



**A REGULAR MEETING
OF THE WESLACO CITY COMMISSION
TUESDAY, AUGUST 15, 2023**

NOTICE IS HEREBY GIVEN THAT the City Commission of the City of Weslaco, Texas will hold a Regular Meeting in the Legislative Chamber of City Hall, located at 255 South Kansas Avenue, on Tuesday, August 15, 2023 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. Roll Call.
- E. Mayoral Recognition.
 - 1) Recognition of Weslaco Texas Amateur Athletic Federation (TAAF).
 - 2) Recognition of Weslaco Little League.

II. PUBLIC COMMENTS

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

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

III. REPORTS

- A. Inframark.
- B. Animal Care Services.

IV. PUBLIC HEARING

- A. To solicit input on behalf of Alma D Berrones to rezone 109 W Esplanada also being Lot 15 and 16, Block 7, Esplanada Subdivision, Weslaco, Hidalgo County, Texas from R-1 One-Family Dwelling District to R-2 Duplex and Apartment District.
- B. To solicit input on behalf of David & Dora Ybarra to rezone 500 S Iowa also being Lot 1, Block 44, Weslaco Original Townsite, Weslaco, Hidalgo County, Texas from R-1 One-Family Dwelling District to R-2 Duplex and Apartment District.
- C. To solicit input on behalf of April Lugo and Andrew Bermudez to approve a Conditional Use Permit to operate an Event Center, at 300 N Texas, also being Lot 10 and 11, Block 4, Tenn-Tex, Subdivision, Weslaco, Hidalgo County, Texas.

V. CONSENT AGENDA

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

- A. Approval of the Minutes of the Regular Meeting on August 1, 2023
(Staffed by City Secretary Department.) Attachment.
- B. Approval of six-month extension for the Final Plat for The Woods Subdivision– being a 0.75 gross acre out of Farm Tract 1076, West and Adams Tract Subdivision, Weslaco, Hidalgo County, Texas located approximately 600 ft west of FM 1015 along the North side of Hernandez St. and authorize the Mayor to execute any related documents. (Staffed by Planning & Code Enforcement Department.) Attachment.
- C. Approval of six-month extension for the Final Plat for Pablo Pena Jr. No. 2 Subdivision– being a 5.57 acres out of Farm Tract 145, block 179, The West and Adams Tracts, Weslaco, Hidalgo County, Texas located on the Northwest corner of N Westgate Dr. & Canyon Rd. and authorize the Mayor to execute any related documents. (Staffed by Planning & Code Enforcement Department.) Attachment.
- D. Approval of six-month extension for the Final Plat for Plaza De Paz Subdivision– being a 3.00-acre out of Lot 13, Block 137, West Tract Subdivision, Weslaco, Hidalgo County, Texas located at 1406 W. Pike Blvd. and authorize the Mayor to execute any related documents. (Staffed by Planning & Code Enforcement Department.) Attachment.
- E. Approval to renew the Federal Work-Study America Reads Challenge and Community Service Challenge agreements with the University of Texas Rio Grande Valley and authorize the Mayor to execute any related documents. (Staffed by Library Department.) Attachment.

- F. Approval to authorize solicitation of bids for the delivery of fuel, to include gasoline, diesel, and DEF for all city units and authorize the Mayor to execute any related documents. (Staffed by Public Works Department.) Attachment.
- G. Approval to authorize solicitation of bids for various street sign supplies and authorize the Mayor to execute any related documents. (Staffed by Public Works Department.) Attachment.
- H. Approval of the renewal of the Host Agency Agreement with AARP Foundation for the Senior Community Service Employment Program at no cost to the city and authorize the Mayor to execute any related documents. (Staffed by Human Resources Department.) Attachment.
- I. Approval to modify the contractual date of the Interlocal Agreement between the City of Weslaco and the City of Mercedes to commence January 1, 2023 regarding housing prisoners in the City of Weslaco's municipal jail and authorize the Mayor to execute any related documents. (Staffed by Police Department.) Attachment.

VI. NEW BUSINESS

- A. Discussion and consideration after public hearing on behalf of Alma D Berrones on Ordinance 2023-32 to rezone 109 W Esplanada also being Lot 15 and 16, Block 7, Esplanada Subdivision, Weslaco, Hidalgo County, Texas from R-1 One-Family Dwelling District to R-2 Duplex and Apartment District and authorize the Mayor to execute any related documents. First reading of Ordinance 2023-32. Possible action. (Staffed by Planning & Code Enforcement Department.) Attachment.
- B. Discussion and consideration after public hearing on behalf of David & Dora Ybarra on Ordinance 2023-33 to rezone 500 S Iowa also being Lot 1, Block 44, Weslaco Original Townsite, Weslaco, Hidalgo County, Texas from R-1 One-Family Dwelling District to R-2 Duplex and Apartment District and authorize the Mayor to execute any related documents. First reading of Ordinance 2023-33. Possible action. (Staffed by Planning & Code Enforcement Department.) Attachment.
- C. Discussion and consideration after public hearing on behalf of April Lugo and Andrew Bermudez to approve a Conditional Use Permit to operate an Event Center, at 300 N Texas, also being Lot 10 and 11, Block 4, Tenn-Tex, Subdivision, Weslaco, Hidalgo County, Texas and authorize the Mayor to execute any related documents. Possible action. (Staffed by Planning & Code Enforcement Department.) Attachment.
- D. Discussion and consideration to approve the Final Plat for J&P Estates Subdivision being 4.00 acres out of the South 20.00 acres out of Farm Tract 130, Block 162, West Tract Subdivision, Weslaco, Hidalgo County, Texas located on the southwest corner of Cypress and North Border Ave and authorize the Mayor to execute any related documents. Possible action. (Staffed by Planning & Code Enforcement Department.) Attachment.

- E. Discussion and consideration to approve the Final Plat for Highland Manor Phase 3 Subdivision being 12.90 acres out of Farm Tract 238, West & Adams Tract Subdivision, Weslaco, Hidalgo County, Texas located approximately 900 ft. North of the intersection of W Mile 11 N Road & North Mile 5 ½ W Road and authorize the Mayor to execute any related documents. Possible action. (Staffed by Planning & Code Enforcement Department.) Attachment.
- F. Discussion and consideration to approve Ordinance 2023-34 for the Voluntary Annexation of EMC Subdivision– being a 1.79-acre tract of land out of Farm Tract 771, West Tract Subdivision, Hidalgo County, Texas located 750' west of Pleasantview along the south side of E 18th St. and authorize the Mayor to execute any related documents. First reading of Ordinance 2023-34. Possible action. (Staffed by Planning & Code Enforcement Department.) Attachment.
- G. Discussion and consideration to approve Ordinance 2023-35 for the Voluntary Annexation of Parma Subdivision– being a West Tract BNC an IRR TR S330'-N660'-E660' FT 109 5.0 AC Net, West Tract Subdivision, Hidalgo County, Texas located North Texas approximately 1,600 feet south of Mile 10 North and authorize the Mayor to execute any related documents. First reading of Ordinance 2023-35. Possible action. (Staffed by Planning & Code Enforcement Department.) Attachment.
- H. Discussion and consideration to authorize staff to utilize Shelterluv software for shelter operations and adoptions and authorize staff to execute any related documents. Possible action. (Staffed by Planning & Code Enforcement Department.) Attachment.
- I. Discussion and consideration to accept the calculation of the No-New-Revenue and Voter-Approval tax rates for the 2023 tax year by the Hidalgo County Tax Assessor-Collector Pablo Villarreal and authorize the Mayor to execute any related documents. Possible action. (Staffed by Finance Department.) Attachment.
- J. Discussion and consideration to approve Resolution 2023-50 proposing an ad valorem tax rate and setting dates on which the Commission will hold a public hearing, and a date to adopt the 2023-2024 ad valorem tax rate and authorize the Mayor to execute any related documents. ROLL CALL VOTE REQUIRED. Possible action. (Staffed by Finance Department.) Attachment.
- K. Discussion and consideration to approve and award the Depository Services Contract to the most advantageous respondent from RFP 2022-23-24 for a three-year contract beginning October 1, 2023 and ending September 30, 2026 with an option to renew the contract for two (2) years and authorize the Mayor to execute any related documents. Possible action. (Staffed by Finance Department.) Attachment.
- L. Discussion and consideration on Resolution 2023-51 supporting the Rio Grande Valley Partnership "One Region, One Voice" initiative to foster economic growth, job creation, community development and authorize the Mayor to execute any related documents. Possible action. (Staffed by City Manager.) Attachment.

- M. Discussion and consideration to purchase Ticket on the Go software from ADCOMP Systems Inc. (New in Blue Inc.) and Apple iPads for an amount not to exceed \$25,000 with an annual recurring cost of \$16,000 and authorize the Mayor to execute any related documents. Possible action. (Staffed by Police Department.) Attachment.
- N. Discussion and consideration to approve final payment for RFP No.: 2021-22-28 Splash Pad for Gibson Park to South Texas Pools for an amount not to exceed \$13,425 and authorize the Mayor to execute any related documents. (Staffed by Parks and Recreation Department.) Attachment.
- O. Discussion and consideration to solicit Request for Qualifications for Professional Engineering Services to complete the planning, design, procurement preparation, permitting and construction administration for expansion of the City's Southside Wastewater Treatment Plant and authorize the Mayor to execute any related documents. Possible action. (Staffed by Engineering Department.)
- P. Discussion and consideration to solicit Request for Qualifications for Professional Engineering/Consulting Services for the evaluation/analysis of infrastructure related to water and wastewater facilities and for utility management services and authorize the Mayor to execute any related documents. Possible action. (Staffed by Engineering Department.)
- Q. Discussion and consideration to approve on first and final reading of Ordinance 2023-36 to establish a one-way traffic flow for the newly constructed Railroad Street between Witmer Street and Bridge Avenue with traffic flowing in a southern direction and authorize the Mayor to execute any related documents. First and final reading of Ordinance 2023-36. Possible action. (Staffed by Engineering Department.) Attachment.
- R. Discussion and consideration to declare old and expired fire equipment as surplus, such as retired ladders, Retired EMS stretcher, bunker coats/pants and other items and authorize the Mayor to execute any related documents. Possible action. (Staffed by Fire Department.) Attachment.
- S. Discussion and consideration to donate surplus fire equipment such as retired ladders, retired EMS stretcher, bunker coats/pants and other items to Edcouch-Elsa Independent School District Fire Academy and authorize the Mayor to execute any related documents. Possible action. (Staffed by Fire Department.) Attachment.
- T. Discussion and consideration to purchase lift station pumps from buyboard vendor Zone Industries, in the amount not to exceed \$33,391.20 for lift stations, #3 and #10, with ARPA funds, and authorize the Mayor to execute any related documents. Possible action. (Staffed by Public Works Department.) Attachment.
- U. Discussion and consideration to purchase pumps for lift stations #35 and #36 from sole source vendor Xylem Water Solutions USA for the amount of \$51,448.30 with ARPA funds and authorize Mayor to execute any related documents. Possible action.

(Staffed by Public Works Department.) Attachment.

- V. Discussion and consideration to award the Worker's Compensation Insurance to the best qualified, most advantageous bidder and authorize the Mayor to execute any related documents. Possible action. (Staffed by Human Resources Department.) Attachment.
- W. Discussion and consideration to award the Commercial Insurance Package to the best qualified, most advantageous bidder and authority to negotiate with the selected bidder and authorize the Mayor to execute any related documents. Possible action. (Staffed by Human Resources Department.) Attachment.

VII. EXECUTIVE SESSION

Texas Government Code, Section 551 Open Meetings:

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

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

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

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

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

(1) commits an offense; and

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

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

(B) reasonable attorney fees and court costs; and

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

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

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

(a)(2) that:

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

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

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

- A. Personnel - Discussion regarding the goals, objectives, and evaluation of the City Manager for the City of Weslaco as authorized by section §551.074 of the Texas Government Code.
- B. Legal Consultation - Consultation with City Attorney relating to the lawsuit with CDM as authorized by section §551.071 of the Texas Government Code.
- C. Legal Consultation - Consultation with City Attorney regarding lawsuit styled C-1678-22-A Christopher De Leon Aircraft Maintenance Professional vs. City of Weslaco and Andrew Muñoz, individually as authorized by section §551.071 of the Texas Government Code.
- D. Real Property - Consultation with City Attorney on the sale, exchange, lease or value

of real property located at Pike and Vo-Tech as authorized by §551.072 of the Texas Local Government Code.

VIII. POSSIBLE ACTION ON WHAT IS DISCUSSED IN EXECUTIVE SESSION

IX. ADJOURNMENT

I hereby certify this **Notice of a Regular Meeting of the Weslaco City Commission** was posted in accordance with the Open Meetings Act on the outside bulletin board at City Hall of the City of Weslaco, located at the 255 South Kansas Avenue entrance, visible and accessible to the general public during and after regular working hours. This notice was posted on this 11th day of August 2023, 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: August 15, 2023		Agenda Item No. (to be assigned by CSO): 2022-6115	
From:			
Subject: Certification of Public Notice.			
Background: Call to Order, includes the following: A. Certification of Public Notice. B. Invocation. C. Pledge of Allegiance. D. Mayoral Recognition. E. Roll Call.			
Funding Source (budget code, if applicable):			
Amount:	Term of Impact:	Identified in Current Budget:	
Additional Action Prompted:			
If item previously considered, provide date and action by Commission:			
If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners:			
Advisory Review, if any (name of board/committee, date of action, recommendation):			
NORMA CANTU ADELAIDA VEGA Martin Garza		Created	
City Manager Comments: Approve as submitted by staff.			
Staff Recommendation: A. Mayor will Call to Order and certify Public Notice. B. Father Francisco J. Solis from St. Joan of Arc Catholic Church will lead the invocation. C. Mayor will lead Pledge of Allegiance; Mayor Pro-Tem may lead Texas Flag. D. Mayoral Recognition. E. City Secretary will call roll. Four or more Commissioners present constitute a Quorum; otherwise, no action may be taken.			
Attachments, if any: Pledge and Mission updated 11.18.22			
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

The Pledge of Allegiance to the Flag

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

The Pledge of Allegiance to the State Flag

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

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

Preamble to the Constitution of the United States of America

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

STATEMENT OF VISION: AN INTERNATIONAL CENTER OF GROWTH

Friendly people with vision, courage and integrity

STATEMENT OF MISSION: COMMITMENT TO EXCELLENCE IN PUBLIC SERVICE

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



Standardized Agenda Request Form

Date of Meeting: August 15, 2023		Agenda Item No. (to be assigned by CSO): 2023-6812	
From:			
Subject: Inframark.			
Background:			
Funding Source (budget code, if applicable):			
Amount:		Term of Impact:	Identified in Current Budget:
Additional Action Prompted:			
If item previously considered, provide date and action by Commission:			
If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners:			
Advisory Review, if any (name of board/committee, date of action, recommendation):			
ADELAIDA VEGA REBEKAH DE LA FUENTE Martin Garza		Created	
City Manager Comments: Report only.			
Staff Recommendation:			
Attachments, if any:			
Responsibilities upon Approval:			



Standardized Agenda Request Form

Date of Meeting: August 15, 2023		Agenda Item No. (to be assigned by CSO): 2023-6813	
From:			
Subject: Animal Care Services.			
Background:			
Funding Source (budget code, if applicable):			
Amount:		Term of Impact:	Identified in Current Budget:
Additional Action Prompted:			
If item previously considered, provide date and action by Commission:			
If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners:			
Advisory Review, if any (name of board/committee, date of action, recommendation):			
ADELAIDA VEGA Martin Garza		Created	
City Manager Comments: Report only.			
Staff Recommendation:			
Attachments, if any:			
Responsibilities upon Approval:			



Standardized Agenda Request Form

Date of Meeting: August 15, 2023		Agenda Item No. (to be assigned by CSO): 2023-6790	
From: REBEKAH DE LA FUENTE			
Subject: To solicit input on behalf of Alma D Berrones to rezone 109 W Esplanada also being Lot 15 and 16, Block 7, Esplanada Subdivision, Weslaco, Hidalgo County, Texas from R-1 One-Family Dwelling District to R-2 Duplex and Apartment District.			
Background: The applicant is requesting to rezone property from R-1 One-Family Dwelling District to R-2 Duplex and Apartment District. Twenty-seven (27) property owners within 200 feet of the applicant's property were notified by letter on July 21, 2023.			
Funding Source (budget code, if applicable):			
Amount:	Term of Impact:	Identified in Current Budget:	
Additional Action Prompted: Public Hearing			
If item previously considered, provide date and action by Commission:			
If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners: Notice of the application and the Public Hearing for the Planning and Zoning Commission and City Commission appeared in The Monitor on July 19, 2023.			
Advisory Review, if any (name of board/committee, date of action, recommendation): The Planning and Zoning Commission recommended approval of the rezone at their regular meeting of August 2, 2023.			
FLOR ELISA ACUNA REBEKAH DE LA FUENTE Martin Garza		Created/Initiated Approved New	
City Manager Comments: Solicit public comments.			
Staff Recommendation: Staff recommends approval based on comp plan, which calls for R-2 to serve as a buffer between R-1 and Commercial.			
Attachments, if any:			
Responsibilities upon Approval: Staff will advise the applicant.			



Standardized Agenda Request Form

Date of Meeting: August 15, 2023		Agenda Item No. (to be assigned by CSO): 2023-6791	
From: REBEKAH DE LA FUENTE			
Subject: To solicit input on behalf of David & Dora Ybarra to rezone 500 S Iowa also being Lot 1, Block 44, Weslaco Original Townsite, Weslaco, Hidalgo County, Texas from R-1 One-Family Dwelling District to R-2 Duplex and Apartment District.			
Background: The applicant is requesting to rezone property from R-1 One-Family Dwelling District to R-2 Duplex and Apartment District. Twenty-one (21) property owners within 200 feet of the applicant's property were notified by letter on July 21, 2023.			
Funding Source (budget code, if applicable):			
Amount:	Term of Impact:	Identified in Current Budget:	
Additional Action Prompted: Public Hearing			
If item previously considered, provide date and action by Commission:			
If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners: Notice of the application and the Public Hearing for the Planning and Zoning Commission and City Commission appeared in The Monitor on July 19, 2023.			
Advisory Review, if any (name of board/committee, date of action, recommendation): The Planning and Zoning Commission recommended approval of the rezone at their regular meeting of August 2, 2023.			
FLOR ELISA ACUNA REBEKAH DE LA FUENTE Martin Garza		Created/Initiated Approved New	
City Manager Comments: Solicit public comments.			
Staff Recommendation: Staff recommends approval based on surrounding land use.			
Attachments, if any:			
Responsibilities upon Approval: Staff will advise the applicant.			



Standardized Agenda Request Form

Date of Meeting: August 15, 2023		Agenda Item No. (to be assigned by CSO): 2023-6792	
From: REBEKAH DE LA FUENTE			
Subject: To solicit input on behalf of April Lugo and Andrew Bermudez to approve a Conditional Use Permit to operate an Event Center, at 300 N Texas, also being Lot 10 and 11, Block 4, Tenn-Tex, Subdivision, Weslaco, Hidalgo County, Texas.			
Background: The applicant is requesting to obtain a Conditional Use Permit to operate an Event Center. Thirty-nine (39) property owners within 200 feet of the applicant's property were notified by letter on July 21, 2023.			
Funding Source (budget code, if applicable):			
Amount:	Term of Impact:	Identified in Current Budget:	
Additional Action Prompted: Public Hearing			
If item previously considered, provide date and action by Commission:			
If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners: Notice of the application and the public hearing for the Planning and Zoning Commission and the City Commission appeared in The Monitor on July 19, 2023.			
Advisory Review, if any (name of board/committee, date of action, recommendation): The Planning and Zoning Commission recommended approval of the Conditional Use at their regular meeting of August 2, 2023.			
FLOR ELISA ACUNA REBEKAH DE LA FUENTE Martin Garza		Created/Initiated Approved New	
City Manager Comments: Solicit public comments.			
Staff Recommendation: Staff recommends approval.			
Attachments, if any:			
Responsibilities upon Approval: Staff will advise the applicant.			



Standardized Agenda Request Form

Date of Meeting: August 15, 2023		Agenda Item No. (to be assigned by CSO): 2022-6120	
From:			
Subject: Approval of the Minutes of the Regular Meeting on August 1, 2023 (Staffed by City Secretary Department.) Attachment.			
Background: Record of Commission action at the regular meeting of the commission on August 1, 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):			
NORMA CANTU ADELAIDA VEGA Martin Garza		Created	
City Manager Comments: Approve subject to any corrections by the governing body.			
Staff Recommendation: Approve as submitted.			
Attachments, if any: 230801 minutes			
Responsibilities upon Approval: Execute and retain.			



**MINUTES OF A REGULAR MEETING
WESLACO CITY COMMISSION
AUGUST 1, 2023**

On Tuesday, August 1, 2023, 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	JP Rodriguez
	Commissioner	Josh Pedraza
	Commissioner	Letty Lopez
	Commissioner	Israel Gonzalez Jr.
	Commissioner	Greg Kerr
	Commissioner	Adrian Farias

ABSENT:

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

Also present: Andrew Munoz, Asst. City Manager/Airport Director, Aida Vega, Deputy City Secretary, Rosie Cavazos, Finance Director, Rebekah de la Fuente, Director of Planning and Code Enforcement, Luz Galindo, HR Director, Antonio Lopez, Fire Chief, Joel Rivera, Police Chief, David Arce, Public Works Director, Albert Aldana, City Engineer, Director, Rosa Badillo, Court Coordinator, and other staff members.

I. CALL TO ORDER

A. Certification of Public Notice.

Mayor Pro Tem Rodriguez called the meeting to order and certified the public notice of the meeting as properly posted Friday, July 28, 2023.

B. Invocation.

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

C. Pledge of Allegiance.

Mayor Pro Tem Rodriguez led the "Pledge of Allegiance and Texas Flag."

D. Roll Call.

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

E. Mayoral Recognition.

None.

II. PUBLIC COMMENTS

Mario Salazar, Southern Trenchless Solutions, presented a flyer of a project completion for a Lift Station rehab and thanked the commission in utilizing them.

Debra Atlas, stated as resident, a proud pet parent and is a longtime supporter of Best Friends Animal Society; voiced her concerns on the problem of strays; acknowledged the progress made in the save rate, thanked the commission for their commitment in improving the animal shelter, providing trainings for the animal control staff and establishing spay/neuter clinics that will make a significant difference in the community; applauded the commitment and dedication in improving animal care services; encouraged them to partner with Best Friends Animal Society and other partners to make a difference in the progress being done for animal care services.

Mayor Suarez in attendance.

III. REPORTS

A. Weslaco Economic Development Corporation.

April Castaneda, Director of Business Development, reported staff traveled to Austin to introduce themselves with the Economic Development Tourism Office as well as the Comptroller's Office; EDC Board approved their budget and will be presented to the commission; staff will be presenting at the Industrial Warehouse Summit August 24 in Pharr and extended an invitation to the commission; retail development downtown had three new businesses open; Wells building has been purchased and will work with new owners and their intent; press release to be scheduled show casing the 90% occupancy rate for the downtown area; Texas Roadhouse in permitting process and breaking ground in the Fall; staff will be attending Retail Live in Dallas and continue recruitment of businesses; International Industrial Park 90% complete on the infrastructure; concrete roads 100% and utilities 90%; video done on progress with Glazer concrete tilt walls going up; Project Brown will start construction late Fall; held first meeting with property owners of the International Industrial Park Association and invited the commission and public to Alfresco that kicks off August 17 stating 300 backpacks to be given away thanking the sponsors for their donation.

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 July 18, 2023. (Staffed by City Secretary Department.)

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

1) Ordinance 2023-30 to rezone 820 N International also being 6.764 acres out of Farm Tract 1029, West and Adams Tract Subdivision, Weslaco, Hidalgo County, Texas from I Industrial District to R-2 Duplex and Apartment District and authorize the Mayor to execute any related documents. (First reading held July 18, 2023; staffed by Planning & Code Enforcement Department.)

2) Ordinance 2023-31 to rezone 635 S Airport Dr. also being 0.50 acre being West Tract E 117'- W470'-N187'-S907" out of Farm Tract 701, Weslaco, Hidalgo County, Texas from R-2 Duplex and Apartment District to B-1 Neighborhood Business District and authorize the Mayor to execute any related documents. (First reading held July 18, 2023; staffed by Planning & Code Enforcement Department.)

C. Approval of Resolution 2023-46 adopting the 2019 updated Water Conservation Plan and Drought Contingency Plan and authorize the Mayor to execute any related documents. (Staffed by City Manager.)

D. Approval to accept the negotiated agreement regarding AEP 2024 Energy Efficiency Cost Recovery Factor application filed June 1, 2023 and authorize the Mayor to execute any related documents. (Staffed by City Manager.)

E. Approval of an agreement with South Texas College allowing Work Study employment at the Mayor Sanchez Public Library and authorize the Mayor to execute any related documents. (Staffed by the Library Department.)

F. Approval to renew the Memorandum of Understanding between Texas A&M Task Force 1 (TX-TF1) and the City of Weslaco Fire Department and authorize the Mayor to execute any related documents. (Staffed by Fire Department.)

G. Approval of Amendment No. 1 to Contract Number 25-111158-01 between Texas A&M Engineering Extension Service and Weslaco Fire Department & EMS and authorize the Mayor to execute any related documents. (Staffed by Fire Department.)

H. Approval on renewal of the Interlocal Agreement between the City of Weslaco and the City of Mercedes regarding housing prisoners in the City of Weslaco's municipal jail and authorize the Mayor to execute any related documents. (Staffed by the Police Department.)

I. Approval to apply to the BJA FY23 Edward Byrne Memorial Justice Assistance Grant (JAG) Program award for the amount of \$13,371 to be used for purchasing law enforcement equipment and authorize the Mayor to execute any related documents. (Staffed by Police Department.)

J. Approval on Resolution 2023-47 regarding the Buyout of Service Agreement between the City of Weslaco and North Alamo Water Supply Company (NAWSC) for Heron's

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

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

Mayor Suarez changed the order of the day and introduced New Business item D. There was no objection.

V. NEW BUSINESS

D. Discussion and consideration to award the Group Health Insurance to the best qualified, most advantageous bidder and authorize the Mayor to execute any related documents. Possible action. (Staffed by Human Resources Department.)

Commissioner Farias abstained from discussion and vote.

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

Luz Galindo, Human Resources Director, stated three proposals for fully funded health insurance received and agents of records were assessed by the carriers; the recommendation would be to award a one-year contract with one-year renewal options up to two-years to the most advantageous respondent and introduced Xavier Leal and Roger Garza, Valley Risk Consulting, to overview the respondents.

Roger Garza stated the proposal from Blue Cross/Blue Shield received was very competitive and has Knapp Medical Center in network a service the city has been trying to get for the past several years. The recommendation is to award Blue/Cross/ Blue Shield; rates decreased 1.6% above previous year.

Commissioner Gonzalez Jr. seconded by Commissioner Kerr moved to award Blue Cross/Blue Shield as recommended. Mayor Suarez entertained the motion and any further discussion.

In response to Mayor Pro Tem Rodriguez, Roger Garza stated the free-standing ER's and Valley Baptist Micro Hospital are in network; in response to Commissioner Lopez the cost difference for an employee to select the PPO plan was \$6.59, verified and the advantage of a PPO plan is an employee can seek medical services at any facility, doctor that is network; HMO plan requires the employee to see their primary care physician for a referral to a different doctor. Commissioner Lopez recommended the city consider the PPO plan as the basic plan and pay the additional cost, not the employee because she felt employees would be more inclined to use their health plan with a better product (PPO). Roger Garza stated an HMO and PPO plan came into play several years ago because of escalated rates and by separating the plans it positioned the city to get the best negotiated rate when renewing. The city allows the employee to make the selection, but for the PPO the employee would pay the cost difference and noted it is important the city plan for future renewal and need to have both plans in place. The city is in a positive movement where claims have decreased, should the city want to pay the PPO difference it can be revisited by staff. Ms. Aracely Garza, Jeff Everitt & Associates, noted there is a higher deductible in the PPO (\$2,500)

plan and has seen both plans offered in other entities; the city could try and see how they could lower the deductible in the PPO plan.

Martin Garza, City Manager, asked if record of agents could be selected under the agenda item. Juan E. Gonzalez, City Attorney, stated yes.

Mayor Suarez called the question to award Blue Cross/Blue Shield. The motion carried; Commissioner Farias abstained; Mayor Suarez was present and voting.

Item E was introduced with no objection.

E. Discussion and consideration to award the Cafeteria 125 Plan Services and Voluntary Supplemental Insurance Products (short/long term disability, vision, dental, cancer, accident, hospital indemnity, critical illness, flexible spending account, basic life and AD&D) for the City of Weslaco employees at no cost to the City to the best qualified, most advantageous bidder and authorize the Mayor to execute any related documents. Possible action. (Staffed by Human Resources Department.)

Commissioner Farias abstained from discussion and vote.

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

Luz Galindo stated staff received seventeen responses for the Voluntary Supplemental Insurance Products; the recommendation would be to award a one-year contract with one-year renewal options up to two-years to the most advantageous respondent.

Roger Garza stated the voluntary supplemental insurance products were evaluated and recommended as follows:

Dental – Roger Garza recommended to award Delta Dental as the most advantageous response that offered a 3-year rate guarantee of \$11.40 base plan for employees.

In response to Mayor Suarez and Commissioner Lopez, Delta Dental offered a 3-year rate plan, Blue Cross/Blue Shield only 1-year, no disruption to employees as the network of providers are the same and staff did revisit with BlueCross/Blue Shield and would only offer a one-year rate any further discount from Blue Cross/Blue Shield was 1% off the premium of the health insurance if dental awarded.

Commissioner Kerr seconded by Commissioner Pedraza moved to award Delta Dental for Dental as presented. The motion carried; Commissioner Farias abstained; Commissioner Lopez against; Mayor Suarez was present and voting.

Vision – Commissioner Kerr seconded by Mayor Pro Tem Rodriguez moved to approve.

Roger Garza recommended to award Avesis that offered a 4-year rate plan, has 31 ophthalmologists and 125 optometrists in network.

Commissioner Kerr noted Aflac had better coverage and was a more inexpensive plan. Roger Garza stated their recommendation for Avesis is based on a matrix on availability of optometrists;

Avesis has 125 and Aflac has 102 but any decision by the commission between the two would be acceptable because they are both competitive.

Commissioner Kerr withdrew the original motion.

Commissioner Kerr seconded by Commissioner Pedraza moved to award Aflac for Vision as presented. The motion carried; Commissioner Farias abstained; Mayor Suarez was present and voting.

Hospitality Indemnity – Roger Garza stated three proposals received and evaluated and recommended to award United Healthcare (option 3) that offered the best value; allows \$500 hospital admission and \$100 per day of hospital confinement up to 364 days.

Commissioner Kerr seconded by Commissioner Lopez moved to award United Healthcare for Hospitality Indemnity as presented. The motion carried; Commissioner Farias abstained; Mayor Suarez was present and voting.

Group Accident – Roger Garza stated nine proposals received and evaluated and recommended to award Colonia Life as the most competitive proposal received.

