participation in the Externship Program. Proof of professional liability insurance protection will be provided to Facility upon execution of this Agreement. The parties understand and agree that the responsibility of SCI for accident coverage caused by Students shall be limited to, and controlled by, the terms of SCI applicable insurance policy then in effect.
- 5.9 This Agreement constitutes the entire understanding between the Parties with respect to the subject matter hereof, and supersedes any and all prior understandings and agreements, oral or written relating to the subject matter herein. Any amendment hereof must be made in writing and fully executed by all Parties hereto.

IN WITNESS WHEREOF, the authorized representatives of the Parties hereto have executed this Agreement.

Southern Careers Institute

Facility Representative

Date

Date



Standardized Agenda Request Form

Date of Meeting: October 18, 2022		Agenda Item No. (to be assigned by CSO): 2022-5894
From:		
Subject: Discussion and consideration to approve Ordinance 2022-41 authorizing and allowing under the act governing the TMRS system "Updated Service Credit" and establishing an effective date for such actions and authorize the Mayor to execute any related documents. First and final reading of Ordinance 2022-41 Possible action. (Staffed by Human Resources Department.)		
Background:		
Funding Source (budget code, if applicable):		
Amount:	Term of Impact:	Identified in Current Budget:
Additional Action Prompted: Mayor's Signature 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):		
Luz Galindo Luz Galindo Martin Garza		Created/Initiated New
City Manager Comments:		
Staff Recommendation:		
Attachments, if any: O2022-41 TMRS Updated Service Credits		
Responsibilities upon Approval:		



TEXAS MUNICIPAL RETIREMENT SYSTEM
ORDINANCE NO. 2022-41

AN ORDINANCE AUTHORIZING AND PROVIDING, UNDER THE ACT GOVERNING THE TEXAS MUNICIPAL RETIREMENT SYSTEM: (1) "UPDATED SERVICE CREDITS" IN SAID SYSTEM FOR SERVICE PERFORMED BY QUALIFYING MEMBERS OF SUCH SYSTEM WHO AT THE EFFECTIVE DATE OF THE AUTHORIZATION ARE IN THE EMPLOYMENT OF THE CITY OF WESLACO; AND (2) INCREASED PRIOR AND CURRENT SERVICE ANNUITIES FOR RETIREES AND BENEFICIARIES OF DECEASED RETIREES OF THE CITY; AND ESTABLISHING AN EFFECTIVE DATE FOR THE CHANGES AUTHORIZED BY THIS ORDINANCE.

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

Section 1. Authorization of Updated Service Credits.

(a) On the terms and conditions set out in Sections 853.401 through 853.403 of Subtitle G of Title 8, Government Code, as amended (which subtitle is referred to as the "TMRS Act"), each member of the Texas Municipal Retirement System (the "System") who has current service credit or prior service credit in the System in force and effect on the first day of January of the calendar year preceding such provision and allowance, by reason of service in the employment of the City, and on such date had at least 36 months of credited service with the System, shall be provided and allowed "Updated Service Credit," as that term is defined in TMRS Act §853.402(d), in an amount that is **50%** of the "base Updated Service Credit" of the member calculated as provided in TMRS Act §853.402(c). The Updated Service Credit provided under this ordinance shall replace any Updated Service Credit, prior service credit, special prior service credit, or antecedent service credit previously authorized for part of the same service.

(b) On the terms and conditions set out in TMRS Act §853.601, any member of the System who is eligible for Updated Service Credit on the basis of service with this City, who has unforfeited credit for prior service and/or current service with another System-participating municipality or municipalities by reason of previous service, and was a contributing member on the first day of January of the calendar year preceding such provision and allowance, shall be credited with Updated Service Credit pursuant to, calculated in accordance with, and subject to adjustment as set forth in §853.601.

Section 2. Increase in Retirement Annuities.

(a) On terms and conditions set out in TMRS Act §854.203, the City elects to authorize and provide for payment of the increases below stated in monthly benefits payable by the System to retired employees and to beneficiaries of deceased employees of the City under current service annuities and prior service annuities arising from service by such employees to the City. An annuity increased under this Section replaces any annuity or increased annuity previously granted to the same person.

(b) The amount of the annuity increase under this Section is computed as the sum of the prior service and current service annuities on the effective date of retirement of the person on whose service the annuities are based, multiplied by **30%** of the percentage change in Consumer Price Index for All Urban Consumers, from December of the year immediately preceding the effective date of the person's retirement to the December that is 13 months before the effective date of this Section.

(c) An increase in an annuity that was reduced because of an option selection is reducible in the same proportion and in the same manner that the original annuity was reduced.

(d) If a computation under this Section does not result in an increase in the amount of an annuity, the amount of the annuity will not be changed.

(e) The amount by which an increase under this Section exceeds all previously granted increases to an annuitant is an obligation of the City and of its account in the benefit accumulation fund of the System.

(f) Increases in retirement annuities under this Section also may be referred to as cost-of-living adjustments ("COLAs").

Section 3. Effective Date.

Subject to approval by the Board of Trustees of the System, this ordinance and the updated service credits and increases in retirement annuities authorized by it shall be and become effective on the **1st day of January, 2023**.

Passed and approved on first and final reading this the 18th day of October 2022.

