



**A REGULAR MEETING
OF THE WESLACO CITY COMMISSION
TUESDAY, DECEMBER 6, 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, December 6, 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 for District Attorney Ricardo Rodriguez, Jr.
- E. Roll Call.

II. PUBLIC COMMENTS

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

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

III. PUBLIC HEARING

- A. To solicit input on the proposed demolition order for unoccupied buildings as dilapidated, substandard, unfit for human habitation and a hazard to the health, safety and welfare of the citizens of the City of Weslaco as per Weslaco Code of Ordinances Chapter 26 Article VIII Unsanitary & Dangerous Buildings, §26-225

located at:

1. 313 N. Iowa St. being Gonzales Addition S40' Lot 12 & 30 Lot12A BLK 11. Owner: Matilde & Teodora S. Padilla
2. 105 N. Kansas Ave, being Gonzales Addition Lots 18 & 19 BLK 1. Owner: Javier Hernandez
3. 617 S. Indiana St. being Weslaco Original Townsite Lot 13 BLK 52. Owner: Felipe and Yrenia Perez
4. 217 N. Liberty St. being STAATS Addition Lot 6 BLK 5. Owner: Maria De Jesus Reyes
5. 113 W. Paisano, being Citrus Terrace W30'-Lot 6 & E30' Lot 7 BLK 4. Owner: Isdora Garza
6. 608 E. Loop 19th, being Trail Ends Subdivision Lot 25 BLK 9. Owner: Jose I. Marroquin
7. 621 E. Plaza St., being Ramona Addition Lot 27 BLK 7. Owner: Noemi Martinez
8. 621 S. Indiana St, being Weslaco Original Townsite Lot 11 BLK 52. Owner: Cecil R. Truitt
9. 729 Calle Lee Garza, being James M. Black Lots 38 & 39 BLK 1. Owner: Jose & Teresa Hernandez
10. 116 Zamora Ave, being Colonia Guadalupe Lots 8 & 9 BLK 3. Owner: Timoteo Gonzales Trevino
11. 1410 Clifton St., being C. Davenport Lots 6 & 7 BLK 9. Owner: Terry Fuentes C/O AS Puente
12. 2009 N. International, being Adams Tract- The South 1.72 acres of The North 4.04 acres 9.99 acres of farm tract 1040 1.74 acres net. Owner: Armando Bautista
13. 300 Blue Bonnet St, being Expressway Heights Lots 3-5 BLK 3. Owner: Maria Pineda
14. 705 E. Business 83, being Graham & Moore Lot 5, Ballard Trailer Park AKA 705 M/H Park. Owner: Tomas & Teresa Perez
15. 3716 Canan St, being Tierra Prometida Lot 19, Weslaco Original Townsite & E15'LT 43. Owner: Abiel Ramon
16. 425 E. Business 83, being West Tract, 1.99AC-FT829'W75'-LT 10(H1100); LT 46 & N150'-E110'-LT 1 A & N3.70'-S150'-E60' & S5'-E60 BLK, Weslaco Original Townsite & E15'LT 43. Owner: E.M Payne
17. 2307 E. Plaza St. being West Tract, 0.339AC, S14.4711, AC-N20CA Farm Tract 17.0339 acres net, Weslaco, Hidalgo County, Texas. Owner: Pedro Gonzales
(Staffed by Planning and Code Enforcement.)

- B. To solicit input in compliance with the Five (5) Year Consolidated Plan for Community Planning and Development (CDBG) under the Urban County Program for Fiscal Years 37-41 (2023-2027). (Staffed by Finance Department.) Attachment.

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.

- A. Approval of the Minutes of the Regular Meeting on November 15, 2022 and Special Meeting on November 17, 2022. (Staffed by City Secretary Department.) Attachment.
- B. Approval on second and final reading of the following:
 - 1) Ordinance 2022-43 to rezone 3030 N Texas Blvd., also being the West 2.5 acres of the North 5 acres of the South 20 acres of Farm Tract 108, West Tract, 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 held November 15, 2022; staffed by Planning & Code Enforcement Department.) Attachment.
- C. Approval to apply for the Department of Health and Human Services FY 23 Rural Communities Opioid Response Program in the amount of \$300,000 with NO MATCH required and NO RECURRING cost required to improve capacity, sustainability of prevention, treatment, and recovery services for substance-use disorder and authorize the Mayor to execute any related documents. (Staffed by Fire/EMS, Grant Writer.) Attachment.
- D. Approval of Resolution 2022-62 to update signatories on legal financial documents identified with all accounts with PNC and authorize the Mayor to execute any related documents. (Staffed by Finance Department.) Attachment.
- E. Approval to submit a Letter of Intent to Urban County Program for Year 36 project to be funded from FY Budget 2023-2024 and authorize the Mayor to execute any related documents. (Staffed by Finance Department.) Attachment.

V. **NEW BUSINESS**

- A. Discussion and consideration to authorize the demolition order for La Plazita Service Center located at 310 N Kansas Avenue, also being Gonzales Addition Lots 1 through 22 & 20' X 280' of alley between Lots 1-22 Block 6, Weslaco, Hidalgo County, Texas. Owner: City of Weslaco in the amount of \$20,000-25,000 for remediation of the asbestos and black mold and an additional \$20,000 for demolition and haul away 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 to authorize the demolition order for an unoccupied building as dilapidated, substandard, unfit for human habitation and a hazard to the health, safety and welfare of the citizens of the City of Weslaco as per Weslaco Code of Ordinances Chapter 26 Article VIII Unsanitary & Dangerous Buildings, §26-225 for property located at:
 - 1. 313 N. Iowa St. being Gonzales Addition S40' Lot 12 & 30 Lot12A BLK 11.

Owner: Matilde & Teodora S. Padilla

2. 105 N. Kansas Ave, being Gonzales Addition Lots 18 & 19 BLK 1. Owner: Javier Hernandez

3. 617 S. Indiana St. being Weslaco Original Townsite Lot 13 BLK 52. Owner: Felipe and Yrenia Perez

4. 217 N. Liberty St. being STAATS Addition Lot 6 BLK 5. Owner: Maria De Jesus Reyes

5. 113 W. Paisano, being Citrus Terrace W30'-Lot 6 & E30' Lot 7 BLK 4. Owner: Isdora Garza

6. 608 E. Loop 19th, being Trail Ends Subdivision Lot 25 BLK 9. Owner: Jose I. Marroquin

7. 621 E. Plaza St., being Ramona Addition Lot 27 BLK 7. Owner: Noemi Martinez

8. 621 S. Indiana St, being Weslaco Original Townsite Lot 11 BLK 52. Owner: Cecil R. Truitt

9. 729 Calle Lee Garza, being James M. Black Lots 38 & 39 BLK 1. Owner: Jose & Teresa Hernandez

10. 116 Zamora Ave, being Colonia Guadalupe Lots 8 & 9 BLK 3. Owner: Timoteo Gonzales Trevino

11. 1410 Clifton St., being C. Davenport Lots 6 & 7 BLK 9. Owner: Terry Fuentes C/O AS Puente

12. 2009 N. International, being Adams Tract- The South 1.72 acres of The North 4.04 acres 9.99 acres of farm tract 1040 1.74 acres net. Owner: Armando Bautista

13. 300 Blue Bonnet St, being Expressway Heights Lots 3-5 BLK 3. Owner: Maria Pineda

14. 705 E. Business 83, being Graham & Moore Lot 5, Ballard Trailer Park AKA 705 M/H Park. Owner: Tomas & Teresa Perez

15. 3716 Canan St, being Tierra Prometida Lot 19, Weslaco Original Townsite & E15'LT 43. Owner: Abiel Ramon

16. 425 E. Business 83, being West Tract, 1.99AC-FT829'W75'-LT 10(H1100); LT 46 & N150'-E110'-LT 1 A & N3.70'-S150'-E60' & S5'-E60 BLK, Weslaco Original Townsite & E15'LT 43. Owner: E.M Payne

17. 2307 E. Plaza St. being West Tract, 0.339AC, S14.4711, AC-N20CA Farm Tract 17.0339 acres net, Weslaco, Hidalgo County, Texas. Owner: Pedro Gonzales and authorize the Mayor to execute any related documents. Possible action. (Staffed by Planning & Code Enforcement Department.) Attachment.

C. Discussion and consideration to approve Contingency Allowance Expenditure Authorization No. 7 for the City of Weslaco New Police Department with Municipal Judicial Court Project in an amount not to exceed \$15,002 for addition of Return Air Transfer and Air Transfer Grills as indicated in ASI 005 and authorize the Mayor to execute any related documents. Possible action. (Staffed by Parks & Recreation Department.) Attachment.

D. Discussion and consideration to rescind the award of Contract RFB No. 2021-22-31 Mayor Pablo Pena City Park Sports Field Lighting and Isaac Rodriguez Skate Park Lighting to Zitro Electric and authorize staff to negotiate a contract with Norris Leal,

LLC, the second bidder, and authorize the Mayor to execute any related documents. Possible action. (Staffed by Parks & Recreation Department.)

- E. Discussion and consideration on Accepting a Federal Transit Administration Section 5310 Grant from the Lower Rio Grande Development Council and enter into an Interlocal Agreement for the proposed Weslaco Pedestrian 2022 Project, Phase 2 constructing sidewalk and ADA improvements along Bridge St between Pike Blvd and US Business 83 and authorize the Mayor to execute any related documents. Possible action. (Staffed by Assistant City Manager.) Attachment.
- F. Discussion and consideration to purchase the Fire personnel's dorm lockers for the new Fire Station for an amount not to exceed \$40,995.00 from the sole source vendor, Salsbury Industries, and authorize the Mayor to execute any related documents. Possible action. (Staffed by Fire Department.) Attachment.

VI. EXECUTIVE SESSION

Texas Government Code, Section 551 Open Meetings:

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

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

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

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

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

(1) commits an offense; and

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

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

(B) reasonable attorney fees and court costs; and

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

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

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

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

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

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

- A. Personnel - Discussion regarding the goals, objectives, and evaluation of the City Manager for the City of Weslaco as authorized by section §551.074 of the Texas Government Code.
- B. Contract Negotiations – Discussion with the City Manager and City Attorney relating to the City's rights, duties, privileges, and obligations in connection to the Collective Bargaining Agreement with the Fire Union (IAFF-WFFA Local 3207) as authorized by section §551.071 of the Texas Government Code.

- C. Legal Consultation - Consultation with City Attorney regarding potential claims by the City against Castle Construction regarding the Police and Fire Station Project as authorized by Section §551.071 of the Texas Government Code.
- D. Legal Consultation - Consultation with City Attorney relating to the lawsuit with CDM as authorized by section §551.071 of the Texas Government Code.

VII. POSSIBLE ACTION ON WHAT IS DISCUSSED IN EXECUTIVE SESSION

VIII. 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 2nd day of December 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:

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: December 6, 2022		Agenda Item No. (to be assigned by CSO): 2022-5700	
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. Dr. Steven Parker of First Baptist Church will lead the invocation. C. Mayor will lead Pledge of Allegiance; Mayor Pro-Tem may lead Texas Flag. D. Mayoral Recognition. E. City Secretary will call roll. Four or more Commissioners present constitute a Quorum; otherwise, no action may be taken.			
Attachments, if any:			
Responsibilities upon Approval:			



Standardized Agenda Request Form

Date of Meeting: December 6, 2022	Agenda Item No. (to be assigned by CSO): 2022-6008
From: REBEKAH DE LA FUENTE	
Subject: To solicit input on the proposed demolition order for unoccupied buildings as dilapidated, substandard, unfit for human habitation and a hazard to the health, safety and welfare of the citizens of the City of Weslaco as per Weslaco Code of Ordinances Chapter 26 Article VIII Unsanitary & Dangerous Buildings, §26-225 located at: 1. 313 N. Iowa St. being Gonzales Addition S40' Lot 12 & 30 Lot12A BLK 11. Owner: Matilde & Teodora S. Padilla 2. 105 N. Kansas Ave, being Gonzales Addition Lots 18 & 19 BLK 1. Owner: Javier Hernandez 3. 617 S. Indiana St. being Weslaco Original Townsite Lot 13 BLK 52. Owner: Felipe and Yrenia Perez 4. 217 N. Liberty St. being STAATS Addition Lot 6 BLK 5. Owner: Maria De Jesus Reyes 5. 113 W. Paisano, being Citrus Terrace W30'-Lot 6 & E30' Lot 7 BLK 4. Owner: Isdora Garza 6. 608 E. Loop 19th, being Trail Ends Subdivision Lot 25 BLK 9. Owner: Jose I. Marroquin 7. 621 E. Plaza St., being Ramona Addition Lot 27 BLK 7. Owner: Noemi Martinez 8. 621 S. Indiana St, being Weslaco Original Townsite Lot 11 BLK 52. Owner: Cecil R. Truitt 9. 729 Calle Lee Garza, being James M. Black Lots 38 & 39 BLK 1. Owner: Jose & Teresa Hernandez 10. 116 Zamora Ave, being Colonia Guadalupe Lots 8 & 9 BLK 3. Owner: Timoteo Gonzales Trevino 11. 1410 Clifton St., being C. Davenport Lots 6 & 7 BLK 9. Owner: Terry Fuentes C/O AS Puente 12. 2009 N. International, being Adams Tract- The South 1.72 acres of The North 4.04 acres 9.99 acres of farm tract 1040 1.74 acres net. Owner: Armando Bautista 13. 300 Blue Bonnet St, being Expressway Heights Lots 3-5 BLK 3. Owner: Maria Pineda 14. 705 E. Business 83, being Graham & Moore Lot 5, Ballard Trailer Park AKA 705 M/H Park. Owner: Tomas & Teresa Perez 15. 3716 Canan St, being Tierra Prometida Lot 19, Weslaco Original Townsite & E15'LT 43. Owner: Abiel Ramon 16. 425 E. Business 83, being West Tract, 1.99AC-FT829'W75'-LT 10(H1100); LT 46 & N150'-E110'-LT 1 A &N3.70'-S150'-E60' &S5'-E60 BLK, Weslaco Original Townsite & E15'LT 43. Owner: E.M Payne 17. 2307 E. Plaza St. being West Tract, 0.339AC, S14.4711, AC-N20CA Farm Tract 17.0339 acres net, Weslaco, Hidalgo County, Texas. Owner: Pedro Gonzales (Staffed by Planning and Code Enforcement.)	
Background: City staff have identified seventeen properties for potential demolition. Inspections	

were conducted by both the Building and Fire departments and the structures have been deemed to be substandard buildings. Title policies were ordered and the property owners were provided with notice both through certified mail and posting on the structures. At this time staff is requesting demolition of all the substandard structures.

Funding Source (budget code, if applicable):

Amount:	Term of Impact:	Identified in Current Budget:
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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 appeared in the Monitor for the BOA- Building Codes and City Commission on October 31, 2022 and November 21, 2022.

Advisory Review, if any (name of board/committee, date of action, recommendation):

- Demolition, no property owners were present at the meeting and have not contacted staff to make arrangements for remove or repair of the structure:

1) 313 N. Iowa St. being Gonzales Addition S40' Lot 12 & 30 Lot12A BLK 11. Owner: Matilde & Teodora S. Padilla

2) 105 N. Kansas Ave, being Gonzales Addition Lots 18 & 19 BLK 1. Owner: Javier Hernandez

3) 617 S. Indiana St. being Weslaco Original Townsite Lot 13 BLK 52. Owner: Felipe and Yrenia Perez

4) 217 N. Liberty St. being STAATS Addition Lot 6 BLK 5. Owner: Maria De Jesus Reyes

5) 113 W. Paisano, being Citrus Terrace W30'-Lot 6 & E30' Lot 7 BLK 4. Owner: Isdora Garza

6) 608 E. Loop 19th, being Trail Ends Subdivision Lot 25 BLK 9. Owner: Jose I. Marroquin

7) 621 E. Plaza St., being Ramona Addition Lot 27 BLK 7. Owner: Noemi Martinez

8) 621 S. Indiana St, being Weslaco Original Townsite Lot 11 BLK 52. Owner: Cecil R. Truitt

9) 729 Calle Lee Garza, being James M. Black Lots 38 & 39 BLK 1. Owner: Jose & Teresa Hernandez

- Demolition however, the property owner is making arrangement to have structure removed as part of a Clean Sweep project

10) 116 Zamora Ave, being Colonia Guadalupe Lots 8 & 9 BLK 3. Owner: Timoteo Gonzales Trevino

- Demolition, the owner of the property is deceased and did not leave behind an heirship to the property. Currently there is a daughter and a sister to the deceased owner that are claiming ownership. This structure was previously presented to BOA-B and City Commission last year for demolition. To date the owner structure that was removed was the carport.

11) 1410 Clifton St., being C. Davenport Lots 6 & 7 BLK 9. Owner: Terry Fuentes C/O AS Puente

- Demolition, the owner of the property is deceased and did not leave behind an heirship to the property. Currently there is a daughter and a spouse sister to the deceased owner that are claiming ownership. This structure was previously presented to BOA-B and City Commission 2018 and the property owner was granted a year to address the ownership issue and to demolition or repair the structure. There has been no progress on the repair of the building.

12) 2009 N. International, being Adams Tract- The South 1.72 acres of The North 4.04 acres 9.99 acres of farm tract 1040 1.74 acres net. Owner: Armando Bautista

- Owner was granted 30-days to obtain a building permit to repair the property, if no action is taken by the property owner the board recommends that staff be allowed to demolish the structure. This the third time that this property has been brought before the BOA-A and City commission for demolition.

13) 300 Blue Bonnet St, being Expressway Heights Lots 3-5 BLK 3. Owner: Maria Pineda

- Owner was granted until the end of January to remove all the remaining trailers and to demolish to two

rear structures on the property. 14) 705 E. Business 83, being Graham & Moore Lot 5, Ballard Trailer Park AKA 705 M/H Park. Owner: Tomas & Teresa Perez - Owner was granted a three-month extension to pull a building permit for repairs, if no action is taken by the property owner within three months the board recommends that staff be allowed to demolish the structure. 15) 3716 Canan St, being Tierra Prometida Lot 19, Weslaco Original Townsite & E15'LT 43. Owner: Abiel Ramon - Owner was granted a three-month extension to submit an engineered structural analysis of the building and six-month to decide what the intent is with the property. 16) 425 E. Business 83, being West Tract, 1.99AC-FT829'W75'-LT 10(H1100); LT 46 & N150'-E110'-LT 1 A & N3.70'-S150'-E60' & S5'-E60 BLK, Weslaco Original Townsite & E15'LT 43. Owner: E.M Payne - Owner was granted a six-month extension to obtain a building permit to repair the property and one year to complete construction. The owner of the property is deceased and did not leave behind an heirship to the property. One of the sons is trying to change the ownership to himself in order to complete the necessary repairs 17) 2307 E. Plaza St. being West Tract, 0.339AC, S14.4711, AC-N20CA Farm Tract 17.0339 acres net, Weslaco, Hidalgo County, Texas. Owner: Pedro Gonzales	
KAYLA AREVALO REBEKAH DE LA FUENTE Martin Garza	Created/Initiated Approved New
City Manager Comments: Approve to solicit public comments.	
Staff Recommendation: Staff recommends demolition of the structures	
Attachments, if any:	
Responsibilities upon Approval: Staff will proceed with either demolition of the structures or will conduct progress checks for the properties that were granted extensions	



Standardized Agenda Request Form

Date of Meeting: December 6, 2022		Agenda Item No. (to be assigned by CSO): 2022-6014	
From:			
Subject: To solicit input in compliance with the Five (5) Year Consolidated Plan for Community Planning and Development (CDBG) under the Urban County Program for Fiscal Years 37-41 (2023-2027). (Staffed by Finance Department.)			
Background: In compliance with the Consolidated Plan for Community Planning & Development (CDBG), City of Weslaco is conducting a Public Hearing to solicit input from interested parties on the City's needs and priorities for the 5-Year Consolidated Plan under the Urban County Program Fiscal Years 37-41 (2022-2027). Prior years' goals have been 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-income persons. Eligible activities include public facilities needs, infrastructure improvement needs, including sewer and street improvements, and public service needs, such as senior services. A full list of eligible activities is attached.			
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: Urban County will issue notice for all UC recipients concurrently.			
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: Open Public Hearing and accept comments.			

Attachments, if any:

5 Year Consolidated Plan Letter, 5 Year Consolidated Plan 2023-2027 Calendar., 5 Year Consolidated Plan Rating Sheet, 5 Year Consolidated Sign in Sheet

Responsibilities upon Approval:



URBAN COUNTY PROGRAM

1916 TESORO ST. • PHARR, TEXAS 78577 • (956) 787-8127 FAX (956) 318-2988 • E-MAIL:ucp@co.hidalgo.tx.us

November 15, 2022

City/Precinct
Mayor / Commissioners
Hidalgo County

RE: 5 Year Consolidate Plan Requirements

Dear Mayor/Commissioners:

Please be advised that the Urban County Program is once more required to submit a 5 year consolidated plan to HUD for future funding. Attached you will find the required documentation along with a calendar with important deadlines for each city/precinct. It is imperative that you follow the calendar dates and ensure that your staff submits the required documentation on a timely manner. This will allow for UCP to comply with all requirements. A formal public hearing, during your city council meeting is mandatory (city council quorum required).

Attached you will find, a public hearing needs assessment notice that will need to be posted at the precinct's office, city hall, and the library (where applicable).

Please take notice that the cost of publication of notices will be paid by the Urban County Program with the City's or Precinct's UCP general administration funds, unless the city does not have any funds available, it would have to be covered by the respective entity. Furthermore, also attached is a sign in sheet, please ensure that you have it available as it is necessary for you to have the city council and all attendants sign in. An activity eligibility rating list is also included. The activities considered by the city/precinct to be a high priority need, will be the activities that will be allowed on any one of the next five annual action plans. It is imperative that you plan out your projects within these next five years. The UCP intends to honor the 5 year consolidated plan ratings, and try to eliminate amendments to the next five Annual Action Plans.

Should you have any questions please feel free to contact me at your earliest convenience.

Respectfully submitted,

Patricio R. Avila,
UCP Director

Urban County Program 5 Yr. Consolidated Plan Calendar

November 15, 2022	Send out letter to cities/precincts on 5 Year Consolidated Plan.
December 1 – 31st , 2022	<u>Cities and Precincts hold Needs Assessment Public Hearings</u> Emphasize public attendance and input. Provide the public with information about how past years funds were spent. Obtain information about needs for the public, and provide answers to questions. Keep attendance log and minutes for meeting *** If suggestions from the public are not included in the plan, the city or precinct must explain why not.
January 16 2023	Completed Category Rating Sheets are due at UCP Offices. Also submit a copy of the approved City Council Agenda, Hearing Notes and Sign-in Sheet for the 5- Yr. Consolidated Plan Public Hearing Notice.
January 23, 2023	Staff begins preparation of the 5 Yr. Consolidated plan, executive summary and agency data accumulation.
February 23, 2023	Public Notice advertising of the 5 Yr. Consolidated Plan Notice (30 Day Comment Period)
March 27, 2023	30 Day Comment Period ends for 5 Year Consolidated Plan Notice.
April 13, 2023	Publish Notice for 5- Yr. Consolidated Plan Public Hearing to be held at HCCC & Post on UCP Website and send to Cities/Precincts to Post)
April 26, 2023 or May 3 or May 10, 2023	Public Hearing before HCC Court and following week the APPROVAL of 5 Yr. Consolidated Plan (Years 2023-2027)
May 12/13, 2023	Submit the 5 Yr. Consolidated Plan to HUD office, San Antonio, Texas

ATTACHED:

5-Year Consolidated Plan

***ELIGIBLE CDBG CATEGORIES
NEEDS RATING SHEET***

City /Precinct Name:

Please Circle the Level of NEED Below Each Category:

- 1.) Acquisition of Real Property (01)
High / Med / Low
- 2.) Disposition (02)
High / Med / Low
- 3.) Public Facilities and Improvements (General) (03)
High / Med / Low
- 4.) Senior Centers (03A)
High / Med / Low
- 5.) Handicapped Centers (03B)
High / Med / Low
- 6.) Homeless Facilities (Not operating cost) (03C)
High / Med / Low
- 7.) Youth Centers (03D)
High / Med / Low
- 8.) Neighborhood Facilities (03E)
High / Med / Low
- 9.) Parks, Recreational Facilities (03F)
High / Med / Low
- 10.) Parking Facilities (03G)
High / Med / Low
- 11.) Solid Waste Disposal Improvements (03H)
High / Med / Low
- 12.) Flood Drain Improvements (03I)
High / Med / Low
- 13.) Water/Sewer Improvements (03J)
High / Med / Low
- 14.) Street Improvements (03K)
High / Med / Low

- 15.) Sidewalks (03L)
High / Med / Low
- 16.) Child Care Centers (03M)
High / Med / Low
- 17.) Tree Planting (03N)
High / Med / Low
- 18.) Fire Stations/Equipment (03O)
High / Med / Low
- 19.) Health Facilities (03P)
High / Med / Low
- 20.) Abused and Neglected Children Facilities (03Q)
High / Med / Low
- 21.) Asbestos Removal (03R)
High / Med / Low
- 22.) Facilities for AIDS Patients (not operating cost) (03S)
High / Med / Low
- 23.) Operating Costs of Homeless/AIDS Patients Programs (03T)
High / Med / Low
- 24.) Clearance and Demolition (04)
High / Med / Low
- 25.) Clean-up of Contaminated Sites (04A)
High / Med / Low
- 26.) Public Services (General) (05)
High / Med / Low
- 27.) Senior Services (05A)
High / Med / Low
- 28.) Handicapped Services (05B)
High / Med / Low
- 29.) Legal Services (05C)
High / Med / Low

- 30.) Youth Services (05D)
High / Med / Low
- 31.) Transportation Services (05E)
High / Med / Low
- 32.) Substance Abuse Services (05F)
High / Med / Low
- 33.) Battered and Abused Spouses (05G)
High / Med / Low
- 34.) Employment Training (05H)
High / Med / Low
- 35.) Crime Awareness (05I)
High / Med / Low
- 36.) Fair Housing Activities (if CDBG, then subject to) (05J)
High / Med / Low
- 37.) Tenant/Landlord Counseling (05K)
High / Med / Low
- 38.) Child Care Services (05L)
High / Med / Low
- 39.) Health Services (05M)
High / Med / Low
- 40.) Abused and Neglected Children (05N)
High / Med / Low
- 41.) Mental Health Services (05O)
High / Med / Low
- 42.) Screening for Lead-Based Paint/Lead Hazards Poison (05P)
High / Med / Low
- 43.) Subsistence Payments (05Q)
High / Med / Low
- 44.) Homeownership Assistance (not direct) (05R)
High / Med / Low

- 45.) Rental Housing Subsidies (if HOME, not part of 5%) (05S)
High / Med / Low
- 46.) Security Deposits (if HOME, not part of 5% Admin) (05T)
High / Med / Low
- 47.) Interim Assistance (06)
High / Med / Low
- 48.) Urban Renewal Completion (07)
High / Med / Low
- 49.) Relocation (08)
High / Med / Low
- 50.) Loss of Rental Income (09)
High / Med / Low
- 51.) Removal of Architectural Barriers (10)
High / Med / Low
- 52.) Privately Owned Utilities (11)
High / Med / Low
- 53.) Construction of Housing (12)
High / Med / Low
- 54.) Direct Homeownership Assistance (13)
High / Med / Low
- 55.) Rehab: Single-Unit Residential (14A)
High / Med / Low
- 56.) Rehab: Multi-Unit Residential (14B)
High / Med / Low
- 57.) Public Housing Modernization (14C)
High / Med / Low
- 58.) Rehab: Other Publicly Owned Residential Buildings (14D)
High / Med / Low
- 59.) Rehab: Publicly or Privately Owned Commercial /Indu (14E)
High / Med / Low

- 60.) Energy Efficiency Improvements (14F)
High / Med / Low
- 61.) Acquisition-for rehabilitation (14G)
High / Med / Low
- 62.) Rehabilitation Administrations (14H)
High / Med / Low
- 63.) Lead-Based/Lead Hazard Test/Abate (14I)
High / Med / Low
- 64.) Code Enforcement (15)
High / Med / Low
- 65.) Residential Historic Preservation (16A)
High / Med / Low
- 66.) Non-Residential Historic Preservation (16B)
High / Med / Low
- 67.) CI Land Acquisition/ Disposition (17A)
High / Med / Low
- 68.) CI Infrastructure Development (17B)
High / Med / Low
- 69.) CI Building Acquisition, Construction, Rehabilitate (17C)
High / Med / Low
- 70.) Other commercial/industrial improvements (17D)
High / Med / Low
- 71.) ED Direct Financial Assistance to For-Profits (18A)
High / Med / Low
- 72.) ED Technical Assistance (18B)
High / Med / Low
- 73.) Micro-Enterprise Assistance (18C)
High / Med / Low
- 74.) HOME Admin/Planning Costs of PJ (not part of 5% AD) (19A)
High / Med / Low

75.) HOME CHDO Operating Costs (not part of 5% Admin ca (19B)
High / Med / Low

76.) CDBG Non-Profit Organization Capacity Building (19C)
High / Med / Low

77.) CDBG Assistance to Institutes of Higher Education (19D)
High / Med / Low

78.) CDBG Operation and Repair of Foreclosed Property (19E)
High / Med / Low

79.) Planned Repayment of Section 108 Principal (19F)
High / Med / Low

80.) Unplanned Repayment of Section 108 Principal (19G)
High / Med / Low

81.) State CDBG Technical Assistance to Grantees (19H)
High / Med / Low

82.) Planning (20)
High / Med / Low

83.) General Program Administration (21A)
High / Med / Low

84.) Indirect Costs (21B)
High / Med / Low

85.) Fair Housing Activities (subject to 20% Admin cap) (21C)
High / Med / Low

86.) Submissions or Applications for Federal Programs (21D)
High / Med / Low

87.) HOME Rental Subsidy Payments (subject to 5% cap) (21E)
High / Med / Low

88.) HOME Security Deposits (subject to 5% cap) (21G)
High / Med / Low

89.) HOME Admin/Planning Costs of PJ (subject to 5% cap) (21H)
High / Med / Low

90.) HOME CHDO Operating Expenses (subject to 5% cap) (21I)

High / Med / Low

91.) Unprogrammed Funds (22)

High / Med / Low

92.) HOPWA (31)

High / Med / Low

93.) HOPWA Grantee Activity (31A)

High / Med / Low

94.) HOPWA Grantee Administration (31B)

High / Med / Low

95.) HOPWA Project Sponsor Activity (31C)

High / Med / Low

96.) HOPWA Project Sponsor Administration (31D)

High / Med / Low

97.) FOOD PANTRY Sponsor Administration (05W)

High / Med / Low

Acknowledgement of submittal

Signature of Person completing form:

Date

City Secretary Certification of approval

(Seal)

Appendix A

CDBG MATRIX CODES

CDBG Matrix Codes by Category

Matrix codes are listed here by category so you can quickly review the available choices.

Acquisition, Disposition, Clearance, Relocation

01	Acquisition of Real Property	04A	Cleanup of Contaminated Sites
02	Disposition of Real Property	08	Relocation
04	Clearance and Demolition		

Administration and Planning

20	Planning	21E	Submission of Applications for Federal Programs
21A	General Program Administration	21H	CDBG Funding of HOME Admin
21B	Indirect Costs	21I	CDBG Funding of HOME CHDO Operating Expenses
21C	Public Information	14H	Rehab: Administration
21D	Fair Housing Activities (subject to Admin cap)		

Economic Development

14E	Rehab: Publicly or Privately Owned Commercial/Industrial (CI)	17D	CI: Other Improvements
17A	CI: Acquisition/Disposition	18A	ED: Direct Financial Assistance to For-Profits
17B	CI: Infrastructure Development	18B	ED: Technical Assistance
17C	CI: Building Acquisition, Construction, Rehabilitation	18C	ED: Micro-Enterprise Assistance

Housing

12	Construction of Housing	14G	Rehab: Acquisition
13	Direct Homeownership Assistance	14H	Rehab: Administration
14A	Rehab: Single-Unit Residential	14I	Lead-Based Paint/Lead Hazards Testing/Abatement
14B	Rehab: Multi-Unit Residential	14J	Housing Services
14C	Rehab: Public Housing Modernization	16A	Residential Historic Preservation
14D	Rehab: Other Publicly Owned Residential Buildings	19E	Operation/Repair of Foreclosed Property
14F	Rehab: Energy Efficiency Improvements		

Public Facilities and Infrastructure Improvements

03A	Senior Centers	03L	Sidewalks
03B	Handicapped Centers	03M	Child Care Centers
03C	Homeless Facilities (not operating costs)	03N	Tree Planting
03D	Youth Centers	03O	Fire Stations/Equipment
03E	Neighborhood Facilities	03P	Health Facilities
03F	Parks, Recreational Facilities	03Q	Facilities for Abused and Neglected Children
03G	Parking Facilities	03R	Asbestos Removal
03H	Solid Waste Disposal Improvements	03S	Facilities for AIDS Patients (not operating costs)
03I	Flood Drainage Improvements	03	Other Public Facilities/Improvements
03J	Water/Sewer Improvements		
03K	Street Improvements		

Public Services

05A	Senior Services	05N	Services for Abused and Neglected Children
05B	Handicapped Services	05O	Mental Health Services
05C	Legal Services	05P	Screening for Lead Poisoning
05D	Youth Services	05Q	Subsistence Payments
05E	Transportation Services	05R	Homeownership Assistance (not direct)
05F	Substance Abuse Services	05S	Rental Housing Subsidies
05G	Services for Battered and Abused Spouses	05T	Security Deposits
05H	Employment Training	05U	Housing Counseling
05I	Crime Awareness/Prevention	05V	Neighborhood Cleanups
05J	Fair Housing Activities (subject to Public Services cap)	05W	Food Banks
05K	Tenant/Landlord Counseling	03T	Operating Costs of Homeless/AIDS Patients Programs
05L	Child Care Services	05	Other Public Services
05M	Health Services		

Section 108 Loans

19F	Planned Repayments of Section 108 Loans	24A	Payment of Interest on Section 108 Loans
19G	Unplanned Repayments of Section 108 Loans	24B	Payment of Costs of Section 108 Financing
		24C	Debt Service Reserve

Other

06	Interim Assistance	19C	Non-Profit Organization Capacity Building
07	Urban Renewal Completion	22	Unprogrammed Funds
09	Loss of Rental Income	23	Tornado Shelters Serving Private Mobile Home Parks
11	Privately Owned Utilities		
15	Code Enforcement		
16B	Non-Residential Historic Preservation		

Definitions of the matrix codes are provided in the table that follows.

MATRIX CODE DEFINITIONS

Matrix codes are used to indicate—but do not establish—activity eligibility. An activity must be eligible in accordance with the regulations at 570.201–570.207. Grantees need to refer to the regulations to determine an activity's eligibility; the codes defined below are used in IDIS chiefly to categorize activities for reporting purposes.

Code	Definition
01	Acquisition of Real Property Acquisition of real property that will be developed for a public purpose. Use code 01 for the CDBG-funded purchase of real property on which, for example, a public facility or housing will be constructed. <i>When CDBG funds are used to:</i> • <i>acquire a public facility that will be rehabilitated with CDBG funds and continue to be used as a public facility, assign the appropriate 03* code.</i> • <i>acquire housing that will be rehabilitated, use code 14G.</i>
02	Disposition of Real Property Costs related to the sale, lease, or donation of real property acquired with CDBG funds or under urban renewal. These include the costs of temporarily maintaining property pending disposition and costs incidental to disposition of the property.
03A	Senior Centers Acquisition, construction, or rehabilitation of facilities (except permanent housing) for seniors. 03A may be used for a facility serving both the elderly and the handicapped provided it is not intended primarily to serve persons with handicaps. If it is, use 03B instead. <i>For the construction of permanent housing for the elderly, use code 12; for the rehabilitation of such housing, use the appropriate 14* code.</i>
03B	Handicapped Centers Acquisition, construction, or rehabilitation of centers, group homes, and other facilities (except permanent housing) for the handicapped. 03B may be used for a facility serving both the handicapped and the elderly provided it is not intended primarily to serve the elderly. If it is, use 03A instead. <i>For the construction of permanent housing for the handicapped, use code 12; for the rehabilitation of such housing, use the appropriate 14* code.</i>
03C	Homeless Facilities (not operating costs) Acquisition, construction, or rehabilitation of temporary shelters and transitional housing for the homeless, including battered spouses, disaster victims, runaway children, drug offenders, and parolees. <i>For the construction of permanent housing for the homeless, use code 12; for the rehabilitation of such housing, use the appropriate 14* code.</i>

Code	Definition
03D	Youth Centers Acquisition, construction, or rehabilitation of facilities intended primarily for young people age 13 to 19. These include playground and recreational facilities that are part of a youth center. <i>For the acquisition, construction or rehabilitation of facilities intended primarily for children age 12 and under, use 03M; for facilities for abused and neglected children, use 03Q.</i>
03E	Neighborhood Facilities Acquisition, construction, or rehabilitation of facilities that are principally designed to serve a neighborhood and that will be used for social services or for multiple purposes (including recreation). Such facilities may include libraries and community centers.
03F	Parks, Recreational Facilities Development of open space areas or facilities intended primarily for recreational use.
03G	Parking Facilities Acquisition, construction, or rehabilitation of parking lots and parking garages. Also use 03G if the primary purpose of rehabilitating a public facility or carrying out a street improvement activity is to improve parking. <i>If parking improvements are only part of a larger street improvement activity, use 03K.</i>
03H	Solid Waste Disposal Improvements Acquisition, construction, or rehabilitation of solid waste disposal facilities.
03I	Flood Drainage Improvements Acquisition, construction, or rehabilitation of flood drainage facilities, such as retention ponds or catch basins. Do not use 03I for construction/rehabilitation of storm sewers, street drains, or storm drains. <i>Use 03J for storm sewers and 03K for street and storm drains.</i>
03J	Water/Sewer Improvements Installation or replacement of water lines, sanitary sewers, storm sewers, and fire hydrants. Costs of street repairs (usually repaving) made necessary by water/sewer improvement activities are included under 03J. <i>For water/sewer improvements that are part of:</i> <i>more extensive street improvements, use 03K (assign 03K, for example, to an activity that involves paving six blocks of Main Street and installing 100 feet of new water lines in one of those blocks).</i> <i>a housing rehabilitation activity, use the appropriate 14* matrix code.</i> <i>For construction or rehabilitation of flood drainage facilities, use 03I.</i>

Code	Definition
03K	Street Improvements Installation or repair of streets, street drains, storm drains, curbs and gutters, tunnels, bridges, and traffic lights/signs. Also use 03K: • for improvements that include landscaping, street lighting, and/or street signs (commonly referred to as "streetscaping"). • if sidewalk improvements (see code 03L) are part of more extensive street improvements.
03L	Sidewalks Improvements to sidewalks. Also use 03L for sidewalk improvements that include the installation of trash receptacles, lighting, benches, and trees.
03M	Child Care Centers Acquisition, construction, or rehabilitation of facilities intended primarily for children age 12 and under. Examples are daycare centers and Head Start preschool centers. <i>For the construction or rehabilitation of facilities for abused and neglected children, use 03Q; for the construction or rehabilitation of facilities for teenagers, use 03D.</i>
03N	Tree Planting Activities limited to tree planting (sometimes referred to as "beautification"). <i>For streetscape activities that include tree planting, use 03K; for sidewalk improvement activities that include tree planting, use 03L.</i>
03O	Fire Stations/Equipment Acquisition, construction, or rehabilitation of fire stations and/or the purchase of fire trucks and emergency rescue equipment.
03P	Health Facilities Acquisition, construction, or rehabilitation of physical or mental health facilities. Examples of such facilities include neighborhood clinics, hospitals, nursing homes, and convalescent homes. <i>Health facilities for a specific client group should use the matrix code for that client group. For example, use 03Q for the construction or rehabilitation of health facilities for abused and neglected children.</i>
03Q	Facilities for Abused and Neglected Children Acquisition, construction, or rehabilitation of daycare centers, treatment facilities, or temporary housing for abused and neglected children.
03R	Asbestos Removal Rehabilitation of any public facility undertaken primarily to remove asbestos.
03S	Facilities for AIDS Patients (not operating costs) Acquisition, construction, or rehabilitation of facilities for the treatment or temporary housing of people who are HIV positive or who have AIDS. <i>For the construction or rehabilitation of facilities for AIDS education and prevention, use 03P.</i>

Code	Definition
03T	Operating Costs of Homeless/AIDS Patients Programs Costs associated with the operation of programs for the homeless or for AIDS patients, such as staff costs, utilities, maintenance, and insurance. Because payment of operating costs for these programs is a public service under CDBG, all CDBG expenditures for 03T activities are included in the calculation of the Public Services cap.
03	Other Public Facilities and Improvements Do not use this code unless an activity does not fall under a more specific 03* code. Also, do not use one activity for multiple facilities and then assign it an 03 because the types of facilities are different. One legitimate use of 03 is for activities that assist persons with disabilities by removing architectural barriers from or providing ADA Improvements to government buildings (activities that otherwise would not be eligible for CDBG funding).
04	Clearance and Demolition Clearance or demolition of buildings/improvements, or the movement of buildings to other sites.
04A	Cleanup of Contaminated Sites Activities undertaken primarily to clean toxic/environmental waste or contamination from a site.
05A	Senior Services Services for the elderly. 05A may be used for an activity that serves both the elderly and the handicapped provided it is not intended primarily to serve persons with handicaps. If it is, use 05B instead.
05B	Handicapped Services Services for the handicapped, regardless of age.
05C	Legal Services Services providing legal aid to low- and moderate-income (LMI) persons. <i>If the only legal service provided is for the settlement of tenant/landlord disputes, use 05K.</i>
05D	Youth Services Services for young people age 13 to 19 that include, for example, recreational services limited to teenagers and teen counseling programs. Also use 05D for counseling programs that target teens but include counseling for the family as well. <i>For services for children age 12 and under, use 05L; for services for abused and neglected children, use 05N.</i>
05E	Transportation Services General transportation services. <i>Transportation services for a specific client group should use the matrix code for that client group. For example, use 05A for transportation services for the elderly.</i>

Code	Definition
05F	Substance Abuse Services Substance abuse recovery programs and substance abuse prevention/education activities. If the services are provided for a specific client group, the matrix code for that client group may be used instead. For example, substance abuse services that target teenagers may be coded either 05D or 05F.
05G	Services for Battered and Abused Spouses Services for battered and abused spouses and their families. <i>For services limited to abused and neglected children, use 05N.</i>
05H	Employment Training Assistance to increase self-sufficiency, including literacy, independent living skills, and job training. <i>For activities providing training for permanent jobs with specific businesses, use 18A.</i>
05I	Crime Awareness/Prevention Promotion of crime awareness and prevention, including crime prevention education programs and paying for security guards.
05J	Fair Housing Activities (subject to Public Services cap) Fair housing services (e.g. counseling on housing discrimination) that meet a national objective. <i>For fair housing services activities carried out as part of general program administration (and thus not required to meet a national objective), use 21D.</i>
05K	Tenant/Landlord Counseling Counseling to help prevent or settle disputes between tenants and landlords.
05L	Child Care Services Services that will benefit children (generally under age 13), including parenting skills classes. <i>For services exclusively for abused and neglected children, use 05N.</i>
05M	Health Services Services addressing the physical health needs of residents of the community. <i>For mental health services, use 05O.</i>
05N	Services for Abused and Neglected Children Daycare and other services exclusively for abused and neglected children.
05O	Mental Health Services Services addressing the mental health needs of residents of the community.
05P	Screening for Lead Poisoning Activities undertaken primarily to provide screening for lead poisoning. <i>For lead poisoning testing/abatement activities, use 14I.</i>

Code	Definition
05Q	Subsistence Payments One-time or short-term (no more than three months) emergency payments on behalf of individuals or families, generally for the purpose of preventing homelessness. Examples include utility payments to prevent cutoff of service and rent/mortgage payments to prevent eviction.
05R	Homeownership Assistance (not direct) Homeowner downpayment assistance provided as a public service. If housing counseling is provided to those applying for downpayment assistance, the counseling is considered part of the 05R activity. Assistance provided under 05R must meet the low/mod housing national objective. Therefore, unless the assistance is provided by a CBDO in an NRSA, it is subject to the public service cap and only low/mod households may be assisted. If the assistance is provided by a CBDO in an NRSA, the housing units for which CDBG funds are obligated in a program year may be aggregated and treated as a single structure for purposes of meeting the housing national objective (that is, only 51% of the units must be occupied by LMI households). <i>For more extensive types of homeownership assistance provided under authority of the National Affordable Housing Act, use code 13.</i>
05S	Rental Housing Subsidies Tenant subsidies exclusively for rental payments for more than three months. Activities providing this form of assistance must be carried out by CBDOs.
05T	Security Deposits Tenant subsidies exclusively for payment of security deposits.
05U	Housing Counseling Housing counseling for renters, homeowners, and/or potential new homebuyers that is provided as an independent public service (i.e., not as part of another eligible housing activity).
05V	Neighborhood Cleanups One-time or short-term efforts to remove trash and debris from neighborhoods. Examples of legitimate uses of this code include neighborhood cleanup campaigns and graffiti removal.
05W	Food Banks Costs associated with the operation of food banks, community kitchens, and food pantries, such as staff costs, supplies, utilities, maintenance, and insurance.
05	Other Public Services Do not use this code for public services activities unless an activity does not fall under a more specific 05* code. Examples of legitimate uses of this code are referrals to social services, neighborhood cleanup, graffiti removal, and food distribution (community kitchen, food bank, and food pantry services).

Code	Definition
06	Interim Assistance Only for activities undertaken either to: • Make limited improvements (e.g., repair of streets, sidewalks, or public buildings) intended solely to arrest further deterioration of physically deteriorated areas prior to making permanent improvements. • Alleviate emergency conditions threatening public health and safety, such as removal of tree limbs or other debris after a major storm.
07	Urban Renewal Completion Completion of urban renewal projects funded under Title I of the Housing Act of 1949. Do not use code 07 for a downtown renewal, downtown development, or urban renewal activity unless the activity will result in the closing out of a federally-approved urban renewal project.
08	Relocation Relocation payments and other assistance for permanently or temporarily displaced individuals, families, businesses, non-profit organizations, and farms.
09	Loss of Rental Income Payments to owners of housing for loss of rental income due to temporarily holding rental units for persons displaced by CDBG-assisted activities.
11	Privately Owned Utilities Acquisition, reconstruction, rehabilitation, or installation of distribution lines and facilities of federally regulated, privately owned utilities. This includes placing new or existing distribution lines/facilities underground.
12	Construction of Housing Construction of housing with CDBG funds must be carried out by CBDOS, in accordance with the regulations at 570.204(a).
13	Direct Homeownership Assistance Homeownership assistance to LMI households as authorized under 105(a)(24). Forms of assistance include subsidizing interest rates and mortgage principal, paying up to 50% of downpayment costs, paying reasonable closing costs, acquiring guarantees for mortgage financing from private lenders, and financing the acquisition by LMI households of the housing they already occupy. If housing counseling is provided to households receiving direct homeownership assistance, the counseling is considered part of the code 13 activity. All recipients of assistance provided under matrix code 13 must be LMI.
14A	Rehab: Single-Unit Residential Rehabilitation of privately owned, single-unit homes.

Code	Definition
14B	Rehab: Multi-Unit Residential Rehabilitation of privately owned buildings with two or more permanent residential units. <i>For the rehabilitation of units that will provide temporary shelter or transitional housing for the homeless, use 03C.</i>
14C	Rehab: Public Housing Modernization Rehabilitation of housing units owned/operated by a public housing authority (PHA).
14D	Rehab: Other Publicly Owned Residential Buildings Rehabilitation of permanent housing owned by a public entity other than a PHA. <i>For the rehabilitation of other publicly owned buildings that will provide temporary shelter or transitional housing for the homeless, use 03C.</i>
14E	Rehab: Publicly or Privately Owned Commercial/Industrial Rehabilitation of commercial/industrial property. If the property is privately owned, CDBG-funded rehab is limited to: • Exterior Improvements (generally referred to as "facade improvements"). • Correction of code violations <i>For more extensive rehabilitation of privately owned commercial/industrial property, use 17C; for infrastructure developments and improvements at commercial/industrial sites, use 17B.</i>
14F	Rehab: Energy Efficiency Improvements Housing rehabilitation with the sole purpose of improving energy efficiency (e.g., a weatherization program). <i>For energy efficiency improvements to public housing units, use 14C; for other publicly owned residential buildings, use 14D.</i>
14G	Rehab: Acquisition Acquisition of property to be rehabilitated for housing. 14G may be used whether CDBG funds will pay only for acquisition or for both acquisition and rehabilitation.
14H	Rehab: Administration All delivery costs (including staff, other direct costs, and service costs) directly related to carrying out housing rehabilitation activities. Examples include appraisal, architectural, engineering, and other professional services; preparation of work specifications and work write-ups; loan processing; survey, site and utility plans; application processing; and other fees. Do not use 14H for the costs of actual rehabilitation and do not use it for costs unrelated to running a rehab program (e.g., tenant/landlord counseling). <i>For housing rehabilitation administration activities carried out as part of general program administration (and thus not required to meet a national objective), use code 21.</i>

Code	Definition
14I	Lead-Based Paint/Lead Hazards Testing/Abatement Housing rehabilitation activities with the primary goal of evaluating and reducing lead-based paint/lead hazards. <i>For lead-based paint/lead hazards screening, use 05P.</i>
14J	Housing Services Housing services in support of the HOME Program, eligible under 570.201(k).
15	Code Enforcement Salaries and overhead costs associated with property inspections and follow-up actions (such as legal proceedings) directly related to the enforcement (not correction) of state and local codes. <i>For the correction of code violations, use the appropriate rehabilitation code.</i>
16A	Residential Historic Preservation Rehabilitation of historic buildings for residential use.
16B	Non-Residential Historic Preservation Rehabilitation of historic buildings for non-residential use. Examples include the renovation of an historic building for use as a neighborhood facility, as a museum, or by an historic preservation society.
17A	Commercial/Industrial: Acquisition/Disposition Land acquisition, clearance of structures, or packaging of land for the purpose of creating industrial parks or promoting commercial/industrial development. 17A activities must be carried out by the grantee or by non-profits.
17B	Commercial/Industrial: Infrastructure Development Street, water, parking, rail transport, or other improvements to commercial/industrial sites. 17B also includes the installation of public improvements, such as the construction of streets to and through commercial/industrial areas. 17B activities must be carried out by the grantee or by non-profits.
17C	Commercial/Industrial: Building Acquisition, Construction, Rehabilitation Acquisition, construction, or rehabilitation of commercial/industrial buildings. 17C activities must be carried out by the grantee or by non-profits.
17D	Commercial/Industrial: Other Improvements Commercial/industrial improvements not covered by other 17* codes. 17D activities must be carried out by the grantee or by non-profits.
18A	Economic Development: Direct Financial Assistance to For-Profits Financial assistance to for-profit businesses to (for example) acquire property, clear structures, build, expand or rehabilitate a building, purchase equipment, or provide operating capital. Forms of assistance include loans, loan guarantees, and grants. With one exception, a separate 18A activity must be set up for each business assisted. The exception is an activity carried out under 570.208(a)(4)(vi), for which job aggregation is allowed.

Code	Definition
18B	Economic Development: Technical Assistance Technical assistance to for-profit businesses, including workshops, marketing, and referrals. Also use 18B for activity delivery costs eligible under 570.203(c).
18C	Economic Development: Micro-Enterprise Assistance Financial assistance, technical assistance, or general support services to owners and developers of micro-enterprises. A micro-enterprise is a business with five or fewer employees, including the owner(s). With one exception, a separate activity must be set up for each micro-enterprise assisted. The exception is an activity carried out under 570.208(a)(4)(vi), for which job aggregation is allowed.
19A	Obsolete – use code 21H.
19B	Obsolete – use code 21H.
19C	CDBG Non-Profit Organization Capacity Building Activities specifically designed to increase the capacity of non-profit organizations to carry out eligible neighborhood revitalization or economic development activities. Such activities may include providing technical assistance and specialized training to staff.
19D	CDBG Assistance to Institutes of Higher Education Obsolete. Instead of using this matrix code, set the INSTITUTION OF HIGHER EDUCATION field to “yes” on the Add/Edit Subordinate Organization screen to indicate that the activity will be carried out by an institution of higher education. Then assign the appropriate matrix code based on the nature of the activity to be undertaken by the institution.
19E	CDBG Operation and Repair of Foreclosed Property Activities to prevent the abandonment and deterioration of housing acquired through tax foreclosure. These include making essential repairs to the housing and paying operating expenses to maintain its habitability.
19F	Planned Repayments of Section 108 Loans Repayments of principal for Section 108 loan guarantees.
19G	Unplanned Repayments of Section 108 Loans Unplanned repayments of principal for Section 108 loan guarantees.
20	Planning Program planning activities, including the development of comprehensive plans (e.g., a consolidated plan), community development plans, energy strategies, capacity building, environmental studies, area neighborhood plans, and functional plans.

Code	Definition
21A	General Program Administration Overall program administration, including (but not limited to) salaries, wages, and related costs of grantee staff or others engaged in program management, monitoring, and evaluation. Also use 21A to report the use of CDBG funds to administer federally designated Empowerment Zones or Enterprise Communities. <i>For CDBG funding of HOME admin costs, use 21H; for CDBG funding of HOME CHDO operating expenses, use 21I.</i>
21B	Indirect Costs Costs charged under an indirect cost allocation plan.
21C	Public Information Providing information and other resources to residents and citizen organizations participating in the planning, implementation, or assessment of CDBG-assisted activities.
21D	Fair Housing Activities (subject to Admin cap) Fair housing activities carried out as part of general program administration rather than as a public service. They are subject to the Admin cap, but do not have to meet a national objective. <i>For fair housing activities carried out as a public service, use 05J.</i>
21E	Submission of Applications for Federal Programs Preparation of (1) documents that must be submitted to HUD to receive CDBG funds or (2) applications to other federal programs for community development assistance.
21H	CDBG Funding of HOME Admin CDBG funding of administrative costs for HOME Program activities eligible under 570.206(i)(2).
21I	CDBG Funding of HOME CHDO Operating Expenses CDBG funding of CHDO operating expenses for HOME Program activities eligible under 570.206(i)(2).
22	Unprogrammed Funds Identification of funds that are not yet programmed for use—e.g., reserve or contingency funds.
23	Tornado Shelters Serving Private Mobile Home Parks Construction or improvement of tornado-safe shelters for residents of manufactured housing and the provision of assistance (including loans and grants) to nonprofit and for-profit entities, in accordance with Section 105(a)(24). {Note that two pars. 24 have been enacted.}
24A	Payment of Interest on Section 108 Loans Payment of interest on the guaranteed loan.

Code	Definition
24B	Payment of Costs of Section 108 Financing Payment of issuance, underwriting, servicing, trust administration, and other costs associated with private sector financing of debt obligations.
24C	Debt Service Reserve A debt service reserve to be used in accordance with requirements specified in the contract entered into pursuant to CFR 570.705(b)(1).

Precinct/City Name
Urban County Program
5 Year Consolidated Plan 2023-2027
Public Hearing Needs Assessment

Sign-In Register

Location:

Date:

Time:

Name	Agency	Phone No.
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Standardized Agenda Request Form

Date of Meeting: December 6, 2022		Agenda Item No. (to be assigned by CSO): 2022-5705
From:		
Subject: Approval of the Minutes of the Regular Meeting on November 15, 2022 and Special Meeting on November 17, 2022. (Staffed by City Secretary Department.) Attachment.		
Background: Record of commission action of the Regular Meeting on November 15, 2022 and the Special Meeting on November 17, 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/Initiated Approved New
City Manager Comments: Approve as submitted by the City Secretary.		
Staff Recommendation: Approve.		
Attachments, if any: 221115 minutes draft, 221117 minutes		
Responsibilities upon Approval: Execute and retain.		



**MINUTES OF A REGULAR MEETING
WESLACO CITY COMMISSION
NOVEMBER 15, 2022**

On Tuesday, November 15, 2022, at 5:30 p.m. the City Commission of the City of Weslaco, Texas convened in a Regular Meeting at City Hall in the Legislative Chamber, located at 255 South Kansas Avenue with the following member's present:

PRESENT:	Mayor	David Suarez
	Mayor Pro Tem	Josh Pedraza
	Commissioner	Leo Muñoz
	Commissioner	Greg Kerr
	Commissioner	Letty Lopez
	Commissioner	JP Rodriguez
	Commissioner	Adrian Farias

ABSENT: None

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

Also present: Andrew Munoz, Asst. City Manager/Airport Director, Aida Vega, Deputy City Secretary, 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, November 11, 2022.

B. Invocation.

Pastor Steven Wagenknecht, Abiding Savior Lutheran Church led the invocation.

C. Pledge of Allegiance.

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

D. Mayoral Recognition.

Recognition of Cristina Garcia as the Public Information Officer for the City of Weslaco.

Martin Garza, Interim City Manager, as well as Mayor Suarez and the Commission recognized Cristina Garcia on her service to the City as the Public Information Officer.

E. Roll Call.

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

Mayor Suarez stated other business would not take place as the Ballot Board had not yet certified the election results and canvassing will be done on Thursday, November 17, 2022.

Commissioner Muñoz was recognized for his service; being elected to office as Commissioner Single Member District 1 on November 11, 2015, and then Commissioner At-Large resulting from redistricting of boundaries; served as Mayor Pro-Tem from November 2020 through November 2021.

Commissioner Muñoz thanked the voters for electing him in 2015 and grateful for the opportunity to serve and moving forward is available for the transition.

II. OTHER BUSINESS

A. Discussion and consideration to convene as the local canvassing authority to canvass the election returns and approve Resolution 2022-59 certifying the results of the November 8, 2022 City of Weslaco General Election in accordance with Texas Election Code 67.004(a). Possible action. (Staffed by City Secretary Department.)

No action.

B. Conduct Oaths of Office and file Statements of Elected Officers.

No action.

C. Appointment of a Mayor Pro Tem in accordance with Resolution 2017-85 and authorizing the Mayor to execute any related documents. Possible action. (Staffed by the City Secretary Department.)

No action.

III. PUBLIC COMMENTS

None.

IV. REPORTS

A. Inframark

George Quilantan, Inframark, went over October water flows for Water Treatment Plant, Wastewater Treatment Plant and South Wastewater Treatment Plant; reported on repairs to the chlorine dioxide cabinet and sludge pump at the Water Treatment Plant; North Wastewater Plant

had installation of RAS pump and repairs to the digester rotor ; South Wastewater Plant repaired rotor; Lift Stations 43,44, and 45 at Harlon Block new pumps installed; Lift Station 3 57HP pump installed as well as Lift Station 33 2HP pump installed.

V. PUBLIC HEARING

Mayor Pro Tem Pedraza seconded by Commissioner Lopez moved to open the public hearing at 5:55 p.m. The motion carried unanimously; Mayor Suarez was present and voting.

A. To solicit input on behalf of Columbus Club of Weslaco to rezone 3030 N Texas Blvd., also being the West 2.5 acres of the North 5 acres of the South 20 acres of Farm Tract 108, West Tract, Hidalgo County, Texas from R-1 One-family dwelling district to B-1 neighborhood business district.

No comments.

B. To solicit input on behalf of Viridiana Treviño to approve a Conditional Use Permit to obtain a Mixed Beverage Permit at 529 S. Texas Blvd., also being block 42, Lot 30-33, Weslaco Original Townsite, Hidalgo County, Texas.

No comments.

Commissioner Kerr seconded by Mayor Pro Tem Pedraza moved to close the public hearing at 5:56 p.m. The motion carried unanimously; Mayor Suarez was present and voting.

VI. CONSENT AGENDA

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

A. Approval of the Minutes of the Regular Meeting on November 1, 2022. (Staffed by City Secretary Department.)

B. Approval to purchase Unitrends software/hardware for the amount not to exceed \$30,008.89 of which \$22,506.67 will be reimbursed through Weslaco's Body Worn Camera program Grant #4367801 and a local match of \$7,502.22 (25% from ARPA funds) and authorize the Mayor to execute any related documents. (Staffed by Police Department.)

D. Approval on renewal of the Interlocal Governmental Agreement - Ambulance Service with the Hidalgo County Emergency Services District No. 1 for the period October 1, 2022 - September 30, 2025 and authorize the Mayor to execute any related documents. (Staffed by Fire Department.)

E. Approval to authorize Mayor Joe V. Sanchez Public Library to implement a Food for Fines program supporting local food drives and the RGV Food Bank during Holiday Season, implement a Toy Drive to support local toy drives, and authorize the Mayor to execute any related documents. (Staffed by Library Department.)

F. Approval to ratify dedication of the 10-foot Easement and Right-of-Way to AEP Texas Inc for electric distribution lines for the Weslaco North Fire Station Sudivision (Judge Gilbert Garza Park Lighted Soccer Field project) and authorize the Mayor to execute any related documents. (Staffed by Parks and Recreation Department.)

G. Approval to accept FY23 Victim Assistance, General Victim Assistance Direct Services Program, Weslaco Crime Victim Coordinator Grant #3814604 for the amount of \$71,394.08 with NO MATCH and NO RECURRING COST required to pay for Crime Victim Coordinators salary, training, Offender Watch software and supplies and authorize the Mayor to execute any related documents. (Staffed by Police Department.)

H. Approval to accept FY23 Violence Against Women Act (VAWA) Justice and Training Program, Grant #4507601 for the amount of \$21,754.71 with a \$9,323.46 (30%) match and no recurring fees to pay for violence against women training for sworn and non-sworn personnel and authorize the Mayor to execute any related documents. (Staffed by Police Department.)

I. Approval to accept FY23 Justice Assistance Grant Program #4507801 for the amount of \$34,000 with NO MATCH and NO RECURRING cost to purchase a SmartScan/LiveScan kiosk and card printer plus accessories and authorize the Mayor to execute any related documents. (Staffed by Police Department.)

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

D. Approval on renewal of the Interlocal Governmental Agreement - Ambulance Service with the Hidalgo County Emergency Services District No. 1 for the period October 1, 2022 - September 30, 2025 and authorize the Mayor to execute any related documents. (Staffed by Fire Department.)

Commissioner Farias stated he was more favorable on the term of the agreement to be two-years rather than the 3-years proposed citing with uncertainty of the economy it may be more feasible.

In response to the Commission, Antonio Lopez, Fire Chief, stated a two-year contract would not jeopardize ambulance services to Emergency Services District No. 1 (ESD No.1); the fire department fleet has seven ambulances that includes the AmBus; the minimum of two ambulances as noted in the agreement is interpreted as the fleet needs to be more than two and those would be stationed inside city limits until needed by ESD No. 1 and all fire trucks are equipped for advanced life support but cannot transport.

Commissioner Farias seconded by Mayor Pro Tem Pedraza moved to approve the Interlocal Governmental Agreement - Ambulance Service with the Hidalgo County Emergency Services District No. 1 for two years. The motion carried unanimously; Mayor Suarez was present and voting.

F. Approval to ratify dedication of the 10-foot Easement and Right-of-Way to AEP Texas Inc for electric distribution lines for the Weslaco North Fire Station Subdivision (Judge Gilbert Garza

Park Lighted Soccer Field project) and authorize the Mayor to execute any related documents. (Staffed by Parks and Recreation Department.)

Commissioner Farias voiced concern on the lack of lighting on the southwest corner.

Andrew Munoz stated grant points are awarded for having wooded area preserved wildlife habitat; the proposed lighting would be facing down in that area. Martin Garza, Interim City Manager, stated preserving a wooded area is required by the Texas Parks and Wildlife grant process and lighting not permitted; stated a pilot program of the installation of nine solar panel will be around the walking trail and more to follow if it works out well.

Commissioner Farias seconded by Mayor Pro Tem Pedraza moved to approve the dedication of the 10-foot Easement and Right-of-Way to AEP Texas Inc for electric distribution lines for the Weslaco North Fire Station Subdivision presented. The motion carried unanimously; Mayor Suarez was present and voting.

VII. NEW BUSINESS

A. Discussion and consideration to approve Resolution 2022- 60 authorizing publication of Notice of Intent to Issue Certificates of Obligation Series 2023 and authorize the Mayor to execute any related documents. Possible action. (Staffed by Finance Department.)

Rosie Cavazos, Interim Finance Director, recommended approval on the issuance of bonds for the public safety buildings and introduced Anne Burger Entrekin, Hilltop Securities and Dan Martinez, Bond Counsel.

Ms. Entrekin gave a market update noting the bond buyers index had the current rate at 4.06%; the proposed bond issuance of \$12,500,000 are projected without an increase to the debt service tax rate and the best part is the city will have additional capacity for future debt issuance if needed with the same tax rate; emphasized on timetable of events that included publication, receiving, pricing and closing date. The resolution once adopted authorizes to proceed with the intent to issue Certificates of Obligation Series 2023. Dan Martinez, Bond Counsel, stated that once approved publication as statutory required and uploaded to city website and asked the project listed are in order.

In response to Commissioner Rodriguez, Dan Martinez stated there is flexibility in the language that would allow for drainage improvements.

Mayor Pro Tem Pedraza seconded by Commissioner Lopez moved to approve Resolution 2022-60 authorizing publication of Notice of Intent to Issue Certificates of Obligation Series 2023 as presented. The motion carried unanimously; Mayor Suarez was present and voting.

B. Discussion and consideration to approve Resolution 2022-61 declaring the intention to reimburse certain expenditures with Certificate of Obligation 2023 proceeds and authorize the Mayor to execute any related documents. Possible action. (Staffed by Finance Department.)

Dan Martinez, Bond Counsel, stated federal tax laws allow eligible expenditures made prior to the completion of the issuance of the bonds are reimbursable. The resolution would authorize the city's intent to reimburse those eligible expenditures to the general fund.

Mayor Pro Tem Pedraza seconded by Commissioner Muñoz moved to approve Resolution 2022-61 declaring the intention to reimburse certain expenditures with Certificate of Obligation 2023 as presented. The motion carried unanimously; Mayor Suarez was present and voting.

C. Discussion and consideration after public hearing on behalf of Columbus Club of Weslaco on Ordinance 2022-43 to rezone 3030 N Texas Blvd., also being the West 2.5 acres of the North 5 acres of the South 20 acres of Farm Tract 108, West Tract, 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 2022-43. Possible action. (Staffed by Planning & Code Enforcement Department.)

Rebekah de la Fuente, Director of Planning and Code Enforcement, stated twelve property owners were notified with no objection received; the location is surrounded by commercial use and proposed use follows the 2040 Land Use Map; applicant proposes to remodel for use of as a daycare. The Planning and Zoning Commission and staff recommended approval based on the 2040 Land Use Map and existing surround land use.

Commissioner Rodriguez seconded by Mayor Pro Tem Pedraza moved to approve Ordinance 2022-43 to rezone 3030 N Texas Blvd as presented. The motion carried unanimously; Mayor Suarez was present and voting.

D. Discussion and consideration after public hearing on behalf of Viridiana Treviño to approve a Conditional Use Permit to obtain a Mixed Beverage Permit at 529 S. Texas Blvd., also being block 42, Lot 30-33, Weslaco Original Townsite, Hidalgo County, Texas and authorize the Mayor to execute any related documents. Possible action. (Staffed by Planning & Code Enforcement Department.)

Rebekah de la Fuente stated twelve property owners were notified with one objection received from South Texas Educational Technologies (STET) owners of the property to the north citing future intention of STET will be to host high school classes at this location; applicant proposes to open a franchise "Fan Favorites" known for specialties of ice-cream, smoothies and milk-shakes with an infusion of alcohol and noted at no time would alcohol be sold separately only as an ingredient with the ice-cream. The Planning and Zoning Commission recommended approval with stipulation that the owners may not sell any mixed drinks, beer or wine and could only serve ice cream and smoothy and coffee-based products. Staff recommended approval noting should a school move into the area owner will need to pay higher insurance premiums as set by TABC.

In response to the Mayor and Commission, no mixed beverages would be sold, and the City Attorney stated staff had enforcement under the ordinance to revoke the conditional use permit should they be in any violations of the conditional use permit; TABC would be notified the establishment no longer has the authority to sell alcoholic beverages because their permit from the city has been revoked.

Commissioner Rodriguez seconded by Mayor Pro Tem Pedraza moved to approve a Conditional Use Permit to obtain a Mixed Beverage Permit at 529 S. Texas Blvd as presented. The motion carried unanimously; Mayor Suarez was present and voting.

E. Discussion and consideration to approve the Final Plat for Chelsea Park Villas Subdivision being the west 6.83 acres tract of land out of Chelsea Park Subdivision, Weslaco, Hidalgo County, Texas Located on the SW corner of W 9th & S. Border Ave and authorize the Mayor to execute any related documents. Possible action. (Staffed by Planning & Code Enforcement Department.)

Commissioner Muñoz abstained from discussion and vote.

Rebekah de la Fuente stated this was a proposed sixteen (16) lot subdivision with a proposed use of apartments; inside city limits and serviced with water and sewer by the city; applicant requested variances for side setback to allow for five feet instead of the ordinance required six feet and variance to allow off-site drainage and has received letters of support from the drainage district. The Planning and Zoning Commission recommended approval with variances and recommended existing right-of-way on West 10th Street that exits to Border Ave be widen to a minimum of 30-feet. Staff recommended approval and compliance with the ordinances on the variances.

Commissioner Farias seconded by Mayor Pro Tem Pedraza moved to approve the final plat for Chelsea Park Villas Subdivision with variances and right-of-way be a minimum of 30 feet as presented. The motion carried; Commissioner Muñoz abstained; Mayor Suarez was present and voting.

F. Discussion and consideration to approve the Final Plat for Sienna Subdivision being a 31.06-acre out of Farm Tracts 216, West Tract Subdivision, Weslaco, Hidalgo County, Texas Located on West side of Mile 6 ½ West, 1015' South of Mile 10 North and authorize the Mayor to execute any related documents. Possible action. (Staffed by Planning & Code Enforcement Department.)

Rebekah de la Fuente stated this was a proposed fifty-two (52) lot subdivision with a proposed use of single family residential; outside city limits and serviced with water by North Alamo Water Supply Corporation and sewer by off-site sanitary facility (OSSF); applicant requested a variance to allow for off-site sanitary sewer and off-site drainage. Staff noted the letter of support has been received from the drainage district but unsuccessful obtaining from the irrigation district because HCCID#9 and Donna Irrigation state the ditch in question is not in their jurisdiction; developer however is meeting the 50-year storm requirement. The Planning and Zoning Commission recommended approval with variances. Staff recommended approval and compliance with the ordinance on the variances.

Commissioner Muñoz seconded by Mayor Pro Tem Pedraza moved to approve the Final Plat for Sienna Subdivision with variances as presented. The motion carried unanimously; Mayor Suarez was present and voting.

G. Discussion and consideration to approve the Final Plat for Heron's Landing Subdivision being a 29.29-acre out of farm tracts 1036, West and Adams Tract Subdivision, Weslaco, Hidalgo County, Texas Located on SW corner of Pike Blvd. and Mile 2 ½ West and authorize the Mayor to execute any related documents. Possible action. (Staffed by Planning & Code Enforcement Department.)

Rebekah de la Fuente stated this was a proposed seventy-one (71) lot subdivision with a proposed use of one lot as commercial along Pike Boulevard and remainder as four plex apartments; inside city limits; serviced with water and sewer by the city and no variances requested. The Planning and Zoning Commission and staff recommended approval of the final plat for Heron's Landing.

Commissioner Kerr seconded by Mayor Pro Tem Pedraza moved to approve the final plat for Heron's Landing Subdivision as presented. The motion carried unanimously; Mayor Suarez was present and voting.

H. Discussion and consideration to purchase a 2023 GMC Terrain SLE under BuyBoard contract #601-19 for the amount of \$29,258.75 and a 2022 GMC Sierra 1500 under BuyBoard Contract #601-19 for the amount of \$41,058.75 from Gunn Auto Group using our department's vehicle budget line and authorize the Mayor to execute any related documents. Possible action. (Staffed by Police Department.)

Commissioner Farias abstained from discussion and vote.

Joel Rivera, Police Chief, stated the department continues to move forward in replacement of their fleet; the expenditure is budgeted and would be for administration.

Commissioner Rodriguez seconded by Commissioner Lopez moved to approve the purchase a 2023 GMC Terrain SLE under BuyBoard contract #601-19 for \$29,258.75 and a 2022 GMC Sierra 1500 under BuyBoard Contract #601-19 for \$41,058.75 from Gunn Auto Group as presented. The motion carried; Commissioner Farias abstained; Mayor Suarez was present and voting.

I. Discussion and consideration to approve Change Order No. 3 from Tri-Gen Construction for concrete improvements in an amount not to exceed \$8,500 for the Weslaco Mid Valley Airport Corporate Hangar Project and authorize the Mayor to execute any related documents. Possible action. (Staffed by Airport Department.)

Andrew Munoz, Airport Director, stated the change order will have an additional two feet of concrete in front of the new corporate hangars to strengthen the edge of the pavement avoiding any depressions/potholes in the area while corporate jets are moving in and out of the hangars. Staff recommended approval.

Mayor Pro Tem Pedraza seconded by Commissioner Lopez moved to approve Change Order No. 3 from Tri-Gen Construction for concrete improvements in an amount not to exceed \$8,500 as presented. The motion carried unanimously; Mayor Suarez was present and voting.

J. Discussion and consideration to approve Change Order No. 4 from Tri-Gen Construction for a decrease in the amount of \$84,234.59 for the Weslaco Mid Valley Airport

Corporate Hangar Project and authorize the Mayor to execute any related documents. Possible action. (Staffed by Airport Department.)

Andrew Munoz recommended approval stating the change order is a decrease from the contingency allowance resulting from reconciliations of unused allowance expenditures. Staff recommended approval.

Mayor Pro Tem Pedraza seconded by Commissioner Muñoz moved to approve Change Order No. 4 from Tri-Gen Construction for a decrease in the amount of \$84,234.59 as presented. The motion carried unanimously; Mayor Suarez was present and voting.

K. Discussion and consideration to approve final payment for the Weslaco Mid Valley Airport Corporate Hangar Project for an amount not to exceed \$36,344.36 and authorize the Mayor to execute any related documents. Possible action. (Staffed by Airport Department.)

Andrew Munoz stated staff received request for final payment; all documents for release have been obtained and all allowances have been deducted from the final payment and release of final retainage would be forthcoming. Staff recommended approval of final payment in an amount not to exceed \$36,344.36.

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

L. Discussion and consideration to authorize an expenditure not to exceed \$47,000 for Corporate Hangar Door repairs and authorize the Mayor to execute any related documents. Possible action. (Staffed by Airport Department.)

Andrew Munoz recommended approval of expenditures for repairs not to exceed \$47,000 for the corporate hangar doors resulting from recent storm damage that caused wiring and hinges to collapse as well as damage to the doors and side walls; claim filed with insurance carrier and damages will be covered.

Commissioner Farias seconded by Commissioner Lopez moved to approve final payment for the Weslaco Mid Valley Airport Corporate Hangar Project for an amount not to exceed \$36,344.36 as presented. The motion carried unanimously; Mayor Suarez was present and voting.

M. Discussion and consideration of utilizing the Routine Airport Maintenance Program (RAMP) grant funds for water and sewer improvements at the Weslaco Mid Valley Airport for an amount not to exceed \$42,000 and authorize the Mayor to execute any related documents. Possible action. (Staffed by Airport Department.)

Andrew Muñoz stated Phase II of the Corporate Hangar Project will begin; recommended approval to use RAMP grant funds for water and sewer improvements at the airport; the local match required from the EDA grant would decrease; the improvements would allow for future growth for the area noted RAMP grant funds are 50/50 local match for a cost to the city of \$21,000 and public works would be providing the labor.

Mayor Pro Tem Pedraza seconded by Commissioner Muñoz moved to approve use of the Routine Airport Maintenance Program (RAMP) grant funds for water and sewer improvements at the Weslaco Mid Valley Airport for an amount not to exceed \$42,000 as presented. The motion carried unanimously; Mayor Suarez was present and voting.

N. Presentation and consideration to accept the Financial Reports (unaudited) as of September 30, 2022 for the General Fund, Water and Sewer Fund, Solid Waste Fund, and Airport Fund and authorize the Mayor to execute any related documents. Possible action. (Staffed by the Finance Department.)

Rosie Cavazos presented the following; General fund had a net surplus of \$2,667,422; sales taxes had a 17% increase from last fiscal year with 114 working capital days; Wastewater fund had \$674,231 surplus; Water fund showed a positive and Sewer fund showed a deficit; reported ARPA funding of water and sewer projects has reduced the deficit and have 49 days in working capital.; Solid Waste fund net change in fund equity had surplus of \$79,058 and Airport fund reflected a negative net change. Staff recommended approval to accept and file.

Commissioner Farias seconded by Commissioner Lopez moved to accept the Financial Reports (unaudited) as of September 30, 2022, for the General Fund, Water and Sewer Fund, Solid Waste Fund, and Airport Fund as presented. The motion carried unanimously; Mayor Suarez was present and voting.

O. Discussion and consideration to accept and file the Quarterly Investment Report for the period ending September 30, 2022 and authorize the Mayor to execute any related documents. Possible action. (Staffed by Finance Department.)

Rosie Cavazos reported interest collected for the quarter was \$189,250; interest to date was \$298,898; will continue monitoring the interest earning accounts with the majority of funds in Tex Pool account offering a 3.21 interest rate. Staff recommended approval to accept and file.

Commissioner Kerr seconded by Commissioner Lopez moved to accept and file the Quarterly Investment Report for the period ending September 30, 2022, as presented. The motion carried unanimously; Mayor Suarez was present and voting.

P. Discussion and consideration of approving Change Order No. 1 to the New Downtown Fire Station No. 2 for the addition of an Emergency Back-up Generator in amount not to exceed \$200,705 and authorize the Mayor to execute any related documents. Possible action. (Staffed by Parks & Recreation Department.)

Andrew Munoz stated the change order was for the purchase of a 72-hour diesel generator for the fire station project for an amount not to exceed \$299,705 and stated delivery time was about 22-months. Staff recommended approval with monies to come from the Bond Series 2023.

Mayor Pro Tem Pedraza seconded by Commissioner Rodriguez moved to approve Change Order No. 1 to the New Downtown Fire Station No. 2 for the addition of an Emergency Back-up Generator in amount not to exceed \$200,705 as presented. The motion carried unanimously; Mayor Suarez was present and voting.

Q. Discussion and consideration of approving Change Order No. 1 to the New Police Department with Municipal and Judicial Court for the addition of an Emergency Back-up Generator in amount not to exceed \$414,054 and authorize the Mayor to execute any related documents. Possible action. (Staffed by Parks & Recreation Department.)

Andrew Munoz stated is similar to previous item but for the new police and municipal court buildings. Staff recommended approval for an amount not to exceed \$414,054 to be paid from the Bond Series 2023 as well.

Commissioner Lopez seconded by Commissioner Muñoz moved to approve Change Order No. 1 to the New Police Department with Municipal and Judicial Court for the addition of an Emergency Back-up Generator in amount not to exceed \$414,054 as presented. The motion carried unanimously; Mayor Suarez was present and voting.

VIII. EXECUTIVE SESSION

At 6:30 p.m. Commissioner Farias seconded by Commissioner Rodriguez moved to convene the regular meeting in Executive Session. The motion carried unanimously; Mayor Suarez was present and voting.

At 7:28 p.m. Mayor Suarez stated the City Commission had completed its Executive Session and reconvened the regular meeting as open to the public.

IX. 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.

Commissioner Rodriguez seconded by Commissioner Lopez moved to approve contract with Interim City Manager Martin Garza effective October 1, 2022 as discussed in executive session. The motion carried unanimously; Mayor Suarez was present and voting.

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.

Mayor Pro Tem Pedraza seconded by Commissioner Lopez moved to authorize City Manager and City Attorney continue with negotiations with the Fire Union as discussed in executive session. The motion carried unanimously; Mayor Suarez was present and voting.

C. Legal Consultation - Consultation with City Attorney regarding claims made against the City by Frankenmuth Surety and Castle Construction regarding the Police and Fire Station Project as authorized by Section §551.071 of the Texas Government Code.

Commissioner Kerr seconded by Commissioner Lopez moved to authorize the City Manager and the City attorney to proceed regarding the claims by Frankenmuth Surety and Castle Construction as discussed in executive session.

X. ADJOURNMENT

Mayor Pro Tem Pedraza seconded by Commissioner Rodriguez moved to adjourn the meeting of November 15, 2022, at 7:29 p.m. The motion carried unanimously; Mayor Suarez was present and voting.

CITY OF WESLACO

David Suarez, **MAYOR**

ATTEST:

Norma A. Cantu, **CITY SECRETARY**



**A SPECIAL MEETING
OF THE WESLACO CITY COMMISSION
THURSDAY, NOVEMBER 17, 2022**

On Thursday, November 17, 2022, at 5:35 p.m. the City Commission of the City of Weslaco, Texas convened a Special Meeting at City Hall in the Legislative Chamber, located at 255 South Kansas Avenue with the following members present:

PRESENT:	Mayor	David Suarez
	Mayor Pro-Tem	Josh Pedraza
	Commissioner	JP Rodriguez
	Commissioner	Adrian Farias
ABSENT:	Commissioner	Leo Muñoz
	Commissioner	Letty Lopez
	Commissioner	Greg Kerr
	City Manager	Martin Garza
	City Secretary	Norma A. Cantu

Also present: Andrew Munoz, Asst. City Manager/Airport Director, Aida Vega, Deputy City Secretary, Rosie Cavazos Asst. Finance Director, Pete Garcia, Public Works Director; Antonio Lopez, Fire Chief; Joel Rivera, Police Chief; Joe Pedraza, Asst. Planning and Code Enforcement Director, Albert Aldana, City Engineer; David Arce, Deputy Public Works Director; Arnold Becho, Library Director; and other staff members and citizens.

I. CALL TO ORDER

A. Certification of Public Notice.

Mayor Suarez called the meeting to order as the canvassing authority and certified the public notice of the meeting as properly posted Friday, November 11, 2022.

B. Pledge of Allegiance.

The Mayor led the Pledge of Allegiance and Texas Flag.

C. Roll Call.

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

II. NEW BUSINESS

A. Discussion and consideration to convene as the local canvassing authority to canvass the election returns and approve Resolution 2022-59 certifying the results of the November 8, 2022 City of Weslaco General Election in accordance with Texas Election Code 67.004(a). Possible action. (Staffed by City Secretary Department.).

Mayor Suarez stated the returns of said election had been duly canvassed and City Commissioner At-Large Israel Gonzalez Jr. received 4,077 votes and Leo Munoz 3,976 votes; City Commissioner Single Member District 4 Adrian Farias received 1,145 votes and Eloy De Leon 821 votes and further noted duly elected was Commissioner At-Large Israel Gonzalez Jr. and Commissioner District 4 Adrian Farias.

Mayor Pro Tem Pedraza seconded by Commissioner Rodriguez, moved to approve Resolution 2022-59 certifying the results of the November 8, 2022 City of Weslaco General Election. The motion carried unanimously; Mayor Suarez was present and voting.

For the record, following is the resolution.

RESOLUTION NO. 2022-59

STATE OF TEXAS
COUNTY OF TEXAS
CITY OF WESLACO

AN ORDER DECLARING THE RESULTS OF THE
CITY OF WESLACO GENERAL ELECTION OF
NOVEMBER 8, 2022 TO FILL TWO VACANCIES

WHEREAS, the City Commission of the City of Weslaco resolved and ordered that a General Election be held on November 8, 2022 in the City of Weslaco, Texas for the purpose of electing two members to the Weslaco City Commission for the following positions:

CITY COMMISSIONER AT-LARGE
CITY COMMISSIONER SINGLE MEMBER DISTRICT 4

WHEREAS, there came on to be considered the returns of the election held on the 8th day of November, 2022 for the purpose of electing two (2) members to the City Commission.

WHEREAS, the returns of said election have been duly canvassed by the City Commission, and each of the candidates in said election having received the following votes to wit:

CITY COMMISSIONER AT-LARGE

ISRAEL GONZALEZ JR	Votes	4,077
LEO MUÑOZ	Votes	3,976

CITY COMMISSIONER SINGLE MEMBER DISTRICT 4

ADRIAN FARIAS	Votes	1,145
ELOY DE LEON	Votes	821

IT IS, THEREFORE FOUND, DECLARED AND ORDERED by the City Commission of the City of Weslaco that the above elections were duly called. The notices of said elections were duly posted and that said elections were held in accordance with the laws of the Texas Election Code. That at said General Election Israel Gonzalez Jr. was elected to the position of City Commissioner At-Large and Adrian Farias was elected to the position of City Commissioner Single Member District 4 of the City of Weslaco subject to taking their oath of office,

SECTION 1: That it is further found and determined that the results of the election as canvassed and tabulated in the preamble hereof reflect the expressed desires of those persons voting at said election.

IT IS FURTHER FOUND AND DETERMINED that in accordance with the laws of the Texas Election Code the City Secretary posted written notice of the date, place and subject of this meeting on the bulletin board located at City Hall, place convenient and readily accessible to the general public and said notice having been so posted and remaining posted continuously for at least 72 hours proceeding the scheduled time of said meeting. A copy of the returns shall be attached to the minutes of this meeting and shall be made as part hereof for all intents and purposes.

PASSED, ADOPTED and APPROVED this 17th day of November 2022.