In response to Commissioner Kerr, Roger Garza stated Colonia Life offered an accidental death policy of \$25,000 versus \$20,000 proposed by other respondents.

Commissioner Pedraza seconded by Mayor Pro Tem Rodriguez moved to award Colonia Life for Group Accident as presented. The motion carried; Commissioner Farias abstained; Mayor Suarez was present and voting.

Cancer – Roger Garza stated three proposals received and evaluated and recommended to award Colonia Life as the most competitive proposal based on first occurrence benefits and other benefits that included private nursing and ambulatory services.

Commissioner Kerr seconded by Commissioner Pedraza moved to award Colonia Life for Cancer as presented. The motion carried; Commissioner Farias abstained; Mayor Suarez was present and voting.

Critical Illness – Roger Garza stated nine proposals received and evaluated and recommended to award Unum as the most competitive proposal provided but no coverage for acute respiratory distress syndrome.

In response to Commissioner Pedraza, Roger Garza stated acute respiratory distress syndrome are the underlying effects of Covid that is identified as a critical illness and is not covered noted other proposals received were higher and benefit structure less.

Commissioner Gonzalez Jr. seconded by Commissioner Lopez moved to award Unum for Critical Illness as presented. The motion carried; Commissioner Farias abstained; Mayor Suarez was present and voting.

Disability – Roger Garza stated three proposals received and evaluated and recommended to award Mutual of Omaha as the most competitive proposal with a 3-year rate guarantee; carries a no loss no gain meaning those uninsured can enroll.

Mayor Pro Tem Rodriguez seconded by Commissioner Pedraza moved to award Mutual of Omaha for Disability as presented. The motion carried; Commissioner Farias abstained; Mayor Suarez was present and voting.

Group Term Life & AD&D – Roger Garza recommended to award Mutual of Omaha as the most competitive rate based on a composite age grouping of 45-54; offered a 3-year rate guarantee and is a portable plan (employee can take upon separation).

Mayor Pro Tem Rodriguez seconded by Commissioner Lopez moved to award Mutual of Omaha for Group Term Life & AD&D as presented. The motion carried; Commissioner Farias abstained; Mayor Suarez was present and voting.

Flexible Spending Administration (FSA) & Billing Consolidation – Roger Garza recommended to award Creative Benefit Administrators; services included the flexible spending account, dependent care administration, online benefits administration and HSA administration.

In response to Commission Pedraza, Roger Garza stated roll-over permitted in the amount of \$500 with a maximum of \$2,700.

Commissioner Gonzalez Jr. seconded by Mayor Pro Tem Rodriguez moved to award Creative Benefit Administrators for Flexible Spending Administration (FSA) & Billing Consolidation as presented. The motion carried; Commissioner Farias abstained; Mayor Suarez was present and voting.

F. Discussion and consideration to award the Employer Paid Life Insurance to the best qualified, most advantageous bidder and authorize the Mayor to execute any related documents. Possible action. (Staffed by Human Resources Department.)

Commissioner Farias abstained from discussion and vote.

Luz Galindo stated three proposals received; agents of record were vetted by the carriers and the recommendation would be to award a one-year contract with one-year renewal options up to two-years to the most advantageous respondent.

Roger Garza stated the proposals were evaluated and recommended to award Mutual of Omaha as the most competitive and lowest rate guarantee of 3-years.

Commissioner Pedraza seconded by Commissioner Lopez moved to award Mutual of Omaha for Employer Paid Life Insurance as presented. The motion carried; Commissioner Farias abstained; Mayor Suarez was present and voting.

Mayor Suarez questioned Martin Garza, with the selection completed for employee health benefits and ancillary products was the next step to appoint the Record of Agent(s). Martin Garza indicated yes, and the City Attorney stated it could be done as one action item naming all or individually. The consensus was to appoint individually.

Group Health Insurance - Luz Galindo stated Jeff Everitt & Associates was the current Agent of Record for the Group Health Insurance. Staff recommended to continue with Jeff Everitt & Associates.

Commissioner Gonzalez Jr. seconded by Mayor Pro Tem Rodriguez moved to approve Jeff Everitt & Associates as Agent of Record for the Group Health Insurance. The motion carried; Commissioner Farias abstained; Mayor Suarez was present and voting.

Dental - Luz Galindo stated Jeff Everitt & Associates/Tamez Financial was the current Agent of Record for Dental.

In response to Commissioner Pedraza, Roger Garza stated a list of agents of records that were assessed by the carriers was provided in the packet. The commission can appoint any one or have more than one.

Commissioner Lopez seconded by Commissioner Kerr moved to appoint Yvonne Obregon as agent of record for Dental. The motion carried; Commissioner Farias abstained; Mayor Suarez was present and voting.

Vision - Luz Galindo stated Jeff Everitt & Associates/Tamez Financial was the current Agent of Record for Vision.

Commissioner Kerr seconded by Commissioner Lopez moved to appoint Devout Benefits Group as agent of record for Vision. The motion carried; Commissioner Farias abstained; Mayor Suarez was present and voting.

Hospital Indemnity – Luz Galindo stated the current Agent of Record was Salazar Insurance.

Commissioner Pedraza seconded by Mayor Pro Tem Rodriguez moved to appoint Salazar Insurance as agent of record for Hospital Indemnity. The motion carried; Commissioner Farias abstained; Mayor Suarez was present and voting.

Group Accident – Luz Galindo stated the current Agent of Record was Texas Insurance Center.

Commissioner Pedraza seconded by Commissioner Gonzalez Jr. moved to appoint Salazar Insurance as agent of record for Group Accident. The motion carried; Commissioner Farias abstained; Mayor Suarez was present and voting.

Cancer – Luz Galindo stated the current Agent of Record was Salazar Insurance.

Commissioner Gonzalez Jr. seconded by Commissioner Pedraza moved to appoint Salazar Insurance as agent of record for Cancer. The motion carried; Commissioner Farias abstained; Mayor Suarez was present and voting.

Critical Illness - Luz Galindo stated the current Agent of Record was Salazar Insurance.

Commissioner Lopez seconded by Commissioner Kerr moved to appoint Jeff Everitt and Associates as agent of record for Critical Illness. The motion carried; Commissioner Farias abstained; Mayor Suarez was present and voting.

Disability - Luz Galindo stated the current Agent of Record was Jeff Everitt and Associates/Tamez Financial.

Commissioner Pedraza seconded by Commissioner Gonzalez Jr. moved to appoint Salazar Insurance as agent of record for Disability. The motion carried; Commissioner Farias abstained; Mayor Suarez was present and voting.

Group Term Life & AD&D - Luz Galindo stated the current Agent of Record was Jeff Everitt and Associates/Tamez Financial.

Commissioner Lopez seconded by Mayor Pro Tem Rodriguez moved to appoint Jeff Everitt and Associates/Tamez Financial as agent of record for Group Term Life & AD&D. The motion carried; Commissioner Farias abstained; Mayor Suarez was present and voting.

Flexible Spending Administration – Roger Garza stated no agent of record necessary as it would be a violation TDI regulations and recommended no appointment.

Employer Paid Term Life & AD&D - Luz Galindo stated the current Agent of Record was Tamez Financial.

Commissioner Pedraza seconded by Commissioner Gonzalez Jr. moved to appoint Salazar Insurance as agent of record for Employer Paid Term Life & AD&D. The motion carried; Commissioner Farias abstained; Mayor Suarez was present and voting.

Mayor Suarez changed the order of the day and introduced item A New Business. There was no objection.

NEW BUSINESS

A. Discussion and consideration on the Notice Order of Election calling the General Election on November 7, 2023 for City of Weslaco Mayor, Single Member Commissioner District 1- and Single-Member Commissioner District 2 and authorize the Mayor to execute any related documents. Possible action. (Staffed by City Secretary Department.)

Norma A. Cantu, City Secretary, recommended approval stating commission action is required to call the General Election of November 7, 2023.

Commissioner Pedraza seconded by Mayor Pro Tem Rodriguez moved to approve the Notice Order of Election calling the General Election on November 7, 2023 as presented. The motion carried unanimously; Mayor Suarez was present and voting.

B. Discussion and consideration on Resolution No. R2023-48 accepting a Texas Department of Transportation General Aviation Non-Primary Entitlement grant and authorize the Mayor to execute any related documents. Possible action (Staffed by Airport Department.)

Andrew Munoz, Asst. City Manager/Airport Director, stated this is part of the Capital Improvement Grant Program that allocates \$150,000 yearly for airport improvements; can combine allocated funds up to 4 years which is \$600,000; resolution will allow the city to accept Non-Primary Entitlement funds in the amount of \$600,000 for the proposed CIP project to clean,

seal and repair asphalt work for the airport runway, taxi-way and taxi-lanes; estimated cost is \$1.2million that requires a 10% local match (\$113,282). Staff will request from the Weslaco Economic Development Corporation the local match portion at their meeting scheduled August 16. Staff recommended approval of the resolution.

Commissioner Lopez seconded by Commissioner Pedraza moved to approve Resolution No. R2023-48 accepting a Texas Department of Transportation General Aviation Non-Primary Entitlement grant as presented. The motion carried unanimously; Mayor Suarez was present and voting.

C. Discussion and consideration to approve Resolution No. R2023-49 accepting a Texas Department of Transportation General Aviation grant and authorize the Mayor to execute any related documents. Possible Action (Staffed by Airport Department.)

Andrew Munoz stated the city requested \$5million under HB 1 rider for construction of hangars at the airport; the city was awarded; is a TXDOT grant that requires a 10% local match which is \$555,556; unbudgeted and will require a budget amendment this fiscal year to come from the general fund; previous commission action approved solicitation of engineers for the project. Staff recommended approval.

Commissioner Pedraza seconded by Mayor Pro Tem Rodriguez moved to approve Resolution No. R2023-49 accepting a Texas Department of Transportation General Aviation grant as presented. The motion carried unanimously; Mayor Suarez was present and voting.

G. Discussion and consideration to accept and file the Financial Reports (unaudited) as of June 30, 2023 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 Finance Department.)

Rosie Cavazos, Finance Director, reported the General fund had a net surplus of \$4,219,930.; sales taxes received maintain a 5% increase from FY 2022; property taxes collection at 95.89% at the end of June and have a strong number of working capital days of 127 days; Water/Wastewater showed a \$416,000 surplus and have 85 days in working capital; Solid Waste fund net change in fund equity reflects a surplus of \$370,000 with a negative of 10 working capital days that has decreased from the beginning of the fiscal year; Airport fund continues with a negative net change. Staff recommended approval to accept and file as submitted.

Mayor Suarez questioned the Solid Waste Fund. Rosie Cavazos stated the negative working capital days for Solid Waste/Sanitation included a \$2million note to the water and sewer fund that has not been repaid; the idea was upon settlement of the CDM lawsuit those proceeds would go to the note and if no proceeds are received the city will need to begin making annual payments and would propose \$250,000; the water fund is doing well, sewer is struggling as a result of debt payments. Solid Waste is projected to end the year \$1million over expenditures.

Commissioner Pedraza seconded by Mayor Pro Tem Rodriguez moved to accept and file the Financial Reports (unaudited) as of June 30, 2023 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.

H. Discussion and consideration to accept and file the Quarterly Investment Report for the period ending June 30, 2023 and authorize the Mayor to execute any related documents. Possible action. (Staffed by Finance Department.)

Rosie Cavazos presented the Quarterly Investment Report for the period ending June 30, 2023; interest received was \$663,006 and continues to surpass the budgeted amount for a total to date of \$1,480,629 of which \$433,240 went to the general fund and remaining to other funds. Staff recommended approval to accept and file.

Commissioner Pedraza seconded by Commissioner Lopez moved to accept and file the Quarterly Investment Report for the period ending June 30, 2023 as presented. The motion carried unanimously; Mayor Suarez was present and voting.

I. Discussion and consideration of a proposed Memorandum of Agreement (MOA) with Research Applied Technology Education Service, Inc (RATES) for the preparation of a Regional Texas Pollutant Discharge Elimination System (TPDES) Stormwater Program Plan and Permit. Possible action. (Staffed by the Engineering Department.)

Albert Aldana, City Engineer, stated the agreement is with the Lower Rio Grande Valley TPDES Stormwater Task Force; will assist with the continued compliance of the MS4 permits with TCEQ for Phase II of the stormwater management that included preparation of application, prepare stormwater management plan and prepare notice of intent for a fee of \$8,000. Staff recommended approval.

Commissioner Lopez seconded by Commissioner Pedraza moved to approve Memorandum of Agreement (MOA) with Research Applied Technology Education Service, Inc (RATES) for the preparation of a Regional Texas Pollutant Discharge Elimination System (TPDES) Stormwater Program Plan and Permit as presented. The motion carried unanimously; Mayor Suarez was present and voting.

J. Discussion and consideration of the proposed Memorandum of Agreement (MOA) with Research Applied Technology Education Service, Inc (RATES) for the use of the City's Public Works Facility located at 1902 N Stephens Blvd. Possible action. (Staffed by the Engineering Department.)

Albert Aldana stated the agreement was requested from the Research Applied Technology Education Service (RATES) and is for use of the public works facility to assemble real time hydrologic stations that are installed in ditches and channels and used to alert when stormwater levels are rising as well as it can provide other useful data; operation and maintenance will be done by them at no cost to the city during the duration period of the agreement and if approved RATES will install two real time hydrologic stations at the location of our choosing. Staff recommended approval as it benefits the city.

Commissioner Pedraza seconded by Commissioner Farias moved to approve Memorandum of Agreement (MOA) with Research Applied Technology Education Service, Inc (RATES) for the use of the City's Public Works Facility located at 1902 N Stephens Blvd as presented. The motion carried unanimously; Mayor Suarez was present and voting.

VI. EXECUTIVE SESSION

At 7:02 p.m. Commissioner Farias seconded by Commissioner Lopez moved to convene the regular meeting in Executive Session. The motion carried unanimously; Mayor Suarez was present and voting.

At 7:59 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 City Manager for the City of Weslaco as authorized by section §551.074 of the Texas Government Code.

No action.

B. Personnel - Evaluation and interview of Municipal Judges and possible selection of Municipal Judges for the City of Weslaco as authorized by §551.074 of the Texas Government Code.

Commissioner Pedraza seconded by Mayor Pro Tem Rodriguez moved to renew the agreements with Municipal Judges Samuel Sanchez and Juan Alvarez as discussed in executive session. The motion carried unanimously; Mayor Suarez was present and voting.

C. Legal Consultation - Consultation with City Attorney regarding lawsuit styled C-1678-22-A Christopher De Leon Aircraft Maintenance Professional vs. City of Weslaco and Andrew Muñoz, individually as authorized by section §551.071 of the Texas Government Code.

No action.

D. Real Property - Consultation with the City Attorney regarding the purchase, exchange, lease or value of real property legally described as Lots 18, 19, 20, 21 & 22, Block 42, Weslaco Original Townsite, Weslaco, Hidalgo County, Texas as authorized by Section 551.072 of the Texas Government Code.

Commissioner Lopez seconded by Commissioner Farias moved to hire an appraiser to appraise the property legally described as Lots 18, 19, 20, 21 & 22, Block 42, Weslaco Original Townsite as discussed in executive session. The motion carried unanimously; Mayor Suarez was present and voting.

VIII. ADJOURNMENT

Commissioner Farias seconded by Commissioner Pedraza moved to adjourn the meeting of August 1, 2023, at 8:00 p.m. The motion carried unanimously; Mayor Suarez was present and voting.

CITY OF WESLACO

David Suarez, **MAYOR**

ATTEST:

Norma A. Cantu, **CITY SECRETARY**



Standardized Agenda Request Form

Date of Meeting: August 15, 2023		Agenda Item No. (to be assigned by CSO): 2023-6800	
From: REBEKAH DE LA FUENTE			
Subject: Approval of six-month extension for the Final Plat for The Woods Subdivision– being a 0.75 gross acre out of Farm Tract 1076, West and Adams Tract Subdivision, Weslaco, Hidalgo County, Texas located approximately 600 ft west of FM 1015 along the North side of Hernandez St. and authorize the Mayor to execute any related documents. (Staffed by Planning & Code Enforcement Department.)			
Background: The proposed one (1) lot subdivision is outside the City of Weslaco. Final Plat approval is set to expire on August 16, 2023. This is the first 6-month extension request. County is overseeing the installation of infrastructure.			
Funding Source (budget code, if applicable):			
Amount:	Term of Impact:	Identified in Current Budget:	
Additional Action Prompted: Mayor's Signature			
If item previously considered, provide date and action by Commission:			
If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners:			
Advisory Review, if any (name of board/committee, date of action, recommendation): The Planning and Zoning Commission recommended approval of the six-month extension request at their regular meeting of August 2, 2023.			
FLOR ELISA ACUNA REBEKAH DE LA FUENTE Martin Garza		Created/Initiated Approved New	
City Manager Comments: Approve as recommended by staff.			
Staff Recommendation: Staff recommends approval of the six-month extension.			
Attachments, if any: The Woods- Memo, The Woods - Extension Letter, The Woods - aerial, The.Woods.Subd.Plans.36x24			
Responsibilities upon Approval: Staff will advise the applicant.			

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: The Woods- Six-Month Extension

DATE: August 8, 2023

The proposed subdivision was previously approved by the City Commission on August 16, 2023, this is the developers first extension. This is the first 6-month extension request. County is overseeing the installation of infrastructure.

Thank you,

Rebekah de la Fuente, CFM

SALINAS ENGINEERING & ASSOCIATES
CONSULTING ENGINEERS & SURVEYORS

David Omar Salinas, P.E., RPLS
Masters of Environmental Engineering

July 17, 2023

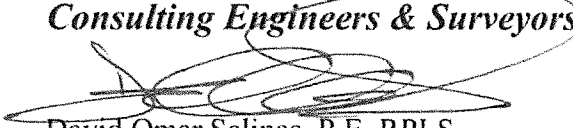
Ms. Rebekah De La Fuente, Planner
CITY OF WESLACO
(Via Email only on 07/17/23)

RE: The Woods Subd.

Dear Rebekah:

Will you please provide us with a six (6) month extension of the approvals for The Woods Subdivision. All that we have pending is the installation of the water metes and we should get that done in the next 30 days. Thank you.

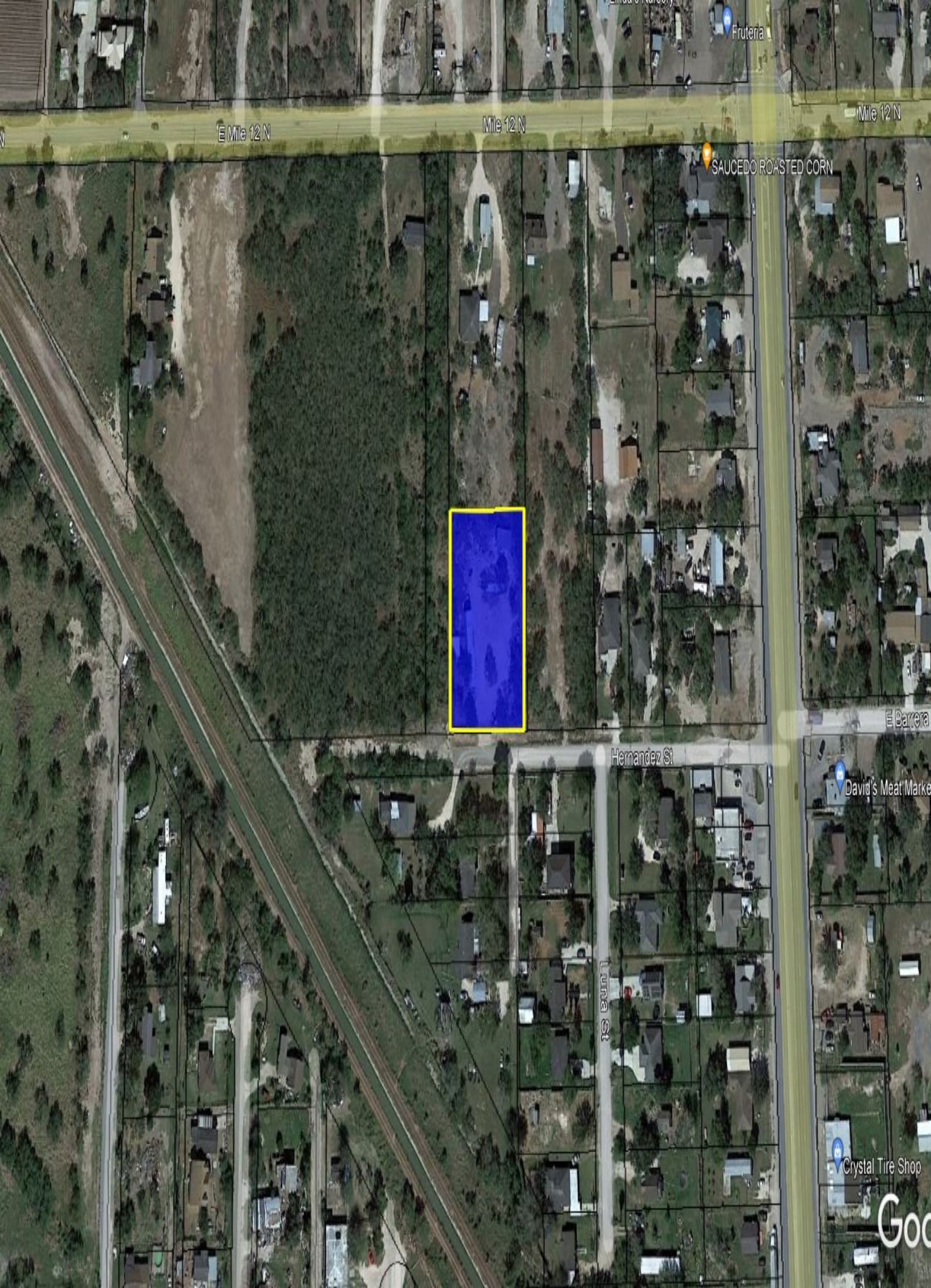
Sincerely,
SALINAS ENGINEERING & ASSOCIATES
Consulting Engineers & Surveyors



David Omar Salinas, P.E, RPLS
Plat Engineer

Xc: file

2221 Daffodil Ave., McAllen, Texas, 78501
(956) 682-9081 - (956) 686-1489 FAX
dsalinas@sallinasengineering.com



Fruteria

E Mile 12 N

Mile 12 N

Mile 12 N

SAUCEDO ROASTED CORN

E Barren St

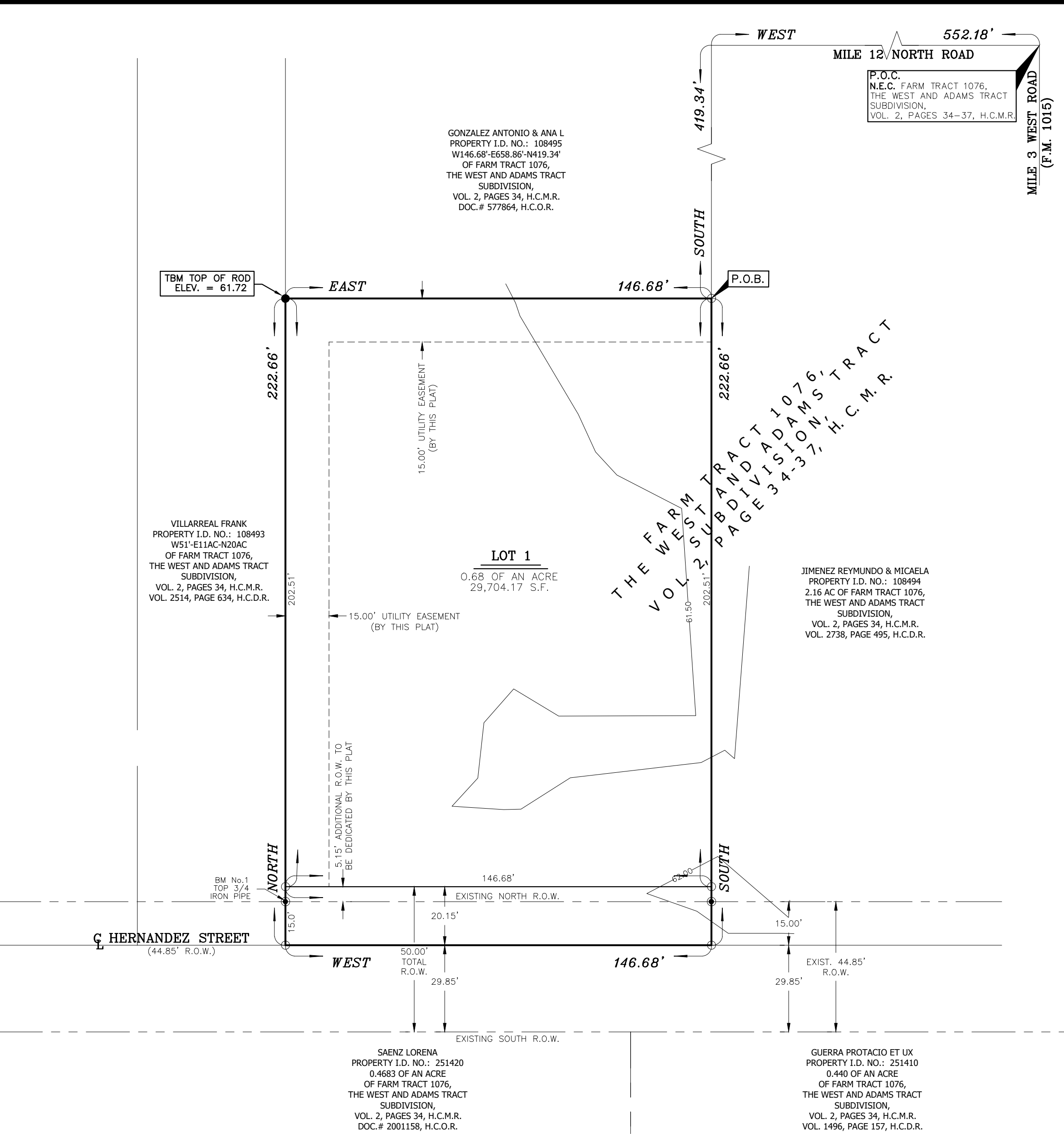
Hernandez St

Luna St

David's Meat Market

Crystal Tire Shop

Good



GENERAL NOTES

- MINIMUM SETBACKS: FRONT 25.0 FEET
SIDE 6.0 FEET OR EASEMENT WHICHEVER IS GREATER
REAR 20% OF LOT DEPTH BUT NOT TO EXCEED 25.0 FEET;
- FLOOD ZONE STATEMENT:
FLOOD ZONE DESIGNATION: ZONE "X" (UNSHADED)
COMMUNITY PANEL NO. 480334 0450 C EFFECTIVE JUNE 06, 2000.
REVISED TO REFLECT LOMR MAY 30, 2002.
AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR PLAIN.
COMMUNITY PANEL NO. 480334 0450 C DATED JUNE 06, 2000, REVISED MAY 30, 2002, OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY MAPS FOR HIDALGO COUNTY, TEXAS, AND THE LOCAL FLOOD PLAIN ADMINISTRATOR HAVE IDENTIFY AREAS AS SHOWN ON THE PLAT OF THE PROPOSED SUBDIVISION TO BE WITHIN FLOOD ZONE "X" UNSHADED.
CONSTRUCTION OR RESIDENTIAL HOUSING WITHIN ANY AREA OF THE SUBDIVISION THAT IS IN THE 100-YEAR FLOOD PLAIN IS PROHIBITED UNLESS THE HOUSING QUALIFIES FOR INSURANCE UNDER THE NATIONAL FLOOD INSURANCE ACT OF 1968 (42 U.S.C. SECTIONS 4001 THRU 412
3. MINIMUM FINISH FLOOR NOTE: MINIMUM FINISH FLOOR ELEVATION SHALL BE 63.25, OR, 18" ABOVE CENTERLINE OF HERNANDEZ STREET, WHICHEVER IS GREATER.
ELEVATION CERTIFICATE MAY BE REQUIRED FOR LOTS LOCATED OUTSIDE A DESIGNATED FLOOD ZONE AT THE TIME FOR APPLICATION FOR CONSTRUCTION TO VERIFY PRE AND POST CONSTRUCTION FINISH FLOOR ELEVATIONS. AN ELEVATION CERTIFICATE SHALL BE REQUIRED FOR ALL LOTS WITHIN A DESIGNATED FLOOD ZONE AT THE TIME FOR A DEVELOPMENT PERMIT APPLICATION.
4. GENERAL NOTE FOR SINGLE FAMILY RESIDENCES: NO MORE THAN ONE-SINGLE FAMILY DETACHED DWELLING SHALL BE LOCATED ON EACH LOT.
5. UNLESS OTHERWISE NOTED ON THIS PLAT, THE LOT IS MONUMENTED BY 1/2 INCH WIDE BY 18 INCH LONG IRON RODS.
6. DRAINAGE: IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND HIDALGO COUNTY REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO DETAIN A TOTAL OF 1,410.0 CUBIC- FEET OR 0.03 ACRE- FEET OF STORM RUNOFF DRAINAGE DETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS FOLLOWS: (SEE SHEET No.2 FOR DRAINAGE REPORT).
7. THE FOLLOWING BENCHMARK IS IDENTIFIED ON THE FACE OF THE PLAT AND ON THE ATTACHED ENGINEERING PLANS.
--> B.M. NO. 1 - ELEV. 62.00, N.A.V.D. 88 DATUM. DESCRIPTION: 3/4 IRON PIPE FOUND AT THE SOUTHWEST EXISTING RIGHT OF WAY.
8. NO STRUCTURE SHALL BE PERMITTED OVER ANY EASEMENT. EASEMENTS SHALL BE FREE OF FENCES, BUILDINGS, SHEDS, BE KEPT CLEAR OF SHRUBS, TREES, AND OTHER PLANTINGS (EXCEPT LOW, LESS THAN 18 INCHES MATURE HEIGHT, GROUND COVER, GRASS, OR FLOWERS) AND OTHER OBSTRUCTIONS TO THE OPERATIONS AND MAINTENANCE OF THE EASEMENT.
- EACH PURCHASED CONTRACT MADE BETWEEN A SUBDIVIDER AND PURCHASER OF A LOT IN THIS SUBDIVISION SHALL CONTAIN A STATEMENT DESCRIBING HOW AND WHEN WATER, SEWER, ELECTRICITY, AND GAS SERVICES WILL BE MADE AVAILABLE TO THE SUBDIVISION.
10. ALL PUBLIC UTILITY EASEMENTS DEDICATED BY THIS PLAT SHALL BE A MINIMUM WIDTH OF 15.00 FEET AS PER THE HIDALGO COUNTY MODEL SUBDIVISION RULES OR AS REQUIRED BY THE UTILITY COMPANY OCCUPYING THE EASEMENT. BY SIGNING THIS PLAT, DEVELOPER AND ENGINEER CERTIFY THAT ALL OTHER EASEMENTS SHOWN COMPLY WITH THE SIZE REQUIRED BY EACH UTILITY PROVIDER OCCUPYING AN EASEMENT.
11. ALL LOTS SHALL HAVE A POST DEVELOPMENT FINISHED GRADE FROM DE REAR OF THE LOT TO THE CURB AND/OR ROADSIDE DITCH AT A 0.25 % SLOPE TO ACCOMPLISH POSITIVE DRAINAGE. THIS IS IN ACCORDANCE WITH HIDALGO COUNTY APPENDIX 5: COUNTY CONSTRUCTION SPECIFICATIONS 3.1.4.
12. THE DEVELOPER SHALL BE RESPONSIBLE FOR DETAINING AND ACCOMMODATING MORE THAN THE DETAINED VOLUME SHOWN ON THIS PLAT IF IT IS DETERMINED, AT THE DEVELOPMENT STAGE, THAT THE DETENTION REQUIREMENTS ARE GREATER THAN STATED ON THIS PLAT, DUE TO THE IMPERVIOUS AREA BEING GREATER THAN THE PLAT ENGINEER CONSIDERED IN THE HYDRAULIC CALCULATIONS FOR THIS SUBDIVISION.
14. CLEARANCES FOR WATER METERS: (ONLY FOR LOTS BEING AS PER LOCAL GOVERNMENT CODE REQUIREMENTS, SANITARY SEWER MUST BE CONNECTED TO RESIDENCE PRIOR TO THE COUNTY PROCESSING A FINAL CLEARANCE FOR A WATER METER, A SEWER TAP INSPECTION SHALL BE PROVIDED FROM THE ENTITY SERVICE PROVIDER PRIOR TO RECEIVING A CLEARANCE FOR WATER METER(S).
15. THE LOT OWNER UNDERSTANDS AND AGREES THAT ANY CHANGES OR ALTERATIONS TO THE BAR DITCH ALONG THE NORTH SIDE OF HERNANDEZ STREET ALONG THE FRONTAGE OF THIS LOT ARE STRICTLY PROHIBITED.