ATTEST:

APPROVED:

Norma A. Cantu, City Secretary

David Suarez, Mayor



Standardized Agenda Request Form

Date of Meeting: October 18, 2022		Agenda Item No. (to be assigned by CSO): 2022-5895	
From: OMAR RODRIGUEZ			
Subject: Discussion and consideration to approve award of bid with sole bidder, FR Green Thumb Landscaping of Edinburg, Texas for RFB 2021-22-36 Judge Gilbert Garza Soccer Field Project in amount not to exceed \$271,065; and authorize the Mayor to execute any related documents. Possible action. (Staffed by Parks & Recreation Department.)			
Background: The City solicited bid proposals to build irrigated soccer fields with common buermuda turf at Judge Gilbert Garza Park. A single bid was received and opened from FR Green Thumb Landscaping Services with a base bid of \$324,620, which included grading/grubbing and preparation of the field, installation of an automated sprinkler irrigation system, and hrdromulching fields with common Bermuda to establish turf. An add-alternate to incorporate 1" of compost on the fields was proposed for \$76,000 for a total project cost of \$400,620. Our Landscape Architect consultant, Heffner Design Team, has reviewed the bid and found that additional items above the scope of work indicated in the bid documents may have been included. The Commission authorized staff to work with the vendor to negotiate a contract within the project scope. The architect made some clarifications on the scope of the project that allowed the vendor to develop a series of value-engineered items as follows: -Field grading to be done as one single field on north and south vs 3 fields in north and 4 in south -hyhdromuch seed type to be Common Bermuda vs Hybrid Bermuda -change irrigation head type These adjustments equal a reduction of \$53,555 to the base bid proposal. Furthermore, the architect is not recommending the add-alternate proposal to incorporate 1" of compost to the fields, which was proposed for \$76,000. A new bid proposal amount of \$271,065 with these adjustments has been submitted by FR Green Thumb Landscaping Services and is recommended by the Heffner Design Group for award of contract.			
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:			

October 3, 2022 Commission authorized staff to negotiate a contract and reduce bid proposal amount with the sole bidder FR Green Thumb Landscaping Services of Edinburg, Texas.

If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners:

Advisory Review, if any (name of board/committee, date of action, recommendation):

OMAR RODRIGUEZ
OMAR RODRIGUEZ
Martin Garza

Created/Initiated
Approved
New

City Manager Comments:

Approve as recommended by the Parks Director.

Staff Recommendation:

Staff recommends award of contract to FR Green Thumb Landscaping Services in an amount not to exceed \$271,065.

Attachments, if any:

Value Engineered Bid Form - FR Green Thumb, FR Green Thumb Landscaping Letter -GILBERT GARZA PARK, Recommendation Letter R1 - Green Thumb, Judge Gilbert Garza Park Soccer Fields - L1 VE Revisions

Responsibilities upon Approval:

Value Engineered

~~REVISED~~ BID FORM

JUDGE GILBERT GARZA PARK- SOCCER FIELDS

RFB NO. 2021-22-36

WESLACO, TEXAS

Name of Bidder:

Bidder's Address:

FR Green Thumb Landscaping
5212 N Jackson rd
Edinburg, TX 78541
Telephone: (956) 380-2289

To:

Omar Rodriguez, Director of Parks and Recreation
City of Weslaco
255 S. Kansas Ave
Weslaco, Texas 78596

1. PROPOSAL

- A. The undersigned, having examined the Contract Documents, including Technical Specifications and Drawings, hereby proposes to furnish labor, materials, tools, equipment, supervision, bonds and insurance required to complete the work in accordance with the Contract Documents for the Base Bid amount of:

\$ 271,065.00 Dollars

\$ Two hundred Seventy one Thousand sixty five dls
(Total Base Bid Price In Words)

2. ADDENDA

- A. The Bidder acknowledges receipt of the following addenda covering revisions to the Contract Documents and states that the costs, if any, of such revisions have been included in the Base Bid and other prices quoted herein:

Addendum No. 1, Dated 9-2-2022

Addendum No. _____, Dated _____

Addendum No. _____, Dated _____

5. ADDITION AND DELETIONS LIST

- A. The unit prices shall be based on materials, construction and conditions as specified, and shall include the cost for the item; all fees, charges, taxes, insurance, overhead, and profit.

ITEM	UNIT	PRICE
1. Hydromulch	Square foot	\$ <u>.10</u> /SF
2. Rough grade	Square foot	\$ <u>.27</u> /SF
3. 1" Compost	Square foot	\$ <u>.27</u> /SF
4. Crushed Granite Trails (Includes edging, landscape fabric, & crushed granite).	Linear foot	\$ <u>16.85</u> /LF

6. NAME AND ADDRESS OF BIDDER

- A. This Bid is submitted in the name of:

Firm Name: FR Green Thumb Landscaping

Business Address: 5212 N Jackson rd
Edinburg, TX 78541

By: [Signature]
(Signature)

Title: AM

Signed and sealed this 10th day of, October 2022.

END OF BID FORM

3. BREAKDOWN OF BASE BID

A. Price Item Details (Include material and installation)

ITEM	DESCRIPTION	QTY	UNIT	TOTAL
1	Bonds and Insurance	1	LS	\$ 18,940.00
2	Mobilization	1	LS	\$ 4,500.00
3	Overhead and Profit	1	LS	\$ 29,670.00
4	Crushed Granite Trails	1	LS	\$ 19,785.00
5	Site Preparation	1	LS	\$ 75,000.00
6	Hydromulch	1	LS	\$ 28,270.00
7	Irrigation	1	LS	\$ 89,900.00
8	Ninety Day Maintenance	1	LS	\$ 5,000.00
<u>Judge Gilbert Garza Park-Soccer Fields:</u>				\$ 271,065.00

4. ALTERNATES

A. The alternate prices shall be based on materials, construction and conditions as specified, and shall include the cost for the item; all fees, charges, taxes, insurance, overhead, and profit.

B.

a. Alternate number one - 1" compost

\$ 76,000.00 dollars

\$ Seventy Six thousand dls⁰⁰ /xx (price in words)

FR Green Thumb Landscaping, LLC

**5212 N Jackson Rd.
Edinburg, TX 78539**

956-380-2289 Phone 956-381-8631 Fax

Date:10-10-22

Regarding; Judge Gilbert Garza Park-Soccer Fields

Attached to this letter is the value engineered bid we prepared for all changes discussed in prior meeting. Incorporated in the bid form are the following changes.

- **Replace Yukon Bermuda hydromulch for Common Bermuda hydromulch.**
- **Replace Hunter I-25 rotors with swing joints for Hunter I-20 rotors with ¾" swing joints.**
- **Reduced grading costs to reflect new grading plan.**

Please let us know if there are any questions or concerns.