CITY OF WESLACO
/s/David Suarez, MAYOR and
PRESIDING OFFICER OF THE LOCAL
CANVASSING AUTHORITY

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

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

B. Conduct Oaths of Office and file Statements of Elected Officers.

Commissioner Farias and Commissioner Gonzalez took their Oaths of Office and tendered their Statements of Elected Officers for public file. Both addressed the audience, expressing appreciation for the opportunity to serve, thanking God, their families, friends, and the constituents and here to work for the betterment of Weslaco.

C. Appointment of Mayor Pro-Tem.

Mayor Pro Tem Pedraza seconded by Commissioner Farias moved to appoint Commissioner Rodriguez as Mayor Pro Tem. The motion carried unanimously; Mayor Suarez was present and voting.

III. ADJOURNMENT

Commissioner Pedraza, seconded by Mayor Pro Tem Rodriguez, moved to adjourn at 5:44 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: December 6, 2022		Agenda Item No. (to be assigned by CSO): 2022-5998	
From: REBEKAH DE LA FUENTE			
Subject: Ordinance 2022-43 to rezone 3030 N Texas Blvd., also being the West 2.5 acres of the North 5 acres of the South 20 acres of Farm Tract 108, West Tract, 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 held November 15, 2022; 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. Twelve (12) property owners within 200 feet of the applicant's property were notified by letter on October 21, 2022.			
Funding Source (budget code, if applicable):			
Amount:	Term of Impact:	Identified in Current Budget:	
Additional Action Prompted: Mayor's Signature Ordinance - First Reading Ordinance - Final Reading			
If item previously considered, provide date and action by Commission:			
If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners: Notice of the application and the Public Hearing for the Planning and Zoning Commission and the City Commission appeared in The Monitor on October 17, 2022.			
Advisory Review, if any (name of board/committee, date of action, recommendation): The Planning and Zoning Commission recommended approval of the rezone at their regular meeting of November 2, 2022.			
ADELAIDA VEGA REBEKAH DE LA FUENTE Martin Garza		Created/Initiated Approved New	
City Manager Comments: Approve as as recommended by the Planning and Zoning Commission and staff.			
Staff Recommendation: Staff recommends approval based on 2040 land use map and surrounding land use.			
Attachments, if any: Rezone-3030 N Texas Blvd- Memo, 3030 N Texas Blvd - attachments, 3030 N Texas Blvd- Aerial, O2022-43 rezone 3030 N Texas Blvd			
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: Rezone- 3030 N Texas Blvd

DATE: November 19, 2022

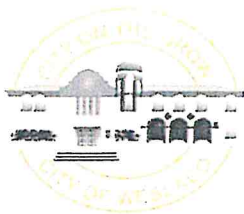
The property owner is proposing a Daycare for this property use for this location. The proposed site is the location of the former Knights of Columbus Club is surrounded by commercial use properties. The proposed use is in compliance with the 2040 Land Use Map and surrounding areas. The owner has gone through a facility inspection and is currently working towards remodeling the property for the proposed daycare use. 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

RZNE-000322-2022



APPLICATION FOR REZONING



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

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

FILE NO. _____

PROPOSED PROJECT

Legal Description of Property to be rezoned:

Lot The West 2.5 acres of the North 5 acres of the South 20 Block

Subdivision Name acres of Farm tract 108 2.5 acres net

Street Address 3030 N. Texas Blvd.

Existing Zoning R1

Existing Land Use Vacant

Proposed Zoning B1

Proposed Land Use Commercial Use

☒ \$305.00 non-refundable filing fee.

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

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

☒ City and school tax receipts attached.

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

APPLICANT

Name Columbus Club of Weslaco Phone 956-968-6800

Address 2623 N. Texas Fax: 956-969-2893

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

OWNER

Name _____ Phone _____

Address _____ Fax: _____

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

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

Signature Juan T. Reyes Date 10/11/22

Owner

Signature _____ Date _____

Applicant

Signature _____ Date _____

Authorized Agent

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

October 21, 2022

Legal Notice

Dear Occupant:

The Weslaco Planning and Zoning Commission will hold a public hearing on Wednesday, November 2, 2022, and the City Commission will hold a public hearing on November 15, 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 November 2, 2022. A staff member will contact you with instructions via phone call to address your public comment.

REZONE REQUEST:

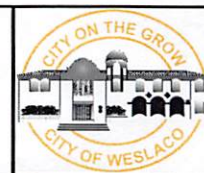
Columbus Club of Weslaco is requesting to rezone 3030 N Texas Blvd. Also being the West 2.5 acres of the North 5 acres of the South 20 acres of Farm Tract 108, West Tract, Hidalgo County, Texas from R-1 One-family dwelling district to B-1 neighborhood business district.

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



Purpose for the Rezone Request	
Existing zoning:	R-1
Existing land use:	Building
Prop Zone:	B-1

OCT 17, 2022

AGUILERA REAL ESTATE HOLDINGS 920 S CLOSNER BLVD EDINBURG TX 78539	A1311-02-000-000A-00 AGUILERA MEDICAL PLAZA NO. 2 LOT A 2990 N TEXAS BLVD	L: 396500 B: 973326
OCANAS JOSE G & MARIA 2921 N TEXAS BLVD WESLACO TX 78599	T1250-00-001-0001-00 TEJAS CUATRO LOT 1 & LOT 2 BLK 1 2921 N TEXAS BLVD	L: 195120 B: 159990
88 PROPERTIES LLC N TEXAS BLVD WESLACO TX 78596	W3800-00-108-0000-00 WEST TRACT E10AC-N20AC FT 108 & 20AC NET	L: 580000 B: 0
GARZA CARLOS I PO BOX 6105 MCALLEN TX 78502-6105	W3800-00-108-0000-01 WEST TRACT-E660'-N165'-S495' FT 108 2.50AC	L: 0 B: 0
88 PROPERTIES LLC N TEXAS BLVD WESLACO TX 78596	W3800-00-108-0000-05 WEST TRACT-THE WEST 10.0ACRES OF ES OF FARM TRACT 108 & WEST 10AC'S	L: 580000 B: 0
I & I RENTALS LLC 1720 W BUSINES HWY 83 MISSION TX 78573	W3800-00-108-0000-06 WEST TRACT-W660'-N165'-S495' FT 108 AC NET	L: 1740 B: 0
COLUMBUS CLUB OF WESLACO 850 S IOWA AVE WESLACO TX 78596-7038	W3800-00-108-0000-07 WEST TRACT-THE EAST 2.5 ACRES OF THE NORTH 5 ACRES OF THE SOUTH	L: 0 B: 0
GARCIA JUAN M JR 3125 N TEXAS BLVD WESLACO TX 78599	N4490-00-000-00C2-00 NORTHCROSS LOT C2	L: 249660 B: 138340
PALMS CABANAS LLC 509 E PIKE BLVD STE A WESLACO TX 78596	D7860-00-000-0019-00 DREAMLAND ESTATES LOT 19	L: 26180 B: 145645
PALMS CABANAS LLC 509 E PIKE BLVD STE A WESLACO TX 78596	D7860-00-000-0020-00 DREAMLAND ESTATES LOT 20	L: 25498 B: 142229
GONZALEZ NELDA G & JUAN 3308 ROSEWOOD DR WESLACO TX 78599	A5508-00-000-00C1-00 APOSTOLIC ASSEMBLY CHURCH LOT C1	L: 249599 B: 0
V & M PROPERTY RENTALS INC 2012 E UNIVERSITY DR EDINBURG TX 78542	A5508-00-000-00C2-00 APOSTOLIC ASSEMBLY CHURCH LOT C2	L: 249599 B: 0

**The Columbus Club of Weslaco.
A non Profit Organization**

CORPORATE RESOLUTION

I, **Jose Sepulveda**, Secretary of The Columbus Club of Weslaco, a Texas Corporation, do hereby certify that I am the keeper of the records and the minutes of the proceedings of the Board of Directors of said Corporation, and that on the 10th day of October, 2022, there was held a meeting of the Board of Directors of said corporation which was duly called Corporation, and at which meeting a quorum of the Directors was present: and that at said meeting the following resolution was duly and legally passed:

RESOLVED, THAT either **Juan Reyes Chairman** of the Corporation was authorized to sign any and all documents necessary, proper and advisable for the application to obtain from the City of Weslaco a zone change from R-1 to Commercial Zoning at the building located at 3030 N. Texas Blvd. Weslaco, Texas.

I further certify that I **Jose Sepulveda** am the is the duly elected, qualified and acting Secretary of this Corporation and **Juan Reyes** is duly elected, qualified and acting Chairman of this Corporation and that the signatures shown here on are the true signatures of Jose Sepulveda and Juan Reyes.


Jose Sepulveda., Secretary


Juan Reyes., Chairman Secretary

In witness hereof I have hereunto set my hand as Secretary of said corporation and have attached hereto the official seal of said corporation, this the **1st day of March, 2022.**


Secretary Jose Sepulveda

2021 TAX STATEMENT



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

Certified Owner:
COLUMBUS CLUB OF WESLACO
610 W 14TH ST
WESLACO, TX 78596

Legal Description:
WEST TRACT-THE WEST 2.5 ACRES OF THE
NORTH 5 ACRES OF THE SOUTH 20 ACRES OF
FARM TRACT 108 2.5 ACRES NET

Account #: W3800-00-108-0000-02
As of Date: 10/05/2022

Appr. Dist. #: 324439

Legal Acres: 2.5000
Parcel Address: N TEXAS BLVD
Print Date: 10/05/2022

Market Value		Appraised Value	Assessed Value	Capped Value	Homestead Value	Agricultural Market Value	Non-Qualifying Value
Land	Improvement						
\$51,250	\$86,265	\$137,515	\$137,515	\$0	\$0	\$30,750	\$106,765
Taxing Unit	Assessed Value (100%)	Exemptions		Taxable Value	Tax Rate	Tax	
		Code	Amount				
HIDALGO COUNTY	\$137,515	OSP	\$30,112.00	\$107,403	0.5750000	\$617.57	
DRAINAGE DIST #1	\$137,515	OSP	\$30,112.00	\$107,403	0.1264000	\$135.76	
CITY OF WESLACO	\$137,515	OSP	\$30,112.00	\$107,403	0.6967000	\$748.28	
WESLACO ISD	\$137,515	OSP	\$30,112.00	\$107,403	0.9807000	\$1,053.30	
SOUTH TEXAS ISD	\$137,515	OSP	\$30,112.00	\$107,403	0.0492000	\$52.84	
SOUTH TEXAS COLLEGE	\$137,515	OSP	\$30,112.00	\$107,403	0.1715000	\$184.20	

Total Tax: \$2,791.95
Total Tax Paid to date: \$2,791.95
Total Tax Remaining: \$0.00

Exemptions:
OSP - OPEN SPACE 1-D-1

AMOUNT DUE IF PAID BY:

10/31/2022 21 + up to 15%	11/30/2022 22 + up to 15%	01/02/2023 23 + up to 15%	01/31/2023 24 + up to 15%	02/28/2023 25 + up to 15%	03/31/2023 26 + up to 15%
\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
05/01/2023 27 + up to 15%	05/31/2023 28 + up to 15%	06/30/2023 29 + up to 15%	07/31/2023 30 + up to 15%	08/31/2023 31 + up to 15%	10/02/2023 32 + up to 15%
\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

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

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

4.174

Print Date: 10/05/2022

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

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



W3800-00-108-0000-02

COLUMBUS CLUB OF WESLACO
610 W 14TH ST
WESLACO, TX 78596

AMOUNT PAID:

\$

00003244390000000000



Property Tax Balance

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

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

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

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

Account Number: W380000108000002

Pending Credit Card or eCheck Payments:
No Payment Pending

Appraisal District Number: 324439

[Pay by Credit Card](#)

Address:
COLUMBUS CLUB OF WESLACO
610 W 14TH ST
WESLACO, TX 78596

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

Property Site Address:
N TEXAS BLVD

[Pay by eCheck](#)

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

Legal Description:
WEST TRACT-THE WEST 2.5 ACRES OF THE
NORTH 5 ACRES OF THE SOUTH 20 ACRES OF
FARM TRACT 108 2.5 ACRES NET

[Print Current Statement](#)

Current Tax Levy: \$2,791.95

[Print Delinquent Statement](#)

Current Amount Due: \$0.00

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

Prior Year Amount Due: \$0.00

Gross Value: \$137,515

Total Amount Due: \$0.00

Land Value: \$51,250

Last Payment Amount for Current Year Taxes:
\$2,791.95

Improvement Value: \$86,265

Last Payer for Current Year Taxes:
COLUMBUS CLUB OF WESLACO

Capped Value: \$0

Last Payment Date for Current Year Taxes:
12/30/2021

Agricultural Value: \$638

Active Lawsuits: None

Exemptions:
None

[Exemption and Tax Rate Information](#)

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

[Payment Information](#)

[Print a Current Tax Statement](#)

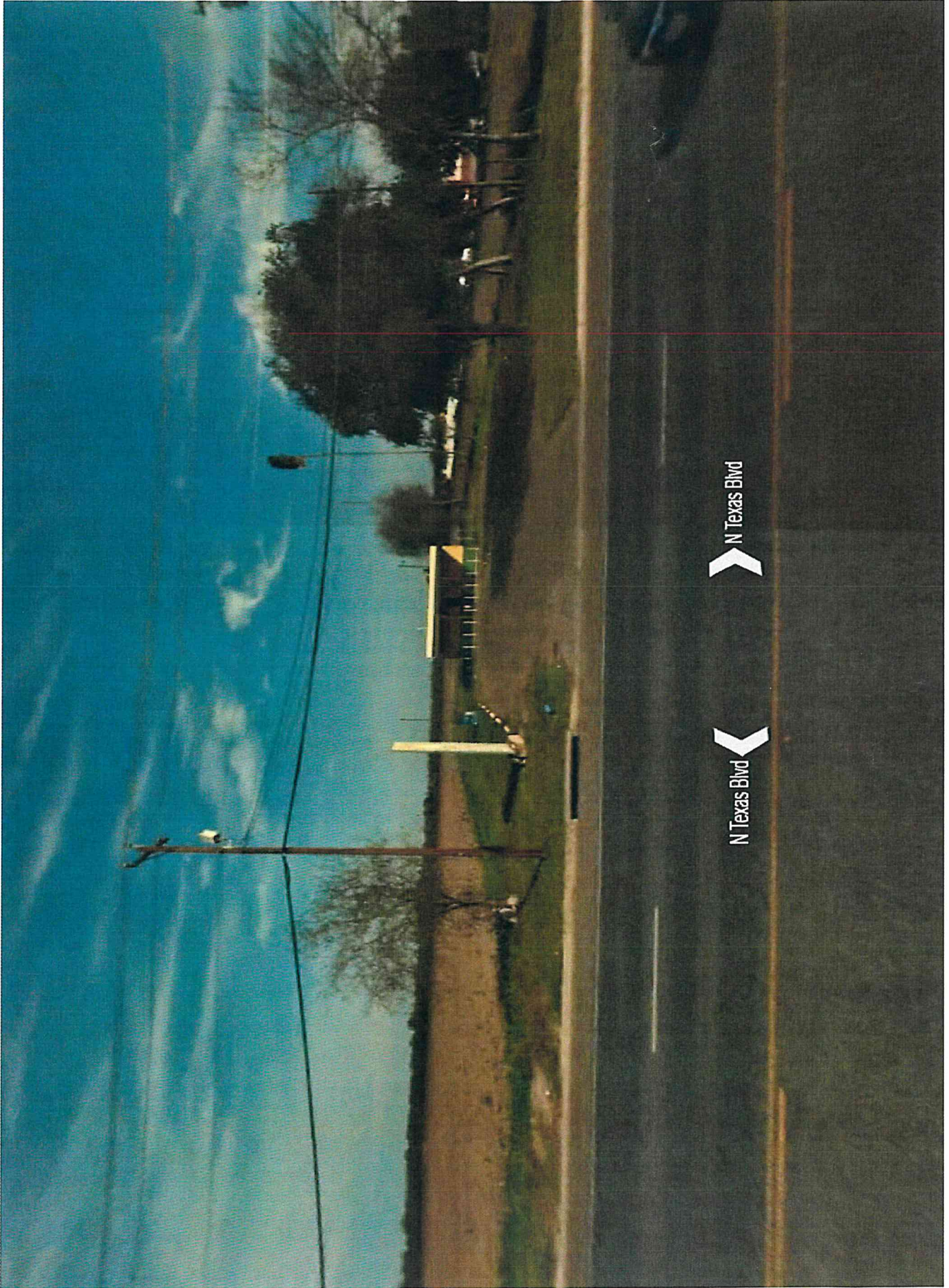
[Click Here](#) to see your estimated amount due for a different date. You can see this information by year and by both year and jurisdiction.

South

East

West

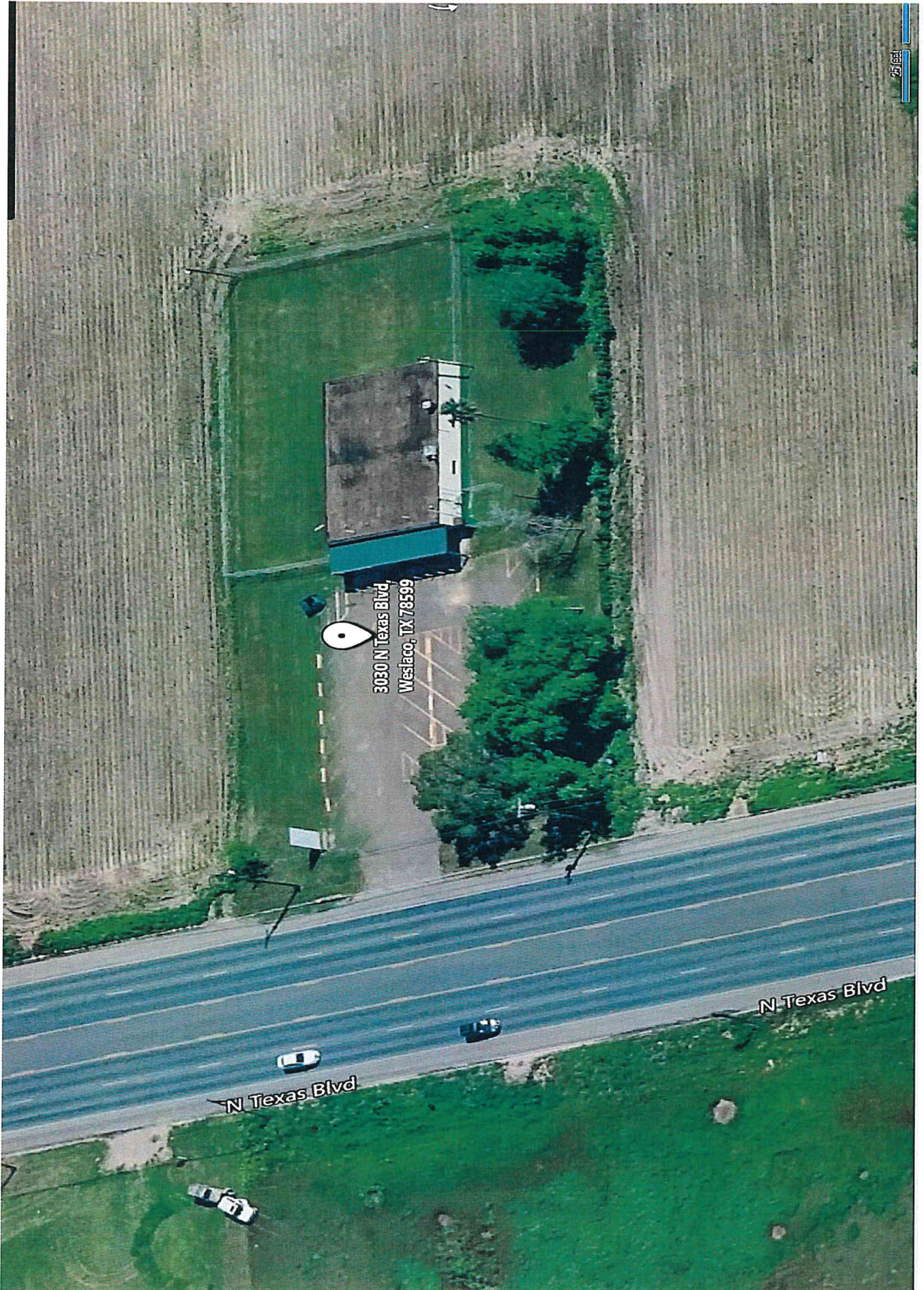
North





N Texas Blvd

N Texas Blvd

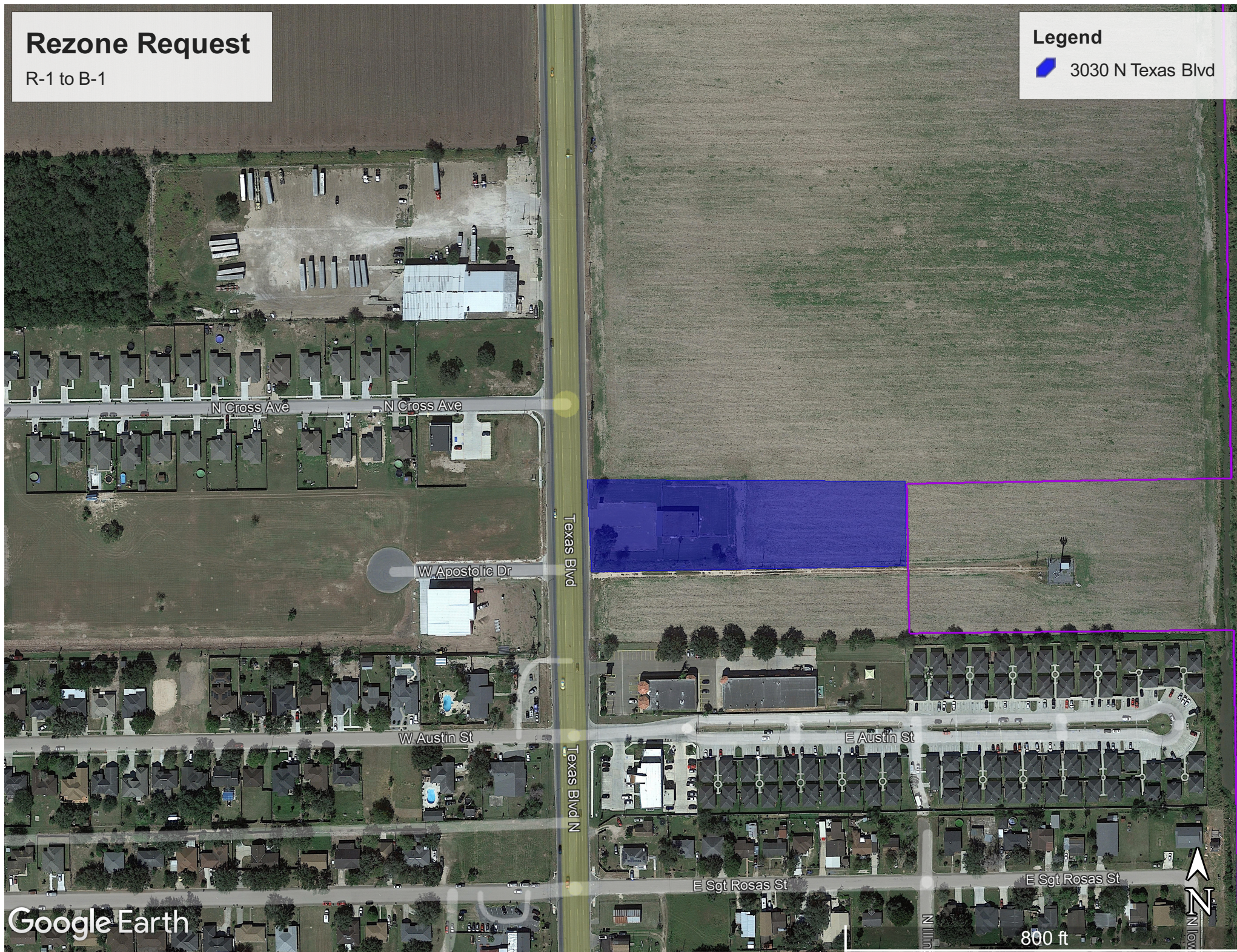


Rezone Request

R-1 to B-1

Legend

 3030 N Texas Blvd



ORDINANCE NO. 2022-43

AN ORDINANCE AMENDING ZONING ORDINANCE NO. 2018-02 AND AMENDING THE ZONING MAP OF THE CITY OF WESLACO TO CHANGE THE ZONING OF REZONE 3030 N TEXAS BLVD. ALSO BEING THE WEST 2.5 ACRES OF THE NORTH 5 ACRES OF THE SOUTH 20 ACRES OF FARM TRACT 108, WEST TRACT, WESLACO 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 3030 N Texas Blvd. Also being the West 2.5 acres of the North 5 acres of the South 20 acres of Farm Tract 108, West Tract, 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 15th day of November, 2022.

PASSED AND APPROVED on second reading at a regular meeting of the City Commission this 6th day of December, 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: December 6, 2022		Agenda Item No. (to be assigned by CSO): 2022-6010	
From: ANTONIO LOPEZ			
Subject: Approval to apply for the Department of Health and Human Services FY 23 Rural Communities Opioid Response Program in the amount of \$300,000 with NO MATCH required and NO RECURRING cost required to improve capacity, sustainability of prevention, treatment, and recovery services for substance-use disorder and authorize the Mayor to execute any related documents. (Staffed by Fire/EMS, Grant Writer.)			
Background: estimated award date is Sep 1st 2023			
Funding Source (budget code, if applicable):			
Amount:	Term of Impact:	Identified in Current Budget:	
Additional Action Prompted: Mayor's Signature			
If item previously considered, provide date and action by Commission:			
If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners:			
Advisory Review, if any (name of board/committee, date of action, recommendation):			
Maggie Perez Martin Garza		Created	
City Manager Comments: Approve as recommended by staff.			
Staff Recommendation:			
Attachments, if any: Rural Communities Opioid Response Program			
Responsibilities upon Approval:			

Rural Communities Opioid Response Program-RCORP-Overdose Response HRSA-23-038

Up to \$12M to address immediate overdose needs in rural communities

WHAT IT DOES

Over the one-year period of performance, grant recipients will implement activities that address their rural communities' most immediate needs related to the drug overdose crisis. Recipients can select from a list of allowable activities (pp. 6-7 in the Notice of Funding Opportunity (NOFO)) that aim to improve access to, capacity for, and sustainability of rural substance use disorder (SUD) services, including but not limited to:

- Purchasing and distributing naloxone, fentanyl test strips, or other relevant supplies within the target rural service area.
- Enhancing capacity to provide mobile crisis intervention services for individuals with SUD in the target rural service area.
- Offering certification, formalized training programs, and/or professional mentorship opportunities to enhance providers' ability to care for individuals with SUD.

For a complete list of allowable activities, see s 6-7 of the NOFO.

WHO DOES IT SERVE

This program provides funds to support immediate responses to the overdose crisis in rural areas. Delivery of all services supported by the RCORP-Overdose Response program must

exclusively occur in HRSA-designated rural counties and rural census tracts, as defined by the Rural Health Grants Eligibility Analyzer: <https://data.hrsa.gov/tools/rural-health>.

AWARD INFORMATION

- Approximately \$12 million for 40 awards (up to \$300,000 per award)
- One year period of performance (September 1, 2023 – August 31, 2024)

WHO CAN APPLY

All domestic public or private, non-profit or for-profit entities, including:

- Community-based organizations
- Federally-recognized tribes
- Tribal organizations
- State Offices of Rural Health
- State, local and territorial governments
- Institutions of higher education
- Faith-based organizations

HOW TO APPLY

Visit

<https://www.grants.gov/web/grants/view-opportunity.html?oppld=342804>.

Applications are due by January 19, 2023.

There will be a technical assistance webinar for applicants on November 10 from 1:00-2:30 pm ET.

See page iii of the NOFO for information on how to access the webinar.

For more



Standardized Agenda Request Form

Date of Meeting: December 6, 2022		Agenda Item No. (to be assigned by CSO): 2022-5959	
From:			
Subject: Approval of Resolution 2022-62 to update signatories on legal financial documents identified with all accounts with PNC and authorize the Mayor to execute any related documents. (Staffed by Finance Department.)			
Background: This resolution is to update the signatories on our PNC banking accounts. This will be removing former Commissioner Leo Munoz and adding Israel Gonzalez, Jr. This will also update City Manager's title and the new Mayor Pro-Tem.			
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 VIDAL ROMAN Martin Garza		Created	
City Manager Comments: Approve as recommended the Interim Finance Director.			
Staff Recommendation: Staff recommends approval.			
Attachments, if any: R2022-62 PNC All Accounts			
Responsibilities upon Approval:			

RESOLUTION NO. 2022-62

STATE OF TEXAS	§	RESOLUTION AUTHORIZING MAYOR DAVID
COUNTY OF HIDALGO	§	SUAREZ, MEMBERS OF THE CITY COMMISSION,
CITY OF WESLACO	§	AND APPROPRIATE STAFF AS SIGNATORIES ON
		CERTAIN LEGAL FINANCIAL DOCUMENTS FOR
		THE CITY OF WESLACO

1. I, **Norma A. Cantu**, certify that I am the **City Secretary** of The City of Weslaco, organized under the laws of **Texas**, Federal Employer ID Number **74-6002544**, engaged in Municipal business under the name of the **City of Weslaco**, and that the following is a correct copy of the resolution adopted at a meeting of the City Commission duly and properly called and held on **December 6, 2022**. This resolution appears in the minutes of this meeting and has not been rescinded or modified.

2. Be it Resolved that,
 - (a) PNC Bank is designated as a depository for the funds of the City of Weslaco.
 - (b) This resolution shall continue to have effect until express written notice of its rescission or modification has been received and recorded by this Financial Institution.
 - (c) All transactions, if any, with respect to any deposits, withdrawals, rediscounts and borrowings by or on behalf of the City of Weslaco with this financial institution prior to the adoption of this resolution are hereby ratified, approved and confirmed.
 - (d) Any of the persons named below, so long as they act in a representative capacity as agents of the City of Weslaco, are authorized to make any and all other contracts, agreements, stipulations and orders which they may deem advisable for the effective exercise of the powers indicated below, from time to time with this financial institution, concerning funds deposited in this financial institution, moneys borrowed from this financial institution or any other business transacted by and between the City of Weslaco and this financial institution subject to any restrictions stated below.
 - (e) Any and all prior resolutions adopted by the City Commission of the City of Weslaco and certified to this Financial Institution as governing the operations of the City of Weslaco's account(s), are in full force and effect, unless supplemented or modified by this authorization.
 - (f) The City of Weslaco agrees to the terms and conditions of any account agreement, properly opened by any authorized representative(s) of the City of Weslaco, and authorizes the financial institution named above, at anytime, to charge the City of Weslaco for all checks, drafts, or other orders, for the payment of money, that are properly drawn on this financial institution, and contain the required number of signatures for this purpose.

3. The officials designated below are authorized to conduct business as indicated:

	Name and Title	Signature
(A)	David Suarez, Mayor	_____
(B)	Jose J.P. Rodriguez, Mayor Pro-Tem	_____
(C)	Israel Gonzalez, Jr., Commissioner	_____
(D)	Joshua S.M. Pedraza, Commissioner	_____
(E)	Leticia Lopez, Commissioner	_____
(F)	Greg Kerr, Commissioner	_____
(G)	Adrian Farias, Commissioner	_____
(H)	Martin Garza, City Manager	_____
(I)	Norma A. Cantu, City Secretary	_____
(J)	Rosalinda Cavazos, Interim Finance Director	_____
(K)	Sonia Flores, Assistant Finance Director	_____

Indicate A, B, C, D and/or E

<u>A – H</u>	(1)	Exercise all of the powers listed (2) through (9)
<u>A – H, J, K</u>	(2)	Open any deposit or checking account(s) in the name of the City of Weslaco
<u>A – H</u>	(3)	Endorse checks and orders for the payment of money and withdraw funds on deposit with this financial institution. Number of authorized signatures required for this purpose <u>2</u> . Number of authorized signatures required for payroll purpose <u>1</u> .
<u>A – H, J, K</u>	(4)	Open any certificate of deposit account and withdraw or transfer funds from the certificate of deposit on deposit with this financial institution. Number of authorized signatures required for this purpose <u>2</u> .
<u>A – H, J, K</u>	(5)	Transfer funds from operations account to the payroll account, investment account or paying agent approved by City Commission by telefax or other electronic means. Number of authorized signatures required for this purpose <u>1</u> .
<u>A – H</u>	(6)	Borrow money on behalf and in the name of the City of Weslaco executes and delivers promissory notes or other evidences of indebtedness. Number of authorized signatures required for this purpose <u>2</u> .

- A – H (7) Endorse, assign, transfer, mortgage or pledge bills receivable, warehouse receipts, bills of lading, stocks, bonds, real estate or other property now owned or hereafter owned or acquired by the City of Weslaco as security for sums borrowed and to discount the same, unconditionally guarantee payment of all bills received, negotiated or discounted and to waive demand, presentment, protest, notice of protest and notice of non-payment. Number of authorized signatures required for this purpose 1.
- A – H, J (8) Enter into written lease for the purpose of renting and maintaining a Safe Deposit Box in this financial institution. Number of authorized signatures required to gain access and to terminate the lease 1.
- A – K, (9) Authorized to make inquiries as to status, account balance pertaining to the City of Weslaco.

4. I further certify that the City Commission of the City of Weslaco has, and at the time of adoption of this resolution had, full power and lawful authority to adopt the foregoing resolutions and to confer the power granted to the persons named who have full power and lawful authority to exercise the same.

In Witness Whereof, I have hereunto subscribed my name and affixed the seal of this Corporation on December 06, 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: December 6, 2022		Agenda Item No. (to be assigned by CSO): 2022-6013	
From:			
Subject: Approval to submit a Letter of Intent to Urban County Program for Year 36 project to be funded from FY Budget 2023-2024 and authorize the Mayor to execute any related documents. (Staffed by Finance Department.)			
Background: City staff has worked on a the Year 36 plan to use CDBG funding to fund the improvement of the sewer line on Bridge Ave between Pike and Witmer. The total cost of the proposed project would be 376,924.00 We are expecting approximately \$285,782 in funding. CDBG requires a letter of commitment to approve the project since it exceeds the total funding expected. The City of Weslaco would commit to funding the remaining balance of the project, which will be incorporated into the FY24 budget.			
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):			
Rosalinda Cavazos VIDAL ROMAN Martin Garza		Created	
City Manager Comments:			
Staff Recommendation: Staff recommends approval			
Attachments, if any: CDBG FUNDING LETTER, 2023 WORKPLAN SUMMARY, Urban County Sewer Improvement Est., Urban County Program 2022-2023-County Prop. S.S.2023			
Responsibilities upon Approval:			

City of Weslaco

"The City on the Grow"



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

Martin Garza, City Manager

December 6, 2022

Urban County Program
1916 Tesoro Street
Pharr, Texas 78577

RE: Year 36 proposed project funding

This letter is to confirm that the City of Weslaco will be committing to fund the excess needed to complete the proposed year 36 project.

The sewer project improvement has a cost estimate of \$376,924 and which has exceeded the estimated fund allocation of \$285,782.00. The City will commit to fund the \$104,142.00 that is needed. The match also consists of in-kind services by county staff and/or county funds.

Please contact Mr. Martin Garza, City Manager if you have any questions about this correspondence. Mr. Garza may be reached at 956.968.3181 or email mgarza@weslacotx.gov. Thank you for your assistance.

Sincerely,

David Suarez
Mayor

AVAILABLE FUNDS: \$ 285,782.00

MATRIX	PROJECT NAME	ESTIMATED
CODE	BRIEF DISCRIPTION (INCLUDE AGENCY NAME)	AMOUNT

21A	General Administration	\$ 3,000.00
03J	Water/Sewer Improvements	\$ 376,924.00
05A	Senior Services (Amigos Del Valle)	\$ 5,000.00
05M	Health Services (Nuestra Clinica Del Valle)	\$ 5,000.00
	TOTAL:	\$ 389,924.00

*** PLEASE DELETE ;LINE ITEMS THAT ARE NOT FUNDED.**

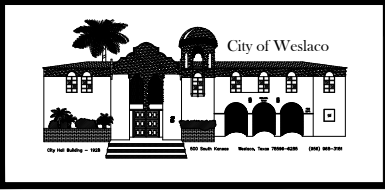
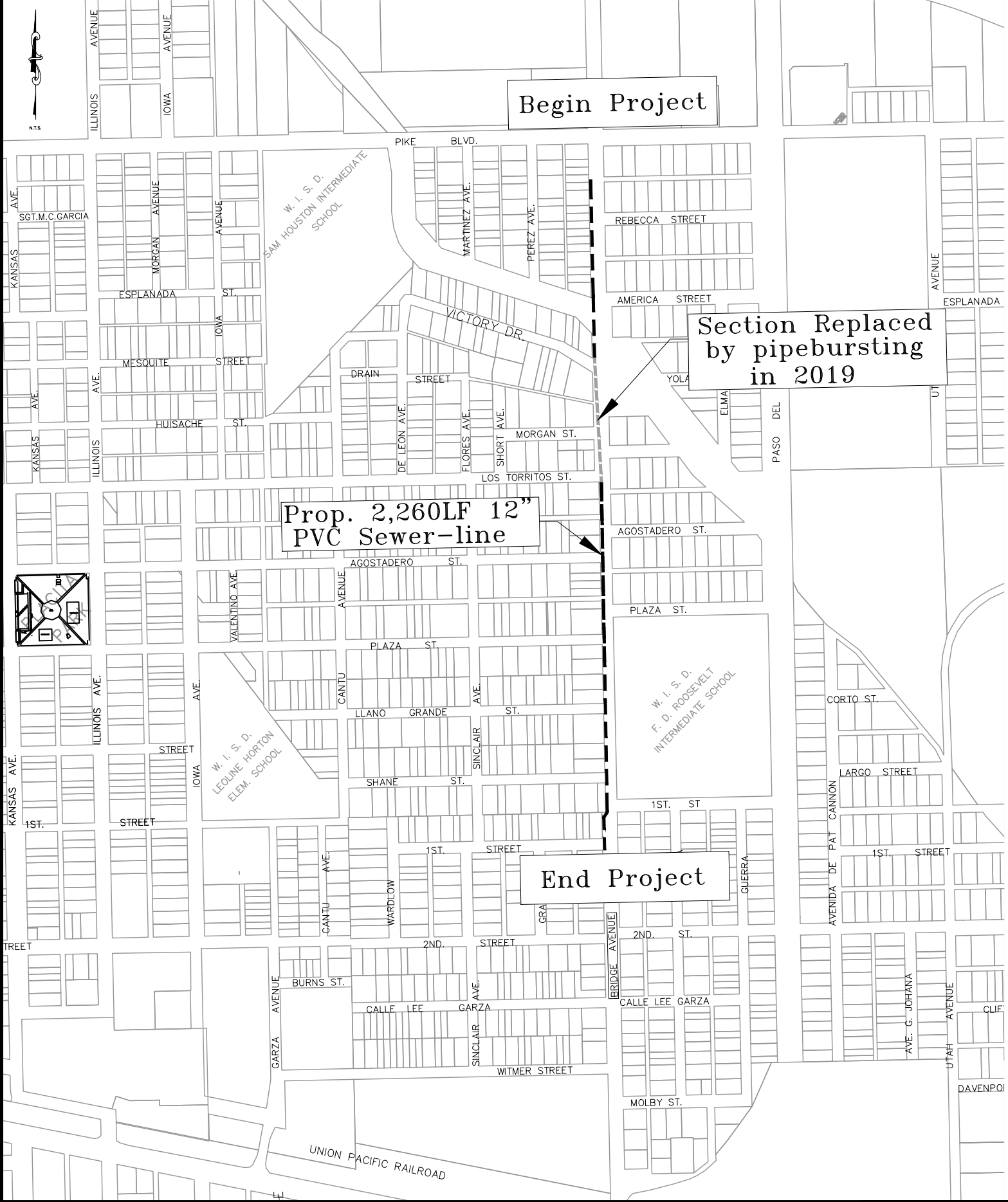
HIDALGO COUNTY

Urban County Program

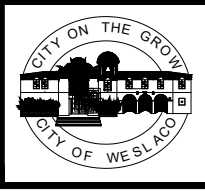
Weslaco 2023 Sewer Improvements Project

ESTIMATE OF PROJECT COST
November 22, 2022

	SEWER SYSTEM				
	<u>SCOPE:</u> Replace Existing Sewer Lines and Sewer Services in the following Area by pipe bursting :				
	Location: S. Bridge Ave. (between Pike Blvd. and Witmer St.)□				
	Description	Qty.	Unit	Unit Price	Total
1	Mobilization / Demobilization	1	EA	7,500.00	7,500.00
2	12" Clean and TV sanitary sewer	2,260	LF	7.15	16,159.00
3	6" - 18" Post TV Inspection After Rehabilitation	2,260	LF	2.75	6,215.00
4	Trench Safety	86	LF	100.00	8,600.00
5	Access Pit (0'-8" deep)	8	EA	6,500.00	52,000.00
6	Burst existing 8" or 10" to 10" IPS SDR19 (8'-12' deep)	2,260	LF	85.00	192,100.00
7	Cement Stabilized Sand	224	Ton	150.00	33,600.00
8	Repair/Rehab 4" to 12" Flex base	88	SY	50.00	4,400.00
9	Repair/Rehab 2" Asphalt pavement	88	SY	100.00	8,800.00
10	Traffic Control	16	Day	750.00	12,000.00
11	Premium manhole frame and cover (Composite Manhole Cover)	5	EA	2,500.00	12,500.00
12	Manhole Rehabilitation - cementatious	401	SF	22.00	8,822.00
13	Manhole Rehabilitation - epoxy	401	SF	28.00	11,228.00
14	Manhole Bench Rehabilitation	5	EA	600.00	3,000.00
SUBTOTAL - Sewer System					376,924.00



URBAN COUNTY PROGRAM YEAR 2023
 BRIDGE AVENUE
 WATER & SEWER-LINE IMPROVEMENTS



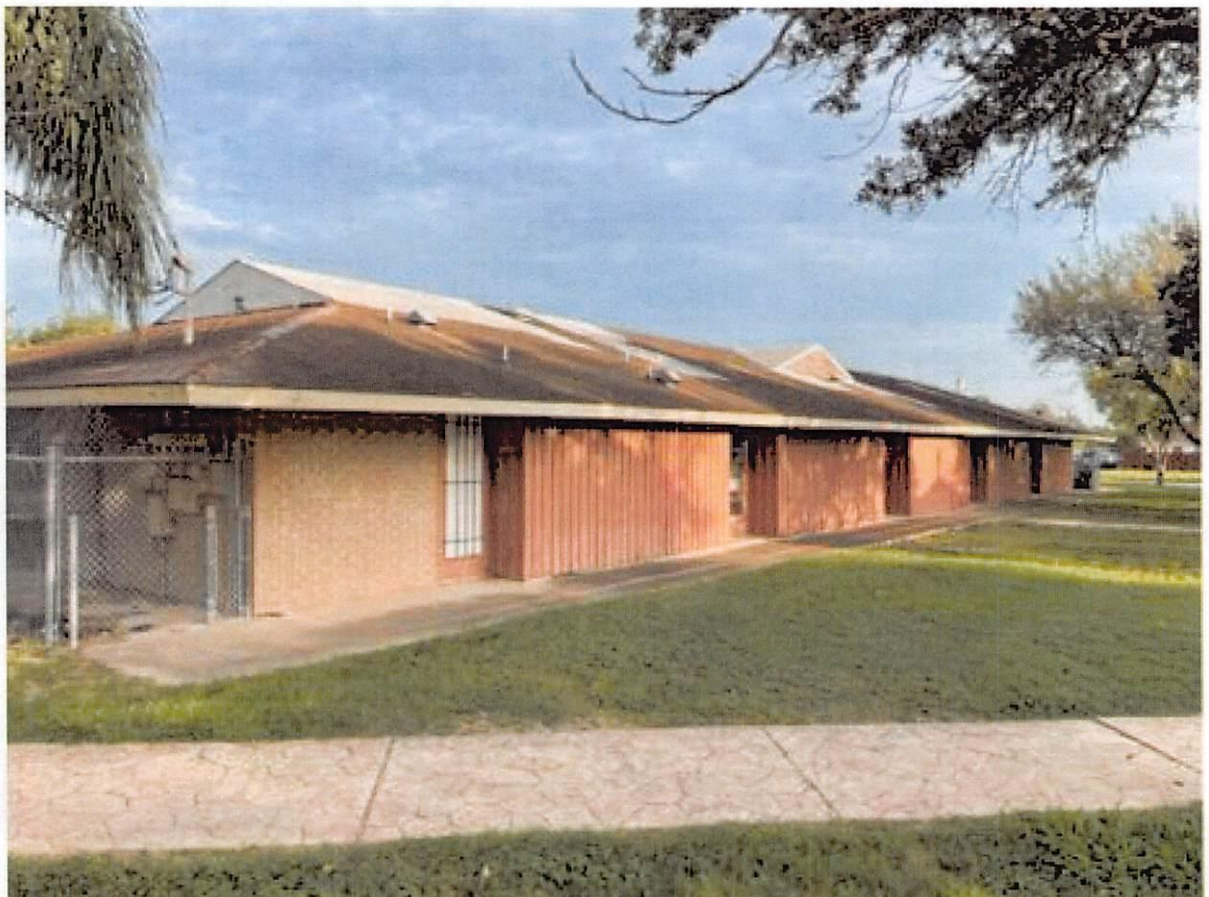


Standardized Agenda Request Form

Date of Meeting: December 6, 2022		Agenda Item No. (to be assigned by CSO): 2022-5964	
From: JOSE PEDRAZA			
Subject: Discussion and consideration to authorize the demolition order for La Plazita Service Center located at 310 N Kansas Avenue, also being Gonzales Addition Lots 1 through 22 & 20' X 280' of alley between Lots 1-22 Block 6, Weslaco, Hidalgo County, Texas. Owner: City of Weslaco in the amount of \$20,000-25,000 for remediation of the asbestos and black mold and an additional \$20,000 for demolition and haul away and authorize the Mayor to execute any related documents. Possible action. (Staffed by Planning & Code Enforcement Department.)			
Background:			
Funding Source (budget code, if applicable):			
Amount:	Term of Impact:	Identified in Current Budget:	
Additional Action Prompted: Mayor's Signature			
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):			
KAYLA AREVALO REBEKAH DE LA FUENTE Martin Garza		Created/Initiated New	
City Manager Comments: Approve as recommended by the Planning and Code Enforcement Department.			
Staff Recommendation: Staff recommends approval of the demolition order for La Plazita Service Center.			
Attachments, if any: La Plazita Pictures (1)			
Responsibilities upon Approval: Staff will commence with the demolition and removal of the structure.			

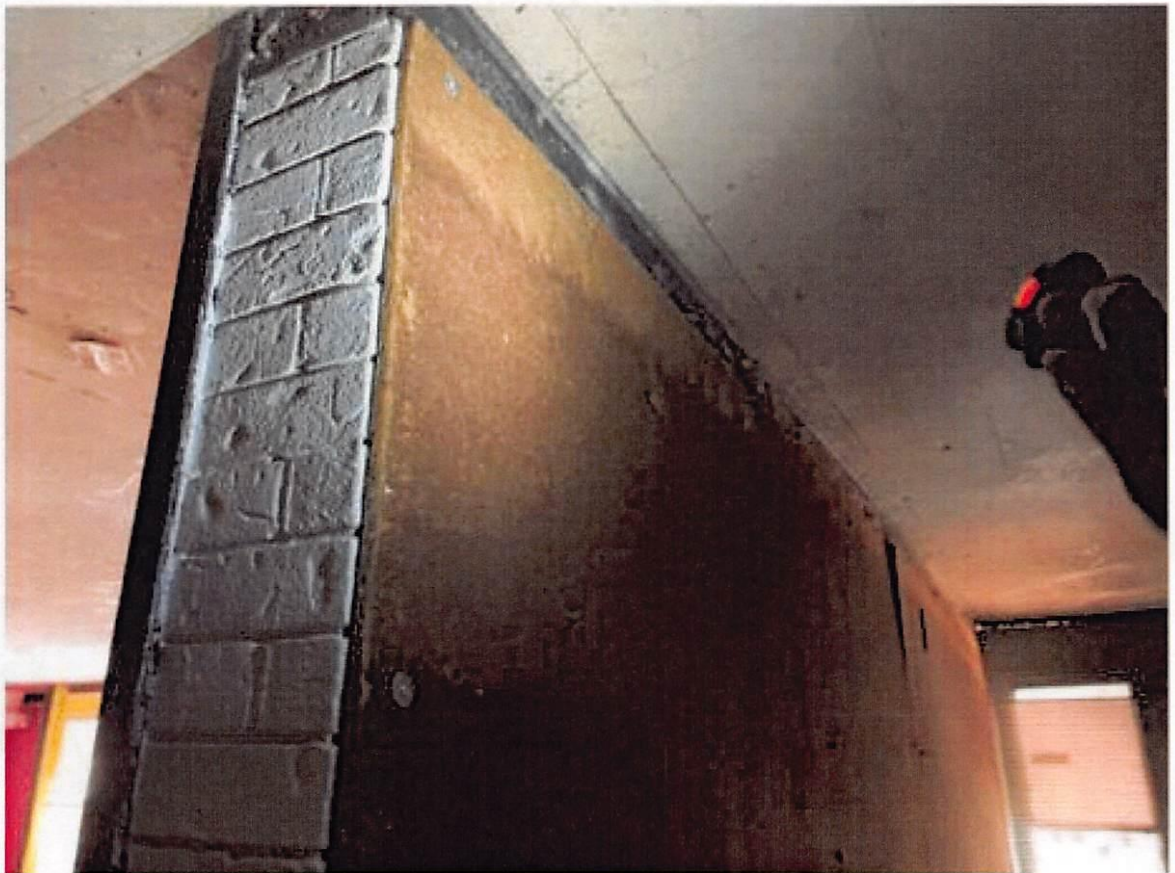
LA PLACITA SERVICE CENTER - HEAD START BUILDING
301 N KANSAS AVENUE

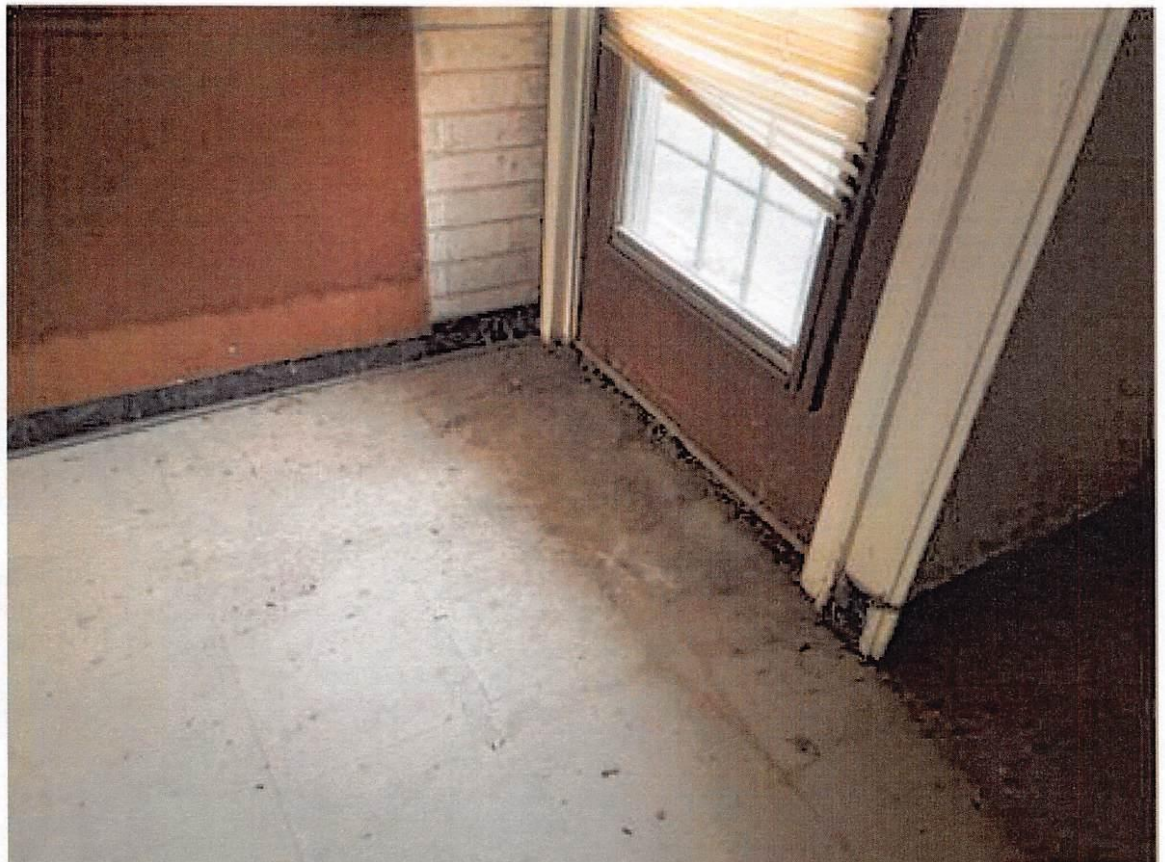




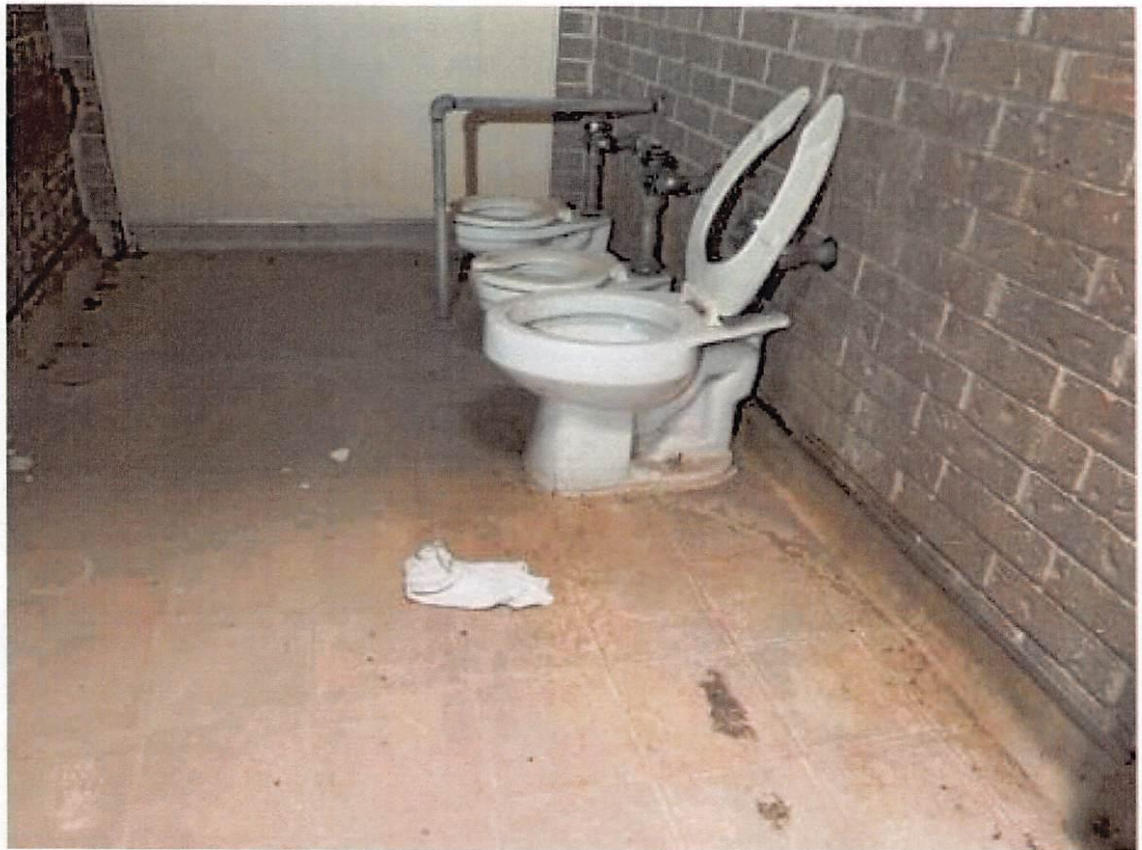


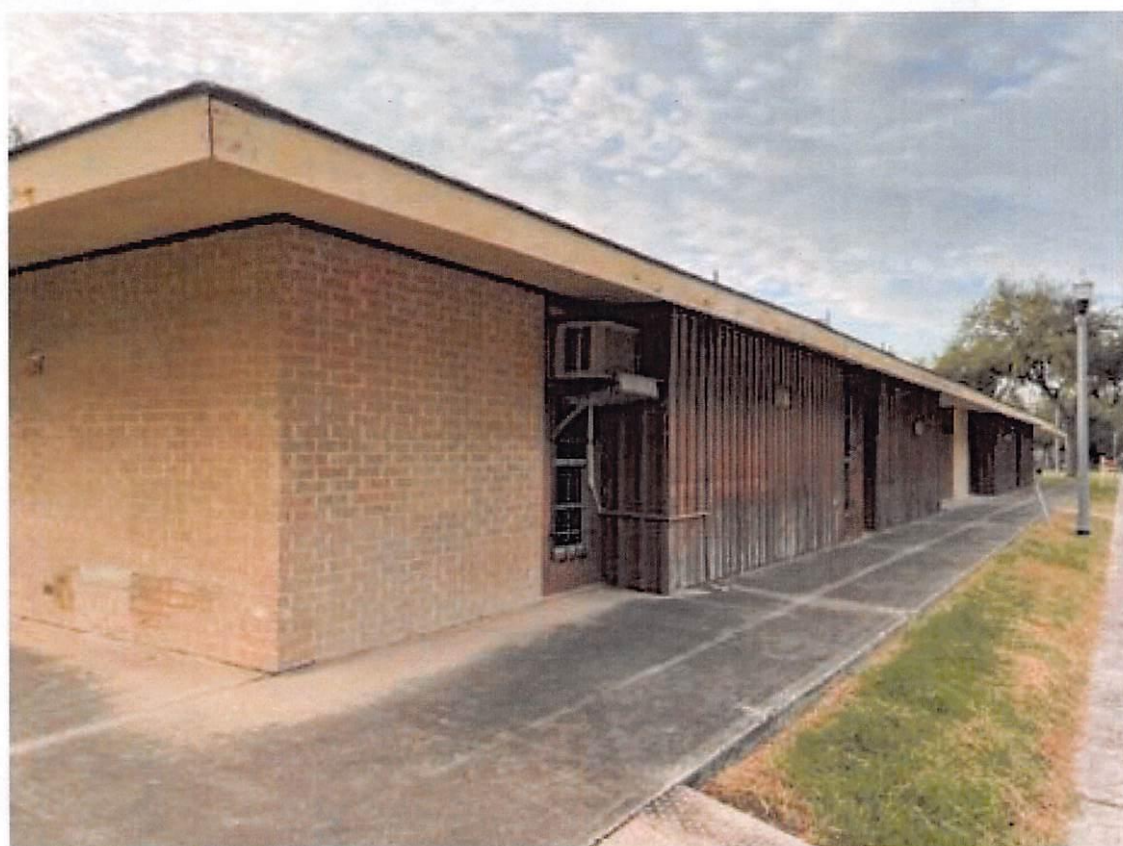
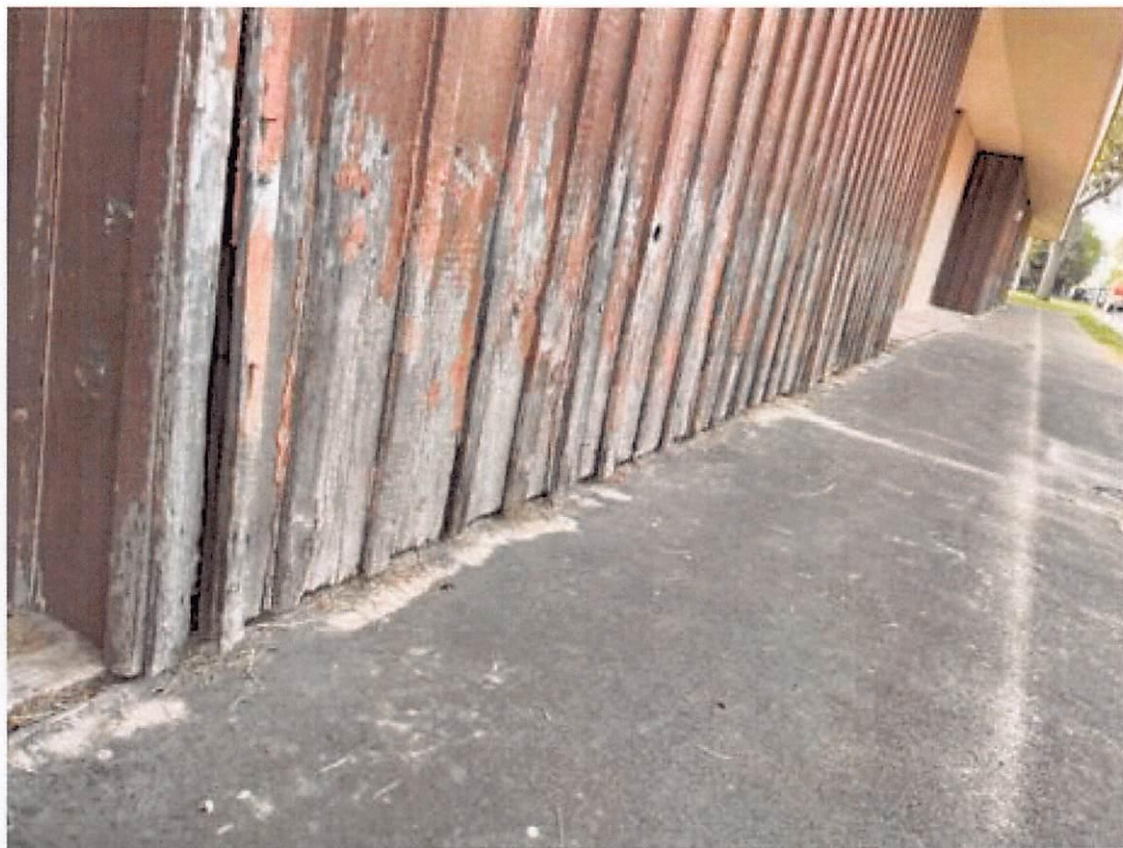
















Standardized Agenda Request Form

Date of Meeting: December 6, 2022	Agenda Item No. (to be assigned by CSO): 2022-6007
From: REBEKAH DE LA FUENTE	
Subject: Discussion and consideration after public hearing to authorize the demolition order for an unoccupied building as dilapidated, substandard, unfit for human habitation and a hazard to the health, safety and welfare of the citizens of the City of Weslaco as per Weslaco Code of Ordinances Chapter 26 Article VIII Unsanitary & Dangerous Buildings, §26-225 for property located at: 1. 313 N. Iowa St. being Gonzales Addition S40' Lot 12 & 30 Lot12A BLK 11. Owner: Matilde & Teodora S. Padilla 2. 105 N. Kansas Ave, being Gonzales Addition Lots 18 & 19 BLK 1. Owner: Javier Hernandez 3. 617 S. Indiana St. being Weslaco Original Townsite Lot 13 BLK 52. Owner: Felipe and Yrenia Perez 4. 217 N. Liberty St. being STAATS Addition Lot 6 BLK 5. Owner: Maria De Jesus Reyes 5. 113 W. Paisano, being Citrus Terrace W30'-Lot 6 & E30' Lot 7 BLK 4. Owner: Isdora Garza 6. 608 E. Loop 19th, being Trail Ends Subdivision Lot 25 BLK 9. Owner: Jose I. Marroquin 7. 621 E. Plaza St., being Ramona Addition Lot 27 BLK 7. Owner: Noemi Martinez 8. 621 S. Indiana St, being Weslaco Original Townsite Lot 11 BLK 52. Owner: Cecil R. Truitt 9. 729 Calle Lee Garza, being James M. Black Lots 38 & 39 BLK 1. Owner: Jose & Teresa Hernandez 10. 116 Zamora Ave, being Colonia Guadalupe Lots 8 & 9 BLK 3. Owner: Timoteo Gonzales Trevino 11. 1410 Clifton St., being C. Davenport Lots 6 & 7 BLK 9. Owner: Terry Fuentes C/O AS Puente 12. 2009 N. International, being Adams Tract- The South 1.72 acres of The North 4.04 acres 9.99 acres of farm tract 1040 1.74 acres net. Owner: Armando Bautista 13. 300 Blue Bonnet St, being Expressway Heights Lots 3-5 BLK 3. Owner: Maria Pineda 14. 705 E. Business 83, being Graham & Moore Lot 5, Ballard Trailer Park AKA 705 M/H Park. Owner: Tomas & Teresa Perez 15. 3716 Canan St, being Tierra Prometida Lot 19, Weslaco Original Townsite & E15'LT 43. Owner: Abiel Ramon 16. 425 E. Business 83, being West Tract, 1.99AC-FT829'W75'-LT 10(H1100); LT 46 & N150'-E110'-LT 1 A &N3.70'-S150'-E60' &S5'-E60 BLK, Weslaco Original Townsite & E15'LT 43. Owner: E.M Payne 17. 2307 E. Plaza St. being West Tract, 0.339AC, S14.4711, AC-N20CA Farm Tract 17.0339 acres net, Weslaco, Hidalgo County, Texas. Owner: Pedro Gonzales and authorize the Mayor to execute any related documents. Possible action. (Staffed by Planning & Code Enforcement Department.)	

Background:

City staff have identified seventeen properties for potential demolition. Inspections were conducted by both the Building and Fire departments and the structures have been deemed to be substandard buildings. Title policies were ordered and the property owners were provided with notice both through certified mail and posting on the structures. At this time staff is requesting demolition of all the substandard structures.

Funding Source (budget code, if applicable):

Amount:	Term of Impact:	Identified in Current Budget:
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Additional Action Prompted:

Mayor's Signature
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 appeared in the Monitor for the BOA- Building Codes and City Commission on October 31, 2022 and November 21, 2022.

Advisory Review, if any (name of board/committee, date of action, recommendation):

- Demolition, no property owners were present at the meeting and have not contacted staff to make arrangements for remove or repair of the structure:

- 1) 313 N. Iowa St. being Gonzales Addition S40' Lot 12 & 30 Lot12A BLK 11. Owner: Matilde & Teodora S. Padilla
- 2) 105 N. Kansas Ave, being Gonzales Addition Lots 18 & 19 BLK 1. Owner: Javier Hernandez
- 3) 617 S. Indiana St. being Weslaco Original Townsite Lot 13 BLK 52. Owner: Felipe and Yrenia Perez
- 4) 217 N. Liberty St. being STAATS Addition Lot 6 BLK 5. Owner: Maria De Jesus Reyes
- 5) 113 W. Paisano, being Citrus Terrace W30'-Lot 6 & E30' Lot 7 BLK 4. Owner: Isdora Garza
- 6) 608 E. Loop 19th, being Trail Ends Subdivision Lot 25 BLK 9. Owner: Jose I. Marroquin
- 7) 621 E. Plaza St., being Ramona Addition Lot 27 BLK 7. Owner: Noemi Martinez
- 8) 621 S. Indiana St, being Weslaco Original Townsite Lot 11 BLK 52. Owner: Cecil R. Truitt
- 9) 729 Calle Lee Garza, being James M. Black Lots 38 & 39 BLK 1. Owner: Jose & Teresa Hernandez

- Demolition however, the property owner is making arrangement to have structure removed as part of a Clean Sweep project

- 10) 116 Zamora Ave, being Colonia Guadalupe Lots 8 & 9 BLK 3. Owner: Timoteo Gonzales Trevino

- Demolition, the owner of the property is deceased and did not leave behind an heirship to the property. Currently there is a daughter and a sister to the deceased owner that are claiming ownership. This structure was previously presented to BOA-B and City Commission last year for demolition. To date the owner structure that was removed was the carport.

- 11) 1410 Clifton St., being C. Davenport Lots 6 & 7 BLK 9. Owner: Terry Fuentes C/O AS Puente

- Demolition, the owner of the property is deceased and did not leave behind an heirship to the property. Currently there is a daughter and a spouse sister to the deceased owner that are claiming ownership. This structure was previously presented to BOA-B and City Commission 2018 and the property owner was granted a year to address the ownership issue and to demolition or repair the structure. There has been no progress on the repair of the building.

- 12) 2009 N. International, being Adams Tract- The South 1.72 acres of The North 4.04 acres 9.99 acres of farm tract 1040 1.74 acres net. Owner: Armando Bautista

- Owner was granted 30-days to obtain a building permit to repair the property, if no action is taken by the property owner the board recommends that staff be allowed to demolish the structure. This the third time that this property has been brought before the BOA-A and City commission for demolition.

- 13) 300 Blue Bonnet St, being Expressway Heights Lots 3-5 BLK 3. Owner: Maria Pineda

- Owner was granted until the end of January to remove all the remaining trailers and to demolish to two rear structures on the property.

14) 705 E. Business 83, being Graham & Moore Lot 5, Ballard Trailer Park AKA 705 M/H Park. Owner: Tomas & Teresa Perez

- Owner was granted a three-month extension to a pull a building permit for repairs, if no action is taken by the property owner within three month the board recommends that staff be allowed to demolish the structure.

15) 3716 Canan St, being Tierra Prometida Lot 19, Weslaco Original Townsite & E15'LT 43. Owner: Abiel Ramon

- Owner was granted a three-month extension to submit an engineered structural analysis of the building and six-month to decide what the intent is with the property.

16) 425 E. Business 83, being West Tract, 1.99AC-FT829'W75'-LT 10(H1100); LT 46 & N150'-E110'-LT 1 A & N3.70'-S150'-E60' & S%-E60 BLK, Weslaco Original Townsite & E15'LT 43. Owner: E.M Payne

- Owner was granted a six-month extension to obtain a building permit to repair the property and one year to complete construction. The owner of the property is deceased and did not leave behind an heirship to the property. One of the sons is trying to change the ownership to himself in order to complete the necessary repairs

17) 2307 E. Plaza St. being West Tract, 0.339AC, S14.4711, AC-N20CA Farm Tract 17.0339 acres net, Weslaco, Hidalgo County, Texas. Owner: Pedro Gonzales

KAYLA AREVALO
REBEKAH DE LA FUENTE
Martin Garza

Created/Initiated
Approved
New

City Manager Comments:

Staff Recommendation:

Staff recommends demolition of the structures

Attachments, if any:

Dilapidated structures- Memo, 313 N Iowa, 105 N Kansas, 617 S. Indiana, 217 N Liberty, 113 Paisano, 608 E. Loop 19, 621 E Plaza, 621 S Indiana, 729 Lee Garza, 116 Zamora, 1410 Clifton, 2009 N international, 300 Blue Bonnet, 705 E BUS 83, 3716 Canan, 425 E. Bus 83, 425 E Bus 83- Structural Engineered Analysis, 2307 E. Plaza

Responsibilities upon Approval:

Staff will proceed with either demolition of the structures or will conduct progress checks for the properties that were granted extensions

City of Weslaco

"The City on the Grow"



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

Martin Garza, City Manager

MEMO

TO: Mayor and City Commission

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

RE: Dilapidated Structures

DATE: November 29, 2022

City staff have identified seventeen properties for potential demolition. Inspections were conducted by both the Building and Fire departments and the structure have been deemed to be substandard buildings. Title policies were ordered, and the property owners were provided with notice both through certified mail and posting on the structures. At this time staff is requesting demolition of all the substandard structures.

The items were presented to the BOA-Building codes and their recommendations are as follows:

- Demolition, no property owners were present at the meeting and have not contacted staff to make arrangements for remove or repair of the structure:
 - 1) 313 N. Iowa St. being Gonzales Addition S40' Lot 12 & 30 Lot12A BLK 11. Owner: Matilde & Teodora S. Padilla
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- Demolition however, the property owner is making arrangement to have structure removed as part of a Clean Sweep project

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 - Owner was granted a six-month extension to obtain a building permit to repair the property and one year to complete construction. The owner of the property is deceased and did not leave



"The City on the Grow"

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Thank you,

Rebekah de la Fuente, CFM

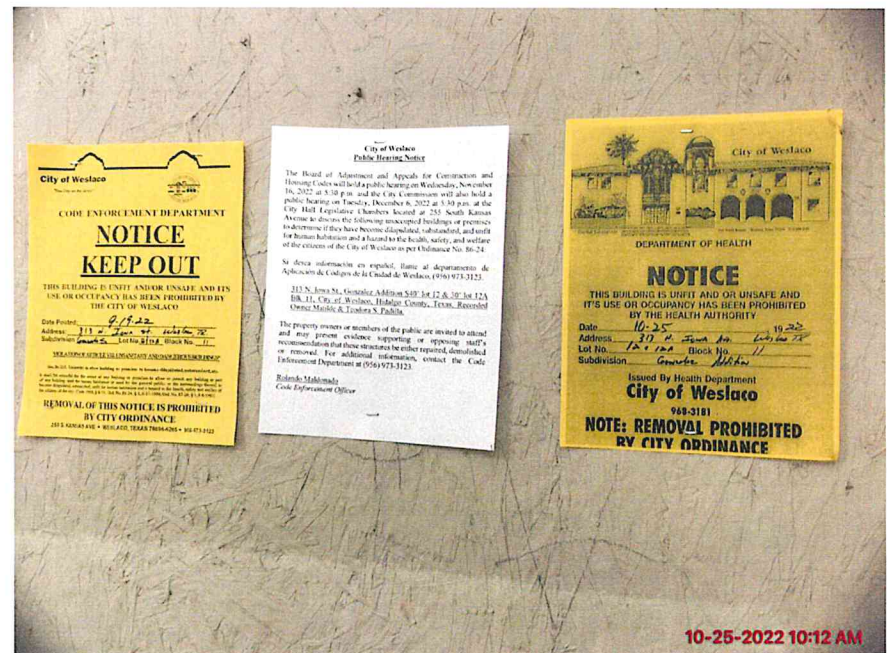


"The City on the Grow"

Front Posting



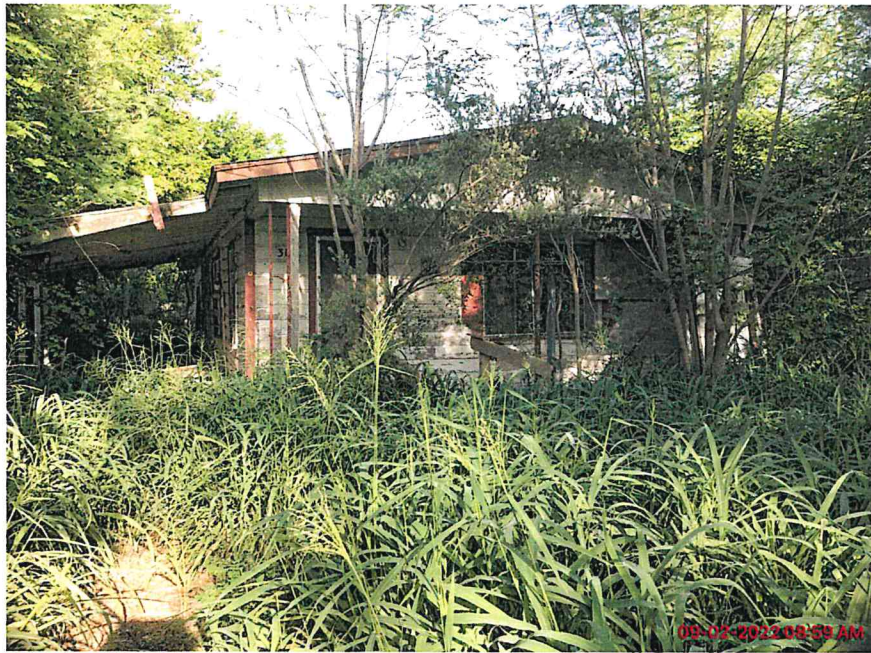
Rear Posting





Drug paraphernalia







J G Ortiz Consulting Title search report

Sept 2022

Owner: MaMatilde Padilla & Teodora S. Padilla

Legal description: Gonzalez Addition S40' Lot 12 & S30' Lot 12A, Block 11

Hidalgo County Appraisal District # 180635

Warranty Deed Document # 4824, Date: November 01, 1967
From Guillermo Gonzales & Rosa Gonzales, to Matilde padilla & Teodora Padilla.

Deed of Trust Document # 499393 dated December 8, 1995
From Matilde padilla & Teodroa padilla to Urban county Program

Release of lien
Document # 1316235 dated February 19, 2004
Urban County Program, County of Hidlago

Situs Address: 313 N. Iowa, Weslaco Texas 78596-5267

Mailing Address: Same as above

Taxes due- Amt. \$9,750.37 for years from 2012 to 2021

Tax Lawsuit T-1486-19L

No other parties involved

Exemptions- None

PO Box 789 Weslaco Texas 78599-0789 Ph. 956-647-3480 Email:
cjortiz92@hotmail.com

DELINQUENT TAX STATEMENT SUMMARY



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

Certified Owner:

PADILLA MATILDE & TEODORA S
313 N IOWA AVE
WESLACO, TX 78596-5367

Legal Description:

GONZALES ADDN S40' LOT 12 & S30' LOT
12A BLK 11

Account No: G5600-00-011-0012-02

2021 Value: \$39,903
Appr. Dist. No.: 180635

Legal Acres: .1286
Parcel Address: 313 N IOWA

As of Date: 09/05/2022 Cause No: T-1486-19-L

Print Date: 09/05/2022 Printed By: ACT_INQ

Year	Tax Units	Remaining Levy	IF PAID BY September 30, 2022		IF PAID BY October 31, 2022		IF PAID BY November 30, 2022	
			Penalty Interest	Total	Penalty Interest	Total	Penalty Interest	Total
2012	1 2 40 54 55	\$248.36	\$402.86	\$651.22	\$405.70	\$654.06	\$408.57	\$656.93
2013	1 2 40 54 55	\$262.16	\$389.04	\$651.20	\$392.07	\$654.23	\$395.06	\$657.22
2014	1 2 40 54 55	\$266.47	\$358.67	\$625.14	\$361.73	\$628.20	\$364.79	\$631.26
2016	1 2 40 54 55	\$262.14	\$280.48	\$542.62	\$283.53	\$545.67	\$286.53	\$548.67
2017	1 2 40 53 54 55	\$831.40	\$774.87	\$1,606.27	\$784.43	\$1,615.83	\$793.99	\$1,625.39
2018	1 2 40 53 54 55	\$829.28	\$658.45	\$1,487.73	\$667.98	\$1,497.26	\$677.53	\$1,506.81
2019	1 2 40 53 54 55	\$728.06	\$477.62	\$1,205.68	\$485.98	\$1,214.04	\$494.36	\$1,222.42
2020	1 2 40 53 54 55	\$938.60	\$486.20	\$1,424.80	\$496.98	\$1,435.58	\$507.79	\$1,446.39
2021	1 2 40 53 54 55	\$1,037.27	\$394.18	\$1,431.45	\$406.08	\$1,443.35	\$418.01	\$1,455.28

TOTAL AMOUNT DUE: \$5,403.74 \$4,222.37 \$9,626.11 \$4,284.48 \$9,688.22 \$4,346.63 \$9,750.37

Tax Unit Codes:

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

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

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

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

Print Date: 09/05/2022

Appr. Dist. No.: 180635

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

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



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G5600-00-011-0012-02

PADILLA MATILDE & TEODORA S
313 N IOWA AVE
WESLACO, TX 78596-5367

If Paid By	Amount Due
September 30, 2022	\$9,626.11
October 31, 2022	\$9,688.22
November 30, 2022	\$9,750.37
Amount Paid:	\$ _____

00001806350000762611

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TOTAL AMOUNT DUE:		\$5,403.74	\$4,222.37	\$9,626.11	\$4,284.48	\$9,688.22	\$4,346.63	\$9,750.37

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

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

Print Date: 09/05/2022

Appr. Dist. No.: 180635

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

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



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G5600-00-011-0012-02

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 WESLACO, TX 78596-5367

If Paid By	Amount Due
September 30, 2022	\$9,626.11
October 31, 2022	\$9,688.22
November 30, 2022	\$9,750.37
Amount Paid:	\$ _____

00001806350000962611

The State of Texas, } 14824
County of HIDALGO } Know All Men by These Presents: 2⁵⁰ ^{pd}

That We, Guillermo Gonzales and wife, Rosa Gonzales

of the County of Hidalgo State of Texas for and in consideration
of the sum of Ten Dollars and other good and valuable considerations

~~XXXXXXXX~~

to us in hand paid by the Grantees herein, the receipt of which is hereby acknowledged;

~~XXXXXXXX~~

have Granted, Sold and Conveyed, and by these presents do Grant, Sell and Convey unto the said
Matilde Padilla and wife, Teodora Padilla

of the County of Hidalgo State of Texas all that certain
tract, lot or parcel of land situated in Hidalgo County, Texas, and
described as follows, to-wit:

The South 40 feet (S 40') of Lot No. Twelve (12), Block No. Eleven (11), Gonzalez Addition to the City of Weslaco, Hidalgo County, Texas, according to the map or plat thereof recorded in the office of the County Clerk, Hidalgo County, Texas, reference to which record is here made for all purposes; Subject to existing lien thereon, which same is assumed by Grantees herein.

TO HAVE AND TO HOLD the above described premises, together with all and singular the
rights and appurtenances thereto in anywise belonging unto the said Grantees, their

SINGLE ACKNOWLEDGMENT

THE STATE OF TEXAS,
COUNTY OF

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 whose name subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the day of A. D. 19

(L. S.)

Notary Public in and for County, Texas

WIFE'S SEPARATE ACKNOWLEDGMENT

THE STATE OF TEXAS,
COUNTY OF

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared, wife of, known to me to be the person whose name is subscribed to the foregoing instrument, and having been examined by me privily and apart from her husband, and having the same fully explained to her, she, the said acknowledged such instrument to be her act and deed, and she declared that she had willingly signed the same for the purposes and consideration therein expressed, and that she did not wish to retract it.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the day of A. D. 19

(L. S.)

Notary Public in and for County, Texas

JOINT ACKNOWLEDGMENT

THE STATE OF TEXAS,
COUNTY OF HIDALGO

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared **Guillermo Gonzales** and **Rosa Gonzales**, his wife, both known to me to be the persons whose names are subscribed to the foregoing instrument, and acknowledged to me that they each executed the same for the purposes and consideration therein expressed, and the said **Rosa Gonzales**, wife of the said **Guillermo Gonzales** having been examined by me privily and apart from her husband, and having the same fully explained to her, she, the said **Rosa Gonzales** acknowledged such instrument to be her act and deed, and she declared that she had willingly signed the same for the purposes and consideration therein expressed, and that she did not wish to retract it.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the 30 day of October A. D. 1967

Carlos Salazar (S.)

EX OFFICIO

Notary Public in and for Hidalgo County, Texas

THE STATE OF TEXAS,
COUNTY OF

I HEREBY CERTIFY that the foregoing instrument of writing with its certificate of authentication, was filed for record in my office on the day of , A. D. 19 at o'clock M., and was duly recorded by me on the day of A. D. 19 in Vol. , page , of the Records of said County.

WITNESS MY HAND and the Seal of the County Court of said County, at my office in the day and year last above written.

(L. S.)

County Clerk County, Texas

By Deputy.

14824

Warranty Deed

FROM

GUILLERMO GONZALEZ ET. UX.

TO

LUDE PADILLA, ET. UX.

FILED FOR RECORD

day of A. D. 19
o'clock M.

County Clerk.

By FILED FOR RECORD THIS DATE Deputy.

At 9:54 RECORDED 9:54 A. D. 19

NOV 1 1967 County Records

not SANTOS S. D. D. Page
County Clerk, Hidalgo County, Texas

By Deputy.

eding Fee \$
is instrument should be filed immediately with
County Clerk for record.

200 581
San Juan, Tex

The Ochs Company, Publishers, Dallas

**DEED OF TRUST
OWNER OCCUPIED HOUSING REHABILITATION PROGRAM**

499393

DATE: DECEMBER 8, 1995

GRANTOR: MATILDE & TEODORA PADILLA

GRANTOR'S MAILING ADDRESS: 313 N. IOWA ST.
WESLACO, EXAS 78596

TRUSTEE: J. Edgar Ruiz

TRUSTEE'S MAILING ADDRESS:

Urban County Program
Deferred Loan/Grant Owner Occupied Housing Rehabilitation
Program
Hidalgo County Administration Building
100 E. Cano
Edinburg, Texas 78539

BENEFICIARY: County of Hidalgo, State of Texas, a political
subdivision

BENEFICIARY'S MAILING ADDRESS (including county):

Urban County Program
Deferred Loan/Grant Owner Occupied Housing Rehabilitation
Program
Hidalgo County Administration Building
100 E. Cano
Edinburg, Texas 78539

NOTE:

DATE: DECEMBER 8, 1995

AMOUNT: \$1,785.00

MAKER: FRANK LERMA
DBA LERMA CONSTRUCTION

PAYEE: County of Hidalgo, State of Texas

FINAL MATURITY DATE:

PROPERTY (including any improvements): See Exhibit "A" attached hereto

PRIOR LIEN(S) (including recording information: See Exhibit "A" attached hereto

OTHER EXCEPTIONS TO CONVEYANCE AND WARRANTY: See Exhibit "A" attached hereto

For value received and to secure payment of the Note, Grantor conveys the Property to Trustee in trust. Grantor warrants and agrees to defend title to the Property. If Grantor performs all the covenants and pays the Note according to its terms, this deed of trust shall have no further effect, and Beneficiary shall release it at Grantor's expense.