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

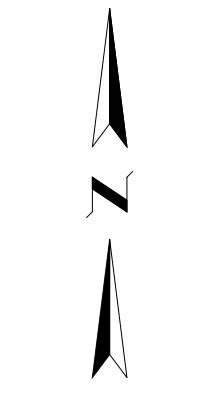
ON: _____ AT _____ AM/PM
INSTRUMENT NUMBER _____
OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS
BY: _____ DEPUTY



THE WOODS SUBDIVISION

HIDALGO COUNTY, TEXAS

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



SCALE: 1" = 30'

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

STATE OF TEXAS CITY OF WESLACO PLANNING & ZONING COMMISSION CERTIFICATION

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

CHAIRPERSON,
PLANNING AND ZONING COMMISSION

STATE OF TEXAS CITY OF WESLACO MAYOR'S CERTIFICATION

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

MAYOR-CITY OF WESLACO

DATE

ATTEST:

CITY SECRETARY

DATE

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

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

DATED THIS ____ DAY OF _____, 2022.

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

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

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

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

5. HCID #9 EXCLUSIVE EASEMENTS SHALL BE KEPT CLEAR OF BUILDINGS, SHEDS, FENCES, SHRUBS, TREES, AND OTHER PLANTINGS AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATIONS AND MAINTENANCE OF THE EASEMENT.

GENERAL MANAGER
HIDALGO & CAMERON COUNTIES IRRIGATION DISTRICT No. 9

RIGHT OF WAY EASEMENT:

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

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

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

STATE OF TEXAS
COUNTY OF HIDALGO

OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION:

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

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

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

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

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

STATE OF TEXAS
COUNTY OF HIDALGO

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

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

OF _____, 2022.

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

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

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

HIDALGO COUNTY JUDGE

DATE

HIDALGO COUNTY CLERK

DATE

ATTEST:

STATE OF TEXAS
COUNTY OF HIDALGO

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

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

DATE



STATE OF TEXAS
COUNTY OF HIDALGO

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

DAVID O. SALINAS, R.P.L.S.
REG. PROFESSIONAL LAND SURVEYOR #5782

DATE



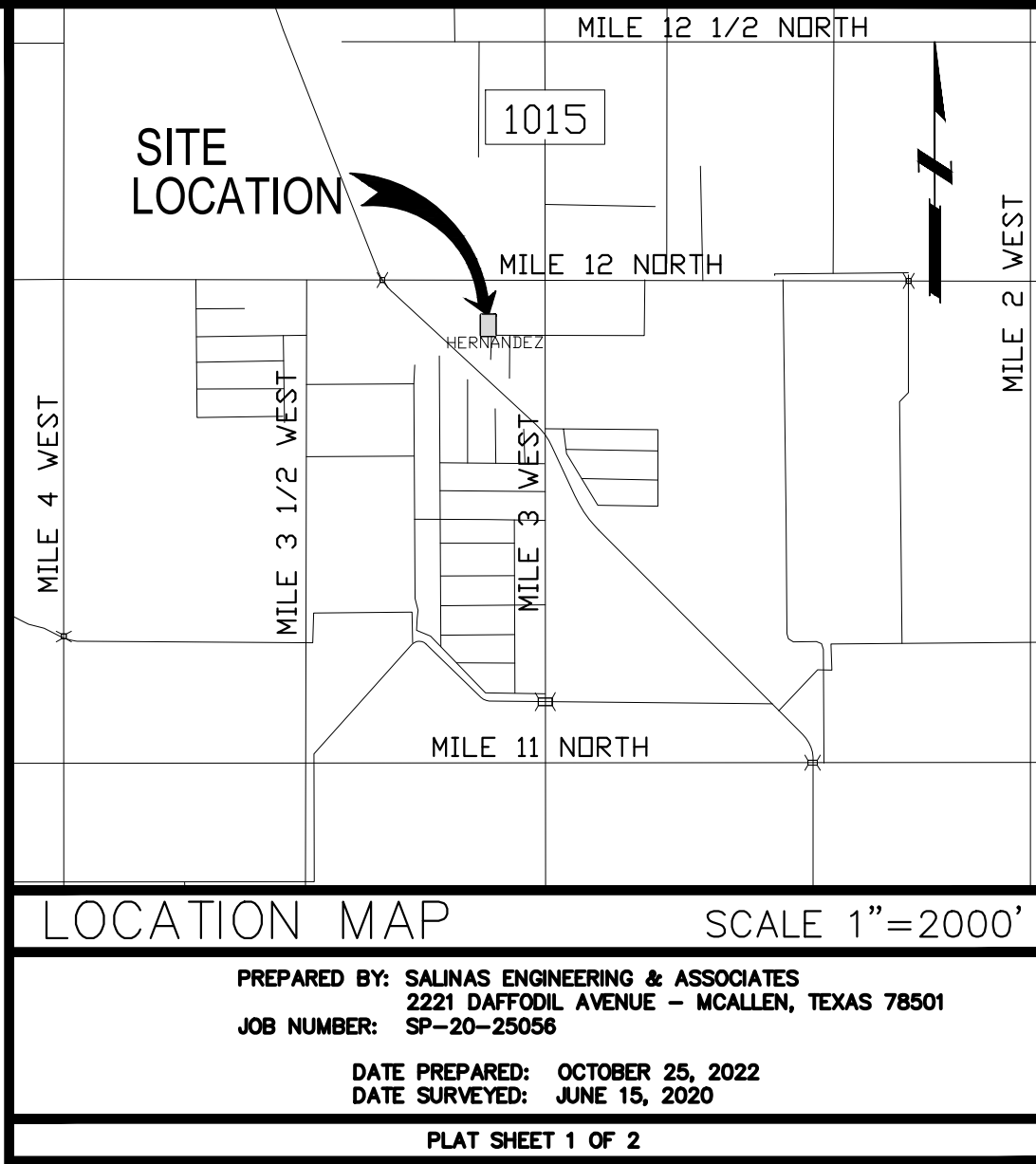
HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 CERTIFICATE

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

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

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

DATE:



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

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

METES AND BOUNDS DESCRIPTION

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

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

WEST, COINCIDENT WITH THE NORTH LINE OF SAID F.T. 1076, A DISTANCE OF 552.18 FEET AND THENCE, SOUTH, A DISTANCE OF 419.34 FEET TO A 1/2 INCH DIAMETER IRON ROD FOUND FOR NORTHEAST CORNER AND POINT OF BEGINNING OF THIS HEREIN DESCRIBED TRACT;

(1) THENCE, SOUTH, A DISTANCE OF 207.66 FEET PASS A 3/4 INCH DIAMETER IRON PIPE FOUND ON INTERSECTION WITH THE NORT RIGHT-OF-WAY LINE OF SAID HERNANDEZ STREET, A DISTANCE OF 222.66 FEET IN ALL TO A 1/2 INCH IRON ROD SET WITH IN THE RIGHT OF WAY OF HERNANDEZ STREET FOR THE SOUTHEAST CORNER OF THIS HEREIN DESCRIBED TRACT;

(2) THENCE, WEST, WITH IN THE RIGHT OF WAY OF SAID HERNANDEZ STREET AND WITH THE SOUTH LOT LINE OF SAID 0.75 GROSS ACRE TRACT, A DISTANCE OF 146.68 FEET TO A 1/2 INCH IRON ROD SET FOR THE SOUTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT;

(3) THENCE, NORTH, AT A DISTANCE OF 15.0 FEET PASS A 3/4 INCH DIAMETER IRON PIPE FOUND ON INTERSECTION WITH THE NORTH RIGHT-OF-WAY LINE OF SAID HERNANDEZ STREET, AT A DISTANCE OF 222.66 FEET IN ALL TO A 1/2 INCH DIAMETER IRON ROD FOUND FOR THE NORTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT;

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

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

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW BY THE CITY OF WESLACO ONLY & BY NO OTHERS UNDER THE AUTHORITY OF DAVID OMAR SALINAS, P.E., TX. REG. NO. 71973 ON OCTOBER 10, 2022. IT IS NOT TO BE USED FOR CONSTRUCTION PURPOSES.

REVISION NOTES			
NO.	SHEET	REVISION	DATE

INDEX TO SHEET OF THE WOODS SUBDIVISION

SHEET 1	HEADINGS, INDEX, LOCATION MAP, PRINCIPAL CONTACTS, PLAT WITH LOTS, STREETS, AND EASEMENT DESIGNATIONS, LEGAL DESCRIPTION, METES & BOUNDS, SURVEYOR'S AND ENGINEER'S CERTIFICATION, PLAT NOTES AND RESTRICTIONS, OWNERS DEDICATION, CERTIFICATION, AND ATTESTATION, CITY APPROVAL CERTIFICATE, CLERK'S RECORDING CERTIFICATE, HIDALGO COUNTY CERTIFICATE OF PLAT APPROVAL, DESCRIPTION OF LOCATION OF SUBDIVISION WITH RESPECT TO THE E.T.A. OF MUNICIPALITY AND DESIGNATE THE PRECINCT THE PROJECT IS SITUATED, H.C.D.R. CERTIFICATION, IRRIGATION DISTRICT CERTIFICATE OF APPROVAL, REVISION NOTES.
	WATER DISTRIBUTION AND SANITARY SEWER MAP, ENGINEERING REPORT (ENGLISH AND SPANISH VERSION), INCLUDING DESCRIPTION OF WATER AND WASTE WATER (OS&P) AND ENGINEER'S CERTIFICATION (ENGLISH AND SPANISH VERSION); SUBDIVIDER'S CERTIFICATE AND STATEMENT; DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE AND HOW IT WILL SERVE THIS DEVELOPMENT; MAP OF TOPOGRAPHY AND DRAINAGE, AND ENGINEER'S CERTIFICATION; REVISION NOTES, ROAD SIDE DITCH SECTION.
SHEET 2	

PRINCIPAL CONTACTS					
NAME	ADDRESS	CITY & ZIP	PHONE	FAX	
OWNER: NOEMI BRISENO	4020 N. TEXAS BLVD.	WESLACO, TEXAS 78596	(956) 688-2363	(956) 688-1489	NONE
ENGINEER: DAVID O. SALINAS	2221 DAFFODIL AVE.	MCALLEN, TEXAS 78501	(956) 682-9081	(956) 688-1489	
SURVEYOR: DAVID O. SALINAS	2221 DAFFODIL AVE.	MCALLEN, TEXAS 78501	(956) 682-9081	(956) 688-1489	

SEA
SALINAS ENGINEERING & ASSOC.
(F-6675)-ENGINEER (10065700)-SURVEY
CONSULTING ENGINEERS & SURVEYORS
2221 DAFFODIL - MCALLEN, TEXAS 78501
(956) 682-9081 (956) 688-1489 (FAX)



Standardized Agenda Request Form

Date of Meeting: August 15, 2023		Agenda Item No. (to be assigned by CSO): 2023-6801	
From: REBEKAH DE LA FUENTE			
Subject: Approval of six-month extension for the Final Plat for Pablo Pena Jr. No. 2 Subdivision—being a 5.57 acres out of Farm Tract 145, block 179, The West and Adams Tracts, Weslaco, Hidalgo County, Texas located on the Northwest corner of N Westgate Dr. & Canyon Rd. and authorize the Mayor to execute any related documents. (Staffed by Planning & Code Enforcement Department.)			
Background: The proposed seven (7) lot subdivision is inside the City of Weslaco. Final Plat approval is set to expire on August 3, 2023. This is the first 6-month extension request. Project is about 60% completed. Pending testing for water and sewer line, the completion of the detention area and discharges to drainage system. Engineering has provided an email.			
Funding Source (budget code, if applicable):			
Amount:	Term of Impact:	Identified in Current Budget:	
Additional Action Prompted: Mayor's Signature			
If item previously considered, provide date and action by Commission:			
If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners:			
Advisory Review, if any (name of board/committee, date of action, recommendation): The Planning and Zoning Commission recommended approval of the six-month extension request at their regular meeting of August 2, 2023.			
FLOR ELISA ACUNA REBEKAH DE LA FUENTE Martin Garza		Created/Initiated Approved New	
City Manager Comments: Approve as recommended by staff.			
Staff Recommendation: Staff recommends approval of the six-month extension.			
Attachments, if any: Pablo Pena Jr. No. 2- Memo, Pablo Pena Jr. No.2 - Extension Letter 7-19-23, Pablo Pena subd #2 Engineering Email, Pablo Pena No. 2 Aerial, PABLO PENA JR SUBDIVISION NO.2 - PLAT			
Responsibilities upon Approval: Staff will advise the applicant.			

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

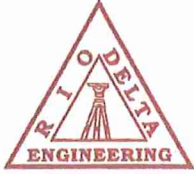
RE: Pablo Penda Jr. No.2- Six-Month Extension

DATE: August 8, 2023

The proposed subdivision was previously approved by the City Commission on Final Plat approval is set to expire on August 3, 2023. This is the first 6-month extension request. City staff has reviewed and approved the construction plans and pre-construction meeting was held and a Notice to Proceed was issued. Project is about 60% completed. Pending testing for water and sewer line, the completion of the detention area and discharges to drainage system. Engineering has provided an email.

Thank you,

Rebekah de la Fuente, CFM



RIO DELTA ENGINEERING

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

July 19, 2023

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

Re: Pablo Pena Jr. Subdivision No.2, request for 6 months extension

Dear Ms. De La Fuente,

As agents for the subdivision to be named "Pablo Pena Jr. Subdivision No.2", we are requesting a 6-month extension to complete this subdivision due to construction and material delays. We are currently 60% complete and we foresee completing the construction of the remaining subdivision within the next 6 months.

Respectfully submitted,

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

From: [Joe Mondragon](#)
To: [Flor Acuna](#)
Cc: [Rebekah M. De La Fuente](#)
Subject: Pablo Pena subd #2 extension
Date: Friday, July 21, 2023 9:33:00 AM
Attachments: [image001.png](#)

Good Morning,

This email is to respond to the request of an extension for the Project of Pablo Pena subd#2, they are currently about 60% done they still have testing for sewer line, and water to be done also detention area and discharges to drainage system. If you have any questions please feel free to contact me.

_Thank you,

Joe Mondragon

Construction Inspector

Engineering Department

"CITY ON THE GROW"



City of Weslaco



255 S. Kansas Avenue

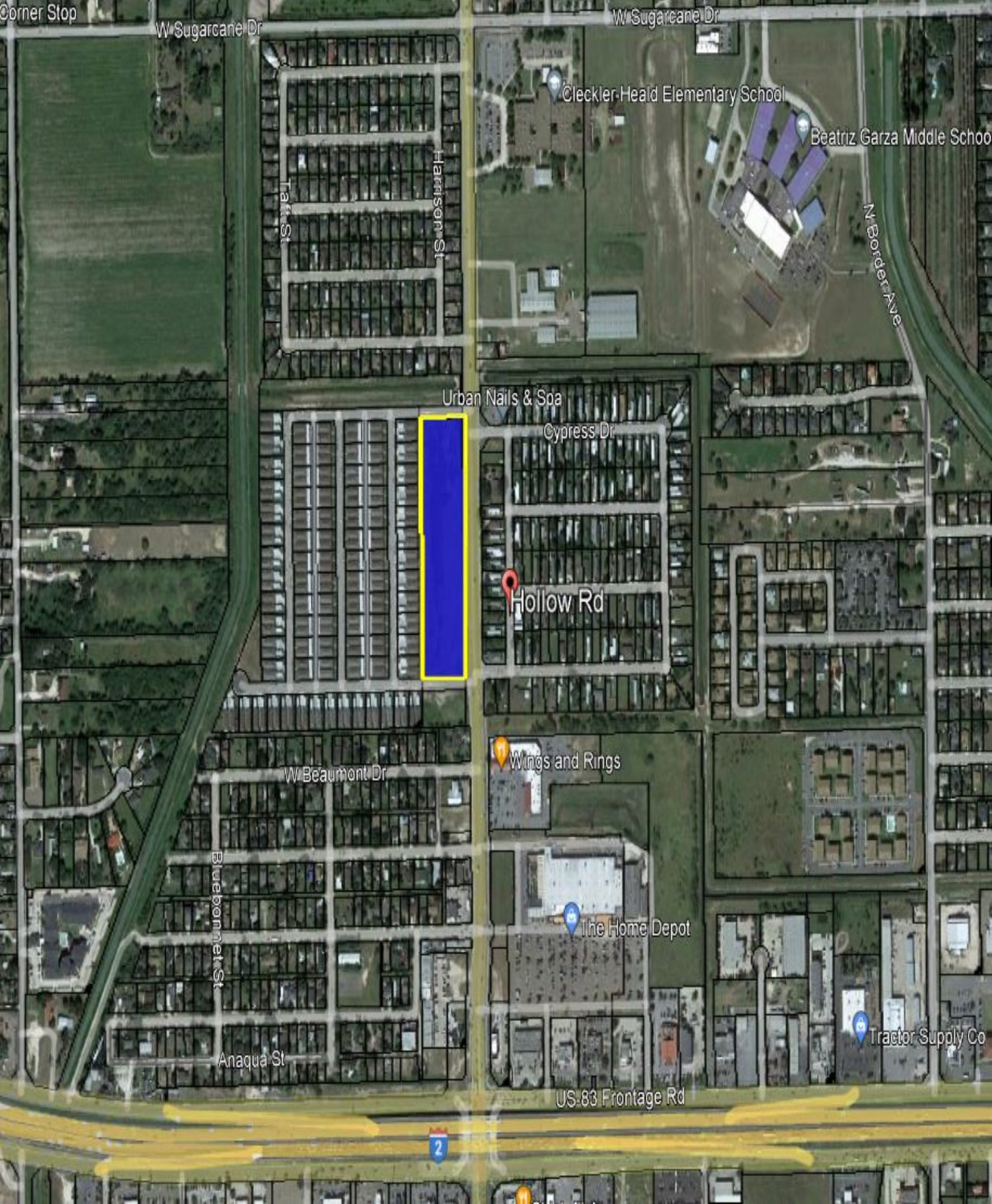
Weslaco, TX 78596

Ph: (956) 973-4002 Ext. 6675

Cell: (956) 532-8798

Fax: (956) 973-3128

jmondragon@weslacotx.gov



Corner Stop

W Sugarcane Dr

W Sugarcane Dr

Cleckler-Heald Elementary School

Beatriz Garza Middle School

N Border Ave

Harrison St

Tarr St

Urban Nails & Spa

Cypress Dr

Hollow Rd

W Beaumont Dr

Wings and Rings

The Home Depot

Tractor Supply Co

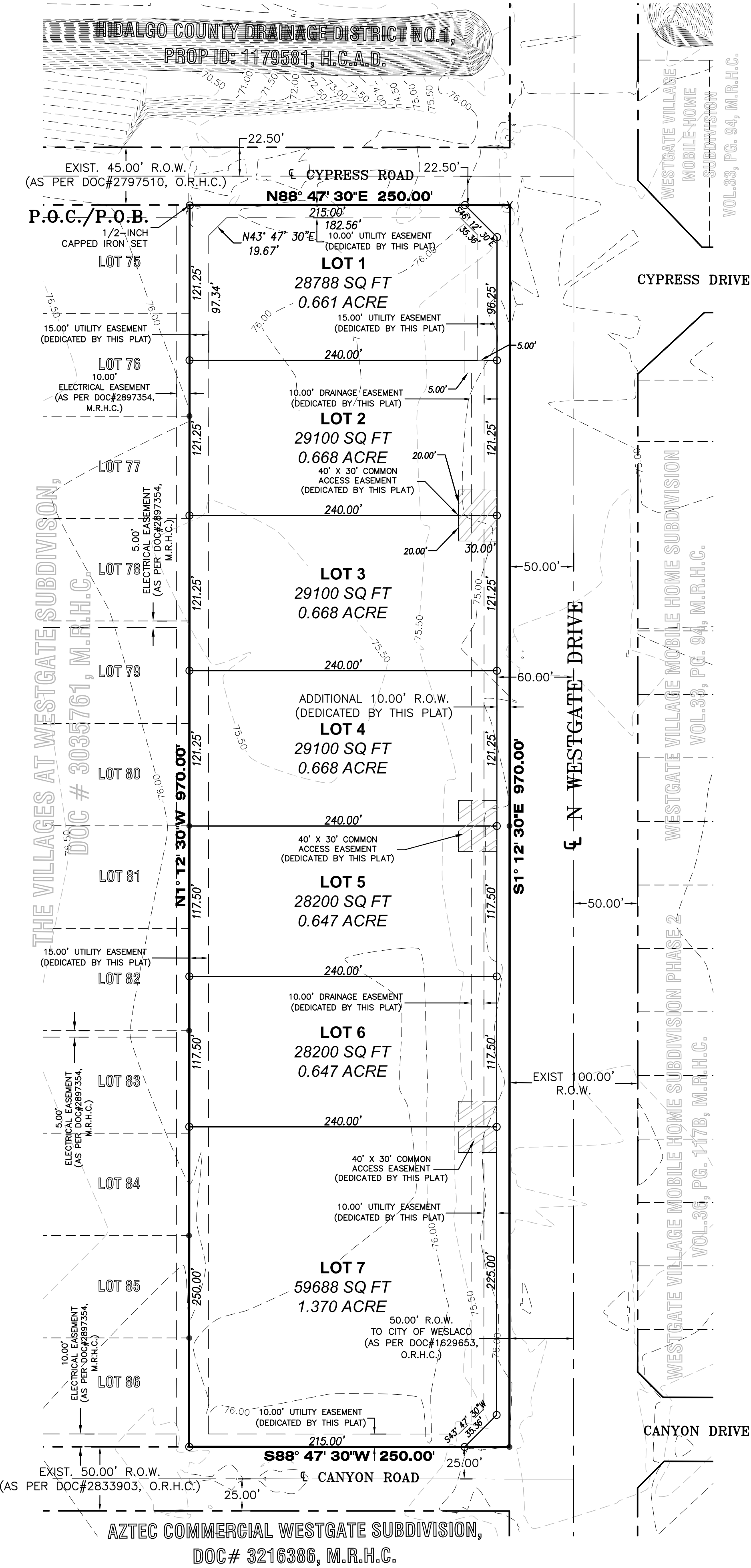
Anaqua St

US-83 Frontage Rd

2

PABLO PEÑA JR SUBDIVISION No.2

BEING A 5.57 ACRE TRACT OF LAND OUT OF AND FORMING A PART OR PORTION OF FARM TRACT 145, BLOCK 179, WEST AND ADAMS TRACT SUBDIVISION, RECORDED IN VOLUME 2, PAGE 34-37, MAP RECORDS OF HIDALGO COUNTY, TEXAS



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

WE, WESTGATE COMMERCIAL HOLDINGS LLC & FALARS-V INC. AS OWNER(S) OF THE 5.57 ACRE TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED PABLO PEÑA JR SUBDIVISION No.2 HEREBY SUBDIVIDE THE LAND AS DEPICTED IN THIS SUBDIVISION PLAT AND RESIDUATE TO PUBLIC USE OF STREETS, PARKS, AND EASEMENTS SHOWN HEREIN. I CERTIFY THAT I HAVE COMPLIED WITH THE REQUIREMENTS OF TEXAS LOCAL GOVERNMENT CODE § 232.032 AND THAT:

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

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

BOBBY TAYLOR POLVADO, MANAGER
WESTGATE COMMERCIAL HOLDINGS LLC.
29242 SEABISCUIT DR
FAIR OAKS RANCH, TX 78015

FELIZA TAYLOR, MANAGER
FALARS-V INC.
326 W. MILE 11 N
WESLACO, TX 78599

STATE OF TEXAS – COUNTY OF HIDALGO PUBLIC NOTARY CERTIFICATE

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS ____ DAY OF _____, 2023

_____, NOTARY PUBLIC MY COMMISSION EXPIRES _____

STATE OF TEXAS – COUNTY OF HIDALGO PUBLIC NOTARY CERTIFICATE

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS ____ DAY OF _____, 2023

_____, NOTARY PUBLIC MY COMMISSION EXPIRES _____

STATE OF TEXAS – CITY OF WESLACO PLAT APPROVAL CERTIFICATE

I, THE UNDERSIGNED, MAYOR TO THE CITY OF WESLACO, HEREBY CERTIFY THAT PABLO PEÑA JR SUBDIVISION No.2 PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THIS CITY WHEREIN MY APPROVAL IS REQUIRED.

CITY MAYOR _____ DATE _____ ATTEST: CITY SECRETARY _____ DATE _____

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

PLANNING AND ZONING COMMISSION CHAIRMAN _____ DATE _____

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 CERTIFICATE

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

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

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

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

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

DATED THIS ____ DAY OF _____, 20__

- NO IMPROVEMENTS OF ANY KIND SHALL BE PLACED UPON HIDALGO AND CAMERON COUNTIES IRRIGATION DISTRICT NO. 9 RIGHT-OF-WAYS AND/OR EASEMENTS WITHOUT THE EXPRESSED WRITTEN PERMISSION OF H.C.C.I.D. #9.
- IT IS UNDERSTOOD THAT THE RATE OF FLOW OF STORM WATER FOR THE DEVELOPMENT WILL BE NO GREATER THAN THE RATE OF FLOW OF STORM WATER WHEN THE LAND WAS IN AGRICULTURAL USE.
- H.C.C.I.D. #9 WILL NOT BE RESPONSIBLE FOR THE STORM/DRAINAGE SYSTEM TO ANY LOT WITHIN THIS SUBDIVISION. AS WELL, H.C.C.I.D. #9 WILL NOT BE RESPONSIBLE FOR THE DELIVERY OF WATER TO ANY LOT WITHIN THIS SUBDIVISION. IF DESIRED, THIS WILL NOT BE AT THE DISTRICTS EXPENSE.
- H.C.C.I.D. #9 HAS NOT REVIEWED AND DOES NOT CERTIFY THAT THE STORM SEWER OR UTILITIES SYSTEMS DESCRIBED ARE APPROPRIATE FOR THE PARTICULAR SUBDIVISION, BASED ON GENERALLY ACCEPTED ENGINEERING CRITERIA. THE DEVELOPER AND HIS ENGINEER ARE RESPONSIBLE FOR THEIR DETERMINATIONS.
- H.C.C.I.D. #9 EXCLUSIVE EASEMENTS SHALL BE KEPT CLEAR OF BUILDINGS, SHED, FENCES, SHRUBS, TREES, AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATIONS AND MAINTENANCE OF THE EASEMENTS.

GENERAL MANAGER
HIDALGO & CAMERON COUNTIES IRRIGATION DISTRICT No.9

SCALE: 1" = 60'
BEARING OF BASIS
TEXAS STATE PLANE
COORDINATES NAD 83
TEXAS SOUTH ZONE (4205)
WESTERN DATA SYSTEMS NETWORK

ABBREVIATION LEGEND	
R.O.W.	RIGHT-OF-WAY
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCING
S.W.C.	SOUTHWEST CORNER
F.T.	FARM TRACT
F.M.	FARM-TO-MARKET
U.E.	UTILITY EASEMENT
C.	CENTER LINE
L.	LOT LINE

LEGEND	
○	SET 1/2 INCH IRON ROD
●	FOUND 1/2 INCH IRON ROD
▲	FOUND COTTON PICKER SPINDLE
○	COTTON PICKER SPINDLE SET
○	CONCRETE MONUMENT SET
○	CONCRETE MONUMENT FOUND
△	CALCULATED POINT
⊙	POWER POLE
(XXXX)	RECORD CALL
XXXX	NATURAL GROUND
X	FOUND 'X' MARK IN CONCRETE

METES AND BOUNDS DESCRIPTION

BEING A 5.57 ACRE TRACT OF LAND OUT OF AND FORMING A PART OR PORTION OF FARM TRACT 145, BLOCK 179, WEST AND ADAMS TRACT SUBDIVISION, RECORDED IN VOLUME 2, PAGE 34-37, MAP RECORDS OF HIDALGO COUNTY, TEXAS, AND SAID 5.57 ACRES TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2-INCH CAPPED IRON ROD SET AT NORTHEAST CORNER OF LOT 75, THE VILLAGES AT WESTGATE SUBDIVISION, RECORDED IN DOCUMENT NO. 2897354, MAP RECORDS OF HIDALGO COUNTY, TEXAS, SAME BEING A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF CYPRESS ROAD (45.00-FOOT R.O.W.) FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT AND THE POINT OF BEGINNING.

THENCE N 88°47'30" E ALONG THE SOUTH RIGHT-OF-WAY LINE OF THE SAID CYPRESS ROAD, TO A POINT ON THE EXISTING WEST RIGHT-OF-WAY LINE OF N WESTGATE DRIVE (100.00-FOOT R.O.W.), A DISTANCE OF 250.00 FEET TO AN 'X' MARK IN CONCRETE FOUND, FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE S 01°12'23" E ALONG THE EXISTING WEST RIGHT OF WAY LINE OF N WESTGATE DRIVE, TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF CANYON ROAD (50.00-FOOT R.O.W.), A DISTANCE OF 970.00 FEET TO A 1/2-INCH CAPPED IRON ROD FOUND, FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE S 88°47'30" W ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID CANYON ROAD, TO THE SOUTHEAST CORNER OF LOT 86 OF SAID THE VILLAGES AT WESTGATE SUBDIVISION, A DISTANCE OF 250.00 FEET TO A 1/2-INCH CAPPED IRON ROD SET, FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE N 01°12'23" W ALONG THE EAST BOUNDARY LINE OF THE SAID, THE VILLAGES AT WESTGATE SUBDIVISION, SAME BEING PARALLEL TO THE WEST RIGHT-OF-WAY LINE OF N WESTGATE DRIVE, A DISTANCE OF 970.00 FEET TO THE POINT AND PLACE OF BEGINNING, SAID TRACT CONTAINING 5.57 ACRES, MORE OR LESS.