Best Regards,
George Davis



HEFFNER DESIGN TEAM, PLLC

BID AWARD LETTER OF RECOMENDATION

Date: October 10, 2022

Attention: Omar Rodriguez
Director of Parks and Recreation
City of Weslaco
255 S. Kansas Avenue
Weslaco, Texas 78596

Regarding: Bid award letter of recommendation
Judge Gilbert Garza Park – Soccer Fields
RFB 2021-22-36

Mr. Rodriguez,

Based on our recent bid review letter of recommendation, we have negotiated the scope of work with FR Green Thumb Landscaping Services to develop a series of a value engineered items. These include an adjustment to the way the soccer fields will be graded, a change in the hydromulch type, and a change to the irrigation head type. The sum of these adjustments is equal to a reduction in the contract price of \$53,555.

Attached to this correspondence is a revised landscape plan that indicates the above adjustments in the scope of work, the contractors revised value engineered bid tab, and a letter from the contractor that includes a description of the adjustments.

Based on the revised information presented in the bid, FR Green Thumb Landscaping Services, appears capable of performing the work necessary for the project. We recommend awarding the contract to FR Green Thumb Landscaping Services in the amount of \$271,065.00 to provide the scope of services included in the attached package.

Sincerely,

Andrew T. Heffner, PLA, ASLA, Assoc. AIA-LRGV, CLARB

JUDGE GILBERT GARZA PARK SOCCER FIELDS

RFB # 2021-22-36

WESLACO, TX.

LANDSCAPE & IRRIGATION DRAWING INDEX

L1

LANDSCAPE PLAN

IR1

IRRIGATION PLAN & DETAILS

IR2

IRRIGATION SCHEDULE & NOTES

GENERAL NOTES:

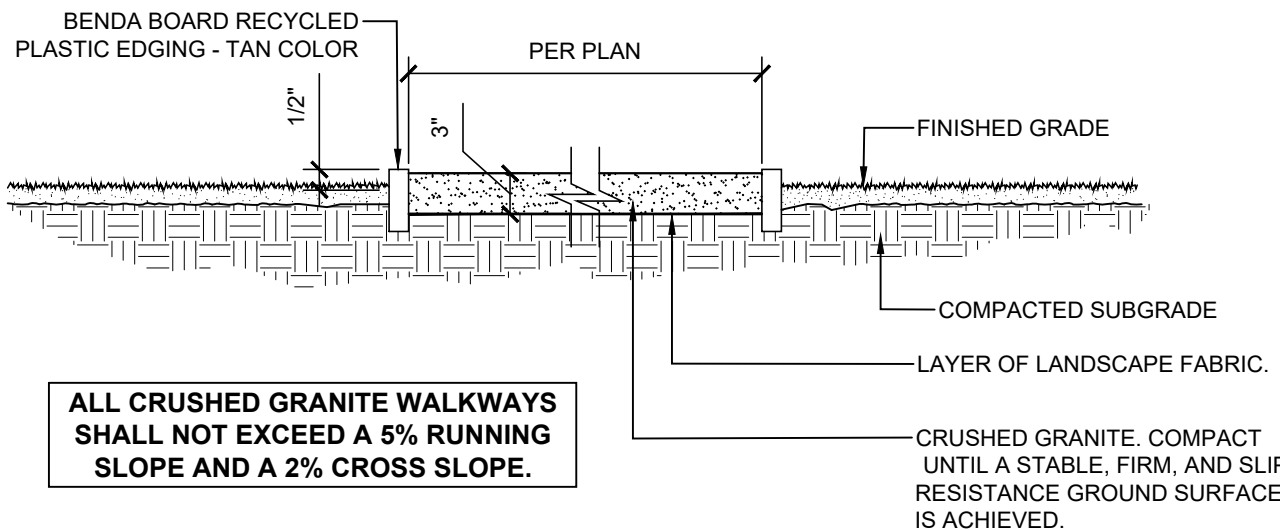
- SEE CIVIL, MEP AND ARCHITECTURAL SHEETS FOR ALL CIVIL, MEP AND ARCHITECTURAL IMPROVEMENTS.
- THE LOCATION OF ALL TREES, BOULDERS, SHRUBS AND EDGING SHALL BE STAKED OR MARKED IN THE FIELD BY THE CONTRACTOR FOR LANDSCAPE ARCHITECT APPROVAL PRIOR TO INSTALLATION.
- HYDROMULCH ENTIRE PROJECT LIMITS AND ALL AREAS DISTURBED BY CONSTRUCTION ACTIVITIES. DO NOT HYDROMULCH LANDSCAPE BEDS OR IMPERVIOUS SURFACES.
- THE CONTRACTOR SHALL INSTALL A ONE INCH LAYER OF COMPOST TO ALL LANDSCAPE BEDS AND INCORPORATE INTO EXISTING SOIL TO A MIN. THREE INCH DEPTH. THE CONTRACTOR SHALL INSTALL A 3" LAYER OF WOOD MULCH TO ALL LANDSCAPE BEDS, UNLESS ANOTHER MATERIAL IS SPECIFIED.
- ALL DIRECTIONAL SIGNAGE TO BE PLACED INSIDE LANDSCAPE BEDS. SEE ARCHITECTURAL SHEETS FOR SIGNAGE.
- ALL EXISTING AND PROPOSED UTILITIES ARE SHOWN SCHEMATICALLY AND ARE FOR THE CONTRACTORS REFERENCE. THE CONTRACTOR SHALL VERIFY THE LOCATION, SIZE AND DEPTH OF ALL UTILITIES PRIOR TO COMMENCING WORK.
- IF ANY FIELD CONDITIONS VARY FROM THE CONTRACT DOCUMENTS THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT IN WRITING UPON DISCOVERY.
- MAINTAIN A POSITIVE SLOPE AWAY FROM THE BUILDING FOUNDATION.
- CONTRACTOR SHALL VERIFY ALL QUANTITIES AND NOTIFY LANDSCAPE ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES.
- ALL IMPROVEMENTS SHALL BE CONSTRUCTED TO COMPLY WITH THE TEXAS ARCHITECTURAL BARRIERS ACTS AND THE ARCHITECTURAL BARRIERS ACT OF 1968.