GRANTOR'S OBLIGATIONS

Grantor agrees to:

1. keep the Property in good repair and condition;
2. pay all taxes and assessments on the Property when due;
3. preserve the lien's priority as it is established in this deed of trust;
4. maintain the Property in a safe and sanitary condition;
5. maintain the Property in such a manner as to cause it to comply with Grantor's agreements in a Deferred Loan/Grant Owner Occupied Housing Rehabilitation Program Contract ("Rehabilitation Contract") between Grantor and Beneficiary;
6. maintain, in a form acceptable to Beneficiary, an insurance policy that:
 - a. covers all improvements for their full insurable value as determined when the policy is issued and renewed, unless Beneficiary approves a smaller amount in writing;
 - b. contains an 80% coinsurance clause;
 - c. provides fire and extended coverage, including windstorm coverage;
 - d. protects Beneficiary with a standard mortgage clause;

- e. provides flood insurance at any time the Property is in a flood hazard area; and
 - f. contains such other coverage as Beneficiary may reasonably require;
7. comply at all times with the requirements of the 80% coinsurance clause;
8. deliver the insurance policy to Beneficiary and deliver renewals to Beneficiary at least ten days before expiration;
9. keep any buildings occupies as required by the insurance policy;
10. comply with its obligations under the Rehabilitation Contract and/or the Loan Agreement; and
11. if this is not a first lien, pay all prior lien Notes that Grantor is personally liable to pay and abide by all prior lien instruments.

BENEFICIARY'S RIGHTS

1. Beneficiary may appoint in writing a substitute or successor trustee, succeeding to all rights and responsibilities of Trustee.
2. If the proceeds of the Note are used to pay any debt secured by prior liens, Beneficiary is subrogated to all of the rights and liens of the holders of any debt so paid.
3. Beneficiary may apply any proceeds received under the insurance policy either to reduce the Note or to repair or replace damaged or destroyed improvements covered by the policy.
4. If Grantor fails to perform any of Grantor's obligations, Beneficiary may perform those obligations and be reimbursed by Grantor on demand at the place where the Note is payable for any sums so paid, including attorney's fees, plus interest on those sums from the dates of payment at the rate stated in the Note for matured, unpaid amounts. The sum to be reimbursed shall be secured by this deed of trust.
5. If Grantor defaults on the Note or fails to perform any of Grantor's obligations or if default occurs on a prior lien Note or other instrument, and the default continues after Beneficiary gives Grantor notice of the default and the time within which it must be cured, as may be required by law or by written agreement, then Beneficiary may, at it's option:

- a. declare the unpaid principal balance and earned interest on the Note immediately due and/or repayable in installments as provided in the Rehabilitation Contract;
- b. request Trustee to foreclose this lien, in which case Beneficiary or Beneficiary's agent shall give notice of the foreclosure sale as provided by the Texas Property Code as then amended; and
- c. purchase the Property at any foreclosure sale by offering the highest bid and then have the bid credited on the Note.

TRUSTEE'S DUTIES

If requested by Beneficiary to foreclose this lien, Trustee shall:

1. either personally or by agent give notice of the foreclosure sale as required by the Texas Property Code as then amended;
2. sell and convey all or part of the Property to the highest bidder for cash with a general warranty binding Grantor, subject to prior liens and to other exceptions to conveyance and warranty; and
3. from the proceeds of the sale, pay, in this order:
 - a. expenses of foreclosure, including a commission to Trustee of 5% of the bid;
 - b. to Beneficiary, the full amount of principal, interest, attorney's fees, and other charges due and unpaid;
 - c. any amounts required by law to be paid before payment to Grantor; and
 - d. to Grantor, any balance.

GENERAL PROVISIONS

1. If any of the Property is sold under this deed of trust, Grantor shall immediately surrender possession to the purchaser. If Grantor fails to do so, Grantor shall become a tenant at sufferance of the purchaser, subject to an action for forcible detainer.

2. Recitals in any Trustee's deed conveying the Property will be presumed to be true.

3. Proceeding under this deed of trust, filing suit for foreclosure, or pursuing any other remedy will not constitute an election of remedies.

4. This lien shall remain superior to liens later created even if the time of payment of all or part of the Note is extended or part of the Property is released.

5. If any portion of the Note cannot be lawfully secured by this deed of trust, payments shall be applied first to discharge that portion.

6. Grantor assigns to Beneficiary all sums payable to or received by Grantor from condemnation of all or part of the Property, from private sale in lieu of condemnation, and from damages caused by public works or construction on or near the Property. After deducting any expenses incurred, including attorney's fees, Beneficiary may release any remaining sums to Grantor or apply such sums to reduce the Note. Beneficiary shall not be liable for failure to collect or to exercise diligence in collecting any such sums.

7. Grantor assigns to Beneficiary absolutely, not only as collateral, all present and future rent and other income and receipts from the Property. Leases are not assigned. Grantor warrants the validity and enforceability of the assignment. Grantor may as Beneficiary's licensee collect rent and other income and receipts as long as Grantor is not in default under the Note or this deed of trust. Grantor will apply all rent and other income and receipts to payment of the Note and performance of this deed of trust, but if the rent and other income and receipts exceed the amount due under the Note and deed of trust, Grantor may retain the excess. If Grantor defaults in payment of the Note or performance of this deed of trust, Beneficiary may terminate Grantor's license to collect and then as Grantor's agent may rent the Property if it is vacant and collect all rent and other income and receipts. Beneficiary neither has nor assumes any obligations as lessor or landlord with respect to any occupant of the Property. Beneficiary may exercise Beneficiary's rights and remedies under this paragraph without taking possession of the Property. Beneficiary shall apply all rent and other income and receipts collected under this paragraph first to expenses incurred in exercising Beneficiary's rights and remedies and then to Grantor's obligations under the Note and this deed of trust in the order determined by Beneficiary. Beneficiary is not required to act under this paragraph, and acting under this paragraph does not waive any of Beneficiary's other rights or remedies. If Grantor becomes a voluntary or involuntary bankrupt, Beneficiary's filing a proof of claim in bankruptcy will be tantamount to the appointment of a receiver under Texas law.

8. Interest on the debt secured by this deed of trust shall not exceed the maximum amount of nonusurious interest that may be

contracted for, taken, reserved, charged, or received under law; any interest in excess of that maximum amount shall be credited on the principal of the debt or, if that has been paid, refunded. On any acceleration or required or permitted prepayment, any such excess shall be canceled automatically as of the acceleration or prepayment or, if already paid, credited on the principal of the debt, or if the principal of the debt has been paid, refunded. This provision overrides other provisions in this and all other instruments concerning the debt.

9. When the context requires, singular nouns and pronouns include the plural.

10. The term Note includes all sums secured by this deed of trust.

11. This deed of trust shall bind, inure to the benefit of, and be exercised by successors in interest of all parties.

12. If Grantor and Maker are not the same person, the term Grantor shall include Maker.

13. Grantor represents that this deed of trust and the Note are given in renewal and extension of amounts owing by Grantor on a Mechanic's Lien Note of even date herewith given to FRANK LERMA DBA LERMA CONSTRUCTION, ("Contractor"), which contract is secured by a mechanic's and materialmen's lien granted for the benefit of Contractor on the Property in a Mechanic's Lien Contract of even date herewith, which note and lien were transferred by Contractor to Beneficiary in a Transfer of Lien of even date herewith. The Mechanic's Lien Contract and the Transfer of Lien are recorded in the Real Property Records of Hidalgo County, Texas.

15. The proceeds of the Note will be used by Grantor solely to renovate and rehabilitate Grantor's residence located on the Property according to the terms of a Construction Loan Agreement ("Loan Agreement") of even date herewith executed by Grantor, Beneficiary and Contractor, and in compliance with the terms of the Rehabilitation Contract.

ADDITIONAL PROVISIONS RELATED TO CONSTRUCTION ON PROPERTY

1. Beneficiary's advances made under the Loan Agreement relating to improvements on the Property are part of the debt secured by this deed of trust.

2. Contractor has assigned to Beneficiary the liens and any other interest Contractor may have in the Property.

3. The lien and any other interest in the Property assigned to Beneficiary by Contractor are for Beneficiary's sole benefit,

and they are merged with and enforceable by the terms of this deed of trust.

4. The Note evidences the loan made by Beneficiary to Grantor to pay wholly or partly for the construction on the Property by Contractor.

5. The deed of trust is a "construction mortgage" within the meaning of chapter 9 of the Texas Uniform Commercial Code, for it secures an obligation incurred for the construction of an improvement on Property.

6. GRANTOR MAY FURNISH ANY INSURANCE REQUIRED BY THE DEED OF TRUST EITHER THROUGH EXISTING POLICIES OWNED OR CONTROLLED BY GRANTOR OR THROUGH EQUIVALENT COVERAGE FROM ANY INSURANCE COMPANY AUTHORIZED TO TRANSACT BUSINESS IN TEXAS.

7. The parties agree that the stipulated commission to Trustee is reasonable.

Martilde Padilla
F. Laura Padilla

(ACKNOWLEDGMENT)

STATE OF TEXAS

§
§
§

COUNTY OF HIDALGO

This instrument was acknowledged before me on this 8 day of December, 1995 by Martilde Padilla.



Irma Garza
NOTARY PUBLIC, STATE OF TEXAS

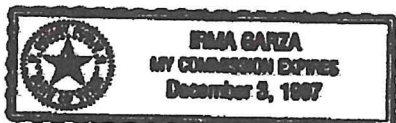
(ACKNOWLEDGMENT)

STATE OF TEXAS

§
§
§

COUNTY OF HIDALGO

This instrument was acknowledged before me on this 8 day
of December, 1995 by Isidoro Padilla.



Irma Garza
NOTARY PUBLIC, STATE OF TEXAS

AFTER RECORDING RETURN TO:

Urban County Program
Deferred Loan/Grant Owner Occupied Housing Rehabilitation Program
Hidalgo County Administration Building
100 E. Cano
Edinburg, Texas 78539

Exhibit "A"
To A
Deed of Trust
Legal Description of the Property
Prior Liens
Exceptions to Conveyance and Warranty

LEGAL DESCRIPTION OF THE PROPERTY:

THE SOUTH 40 FEET OF LOT 12, BLOCK 11, GONZALEZ ADDITION TO MERCEDES TOWNSITE, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK'S OFFICE OF HIDALGO COUNTY, TEXAS.

PRIOR LIENS:

OTHER EXCEPTIONS TO CONVEYANCE AND WARRANTY:

Filed for Record in:
Hidalgo County, Texas
By Jose Eloy Pulido
County Clerk

On: Jan 23, 1996 at 10:42A

As a
Recording

Document Number:	499393
Total Fees :	25.00

Receipt Number - 16037

By,
Mary Lou Cantu

1316235

RELEASE OF LIEN
DEFERRED LOAN/GRANT
OWNER OCCUPIED HOUSING REHABILITATION PROGRAM

Date: FEBRUARY 19, 2004

Holder of Note and Lien: COUNTY OF HIDALGO, STATE OF TEXAS, A POLITICAL
SUBDIVISION

Holder's Mailing Address: 1916 TESORO BLVD.
PHARR, TX 78577
HIDALGO COUNTY, TEXAS 433

Note:

Original Date: 12/8/95

Date of Maturity: 12/6/00

Original Principal Amount: \$12,514.00

Borrower: Matilde Padilla

Lender: COUNTY OF HIDALGO, STATE OF TEXAS, A POLITICAL
SUBDIVISION

Note and Lien Are Described in the Following Documents :

Second Lien dated December 8, 1995, executed by Matilde Padilla to the County of Hidalgo, State of Texas, a political subdivision, filed for record in the office of the County Clerk of Hidalgo County, Texas, under Document No. 488842, securing the payment of a note \$12,514.00 payable to County of Hidalgo, State of Texas, a political subdivision.

Property (including any improvements):

The South 40 Ft of Lot 12, Blk 11, Gonzalez Addition to Mercedes Townsite

Holder of Note and Lien is the owner and holder of the Note and Lien described above.

Holder of Note and Lien acknowledges payment in full of the Note and releases the Property from the Lien and from all liens held by Holder of Note and Lien, without regard to how they were created or evidenced.

When the context requires, singular nouns and pronouns include the plural.

COUNTY OF HIDALGO, STATE OF TEXAS, A
POLITICAL SUBDIVISION

BY: 
Diana R. Serna
ITS: Urban County Program Director

STATE OF TEXAS)(

COUNTY OF HIDALGO)(

11 h. . .

Filed for Record in:
Hidalgo County, TX
by J. D. Salinas, III
County Clerk

On: Mar 30, 2004 at 03:22P

As a Recording

Document Number: 1315235

Total Fees: 14.00

Receipt Number - 573500

By:
Rebecca Mariscal, Deputy

HOUSING INSPECTION CHECKLIST

GENERAL INFORMATION

ADDRESS OF INSPECTED UNIT 313			HOUSING TYPE ☒ Single Family ☐ Duplex Dwelling ☐ Apartment ☐ Other
STREET N. IDWA	CITY Weslaco		
COUNTY Hidalgo	STATE TX	ZIP 78596	
NAME OF OWNER OR AGENCY AUTHORIZED TO LEASE UNIT INSPECTED			
PHONE NO.			

ITEM NO. 1. LIVING ROOM	COMMENT	INITIAL ASSESSMENT
1.1 ELECTRICITY	missing light fixture	4
1.2 WINDOW CONDITION	Single pane	3
1.3 CEILING CONDITION		3
1.4 WALL CONDITION		3
1.5 FLOOR CONDITION		3

ITEM NO. 2. KITCHEN	COMMENT	INITIAL ASSESSMENT
2.1 ELECTRICITY		4
2.2 WINDOW CONDITION	Single pane	7
2.3 CEILING CONDITION		3
2.4 WALL CONDITION		3
2.5 FLOOR CONDITION		4

ITEM NO. 3. BATHROOM	COMMENT	INITIAL ASSESSMENT
3.1 ELECTRICITY		4
3.2 WINDOW CONDITION		4
3.3 CEILING CONDITION		4
3.4 WALL CONDITION		4
3.5 FLOOR CONDITION		4
3.6 FLUSH TOILET IN ENCLOSED ROOM IN UNIT		4
3.7 FIXED WASH BASIN IN LAVATORY IN UNIT		4
3.8 TUB OR SHOWER IN UNIT		4
3.9 VENTILATION		4

ITEM NO. 4. OTHER ROOMS USED FOR LIVING & HALLS		COMMENT	INITIAL ASSESSMENT
4.1	ELECTRICITY/ILLUMINATION		4
4.2	WINDOW CONDITION	single pane	7
4.3	CEILING CONDITION		4
4.4	WALL CONDITION		4
4.5	FLOOR CONDITION		4
ITEM NO. 5. ROOM CODE* AND ROOM LOCATION		COMMENT	INITIAL ASSESSMENT
5.1	ELECTRICITY/ILLUMINATION		4
5.2	WINDOW CONDITION		7
5.3	CEILING CONDITION		4
5.4	WALL CONDITION		4
5.5	FLOOR CONDITION		4
ITEM NO. 6. BUILDING EXTERIOR		COMMENT	INITIAL ASSESSMENT
6.1	CONDITION OF FOUNDATION		4
6.2	CONDITION OF STAIRS, RAILS AND PORCHES	water damage	6 5
6.3	CONDITION OF ROOF AND GUTTERS		6 5
6.4	CONDITION OF EXTERIOR SURFACES		6
6.5	LEAD PAINT: EXT. SURFACES		7
ITEM NO. 7. HEATING & PLUMBING		COMMENT	INITIAL ASSESSMENT
7.1	ADEQUACY OF HEATING EQUIP	—	—
7.2	SAFETY OF HEATING EQUIP.	—	—
7.3	VENTILATION/COOLING	—	—
7.4	WATER HEATER	no water flush	7
7.5	APPROVABLE WATER SUPPLY		5
7.6	PLUMBING	hole in drain / vent line	7
7.7	SEWER CONNECTION		7

INSPECTION SUMMARY (OPTIONAL)

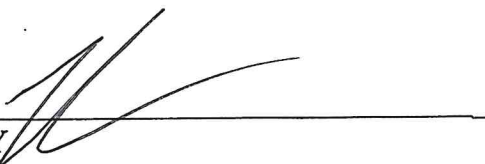
ITEM NO.	REASON FOR COMMENTS
	Structure was found to be in a condition of neglect by owners. As the housing report indicates several areas are considered to be in severe dilapidation. Homeowners would have to provide a plan of remodeling to bring structure into compliance. All elements of electrical and plumbing are in decay and disrepair. It is in this inspectors opinion that the structure is in such dilapidated state that plan for reconstruction or remodeling would have to be developed to bring this structure into compliance.
	Property has not been maintain overall

RECOMMENDATION: REPAIR _____ DEMOLISH / VACATE _____

***INTERPRETATION OF NUMERIC SCALE**

- 1 = Newly constructed
- 2 = Good condition requiring no repairs
- 3 = Standard condition requiring minor maintenance repair from normal seasonal wear
- 4 = Substandard condition requiring major maintenance repair from an accumulation of seasonal wear, and abnormal wear from abusive treatment and neglect
- 5 = Deteriorating condition requiring major structural repair resulting from a period of substandard conditions; considered a health hazard
- 6 = Dilapidated condition requiring more than 50% structural replacement
- 7 = Severe dilapidated condition that would require immediate attention

INSPECTED BY



DATE

5/4/2022

WESLACO FIRE MARSHAL'S OFFICE
255 S. KANSAS
WESLACO, TEXAS 78596
(956) 447-1990 FAX (956) 969-4921

DILAPIDATED STRUCTURE INSPECTION REPORT

DATE: 4/20/22 X INSPECTION REINSPECTION
FACILITY NAME: Abandoned Residence
PHYSICAL & MAILING ADDRESS: 313 N. Iowa Weslaco, TX 78596
PHONE #: OWNER/MANAGER:

TYPE OF INSPECTION: COMPLAINT OCCUPANCY CLASS: RESIDENCE

	1	Deteriorated interior walls
X	2	Deteriorated roof
X	3	Vegetation overgrowth
	4	Unsecured doors
	5	Unsecured windows
	6	Debris inside
X	7	Debris outside
	8	Exposed electrical wiring
	9	Broken or missing windows
	10	Broken or missing door
	12	Signs of transients/vagrants

	13	Sheetrock walls exposed
	14	Sheetrock ceiling exposed
X	15	Signs of roof leaking
X	16	Broken and/or uneven floors
	17	Animals (dogs, cats, mice, etc.) inside
	18	Severe fire damage
	19	Roof collapsed and/or exposed
	20	Graffiti
X	21	Broken/cracked exterior walls
	22	Other:
	24	Other:

NOTE: THESE CONDITIONS CONSTITUTE A FIRE HAZARD.

COMPLIES WITHIN CODE TODAY x DOES NOT COMPLY AT THIS TIME WILL REINSPECT BY:

OWNER/OCCUPANT

Asst. Fire Marshal Mike Swinnea
FIRE MARSHAL/FIRE INSPECTOR

SUCH CONDITIONS ARE VIOLATIONS OF EITHER CITY OR STATE FIRE PREVENTION REGULATIONS. PLEASE CORRECT HAZARD(S) AND HELP PREVENT FIRES. NON-COMPLIANCE IS SUBJECT TO PENALTIES UNDER CITY & STATE REGULATIONS.



City of Weslaco

"The City on the Grow"



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

February 1, 2022

Matilde & Teodora S. Padilla

313 Iowa St.

Weslaco, Texas 78596

RE: Dilapidated Structure at 313 N. Iowa St. Weslaco, Texas

Legally described as being; Gonzales Addition S40' Lot 12 & 30' Lot 12A Blk 11

Dear Matilde & Teodora S. Padilla

Please be advised that the City's Planning and Code Enforcement Department believes the main structure at the above address is in violation of Weslaco, Texas Code of Ordinance Chapter 26 Article VIII. Unsanitary & Dangerous Buildings, Sec. 26-225 because it is dilapidated, substandard, or it has become unfit for human habitation and it is a hazard to the health, safety and welfare of the citizens of the City of Weslaco. Staff has completed inspections of the structure and property and expects to recommend to the City Commission in the near future that the structure either be repaired to current building codes or demolished by the owner.

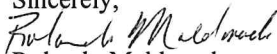
The staff recommendation regarding your property will be made at a Public Hearing. As required by ordinance, we will attempt to notify you by certified mail with return receipt requested, and by publishing notice in The Monitor newspaper advising of the date and time of the Public Hearing. You will have the opportunity to address the City Commission regarding the property at this hearing.

At the Public Hearing, the City Commission is likely to order that the property be repaired to current building codes or demolished within 60 days as recommended by staff. It is important that you attend the public hearing, because you are allowed to voice your opinion on behalf of your property. Please note that any other citizen(s) present may voice their opinions as well.

The purpose of this letter is to provide you advance notice that staff expects to recommend that the structure(s) be repaired to current building codes or demolished so that you may have additional time to consider your options for the property prior to any further action by the Planning and Code Enforcement Department.

IT IS VERY IMPORTANT THAT YOU CONTACT ME AS SOON AS POSSIBLE REGARDING THIS MATTER SO WE CAN KNOW THE ACTIONS YOU WILL TAKE REGARDING THIS PROPERTY. CONTACT ME AT (956) 447-3401 EXT # 3120 MON- FRI 8AM- 5PM

Sincerely,


Rolando Maldonado

Code Enforcement Officer

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee

Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) \$
☐ Return Receipt (electronic) \$
☐ Certified Mail Restricted Delivery \$
☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$

Postage

\$ Total Postage and Fee

\$ Sent To

Street and Apt. No.,

City, State, ZIP+4®

Postmark
Here

Matilde & Teodora S. Padilla
313 Iowa St.
Weslaco, Texas 78596



David Suarez, Mayor
Josh Pedraza, Mayor Pro-tem, District 1
Leo Munoz, Commissioner, At-Large
Greg Kerr, Commissioner, At-Large
Letty Lopez, Commissioner, District 2
Jose "J.P." Rodriguez, Commissioner, District 3
Adrian Farias, Commissioner, District 4

Martin Garza, Interim City Manager

313 N. Iowa St.

Weslaco, Texas 78596

RE: Dilapidated Structure at 313 N. Iowa St. Weslaco, Texas

Legally described as being; Gonzales Addition S40' Lot 12 & 30' Lot 12A Blk 11

Matilde & Teodora Padilla

Please be advised that the City's Planning and Code Enforcement Department believes the main structure at the above address is in violation of **Weslaco, Texas Code of Ordinance Chapter 26 Article VIII. Unsanitary & Dangerous Buildings, Sec. 26-225** because it is dilapidated, substandard, or it has become unfit for human habitation and it is a hazard to the health, safety and welfare of the citizens of the City of Weslaco. Staff has completed inspections of the structure and property and expects to recommend to the City Commission in the near future that the structure either be repaired to current building codes or demolished by the owner.

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Sincerely,

Rolando Maldonado
Rolando Maldonado

Code Enforcement Officer

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☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$

Postmark
Here

Postage

\$
Total Postage
\$
Sent To
Matilde & Teodora S. Padilla
313 Iowa St.
Weslaco, Texas 78596

Street and Apt.

City, State, Zip

PS Form 3800, April 2015 PSN 7530-02-000-9047

See Reverse for Instructions



St, Weslaco, Texas

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

10/25/2022

NOTICE OF PUBLIC HEARING

Dear Matilde & Teodora S. Padilla

Please be advised that the Code Enforcement Department for the City of Weslaco has determined that you are the legal owner(s) of the property and the building(s) located at **313 N Iowa St** legally described as being; **Gonzales Addition S40' Lot 12 & 30' Lot 12A Blk 11, City of Weslaco, Hidalgo County, Texas.** and it finds that the building(s) does not meet the minimum standards for continued use and occupancy. The structure has been inspected and found to be dilapidated, substandard, unfit for human habitation and it is a hazard to the health, safety and welfare of the citizens of the City of Weslaco, placing it in violation of Weslaco, Texas Code of Ordinance Chapter 26 Article VIII. Unsanitary & Dangerous Buildings, Sec. 26-225.

On Wednesday, November 16, 2022, at 5:30 pm, has been set as the date for a public hearing by the Board of Adjustments and Appeals of Building at the Legislative Chambers located at 255 S. Kansas, Weslaco, Texas. In this hearing the Code Enforcement Inspector shall present evidence as to why the building does not meet the minimum standards for continued use and occupancy. On this date, you as the owner(s) of the above-mentioned property and building shall have an equal opportunity to present evidence in your defense. Members of the general public will also be given an opportunity to voice their opinion regarding the premise or building, the subject of this public hearing.

On Tuesday, December 6, 2022, at 5:30 pm, has been set as the date for a Public Hearing, the City Commission, depending on the evidence presented, may find that the building or premise is a public nuisance and may direct that the building or premise be either repaired or removed. **At no time will repairs or removal of the building or premise be required less than fifteen (15) days from the public hearing day or exceed more than sixty (60) days from the public hearing date.**

If the City Commission votes to remove or repair the building on your property and you do not comply within the time restraints set forth by the Commission, the City of Weslaco may cause the demolition of the building on your property and all the costs and expenses incurred, including administrative costs will be charged to you against the property. A lien will be placed on property in the amount of all expenses and charges incurred.

If you have any questions or comments regarding this notice, please call me at (956) 447-3401 Ext. # 3120.

Sincerely,
Roberto Maldonado
Code Enforcement Inspector

CC: C/E files

105 N. Kansas St.







J G Ortiz Consulting Title search report

Sept 2022

Owner: Elias Jaime Pena

Legal description: Gonzalez Addition, Lot 18 & 19, Block 1.

Hidalgo County Appraisal District # 180519

Special Warranty Deed Document # 1507684, Date: August 03, 2005

From Silverio Pena Jr., & Diana E. Pena to Elias Jaime Pena .

Situs Address: 105 N. Kansas., Weslaco Texas 78596-5369

Mailing Address: 105 N. Kansas, Weslaco Texas 78596-5369

Taxes due- Amt. \$0.00

Tax Lawsuit None

Other parties involved:

Exemptions- None

PO Box 789 Weslaco Texas 78599-0789 Ph. 956-647-3480 Email:
cjortiz92@hotmail.com

2021 TAX STATEMENT



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

Certified Owner:

PENA ELIAS JAIME
105 N KANSAS AVE
WESLACO, TX 78596-5369

Legal Description:

GONZALES ADDN LOTS 18 & 19 BLK 1

Account No: G5600-00-001-0018-00

Appr. Dist. No.: 180519

Legal Acres: .0689

Parcel Address: 105 N KANSAS AVE

As of Date: 07/11/2022

Print Date: 07/11/2022

Market Value		Appraised Value	Assessed Value	Capped Value	Homesite Value	Agricultural Market Value	Non-Qualifying Value
Land	Improvement						
\$10,650	\$13,389	\$24,039	\$24,039	\$0	\$0	\$0	\$24,039

Taxing Unit	Assessed Value (100%)	Exemptions		Taxable Value	Tax Rate	Tax
		Code	Amount			
HIDALGO COUNTY	\$24,039		\$0.00	\$24,039	0.5750000	\$138.22
DRAINAGE DIST #1	\$24,039		\$0.00	\$24,039	0.1264000	\$30.39
CITY OF WESLACO	\$24,039		\$0.00	\$24,039	0.6967000	\$167.48
WESLACO ISD	\$24,039		\$0.00	\$24,039	0.9807000	\$235.75
SOUTH TEXAS ISD	\$24,039		\$0.00	\$24,039	0.0492000	\$11.83
SOUTH TEXAS COLLEGE	\$24,039		\$0.00	\$24,039	0.1715000	\$41.23

Total Tax: \$624.90

Total Tax Paid to date: \$624.90

Total Tax Remaining: \$0.00

Exemptions:

AMOUNT DUE IF PAID BY:

08/01/2022 18 + up to 15%	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%
\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
01/31/2023 24 + up to 15%	02/28/2023 25 + up to 15%	03/31/2023 26 + up to 15%	05/01/2023 27 + up to 15%	05/31/2023 28 + up to 15%	06/30/2023 29 + up to 15%
\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

School Information:

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

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

4.1.73

Print Date: 07/11/2022

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

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



G5600-00-001-0018-00

PENA ELIAS JAIME
105 N KANSAS AVE
WESLACO, TX 78596-5369

AMOUNT PAID:

\$ _____.

00001805190000000000



70 2005 01507684

Hidalgo County
J. D. Salinas III
County Clerk
Edinburg, TX 78540

Instrument Number: 2005-1507684

Recorded On: August 11, 2005

As-Recording

Parties:

To

of Pages: 3

Comment: SWD

DO NOT REMOVE-THIS PAGE IS PART OF THE RECORDED DOCUMENT*

Recording		16.00
Num of Pages	2	
	0	
Total:		16.00

I hereby certify that the within and foregoing was recorded in the Recorder's Office in Hidalgo County, TX

DO NOT REMOVE-THIS PAGE IS PART OF THE RECORDED DOCUMENT*

File Information:

Record and Return To:

Document Number: 2005-1507684
Receipt Number: 697878
Recorded Date/Time: August 11, 2005 01:35P
Book-Vol/Pg: BK-SC VL-2 PG-51455
User / Station: I Leal - Cash Station 4

CARLOS JAIME GARZA
161 S. TEXAS BLVD.
WESLACO TX 78596-6103

SPECIAL WARRANTY DEED

1507684

Date: August 3, 2005.

Grantor: SILVERIO PENA, JR., a single man and DIANA E. PENA, a single woman.
Grantor's Mailing Address: 3620 Gumwood #21, McAllen, Hidalgo County, TX 78501.

Grantee: ELIAS JAIME PENA, a single man.
Grantee's Mailing Address: 3620 Gumwood #21, McAllen, Hidalgo County, TX 78501.

Consideration: TEN and NO/100 DOLLARS and other good and valuable consideration, which receipt of same is herein acknowledged.

Property (including any improvements): All of Lots Eighteen (18) and Nineteen (19), Block One (1), Gonzalez Addition to the City of Weslaco, Hidalgo County, Texas.

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OF THE FOLLOWING INFORMATION FROM THIS INSTRUMENT BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OF YOUR DRIVER'S LICENSE NUMBER.

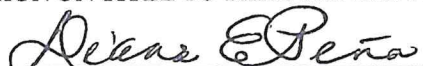
Reservations from and Exceptions to Conveyance and Warranty: Subject to any and all restrictions, easements, covenants, and conditions, if any relating to the herein above described property as the same are filed for record in the County Clerk's Office of Hidalgo County, Texas.

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 when the claim is by, through, or under Grantor but not otherwise, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty.

When the context requires, singular nouns and pronouns include the plural.

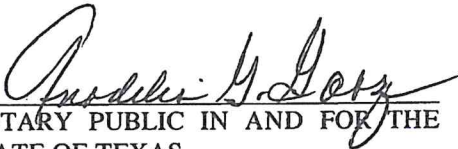
THIS DOCUMENT WAS PREPARED BASED ON INFORMATION PROVIDED BY THE PARTIES HERETO. NO TITLE EXAMINATION HAS BEEN REQUESTED IN CONNECTION WITH THE PREPARATION OF THIS DOCUMENT, NOR WAS ANY PROVIDED. THE PREPARER EXPRESSES NO OPINION ON TITLE TO THIS PROPERTY.


SILVERIO PENA, JR.

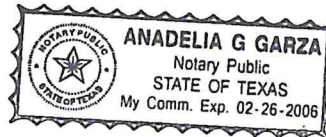

DIANA E. PENA

STATE OF TEXAS ☆ ACKNOWLEDGMENT
COUNTY OF HIDALGO ☆

This instrument was acknowledged before me on August ¹⁰~~10~~, 2005, by SILVERIO PENA, JR. and DIANA E. PENA.


NOTARY PUBLIC IN AND FOR THE
STATE OF TEXAS

Return to:
Carlos J. Garza
161 S. Texas Blvd.
Weslaco, TX 78596



Filed for Record in:
Hidalgo County
by J. D. Salinas III
County Clerk

On: Aug 11, 2005 at 01:35P

As a Recording

Document Number: 1507684
Total Fees: 16.00

Receipt Number - 697878
By,
Imelda Leal, Deputy

SENDER: COMPLETE THIS SECTION

■ Complete items 1, 2, and 3.

■ Print your name and address on the reverse so that we can return the card to you.

■ Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Ruben Solis

1111 W. Nolana St.

McAllen, Texas 78504

9590 9402 6940 1104 8669 11

7021 1970 0001 6446 1098

PS Form 3811, July 2020 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

VSJ

☐ Agent

☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

Virginia Lopez

9-26-22

D. Is delivery address different from item 1?

If YES, enter delivery address below:

☐ Yes

☒ No

3. Service Type

☐ Adult Signature

☐ Adult Signature Restricted Delivery

☐ Certified Mail®

☐ Certified Mail Restricted Delivery

☐ Collect on Delivery

☐ Collect on Delivery Restricted Delivery

☐ Registered Mail

☐ Registered Mail Restricted Delivery

☐ Signature Confirmation™

☐ Signature Confirmation Restricted Delivery

☐ Priority Mail Express®

☐ Registered Mail™

☐ Registered Mail Restricted Delivery

☐ Signature Confirmation™

☐ Signature Confirmation Restricted Delivery

Domestic Return Receipt

David Suarez, Mayor
Josh Pedraza, Mayor Pro-tem, District 1
Leo Munoz, Commissioner, At-Large
Greg Kerr, Commissioner, At-Large
Letty Lopez, Commissioner, District 2
Jose "J.P." Rodriguez, Commissioner, District 3
Adrian Farias, Commissioner, District 4

Martin Garza, Interim City Manager

McAllen, Texas 78504

RE: Dilapidated Structure at 105 N. Kansas Ave Weslaco, Texas

Legally described as being; Gonzales Addition Lots 18 & 19 Blk 1

Ruben Solis

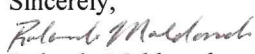
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IT IS VERY IMPORTANT THAT YOU CONTACT ME AS SOON AS POSSIBLE REGARDING THIS MATTER SO WE CAN KNOW THE ACTIONS YOU WILL TAKE REGARDING THIS PROPERTY. CONTACT ME AT (956) 447-3401 EXT # 3120 MON- FRI 8AM- 5PM

Sincerely,

Rolando Maldonado

Code Enforcement Officer

SENDER: COMPLETE THIS SECTION		COMPLETE THIS SECTION ON DELIVERY	
- Complete items 1, 2, and 3. - Print your name and address on the reverse so that we can return the card to you. - Attach this card to the back of the mailpiece, or on the front if space permits.		A. Signature ☒  ☐ Agent ☐ Addressee	
1. Article Addressed to: Javier Hernandez 2517 Moreno Dr. Edinburg, Texas 78541-5424		B. Received by (Printed Name) 	C. Date of Delivery
2. Article Number (Transfer from service label) 7021 1970 0001 6446 1074		D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ No	
3. Service Type ☐ Adult Signature ☐ Adult Signature Restricted Delivery ☐ Certified Mail® ☐ Certified Mail Restricted Delivery ☐ Collect on Delivery ☐ Collect on Delivery Restricted Delivery		☐ Priority Mail Express® ☐ Registered Mail™ ☐ Registered Mail Restricted Delivery ☐ Signature Confirmation™ ☐ Signature Confirmation Restricted Delivery	
9590 9402 6940 1104 8670 86 PS Form 3811, July 2020 PSN 7530-02-000-9053		Domestic Return Receipt	

David Suarez, Mayor
Josh Pedraza, Mayor Pro-tem, District 1
Leo Munoz, Commissioner, At-Large
Greg Kerr, Commissioner, At-Large
Letty Lopez, Commissioner, District 2
Jose "J.P." Rodriguez, Commissioner, District 3
Adrian Farias, Commissioner, District 4

Martin Garza, Interim City Manager

Edinburg, Texas 78541-5424

RE: Dilapidated Structure at 105 N. Kansas Ave Weslaco, Texas

Legally described as being; Gonzales Addition Lots 18 & 19 Blk 1

Javier Hernandez

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Sincerely,

Rolando Maldonado

Code Enforcement Officer

U.S. Postal Service[™]
CERTIFIED MAIL[®] RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com.

OFFICIAL USE

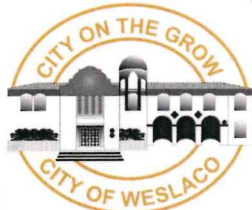
Certified Mail Fee	\$
Extra Services & Fees (check box, add fee as appropriate)	
☐ Return Receipt (hardcopy)	\$
☐ Return Receipt (electronic)	\$
☐ Certified Mail Restricted Delivery	\$
☐ Adult Signature Required	\$
☐ Adult Signature Restricted Delivery	\$

Postmark
Here

Postage
\$
Total Postage
\$
Sent To
Street and Ap
City, State, Zi.

Javier Hernandez
2517 Moreno Dr.
Edinburg, Texas 78541-5424

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions



ansas Ave, Weslaco, Texas

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

10/25/2022

NOTICE OF PUBLIC HEARING

Dear Javier Hernandez

Please be advised that the Code Enforcement Department for the City of Weslaco has determined that you are the legal owner(s) of the property and the building(s) located at **105 N. Kansas Ave** legally described as being; **Gonzales Addition lot 18 & 19 Blk 1, City of Weslaco, Hidalgo County, Texas.** and it finds that the building(s) does not meet the minimum standards for continued use and occupancy. The structure has been inspected and found to be dilapidated, substandard, unfit for human habitation and it is a hazard to the health, safety and welfare of the citizens of the City of Weslaco, placing it in violation of Weslaco, Texas Code of Ordinance Chapter 26 Article VIII. Unsanitary & Dangerous Buildings, Sec. 26-225.

On Wednesday, November 16, 2022, at 5:30 pm, has been set as the date for a public hearing by the Board of Adjustments and Appeals of Building at the Legislative Chambers located at 255 S. Kansas, Weslaco, Texas. In this hearing the Code Enforcement Inspector shall present evidence as to why the building does not meet the minimum standards for continued use and occupancy. On this date, you as the owner(s) of the above-mentioned property and building shall have an equal opportunity to present evidence in your defense. Members of the general public will also be given an opportunity to voice their opinion regarding the premise or building, the subject of this public hearing.

On Tuesday, December 6, 2022, at 5:30 pm, has been set as the date for a Public Hearing, the City Commission, depending on the evidence presented, may find that the building or premise is a public nuisance and may direct that the building or premise be either repaired or removed. **At no time will repairs or removal of the building or premise be required less than fifteen (15) days from the public hearing day or exceed more than sixty (60) days from the public hearing date.**

If the City Commission votes to remove or repair the building on your property and you do not comply within the time restraints set forth by the Commission, the City of Weslaco may cause the demolition of the building on your property and all the costs and expenses incurred, including administrative costs will be charged to you against the property. A lien will be placed on property in the amount of all expenses and charges incurred.

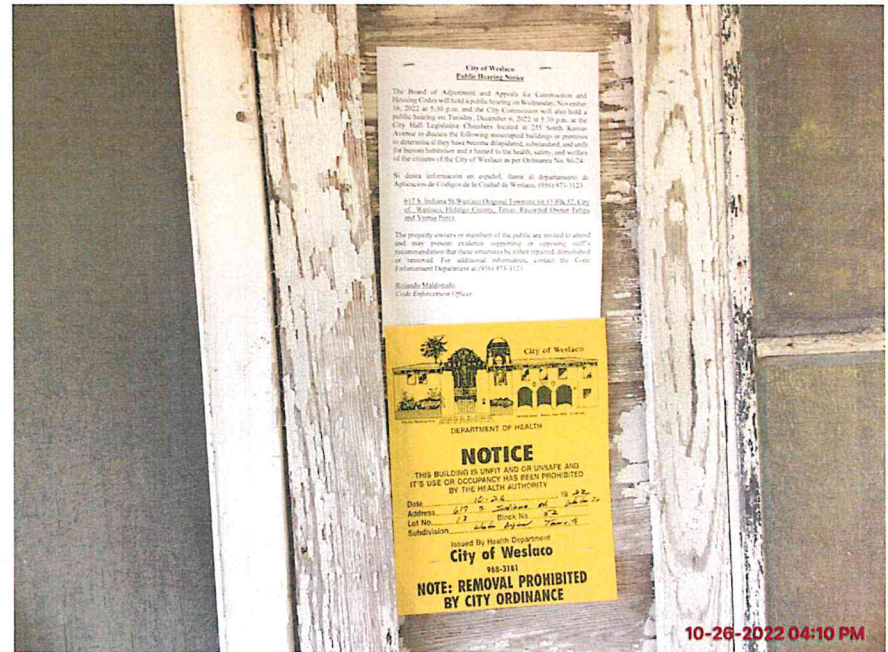
If you have any questions or comments regarding this notice, please call me at (956) 447-3401 Ext. # 3120.

Sincerely,

Code Enforcement Inspector

CC: C/E files

617 S. Indiana St.





City of Weslaco

DEPARTMENT OF HEALTH

NOTICE

THIS BUILDING IS UNFIT AND OR UNSAFE AND
IT'S USE OR OCCUPANCY HAS BEEN PROHIBITED
BY THE HEALTH AUTHORITY

Date 10-26, 1922
Address 617 S. Indiana St
Lot No. 13 Block No. 52
Subdivision Weslaco Original Town 01th

Issued By Health Department
City of Weslaco
968-3181

**NOTE: REMOVAL PROHIBITED
BY CITY ORDINANCE**

City of Weslaco
Public Hearing Notice

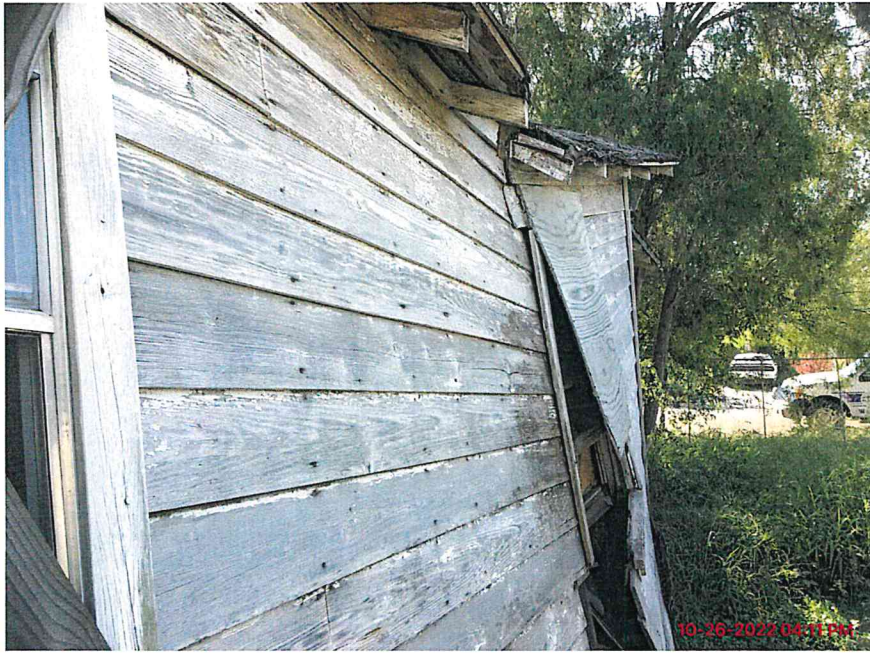
The Board of Adjustment and Appeals for Construction and
Housing Codes will hold a public hearing on Wednesday, November
16, 2022 at 5:30 p.m. and the City Commission will also hold a
public hearing on Tuesday, December 6, 2022 at 5:30 p.m. at the
City Hall Legislative Chambers located at 215 South Kansas
Avenue to discuss the following unoccupied buildings or premises
to determine if they have become dilapidated, substandard, and unfit
for human habitation and a hazard to the health, safety, and welfare
of the citizens of the City of Weslaco as per Ordinance No. 66-24:

Si desea información en español, llame al departamento de
Aplicación de Códigos de la Ciudad de Weslaco, (956) 973-3123.

617 S. Indiana St Weslaco Original Townsite Lot 12 Blk. 52, City
of Weslaco, Hidalgo County, Texas, Record Owner Felipe
and Yreina Perez

The property owners or members of the public are invited to attend
and may present evidence supporting or opposing staff's
recommendation that these structures be either repaired, demolished
or removed. For additional information, contact the Code
Enforcement Department at (956) 973-3123.

Relando Maldonado
Code Enforcement Officer



J G Ortiz Consulting Title search report

Sept 2022

Owner: Felipe & Yrenia Perezn

Legal description: Weslaco original Townsite, Lot 13, Block 52.

Hidalgo County Appraisal District # 3022079

Assumption Warranty Deed Document Volume 11673, pages 206-208
Date: August 22, 1967

From W L Carter & wife Helen M. Carter to Felipe Perez &
wife Yrenia Perez .

Situs Address: 617 S. Indiana Ave., Weslaco Texas 78596-6917

Mailing Address: 617 S. Indiana Ave, Weslaco Texas 78596-6917

Taxes due- Amt. \$0.00

Tax Lawsuit None

Other parties involved:

Exemptions- Over 65, Homestead

PO Box 789 Weslaco Texas 78599-0789 Ph. 956-647-3480 Email:
cjortiz92@hotmail.com

2021 TAX STATEMENT



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

Certified Owner:

PEREZ FELIPE & YRENIA
617 S INDIANA AVE
WESLACO, TX 78596-6917

Legal Description:

WESLACO ORIGINAL TOWNSITE LOT 13 BLK 52

Account No: W2300-00-052-0013-00

Appr. Dist. No.: 322079

Legal Acres: .1607

Parcel Address: 617 S INDIANA AVE

As of Date: 07/11/2022

Print Date: 07/11/2022

Market Value		Appraised Value	Assessed Value	Capped Value	Homesite Value	Agricultural Market Value	Non-Qualifying Value
Land	Improvement						
\$24,850	\$16,841	\$41,691	\$41,691	\$37,803	\$41,691	\$0	\$0
Taxing Unit		Assessed Value (100%)	Exemptions		Taxable Value	Tax Rate	Tax
			Code	Amount			
HIDALGO COUNTY		\$41,691	CAP, O65, HOM	\$18,888.00	\$22,803	0.5750000	\$1.15
DRAINAGE DIST #1		\$41,691	CAP, O65, HOM	\$3,888.00	\$37,803	0.1264000	\$47.78
CITY OF WESLACO		\$41,691	CAP, O65, HOM	\$13,888.00	\$27,803	0.6967000	\$54.28
WESLACO ISD		\$41,691	CAP, O65, HOM	\$38,888.00	\$2,803	0.9807000	\$0.00
SOUTH TEXAS ISD		\$41,691	CAP, O65, HOM	\$3,888.00	\$37,803	0.0492000	\$18.60
SOUTH TEXAS COLLEGE		\$41,691	CAP, O65, HOM	\$3,888.00	\$37,803	0.1715000	\$25.05

Total Tax: \$146.86
Total Tax Paid to date: \$146.86
Total Tax Remaining: \$0.00

Exemptions:

O65 OVER 65 CAP CAPPED HOM HOMESTEAD

AMOUNT DUE IF PAID BY:

08/01/2022 18 + up to 15%	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%
\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
01/31/2023 24 + up to 15%	02/28/2023 25 + up to 15%	03/31/2023 26 + up to 15%	05/01/2023 27 + up to 15%	05/31/2023 28 + up to 15%	06/30/2023 29 + up to 15%
\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

School Information:

WESLACO ISD 2021 M&O .94070000 I&S .04000000 Total .98070000 2020 M&O .99890000 I&S .02000000 Total 1.0189000

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

4.1.73



Print Date: 07/11/2022

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

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



W2300-00-052-0013-00

PEREZ FELIPE & YRENIA
617 S INDIANA AVE
WESLACO, TX 78596-6917

AMOUNT PAID:

\$ _____

00003220790000000000

DEED 11673
The State of Texas,
County of HIDALGO. } **Know All Men by These Presents:**

That we, W. L. Carter and wife, Helen M. Carter, of Mercedes,

of the County of Hidalgo, State of Texas, for and in consideration
of the sum of Ten and No/100 (\$10.00) Dollars and other good and valuable
consideration,

~~NOTICE~~

to us in hand paid by Felipe Perez and wife, Yrenia Perez, the receipt
of which is hereby acknowledged and confessed, and the further con-
sideration of the Grantees herein ASSUMING and AGREEING to pay ~~and~~
the balance due beginning with the September 1, 1967, installment, on
that certain promissory Note in the principal sum of Two Thousand Eight
Hundred and No/100 (\$2,800.00) Dollars, dated June 16, 1965, executed by
Dorothy McCracken Luttrell, a feme sole, payable to the order of Browns-
ville Savings & Loan Association of Brownsville, Texas, with interest at
the rate of 7.2% per annum on the unpaid balance, interest payable monthly
as it accrues, both principal and interest payable at the office of
Brownsville Savings & Loan Association, Brownsville, Texas, in monthly
installments of \$29.10 each, including interest, commencing on the 1st
day of August, 1965, and continuing until the principal and interest are
fully paid, except that the final payment of principal and interest, if
not sooner paid, shall be due and payable the 1st day of July, 1977;
said note being more fully described in a Warranty Deed from Steve A.
Buzas, Individually and as Community Administrator of the Estate of
Veola Buzas, Deceased, and wife, Aurora G. Buzas, to Dorothy McCracken
Luttrell, a feme sole, dated June 16, 1965, and recorded in Volume 1120,
Pages 160-3, Deed Records of Hidalgo County, Texas, and additionally
secured by a Deed of Trust with Power of Sale to G. S. Eidman, Jr.,
Trustee, dated June 16, 1965, and filed for record in the office of the
County Clerk of Hidalgo County, Texas;

have Granted, Sold and Conveyed, and by these presents do Grant, Sell and Convey, unto the said
Felipe Perez and wife, Yrenia Perez, of Weslaco,

of the County of Hidalgo, State of Texas, all that certain
lot, tract or parcel of land lying and being situated in Hidalgo County,
Texas, and more particularly described as follows, to-wit:

All of Lot No. Thirteen (13), Block No. Fifty-Two (52),
Original Townsite of the City of Weslaco, Hidalgo County,
Texas, according to a map or plat thereof now of record
in the Office of the County Clerk of Hidalgo County, Texas,
reference to which is here made for all purposes; together
with all improvements situated thereon.



DEED

This conveyance is subject to the following:

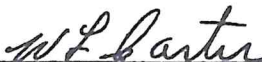
1. Non-Drilling Stipulation contained in a deed recorded in Volume 124, Page 35, Deed Records, Hidalgo County, Texas.

TO HAVE AND TO HOLD the above described premises, together with all and singular the rights and appurtenances thereto in anywise belonging unto the said

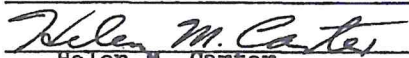
Felipe Perez and wife, Yrenia Perez, their heirs and assigns forever and we do hereby bind ourselves, our heirs, executors and administrators, to Warrant and Forever Defend, all and singular the said premises unto the said Felipe Perez and wife, Yrenia Perez, their

heirs and assigns, against every person whomsoever lawfully claiming, or to claim the same, or any part thereof.

WITNESS our hands at Weslaco, Texas,
this 22nd day of August, 1967.


W. L. Carter

~~XXXXXXXXXXXXXXXXXXXX~~


Helen M. Carter

JOINT ACKNOWLEDGMENT

THE STATE OF TEXAS, }
COUNTY OF HIDALGO.

125

ASSUMPTION

Warranty Deed

FROM

W. L. CARTER, ET. UX.

TO

FELIPE PEREZ, ET. UX.

FILED FOR RECORD
FILED FOR RECORD THIS DATEThis 4th day of August, 1967, A.D. 19
At 4:37 o'clock P.M.
at o'clock M.

AUG 22 1967

County Clerk

SANTOS SALDANA

By County Clerk, Hidalgo County, Texas

Deputy

By

RECORDED

A.D. 19

In County Records

In Book on Page

County Clerk

By Deputy

Recording Fee \$

This instrument should be filed immediately with
the County Clerk for Record.

SMITH, McILHERAN & JENKINS

ATTORNEYS AT LAW

P. O. BOX 416

WESLACO, TEXAS

The Odde Company, Publishers, Dallas

WESLACO FIRE MARSHAL'S OFFICE
255 S. KANSAS
WESLACO, TEXAS 78596
(956) 447-1990 FAX (956) 969-4921

DILAPIDATED STRUCTURE INSPECTION REPORT

DATE: 6/23/21 X INSPECTION REINSPECTION
FACILITY NAME: Abandoned Residence
PHYSICAL & MAILING ADDRESS: 617 S. Indiana Weslaco, TX 78596
PHONE #: OWNER/MANAGER:

TYPE OF INSPECTION: COMPLAINT OCCUPANCY CLASS: RESIDENCE

	1	Deteriorated interior walls
X	2	Deteriorated roof
X	3	Vegetation overgrowth
	4	Unsecured doors
	5	Unsecured windows
	6	Debris inside
X	7	Debris outside
	8	Exposed electrical wiring
X	9	Broken or missing windows
	10	Broken or missing door
	11	Signs or feces
	12	Signs of transients/vagrants

	13	Sheetrock walls exposed
	14	Sheetrock ceiling exposed
X	15	Signs of roof leaking
	16	Broken and/or uneven floors
	17	Animals (dogs, cats, mice, etc.) inside
	18	Severe fire damage
X	19	Roof collapsed and/or exposed
	20	Graffiti
X	21	Broken/cracked exterior walls
	22	Other:
	23	Other:
	24	Other:

NOTE: THESE CONDITIONS CONSTITUTE A FIRE HAZARD.

COMPLIES WITHIN CODE TODAY x DOES NOT COMPLY AT THIS TIME WILL REINSPECT BY:

OWNER/OCCUPANT

Asst. Fire Marshal Mike Swinnea
FIRE MARSHAL/FIRE INSPECTOR

SUCH CONDITIONS ARE VIOLATIONS OF EITHER CITY OR STATE FIRE PREVENTION REGULATIONS. PLEASE CORRECT HAZARD(S) AND HELP PREVENT FIRES. NON-COMPLIANCE IS SUBJECT TO PENALTIES UNDER CITY & STATE REGULATIONS.

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OFFICIAL USE

Certified Mail Fee

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Extra Services & Fees (check box, add fee as appropriate)

☐ Return Receipt (hardcopy) \$
☐ Return Receipt (electronic) \$
☐ Certified Mail Restricted Delivery \$
☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$

Postmark
Here

Postage

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Total Postage and

\$

Sent To

Street and Apt. No.,

City, State, ZIP+4®

Felipe & Yrenia Perez
617 S. Indiana Ave
Weslaco, Texas 78596

PS Form 3800, April 2015 PSN 7530-02-000-9047

See Reverse for Instructions



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

Mike R. Perez, City Manager

617 S. Indiana Ave

Weslaco, Texas 78596-6917

RE: Dilapidated Structure at 617 S. Indiana Ave Weslaco, Texas

Legally described as being; Weslaco Original Townsite Lot 13 Blk 52

Dear Felipe & Yrenia Perez

Please be advised that the City's Planning and Code Enforcement Department believes the main structure at the above address is in violation of **Weslaco, Texas Code of Ordinance Chapter 26 Article VIII. Unsanitary & Dangerous Buildings, Sec. 26-225** because it is dilapidated, substandard, or it has become unfit for human habitation and it is a hazard to the health, safety and welfare of the citizens of the City of Weslaco. Staff has completed inspections of the structure and property and expects to recommend to the City Commission in the near future that the structure either be repaired to current building codes or demolished by the owner.

The staff recommendation regarding your property will be made at a Public Hearing. As required by ordinance, we will attempt to notify you by certified mail with return receipt requested, and by publishing notice in The Monitor newspaper advising of the date and time of the Public Hearing. You will have the opportunity to address the City Commission regarding the property at this hearing.

At the Public Hearing, the City Commission is likely to order that the property be repaired to current building codes or demolished within 60 days as recommended by staff. It is important that you attend the public hearing, because you are allowed to voice your opinion on behalf of your property. Please note that any other citizen(s) present may voice their opinions as well.

The purpose of this letter is to provide you advance notice that staff expects to recommend that the structure(s) be repaired to current building codes or demolished so that you may have additional time to consider your options for the property prior to any further action by the Planning and Code Enforcement Department.

IT IS VERY IMPORTANT THAT YOU CONTACT ME AS SOON AS POSSIBLE REGARDING THIS MATTER SO WE CAN KNOW THE ACTIONS YOU WILL TAKE REGARDING THIS PROPERTY. CONTACT ME AT (956) 447-3401 EXT # 3120 MON- FRI 8AM- 5PM

Sincerely,

Rolando Maldonado

Code Enforcement Officer

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OFFICIAL USE

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Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) \$
☐ Return Receipt (electronic) \$
☐ Certified Mail Restricted Delivery \$
☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$

Postage

\$
Total Postage: Felipe and Yrenia Perez
\$ 617 S. Indiana St.
Sent To Weslaco, Texas 78596
Street and Apt.
City, State, Zip

PS Form 3800, April 2015 PSN 7530-02-000-9047

See Reverse for Instructions

Postmark
Here



David Suarez, Mayor
Josh Pedraza, Mayor Pro-tem, District 1
Leo Munoz, Commissioner, At-Large
Greg Kerr, Commissioner, At-Large
Letty Lopez, Commissioner, District 2
Jose "J.P." Rodriguez, Commissioner, District 3
Adrian Farias, Commissioner, District 4

Martin Garza, Interim City Manager

617 S. Indiana Ave

Weslaco, Texas 78596

RE: Dilapidated Structure at 617 S. Indiana St. Weslaco, Texas

Legally described as being; Weslaco Original Townsite Lot 13 Blk 52

Felipe and Yrenia

Please be advised that the City's Planning and Code Enforcement Department believes the main structure at the above address is in violation of **Weslaco, Texas Code of Ordinance Chapter 26 Article VIII. Unsanitary & Dangerous Buildings, Sec. 26-225** because it is dilapidated, substandard, or it has become unfit for human habitation and it is a hazard to the health, safety and welfare of the citizens of the City of Weslaco. Staff has completed inspections of the structure and property and expects to recommend to the City Commission in the near future that the structure either be repaired to current building codes or demolished by the owner.

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Sincerely,
Rolando Maldonado
Rolando Maldonado

Code Enforcement Officer

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☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$

Postmark
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Postage

Total Postage and
Sent To
Street and Apt. No.
City, State, ZIP+4

Francisco Perez
PO Box 464
Stanton TN 38069



ana St., Weslaco, Texas

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

10/26/2022

PS Form 3800, April 2015 PSN 7530-02-000-9047

See Reverse for Instructions

NOTICE OF PUBLIC HEARING

Dear Francisco Perez

Please be advised that the Code Enforcement Department for the City of Weslaco has determined that you are the legal owner(s) of the property and the building(s) located at **617 S. Indiana St.** legally described as being; **Weslaco Original Townsite lot 13 Blk 52, City of Weslaco, Hidalgo County, Texas.** and it finds that the building(s) does not meet the minimum standards for continued use and occupancy. The structure has been inspected and found to be dilapidated, substandard, unfit for human habitation and it is a hazard to the health, safety and welfare of the citizens of the City of Weslaco, placing it in violation of Weslaco, Texas Code of Ordinance Chapter 26 Article VIII. Unsanitary & Dangerous Buildings, Sec. 26-225.

On Wednesday, November 16, 2022, at 5:30 pm, has been set as the date for a public hearing by the Board of Adjustments and Appeals of Building at the Legislative Chambers located at 255 S. Kansas, Weslaco, Texas. In this hearing the Code Enforcement Inspector shall present evidence as to why the building does not meet the minimum standards for continued use and occupancy. On this date, you as the owner(s) of the above-mentioned property and building shall have an equal opportunity to present evidence in your defense. Members of the general public will also be given an opportunity to voice their opinion regarding the premise or building, the subject of this public hearing.

On Tuesday, December 6, 2022, at 5:30 pm, has been set as the date for a Public Hearing, the City Commission, depending on the evidence presented, may find that the building or premise is a public nuisance and may direct that the building or premise be either repaired or removed. **At no time will repairs or removal of the building or premise be required less than fifteen (15) days from the public hearing day or exceed more than sixty (60) days from the public hearing date.**

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If you have any questions or comments regarding this notice, please call me at (956) 447-3401 Ext. # 3120.

Sincerely,

Roberto Maldonado

Code Enforcement Inspector

CC: C/E files

7021 1970 0001 6446 1227

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Sent To Weslaco, Texas 78596
Street and Apt. No., c
City, State, ZIP+4®

PS Form 3800, April 2015 PSN 7530-02-000-9047

See Reverse for Instructions



St., Weslaco, Texas

10/26/2022

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

NOTICE OF PUBLIC HEARING

Dear Felipe and Yrenia Perez

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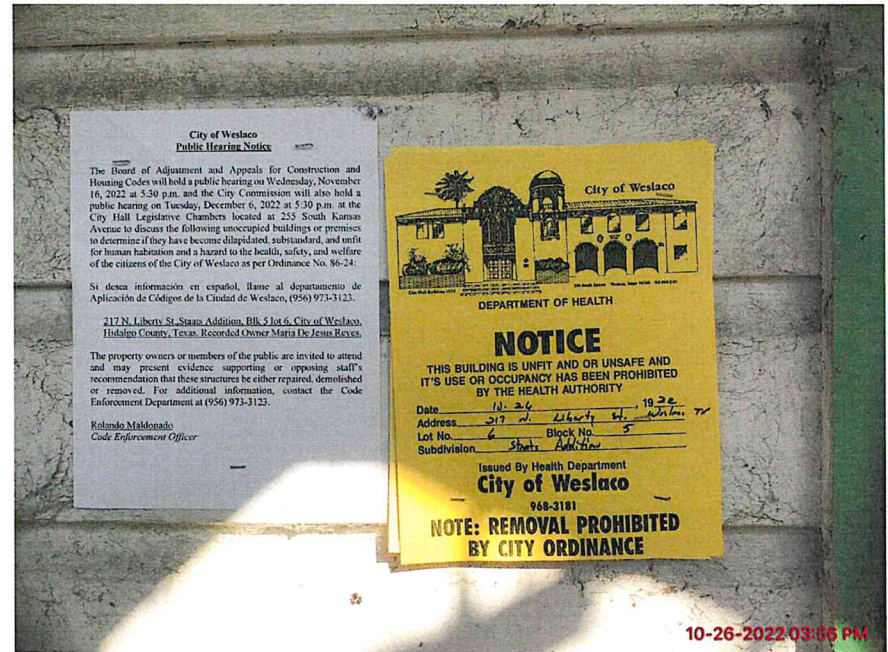
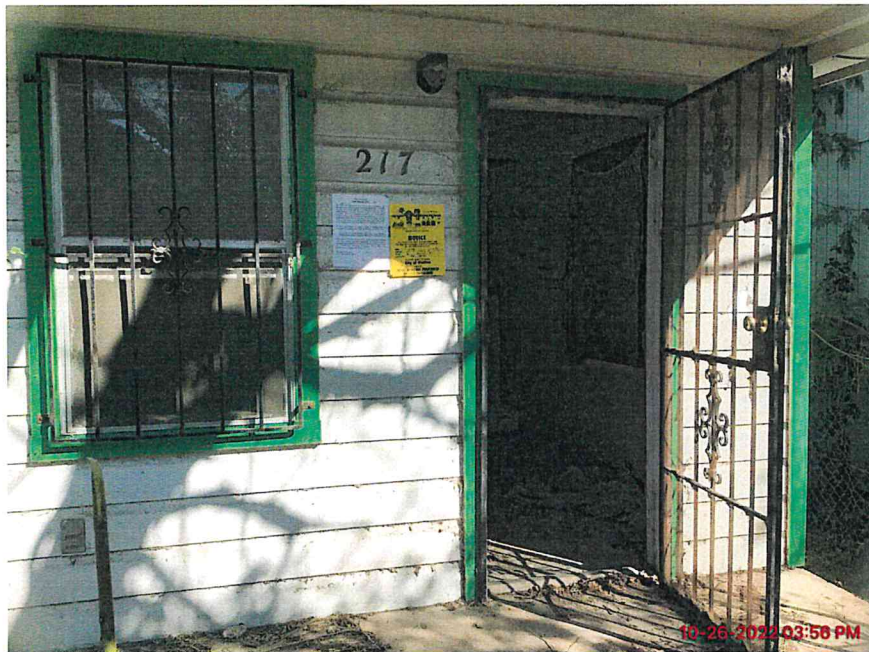
If you have any questions or comments regarding this notice, please call me at (956) 447-3401 Ext. # 3120.

Sincerely,

Code Enforcement Inspector

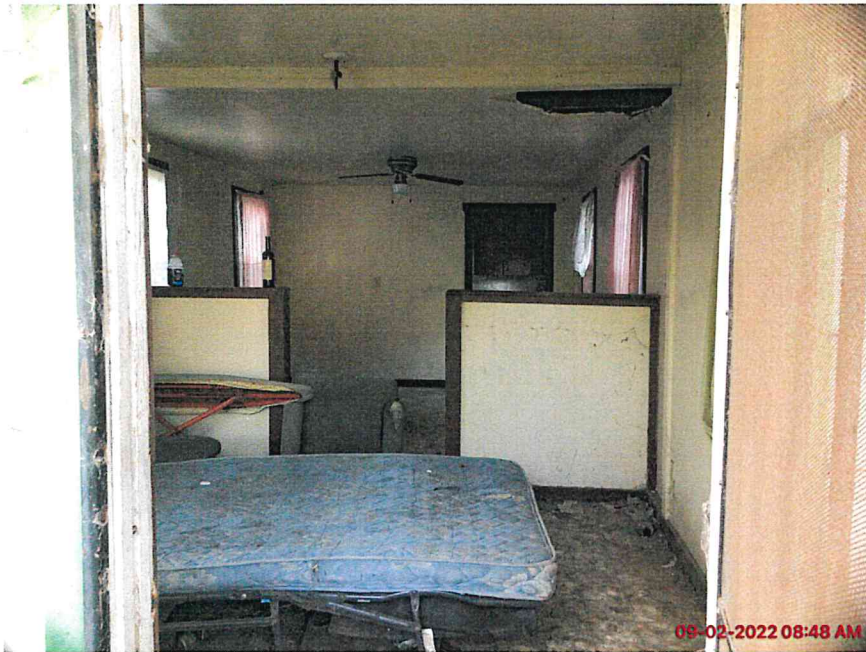
CC: C/E files

217 N. Liberty St.











J G Ortiz Consulting Title search report

Sept 2022

Owner: Maria De Jesus Reyes

Legal description Staats Addition Block 5, Lot 6

Hidalgo County Appraisal District # 289817

Warranty Deed Document Volume 2537, page 36, Date: Feb 06,1967
From Matias Garcia & Adela Villareal Garcia, to Maria De Jesus Reyes.

Situs Address: 217 N. Liberty Street, Weslaco Texas 78596-5215

Mailing Address: Same as above

Taxes due- Amt. \$4274.56 for years from 2012 to 2021

Tax Lawsuit None

No other parties involved

Exemptions- None

PO Box 789 Weslaco Texas 78599-0789 Ph. 956-647-3480 Email:
cjortiz92@hotmail.com

DELINQUENT TAX STATEMENT SUMMARY



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

Certified Owner:

REYES MARIA DE JESUS
217 N LIBERTY ST
WESLACO, TX 78596-5215

Legal Description:

STAATS ADDN BLK 5 LT 6

Account No: S5850-00-005-0006-00

2021 Value: \$18,976
Appr. Dist. No.: 289817

Legal Acres: .0517

Parcel Address: 217 N LIBERTY ST

As of Date: 09/05/2022

Print Date: 09/05/2022 Printed By: ACT_INQ

Year	Tax Units	Remaining Levy	IF PAID BY September 30, 2022		IF PAID BY October 31, 2022		IF PAID BY November 30, 2022	
			Penalty Interest	Total	Penalty Interest	Total	Penalty Interest	Total
2012	2 54 55	\$33.14	\$53.75	\$86.89	\$54.12	\$87.26	\$54.51	\$87.65
2013	2 54 55	\$36.16	\$53.65	\$89.81	\$54.08	\$90.24	\$54.51	\$90.67
2014	2 54 55	\$37.78	\$50.85	\$88.63	\$51.29	\$89.07	\$51.73	\$89.51
2015	2 54 55	\$34.13	\$41.25	\$75.38	\$41.62	\$75.75	\$42.02	\$76.15
2016	2 54 55	\$34.13	\$36.52	\$70.65	\$36.92	\$71.05	\$37.30	\$71.43
2017	1 2 40 53 54 55	\$466.96	\$435.21	\$902.17	\$440.59	\$907.55	\$445.96	\$912.92
2018	1 2 40 53 54 55	\$456.73	\$362.64	\$819.37	\$367.90	\$824.63	\$373.14	\$829.87
2019	1 2 40 53 54 55	\$442.16	\$290.05	\$732.21	\$295.14	\$737.30	\$300.23	\$742.39
2020	1 2 40 53 54 55	\$442.48	\$229.22	\$671.70	\$234.30	\$676.78	\$239.39	\$681.87
2021	1 2 40 53 54 55	\$493.29	\$187.46	\$680.75	\$193.12	\$686.41	\$198.81	\$692.10

TOTAL AMOUNT DUE: \$2,476.96 \$1,740.60 \$4,217.56 \$1,769.08 \$4,246.04 \$1,797.60 \$4,274.56

Tax Unit Codes:

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

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

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

Print Date: 09/05/2022

Appr. Dist. No.: 289817

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

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



* S 5 8 5 0 0 0 0 0 5 0 0 0 6 0 0 *

S5850-00-005-0006-00

REYES MARIA DE JESUS
217 N LIBERTY ST
WESLACO, TX 78596-5215

If Paid By	Amount Due
September 30, 2022	\$4,217.56
October 31, 2022	\$4,246.04
November 30, 2022	\$4,274.56
Amount Paid:	\$ _____

00002898170000421756

00002898170000421756

2538

DEED
WARRANTY DEED

THE STATE OF TEXAS
COUNTY OF HIDALGO

} KNOW ALL MEN BY THESE PRESENTS:

That we, MATIAS GARCIA and wife, ADELFA VILLARREAL GARCIA,

of the County of Hidalgo State of Texas for and in
consideration of the sum of TEN AND NO/100-----(\$10.00)-----DOLLARS
and other good and valuable consideration
to us in hand paid by the grantee herein named, the receipt of which is hereby acknowledged,

have GRANTED, SOLD AND CONVEYED, and by these presents do GRANT, SELL AND CONVEY
unto MARIA DE JESUS REYES, a single woman
of the County of Hidalgo State of Texas, all of
the following described real property in Hidalgo County, Texas, to-wit:

Lot Six (6), Block Five (5), Staats Subdivision an Addition to the
City of Weslaco, Hidalgo County, Texas, together with all im-
provements thereon.

TO HAVE AND TO HOLD the above described premises, together with all and singular the rights and
appurtenances thereto in anywise belonging, unto the said grantee her heirs and
assigns forever; and we do hereby bind ourselves, our heirs, executors and administrators
to WARRANT AND FOREVER DEFEND all and singular the said premises unto the said grantee ,
her heirs and assigns, against every person whomsoever lawfully claiming or to
claim the same or any part thereof.

EXECUTED this 8th day of February, A. D. 1969.

Matias Garcia
MATIAS GARCIA
Adelfa Villarreal Garcia
ADELFA VILLARREAL GARCIA

DEED

SINGLE ACKNOWLEDGMENT

THE STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared

MATIAS GARCIA

known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the 9th day of February A. D. 1969

J. I. CARDENAS
NOTARY PUBLIC IN AND FOR
HIDALGO COUNTY, TEXAS

645-The Odell Company, Publishers-Dallas

Notary Public in and for Hidalgo County, Texas.

(Single acknowledgment)

THE STATE OF TEXAS
COUNTY OF HIDALGO

Before me, the undersigned authority, on this day personally appeared ADELFA VILLARREAL GARCI

known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that

she executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office on this the

9th day of February, A. D. 1969.

J. I. CARDENAS
NOTARY PUBLIC IN AND FOR
HIDALGO COUNTY, TEXAS

Notary Public in and for Hidalgo County, Texas.

2537

WARRANTY DEED
MATIAS GARCIA, ET UX

TO
MARIA DE JESUS REYES

FILED FOR RECORD THIS DATE
At 11:30 o'clock P.M.

FEB 12 1969

SANTOS SALDANA
County Clerk, Hidalgo County, Texas
By M. S. Saldaña, Deputy

PROOF READ

PREPARED IN THE LAW OFFICE OF:

Joe I. Cardenas
315 S. Missouri Avenue
Weslaco, Texas 78596

PLEASE RETURN TO:

Joe I. Cardenas, Atty.
P. O. Box 417
Weslaco, Texas, 78596

HOUSING INSPECTION CHECKLIST

GENERAL INFORMATION

ADDRESS OF INSPECTED UNIT 217			HOUSING TYPE ☒ Single Family ☐ Duplex Dwelling ☐ Apartment ☐ Other	
STREET N. Libertad	CITY Weslaco			
COUNTY Hidalgo	STATE TX	ZIP 78596		
NAME OF OWNER OR AGENCY AUTHORIZED TO LEASE UNIT INSPECTED			PHONE NO.	

ITEM NO. 1. LIVING ROOM	COMMENT	INITIAL ASSESSMENT
1.1 ELECTRICITY		4
1.2 WINDOW CONDITION	Single Pan	4
1.3 CEILING CONDITION		4
1.4 WALL CONDITION	Door's panel exposed to elements	4
1.5 FLOOR CONDITION		4
ITEM NO. 2. KITCHEN	COMMENT	INITIAL ASSESSMENT
2.1 ELECTRICITY		4
2.2 WINDOW CONDITION	Single Pan Broken	4
2.3 CEILING CONDITION		4
2.4 WALL CONDITION	Window panel exposed to elements	4
2.5 FLOOR CONDITION		4
ITEM NO. 3. BATHROOM	COMMENT	INITIAL ASSESSMENT
3.1 ELECTRICITY		4
3.2 WINDOW CONDITION		4
3.3 CEILING CONDITION		4
3.4 WALL CONDITION		4
3.5 FLOOR CONDITION	exposed to elements	4
3.6 FLUSH TOILET IN ENCLOSED ROOM IN UNIT		5
3.7 FIXED WASH BASIN IN LAVATORY IN UNIT		5
3.8 TUB OR SHOWER IN UNIT		5
3.9 VENTILATION		

ITEM NO. 4. OTHER ROOMS USED FOR LIVING & HALLS	COMMENT	INITIAL ASSESSMENT
4.1 ELECTRICITY/ILLUMINATION		4
4.2 WINDOW CONDITION	Single pane	4
4.3 CEILING CONDITION		4
4.4 WALL CONDITION		4
4.5 FLOOR CONDITION		4
ITEM NO. 5. ROOM CODE* AND ROOM LOCATION	COMMENT	INITIAL ASSESSMENT
5.1 ELECTRICITY/ILLUMINATION	}	}
5.2 WINDOW CONDITION		
5.3 CEILING CONDITION		
5.4 WALL CONDITION		
5.5 FLOOR CONDITION		
ITEM NO. 6. BUILDING EXTERIOR	COMMENT	INITIAL ASSESSMENT
6.1 CONDITION OF FOUNDATION		4
6.2 CONDITION OF STAIRS, RAILS AND PORCHES		4
6.3 CONDITION OF ROOF AND GUTTERS		4
6.4 CONDITION OF EXTERIOR SURFACES		4
6.5 LEAD PAINT: EXT. SURFACES		4
ITEM NO. 7. HEATING & PLUMBING	COMMENT	INITIAL ASSESSMENT
7.1 ADEQUACY OF HEATING EQUIP		4
7.2 SAFETY OF HEATING EQUIP.		4
7.3 VENTILATION/COOLING		4
7.4 WATER HEATER		4
7.5 APPROVABLE WATER SUPPLY		4
7.6 PLUMBING		4
7.7 SEWER CONNECTION		4

27

INSPECTION SUMMARY (OPTIONAL)

ITEM NO.	REASON FOR COMMENTS
	Structure was found to be in a condition of neglect by owners. As the housing report indicates several areas are considered to be in severe dilapidation. Homeowners would have to provide a plan of remodeling to bring structure into compliance. All elements of electrical and plumbing are in decay and disrepair. It is in this inspectors opinion that the structure is in such dilapidated state that plan for reconstruction or remodeling would have to be developed to bring this structure into compliance.
	* property has not been maintain overall

RECOMMENDATION: REPAIR

DEMOLISH

VACATE

*INTERPRETATION OF NUMERIC SCALE

1 = Newly constructed

2 = Good condition requiring no repairs

3 = Standard condition requiring minor maintenance repair from normal seasonal wear

4 = Substandard condition requiring major maintenance repair from an accumulation of seasonal wear, and abnormal wear from abusive treatment and neglect

5 = Deteriorating condition requiring major structural repair resulting from a period of substandard conditions; considered a health hazard

6 = Dilapidated condition requiring more than 50% structural replacement

7 = Severe dilapidated condition that would require immediate attention

INSPECTED BY

DATE

5/5/2018

WESLACO FIRE MARSHAL'S OFFICE
255 S. KANSAS
WESLACO, TEXAS 78596
(956) 447-1990 FAX (956) 969-4921

DILAPIDATED STRUCTURE INSPECTION REPORT

DATE: 4/20/22 X INSPECTION REINSPECTION
FACILITY NAME: Abandoned Residence
PHYSICAL & MAILING ADDRESS: 217 N. Libertad Weslaco, TX 78596
PHONE #: OWNER/MANAGER:

TYPE OF INSPECTION: COMPLAINT OCCUPANCY CLASS: RESIDENCE

	1	Deteriorated interior walls
	2	Deteriorated roof
X	3	Vegetation overgrowth
X	4	Unsecured doors
X	5	Unsecured windows
X	6	Debris inside
X	7	Debris outside
	8	Exposed electrical wiring
	9	Broken or missing windows
	10	Broken or missing door
	11	Signs or feces
X	12	Signs of transients/vagrants

	13	Sheetrock walls exposed
	14	Sheetrock ceiling exposed
	15	Signs of roof leaking
	16	Broken and/or uneven floors
X	17	Animals (dogs, cats, mice, etc.) inside
	18	Severe fire damage
	19	Roof collapsed and/or exposed
	20	Graffiti
X	21	Broken/cracked exterior walls
	22	Other:
	23	Other:
	24	Other:

NOTE: THESE CONDITIONS CONSTITUTE A FIRE HAZARD.

COMPLIES WITHIN CODE TODAY x DOES NOT COMPLY AT THIS TIME WILL REINSPECT BY:

OWNER/OCCUPANT

Asst. Fire Marshal Mike Swinnea
FIRE MARSHAL/FIRE INSPECTOR

SUCH CONDITIONS ARE VIOLATIONS OF EITHER CITY OR STATE FIRE PREVENTION REGULATIONS. PLEASE CORRECT HAZARD(S) AND HELP PREVENT FIRES. NON-COMPLIANCE IS SUBJECT TO PENALTIES UNDER CITY & STATE REGULATIONS.

City of Weslaco

"The City on the Grow"



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

Andrew Muñoz, Interim City Manager

February 9, 2022

Maria De Jesus Reyes

217 N. Liberty St.

Weslaco, Texas 78596-5215

RE: Dilapidated Structure at 217 N. Liberty St. Weslaco, Texas

Legally described as being; STAATS Addition Blk 5 Lot 6

Dear Maria De Jesus Reyes

Please be advised that the City's Planning and Code Enforcement Department believes the main structure at the above address is in violation of Weslaco, Texas Code of Ordinance Chapter 26 Article VIII. Unsanitary & Dangerous Buildings, Sec. 26-225 because it is dilapidated, substandard, or it has become unfit for human habitation and it is a hazard to the health, safety and welfare of the citizens of the City of Weslaco. Staff has completed inspections of the structure and property and expects to recommend to the City Commission in the near future that the structure either be repaired to current building codes or demolished by the owner.

The staff recommendation regarding your property will be made at a Public Hearing. As required by ordinance, we will attempt to notify you by certified mail with return receipt requested, and by publishing notice in The Monitor newspaper advising of the date and time of the Public Hearing. You will have the opportunity to address the City Commission regarding the property at this hearing.

At the Public Hearing, the City Commission is likely to order that the property be repaired to current building codes or demolished within 60 days as recommended by staff. It is important that you attend the public hearing, because you are allowed to voice your opinion on behalf of your property. Please note that any other citizen(s) present may voice their opinions as well.

The purpose of this letter is to provide you advance notice that staff expects to recommend that the structure(s) be repaired to current building codes or demolished so that you may have additional time to consider your options for the property prior to any further action by the Planning and Code Enforcement Department.

IT IS VERY IMPORTANT THAT YOU CONTACT ME AS SOON AS POSSIBLE REGARDING THIS MATTER SO WE CAN KNOW THE ACTIONS YOU WILL TAKE REGARDING THIS PROPERTY. CONTACT ME AT (956) 447-3401 EXT # 3120 MON- FRI 8AM- 5PM

Sincerely,


Rolando Maldonado

Code Enforcement Officer



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Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee

Extra Services & Fees (check box, add fee as appropriate)

☐ Return Receipt (hardcopy)	\$	
☐ Return Receipt (electronic)	\$	
☐ Certified Mail Restricted Delivery	\$	
☐ Adult Signature Required	\$	
☐ Adult Signature Restricted Delivery	\$	

Postage

Total Postage

Sent To

Street and Ap

City, State, Zi

Postmark
Here



David Suarez, Mayor
Josh Pedraza, Mayor Pro-tem, District 1
Leo Munoz, Commissioner, At-Large
Greg Kerr, Commissioner, At-Large
Letty Lopez, Commissioner, District 2
Jose "J.P." Rodriguez, Commissioner, District 3
Adrian Farias, Commissioner, District 4

Martin Garza, Interim City Manager

Maria De Jesus Reyes
217 N. Liberty St.
Weslaco, Texas 78596

217 N. Liberty St.

Weslaco, Texas 78596

RE: Dilapidated Structure at 217 N. Liberty St. Weslaco, Texas

Legally described as being; STAATS Addition Blk 5 Lot #6

Maria De Jesus Reyes

Please be advised that the City's Planning and Code Enforcement Department believes the main structure at the above address is in violation of **Weslaco, Texas Code of Ordinance Chapter 26 Article VIII. Unsanitary & Dangerous Buildings, Sec. 26-225** because it is dilapidated, substandard, or it has become unfit for human habitation and it is a hazard to the health, safety and welfare of the citizens of the City of Weslaco. Staff has completed inspections of the structure and property and expects to recommend to the City Commission in the near future that the structure either be repaired to current building codes or demolished by the owner.

The staff recommendation regarding your property will be made at a Public Hearing. As required by ordinance, we will attempt to notify you by certified mail with return receipt requested, and by publishing notice in The Monitor newspaper advising of the date and time of the Public Hearing. You will have the opportunity to address the City Commission regarding the property at this hearing.

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The purpose of this letter is to provide you advance notice that staff expects to recommend that the structure(s) be repaired to current building codes or demolished so that you may have additional time to consider your options for the property prior to any further action by the Planning and Code Enforcement Department.

IT IS VERY IMPORTANT THAT YOU CONTACT ME AS SOON AS POSSIBLE REGARDING THIS MATTER SO WE CAN KNOW THE ACTIONS YOU WILL TAKE REGARDING THIS PROPERTY. CONTACT ME AT (956) 447-3401 EXT # 3120 MON- FRI 8AM- 5PM

Sincerely,
Rolando Maldonado
Rolando Maldonado

Code Enforcement Officer

U.S. Postal ServiceTM
CERTIFIED MAIL[®] RECEIPT
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For delivery information, visit our website at www.usps.com[®]

OFFICIAL USE

Certified Mail Fee

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Extra Services & Fees (check box, add fee as appropriate)

☐ Return Receipt (hardcopy) \$
☐ Return Receipt (electronic) \$
☐ Certified Mail Restricted Delivery \$
☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$

Postage

\$

Total Postage and

\$

Sent To

Street and Apt. No.,

City, State, ZIP+4[®]

Postmark
Here



ty St., Weslaco, Texas

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

10/25/2022

NOTICE OF PUBLIC HEARING

Dear Maria De Jesus Reyes

Please be advised that the Code Enforcement Department for the City of Weslaco has determined that you are the legal owner(s) of the property and the building(s) located at **217 N. Liberty St.** legally described as being; **Staats Addition Blk 5 Lot #6, City of Weslaco, Hidalgo County, Texas.** and it finds that the building(s) does not meet the minimum standards for continued use and occupancy. The structure has been inspected and found to be dilapidated, substandard, unfit for human habitation and it is a hazard to the health, safety and welfare of the citizens of the City of Weslaco, placing it in violation of Weslaco, Texas Code of Ordinance Chapter 26 Article VIII. Unsanitary & Dangerous Buildings, Sec. 26-225.

On Wednesday, November 16, 2022, at 5:30 pm, has been set as the date for a public hearing by the Board of Adjustments and Appeals of Building at the Legislative Chambers located at 255 S. Kansas, Weslaco, Texas. In this hearing the Code Enforcement Inspector shall present evidence as to why the building does not meet the minimum standards for continued use and occupancy. On this date, you as the owner(s) of the above-mentioned property and building shall have an equal opportunity to present evidence in your defense. Members of the general public will also be given an opportunity to voice their opinion regarding the premise or building, the subject of this public hearing.

On Tuesday, December 6, 2022, at 5:30 pm, has been set as the date for a Public Hearing, the City Commission, depending on the evidence presented, may find that the building or premise is a public nuisance and may direct that the building or premise be either repaired or removed. **At no time will repairs or removal of the building or premise be required less than fifteen (15) days from the public hearing day or exceed more than sixty (60) days from the public hearing date.**

If the City Commission votes to remove or repair the building on your property and you do not comply within the time restraints set forth by the Commission, the City of Weslaco may cause the demolition of the building on your property and all the costs and expenses incurred, including administrative costs will be charged to you against the property. A lien will be placed on property in the amount of all expenses and charges incurred.