STATE OF TEXAS – COUNTY OF HIDALGO

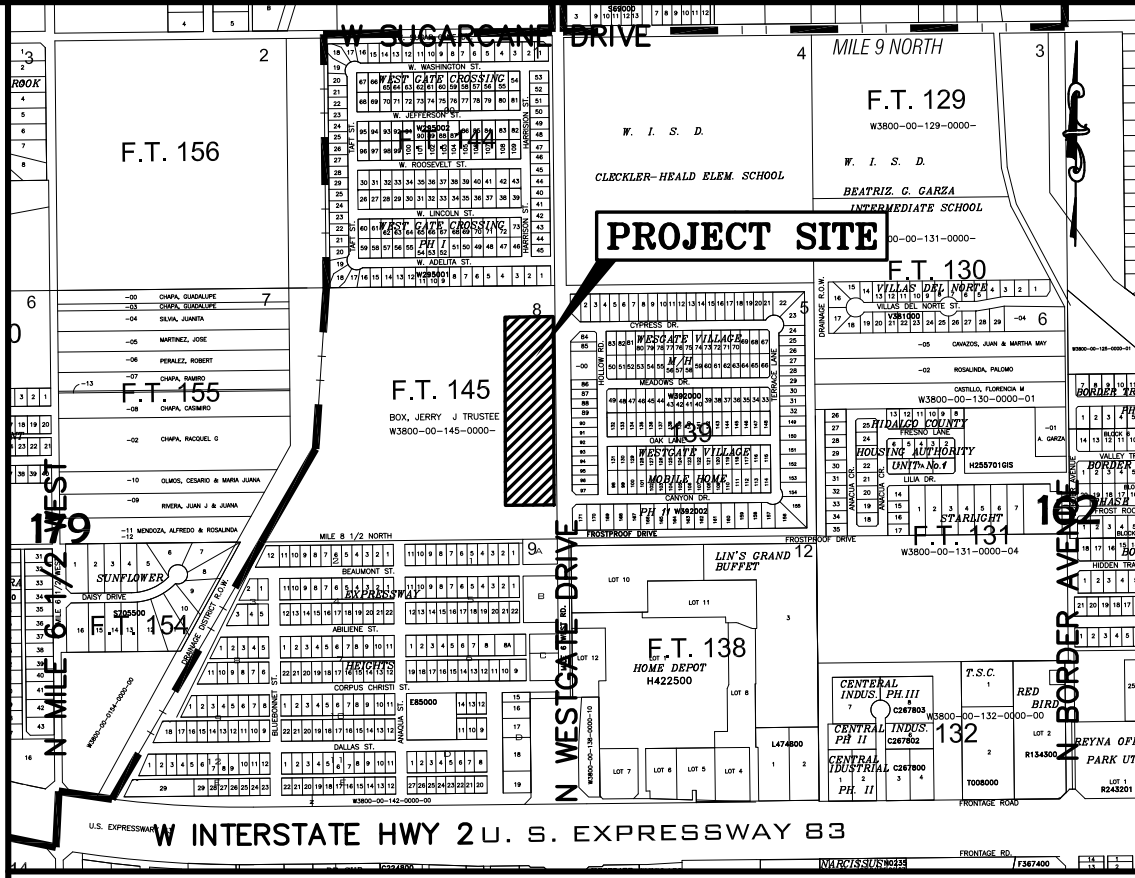
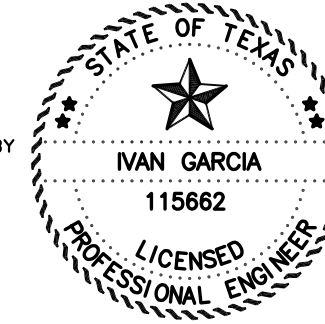
I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE FROM AN ACTUAL SURVEY MADE ON THE GROUND OF THE PROPERTY LEGALLY DESCRIBED HEREON, AND THAT THERE ARE NO APPARENT DISCREPANCIES, CONFLICTS, OR OVERLAPPING OF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

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

STATE OF TEXAS – COUNTY OF HIDALGO

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

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



LOCATION MAP SCALE: 1" = 1000'

GENERAL NOTES:

- THIS SUBDIVISION IS IN ZONE 'X' OF THE FLOOD INSURANCE RATE, AREAS OF 500-YEAR FLOOD; AREAS OF 100-YEAR FLOODING WITH AVERAGE DEPTHS LESS THAN ONE (1) FOOT OR WITH DRAINAGE AREAS LESS THAN ONE SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 100-YEAR FLOOD, ACCORDING TO THE FEMA'S FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 480334 0450 C, REVISED JUNE 6, 2000.
- SETBACKS:
FRONT: 1.00 FOOT BACK FROM PROPERTY LINE FOR EACH 2.00 FEET IN BUILDING HEIGHT, NOT TO EXCEED ONE-HALF OF THE WIDTH OF THE ABUTTING DEDICATED RIGHT-OF-WAY OR IN LINE WITH THE MAJORITY SETBACK OF EXISTING STRUCTURES ALONG THE SAME BLOCK, WHICHEVER IS GREATER.
REAR: 10.00 FEET OR EASEMENT WHICHEVER IS GREATER
SIDE: 6.00 FEET OR EASEMENT WHICHEVER IS GREATER
- NO ACCESS SHALL BE GRANTED ONTO WESTGATE FOR LOT 1. SHARED ACCESS POINTS WILL BE PROVIDED BETWEEN LOTS 2 & 3, LOTS 4 & 5, AND LOTS 6 & 7.
- MINIMUM FINISHED FLOOR ELEVATIONS ESTABLISHED SHALL BE:
LOT 1: 76.60 LOT 4: 76.30 LOT 7: 76.40
LOT 2: 76.50 LOT 5: 76.20
LOT 3: 76.20 LOT 6: 76.20
- THE FOLLOWING BENCHMARKS ARE IDENTIFIED ON THE FACE OF THE PLAT AND ON THE ATTACHED ENGINEERING PLANS:
-->B.M. NO. 1-- ELEV. 74.66 N.G.V.D. 88, DESCRIPTION: TOP OF STORM DRAIN MAN HOLE ALONG N WESTGATE DRIVE. GPS POINT, GRID COORDINATES N 16590466.8400, E 1145859.8780.
-->B.M. NO. 2-- ELEV. 74.40 N.G.V.D. 88, DESCRIPTION: SQUARE CUT TOP OF INLET BENCHMARK ALONG N WESTGATE DRIVE. GPS POINT, GRID COORDINATES N 16590769.7000, E 1145856.1530.
- IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND CITY OF WESLACO REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO DETAIN A TOTAL OF 64,522 CUBIC-FEET (1.481 ACRE-FEET) OF STORM WATER RUNOFF. DRAINAGE DETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS FOLLOWS: THE DEVELOPER(S) OF THE LOTS SHALL BE RESPONSIBLE TO DETAIN AND ACCOMMODATE MORE THAN THE DETAINED VOLUME SHOWN IN THE TABLE BELOW IF IT IS DETERMINED AT THE DEVELOPMENT PERMIT STAGE THAT THE DETENTION REQUIREMENTS ARE GREATER THAN THAT STATED BELOW DUE TO THE IMPERVIOUS AREA BEING GREATER THAN THE ENGINEER CONSIDERED FOR HIS CALCULATION OF THIS SUBDIVISION.

LOT #	VOLUME REQUIRED
1	8,003 CF 0.184 AC-FT
2	8,088 CF 0.186 AC-FT
3	8,088 CF 0.186 AC-FT
4	8,088 CF 0.186 AC-FT
5	7,834 CF 0.180 AC-FT
6	7,834 CF 0.180 AC-FT
7	16,587 CF 0.381 AC-FT
- NO STRUCTURE SHALL BE PERMITTED OVER ANY EASEMENT. EASEMENTS SHALL BE KEPT CLEAR OF BUILDINGS, SHEDS, SHRUBS, TREES, AND OTHER PLANTINGS (EXCEPT LOW, LESS THAN 18 INCHES MATURE HEIGHT, GROUND COVER, GRASS, OR FLOWERS) AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATIONS AND MAINTENANCE OF THE EASEMENT.
- EACH PURCHASE CONTRACT MADE BETWEEN A SUBDIVIDER AND PURCHASER OF A LOT IN THIS SUBDIVISION SHALL CONTAIN A STATEMENT DESCRIBING HOW AND WHEN WATER, SEWER, ELECTRICITY, AND GAS SERVICES WILL BE MADE AVAILABLE TO THE SUBDIVISION.
- THERE ARE NO WATER WELLS WITHIN 150 FEET FROM THE BOUNDARIES ON THIS SUBDIVISION
- CORNER LOT DRIVEWAYS SHOULD BE CONSTRUCTED AT FURTHEST POSSIBLE POINT FROM INTERSECTIONS AND IN COMPLIANCE WITH ACCESS MANAGEMENT ORDINANCE.
- ALL SUBDIVISION BOUNDARY LOT CORNERS HAVE CONCRETE MONUMENTS AND ALL LOT CORNERS HAVE CAPPED IRON ROD MARKERS.
- A 5.00 FOOT SIDEWALKS ARE REQUIRED ALONG ALL INTERIOR STREETS UPON THE ISSUANCE OF A BUILDING PERMIT. ON CORNER LOTS, THE OWNER SHALL BE RESPONSIBLE FOR THE SIDEWALK ALONG STREETS ADJOINING THE LOT.
- STREET LIGHT MUST BE LOCATED EVERY 300 FEET.
- LANDSCAPING IS REQUIRED PER CITY ORDINANCE.
- DRAINAGE EASEMENTS TO BE MAINTAINED BY THE LOT OWNERS AND NOT THE CITY OF WESLACO.
- ANY ALTERATION OR COVERING OF DRAINAGE EASEMENTS ARE PROHIBITED.



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

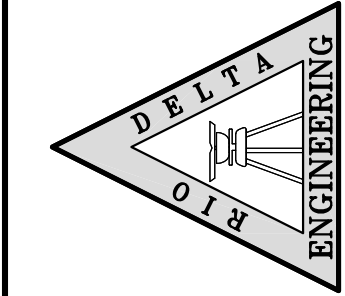
ON: _____ AT _____ AM/PM

INSTRUMENT NUMBER
OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS

BY: _____ DEPUTY

RIO DELTA ENGINEERING

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



ISSUED FOR:
FINAL

PLAT SHEET
PABLO PEÑA JR SUBDIVISION No.2
WESLACO, TEXAS
HIDALGO COUNTY

ENGINEER:
IVAN GARCIA P.E. R.P.L.S.
SURVEYOR:
IVAN GARCIA P.E. R.P.L.S.
CHECKED:
IVAN GARCIA P.E. R.P.L.S.
DRAWN:
DANIEL RODRIGUEZ E.I.T.
SCALE:
1" = 60'
DATE:
MARCH 27, 2023
PROJECT:
SUB 22 029
REVISIONS:
PAGE NO.
1-OF-1



Standardized Agenda Request Form

Date of Meeting: August 15, 2023		Agenda Item No. (to be assigned by CSO): 2023-6802	
From: REBEKAH DE LA FUENTE			
Subject: Approval of six-month extension for the Final Plat for Plaza De Paz Subdivision– being a 3.00-acre out of Lot 13, Block 137, West Tract Subdivision, Weslaco, Hidalgo County, Texas located at 1406 W. Pike Blvd. and authorize the Mayor to execute any related documents. (Staffed by Planning & Code Enforcement Department.)			
Background: The proposed two (2) lot subdivision is inside the City of Weslaco. Final Plat approval is set to expire on August 16, 2023. This is the first 6-month extension for the subdivision. This Project has not started; all that has been done in the area is the cleaning of brush and debris. Engineering has provided an email.			
Funding Source (budget code, if applicable):			
Amount:	Term of Impact:	Identified in Current Budget:	
Additional Action Prompted: Mayor's Signature			
If item previously considered, provide date and action by Commission:			
If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners:			
Advisory Review, if any (name of board/committee, date of action, recommendation): The Planning and Zoning Commission recommended approval of the six-month extension request at their regular meeting of August 2, 2023.			
FLOR ELISA ACUNA REBEKAH DE LA FUENTE Martin Garza		Created/Initiated Approved New	
City Manager Comments: Approve as recommended by staff.			
Staff Recommendation: Staff recommends approval of the six-month extension.			
Attachments, if any: Plaza de Paz- Memo, Plaza De Paz - Extension Letter 7-19-23, Plaza de Paz Subd- Engineering Email, Plaza De Paz- Aerial, PLAZA DE PAZ - Construction Plans signed 1-4-23 rev			
Responsibilities upon Approval: Staff will advise the applicant.			

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

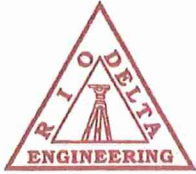
RE: Plaza de Paz- Six-Month Extension

DATE: August 8, 2023

The proposed subdivision was previously approved by the City Commission on Final Plat approval is set to expire on August 16, 2023. This is the first 6-month extension request. City staff has reviewed and approved the construction plans and pre-construction meeting was held and is pending the submission of construction fees. This Project has not started; all that has been done in the area is the cleaning of brush and debris. Engineering has provided an email.

Thank you,

Rebekah de la Fuente, CFM



RIO DELTA ENGINEERING

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

July 19, 2023

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

Re: Plaza De Paz Subdivision, request for 6 months extension

Dear Ms. De La Fuente,

As agents for the subdivision to be named "Plaza De Paz Subdivision", we are requesting a 6-month extension to complete this subdivision due to construction and material delays.

Respectfully submitted,

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

From: [Joe Mondragon](#)
To: [Flor Acuna](#)
Cc: [Rebekah M. De La Fuente](#)
Subject: Plaza de Paz Subd extension
Date: Friday, July 21, 2023 9:41:21 AM
Attachments: [image001.png](#)

Good Morning,

This email is to respond to the extension letter for the project of Plaza de Paz Subd, this project has not started yet all that I've seen done in that area is they have clean brush and debris. If you have any questions, please don't hesitate to contact me.

_Thank you,

Joe Mondragon

Construction Inspector

Engineering Department

"CITY ON THE GROW"



City of Weslaco



255 S. Kansas Avenue

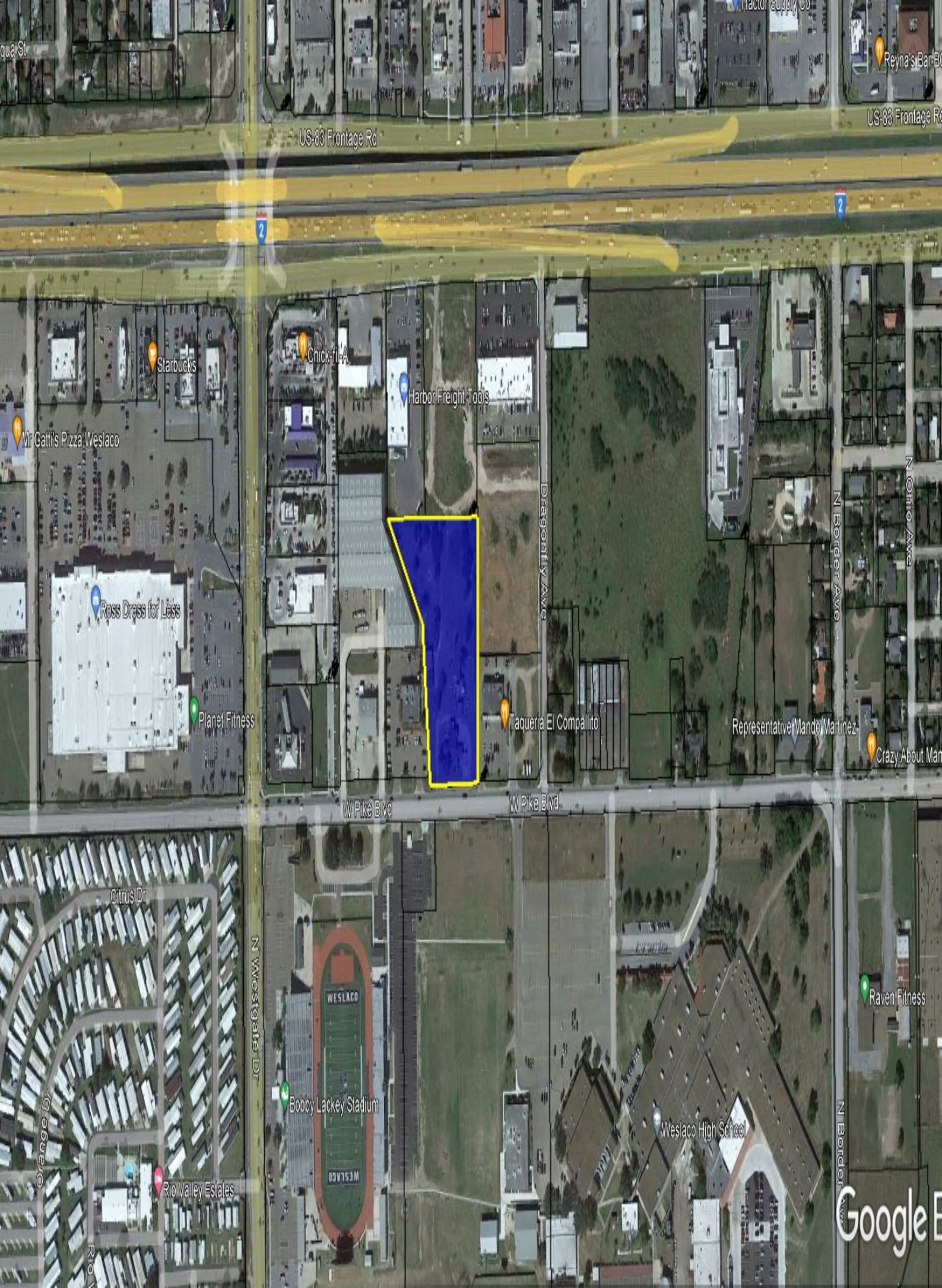
Weslaco, TX 78596

Ph: (956) 973-4002 Ext. 6675

Cell: (956) 532-8798

Fax: (956) 973-3128

jmondragon@weslacotx.gov



US-83 Frontage Rd

US-83 Frontage Rd

2

2

Starbucks

Chick-fil-A

Harbor Freight Tools

Mr. Call's Pizza, Weslaco

Ross Dress for Less

Planet Fitness

Taqueria El Compallito

Representative Mando Martinez

Crazy About Man

W Pike Blvd

W Pike Blvd

Citrus Dr

N Westgate Dr

Bobby Lackey Stadium

Rio Valley Estates

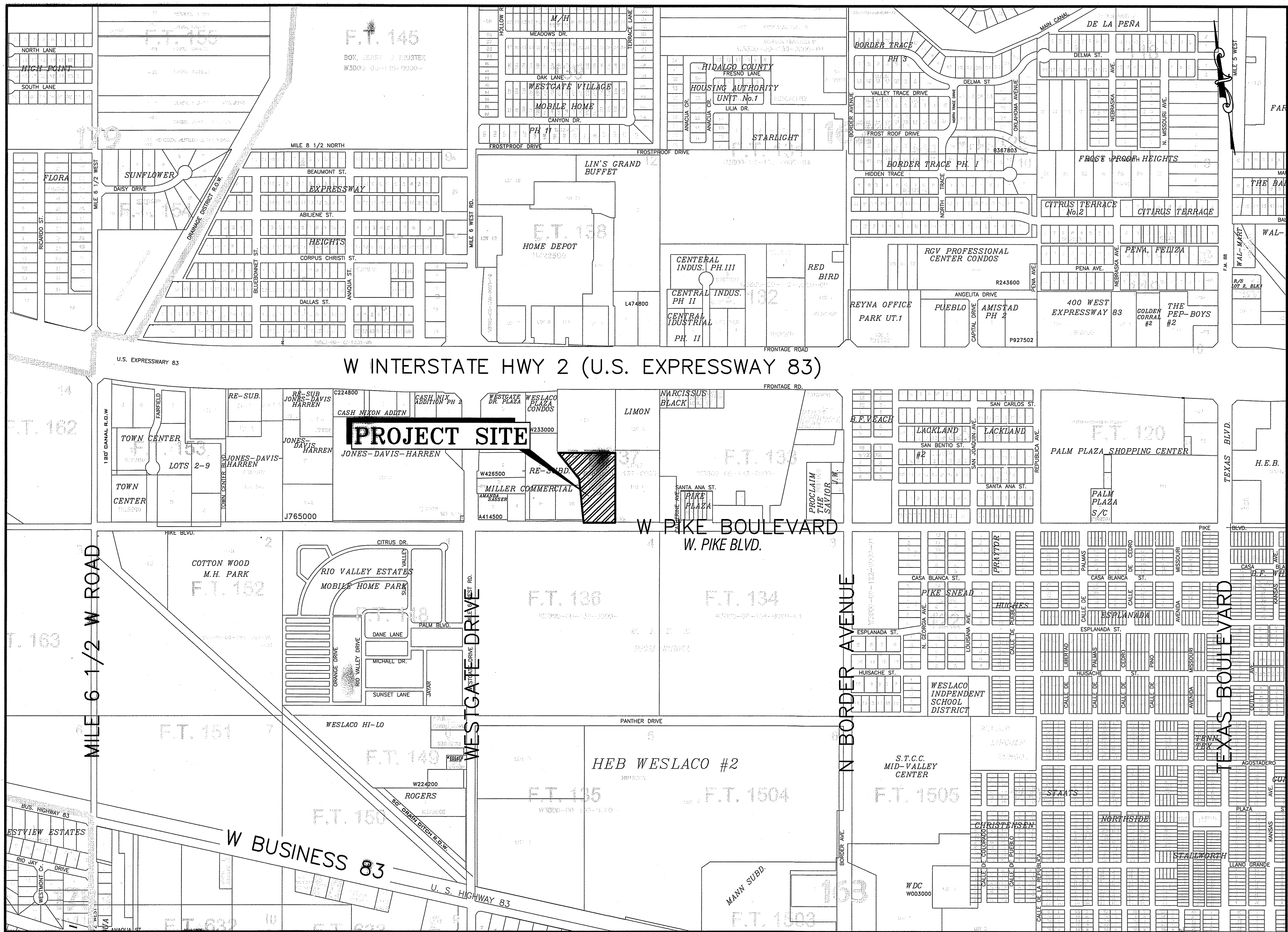
Weslaco High School

Raven Fitness

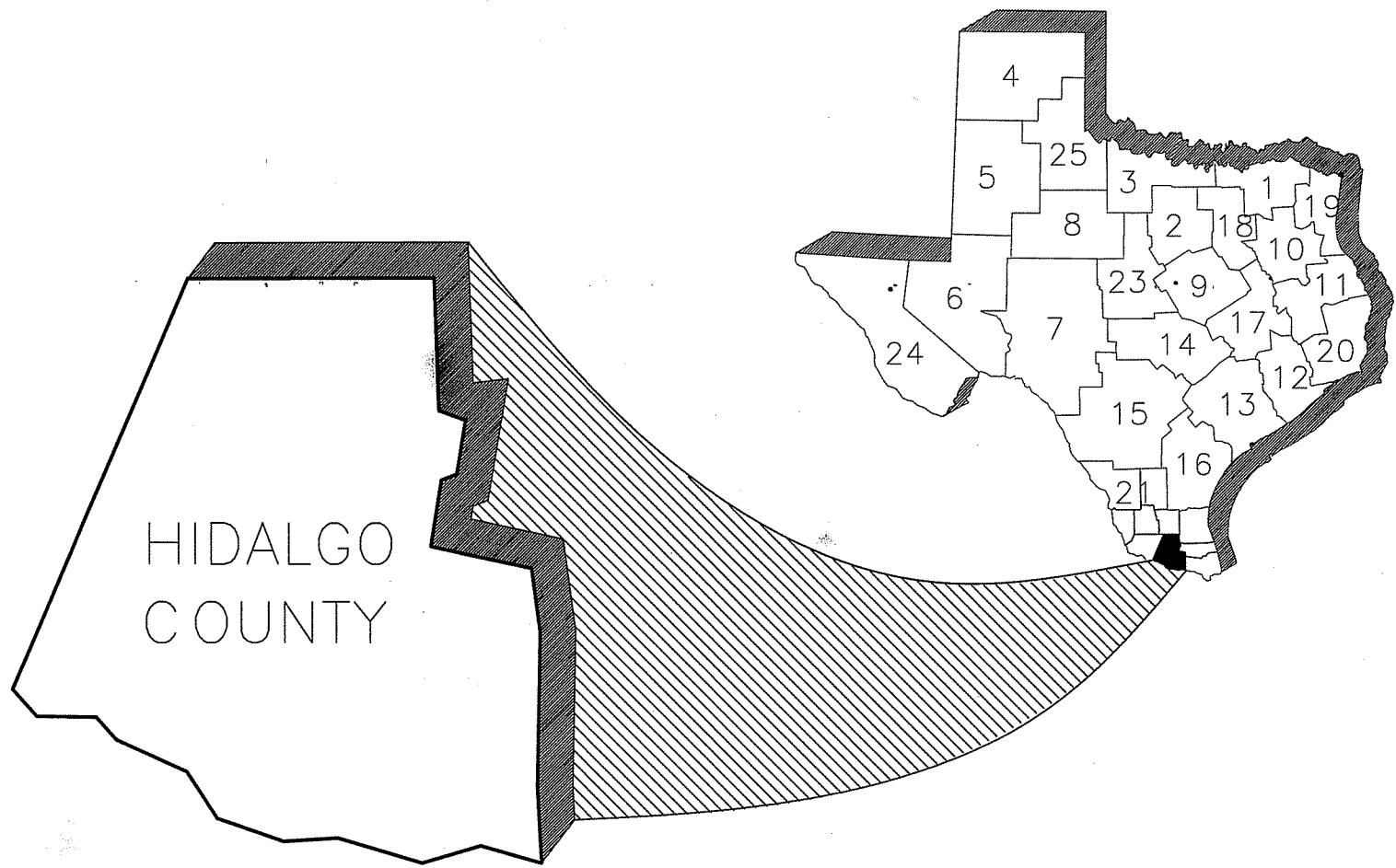
N Border Ave

Google Earth

PLAZA DE PAZ SUBDIVISION
WESLACO, TEXAS



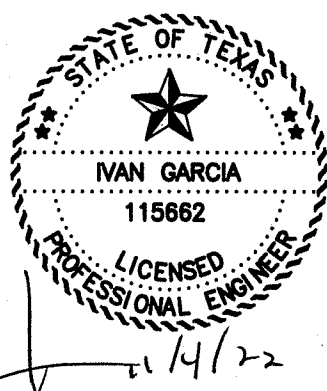
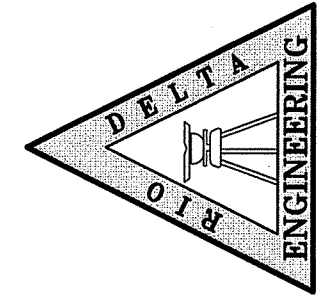
VICINITY MAP
SCALE: 1"=500'



INDEX OF SHEETS

SHT#	DESCRIPTION
SHT 1	COVER SHEET
SHT 2	PLAT SHEET
SHT 3	EXISTING TOPOGRAPHICAL LAYOUT
SHT 4	UTILITY LAYOUT
SHT 5	PAVING & DRAINAGE LAYOUT
SHT 6	STORM PLAN & PROFILE
SHT 7	STORM PLAN & PROFILE
SHT 8	RECOMMENDED EROSION CONTROL PLAN
SHT 9	TYPICAL DETAILS