LANDSCAPE MATERIAL SCHEDULE				
SYMBOL	ITEM	TYPE	APPROXIMATE QTY.	COMMENTS
	HYDROMULCH	BERMUDA GRASS 'YUKON'	280,465 SF	APPLY 1" OF COMPOST INCORPORATED INTO TOP 3" OF EXISTING SOIL
	CRUSHED GRANITE	1/4" - 1/2"	3,522 SF	3" LAYER INSTALLED ON A LAYER OF LANDSCAPE FABRIC
	RECYLCED PLASTIC EDGING	BENDA BOARD	1,437 LF	TAN COLOR

NOTES:

- LANDSCAPE ARCHITECT ACCEPTS THE INCORPORATION OF THE 1" OF COMPOST INTO THE EXISTING SOIL BEFORE HYDROMULCHING BY METHOD OF DRAGGING A PIECE OF CHAIN LINK FENCE BEHIND A TRACTOR IN LIEU OF TILLING THE COMPOST INTO THE SOIL.
- THE CONTRACTOR SHALL FOLLOW THESE STEPS TO ESTABLISH THE FINISHED PLAYING SURFACE:
 - ROUGH GRADE THE EXISTING SOIL TO PROVIDE A SMOOTH PLAYABLE SURFACE. ALL FIELDS TO BE GRADED TO HAVE A 6" CROWN AT THE CENTER OF EACH FIELD AND SLOPE TOWARDS THE DETENTION POND. ALL ROUGH GRADING TO BE ACHIEVED UTILIZING EXISTING SOILS.
 - ONCE THE ROUGH GRADE IS APPROVED THE CONTRACTOR SHALL HERBICIDE THE AREA TWICE, SEVEN DAYS APART.
 - THE CONTRACTOR SHALL THEN FINE GRADE THE AREA AND INSTALL THE COMPOST LAYER.
 - ONCE THE FINE GRADE IS APPROVED THE CONTRACTOR SHALL APPLY THE HYDROMULCH PER SPECIFICATIONS.
 - THESE STEPS ARE IN ADDITION TO THE SITE PREPARATION PART OF THE TURF AND GRASSES SPECIFICATION.

THE 1" COMPOST LAYER MATERIAL AND INSTALLATION IS ALTERNATE NO. 1
IF ALTERNATE NO. 1 IS ACCEPTED THEN NOTE NUMBER 2 STANDS AS IS. IF ALTERNATE NO. 1 IS NOT ACCEPTED THEN NOTE 2C WILL BE EDITED TO REMOVE THE COMPOST LAYER COMPONENT.