If you have any questions or comments regarding this notice, please call me at (956) 447-3401 Ext. # 3120.

Sincerely,

Rolando M. Maldonado

Code Enforcement Inspector

CC: C/E files

113 Paisano St.











J G Ortiz Consulting Title search report

Sept 2022

Owner: Jesus Jr & Isdora Garza

Legal Description: Citrus Terrace W 30' lot 6 & E' 30' Lot 7, Block 4

Hidalgo County Appraisal District # 137871

Gift Deed Document 3321452 date March 16, 2022

From Isdora Garza, A widow

to Ann Marie Garza & Arturo Grimaldo, Husband

Affidavit of Heirship document # 33214514 date March 16, 2022

Deceased Jesus Garza Jr. to Isadora Garza

Death Certificate 142-20236477, date January 05, 2021

Situs Address: 113 W. Paisano, Weslaco Texas 78599-4103

Mailing Address: 1409 W. Business 83, Apt 316, Weslaco Texas 78596

Taxes due- Amt. \$3914.90. Year 2017-2020

Tax Lawsuit T-704-10-D, T704-10D

No other parties involved

Exemptions- None

PO Box 789 Weslaco Texas 78599-0789 Ph. 956-647-3480 Email:
cjortiz92@hotmail.com

DELINQUENT TAX STATEMENT SUMMARY



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

Certified Owner:

GARZA JESUS JR & ISDORA
 113 W PAISANO LN
 WESLACO, TX 78599-4103

Legal Description:

CITRUS TERRACE W30' LOT 6 & E30' LOT 7
 BLK 4

Account No: C5350-01-004-0006-00

2021 Value: \$33,205
Appr. Dist. No.: 137871

Legal Acres: .1722
Parcel Address: 113 PAISANO LN

As of Date: 09/05/2022 Cause No: T-704-10-D, T704-10D

Print Date: 09/05/2022 Printed By: ACT_INQ

Year	Tax Units	Remaining Levy	IF PAID BY September 30, 2022		IF PAID BY October 31, 2022		IF PAID BY November 30, 2022	
			Penalty Interest	Total	Penalty Interest	Total	Penalty Interest	Total
2017	1 2 40 53 54 55	\$424.62	\$395.75	\$820.37	\$400.61	\$825.23	\$405.52	\$830.14
2018	1 2 40 53 54 55	\$699.54	\$555.43	\$1,254.97	\$563.49	\$1,263.03	\$571.53	\$1,271.07
2019	1 2 40 53 54 55	\$681.72	\$447.19	\$1,128.91	\$455.04	\$1,136.76	\$462.89	\$1,144.61
2020	1 2 40 53 54 55	\$451.71	\$233.99	\$685.70	\$239.20	\$690.91	\$244.37	\$696.08

TOTAL AMOUNT DUE: \$2,257.59 \$1,632.36 \$3,889.95 \$1,658.34 \$3,915.93 \$1,684.31 \$3,941.90

Tax Unit Codes:

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

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

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

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

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

Print Date: 09/05/2022

Appr. Dist. No.: 137871

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

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



* C 5 3 5 0 0 1 0 0 4 0 0 6 0 0 *

C5350-01-004-0006-00

GARZA JESUS JR & ISDORA
 113 W PAISANO LN
 WESLACO, TX 78599-4103

If Paid By	Amount Due
September 30, 2022	\$3,889.95
October 31, 2022	\$3,915.93
November 30, 2022	\$3,941.90
Amount Paid:	\$ _____

00001378710000388795

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

Document No: 3321452

Billable Pages: 2

Recorded On: March 16, 2022 02:11 PM

Number of Pages: 3

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

Total Recording: \$ 40.00

*****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: 3321452
Receipt No: 20220316000271
Recorded On: March 16, 2022 02:11 PM
Deputy Clerk: Imelda Leal
Station: CH-1-CC-K27

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

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.

GIFT DEED

Date: March 16, 2022

Grantor: ISDORA GARZA, a widow

Grantor's Mailing Address (including county):

6101 N. Mile 2 ½ W.
Mercedes, Texas 78570
Hidalgo County

Grantee: ANN MARIE GARZA and ARTURO GRIMALDO, husband and wife

Grantee's Mailing Address (including county):

1409 W. Business 83, Apt. 316
Weslaco, Texas 78596
Hidalgo County

Consideration: For the love and affection Grantor has and bears unto herhis/her children

Property (including any improvements):

All of Lot R, being the West 30 feet of Lot Six (6), and the East 30 feet of Lot Seven (7), Block Four (4), CITRUS TERRACE ADDITION, City of Weslaco, Hidalgo County, Texas as per map or plat thereof recorded in Volume Twelve (12), Page Nine (9), Map Records, Hidalgo County, Texas.

Reservations from and Exceptions to Conveyance and Warranty:

1. All oil, gas, and other mineral reservations of record, if any.
2. All oil, gas leases and drilling agreements of record, if any.
3. Easements of record, if any.
4. Easements and conditions as may be contained in plat of said subdivision, if any.
5. Easements, rights, rules, and regulations in favor of pertaining water district, if any.
6. All visible easements and restrictions of record, if any.
7. Subject to the subdivision regulations of the County of Hidalgo and/or Ordinances or governmental regulations of the City in which the property may be located or holding extra-territorial jurisdiction of said property.

8. Standby fees and taxes for the year 2022 and assessments for prior years.

Grantor, for the consideration indicated above, and subject to the reservations from, and exceptions to conveyance and warranty contained in this instrument, grants, gives, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any wise belonging, to have and to hold the Property to Grantee, Grantee's heirs, executors, administrators, successors, and assigns forever. Grantor binds Grantor and Grantor's heirs, executors, administrators, and successors to warrant and forever defend all and singular the Property to Grantee and Grantee's heirs, executors, administrators, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof forever, except as to the reservations from, and exceptions to conveyance and warranty herein contained.

Grantor gives and conveys the Property to Grantee as Grantee's separate property.

When the context requires, singular nouns and pronouns include the plural.

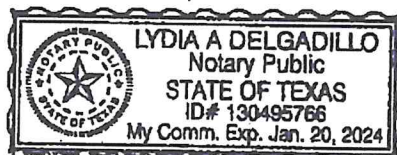
NO TITLE EXAMINATION WAS REQUIRED IN CONNECTION WITH THE PREPARATION OF THE DOCUMENTATION CONCERNING THE ABOVE-DESCRIBED PROPERTY, NOR WAS ANY MADE. THE PREPARER EXPRESSES NO OPINION AS TO THE TITLE OF THE PROPERTY, NOR AS TO ANY TAXES DUE ON THE PROPERTY.

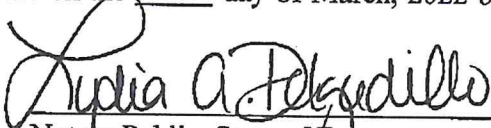

ISDORA GARZA

(Acknowledgment)

State of Texas
County of Hidalgo

This instrument was acknowledged before me on the 16th day of March, 2022 by Isdora Garza.




Notary Public, State of Texas

**PREPARED & AFTER RECORDING
RETURN TO:**

The Law Offices & Mediation Center of
AURELIO GARZA
1208 S. McColl Road
Edinburg, Texas 78539

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

Document No: 3321451

Billable Pages: 6

Recorded On: March 16, 2022 02:11 PM

Number of Pages: 7

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

Total Recording: \$ 56.00

*****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: 3321451
Receipt No: 20220316000271
Recorded On: March 16, 2022 02:11 PM
Deputy Clerk: Imelda Leal
Station: CH-1-CC-K27

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

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.

AFFIDAVIT OF HEIRSHIP

DATE: March 16, 2022

DECEASED: JESUS GARZA, JR.

PROPERTY: All of Lot R, being the West 30 feet of Lot Six (6), and the East 30 feet of Lot Seven (7), Block Four (4), CITRUS TERRACE ADDITION, City of Weslaco, Hidalgo County, Texas as per map or plat thereof recorded in Volume Twelve (12), Page Nine (9), Map Records, Hidalgo County, Texas.

The Northeast 9.81 acres of Farm Tract 1089, ADAMS TRACT SUBDIVISION of lands in Llano Grande Grant, Hidalgo County, Texas, as per map recorded in Volume 2, Page 34-37, Map Records of Hidalgo County, Texas, said land being more particularly described in a deed recorded in Volume 506, Page 412, Deed Records of Hidalgo County, Texas.

SPOUSE: ISDORA GARZA

AFFIANT: ISDORA GARZA

Affiant on oath swears that the following statements are true: Affiant makes this Affidavit of Heirship in connection with the death and heirship of Decedent and particularly in connection with the property.

Decedent was born on **July 5, 1950**, in the City of Weslaco, County of Hidalgo, State of Texas. Decedent died in the City of Weslaco, County Hidalgo, State of Texas, on **December 26, 2020** at the age of **70** years, without leaving a will. Affiant knows of no completed, pending, or contemplated administration of the estate, nor is the administration of his estate necessary.

Decedent was married only once to **ISDORA GARZA** on or about **June 23, 1979**, and remained married to Decedent's Spouse until Decedent's death on **December 26, 2020**. The Decedent had only the following child:

NAME:

ADDRESS:

Crystal Garza
DOB: December 24, 1980

6101 N. Mile 2 ½ W.
Mercedes, Texas 78570

Ann Marie Garza
DOB: April 20, 1982

1409 W. Business 83, Apt. 316
Weslaco, Texas 78596

Jesus Garza, III
DOB: January 13, 1985

6101 N. Mile 2 ½ W.
Mercedes, Texas 78570

Decedent's children were born to Decedent and his wife, **ISDORA GARZA**.

No other children, grandchildren, other direct descendants other than those named in this affidavit of heirship were born to, adopted by, or taken into the home of Decedent.

Decedent's estate consists of Decedent's one-half (1/2) ownership interest in the above-described property. The gross value of Decedent's estates, as defined for federal estate tax purposes to include all real estate, stocks bonds, mortgages, notes, cash, life insurance on Decedent's life, jointly owned property, transfers during Decedent's life, powers of appointment, annuities, cash surrender value on life insurance owned by Decedent, and other tangible and intangible assets, does not exceed the amount of the federal estate tax exemption equivalent for the year of death. Filing is not required for any federal estate tax return or state inheritance tax return, and no federal estate taxes or state inheritance taxes are due on Decedent's estate.

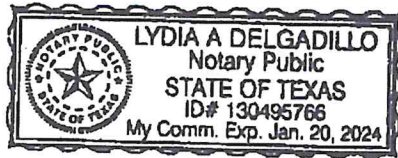
All debts of the estate have been paid. There has been no probate administration of Decedent's estate. To Affiant's best knowledge, information, and belief, the estate requires no administration. Affiant does not intend to seek any administration and knows of no administration proceedings contemplated by others.

I am authorized to make this Affidavit and have personal knowledge of the information contained herein, and I am aware of and make this Affidavit under the civil and criminal provisions of the laws of the State of Texas."


ISDORA GARZA

STATE OF TEXAS
COUNTY OF HIDALGO

This instrument was SUBSCRIBED, SWORN TO AND ACKNOWLEDGED BEFORE ME
on the 16th day of March, 2022, by ISDORA GARZA, for the purposes and considerations stated
therein.



Lydia A. Delgadillo

Notary Public, State of Texas

AFFIDAVIT

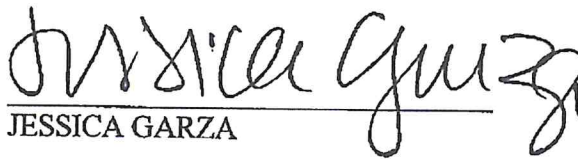
State of Texas
County of Hidalgo

BEFORE ME, the undersigned authority, on this day personally appeared JESSICA GARZA, who being duly sworn by me, on oath deposes and says:

"My name is JESSICA GARZA. I am the niece of JESUS GARZA, JR. and have known the family for over 20 years .

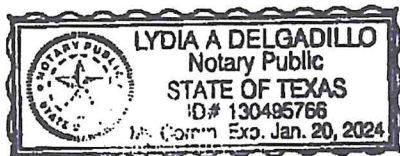
"I have read the foregoing Affidavit of Heirship, executed by ISDORA GARZA. To the best of my knowledge and belief, all of the facts contained in said Affidavit are true and correct."

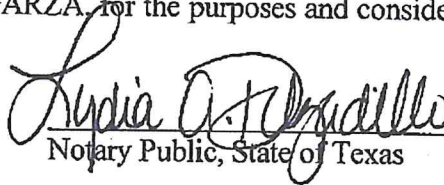
I am authorized to make this Affidavit and have personal knowledge of the information contained herein, and I am aware of and make this Affidavit under the civil and criminal provisions of the laws of the State of Texas."


JESSICA GARZA

State of Texas
County of Hidalgo

This instrument was SUBSCRIBED, SWORN TO AND ACKNOWLEDGED BEFORE ME on the 11th day of March, 2022 by JESSICA GARZA, for the purposes and considerations stated therein.




Notary Public, State of Texas

AFFIDAVIT

State of Texas
County of Hidalgo

BEFORE ME, the undersigned authority, on this day personally appeared ESMERALDA BRIONES-TAMEZ, who being duly sworn by me, on oath deposes and says:

"My name is ESMERALDA BRIONES-TAMEZ. I am a family friend of JESUS GARZA, JR. and have known the family for over 35 years.

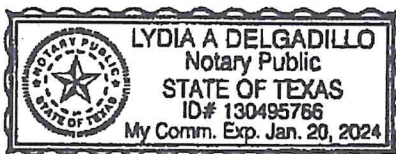
"I have read the foregoing Affidavit of Heirship, executed by ISDORA GARZA. To the best of my knowledge and belief, all of the facts contained in said Affidavit are true and correct."

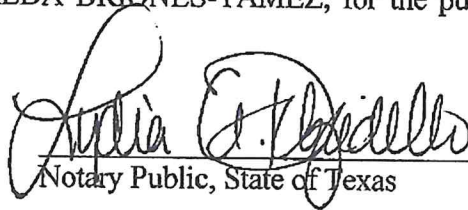
I am authorized to make this Affidavit and have personal knowledge of the information contained herein, and I am aware of and make this Affidavit under the civil and criminal provisions of the laws of the State of Texas."


ESMERALDA BRIONES-TAMEZ

State of Texas
County of Hidalgo

This instrument was SUBSCRIBED, SWORN TO AND ACKNOWLEDGED BEFORE ME on the 16th day of March, 2022 by ESMERALDA BRIONES-TAMEZ, for the purposes and considerations stated therein.




Notary Public, State of Texas

AFTER RECORDING RETURN TO:

THE LAW OFFICES OF:
AURELIO GARZA
1208 S. McColl Road
Edinburg, Texas 7839
(File #1468)

WESLACO FIRE MARSHAL'S OFFICE
255 S. KANSAS
WESLACO, TEXAS 78596
(956) 447-1990 FAX (956) 969-4921

DILAPIDATED STRUCTURE INSPECTION REPORT

DATE: 4/20/22 X INSPECTION REINSPECTION
FACILITY NAME: Abandoned Residence
PHYSICAL & MAILING ADDRESS: 113 Paisano Weslaco, TX 78596
PHONE #: OWNER/MANAGER:

TYPE OF INSPECTION: COMPLAINT OCCUPANCY CLASS: RESIDENCE

	1	Deteriorated interior walls
X	2	Deteriorated roof
X	3	Vegetation overgrowth
	4	Unsecured doors
	5	Unsecured windows
X	6	Debris inside
X	7	Debris outside
	8	Exposed electrical wiring
	9	Broken or missing windows
	10	Broken or missing door
	11	Signs or feces
	12	Signs of transients/vagrants

	13	Sheetrock walls exposed
	14	Sheetrock ceiling exposed
	15	Signs of roof leaking
X	16	Broken and/or uneven floors
	17	Animals (dogs, cats, mice, etc.) inside
	18	Severe fire damage
X	19	Roof collapsed and/or exposed
	20	Graffiti
X	21	Broken/cracked exterior walls
	22	Other:
	23	Other:
	24	Other:

NOTE: THESE CONDITIONS CONSTITUTE A FIRE HAZARD.

 COMPLIES WITHIN CODE TODAY x DOES NOT COMPLY AT THIS TIME WILL REINSPECT BY:

OWNER/OCCUPANT

Asst. Fire Marshal Mike Swinnea
FIRE MARSHAL/FIRE INSPECTOR

SUCH CONDITIONS ARE VIOLATIONS OF EITHER CITY OR STATE FIRE PREVENTION REGULATIONS. PLEASE CORRECT HAZARD(S) AND HELP PREVENT FIRES. NON-COMPLIANCE IS SUBJECT TO PENALTIES UNDER CITY & STATE REGULATIONS.

HOUSING INSPECTION CHECKLIST

GENERAL INFORMATION			
ADDRESS OF INSPECTED UNIT 113			HOUSING TYPE
STREET Paisano	CITY Weslaco		☒ Single Family
COUNTY Hidalgo	STATE TX	ZIP 78596	☐ Duplex Dwelling
			☐ Apartment
			☐ Other
NAME OF OWNER OR AGENCY AUTHORIZED TO LEASE UNIT INSPECTED			PHONE NO.
ITEM NO. 1. LIVING ROOM	COMMENT		INITIAL ASSESSMENT
1.1 ELECTRICITY			
1.2 WINDOW CONDITION	Single pane		7
1.3 CEILING CONDITION	late		7
1.4 WALL CONDITION	wall's not level		7
1.5 FLOOR CONDITION	flooring not level		7
ITEM NO. 2. KITCHEN	COMMENT		INITIAL ASSESSMENT
2.1 ELECTRICITY			7
2.2 WINDOW CONDITION			7
2.3 CEILING CONDITION			7
2.4 WALL CONDITION			7
2.5 FLOOR CONDITION			7
ITEM NO. 3. BATHROOM	COMMENT		INITIAL ASSESSMENT
3.1 ELECTRICITY			7
3.2 WINDOW CONDITION	Single pane		7
3.3 CEILING CONDITION			7
3.4 WALL CONDITION			7
3.5 FLOOR CONDITION	cracked floor		7
3.6 FLUSH TOILET IN ENCLOSED ROOM IN UNIT			7
3.7 FIXED WASH BASIN IN LAVATORY IN UNIT			7
3.8 TUB OR SHOWER IN UNIT			7
3.9 VENTILATION			2

ITEM NO. 4. OTHER ROOMS USED FOR LIVING & HALLS		COMMENT	INITIAL ASSESSMENT
4.1	ELECTRICITY/ILLUMINATION		7
4.2	WINDOW CONDITION	Singh Pan	7
4.3	CEILING CONDITION		7
4.4	WALL CONDITION		7
4.5	FLOOR CONDITION	Sunken Floor	7
ITEM NO. 5. ROOM CODE* AND ROOM LOCATION		COMMENT	INITIAL ASSESSMENT
5.1	ELECTRICITY/ILLUMINATION		
5.2	WINDOW CONDITION		
5.3	CEILING CONDITION		
5.4	WALL CONDITION		
5.5	FLOOR CONDITION		
ITEM NO. 6. BUILDING EXTERIOR		COMMENT	INITIAL ASSESSMENT
6.1	CONDITION OF FOUNDATION	sunken in ground stress	7
6.2	CONDITION OF STAIRS, RAILS AND PORCHES	column rotted out	7
6.3	CONDITION OF ROOF AND GUTTERS	shingle and Gutter damaged	7
6.4	CONDITION OF EXTERIOR SURFACES	siding water damage	7
6.5	LEAD PAINT: EXT. SURFACES		
ITEM NO. 7. HEATING & PLUMBING		COMMENT	INITIAL ASSESSMENT
7.1	ADEQUACY OF HEATING EQUIP		7
7.2	SAFETY OF HEATING EQUIP.		7
7.3	VENTILATION/COOLING		7
7.4	WATER HEATER	Needs water heater	7
7.5	APPROVABLE WATER SUPPLY	from well	7
7.6	PLUMBING		7
7.7	SEWER CONNECTION		7

INSPECTION SUMMARY (OPTIONAL)

ITEM NO.	REASON FOR COMMENTS
	Structure was found to be in a condition of neglect by owners. As the housing report indicates several areas are considered to be in severe dilapidation. Homeowners would have to provide a plan of remodeling to bring structure into compliance. All elements of electrical and plumbing are in decay and disrepair. It is in this inspectors opinion that the structure is in such dilapidated state that plan for reconstruction or remodeling would have to be developed to bring this structure into compliance.

RECOMMENDATION: REPAIR _____ DEMOLISH / VACATE _____

*INTERPRETATION OF NUMERIC SCALE

1 = Newly constructed

2 = Good condition requiring no repairs

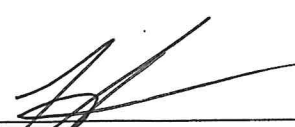
3 = Standard condition requiring minor maintenance repair from normal seasonal wear

4 = Substandard condition requiring major maintenance repair from an accumulation of seasonal wear, and abnormal wear from abusive treatment and neglect

5 = Deteriorating condition requiring major structural repair resulting from a period of substandard conditions; considered a health hazard

6 = Dilapidated condition requiring more than 50% structural replacement

7 = Severe dilapidated condition that would require immediate attention



 INSPECTED BY

5/5/2002
 DATE

SENDER: COMPLETE THIS SECTION

■ Complete items 1, 2, and 3.

■ Print your name and address on the reverse so that we can return the card to you.

■ Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Isdora Garza
1510 Joshua St.
Weslaco, Texas 78599

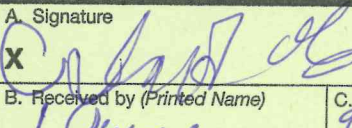
2. Article Number (Transfer from service label)

7021 1970 0001 6446 0794

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X



☒ Agent
☐ Addressee

B. Received by (Printed Name)

Garza

C. Date of Delivery

9/2/11

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type

☐ Adult Signature
☐ Adult Signature Restricted Delivery
☐ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
☐ Insured Mail
☐ Mail Restricted Delivery (0)

☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

9590 9402 6940 1104 8673 83

PS Form 3811, July 2020 PSN 7530-02-000-9053

Domestic Return Receipt

David Suarez, Mayor
Josh Pedraza, Mayor Pro-tem, District 1
Leo Munoz, Commissioner, At-Large
Greg Kerr, Commissioner, At-Large
Letty Lopez, Commissioner, District 2
Jose "J.P." Rodriguez, Commissioner, District 3
Adrian Farias, Commissioner, District 4

Martin Garza, Interim City Manager

Weslaco, Texas 78596

RE: Dilapidated Structure at 113 W. Paisano Lane, Weslaco, Texas

Legally described as being; Citrus Terracer W30'-Lot 6 & E30' Lot 7 Blk 4

Dear Isdora Garza

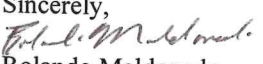
Please be advised that the City's Planning and Code Enforcement Department believes the main structure at the above address is in violation of **Weslaco, Texas Code of Ordinance Chapter 26 Article VIII. Unsanitary & Dangerous Buildings, Sec. 26-225** because it is dilapidated, substandard, or it has become unfit for human habitation and it is a hazard to the health, safety and welfare of the citizens of the City of Weslaco. Staff has completed inspections of the structure and property and expects to recommend to the City Commission in the near future that the structure either be repaired to current building codes or demolished by the owner.

The staff recommendation regarding your property will be made at a Public Hearing. As required by ordinance, we will attempt to notify you by certified mail with return receipt requested, and by publishing notice in The Monitor newspaper advising of the date and time of the Public Hearing. You will have the opportunity to address the City Commission regarding the property at this hearing.

At the Public Hearing, the City Commission is likely to order that the property be repaired to current building codes or demolished within 60 days as recommended by staff. It is important that you attend the public hearing, because you are allowed to voice your opinion on behalf of your property. Please note that any other citizen(s) present may voice their opinions as well.

The purpose of this letter is to provide you advance notice that staff expects to recommend that the structure(s) be repaired to current building codes or demolished so that you may have additional time to consider your options for the property prior to any further action by the Planning and Code Enforcement Department.

IT IS VERY IMPORTANT THAT YOU CONTACT ME AS SOON AS POSSIBLE REGARDING THIS MATTER SO WE CAN KNOW THE ACTIONS YOU WILL TAKE REGARDING THIS PROPERTY. CONTACT ME AT (956) 447-3401 EXT # 3120 MON- FRI 8AM- 5PM

Sincerely,

Rolando Maldonado

Code Enforcement Officer

255 S. KANSAS AVE. ■ WESLACO, TEXAS 78596-6285 ■ 956-968-3181 ■ WWW.WESLACOTX.GOV

7021 1970 0001 6446 1265

U.S. Postal ServiceTM
CERTIFIED MAIL[®] RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com.

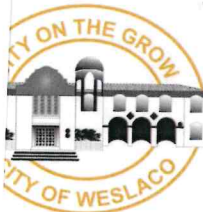
OFFICIAL USE

Certified Mail Fee

Extra Services & Fees (check box, add fee as appropriate)

☐ Return Receipt (hardcopy)	\$	
☐ Return Receipt (electronic)	\$	
☐ Certified Mail Restricted Delivery	\$	
☐ Adult Signature Required	\$	
☐ Adult Signature Restricted Delivery	\$	

Postmark
Here



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

Postage
\$ Total Postage
\$ Sent To
Street and Apt
City, State, Zip

Isdora Garza
1510 Joshua St.
Weslaco, Texas 78599

10 Ave, Weslaco, Texas

10/26/2022

PS Form 3800, April 2015 PSN 7530-02-000-9047

See Reverse for Instructions

NOTICE OF PUBLIC HEARING

Dear Isdora Garza

Please be advised that the Code Enforcement Department for the City of Weslaco has determined that you are the legal owner(s) of the property and the building(s) located at **113 W. Paisano** legally described as being; **Citrus Terracer W30'-lot6 & E30' lot 7 Blk 4, City of Weslaco, Hidalgo County, Texas.** and it finds that the building(s) does not meet the minimum standards for continued use and occupancy. The structure has been inspected and found to be dilapidated, substandard, unfit for human habitation and it is a hazard to the health, safety and welfare of the citizens of the City of Weslaco, placing it in violation of Weslaco, Texas Code of Ordinance Chapter 26 Article VIII. Unsanitary & Dangerous Buildings, Sec. 26-225.

On Wednesday, November 16, 2022, at 5:30 pm, has been set as the date for a public hearing by the Board of Adjustments and Appeals of Building at the Legislative Chambers located at 255 S. Kansas, Weslaco, Texas. In this hearing the Code Enforcement Inspector shall present evidence as to why the building does not meet the minimum standards for continued use and occupancy. On this date, you as the owner(s) of the above-mentioned property and building shall have an equal opportunity to present evidence in your defense. Members of the general public will also be given an opportunity to voice their opinion regarding the premise or building, the subject of this public hearing.

On Tuesday, December 6, 2022, at 5:30 pm, has been set as the date for a Public Hearing, the City Commission, depending on the evidence presented, may find that the building or premise is a public nuisance and may direct that the building or premise be either repaired or removed. **At no time will repairs or removal of the building or premise be required less than fifteen (15) days from the public hearing day or exceed more than sixty (60) days from the public hearing date.**

If the City Commission votes to remove or repair the building on your property and you do not comply within the time restraints set forth by the Commission, the City of Weslaco may cause the demolition of the building on your property and all the costs and expenses incurred, including administrative costs will be charged to you against the property. A lien will be placed on property in the amount of all expenses and charges incurred.

If you have any questions or comments regarding this notice, please call me at (956) 447-3401 Ext. # 3120.

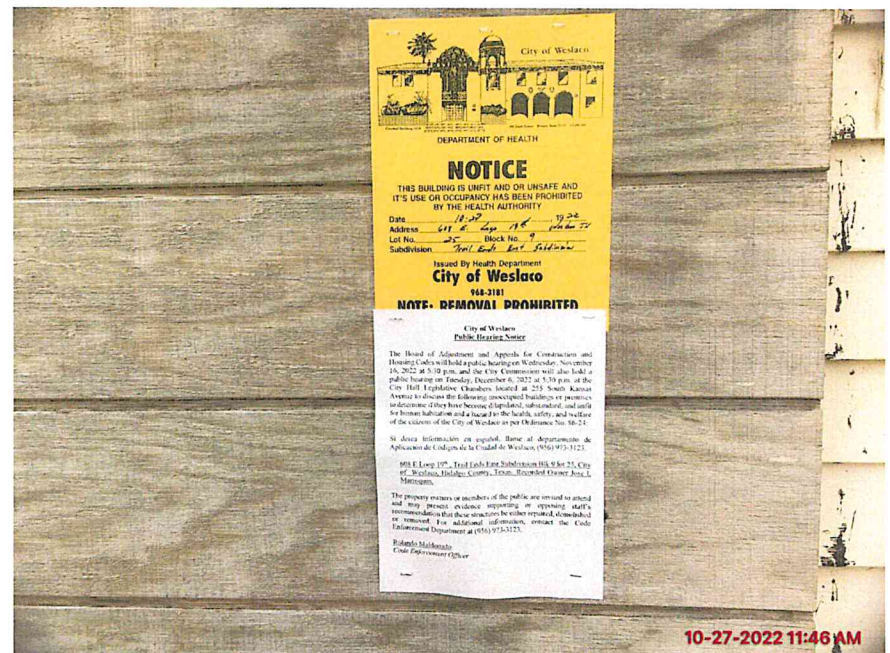
Sincerely,

Code Enforcement Inspector

CC: C/E files

608 E. Loop 19th









T6700-00-002-0025-00
Jose L. Marroquin
608 E. Loop 19th St.
Westlaco, Texas 78596

J G Ortiz Consulting Title search report

Sept 2022

Owner: Jose J Marroquin

Legal description: Trails End East-Mobile Home, Blcok 1, Lot 25.

Hidalgo County Appraisal District # 306596

Quitclaim Deed Document # 1623, Volume 1818 pages 564-565 Date: June 15, 1982

From Isidro V. Saldana & Wife Ester Saldana to Jose J Marroquin .

Situs Address: 608 E. Loop 19th Street., Weslaco Texas 78596-

Mailing Address: 923 Armistead Way, Baltimore, MD 21205-3308

Taxes due- Amt. \$298.20 year 2021 only

Tax Lawsuit None

Other parties involved:

Exemptions- None

PO Box 789 Weslaco Texas 78599-0789 Ph. 956-647-3480 Email:
cjortiz92@hotmail.com

DELINQUENT TAX STATEMENT SUMMARY



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

Certified Owner:

MARROQUIN JOSE J
923 ARMISTEAD WAY
BALTIMORE, MD 21205-3308

Legal Description:

TRAILS END EAST-MOBILE HOME BLK 2 LOT 25

Account No: T6700-00-002-0025-00

2021 Value: \$28,625
Appr. Dist. No.: 306596

Legal Acres: .1636
Parcel Address: 608 E LOOP 19TH ST

As of Date: 09/05/2022

Print Date: 09/05/2022 **Printed By:** ACT_INQ

Year	Tax Units	Remaining Levy	IF PAID BY September 30, 2022		IF PAID BY October 31, 2022		IF PAID BY November 30, 2022	
			Penalty Interest	Total	Penalty Interest	Total	Penalty Interest	Total
2021	1 2 40 54 55	\$212.54	\$80.77	\$293.31	\$83.23	\$295.77	\$85.66	\$298.20
TOTAL AMOUNT DUE:		\$212.54	\$80.77	\$293.31	\$83.23	\$295.77	\$85.66	\$298.20

Tax Unit Codes:

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

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

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

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

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

Print Date: 09/05/2022

Appr. Dist. No.: 306596

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

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



T6700-00-002-0025-00

MARROQUIN JOSE J
923 ARMISTEAD WAY
BALTIMORE, MD 21205-3308

If Paid By	Amount Due
September 30, 2022	\$293.31
October 31, 2022	\$295.77
November 30, 2022	\$298.20
Amount Paid:	\$ _____

00003065960000029331

NOTICE

Prepared by the State Bar of Texas for use by Lawyers only. Reviewed 1-1-76.
To select the proper form, fill in blank spaces, strike out form provisions or
insert special terms constitutes the practice of law. No "standard form" can
meet all requirements.

1623

570
pd

VOL 1818 PAGE 564

QUITCLAIM DEED

THE STATE OF TEXAS
COUNTY OF HIDALGO

} KNOW ALL MEN BY THESE PRESENTS:

That we, ISIDRO V. SALDANA and wife, ESTER SALDANA

of the County of HIDALGO, State of TEXAS, for and
in consideration of the sum of ONE AND NO/100ths (\$1.00) -----DOLLARS
in hand paid by the grantee herein named, the receipt of which is hereby acknowledged, have QUIT-
CLAIMED, and by these presents do QUITCLAIM unto

JOSE J. MARROQUIN
608 E. Loop 19th St
Weslaco, State of TEXAS, all of our right,
County of HIDALGO, title and interest in and to the following described real property situated in HIDALGO County,
Texas, to-wit:

All of Lot Twenty-five (25), Block Two (2), Trails
End East Subdivision, an Addition to the City of
Weslaco, Hidalgo County, Texas as per the Map Records
in the office of the County Clerk of Hidalgo County,
Texas.

TO HAVE AND TO HOLD all of our right, title and interest in and to the above described property
and premises unto the said grantee, his heirs and assigns forever, so that neither we nor
our heirs, legal representatives or assigns shall have, claim or demand any right or title to the
aforesaid property, premises or appurtenances or any part thereof.

EXECUTED this 15th day of JUNE, A.D. 19 82.

ISIDRO V. SALDANA

ESTER SALDANA

THE STATE OF TEXAS
COUNTY OF HIDALGO

(Acknowledgment)

VOL 1818 PAGE 565

Before me, the undersigned authority, on this day personally appeared

ISIDRO V. SALDANA and wife, ESTER SALDANA

known to me to be the person... whose name... subscribed to the foregoing instrument, and acknowledged to me that... he... executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office on this the 6th day of JULY, A.D. 19 82

Delia C. Reyes
Notary Public in and for State of ~~Edmon~~ Texas.
My commission expires JULY 23, 1985, 1985.
DELIA C. REYES
(Printed or stamped name of notary)

(Acknowledgment)

THE STATE OF TEXAS
COUNTY OF

Before me, the undersigned authority, on this day personally appeared

known to me to be the person... whose name... subscribed to the foregoing instrument, and acknowledged to me that... he... executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office on this the 6th day of JULY, A.D. 1982

Delia C. Reyes
Notary Public in and for HIDALGO County, Texas.
My commission expires 6/23/1985.
DELIA C. REYES
(Printed or stamped name of notary)

1823

QUITCLAIM DEED

ISIDRO V. SALDANA, ET UX

TO

JOSE J. MARROQUIN

FILED FOR RECORD
JUL 13 PM 1:02
J. EDGAR RUIZ
CLERK
HIDALGO COUNTY, TEXAS

PREPARED IN THE LAW OFFICE OF:

THOMAS MENDEZ
P. O. BOX 354
114 N. Broadway
Elsa, Texas 78543

PLEASE RETURN TO:

THOMAS MENDEZ
P.O. BOX 354
114 N. Broadway
Elsa, Texas 78543

(Corporate Acknowledgment)

THE STATE OF TEXAS
COUNTY OF

Before me, the undersigned authority, on this day personally appeared

of

a corporation, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed, in the capacity therein stated and as the act and deed of said corporation.

Given under my hand and seal of office on this the day of , A.D. 19

Notary Public in and for County, Texas.
My commission expires 19.

Affidavit

AFFIDAVIT FOR INSPECTION WARRANT
FOR FIRE, HEALTH & CODE VIOLATIONS

THE STATE OF TEXAS &
 &
 &

COUNTY OF Hidalgo

The undersigned Affiant, Rolando Maldonado, being the Code Enforcement Official for the City of Weslaco, Texas, and being duly sworn on oath makes the following statements and accusations:

1. There is in the City Weslaco, Hidalgo County, Texas a suspected place and premises located at 608 E. Loop 19th St., Weslaco, Texas, 78596 (hereinafter referred to as Property) which is a substructure. See Exhibit "A", Affiant believes this Property to be abandoned.
2. Affiant further believes that the Property presents a fire or health hazard or unsafe building condition or a violation of a fire, health or building regulation, statute, or ordinance.
3. The Property is owned by Jose I. Marroquin.
4. It is the belief of Affiant, and Affiant hereby charges and accuses that the owner of the Property is in violation of Section 10-166(2) of the Weslaco City's Code.

WHEREFORE, Affiant asked for issuance of a Warrant that will authorize Affiant to inspect the suspected place and premises for the purpose of establishing the presence of a fire or health hazard or unsafe building condition or a violation of any fire, health, or building regulation, statute, or ordinance: more specifically Chapter 10 of the Weslaco Code of Ordinances.

INSPECTION WARRANT FOR FIRE, HEALTH & CODE VIOLATIONS

STATE OF TEXAS

COUNTY OF Hidalgo

IN THE NAME BY THE AUTHORITY OF THE STATE OF TEXAS:

GREETINGS:

WHEREAS, in accordance with Article 18.05 of the Code of Criminal Procedure of the State of Texas authorizing certain municipal officers to inspect any specified premises to determine the presence of a fire or health hazard, or unsafe building condition or a violation of any fire, health, or building regulation, statute, or ordinance, and accordance with the general police powers granted to municipalities in the State of Texas to preserve the health, safety, and welfare of its citizenry, Rolando Maldonado, Code Enforcement Official of the City Weslaco, has sworn and alleged, under oath, that a certain premise located at approximately 608 E. Loop 19th St. Weslaco, Texas is in apparent violation of Chapter 10 the Code of Ordinances.

WHEREAS the particular grounds and probable cause for this Warrant to issue and set forth in the Affidavit, which is attached and made a part hereof: and upon examination by me, I am satisfied that the grounds exist, and that probable cause is shown, and I believe in its existence and do so hereby find.

NOW THEREFORE, Rolando Maldonado is commanded to enter and inspect the suspected place and premises described above and in said Affidavit and to make notes of findings and take photographs and video recordings of the specified premises to determine presence of a fire or health hazard or unsafe building condition or a violation of any fire, health, or building regulations, statute, or city ordinance.

HEREIN FAIL NOT, but you have then and there this Warrant for execution within three (3) days after the date of issuance and exclusive of the date of execution with the return thereon, showing how you have executed the same.

THE STATE OF TEXAS

City of Weslaco

City of Weslaco vs. Jose I. Marroquin

Officer's Return

The within warrant came to hand, and executed on this ____ day of ____ 20__ inspecting the premises herein described, and finding therein the violations named below:

Building official of the city of _____.

Due and proper return having been made of the Inspection warrant, and within the warrant, affidavit and return shall be filed in the office of the clerk for the city of _____.

This _____ day of _____, 20__.

Judge, Municipal Court

City of _____, Texas

HOUSING INSPECTION CHECKLIST

GENERAL INFORMATION				
ADDRESS OF INSPECTED UNIT 608			HOUSING TYPE ☒ Single Family ☐ Duplex Dwelling ☐ Apartment ☐ Other	
STREET E. Loops 19th	CITY Weslaco			
COUNTY Hidalgo	STATE TX	ZIP 78596		
NAME OF OWNER OR AGENCY AUTHORIZED TO LEASE UNIT INSPECTED			PHONE NO.	
ITEM NO. 1. LIVING ROOM		COMMENT		INITIAL ASSESSMENT
1.1 ELECTRICITY				3
1.2 WINDOW CONDITION				4
1.3 CEILING CONDITION		Hole in ceiling		7
1.4 WALL CONDITION		Water Damage throughout		7
1.5 FLOOR CONDITION				5
ITEM NO. 2. KITCHEN		COMMENT		INITIAL ASSESSMENT
2.1 ELECTRICITY				3
2.2 WINDOW CONDITION				4
2.3 CEILING CONDITION		Hole in ceiling		7
2.4 WALL CONDITION		Water Damage throughout		7
2.5 FLOOR CONDITION				5
ITEM NO. 3. BATHROOM		COMMENT		INITIAL ASSESSMENT
3.1 ELECTRICITY				3
3.2 WINDOW CONDITION				4
3.3 CEILING CONDITION		2nd roof damaged		7
3.4 WALL CONDITION				4
3.5 FLOOR CONDITION				4
3.6 FLUSH TOILET IN ENCLOSED ROOM IN UNIT				4
3.7 FIXED WASH BASIN IN LAVATORY IN UNIT				4
3.8 TUB OR SHOWER IN UNIT				4
3.9 VENTILIATION				4

E. Loops 19th

ITEM NO. 4. OTHER ROOMS USED FOR LIVING & HALLS	COMMENT	INITIAL ASSESSMENT
4.1 ELECTRICITY/ILLUMINATION		3
4.2 WINDOW CONDITION		4
4.3 CEILING CONDITION		4
4.4 WALL CONDITION		4
4.5 FLOOR CONDITION		5
ITEM NO. 5. ROOM CODE* AND ROOM LOCATION	COMMENT	INITIAL ASSESSMENT
5.1 ELECTRICITY/ILLUMINATION		3
5.2 WINDOW CONDITION		4
5.3 CEILING CONDITION		4
5.4 WALL CONDITION		4
5.5 FLOOR CONDITION		5
ITEM NO. 6. BUILDING EXTERIOR	COMMENT	INITIAL ASSESSMENT
6.1 CONDITION OF FOUNDATION		3
6.2 CONDITION OF STAIRS, RAILS AND PORCHES		3
6.3 CONDITION OF ROOF AND GUTTERS		3
6.4 CONDITION OF EXTERIOR SURFACES		3
6.5 LEAD PAINT: EXT. SURFACES		3
ITEM NO. 7. HEATING & PLUMBING	COMMENT	INITIAL ASSESSMENT
7.1 ADEQUACY OF HEATING EQUIP		4
7.2 SAFETY OF HEATING EQUIP.		4
7.3 VENTILATION/COOLING		4
7.4 WATER HEATER	removed removed	7
7.5 APPROVABLE WATER SUPPLY		4
7.6 PLUMBING		3
7.7 SEWER CONNECTION		3

INSPECTION SUMMARY (OPTIONAL)

ITEM NO.	REASON FOR COMMENTS
	Structure was found to be in a condition of neglect by owners. As the housing report indicates several areas are considered to be in severe dilapidation. Homeowners would have to provide a plan of remodeling to bring structure into compliance. All elements of electrical and plumbing are in decay and disrepair. It is in this inspectors opinion that the structure is in such dilapidated state that plan for reconstruction or remodeling would have to be developed to bring this structure into compliance.
	Mobile home not allowed to remodel.

RECOMMENDATION: REPAIR _____ DEMOLISH _____ VACATE _____

*INTERPRETATION OF NUMERIC SCALE

- 1 = Newly constructed
 2 = Good condition requiring no repairs
 3 = Standard condition requiring minor maintenance repair from normal seasonal wear
 4 = Substandard condition requiring major maintenance repair from an accumulation of seasonal wear, and abnormal wear from abusive treatment and neglect
 5 = Deteriorating condition requiring major structural repair resulting from a period of substandard conditions; considered a health hazard
 6 = Dilapidated condition requiring more than 50% structural replacement
 7 = Severe dilapidated condition that would require immediate attention

INSPECTED BY

DATE

7021 0350 0001 1926 7299

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
 Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee	
\$	
Extra Services & Fees (check box, add fee as appropriate)	
☐ Return Receipt (hardcopy)	\$
☐ Return Receipt (electronic)	\$
☐ Certified Mail Restricted Delivery	\$
☐ Adult Signature Required	\$
☐ Adult Signature Restricted Delivery	\$
Postage	
\$	
Total Postage and	
\$	
Sent To	
Street and Apt. No.	
City, State, ZIP+4	

Postmark Here

Raquel Marroquin
 PO Box 610
 Edcouch Texas 78538

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions



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

Edcouch, Texas 78538

RE: Dilapidated Structure at 608 E. Loop 19th St., Weslaco, Texas

Legally described as being; Trail Ends East Subdivision Blk 9 Lot 25

Dear Raquel Marroquin

Please be advised that the City's Planning and Code Enforcement Department believes the main structure at the above address is in violation of **Weslaco, Texas Code of Ordinance Chapter 26 Article VIII. Unsanitary & Dangerous Buildings, Sec. 26-225** because it is dilapidated, substandard, or it has become unfit for human habitation and it is a hazard to the health, safety and welfare of the citizens of the City of Weslaco. Staff has completed inspections of the structure and property and expects to recommend to the City Commission in the near future that the structure either be repaired to current building codes or demolished by the owner.

The staff recommendation regarding your property will be made at a Public Hearing. As required by ordinance, we will attempt to notify you by certified mail with return receipt requested, and by publishing notice in The Monitor newspaper advising of the date and time of the Public Hearing. You will have the opportunity to address the City Commission regarding the property at this hearing.

At the Public Hearing, the City Commission is likely to order that the property be repaired to current building codes or demolished within 60 days as recommended by staff. It is important that you attend the public hearing, because you are allowed to voice your opinion on behalf of your property. Please note that any other citizen(s) present may voice their opinions as well.

The purpose of this letter is to provide you advance notice that staff expects to recommend that the structure(s) be repaired to current building codes or demolished so that you may have additional time to consider your options for the property prior to any further action by the Planning and Code Enforcement Department.

IT IS VERY IMPORTANT THAT YOU CONTACT ME AS SOON AS POSSIBLE REGARDING THIS MATTER SO WE CAN KNOW THE ACTIONS YOU WILL TAKE REGARDING THIS PROPERTY. CONTACT ME AT (956) 447-3401 EXT # 3120 MON- FRI 8AM- 5PM

Sincerely,

 Rolando Maldonado

Code Enforcement Officer

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Jose I. Marroquin
923 Armistead Way
Baltimore, MD 21205-3308



9590 9402 6940 1104 8654 33

2. Article Number (Transfer from service label)

7021 0350 0001 1926 7312

PS Form 3811, July 2020 PSN 7530-02-000-9053

923 Armistead Way

Baltimore, MD 21205-3308

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent

☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type

- | | |
|--|---|
| ☐ Adult Signature | ☐ Priority Mail Express® |
| ☐ Adult Signature Restricted Delivery | ☐ Registered Mail™ |
| ☐ Certified Mail® | ☐ Registered Mail Restricted Delivery |
| ☐ Certified Mail Restricted Delivery | ☐ Signature Confirmation™ |
| ☐ Collect on Delivery | ☐ Signature Confirmation Restricted Delivery |
| ☐ Collect on Delivery Restricted Delivery | |
| ☐ Registered Mail Restricted Delivery | |

id Mail
id Mail Restricted Delivery
\$500

Domestic Return Receipt

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

Andrew Muñoz, Interim City Manager

RE: Dilapidated Structure at 608 E. Loop 19th St., Weslaco, Texas

Legally described as being; Trail Ends East Subdivision Blk 9 Lot 25

Dear Jose I. Marroquin

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Sincerely,

Rolando Maldonado

Code Enforcement Officer

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
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- Attach this card to the back of the mailpiece, or on the front if space permits.

Article Addressed to:

Jose I. Marroquin
923 Armistead Way
Baltimore, MD 21205-3308

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X *[Signature]* ☐ Agent ☒ Addressee

B. Received by (Printed Name)
JOSE MARROQUIN

C. Date of Delivery
9/30/20

D. Is delivery address different from item 1? ☐ Yes ☒ No
If YES, enter delivery address below:

3. Service Type

☐ Adult Signature	☐ Priority Mail Express®
☐ Adult Signature Restricted Delivery	☐ Registered Mail™
☐ Certified Mail®	☐ Registered Mail Restricted Delivery
☐ Certified Mail Restricted Delivery	☐ Signature Confirmation™
☐ Collect on Delivery	☐ Signature Confirmation Restricted Delivery
☐ Collect on Delivery Restricted Delivery	

Article Number (Transfer from service label)
9590 9402 6845 1074 5339 25

7019 2970 0001 2616 3598

Form 3811, July 2020 PSN 7530-02-000-9053

Domestic Return Receipt

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

Mike R. Perez, City Manager

Baltimore, MD 21205-3308

RE: Dilapidated Structure at 608 E. Loop 19th St., Weslaco, Texas

Legally described as being; Trail Ends East Subdivision Blk 9 Lot 25

Dear Jose I. Marroquin

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Rolando Maldonado

Code Enforcement Officer

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- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Jose I. Marroquin
923 Armistead Way
Baltimore MD 21205-3308

2. Article Number (Transfer from service label)
9590 9402 6940 1104 8671 54
7021 1970 0001 6446 1005

Form 3811, July 2020 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X *Jose Marroquin* ☐ Agent ☐ Addressee

B. Received by (Printed Name)
Marroquin

C. Date of Delivery
9-26-22

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type

☐ Adult Signature	☐ Priority Mail Express®
☐ Adult Signature Restricted Delivery	☐ Registered Mail™
☒ Certified Mail®	☒ Registered Mail Restricted Delivery
☐ Certified Mail Restricted Delivery	☐ Signature Confirmation™
☐ Collect on Delivery	☐ Signature Confirmation Restricted Delivery
☐ Collect on Delivery Restricted Delivery	

Mail Restricted Delivery (00)

Domestic Return Receipt

David Suarez, Mayor
Josh Pedraza, Mayor Pro-tem, District 1
Leo Munoz, Commissioner, At-Large
Greg Kerr, Commissioner, At-Large
Letty Lopez, Commissioner, District 2
Jose "J.P." Rodriguez, Commissioner, District 3
Adrian Farias, Commissioner, District 4

Martin Garza, Interim City Manager

Baltimore, MD 21205-3308

RE: Dilapidated Structure at 608 E. Loop 19th Weslaco, Texas

Legally described as being; Trail Ends East Subdivision Blk 9 Lot 25

Jose I. Marroquin

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Sincerely,

Rolando Maldonado
Rolando Maldonado

Code Enforcement Officer

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee

\$
Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) \$
☐ Return Receipt (electronic) \$
☐ Certified Mail Restricted Delivery \$
☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$

Postage

\$
Total Postage Jose I. Marroquin
\$ 923 Armistead Way
Sent To Baltimore MD 21205-3308
Street and
City, State

PS Form 3800, April 2015 PSN 7530-02-000-9047

See Reverse for Instructions

Postmark
Here



Loop 19th St., Weslaco, Texas

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

10/27/2022

NOTICE OF PUBLIC HEARING

Dear Jose I. Marroquin

Please be advised that the Code Enforcement Department for the City of Weslaco has determined that you are the legal owner(s) of the property and the building(s) located at **608 E. Loop 19th St.** legally described as being; **Trail Ends East Subdivision lot 25 Blk 9, City of Weslaco, Hidalgo County, Texas.** and it finds that the building(s) does not meet the minimum standards for continued use and occupancy. The structure has been inspected and found to be dilapidated, substandard, unfit for human habitation and it is a hazard to the health, safety and welfare of the citizens of the City of Weslaco, placing it in violation of Weslaco, Texas Code of Ordinance Chapter 26 Article VIII. Unsanitary & Dangerous Buildings, Sec. 26-225.

On Wednesday, November 16, 2022, at 5:30 pm, has been set as the date for a public hearing by the Board of Adjustments and Appeals of Building at the Legislative Chambers located at 255 S. Kansas, Weslaco, Texas. In this hearing the Code Enforcement Inspector shall present evidence as to why the building does not meet the minimum standards for continued use and occupancy. On this date, you as the owner(s) of the above-mentioned property and building shall have an equal opportunity to present evidence in your defense. Members of the general public will also be given an opportunity to voice their opinion regarding the premise or building, the subject of this public hearing.

On Tuesday, December 6, 2022, at 5:30 pm, has been set as the date for a Public Hearing, the City Commission, depending on the evidence presented, may find that the building or premise is a public nuisance and may direct that the building or premise be either repaired or removed. **At no time will repairs or removal of the building or premise be required less than fifteen (15) days from the public hearing day or exceed more than sixty (60) days from the public hearing date.**

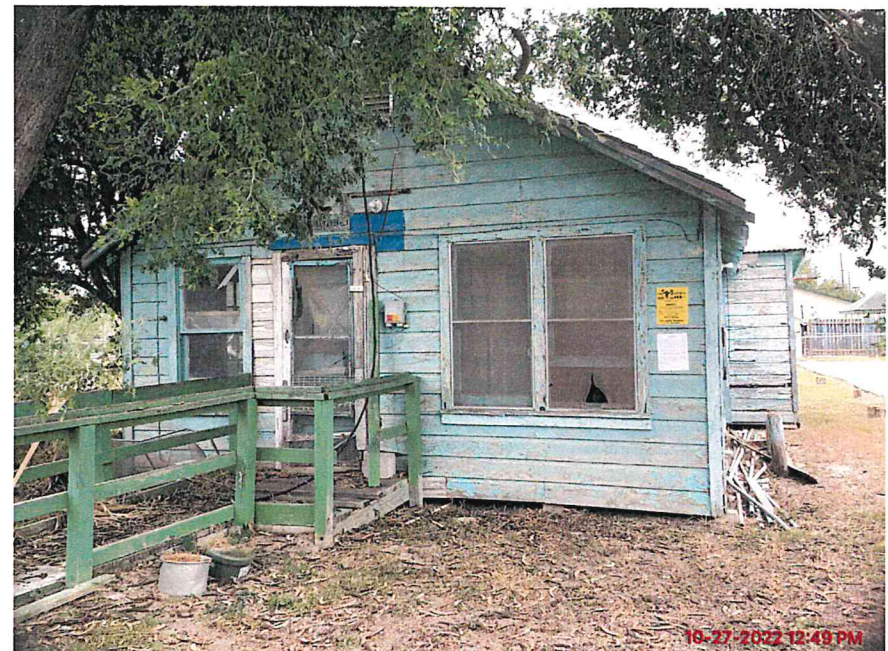
If the City Commission votes to remove or repair the building on your property and you do not comply within the time restraints set forth by the Commission, the City of Weslaco may cause the demolition of the building on your property and all the costs and expenses incurred, including administrative costs will be charged to you against the property. A lien will be placed on property in the amount of all expenses and charges incurred.

If you have any questions or comments regarding this notice, please call me at (956) 447-3401 Ext. # 3120.

Sincerely,
Roland M. Maldonado
Code Enforcement Inspector

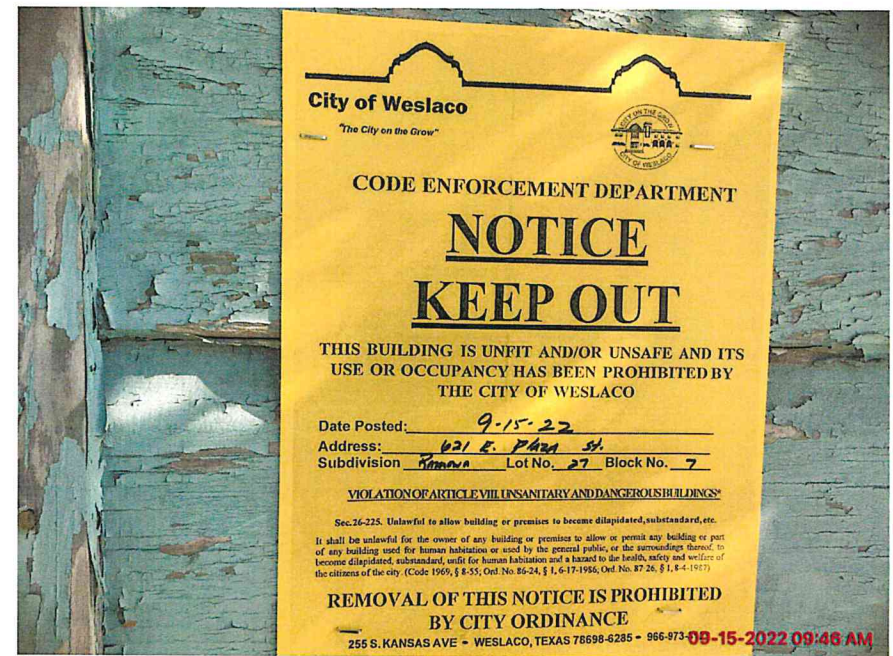
CC: C/E files

621 E. Plaza St.









J G Ortiz Consulting Title search report

Sept 2022

Owner: Noemi Martinez

Legal Description: Ramona Addition, Lot 7, Block 27

Hidalgo County Appraisal District # 266144

Muniment of title Document 2707345 date April 27, 2016
In the Estate of Pedro Lopez aka Pedro Sanchez Lopez to Noemi Martinez

Affidavit of Fact to Heirs document # 2707344 date April 27, 2016

Death Certificate 51885, date August 07, 2007

Situs Address: 621 E. Plaza Street, Weslaco Texas 78596

Mailing Address: 106 S. Cantu, Weslaco Texas 78596-6126

Taxes due- Amt. \$741.59. Year 2021

Tax Lawsuit None

No other parties involved

Exemptions- None

DELINQUENT TAX STATEMENT SUMMARY



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

Certified Owner:

MARTINEZ NOEMI ET AL
101 S CANTU
WESLACO, TX 78596-6126

Legal Description:

RAMONA ADDN BLK 7 LT 27

Account No: R0650-00-007-0027-00

2021 Value: \$20,334
Appr. Dist. No.: 266144

Legal Acres: .0895
Parcel Address: 621 E PLAZA ST

As of Date: 09/05/2022

Print Date: 09/05/2022 Printed By: ACT_INQ

Year	Tax Units	Remaining Levy	IF PAID BY September 30, 2022		IF PAID BY October 31, 2022		IF PAID BY November 30, 2022	
			Penalty Interest	Total	Penalty Interest	Total	Penalty Interest	Total
2021	1 2 40 53 54 55	\$528.58	\$200.86	\$729.44	\$206.95	\$735.53	\$213.01	\$741.59

TOTAL AMOUNT DUE: \$528.58 \$200.86 \$729.44 \$206.95 \$735.53 \$213.01 \$741.59

Tax Unit Codes:

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

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

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

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

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

Print Date: 09/05/2022

Appr. Dist. No.: 266144

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

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



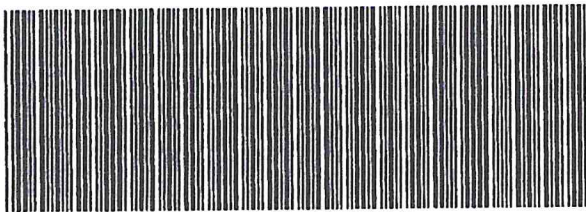
* R 0 6 5 0 0 0 0 0 7 0 0 2 7 0 0 *

R0650-00-007-0027-00

MARTINEZ NOEMI ET AL
101 S CANTU
WESLACO, TX 78596-6126

If Paid By	Amount Due
September 30, 2022	\$729.44
October 31, 2022	\$735.53
November 30, 2022	\$741.59
Amount Paid:	\$ _____

00002661440000072944



VG-120-2016-2707344

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

Document No: 2707344

Billable Pages: 5

Recorded On: April 27, 2016 12:05 PM

Number of Pages: 6

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

Total Recording: 52.00

*****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: 2707344
Receipt No: 20160427000296
Recorded On: April 27, 2016 12:05 PM
Deputy Clerk: Imelda Leal
Station: CH-1-CC-K12

Record and Return To:

MELINDA D GARZA ATTORNEY AT LAW
420 S MISSOURI AVE
ORIGINAL RETURN TO CUSTOMER
WESLACO TX 78596



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

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.

Affidavit of Facts Concerning Identity of Heirs

Date: February 29, 2016

Decedent: MERCEDES PUENTE LOPEZ, also known as MERCEDES LOPEZ

Property: All of Lot Number Twenty Seven (27) in Block Number (7), Ramona Addition, a Subdivision Adj. To the City of Weslaco, Hidalgo County, Texas, according to the map or plat of said Subdivision on file and of record in the Office of the County Clerk of Hidalgo County, Texas, reference to which is here made for a more complete description.

Spouse: PEDRO LOPEZ also known as PEDRO SANCHEZ LOPEZ

Affiant: NOEMI MARTINEZ, SARA RODRIGUEZ and MIGUEL ESCAMILLA

Affiant on oath swears that the following statements are true and are within the personal knowledge of Affiant:

1. My name is NOEMI MARTINEZ, and I live at 101 S. Cantu, Weslaco, Hidalgo County, Texas. I am personally familiar with the family and marital history of MERCEDES PUENTE LOPEZ, Decedent, and I have personal knowledge of the facts stated in this affidavit.

I knew Decedent from 1957 until February 23, 2004. Decedent died on February 23, 2004. Decedent's place of death was 621 E. Plaza, Weslaco, Texas 78596. At the time of Decedent's death, Decedent's residence was 621 E. Plaza, Weslaco, Texas 78596 (See Exhibit "A" attached hereto and incorporated herein).

2. My name is SARA RODRIGUEZ, and I live at 100 S. Cantu, Weslaco, Hidalgo County, Texas 78596. I am personally familiar with the family and marital history of MERCEDES PUENTE LOPEZ, Decedent, and I have personal knowledge of the facts stated in this affidavit.

I knew Decedent from 1976 until February 23, 2004. Decedent died on February 23, 2004. Decedent's place of death was 621 E. Plaza, Weslaco, Texas 78596. At the

time of Decedent's death, Decedent's residence was 621 E. Plaza, Weslaco, Texas 78596.

3. My name is MIGUEL ESCAMILLA, and I live at 627 E. Plaza, Weslaco, Hidalgo County, Texas. I am personally familiar with the family and marital history of MERCEDES PUENTE LOPEZ, Decedent, and I have personal knowledge of the facts stated in this affidavit.

I knew Decedent from 1947 until February 23, 2004. Decedent died on February 23, 2004. Decedent's place of death was 621 E. Plaza, Weslaco, Texas 78596. At the time of Decedent's death, Decedent's residence was 621 E. Plaza, Weslaco, Texas 78596.

4. Decedent was married only once. Her marriage was to:
 - a. Name: PEDRO LOPEZ aka PEDRO SANCHEZ LOPEZ
Date of marriage: February 1, 1952
Place of marriage: Weslaco, Hidalgo County, Texas
Status of marriage: Married as of date of death.
5. Decedent did not have or adopt any children.
6. Decedent did not take any other children into Decedent's home or raise any other children.
7. The following persons have knowledge regarding Decedent, the identities of Decedent's children, if any, parents, or siblings, if any:
 - a. NOEMI MARTINEZ
 - b. SARA RODRIGUEZ
 - c. MIGUEL ESCAMILLA
8. Decedent died without leaving a written Will.
9. There has been no administration of Decedent's estate.
10. Decedent left no debts that are unpaid.
11. There are no unpaid estate or inheritance taxes.

12. To the best of my knowledge, Decedent owned an interest in the following real property:

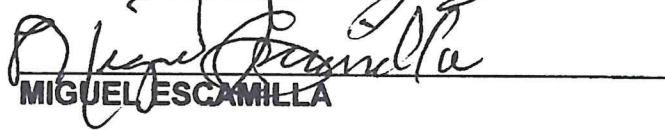
All of Lot Number Twenty Seven (27) in Block Number (7), Ramona Addition, a Subdivision Adj. To the City of Weslaco, Hidalgo County, Texas, according to the map or plat of said Subdivision on file and of record in the Office of the County Clerk of Hidalgo County, Texas, reference to which is here made for a more complete description.

13. The following is the heir of Decedent:

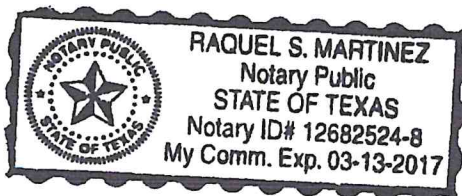
a. PEDRO LOPEZ aka PEDRO SANCHEZ LOPEZ—Surviving Spouse


NOEMI MARTINEZ


SARA RODRIGUEZ

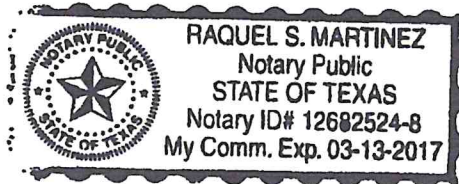

MIGUEL ESCAMILLA

SUBSCRIBED AND SWORN TO before me on April 18, 2016, by NOEMI MARTINEZ.



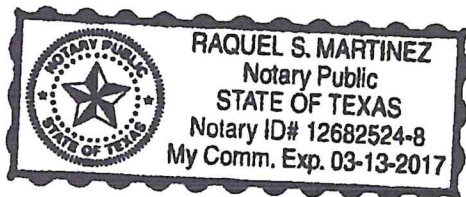

Notary Public, State of Texas

SUBSCRIBED AND SWORN TO before me on April 18, 2016, by SARA RODRIGUEZ.




Notary Public, State of Texas

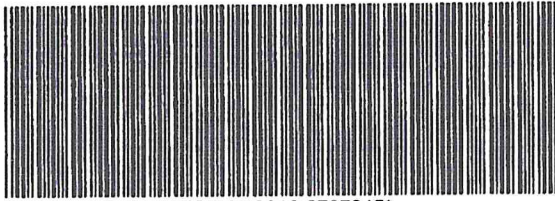
SUBSCRIBED AND SWORN TO before me on April 22, 2016, by MIGUEL ESCAMILLA.




Notary Public, State of Texas

AFTER RECORDING RETURN TO:

Melinda D. Garza
Attorney & Counselor at Law
420 S. Missouri Ave.
Weslaco, Texas 78596
Tel: (956) 969-1155
Fax: (956) 969-1073



VG-120-2016-2707345

Doc-2707345

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

Document No: 2707345

Billable Pages: 3

Recorded On: April 27, 2016 12:08 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: 2707345
Receipt No: 20160427000295
Recorded On: April 27, 2016 12:08 PM
Deputy Clerk: Imelda Leal
Station: CH-1-CC-K12

Record and Return To:

MELINDA D GARZA ATTORNEY AT LAW
420 S MISSOURI AVE
ORIGINAL RETURN TO CUSTOMER
WESLACO TX 78596



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

No. P - 37295

IN THE ESTATE OF

PEDRO LOPEZ, also known as
PEDRO SANCHEZ LOPEZ,

DECEASED

§ IN THE PROBATE COURT

§ of

§ HIDALGO COUNTY, TEXAS

ORDER ADMITTING WILL TO PROBATE
AS MUNIMENT OF TITLE

On this day came on to be heard the Application for Probate of Will as Muniment of Title filed by NOEMI MARTINEZ ("Applicant") on January 13, 2016, in the Estate of PEDRO LOPEZ aka PEDRO SANCHEZ LOPEZ, Deceased ("Decedent").

The Court, having heard the evidence and having reviewed the Will and the other documents filed herein, finds that the allegations set forth in the Application are true; that notice and citation have been given in the manner and for the length of time required by law; that Decedent is dead and four (4) years have not elapsed since the date of Decedent's death; that this Court has jurisdiction and venue over the Estate; that the proof required by probate of said Will has been made; that on the date said Will was made, October 16, 2003, Decedent had attained the age of eighteen (18) years and was of sound mind; that said Will was not revoked by Decedent; that no objection to or contest of the probate of said Will has been filed; that all of the necessary proof required for the probate of said Will has been made; that said Will is entitled to probate; that neither the state, a governmental agency of the state, nor a charitable organization is named by said Will as a devisee; that there are no unpaid debts owing by this Estate,

Page 1 of 3



DATE MAR 1 - 2016
A true copy I certify
ARTURO GUAJARDO, JR.
County Clerk, Hidalgo County, TX
By [Signature] Deputy

exclusive of any debt secured by liens on real estate; that there is no necessity for administration of this Estate; that the Texas Department of Aging and Disability Services has waived any claim against Decedent's estate; that said Will should be admitted to probate as a muniment of title; and that the affidavit that would otherwise be required by Texas Estates Code Section 257.103 is not necessary in this Estate and the requirement for said affidavit should be waived.

IT IS THEREFORE ORDERED AND DECREED by the Court that the Will of PEDRO LOPEZ also known as PEDRO SANCHEZ LOPEZ is hereby proved and established and admitted to probate as a Muniment of Title only, and that the Clerk of this Court record said Will, together with the Application of NOEMI MARTINEZ in the judge's probate docket; and, that this Order shall constitute sufficient legal authority to all persons owing money to Decedent, having custody of any property, or acting as registrar or transfer agent of any evidence of interest, indebtedness, property, or right belonging to the Estate of PEDRO LOPEZ aka PEDRO SANCHEZ LOPEZ, Deceased, and to persons purchasing from or otherwise dealing with Estate of PEDRO LOPEZ aka PEDRO SANCHEZ LOPEZ, Deceased, for payment or transfer without liability, to the persons described in said Will to receive the particular asset without administration; and further, that the person or persons entitled to property under provisions of said Will shall be entitled to deal with and treat the properties to which they are so entitled in the same manner as if the record title thereof were vested in their names.

IT IS FURTHER ORDERED AND DECREED that the requirement for the filing of an Affidavit of Fulfillment of Terms of Will is hereby waived.

Page 2 of 3

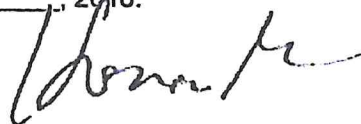


DATE

MAR 1 - 2016

A true copy I certify
ARTURO GUAJARDO, JR.
County Clerk, Hidalgo County, TX
By [Signature] Deputy

SIGNED this 1ST day of MARCH, 2016.



JUDGE PRESIDING

APPROVED AS TO FORM:



MELINDA D. GARZA
Attorney for NOEMI MARTINEZ
State Bar No.: 00784116
420 S. Missouri Ave.
Weslaco, Texas 78596
Telephone: (956) 969-1155
Facsimile: (956) 351-5465
E-mail: mfariaslaw@aol.com



DATE

MAR 1 - 2016

A true copy I certify
ARTURO GUAJARDO, JR.
County Clerk, Hidalgo County, TX

By  Deputy

HOUSING INSPECTION CHECKLIST

GENERAL INFORMATION				
ADDRESS OF INSPECTED UNIT 621			HOUSING TYPE	
STREET E. Plaza	CITY Weslaco		☒ Single Family ☐ Duplex Dwelling ☐ Apartment ☐ Other	
COUNTY Hidalgo	STATE TX	ZIP 78596		
NAME OF OWNER OR AGENCY AUTHORIZED TO LEASE UNIT INSPECTED			PHONE NO.	
ITEM NO. 1. LIVING ROOM		COMMENT	INITIAL ASSESSMENT	
1.1 ELECTRICITY			7	
1.2 WINDOW CONDITION			7	
1.3 CEILING CONDITION		hole in ceiling	7	
1.4 WALL CONDITION		water damage	6	
1.5 FLOOR CONDITION		hole in floor	7	
ITEM NO. 2. KITCHEN		COMMENT	INITIAL ASSESSMENT	
2.1 ELECTRICITY			7	
2.2 WINDOW CONDITION			7	
2.3 CEILING CONDITION		hole in ceiling	7	
2.4 WALL CONDITION		water damage	6	
2.5 FLOOR CONDITION		water damage	7	
ITEM NO. 3. BATHROOM		COMMENT	INITIAL ASSESSMENT	
3.1 ELECTRICITY			7	
3.2 WINDOW CONDITION			7	
3.3 CEILING CONDITION		hole in ceiling	7	
3.4 WALL CONDITION		water damage	7	
3.5 FLOOR CONDITION			7	
3.6 FLUSH TOILET IN ENCLOSED ROOM IN UNIT			7	
3.7 FIXED WASH BASIN IN LAVATORY IN UNIT			7	
3.8 TUB OR SHOWER IN UNIT			7	
3.9 VENTILATION			7	

ITEM NO. 4. OTHER ROOMS USED FOR LIVING & HALLS		COMMENT	INITIAL ASSESSMENT
4.1	ELECTRICITY/ILLUMINATION	S	S
4.2	WINDOW CONDITION		
4.3	CEILING CONDITION		
4.4	WALL CONDITION		
4.5	FLOOR CONDITION		
ITEM NO. 5. ROOM CODE* AND ROOM LOCATION		COMMENT	INITIAL ASSESSMENT
5.1	ELECTRICITY/ILLUMINATION	S	7
5.2	WINDOW CONDITION		
5.3	CEILING CONDITION		
5.4	WALL CONDITION		
5.5	FLOOR CONDITION		
ITEM NO. 6. BUILDING EXTERIOR		COMMENT	INITIAL ASSESSMENT
6.1	CONDITION OF FOUNDATION		7
6.2	CONDITION OF STAIRS, RAILS AND PORCHES		7
6.3	CONDITION OF ROOF AND GUTTERS	missing wood wooden roof shingle	7
6.4	CONDITION OF EXTERIOR SURFACES	rotted siding	7
6.5	LEAD PAINT: EXT. SURFACES		7
ITEM NO. 7. HEATING & PLUMBING		COMMENT	INITIAL ASSESSMENT
7.1	ADEQUACY OF HEATING EQUIP		7
7.2	SAFETY OF HEATING EQUIP.		7
7.3	VENTILATION/COOLING		7
7.4	WATER HEATER		7
7.5	APPROVABLE WATER SUPPLY		7
7.6	PLUMBING		7
7.7	SEWER CONNECTION		7

6X

INSPECTION SUMMARY (OPTIONAL)

ITEM NO.	REASON FOR COMMENTS
	Structure was found to be in a condition of neglect by owners. As the housing report indicates several areas are considered to be in severe dilapidation. Homeowners would have to provide a plan of remodeling to bring structure into compliance. All elements of electrical and plumbing are in decay and disrepair. It is in this inspectors opinion that the structure is in such dilapidated state that plan for reconstruction or remodeling would have to be developed to bring this structure into compliance.

RECOMMENDATION: REPAIR _____ DEMOLISH _____ VACATE _____

***INTERPRETATION OF NUMERIC SCALE**

- 1 = Newly constructed
- 2 = Good condition requiring no repairs
- 3 = Standard condition requiring minor maintenance repair from normal seasonal wear
- 4 = Substandard condition requiring major maintenance repair from an accumulation of seasonal wear, and abnormal wear from abusive treatment and neglect
- 5 = Deteriorating condition requiring major structural repair resulting from a period of substandard conditions; considered a health hazard
- 6 = Dilapidated condition requiring more than 50% structural replacement
- 7 = Severe dilapidated condition that would require immediate attention

INSPECTED BY _____

DATE 6/3/2022

City of Weslaco

"The City on the Grow"



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

Andrew Muñoz, Interim City Manager

February 2, 2022

Noemi Martinez ET AL

101 S. Cantu

Weslaco, Texas 78596-6126

RE: Dilapidated Structure at 621 E. Plaza St. Weslaco, Texas

Legally described as being; Ramona Addition Blk 7 Lot 27

Dear Noemi Martinez

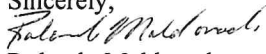
Please be advised that the City's Planning and Code Enforcement Department believes the main structure at the above address is in violation of Weslaco, Texas Code of Ordinance Chapter 26 Article VIII. Unsanitary & Dangerous Buildings, Sec. 26-225 because it is dilapidated, substandard, or it has become unfit for human habitation and it is a hazard to the health, safety and welfare of the citizens of the City of Weslaco. Staff has completed inspections of the structure and property and expects to recommend to the City Commission in the near future that the structure either be repaired to current building codes or demolished by the owner.

The staff recommendation regarding your property will be made at a Public Hearing. As required by ordinance, we will attempt to notify you by certified mail with return receipt requested, and by publishing notice in The Monitor newspaper advising of the date and time of the Public Hearing. You will have the opportunity to address the City Commission regarding the property at this hearing.

At the Public Hearing, the City Commission is likely to order that the property be repaired to current building codes or demolished within 60 days as recommended by staff. It is important that you attend the public hearing, because you are allowed to voice your opinion on behalf of your property. Please note that any other citizen(s) present may voice their opinions as well.

The purpose of this letter is to provide you advance notice that staff expects to recommend that the structure(s) be repaired to current building codes or demolished so that you may have additional time to consider your options for the property prior to any further action by the Planning and Code Enforcement Department.

IT IS VERY IMPORTANT THAT YOU CONTACT ME AS SOON AS POSSIBLE REGARDING THIS MATTER SO WE CAN KNOW THE ACTIONS YOU WILL TAKE REGARDING THIS PROPERTY. CONTACT ME AT (956) 447-3401 EXT # 3120 MON- FRI 8AM- 5PM

Sincerely,

Rolando Maldonado

Code Enforcement Officer

SENDER: COMPLETE THIS SECTION		COMPLETE THIS SECTION ON DELIVERY	
- Complete items 1, 2, and 3. - Print your name and address on the reverse so that we can return the card to you. - Attach this card to the back of the mailpiece, or on the front if space permits.		A. Signature  ☐ Agent ☐ Addressee	
1. Article Addressed to: Miguel Escamilla 627 E. Plaza Weslaco, Texas 78596		B. Received by (Printed Name) Miguel Escamilla	
		C. Date of Delivery 9-19-2	
		D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ No	
2. Article Number (Transfer from service label) 7021 1970 0001 6446 0787		3. Service Type ☐ Adult Signature ☐ Adult Signature Restricted Delivery ☐ Certified Mail® ☐ Certified Mail Restricted Delivery ☐ Collect on Delivery ☐ Collect on Delivery Restricted Delivery ☐ Insured Mail ☐ Registered Mail™ ☐ Registered Mail Restricted Delivery ☐ Signature Confirmation™ ☐ Signature Confirmation Restricted Delivery	

9590 9402 6940 1104 8673 69

PS Form 3811, July 2020 PSN 7530-02-000-9053

Domestic Return Receipt

David Suarez, Mayor
Josh Pedraza, Mayor Pro-tem, District 1
Leo Munoz, Commissioner, At-Large
Greg Kerr, Commissioner, At-Large
Letty Lopez, Commissioner, District 2
Jose "J.P." Rodriguez, Commissioner, District 3
Adrian Farias, Commissioner, District 4

Martin Garza, Interim City Manager

Weslaco, Texas 78596-6126

RE: Dilapidated Structure at 621 E. Plaza St. Weslaco, Texas 78596

Legally described as being; Ramona Addition Blk 7 Lot 27

Miguel Escamilla

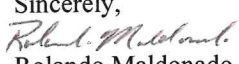
Please be advised that the City's Planning and Code Enforcement Department believes the main structure at the above address is in violation of **Weslaco, Texas Code of Ordinance Chapter 26 Article VIII. Unsanitary & Dangerous Buildings, Sec. 26-225** because it is dilapidated, substandard, or it has become unfit for human habitation and it is a hazard to the health, safety and welfare of the citizens of the City of Weslaco. Staff has completed inspections of the structure and property and expects to recommend to the City Commission in the near future that the structure either be repaired to current building codes or demolished by the owner.

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The purpose of this letter is to provide you advance notice that staff expects to recommend that the structure(s) be repaired to current building codes or demolished so that you may have additional time to consider your options for the property prior to any further action by the Planning and Code Enforcement Department.

IT IS VERY IMPORTANT THAT YOU CONTACT ME AS SOON AS POSSIBLE REGARDING THIS MATTER SO WE CAN KNOW THE ACTIONS YOU WILL TAKE REGARDING THIS PROPERTY. CONTACT ME AT (956) 447-3401 EXT # 3120 MON- FRI 8AM- 5PM

Sincerely,

Rolando Maldonado

Code Enforcement Officer

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee

Extra Services & Fees (check box, add fee as appropriate)

☐ Return Receipt (hardcopy)	\$	
☐ Return Receipt (electronic)	\$	
☐ Certified Mail Restricted Delivery	\$	
☐ Adult Signature Required	\$	
☐ Adult Signature Restricted Delivery	\$	

Postmark
Here

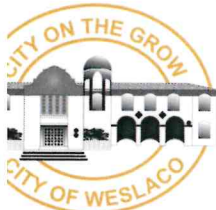
Postage

Total Postage
Sara Rodriguez
100 S. Cantu
Weslaco, Texas 78596

Sent To
Street and Apt
City, State, Z

PS Form 3800, April 2015 PSN 7530-02-000-9047

See Reverse for Instructions



za St., Weslaco, Texas

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

10/27/2022

NOTICE OF PUBLIC HEARING

Dear Sara Rodriguez

Please be advised that the Code Enforcement Department for the City of Weslaco has determined that you are the legal owner(s) of the property and the building(s) located at **621 E. Plaza St.** legally described as being; **Ramonia Addition lot 27 Blk 7, City of Weslaco, Hidalgo County, Texas.** and it finds that the building(s) does not meet the minimum standards for continued use and occupancy. The structure has been inspected and found to be dilapidated, substandard, unfit for human habitation and it is a hazard to the health, safety and welfare of the citizens of the City of Weslaco, placing it in violation of Weslaco, Texas Code of Ordinance Chapter 26 Article VIII. Unsanitary & Dangerous Buildings, Sec. 26-225.

On Wednesday, November 16, 2022, at 5:30 pm, has been set as the date for a public hearing by the Board of Adjustments and Appeals of Building at the Legislative Chambers located at 255 S. Kansas, Weslaco, Texas. In this hearing the Code Enforcement Inspector shall present evidence as to why the building does not meet the minimum standards for continued use and occupancy. On this date, you as the owner(s) of the above-mentioned property and building shall have an equal opportunity to present evidence in your defense. Members of the general public will also be given an opportunity to voice their opinion regarding the premise or building, the subject of this public hearing.

On Tuesday, December 6, 2022, at 5:30 pm, has been set as the date for a Public Hearing, the City Commission, depending on the evidence presented, may find that the building or premise is a public nuisance and may direct that the building or premise be either repaired or removed. **At no time will repairs or removal of the building or premise be required less than fifteen (15) days from the public hearing day or exceed more than sixty (60) days from the public hearing date.**

If the City Commission votes to remove or repair the building on your property and you do not comply within the time restraints set forth by the Commission, the City of Weslaco may cause the demolition of the building on your property and all the costs and expenses incurred, including administrative costs will be charged to you against the property. A lien will be placed on property in the amount of all expenses and charges incurred.

If you have any questions or comments regarding this notice, please call me at (956) 447-3401 Ext. # 3120.

Sincerely,
Rolando Maldonado
Code Enforcement Inspector

CC: C/E files

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee

Extra Services & Fees (check box, add fee as appropriate)

☐ Return Receipt (hardcopy)	\$
☐ Return Receipt (electronic)	\$
☐ Certified Mail Restricted Delivery	\$
☐ Adult Signature Required	\$
☐ Adult Signature Restricted Delivery	\$

Postage

Total Postage and

Sent To

Street and Apt. No.

City, State, ZIP+4®

PS Form 3800, April 2015 PSN 7530-02-000-9047

See Reverse for Instructions

Noemi Martinez
101 S. Cantu
Weslaco, Texas 78596

Postmark
Here



Plaza St., Weslaco, Texas

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

10/27/2022

NOTICE OF PUBLIC HEARING

Dear Noemi Martinez

Please be advised that the Code Enforcement Department for the City of Weslaco has determined that you are the legal owner(s) of the property and the building(s) located at **621 E. Plaza St.** legally described as being; **Ramonia Addition lot 27 Blk 71, City of Weslaco, Hidalgo County, Texas.** and it finds that the building(s) does not meet the minimum standards for continued use and occupancy. The structure has been inspected and found to be dilapidated, substandard, unfit for human habitation and it is a hazard to the health, safety and welfare of the citizens of the City of Weslaco, placing it in violation of Weslaco, Texas Code of Ordinance Chapter 26 Article VIII. Unsanitary & Dangerous Buildings, Sec. 26-225.

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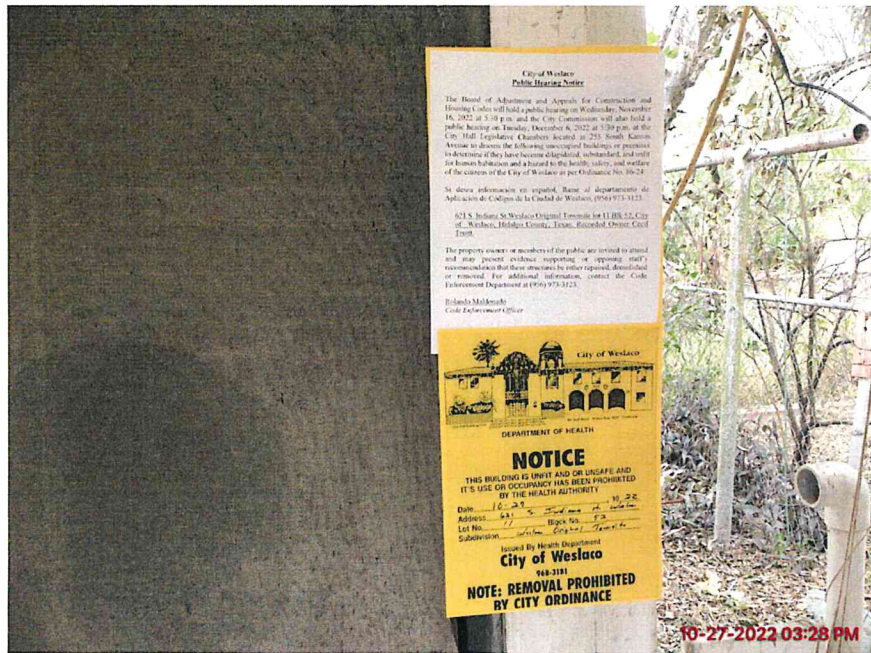
Sincerely,
Rubén Maldonado
Code Enforcement Inspector

CC: C/E files

621 S. Indiana St.







J G Ortiz Consulting Title search report

Sept 2022

Owner: Cecil Ray Truitt-Deceased, (In Rem -Tina Kay Truitt)

Legal description: Weslaco Original Townsite Lot 11, Block 52.