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



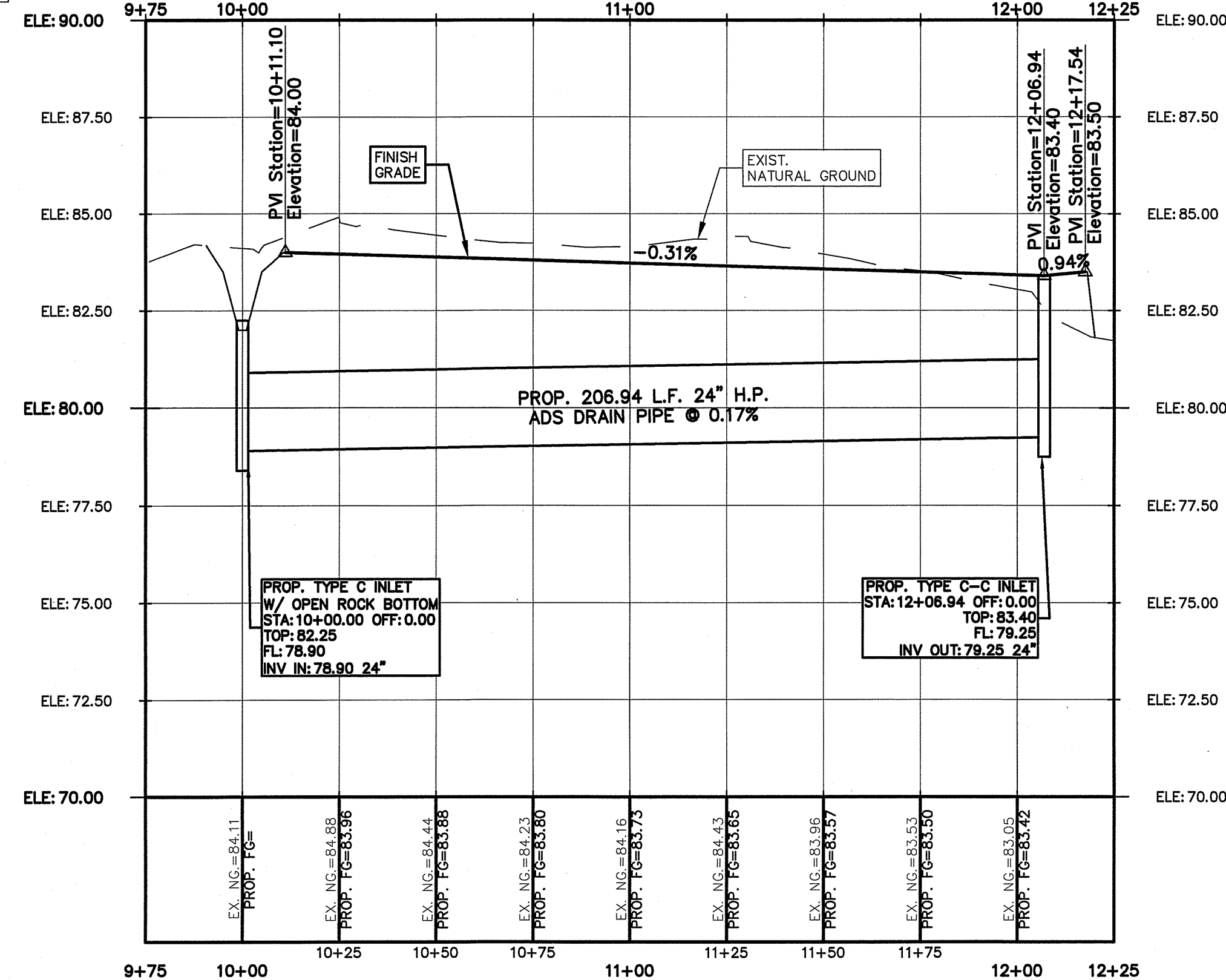
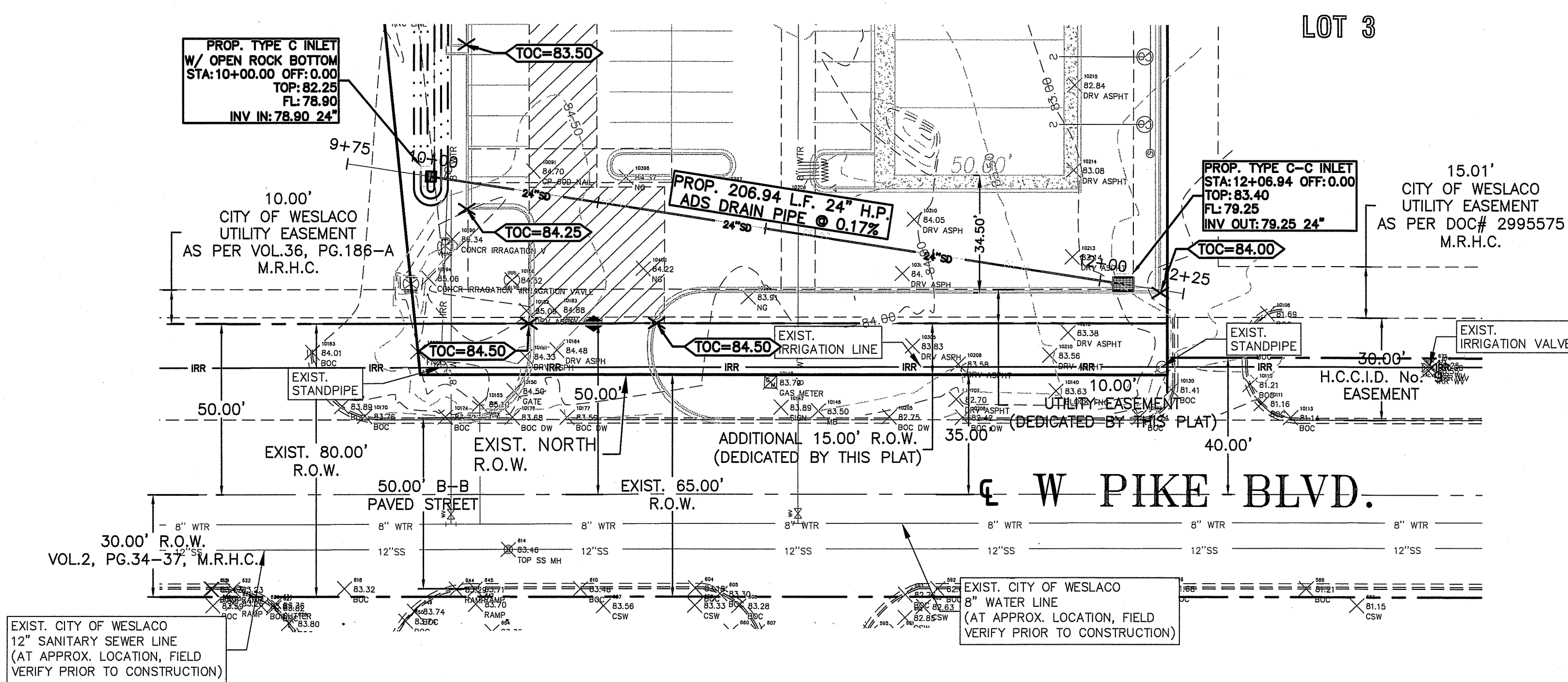
ISSUED FOR:
CONSTRUCTION

COVER SHEET
PLAZA DE PAZ SUBDIVISION
WESLACO, TEXAS
HIDALGO COUNTY

PROJECT:	
ENGINEER:	IVAN GARCIA P.E. R.P.L.S.
SURVEYOR:	IVAN GARCIA P.E. R.P.L.S.
CHECKED:	IVAN GARCIA P.E. R.P.L.S.
DRAWN:	DANIEL RODRIGUEZ E.I.T.
SCALE:	AS SHOWN
DATE:	NOVEMBER 1, 2022
PROJECT:	SUB 22 029
REVISIONS:	
PAGE NO.	SHT 1

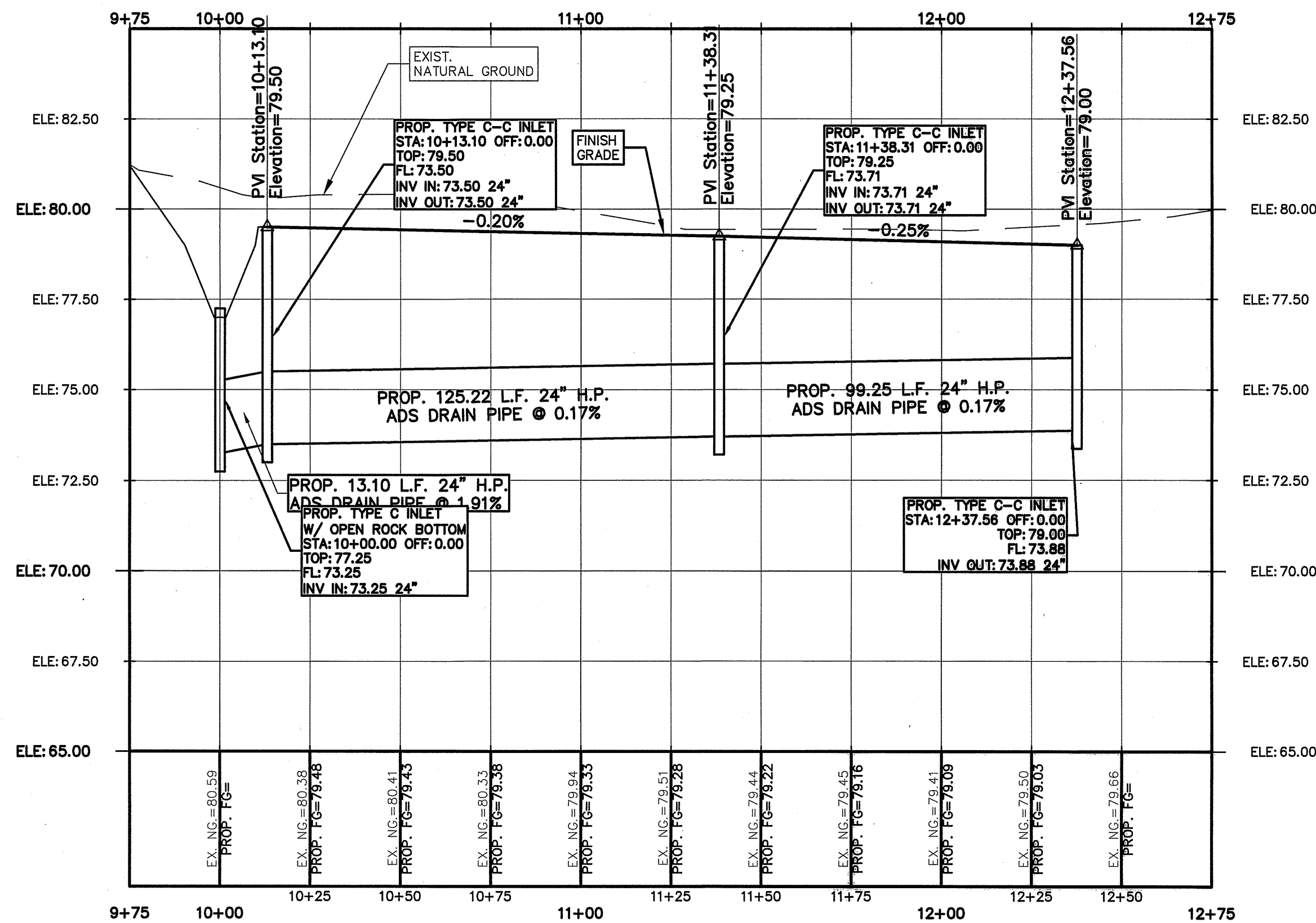
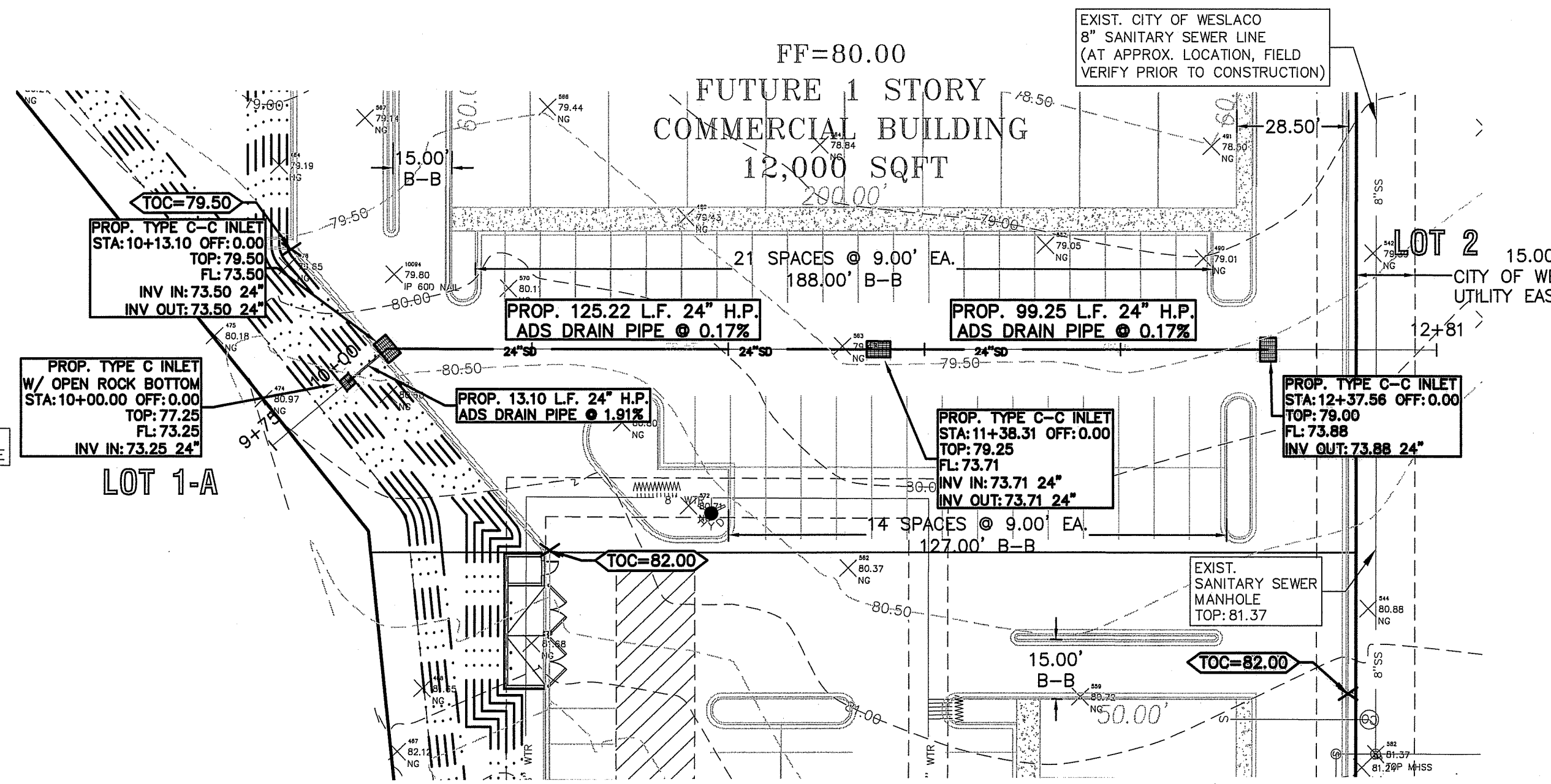
UTILITY LAYOUT PLAZA DE PAZ SUBDIVISION WESLACO, TEXAS HIDALGO COUNTY	 CONSTRUCTION
PROJECT :	
ENGINEER: IVAN GARCIA P.E. R.P.L.S.	
SURVEYOR: IVAN GARCIA P.E. R.P.L.S.	
CHECKED: IVAN GARCIA P.E. R.P.L.S.	
DRAWN: DANIEL RODRIGUEZ, E.I.T.	
SCALE: 1" = 30'	
DATE: JANUARY 3, 2023	
PROJECT: SUB 22 007	
REVISIONS:	
PAGE NO. SHT 4	

X:\ADS SUBDIVISIONS 2022\SUB 22-007 - MELINDA CHAVES\DWG\SUB 22-007-SHT 6 DRAINAGE PROFILES\DWG RIDE 11/22/2022 11:09 AM



Station 9+75.00 THRU 12+25.00

STORM DRAIN PROFILE "A"



Station 9+75.00 THRU 12+75.00

STORM DRAIN PROFILE "B"

NOTE: ALL DIMENSIONS SHOWN ARE TO THE BACK OF CURB/EDGE OF SIDEWALK/ FACE OF WALL UNLESS STATED OTHERWISE.

GENERAL NOTES:

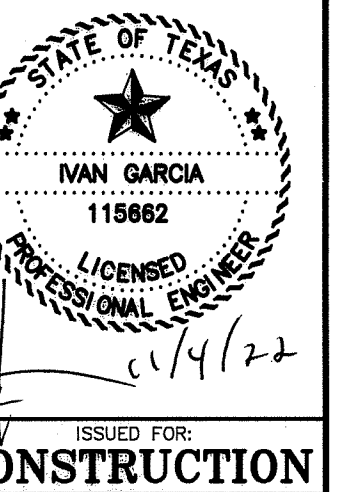
1. ALL PARKING LOT STRIPING PAINT SHALL BE WHITE REFLECTIVE THERMOPLASTIC.

GENERAL NOTES:

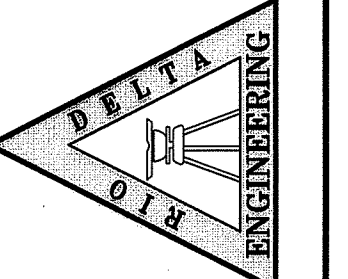
1. ALL EXIST. UTILITIES ARE AT APPROXIMATE LOCATIONS.
2. THE LOCATION OF UNDERGROUND UTILITIES SHOWN ON THESE PLANS ARE BASED ON OBSERVATION OF ABOVEGROUND STRUCTURES, LINES SPOTTED BY THE OWNER, AND UTILITY SPOTTING. ACTUAL LOCATION OF THESE UTILITIES MAY VARY, AND ADDITIONAL BURIED UTILITIES MAY BE ENCOUNTERED UPON EXCAVATION.
3. BEFORE BEGINNING CONSTRUCTION, THE CONTRACTOR SHALL CALL FOR UTILITY SPOTTING BY THE APPROPRIATE AGENCY AND VERIFY THE LOCATION OF THESE UTILITIES TO HIS SATISFACTION.
4. ANY DAMAGE CAUSED TO EXISTING STRUCTURES AND/OR UTILITIES BY THE CONTRACTOR SHALL BE THE CONTRACTORS RESPONSIBILITY TO CORRECT AT HIS EXPENSE.
5. ANY DAMAGE TO PROPERTY, OUTSIDE THE CONSTRUCTION ZONE, CAUSED BY THE CONTRACTOR, SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO CORRECT AT HIS EXPENSE.

STORM PLAN AND PROFILE
PLAZA DE PAZ SUBDIVISION
WESLACO, TEXAS
HIDALGO COUNTY

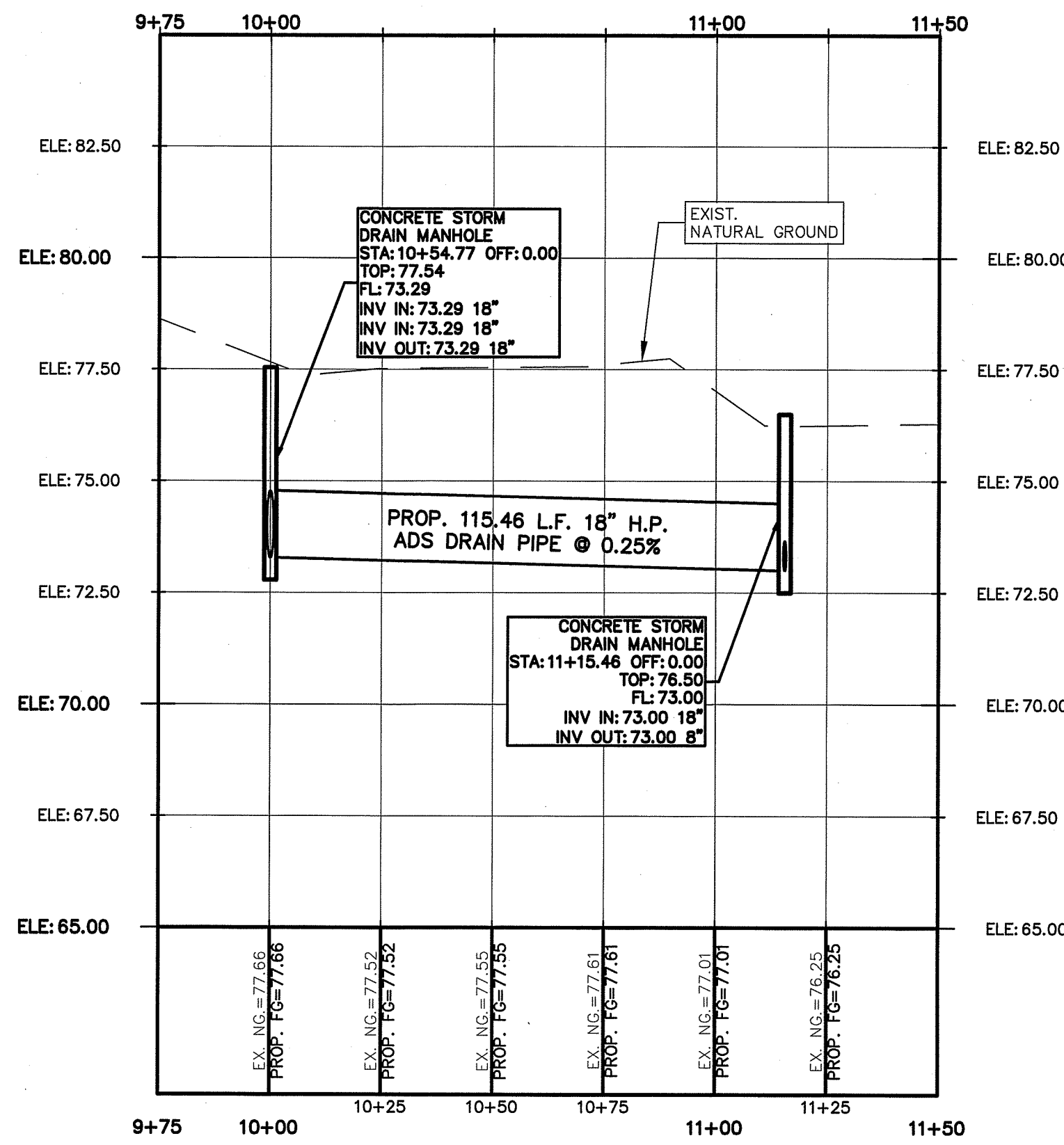
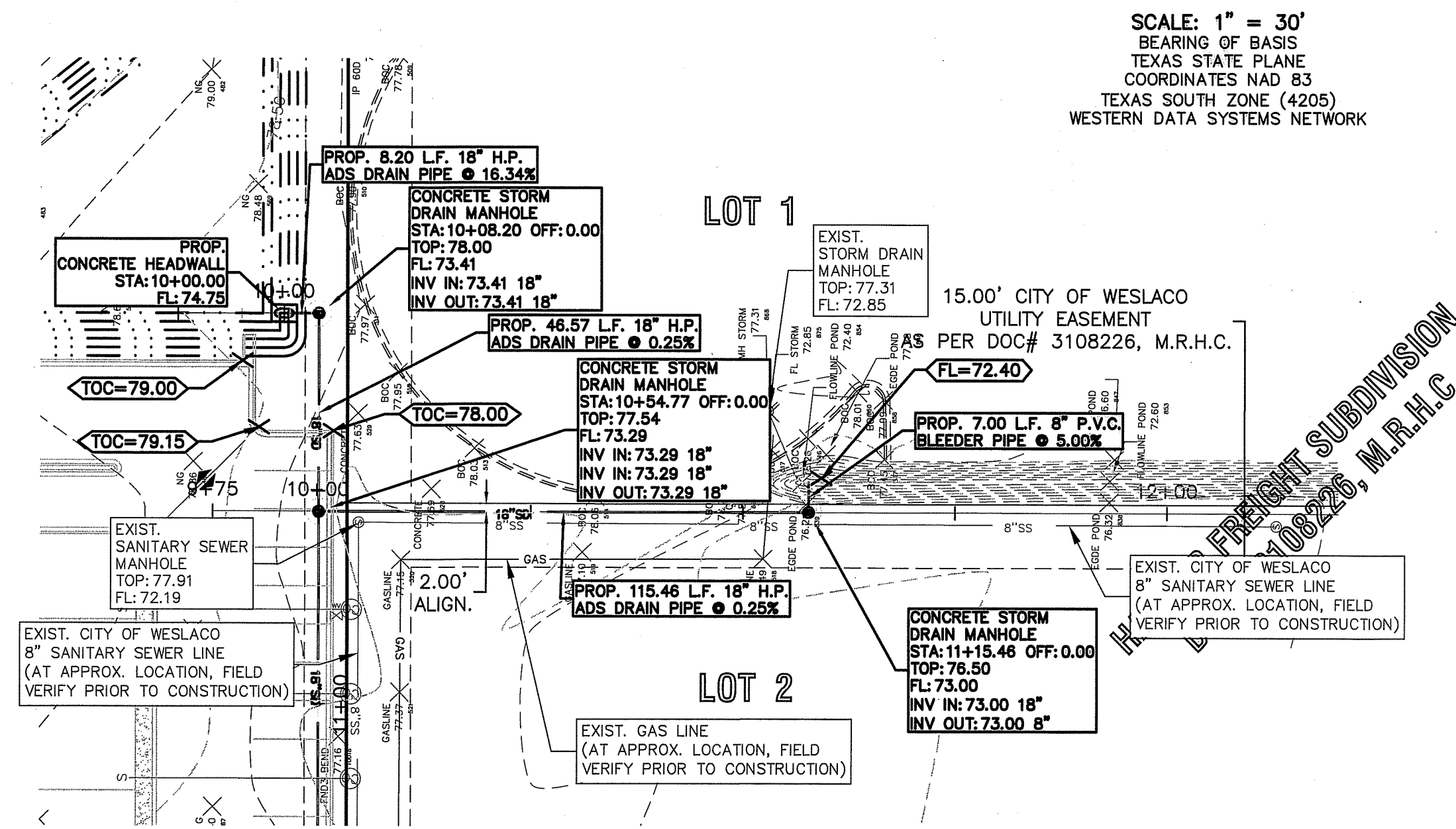
PROJECT: PLAZA DE PAZ SUBDIVISION
ENGINEER: IVAN GARCIA P.E. R.P.L.S.
SURVEYOR: IVAN GARCIA P.E. R.P.L.S.
CHECKED: IVAN GARCIA P.E. R.P.L.S.
DRAWN: DANIEL RODRIGUEZ E.I.T.
SCALE: 1"=30'
DATE: NOVEMBER 4, 2022
PROJECT: SUB 22-007
REVISIONS:
PAGE NO. SHT 6



ISSUED FOR: CONSTRUCTION



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



Station 9+75.00 THRU 11+50.00

OFF-SITE STORM DRAIN PROFILE "D"

LEGEND

	EXIST. GRATE INLET
	EXIST. CURB INLET
	EXIST. TELEPHONE PEDESTAL
	EXIST. GRATE INLET
	EXIST. MANHOLE
	EXIST. LAMP POLE
	EXIST. TRAFFIC POLE
	EXIST. FLUSH VALVE
	EXIST. GUY WIRE
	EXIST. POWER POLE
	EXIST. WATER VALVE
	EXIST. FLUSH VALVE
	EXIST. IRRIGATION VALVE
	EXIST. FIREHYDRANT
	EXIST. MAIL BOX
	EXIST. BRICK MAIL BOX
	EXIST. WATER METER
	EXIST. STREET SIGN
	EXIST. SANITARY SEWER MANHOLE
	EXIST. STORM SEWER MANHOLE
	EXIST. FENCE LINE
	EXIST. OVERHEAD ELECTRICAL CABLE
	EXIST. UNDERGROUND CABLE
	FENCE CORNER FOUND
	ELECTRICAL BOX

ISSUED FOR:
CONSTRUCTION

STORM PLAN AND PROFILE
PLAZA DE PAZ SUBDIVISION
WESLACO, TEXAS
HIDALGO COUNTY

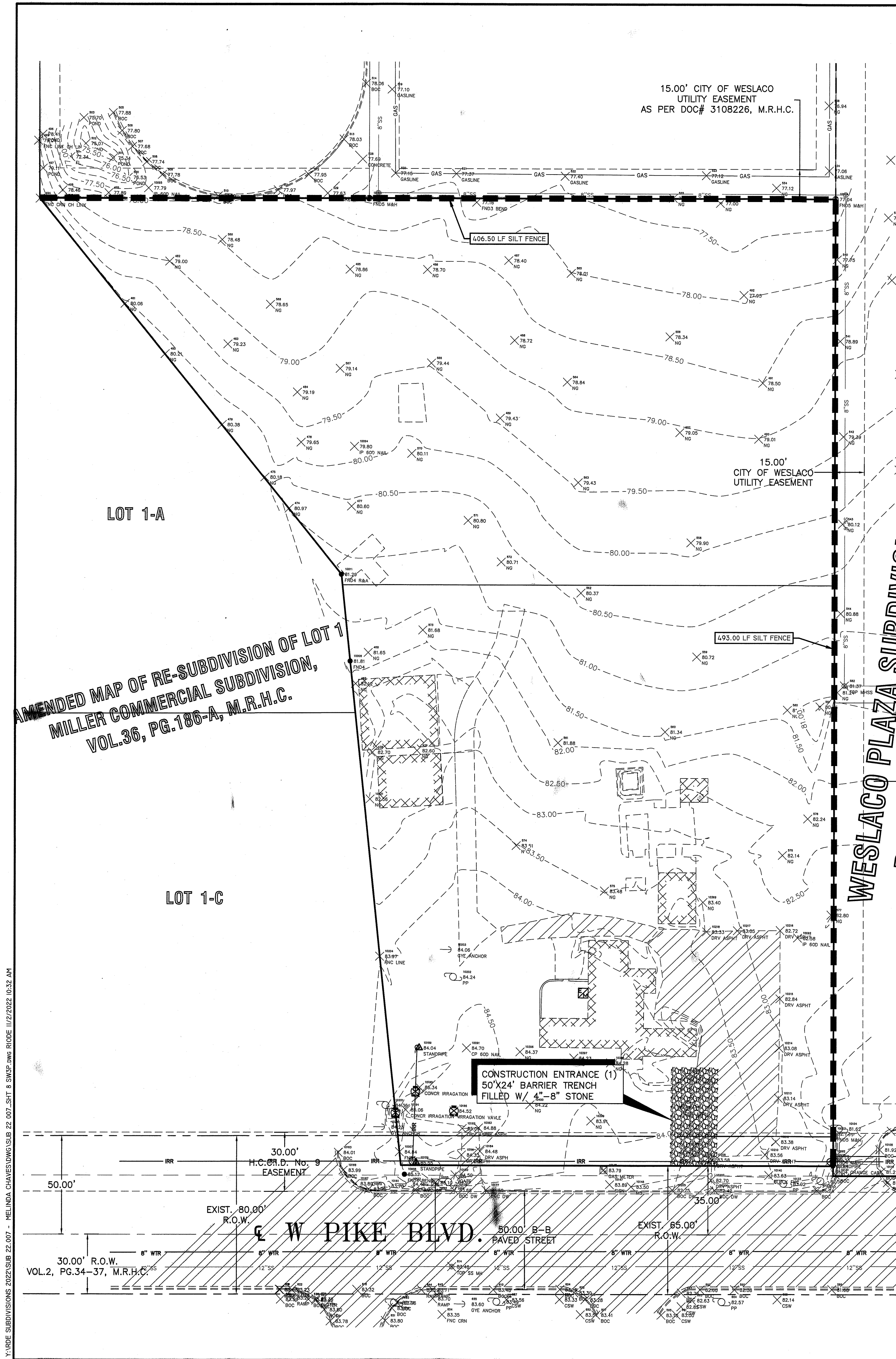
GENERAL NOTES:

1. ALL EXIST. UTILITIES ARE AT APPROXIMATE LOCATIONS.
2. THE LOCATION OF UNDERGROUND UTILITIES SHOWN ON THESE PLANS ARE BASED ON OBSERVATION OF ABOVEGROUND STRUCTURES, LINES SPOTTED BY THE OWNER, AND UTILITY SPOTTING. ACTUAL LOCATION OF THESE UTILITIES MAY VARY, AND ADDITIONAL BURIED UTILITIES MAY BE ENCOUNTERED UPON EXCAVATION.
3. BEFORE BEGINNING CONSTRUCTION, THE CONTRACTOR SHALL CALL FOR UTILITY SPOTTING BY THE APPROPRIATE AGENCY AND VERIFY THE LOCATION OF THESE UTILITIES TO HIS SATISFACTION.
4. ANY DAMAGE CAUSED TO EXISTING STRUCTURES AND/OR UTILITIES BY THE CONTRACTOR SHALL BE THE CONTRACTORS RESPONSIBILITY TO CORRECT AT HIS EXPENSE.
5. ANY DAMAGE TO PROPERTY, OUTSIDE THE CONSTRUCTION ZONE CAUSED BY THE CONTRACTOR, SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO CORRECT AT HIS EXPENSE.

GENERAL NOTES:

1. ALL PARKING LOT STRIPING PAINT SHALL BE WHITE REFLECTIVE THERMOPLASTIC.

PAGE NO. **SHT 7**



GENERAL NOTES

- Hay bales shall be a minimum of 30' in length and weigh a minimum of 50 Lbs.
- Hay bales shall be bound by either wire or nylon or polypropylene string. The bales shall be composed entirely of vegetative matter.
- Hay bales shall be embedded in the soil a minimum of 4' and where possible 1/2 the height of the bale.
- Hay bales shall be placed in a row with ends tightly abutting the adjacent bales. The bales shall be placed with bindings parallel to the ground.
- Hay bales shall be securely anchored in place with 3/8" Dia. rebar or 2" x 2" wood stakes, driven through the bales. The first stake shall be angled towards the previously laid bale to force the bales together.
- The guidelines shown hereon are suggestions only and may be modified by the Engineer.
- The proposed construction entrance will be the only entrance to the site, except for emergency access, used throughout the duration of the construction, or until the proposed drives are paved.
- The silt fence shall be maintained in place until the site is vegetated.
- The construction entrance aggregate shall be replaced as needed.
- All exposed entrance to storm drain pipes and to storm inlets, once installed, shall be protected against sedimentary flows until the development and landscaping has been completed.