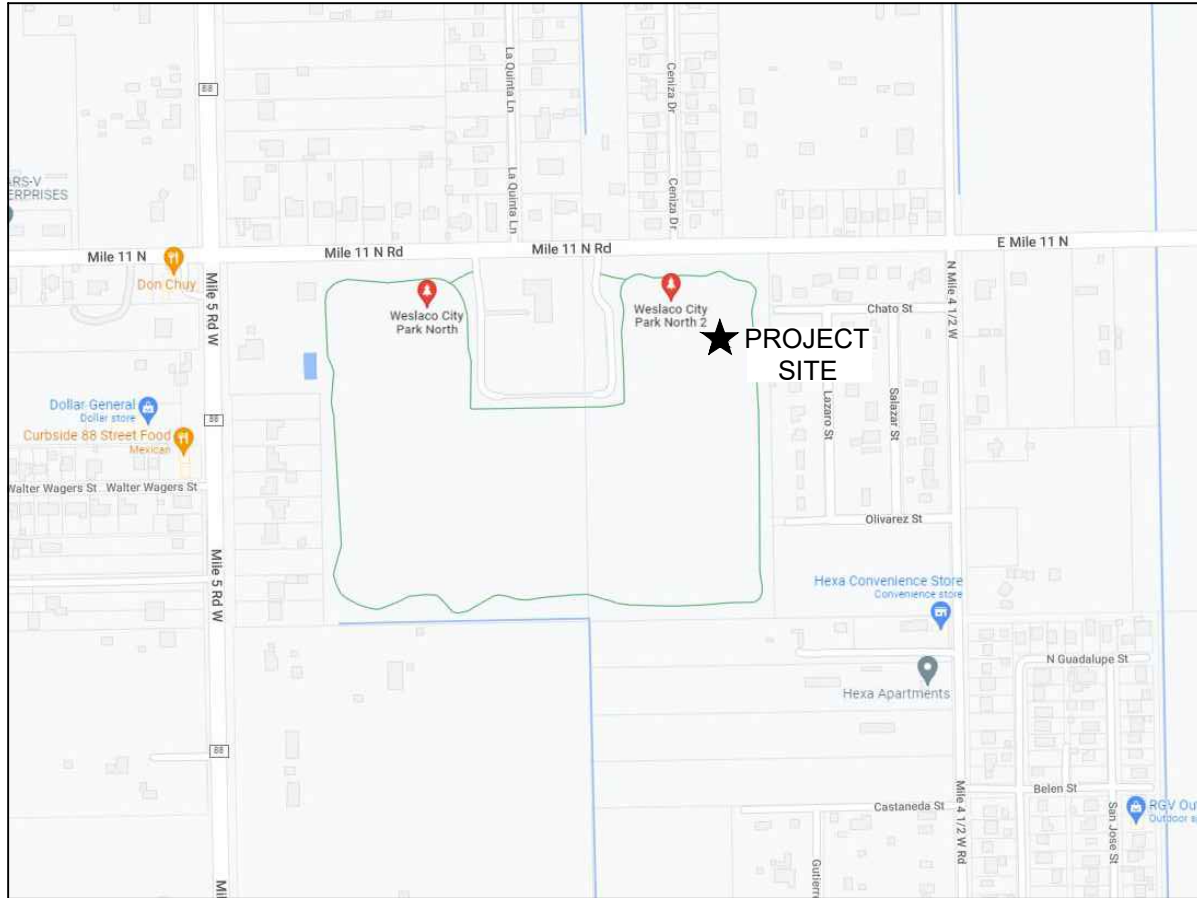
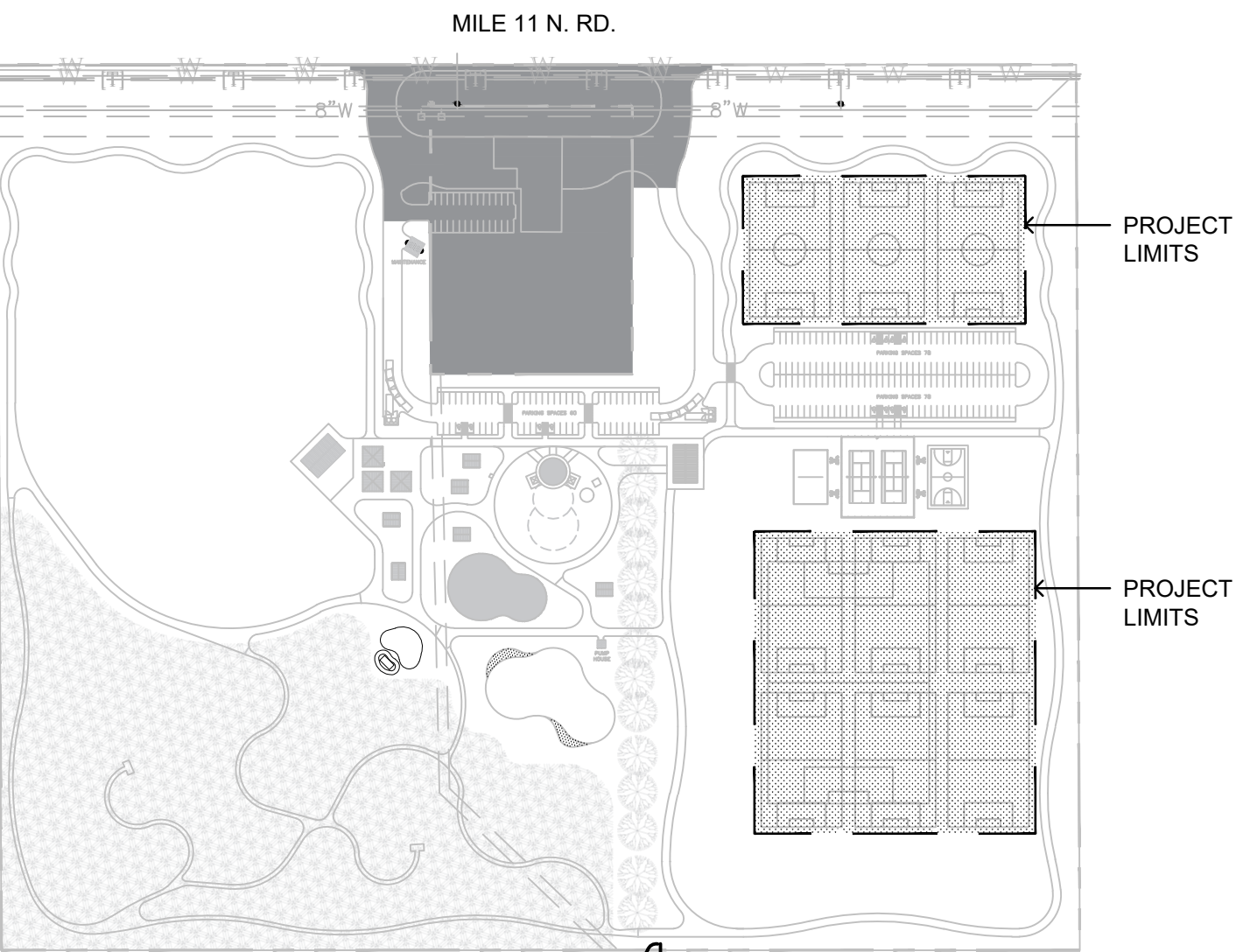


1 L1 CRUSHED GRANITE WALKWAY N.T.S.

1

THE CONTRACTOR SHALL INCLUDE THE FOLLOWING VALUE ENGINEERING ITEMS:

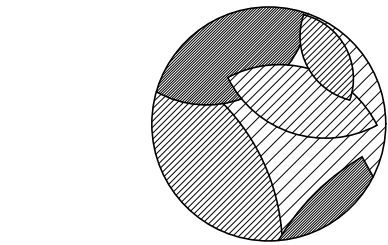
- PROVIDE A SURVEY AND FIELD ENGINEERING OF ALL FIELDS AND PRESENT THAT AS A WORKING DOCUMENT TO PROVIDE THE GRADING NECESSARY TO REDUCE STANDING WATER.
- INCLUDE ADDITIONAL SITE PREP TO ASSURE THE ABOVE IS ACHIEVED.
- LASER GRADE THE FIELDS WITH A CENTER CROWN AS INDICATED ON THIS SHEET, OR WHATEVER THE EXISTING SITE SOIL WILL PROVIDE FOR, WHICHEVER IS GREATER.
- INCLUDE ADDITIONAL IRRIGATION HEADS (73) TO ALLOW GREATER FLEXIBILITY FOR WATERING TIME OF DAY.
- CHANGE THE HUNTER I-25 ROTORS TO HUNTER I-20 ROTORS WHILE STILL PROVIDING FULL HEAD TO HEAD COVERAGE
- REMOVE THE YUKON BERMUDA SEED FROM THE PROJECT AND INCLUDE THE COMBINATION OF RYE, HULLED AND UNHULLED COMMON BERMUDA SEED IN THE PERCENTAGES THAT ARE INDICATED IN THE TECHNICAL SPECIFICATIONS.



NORTH SCALE 1" = 50'

KEY PLAN 1" = 250'

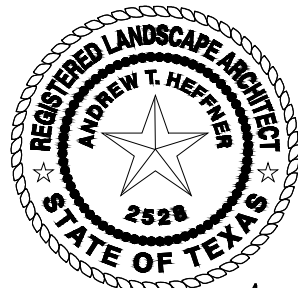
LOCATION MAP N.T.S.



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



Andrew T. Heffner

DATE: 10-07-2022

PROJECT:

JUDGE GILBERT GARZA PARK SOCCER FIELDS

RFB. # 2021-22-36

WESLACO, TX.