Hidalgo County Appraisal District # 322077

Deed Document # 8800, Date: October 28, 1963
From Ray H Griffin 7 wife Mildred M. Griffin
to C. S. Eidman Jr in Trust-Brownsville Savings & Loan Trustee NKA J P
Morgan Chase Bank National Association, susccessor in interest to
Brownsville Savings & Loan. Deed # 8800, October 28, 1963 .

Situs Address: 621 S. Indiana Ave, Weslaco Texas 78599-3602

Mailing Address: (In Rem) Tina Kay Truit AKA Tina Kay Pitts
3111 Babb Dr., Weslaco, Texas 78596- Person of interest- related to
Deceased.

Taxes due- Amt. \$12,131.36, Years 2016-2021

Tax Lawsuit T1619-19J Pending in court

Other parties involved: J P Morgan Chase Bank National Association,
Registered Agent C. T. Corporation, 1999 Bryan Street, Ste 900, Dallas
Texas 75201,

Exemptions- None

PO Box 789 Weslaco Texas 78599-0789 Ph. 956-647-3480 Email:
cjortiz92@hotmail.com

DELINQUENT TAX STATEMENT SUMMARY



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

Certified Owner:

TRUITT CECIL R
621 S INDIANA AVE
WESLACO, TX 78596-6917

Legal Description:

WESLACO ORIGINAL TOWNSITE LOT 11 BLK 52

Account No: W2300-00-052-0011-00

2021 Value: \$54,123
Appr. Dist. No.: 322077

Legal Acres: .1607

Parcel Address: 621 S INDIANA AVE

As of Date: 09/05/2022 Cause No: T-1649-19-J

Print Date: 09/05/2022 Printed By: ACT_INQ

Year	Tax Units	Remaining Levy	IF PAID BY September 30, 2022		IF PAID BY October 31, 2022		IF PAID BY November 30, 2022	
			Penalty Interest	Total	Penalty Interest	Total	Penalty Interest	Total
2016	1 2 40 53 54 55	\$1,069.99	\$1,144.91	\$2,214.90	\$1,157.19	\$2,227.18	\$1,169.50	\$2,239.4
2017	1 2 40 53 54 55	\$1,109.69	\$1,034.22	\$2,143.91	\$1,046.99	\$2,156.68	\$1,059.77	\$2,169.4
2018	1 2 40 53 54 55	\$1,106.85	\$878.83	\$1,985.68	\$891.57	\$1,998.42	\$904.31	\$2,011.1
2019	1 2 40 53 54 55	\$1,082.23	\$709.94	\$1,792.17	\$722.40	\$1,804.63	\$734.85	\$1,817.0
2020	1 2 40 53 54 55	\$1,246.13	\$645.48	\$1,891.61	\$659.83	\$1,905.96	\$674.13	\$1,920.2
2021	1 2 40 53 54 55	\$1,406.92	\$534.62	\$1,941.54	\$550.80	\$1,957.72	\$566.99	\$1,973.9
TOTAL AMOUNT DUE:		\$7,021.81	\$4,948.00	\$11,969.81	\$5,028.78	\$12,050.59	\$5,109.55	\$12,131.36

Tax Unit Codes:

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

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

IF THE PROPERTY DESCRIBED IN THIS DOCUMENT IS YOUR RESIDENCE HOMESTEAD, YOU SHOULD CONTACT THE TAX COLLECTOR FOR THE HIDALGO COUNTY TAX OFFICE REGARDING A RIGHT YOU MAY HAVE TO ENTER INTO A1 INSTALLMENT AGREEMENT DIRECTLY WITH THE TAX COLLECTOR FOR THE HIDALGO COUNTY TAX OFFICE FOR THE PAYMENT OF THESE TAXES.

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

Print Date: 09/05/2022

31.1.4

Appr. Dist. No.: 322077

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

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



W2300-00-052-0011-00

TRUITT CECIL R
621 S INDIANA AVE
WESLACO, TX 78596-6917

If Paid By	Amount Due
September 30, 2022	\$11,969.81
October 31, 2022	\$12,050.59
November 30, 2022	\$12,131.36
Amount Paid:	\$ _____

DELINQUENT TAX STATEMENT SUMMARY



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

Certified Owner:

TRUITT CECIL R
621 S INDIANA AVE
WESLACO, TX 78596-6917

Legal Description:

WESLACO ORIGINAL TOWNSITE LOT 11 BLK 52

Account No: W2300-00-052-0011-00

2021 Value: \$54,123
Appr. Dist. No.: 322077

Legal Acres: .1607

Parcel Address: 621 S INDIANA AVE

As of Date: 09/05/2022 Cause No: T-1649-19-J

Print Date: 09/05/2022 Printed By: ACT_INQ

Year	Tax Units	Remaining Levy	IF PAID BY September 30, 2022		IF PAID BY October 31, 2022		IF PAID BY November 30, 2022		
			Penalty Interest	Total	Penalty Interest	Total	Penalty Interest	Total	
TOTAL AMOUNT DUE:			\$7,021.81	\$4,948.00	\$11,969.81	\$5,028.78	\$12,050.59	\$5,109.55	\$12,131.36

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

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

Print Date: 09/05/2022

Appr. Dist. No.: 322077

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

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



* W 2 3 0 0 0 0 0 5 2 0 0 1 1 0 0 *

W2300-00-052-0011-00

TRUITT CECIL R
621 S INDIANA AVE
WESLACO, TX 78596-6917

If Paid By	Amount Due
September 30, 2022	\$11,969.81
October 31, 2022	\$12,050.59
November 30, 2022	\$12,131.36
Amount Paid:	\$ _____

31.1.4

L. TREVINO

8800 DEED

220
221

The State of Texas,
County of Hidalgo

} Know All Men by These Presents:

WHEREAS, On the 28th day of October, A.D. 1963 ,
Ray H. Griffin and wife, Mildred M. Griffin,
executed and delivered to me, C. S. Eidman, Jr., as Trustee, a Deed of Trust, of said date, which is of Record in
book 497 , pages 637-640 , of the Records of Deeds of Trust of Hidalgo, County,
Texas, whereby for the purpose of securing the payment of certain indebtedness set out in and said Deed of
Trust, they Granted, Sold and Conveyed to me, the said C. S. Eidman, Jr., in trust, the following described
property, situated, lying, and being in the Count of Hidalgo and State of Texas, viz:

All of Lot No. Eleven (11), Block No. Fifty-
two (52), of the Original Townsite of
Weslaco, Hidalgo County, Texas, according
to a map or plat thereof now of record in
the office of the County Clerk of Hidalgo
County, Texas; reference to which is here
made for all purposes; together with all
improvements situated thereon.

DEED

AND, WHEREAS, Default has been made in the payment of said indebtedness and Brownsville Savings and Loan Association, the holder of said indebtedness has since said default, requested me, the said Trustee, to sell said property in accordance with the provisions of said Deed of Trust, for the purpose of paying said indebtedness;

AND, WHEREAS, Pursuant to said request and to the provisions of said Deed of Trust, I proceeded to sell said property at public auction, at the Court House door, of Hidalgo County, Texas, between the hours of ten o'clock A.M. and four o'clock P.M., on Tuesday, the 3rd day of May, A.D. 1966, after having given public notice of the time, place and terms of such sale, as prescribed by the terms of said Deed of Trust, and after first posting written notice thereof for three consecutive weeks prior to the day of sale in three public places in said County, one of which was posted at the Court House door of said County; one at the Weslaco City Hall; and one at the Mercedes City Hall;

AND, WHEREAS, At such sale said property was by me struck off to Brownsville Savings and Loan Association for the price and sum of **FOUR THOUSAND SIX HUNDRED FIFTY SIX AND 87/100ths (\$4,656.87)** DOLLARS, it being the best and highest bidder for the same, and said sum being the best and highest bid therefor; now, therefore,

KNOW ALL MEN BY THESE PRESENTS, That I, C. S. Eidman, Jr., of Cameron County, Texas, Trustee as aforesaid, by virtue of the powers granted to me by said Deed of Trust, and in consideration of the foregoing premises and the sum of \$4,656.87

~~EXHIBIT~~, to me cash in hand paid by the said Brownsville Savings and Loan Association, the receipt whereof is hereby acknowledged (which said sum of money I have applied accordingly to the directions of said Deed of Trust), have Granted, Sold and Conveyed, and by these presents do Grant, Sell and Convey unto the said Brownsville Savings and Loan Association, of the County of Cameron, State of Texas, the property hereinbefore described.

TO HAVE AND TO HOLD, The said property, together with all and singular, the rights and appurtenances thereto in any wise belonging unto the said Brownsville Savings and Loan Association, and its successors and assigns forever. And for and on behalf of the said Grantors in said Deed of Trust, and their heirs, executors and administrators, I do hereby bind the said grantors and their heirs, executors and administrators to Warrant and Forever Defend, all and singular, said premises, in so far as is authorized by said Deed of Trust, unto the said Brownsville Savings and Loan Association and its successors and assigns, against every person whomsoever lawfully claiming or to claim the same.

DEED

THE STATE OF TEXAS }
COUNTY OF CAMERON }

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared C. S. EIDMAN, JR., TRUSTEE, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the 4th day of May,
A.D. 19 66.
(LS)

Louis Hernandez
Notary Public in and for Cameron County, Texas

THE STATE OF TEXAS }
HIDALGO COUNTY, TEXAS }

I HEREBY CERTIFY that the foregoing instrument of writing with its certificate of authentication was filed for record in my office on the _____ day of _____, A.D. 19 _____ at _____ o'clock _____ M., and was duly recorded by me on the _____ day of _____ A.D. 19 _____ in Vol. _____ page _____ of the Deed Records of said County:

WITNESS MY HAND and the Seal of the County Court of said County, at my office in _____ the day and year last above written.

8800

190

DEED

No

TRUSTEE'S DEED

TO

Trustee

FILED FOR RECORD THIS DATE

Th At 9:15 o'clock 6 M . A D 19 ..

at MAY 9 . 1966

JULIO GUZMAN

County Clerk.

By .. County Clerk, Hidalgo County, Texas

Mr. M. H. Smith Deputy

Deputy

RECORDED

A D 19

In County Record
 of Trustee's Deeds in Book on
 Page.

County Clerk.

By

Deputy.

When recorded return to

NO. T-1649-19-J

WESLACO INDEPENDENT SCHOOL	§	IN THE _____ DISTRICT COURT
DISTRICT AND CITY OF WESLACO	§	
VS.	§	IN AND FOR
	§	
CECIL TRUITT, ET AL	§	HIDALGO COUNTY, TEXAS

PLAINTIFFS ORIGINAL PETITION

TO THE HONORABLE JUDGE OF SAID COURT

Now come(s) the taxing districts set out below:

WESLACO INDEPENDENT SCHOOL DISTRICT AND CITY OF WESLACO

on behalf of themselves and all taxing districts for whom they collect. Each is a political subdivision of the State of Texas, each is legally constituted and authorized to impose and/or collect ad valorem taxes, and each is hereinafter called "Plaintiff", whether one or more, original or intervenor, and for such cause of action would show the following:

1. The name(s) and address(es) of Defendants is/are:

CECIL R. TRUITT AND ALL UNKNOWN HEIRS, SUCCESSORS OR ASSIGNS, OR
OTHER UNKNOWN OWNERS, ADVERSE CLAIMANTS OWNING OR CLAIMING
ANY LEGAL OR EQUITABLE INTEREST IN AND TO SUCH PROPERTY

TINA KAY TRUITT, (IN REM ONLY)
124 BAY RIVER RD.
WOODSBORO, TX 78393

JP MORGAN CHASE BANK NATIONAL ASSOCIATION, SUCCESSOR IN
INTEREST TO BROWNSVILLE SAVINGS AND LOAN ASSOCIATION (IN REM
ONLY), BY SERVING ITS REGISTERED AGENT, C.T. CORPORATION SYSTEM
1999 BRYAN STREET, STE 900, DALLAS, TX 75201
(BY VIRTUE OF A SUBSTITUTE TRUSTEE'S DEED DATED MAY 3, 1966 AND
RECORDED IN DOCUMENT NO. 1966-8800, DEED RECORDS, HIDALGO
COUNTY, TEXAS)

Said Defendant(s) currently own(s) or claim(s) an interest in the property hereinafter described and/or owned the hereinafter described property on the first day of January of each of the years for which taxes are due and owing. Discovery is intended to be conducted under Level 2 pursuant to Rule 190 of the Texas Rules of Civil Procedure.

2. The taxes in the amounts and for the years shown below were legally imposed on each separately described property and on the respective person named (if known) who owned the property on January 1 of such years. Such taxes are delinquent and owing, along with penalties and interest authorized by law and detailed below:

WESLACO INDEPENDENT SCHOOL	§	IN THE 430TH DISTRICT COURT
DISTRICT AND CITY OF WESLACO	§	
VS.	§	IN AND FOR
	§	
CECIL TRUITT, ET AL	§	HIDALGO COUNTY, TEXAS

CITATION IN DELINQUENT TAX SUIT

THE STATE OF TEXAS

TO: TINA KAY TRUITT, In Rem Only,
3111 BABB DR.
WESLACO, HIDALGO County, TX 78596

YOU HAVE BEEN SUED. YOU MAY EMPLOY AN ATTORNEY. IF YOU OR YOUR ATTORNEY DO NOT FILE A WRITTEN ANSWER WITH THE CLERK WHO ISSUED THIS CITATION BY 10:00 A.M. ON THE MONDAY NEXT FOLLOWING THE EXPIRATION OF 20 DAYS AFTER YOU WERE SERVED THIS CITATION AND/OR PETITION, A DEFAULT JUDGMENT MAY BE TAKEN AGAINST YOU.

GREETINGS:

YOU ARE HEREBY COMMANDED to appear before the 430TH DISTRICT COURT OF Hidalgo COUNTY, TEXAS at the Courthouse at EDINBURG, Texas, by filing a written answer with the said Court at or before 10:00 o'clock A.M. on the Monday next after the expiration of TWENTY (20) days from the date of service of this citation, then and there to answer the petition of the Plaintiffs:

CITY OF WESLACO, WESLACO INDEPENDENT SCHOOL DISTRICT

as set out in the copy of said petition filed on the 8th day of November, 2019 against

CECIL R. TRUITT
TINA KAY TRUITT
JP MORGAN CHASE BANK NATIONAL ASSOCIATION

Defendant(s), said suit being numbered above on the docket of said Court, the nature of which demand is a suit to collect ad valorem taxes on property, to wit:

The property is specifically described as follows:

Property Code: W230000052001100
TRACT #1: LOT 11, BLOCK 52, ORIGINAL TOWNSITE OF WESLACO,
HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT
THEREOF RECORDED IN THE OFFICE OF THE COUNTY CLERK OF
HIDALGO COUNTY, TEXAS.

HOUSING INSPECTION CHECKLIST

GENERAL INFORMATION				
ADDRESS OF INSPECTED UNIT 021			HOUSING TYPE	
STREET S. Indian	CITY Weslaco		☒ Single Family ☐ Duplex Dwelling ☐ Apartment ☐ Other	
COUNTY Hidalgo	STATE TX	ZIP 78596		
NAME OF OWNER OR AGENCY AUTHORIZED TO LEASE UNIT INSPECTED			PHONE NO.	
ITEM NO. 1. LIVING ROOM		COMMENT	INITIAL ASSESSMENT	
1.1 ELECTRICITY			3	
1.2 WINDOW CONDITION			3	
1.3 CEILING CONDITION			3	
1.4 WALL CONDITION			3	
1.5 FLOOR CONDITION			3	
ITEM NO. 2. KITCHEN		COMMENT	INITIAL ASSESSMENT	
2.1 ELECTRICITY			3	
2.2 WINDOW CONDITION			3	
2.3 CEILING CONDITION			3	
2.4 WALL CONDITION			3	
2.5 FLOOR CONDITION			3	
ITEM NO. 3. BATHROOM		COMMENT	INITIAL ASSESSMENT	
3.1 ELECTRICITY			3	
3.2 WINDOW CONDITION			3	
3.3 CEILING CONDITION			3	
3.4 WALL CONDITION			3	
3.5 FLOOR CONDITION			3	
3.6 FLUSH TOILET IN ENCLOSED ROOM IN UNIT			3	
3.7 FIXED WASH BASIN IN LAVATORY IN UNIT			3	
3.8 TUB OR SHOWER IN UNIT			3	
3.9 VENTILATION			3	

ITEM NO. 4. OTHER ROOMS USED FOR LIVING & HALLS	COMMENT	INITIAL ASSESSMENT
4.1 ELECTRICITY/ILLUMINATION		3
4.2 WINDOW CONDITION		3
4.3 CEILING CONDITION	Hole in ceiling	7
4.4 WALL CONDITION		3
4.5 FLOOR CONDITION		3
ITEM NO. 5. ROOM CODE* AND ROOM LOCATION	COMMENT	INITIAL ASSESSMENT
5.1 ELECTRICITY/ILLUMINATION		3
5.2 WINDOW CONDITION		3
5.3 CEILING CONDITION	Hole in ceiling	7
5.4 WALL CONDITION		3
5.5 FLOOR CONDITION		3
ITEM NO. 6. BUILDING EXTERIOR	COMMENT	INITIAL ASSESSMENT
6.1 CONDITION OF FOUNDATION		3
6.2 CONDITION OF STAIRS, RAILS AND PORCHES		3
6.3 CONDITION OF ROOF AND GUTTERS	Damage roof	4
6.4 CONDITION OF EXTERIOR SURFACES		4
6.5 LEAD PAINT: EXT. SURFACES		4
ITEM NO. 7. HEATING & PLUMBING	COMMENT	INITIAL ASSESSMENT
7.1 ADEQUACY OF HEATING EQUIP		4
7.2 SAFETY OF HEATING EQUIP.		4
7.3 VENTILATION/COOLING		4
7.4 WATER HEATER		4
7.5 APPROVABLE WATER SUPPLY		4
7.6 PLUMBING		4
7.7 SEWER CONNECTION		4

INSPECTION SUMMARY (OPTIONAL)

ITEM NO.	REASON FOR COMMENTS
	Structure was found to be in a condition of neglect by owners. As the housing report indicates several areas are considered to be in severe dilapidation. Homeowners would have to provide a plan of remodeling to bring structure into compliance. All elements of electrical and plumbing are in decay and disrepair. It is in this inspectors opinion that the structure is in such dilapidated state that plan for reconstruction or remodeling would have to be developed to bring this structure into compliance.

RECOMMENDATION: REPAIR DEMOLISH VACATE

*INTERPRETATION OF NUMERIC SCALE

- 1 = Newly constructed
- 2 = Good condition requiring no repairs
- 3 = Standard condition requiring minor maintenance repair from normal seasonal wear
- 4 = Substandard condition requiring major maintenance repair from an accumulation of seasonal wear, and abnormal wear from abusive treatment and neglect
- 5 = Deteriorating condition requiring major structural repair resulting from a period of substandard conditions; considered a health hazard
- 6 = Dilapidated condition requiring more than 50% structural replacement
- 7 = Severe dilapidated condition that would require immediate attention

INSPECTED BY 

DATE 3/15/2022

DILAPIDATED STRUCTURE INSPECTION REPORT

TYPE OF INSPECTION: COMPLAINT OCCUPANCY CLASS: RESIDENCE

	13	Sheetrock walls exposed
	14	Sheetrock ceiling exposed
	15	Signs of roof leaking
	16	Broken and/or uneven floors
	17	Animals (dogs, cats, mice, etc.) inside
	18	Severe fire damage
	19	Roof collapsed and/or exposed
	20	Graffiti
X	21	Broken/cracked exterior walls
	22	Other:
	23	Other:
	24	Other:

_____ COMPLIES WITHIN CODE TODAY _____ DOES NOT COMPLY AT THIS TIME _____ WILL REINSPECT BY: _____

SUCH CONDITIONS ARE VIOLATIONS OF EITHER CITY OR STATE FIRE PREVENTION REGULATIONS. PLEASE CORRECT HAZARD(S) AND HELP PREVENT FIRES. NON-COMPLIANCE IS SUBJECT TO PENALTIES UNDER CITY & STATE REGULATIONS.

SENDER: COMPLETE THIS SECTION		COMPLETE THIS SECTION ON DELIVERY	
■ Complete items 1, 2, and 3. ■ Print your name and address on the reverse so that we can return the card to you. ■ Attach this card to the back of the mailpiece, or on the front if space permits.		A. Signature <i>Tierica Williams</i> ☐ Agent ☐ Addressee	
1. Article Addressed to: JP Morgan Chase Bank 1999 Bryan, Street Ste. 900 Dallas, Texas 75201		B. Received by (Printed Name) Tierica Williams C. Date of Delivery SEP 23 2022	
2. Article Number (Transfer from service label) 7021 1970 0001 6446 0954		D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ No	
3. Service Type ☐ Adult Signature ☐ Adult Signature Restricted Delivery ☐ Certified Mail® ☐ Certified Mail Restricted Delivery ☐ Collect on Delivery ☐ Collect on Delivery Restricted Delivery		☐ Priority Mail Express® ☐ Registered Mail™ ☐ Registered Mail Restricted Delivery ☐ Signature Confirmation™ ☐ Signature Confirmation Restricted Delivery	
PS Form 3811, July 2020 PSN 7530-02-000-9053		Domestic Return Receipt	

David Suarez, Mayor
Josh Pedraza, Mayor Pro-tem, District 1
Leo Munoz, Commissioner, At-Large
Greg Kerr, Commissioner, At-Large
Letty Lopez, Commissioner, District 2
Jose "J.P." Rodriguez, Commissioner, District 3
Adrian Farias, Commissioner, District 4

Martin Garza, Interim City Manager

Dallas, Texas 75201

RE: Dilapidated Structure at 621 S. Indiana Ave Weslaco, Texas

Legally described as being; Weslaco Original Townsite Lot 11 Blk 52

Morgan Chase Bank

Please be advised that the City's Planning and Code Enforcement Department believes the main structure at the above address is in violation of **Weslaco, Texas Code of Ordinance Chapter 26 Article VIII. Unsanitary & Dangerous Buildings, Sec. 26-225** because it is dilapidated, substandard, or it has become unfit for human habitation and it is a hazard to the health, safety and welfare of the citizens of the City of Weslaco. Staff has completed inspections of the structure and property and expects to recommend to the City Commission in the near future that the structure either be repaired to current building codes or demolished by the owner.

The staff recommendation regarding your property will be made at a Public Hearing. As required by ordinance, we will attempt to notify you by certified mail with return receipt requested, and by publishing notice in The Monitor newspaper advising of the date and time of the Public Hearing. You will have the opportunity to address the City Commission regarding the property at this hearing.

At the Public Hearing, the City Commission is likely to order that the property be repaired to current building codes or demolished within 60 days as recommended by staff. It is important that you attend the public hearing, because you are allowed to voice your opinion on behalf of your property. Please note that any other citizen(s) present may voice their opinions as well.

The purpose of this letter is to provide you advance notice that staff expects to recommend that the structure(s) be repaired to current building codes or demolished so that you may have additional time to consider your options for the property prior to any further action by the Planning and Code Enforcement Department.

IT IS VERY IMPORTANT THAT YOU CONTACT ME AS SOON AS POSSIBLE REGARDING THIS MATTER SO WE CAN KNOW THE ACTIONS YOU WILL TAKE REGARDING THIS PROPERTY. CONTACT ME AT (956) 447-3401 EXT # 3120 MON- FRI 8AM- 5PM

Sincerely,
Rolando Maldonado
Rolando Maldonado

Code Enforcement Officer

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee

\$
Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) \$
☐ Return Receipt (electronic) \$
☐ Certified Mail Restricted Delivery \$
☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$

Postage

\$
Total Postage

\$
Sent To

Street and Apt.

City, State, Zip

PS Form 3800, April 2015 PSN 7530-02-000-9047

See Reverse for Instructions

Postmark
Here



ana St., Weslaco, Texas

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

10/27/2022

NOTICE OF PUBLIC HEARING

Dear Cecil Truitt

Please be advised that the Code Enforcement Department for the City of Weslaco has determined that you are the legal owner(s) of the property and the building(s) located at **621 S. Indiana St.** legally described as being; **Weslaco Original Townsite lot 11 Blk 52, City of Weslaco, Hidalgo County, Texas.** and it finds that the building(s) does not meet the minimum standards for continued use and occupancy. The structure has been inspected and found to be dilapidated, substandard, unfit for human habitation and it is a hazard to the health, safety and welfare of the citizens of the City of Weslaco, placing it in violation of Weslaco, Texas Code of Ordinance Chapter 26 Article VIII. Unsanitary & Dangerous Buildings, Sec. 26-225.

On Wednesday, November 16, 2022, at 5:30 pm, has been set as the date for a public hearing by the Board of Adjustments and Appeals of Building at the Legislative Chambers located at 255 S. Kansas, Weslaco, Texas. In this hearing the Code Enforcement Inspector shall present evidence as to why the building does not meet the minimum standards for continued use and occupancy. On this date, you as the owner(s) of the above-mentioned property and building shall have an equal opportunity to present evidence in your defense. Members of the general public will also be given an opportunity to voice their opinion regarding the premise or building, the subject of this public hearing.

On Tuesday, December 6, 2022, at 5:30 pm, has been set as the date for a Public Hearing, the City Commission, depending on the evidence presented, may find that the building or premise is a public nuisance and may direct that the building or premise be either repaired or removed. **At no time will repairs or removal of the building or premise be required less than fifteen (15) days from the public hearing day or exceed more than sixty (60) days from the public hearing date.**

If the City Commission votes to remove or repair the building on your property and you do not comply within the time restraints set forth by the Commission, the City of Weslaco may cause the demolition of the building on your property and all the costs and expenses incurred, including administrative costs will be charged to you against the property. A lien will be placed on property in the amount of all expenses and charges incurred.

If you have any questions or comments regarding this notice, please call me at (956) 447-3401 Ext. # 3120.

Sincerely,

Rafael Maldonado

Code Enforcement Inspector

CC: C/E files

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee

\$	
Extra Services & Fees (check box, add fee as appropriate)	
☐ Return Receipt (hardcopy)	\$
☐ Return Receipt (electronic)	\$
☐ Certified Mail Restricted Delivery	\$
☐ Adult Signature Required	\$
☐ Adult Signature Restricted Delivery	\$

Postmark
Here

Postage

\$

Total Postage ar

\$

Sent To

Street and Apt. N

City, State, ZIP+

JP Morgan Chase Bank
1999 Bryan, Street Ste. 900
Dallas, Texas 75201



ana St., Weslaco, Texas

10/27/2022

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

PS Form 3800, April 2015 PSN 7530-02-000-9047

See Reverse for Instructions

NOTICE OF PUBLIC HEARING

Dear JP Morgan Chase Bank

Please be advised that the Code Enforcement Department for the City of Weslaco has determined that you are the legal owner(s) of the property and the building(s) located at **621 S. Indiana St.** legally described as being; **Weslaco Original Townsite lot 11 Blk 52, City of Weslaco, Hidalgo County, Texas.** and it finds that the building(s) does not meet the minimum standards for continued use and occupancy. The structure has been inspected and found to be dilapidated, substandard, unfit for human habitation and it is a hazard to the health, safety and welfare of the citizens of the City of Weslaco, placing it in violation of Weslaco, Texas Code of Ordinance Chapter 26 Article VIII. Unsanitary & Dangerous Buildings, Sec. 26-225.

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If you have any questions or comments regarding this notice, please call me at (956) 447-3401 Ext. # 3120.

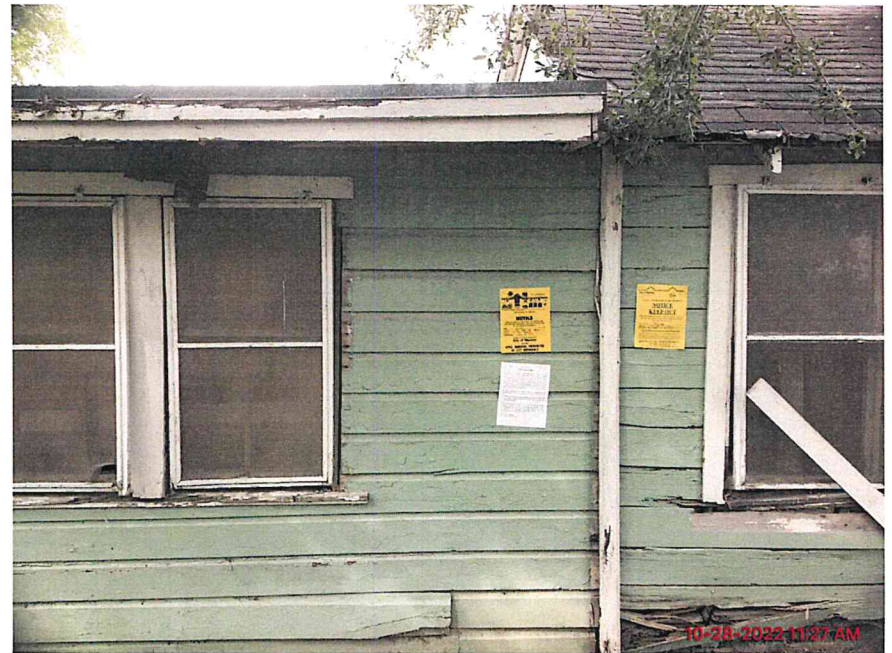
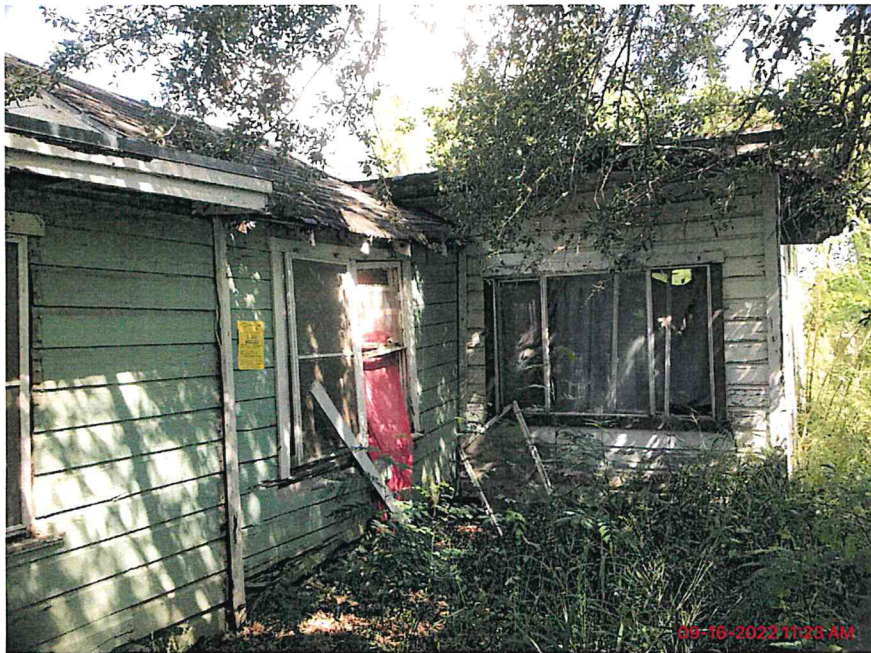
Sincerely,

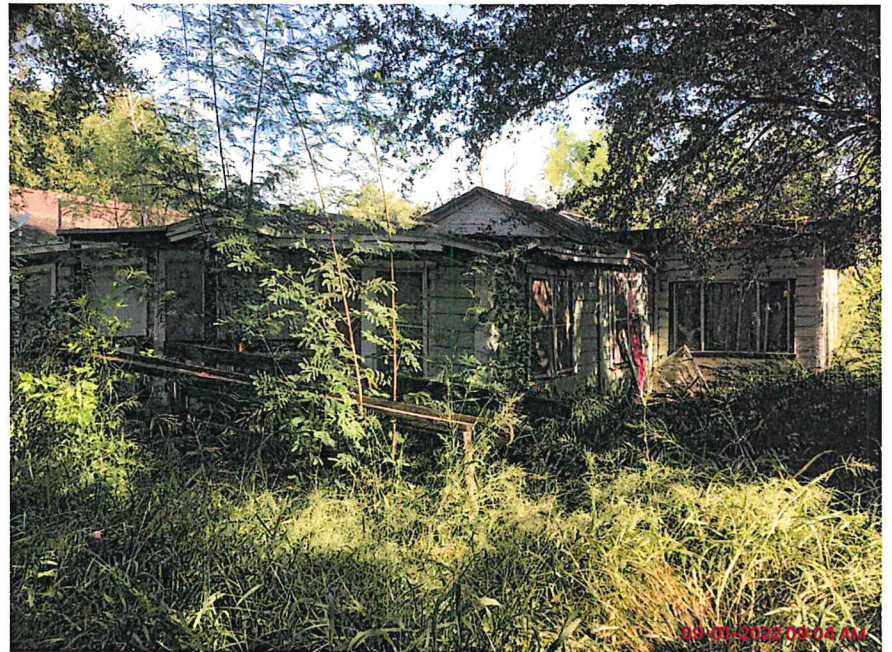
Code Enforcement Inspector

CC: C/E files

729 Calle Lee Garza









J G Ortiz Consulting Title search report

Sept 2022

Owner: Guadalupe Mendez, Jose & Teresa Hernandez

Legal Description: James M Black block 1, Lots 38 & 39

Hidalgo County Appraisal District # 125970

Warranty Deed document 4803 date December 12, 1951
From James M. Black to Aurelia & Esteban Mendez

Affidavit of Heirship document # 31051 date Sept 18, 1978
Deceased Esteban Mendez to Aurelia Mendez

Warranty Deed # 3002 dated Sept 07, 1978
Aurelia Mnedez to Son and grandchildren, Guadalupe Mendez, Juan Mendez, Rosa Mendez,

Warranty Deed 70715, Volume 1991, Page 815, dated May 21, 1984
From Aurelia Mendez to: Jose R. mendez, Teresa M. Hernandez & Guadalupe Mendez

Situs Address: 729 Lee Garza Street, Weslaco Texas 78596-6335

Mailing Address:

Jose R Mendez, 1204 Corto Street, Weslaco Texas 78596
Guadalupe Mendez, 729 Lee Garza Street, Weslaco Texas 78596
Teresa M. Hernandez 510 North sinclair, Weslaco Texas 78596

Taxes due- Amt. \$2795.26, Year 2017-2021
Tax Lawsuit None

No other parties involved

Exemptions- None

PO Box 789 Weslaco Texas 78599-0789 Ph. 956-647-3480 Email:
cjortiz92@hotmail.com

DELINQUENT TAX STATEMENT SUMMARY



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

Certified Owner:

MENDEZ GUADALUPE
JOSE & TERESA HERNANDEZ
 729 LEE GARZA ST
 WESLACO, TX 78596-6335

Legal Description:

JAMES M. BLACK BLK 1 LOTS 38 & 39

Account No: B3150-01-001-0038-00

2021 Value: \$31,869
Appr. Dist. No.: 125970

Legal Acres: .1206

Parcel Address: 729 LEE GARZA ST

As of Date: 09/05/2022

Print Date: 09/05/2022 Printed By: ACT_INQ

Year	Tax Units	Remaining Levy	IF PAID BY September 30, 2022		IF PAID BY October 31, 2022		IF PAID BY November 30, 2022	
			Penalty Interest	Total	Penalty Interest	Total	Penalty Interest	Total
2017	2 40 54 55	\$83.61	\$77.92	\$161.53	\$78.88	\$162.49	\$79.85	\$163.46
2018	2 40 54 55	\$83.61	\$66.39	\$150.00	\$67.35	\$150.96	\$68.32	\$151.93
2019	2 40 54 55	\$86.31	\$56.62	\$142.93	\$57.61	\$143.92	\$58.60	\$144.91
2020	1 2 40 53 54 55	\$760.97	\$394.19	\$1,155.16	\$402.94	\$1,163.91	\$411.67	\$1,172.64
2021	1 2 40 53 54 55	\$828.44	\$314.83	\$1,143.27	\$324.34	\$1,152.78	\$333.88	\$1,162.32
TOTAL AMOUNT DUE:		\$1,842.94	\$909.95	\$2,752.89	\$931.12	\$2,774.06	\$952.32	\$2,795.26

Tax Unit Codes:

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

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

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

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

Print Date: 09/05/2022

Appr. Dist. No.: 125970

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

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



* B 3 1 5 0 0 1 0 0 1 0 0 3 8 0 0 *

B3150-01-001-0038-00

MENDEZ GUADALUPE
JOSE & TERESA HERNANDEZ
 729 LEE GARZA ST
 WESLACO, TX 78596-6335

If Paid By	Amount Due
September 30, 2022	\$2,752.89
October 31, 2022	\$2,774.06
November 30, 2022	\$2,795.26
Amount Paid:	\$ _____

00001259700000275289

DELINQUENT TAX STATEMENT SUMMARY



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

Certified Owner:

MENDEZ GUADALUPE
JOSE & TERESA HERNANDEZ
 729 LEE GARZA ST
 WESLACO, TX 78596-6335

Legal Description:

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Legal Acres: .1206
Parcel Address: 729 LEE GARZA ST

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			Penalty	Total	Penalty	Total	Penalty	Total
			Interest		Interest		Interest	
TOTAL AMOUNT DUE:			\$1,842.94	\$2,752.89	\$931.12	\$2,774.06	\$952.32	\$2,795.26

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

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

Print Date: 09/05/2022

Appr. Dist. No.: 125970

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

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



* B 3 1 5 0 0 1 0 0 1 0 0 3 8 0 0 *

B3150-01-001-0038-00

MENDEZ GUADALUPE
JOSE & TERESA HERNANDEZ
 729 LEE GARZA ST
 WESLACO, TX 78596-6335

If Paid By	Amount Due
September 30, 2022	\$2,752.89
October 31, 2022	\$2,774.06
November 30, 2022	\$2,795.26
Amount Paid:	\$ _____

00001259700000275289

AFFIDAVIT OF HEIRSHIP

5th ph

THE STATE OF TEXAS X

31051

COUNTY OF HIDALGO X

BEFORE ME, the undersigned authority on this day personally appeared Aurelia Mendez, to me well known and who being by me duly sworn upon her oath, deposes and says:

1. That I am the surviving wife of Esteban Mendez. That we were married but one time and that to each other. That my husband Esteban Mendez died intestate in Hidalgo County, Texas, on or about July 6, 1969, and left surviving him this affiant and the following children: Jose Mendez, a son, Guadalupe Mendez, a son, and Teresa Mendez Hernandez, a daughter. That they are the only children born of said marriage, and all are above the age of 18 years.

2. That there has been no administration upon the estate of my husband, Esteban Mendez, and no necessity therefor inasmuch as he left no large debts.

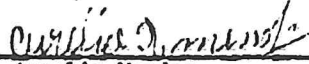
3. That no child or children were ever adopted by myself or my husband, Esteban Mendez.

4. That the estate of my husband was not of a sufficient amount to require the payment of State or Federal Estate taxes.

5. At the time of his death, we were the owners of the following described property:

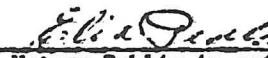
Lots 38 and 39, Block 1 of the James M. Black Subdivision, an addition to the City of Weslaco in Hidalgo County, Texas.

FURTHER AFFIANT SAYETH NAUGHT.


Aurelia Mendez

SUBSCRIBED AND SWORN TO, before me, by the said Aurelia Mendez on this the 7th day of September, 1978.

(ELIA PEREZ)


Notary Public in and for Hidalgo County, Texas.



THE STATE OF TEXAS X
COUNTY OF HIDALGO X

BEFORE ME, the undersigned authority, on this day personally appeared Juana M. Lopez, known to me to be the person whose name is subscribed below, and deposes and says:

That I reside in Hidalgo County, Texas, and was well acquainted with Esteban Mendez and his surviving wife, Aurelia Mendez, who made the above affidavit. I am well acquainted with the children born to this couple. That I have read the above and foregoing affidavit made by Aurelia Mendez and know of my own knowledge that the statements made therein are all true and correct.



Juana M. Lopez
Juana M. Lopez

SUBSCRIBED AND SWORN TO, before me, on this the 8th day of
September A.D. 1978.

(ELIA PEREZ)

Elia Perez
Notary Public, Hidalgo County, Texas.

THE STATE OF TEXAS X
COUNTY OF HIDALGO X

BEFORE ME, the undersigned, a Notary Public in and for said county and state, on this day personally appeared Juana M. Lopez known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 8th day
of September A.D. 1978.



(Elia Perez)

Elia Perez
Notary Public, Hidalgo County, Texas.

31051

AURELIA MENDEZ, ET AL

THE PUBLIC

AFFIDAVIT OF HEIRSHIP

FILED FOR RECORD THIS DATE
At 1:22 o'clock PM.

SEP 18 1978

SANTOS SALDANA
County Clerk, Hidalgo County, Texas
By [Signature] Deputy

RETURN TO: AURELIA GARZA
729 Lee Garza, Westaco, Texas

30082

5/1



NOTICE

Prepared by the State Bar of Texas for use by Lawyers only. To select the proper form, fill in blank spaces, strike out form provisions or insert special terms constitutes the practice of law. No "standard form" can meet all requirements.

WARRANTY DEED

THE STATE OF TEXAS
COUNTY OF HIDALGO

} KNOW ALL MEN BY THESE PRESENTS:

That I, Aurelia Mendez, a widow, and Teresa Mendez Hernandez, a widow, and Jose Mendez,

of the County of Hidalgo and State of Texas for and in
love and affection Grantor Aurelia Mendez has for her son and grandchildren,
consideration of the sum of \$100.00 (one hundred dollars)
~~and in full payment of the indebtedness of the said grantor to the said grantee, the receipt of~~
~~which is hereby acknowledged;~~

have GRANTED, SOLD AND CONVEYED, and by these presents do GRANT, SELL AND CONVEY unto

Rosa Mendez
Guadalupe Mendez, Juan Mendez and /s/ subject to the reservation hereinafter made,
of the County of Hidalgo and State of Texas, all of
our undivided interest in and to
the following described real property in Hidalgo County, Texas, to-wit:

All of Lots 38 and 39, in Block 1 of the James M. Black Subdivision, an addition to the
City of Weslaco, Hidalgo County, Texas, reference to which is hereby made to the map
or plat of said subdivision.

TO HAVE AND TO HOLD the above described premises, together with all and singular the rights and
appurtenances thereto in anywise belonging, unto the said grantee and their heirs and assigns
forever; and we do hereby bind ourselves, our heirs, executors and administrators to
WARRANT AND FOREVER DEFEND all and singular the said premises unto the said grantees, their
heirs and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

EXCEPT, HOWEVER, that Aurelia Mendez, Grantor herein expressly reserves, and it is
hereby expressly agreed and understood, that she shall have, for herself and her assigns,
the full possession, use and benefit of the above described premises, as well as the

(Acknowledgment)

THE STATE OF TEXAS
COUNTY OF HIDALGO

Before me, the undersigned authority, on this day personally appeared **Aurelia Mendez**

and we to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me
that he executed the same for the purposes and consideration therein expressed

Given under my hand and seal of office on this the **7th** day of **September**, A. D. 19 **78**.



Elia Perez
Notary Public in and for **Hidalgo** County, Texas.
Elia Perez

(Acknowledgment)

1542

30082

WARRANTY DEED

AURELIA MENDEZ, ET AL

TO

GUADALUPE MENDEZ, ET AL

FILED FOR RECORD THIS DATE
At 1:02 o'clock PM

SEP 11 1978

SANTOS SALDANA
County Clerk, Hidalgo County, Texas
By Martha L. Salas, Deputy

PREPARED IN THE LAW OFFICE OF:

PLEASE RETURN TO:

Guadalupe Mendez
729 La Brea
Hidalgo, Texas

(cash)

THE STATE OF TEXAS
COUNTY OF HIDALGO

(Corporate acknowledgment)

Before me, the undersigned authority, on this day personally appeared Jose Mendez

and acknowledged to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed, for me as authority thereon and on the seal of said authority.

Prepared by the State Bar of Texas for use by lawyers only. Reviewed
1-1-76. Revised to include grantee's address (art. 6626, RCS) 1-1-82.

70715
WARRANTY DEED

5.00
Cly

THE STATE OF TEXAS
COUNTY OF HIDALGO

} KNOW ALL MEN BY THESE PRESENTS:

That I, AURELIA MENDEZ, a single woman

of the County of HIDALGO and State of TEXAS for and in
consideration of the sum of love and affection on my beloved children

DOLLARS

and other valuable consideration to the undersigned paid by the grantee \$ herein named, the receipt of
which is hereby acknowledged,

have GRANTED, SOLD AND CONVEYED, and by these presents do GRANT, SELL AND CONVEY unto
TERESA M. HERNANDEZ, GUADALUPE MENDEZ AND JOSE R. MENDEZ

of the County of HIDALGO and State of TEXAS, all of
the following described real property in HIDALGO County, Texas, to-wit:

Being all of Lots No. Thirty eight (38), and Thirty nine (39),
of Block One (1) of the JAMES M. BLACK SUBDIVISION of the North 11.1
acres of the South 22.83 acres of the East 34.83 acres of Farm Tract 54,
West Tract Subdivision, Hidalgo County, Texas according to the Official
Map or Plat of said Subdivision duly filed of record in the office of
the County Clerk to which reference is here made for more complete
description.

TO HAVE AND TO HOLD the above described premises, together with all and singular the rights and
appurtenances thereto in anywise belonging, unto the said grantee^s, their heirs and assigns
forever; and I, do hereby bind myself, my heirs, executors and administrators to
WARRANT AND FOREVER DEFEND all and singular the said premises unto the said grantee,

Name: Teresa M. Hernandez
Address: 510 North Sinclair
Weslaco, Texas 78596

Jose R. Mendez
1204 Corto Street
Weslaco, Texas 78596

Name: Guadalupe Mendez
Address: 729 Lee Garza St.
Weslaco, Texas 78596

(Acknowledgment)

STATE OF TEXAS
COUNTY OF HIDALGO }

This instrument was acknowledged before me on the
by Aurelia Mendez

21st day of May, 19 84,

Nancy C. La Duke
Notary Public, State of Texas
Notary's name (printed): NANCY C. LADUKE
Notary's commission expires: 1-22-85

(Acknowledgment)

STATE OF TEXAS
COUNTY OF }

This instrument was acknowledged before me on the
by

day of , 19

Notary Public, State of Texas
Notary's name (printed):

Notary's commission expires:

(Corporate Acknowledgment)

STATE OF TEXAS
COUNTY OF }

This instrument was acknowledged before me on the

day of , 19 ,

by
of
a

corporation, on behalf of said corporation.

Notary Public, State of Texas
Notary's name (printed):

Notary's commission expires:

CHARGE

AFTER RECORDING RETURN TO:

PREPARED IN THE LAW OFFICE OF:

RAMON VELA
Attorney at Law
P. O. Box 8398
Weslaco, Texas 78596

SMITH, McILHERAN, LAUDERDALE & JONES
P. O. Box 8398
Weslaco, Texas 78596

HOUSING INSPECTION CHECKLIST

GENERAL INFORMATION				
ADDRESS OF INSPECTED UNIT <i>729 Lee Grove</i>			HOUSING TYPE	
STREET	CITY Weslaco		☒ Single Family ☐ Duplex Dwelling ☐ Apartment ☐ Other	
COUNTY Hidalgo	STATE TX	ZIP 78596		
NAME OF OWNER OR AGENCY AUTHORIZED TO LEASE UNIT INSPECTED			PHONE NO.	
ITEM NO. 1. LIVING ROOM		COMMENT		INITIAL ASSESSMENT
1.1 ELECTRICITY		<i>wiring missing</i>		7
1.2 WINDOW CONDITION		<i>Single pane</i>		7
1.3 CEILING CONDITION		<i>No dry wall</i>		7
1.4 WALL CONDITION		<i>exposed framing</i>		7
1.5 FLOOR CONDITION				6
ITEM NO. 2. KITCHEN		COMMENT		INITIAL ASSESSMENT
2.1 ELECTRICITY		<i>wiring missing</i>		7
2.2 WINDOW CONDITION		<i>Single pane</i>		7
2.3 CEILING CONDITION		<i>No dry wall</i>		7
2.4 WALL CONDITION		<i>exposed framing</i>		7
2.5 FLOOR CONDITION				6
ITEM NO. 3. BATHROOM		COMMENT		INITIAL ASSESSMENT
3.1 ELECTRICITY		<i>wiring missing</i>		7
3.2 WINDOW CONDITION		<i>Single pane</i>		7
3.3 CEILING CONDITION		<i>No dry wall</i>		7
3.4 WALL CONDITION		<i>exposed framing</i>		7
3.5 FLOOR CONDITION				7
3.6 FLUSH TOILET IN ENCLOSED ROOM IN UNIT				7
3.7 FIXED WASH BASIN IN LAVATORY IN UNIT				7
3.8 TUB OR SHOWER IN UNIT				7
3.9 VENTILATION				7

ITEM NO. 4. OTHER ROOMS USED FOR LIVING & HALLS	COMMENT	INITIAL ASSESSMENT
4.1 ELECTRICITY/ILLUMINATION	Wiring missing	7
4.2 WINDOW CONDITION	Single pan / Broken	7
4.3 CEILING CONDITION	No dry wall	7
4.4 WALL CONDITION	Exposed Bricks	7
4.5 FLOOR CONDITION		6
ITEM NO. 5. ROOM CODE* AND ROOM LOCATION	COMMENT	INITIAL ASSESSMENT
5.1 ELECTRICITY/ILLUMINATION	S	S
5.2 WINDOW CONDITION		
5.3 CEILING CONDITION		
5.4 WALL CONDITION		
5.5 FLOOR CONDITION		
ITEM NO. 6. BUILDING EXTERIOR	COMMENT	INITIAL ASSESSMENT
6.1 CONDITION OF FOUNDATION		5
6.2 CONDITION OF STAIRS, RAILS AND PORCHES		5
6.3 CONDITION OF ROOF AND GUTTERS		5
6.4 CONDITION OF EXTERIOR SURFACES	Damage Sustained / SSSit	7
6.5 LEAD PAINT: EXT. SURFACES		7
ITEM NO. 7. HEATING & PLUMBING	COMMENT	INITIAL ASSESSMENT
7.1 ADEQUACY OF HEATING EQUIP		7
7.2 SAFETY OF HEATING EQUIP.		7
7.3 VENTILATION/COOLING		7
7.4 WATER HEATER		7
7.5 APPROVABLE WATER SUPPLY		7
7.6 PLUMBING		7
7.7 SEWER CONNECTION		7

5774

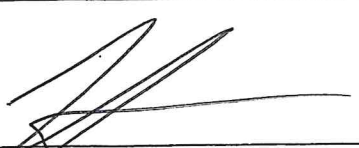
INSPECTION SUMMARY (OPTIONAL)

ITEM NO.	REASON FOR COMMENTS
	Structure was found to be in a condition of neglect by owners. As the housing report indicates several areas are considered to be in severe dilapidation. Homeowners would have to provide a plan of remodeling to bring structure into compliance. All elements of electrical and plumbing are in decay and disrepair. It is in this inspectors opinion that the structure is in such dilapidated state that plan for reconstruction or remodeling would have to be developed to bring this structure into compliance.

RECOMMENDATION: REPAIR _____ DEMOLISH VACATE _____

***INTERPRETATION OF NUMERIC SCALE**

- 1 = Newly constructed
- 2 = Good condition requiring no repairs
- 3 = Standard condition requiring minor maintenance repair from normal seasonal wear
- 4 = Substandard condition requiring major maintenance repair from an accumulation of seasonal wear, and abnormal wear from abusive treatment and neglect
- 5 = Deteriorating condition requiring major structural repair resulting from a period of substandard conditions; considered a health hazard
- 6 = Dilapidated condition requiring more than 50% structural replacement
- 7 = Severe dilapidated condition that would require immediate attention



INSPECTED BY

2/25/2022
DATE

WESLACO FIRE MARSHAL'S OFFICE
255 S. KANSAS
WESLACO, TEXAS 78596
(956) 447-1990 FAX (956) 969-4921

DILAPIDATED STRUCTURE INSPECTION REPORT

DATE: 4/20/22 X INSPECTION REINSPECTION
FACILITY NAME: Abandoned Residence
PHYSICAL & MAILING ADDRESS: 729 Lee Garza Weslaco, TX 78596
PHONE #: OWNER/MANAGER:

TYPE OF INSPECTION: COMPLAINT OCCUPANCY CLASS: RESIDENCE

	1	Deteriorated interior walls
X	2	Deteriorated roof
X	3	Vegetation overgrowth
X	4	Unsecured doors
X	5	Unsecured windows
	6	Debris inside
X	7	Debris outside
	8	Exposed electrical wiring
	9	Broken or missing windows
	10	Broken or missing door
	12	Signs of transients/vagrants

	13	Sheetrock walls exposed
	14	Sheetrock ceiling exposed
X	15	Signs of roof leaking
X	16	Broken and/or uneven floors
X	17	Animals (dogs, cats, mice, etc.) inside
	18	Severe fire damage
	19	Roof collapsed and/or exposed
	20	Graffiti
X	21	Broken/cracked exterior walls
	22	Other:
	24	Other:

NOTE: THESE CONDITIONS CONSTITUTE A FIRE HAZARD.

COMPLIES WITHIN CODE TODAY x DOES NOT COMPLY AT THIS TIME WILL REINSPECT BY:

OWNER/OCCUPANT

Asst. Fire Marshal Mike Swinnea
FIRE MARSHAL/FIRE INSPECTOR

SUCH CONDITIONS ARE VIOLATIONS OF EITHER CITY OR STATE FIRE PREVENTION REGULATIONS. PLEASE CORRECT HAZARD(S) AND HELP PREVENT FIRES. NON-COMPLIANCE IS SUBJECT TO PENALTIES UNDER CITY & STATE REGULATIONS.

City of Weslaco

"The City on the Grow"



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

February 23, 2022

Guadalupe Mendez

729 Lee Garza St.

Weslaco, Texas 78596-6335

RE: Dilapidated Structure at 729 Lee Garza St. Weslaco, Texas

Legally described as being; James M. Black Blk 1 lots 38 & 39

Dear Guadalupe Mendez

Please be advised that the City's Planning and Code Enforcement Department believes the main structure at the above address is in violation of Weslaco, Texas Code of Ordinance Chapter 26 Article VIII. Unsanitary & Dangerous Buildings, Sec. 26-225 because it is dilapidated, substandard, or it has become unfit for human habitation and it is a hazard to the health, safety and welfare of the citizens of the City of Weslaco. Staff has completed inspections of the structure and property and expects to recommend to the City Commission in the near future that the structure either be repaired to current building codes or demolished by the owner.

The staff recommendation regarding your property will be made at a Public Hearing. As required by ordinance, we will attempt to notify you by certified mail with return receipt requested, and by publishing notice in The Monitor newspaper advising of the date and time of the Public Hearing. You will have the opportunity to address the City Commission regarding the property at this hearing.

At the Public Hearing, the City Commission is likely to order that the property be repaired to current building codes or demolished within 60 days as recommended by staff. It is important that you attend the public hearing, because you are allowed to voice your opinion on behalf of your property. Please note that any other citizen(s) present may voice their opinions as well.

The purpose of this letter is to provide you advance notice that staff expects to recommend that the structure(s) be repaired to current building codes or demolished so that you may have additional time to consider your options for the property prior to any further action by the Planning and Code Enforcement Department.

IT IS VERY IMPORTANT THAT YOU CONTACT ME AS SOON AS POSSIBLE REGARDING THIS MATTER SO WE CAN KNOW THE ACTIONS YOU WILL TAKE REGARDING THIS PROPERTY. CONTACT ME AT (956) 447-3401 EXT # 3120 MON- FRI 8AM- 5PM

Sincerely,

Rolando Maldonado
Rolando Maldonado

Code Enforcement Officer

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☐ Return Receipt (hardcopy) \$
☐ Return Receipt (electronic) \$
☐ Certified Mail Restricted Delivery \$
☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$

Postage

\$ Total Postage and

\$ Sent To

Street and Apt. No.

City, State, ZIP+4

PS Form 3800, April 2015 PSN 7530-02-000-9047

See Reverse for Instructions

Postmark
Here



ae Garza, Weslaco, Texas

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

10/28/2022

NOTICE OF PUBLIC HEARING

Dear Jose Mendez

Please be advised that the Code Enforcement Department for the City of Weslaco has determined that you are the legal owner(s) of the property and the building(s) located at **729 Calle Lee Garza** legally described as being; **James M. Black lot 38 and 39 Blk 1, City of Weslaco, Hidalgo County, Texas.** and it finds that the building(s) does not meet the minimum standards for continued use and occupancy. The structure has been inspected and found to be dilapidated, substandard, unfit for human habitation and it is a hazard to the health, safety and welfare of the citizens of the City of Weslaco, placing it in violation of Weslaco, Texas Code of Ordinance Chapter 26 Article VIII. Unsanitary & Dangerous Buildings, Sec. 26-225.

On Wednesday, November 16, 2022, at 5:30 pm, has been set as the date for a public hearing by the Board of Adjustments and Appeals of Building at the Legislative Chambers located at 255 S. Kansas, Weslaco, Texas. In this hearing the Code Enforcement Inspector shall present evidence as to why the building does not meet the minimum standards for continued use and occupancy. On this date, you as the owner(s) of the above-mentioned property and building shall have an equal opportunity to present evidence in your defense. Members of the general public will also be given an opportunity to voice their opinion regarding the premise or building, the subject of this public hearing.

On Tuesday, December 6, 2022, at 5:30 pm, has been set as the date for a Public Hearing, the City Commission, depending on the evidence presented, may find that the building or premise is a public nuisance and may direct that the building or premise be either repaired or removed. **At no time will repairs or removal of the building or premise be required less than fifteen (15) days from the public hearing day or exceed more than sixty (60) days from the public hearing date.**

If the City Commission votes to remove or repair the building on your property and you do not comply within the time restraints set forth by the Commission, the City of Weslaco may cause the demolition of the building on your property and all the costs and expenses incurred, including administrative costs will be charged to you against the property. A lien will be placed on property in the amount of all expenses and charges incurred.

If you have any questions or comments regarding this notice, please call me at (956) 447-3401 Ext. # 3120.

Sincerely,

Code Enforcement Inspector

CC: C/E files

7021 1970 0001 6446 1401

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☐ Return Receipt (electronic)

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☐ Adult Signature Restricted Delivery

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Postage

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Total Postage and

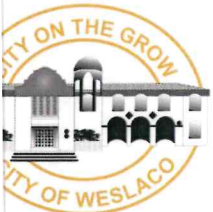
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Sent To

Street and Apt. No.,

City, State, ZIP+4[®]

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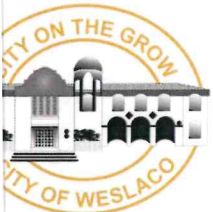
Teresa M. Hernandez

510 North Sinclair

Weslaco, Texas 78596

PS Form 3800, April 2015 PSN 7530-02-000-9047

See Reverse for Instructions



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

e Garza, Weslaco, Texas

10/28/2022

NOTICE OF PUBLIC HEARING

Dear Teresa M. Hernandez

Please be advised that the Code Enforcement Department for the City of Weslaco has determined that you are the legal owner(s) of the property and the building(s) located at **729 Calle Lee Garza** legally described as being; **James M. Black lot 38 and 39 Blk 1, City of Weslaco, Hidalgo County, Texas.** and it finds that the building(s) does not meet the minimum standards for continued use and occupancy. The structure has been inspected and found to be dilapidated, substandard, unfit for human habitation and it is a hazard to the health, safety and welfare of the citizens of the City of Weslaco, placing it in violation of Weslaco, Texas Code of Ordinance Chapter 26 Article VIII. Unsanitary & Dangerous Buildings, Sec. 26-225.

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If you have any questions or comments regarding this notice, please call me at (956) 447-3401 Ext. # 3120.

Sincerely,

Code Enforcement Inspector

CC: C/E files

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Josh Pedraza, Mayor Pro-Tem, District 1
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Adrian Farias, Commissioner, District 4

Martin Garza, Interim City Manager

Postage
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City, State, ZIP+4®

Guadalupe Mendez
729 Calle Lee Garza
Weslaco, Texas 78596

e Garza, Weslaco, Texas

10/28/2022

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

NOTICE OF PUBLIC HEARING

Dear Guadalupe Mendez C/O Jose & Teresa Hernandez

Please be advised that the Code Enforcement Department for the City of Weslaco has determined that you are the legal owner(s) of the property and the building(s) located at **729 Calle Lee Garza** legally described as being; **James M. Black lot 38 and 39 Blk 1, City of Weslaco, Hidalgo County, Texas.** and it finds that the building(s) does not meet the minimum standards for continued use and occupancy. The structure has been inspected and found to be dilapidated, substandard, unfit for human habitation and it is a hazard to the health, safety and welfare of the citizens of the City of Weslaco, placing it in violation of Weslaco, Texas Code of Ordinance Chapter 26 Article VIII. Unsanitary & Dangerous Buildings, Sec. 26-225.

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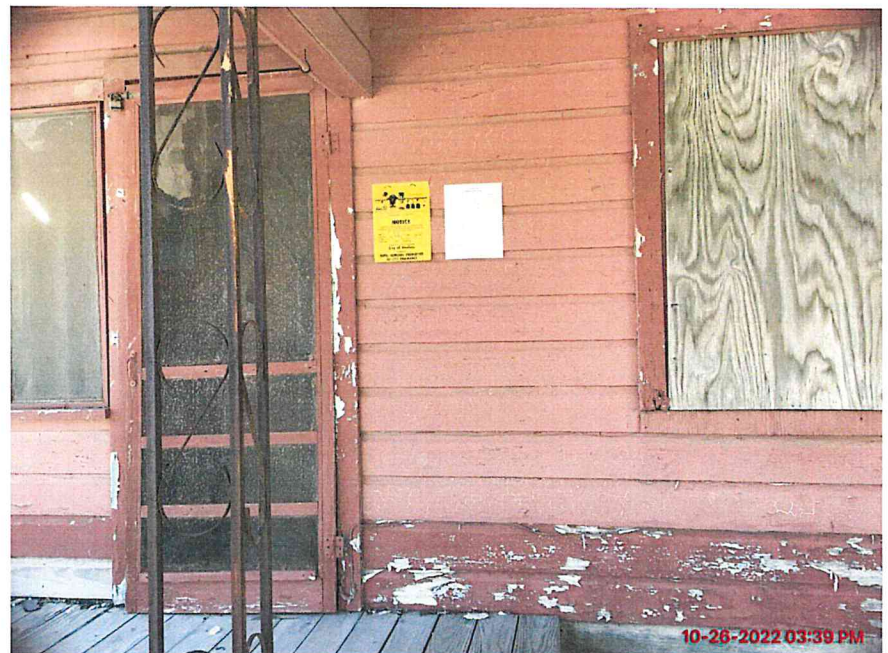
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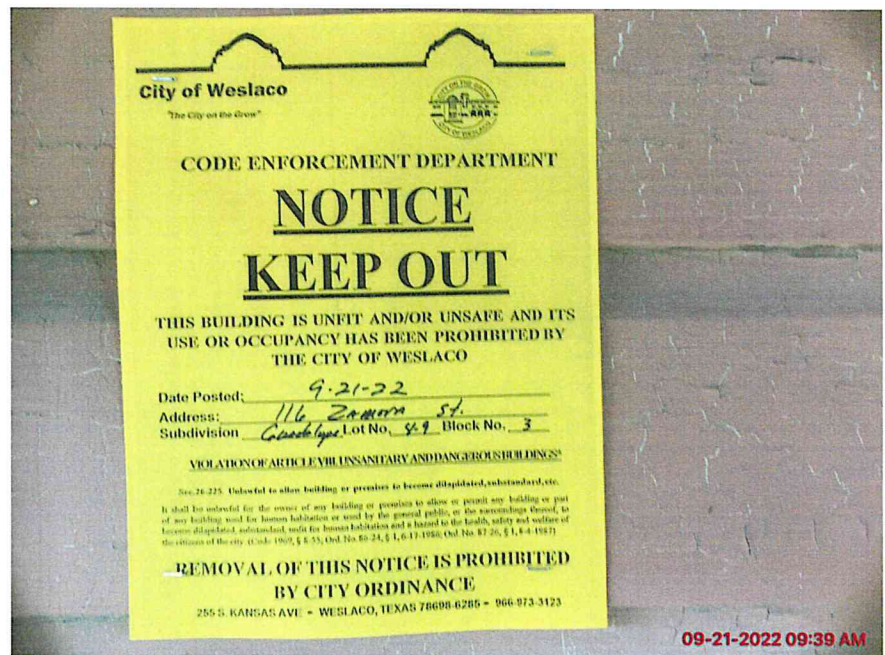
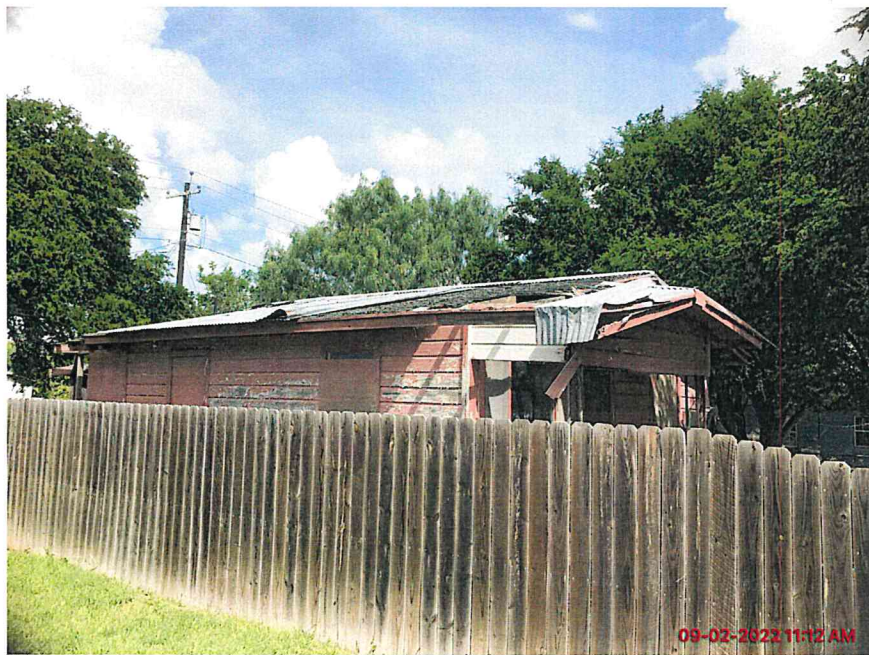
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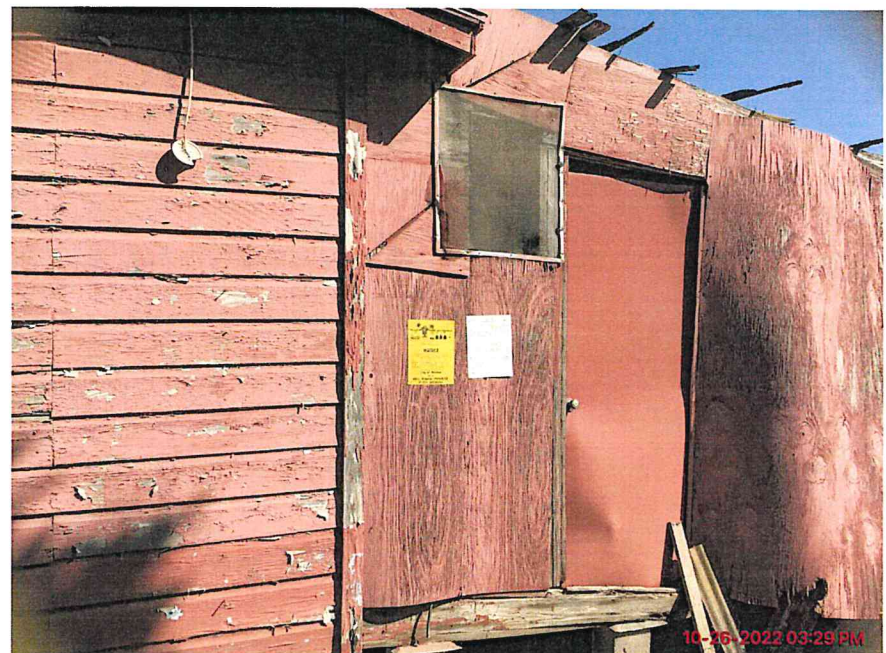
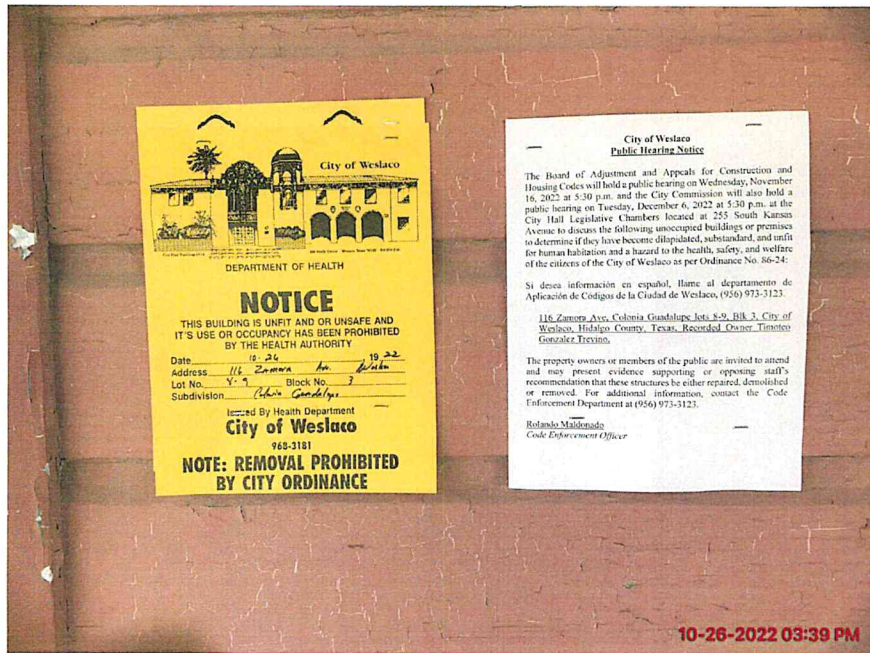
Sincerely,
Patricia Maldonado
Code Enforcement Inspector

CC: C/E files

116 Zamora St.









J G Ortiz Consulting Title search report

Sept 2022

Owner: Timoteo Gonzalez Trevino

Legal description: Colonia Guadalupe Lots 8-9, Block 3.

Hidalgo County Appraisal District # 183876

Warranty Deed Document # 8127, page 586-587, Date: June 06, 1958

From Isabel R. De la Rosa to Timoteo Gonzalez .

Situs Address: 116 Zamora Ave., Weslaco Texas 78596-6348

Mailing Address: 116 Zamaora Ave, Weslaco Texas 78596-6348

Taxes due- Amt. \$0.00

Tax Lawsuit None

Other parties involved:

Exemptions- over 65 Homestead

PO Box 789 Weslaco Texas 78599-0789 Ph. 956-647-3480 Email:
cjortiz92@hotmail.com

2021 TAX STATEMENT



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

Certified Owner:
TREVINO TIMOTEO GONZALES
118 ZAMORA AVE
WESLACO, TX 78596-6348

Legal Description:
COLONIA GUADALUPE LOTS 8-9 BLK 3

Account No: G9100-00-003-0008-00

Appr. Dist. No.: 183876

Legal Acres: .1148

Parcel Address: 116 ZAMORA AVE

As of Date: 07/11/2022

Print Date: 07/11/2022

Market Value		Appraised Value	Assessed Value	Capped Value	Homesite Value	Agricultural Market Value	Non-Qualifying Value
Land	Improvement						
\$16,750	\$14,735	\$31,485	\$31,485	\$29,627	\$31,485	\$0	\$0

Taxing Unit	Assessed Value (100%)	Exemptions		Taxable Value	Tax Rate	Tax
		Code	Amount			
HIDALGO COUNTY	\$31,485	CAP, O65, HOM	\$16,858.00	\$14,627	0.5750000	\$45.42
DRAINAGE DIST #1	\$31,485	CAP, O65, HOM	\$1,858.00	\$29,627	0.1264000	\$37.45
CITY OF WESLACO	\$31,485	CAP, O65, HOM	\$11,858.00	\$19,627	0.6967000	\$99.27
WESLACO ISD	\$31,485	CAP, O65, HOM	\$31,485.00	\$0	0.9807000	\$0.00
SOUTH TEXAS ISD	\$31,485	CAP, O65, HOM	\$1,858.00	\$29,627	0.0492000	\$14.58
SOUTH TEXAS COLLEGE	\$31,485	CAP, O65, HOM	\$1,858.00	\$29,627	0.1715000	\$37.34

Total Tax: \$234.06
Total Tax Paid to date: \$234.06
Total Tax Remaining: \$0.00

Exemptions:

CAP CAPPED O65 OVER 65 HOM HOMESTEAD

AMOUNT DUE IF PAID BY:

08/01/2022 18 + up to 15%	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%
\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
01/31/2023 24 + up to 15%	02/28/2023 25 + up to 15%	03/31/2023 26 + up to 15%	05/01/2023 27 + up to 15%	05/31/2023 28 + up to 15%	06/30/2023 29 + up to 15%
\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

School Information:

WESLACO ISD 2021 M&O .94070000 I&S .04000000 Total .98070000 2020 M&O .99890000 I&S .02000000 Total 1.0189000

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

4.1.73

Print Date: 07/11/2022

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

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



G9100-00-003-0008-00

TREVINO TIMOTEO GONZALES
118 ZAMORA AVE
WESLACO, TX 78596-6348

AMOUNT PAID:

\$ _____

00001838760000000000

THE STATE OF TEXAS,
COUNTY OF Hidalgo

8127
} KNOW ALL MEN BY THESE PRESENTS:

That I, Isabel R. dela Rosa, a feme sole

of the County of Hidalgo State of Texas for and in consideration of
the sum of Ten & no/100 (\$10.00) and other considerations,

DOLLARS,

to me in hand paid by Timoteo Gonzalez, cash, the receipt of which
is hereby acknowledged and confessed,

have Granted, Sold and Conveyed, and by these presents do Grant, Sell and Convey unto the said
Timoteo Gonzalez

of the County of Hidalgo, State of Texas, all that certain
tracts, pieces or parcels of land, situated in Hidalgo County, Texas,
described as follows, to-wit:

All of Lots 8 & 9, Block 3, of the Colonia Guadalupe Addition to the
City of Weslaco, Texas, according to map or plat thereof, of record in
the office of the County Clerk, of Hidalgo County, Texas, to which
reference is hereby made for certainty of description.

This is the same property conveyed to me by deed dated November 9th, 1951, and recorded in Vol. 732," page 521, of the Deed Records of Hidalgo County, Texas.

TO HAVE AND TO HOLD the above described premises, together with all and singular, the rights and appurtenances thereto in anywise belonging unto the said Timoteo Gonzalez, his

heirs and assigns forever; and I do hereby bind myself, my heirs, executors and administrators, to Warrant and Forever Defend all and singular the said premises unto the said Timoteo Gonzalez, his heirs and assigns, against every person whomsoever lawfully claiming, or to claim the same or any part thereof.

Witness my hand at

this 22nd day of April, A. D. 19 56.

Witnesses at Request of Grantor:

Isabel R. dela Rosa

SINGLE ACKNOWLEDGMENT

THE STATE OF TEXAS,

COUNTY OF _____

BEFORE ME, the undersigned, a Notary Public,

Isabel R. dela Rosa, a feme sole in and for said County, Texas, on this day personally appeared

knows to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, This 22nd day of April, A. D. 19 56.

(K.A. Flores)

(L.S.)

Notary Public in and for Hidalgo County, Texas

Filed for Record on the 6th day of June, A. D. 1958 at 11 o'clock A. M.

Duly Recorded this the 10th day of June, A. D. 1958 at 9 o'clock A. M.

Instrument No. 8127

GEO. L. ANDERSON, County Clerk

Hidalgo County, Texas

Hidalgo CAD

Property Search > 183876 TREVINO TIMOTEO GONZALES
for Year 2022

Tax Year: 2022

Property

Account

Property ID:	183876	Legal Description:	COLONIA GUADALUPE LOTS 8-9 BLK 3
Geographic ID:	G9100-00-003-0008-00	Zoning:	RS
Type:	Real	Agent Code:	
Property Use Code:			
Property Use Description:			

Location

Address:	116 ZAMORA AVE	Mapsco:	
Neighborhood:	GUADALUPE-SWL	Map ID:	CWL VOL 9 PG 13
Neighborhood CD:	G910000		

Owner

Name:	TREVINO TIMOTEO GONZALES	Owner ID:	123040
Mailing Address:	118 ZAMORA AVE WESLACO, TX 78596-6348	% Ownership:	100.0000000000%
		Exemptions:	HS, OTHER

Values

(+) Improvement Homesite Value:	+	\$18,081	
(+) Improvement Non-Homesite Value:	+	\$0	
(+) Land Homesite Value:	+	\$16,750	
(+) Land Non-Homesite Value:	+	\$0	Ag / Timber Use Value
(+) Agricultural Market Valuation:	+	\$0	\$0
(+) Timber Market Valuation:	+	\$0	\$0
(=) Market Value:	=	\$34,831	
(-) Ag or Timber Use Value Reduction:	-	\$0	
(=) Appraised Value:	=	\$34,831	
(-) HS Cap:	-	\$2,241	
(=) Assessed Value:	=	\$32,590	

Taxing Jurisdiction

Owner: TREVINO TIMOTEO GONZALES
 % Ownership: 100.0000000000%
 Total Value: \$34,831

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax	Tax Ceiling
CAD	APPRAISAL DISTRICT	0.000000	\$34,831	\$32,590	\$0.00	

Tax Due

Property Tax Information as of 09/21/2022

Amount Due if Paid on: ▼

Year	Taxing Jurisdiction	Taxable Value	Base Tax	Base Taxes Paid	Base Tax Due	Discount / Penalty & Interest	Attorney Fees	Amount Due
------	---------------------	---------------	----------	-----------------	--------------	-------------------------------	---------------	------------

NOTE: Penalty & Interest accrues every month on the unpaid tax and is added to the balance. Attorney fees may also increase your tax liability if not paid by July 1. If you plan to submit payment on a future date, make sure you enter the date and RECALCULATE to obtain the correct total amount due.

Questions Please Call (956) 381-8466.

Website version: 1.2.2.33

Database last updated on: 9/21/2022 1:02 AM

© N. Harris Computer Corporation

Affidavit

AFFIDAVIT FOR INSPECTION WARRANT
FOR FIRE, HEALTH & CODE VIOLATIONS

THE STATE OF TEXAS &
 &
 &

COUNTY OF HIDALGO

The undersigned Affiant, Rolando Maldonado, being the Code Enforcement Official for the City of Weslaco, Texas, and being duly sworn on oath makes the following statements and accusations:

1. There is in the City of Weslaco, Hidalgo County, Texas a suspected place and premises located at 116 Zamora Ave, Weslaco Texas, 78596 (hereinafter referred to as Property) which is a substructure. See Exhibit "A", Affiant believes this Property to be abandoned.
2. Affiant further believes that the Property presents a fire or health hazard or unsafe building condition or a violation of a fire, health or building regulation, statute, or ordinance.
3. The Property is owned by Timoteo Gonzales Trevino.
4. It is the belief of Affiant, and Affiant hereby charges and accuses that the owner of the Property is in violation of Section 10-166(2) of the Weslaco City's Code.

WHEREFORE, Affiant asked for issuance of a Warrant that will authorize Affiant to inspect the suspected place and premises for the purpose of establishing the presence of a fire or health hazard or unsafe building condition or a violation of any fire, health, or building regulation, statute, or ordinance: more specifically Chapter 10 of the Weslaco Code of Ordinances.

DOCKET #: 166163

INSPECTION WARRANT FOR FIRE, HEALTH & CODE VIOLATIONS

STATE OF TEXAS

COUNTY OF HIDALGO

IN THE NAME BY THE AUTHORITY OF THE STATE OF TEXAS:

GREETINGS:

WHEREAS, in accordance with Article 18.05 of the Code of Criminal Procedure of the State of Texas authorizing certain municipal officers to inspect any specified premises to determine the presence of a fire or health hazard, or unsafe building condition or a violation of any fire, health, or building regulation, statute, or ordinance, and accordance with the general police powers granted to municipalities in the State of Texas to preserve the health, safety, and welfare of its citizenry, Rolando Maldonado, Code Enforcement Official of the City Weslaco, has sworn and alleged, under oath, that a certain premise located at approximately 116 Zamora Ave is in apparent violation of Chapter 10 the Code of Ordinances.

WHEREAS the particular grounds and probable cause for this Warrant to issue and set forth in the Affidavit, which is attached and made a part hereof: and upon examination by me, I am satisfied that the grounds exist, and that probable cause is shown, and I believe in its existence and do so hereby find.

NOW THEREFORE, Rolando Maldonado is commanded to enter and inspect the suspected place and premises described above and in said Affidavit and to make notes of findings and take photographs and video recordings of the specified premises to determine presence of a fire or health hazard or unsafe building condition or a violation of any fire, health, or building regulations, statute, or city ordinance.

HEREIN FAIL NOT, but you have then and there this Warrant for execution within three (3) days after the date of issuance and exclusive of the date of execution with the return thereon, showing how you have executed the same.

DOCKET #: 166163

THE STATE OF TEXAS

City of Weslaco

City of Weslaco vs. Timoteo Gonzalez Trevino

Officer's Return

The within warrant came to hand, and executed on this 24 day of ~~FEBRUARY~~ FEBRUARY 2022, inspecting the premises herein described, and finding therein the violations named below:

On Thursday, March 10, 2022, Entry was made
and several photographs were taken. Residence is
Dilapidated inside. Residence was secured when I left.

Ruben Maldonado

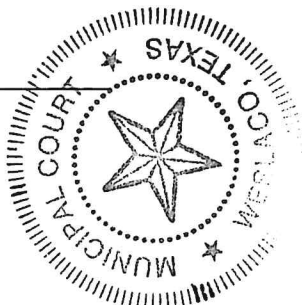
Building Inspector of the city of Weslaco.

Due and proper return having been made of the Inspection warrant, and within the warrant, affidavit and return shall be filed in the office of the clerk for the city of WESLACO.

This 24 day of ~~FEBRUARY~~ FEBRUARY 2022.

[Signature]
Judge, Municipal Court

City of WESLACO, Texas



HOUSING INSPECTION CHECKLIST

GENERAL INFORMATION			
ADDRESS OF INSPECTED UNIT 114			HOUSING TYPE ☒ Single Family ☐ Duplex Dwelling ☐ Apartment ☐ Other
STREET Zamora	CITY Weslaco		
COUNTY Hidalgo	STATE TX	ZIP 78596	
NAME OF OWNER OR AGENCY AUTHORIZED TO LEASE UNIT INSPECTED			
PHONE NO.			
ITEM NO. 1. LIVING ROOM		COMMENT	INITIAL ASSESSMENT
1.1 ELECTRICITY		Meter box is damaged	7
1.2 WINDOW CONDITION			4
1.3 CEILING CONDITION			4
1.4 WALL CONDITION			4
1.5 FLOOR CONDITION			4
ITEM NO. 2. KITCHEN		COMMENT	INITIAL ASSESSMENT
2.1 ELECTRICITY			7
2.2 WINDOW CONDITION			4
2.3 CEILING CONDITION			4
2.4 WALL CONDITION			4
2.5 FLOOR CONDITION			4
ITEM NO. 3. BATHROOM		COMMENT	INITIAL ASSESSMENT
3.1 ELECTRICITY			7
3.2 WINDOW CONDITION			7
3.3 CEILING CONDITION		Hole in ceiling	7
3.4 WALL CONDITION			7
3.5 FLOOR CONDITION			7
3.6 FLUSH TOILET IN ENCLOSED ROOM IN UNIT			7
3.7 FIXED WASH BASIN IN LAVATORY IN UNIT			7
3.8 TUB OR SHOWER IN UNIT			7
3.9 VENTILATION			7

ITEM NO. 4. OTHER ROOMS USED FOR LIVING & HALLS	COMMENT	INITIAL ASSESSMENT
4.1 ELECTRICITY/ILLUMINATION		7
4.2 WINDOW CONDITION		-
4.3 CEILING CONDITION	Hole in roof / ceiling	7
4.4 WALL CONDITION	off plumb	7
4.5 FLOOR CONDITION	uneven	7
ITEM NO. 5. ROOM CODE* AND ROOM LOCATION	COMMENT	INITIAL ASSESSMENT
5.1 ELECTRICITY/ILLUMINATION		
5.2 WINDOW CONDITION		
5.3 CEILING CONDITION		
5.4 WALL CONDITION		
5.5 FLOOR CONDITION		
ITEM NO. 6. BUILDING EXTERIOR	COMMENT	INITIAL ASSESSMENT
6.1 CONDITION OF FOUNDATION		4
6.2 CONDITION OF STAIRS, RAILS AND PORCHES		7
6.3 CONDITION OF ROOF AND GUTTERS	rotted out	7
6.4 CONDITION OF EXTERIOR SURFACES		4
6.5 LEAD PAINT: EXT. SURFACES	exposed wood	7
ITEM NO. 7. HEATING & PLUMBING	COMMENT	INITIAL ASSESSMENT
7.1 ADEQUACY OF HEATING EQUIP		7
7.2 SAFETY OF HEATING EQUIP.		7
7.3 VENTILATION/COOLING		7
7.4 WATER HEATER		4
7.5 APPROVABLE WATER SUPPLY		4
7.6 PLUMBING		4
7.7 SEWER CONNECTION		4

116

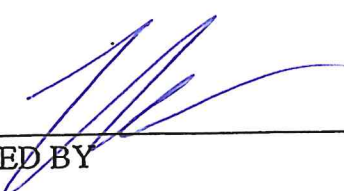
INSPECTION SUMMARY (OPTIONAL)

ITEM NO.	REASON FOR COMMENTS
	Structure was found to be in a condition of neglect by owners. As the housing report indicates several areas are considered to be in severe dilapidation. Homeowners would have to provide a plan of remodeling to bring structure into compliance. All elements of electrical and plumbing are in decay and disrepair. It is in this inspectors opinion that the structure is in such dilapidated state that plan for reconstruction or remodeling would have to be developed to bring this structure into compliance.