BALED HAY USAGE GUIDELINES

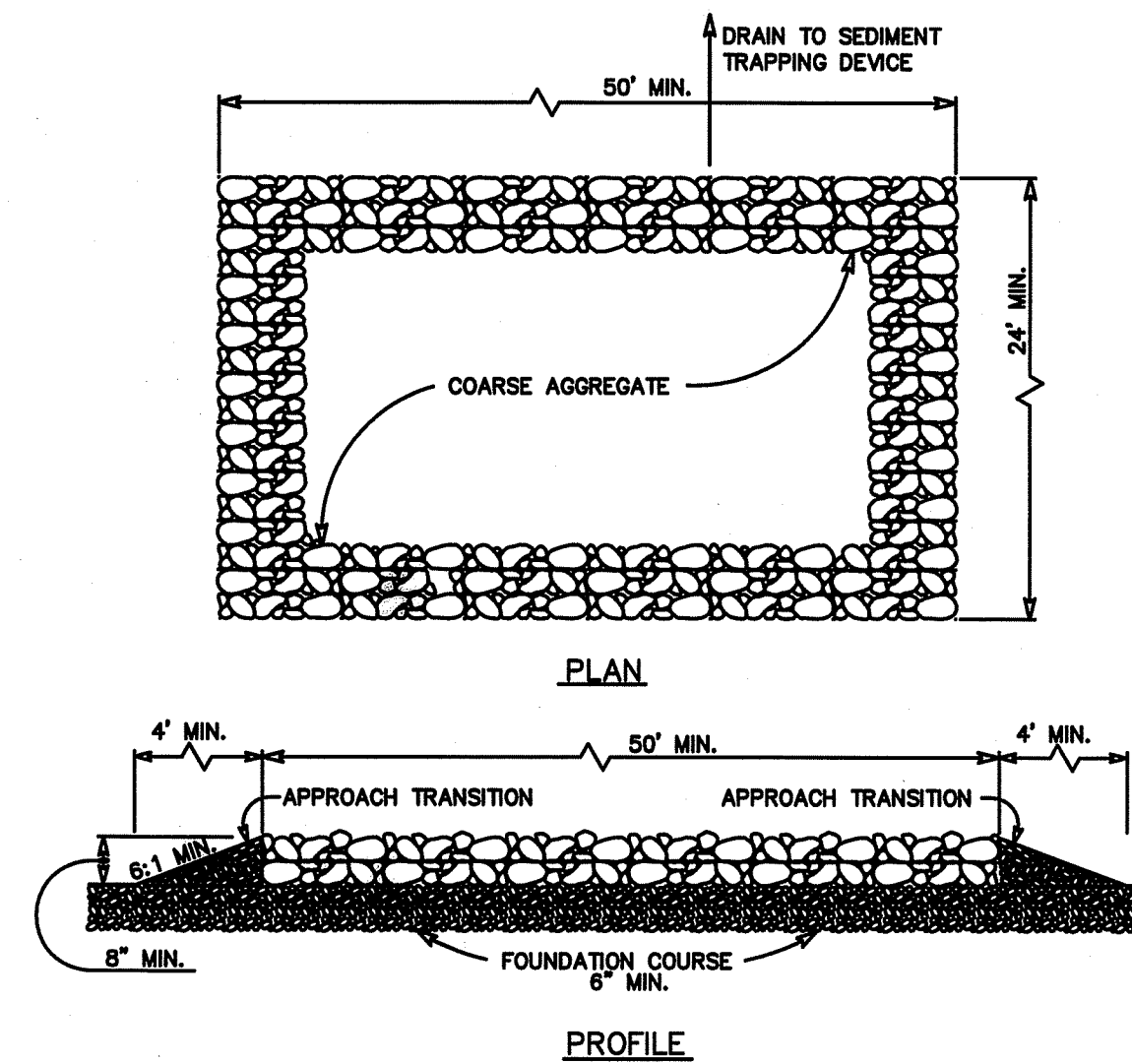
A Baled Hay Installation may be constructed near the downstream perimeter of a disturbed area along a contour to intercept sediment from overland runoff. A two year storm frequency may be used to calculate the flow rate to be filtered. The installation should be sized to filter a maximum flow thru rate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

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

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

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

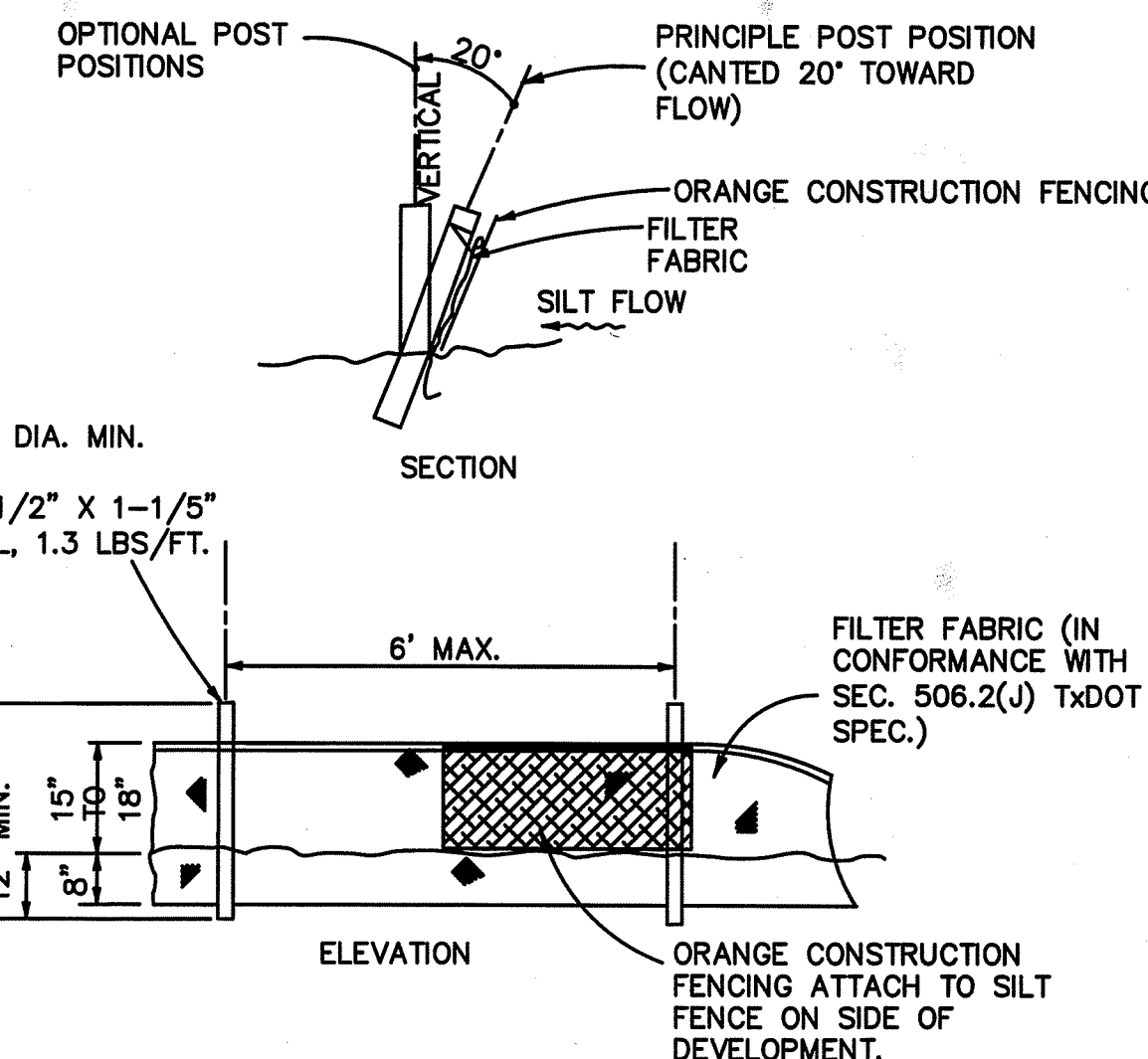
Bales should be replaced usually every 2 months or more often during wet weather when loss of structural integrity is accelerated.



NOTES:

- THE LENGTH OF THE TYPE 1 CONSTRUCTION EXIT SHALL BE AS INDICATED ON THE PLANS, BUT NOT LESS THAN 50'.
- THE COARSE AGGREGATE SHOULD BE OPEN GRADED WITH A SIZE OF 4" TO 8".
- THE APPROACH TRANSITIONS SHOULD BE NO STEEPER THAN 6:1 AND CONSTRUCTED AS DIRECTED BY THE ENGINEER.
- THE CONSTRUCTION EXIT FOUNDATION COURSE SHALL BE FLEXIBLE BASE, BITUMINOUS CONCRETE, PORTLAND CEMENT CONCRETE OR OTHER MATERIAL AS APPROVED BY THE ENGINEER.
- THE CONSTRUCTION EXIT SHALL BE GRADED TO ALLOW DRAINAGE TO A SEDIMENT TRAPPING DEVICE.
- THE GUIDELINES SHOWN HEREON ARE SUGGESTIONS ONLY AND MAY BE MODIFIED BY THE ENGINEER.

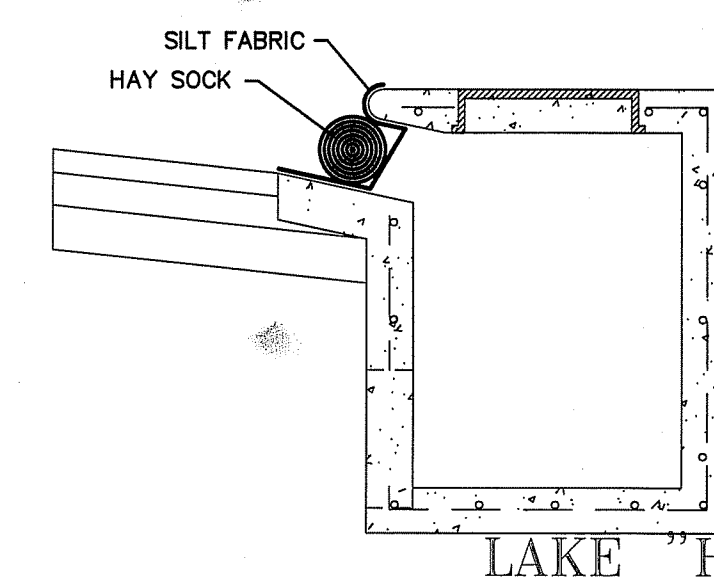
CONSTRUCTION INGRESS/EGRESS SEDIMENT CONTROL TYPE 1



SILT & CONSTRUCTION FENCE DETAIL

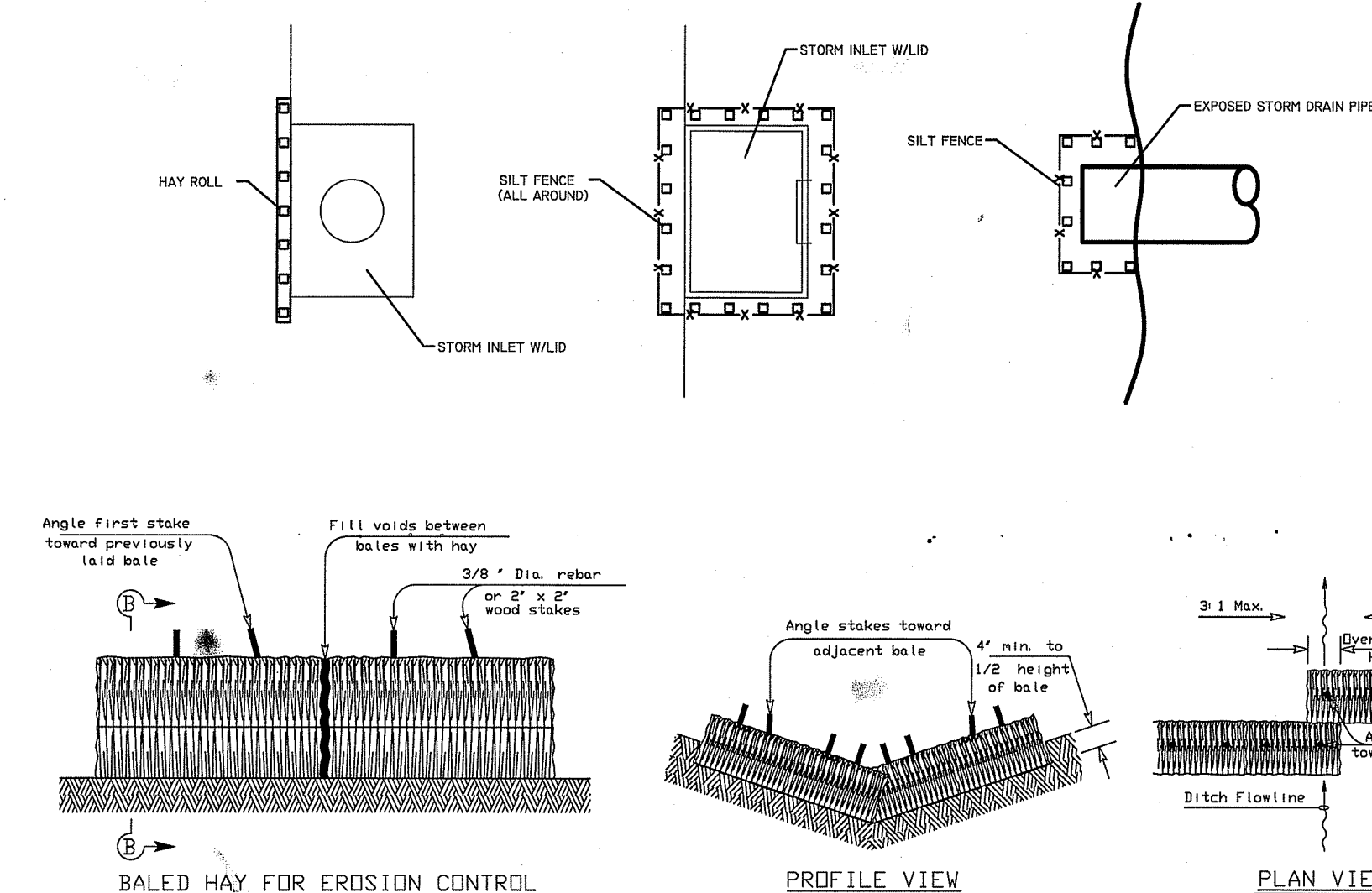
NOTE:

- THE CONTRACTOR SHALL PROVIDE AND ADMINISTER STORM WATER POLLUTION PREVENTION PLAN (SWPP) PRIOR TO COMMENCEMENT AND DURING CONSTRUCTION AS REQUIRED BY THE CITY OF WESLACO AND/OR TCEQ.



GENERAL NOTES:

- ALL EXIST. UTILITIES ARE AT APPROXIMATE LOCATIONS.
- THE LOCATION OF UNDERGROUND UTILITIES SHOWN ON THESE PLANS ARE BASED ON OBSERVATION OF ABOVEGROUND STRUCTURES, LINES SPOTTED BY THE OWNER, AND UTILITY SPOTTING. ACTUAL LOCATION OF THESE UTILITIES MAY VARY, AND ADDITIONAL BURIED UTILITIES MAY BE ENCOUNTERED UPON EXCAVATION.
- BEFORE BEGINNING CONSTRUCTION, THE CONTRACTOR SHALL CALL FOR UTILITY SPOTTING BY THE APPROPRIATE AGENCY AND VERIFY THE LOCATION OF THESE UTILITIES TO HIS SATISFACTION.
- ANY DAMAGE CAUSED TO EXISTING STRUCTURES AND/OR UTILITIES BY THE CONTRACTOR SHALL BE THE CONTRACTORS RESPONSIBILITY TO CORRECT AT HIS EXPENSE.
- ANY DAMAGE TO PROPERTY, OUTSIDE THE CONSTRUCTION ZONE, CAUSED BY THE CONTRACTOR, SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO CORRECT AT HIS EXPENSE.



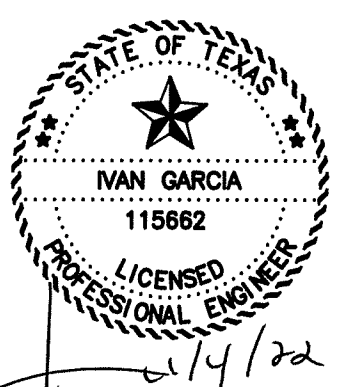
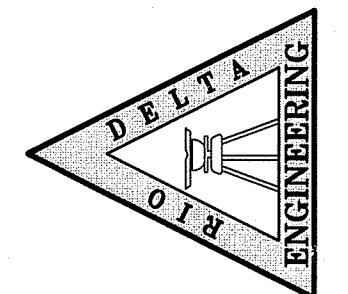
SCALE: 1" = 30'
BEARING OF BASIS
TEXAS STATE PLANE
COORDINATES NAD 83
TEXAS SOUTH ZONE (4205)
WESTERN DATA SYSTEMS NETWORK

LEGEND

[Symbol]	EXIST. GRATE INLET
[Symbol]	EXIST. CURB INLET
[Symbol]	EXIST. TELEPHONE PEDESTAL
[Symbol]	EXIST. GRATE INLET
[Symbol]	EXIST. MANHOLE
[Symbol]	EXIST. LAMP POLE
[Symbol]	EXIST. TRAFFIC POLE
[Symbol]	EXIST. FLUSH VALVE
[Symbol]	EXIST. GUY WIRE
[Symbol]	EXIST. POWER POLE
[Symbol]	EXIST. WATER VALVE
[Symbol]	EXIST. FLUSH VALVE
[Symbol]	EXIST. IRRIGATION VALVE
[Symbol]	EXIST. FIREHYDRANT
[Symbol]	EXIST. MAIL BOX
[Symbol]	EXIST. BRICK MAIL BOX
[Symbol]	EXIST. WATER METER
[Symbol]	EXIST. STREET SIGN
[Symbol]	EXIST. SANITARY SEWER MANHOLE
[Symbol]	EXIST. STORM SEWER MANHOLE
[Symbol]	EXIST. FENCE LINE
[Symbol]	EXIST. OVERHEAD ELECTRIC LINE
[Symbol]	EXIST. UNDERGROUND CABLE
[Symbol]	FENCE CORNER/FOUND
[Symbol]	ELECTRICAL BOX
[Symbol]	B-B BACK TO BACK
[Symbol]	N.G. NATURAL GROUND
[Symbol]	B.O.C. BACK OF CURB
[Symbol]	T.O.S. TOP OF SIDEWALK
[Symbol]	T.O.C. TOP OF CURB
[Symbol]	T.O.A. TOP OF ASPHALT
[Symbol]	SEDIMENT CONTROL FENCE
[Symbol]	SEDIMENT CONTROL LOG