DATE	DESCRIPTION
08-24-2022	ISSUED FOR CONSTRUCTION
10-07-2022	REVISION ONE

SHEET TITLE:

LANDSCAPE PLAN

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:

L1



Standardized Agenda Request Form

Date of Meeting: October 18, 2022	Agenda Item No. (to be assigned by CSO): 2022-5901
From: JOEL RIVERA	
Subject: Discussion and consideration on first and final reading of Ordinance 2022-42 authorizing the installation of a four-way stop sign at Dallas Street and Anaqua and authorize the Mayor to execute any related documents. First and final reading of Ordinance 2022-42. Possible action. (Staffed by Police Department.)	
Background: Issue: This agenda item is being set forth for consideration as a result of numerous complaints of speeding on Dallas Dr. east of Anaqua St. The four-way stop will require motorists to make a complete stop as they travel east on Dallas Dr. there by limiting their speed as they approach a curve onto Courpus Christi Dr. Authority: <u>Texas Transportation Code Title 6, Subtitle E. Chapter 311</u> Sec. 311.001. GENERAL AUTHORITY OF HOME-RULE MUNICIPALITY. (a) A home-rule municipality has exclusive control over and under the public highways, streets, and alleys of the municipality.(b) The municipality may:(1) control, regulate, or remove an encroachment or obstruction on a public street or alley of the municipality;(2) open or change a public street or alley of the municipality; or(3) improve a public highway, street, or alley of the municipality.(c) Notwithstanding Subsection (a) or (b) or Section 311.007, before a municipality with a population of 1.9 million or more may install traffic calming measures within the municipality, the governing body of the municipality must:(1) publish standards and criteria, which must include sufficient notice to allow the governing body to receive and consider public comments from residents within one-half mile of the proposed traffic calming measure;(2) on request of affected residents, schedule and hold a public meeting before implementation of the measure; and(3) if the measure involves the closure of a street to motor vehicular traffic, before the closure:(A) hold a public hearing on the issue of the closure; and(B) approve the closure by a majority vote. <u>Texas Manual on Uniform Traffic Control Devices, Revision 2, October 2014</u> Section 1A.09 Engineering Study and Engineering Judgment Support: 01 Definitions of an engineering study and engineering judgment are contained in Section 1A.13. Standard: 02 This Manual describes the application of traffic control devices, but shall not be a legal requirement for their installation. Guidance: 03 The decision to use a particular device at a particular location should be made on the basis of either an engineering study or the application of engineering judgment. Thus, while this Manual provides Standards, Guidance, and Options for design and application of traffic control devices, this Manual should not be considered a substitute for engineering judgment. Engineering judgement should be exercised in the selection and application of traffic control devices, as well as in the location and design of roads and streets that devices complement. 04 Early in the processes of location and design of roads and streets,	

engineers should coordinate such location and design with the design and placement of the traffic control devices to be used with such roads and streets. 05 Jurisdictions, or owners of private roads open to public travel, with responsibility for traffic control that do not have engineers on their staffs who are trained and/or experienced in traffic control devices should seek engineering assistance from others, such as the Texas Department of Transportation, their county, a nearby large city, or a traffic engineering consultant.

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 JOEL RIVERA Martin Garza	Created/Initiated New
--	--------------------------

City Manager Comments:

Approve as recommended by Police Department.

Staff Recommendation:

Approval

Attachments, if any:

Dallas Dr and Anaqua St intersection, O2022-42 4way stop sign Dallas and Anaqua

Responsibilities upon Approval:



Anaqua St

Dallas Dr

Dallas Dr

Anaqua St

W Expy 83

W Frontage Rd

US-83 Frontage Rd

W Corpus Christi Dr

Corpus Christi Dr

Westgate Dr

N Westgate Dr

Westgate Dr

Jalisco
Mexican • \$\$

Señor Taco
Mexican • \$

Metro by T-Mobile
Cell phone store

Lê Phở House
Vietnamese • \$

De Luna's Nails

Good Times Smoke
Shop Weslaco
Tobacco shop

TAS A/C & HEATING

Personal Injury
Attorney in Weslaco...

ORDINANCE NO. 2022-42

AN ORDINANCE AMENDING ARTICLE III, SECTION 27-57 UNIFORMITY; OFFICIAL DEVICES OF THE TRAFFIC ORDINANCE OF CITY OF WESLACO TO INSTALL A FOUR-WAY STOP SIGN AT THE INTERSECTION OF ANAQUA AND DALLAS DRIVE.

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

SECTION I: Section 27-57 Uniformity Official Devices of the traffic Ordinance of the City of Weslaco, all signs and signals required under this chapter for a particular purpose shall, so far as practicable, be uniform as to type and location throughout the city. All traffic-control devices so erected and not inconsistent with the provisions of state law or this chapter shall be official traffic control devices: To install a four-way stop sign at the intersection of Anaqua and Dallas Drive.

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

PASSED AND APPROVED on first and final reading at a regular meeting of the City Commission this 18th day of October 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: October 18, 2022		Agenda Item No. (to be assigned by CSO): 2022-5889	
From: David Arce			
Subject: Discussion and consideration of the purchase of a new Peterbilt 548-Dump Truck from Buyboard vendor 601-19 Rush Truck Center for \$182,663 and authorize the Mayor to execute any related documents. Possible action. (Staffed by Public Works Department.)			
Background: Only \$140,000 was budgeted for this truck. I asked Mack truck, Freightliner, Hino, and this is the only truck that would be built in 2023 for the City of Weslaco. Freightliner said 2024 and could not give a price this far out. Rush Truck center was allocated 2 dump trucks for this next year. Weslaco is set to get 1 of the 2.			
Funding Source (budget code, if applicable):			
Amount:	Term of Impact:	Identified in Current Budget:	
Additional Action Prompted: Mayor's Signature			
If item previously considered, provide date and action by Commission:			
If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners:			
Advisory Review, if any (name of board/committee, date of action, recommendation):			
David Arce Pete Garcia Rosalinda Cavazos Martin Garza		Created/Initiated Approved New	
City Manager Comments: Approve as recommended by Public Works Department.			
Staff Recommendation: Staff recommends approval even though we are short on the budgeted amount.			
Attachments, if any: Memo 2022 Peterbilt 548 Dump Truck, Peterbilt Dump Truck Quote, Peterbilt 348-dump truck			
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: October 18, 2022