RECOMMENDATION: REPAIR _____ DEMOLISH ☒ VACATE _____

*INTERPRETATION OF NUMERIC SCALE

- 1 = Newly constructed
- 2 = Good condition requiring no repairs
- 3 = Standard condition requiring minor maintenance repair from normal seasonal wear
- 4 = Substandard condition requiring major maintenance repair from an accumulation of seasonal wear, and abnormal wear from abusive treatment and neglect
- 5 = Deteriorating condition requiring major structural repair resulting from a period of substandard conditions; considered a health hazard
- 6 = Dilapidated condition requiring more than 50% structural replacement
- 7 = Severe dilapidated condition that would require immediate attention

INSPECTED BY 

DATE 3/18/2022

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee

\$

Extra Services & Fees (check box, add fee as appropriate)

☐ Return Receipt (hardcopy) \$
☐ Return Receipt (electronic) \$
☐ Certified Mail Restricted Delivery \$
☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$

Postage

\$

Total Po Timoteo Gonzales Trevino

Sent To 118 Zamora Ave

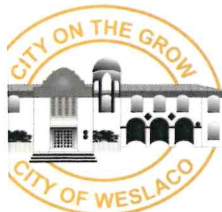
Street a Weslaco Texas 78596

City, Sta

PS Form 3800, April 2015 PSN 7530-02-000-9047

See Reverse for Instructions

Postmark
Here



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

Mike R. Perez, City Manager

118 Zamora Ave

Weslaco, Texas 78596-6348

RE: Dilapidated Structure at 116 Zamora Ave Weslaco, Texas

Legally described as being; Colonia Guadalupe Lots 8-9 Blk 3

Dear Timoteo Gonzales Trevino

Please be advised that the City's Planning and Code Enforcement Department believes the main structure at the above address is in violation of **Weslaco, Texas Code of Ordinance Chapter 26 Article VIII. Unsanitary & Dangerous Buildings, Sec. 26-225** because it is dilapidated, substandard, or it has become unfit for human habitation and it is a hazard to the health, safety and welfare of the citizens of the City of Weslaco. Staff has completed inspections of the structure and property and expects to recommend to the City Commission in the near future that the structure either be repaired to current building codes or demolished by the owner.

The staff recommendation regarding your property will be made at a Public Hearing. As required by ordinance, we will attempt to notify you by certified mail with return receipt requested, and by publishing notice in The Monitor newspaper advising of the date and time of the Public Hearing. You will have the opportunity to address the City Commission regarding the property at this hearing.

At the Public Hearing, the City Commission is likely to order that the property be repaired to current building codes or demolished within 60 days as recommended by staff. It is important that you attend the public hearing, because you are allowed to voice your opinion on behalf of your property. Please note that any other citizen(s) present may voice their opinions as well.

The purpose of this letter is to provide you advance notice that staff expects to recommend that the structure(s) be repaired to current building codes or demolished so that you may have additional time to consider your options for the property prior to any further action by the Planning and Code Enforcement Department.

IT IS VERY IMPORTANT THAT YOU CONTACT ME AS SOON AS POSSIBLE REGARDING THIS MATTER SO WE CAN KNOW THE ACTIONS YOU WILL TAKE REGARDING THIS PROPERTY. CONTACT ME AT (956) 447-3401 EXT # 3120 MON- FRI 8AM- 5PM

Sincerely,


Rolando Maldonado

Code Enforcement Officer

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee

Extra Services & Fees (check box, add fee as appropriate)

☐ Return Receipt (hardcopy)	\$
☐ Return Receipt (electronic)	\$
☐ Certified Mail Restricted Delivery	\$
☐ Adult Signature Required	\$
☐ Adult Signature Restricted Delivery	\$

Postage

Total Postage and Fee

Sent To

Street and Apt. No.,

City, State, ZIP+4®

Timoteo Gonzalez Trevino
116 Zamora St.
Weslaco, Texas 78596

Postmark
Here



David Suarez, Mayor
Josh Pedraza, Mayor Pro-tem, District 1
Leo Munoz, Commissioner, At-Large
Greg Kerr, Commissioner, At-Large
Letty Lopez, Commissioner, District 2
Jose "J.P." Rodriguez, Commissioner, District 3
Adrian Farias, Commissioner, District 4

Martin Garza, Interim City Manager

116 Zamora Ave

Weslaco, Texas 78596

RE: Dilapidated Structure at 116 Zamora Ave Weslaco, Texas

Legally described as being; Colonia Guadalupe Lots #8-9 Blk 3

Timoteo Gonzales Trevino

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Sincerely,
Rolando Maldonado
Rolando Maldonado

Code Enforcement Officer

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☐ Adult Signature Restricted Delivery	\$

Postmark
Here

Postage

Total Postage and Fee

Sent To

Street and Apt. No., or

City, State, ZIP+4®

Timoteo Gonzalez Trevino
116 Zamora St.
Weslaco, Texas 78596



Ave, Weslaco, Texas

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

10/26/2022

NOTICE OF PUBLIC HEARING

Dear Timoteo Gonzales Trevino

Please be advised that the Code Enforcement Department for the City of Weslaco has determined that you are the legal owner(s) of the property and the building(s) located at **1116 Zamora Ave** legally described as being; **Colonia Guadalupe Lots 8-9, Blk 3, City of Weslaco, Hidalgo County, Texas.** and it finds that the building(s) does not meet the minimum standards for continued use and occupancy. The structure has been inspected and found to be dilapidated, substandard, unfit for human habitation and it is a hazard to the health, safety and welfare of the citizens of the City of Weslaco, placing it in violation of Weslaco, Texas Code of Ordinance Chapter 26 Article VIII. Unsanitary & Dangerous Buildings, Sec. 26-225.

On Wednesday, November 16, 2022, at 5:30 pm, has been set as the date for a public hearing by the Board of Adjustments and Appeals of Building at the Legislative Chambers located at 255 S. Kansas, Weslaco, Texas. In this hearing the Code Enforcement Inspector shall present evidence as to why the building does not meet the minimum standards for continued use and occupancy. On this date, you as the owner(s) of the above-mentioned property and building shall have an equal opportunity to present evidence in your defense. Members of the general public will also be given an opportunity to voice their opinion regarding the premise or building, the subject of this public hearing.

On Tuesday, December 6, 2022, at 5:30 pm, has been set as the date for a Public Hearing, the City Commission, depending on the evidence presented, may find that the building or premise is a public nuisance and may direct that the building or premise be either repaired or removed. **At no time will repairs or removal of the building or premise be required less than fifteen (15) days from the public hearing day or exceed more than sixty (60) days from the public hearing date.**

If the City Commission votes to remove or repair the building on your property and you do not comply within the time restraints set forth by the Commission, the City of Weslaco may cause the demolition of the building on your property and all the costs and expenses incurred, including administrative costs will be charged to you against the property. A lien will be placed on property in the amount of all expenses and charges incurred.

If you have any questions or comments regarding this notice, please call me at (956) 447-3401 Ext. # 3120.

Sincerely,
Edmundo Maldonado
Code Enforcement Inspector

CC: C/E files

Rolando Maldonado

From: Rolando A. Gonzalez <ragonzalez@weslacotx.gov>
Sent: Tuesday, October 18, 2022 9:08 AM
To: tjgonzalez510@hotmail.com
Cc: Rolando Maldonado; Joe Pedraza
Subject: Condemnation Notice for 116 Zamora Avenue
Attachments: 118 Zamora Ave.docx

Dear Mr. Timoteo Gonzalez Trevino,

You are receiving this notice that is attached to this email advising you of notice to your property. Please see attached letter in reference to the property located at 116 Zamora Avenue, Weslaco, Texas. Which a is by our records your property, please respond to this email if you may have any questions.

Sincerely,

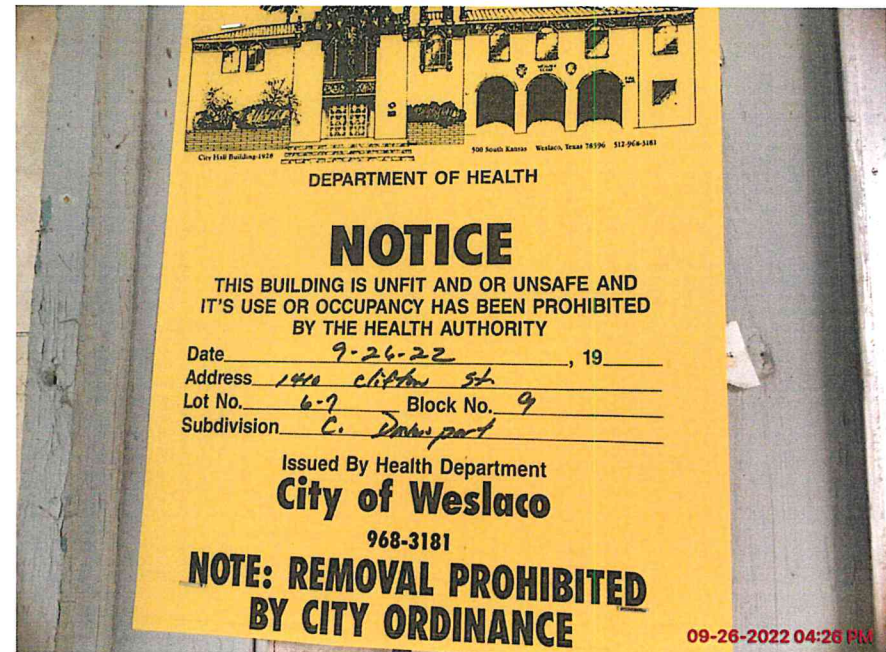
Rolando A. Gonzalez, C.B.O.
Chief Building Official

City of Weslaco
255 S. Kansas Avenue
Weslaco, TX 78596
Ph: (956) 447-3403
Fax: (956) 973-3128
ragonzalez@weslacotx.gov



***Confidentiality Notice: This email message, including any attachments, contains or may contain confidential information intended only for the addressee. If you are not an intended recipient of this message, be advised that any reading, dissemination, forwarding, printing, copying or other use of this message or its attachments is strictly prohibited. If you have received this message in error, please notify the sender immediately by reply message and delete this email message and any attachments from your system. ***

1410 Clifton St.







10-26-2022 10:09 AM



10-26-2022 10:09 AM

LAND INVESTIGATION SERVICES

P.O. Box 530211
Harlingen, Texas 78550

(956)467-6674 Mobile
rgvreports@gmail.com

Location: 1410 Clifton St.

Property ID: 157325

Taxpayer Name: Puente A S
1410 Clifton St
Weslaco, Tx. 78596-6532

TITLE REPORT

CERTIFICATION DATE: August 24, 2021

LEGAL DESCRIPTION:

Lots 6 and 7, Block 9, C. DAVENPORT SUBDIVISION, an addition to the city of Weslaco, Hidalgo County, Texas, according to map or plat thereof recorded in Volume 10 Page 14, Map Records, Hidalgo County, Texas. **SUBJECT TO:** Subdivision regulations of the county of Hidalgo and/or Ordinances or governmental regulation of the City in which the property may be located or holding extra-territorial jurisdiction of said property.

RECORD OWNER: Asuncion Sagredo Puente, a widow

TITLE VIA:

Warranty Deed from Clifton Davenport and wife, Nelle T. Davenport, filed for record February 5, 1957, in Volume 880 Page 537, Deed Records, Hidalgo County, Texas.

NOTE: It appears that her son, Pedro Puente has a vested interest to subject property, as evidenced by Mechanic's Lien Contract For Labor filed for record October 2, 1967, in Volume 145 Page 753, Mechanic's Lien Records, Hidalgo County, Texas. However, no deed of record filed in his favor.

LIENS: None on record.

ABSTRACT OF JUDGMENTS: None on record

CIVIL RECORDINGS: None on record.

NOTICE: THE INFORMATION CONTAINED HEREIN DOES NOT IMPLY WARRANTY OF TITLE, NOR DOES IT REFLECT INVESTIGATION OF PROPERTY TAXES. LIABILITY SHALL BE LIMITED TO THE AMOUNT OF THE TITLE REPORT FEE.


Joe Ruiz/Owner

Vol. 10
Pg. 14

C DAVENPORT SUBDIVISION

OF
THE NORTH 16.96 AC. IN FARM TRACT NO. 52
WEST TRACT SUBDIVISION

HIDALGO CO. TEXAS

May 23rd 1946. Scale 1"=100'.
License No. 3489

STATE OF TEXAS
COUNTY OF HIDALGO

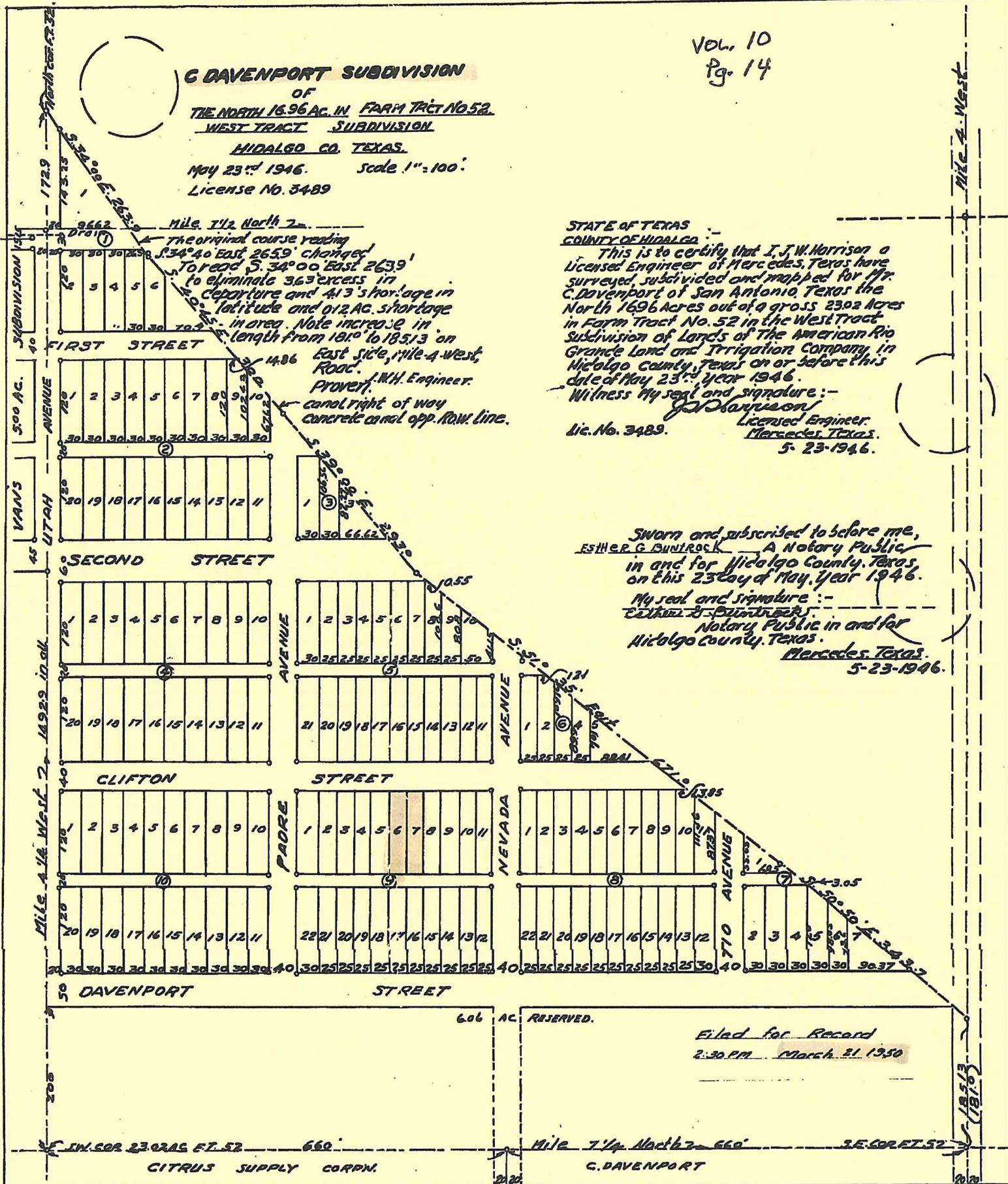
This is to certify that I, J. W. Harrison, a
Licensed Engineer of Mercedes, Texas have
surveyed, subdivided and mapped for Mr.
C. Davenport of San Antonio, Texas the
North 16.96 Acres out of a gross 23.02 Acres
in Farm Tract No. 52 in the West Tract
Subdivision of Lands of The American Rio
Grande Land and Irrigation Company in
Hidalgo County, Texas on or before this
date of May 23rd year 1946.

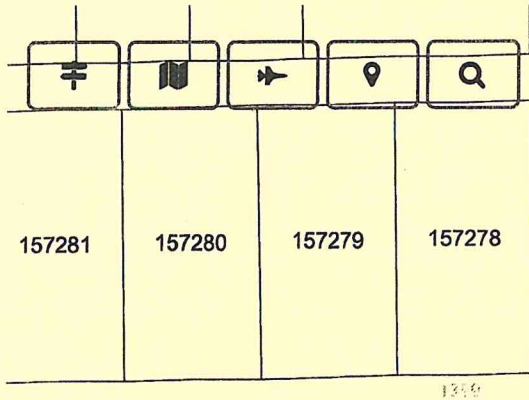
Witness my seal and signature:-

J. W. Harrison
Licensed Engineer.
Mercedes, Texas.
5-23-1946.

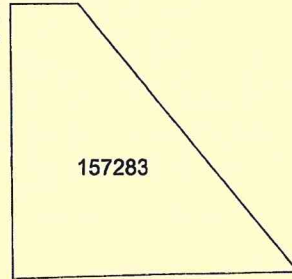
Sworn and subscribed to before me,
ESTHER G. BUNTRICK, A Notary Public
in and for Hidalgo County, Texas
on this 23rd day of May, year 1946.

My seal and signature:-
ESTHER G. BUNTRICK
Notary Public in and for
Hidalgo County, Texas.
Mercedes, Texas.
5-23-1946.

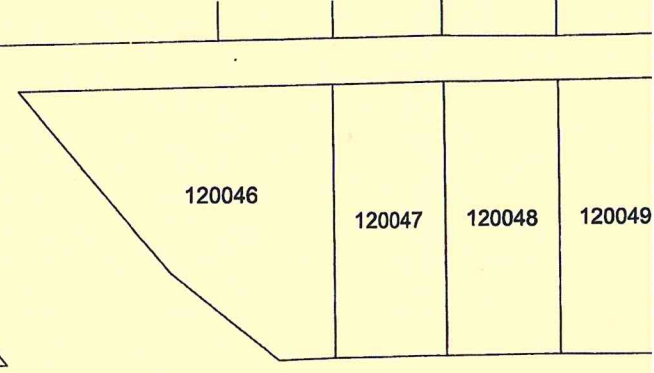




S PADRE AVE

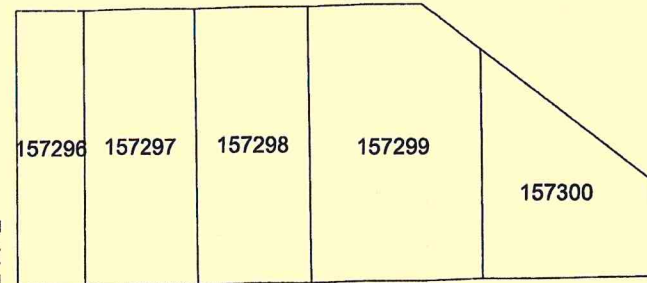
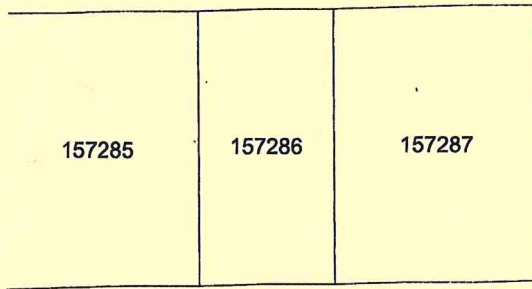


E 2ND ST



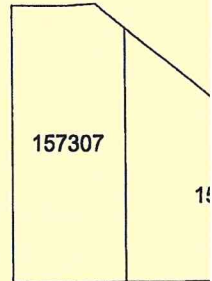
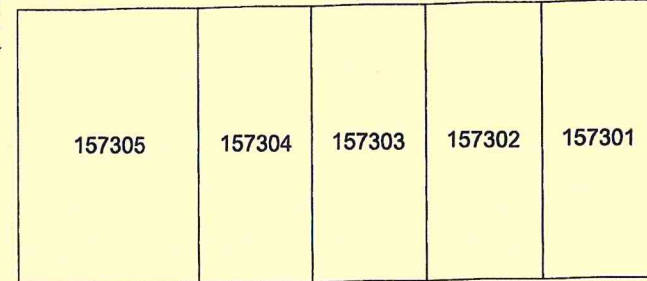
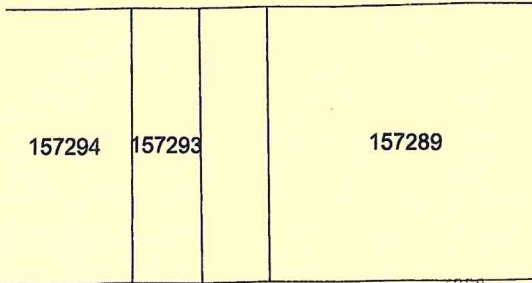
E 2ND ST

ID ST



S PADRE AVE

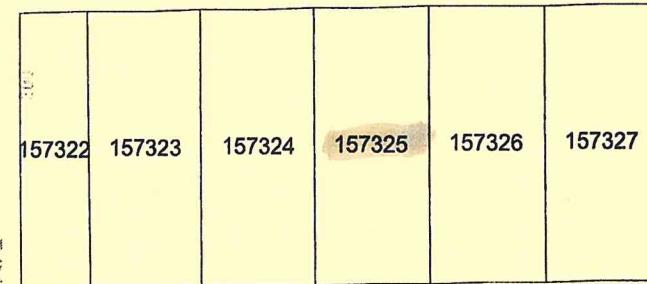
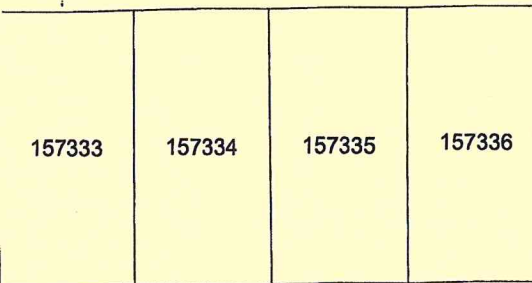
S NEVADA AVE



CLIFTON ST

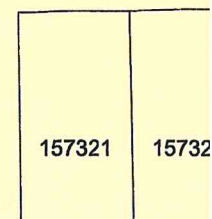
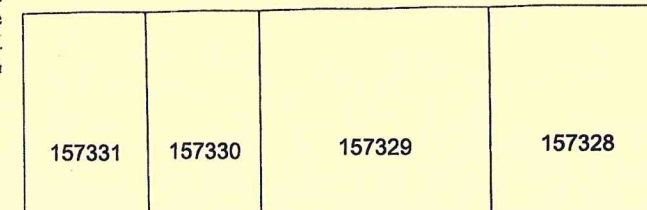
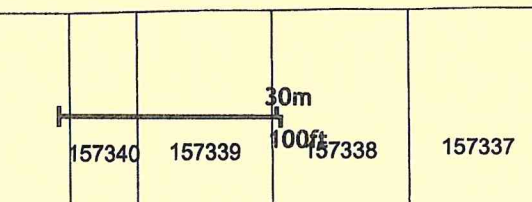
CLIFTON ST

CLIFTON ST



S PADRE AVE

S NEVADA AVE



Hidalgo CAD

Property Search Results > 157325 PUENTE A S for Tax Year: 2022
Year 2022

Property

Account

Property ID: 157325 Legal Description: C DAVENPORT BLK 9 LOTS 6 & 7
Geographic ID: D1000-01-009-0006-00 Zoning: RS
Type: Real Agent Code:
Property Use Code:
Property Use Description:

Location

Address: 1410 CLIFTON ST Mapsco:
WESLACO, TX
Neighborhood: DAVENPORT #1, #2, & #3 Map ID: CWL VOL 10 PG 14
Neighborhood CD: D100001

Owner

Name: PUENTE A S Owner ID: 113993
Mailing Address: 1410 CLIFTON ST % Ownership: 100.000000000000%
WESLACO, TX 78596-6532
Exemptions:

Values

(+) Improvement Homesite Value:	+	\$0	
(+) Improvement Non-Homesite Value:	+	\$13,282	
(+) Land Homesite Value:	+	\$0	
(+) Land Non-Homesite Value:	+	\$18,000	Ag / Timber Use Value
(+) Agricultural Market Valuation:	+	\$0	\$0
(+) Timber Market Valuation:	+	\$0	\$0
(=) Market Value:	=	\$31,282	
(-) Ag or Timber Use Value Reduction:	-	\$0	
(=) Appraised Value:	=	\$31,282	
(-) HS Cap:	-	\$0	
(=) Assessed Value:	=	\$31,282	

Taxing Jurisdiction

Owner: PUENTE A S

% Ownership: 100.000000000000%

Total Value: \$31,282

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax
CAD	APPRAISAL DISTRICT	0.000000	\$31,282	\$31,282	\$0.00
CWL	CITY OF WESLACO	0.696700	\$31,282	\$31,282	\$217.94
DR1	DRAINAGE DISTRICT #1	0.102600	\$31,282	\$31,282	\$32.10
GHD	HIDALGO COUNTY	0.575000	\$31,282	\$31,282	\$179.87
JCC	SOUTH TEXAS COLLEGE	0.171800	\$31,282	\$31,282	\$53.74
R02	ROAD DIST 02	0.000000	\$31,282	\$31,282	\$0.00
SST	SOUTH TEXAS SCHOOL	0.049200	\$31,282	\$31,282	\$15.39
SWL	WESLACO ISD	1.018900	\$31,282	\$31,282	\$318.73
Total Tax Rate:		2.614200			
Taxes w/Current Exemptions:					\$817.77
Taxes w/o Exemptions:					\$817.77

Improvement / Building

Improvement #1: RESIDENTIAL State Code: A1 Living Area: 690.0 sqft Value: \$13,282

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
MA	MAIN AREA	WDFA - 2P	DWD	1983	540.0
POR	PORCH (COVERED)	*		1983	40.0
CPT	CARPORT	*		1983	209.0
ADD	ADDITION	WDFA - 2P	DWD	1983	150.0

Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	L	LOT	0.1377	6000.00	50.00	120.00	\$18,000	\$0

Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2022	\$13,282	\$18,000	0	31,282	\$0	\$31,282
2021	\$13,282	\$18,000	0	31,282	\$0	\$31,282
2020	\$10,571	\$18,000	0	28,571	\$0	\$28,571
2019	\$9,513	\$18,000	0	27,513	\$0	\$27,513
2018	\$9,513	\$18,000	0	27,513	\$0	\$27,513
2017	\$9,513	\$18,000	0	27,513	\$0	\$27,513
2016	\$9,163	\$18,000	0	27,163	\$0	\$27,163
2015	\$9,163	\$18,000	0	27,163	\$0	\$27,163
2014	\$12,491	\$18,000	0	30,491	\$0	\$30,491
2013	\$12,747	\$15,000	0	27,747	\$0	\$27,747
2012	\$13,001	\$15,000	0	28,001	\$0	\$28,001
2011	\$12,887	\$15,000	0	27,887	\$0	\$27,887
2010	\$13,137	\$15,000	0	28,137	\$0	\$28,137

2009	\$13,631	\$15,000	0	28,631	\$0	\$28,631
2008	\$14,871	\$15,000	0	29,871	\$2,519	\$27,352

Deed History - (Last 3 Deed Transactions)

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Number
1		CONV	CONVERSION	UNKNOWN	PUENTE A S			

Tax Due

Property Tax Information as of 08/20/2021

Amount Due if Paid on: ▼

Year	Taxing Jurisdiction	Taxable Value	Base Tax	Base Taxes Paid	Base Tax Due	Discount / Penalty & Interest	Attorney Fees	Amount Due
------	---------------------	---------------	----------	-----------------	--------------	-------------------------------	---------------	------------

NOTE: Penalty & Interest accrues every month on the unpaid tax and is added to the balance. Attorney fees may also increase your tax liability if not paid by July 1. If you plan to submit payment on a future date, make sure you enter the date and RECALCULATE to obtain the correct total amount due.

Questions Please Call (956) 381-8466.

1950

KOL. Pg.
880-537

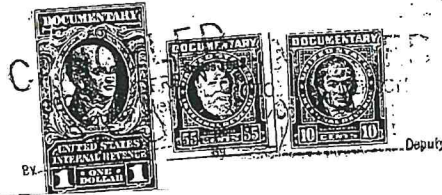
The State of Texas, }
County of HIDALGO, } Know All Men by These Presents:

That we, Clifton Davenport and wife, Nelle T. Davenport, of
San Antonio,

of the County of Bexar State of Texas for and in consideration
of the sum of Ten and No/100 (\$10.00) Dollars in cash and other good and
valuable consideration,

~~XXXXXXXX~~

to us in hand paid by Asuncion Sagredo Puente, a widow, the receipt of
which is hereby acknowledged and confessed,

~~XXXXXXXX~~

have Granted, Sold and Conveyed and by these presents do Grant, Sell and Convey, unto the said
Asuncion Sagredo Puente, a widow, of Weslaco,

of the County of Hidalgo State of Texas all that certain
lots, tracts or parcels of land lying and being situated in Hidalgo
County, Texas, and more particularly described as follows, to wit:

All of Lots Nos. Six (6) and Seven (7) in Block No. Nine (9)
of the C. Davenport Subdivision, Part No. One (1), an Addi-
tion to the City of Weslaco, Hidalgo County, Texas, accord-
ing to a map or plat of said Subdivision now of record in
the office of the County Clerk of Hidalgo County, Texas,
reference to which is here made for all purposes;

TO HAVE AND TO HOLD the above described premises, together with all and singular the
rights and appurtenances thereto in anywise belonging unto the said

Asuncion Sagredo Puente, a widow, her
heirs and assigns forever and we do hereby bind ourselves, our
heirs, executors and administrators, to Warrant and Forever Defend, all and singular the said premises
unto the said

Asuncion Sagredo Puente, a widow, her
heirs and assigns, against every person whomsoever lawfully claiming, or to claim the same, or any
part thereof.

WITNESS our hands at San Antonio, Bexar County, Texas,
this 9th day of January, 1957.

~~Attest as at Request of Clerk~~

Clifton Davenport
Clifton Davenport
Nelle T. Davenport
Nelle T. Davenport

JOINT ACKNOWLEDGMENT

THE STATE OF TEXAS,
COUNTY OF BEXAR.

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared
Clifton Davenport and Nelle T. Davenport, his wife, both
known to me to be the persons whose names are subscribed to the foregoing instrument, and acknowledged to me that
they each executed the same for the purposes and consideration therein expressed, and the said

Nelle T. Davenport, wife of the said Clifton Davenport
acknowledged such instrument to be her act and deed, and she
declared that she had willingly signed the same for the purposes and consideration therein expressed, and that she did not
wish to retract it.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 14th day of January, A. D. 1957.
W. G. COFFEY
Notary Public, Bexar County, Texas
Notary Public in and for Bexar County, Texas.

THE STATE OF TEXAS,
COUNTY OF

Filed for Record on the 5th day of February, A. D. 1957, at 12:24 o'clock P. M.

Duly Recorded this the 8th day of February, A. D. 1957, at 2:54 o'clock P. M.

Instrument No. 1950

GEO. L. ANDERSON, County Clerk
Hidalgo County, Texas

By *Q McDonald* Deputy

MECH. LIEN

13338

SOUTHWEST SAVINGS & LOAN ASSOCIATION
CONTRACT FOR LABOR AND MATERIALS AND TRUST DEED15th day

This CONTRACT, made and entered into by and between Asuncion S. Puente
and Hector Pedro Puente of Hidalgo County, Texas, hereinafter called OWNERS,
and NATIONAL BUILDERS of Del Rio Texas, hereinafter called CONTRACTOR,

WITNESSETH That Contractor, for the considerations herein stated, agrees and contracts with the Owners to furnish and pay for, all labor and materials need-
ed to construct in a good and workmanlike manner, the following improvements:

FURNISH AND INSTALL DELUXE STEEL CHANNELLING AROUND ALL WINDOWS
AND DECKS AND STEEL CORNER POSTS TRIM UNITS. FURNISH AND INSTALL
HEAVY DUTY BUILDERS FLO TO OUTER WALLS. FURNISH AND INSTALL PLASTIC
CORNER STEEL SIDING TO OUTER WALLS. FURNISH CUSTOMER TWO GALLON
OUTSIDE GREEN PAINT.

upon the following described tract, lot or parcel of land belonging to Owners:

LOTS No. SIX (6) AND NO. SEVEN (7) IN BLOCK 9 (NINE)
OF THE C^o, DAVENPORT SUB-DIVISION NO. ONE (1) TO THE
CITY OF WESTLACO, HIDALGO COUNTY, TEXAS.

the construction of such improvements to begin after the execution and delivery of this instrument.

In consideration of the foregoing, Owners promise and agree to pay Contractor, his heirs, representatives or assigns, the sum of
Two Thousand Two Hundred Seventy Dollars (\$ 2,270 = 40/100 2,270 = 40)
payable as follows: NONE cash upon the execution of this contract, and the balance of 2,270 shall be evidenced
by a note for that amount to be executed and delivered upon the completion of the improvements above described. Said note shall be payable to the order of the
Contractor, at the office of Southwest Savings & Loan Association, Brownsville, Texas, in 60 (SIXTY) equal successive
monthly installments of \$ 37.84 each, except the final installment, which shall be the balance then due on the note.

To secure the payment of said note, Owners hereby give, grant and convey to Contractor, his heirs, or assigns, an express mechanic's and materialman's lien as provided by the Constitution and Laws of the State of Texas, upon the hereinafter described property. Said Owners, in additionally secure and enforce the payment of said note and in consideration of the premises hereinafore set forth, have granted, bargained and sold and by these presents do grant, bargain and sell unto John F. Sanders, Jr., as Trustee, and to his successors in this trust, all the hereinafore described property and improvements. To have and to hold the said property unto the said Trustee or his successor forever upon the following terms and conditions: That if the Owners shall pay off and discharge said note according to its face and effect, then this conveyance shall become null and void and shall be released by the holder of the indebtedness. But should Owners default in the payment of said note, or fail to pay, before they become delinquent, all taxes legally assessed against said property, or fail to keep said property fully insured against fire and other hazards, the holder of said note may, at his option, declare the entire remaining unpaid balance of said note immediately due, and, if not immediately paid, then and in that event the Trustee or his successor is hereby authorized and empowered to sell said property after advertising the time, place and terms of the sale of all of the above conveyed and described property, or any part thereof the privilege of selling in whole or in part being hereby granted for at least twenty-one days successively next before at 1:00 day of sale, by posting on written or printed notice thereof at three public places in the County in which said real estate is situated, one of which shall be at the Court House Door of such County, to sell the same, in accordance with such advertisement, at public auction, in front of the Court House of the County in which said property is situated, on

the first Tuesday in any month between the hours of ten o'clock A.M. and four o'clock P.M. to the highest bidder for cash, selling all property above conveyed as an entirety or in parcels as the Trustee may elect, and make due conveyance to the purchaser or purchasers, with general warranty, binding the said owners and their heirs and assigns; and, out of the money arising from such sale, the Trustee acting shall pay: First, all the expenses of advertising said sale and conveyance, including a commission of five per cent to himself, and then to the holder of said indebtedness, the full amount of principal and interest due and unpaid on said indebtedness, as hereinafore set forth, and all taxes, assessments, insurance premiums or other encumbrances made, as provided for herein, with interest thereon, rendering the balance of the purchase money, if any, to the said owners, their heirs or assigns. If the Owners or those holding under them shall remain in possession of said property after sale, however made, such Owners or those holding under them shall become the tenants at sufferance of the purchaser. In the event of the death or the failure of the Trustee herein to act, then the legal holder of said indebtedness may appoint in writing a substitute Trustee who shall succeed in all the rights and powers heretofore granted to the Trustee herein. Owners hereby acknowledge that this contract is being executed and delivered before any labor or materials for the erection and construction of said improvements have been furnished.

For a valuable consideration to Contractor in hand paid by Southwest Savings and Loan Association of Brownsville, the receipt of which is acknowledged, Contractor transfers and assigns the indebtedness represented by said described note and all liens securing its payment to Southwest Savings and Loan Association of Brownsville, Texas.

WITNESS OUR HANDS this 22 day of August 1967
NATIONAL BUILDERS Asuncion S. Puente
Contractor Hector Puente
By J. F. Sanders, Jr. Title Trustee

THE STATE OF TEXAS
COUNTY OF CAMERON

ACKNOWLEDGMENTS

Before me, the undersigned authority on this day personally appeared Asuncion S. Puente
and Hector Puente known to me to be the persons whose names are subscribed to the foregoing instru-

ment, and they acknowledged to me that they executed the same for the purposes and consideration therein expressed. And the said _____
wife of the said _____ having been ex-

amined by me privily and apart from her husband, and having the same fully explained to her, she, the said _____
acknowledged such instrument to be her act and deed,

and declared that she had willingly signed the same for the purposes and consideration therein expressed, and that she did not wish to retract it.

Given under my hand and seal of office, this 22 day of August 1967
William E. Carson
Notary Public in and for Hidalgo County, Texas

BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared _____

known to me to be the persons whose names _____ subscribed to the foregoing contract and above assignment, and acknowledged to me that _____ executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office, this _____ day of _____, 19____

Notary Public in and for _____
County, Texas

753

13338

P

MECH. LIEN

FILED FOR RECORD THIS DATE
At 12:00 o'clock A.M.

OCT 2 1957

SANTOS SAIJANA
County Clerk, Hidalgo County, Texas
By *M. K. Kelley* Deputy

Southwest Savings & Loan Ass'n
P.O. Box 849
Brownsville, Texas
78520

AFFIDAVIT

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, the undersigned authority, Building Inspector in and for the City of Weslaco, Hidalgo County, Texas, on this day personally appeared Mr. Rolando Maldonado after being by me; duly sworn upon his oath deposes and says:

My name is Mr. Rolando Maldonado and I am 58 years old and my date of birth is July 2, 1963. I work at the City of Weslaco Code Enforcement Department in Weslaco, Texas and I can be reached at phone number (956) 684-7184.

I want to say that I gave the following statement to Kayla Arevalo of the Planning & Code Enforcement Department on December 1, 2021.

On November 22, 2021, I posted notice of Public Hearings for the Board of Adjustments and Appeals of Building and the City Commission at 1410 Clifton St. Weslaco, Texas.

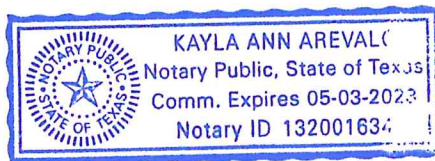
The above statement is true and correct to the best of my knowledge and recollection and I give it of my own free will.

Rolando Maldonado

AFFIANT

NOTARY

SWORN AND SUBSCRIBED before me, this 1st day of Dec 2021 and that the above facts are true and correct to the best of her knowledge.



Kayla Arevalo

(Notary's Official Signature)

5/3/23

(Commission Expires)

Under the Authority of the Texas Government Code, chapter 602.002, a notary public engaged in the performance of the notary's duty.

WESLACO FIRE MARSHAL'S OFFICE
255 S. KANSAS
WESLACO, TEXAS 78596
(956) 447-1990 FAX (956) 969-4921

DILAPIDATED STRUCTURE INSPECTION REPORT

DATE: 4/21/21 X INSPECTION REINSPECTION
FACILITY NAME: Abandoned Residence
PHYSICAL & MAILING ADDRESS: 1410 Clifton Weslaco, TX 78596
PHONE #: OWNER/MANAGER:

TYPE OF INSPECTION: COMPLAINT OCCUPANCY CLASS: RESIDENCE

	1	Deteriorated interior walls
X	2	Deteriorated roof
X	3	Vegetation overgrowth
X	4	Unsecured doors
X	5	Unsecured windows
	6	Debris inside
	7	Debris outside
	8	Exposed electrical wiring
X	9	Broken or missing windows
X	10	Broken or missing door
	11	Signs or feces
	12	Signs of transients/vagrants

	13	Sheetrock walls exposed
	14	Sheetrock ceiling exposed
	15	Signs of roof leaking
	16	Broken and/or uneven floors
	17	Animals (dogs, cats, mice, etc.) inside
	18	Severe fire damage
	19	Roof collapsed and/or exposed
	20	Graffiti
	21	Broken/cracked exterior walls
	22	Other:
	23	Other:
	24	Other:

NOTE: THESE CONDITIONS CONSTITUTE A FIRE HAZARD.

 COMPLIES WITHIN CODE TODAY DOES NOT COMPLY AT THIS TIME WILL REINSPECT BY:

OWNER/OCCUPANT

Asst. Fire Marshal Mike Swinnea
FIRE MARSHAL/FIRE INSPECTOR

SUCH CONDITIONS ARE VIOLATIONS OF EITHER CITY OR STATE FIRE PREVENTION REGULATIONS. PLEASE CORRECT HAZARD(S) AND HELP PREVENT FIRES. NON-COMPLIANCE IS SUBJECT TO PENALTIES UNDER CITY & STATE REGULATIONS.

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Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee

Extra Services & Fees (check box, add fee as appropriate)	
☐ Return Receipt (hardcopy)	\$
☐ Return Receipt (electronic)	\$
☐ Certified Mail Restricted Delivery	\$
☐ Adult Signature Required	\$
☐ Adult Signature Restricted Delivery	\$

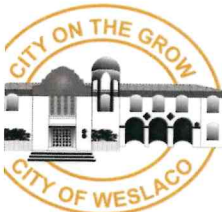
Postmark
Here

Postage

\$	AS Puente
Total Postage at	1410 Clifton St.
\$	Weslaco, Texas 78596
Sent To	
Street and Apt. #	
City, State, ZIP+	

PS Form 3800, April 2015 PSN 7530-02-000-9047

See Reverse for Instructions



n St. Weslaco, Texas

12-15-2021

NOTICE OF PUBLIC HEARING

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

Andrew Munoz, Interim City Manager

Dear Terry Fuentes (A S Puente)

Please be advised that on 12/14/2021 at the Weslaco City Commission meeting your case was presented to the Mayor and City Commission. They understood that on 12/07/2021. The Board of Adjustments and Appeals recommended to give you 6-months to complete your cleanup and Construction on property at 1410 Clifton St., Weslaco, Texas. The City Commission decided to grant you with 3-months to complete your cleanup and Construction. Please provide date of when you are going to begin. Please ensure that a permit is obtained prior to starting. If you do not comply within the time restraints set forth by the Commission, the City of Weslaco may cause the demolition of the building on the property and all the costs and expenses incurred, including administrative costs will be charged against the property. A lien will be placed on property in the amount of all expenses and charges incurred.

If you have any questions or comments regarding this notice, please call me at (956) 447-3401 Ext. # 3120.

Sincerely,

Rolando Maldonado

Code Enforcement Inspector

CC: C/E files

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Extra Services & Fees (check box, add fee as appropriate)	
☐ Return Receipt (hardcopy)	\$
☐ Return Receipt (electronic)	\$
☐ Certified Mail Restricted Delivery	\$
☐ Adult Signature Required	\$
☐ Adult Signature Restricted Delivery	\$

Postmark
Here



David Suarez, Mayor
Josh Pedraza, Mayor Pro-tem, District 1
Leo Munoz, Commissioner, At-Large
Greg Kerr, Commissioner, At-Large
Letty Lopez, Commissioner, District 2
Jose "J.P." Rodriguez, Commissioner, District 3
Adrian Farias, Commissioner, District 4

Martin Garza, Interim City Manager

Postage
\$
Total Postage
\$
Sent To
1306 Taylor St.
Weslaco, Texas 78596
City, State, ZIP

PS Form 3800, April 2015 PSN 7530-02-000-9047

See Reverse for Instructions

1306 Taylor St.

Weslaco, Texas 78596

RE: Dilapidated Structure at 1410 Clifton St. Weslaco, Texas

Legally described as being; C. Davenport Blk n9 Lots #6 & 7

Dear Terry Fuentes

Please be advised that the City's Planning and Code Enforcement Department believes the main structure at the above address is in violation of **Weslaco, Texas Code of Ordinance Chapter 26 Article VIII. Unsanitary & Dangerous Buildings, Sec. 26-225** because it is dilapidated, substandard, or it has become unfit for human habitation and it is a hazard to the health, safety and welfare of the citizens of the City of Weslaco. Staff has completed inspections of the structure and property and expects to recommend to the City Commission in the near future that the structure either be repaired to current building codes or demolished by the owner.

The staff recommendation regarding your property will be made at a Public Hearing. As required by ordinance, we will attempt to notify you by certified mail with return receipt requested, and by publishing notice in The Monitor newspaper advising of the date and time of the Public Hearing. You will have the opportunity to address the City Commission regarding the property at this hearing.

At the Public Hearing, the City Commission is likely to order that the property be repaired to current building codes or demolished within 60 days as recommended by staff. It is important that you attend the public hearing, because you are allowed to voice your opinion on behalf of your property. Please note that any other citizen(s) present may voice their opinions as well.

The purpose of this letter is to provide you advance notice that staff expects to recommend that the structure(s) be repaired to current building codes or demolished so that you may have additional time to consider your options for the property prior to any further action by the Planning and Code Enforcement Department.

IT IS VERY IMPORTANT THAT YOU CONTACT ME AS SOON AS POSSIBLE REGARDING THIS MATTER SO WE CAN KNOW THE ACTIONS YOU WILL TAKE REGARDING THIS PROPERTY. CONTACT ME AT (956) 447-3401 EXT # 3120 MON- FRI 8AM- 5PM

Sincerely,
Rolando Maldonado
Rolando Maldonado

Code Enforcement Officer

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Extra Services & Fees (check box, add fee as appropriate)

- ☐ Return Receipt (hardcopy) \$
☐ Return Receipt (electronic) \$
☐ Certified Mail Restricted Delivery \$
☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$

Postage

\$

Total Postage

\$

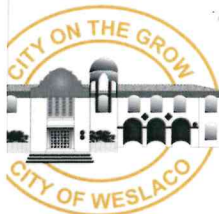
Sent To

Street and Apt

City, State, ZIP

Terry Fuentes
C/O AS Puente
1306 Taylor St.
Weslaco, Texas 78596

Postmark
Here



1 St., Weslaco, Texas

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

10/26/2022

PS Form 3800, April 2015 PSN 7530-02-000-9047

See Reverse for Instructions

NOTICE OF PUBLIC HEARING

Dear Terry Fuentes C/O AS Puente

Please be advised that the Code Enforcement Department for the City of Weslaco has determined that you are the legal owner(s) of the property and the building(s) located at **1410 Clifton St. Weslaco, Texas** legally described as being; **C. Davenport Blk 9 lots 6 & 7, City of Weslaco, Hidalgo County, Texas.** and it finds that the building(s) does not meet the minimum standards for continued use and occupancy. The structure has been inspected and found to be dilapidated, substandard, unfit for human habitation and it is a hazard to the health, safety and welfare of the citizens of the City of Weslaco, placing it in violation of Weslaco, Texas Code of Ordinance Chapter 26 Article VIII. Unsanitary & Dangerous Buildings, Sec. 26-225.

On Wednesday, November 16, 2022, at 5:30 pm, has been set as the date for a public hearing by the Board of Adjustments and Appeals of Building at the Legislative Chambers located at 255 S. Kansas, Weslaco, Texas. In this hearing the Code Enforcement Inspector shall present evidence as to why the building does not meet the minimum standards for continued use and occupancy. On this date, you as the owner(s) of the above-mentioned property and building shall have an equal opportunity to present evidence in your defense. Members of the general public will also be given an opportunity to voice their opinion regarding the premise or building, the subject of this public hearing.

On Tuesday, December 6, 2022, at 5:30 pm, has been set as the date for a Public Hearing, the City Commission, depending on the evidence presented, may find that the building or premise is a public nuisance and may direct that the building or premise be either repaired or removed. **At no time will repairs or removal of the building or premise be required less than fifteen (15) days from the public hearing day or exceed more than sixty (60) days from the public hearing date.**

If the City Commission votes to remove or repair the building on your property and you do not comply within the time restraints set forth by the Commission, the City of Weslaco may cause the demolition of the building on your property and all the costs and expenses incurred, including administrative costs will be charged to you against the property. A lien will be placed on property in the amount of all expenses and charges incurred.

If you have any questions or comments regarding this notice, please call me at (956) 447-3401 Ext. # 3120.

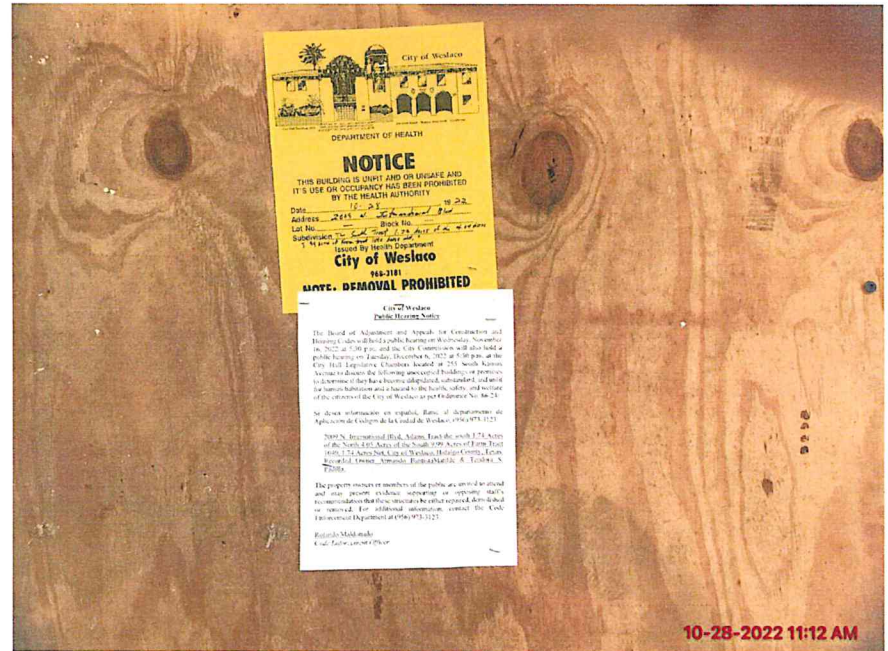
Sincerely,

Code Enforcement Inspector

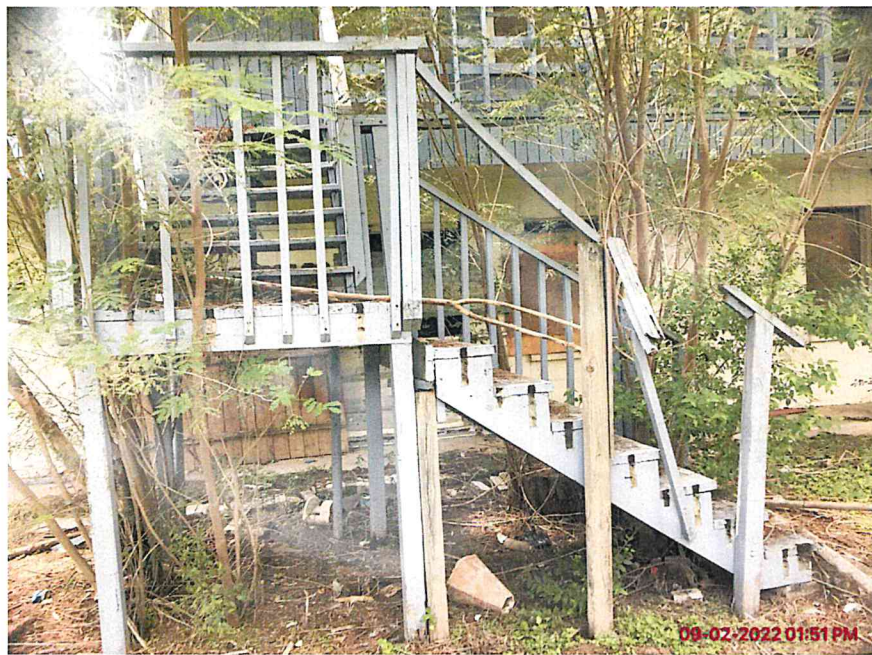
CC: C/E files

2009 N. International Blvd

















J G Ortiz Consulting Title search report

Sept 2022

Owner: Armando Bautista

Legal description: Adams Tract- .the South 1.74 Acres of the North 4.05 Acres of the South 9.99 Acres of Farm Tract 1040, 1.74 Acres NET

Hidalgo County Appraisal District # 108400

Warranty Deed Document # 19670 Date: July 20,1976
From Ramon Bautista & Wife Vicenta Bautista
to Armando Bautista & Wife Elva Bautista, no lien-cash.

Situs Address: 2009 N. International Blvd, Weslaco Texas 78599

Mailing Address: 216 N. Alamo Rd, Edinburg, Texas 78542-0316

Taxes due- Amt. \$ 887.12 for year 2021 only

Tax Lawsuit None

No other parties involved

Exemptions- None

PO Box 789 Weslaco Texas 78599-0789 Ph. 956-647-3480 Email:
cjortiz92@hotmail.com

DELINQUENT TAX STATEMENT SUMMARY



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

Certified Owner:

BAUTISTA ARMANDO
216 N ALAMO RD
EDINBURG, TX 78542-0316

Legal Description:

ADAMS TRACT-THE SOUTH 1.74ACRES OF THE
NORTH 4.05ACRES OF THE SOUTH 9.99ACRES
OF FARM TRACT 1040 1.74ACRES NET

Account No: A0800-00-000-1040-04

2021 Value: \$194,579
Appr. Dist. No.: 108400

Legal Acres: 1.7400

Parcel Address: 2009 N INTERNATIONAL BLVD

As of Date: 09/05/2022

Print Date: 09/05/2022 Printed By: ACT_INQ

Year	Tax Units	Remaining Levy	IF PAID BY September 30, 2022		IF PAID BY October 31, 2022		IF PAID BY November 30, 2022	
			Penalty Interest	Total	Penalty Interest	Total	Penalty Interest	Total
2021	1 2 40 53 54 55	\$632.31	\$240.26	\$872.57	\$247.55	\$879.86	\$254.81	\$887.12
TOTAL AMOUNT DUE:		\$632.31	\$240.26	\$872.57	\$247.55	\$879.86	\$254.81	\$887.12

Tax Unit Codes:

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

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

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

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

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

Print Date: 09/05/2022

Appr. Dist. No.: 108400

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

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



A0800-00-000-1040-04

BAUTISTA ARMANDO
216 N ALAMO RD
EDINBURG, TX 78542-0316

If Paid By	Amount Due
September 30, 2022	\$872.57
October 31, 2022	\$879.86
November 30, 2022	\$887.12
Amount Paid:	\$ _____

00001084000000087257

1492
469

The State of Texas,
County of HIDALGO

19670
Know All Men by These Presents:

That We, Ramon Bautista and wife, Vicenta Bautista

of the County of Hidalgo State of Texas for and in consideration
of the sum of Ten (\$10.00)

and other good and valuable considerations DOLLARS
to US in hand paid by
Armando Bautista and wife, Elva Bautista as follows:

Cash, receipt of which is acknowledged and confessed,

have Granted, Sold and Conveyed, and by these presents do Grant, Sell and Convey, unto the said

Armando Bautista and Elva Bautista

of the County of Hidalgo State of Texas all that certain

lot, tract parcel and piece of land situated in Hidalgo County,
Texas and described as being:

A tract of land of 4.05 acres out of the South 11.36
acres of Farm Tract 1040 Block 134, Adams Tract Sub-
division, Llano Grande Grant, Hidalgo County, Texas,
described by metes and bounds as follows:

BEGINNING at a cotton picker spindle on the East line of said
Farm Tract at a distance of 759.12 feet North of the Southeast
corner for the Southeast corner of the following described tract
of land.

2/29/75

THENCE, parallel with the North line of said Farm Tract, "WEST", at 40.00 feet pass iron pipe with cotton picker spindle for the West right-of-way line of Farm to Market 1015, at 569.96 feet set iron pipe with cotton picker spindle on the Southwest line of said Farm Tract for the Southwest corner hereof;

THENCE, along the Southwest line of said Farm Tract, North 36 degrees, 54 minutes East, 353.86 feet set iron pipe with cotton picker spindle for the Northwest corner hereof,

THENCE, parallel with the North line of said Farm Tract, "EAST", 623.43 feet set iron pipe with cotton picker spindle for corner hereof;

THENCE, "SOUTH", 94.48 feet set iron pipe with cotton picker spindle for corner hereof,

THENCE, "EAST", at 119.00 feet pass iron pipe with cotton picker spindle for the West right-of-way line of Farm To Market 1015, at 159.00 feet to the East line of said Farm Tract for corner hereof;

THENCE, along the East line of said Farm Tract, "SOUTH", 188.00 feet to POINT OF BEGINNING.

CONTAINING 4.05 acres of land of which 0.17 acre lies in road right-of-way.

TO HAVE AND TO HOLD the above described premises, together with all and singular the rights and appurtenances thereto in anywise belonging unto the said Armando Bautista and Elva Bautista, their

heirs and assigns forever and we do hereby bind ourselves, our heirs, executors and administrators, to Warrant and Forever Defend, all and singular the said premises unto the said Armando Bautista and Elva Bautista, their

heirs and assigns, against every person whomsoever lawfully claiming, or to claim the same, or any part thereof.

WITNESS our hands at Mercedes, Texas this 16 day of July, 1976.

Witness at request of Grantor:

Dinda Zapata
Elva Bautista

Ramon (t) Bautista
Ramon Bautista
Vicente Bautista
Vicente Bautista

SINGLE ACKNOWLEDGMENT

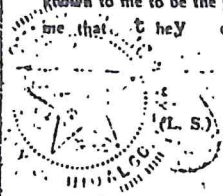
THE STATE OF TEXAS,
COUNTY OF HIDALGO

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared
Ramon Bautista and Vicenta Bautista

known to me to be the persons whose names are subscribed to the foregoing instrument, and acknowledged to me that they executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE,

this the 16 day of July A. D. 1976



[Signature]
A. B. PEREZ, NOTARY PUBLIC
HIDALGO COUNTY, TEXAS

Notary Public in and for Hidalgo County, Texas

SINGLE ACKNOWLEDGMENT

THE STATE OF TEXAS,
COUNTY OF

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 whose name subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE,

this the day of A. D. 19

(L. S.)

Notary Public in and for County, Texas

CORPORATION ACKNOWLEDGMENT

THE STATE OF TEXAS,
COUNTY OF

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 and officer whose name is subscribed to the foregoing instrument and acknowledged to me that the same was the act of the said

a corporation, and that he executed the same as the act of such corporation for the purposes and consideration therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE,

this the day of A. D. 19

(L. S.)

Notary Public in and for County, Texas

1967L
125

Warranty Deed

FROM

Ramon Bautista

Vicenta Bautista

TO

Armando Bautista

Elva Bautista

FILED FOR RECORD

This.....day of....., A.D. 19.....

at.....o'clock.....M.

County Clerk

By.....

Deputy

RECORDED

FILED FOR RECORD THIS DATE A. D. 19.....

In At 10:08 o'clock 1 PM. County Records

In Book JUL 29 1973 on Page

SANTOS SALDANA County Clerk

By County Clerk, Hidalgo County, Texas

By Deputy Deputy

Recording Fee \$.....

This instrument should be filed immediately with
the County Clerk for Record.

Ramon Bautista
598 S. Walnut
North East, Houston 46619

The Odco Company, Publishers, Dallas

WESLACO FIRE MARSHAL'S OFFICE
255 S. KANSAS
WESLACO, TEXAS 78596
(956) 447-1990 FAX (956) 969-4921

DILAPIDATED STRUCTURE INSPECTION REPORT

DATE: 09/23/22 X INSPECTION REINSPECTION
FACILITY NAME: Abandoned Apartment Complex
PHYSICAL & MAILING ADDRESS: 2009 N. International Blvd. Weslaco, TX 78599
PHONE #: OWNER/MANAGER:

TYPE OF INSPECTION: COMPLAINT OCCUPANCY CLASS: RESIDENCE

X	1	Deteriorated interior walls
X	2	Deteriorated roof
X	3	Vegetation overgrowth
X	4	Unsecured doors
X	5	Unsecured windows
X	6	Debris inside
X	7	Debris outside
	8	Exposed electrical wiring
X	9	Broken or missing windows
X	10	Broken or missing door
	11	Signs or feces

	13	Sheetrock walls exposed
	14	Sheetrock ceiling exposed
	15	Signs of roof leaking
X	16	Broken and/or uneven floors
X	17	Animals (dogs, cats, mice, etc.) inside
	18	Severe fire damage
	19	Roof collapsed and/or exposed
	20	Graffiti
X	21	Broken/cracked exterior walls
X	22	Other: Building has a heavy fuel load for a fire
	23	Other:

NOTE: THESE CONDITIONS CONSTITUTE A FIRE HAZARD.

 COMPLIES WITHIN CODE TODAY x DOES NOT COMPLY AT THIS TIME WILL REINSPECT BY:

 Asst. Fire Marshal Mike Swinnea
OWNER/OCCUPANT FIRE MARSHAL/FIRE INSPECTOR

SUCH CONDITIONS ARE VIOLATIONS OF EITHER CITY OR STATE FIRE PREVENTION REGULATIONS. PLEASE CORRECT HAZARD(S) AND HELP PREVENT FIRES. NON-COMPLIANCE IS SUBJECT TO PENALTIES UNDER CITY & STATE REGULATIONS.

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OFFICIAL USE

Certified Mail Fee

Extra Services & Fees (check box, add fee as appropriate)

☐ Return Receipt (hardcopy)	\$
☐ Return Receipt (electronic)	\$
☐ Certified Mail Restricted Delivery	\$
☐ Adult Signature Required	\$
☐ Adult Signature Restricted Delivery	\$

Postage

Total Postage at Elma Bautista

Sent To 508 S. Walnut St.
 South Bend, Indiana 46619

Street and Apt. #

City, State, ZIP+

City, State, ZIP+

City, State, ZIP+

City, State, ZIP+

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Postmark
Here



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

South Bend, Indiana 46619

RE: Dilapidated Structure at 2009 N. International, Weslaco, Texas

Legally described as being; Adams Tract-The South 1.72 Acres of the North 4.05 Acres of the South 9.99 Acres of Farm Tract 1040 1.74 Acres NET

Dear Emma B. Williams

Please be advised that the City's Planning and Code Enforcement Department believes the main structure at the above address is in violation of **Weslaco, Texas Code of Ordinance Chapter 26 Article VIII. Unsanitary & Dangerous Buildings, Sec. 26-225** because it is dilapidated, substandard, or it has become unfit for human habitation and it is a hazard to the health, safety and welfare of the citizens of the City of Weslaco. The City has completed inspections of the structure and property and expects to reconvene the City Commission in the near future that the structure either be repaired to current building codes or demolished.

The staff recommendation regarding your property will be made at a public hearing. We will attempt to notify you by certified mail with return receipt requested. We will also publish a Monitor newspaper advising of the date and time of the Public Hearing. The City Commission regarding the property at this hearing.

At the Public Hearing, the City Commission is likely to order that the structure be repaired to current building codes or demolished within 60 days as recommended by staff. It is important because you are allowed to voice your opinion on behalf of your property. The City Commission present may voice their opinions as well.

The purpose of this letter is to provide you advance notice that staff expects the structure to be repaired to current building codes or demolished so that you may have a chance to voice your opinion on the property prior to any further action by the Planning and Code Enforcement Department.

IT IS VERY IMPORTANT THAT YOU CONTACT ME AS SOON AS POSSIBLE. IF YOU DO NOT CONTACT ME, WE WILL TAKE ACTION. CONTACT ME AT (956) 447-3401 EXT # 3120 MON- FRI 8AM- 5PM.

Sincerely,

Rolando Maldonado

Code Enforcement Officer

255 S. KANSAS AVE. ■ WESLACO, TEXAS 78596-6285 ■ 956-968-3111

COMPLETE THIS SECTION ON DELIVERY

A. Signature ☐ Agent
 B. Received by (Printed Name) ☐ Addressee
 C. Date of Delivery
 D. Is delivery address different from item 1? ☐ Yes ☐ No
 If YES, enter delivery address below:

3. Service Type
☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery
☐ Collect on Delivery
☐ Insured Mail (over \$500)
☐ Insured Mail Restricted Delivery

Domestic Return Receipt

SENDER: COMPLETE THIS SECTION

1. Article Addressed to:
 Elma Bautista
 508 S. Walnut St.
 South Bend, Indiana 46619



9590 9402 6940 1104 8655 49

2. Article Number (Transfer from service label)
 7021 1970 0001 6446 4853

PS Form 3811, July 2020 PSN 7530-02-000-9053

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☐	Return Receipt (electronic) \$
☐	Certified Mail Restricted Delivery \$
☐	Adult Signature Required \$
☐	Adult Signature Restricted Delivery \$

Postmark
Here

Postage

\$ Total Postage Elma Bautista
\$ Sent To 508 S. Walnut St.
\$ Street and Apt South Bend, Indiana 46619
City, State, Zip

PS Form 3800, April 2015 PSN 7530-02-000-9047

See Reverse for Instructions



David Suarez, Mayor
Josh Pedraza, Mayor Pro-tem, District 1
Leo Munoz, Commissioner, At-Large
Greg Kerr, Commissioner, At-Large
Letty Lopez, Commissioner, District 2
Jose "J.P." Rodriguez, Commissioner, District 3
Adrian Farias, Commissioner, District 4

Martin Garza, Interim City Manager

508 S. Walnut St.

South Bend, Indiana 46619

RE: Dilapidated Structure at 2009 N. International Weslaco, Texas

Legally described as being; Adams Tract- The South 1.72 Acres of the North 4.04 Acres 9.99 Acres of Farm Tract 1040 1.74 Acres NET

Dear Elma Bautista

Please be advised that the City's Planning and Code Enforcement Department believes the main structure at the above address is in violation of **Weslaco, Texas Code of Ordinance Chapter 26 Article VIII. Unsanitary & Dangerous Buildings, Sec. 26-225** because it is dilapidated, substandard, or it has become unfit for human habitation and it is a hazard to the health, safety and welfare of the citizens of the City of Weslaco. Staff has completed inspections of the structure and property and expects to recommend to the City Commission in the near future that the structure either be repaired to current building codes or demolished by the owner.

The staff recommendation regarding your property will be made at a Public Hearing. As required by ordinance, we will attempt to notify you by certified mail with return receipt requested, and by publishing notice in The Monitor newspaper advising of the date and time of the Public Hearing. You will have the opportunity to address the City Commission regarding the property at this hearing.

At the Public Hearing, the City Commission is likely to order that the property be repaired to current building codes or demolished within 60 days as recommended by staff. It is important that you attend the public hearing, because you are allowed to voice your opinion on behalf of your property. Please note that any other citizen(s) present may voice their opinions as well.

The purpose of this letter is to provide you advance notice that staff expects to recommend that the structure(s) be repaired to current building codes or demolished so that you may have additional time to consider your options for the property prior to any further action by the Planning and Code Enforcement Department.

IT IS VERY IMPORTANT THAT YOU CONTACT ME AS SOON AS POSSIBLE REGARDING THIS MATTER SO WE CAN KNOW THE ACTIONS YOU WILL TAKE REGARDING THIS PROPERTY. CONTACT ME AT (956) 447-3401 EXT # 3120 MON- FRI 8AM- 5PM

Sincerely,

Rolando Maldonado
Rolando Maldonado

Code Enforcement Officer

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☐ Return Receipt (hardcopy) \$
☐ Return Receipt (electronic) \$
☐ Certified Mail Restricted Delivery \$
☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$

Postage

\$
Total Postage and Fee

\$
Sent To

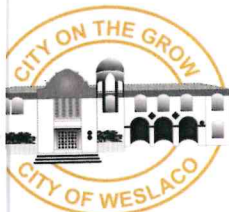
Street and Apt. No., or

City, State, ZIP+4®

PS Form 3800, April 2015 PSN 7530-02-000-9047

See Reverse for Instructions

Postmark
Here



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

International Blvd, Weslaco, Texas

10/28/2022

NOTICE OF PUBLIC HEARING

Dear Elma Bautista

Please be advised that the Code Enforcement Department for the City of Weslaco has determined that you are the legal owner(s) of the property and the building(s) located at **2009 N. International Blvd** legally described as being; **Adams Tract-The South 1.74 Acres of the North 4.05 Acres of the South 9.99 Acres of Farm Tract 1040 1.74 Acres Net, City of Weslaco, Hidalgo County, Texas.** and it finds that the building(s) does not meet the minimum standards for continued use and occupancy. The structure has been inspected and found to be dilapidated, substandard, unfit for human habitation and it is a hazard to the health, safety and welfare of the citizens of the City of Weslaco, placing it in violation of Weslaco, Texas Code of Ordinance Chapter 26 Article VIII. Unsanitary & Dangerous Buildings, Sec. 126-225.

On Wednesday, November 16, 2022, at 5:30 pm, has been set as the date for a public hearing by the Board of Adjustments and Appeals of Building at the Legislative Chambers located at 255 S. Kansas, Weslaco, Texas. In this hearing the Code Enforcement Inspector shall present evidence as to why the building does not meet the minimum standards for continued use and occupancy. On this date, you as the owner(s) of the above-mentioned property and building shall have an equal opportunity to present evidence in your defense. Members of the general public will also be given an opportunity to voice their opinion regarding the premise or building, the subject of this public hearing.

On Tuesday, December 6, 2022, at 5:30 pm, has been set as the date for a Public Hearing, the City Commission, depending on the evidence presented, may find that the building or premise is a public nuisance and may direct that the building or premise be either repaired or removed. **At no time will repairs or removal of the building or premise be required less than fifteen (15) days from the public hearing day or exceed more than sixty (60) days from the public hearing date.**

If the City Commission votes to remove or repair the building on your property and you do not comply within the time restraints set forth by the Commission, the City of Weslaco may cause the demolition of the building on your property and all the costs and expenses incurred, including administrative costs will be charged to you against the property. A lien will be placed on property in the amount of all expenses and charges incurred.

If you have any questions or comments regarding this notice, please call me at (956) 447-3401 Ext. # 3120.

Sincerely,

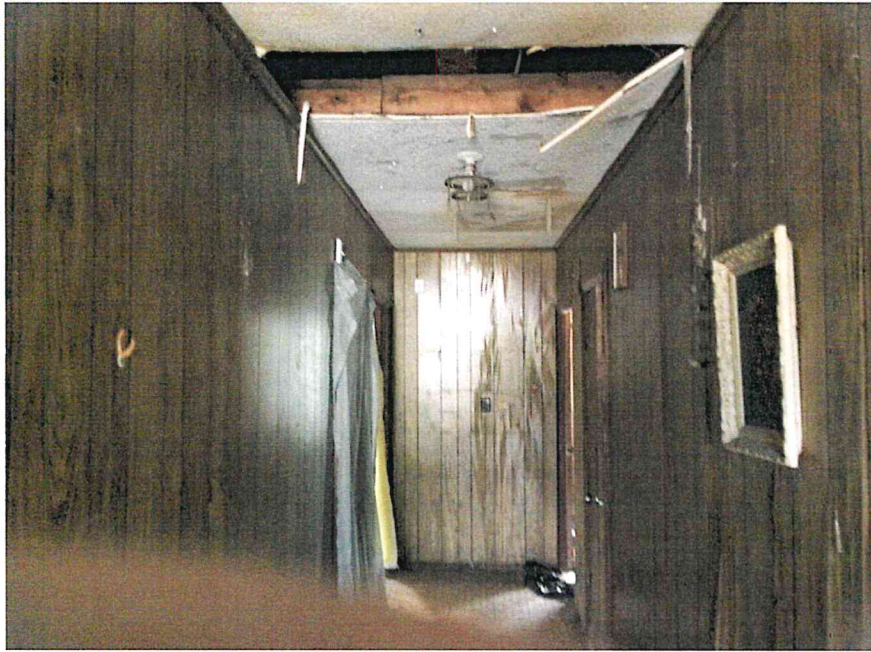
Rolando Medina
Code Enforcement Inspector

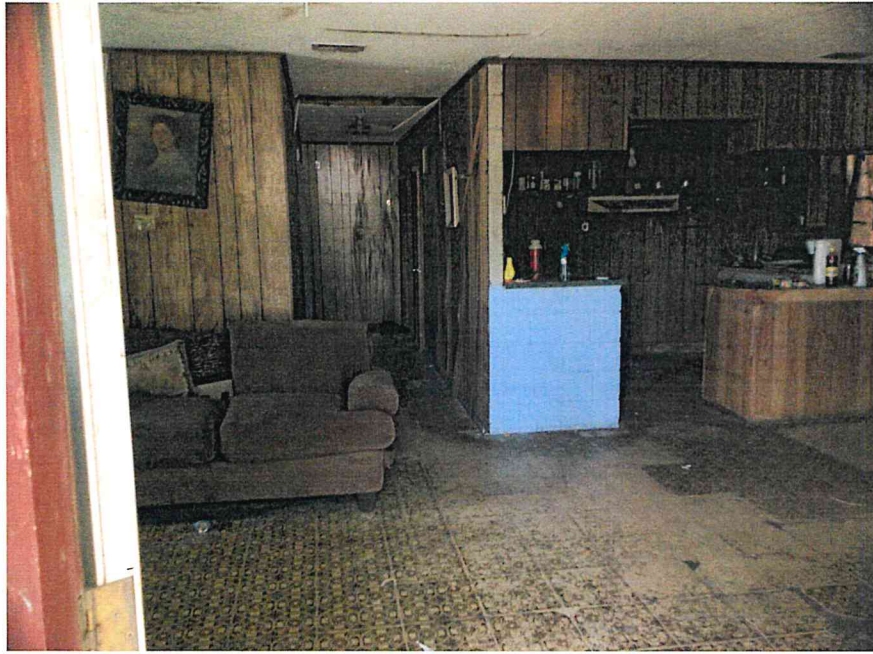
CC: C/E files

300 Blue Bonnet St.









AFFIDAVIT

STATE OF TEXAS COUNTY OF HIDALGO

BEFORE ME, the undersigned authority, Building Inspector in and for the City of Weslaco, Hidalgo County, Texas, on this day personally appeared Mr. Rolando Maldonado after being by me; duly sworn upon his oath deposes and says:

My name is Mr. Rolando Maldonado and I am 57 years old and my date of birth is July 2, 1963. I work at the City of Weslaco Code Enforcement Department in Weslaco, Texas and I can be reached at phone number (956) 684-7184.

I want to say that I gave the following statement to Rebekah de la Fuente of the Planning & Code Enforcement Department on March 1, 2021.

On December 15, 2020, I posted the Final Decision of the City Commission, to condemn Building at 117 Zamora St. Weslaco, Texas.

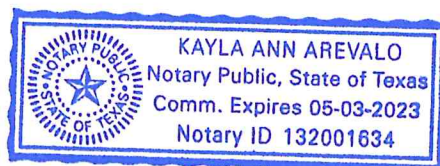
The above statement is true and correct to the best of my knowledge and recollection and I give it of my own free will.

Rolando Maldonado

AFFIANT

NOTARY

SWORN AND SUBSCRIBED before me, this 1st day of Dec 2021 and that the above facts are true and correct to the best of her knowledge.



Kayla Arevalo
(Notary's Official Signature)

5/3/23
(Commission Expires)

Under the Authority of the Texas Government Code, chapter 602.002, a notary public engaged in the performance of the notary's duty.

WESLACO FIRE MARSHAL'S OFFICE
255 S. KANSAS
WESLACO, TEXAS 78596
(956) 447-1990 FAX (956) 969-4921

DILAPIDATED STRUCTURE INSPECTION REPORT

DATE: 4/21/21 X INSPECTION REINSPECTION
FACILITY NAME: Abandoned Residence
PHYSICAL & MAILING ADDRESS: 300 Bluebonnet Weslaco, TX 78596
PHONE #: OWNER/MANAGER:

TYPE OF INSPECTION: COMPLAINT OCCUPANCY CLASS: RESIDENCE

	1	Deteriorated interior walls
X	2	Deteriorated roof
X	3	Vegetation overgrowth
X	4	Unsecured doors
	5	Unsecured windows
	6	Debris inside
X	7	Debris outside
	8	Exposed electrical wiring
	9	Broken or missing windows
X	10	Broken or missing door
	11	Signs or feces
	12	Signs of transients/vagrants

	13	Sheetrock walls exposed
	14	Sheetrock ceiling exposed
	15	Signs of roof leaking
	16	Broken and/or uneven floors
	17	Animals (dogs, cats, mice, etc.) inside
	18	Severe fire damage
	19	Roof collapsed and/or exposed
	20	Graffiti
	21	Broken/cracked exterior walls
	22	Other:
	23	Other:
	24	Other:

NOTE: THESE CONDITIONS CONSTITUTE A FIRE HAZARD.

 COMPLIES WITHIN CODE TODAY x DOES NOT COMPLY AT THIS TIME WILL REINSPECT BY:

OWNER/OCCUPANT

Asst. Fire Marshal Mike Swinnea
FIRE MARSHAL/FIRE INSPECTOR

SUCH CONDITIONS ARE VIOLATIONS OF EITHER CITY OR STATE FIRE PREVENTION REGULATIONS. PLEASE CORRECT HAZARD(S) AND HELP PREVENT FIRES. NON-COMPLIANCE IS SUBJECT TO PENALTIES UNDER CITY & STATE REGULATIONS.

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Extra Services & Fees (check box, add fee as appropriate)

☐ Return Receipt (hardcopy) \$

☐ Return Receipt (electronic) \$

☐ Certified Mail Restricted Delivery \$

☐ Adult Signature Required \$

☐ Adult Signature Restricted Delivery \$

Postage \$

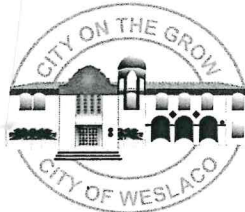
Total Postage \$

Sent To Maria Pineda

Street and Apt. # 1103 Lantana Lane

City, State, ZIP+4 Weslaco, Texas 78596

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions



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

Andrew Munoz, Interim City Manager

ebonnet Ave, Weslaco, Texas

03-23-2022

NOTICE OF PUBLIC HEARING

Dear Adela Vasquez

Please be advised that on 12/14/2021 at the Weslaco City Commission meeting your case was presented to the Mayor and City Commission. They understood that on 12/07/2021. The Board of Adjustments and Appeals recommended to give you 6-months to complete your cleanup and demolition on your property. The City Commission decided to grant you with 3-months to complete your cleanup and demolition. Joe Pedraza approved two roll off (containers) that were placed on your property at no cost to you. The time restraints set forth by the Commission has expired, the City of Weslaco is asking you to immediately take care and finished the demolition of the building on your property and haul off all the debris that is still there. If the City of Weslaco takes over this demolition all costs and expenses incurred, including administrative costs will be charged to you against the property. A lien will be placed on property in the amount of all expenses and charges incurred.

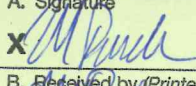
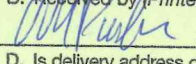
If you have any questions or comments regarding this notice, please call me at (956) 447-3401 Ext. # 3120.

Sincerely,

Rolando Maldonado

Code Enforcement Inspector

CC: C/E files

SENDER: COMPLETE THIS SECTION		COMPLETE THIS SECTION ON DELIVERY													
■ Complete items 1, 2, and 3. ■ Print your name and address on the reverse so that we can return the card to you. ■ Attach this card to the back of the mailpiece, or on the front if space permits. 1. Article Addressed to: Maria Pineda C/O Adela Vasquez 1103 Lantana St. Weslaco, Texas 78596		A. Signature  ☐ Agent ☐ Addressee B. Received by (Printed Name)  C. Date of Delivery 9-29 D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ No													
2. Article Number (Transfer from service label) 7021 1970 0001 6446 1104		3. Service Type <table border="0"> <tr> <td>☐ Adult Signature</td> <td>☐ Priority Mail Express®</td> </tr> <tr> <td>☐ Adult Signature Restricted Delivery</td> <td>☐ Registered Mail™</td> </tr> <tr> <td>☐ Certified Mail®</td> <td>☐ Registered Mail Restricted Delivery</td> </tr> <tr> <td>☐ Certified Mail Restricted Delivery</td> <td>☐ Signature Confirmation™</td> </tr> <tr> <td>☐ Collect on Delivery</td> <td>☐ Signature Confirmation Restricted Delivery</td> </tr> <tr> <td>☐ Collect on Delivery Restricted Delivery</td> <td></td> </tr> </table>		☐ Adult Signature	☐ Priority Mail Express®	☐ Adult Signature Restricted Delivery	☐ Registered Mail™	☐ Certified Mail®	☐ Registered Mail Restricted Delivery	☐ Certified Mail Restricted Delivery	☐ Signature Confirmation™	☐ Collect on Delivery	☐ Signature Confirmation Restricted Delivery	☐ Collect on Delivery Restricted Delivery	
☐ Adult Signature	☐ Priority Mail Express®														
☐ Adult Signature Restricted Delivery	☐ Registered Mail™														
☐ Certified Mail®	☐ Registered Mail Restricted Delivery														
☐ Certified Mail Restricted Delivery	☐ Signature Confirmation™														
☐ Collect on Delivery	☐ Signature Confirmation Restricted Delivery														
☐ Collect on Delivery Restricted Delivery															

PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt

David Suarez, Mayor
Josh Pedraza, Mayor Pro-tem, District 1
Leo Munoz, Commissioner, At-Large
Greg Kerr, Commissioner, At-Large
Letty Lopez, Commissioner, District 2
Jose "J.P." Rodriguez, Commissioner, District 3
Adrian Farias, Commissioner, District 4

Martin Garza, Interim City Manager

RE: Dilapidated Structure at 300 Blue Bonnet St. Weslaco, Texas

Legally described as being; Expressway Heights Blk 3 Lots 3, 4 and 5

Dear Maria Prineda C/O Adela Vasquez

Please be advised that the City's Planning and Code Enforcement Department believes the main structure at the above address is in violation of **Weslaco, Texas Code of Ordinance Chapter 26 Article VIII. Unsanitary & Dangerous Buildings, Sec. 26-225** because it is dilapidated, substandard, or it has become unfit for human habitation and it is a hazard to the health, safety and welfare of the citizens of the City of Weslaco. Staff has completed inspections of the structure and property and expects to recommend to the City Commission in the near future that the structure either be repaired to current building codes or demolished by the owner.

The staff recommendation regarding your property will be made at a Public Hearing. As required by ordinance, we will attempt to notify you by certified mail with return receipt requested, and by publishing notice in The Monitor newspaper advising of the date and time of the Public Hearing. You will have the opportunity to address the City Commission regarding the property at this hearing.

At the Public Hearing, the City Commission is likely to order that the property be repaired to current building codes or demolished within 60 days as recommended by staff. It is important that you attend the public hearing, because you are allowed to voice your opinion on behalf of your property. Please note that any other citizen(s) present may voice their opinions as well.

The purpose of this letter is to provide you advance notice that staff expects to recommend that the structure(s) be repaired to current building codes or demolished so that you may have additional time to consider your options for the property prior to any further action by the Planning and Code Enforcement Department.

IT IS VERY IMPORTANT THAT YOU CONTACT ME AS SOON AS POSSIBLE REGARDING THIS MATTER SO WE CAN KNOW THE ACTIONS YOU WILL TAKE REGARDING THIS PROPERTY. CONTACT ME AT (956) 447-3401 EXT # 3120 MON- FRI 8AM- 5PM

Sincerely,

Rolando Maldonado

Code Enforcement Officer

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Maria Pineda
C/O Adela Vasquez
1103 Lantana St.
Weslaco, Texas 78596



9590 9402 6940 1104 8610 08

2. Article Number (Transfer from service label)

7021 1970 0001 6446 1333

PS Form 3811, July 2020 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

A. Signature ☒ Agent ☐ Addressee

B. Received by (Printed Name)

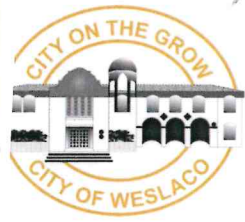
C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes ☐ No
If YES, enter delivery address below:

3. Service Type

☐ Adult Signature	☐ Priority Mail Express®
☐ Adult Signature Restricted Delivery	☐ Registered Mail™
☐ Certified Mail®	☒ Registered Mail Restricted Delivery
☐ Certified Mail Restricted Delivery	☐ Signature Confirmation™
☐ Collect on Delivery	☐ Signature Confirmation Restricted Delivery
☐ Collect on Delivery Restricted Delivery	
☐ Mail Restricted Delivery	
☐ Mail Restricted Delivery	

Domestic Return Receipt



Weslaco, Texas

10/27/2022

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

NOTICE OF PUBLIC HEARING

The Code Enforcement Department for the City of Weslaco has determined that the property and the building(s) located at **300 Blue Bonnet St.** legally known as **Tracts 3,4 and 5, Blk 3, City of Weslaco, Hidalgo County, Texas** does not meet the minimum standards for continued use and occupancy. The property is expected and found to be dilapidated, substandard, unfit for human habitation, health, safety and welfare of the citizens of the City of Weslaco, Texas Code of Ordinance Chapter 26 Article VIII. Unsanitary & Unsafe.