RIO DELTA ENGINEERING

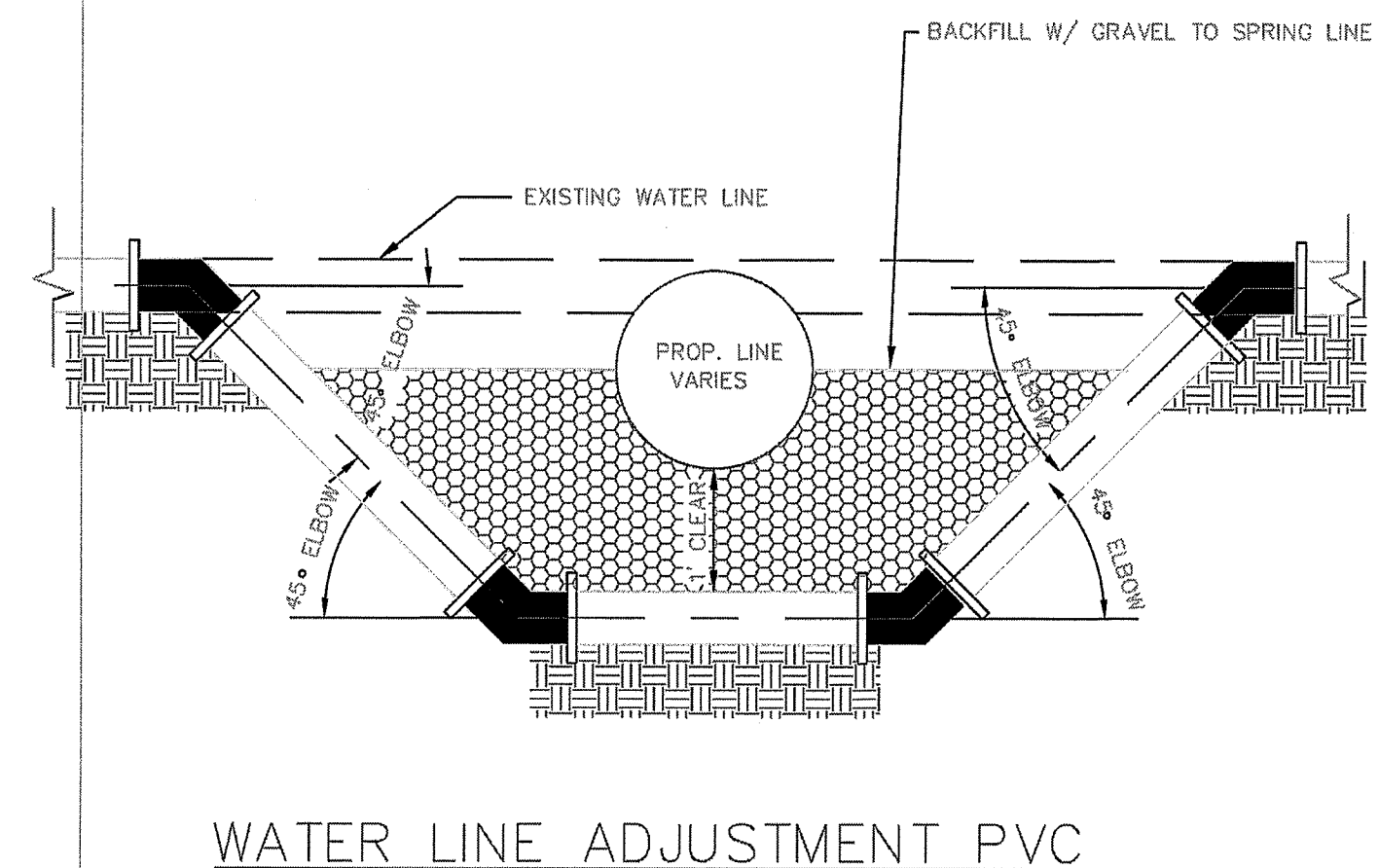
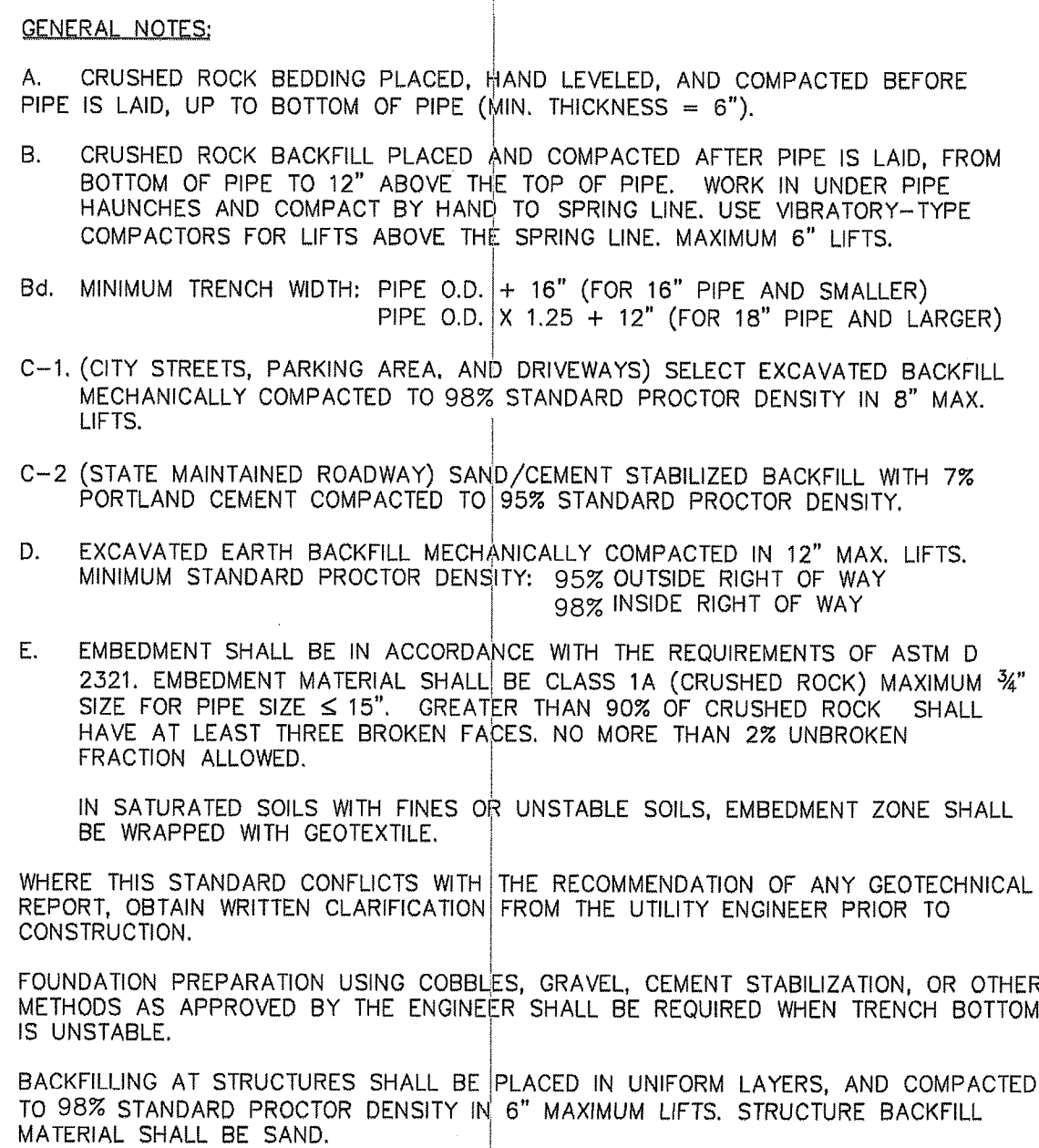
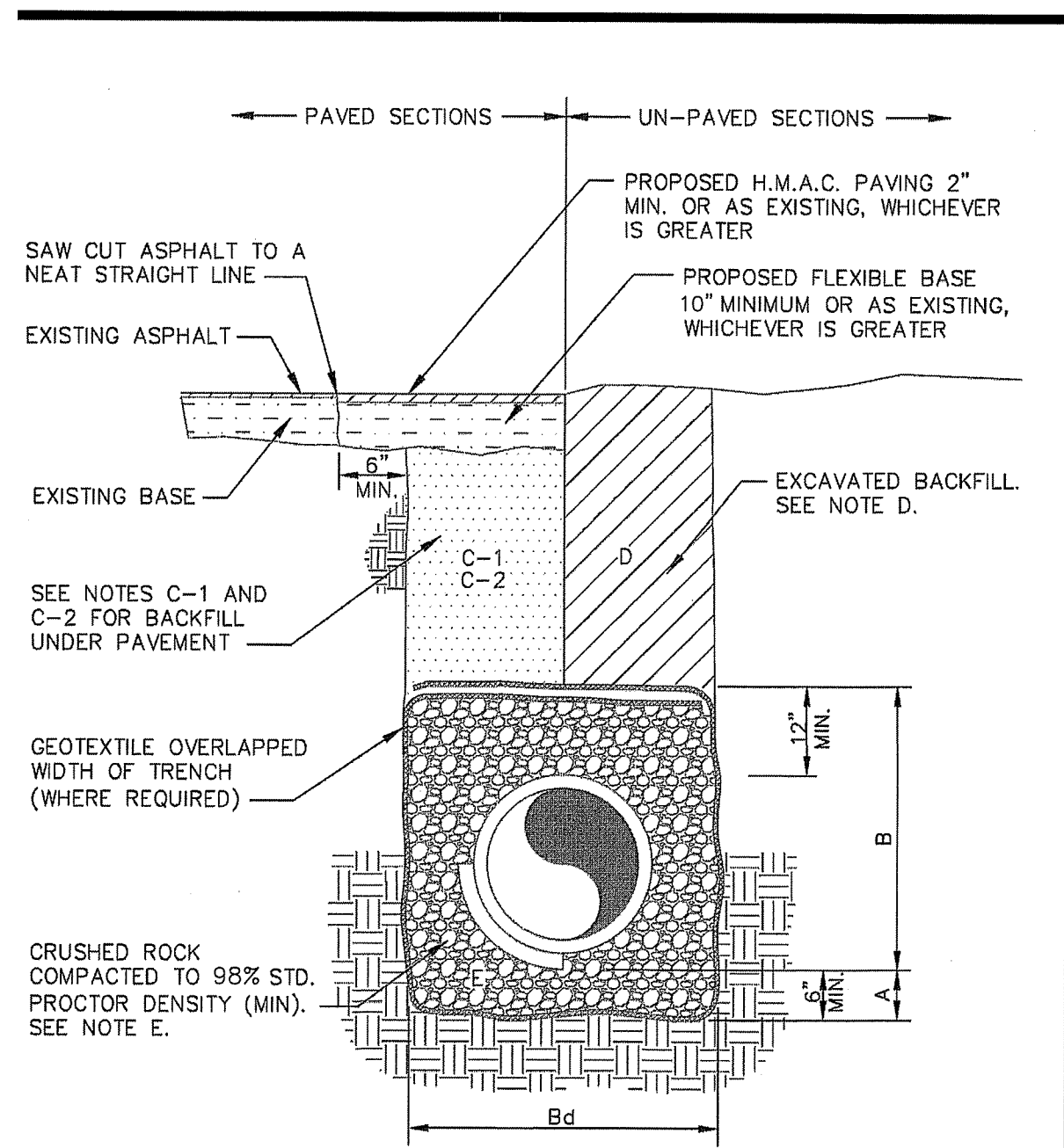
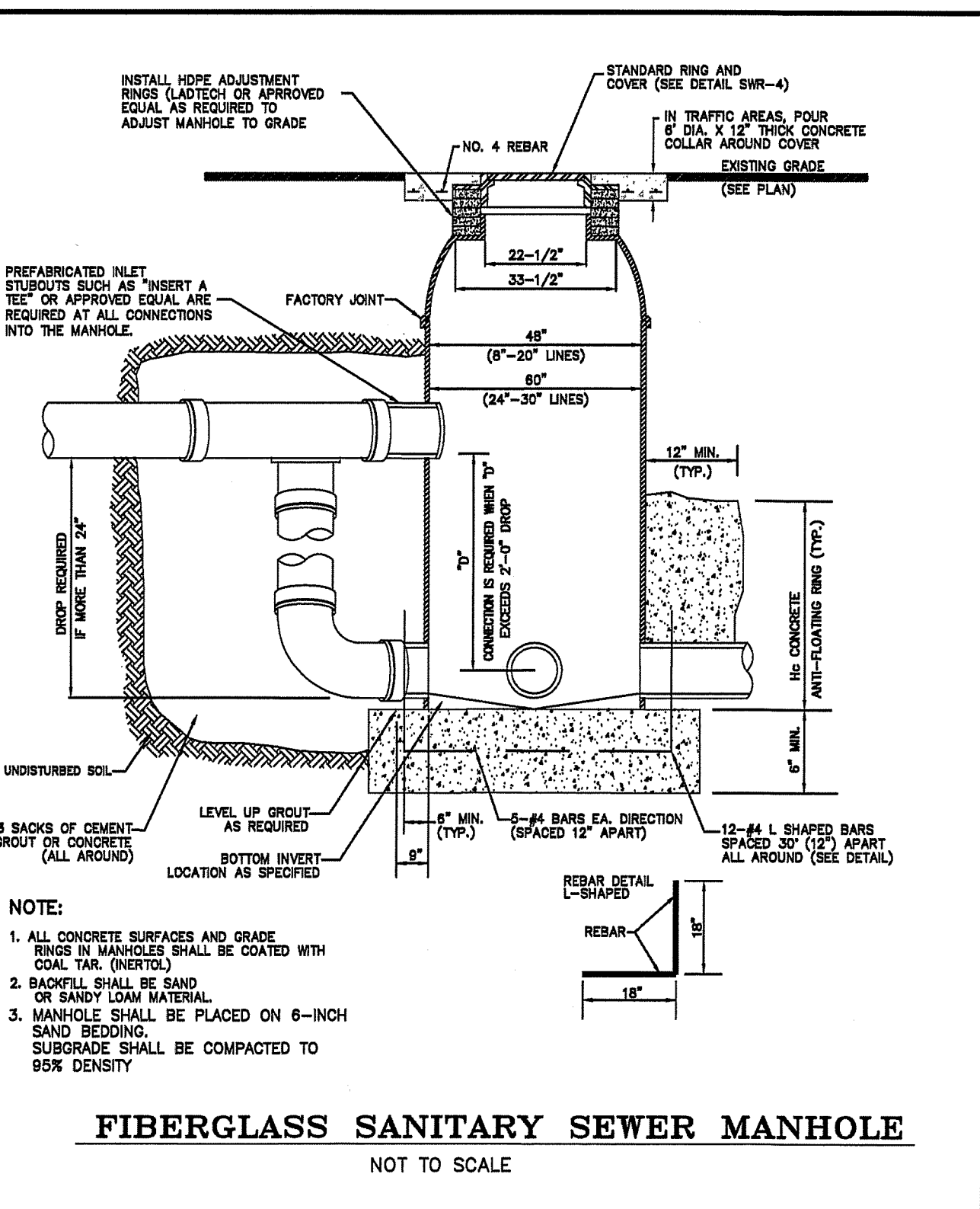
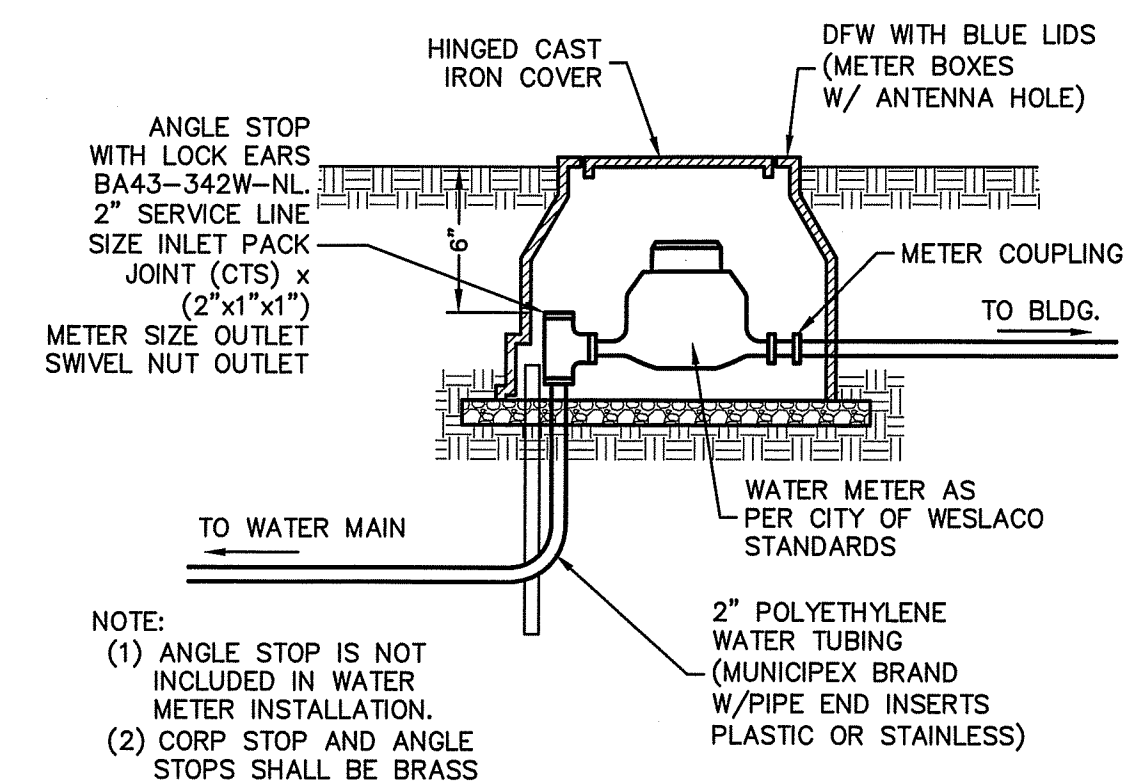
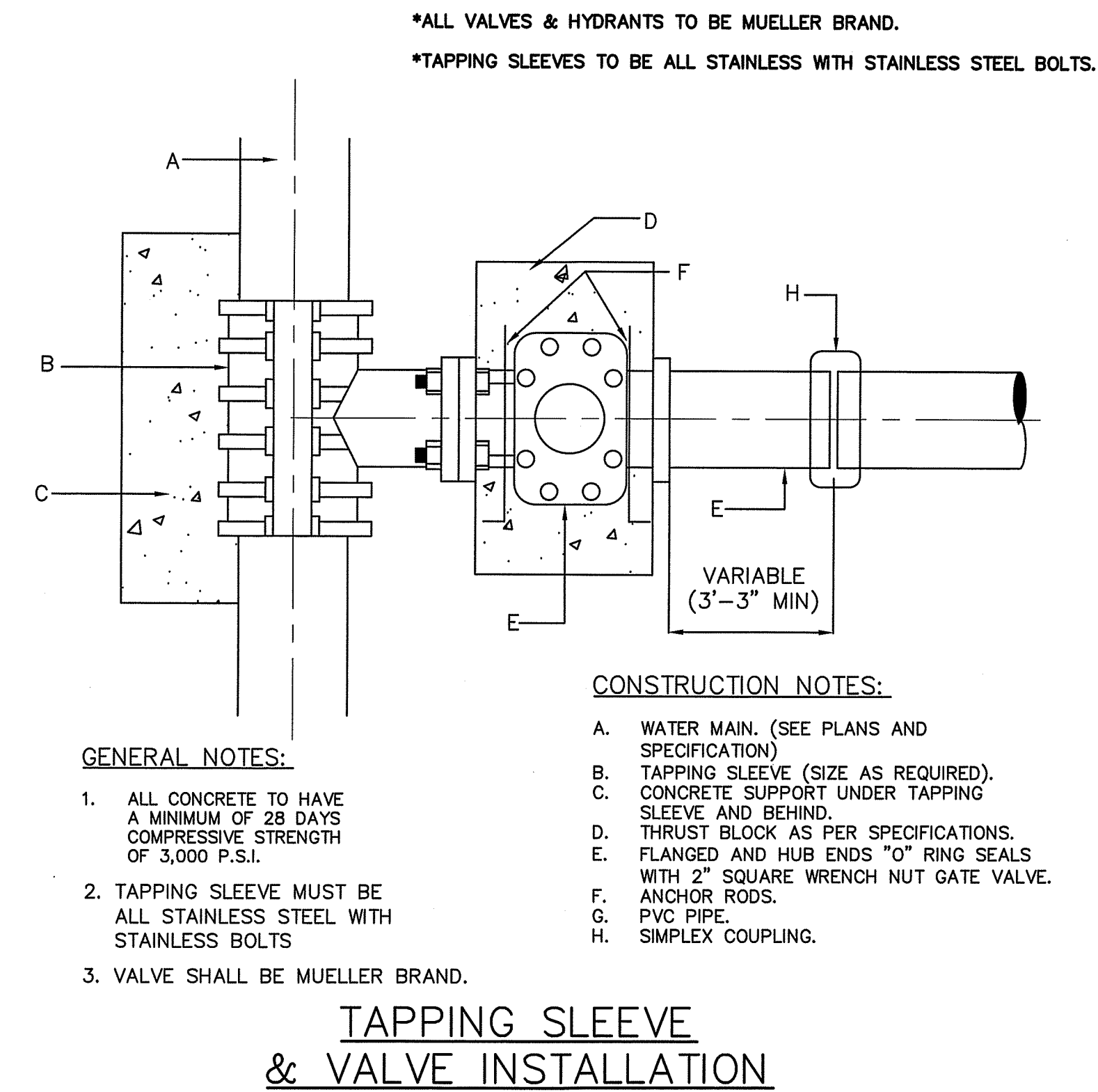
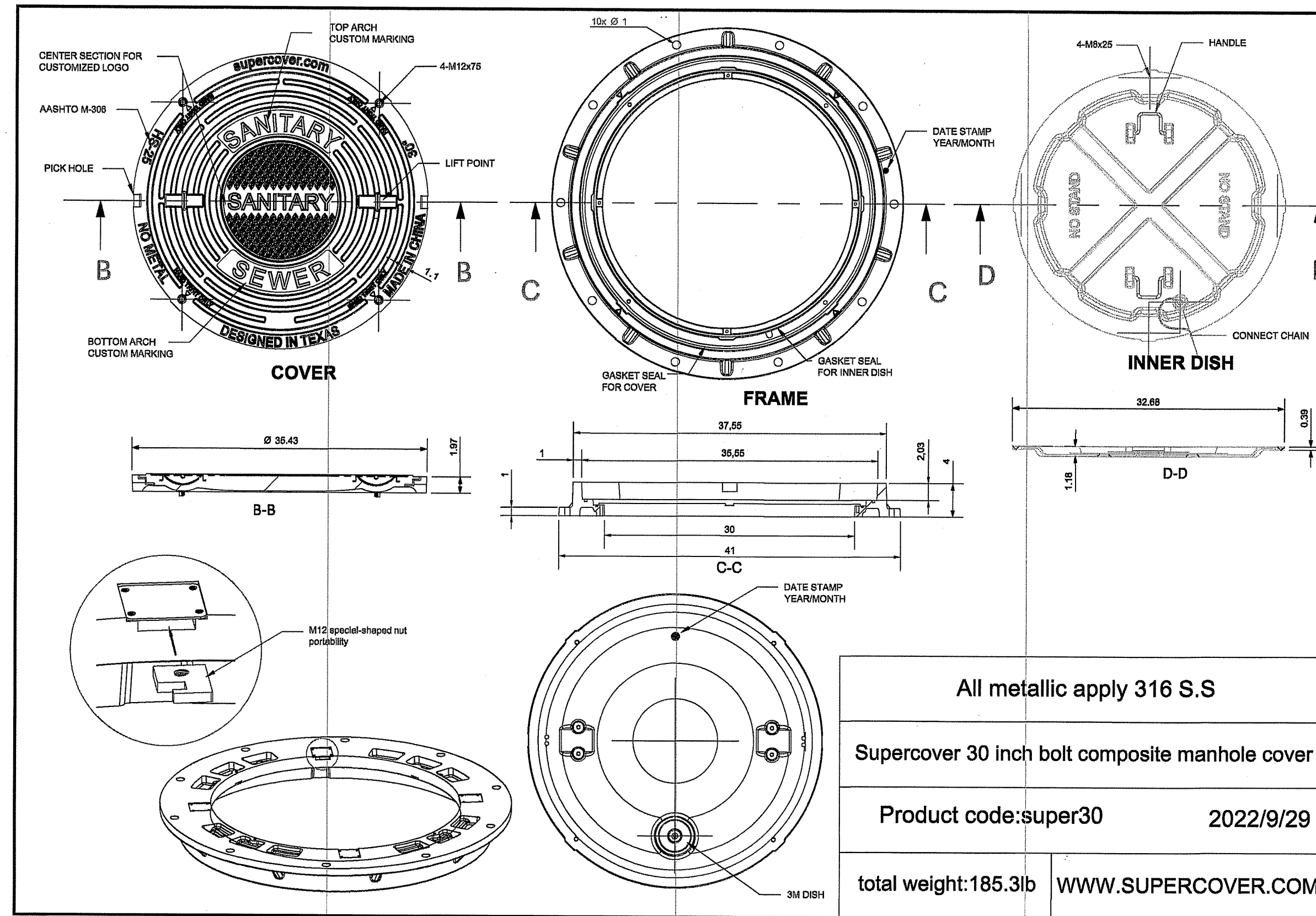
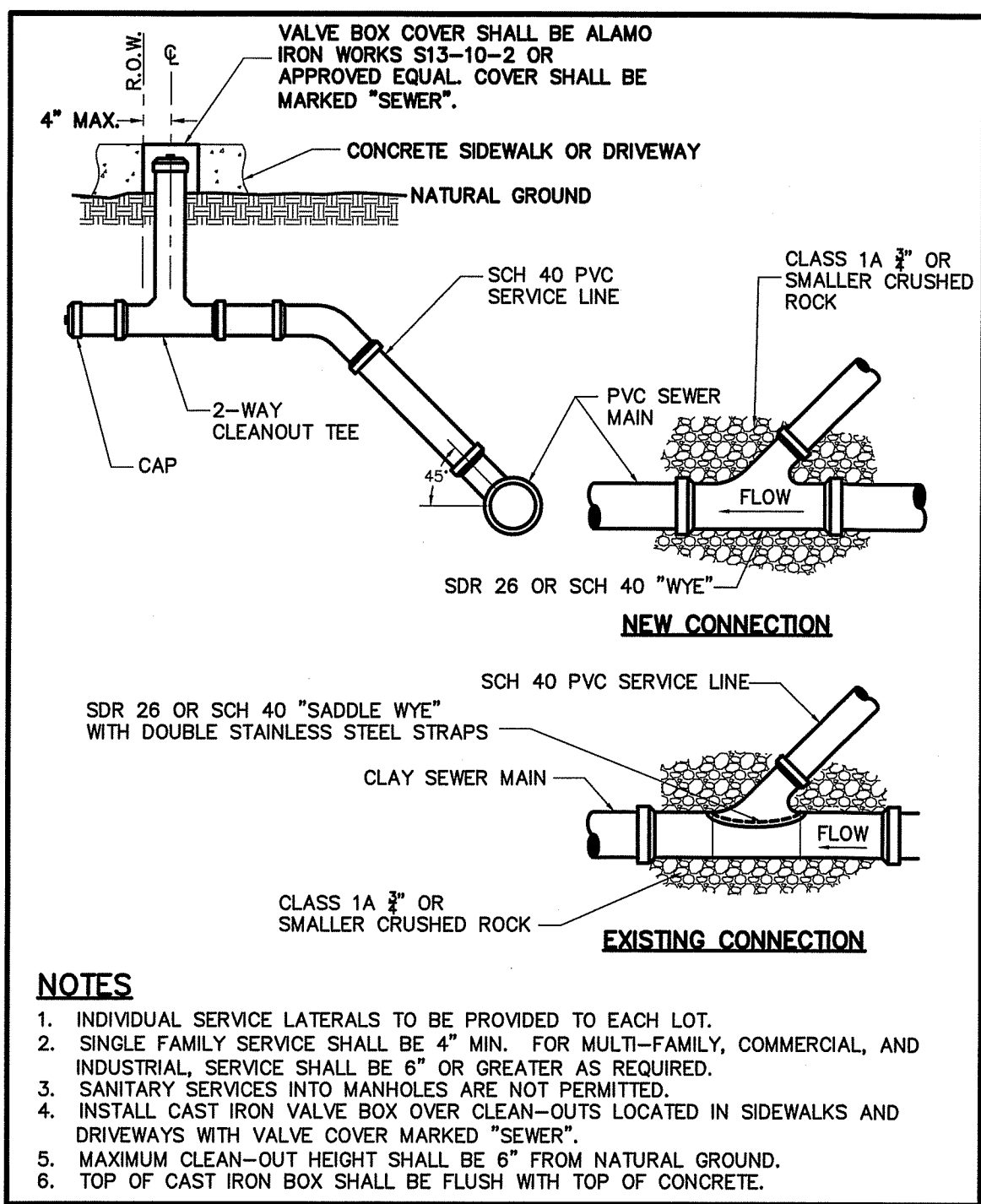
FIRM REGISTRATION NO. F-7628
SURVEY FIRM NO. 10194027
921 S. 10TH AVENUE EDINBURG, TEXAS 78539
(TEL) 956-380-5152 (FAX) 956-380-5083



ISSUED FOR CONSTRUCTION

RECOMMENDED EROSION CONTROL PLAN
PLAZA DE PAZ SUBDIVISION
WESLACO, TEXAS
HIDALGO COUNTY

PROJECT: SUB 22 029
ENGINEER: IVAN GARCIA P.E. R.P.L.S.
SURVEYOR: IVAN GARCIA P.E. R.P.L.S.
CHECKED: IVAN GARCIA P.E. R.P.L.S.
DRAWN: DANIEL RODRIGUEZ E.I.T.
SCALE: 1"=30'
DATE: NOVEMBER 1, 2022
REVISIONS:
PAGE NO. SHT 8



NOTE:

ALL BENDS AND JOINTS MUST BE SUPPORTED BY A CONC. THRUST BLOCK, APPROVED EQUAL OR AS DIRECTED BY ENGINEER



Standardized Agenda Request Form

Date of Meeting: August 15, 2023		Agenda Item No. (to be assigned by CSO): 2023-6814	
From: ARNOLDO BECHO			
Subject: Approval to renew the Federal Work-Study America Reads Challenge and Community Service Challenge agreements with the University of Texas Rio Grande Valley and authorize the Mayor to execute any related documents. (Staffed by Library Department.)			
Background: The agreements proposed allow the library to obtain student help at a discount or even no cost, while providing financial aid opportunities to local and area students. The America Reads agreement allows for employment of students at no cost. The Community Service Challenge agreement allows for employment at an estimated discount of 75%. It is recommended that both options be approved because often there are not sufficient individuals within the free program to meet needs. The City has renewed these agreements and budgeted funds for this annually since the 1990's. The program has proven incredibly useful to the library and helps provide local university students with employment options at the same time.			
Funding Source (budget code, if applicable):			
Amount:	Term of Impact:	Identified in Current Budget:	
Additional Action Prompted: Mayor's Signature			
If item previously considered, provide date and action by Commission: NA			
If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners: NA			
Advisory Review, if any (name of board/committee, date of action, recommendation): None at this time			
MariCarmen Garcia ARNOLDO BECHO Rosalinda Cavazos Martin Garza		Created/Initiated Approved New	
City Manager Comments: Approve as recommended by staff.			
Staff Recommendation: Staff Recommends Approval			
Attachments, if any: memo - Request to approve UTRGV Workstudy program 23-24, UTRGV Off-Campus Work-Study Recruitment Form, UTRGV Calendars 23 -24, Copy of UTRGV OffCampus Timecard Print Only No Edits 4.29.21, Federal Work Study Agreement 2324 Community Service Challenge, Federal WorkStudy Agreement 2324 America Reads Challenge			
Responsibilities upon Approval: Please have the Mayor sign each of the agreements underneath			

"Agency Representative". The signed agreements must be emailed to UTRGV through the Library's Volunteer Coordinator, Kaylee Hensley. After the agreements are signed, a PDF of the executed agreements should be emailed to Kaylee Hensley at khensley@weslacotx.gov. Please copy the Library Director within this email. Ms. Hensley will transmit the agreement back to the City Secretary's Department when she receives a fully executed copy.

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

August 2, 2023

To: David Suarez, Mayor; Jose "JP" Rodriguez, Mayor Pro-Tem; Greg Kerr, Commissioner; Israel Gonzalez, Jr. Commissioner; Josh Pedraza, Commissioner; Letty Lopez, Commissioner; Adrian Farias Commissioner; Martin Garza, City Manager
CC: MariCarmen Garcia, Rosalinda Cavazos, Luz Galindo
Fr: Arnoldo Becho, Library Director
Re: Request to authorize the Federal Work-Study America Reads Challenge and Community Service Challenge agreements

Through the Federal Work Study program community agencies are allowed to hire university students to assist within their institutions. The agreements proposed allow the library to obtain student help at a discount or even no cost, while providing financial aid opportunities to local and area students.

The agreements proposed allow the library to obtain student help at a discount or even no cost, while providing financial aid opportunities to local and area students. The America Reads agreement allow for employment of students at no cost. The Community Service Challenge agreement allows for employment at an estimated discount of 75%. It is recommended that both options be approved because often there are not sufficient individuals within the free program to meet need. The City has renewed these agreements and budgeted funds for this annually since the 1990's. The program has proven incredibly useful to the library and helps provide local university students with employment options at the same time.

The proposed budget for next year has allotted sufficient funding for this program. Cost should be below \$5,000. The library strongly supports approval. This program is an excellent public service we are happy to have the opportunity to provide to our local students. Please feel free to contact me with any questions, I will be happy to provide additional information.

Thank you,

Arnoldo Becho
Library Director, City of Weslaco
Phone: 956.973.3144
Email: abecho@weslacopl.us

Off-Campus Work-study Recruitment Form

Financial Aid Office SSBL 1.151
1201 W. University Dr.
Edinburg, Tx 78539-2999
Ph: (956)665- 2934 (956)665-8914
Fax: (956)665- 2392

Main Contact

Name: _____ Title: _____

Program: _____

Phone: _____ Fax: _____

Email: _____

Billing Contact

Name: _____ Title: _____

Phone: _____ Fax: _____

Email: _____

Job Posting Information

(Please check the boxes that best applies to your needs)

Preferred Student Schedule: ☐ M-W-F ☐ T-Th ☐ No Preference

☐ 8-12 ☐ 1-5 ☐ No Preference

Preferred Student Classification: ☐ FR ☐ SO ☐ JR ☐ SR ☐ GR

Program: ☐ America Reads ☐ America Counts ☐ Community Service

Desired Start Date: _____ Desired End Date: _____

Positions Available: _____ Pay Rate: \$ _____ per hour

Job Description

(Please provide a brief description of the program and job duties)

Off-Campus Work-study Recruitment Form

Job Description Cont'd

Qualifications & Additional Information

Preferred Qualifications:

Required Financial Aid information: Applicants must be awarded Work-study and be CURRENTLY enrolled a minimum of 6hrs for the semester they want to work. Applicants must complete Work-study Student Contract, prior to the start of a new assignment. Applicants must be meeting all program requirements to be considered for this position.

Authorized Time card approvers

Name: _____	Name: _____	Name: _____
Title: _____	Title: _____	Title: _____
Phone #: _____	Phone #: _____	Phone #: _____
E-mail: _____	E-mail: _____	E-mail: _____
Signature: _____	Signature: _____	Signature: _____
Name: _____	Name: _____	Name: _____
Title: _____	Title: _____	Title: _____
Phone #: _____	Phone #: _____	Phone #: _____
E-mail: _____	E-mail: _____	E-mail: _____
Signature: _____	Signature: _____	Signature: _____

Director/Department Head Signature

FALL 2023

Fall 2023 Term (August 28 – December 14)

Mar. 27 (Mon.)	Registration Begins at 9:00 a.m.
Aug. 23 (Wed.)	Payment Due Last day to join a waitlist
Aug. 25 (Fri.)	Last day to withdraw (drop all classes) and receive a 100% refund
Aug. 28 (Mon.)	Fall classes begin
Sep. 1 (Fri.)	Last day to withdraw (drop all classes) and receive an 80% refund
Sep. 3 (Sun.)	Last day to add or register for Fall classes
Sep. 4 (Mon.)	Labor Day Holiday. No classes
Sep. 11 (Mon.)	Last day to withdraw (drop all classes) and receive a 70% refund
Sep. 13 (Wed.)	Census Day (<i>last day to drop without it appearing on the transcript</i>)
Sep. 18 (Mon.)	Last day to withdraw (drop all classes) and receive a 50% refund
Sep. 25 (Mon.)	Last day to withdraw (drop all classes) and receive a 25% refund
Nov. 9 (Thurs.)	Last day to drop (<i>DR grade</i>) a class or withdraw (<i>grade of W</i>)
Nov. 23-24 (Thurs.-Fri.)	Thanksgiving Holiday. No classes
Dec. 7 (Thurs.)	Study Day. No classes
Dec. 8-14 (Fri.-Thurs.)	Final Exams
Dec. 14 (Thurs.)	Fall classes end; Official last day of the term
Dec. 15-16 (Fri.-Sat.)	Commencement Exercises
Dec. 18 (Mon.)	Grades Due at 3 p.m.

SPRING 2024

Spring 2024 Term (January 16 – May 9)

Oct. 30 (Mon.)	Registration Begins at 9:00 a.m.
Jan. 10 (Wed.)	Payment Due Last day to join a waitlist
Jan. 12 (Fri.)	Last day to withdraw (drop all classes) and receive a 100% refund
Jan. 15 (Mon.)	Martin Luther King Jr. Holiday. No classes
Jan. 16 (Tue.)	Spring classes begin
Jan. 21 (Sun.)	Last day to add or register for Spring classes
Jan. 22 (Mon.)	Last day to withdraw (drop all classes) and receive an 80% refund
Jan. 29 (Mon.)	Last day to withdraw (drop all classes) and receive a 70% refund
Jan. 31 (Wed.)	Census Day (<i>last day to drop without it appearing on the transcript</i>)
Feb. 5 (Mon.)	Last day to withdraw (drop all classes) and receive a 50% refund
Feb. 12 (Mon.)	Last day to withdraw (drop all Spring classes) and receive a 25% refund
Mar. 11-16 (Mon.-Sat.)	Spring Break. No classes
Mar. 29-30 (Fri.-Sat.)	Easter Holiday. No classes
Apr. 5 (Fri.)	Last day to drop a class (grade of DR) or withdraw (grade of W)
May 2 (Thurs.)	Study Day. No classes
May 3-9 (Fri.-Thurs.)	Final Exams
May 9 (Thurs.)	Spring classes end; Official last day of the term
May 10-11 (Fri.-Sat.)	Commencement Exercises
May 13 (Mon.)	Grades Due at 3 p.m.

SUMMER 2024

Mini 2024 Term (May 13 – May 31) *Part of Summer I Term*

Limited to special learning experiences such as study abroad/away, internships, research initiatives, service learning, etc.

No lecture courses will be offered during the miniterm.

Feb. 26 (Mon.)	Registration Begins at 9:00 a.m.
May 8 (Wed.)	Payment Due Last day to join a waitlist
May 10 (Fri.)	Last day to withdraw (drop all classes) and receive a 100% refund
May 13 (Mon.)	Mini-term classes begin Last day to add a class or register for miniterm Last day to withdraw (drop all classes) and receive an 80% refund
May 14 (Tue.)	Census Day (<i>last day to drop without it appearing on the transcript</i>) Last day to withdraw (drop all classes) and receive a 50% refund
May 27 (Mon.)	Memorial Day Holiday. No classes
May 28 (Tue.)	Last day to drop a class (grade of DR) or withdraw (grade of W)
May 31 (Fri.)	Final Exams
Jun. 3 (Mon.)	Grades Due at 3 p.m.

Summer I 2024 Term (June 3 – July 9)

Feb. 26 (Mon.)	Registration Begins at 9:00 a.m.
May 29 (Wed.)	Payment Due Last day to join a waitlist
May 31 (Fri.)	Last day to withdraw (drop all classes) and receive a 100% refund

Jun. 3 (Mon.)	Summer I classes begin Last day to withdraw (drop all classes) and receive an 80% refund
Jun. 4 (Tue.)	Last day to add a class or register for Summer I classes Last day to withdraw (drop all classes) and receive a 50% refund
Jun. 6 (Thurs.)	Census Day (<i>last day to drop without it appearing on the transcript</i>)
Jun. 19 (Wed.)	Juneteenth Holiday. No classes
Jun. 27 (Thurs.)	Last day to drop (<i>DR grade</i>) a class or withdraw (<i>grade of W</i>)
Jul. 4 (Thurs.)	Independence Day. No classes
Jul. 8 (Mon.)	Study Day. No classes
Jul. 9 (Tue.)	Final Exams: Official last day of the Summer I term
Jul. 10 (Wed.)	Grades Due at 3 p.m.

Summer II 2024 Term (July 11 – August 16)

Feb. 26 (Mon.)	Registration Begins at 9:00 a.m.
Jul. 8 (Mon.)	Payment Due Last day to join a waitlist
Jul. 10 (Wed.)	Last day to withdraw (drop all classes) and receive a 100% refund
Jul. 11 (Thurs.)	Summer II classes begin Last day to withdraw (drop all Summer II classes) and receive an 80% refund
Jul. 12 (Fri.)	Last day to add a class or register for Summer II classes Last day to withdraw (drop all classes) and receive a 50% refund
Jul. 16 (Tue.)	Census Day (<i>last day to drop without it appearing on the transcript</i>)
Aug. 7 (Wed.)	Last day to drop (<i>DR grade</i>) a class or withdraw (<i>grade of W</i>)
Aug. 15 (Thurs.)	Study Day. No classes
Aug. 16 (Fri.)	Final Exams; Official last day of the Summer II term
Aug. 19 (Mon.)	Grades Due at 3 p.m.
	No Commencement ceremony (<i>Candidates enrolled in summer and within 6 hours of degree completion are invited to attend Spring 2024 commencement. Others will be invited to Fall 2024 commencement.</i>)

Summer III 2024 session (June 3 – August 16) Part of Summer I Term

Feb. 26 (Mon.)	Registration Begins at 9:00 a.m.
May 29 (Wed.)	Payment Due Last day to join a waitlist
May 31 (Fri.)	Last day to withdraw (drop all classes) and receive a 100% refund
Jun. 3 (Mon.)	Summer III classes begin
Jun. 4 (Tue.)	Last day to add a class or register for Summer III classes
Jun. 7 (Fri.)	Last day to withdraw (drop all Summer III classes) and receive an 80% refund
Jun. 14 (Fri.)	Last day to withdraw (drop all Summer III classes) and receive a 70% refund
Jun. 18 (Tues.)	Census Day (<i>last day to drop without it appearing on the transcript</i>)
Jun. 19 (Wed.)	Juneteenth Holiday. No classes
Jun. 24 (Mon.)	Last day to withdraw (drop all Summer III classes) and receive a 50% refund
Jul. 1 (Mon.)	Last day to withdraw (drop all Summer III classes) and receive a 25% refund
Jul. 29 (Mon.)	Last day to drop (<i>DR grade</i>) a class or withdraw (<i>grade of W</i>)
Aug. 15 (Thurs.)	Study Day. No classes
Aug. 16 (Fri.)	Final Exams
Aug. 19 (Mon.)	Grades Due at 3 p.m.
	No Commencement ceremony (<i>Candidates enrolled in summer who are within 6 hours of degree completion are invited to attend Spring 2024 commencement. Others will be invited to Fall 2024 commencement.</i>)



UT Rio Grande Valley Financial Aid Office

TIMECARD CERTIFICATION FORM

Employee Name

UTRGV Student ID#

Off-Campus Agency

Position Type

Jan
May
Sep

2022
2024

Day D

SUN	
MON	
TUE	
WED	
THU	
FRI	
SAT	

SUN	
MON	
TUE	
WED	
THU	
FRI	
SAT	

SUN	
MON	
TUE	
WED	
THU	
FRI	
SAT	



Out

Total HRS

Total Hours Worked	0
--------------------	---

I hereby certify that the information provided is true and correct. I understand that falsification of time records may result in disciplinary action up to and including termination and may hold the employing agency liable for paying 100% of the earnings.