To: City Commission

From: David Arce, Deputy Public Works Director

Subject: NEW Dump Truck

Cc: Martin Garza, Interim City Manager
Rosie Cavazos, Interim Finance Director

Public Works is requesting an approval of the purchase a new Peterbilt 548 Dump Truck from BuyBoard vendor 601-19 Rush Truck Center of Pharr. The truck is to be used daily for street material and any other projects we work on. The funding was approved in the budget out of streets department for \$140,000 last year council approved a purchase of a dump truck for utility fund for \$110,000 and with inflation staff didn't think it would increase to \$183,000. Staff recommends approval of this purchase as we will cut funds within the budget to cover the short fall. Delivery will be approximately September 2023.

TEXAS LOCAL GOVERNMENT PURCHASING COOPERATIVE BUYBOARD

Vendor **RUSH TRUCK CENTER** Date Prepared **10/5/2022**
 Contact for Vendor: **COLTON KRUSE** Phone **(830) 302-5219**
 End User: **City of Weslaco**
 End User Contact: **Fleet Manager** Phone/Fax
 Product Description: **Peterbilt 548-Dump**

A: Base Price in Bid/Proposal Number: 601-19			Series: 348/548		\$ 67,772.00
B: Published Options(Items Below)					
	DESCRIPTION	AMOUNT	OPT #	DESCRIPTION	AMOUNT
Peterbilt	Frame & Equipment	\$ 2,096.00	RTC-0051	OEM + Safety Analysis	\$ 1,275.00
Peterbilt	Front/Rear Axles & Equipment	\$ 17,077.00	RTC-0122	Refuse Body Prep	\$ 3,934.00
Peterbilt	Engine/Transmission & Equipment	\$ 12,885.00	RTC-0096	Hydraulics & PTO	\$ 10,316.00
Peterbilt	Air & Trailer/Tires & Wheels	\$ 5,210.00	RTC-0008	Dump Body	\$ 27,111.00
Peterbilt	Fuel Tanks/Battery Box & Bumper	\$ 929.00	RTC-1026	Lot Insurance/Floorplan Intrest	\$ 5,630.00
Peterbilt	Cab & Equipment	\$ 2,121.00			
Subtotal Column 1: \$ 40,318.00			Subtotal Column 2: \$ 48,266.00		
Published Options added to Base Price(Subtotal of "Col 1" & "Col 2")					\$ 88,584.00

C: Subtotal of A + B					\$ 156,356.00
D: Non Published Options					
Truckers Dump Body with Options	\$	4,971.69			
Subtotal Column 1:	\$	4,971.69	Subtotal Column 2:	\$	-

Unpublished Options added to Base price (Subtotal "Col 1 + Col 2") \$ 4,971.69

E: Contract Price Adjustment (If any, explain here)			
Peterbilt Model Year Increase	\$ 7,995.00		
Global Supply Chain Surcharge/Fuel Surcharge	\$ 6,250.00		\$ 14,245.00

F: Total of C + D +/- E \$ 175,572.69

G: Quantity ordered Units: 1 x \$ 175,572.69

H: BUYBOARD Administrative Fee \$ 400.00

I: Non-Equipment Charges & Credits (i.e.: Ext. Warranty, Trade-In, Delivery, etc.)					
Freight	\$ 2,650.00	x	1		\$ 2,650.00
Extended Warranty (5/200)	\$ 4,040.00	x	1		\$ 4,040.00
					\$ 6,690.00

J: TOTAL PURCHASE PRICE INCLUDING (G+H+I) \$ 182,662.69





Standardized Agenda Request Form

Date of Meeting: October 18, 2022		Agenda Item No. (to be assigned by CSO): 2022-5904	
From: David Arce			
Subject: Discussion and consideration to purchase 2 new John Deere Z970R ZTrak mowers from Buyboard vendor Deere & Company 611-20 (Tellus Equipment Solutions) for an amount not to exceed \$17,000 each and authorize the Mayor to execute any related documents. Possible action. (Staffed by Works Department.)			
Background: These units were approved in the budget for the right of ways and the new group to help clean the alleys.			
Funding Source (budget code, if applicable):			
Amount:	Term of Impact:	Identified in Current Budget:	
Additional Action Prompted: Mayor's Signature			
If item previously considered, provide date and action by Commission:			
If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners:			
Advisory Review, if any (name of board/committee, date of action, recommendation):			
ADELAIDA VEGA David Arce Pete Garcia Rosalinda Cavazos Martin Garza		Created/Initiated Approved Approved New	
City Manager Comments: Approve as recommended by Public Works Department.			
Staff Recommendation: Staff recommends approval of the purchase of 2 ZTrak mowers			
Attachments, if any: Memo 2022 Z970R Mowers, 970R Ztrak Quote, john deere 970R			
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: October 18, 2022

To: City Commission

From: David Arce, Deputy Public Works Director

Subject: John Deere Ditch Bank Mower

Cc: Martin Garza, Interim City Manager
Rosie Cavazos, Interim Finance Director

Public Works is requesting an approval of the purchase of two new John Deere Z970R mowers from Tellus in Weslaco. The units are to be used for the alleys and right of ways as approved for this fiscal year. The funding was approved in the budget out of drain ditch department, and staff is recommending approval of this purchase. Delivery will be approximately April of 2023.

Customer:

Quotes are valid for 30 days from the creation date or upon contract expiration, whichever occurs first.

A Purchase Order (PO) or Letter of Intent (LOI) including the below information is required to proceed with this sale. The PO or LOI will be returned if information is missing.