A public hearing at 5:30 pm, has been set as the date for a public hearing by the City Commission at the Building at the Legislative Chambers located at 255 S. Kansas, Weslaco, Texas. In this hearing the Code Enforcement Inspector shall present evidence as to why the building does not meet the minimum standards for continued use and occupancy. On this date, you as the owner(s) of the above-mentioned property and building shall have an equal opportunity to present evidence in your defense. Members of the general public will also be given an opportunity to voice their opinion regarding the premise or building, the subject of this public hearing.

On Tuesday, December 6, 2022, at 5:30 pm, has been set as the date for a Public Hearing, the City Commission, depending on the evidence presented, may find that the building or premise is a public nuisance and may direct that the building or premise be either repaired or removed. **At no time will repairs or removal of the building or premise be required less than fifteen (15) days from the public hearing day or exceed more than sixty (60) days from the public hearing date.**

If the City Commission votes to remove or repair the building on your property and you do not comply within the time restraints set forth by the Commission, the City of Weslaco may cause the demolition of the building on your property and all the costs and expenses incurred, including administrative costs will be charged to you against the property. A lien will be placed on property in the amount of all expenses and charges incurred.

If you have any questions or comments regarding this notice, please call me at (956) 447-3401 Ext. # 3120.

Sincerely,
Paula Maldonado
Code Enforcement Inspector

CC: C/E files

705 E. Business 83













J G Ortiz Consulting Title search report

Sept 2022

Owner: Tomas & Teresa Perez

Legal description: Graham & Moore, Lot 5, Ballard Trailer Park AKA 705 M/H Park.

Hidalgo County Appraisal District # 181814

Contract of Sale # 23894, Volume 1684, pages 49-49-54
From Jeffrey Marlin & Margeret M. Saletta, a widow Wife to Tomas Perez & Wife Terea Perez, date of Filing August 14, 1980

Warranty Deed with Venders lien Document # 80380, Volume 2643, pages 925-927, August 30, 1988. Jeffrey Marlin to Tomas Perez & Teresa Perez

Release of Lien Document 346622, Date August 26, 1993 From
Metropolitan National Bank to Tomas Perez Sr., AKA Tomas Perez & Wife Teresa Perez

Situs Address: 705 E. Business Hwy 83, Weslaco Texas 78596-5369

Mailing Address: 1306 Taylor, Weslaco Texas 78599-9755

Taxes due- Amt. \$4068.43, year 2021 only

Tax Lawsuit None

Other parties involved:

Exemptions- None

PO Box 789 Weslaco Texas 78599-0789 Ph. 956-647-3480 Email:
cjortiz92@hotmail.com

DELINQUENT TAX STATEMENT SUMMARY



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

Certified Owner:

PEREZ TOMAS & TERESA
1306 TAYLOR
WESLACO, TX 78599-9755

Legal Description:

GRAHAM & MOORE LOT 8 BALLARD TRAILER
PARK AKA 705 M/H PARK

Account No: G6600-00-000-0008-00

2021 Value: \$344,966
Appr. Dist. No.: 181814

Legal Acres: 1.1236

Parcel Address: 705 E BUS HWY 83

As of Date: 09/05/2022

Print Date: 09/05/2022 Printed By: ACT_INQ

Year	Tax Units	Remaining Levy	IF PAID BY September 30, 2022		IF PAID BY October 31, 2022		IF PAID BY November 30, 2022	
			Penalty Interest	Total	Penalty Interest	Total	Penalty Interest	Total
2021	1 2 40 53 54 55	\$3,986.08	\$49.15	\$4,035.23	\$65.73	\$4,051.81	\$82.35	\$4,068.43
TOTAL AMOUNT DUE:			\$49.15	\$4,035.23	\$65.73	\$4,051.81	\$82.35	\$4,068.43

Tax Unit Codes:

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

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

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

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

Print Date: 09/05/2022

Appr. Dist. No.: 181814

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

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



* G 6 6 0 0 0 0 0 0 0 0 0 0 8 0 0 *

G6600-00-000-0008-00

PEREZ TOMAS & TERESA
1306 TAYLOR
WESLACO, TX 78599-9755

If Paid By	Amount Due
September 30, 2022	\$4,035.23
October 31, 2022	\$4,051.81
November 30, 2022	\$4,068.43
Amount Paid:	\$ _____



31.1.4

Hidalgo CAD

Property Search > 181814 PEREZ TOMAS & TERESA for
Year 2022

Tax Year: 2022

Property

Account

Property ID:	181814	Legal Description:	GRAHAM & MOORE LOT 8 BALLARD TRAILER PARK AKA 705 M/H PARK
Geographic ID:	G6600-00-000-0008-00	Zoning:	M1
Type:	Real	Agent Code:	
Property Use Code:			
Property Use Description:			

Location

Address:	705 E BUS HWY 83 WESLACO, TX	Mapsco:	
Neighborhood:	SWL BUS 83 PROJECT	Map ID:	CWL UNREC
Neighborhood CD:	SWLBUS83		

Owner

Name:	PEREZ TOMAS & TERESA	Owner ID:	327884
Mailing Address:	1306 TAYLOR WESLACO, TX 78599-9755	% Ownership:	100.0000000000%
		Exemptions:	HS, OTHER

Values

(+) Improvement Homesite Value:	+	\$34,819	
(+) Improvement Non-Homesite Value:	+	\$74,341	
(+) Land Homesite Value:	+	\$35,384	
(+) Land Non-Homesite Value:	+	\$215,794	Ag / Timber Use Value
(+) Agricultural Market Valuation:	+	\$0	\$0
(+) Timber Market Valuation:	+	\$0	\$0
(=) Market Value:	=	\$360,338	
(-) Ag or Timber Use Value Reduction:	-	\$0	
(=) Appraised Value:	=	\$360,338	
(-) HS Cap:	-	\$7,055	
(=) Assessed Value:	=	\$353,283	

Taxing Jurisdiction

Owner: PEREZ TOMAS & TERESA
 % Ownership: 100.0000000000%

23894

CONTRACT OF SALE

THE STATE OF TEXAS *
COUNTY OF HIDALGO *

THIS AGREEMENT, by and between JEFFREY MARLIN and MARGARET M. SALETTA, a widow, hereinafter called "SELLER," of Cook County, Illinois, and TOMAS PEREZ and wife, TERESA PEREZ, hereinafter called "BUYER," of Hidalgo County, Texas;

W I T N E S S E T H:

FIRST: SELLER agrees to sell and convey to BUYER, and BUYER agrees to purchase from SELLER, upon the terms and conditions hereinafter set forth, the following described real property, to-wit:

All of Lot 8, of a Resubdivision of Farm Tract 640, of the West Tract Subdivision out of the Llano Grande Grant of Llands in Hidalgo County, Texas, according to the map or plat of a Resubdivision of said Farm Tract 640 recorded in Volume 3, Page 51 of the Map Records of Hidalgo County, Texas, reference to which is here made for all purposes.

5. Rights of parties in possession.
6. All visible easements.
7. Zoning Ordinances of the City of Weslaco.

SECOND: BUYER agrees to pay to SELLER at 10400 Southwest Highway, in the City of Worth, 60482, County of Cook, State of Illinois, or such other place as the SELLER may from time to time designate in writing, for the above described real property the principal sum of EIGHTY-TWO THOUSAND ONE HUNDRED SIXTY-EIGHT AND NO/100 (\$82,168.00) DOLLARS, together with interest thereon as hereinafter provided. Said purchase price to be payable as follows:

- (1) The sum of One Thousand and No/100 (\$1,000.00) Dollars cash, the receipt of which is hereby acknowledged by the SELLER'S execution hereof.
- (2) The sum of Nineteen Thousand and No/100 (\$19,000.00) cash on or before June 15, 1980.
- (3) The remaining principal balance of Sixty-Two Thousand One Hundred Sixty-Eight and No/100 (\$62,168.00) Dollars shall be due and payable in quarter annual installments of Two Thousand Four Hundred Seventy-Six and 54/100 (\$2,476.54) Dollars or more, each, the first of which installments shall be due and payable on the 15th day of September, 1980, and the others regularly and quarter-annually thereafter, on the 15th day

of June, September, December and March of each calendar year until the whole of said sum with interest has been duly paid; interest being calculated on the unpaid principal to the date of each installment paid and the payment credited first to the discharge of the interest accrued and the balance to the reduction of principal.

Past-due principal and interest shall bear interest at the rate of 10% per annum from maturity until paid. In the event default is made in the prompt payment of said indebtedness and the same is placed in the hands of an attorney for collection, BUYER agrees to pay 10% additional on the amount of principal and interest then owing, as attorney's fees.

BUYER COVENANTS AND AGREES AS FOLLOWS:

- (1) To make prompt payment of said indebtedness as the same shall become due and payable and to do and perform all of the covenants and agreements herein imposed upon BUYER.
- (2) To pay when due all taxes and assessments of every nature and kind, inclusive of State, County, City and School Taxes, that fall due on said property after January 1, 1980, taxes having been prorated at closing.
- (3) To insure and keep insured all improvements now or hereafter placed on said property against loss or damage by fire and the perils of extended coverage, to the extent of the full insurable value of said improvements, in such form and in such Insurance Company as may be approved by SELLER, with loss payable to said parties as their interest may appear, and to deliver such policy of insurance to SELLER and to deliver renewals of such policy to SELLER at least ten (10) days before any such insurance policy expires; and any sums which may become due under any such policy may be applied by SELLER, at SELLER's option, to reduce said indebtedness, or SELLER may permit BUYER to use said proceeds to repair or replace all improvements damaged or destroyed and covered by said policy.
- (4) To keep the improvements on said property in good repair and condition and not to permit or commit any waste thereof and to permit SELLER, SELLER's agent or representative, to enter said premises at all reasonable times for the purpose of inspection thereof.
- (5) That in the event BUYER fails to keep the improvements in good repair and condition, as aforesaid, or fails to pay promptly when due all taxes and assessments, as aforesaid, or fails to keep the improvements insured, as aforesaid, or fails to deliver the policy of insurance or the renewals thereof to SELLER, as aforesaid, then SELLER may, but without being required to do so, make such repairs, pay such taxes and assessments, or insure and keep insured the improvements thereon in the amount above stipulated; and any sums which may be so paid out by SELLER therefor shall bear interest from the dates of such payments at the rate of 10% per annum and shall be paid by BUYER to SELLER upon written demand at the same place at which the hereinabove mentioned installments are payable.
- (6) To keep the improvements occupied so as not to impair the insurance carried thereon.

THIRD: When the entire purchase price, both principal and interest, as well as all other indebtedness owed hereunder, has been

paid by BUYER in accordance with the terms and provisions of this contract, SELLER will convey said property to BUYER by warranty deed, on current form of the State Bar of Texas, conveying good and indefeasible title, with covenant of general warranty, subject to any conditions and restrictions, if any, existing against said property, the then current taxes and any other exceptions that may be hereinafter specifically set forth herein.

FOURTH: In the event BUYER shall default in the prompt payment of said indebtedness or shall violate or omit to perform any of the provisions of this agreement and such default, violation or omission shall continue for a period of thirty (30) days, then in any of such events SELLER may elect, BUYER expressly waiving demand and notice, to declare the entire unpaid indebtedness, together with all interest then accrued thereon, immediately due and payable and enforce the collection thereof, or to declare this contract canceled and of no further force and effect; and in the event SELLER elects to declare this contract canceled and of no further force and effect, all monies that have been paid to or deposited with SELLER hereunder shall be forfeited and belong to SELLER as liquidated damages to compensate SELLER for breach of this contract and for rental and deterioration of the property, and immediately upon this contract being declared canceled and of no further force and effect all the rights, claims and interest of the BUYER in and to said property shall thereupon terminate and be at an end and the property shall unconditionally belong to SELLER.

FIFTH: It is agreed that so long as BUYER performs all of the covenants and agreements herein imposed upon BUYER and makes prompt payment of the indebtedness as the same becomes due and payable, BUYER shall have the right to the possession of said property, but in the event of the cancellation of this contract due to default on the part of BUYER, BUYER agrees to immediately surrender and deliver possession of such property to SELLER, and in the event of the failure of BUYER to do so, BUYER shall from and after such cancellation be and continue as the tenant at will of SELLER, and SELLER shall be entitled to institute and maintain an action for forcible detainer of said property in the Justice Precinct in which such property, or any part thereof, is situated.

SIXTH: This contract or the property herein described may not be assigned, sold, pledged or mortgaged by the BUYER without the consent of SELLER thereto.

SEVENTH: It is agreed that written notice from SELLER addressed and mailed by certified or registered mail to BUYER at 1410 Clifton, Weslaco, Texas 78596, shall be sufficient notice of cancellation of this contract or at such address as the BUYER may from time to time provide to SELLER.

EIGHTH: The covenants and agreements herein contained shall inure to the benefit of, and be binding upon, the parties hereto and their respective heirs, legal representatives, successors and assigns.

NINTH: Notwithstanding anything herein contained to the contrary, it is agreed that if the herein described real property is used or to be used as the BUYER's residence, notice of SELLER's intention to enforce the forfeiture and/or acceleration shall be in accordance with Article 1301b of the Revised Civil Statutes of Texas, if in effect at the time of such notice of forfeiture and/or acceleration.

TENTH: It is agreed by the parties hereto that the property hereby sold is encumbered by a lien in favor of E. B. Ballard securing a Note in the original principal sum of Fifty Thousand and No/100 (\$50,000.00) Dollars, which SELLER agrees to pay and obtain a release of on or before delivery of the Deed hereunder, but which said encumbrance BUYER agrees SELLER may change, alter, renew or extend at any time prior to the delivery of the Deed hereunder, and the same shall thereupon continue as a valid obligation and charge on this property, without the necessity of any further agreement with respect thereto by BUYER.

ELEVENTH: It is further agreed by the parties hereto that the SELLER reserves unto himself all of the personal property located on the hereinabove described real property it being the intention and understanding of the parties hereto that the SELLER is to convey and the BUYER is to receive the land and the buildings known as the Ballard Mobile Park in the conveyance. SELLER shall have a period of six (6) months to remove his reserved personal property from the subject property, including mobile homes and travel trailers.

TWELFTH: As set forth in paragraph THIRD section 4 of this agreement, it is understood and agreed by the BUYER that the subject property is subject to various lease and rental agreements and that the BUYER is aware of all such agreements.

EXECUTED this 30th day of April, 1980, in duplicate originals.

SELLER:

Jeffrey Marlin
JEFFREY MARLIN

Margaret M. Saletta
MARGARET M. SALETTA, a widow

BUYER:

Tomas Perez
TOMAS PEREZ

Teresa Perez
TERESA PEREZ

THE STATE OF ILLINOIS
COUNTY OF COOK

*
*
*

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared JEFFREY MARLIN and MARGARET M. SALETTA, known to me to be the persons whose names are subscribed to the foregoing instrument, and acknowledged to me that they executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 3rd day of May, A.D., 1980.

Ilona Schulz
Notary Public in and for
Hidalgo County, Texas
My Commission Expires 8/28/80
ILONA SCHULZ
(Printed Name of Notary)

THE STATE OF TEXAS,
COUNTY OF HIDALGO.

*
*
*

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared TOMAS PEREZ and TERESA PEREZ, known to me to be the persons whose names are subscribed to the foregoing instrument, and acknowledged to me that they executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 13th day of JUNE, A.D., 1980.

Forrest L. Jones
Notary Public in and for
Hidalgo County, Texas

My Commission Expires 5-2-81

FORREST L. JONES
(Printed Name of Notary)



*Smith, Mr. William
P.O. Box 1104
Wilford, Ok*

FILED FOR RECORD

1980 AUG 14 AM 11:50

SANTOS SALDANA
COUNTY CLERK
HIDALGO COUNTY, TEXAS

[Signature]

23894

213517

80380

MSW

VOL 2643 PAGE 325

WARRANTY DEED WITH VENDOR'S LIEN

THE STATE OF TEXAS

COUNTY OF HIDALGO

KNOW ALL MEN BY THESE PRESENTS:

THAT, JEFFREY MARLIN, not joined herein by my spouse because the hereinafter described real property forms no part of our homestead, ("Grantor"), of the County of Knox, and State of Indiana, for and in consideration of TEN AND NO/100 DOLLARS (\$10.00), other valuable consideration to the undersigned paid by the Grantees herein named, the receipt of which is hereby acknowledged, Grantee's full and complete satisfaction of the terms and conditions of a Contract of Sale (including Grantee's obligations for payment as set forth therein) dated April 30, 1980, executed by Jeffrey Marlin and Margaret M. Saletta and Tomas Perez and wife, Teresa Perez recorded in Volume 1684, Page 49, Deed Records, Hidalgo County, Texas, and the further consideration of the execution and delivery by Grantees of that one certain promissory note of even date herewith, in the principal sum of TWENTY THOUSAND NINE HUNDRED THIRTY-TWO AND 38/100 DOLLARS (\$20,932.38), payable to the order of METROPOLITAN NATIONAL BANK in monthly installments and bearing interest as therein provided, containing the usual clauses providing for acceleration of maturity and for attorney's fees, the payment of which note is secured by the vendor's lien herein retained, and is additionally secured by a deed of trust of even date herewith to MICHAEL A. O'CONNELL, Trustee, has GRANTED, SOLD AND CONVEYED, and by these presents does GRANT, SELL AND CONVEY unto TOMAS PEREZ AND WIFE, TERESA PEREZ, ("Grantees"), of the County of Hidalgo and State of Texas, all of the following described real property in Hidalgo County, Texas, to-wit:

Lot Eight (8), of a map of an undivided 3.87 acres out of Farm Tract 640, Block 142, West Tract Subdivision, Hidalgo County, Texas, as per map or plat thereof recorded in Volume 3, page 51, Map Records, Hidalgo County, Texas;

together with all personal property of Grantor now located on the herein described real property, including one (1) manufactured home, Serial Number UYW2CK9L68MR.

This conveyance and the warranty hereof is made and accepted subject to the following:

1. Easements, Rules, Regulations and Rights in favor of Hidalgo & Cameron Counties Water Control & Improvement District No. 9;
2. Easements and reservations as may appear upon the recorded map and dedication of said subdivision; and
3. Visible and apparent easements on or across property herein described.

TO HAVE AND TO HOLD the above described premises, together with all and singular the rights and appurtenances thereto in anywise belonging unto the said Grantees, their successors and assigns forever; and Grantor does hereby bind himself, his heirs, executors, administrators, successors and assigns to WARRANT AND FOREVER DEFEND all and singular the said premises unto the said Grantees, their heirs, executors, administrators, successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

But it is expressly agreed and stipulated that the Vendor's Lien is retained against the above described property, premises and improvements, until the above described note, and all interest thereon are fully paid according to its face and tenor, effect and reading, which this deed shall become absolute.

METROPOLITAN NATIONAL BANK, at the instance and request of the Grantees herein, having advanced and paid in cash to the Grantors herein that portion of the purchase price of the herein described property as is evidenced by the hereinabove described TWENTY THOUSAND NINE HUNDRED THIRTY-TWO AND 38/100 DOLLARS (\$20,932.38) note, the vendor's lien, together with the superior title to said property, is retained herein for the benefit of METROPOLITAN NATIONAL BANK, and the same are hereby transferred and assigned to said METROPOLITAN NATIONAL BANK.

EXECUTED this 20th day of July, 1988.


JEFFREY MARLIN

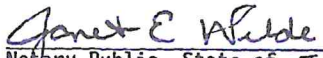
GRANTEE'S MAILING ADDRESS:

Tomas Perez and wife, Teresa Perez
1303 E. Hackberry
McAllen, Texas 78501

THE STATE OF INDIANA

COUNTY OF Starke

This instrument was acknowledged before me on the 29th day of July, 1988, by JEFFREY MARLIN.


Notary Public, State of Indiana
Starke County Resident
Janet E. Wilde
Notary's Printed Name

My Commission Expires: 8/27/88

AFTER RECORDING RETURN TO:

FREDERICK J. BIEL
ATLAS & HALL
P. O. Drawer 3725
McAllen, Texas 78502

PREPARED IN THE LAW OFFICE OF:

ATLAS & HALL
818 Pecan
McAllen, Texas 78502

'88 AUG 30 PM 2 56
WILLIAM BILLY LEO
COUNTY CLERK
HIDALGO COUNTY, TEXAS

81260

RELEASE OF LIEN

9

Date: August 26, 1993

DOC# 346622

Note

Date: July 26, 1988

Original Amount: TWENTY FOUR THOUSAND SIX HUNDRED AND
NO/100THS (\$24,600.00) DOLLARSMaker: TOMAS PEREZ, SR. a/k/a TOMAS PEREZ and wife, TERESA
PEREZ

Payee: METROPOLITAN NATIONAL BANK

Holder of Note and Lien:

FIRST VALLEY BANK OF MCALLEN

Holder's Mailing Address(including county):

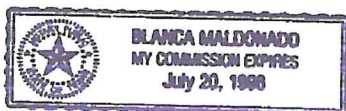
P.O. BOX 2708, McAllen, Hidalgo County, Texas 78502

Note and Lien Are Described in the Following Documents. Recorded
in:Deed of Trust, dated July 26, 1988, executed by Tomas Perez,
Sr. a/k/a Tomas Perez and wife, Teresa Perez to Michael A.
O'Connel, Trustee, recorded Volume 2643, Page 935, Official
Records, of Hidalgo County, Texas; by instrument dated
December 10, 1992, recorded in Volume 4302, Page 115, Official
Records, said note and lien were extended.

Property(including any improvements)To Be Released from Lien:

Lot Eight (8), of a map of an undivided 3.87 acres out of Farm
Tract 640, Block 142, West Tract Subdivision, Hidalgo County,
Texas, as per map or plat thereof recorded in Volume 3, Page
51, Map Records, Hidalgo County, Texas.Holder of the note acknowledges its payment and releases the
property from the lien.When the context requires, singular nouns and pronouns include the
plural.EXECUTED this 31 day of August, 1993.

FIRST VALLEY BANK OF MCALLEN

BY: Alma De La Garza
Vice Pres. Alma De La GarzaSTATE OF TEXAS
COUNTY OF HIDALGOThis instrument was acknowledged before me on the 31 day
of August, 1993, by Alma De la Garza,
of First Valley Bank, a Texas corporation, on
behalf of said corporation.Blanca Maldonado
Notary Public, State of Texas

WESLACO FIRE MARSHAL'S OFFICE
255 S. KANSAS
WESLACO, TEXAS 78596
(956) 447-1990 FAX (956) 969-4921

DILAPIDATED STRUCTURE INSPECTION REPORT

DATE: 9/23/22 X INSPECTION REINSPECTION
FACILITY NAME: Abandoned Travel Trailers
PHYSICAL & MAILING ADDRESS: 705 E. Business 83 Weslaco, TX 78596
PHONE #: _____ OWNER/MANAGER: _____

TYPE OF INSPECTION: COMPLAINT OCCUPANCY CLASS: RESIDENCE

	1	Deteriorated interior walls
X	2	Deteriorated roof
X	3	Vegetation overgrowth
	4	Unsecured doors
	5	Unsecured windows
	6	Debris inside
	7	Debris outside
X	8	Exposed electrical wiring
X	9	Broken or missing windows
	10	Broken or missing door
	11	Signs or feces
	12	Signs of transients/vagrants

	13	Sheetrock walls exposed
	14	Sheetrock ceiling exposed
	15	Signs of roof leaking
	16	Broken and/or uneven floors
	17	Animals (dogs, cats, mice, etc.) inside
	18	Severe fire damage
	19	Roof collapsed and/or exposed
	20	Graffiti
X	21	Broken/cracked exterior walls
X	22	Other: Trailers not level
	23	Other:
	24	Other:

NOTE: THESE CONDITIONS CONSTITUTE A FIRE HAZARD.

_____ COMPLIES WITHIN CODE TODAY x DOES NOT COMPLY AT THIS TIME _____ WILL REINSPECT BY: _____

OWNER/OCCUPANT _____

Asst. Fire Marshal Mike Swinnea
FIRE MARSHAL/FIRE INSPECTOR _____

SUCH CONDITIONS ARE VIOLATIONS OF EITHER CITY OR STATE FIRE PREVENTION REGULATIONS. PLEASE CORRECT HAZARD(S) AND HELP PREVENT FIRES. NON-COMPLIANCE IS SUBJECT TO PENALTIES UNDER CITY & STATE REGULATIONS.

0507 6446 1050

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OFFICIAL USE

Certified Mail Fee \$

Extra Services & Fees (check box, add fee as appropriate)

☐ Return Receipt (hardcopy)	\$
☐ Return Receipt (electronic)	\$
☐ Certified Mail Restricted Delivery	\$
☐ Adult Signature Required	\$
☐ Adult Signature Restricted Delivery	\$

Postage \$

Total Postage: \$

Sent To: Teresa Perez
705 E. Business 83
Weslaco, Texas 78596

Street and Apt.

City, State, ZIP

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

Postmark
Here



David Suarez, Mayor
Josh Pedraza, Mayor Pro-tem, District 1
Leo Munoz, Commissioner, At-Large
Greg Kerr, Commissioner, At-Large
Letty Lopez, Commissioner, District 2
Jose "J.P." Rodriguez, Commissioner, District 3
Adrian Farias, Commissioner, District 4

Martin Garza, Interim City Manager

705 E. Business 83

Weslaco, Texas 78596

RE: Dilapidated Structure at 705 E. Business 83 Weslaco, Texas

Legally described as being; Graham & Moore, Lot 5, Ballard Trailer Park AKA M/H Park.

Teresa Perez

Please be advised that the City's Planning and Code Enforcement Department believes the main structure at the above address is in violation of **Weslaco, Texas Code of Ordinance Chapter 26 Article VIII. Unsanitary & Dangerous Buildings, Sec. 26-225** because it is dilapidated, substandard, or it has become unfit for human habitation and it is a hazard to the health, safety and welfare of the citizens of the City of Weslaco. Staff has completed inspections of the structure and property and expects to recommend to the City Commission in the near future that the structure either be repaired to current building codes or demolished by the owner.

The staff recommendation regarding your property will be made at a Public Hearing. As required by ordinance, we will attempt to notify you by certified mail with return receipt requested, and by publishing notice in The Monitor newspaper advising of the date and time of the Public Hearing. You will have the opportunity to address the City Commission regarding the property at this hearing.

At the Public Hearing, the City Commission is likely to order that the property be repaired to current building codes or demolished within 60 days as recommended by staff. It is important that you attend the public hearing, because you are allowed to voice your opinion on behalf of your property. Please note that any other citizen(s) present may voice their opinions as well.

The purpose of this letter is to provide you advance notice that staff expects to recommend that the structure(s) be repaired to current building codes or demolished so that you may have additional time to consider your options for the property prior to any further action by the Planning and Code Enforcement Department.

IT IS VERY IMPORTANT THAT YOU CONTACT ME AS SOON AS POSSIBLE REGARDING THIS MATTER SO WE CAN KNOW THE ACTIONS YOU WILL TAKE REGARDING THIS PROPERTY. CONTACT ME AT (956) 447-3401 EXT # 3120 MON- FRI 8AM- 5PM

Sincerely,

Rolando Maldonado

Code Enforcement Officer

SENDER: COMPLETE THIS SECTION		COMPLETE THIS SECTION ON DELIVERY	
■ Complete items 1, 2, and 3. ■ Print your name and address on the reverse so that we can return the card to you. ■ Attach this card to the back of the mailpiece, or on the front if space permits.		A. Signature ☒ Agent ☐ Addressee <i>[Signature]</i>	
1. Article Addressed to: Andrew Perez 500 N. 8th St. McAllen, Texas 78504		B. Received by (Printed Name) <i>Reke</i> C. Date of Delivery <i>9-23-22</i>	
		D. Is delivery address different from item 1? ☐ Yes ☐ No If YES, enter delivery address below:	
2. Article Number (Transfer from service label) 7021 1970 0001 6446 1067		3. Service Type ☐ Adult Signature ☐ Priority Mail Express® ☐ Adult Signature Restricted Delivery ☐ Registered Mail™ ☐ Certified Mail® ☐ Registered Mail Restricted Delivery ☐ Certified Mail Restricted Delivery ☐ Signature Confirmation™ ☐ Collect on Delivery ☐ Signature Confirmation Restricted Delivery ☐ Collect on Delivery Restricted Delivery ☐ Insured Mail (over \$500)	

9590 9402 6940 1104 8670 93

PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt

David Suarez, Mayor
 Josh Pedraza, Mayor Pro-tem, District 1
 Leo Munoz, Commissioner, At-Large
 Greg Kerr, Commissioner, At-Large
 Letty Lopez, Commissioner, District 2
 Jose "J.P." Rodriguez, Commissioner, District 3
 Adrian Farias, Commissioner, District 4

Martin Garza, Interim City Manager

McAllen, Texas 78504

RE: Dilapidated Structures at 705 E. Business 83. Weslaco, Texas

Legally described as being; Graham & Moore, Lot 5, Ballard Trailer AKA 705 M/H Park

Mr. Andrew Perez

Please be advised that the City's Planning and Code Enforcement Department believes the main structure at the above address is in violation of **Weslaco, Texas Code of Ordinance Chapter 26 Article VIII. Unsanitary & Dangerous Buildings, Sec. 26-225** because it is dilapidated, substandard, or it has become unfit for human habitation and it is a hazard to the health, safety and welfare of the citizens of the City of Weslaco. Staff has completed inspections of the structure and property and expects to recommend to the City Commission in the near future that the structure either be repaired to current building codes or demolished by the owner.

The staff recommendation regarding your property will be made at a Public Hearing. As required by ordinance, we will attempt to notify you by certified mail with return receipt requested, and by publishing notice in The Monitor newspaper advising of the date and time of the Public Hearing. You will have the opportunity to address the City Commission regarding the property at this hearing.

At the Public Hearing, the City Commission is likely to order that the property be repaired to current building codes or demolished within 60 days as recommended by staff. It is important that you attend the public hearing, because you are allowed to voice your opinion on behalf of your property. Please note that any other citizen(s) present may voice their opinions as well.

The purpose of this letter is to provide you advance notice that staff expects to recommend that the structure(s) be repaired to current building codes or demolished so that you may have additional time to consider your options for the property prior to any further action by the Planning and Code Enforcement Department.

IT IS VERY IMPORTANT THAT YOU CONTACT ME AS SOON AS POSSIBLE REGARDING THIS MATTER SO WE CAN KNOW THE ACTIONS YOU WILL TAKE REGARDING THIS PROPERTY. CONTACT ME AT (956) 447-3401 EXT # 3120 MON- FRI 8AM- 5PM

Sincerely,
[Signature]
 Rolando Maldonado

Code Enforcement Officer

U.S. Postal Service™
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OFFICIAL USE

Certified Mail Fee

Extra Services & Fees (check box, add fee as appropriate)

☐ Return Receipt (hardcopy)	\$	
☐ Return Receipt (electronic)	\$	
☐ Certified Mail Restricted Delivery	\$	
☐ Adult Signature Required	\$	
☐ Adult Signature Restricted Delivery	\$	

Postmark
Here



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

Teresa Perez
705 E. Business 83
Weslaco, Texas 78596

Business 83, Weslaco, Texas

10/27/2022

PS Form 3800, April 2015 PSN 7530-02-000-9047

See Reverse for Instructions

NOTICE OF PUBLIC HEARING

Dear Teresa Perez

Please be advised that the Code Enforcement Department for the City of Weslaco has determined that you are the legal owner(s) of the property and the building(s) located at **705 E. Business 83** legally described as being; **Ballard Trailer Park AKA 705 M/H Park, lot5, City of Weslaco, Hidalgo County, Texas.** and it finds that the building(s) does not meet the minimum standards for continued use and occupancy. The structure has been inspected and found to be dilapidated, substandard, unfit for human habitation and it is a hazard to the health, safety and welfare of the citizens of the City of Weslaco, placing it in violation of Weslaco, Texas Code of Ordinance Chapter 26 Article VIII. Unsanitary & Dangerous Buildings, Sec. 26-225.

On Wednesday, November 16, 2022, at 5:30 pm, has been set as the date for a public hearing by the Board of Adjustments and Appeals of Building at the Legislative Chambers located at 255 S. Kansas, Weslaco, Texas. In this hearing the Code Enforcement Inspector shall present evidence as to why the building does not meet the minimum standards for continued use and occupancy. On this date, you as the owner(s) of the above-mentioned property and building shall have an equal opportunity to present evidence in your defense. Members of the general public will also be given an opportunity to voice their opinion regarding the premise or building, the subject of this public hearing.

On Tuesday, December 6, 2022, at 5:30 pm, has been set as the date for a Public Hearing, the City Commission, depending on the evidence presented, may find that the building or premise is a public nuisance and may direct that the building or premise be either repaired or removed. **At no time will repairs or removal of the building or premise be required less than fifteen (15) days from the public hearing day or exceed more than sixty (60) days from the public hearing date.**

If the City Commission votes to remove or repair the building on your property and you do not comply within the time restraints set forth by the Commission, the City of Weslaco may cause the demolition of the building on your property and all the costs and expenses incurred, including administrative costs will be charged to you against the property. A lien will be placed on property in the amount of all expenses and charges incurred.

If you have any questions or comments regarding this notice, please call me at (956) 447-3401 Ext. # 3120.

Sincerely,
Robert L. Maldonado
Code Enforcement Inspector

CC: C/E files

U.S. Postal Service™
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Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) \$
☐ Return Receipt (electronic) \$
☐ Certified Mail Restricted Delivery \$
☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$

Postmark
Here

Postage

\$
Total Postage \$ Andrew Perez
\$ 500 N. 8th St.
Sent To McAllen, Texas 78504
Street and Apt.
City, State, ZIP+

PS Form 3800, April 2015 PSN 7530-02-000-9047

See Reverse for Instructions



iness 83, Weslaco, Texas

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

10/27/2022

NOTICE OF PUBLIC HEARING

Dear Andrew Perez

Please be advised that the Code Enforcement Department for the City of Weslaco has determined that you are the legal owner(s) of the property and the building(s) located at **705 E. Business 83** legally described as being; **Ballard Trailer Park AKA 705 M/H Park, lot 5, City of Weslaco, Hidalgo County, Texas.** and it finds that the building(s) does not meet the minimum standards for continued use and occupancy. The structure has been inspected and found to be dilapidated, substandard, unfit for human habitation and it is a hazard to the health, safety and welfare of the citizens of the City of Weslaco, placing it in violation of Weslaco, Texas Code of Ordinance Chapter 26 Article VIII. Unsanitary & Dangerous Buildings, Sec. 26-225.

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If you have any questions or comments regarding this notice, please call me at (956) 447-3401 Ext. # 3120.

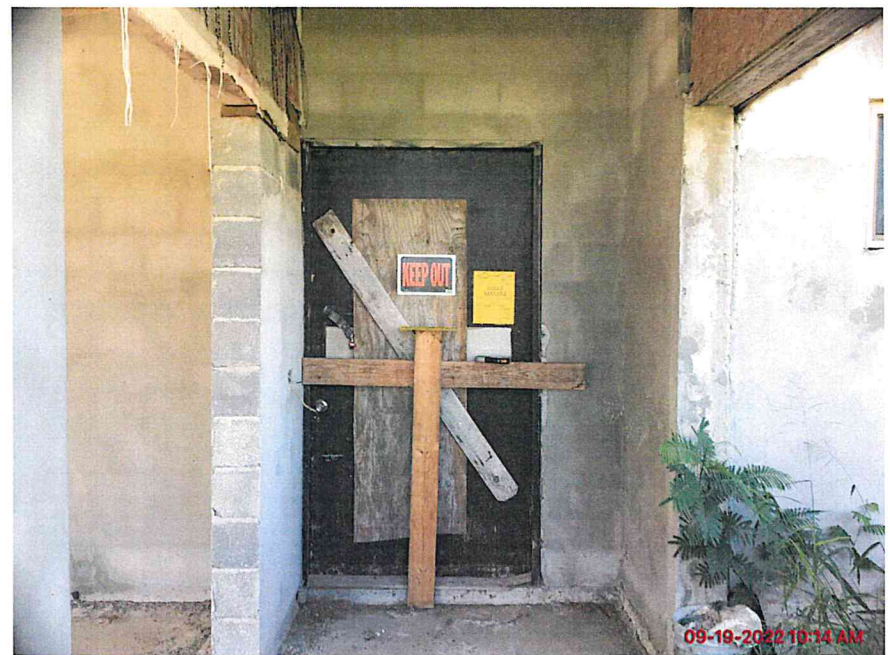
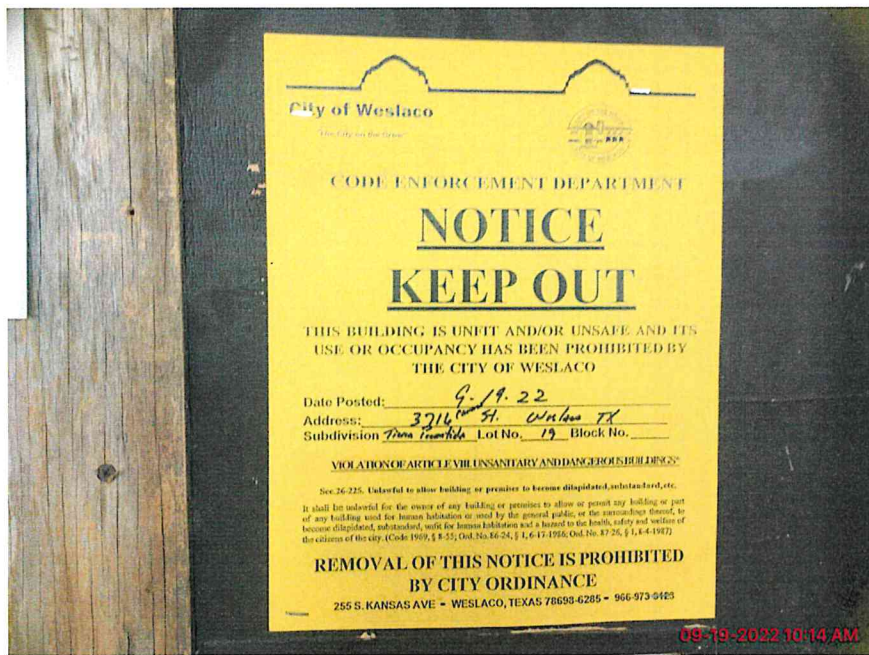
Sincerely,

Code Enforcement Inspector

CC: C/E files

3716 Canan St.









J G Ortiz Consulting Title search report

Sept 2022

Owner: Land Grabber LLC

Legal Description: Tierra Prometida, Lot 19

Hidalgo County Appraisal District # 698268

Sheriff's Deed Document 3186651 date January 25, 2021
From Taxing Entities , City of Weslaco, Weslaco ISD, Hidalgo County,
HCDD #1 STC, STISD to Land Grabber LLC.

Situs Address: Canan, Weslaco Texas 78596-6335

Mailing Address: 550 W. Mile line, MissionTexas 78573

Taxes due- Amt. 0

Tax Lawsuit None

No other parties involved

Exemptions- None

PO Box 789 Weslaco Texas 78599-0789 Ph. 956-647-3480 Email:
cjortiz92@hotmail.com

WESLACO FIRE MARSHAL'S OFFICE
255 S. KANSAS
WESLACO, TEXAS 78596
(956) 447-1990 FAX (956) 969-4921

DILAPIDATED STRUCTURE INSPECTION REPORT

DATE: 9/23/22 X INSPECTION REINSPECTION
FACILITY NAME: Abandoned Residence
PHYSICAL & MAILING ADDRESS: 3716 Canan Weslaco, TX 78599
PHONE #: _____ OWNER/MANAGER: _____

TYPE OF INSPECTION: DELAPIDATED OCCUPANCY CLASS: RESIDENCE

	1	Deteriorated interior walls
	2	Deteriorated roof
	3	Vegetation overgrowth
X	4	Unsecured doors
X	5	Unsecured windows
X	6	Debris inside
X	7	Debris outside
	8	Exposed electrical wiring
X	9	Broken or missing windows
X	10	Broken or missing door
	11	Signs or feces
	12	Signs of transients/vagrants

	13	Sheetrock walls exposed
	14	Sheetrock ceiling exposed
	15	Signs of roof leaking
	16	Broken and/or uneven floors
	17	Animals (dogs, cats, mice, etc.) inside
	18	Severe fire damage
	19	Roof collapsed and/or exposed
	20	Graffiti
X	21	Broken/cracked exterior walls
X	22	Other: Unfinished Home
	23	Other:
	24	Other:

NOTE: THESE CONDITIONS CONSTITUTE A FIRE HAZARD.

COMPLIES WITHIN CODE TODAY x DOES NOT COMPLY AT THIS TIME WILL REINSPECT BY:

OWNER/OCCUPANT

Asst. Fire Marshal Mike Swinnea
FIRE MARSHAL/FIRE INSPECTOR

SUCH CONDITIONS ARE VIOLATIONS OF EITHER CITY OR STATE FIRE PREVENTION REGULATIONS. PLEASE CORRECT HAZARD(S) AND HELP PREVENT FIRES. NON-COMPLIANCE IS SUBJECT TO PENALTIES UNDER CITY & STATE REGULATIONS.

UNDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Abiel Ramon C/O Land Grabber LLC
550 W. 3 Mile Line
Palmhurst, Texas 78573



9590 9402 6940 1104 8669 28

2. Article Number (Transfer from service label)

7021 1970 0001 6446 0831

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X *[Signature]*

☐ Agent

☐ Addressee

B. Received by (Printed Name)

Abiel Ramon

C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type

- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☐ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery
- ☐ Priority Mail Express®

Mail
Mail Restricted Delivery



David Suarez, Mayor
Josh Pedraza, Mayor Pro-tem, District 1
Leo Munoz, Commissioner, At-Large
Greg Kerr, Commissioner, At-Large
Letty Lopez, Commissioner, District 2
Jose "J.P." Rodriguez, Commissioner, District 3
Adrian Farias, Commissioner, District 4

Martin Garza, Interim City Manager

Palmhurst, Texas 78573

RE: Dilapidated Structure at 3716 Canan St. Weslaco, Texas

Legally described as being; Tierra Prometida Lot 19

Abiel Ramon

Please be advised that the City's Planning and Code Enforcement Department believes the main structure at the above address is in violation of **Weslaco, Texas Code of Ordinance Chapter 26 Article VIII. Unsanitary & Dangerous Buildings, Sec. 26-225** because it is dilapidated, substandard, or it has become unfit for human habitation and it is a hazard to the health, safety and welfare of the citizens of the City of Weslaco. Staff has completed inspections of the structure and property and expects to recommend to the City Commission in the near future that the structure either be repaired to current building codes or demolished by the owner.

The staff recommendation regarding your property will be made at a Public Hearing. As required by ordinance, we will attempt to notify you by certified mail with return receipt requested, and by publishing notice in The Monitor newspaper advising of the date and time of the Public Hearing. You will have the opportunity to address the City Commission regarding the property at this hearing.

At the Public Hearing, the City Commission is likely to order that the property be repaired to current building codes or demolished within 60 days as recommended by staff. It is important that you attend the public hearing, because you are allowed to voice your opinion on behalf of your property. Please note that any other citizen(s) present may voice their opinions as well.

The purpose of this letter is to provide you advance notice that staff expects to recommend that the structure(s) be repaired to current building codes or demolished so that you may have additional time to consider your options for the property prior to any further action by the Planning and Code Enforcement Department.

IT IS VERY IMPORTANT THAT YOU CONTACT ME AS SOON AS POSSIBLE REGARDING THIS MATTER SO WE CAN KNOW THE ACTIONS YOU WILL TAKE REGARDING THIS PROPERTY. CONTACT ME AT (956) 447-3401 EXT # 3120 MON- FRI 8AM- 5PM

Sincerely,

[Signature]

Rolando Maldonado

Code Enforcement Officer

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☐ Return Receipt (hardcopy)	\$
☐ Return Receipt (electronic)	\$
☐ Certified Mail Restricted Delivery	\$
☐ Adult Signature Required	\$
☐ Adult Signature Restricted Delivery	\$

Postmark
Here

Postage

\$

Total Postage

\$

Sent To

Street and Apt

City, State, Zip

Abiel Ramon C/O Land Grabber LLC
550 W. 3 Mile Line
Palmhurst, Texas 78573

PS Form 3800, April 2015 PSN 7530-02-000-9047

See Reverse for Instructions



n St. Weslaco, Texas

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

10/27/2022

NOTICE OF PUBLIC HEARING

Dear Abiel Ramon C/O Land Grabber LLC

Please be advised that the Code Enforcement Department for the City of Weslaco has determined that you are the legal owner(s) of the property and the building(s) located at **3716 Canan St.** legally described as being; **Tierra Prometida Lot 19, City of Weslaco, Hidalgo County, Texas.** and it finds that the building(s) does not meet the minimum standards for continued use and occupancy. The structure has been inspected and found to be dilapidated, substandard, unfit for human habitation and it is a hazard to the health, safety and welfare of the citizens of the City of Weslaco, placing it in violation of Weslaco, Texas Code of Ordinance Chapter 26 Article VIII. Unsanitary & Dangerous Buildings, Sec. 26-225.

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If the City Commission votes to remove or repair the building on your property and you do not comply within the time restraints set forth by the Commission, the City of Weslaco may cause the demolition of the building on your property and all the costs and expenses incurred, including administrative costs will be charged to you against the property. A lien will be placed on property in the amount of all expenses and charges incurred.

If you have any questions or comments regarding this notice, please call me at (956) 447-3401 Ext. # 3120.

Sincerely,
Rolando Maldonado
Code Enforcement Inspector

CC: C/E files

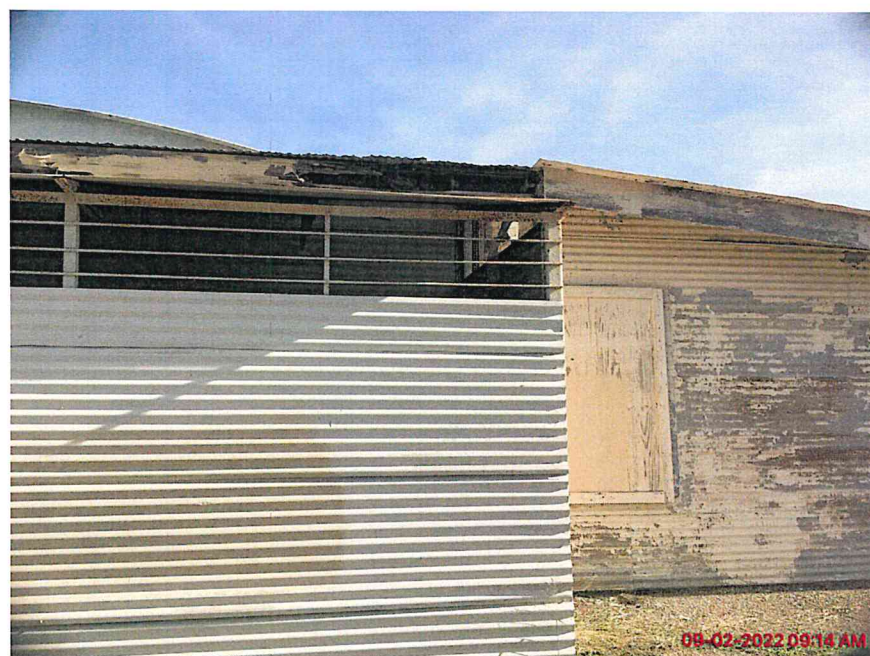
425 E. Business 83



Front Posting







J G Ortiz Consulting Title search report

Sept 2022

Owner: EM Payne

Legal description: West Tract 1.99 Acres, FT829, Lot10, Lot 46, Lot 1-A,
Block 30 Weslaco Original Townsite & Lot 43

Hidalgo County Appraisal District # 327225

Warranty Deed with Vendores lien, Document # 1174665, Date: January 04,
2003

From E J Payne & Wife Majorie Payne to E M. Payne, Lien to Texas state
Bank.

Release of Lien Document # 2007-1834768, dated December 10, 2007
Holde rof note: Texas State bank to E M Payne and EJ Payne.

Situs Address: 425 E. Business Hwy 83, Weslaco Texas 78596-5267

Mailing Address: 2401 E. Expressway 83, Weslaco Texas 78599-5512

Taxes due- Amt. \$ 0.00

Tax Lawsuit None

No other parties involved

Exemptions- None

PO Box 789 Weslaco Texas 78599-0789 Ph. 956-647-3480 Email:
cjortiz92@hotmail.com

2021 TAX STATEMENT



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

Certified Owner:

PAYNE E M
2401 E EXPRESSWAY 83
WESLACO, TX 78599-5512

Legal Description:

WEST TRACT 1.99 AC-FT829; W75'-LT 10
(H1100); LT 46 & N150'-E110'-LT 1 A &
N3.70'-S150'-E60' & S5'-E60' BLK 30
WESLACO ORIGINAL TOWNSITE & E15' LT 43;
Legal Acres: 4.8963
Parcel Address: 425 E BUS HWY 83
Print Date: 07/11/2022

Account No: W3800-00-829-0000-00

Appr. Dist. No.: 327225

As of Date: 07/11/2022

Market Value		Appraised Value	Assessed Value	Capped Value	Homesite Value	Agricultural Market Value	Non-Qualifying Value
Land	Improvement						
\$303,927	\$89,813	\$393,740	\$393,740	\$0	\$0	\$0	\$393,740
Taxing Unit		Assessed Value (100%)	Exemptions		Taxable Value	Tax Rate	Tax
			Code	Amount			
HIDALGO COUNTY		\$393,740		\$0.00	\$393,740	0.5750000	\$2,264.01
DRAINAGE DIST #1		\$393,740		\$0.00	\$393,740	0.1264000	\$497.69
CITY OF WESLACO		\$393,740		\$0.00	\$393,740	0.6967000	\$2,743.19
WESLACO ISD		\$393,740		\$0.00	\$393,740	0.9807000	\$3,861.41
SOUTH TEXAS ISD		\$393,740		\$0.00	\$393,740	0.0492000	\$193.72
SOUTH TEXAS COLLEGE		\$393,740		\$0.00	\$393,740	0.1715000	\$675.26

Total Tax: \$10,235.28
Total Tax Paid to date: \$10,235.28
Total Tax Remaining: \$0.00

Exemptions:

AMOUNT DUE IF PAID BY:

08/01/2022 18 + up to 15%	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%
\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
01/31/2023 24 + up to 15%	02/28/2023 25 + up to 15%	03/31/2023 26 + up to 15%	05/01/2023 27 + up to 15%	05/31/2023 28 + up to 15%	06/30/2023 29 + up to 15%
\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

School Information:

WESLACO ISD 2021 M&O .94070000 I&S .04000000 Total .98070000 2020 M&O .99890000 I&S .02000000 Total 1.0189000

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

4.1.73



Print Date: 07/11/2022

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

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



* W 3 8 0 0 0 0 8 2 9 0 0 0 0 0 *

W3800-00-829-0000-00

PAYNE E M
2401 E EXPRESSWAY 83
WESLACO, TX 78599-5512

AMOUNT PAID:

\$ _____

00003272250000000000

(nr)

WARRANTY DEED WITH VENDOR'S LIEN

1174665

Date: January 24, 2003

Grantor: E. J. PAYNE and wife, MARJORIE PAYNE

Grantor's Address: 2401 E. Expressway 83, Weslaco, Hidalgo County, Texas 78596

Grantee: E. M. PAYNE

Grantee's Address: 2401 E. Expressway 83, Weslaco, Hidalgo County, Texas 78596

Consideration: TEN DOLLARS (\$10.00) and other valuable consideration to the undersigned paid by the Grantee herein named, the receipt of which is hereby acknowledged, and the further consideration of a Note of even date that is in the principal amount of NINETY THOUSAND DOLLARS (\$90,000.00) and is executed by Grantee, payable to the order of TEXAS STATE BANK. The Note is secured by a vendor's lien retained in favor of TEXAS STATE BANK in this Deed and by a Deed of Trust of even date from Grantee to PAUL S. MOXLEY, Trustee.

Property (including any improvements): All of our undivided interest in the Property being more particularly described as follows:

TRACT I:

The North 150.0 feet to the East 110.0 feet of Block 30, Original Townsite of the City of Weslaco, Hidalgo County, Texas, as per map or plat thereof recorded in Volume 2, Page 30, Map Records, Hidalgo County, Texas.

TRACT II:

The East 60.0 feet of the South 150.0 feet of Block 30 of the Original Townsite of Weslaco, Hidalgo County, Texas, as per map or plat thereof recorded in Volume 2, Page 30, Map Records, Hidalgo County, Texas, and more particularly described as follows, to-wit:

BEGINNING at a point in the line, said line being an extension of the South line of Lot 7, Block 30, of said Townsite of Weslaco, said point being 70 feet East of the Southeast corner of said Lot 7, Block 30, for the Southeast corner hereof;

THENCE, East, continuing along said extended line 60 feet to a point for the Southeast corner hereof;

THENCE, North, parallel with the East line of said Block 30, 150 feet to a point for the Northeast corner hereof;

THENCE, West parallel with the said extended South line of said Lot 7, Block 30, 60 feet to a point for the Northwest corner hereof;

THENCE, South parallel with the East line of said Block 30, 150 feet to the place of beginning.

TRACT III:

All of Lot 40 and the West 40.0 feet of Lot 41, MISTLETOE PARK ADDITION to the City of Weslaco, Hidalgo County, Texas, as per map or plat thereof recorded in Volume 3, Page 42, Map Records, Hidalgo County, Texas.

TRACT IV:

The East 15.0 feet of Lot 43 and the West 35.0 feet of Lot 44, MISTLETOE PARK, an addition to the City of Weslaco, Hidalgo County, Texas, as per map or plat thereof recorded in Volume 3, Page 42, Map Records, Hidalgo County, Texas.

****** Electronically Filed Document ******

**Hidalgo County
Arturo Guajardo Jr.
County Clerk**

Document Number: 2007-1834768

Recorded As : RECORDING ELECTRONIC

Recorded On: December 10, 2007

Recorded At: 02:16:04 pm

Number of Pages: 4

Recording Fee: \$24.00

Parties:

**Direct-
Indirect-**

Receipt Number: 914676

Processed By: MaryLou Cantu

******* THIS PAGE IS PART OF THE INSTRUMENT *******

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.



**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, TX**

EXHIBIT "A"**Legal Description:****TRACT I:**

The North 150.0 feet of the East 110.0 feet of Block 30, ORIGINAL TOWNSITE OF WESLACO, Hidalgo County, Texas, according to the map recorded in Volume 2, Page 30, Map Records in the Office of the County Clerk of Hidalgo County, Texas, reference to which is here made for all purposes.

TRACT II:

The East 60.0 feet of the South 150.0 feet of Block 30, ORIGINAL TOWNSITE OF WESLACO, Hidalgo County, Texas, according to the map recorded in Volume 2, Page 30, Map Records in the Office of the County Clerk of Hidalgo County, Texas, reference to which is here made for all purposes, and being more particularly described by metes and bounds as follows:

BEGINNING at a point in the line, said line being an extension of the South line of Lot 7, Block 30, of said Townsite of Weslaco, said point being 70 feet East of the Southeast corner of said Lot 7, Block 30, for the Southeast corner hereof;

THENCE, East, continuing along said extended line 60 feet to a point for the Southeast corner hereof;

THENCE, North, parallel with the East line of said Block 30, 150 feet to a point for the Northeast corner hereof;

THENCE, West, parallel with the said extended South line of said Lot 7, Block 30, 60 feet to a point for the Northwest corner hereof;

THENCE, South, parallel with the East line of said Block 30, 150 feet to the PLACE OF BEGINNING.

SAVE AND EXCEPT THE North 116.3 feet of the South 131.3 feet of the East 60 feet thereof previously conveyed unto J. Pena Land, Ltd., a Texas Limited Partnership by instrument dated May 4, 2006, filed June 28, 2006 under Document Number 1632848, Official Records of Hidalgo County, Texas.

TRACT III:

A 1.999 acres out of and being part of Farm Tract 829 of the WEST TRACT SUBDIVISION, Hidalgo County, Texas, according to the map recorded in Volume 2, Page 57, Map Records in the Office of the County Clerk of Hidalgo County, Texas, reference to which is here made for all purposes, and being more particularly described by metes and bounds as follows:

BEGINNING at the Northwest corner of Farm Tract 829 for the Northwest corner of the property hereby conveyed;

THENCE, South with and along the West boundary line of said Farm Tract a distance of 420 feet to a point for the Southwest corner;

THENCE, East a distance of 219.96 feet to a point for the Southeast corner;

THENCE, North a distance of 371.75 feet to a point on the South line of the right of way of State Highway for the Northeast corner;

THENCE, North 77 degrees, 37 1/2 minutes West with and along said South line of the Highway right of way a distance of 225.19 feet to the POINT OF BEGINNING.

to the City of Weslaco, Hidalgo County, Texas, according to the map recorded in Volume 3, Page 42, Map Records in the Office of the County Clerk of Hidalgo County, Texas, reference to which is here made for all purposes.

The East 5.0 feet of Lot 44 and all of Lot 45, MISTLETOE PARK ADDITION, an Addition to the City of Weslaco, Hidalgo County, Texas, according to the map recorded in Volume 3, Page 42, Map Records in the Office of the County Clerk of Hidalgo County, Texas, reference to which is here made for all purposes.

TRACT VI:

The East 5.0 feet of Lot 44 and all of Lot 45, MISTLETOE PARK ADDITION, an Addition to the City of Weslaco, Hidalgo County, Texas, according to the map recorded in Volume 3, Page 42, Map Records in the Office of the County Clerk of Hidalgo County, Texas, reference to which is here made for all purposes.

TRACT VII:

Being a tract of land out of Lot 46 of the MISTLETOE PARK ADDITION, an Addition to the City of Weslaco, Hidalgo County, Texas, according to the map recorded in Volume 3, Page 42, Map Records, Hidalgo County, Texas, and out of Lot 9 of the Resubdivision of Farm Tract No. 639, of the West Tract Subdivision, said Resubdivision sometimes being called the Harding-Gill Subdivision, according to the map recorded in Volume 2, Page 57, Map Records in the Office of the County Clerk of Hidalgo County, Texas, reference to which is here made for all purposes, and being more particularly described by metes and bounds as follows:

BEGINNING at the Southwest corner of Lot 46, Mistletoe Park Subdivision;

THENCE, along the West line of said Lot 46 North, 225.1 feet to the Northwest corner of said Lot 46, which point is in the South line of Lot 9, Harding-Gill Subdivision;

THENCE, along the South line of said Lot 9, North 30 degrees, 00 minutes West, 30.0 feet to the Southwest corner of the said Lot 9;

THENCE, along the West line of said Lot 9 North, 87.6 feet to the Northwest corner of said Lot 9;

THENCE, along the North line of said Lot 9 East, 104.0 feet to a point in the center line of a proposed extension of Oregon Avenue;

THENCE, along said center line, South 340.0 feet to a point in the South line of Lot 46, Mistletoe Park Subdivision;

THENCE, along said South line, North 30 degrees, 00 minutes West, 2.6 feet;

THENCE, continuing along said South line, West 87.7 feet to the POINT OF BEGINNING.

TRACT VIII:

All of Lots 62 and 63, MISTLETOE PARK ADDITION, an Addition to the City of Weslaco, Hidalgo County, Texas, according to the map recorded in Volume 3, Page 42, Map Records in the Office of the County Clerk of Hidalgo County, Texas, reference to which is here made for all purposes.

TRACT IX:

All of Acreage Lot 10 of the Resubdivision of Farm Tract 639, WEST TRACT SUBDIVISION, Hidalgo County, Texas, according to the map recorded in Volume 2, Page 57, Map Records in the Office of the County Clerk of Hidalgo County, Texas, reference to which is here made for all purposes.

WESLACO FIRE MARSHAL'S OFFICE
255 S. KANSAS
WESLACO, TEXAS 78596
(956) 447-1990 FAX (956) 969-4921

DILAPIDATED STRUCTURE INSPECTION REPORT

DATE: 9/23/22 X INSPECTION REINSPECTION
FACILITY NAME: Abandoned Commercial Building
PHYSICAL & MAILING ADDRESS: 425 E. Business 83 Weslaco, TX 78596
PHONE #: OWNER/MANAGER:

TYPE OF INSPECTION: COMPLAINT OCCUPANCY CLASS: RESIDENCE

	1	Deteriorated interior walls
X	2	Deteriorated roof
X	3	Vegetation overgrowth
X	4	Unsecured doors
	5	Unsecured windows
	6	Debris inside
X	7	Debris outside
X	8	Exposed electrical wiring
	9	Broken or missing windows
	10	Broken or missing door
	11	Signs or feces
	12	Signs of transients/vagrants

	13	Sheetrock walls exposed
	14	Sheetrock ceiling exposed
	15	Signs of roof leaking
	16	Broken and/or uneven floors
	17	Animals (dogs, cats, mice, etc.) inside
	18	Severe fire damage
	19	Roof collapsed and/or exposed
X	20	Graffiti
X	21	Broken/cracked exterior walls
	22	Other:
	23	Other:
	24	Other:

NOTE: THESE CONDITIONS CONSTITUTE A FIRE HAZARD.

 COMPLIES WITHIN CODE TODAY x DOES NOT COMPLY AT THIS TIME WILL REINSPECT BY:

 Asst. Fire Marshal Mike Swinnea
OWNER/OCCUPANT FIRE MARSHAL/FIRE INSPECTOR

SUCH CONDITIONS ARE VIOLATIONS OF EITHER CITY OR STATE FIRE PREVENTION REGULATIONS. PLEASE CORRECT HAZARD(S) AND HELP PREVENT FIRES. NON-COMPLIANCE IS SUBJECT TO PENALTIES UNDER CITY & STATE REGULATIONS.

U.S. Postal ServiceTM
CERTIFIED MAIL[®] RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com.

OFFICIAL USE

Certified Mail Fee

\$
Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) \$
☐ Return Receipt (electronic) \$
☐ Certified Mail Restricted Delivery \$
☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$

Postage

\$ Total Postage and

\$ Sent To

Street and Apt. No.

City, State, ZIP+4[®]

City, State, ZIP+4[®]

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Postmark
Here



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

Weslaco, Texas 78599-5512

RE: Dilapidated Structure at 425 E. Business 83, Weslaco, Texas

Legally described as being; WEST TRACT 1.99 AC-FT829;W75'-LT 10(H1100);LT46 & N150'-E110'-LT 1 A & N3.70'-S150'-E60' & S5'-E60'BLK 30 WESLACO ORIGINAL TOWNSITE &15' LT 43; ALL LOT 44; ALL LOT 45 BLK 1 & NW0.18 AC-LT 61, LTS 62 & 63 MISTLETOE PARK

Dear E M PAYNE

Please be advised that the City's Planning and Code Enforcement Department believes the main structure at the above address is in violation of **Weslaco, Texas Code of Ordinance Chapter 26 Article VIII. Unsanitary & Dangerous Buildings, Sec. 26-225** because it is dilapidated, substandard, or it has become unfit for human habitation and it is a hazard to the health, safety and welfare of the citizens of the City of Weslaco. Staff has completed inspections of the structure and property and expects to recommend to the City Commission in the near future that the structure either be repaired to current building codes or demolished by the owner.

The staff recommendation regarding your property will be made at a Public Hearing. As required by ordinance, we will attempt to notify you by certified mail with return receipt requested, and by publishing notice in The Monitor newspaper advising of the date and time of the Public Hearing. You will have the opportunity to address the City Commission regarding the property at this hearing.

At the Public Hearing, the City Commission is likely to order that the property be repaired to current building codes or demolished within 60 days as recommended by staff. It is important that you attend the public hearing, because you are allowed to voice your opinion on behalf of your property. Please note that any other citizen(s) present may voice their opinions as well.

The purpose of this letter is to provide you advance notice that staff expects to recommend that the structure(s) be repaired to current building codes or demolished so that you may have additional time to consider your options for the property prior to any further action by the Planning and Code Enforcement Department.

IT IS VERY IMPORTANT THAT YOU CONTACT ME AS SOON AS POSSIBLE REGARDING THIS MATTER SO WE CAN KNOW THE ACTIONS YOU WILL TAKE REGARDING THIS PROPERTY. CONTACT ME AT (956) 447-3401 EXT # 3120 MON- FRI 8AM- 5PM

Sincerely,

Rolando Maldonado
Rolando Maldonado

Code Enforcement Officer

City of Weslaco

"The City on the Grow"



David Suarez, Mayor
Josh Pedraza, Mayor Pro-tem, District 1
Leo Munoz, Commissioner, At-Large
Greg Kerr, Commissioner, At-Large
Letty Lopez, Commissioner, District 2
Jose "J.P." Rodriguez, Commissioner, District 3
Adrian Farias, Commissioner, District 4

Martin Garza, Interim City Manager

September 19, 2022

E M Payne

2401 E. Expressway 83

Weslaco, Texas 78596

RE: Dilapidated Structure at 425 E. Business 83 Weslaco, Texas

Legally described as being; West Tract 1.99 AC-FT 829;W75'-LT 10(100);LT 46 & N150'-E110'-Lot 1 A & N3.70' – S150'-E60' & S5'-E60' Blk 30 Weslaco Original Townsite &15' Lot 43; All of Lot 44; All lot 45 Blk 45 Blk 1 & Nw0.18 AC-LT 61, Lots 62 & 63 Mistletoe Park.

E M Payne: Please be advised that the City's Planning and Code Enforcement Department believes the main structure at the above address is in violation of **Weslaco, Texas Code of Ordinance Chapter 26 Article VIII. Unsanitary & Dangerous Buildings, Sec. 26-225** because it is dilapidated, substandard, or it has become unfit for human habitation and it is a hazard to the health, safety and welfare of the citizens of the City of Weslaco. Staff has completed inspections of the structure and property and expects to recommend to the City Commission in the near future that the structure either be repaired to current building codes or demolished by the owner.

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Sincerely,


Rolando Maldonado

Code Enforcement Officer

SENDER: COMPLETE THIS SECTION

■ Complete items 1, 2, and 3.

■ Print your name and address on the reverse so that we can return the card to you.

■ Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

E M Payne
2401 E. Expressway 83
Weslaco, Texas 78599-5512

2. Article Number (Transfer from carrier label)

9590 9402 6940 1104 8672 77
7021 1970 0001 6446 0879

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent
☐ Addressee

B. Received by (Printed Name)

Sonia Lopez

C. Date of Delivery

9/22/14

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

PM C13

3. Service Type

☐ Adult Signature
☐ Adult Signature Restricted Delivery
☐ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery

☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

I Mail
I Mail Restricted Delivery
(over \$500)

PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt

David Suarez, Mayor
Josh Pedraza, Mayor Pro-tem, District 1
Leo Munoz, Commissioner, At-Large
Greg Kerr, Commissioner, At-Large
Letty Lopez, Commissioner, District 2
Jose "J.P." Rodriguez, Commissioner, District 3
Adrian Farias, Commissioner, District 4

Martin Garza, Interim City Manager

Weslaco, Texas 78596

RE: Dilapidated Structure at 425 E. Business 83 Weslaco, Texas

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Sincerely,

Rolando Maldonado

Code Enforcement Officer



TREVIÑO
ENGINEERING
Firm Registration # F-7906

Structural Observation Report
for
Building at
425 E. Business 83
Weslaco, Texas



November 16, 2022



TREVIÑO
ENGINEERING
Firm Registration # F-7906

November 16, 2022

City of Weslaco
Building & Code Enforcement Department
255 S. Kansas Ave.
Weslaco, Texas 78596

Re: **Visual Structural Observation Report for Building at 425 E. Business 83 in Weslaco, Texas**

To Whom It May Concern,

Our office performed a jobsite visit on January 9th, 2022 to visually observe and assess the structural integrity of the existing building.

PROJECT INFORMATION

The building is a single-story building with two different roof framing structures. One is composed of a metal roof panels supported on arched structural steel framing on load bearing masonry wall on a concrete foundation. The other areas appear to be metal roof panels on wood framing on masonry and wood wall framing on concrete foundation. The observation was of a visual nature only. No destructive testing or dismantling of materials was performed.

OBSERVATIONS

- Separations (cracks) on exterior walls.
- Spalled plaster on exterior walls.
- Indications of moisture damage on wood framing members.
- Openings on roof metal panels.

CONCLUSIONS/ RECOMMENDATIONS

Based on the jobsite visit observations and in my professional opinion, the above mentioned building is structurally sound at the time of the structural observations visit. Several areas of the building need minor repairs to maintain the building structurally sound.

I recommend for the roofing and roof framing to be further inspected and locate the areas that require removal and replacement of roofing and roof framing. Repair construction plans can be prepared by our of office and owner shall seek another professional for preparation of repair construction documents.

The walls appear to be structurally. Minor cosmetic repairs are required on the exterior walls.



TREVIÑO
ENGINEERING
Firm Registration # F-7906

LIFE SAFETY AND CODE CONSIDERATIONS

The risks to life-safety are generally described as a separation of parts of the building, such as parapets or exterior wall, or partial or total collapse of the major structural components. There are no life-safety issues at this time and the office building appears to be structurally sound.

LIMITATIONS

As denoted by the engineering seal on this letter, I believe that I have fulfilled my obligations as an engineer under the Texas Engineering Practice Act pursuant to its requirements to protect the public health, safety, and welfare in the practice of engineering.

It has been a pleasure to have been able to serve you in this matter, should any questions arise, please feel free to call me.

Respectfully Submitted,
Trevisño Engineering

Idén I. Treviño, P.E.

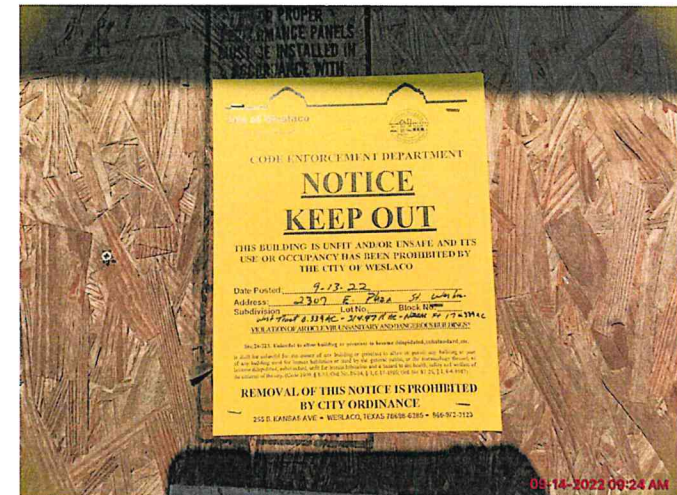
11/16/2022
Date

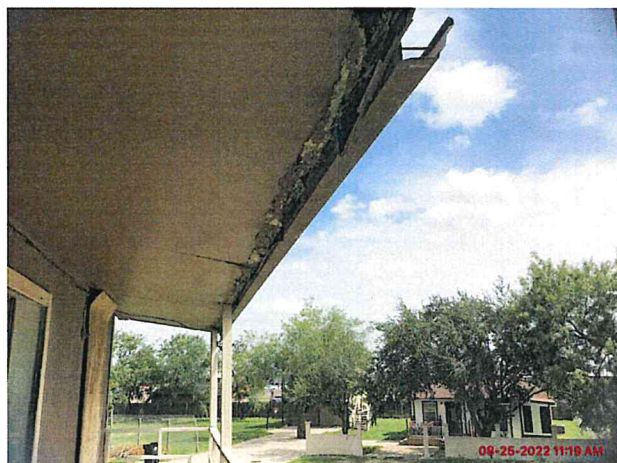


2307 E. Plaza St.



Rear and Front Postings





J G Ortiz Consulting Title search report

Sept 2022

Owner: Pedro C Gonzalez

Legal Description: West Tract, 0.339AC, S14.4711, AC-N20CA Farm Tract
0.339 acres net

Hidalgo County Appraisal District # 324095

General warranty deed Document 11012, Volume 1831, page 89-90, date
1982, Grantor James Black to Grantee Pedro C. Gonzalez

Transfer of Lien 11014, Volume 289, Page 269-270, dated 1983
Maker -Carlos Gonzalez to Mid-Valley Bank

Situs Address: 2307 E. Plaza, Weslaco Texas 78596

Mailing Address: 2222 N. Wilson, Weslaco Texas 78599-8810

Taxes due- Amt. 0

Tax Lawsuit None

No other parties involved

Exemptions- None

2021 TAX STATEMENT



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

Certified Owner:
 GONZALEZ PEDRO C
 2222 N WILSON DR
 WESLACO, TX 78599-8810

Legal Description:
 WEST TRACT 0.339AC-S14.4711AC-N20AC FT
 17 0.339AC NET

Account No: W3800-00-017-0000-07

Appr. Dist. No.: 324095

Legal Acres: .3390

Parcel Address: 2307 E PLAZA

As of Date: 09/05/2022

Print Date: 09/05/2022

Market Value		Appraised Value	Assessed Value	Capped Value	Homesite Value	Agricultural Market Value	Non-Qualifying Value
Land	Improvement						
\$37,653	\$79,119	\$116,772	\$116,772	\$0	\$0	\$0	\$116,772
Taxing Unit		Assessed Value (100%)	Exemptions		Taxable Value	Tax Rate	Tax
			Code	Amount			
HIDALGO COUNTY		\$116,772		\$0.00	\$116,772	0.5750000	\$671.44
DRAINAGE DIST #1		\$116,772		\$0.00	\$116,772	0.1264000	\$147.60
CITY OF WESLACO		\$116,772		\$0.00	\$116,772	0.6967000	\$813.55
WESLACO ISD		\$116,772		\$0.00	\$116,772	0.9807000	\$1,145.18
SOUTH TEXAS ISD		\$116,772		\$0.00	\$116,772	0.0492000	\$57.45
SOUTH TEXAS COLLEGE		\$116,772		\$0.00	\$116,772	0.1715000	\$200.26

Total Tax: \$3,035.48

Total Tax Paid to date: \$3,035.48

Total Tax Remaining: \$0.00

Exemptions:

AMOUNT DUE IF PAID BY:

09/30/2022 20 + up to 15%	10/31/2022 21 + up to 15%	11/30/2022 22 + up to 15%	01/02/2023 23 + up to 15%	01/31/2023 24 + up to 15%	02/28/2023 25 + up to 15%
\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
03/31/2023 26 + up to 15%	05/01/2023 27 + up to 15%	05/31/2023 28 + up to 15%	06/30/2023 29 + up to 15%	07/31/2023 30 + up to 15%	08/31/2023 31 + up to 15%
\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

School Information:

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

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

4.1.74

Print Date: 09/05/2022

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

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



W3800-00-017-0000-07

GONZALEZ PEDRO C
 2222 N WILSON DR
 WESLACO, TX 78599-8810

AMOUNT PAID:

\$

00003240950000000000

The State of Texas,
County of HIDALGO

11012
Know All Men by These Presents

That I, James Black, a single man,

of the County of Harris State of Texas for and in consideration
of the sum of Ten and No/100 (\$10.00) Dollars and other valuable consideration, receipt
of which is hereby acknowledged
to me in hand paid by Pedro C. Gonzalez

have Granted, Sold and Conveyed, and by these presents do Grant, Sell and Convey unto the said

Pedro C. Gonzalez, 623 North Airport Drive, Weslaco,

of the County of Hidalgo State of Texas all of the
following described real property in Hidalgo County, Texas, to-wit:
Being a tract of land out of Farm Tract 17, West Tract Subdivision, Llano Grande Grant,
Hidalgo County, Texas, described by notes and bounds, as follows:
Commencing at the Northeast corner of Farm Tract 17, West Tract Subdivision, Llano Grande
Grant, Hidalgo County, Texas,
THENCE along the East line of Farm Tract 17, South, 630.00 feet to a point;
THENCE West 429 feet to the point of beginning of the tract herein conveyed;
THENCE North 18.81 feet to a point;
THENCE North 57° 40' 18" W. a distance of 151.82 feet to a point;
THENCE West 71.72 feet to a point;
THENCE South 100.00 feet to a point;
THENCE East and parallel to the South line of Farm Tract 17 a distance of 200.00 feet to
the point of beginning. A Utility Easement of five feet is reserved along the North Line
(71.72 foot line) of this tract.
Excepting therefrom all of the oil, gas and other minerals in and under said land, which
are expressly reserved to the Grantor herein, his heirs and assigns, forever
This conveyance is made subject to all valid restrictions, reservations and easements of
record in Hidalgo County, Texas

TO HAVE AND TO HOLD the above described premises, together with all and singular the
rights and appurtenances thereto in anywise belonging unto the said
Pedro C. Gonzalez, his
heirs and assigns forever and I do hereby bind myself, my
heirs, executors and administrators, to Warrant and Forever Defend, all and singular the said premises
unto the said
Pedro C. Gonzalez, his

heirs and assigns, against every person whomsoever lawfully claiming, or to claim the same, or any
part thereof, except as to taxes, which Grantee herein assumes and agrees to pay.

THE STATE OF TEXAS,
COUNTY OF HARRIS

SINGLE ACKNOWLEDGMENT

BEFORE ME, the undersigned authority, on this day personally appeared

James Black, a single man,

known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 28th day of October A.D. 19 82

(L.S.)

My Commission Expires: 4-30-85

Edna M. Talley
Notary Public in and for the State of Texas
Edna M. Talley

SINGLE ACKNOWLEDGMENT

THE STATE OF TEXAS,
COUNTY OF

BEFORE ME, the undersigned authority, on this day personally appeared

known to me to be the person whose name subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the day of A.D. 19

(L.S.)

My Commission Expires:

Notary Public in and for the State of Texas

SINGLE ACKNOWLEDGMENT

THE STATE OF TEXAS,
COUNTY OF

BEFORE ME, the undersigned authority, on this day personally appeared

known to me to be the person whose name subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the day of A.D. 19

(L.S.)

My Commission Expires:

Notary Public in and for the State of Texas

THE STATE OF TEXAS,
COUNTY OF

I HEREBY CERTIFY that the foregoing instrument of writing with its certificate of authentication, was filed for

record in my office on the day of , A. D. 19 at o'clock M.,

and was duly recorded by me on the day of A. D. 19

in Vol. , page , of the Records of said County.

WITNESS MY HAND and the Seal of the County Court of said County, at my office in the day and year last above written.

(L. S.)

County Clerk County, Texas

By Deputy.

7290
SRS/nc1

1101-1

NOTICE

Prepared by the State Bar of Texas for use by Lawyers only. Reviewed 1-1-76.
To select the proper form, fill in blank spaces, strike out form provisions or
insert special terms constitutes the practice of law. No "standard form" can
meet all requirements.

250 269

TRANSFER OF LIEN

THE STATE OF TEXAS

COUNTY OF HIDALGO

} KNOW ALL MEN BY THESE PRESENTS:

THAT the undersigned, of the County of Hidalgo and State of Texas,
the present legal and equitable owner and holder of that one certain promissory note in the original principal
sum of FIFTY TWO THOUSAND AND NO/100ths Dollars (\$ 52,000.00)
dated March 11, 1983, executed by PEDRO C. GONZALEZ
payable to the order of CARLOS GONZALEZ
more fully described in a Builder's & Mechanic's Lien, duly recorded in Vol. _____
page _____ of the Mechanic's Lien Records of Hidalgo County, Texas;
said note being secured by Builder's & Mechanic's Lien
against the following described property, to-wit:

Being a tract out of FARM TRACT 17, WEST TRACT SUBDIVISION, Llano Grande
Grant, Hidalgo County, Texas, according to the map recorded in Volume 2,
Page 34-37 of the Map Records in the Office of the County Clerk of Hidalgo
County, Texas, reference to which is here made for all purposes, described by
metes and bounds as follows:
BEGINNING at the Northeast corner of FARM TRACT 17, WEST TRACT SUBDIVISION,
Llano Grande Grant, Hidalgo County, Texas,
THENCE along the East line of FARM TRACT 17, South 630.00 feet to a point;
THENCE West 429.00 feet to the point of beginning of the tract herein described;
THENCE North 18.81 feet to a point;
THENCE North 57° 40' 18" West, a distance of 151.82 feet to a point;
THENCE West 71.72 feet to a point;
THENCE South 100.00 feet to a point;
THENCE East and parallel to the South line of FARM TRACT 17 a distance of
200.00 feet to the point of beginning.

for a good and valuable consideration paid to the undersigned, the receipt and sufficiency of which is hereby
acknowledged, has TRANSFERRED and ASSIGNED, GRANTED and CONVEYED and by these presents
TRANSFERS, ASSIGNS, GRANTS and CONVEYS unto
MID VALLEY BANK
P. O. BOX 8008
WESLACO, TEXAS 78596
of Hidalgo County, Texas, the above described note, together with
all liens, and any superior title, held by the undersigned securing the payment thereof. There remains unpaid
upon said note the principal sum of FIFTY TWO THOUSAND AND NO/100ths
Dollars (\$ 52,000.00) together with interest thereon from the 11th day of
March, 1983 as in said note provided.

EXECUTED this 11th day of March, A.D. 1983.

Carlos Gonzalez
CARLOS GONZALEZ

259 MAY 270
THE STATE OF TEXAS
COUNTY OF HIDALGO

(Acknowledgment)

Before me, the undersigned authority, on this day personally appeared

CARLOS GONZALEZ

known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office on this the 22nd day of March, A.D. 19 83

Nancy C. Laduke
Notary Public in and for Hidalgo County, Texas.

My commission expires 1-22-85

NANCY C. LADUKE
(Printed or stamped name of notary)

(Acknowledgment)

THE STATE OF TEXAS
COUNTY OF

Before me, the undersigned authority, on this day personally appeared

known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office on this the day of A.D. 19

Notary Public in and for County, Texas.

My commission expires 19

(Printed or stamped name of notary)

TRANSFER OF LIEN

11014
CARLOS GONZALEZ

TO

MID VALLEY BANK

FILED
MAR 24 1983
AT 2:43 P.M.

MAR 24 1983

J. EDGAR RUIZ
County Clerk, Hidalgo County, Texas
By Deputy

PREPARED IN THE LAW OFFICE OF:

SMITH, McILHERAN, LAUDERDALE & JONES
P. O. BOX 8398
Meslaco, Texas 78596

PLEASE RETURN TO:

SUZANNE R. SCOTT

(Corporate Acknowledgment)

THE STATE OF TEXAS
COUNTY OF

Before me, the undersigned authority, on this day personally appeared

of

a corporation, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed, in the capacity therein stated and as the act and deed of said corporation.

Given under my hand and seal of office on this the day of A.D. 19

Notary Public in and for County, Texas.

My commission expires 19

(Printed or stamped name of notary)

WESLACO FIRE MARSHAL'S OFFICE
255 S. KANSAS
WESLACO, TEXAS 78596
(956) 447-1990 FAX (956) 969-4921

DILAPIDATED STRUCTURE INSPECTION REPORT

DATE: 4/20/22 X INSPECTION REINSPECTION
FACILITY NAME: Abandoned Apartment Complex
PHYSICAL & MAILING ADDRESS: 2307 E. Plaza Weslaco, TX 78596
PHONE #: OWNER/MANAGER:

TYPE OF INSPECTION: COMPLAINT OCCUPANCY CLASS: RESIDENCE

X	1	Deteriorated interior walls
X	2	Deteriorated roof
	3	Vegetation overgrowth
	4	Unsecured doors
X	5	Unsecured windows
	6	Debris inside
	7	Debris outside
	8	Exposed electrical wiring
X	9	Broken or missing windows
	10	Broken or missing door
	11	Signs or feces
X	12	Signs of transients/vagrants

	13	Sheetrock walls exposed
	14	Sheetrock ceiling exposed
X	15	Signs of roof leaking
	16	Broken and/or uneven floors
	17	Animals (dogs, cats, mice, etc.) inside
	18	Severe fire damage
X	19	Roof collapsed and/or exposed
	20	Graffiti
X	21	Broken/cracked exterior walls
X	22	Other: 2 nd floor breezeway deteriorated
	23	Other:
	24	Other:

NOTE: THESE CONDITIONS CONSTITUTE A FIRE HAZARD.

 COMPLIES WITHIN CODE TODAY x DOES NOT COMPLY AT THIS TIME WILL REINSPECT BY:

OWNER/OCCUPANT

Asst. Fire Marshal Mike Swinnea
FIRE MARSHAL/FIRE INSPECTOR

SUCH CONDITIONS ARE VIOLATIONS OF EITHER CITY OR STATE FIRE PREVENTION REGULATIONS. PLEASE CORRECT HAZARD(S) AND HELP PREVENT FIRES. NON-COMPLIANCE IS SUBJECT TO PENALTIES UNDER CITY & STATE REGULATIONS.

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee

\$

Extra Services & Fees (check box, add fee as appropriate)

☐ Return Receipt (hardcopy) \$
☐ Return Receipt (electronic) \$
☐ Certified Mail Restricted Delivery \$
☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$

Postmark
Here

Postage

\$

Total Postage Leticia Aleman

\$ 906 E. Jefferson St.