Vendor: Deere & Company

- ☐ 2000 John Deere Run
Cary, NC 27513
- ☐ Signature on all LOIs and POs with a signature line
- ☐ Contract name or number; or JD Quote ID
- ☐ Sold to street address (no PO box)
- ☐ Ship to street address (no PO box)
- ☐ Bill to contact name and phone number
- ☐ Bill to address
- ☐ Bill to email address (required to send the invoice and/or to obtain the tax exemption certificate)
- ☐ Membership number if required by the contract

For any questions, please contact:

R.d. Machen

Tellus Equipment Solutions
2000 E Expressway 83
Weslaco, TX 78596

Tel: 956-968-7502

Fax: 956-968-4173

Email: rmachen@tellusequip.com

Quotes of equipment offered through contracts between Deere & Company, its divisions and subsidiaries (collectively "Deere") and government agencies are subject to audit and access by Deere's Strategic Accounts Business Division to ensure compliance with the terms and conditions of the contracts.

Quote Id: 27597764

**ALL PURCHASE ORDERS MUST BE MADE OUT
TO (VENDOR):**

Deere & Company
2000 John Deere Run
Cary, NC 27513
FED ID: 36-2382580
UEID: FNSWEDARMK53

**ALL PURCHASE ORDERS MUST BE SENT
TO DELIVERING DEALER:**

Tellus Equipment Solutions
2000 E Expressway 83
Weslaco, TX 78596
956-968-7502
lneuhaus@tellusequip.com

Prepared For:
City Of Weslaco

Proposal For:
City Of Weslaco

Delivering Dealer:

R.d. Machen

Tellus Equipment Solutions
2000 E Expressway 83
Weslaco, TX 78596

lneuhaus@tellusequip.com

Quote Prepared By:

R.d. Machen

rmachen@tellusequip.com



Quote Id: 27597764

**ALL PURCHASE ORDERS MUST BE MADE OUT
TO (VENDOR):**

Deere & Company
2000 John Deere Run
Cary, NC 27513
FED ID: 36-2382580
UEID: FNSWEDARMK53

**ALL PURCHASE ORDERS MUST BE SENT
TO DELIVERING DEALER:**

Tellus Equipment Solutions
2000 E Expressway 83
Weslaco, TX 78596
956-968-7502
lneuhaus@tellusequip.com

11 October 2022

City Of Weslaco
TX

R.d. Machen
956-968-7502
Tellus Equipment Solutions



JOHN DEERE

ALL PURCHASE ORDERS MUST BE MADE OUT TO (VENDOR):

Deere & Company
2000 John Deere Run
Cary, NC 27513
FED ID: 36-2382580
UEID: FNSWEDARMK53

ALL PURCHASE ORDERS MUST BE SENT TO DELIVERING DEALER:

Tellus Equipment Solutions
2000 E Expressway 83
Weslaco, TX 78596
956-968-7502
lneuhaus@tellusequip.com

Quote Summary

Prepared For:

City Of Weslaco
TX

Delivering Dealer:

Tellus Equipment Solutions
R.d. Machen
2000 E Expressway 83
Weslaco, TX 78596
Phone: 956-968-7502
rmachen@tellusequip.com

**USED EQUIPMENT SOLD AS IS WHERE IS.
NO WARRANTY IS WRITTEN OR IMPLIED
UNLESS REMAINING FACTORY WARRANTY
IS TRANSFERABLE.
CONSULT YOUR SALES TEAM FOR
DETAILS.**

Quote ID: 27597764
Created On: 11 October 2022
Last Modified On: 11 October 2022
Expiration Date: 10 November 2022

Equipment Summary	Suggested List	Selling Price	Qty	Extended
JOHN DEERE Z970R ZTrak	\$ 21,718.00	\$ 16,940.04 X	2 =	\$ 33,880.08

Contract: TX BuyBoard Grounds Mtnc Equip, Irrigation 611-20 (PG 67 CG 70)

Price Effective Date: October 10, 2022

Equipment Total **\$ 33,880.08**

Quote Summary

Equipment Total	\$ 33,880.08
Trade In	
SubTotal	\$ 33,880.08
Est. Service Agreement Tax	\$ 0.00
Total	\$ 33,880.08
Balance Due	\$ 33,880.08

Salesperson : X _____

Accepted By : X _____

Confidential



Selling Equipment

Quote Id: 27597764 Customer Name:

ALL PURCHASE ORDERS MUST BE MADE OUT TO (VENDOR):

Deere & Company
2000 John Deere Run
Cary, NC 27513
FED ID: 36-2382580
UEID: FNSWEDARMK53

ALL PURCHASE ORDERS MUST BE SENT TO DELIVERING DEALER:

Tellus Equipment Solutions
2000 E Expressway 83
Weslaco, TX 78596
956-968-7502
lneuhaus@tellusequip.com

JOHN DEERE Z970R ZTrak

Hours:

Suggested List *

Stock Number:

\$ 21,718.00

Contract: TX BuyBoard Grounds Mtnc Equip, Irrigation
611-20 (PG 67 CG 70)

Selling Price *

\$ 16,940.04

Price Effective Date: October 10, 2022

* Price per item - includes Fees and Non-contract items

Code	Description	Qty	List Price	Discount%	Discount Amount	Contract Price	Extended Contract Price
2214TC	Z970R ZTrak	2	\$ 20,569.00	22.00	\$ 4,525.18	\$ 16,043.82	\$ 32,087.64
Standard Options - Per Unit							
001A	United States/Canada	2	\$ 0.00	22.00	\$ 0.00	\$ 0.00	\$ 0.00
1041	24x12N12 Michelin X Tweel Turf for 72 In. Decks	2	\$ 1,149.00	22.00	\$ 252.78	\$ 896.22	\$ 1,792.44
1506	72 In. Side Discharge Mower Deck	2	\$ 0.00	22.00	\$ 0.00	\$ 0.00	\$ 0.00
2093	Fully Adjustable Suspension Seat with Armrests (24" High Back)	2	\$ 0.00	22.00	\$ 0.00	\$ 0.00	\$ 0.00
Standard Options Total			\$ 1,149.00		\$ 252.78	\$ 896.22	\$ 1,792.44
Value Added Services Total			\$ 0.00			\$ 0.00	\$ 0.00
Total Selling Price			\$ 21,718.00		\$ 4,777.96	\$ 16,940.04	\$ 33,880.08