Sent To Weslaco, Texas 78599

Street and A

City, State, Z

PS Form 3800, April 2015 PSN 7530-02-000-9047

See Reverse for Instructions



David Suarez, Mayor
Josh Pedraza, Mayor Pro-tem, District 1
Leo Munoz, Commissioner, At-Large
Greg Kerr, Commissioner, At-Large
Letty Lopez, Commissioner, District 2
Jose "J.P." Rodriguez, Commissioner, District 3
Adrian Farias, Commissioner, District 4

Martin Garza, Interim City Manager

906 E. Jefferson St.

Weslaco, Texas 78599

RE: Dilapidated Structure at 2307 E. Plaza, Weslaco, Texas 78596

Legally described as being; West Tract 0.339AC-S14.4711AC-N20AC FT 17 0.339AC NET

Dear Letty Aleman

Please be advised that the City's Planning and Code Enforcement Department believes the main structure at the above address is in violation of **Weslaco, Texas Code of Ordinance Chapter 26 Article VIII. Unsanitary & Dangerous Buildings, Sec. 26-225** because it is dilapidated, substandard, or it has become unfit for human habitation and it is a hazard to the health, safety and welfare of the citizens of the City of Weslaco. Staff has completed inspections of the structure and property and expects to recommend to the City Commission in the near future that the structure either be repaired to current building codes or demolished by the owner.

The staff recommendation regarding your property will be made at a Public Hearing. As required by ordinance, we will attempt to notify you by certified mail with return receipt requested, and by publishing notice in The Monitor newspaper advising of the date and time of the Public Hearing. You will have the opportunity to address the City Commission regarding the property at this hearing.

At the Public Hearing, the City Commission is likely to order that the property be repaired to current building codes or demolished within 60 days as recommended by staff. It is important that you attend the public hearing, because you are allowed to voice your opinion on behalf of your property. Please note that any other citizen(s) present may voice their opinions as well.

The purpose of this letter is to provide you advance notice that staff expects to recommend that the structure(s) be repaired to current building codes or demolished so that you may have additional time to consider your options for the property prior to any further action by the Planning and Code Enforcement Department.

IT IS VERY IMPORTANT THAT YOU CONTACT ME AS SOON AS POSSIBLE REGARDING THIS MATTER SO WE CAN KNOW THE ACTIONS YOU WILL TAKE REGARDING THIS PROPERTY. CONTACT ME AT (956) 447-3401 EXT # 3120 MON- FRI 8AM- 5PM

Sincerely,

Rolando Maldonado

Rolando Maldonado

Code Enforcement Officer

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee

\$

Extra Services & Fees (check box, add fee as appropriate)

☐ Return Receipt (hardcopy) \$
☐ Return Receipt (electronic) \$
☐ Certified Mail Restricted Delivery \$
☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$

Postage

\$

Total Celia P. Gonzalez

Sent 2222 N. Wilson RD

Street Weslaco, Texas 78599

City,

Postmark
Here



David Suarez, Mayor
Josh Pedraza, Mayor Pro-tem, District 1
Leo Munoz, Commissioner, At-Large
Greg Kerr, Commissioner, At-Large
Letty Lopez, Commissioner, District 2
Jose "J.P." Rodriguez, Commissioner, District 3
Adrian Farias, Commissioner, District 4

Martin Garza, Interim City Manager

PS Form 3800, April 2015 PSN 7530-02-000-9047

See Reverse for Instructions

2222 N. Wilson DR.

Weslaco, Texas 78599

RE: Dilapidated Structure at 2307 E. Plaza, Weslaco, Texas 78596

Legally described as being; West Tract 0.339AC-S14.4711AC-N20AC FT 17 0.339AC NET

Dear Celia Gonzalez

Please be advised that the City's Planning and Code Enforcement Department believes the main structure at the above address is in violation of **Weslaco, Texas Code of Ordinance Chapter 26 Article VIII. Unsanitary & Dangerous Buildings, Sec. 26-225** because it is dilapidated, substandard, or it has become unfit for human habitation and it is a hazard to the health, safety and welfare of the citizens of the City of Weslaco. Staff has completed inspections of the structure and property and expects to recommend to the City Commission in the near future that the structure either be repaired to current building codes or demolished by the owner.

The staff recommendation regarding your property will be made at a Public Hearing. As required by ordinance, we will attempt to notify you by certified mail with return receipt requested, and by publishing notice in The Monitor newspaper advising of the date and time of the Public Hearing. You will have the opportunity to address the City Commission regarding the property at this hearing.

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The purpose of this letter is to provide you advance notice that staff expects to recommend that the structure(s) be repaired to current building codes or demolished so that you may have additional time to consider your options for the property prior to any further action by the Planning and Code Enforcement Department.

IT IS VERY IMPORTANT THAT YOU CONTACT ME AS SOON AS POSSIBLE REGARDING THIS MATTER SO WE CAN KNOW THE ACTIONS YOU WILL TAKE REGARDING THIS PROPERTY. CONTACT ME AT (956) 447-3401 EXT # 3120 MON- FRI 8AM- 5PM

Sincerely,

Rolando Maldonado
Rolando Maldonado

Code Enforcement Officer

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Postage

Total Postage

Sent To

Street and A

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Postmark
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Plaza Ave, Weslaco, Texas

10/25/2022

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

NOTICE OF PUBLIC HEARING

Dear Celia P. Gonzalez C/O Pedro Gonzalez

Please be advised that the Code Enforcement Department for the City of Weslaco has determined that you are the legal owner(s) of the property and the building(s) located at **2307 E. Plaza Ave** legally described as being; **West Tract 0.330 AC-S14.4711AC-N20AC ft 17 0.339AC net, City of Weslaco, Hidalgo County, Texas.** and it finds that the building(s) does not meet the minimum standards for continued use and occupancy. The structure has been inspected and found to be dilapidated, substandard, unfit for human habitation and it is a hazard to the health, safety and welfare of the citizens of the City of Weslaco, placing it in violation of Weslaco, Texas Code of Ordinance Chapter 26 Article VIII. Unsanitary & Dangerous Buildings, Sec. 26-225.

On Wednesday, November 16, 2022, at 5:30 pm, has been set as the date for a public hearing by the Board of Adjustments and Appeals of Building at the Legislative Chamber of the City of Weslaco, Texas. In this hearing the Code Enforcement Inspector will inspect the building does not meet the minimum standards for continued use and occupancy. The owner(s) of the above-mentioned property and building shall be required to provide evidence in your defense. Members of the general public will be allowed to express their opinion regarding the premise or building, the subject of this notice.

On Tuesday, December 6, 2022, at 5:30 pm, has been set as the date for a public hearing by the City Commission, depending on the evidence presented, may find the building or premise be either a nuisance and may direct that the building or premise be either **repairs or removal of the building or premise be required** within the time restraints set forth by the Commission, depending on the evidence presented, may find the building or premise be either a nuisance and may direct that the building or premise be either **public hearing day or exceed more than sixty (60) days from the date of the public hearing.**

If the City Commission votes to remove or repair the building or premise within the time restraints set forth by the Commission, the City of Weslaco will be charged to you against the property and all the costs and expenses incurred by the City of Weslaco and charges incurred.

If you have any questions or comments regarding this notice, please call the City of Weslaco at 3120.

Sincerely,
Roberto Maldonado
Code Enforcement Inspector

CC: C/E files

COMPLETE THIS SECTION ON DELIVERY

A. Signature ☒ Agent ☐ Addressee

B. Received by (Printed Name) C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes ☐ No
If YES, enter delivery address below:

3. Service Type
☐ Priority Mail Express®
☐ Registered Mail™
☒ Registered Mail Restricted Delivery
☐ Adult Signature Restricted Delivery
☐ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Signature Confirmation
☐ Signature Confirmation Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery

Article Number (Transfer from service label)
9590 9402 6940 1104 8613 29

7025 1970 0001 6446 1173

PS Form 3811, July 2020 PSN 7530-02-000-9053

7021 1970 0001 6446 1180

**U.S. Postal Service™
CERTIFIED MAIL® RECEIPT**
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee	
\$	
Extra Services & Fees (check box, add fee as appropriate)	
☐ Return Receipt (hardcopy)	\$
☐ Return Receipt (electronic)	\$
☐ Certified Mail Restricted Delivery	\$
☐ Adult Signature Required	\$
☐ Adult Signature Restricted Delivery	\$
Postage	
\$	
Total P.	Leticia Aleman
\$	906 E. Jefferson St.
Sent To	Weslaco, Texas 78599
Street	
City, St	

Postmark
Here



Ave, Weslaco, Texas

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

10/25/2022

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

NOTICE OF PUBLIC HEARING

Dear Leticia Aleman

Please be advised that the Code Enforcement Department for the City of Weslaco has determined that you are the legal owner(s) of the property and the building(s) located at **2307 E. Plaza Ave** legally described as being; **West Tract 0.330 AC-S14.4711AC-N20AC ft 17 0.339AC net, City of Weslaco, Hidalgo County, Texas.** and it finds that the building(s) does not meet the minimum standards for continued use and occupancy. The structure has been inspected and found to be dilapidated, substandard, unfit for human habitation and it is a hazard to the health, safety and welfare of the citizens of the City of Weslaco, placing it in violation of Weslaco, Texas Code of Ordinance Chapter 26 Article VIII. Unsanitary & Dangerous Buildings, Sec. 26-225.

On Wednesday, November 16, 2022, at 5:30 pm, has been set as the date for a public hearing by the Board of Adjustments and Appeals of Building at the Legislative Weslaco, Texas. In this hearing the Code Enforcement Inspector building does not meet the minimum standards for continued use the owner(s) of the above-mentioned property and building shall evidence in your defense. Members of the general public will also opinion regarding the premise or building, the subject of this public

On Tuesday, December 6, 2022, at 5:30 pm, has been set as the Commission, depending on the evidence presented, may find the nuisance and may direct that the building or premise be either **repairs or removal of the building or premise be required** public hearing day or exceed more than sixty (60) days from

If the City Commission votes to remove or repair the building on within the time restraints set forth by the Commission, the City of the building on your property and all the costs and expenses incurred be charged to you against the property. A lien will be placed on and charges incurred.

If you have any questions or comments regarding this notice, please call 3120.

Sincerely,
[Signature]
Code Enforcement Inspector

CC: C/E files

COMPLETE THIS SECTION ON DELIVERY	
A. Signature <i>[Signature]</i>	☐ Agent ☐ Addressee
B. Received by (Printed Name)	C. Date of Delivery
D. Is delivery address different from item 1? ☐ Yes ☐ No If YES, enter delivery address below:	
OCT 29 2022	
3. Service Type ☐ Priority Mail Express® ☐ Registered Mail™ ☐ Registered Mail Restricted Delivery ☐ Certified Mail® ☐ Certified Mail Restricted Delivery ☐ Signature Confirmation™ ☐ Signature Confirmation Restricted Delivery ☐ Collect on Delivery ☐ Collect on Delivery Restricted Delivery ☐ Insured Mail (over \$500)	
SENDER: COMPLETE THIS SECTION	
1. Article Addressed to: Leticia Aleman 906 E. Jefferson St. Weslaco, Texas 78599	
2. Article Number (Transfer from service label) 9590 9402 6940 1104 8667 44	
3. Complete items 1, 2, and 3. Print your name and address on the reverse so that we can return the card to you. Attach this card to the back of the mailpiece, or on the front if space permits.	
7021 1970 0001 6446 1180	
PS Form 3811, July 2020 PSN 7530-02-000-9053	



Standardized Agenda Request Form

Date of Meeting: December 6, 2022		Agenda Item No. (to be assigned by CSO): 2022-6011	
From:			
Subject: Discussion and consideration to approve Contingency Allowance Expenditure Authorization No. 7 for the City of Weslaco New Police Department with Municipal Judicial Court Project in an amount not to exceed \$15,002 for addition of Return Air Transfer and Air Transfer Grills as indicated in ASI 005 and authorize the Mayor to execute any related documents. Possible action. (Staffed by Parks & Recreation Department .)			
Background: Air transfer grills to pass through fire walls required and not indicated on plans. Change Proposal No. 013R: Return Air Transfer and Air Transfer Grills as indicated in ASI 005 (Days not approved) \$15,002 Original Owner's Contingency Sum \$250,000 Allowance Expenditures Prior to this Authorization \$64,381 Allowance Balance Prior to this Authorization \$185,619 <u>Allowance Sum will be decreased by this Authorization \$15,002</u> New Owner's Contingency Balance \$170,617			
Funding Source (budget code, if applicable):			
Amount:	Term of Impact:	Identified in Current Budget:	
Additional Action Prompted: Mayor's Signature			
If item previously considered, provide date and action by Commission:			
If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners:			
Advisory Review, if any (name of board/committee, date of action, recommendation):			
OMAR RODRIGUEZ OMAR RODRIGUEZ Martin Garza		Created/Initiated Approved New	
City Manager Comments: Approve as recommended by the Architect and the Parks and Recreation Director.			
Staff Recommendation: Approve as recommended by the Architect.			
Attachments, if any:			

AEA 007 - CP 013 ASI 005 Return Transfer Grills Sound
Responsibilities upon Approval:

Contingency Allowance Expenditure Authorization

Project: City of Weslaco New Police Department with Municipal and
Judicial Court

Authorization No.

7

ERO Project No.: 19087.01

Date:

11/22/22

To : Gerlach Builders, LLC dba Wil-Con
918 Big Horn Drive
Edinburg, Texas 78504

Attention: Shawn Gerlach, President

You are authorized to perform the following item(s) of work and to adjust the allowance sum accordingly, as indicated below. This is not a change order and does not increase nor decrease the contract amount.

Description of Work:

Allowance Expenditure issued for work indicated below as submitted by Gerlach Builders, LLC for the New City of Weslaco Police Station:

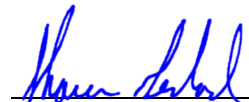
1.) Change Proposal No. 013R: Return Air Transfer and Air Transfer Grills as indicated in ASI 005. (Days not approved.)	\$15,002.00
AEA 07 will decrease Owner's Contingency	\$15,002.00

Original Owner's Contingency Sum	\$250,000.00
Allowance Expenditures Prior to this Authorization	\$64,381.00
Allowance Balance Prior to this Authorization	\$185,619.00
Allowance Sum will be decreased by this Authorization	\$15,002.00
New Owner's Contingency Balance	\$170,617.00

This Allowance Expenditure represents adjustments to the Allowance Balance as noted above and described herein.

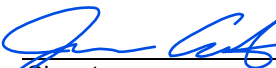
Accepted and agreed to by:

Gerlach Builders, LLC


Signature

11/22/2022
Date

ERO Architects, L.L.P.


Signature

11/22/2022
Date

Accepted and agreed to on behalf on City of Weslaco:

City of Weslaco

Signature

Date

Change Order Request

Detailed (with Breakdown of PCOs), Grouped by Each Number

1083-City of Weslaco PSB Police Station with Municipal CProject # 1083

Gerlach Builders, LLC

300 S. Bridge Ave
Weslaco, Texas 78596

Tel: (956) 781-9781 Fax: (956) 290-8359

Change Order Request: 013R

Date: 10/26/2022

To:	From:
ERO Architects	Airika Stevens Gerlach Builders, LLC PO Box 4352 McAllen, TX 78502

Description	Category	Status
ASI-5 Return Air Transfer and Air Transfer Grills	Direct Cost	Pending

Reference	Required By	Days Req	Amt Req
	11/2/2022	15	15,002.00

Notes

PCO No	Date	Reference	Amt Prop	Days Req	Category	Reason
--------	------	-----------	----------	----------	----------	--------

Description	Notes
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021R	10/26/2022	15,002.00	15	Change Order	Direct Costs
------	------------	-----------	----	--------------	--------------

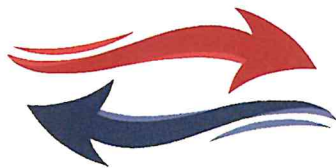
ASI-5 Return Air Transfer and Air Transfer Grills	Cost revision not only on the price but also a revision on the Cross Talk Transfer Silencers
---	--

Transfer Silencers are 22-30 Days out from date of approval

Item No	Item Description	Amt Prop	Reference
001	ASI-5 Return Air Transfer and Air Transfer Grills	15,002.00	

Approved By:

Signature	_____	_____
Name	_____	Date



WAC

Weslaco Air Conditioning

4501 N MILE 4 W
WESLACO, TEXAS 78599
956-532-7471
EMAIL: WAC@WESLACOAC.COM

CHANGE ORDER

DATE October 26, 2022
Change Order # **1- R**
Per ASI No. 005

Project Name: **City of Weslaco New Police Department with
Municipal and Judicial Court**

Gerlach Builders, LLC dba WIL-CON
918 Big Horn Drive
Edinburg, Texas 78502
Phone: 956-781-9781

Prepared by: JUAN ESTRADA

Description of Change Order - Weslaco PSB Police Station:	AMOUNT
Airika / Frank:	
The following cost breakdown is per ASI Number: 005 . That adds some Return Air Transfers Ducts and Cross Talk	
Transfer Silencers per MH101, MH102, MH502 & MH602.	
Cross Talk Transfer Silencers (See attached Submittal Data - United Enertech/ Commercial Accoustics - for Approval)	\$ 6,360.00
Sheetmetal Ductworks to Fabricate Larger Return Air Transfers	\$ 3,180.00
Lift Rental	\$ 420.00
Labor	\$ 2,438.00
Overhead:	\$ 1,239.80
Profit:	\$ 1,363.78
TOTAL	\$ 15,001.58

Change Order Cost will be: \$15,002..

Original Contract Exclusion Apply. Please allow one & half (1-1/2) week for fabrication of the sheetmetal transfers before installation begins. Also, the Transfer Silences have **22-30 days** on **delivery from Approval**.

Transfer Silencers



Commercial Acoustics
5960 W. WASHINGTON STREET
PHOENIX, ARIZONA 85043-3523
(602) 233-2322 FAX 233-2033

A DIVISION OF METAL FORM MANUFACTURING

ENGINEERING DATA SHEET

ACOUSTICAL PERFORMANCE

NOISE REDUCTION (NR) EXPRESSED IN DECIBELS, dB

NR is the difference between the sound pressure levels between two rooms separated by a wall containing a TRANSFER SILENCER.

ITEM AND DESCRIPTION	OCTAVE BAND NUMBERS								SPEECH INTERFERENCE LEVEL (SIL)*
				SPEECH INTERFERENCE BANDS					
	1	2	3	4	5	6	7	8	
TS	23	31	36	40	51	57	61	52	49
CS	15	21	25	32	43	49	49	42	41
DS	11	15	18	22	27	36	39	33	28
GLASS 1/8" THICK	4	9	14	20	25	27	27	27	26
WINDOW 2 1/4" PANES 1/2" AIR SPACE	19	19	19	30	38	38	33	26	36
WINDOW 2 1/8" PANES 1 1/2" AIR SPACE	27	30	32	38	48	46	46	47	47
DOORS THIN, NORMALLY HUNG	19	23	25	32	31	31	29	32	30
DOORS THICK, TIGHT CLOSURE	22	25	28	34	35	39	41	45	38
WALLS	23	29	31	39	45	48	52	55	48
FLOORS and CEILINGS	USUALLY PROVIDE SATISFACTORY PRIVACY EXCEPT FOR VERY LOUD MUSIC, LOUD CONVERSATION, FOOT STEPS, DANGINGS, ETC.								

AIR FLOW DATA-IN CFM

MODEL	STATIC PRESSURE LOSS, INCHES H ₂ O				
	0.05	0.10	0.15	0.20	0.25
143	121	178	221	252	282
145	172	257	320	365	410
	244	363	444	507	568
303	265	380	470	542	608
305	380	548	674	775	870
	530	768	943	1081	1215
423	370	535	660	759	850
425	530	768	944	1081	1215
	741	1075	1320	1515	1703
CS	358	505	620	715	800
	205	286	350	410	460

*SPEECH INTERFERENCE LEVEL (SIL) is the average noise reduction, in the three speech-interference octave bands 4, 5, and 6 (500, 1000, and 2000 Hz center frequencies, respectively).

Transfer Silencers



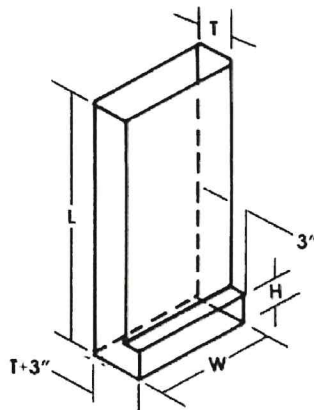
Commercial Acoustics
5960 W. WASHINGTON STREET
PHOENIX, ARIZONA 85043-3523
(602) 233-2322 FAX 233-2033

A DIVISION OF METAL FORM MANUFACTURING

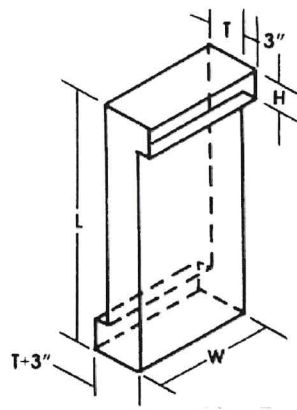
SPECIFICATIONS

STANDARD CONSTRUCTION: Shell - 22 gauge galvanized steel
Baffles - 22 gauge galvanized steel
Fill - inorganic mineral glass fiber

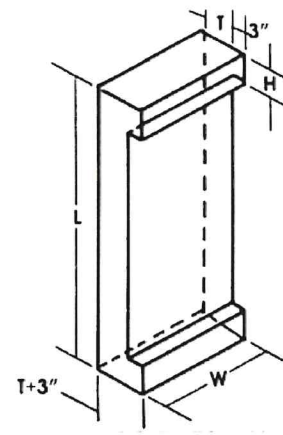
MODEL	W	H	T	LENGTH				
				DS	CS	L	Z	U
TS-143	14	6	3 1/2	-	-	42	48	48
TS-145	14	8	5	-	-	40	48	48
TS-147	14	10	7	-	-	38	48	48
TS-303	30	6	3 1/2	-	-	42	48	48
TS-305	30	8	5	-	-	40	48	48
TS-307	30	10	7	-	-	38	48	48
TS-423	42	6	3 1/2	-	-	42	48	48
TS-425	42	8	5	-	-	40	48	48
TS-427	42	10	7	-	-	38	48	48
DS	22	3	4	24	-	-	-	-
CS	22	8	8	-	24	-	-	-



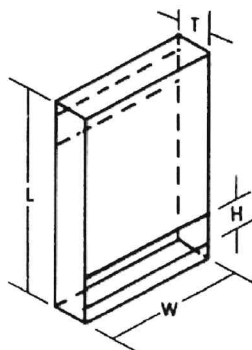
MODEL TS-L



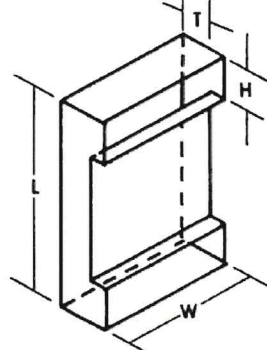
MODEL TS-Z



MODEL TS-U



MODEL DS



MODEL CS

STANDARD CONSTRUCTION:
Shell - 22 gauge galvanized steel
Baffles - 22 gauge galvanized
perforated steel
Fill - inorganic mineral glass fiber



AIA[®] Document G710[™] – 2017

Architect's Supplemental Instructions

PROJECT: *(name and address)*
City of Weslaco New Police Department
with Municipal and Judicial Court
300 S. Bridge Ave.
Weslaco, Texas 78596

CONTRACT INFORMATION:
Contract For: General Construction

Date: September 29, 2021

ASI INFORMATION:
ASI Number: 005

Date: July 26, 2022

OWNER: *(name and address)*
City of Weslaco
255 S. Kansas Ave.
Weslaco, Texas 78596

ARCHITECT: *(name and address)*
ERO Architects
P.O. Box 720428
McAllen, Texas 78504

CONTRACTOR: *(name and address)*
Gerlach Builders, LLC dba Wil-Con
918 Big Horn Drive
Edinburg, Texas 78504

The Contractor shall carry out the Work in accordance with the following supplemental instructions without change in Contract Sum or Contract Time. Proceeding with the Work in accordance with these instructions indicates your acknowledgment that there will be no change in the Contract Sum or Contract Time.

(Insert a detailed description of the Architect's supplemental instructions and, if applicable, attach or reference specific exhibits.)

ASI 005: Provide cost/credit for installation of return air transfers and air transfer grilles w/ sound attenuation canopy. Refer to attached MEP drawings.

Attachments: MH101, MH102, MH502 & MH602

ISSUED BY THE ARCHITECT:

ERO Architects

ARCHITECT *(Firm name)*



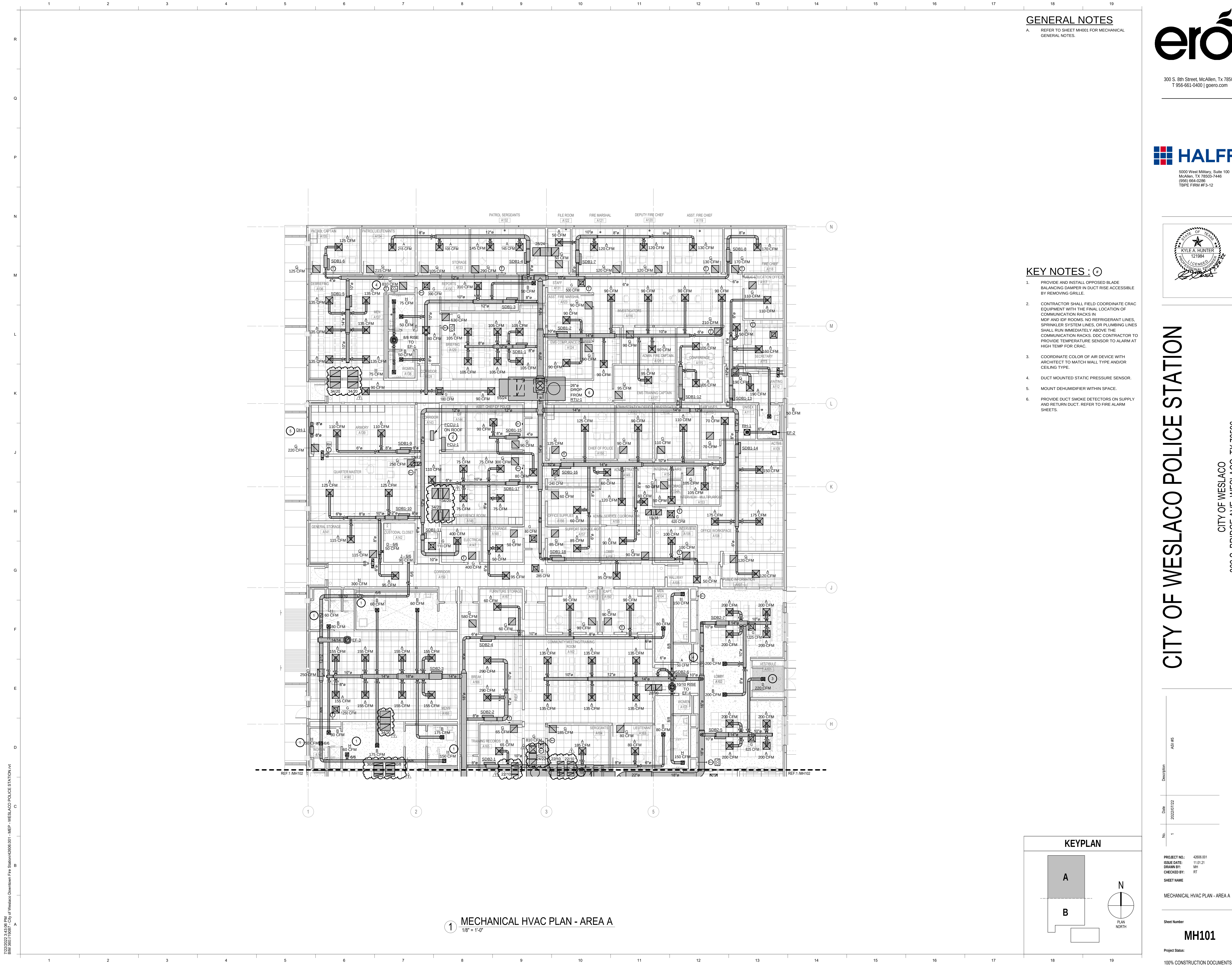
SIGNATURE

Juan Cantu, AIA, Assoc. Principal

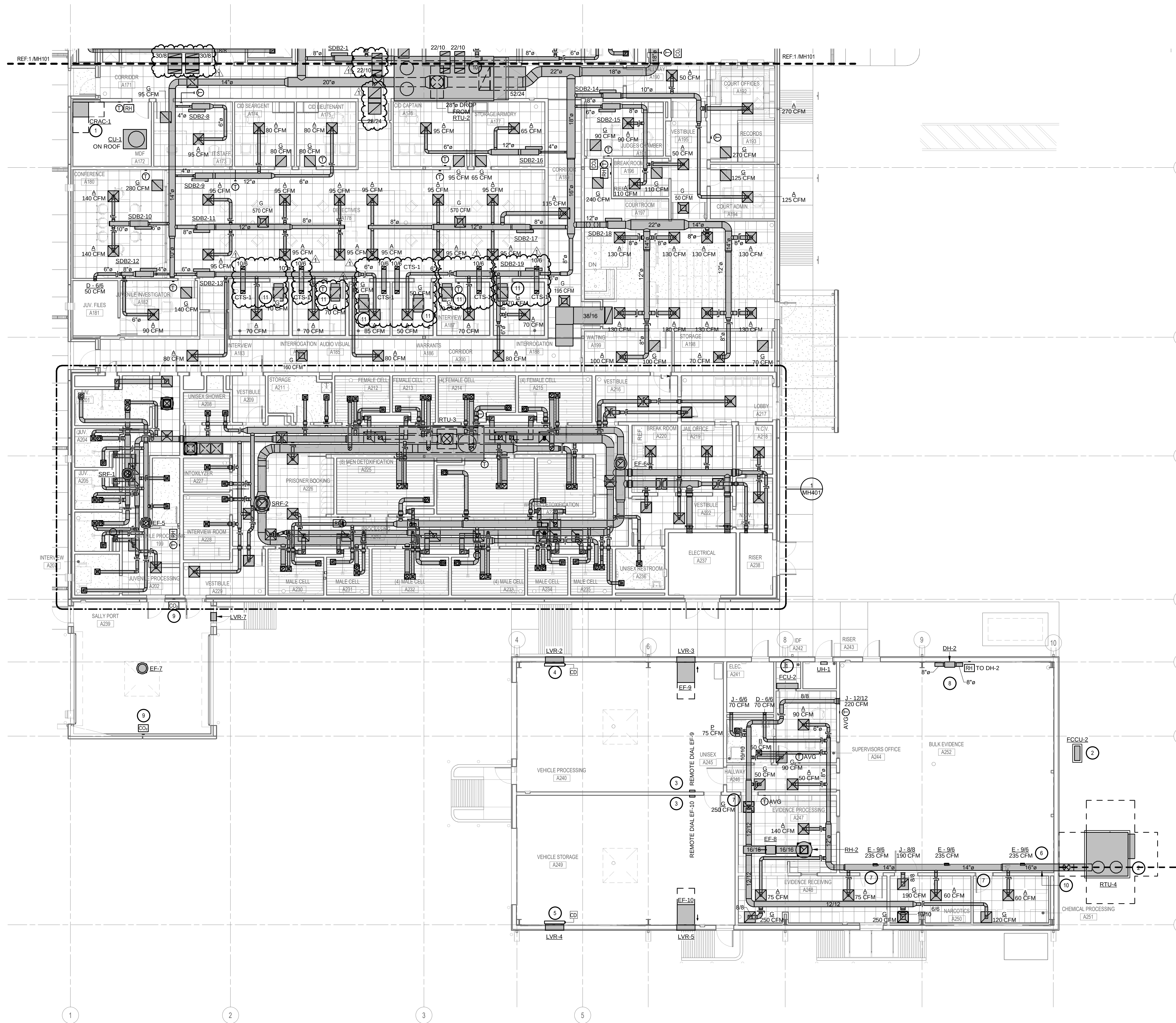
PRINTED NAME AND TITLE

July 26, 2022

DATE



2/26/2022 2:45:22 PM
B:\300710887-City of Weslaco\Downtown Fire Station\42006.001 - MEP - WESLACO POLICE STATION.mxd



1 MECHANICAL HVAC PLAN - AREA B
1/8" = 1'-0"

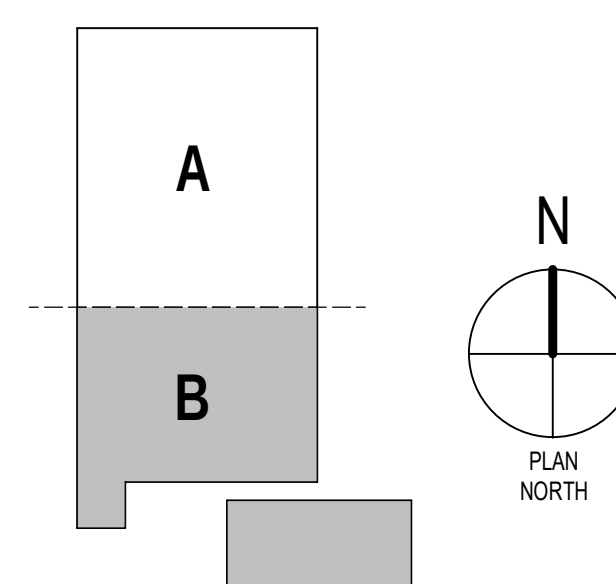
GENERAL NOTES

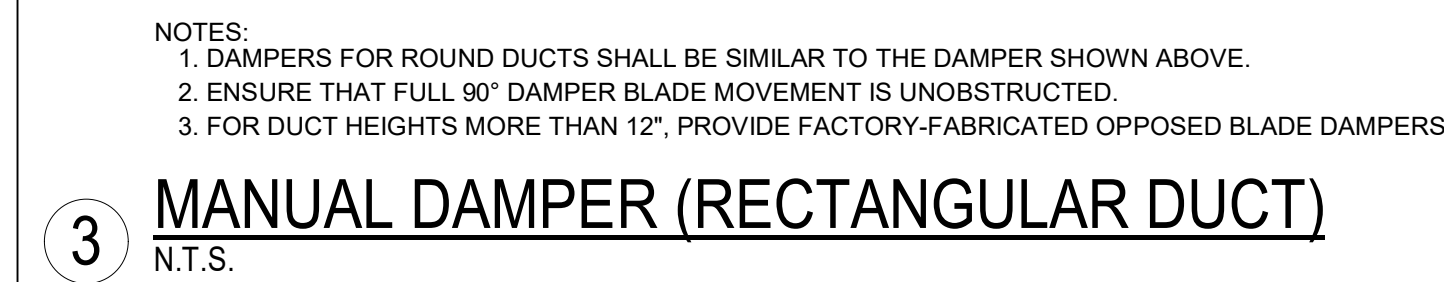
- REFER TO SHEET MH001 FOR MECHANICAL GENERAL NOTES.

KEY NOTES : Ⓢ

- CONTRACTOR SHALL FIELD COORDINATE CRAC EQUIPMENT WITH THE FINAL LOCATION OF COMMUNICATION RACKS IN MDF AND IDF ROOMS. NO REFRIGERANT LINES, SPRINKLER SYSTEM LINES, OR PLUMBING LINES SHALL RUN IMMEDIATELY ABOVE THE COMMUNICATION RACKS. DDC CONTRACTOR TO PROVIDE TEMPERATURE SENSOR TO ALARM AT HIGH TEMP FOR CRAC.
- PROVIDE 4" HIGH CONCRETE HOUSE KEEPING PAD FOR MECHANICAL EQUIPMENT. PAD SHALL EXTEND 4" BEYOND EVERY EDGE.
- FOR EF-9 AND EF-10, PROVIDE VG REMOTE CONTROL DIALS.
- MOTORIZED DAMPER INTERLOCKED WITH EF-8. DAMPER SHALL OPEN WHEN FAN IS ENERGIZED, AND CLOSE WHEN FANS IS OFF.
- MOTORIZED DAMPER INTERLOCKED WITH EF-10. DAMPER SHALL OPEN WHEN FANS IS ENERGIZED, AND CLOSE WHEN FANS IS OFF.
- PROVIDE ESCUTCHEONS ON EXPOSED DUCT WALL PENETRATIONS. BOTH EXPOSED ROUND DUCT AND RECTANGULAR DUCT SHALL BE DOUBLE WALL AND PAINT GRIP. EXPOSED INSULATION SHALL NOT BE ACCEPTABLE.
- UNDERCUT DOOR BY 1-INCH.
- MOUNT DEHUMIDIFIER WITHIN SPACE.
- INSTALL SENSORS IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.
- PROVIDE DUCT SMOKE DETECTORS ON SUPPLY AND RETURN DUCT. REFER TO FIRE ALARM SHEETS.
- RETURN AIR GRILLE SHALL BE PROVIDED WITH A SOUND ATTENUATING CANOPY FITTED TO THE TOP OF THE GRILLE. PROVIDE PRICE "RAC", ANEMOSTAT "R5A", KRUEGER "KRH" OR EQUIVALENT MODEL.

KEYPLAN





[illegible]

10

11

12

HVAC PIPING MATERIALS									
Joints		Hangers		Conditioned Spaces					
95-5 Solder		Copper Plated		3/4" Flexible Elastomeric					
Sillfos		Copper Plated		1" Flexible Elastomeric					
Sillfos		Copper Plated		1" Flexible Elastomeric					

INTAKE/RELIEF HOOD SCHEDULE									
MARK	SERVES	MAX CFM	MAX THROAT VELOCITY (FPM)	HOOD SIZE	WEIGHT	STATIC PRESS. (IN WG)	MANUFACTURER	MODEL	NOTES
RI1.1	EF-2	75	203	21" DIA.	7	0.08	GREENWICK	GRS18-B	ALL
RI1.2	EF-8	1,275	751	36" DIA.	18	0.08	GREENWICK	GRS18-18	ALL
RI1.3	BBF-1	195	548	20" DIA.	18	0.08	GREENWICK	GRS18-18	ALL
RI1.2	BBF-2	3,890	925	36" DIA.	45	0.08	GREENWICK	GRS18-36	ALL

NOTES:

1. 1/4" MINIMUM ALUMINUM CURBS WITH BRIS SCREEN. TOP OF CURB SHALL BE MINIMUM 10" ABOVE FINISHED ROOF.

2. HOOD SHALL BE PROVIDED WITH EXHAUST CONTROLS WITH 10" PROTECTION, STAINLESS STEEL ACCESSORIES, AND ALUMINUM ROOF CURB.

3. LOW PROFILE.

4. ALL ALUMINUM CONSTRUCTION.

PLAN
CODE

CTS-1

OPTIONS &
(1) NO OP

[illegible]

12

13

14

15

16

17

18

19

TERIALS SCHEDULE

Insulation				
Conditioned Spaces	Unconditioned Spaced	Outdoors	Note	
3/4" Flexible Elastomeric - PVC Jacket	3/4" Flexible Elastomeric - PVC Jacket	3/4" Flexible Elastomeric - Aluminum Jacket		
1" Flexible Elastomeric	1" Flexible Elastomeric	1" Flexible Elastomeric- Aluminum Jacket		
1" Flexible Elastomeric	1" Flexible Elastomeric	1" Flexible Elastomeric- Aluminum Jacket		

LE

FACTURER	MODEL	NOTES
NECK	GRS9.8	ALL
NECK	GRS9.18	ALL
NECK	GRS9.18	ALL
NECK	GRS9.36	ALL

ROOF
AND ALUMINUM ROOF CURB.

LOUVER SCHEDULE

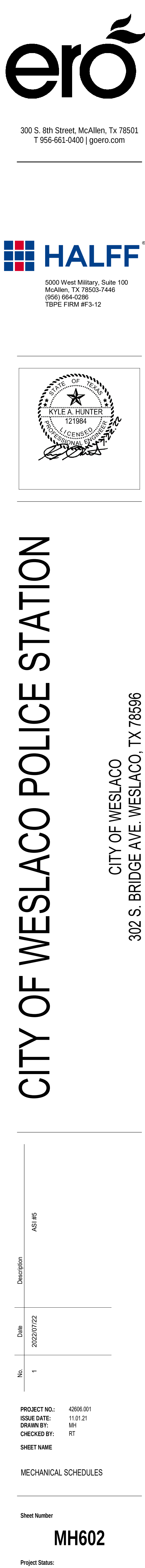
					MINIMUM	MAX. PRESSURE DROP AT 750 FPM	MANUF.	
MARK	SERVES	CFM	WIDTH (IN)	HEIGHT (IN)	FREE AREA (FT2)	INTAKE (" w g)	MODEL	NOTES
LVR-1	EF-7	500	18	18	0.67	0.1	GREENHECK EVH-501D	ALL
LVR-2	EF-9	4,000	40	40	5.33	0.08	GREENHECK EVH-501D	ALL
LVR-3	EF-9	4,000	40	40	5.33	0.08	GREENHECK EVH-501D	ALL
LVR-4	EF-10	4,000	40	40	5.33	0.08	GREENHECK EVH-501D	ALL
LVR-5	EF-10	4,000	40	40	5.33	0.08	GREENHECK EVH-501D	ALL

NOTES:
1. FINISH SHALL BE KYNAR 500 FINISH. PAINT COLOR BY ARCHITECT. COORDINATE FINAL ELEVATION WITH ARCHITECT.
2. LOUVER SHALL MEET AMCA 550 AND AMCA 540.

CROSS TALK SILENCER SCHEDULE

PLAN CODE	SERVES	MANUF.	MODEL	FLOW DIRECTION	INLET/ OUTLET SIZE (W x H)	DIMENSIONS W"xD"xL"									WEIGHT (LBS)	OPTIONS/ NOTES
							1	2	3	4	5	6	7	8		
CTS-1	TRANSFER AIR	PRICE	XTC	FORWARD	10" X 6"	10"x6"x60"	63	125	250	500	1K	2K	4K	8K	111	1

OPTIONS & ACCESSORIES:
(1) NO OPTIONS





Standardized Agenda Request Form

Date of Meeting: December 6, 2022		Agenda Item No. (to be assigned by CSO): 2022-6015
From:		
Subject: Discussion and consideration to rescind the award of Contract RFB No. 2021-22-31 Mayor Pablo Pena City Park Sports Field Lighting and Isaac Rodriguez Skate Park Lighting to Zitro Electric and authorize staff to negotiate a contract with Norris Leal, LLC, the second bidder, and authorize the Mayor to execute any related documents. Possible action. (Staffed by Parks & Recreation Department.)		
Background:		
Funding Source (budget code, if applicable):		
Amount:	Term of Impact:	Identified in Current Budget:
Additional Action Prompted: Mayor's Signature		
If item previously considered, provide date and action by Commission: July 19, 2022 - Awarded contract to Zitro Electric for \$1,178,500		
If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners:		
Advisory Review, if any (name of board/committee, date of action, recommendation):		
ADELAIDA VEGA OMAR RODRIGUEZ Martin Garza		Created/Initiated New
City Manager Comments: Approve to rescind and negotiate with Norris Leal LLC.		
Staff Recommendation: Staff recommends approval.		
Attachments, if any:		
Responsibilities upon Approval:		



Standardized Agenda Request Form

Date of Meeting: December 6, 2022		Agenda Item No. (to be assigned by CSO): 2022-6009	
From: ANDREW MUNOZ			
Subject: Discussion and consideration on Accepting a Federal Transit Administration Section 5310 Grant from the Lower Rio Grande Development Council and enter into an Interlocal Agreement for the proposed Weslaco Pedestrian 2022 Project, Phase 2 constructing sidewalk and ADA improvements along Bridge St between Pike Blvd and US Business 83 and authorize the Mayor to execute any related documents. Possible action. (Staffed by the Engineering Department.)			
Background: See attached memo.			
Funding Source (budget code, if applicable):			
Amount:	Term of Impact:	Identified in Current Budget:	
Additional Action Prompted: Mayor's Signature			
If item previously considered, provide date and action by Commission:			
If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners:			
Advisory Review, if any (name of board/committee, date of action, recommendation):			
Albert Aldana Albert Aldana Rosalinda Cavazos Martin Garza		Created/Initiated New	
City Manager Comments: Approved as recommended by the City Engineer.			
Staff Recommendation: Staff Recommends Approval			
Attachments, if any: Acceptance letter for 5310 Project, Interlocal Agreement for 5310 Project			
Responsibilities upon Approval:			



RIO GRANDE VALLEY METROPOLITAN PLANNING ORGANIZATION

617 W. University Dr., Edinburg, TX 78539
(956) 682-3481

July 28th, 2022

PLANNING PARTNERS:

JUDGE EDDIE TREVIÑO, JR
CHAIRMAN
CAMERON COUNTY

COMMISSIONER DAVID L. FUENTES
VICE CHAIRMAN
HIDALGO COUNTY

CITY OF BROWNSVILLE

CITY OF EDINBURG

CITY OF HARLINGEN

CITY OF McALLEN

CITY OF MISSION

CITY OF PHARR

CITY OF SAN BENITO

CAMERON COUNTY

HIDALGO COUNTY

STARR COUNTY

CAMERON COUNTY RMA

HIDALGO COUNTY RMA

TXDOT (PHARR DISTRICT)

VALLEY METRO

BROWNSVILLE METRO

MCALLEN METRO

PORT OF BROWNSVILLE

PORT OF HARLINGEN

POR ISABEL – SAN BENITO NAV DIST

CAMERON CO SPACEPORT DEV COPR

STAFF:
ANDREW A. CANON
EXECUTIVE DIRECTOR

LUIS DIAZ
ASSISTANT DIRECTOR

EX-OFFICIO:
RIO GRANDE VALLEY
PARTNERSHIP

Maggie Perez
City of Weslaco
255 S Kansas Ave
Weslaco, TX 78596

RE 5310 Application Submittal

Dear Ms. Perez

We are happy to let you know that your application submitted for the 5310 Program Project Call was approved by the Rio Grande Valley MPO Transportation Policy Board on Wednesday June 29th, 2022. There will be a Subrecipient Orientation Meeting held soon in the conference room at 510 S Pleasantview Dr, Weslaco, TX. Please be on the lookout for more information on that orientation meeting.

Project Award Breakdown	
Federal Amount – 80%	Local Match – 20%
\$400,000	\$100,000
Total Project	\$500,000

Thank you for taking advantage of this opportunity. Should you have any questions or comments, please do not hesitate in contacting Javier Dominguez, Transportation Planner I, at jdominguez@rgvmpo.org at your earliest convenience.

Sincerely,

Andrew A. Canon
Executive Director

Administrative Agent: Lower Rio Grande Valley Development Council
301 WEST RAILROAD - WESLACO, TX, 78596

**INTERLOCAL AGREEMENT FOR 5310 PROJECT
BETWEEN
THE LOWER RIO GRANDE DEVELOPMENT COUNCIL
AND
THE CITY OF WESLACO
(WESLACO PEDESTRIAN 2022 PROJECT, PHASE 2)**

THE STATE OF TEXAS
THE COUNTY OF HIDALGO

This grant agreement is made by and between the **Lower Rio Grande Valley Development Council**, hereinafter called the ‘LRGVDC’ and the **City of Weslaco**, hereinafter called “WESLACO.”

WITNESSETH

WHEREAS, the LRGVDC is the designated recipient for Federal Transit Administration (FTA) funds under the section 5310 Program for Enhance Mobility for Seniors and Persons with Disabilities in the McAllen Urbanized Areas; and

WHEREAS, the LRGVDC currently provides public transportation to WESLACO through Valley Metro; and

WHEREAS, WESLACO and the LRGVDC desire to cooperate in a transit-oriented development project to enhance the pedestrian walkway along Bridge Ave. with connection to two schools, IDEA Weslaco (America St.) and FD Roosevelt Elementary (Agostadero St.) the new fire and police station, and two near by parks within the city limits of WESLACO; and

WHEREAS, this project will improve the visibility and use of transit services, provide increased mobility and access for the elderly and disabled, improve safety, and enhance the value of City property; and

WHEREAS, the Weslaco Pedestrian 2022 Project is part of a larger development that will implement the City of WESLACO’s *Comprehensive Plan*;

NOW, THEREFORE, in consideration of the premises and of the mutual covenants hereinafter set forth, LRGVDC and WESLACO hereto agree as follows.

AGREEMENT

ARTICLE 1. PROJECT DESCRIPTION

WESLACO will use grant funds for engineering and architectural service and construction costs and related improvements for the pedestrian walkway along Bridge st – Pike blvd to US Business 83, Agostadero st – Bridge to Dolores Huerta, America st – Bridge st to Dolores Huerta, and America st – Bridge st to Dolores Huerta in the City of WESLACO.

This project is for the primary benefit of the public transportation system operated by Valley Metro. A full project description is attached as **Appendix A**.

ARTICLE 2. STATEMENT OF SERVICES TO BE PERFORMED

- A. LRGVDC and WESLACO will, upon project commencement, form a committee of at least two staff members from each organization, and consultant engineer and contractor, that will meet periodically to provide project updates, request information, provide technical assistance, and engage in project oversight. After the project is constructed, one member of each agency will serve as a liaison for any activities related to the project for the useful life.
- B. LRGVDC will perform all grant administration activities for this project. It will submit project reports, financial reports, milestones, and other required information to FTA.
- C. In order to secure funding as soon as possible, LRGVDC will pursue both a grant award through the FTA TEAM system and/or pre-award authority to incur expenses for this project prior to a grant award of federal funds, whichever is faster. WESLACO agrees to comply with all requirements for pre-award authority. If, for any reason, any element of the project becomes ineligible for FTA funding and/or the project exceeds the total allocated awarded, WESLACO will be solely responsible for the full cost of the ineligible element.
- D. WESLACO must ensure payment for all expenses it incurs prior to requesting reimbursement from the LRGVDC. LRGVDC will request funding reimbursements from FTA for eligible activities under this project only when supporting documentation is provided by WESLACO showing that the activity has been completed and payment was made. Reimbursement requests will occur on a monthly basis. WESLACO will receive payments for its services only after reimbursements are received from FTA. WESLACO acknowledges that project funds will be paid by FTA to LRGVDC upon successful requests for reimbursement. LRGVDC is in no way responsible for any non-payment of funds.
- E. LRGVDC will withhold payments if satisfactory progress in meeting project milestones is not shown. Milestones will be developed jointly by WESLACO and LRGVDC and included in the grant application to FTA.
- F. WESLACO, with the approval of LRGVDC, will subcontract all project activities, including procurement and construction, and not otherwise assigned to LRGVDC in this Interlocal agreement, to WESLACO's designated construction manager. WESLACO will ensure that it or its employees do not in any way represent themselves as having any employer/employee relationship with the LRGVDC.
- G. WESLACO agrees to hold the LRGVDC harmless against any and all claims, liability, demands, expenses, and causes of action of any kind arising from this project, including any claims arising from termination before the end of the term. WESLACO is responsible for any cost overruns or any costs that are not reimbursed by FTA.

- H. WESLACO agrees to follow all Federal Transit Administration and Texas Department of Transportation policies and guidelines, including adhering to the Davis-Bacon Act. WESLACO will not undertake any activity that may cause LRGVDC to violate any provision of FTA's certifications and assurances, attached for reference as **Appendix B**.
- I. Any funds used by WESLACO to subcontract work under this project must follow all applicable rules and regulations regarding procurements. LRGVDC must review procurement documents prior to publication.
- J. WESLACO will submit monthly requests for payment with supporting documentation by the 10th day of the month. Each request will be on letterhead signed by an individual with the authority to request payment, and will contain:
- A summary table of the total amount requested for payment, the local match amount applied (must be 20% of the total amount), and a line-item description of each activity for which payment is being requested.
 - A narrative and data table describing progress made on the project.
 - Documentation of any expense made through a dated purchase receipt or invoice, or similar documentation. (All expenses must be incurred only after the effective date of this agreement.) Prior to any expenditure, WESLACO staff must meet with the LRGVDC's Finance department staff to agree upon any acceptable forms of documentation.
 - Documentation of the local match being applied and that the match is drawn from local funds, is not already being used for another project, and is eligible as match. The source must be identified.
- K. Milestone Progress Reports Shall submit a monthly Project Milestone report to LRGVDC before the 10th day following each month. LRGVDC will withhold payments if satisfactory progress is not shown in meeting project milestones. Milestones are contained in an approved FTA grant.
- L. WESLACO will maintain records of all documents and materials related to this project indefinitely.
- M. WESLACO agrees to allow LRGVDC to inspect and evaluate the work performed and any records under this agreement.
- N. WESLACO will be responsible for maintaining, preserving, and protecting all construction funded through this agreement and will maintain insurance coverage for any and all claims of liability.
- O. WESLACO will indicate, both on-site and in any publicity associated with it, that the project was made possible through a funding partnership between WESLACO, LRGVDC — Valley Metro, and the FTA.

ARTICLE 3. CONTRACT AMOUNT

- A. The maximum amount of FTA funds payable to WESLACO will be \$400,000.00. WESLACO will provide a local cash match in the amount of \$100,000, bringing the total project to \$500,000.
- B. WESLACO will provide the amount of \$25,000 at the time of grant execution and \$25,000 each

quarter thereafter, but before contract completion until local cash match of \$100,000 is paid in full.

ARTICLE 4. AVAILABILITY OF FUNDING

WESLACO through the LRGVDC, expressly acknowledges that the activities and/or responsibilities under this Interlocal shall be subject to the availability of appropriated funds from either WESLACO or the FTA. Nothing in this Interlocal or elsewhere shall be construed as establishing a contract or other legally binding commitment obligating WESLACO to any terms in this Interlocal without the availability of funding and acceptance of said funds by the City of WESLACO.

ARTICLE 5. TERM

The term of this Interlocal Agreement begins when signed by both parties and automatically expires on December 31, 2025. This INTERLOCAL may be amended or extended upon mutual agreement of the LRGVDC and WESLACO.

ARTICLE 6. TERMINATION

A. Either the LRGVDC or WESLACO may terminate this agreement by giving notice in writing at least ninety (90) days prior to the effective date of termination to the other party. The notice will specify the effective date of termination, the reason for the termination, and other termination instructions.

B. In the event of termination for convenience, neither the LRGVDC nor WESLACO shall be subject to additional liability except as otherwise provided in this agreement.

C. Upon termination of this grant agreement, whether for cause or at the convenience of the parties hereto, title to all property and equipment will be disposed of according to FTA rules and regulations. WESLACO will be wholly responsible for any reimbursements due to FTA.

ARTICLE 7. NOTICES

Except as otherwise provided in this section, all notices, consents, approvals, demands, requests or other communications provided for or permitted to be given under any of the provisions of this Contract shall be in writing and shall be deemed to have been duly given or served when delivered by hand delivery or when deposited in the U.S. mail by registered or certified mail, return receipt requested, postage prepaid, and addressed as follows:

If to WESLACO: City of WESLACO
 ATTN: David Suarez, Mayor
 255 S. Kansas Ave. Weslaco, Texas 78596
 Phone: 956-968-3181
 Email: david.suarez@weslacotx.gov

If to LRGVDC:

Valley Metro
ATTN: Nancy Sanchez
510 S. Pleasantview Dr. Weslaco Texas 78596
Phone: 956-854-1563
Email: nsanchez@lrgvdc.org

Or such other person or address as may be given in writing by either party to the other in accordance with this Section.

THEREFORE, **witness** our **signatures binding** the CITY OF WESLACO and the LRGVDC this _____ of _____, 2022.

**CITY OF WESLACO,
TEXAS**

**LOWER RIO GRANDE VALLEY DEVELOPMENT
COUNCIL**

BY: _____

David Suarez, Mayor

BY:  _____
Manuel Cruz (Nov 18, 2022 10:31 CST)

Manuel Cruz, LRGVDC Executive Director

ATTEST:

ATTEST:

BY: _____

Norma Cantu, City Secretary

BY: CRYSTAL BALBOA _____
CRYSTAL BALBOA (Nov 17, 2022 12:37 CST)

Crystal Balboa, LRGVDC Finance Director

APPROVED AS TO FORM:

BY: _____

Juan E. Gonzalez, City Attorney

APPENDIX “A”

FULL PROJECT DESCRIPTION

PART II – PROJECT NARRATIVE

The project narrative should provide a simple, easy-to-follow description of the project and support. The applicant should use the scoring criteria as a guide and should answer the questions below.

Planning and Coordination

1. Describe the project and how the project will be coordinated with public and/or private transportation and social service agencies serving low-income populations and individuals with disabilities.

The Weslaco Pedestrians 2022 project was developed as a Phase 2 of a previous grant awarded in 2017, the 5310 Program for Enhance Mobility for Seniors and Persons with Disabilities. The funding was utilized to add sidewalks in two different drives along 2nd Street (between Airport Drive and Bridge Ave.) and along Airport Drive (between 6th Street and 8th Street). Phase 2 proposes a continuation of the addition of accessible sidewalks on Bridge Ave. with connection to two schools in the area, the new Fire and Police Station, and two nearby city parks.

The project implements the 2019 – 2024 Lower Rio Grande Valley Regional Strategic Plan by targeting the following priorities:

	Economic Development The project will support pedestrian access to essential public education, as two schools will be serviced by the accessibility sidewalk. It will also increase the quality-of-life dynamics for the community directly impacted by the project. By facilitating the navigation to school, the project hopes to strengthen economic resilience by providing a pathway for students to gain interest in technology, healthcare, manufacturing, trade, etc.
	Health and Human Services The project will allow for the community to connect to the upcoming Fire Station that will be located on the corner of E Business 83 and S Bridge Ave. By connecting to a service such as a resource that provides not only fire hazard education but also medical education through the many paramedics the fire station houses, it will enrich the reach of health services and educate on emergency management. Enriching the community health will be easier than ever, as the community will be able to attend safety and wellness trainings and workshops presented by firefighters and paramedics. Overall, the promotion of civic engagement in the various activities the City of Weslaco hosts, such as Hurricane Preparedness, Emergency Management, and FEMA courses will be at the community's reach.



	Public Safety The project ensures the safety of pedestrians as it guarantees a safe space for them to navigate from Pike Blvd. to US Business 83 through Bridge St. Especially for the population of those 65 and older, as well as individuals with disabilities, walking can prove to be a difficult task on a road without sidewalks. In the areas where there are sidewalks, there are obstacles which must be relocated to become ADA friendly. The project will also service two schools which will provide school-safety crossing towards both education establishments.
	Community Development and Environmental Services The project would be a resource provided to under-served populations which may include elderly, individuals with disabilities (mental and physical), economically disadvantaged, displaced women and children, veterans, etc. The accessibility sidewalk would also decrease the likelihood of floods incurred in the area and the conservation of households.
	Transportation By providing a connected network for pedestrians from which they will not have to rely on transportation such as personal vehicles and buses, the Weslaco Pedestrians Project ensures strategic development of the area. Specifically, Goal B) which is to "Further adopt and implement multimodal transportation infrastructure, policies, and resources such as sidewalks." An accessibility sidewalk will provide a healthier and safer area for the community, all while ensuring environmental sustainability and energy conservation.

The project is ready to be implemented if funded, whereas the City of Weslaco will be in coordination with the Texas Department of Transportation and the Rio Grande Valley Metropolitan Planning Organization. This is to submit for review and approval of the plans and specifications created by City Engineering department. Similarly, the community impacted will be notified of the green light on the project so that we can accommodate construction activity to their needs.

The project coordinates with existing transportation service providers at E Business 83, specifically LRGVD Transportation as the construction of the accessible sidewalk as it leads to the bus stops of Valley Metro, located along the Business 83 area.

Other stakeholders in coordination are IDEA Weslaco Pike, as well as Weslaco Independent School District, which has FD Roosevelt Elementary to be serviced by the sidewalk.

The project eliminates gaps in public transportation by providing a safe passage for people to navigate from Business 83 to Pike Blvd.



PART III – PROPOSED PROJECT BUDGET

Project Funding

Local matching funds will be required for all application submittals. For projects requiring operating funds the required match is 50%+ from non-federal transportation funds. For capital projects the required match is 20%+ from non-federal transportation funds.

Total Annual Project Budget	\$ <u>500,000</u>	
Capital Federal Share	\$ <u>400,000</u>	<u>80</u> %
Capital Local Match	\$ <u>100,000</u>	<u>20</u> %
Operating Federal Share	\$ <u>N/A</u>	<u>N/A</u> %
Operating Local Match	\$ <u>N/A</u>	<u>N/A</u> %

Local Matching Fund Source: Capital Improvement Project

Note: The applicant is required to demonstrate a commitment to providing local match funds. This can be in the form of a letter and/or a copy of an existing grant agreement or supporting documentation where funds will be drawn from.

Will there be a commitment of funds beyond the grant period? X Yes No
See Figure 14, Page 38

Describe: Phase 3 of project will be the next commitment of funds after the grant period. This is to be able to extend the equal mobility for Seniors and individuals with disabilities to nearby areas. Funding of The Weslaco Pedestrians 2022 Project would enable Phase 2 to be completed.

Preliminary Construction Cost Estimate is provided in the following pages:



PROJECT: SECTION 5310 PROGRAM
WESLACO PEDESTRIAN CONNECTIONS
LIMITS: BRIDGE ST - PIKE BLVD TO US BUS 83
AGOSTADERO ST - BRIDGE ST TO DOLORES HUERTA
AMERICA ST - BRIDGE ST TO DOLORES HUERTA



PRELIMINARY CONSTRUCTION COST ESTIMATE

BASE BID					
ITEM NO	DESCRIPTION	ESTIMATED QTY	UNITS	UNIT PRICE	TOTAL
BRIDGE ST - PIKE BLVD TO US BUSINESS 83					
1	SIDEWALK	2500	SY	\$ 65.00	\$ 162,500.00
2	CURB RAMP W/ TRUCATED DOMES	35	EA	\$ 1,200.00	\$ 42,000.00
3	DRIVEWAY	400	SY	\$ 65.00	\$ 26,000.00
4	CURB AND GUTTER REMOVAL	350	LF	\$ 17.00	\$ 5,950.00
5	CROSSWALK	500	LF	\$ 9.00	\$ 4,500.00
6	STOPBAR	60	LF	\$ 16.00	\$ 960.00
7	RELOCATION OF FIRE HYDRANT	4	EA	\$ 1,500.00	\$ 6,000.00
8	RELOCATION OF MAILBOX	3	EA	\$ 800.00	\$ 2,400.00
9	RELOCATION OF REGULATORY SIGNS	5	EA	\$ 340.00	\$ 1,700.00
10	WATER VALVE ADJUSTMENT	2	EA	\$ 460.00	\$ 920.00
11	STORM MANHOLE ADJUSTMENT	2	EA	\$ 1,100.00	\$ 2,200.00
12	CELL FIBER MULCH SEED	1	LS	\$ 1,500.00	\$ 1,500.00
13	EROSION AND SEDIMENT CONTROL	1	LS	\$ 2,500.00	\$ 2,500.00
14	BARRICADES, SIGNTRAFFIC HANDLING	1	LS	\$ 4,000.00	\$ 4,000.00
SUBTOTAL					\$ 263,130.00
AGOSTADERO ST - BRIDGE ST TO DOLORES HUERTA					
1	SIDEWALK	750	SY	\$ 65.00	\$ 48,750.00
2	CURB RAMP W/ TRUCATED DOMES	4	EA	\$ 1,200.00	\$ 4,800.00
3	DRIVEWAY	400	SY	\$ 65.00	\$ 26,000.00
4	CURB AND GUTTER REMOVAL	6	LF	\$ 17.00	\$ 102.00
5	CROSSWALK	0	LF	\$ 9.00	\$ -
6	STOPBAR	80	LF	\$ 16.00	\$ 1,280.00
7	RELOCATION OF MAILBOX	20	EA	\$ 800.00	\$ 16,000.00
8	RELOCATION OF REGULATORY SIGNS	3	EA	\$ 340.00	\$ 1,020.00
9	WATER VALVE ADJUSTMENT	2	EA	\$ 460.00	\$ 920.00
10	STORM MANHOLE ADJUSTMENT	2	EA	\$ 1,100.00	\$ 2,200.00
11	CELL FIBER MULCH SEED	1	LS	\$ 1,200.00	\$ 1,200.00
12	EROSION AND SEDIMENT CONTROL	1	LS	\$ 2,000.00	\$ 2,000.00
13	BARRICADES, SIGNTRAFFIC HANDLING	1	LS	\$ 2,500.00	\$ 2,500.00
SUBTOTAL					\$ 106,772.00
AMERICA ST - BRIDGE ST TO DOLORES HUERTA					
1	SIDEWALK	725	SY	\$ 65.00	\$ 47,125.00
2	CURB RAMP W/ TRUCATED DOMES	6	EA	\$ 1,200.00	\$ 7,200.00
3	DRIVEWAY	400	SY	\$ 65.00	\$ 26,000.00
4	CURB & GUTTER REMOVAL	100	LF	\$ 17.00	\$ 1,700.00
5	CROSSWALK	150	LF	\$ 9.00	\$ 1,350.00
6	STOPBAR	80	LF	\$ 16.00	\$ 1,280.00



CITY OF WESLACO
ENGINEERING DEPARTMENT

1 of 2

Table 2. Preliminary Construction Cost Estimate, Part 1



PROJECT: SECTION 5310 PROGRAM
WESLACO PEDESTRIAN CONNECTIONS
LIMITS: BRIDGE ST - PIKE BLVD TO US BUS 83
AGOSTADERO ST - BRIDGE ST TO DOLORES HUERTA
AMERICA ST - BRIDGE ST TO DOLORES HUERTA



7	RELOCATION OF MAILBOX	20	EA	\$ 800.00	\$ 16,000.00
8	RELOCATION OF REGULATORY SIGNS	3	EA	\$ 340.00	\$ 1,020.00
ITEM NO	DESCRIPTION	ESTIMATED QTY	UNITS	UNIT PRICE	TOTAL
AMERICA ST - BRIDGE ST TO DOLORES HUERTA					
9	WATER VALVE ADJUSTMENT	2	EA	\$ 460.00	\$ 920.00
10	STORM MANHOLE ADJUSTMENT	2	EA	\$ 1,100.00	\$ 2,200.00
11	CELL FIBER MULCH SEED	1	LS	\$ 900.00	\$ 900.00
12	EROSION AND SEDIMENT CONTROL	1	LS	\$ 1,000.00	\$ 1,000.00
13	BARRICADES, SIGNTRAFFIC HANDLING	1	LS	\$ 2,000.00	\$ 2,000.00
SUBTOTAL					\$ 108,695.00
A	ALLOWANCE	1	LS	\$ 20,000.00	\$ 20,000.00
TOTAL					\$ 498,597.00



CITY OF WESLACO
ENGINEERING DEPARTMENT

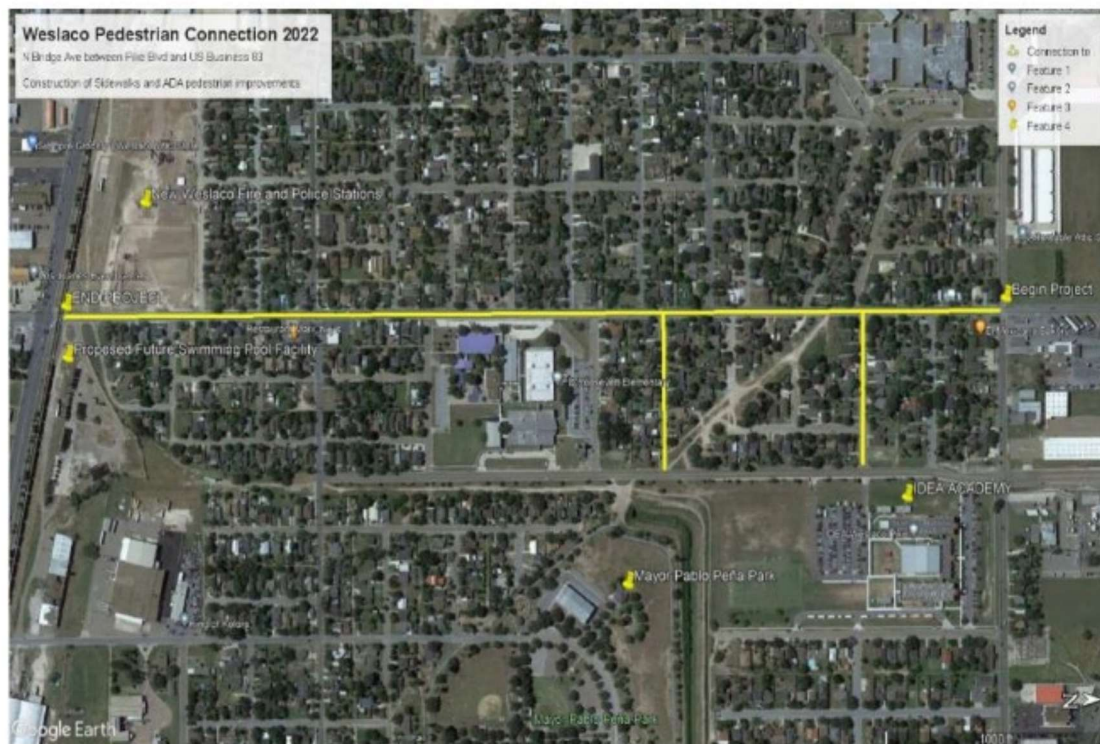
2 of 2

Table 3. Preliminary Construction Cost Estimate, Part 2

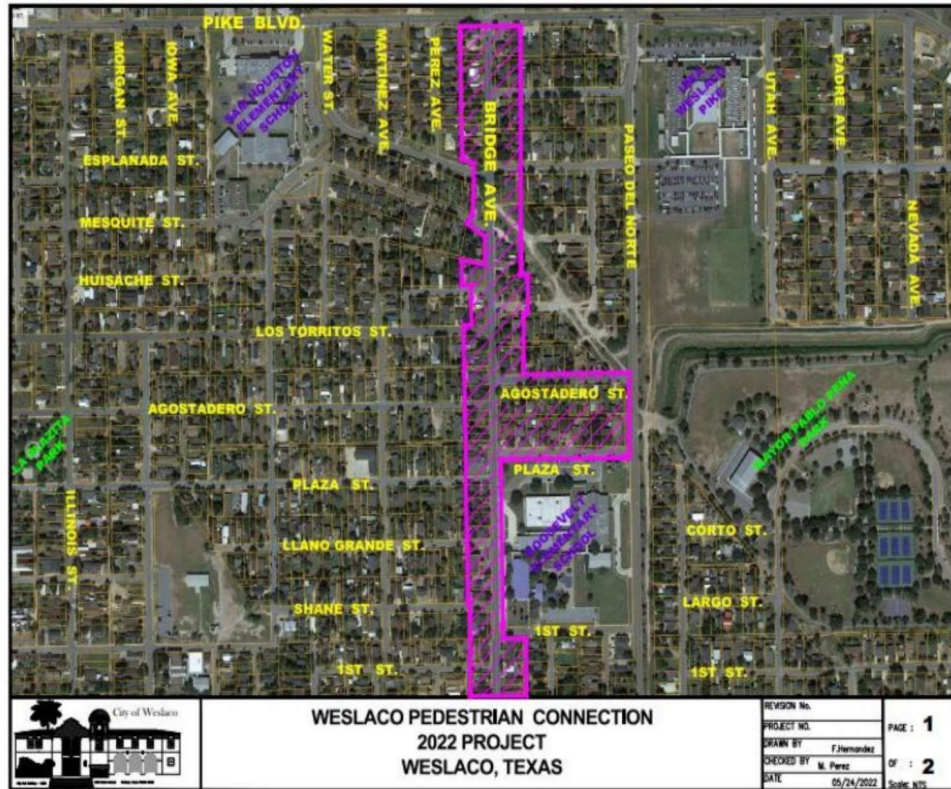
Phase	Start	End
Planning	January 1, 2023	March 1, 2023
Design	March 1, 2023	May 1, 2023
Specifications	May 1, 2023	June 1, 2023
Review	June 1, 2023	July 1, 2023
Construction	July 1, 2023	December 1, 2023
Closeout	December 1, 2023	January 1, 2024

Updated November 2022

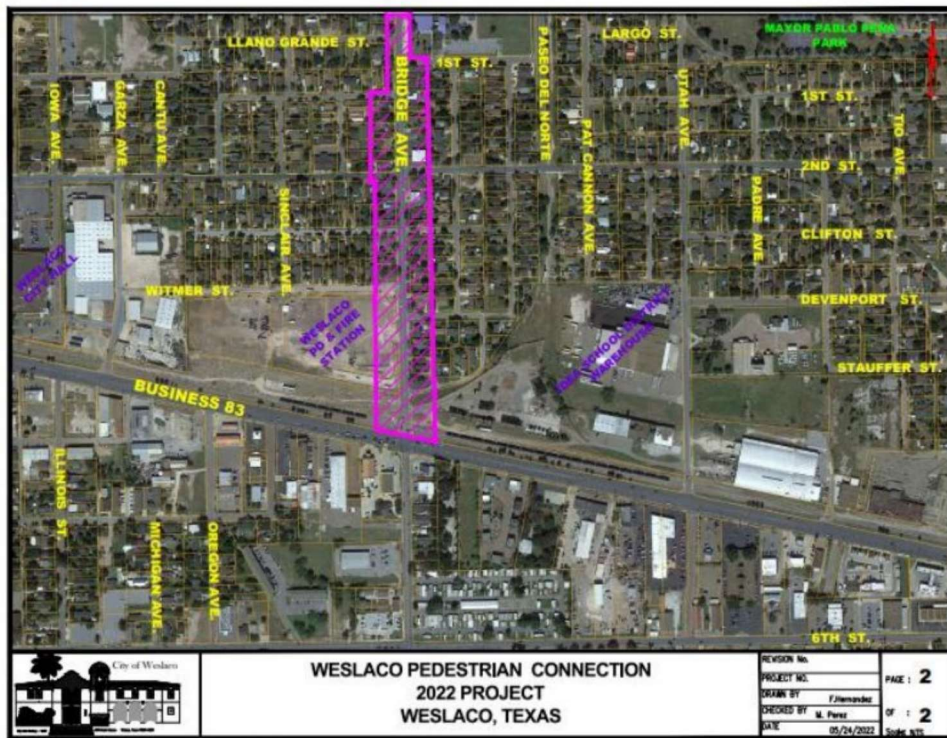
- Project size or scale
The total annual project budget is of \$500,000 and is a long-term investment into the City of Weslaco's ADA improvements.
- Project location (e.g., street address and city or map)
Agostadero St - Bridge St to Dolores Huerta
America St – Bridge St to Dolores Huerta
Limits: Bridge St – Pike Blvd to US Business 83
- Project Map



Map 1. Weslaco Pedestrian Connection 2022



Map 2. N. Bridge Ave



Map 3. S. Bridge Ave

APPENDIX “B” CERTIFICATION & ASSURANCES

**FEDERAL FISCAL YEAR 2022 CERTIFICATIONS AND ASSURANCES FOR FTA
ASSISTANCE PROGRAMS**

(Signature pages alternate to providing Certifications and Assurances in TrAMS.)

Name of Applicant: Lower Rio Grande Valley Development Council (LRGVDC)

The Applicant certifies to the applicable provisions of all categories: (*check here*) X .

Or,

The Applicant certifies to the applicable provisions of the categories it has selected:

Category	Certification
01 Certifications and Assurances Required of Every Applicant	_____
02 Public Transportation Agency Safety Plans	_____
03 Tax Liability and Felony Convictions	_____
04 Lobbying	_____
05 Private Sector Protections	_____
06 Transit Asset Management Plan	_____
07 Rolling Stock Buy America Reviews and Bus Testing	_____
08 Urbanized Area Formula Grants Program	_____
09 Formula Grants for Rural Areas	_____
10 Fixed Guideway Capital Investment Grants and the Expedited Project Delivery for Capital Investment Grants Pilot Program	_____
11 Grants for Buses and Bus Facilities and Low or No Emission Vehicle Deployment Grant Programs	_____

Certifications and Assurances

Fiscal Year 2022

- | | | |
|----|---|--|
| 12 | Enhanced Mobility of Seniors and Individuals with Disabilities Programs | |
| 13 | State of Good Repair Grants | |
| 14 | Infrastructure Finance Programs | |
| 15 | Alcohol and Controlled Substances Testing | |
| 16 | Rail Safety Training and Oversight | |
| 17 | Demand Responsive Service | |
| 18 | Interest and Financing Costs | |
| 19 | Cybersecurity Certification for Rail Rolling Stock and Operations | |
| 20 | Tribal Transit Programs | |
| 21 | Emergency Relief Program | |

CERTIFICATIONS AND ASSURANCES SIGNATURE PAGE

AFFIRMATION OF APPLICANT

Name of the Applicant: Lower Rio Grande Valley Development Council (LRGVDC)

BY SIGNING BELOW, on behalf of the Applicant, I declare that it has duly authorized me to make these Certifications and Assurances and bind its compliance. Thus, it agrees to comply with all federal laws, regulations, and requirements, follow applicable federal guidance, and comply with the Certifications and Assurances as indicated on the foregoing page applicable to each application its Authorized Representative makes to the Federal Transit Administration (FTA) in the federal fiscal year, irrespective of whether the individual that acted on his or her Applicant's behalf continues to represent it.

The Certifications and Assurances the Applicant selects apply to each Award for which it now seeks, or may later seek federal assistance to be awarded by FTA during the federal fiscal year.

The Applicant affirms the truthfulness and accuracy of the Certifications and Assurances it has selected in the statements submitted with this document and any other submission made to FTA, and acknowledges that the Program Fraud Civil Remedies Act of 1986, 31 U.S.C. § 3801 *et seq.*, and implementing U.S. DOT regulations, "Program Fraud Civil Remedies," 49 CFR part 31, apply to any certification, assurance or submission made to FTA. The criminal provisions of 18 U.S.C. § 1001 apply to any certification, assurance, or submission made in connection with a federal public transportation program authorized by 49 U.S.C. chapter 53 or any other statute

Certifications and Assurances

Fiscal Year 2022

In signing this document, I declare under penalties of perjury that the foregoing Certifications and Assurances, and any other statements made by me on behalf of the Applicant are true and accurate.

Signature  Date: 02/15/2022

Name Manuel Cruz, Executive Director - LRGVDC Authorized Representative of Applicant

AFFIRMATION OF APPLICANT'S ATTORNEY

For (Name of Applicant): Lower Rio Grande Valley Development Council (LRGVDC)

As the undersigned Attorney for the above-named Applicant, I hereby affirm to the Applicant that it has authority under state, local, or tribal government law, as applicable, to make and comply with the Certifications and Assurances as indicated on the foregoing pages. I further affirm that, in my opinion, the Certifications and Assurances have been legally made and constitute legal and binding obligations on it.

I further affirm that, to the best of my knowledge, there is no legislation or litigation pending or imminent that might adversely affect the validity of these Certifications and Assurances, or of the performance of its FTA assisted Award.

Signature  Date: 02-15-2022

Name Juan J. Hinojosa Attorney for Applicant

Each Applicant for federal assistance to be awarded by FTA must provide an Affirmation of Applicant's Attorney pertaining to the Applicant's legal capacity. The Applicant may enter its electronic signature in lieu of the Attorney's signature within TrAMS, provided the Applicant has on file and uploaded to TrAMS this hard-copy Affirmation, signed by the attorney and dated this federal fiscal year.



Standardized Agenda Request Form

Date of Meeting: December 6, 2022		Agenda Item No. (to be assigned by CSO): 2022-6138	
From: ANTONIO LOPEZ			
Subject: Discussion and consideration to purchase the Fire personnel's dorm lockers for the new Fire Station for an amount not to exceed \$40,995.00 from the sole source vendor, Salsbury Industries, and authorize the Mayor to execute any related documents. Possible action. (Staffed by Fire Department.)			
Background:			
Funding Source (budget code, if applicable):			
Amount:	Term of Impact:	Identified in Current Budget:	
Additional Action Prompted: 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 ANTONIO LOPEZ Martin Garza		Created	
City Manager Comments: Approve as recommended by the Fire Chief.			
Staff Recommendation: Approve			
Attachments, if any: Memo 12.02.22 Dorm Lockers, Sole Source Form, Dorm Lockers 12.02.22 Quote			
Responsibilities upon Approval:			

City of Weslaco

"The City on the Grow"



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

Martin Garza, City Manager

DATE: December 2, 2022
TO: David Suarez, Mayor
City Commission
CC: Martin Garza, City Manager
FROM: Antonio Lopez, Fire Chief 
RE: New Fire Station Lockers

The new Fire Station will require thirty-three (33) new dorm lockers for staff. The existing style found at all other stations is recommended to be purchased as to keep stations in uniformity. These lockers have proven to be of good quality. However, the only manufacturer and distributor for them is Salsbury Industries.

As this time, agenda item is brought before the City Commission for approval as a sole-source purchase for an amount not to exceed \$40,995.00 from Salsbury Industries.

Should you have any questions, please let me know.

Thank you.



AL/II



18300 Central Ave.
Carson, CA 90746-4008
Phone: (323) 846-6700 Fax: (323) 846-6800
lockers@salsbury.com www.lockers.com

December 1, 2022

City of Weslaco
Attn: Captain Ray Marroquin
901 N. Airport Dr.
Weslaco, Tx., 78599-5001
PH: 956-968-7581

Dear Capt. Marroquin,

Thank you for your interest in Salsbury Industries. Salsbury Industries is the industry leader in manufacturing and distributing quality mailboxes and lockers. Our organization prides itself in providing quality products and exceptional service.

Salsbury Industries is the sole source for the Designer Gear Wood Locker, model 30074MAP.

Let me know if I can be of further assistance.

Sincerely,

Tomas Lopez

CITY OF WESLACO



SOLE SOURCE / EMERGENCY PURCHASE FORM



This form must be completed and attached to any requisition with only one vendor quotation.

Explanation of Purchase from a Sole Source

This purchase is from a sole source for the following reason(s) (check all that apply):

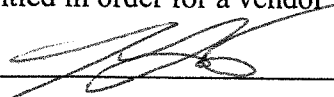
- ☐ There is no competitive product. The good/service is a one-of-a-kind or patented product, a copyrighted publication available from only one source, or a unique item such as an art work. An item that is manufactured by a company and sold through several distributors is not a sole source since quotations can be obtained through several distributors.
- ☐ The product is only available from a regulated or natural monopoly. For example, utilities, gravel from the only pit in the area, or some similar situation.
- ☒ The product is a component of an existing system that is only available from one supplier. The replacement of a component or a repair part may only be available from the original supplier.

Explanation of an Emergency Purchase

This form should be completed and attached to all requisitions where the purchase was an emergency and three quotes were not obtained.

This purchase was considered an emergency for the following reason(s) (check all that apply):

- ☐ Public calamity: The prompt purchase of items was required to provide for the needs of the public or to preserve the property of the City of Weslaco;
- ☐ The item was necessary to preserve or protect the public health or safety of residents of the City of Weslaco.
- ☐ The item was made necessary by unforeseen damage to public property.
- ☐ The item had to be dismantled in order for a vendor to make an estimate.

Department Head Signature:  Date: 12-1-2022

FOR PURCHASING DIVISION USE ONLY:

Requisition No. _____ Purchase Order No. _____





People Committed to Quality Since 1936®



MANUFACTURING & DISTRIBUTION

18300 Central Avenue

Carson, CA 90746-4008

Phone (800) 562-5377

Int'l Phone (323) 846-6700

Fax (800) 562-5399

Int'l Fax (323) 846-6800

quotes@lockers.com

www.lockers.com

Locker Quotation

LK-678617

Attention: CAPTAIN RAY MARROQUIN

Reference: STATION 2

Customer #: 253328 Type: 1 Date: 12/02/22

Thank you for the opportunity to submit this proposal.

CUSTOMER:

CITY OF WESLACO
CAPTAIN RAY MARROQUIN
901 N AIRPORT DR
WESLACO, TX 785995001

PH: (956) 968-7581

SHIP TO:

CITY OF WESLACO
CAPTAIN RAY MARROQUIN
-
WESLACO, TX 78599-5001

QTY.	MODEL #	DESCRIPTION (Give color, options or specification when required)	UNIT PRICE	TOTAL
27	30074MAP	DESIGNER GEAR WOOD LOCKER-24" DEEP-MAPLE	\$0.00	\$0.00
9	30043MAP	SIDE PANEL-FOR OPEN ACCESS DESIGNER LOCKER & GEAR LOCKER-24" DEEP-WITHOUT SLOPING HOOD-MAPLE	\$0.00	\$0.00
6	30074MAH	DESIGNER GEAR WOOD LOCKER-24" DEEP-MAHOGANY	\$0.00	\$0.00
12	30043MAH	SIDE PANEL-FOR OPEN ACCESS DESIGNER LOCKER & GEAR LOCKER-24" DEEP-WITHOUT SLOPING HOOD-MAHOGANY	\$0.00	\$0.00
1	699	PRICE PER QUOTE - PROMOTIONAL PRICING	\$36,590.00	\$36,590.00

See Lockers.com website for product specifications, terms and conditions. Quote valid for 30 days.

Sales Amt: \$36,590.00

Subtotal: \$36,590.00

Sales Tax: \$0.00

Shipping: \$4,404.50

Total: \$40,994.50

Submitted By

THOMAS LOPEZ

To order, please complete the information below and submit to Salsbury Industries.

METHOD OF PAYMENT



Check or Money Order Enclosed

Total Order \$ _____



Net 30 Days PO# _____ (upon approved credit)



Credit Card Number _____

Expiration Date _____

Cardholder Name _____

Authorized Signature _____