Employee Signature

Supervisor Signature

Director/Department Head Signature

This form must be submitted by an authorized supervisor via email before each due date *or* by 2:00p.m. of the due date, for the respective pay cycle.

This Agreement is entered into between **The University of Texas Rio Grande Valley**, hereinafter known as the "Institution", with Mayor Joe V. Sanchez Public Library, hereinafter known as the "Agency" (a Federal, State, or local public agency or non-profit organization within the meaning of that term as define in section 675 of the regulations governing the FederalWork- Study Program), for the purpose of providing work to students eligible to participate in the Federal Work-Study Program.¹ This Agreement shall become effective on the date this Agreement is signed by both parties and shall continue until its termination at the request of either party upon 30 days' written notice to the other party.

Schedules to be attached to this Agreement from time to time, bearing the signature of an authorized official of the Institution and of the Agency, will set forth brief descriptions of the work performed by students under this Agreement: 1) the total number of students to be employed, the hourly rate of pay, and the average number of hours per week each student will be utilized. 2) These schedules will also state the total length of the time the project is expected to run and total percent, if any, of the non-federal/non- state share of student compensation that the Agency will pay to the Institution. The Institution will inform the Agency of the maximum number of hours per week a student may work based on their eligible employment period.²

Students will be employed by the Institution and made available to the Agency by the Institution for performance of specified work assigned. Students may be removed from work on a particular assignment or from the Agency by the Institution, either on its own initiative or at the request of the Agency. The Agency agrees that no student will be denied work or subjected to different treatment under this Agreement on the grounds of race, color, sex or national origin, and that it will comply with the provisions of the Civil Rights Act of 1964 (P.L. 88-352; 78 Stat. 252) and Title IX of the Education Amendments of 1972 (P.L. 92-318), and the Regulations of the Department of Education, which implements those Acts. The Agency further agrees that a permanent employee of the Agency who will give proper guidance and counseling to insure proper performance of services and will ensure accurate and timely reporting of time worked will supervise the students. The Agency will keep appropriate time records of all students employed. These time records will be attested to by authorized officials of the Agency as listed in a schedule attached to this Agreement. Time summary cards will be submitted by email from one of the Agency's listed officials to the Work-Study Coordinator's Office at the Institution on a semi-monthly basis. The Agency will be responsible for the accuracy and timeliness of reported time worked, and accepts this responsibility as a requirement to participate in the program. The Agency shall also control strictly the work schedules of students employed so that no students become entitled to overtime compensation. Failure to adhere to these requirements can lead to termination of this Agreement.

Transportation for students to and from their work assignment will not be provided by either the Institution or Agency.

The parties agree that students performing work on the project under this Agreement will receive compensation of at least the required minimum set by the Federal Fair Labor Standards Act (currently \$7.25 per hour), to be paid by the Institution; however, the Institution mandates and the Agency agrees that Students will be paid at \$12.00 per hour minimum. The Institution will make all payments due as employer's contribution under Federal Social Security laws. Effective June 1st, 2022 the Institution shall pay the student one hundred percent (100%) of the gross earnings from Federal Work Study Funds. The Agency will be responsible for 100% of gross monthly earnings for time cards not submitted timely; 100% of any overtime compensation payments made, and will be responsible for earnings beyond the student's award allocation. The Agency further agrees to promptly remit payment to the Institution's Grants & Contracts Office upon receiving an invoice from the Institution for Agency's portion of the earnings due.

The Institution is considered the employer for purposes of this Agreement. The Agency has the right to control and direct the services of the students, not only as to the result to be accomplished, but also as to the means by which the result is to be accomplished. The institution is limited to determining whether the students meet the eligibility requirements for employment under the Federal Work Study Program, to assigning students to work for the organization, and to determining that the students do perform their work. Institution will ensure that each student participating under this Agreement will have a criminal background check completed before employment. If the Agency requires a supplemental background check, one may be conducted at the expense of the Agency. The Agency will be responsible for the direct supervision of work performed and will maintain and provide to the Institution the names and qualifications of Agency supervisors. The Institution will only accept time records from the Agency director/department head, and/or individuals specifically designated on any schedule attached to this Agreement.

Institution Representative:

Agency Representative:

Name: _____

Name: _____

Title: Executive V.P for Finance and Administration

Title: _____

Date: _____

Date: _____

¹ Under sections 675.20 and 675.22 of the FWS Regulations, work to be performed under this Agreement must either be related to the student's educational objective or be work in the public interest, which would not otherwise be provided, will not result in the displacement of employed workers or impair existing contracts for services, will be governed by such conditions of employment, including compensation, as will be appropriate and reasonable in light of such factors as the type of work performed, geographical region, and proficiency of the employee; and must not involve political activity or work for any political party. Further, no project may involve the construction, operation, or maintenance of so much of any facility used, or to be used, for sectarian instruction or as a place for religious worship.

² No student may perform work on any project under the Federal Work-Study Program exceeding 19 hours per week.

This Agreement is entered into between The University of Texas Rio Grande Valley, hereinafter known as the "Institution", with Mayor Joe V. Sanchez Public Library, hereinafter known as the "Agency" (a Federal, State, or local public agency or non-profit organization within the meaning of that term as defined in chapter 22, subchapter G of the Texas Administrative Code, § 22.131. a5. regulations governing the Texas College Work Study Program.¹ This Agreement shall become effective on the date this Agreement is signed by both parties and shall continue until its termination at the request of either party upon 30 days' written notice to the other party.

Schedules to be attached to this Agreement from time to time, bearing the signature of an authorized official of the Institution and of the Agency, will set forth brief descriptions of the work performed by students under this Agreement: 1) the total number of students to be employed, the hourly rate of pay, and the average number of hours per week each student will be utilized. 2) These schedules will also state the total length of the time the project is expected to run and total percent, if any, of the non-federal/non-state share of student compensation that the Agency will pay to the Institution. The Institution will inform the Agency of the maximum number of hours per week a student may work based on their eligible employment period.²

Students will be employed by the Institution and made available to the Agency by the Institution for performance of specified work assigned. Students may be removed from work on a particular assignment or from the Agency by the Institution, either on its own initiative or at the request of the Agency. The Agency agrees that no student will be denied work or subjected to different treatment under this Agreement on the grounds of race, color, sex or national origin, and that it will comply with the provisions of the Civil Rights Act of 1964 (P.L. 88-352; 78 Stat. 252) and Title IX of the Education Amendments of 1972 (P.L. 92-318), and the Regulations of the Department of Education, which implements those Acts. The Agency further agrees that a permanent employee of the Agency who will give proper guidance and counseling to insure proper performance of services and will ensure accurate and timely reporting of time worked will supervise the students. The Agency will keep appropriate time records of all students employed. These time records will be attested to by authorized officials of the Agency as listed in a schedule attached to this Agreement. Time summary cards will be submitted by email from one of the Agency's listed officials to the Work-Study Coordinator's Office at the Institution on a semi-monthly basis. The Agency will be responsible for the accuracy and timeliness of reported time worked, and accepts this responsibility as a requirement to participate in the program. The Agency shall also control strictly the work schedules of students employed so that no students become entitled to overtime compensation. Failure to adhere to these requirements can lead to termination of this Agreement.

Transportation for students to and from their work assignment will not be provided by either the Institution or Agency.

The parties agree that students performing work on the project under this Agreement will receive compensation of at least the required minimum set by the Federal Fair Labor Standards Act (currently \$7.25 per hour), to be paid by the Institution; however, the Institution mandates and the Agency agrees that Students will be paid at \$12.00 per hour minimum. The Institution will make all payments due as employer's contribution under Federal Social Security laws. Effective June 1st, 2022 the Institution shall pay the student one hundred percent (100%) of the gross earnings from Federal Work Study Funds. The Agency will be responsible for 100% of gross monthly earnings for time cards not submitted timely; 100% of any overtime compensation payments made, and will be responsible for earnings beyond the student's award allocation. The Agency further agrees to promptly remit payment to the Institution's Grants & Contracts Office upon receiving an invoice from the Institution for Agency's portion of the earnings due.

The Institution is considered the employer for purposes of this Agreement. The Agency has the right to control and direct the services of the students, not only as to the result to be accomplished, but also as to the means by which the result is to be accomplished. The institution is limited to determining whether the students meet the eligibility requirements for employment under the Federal Work Study Program, to assigning students to work for the organization, and to determining that the students do perform their work. Institution will ensure that each student participating under this Agreement will have a criminal background check completed before employment. If the Agency requires a supplemental background check, one may be conducted at the expense of the Agency. The Agency will be responsible for the direct supervision of work performed and will maintain and provide to the Institution the names and qualifications of Agency supervisors. The Institution will only accept time records from the Agency director/department head, and/or individuals specifically designated on any schedule attached to this Agreement.

Institution Representative:

Agency Representative:

Name: _____

Name: _____

Title: Executive V.P for Finance and Business Affairs

Title: _____

Date: _____

Date: _____

¹ Under sections 675.20 and 675.22 of the FWS Regulations, work to be performed under this Agreement must either be related to the student's educational objective or be work in the public interest, which would not otherwise be provided, will not result in the displacement of employed workers or impair existing contracts for services, will be governed by such conditions of employment, including compensation, as will be appropriate and reasonable in light of such factors as the type of work performed, geographical region, and proficiency of the employee; and must not involve political activity or work for any political party. Further, no project may involve the construction, operation, or maintenance of so much of any facility used, or to be used, for sectarian instruction or as a place for religious worship.

² No student may perform work on any project under the Federal Work-Study Program exceeding 19 hours per week.

Financial Aid Office

September 1, 2023 to August 31, 2024

This Agreement is entered into between The University of Texas Rio Grande Valley, hereinafter known as the “Institution”, and the America Reads Program with Mayor Joe V. Sanchez Public Library hereinafter known as the “Agency”, a Federal, State, or local public agency or private non-profit organization within the meaning of that term as defined in section 675 of the regulations governing the Federal Work-Study Program, for the purpose of providing work to students eligible to participate in the Federal Work-Study Program.¹ This agreement shall become effective at the date the Institution approves this agreement and shall continue until its termination at the request of either party upon 30 days written notice to the other party.

Schedules to be attached to this agreement from time to time, bearing the signature of an authorized official of the Institution and of the Agency, will set forth brief descriptions of the work performed by students under this agreement: 1.) the total number of students to be employed, the hourly rate of pay, and the average number of hours per week each student will be utilized. 2.) These schedules will also state the total length of the time the project is expected to run and total percent, if any, of the non-federal/ non-state share of student compensation that the Agency will pay to the Institution. The Institution will inform the Agency of the maximum number of hours per week a student may work.²

Students will be employed by the Institution and made available to the Agency by the Institution for performance of specified work assigned. Students may be removed from work on a particular assignment or from the Agency by the Institution, either on its own initiative or at the request of the Agency. The Agency agrees that no student will be denied work or subjected to different treatment under this agreement on the grounds of race, color, sex or national origin, and that it will comply with the provisions of the Civil Rights Act of 1964 (P.L. 88-352; 78 Stat. 252) and Title IX of the Education Amendment of 1972 (P.L. 92-318), and the Regulations of the Department of Education, which implements those Acts. The Agency further agrees that the students will be supervised by a permanent employee of the Agency who will give proper guidance and counseling to insure proper performance of services and will ensure accurate and timely reporting of time worked.

The Agency will keep appropriate time records of all students employed. These time records will be attested to by authorized officials of the Agency as listed in a schedule attached to this agreement. Time summary cards will be submitted by email of one on the listed individuals to the Work-Study Coordinator’s Office at the Institution on a semi-monthly basis. The Agency will be responsible for the accuracy and timeliness of reported time worked, and accepts this responsibility as a requirement to participate in the program. Agency is to keep all original timecards until institution personnel picks them up at the end of every semester. Failure to adhere to these requirements can lead to termination of this agreement.

The Agency agrees that students placed with them to meet the Community Service expenditure requirement through the America Reads/America Counts Program. In which employees will directly perform duties in agency programs designed to improve the quality of life of all members of the community, primarily low-income individuals and/or provide support services to individuals with disabilities. Transportation for students to and from their work assignment will not be provided by either the Institution or Agency.

Federal minimum wage is established at 7.25 per hour. However, students performing work on the project under this agreement will be paid at a rate of \$12.00 per hour as mandated by the Institution. All payments due as employer’s contribution under Federal Social Security laws will be made by the Institution. The Institution shall pay the student one hundred percent (100%) of the gross earnings from Federal Work Study Funds. The Agency will be responsible for 100% of gross monthly earnings for time cards not submitted timely, 100% of any overtime compensation payments made, and will be responsible for earnings beyond the student’s award allocation.

The Institution shall be deemed the employer of students participating with the Agency and may provide Workman’s Compensation in case of injuries the student receives on the job under this agreement. The Agency will be responsible for the direct supervision of work performed and will maintain and provide to the Institution the names and qualifications of Agency supervisors. The Institution will only accept time records from the Agency director/department head, and/or individuals they specifically designate.

Institution Representative:

Name: _____
Title: Executive V.P for Finance and Business Affairs
Date: _____

Agency Representative:

Name: _____
Title: _____
Date: _____

¹ Under sections 675.20 and 675.22 of the FWS Regulations, work to be performed under this Agreement must either be related to the student’s educational objective or be work in the public interest, which would not otherwise be provided, will not result in the displacement of employed workers or impair existing contracts for services, will be governed by such conditions of employment, including compensation, as will be appropriate and reasonable in light of such factors as the type of work performed, geographical region, and proficiency of the employee; and must not involve political activity or work for any political party. Further, no project may involve the construction, operation, or maintenance of so much of any facility used, or to be used, for sectarian instruction or as a place for religious worship.

² No student may perform work on any project under the Federal Work-Study Program exceeding 19 hours per week while school is in session.



Standardized Agenda Request Form

Date of Meeting: August 15, 2023		Agenda Item No. (to be assigned by CSO): 2023-6818	
From: David Arce			
Subject: Approval to authorize solicitation of bids for the delivery of fuel, to include gasoline, diesel, and DEF for all city units and authorize the Mayor to execute any related documents. (Staffed by Public Works Department.)			
Background: Contract has expired.			
Funding Source (budget code, if applicable):			
Amount:	Term of Impact:	Identified in Current Budget:	
Additional Action Prompted: Mayor's Signature			
If item previously considered, provide date and action by Commission:			
If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners:			
Advisory Review, if any (name of board/committee, date of action, recommendation):			
David Arce David Arce Martin Garza		Created/Initiated Approved New	
City Manager Comments: Approve as recommended by staff.			
Staff Recommendation: Approve.			
Attachments, if any: Memo 2023 FUEL BID			
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: August 15, 2023
To: City Commission
From: David Arce, Public Works Director
Subject: BID REQUEST FOR FUEL
Cc: Martin Garza, City Manager
Rosie Cavazos, Finance Director

Public Works Department is requesting approval bid fuels to include gasoline, diesel, and DEF for all city units to be delivered at city owned fuel tanks.

Staff recommends approval.



Standardized Agenda Request Form

Date of Meeting: August 15, 2023		Agenda Item No. (to be assigned by CSO): 2023-6819	
From: David Arce			
Subject: Approval to authorize solicitation of bids for various street sign supplies and authorize the Mayor to execute any related documents. (Staffed by Public Works 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):			
David Arce		Created/Initiated	
David Arce		Approved	
Martin Garza		New	
City Manager Comments: Approve as recommended by staff.			
Staff Recommendation: Approve.			
Attachments, if any: Memo 2023 TRAFFIC SUPPLIES BID			
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: August 15, 2023
To: City Commission
From: David Arce, Public Works Director
Subject: Various Street Sign Materials
Cc: Martin Garza, City Manager
Rosie Cavazos, Finance Director

Public Works Department is requesting approval bid on supplies that is used for installing and maintaining current signs. We require the purchase of poles, reflective sheeting, sign blanks, ink cartridges, cutters, misc. hardware.

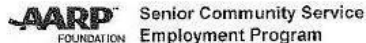
Staff recommends approval.



Standardized Agenda Request Form

Date of Meeting: August 15, 2023		Agenda Item No. (to be assigned by CSO): 2023-6821	
From:			
Subject: Approval of the renewal of the Host Agency Agreement with AARP Foundation for the Senior Community Service Employment Program at no cost to the city and authorize the Mayor to execute any related documents. (Staffed by Human Resources Department.)			
Background:			
Funding Source (budget code, if applicable):			
Amount:	Term of Impact:	Identified in Current Budget:	
Additional Action Prompted: Mayor's Signature			
If item previously considered, provide date and action by Commission:			
If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners:			
Advisory Review, if any (name of board/committee, date of action, recommendation):			
ADELAIDA VEGA Luz Galindo Martin Garza		Created/Initiated Approved New	
City Manager Comments: Approve as recommended by staff.			
Staff Recommendation: Approve.			
Attachments, if any: AARP Host Agency			
Responsibilities upon Approval:			

Please review the below agreement, at the bottom you will have the opportunity to electronically sign and submit your renewal. If you have any questions please contact your local SCSEP Project Site Office.



HOST AGENCY AGREEMENT

Host Agency: **City of Weslaco** FEIN: **74-600-2544**

Address: **255 South Kansas, Weslaco, TX - 78596**

Phone: **(956) 968-3181 Ext:**

Fax: **(956) 968-6717**

The above named agency/organization, an equal employment opportunity employer, requests the services of enrollees from the AARP Foundation Senior Community Service Employment Agency.

This Agency is:

☐ **A Non-Profit Organization.**
(Tax exempt under the Internal Revenue code 501(c)(3))

☒ **A Public Organization.**

Participant Supervisor(s) are:

☐ **Compensated with federal funds.**

☒ **Not compensated with federal funds.**

The purpose of this agreement is for the host agency and AARP Foundation to enter a joint engagement in the SCSEP, under which a participant receives training in a community service assignment while actively pursuing unsubsidized employment. The host agency agrees to provide meaningful training and work experience to the participant(s) in exchange for federally subsidized community service hours by AARP Foundation SCSEP participants.

To ensure our host agency partners understand their important role in the daily lives of SCSEP participants and their responsibilities in supporting each participant's goals to enhance or learn new skills and to obtain unsubsidized employment, we ask that each host agency supervisor clearly understand and support the following agency and participant requirements in this agreement:

- 1) The host agency agrees to support SCSEP objectives and will consider hiring participant(s) in permanent employment positions(s), if a vacancy arises.
- 2) The host agency acknowledges that AARP Foundation may reassign participant(s) at any time in accordance with SCSEP rules, regulations, and policies. AARP Foundation acknowledges that participation as a host agency is voluntary and agrees to honor any host agency request in writing to reassign participants for any lawful reason. AARP Foundation may require documentation of the request, or the basis therefore.
- 3) It is understood that the purpose of the SCSEP is for a participant to provide community service while they actively pursue training and unsubsidized employment off of the program. When a participant enrolls and/or gets a job off the program they may lose their public benefits. These benefits may include, but are not limited to: Public Housing, Food Stamps, SSI/SSD, and Medicaid.
- 4) It is understood that participants may miss some hours at the host agency assignment in order to pursue training opportunities or unsubsidized employment goals outside of the host agency. Participants may be required by AARP Foundation SCSEP to complete required programmatic activities and tasks which may include:
 - Accept referrals and interviews for employment outside the program.
 - Conduct an ongoing search for unsubsidized employment as specified in the Individual Employment Plan ("IEP")
 - Accept transfers to other host agency assignments as necessary to further the participant's training and work experience.
 - Register and maintain registration with the State Employment Service and/or One Stop Center.
 - Attend job search training, job clubs, participant meetings, etc., when offered by the AARP Foundation office, and engage in continuing unsubsidized job search activities.

5) It is understood that The SCSEP is short-term, work-training to prepare participants for unsubsidized employment off of the program. Participation in SCSEP is not an entitlement, nor is it designed to solely provide income maintenance. SCSEP participants are in training status, preparing for unsubsidized employment.

6) When practical, the Host Agency agrees to provide additional training support to their participants by allowing participants to utilize the Agency's computers and internet access for designated job search training and to complete online job search activities.

7) It is understood that training with the host agency is a short-term opportunity. Participation in the SCSEP is NOT a job, and participants are NOT employees of either the AARP Foundation or the host agency where they are temporarily assigned under federal law.

8) It is understood that AARP Foundation SCSEP does not conduct background checks or drug screening on participants. Host agencies may conduct background checks and drug screenings in their sole and exclusive discretion and in accordance with applicable law and assumes the risks of doing so. AARP Foundation is not financially or otherwise responsible for any costs, expenses or claims associated with background checks or drug screenings.

9) The host agency agrees to have or obtain reliable technology services that would enable it to receive and send participant *Time & Attendance Reports* to and from the AARP Foundation office. Reliable technology services are those that can produce readable documents – not overly dark, overly light, blurred, or otherwise unreadable by an objectively reasonable standard. Because electronic transmittal of Time and Attendance Reports are required by regulation as the method of documenting participant stipend payments for trained hours, AARP Foundation must place participants at an alternative assignment if a host agency cannot comply with this requirement. The host agency agrees to verify, sign and return accurately completed timesheets to AARP Foundation SCSEP for processing. Timesheets must be signed by the individual participant and by a responsible supervisory official having first-hand knowledge of the hours worked by the participant.

10) The host agency agrees to provide supervision, training, and a safe work environment for each assigned participant, at its sole discretion. The host agency also agrees to the provisions outlined in the *Participant and Host Agency Handbook* as a condition of participation in the SCSEP, including AARP Foundation SCSEP's policies prohibiting discrimination, workplace violence, and harassment. Host agencies agree and acknowledge that, while on-site at the Host Agency, participants are under the direct control and supervision of the Host Agency and that the Host Agency is responsible for permitting participants to conduct any tasks that qualify for payment under the program. AARP Foundation will not assign job-training tasks to any participant pursuant to this Agreement.

11) The host agency agrees to respond to the host agency customer satisfaction survey that is issued by the U.S. Department of Labor(DOL) if randomly selected and acknowledges that completion of the survey influences continued DOL funding of the SCSEP grant. This survey is generally sent out in January, but timing is at the discretion of DOL.

12) Pursuant to SCSEP regulations, AARP Foundation, as a program administrator, is responsible for providing workers' compensation insurance for all participants, in accordance with state and federal law. The host agency is responsible for maintaining a safe working environment for participants during their normal course of duties; and to ensure that proper equipment, procedures, and safe practices are used in compliance with state and federal law. The Host Agency recognizes that if a safety violation involving a SCSEP participant occurs on the premises, AARP Foundation expects Host Agency to follow safety notification laws as it would for its own employees, and to immediately notify AARP Foundation of any incident. AARP Foundation has the right to coordinate onsite safety inspections with the host agency to ensure that work procedures, equipment and practices are used to protect the safety of participants. If the host agency fails to adhere to reasonable safe working practices, AARP Foundation has the right to terminate the agreement for cause and for the protection of the participants.

The host agency must keep the following key safety issues in mind at all times:

- No lifting over 20pounds
- No step stools or ladders
- Participants may not drive unless the assignment, expressly includes driving, is approved in advance by AARP Foundation and is carried out in accordance with this Section 12 and Section 13 below
- Participants must always be supervised

13) No participant is authorized to drive as part of his or her assignment without the advance written approval of AARP Foundation.

(a) Only in exceptional situations can a participant transport other passenger(s) and only then with the approval of the national AARP Foundation SCSEP director. If a participant has been approved to engage in duties that include driving a vehicle owned or operated by the host agency, the host agency shall maintain appropriate automobile liability covering participant(s) while engaged in the performance of those duties. Applicable statutes will govern the limits of liability for Federal, state, and local government host agencies. A copy of the host agency's certification of insurance and participant's current driver's license and a motor vehicle record(MVR) check is required prior to the driving assignment beginning. Participants will be reimbursed for the cost of the MVR by AARP Foundation SCSEP.

(b) If the participant drives his or her own vehicle as part of his or her assignment beyond commuting, the Host Agency must ensure that participant maintains automobile liability insurance appropriate to cover performance of their assignments.

(c) The host agency shall also reimburse the participant for mileage if the participant drives his or her own vehicle in the performance of the host agency assignment.

(d) A copy of the host agency's certification of insurance, the participant's certification of insurance, the participant's current driver's license, and a MVR is required prior to the driving assignment beginning. Participants will be reimbursed for the cost of the MVR by AARP Foundation SCSEP.

14) It is understood that each party shall indemnify, defend, and hold harmless the other against all claims or actions that arise from the indemnifying party's performance of duties as described herein. For the Host Agency, this includes, without limitation, claims arising from participant conduct while under instructions from the Host Agency pursuant to the participant's assignment; claims of unpaid wages by participants that imply a breach of Section 15 hereunder; and claims arising from host agency's duty to maintain a safe working environment for participants. For AARP Foundation, this includes, without limitation, claims arising from failure to pay the training stipend despite submission of timesheets from Host Agency, or claims arising from the SCSEP enrollment process. For the avoidance of doubt, management and control over of a participant's tasks and whereabouts while on-site at a host agency constitutes performance of the host agency's duties under this agreement and does not constitute AARP Foundation performance. If defense against the claims on the indemnified party's behalf would give rise to a conflict of interest that cannot be reasonably waived, the indemnified party shall be entitled to separate counsel approved by the indemnifying party, such approval not to be unreasonably withheld. The obligations of each party to indemnify the other shall survive the termination or expiration of this Agreement.

15) It is understood that the AARP Foundation's SCSEP is federally funded and is required to maintain documentation (timesheets) to substantiate the expenditure of federal funds for wages.

(a) It is also understood and agreed to that AARP Foundation SCSEP shall pay a wage stipend to participants assigned to the host agency only within the limits communicated to host agency at the onset of participant placement; federal regulation prohibits payment beyond those grant-prescribed limits. The host agency shall not permit or instruct participant(s) to perform work beyond such limits or require participant to perform unpaid or volunteer host agency shall compensate participant(s) for such time and comply with applicable law governing employment requirements.

16) It is understood that, by law, host agency must not use participants as substitutes for permanent employees. Federal regulations prohibit such a "maintenance of effort." Participants are additions to, not substitutes for, regular agency staff. A community service assignment for a participant under Title V of the Older Americans Act is permissible only if the assignment does not:

- a. Reduce the number of employment opportunities or vacancies that would otherwise be available to individuals who are not SCSEP participants.
- b. Displace currently employed workers (including partial displacement, such as a reduction in the hours of non-overtime work, wages, or employment benefits);
- c. Impair existing contracts or result in the substitution of Federal funds for other funds in connection with work that would otherwise be performed; and
- d. Assign or continue to assign an SCSEP participant to perform the same work or substantially the same work as that performed by any other individual who is on layoff.

17) The host agency will be listed on the *Time Attendance Report* in AARP Foundation records accessible by the U.S. Department of Labor. If there are changes to a participant's supervisor, the AARP Foundation SCSEP office must be notified so that the information can be updated in SCSEP databases.

18) It is understood that all participant(s) records are subject to the Privacy Act, 5U.S.C. § 552a and neither party shall release records without written release signed by participant(s) or otherwise in accordance with law.

19) The host agency shall maintain all records, including original or copies of participant(s) timesheets, relating to this agreement for a period of four years. The host agency shall retain original participant(s) time sheets if faxed to AARP Foundation for payment. AARP Foundation or the U.S. Department of Labor, through any authorized representative, shall have access to and the right to examine all records related to this agreement.

20) It is understood that either party may terminate this agreement at any time for any reason upon notification to the other party.

21)) It is understood that any amendment, modification, or addendum to this agreement including changes or modifications to training assignments, must be made by mutual consent of the parties, in writing, signed and dated by both parties, prior to assignment of participant(s) to host agency or any changes being performed.

22) No part of this agreement requires payment of fees by a party to the other.

Below are the Sub site(s) associated with this HostAgency

City Of Weslaco Public Library

City of Weslaco-Mid Valley Airport

City of Weslaco-Public Facilities Dept

Signature: _____

Full Legal
Name: _____

Title: _____

Date: _____

SAFETY IS NO ACCIDENT

07-03-2023

AARP Foundation SCSEP



Standardized Agenda Request Form

Date of Meeting: August 15, 2023		Agenda Item No. (to be assigned by CSO): 2023-6829	
From: ROBERT LOPEZ			
Subject: Approval to modify the contractual date of the Interlocal Agreement between the City of Weslaco and the City of Mercedes to commence January 1, 2023 regarding housing prisoners in the City of Weslaco's municipal jail and authorize the Mayor to execute any related documents. (Staffed by Police Department.)			
Background:			
Funding Source (budget code, if applicable):			
Amount:	Term of Impact:	Identified in Current Budget:	
Additional Action Prompted: Mayor's Signature			
If item previously considered, provide date and action by Commission:			
If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners:			
Advisory Review, if any (name of board/committee, date of action, recommendation):			
NORMA CANTU ROBERT LOPEZ Martin Garza		Created	
City Manager Comments: Approve as recommended by staff.			
Staff Recommendation: Approve.			
Attachments, if any: 2023 - 2024 Interlocal Agreement between the City of Weslaco Police Department and the City of Mercedes re temporary housing and detention of Mercedes			
Responsibilities upon Approval:			

STATE OF TEXAS §

COUNTY OF HIDALGO §

**INTERLOCAL COOPERATION AGREEMENT BETWEEN
THE CITY OF WESLACO, TEXAS AND THE CITY OF MERCEDES, TEXAS**

This Agreement is made by and between the City of Weslaco, Texas hereinafter referred to as "Weslaco" and the City of Mercedes, Texas; hereinafter referred to as "Mercedes", pursuant to the provisions of the Texas Interlocal Cooperation Act, as follows:

WITNESSETH:

WHEREAS, City of Weslaco is a Home Rule municipality created under the State of Texas Constitution and the laws of the State of Texas, and

WHEREAS, City of Mercedes is a Home Rule municipality created under the State of Texas Constitution and the laws of the State of Texas, and

WHEREAS, City of Mercedes is in need of obtaining services for the temporary housing and detention of prisoners awaiting arraignment or transfer to the Hidalgo County Jail, and

WHEREAS, City of Weslaco has located within their Police Department Facility holding cells, and

WHEREAS, both parties recognize the need and have a desire to cooperate with each other on all matters related to Law Enforcement

WHEREAS, City of Weslaco and City of Mercedes are authorized to enter into this Agreement pursuant to the Inter-local Cooperation Act, Texas government Code 791.001 et seq., (the "Act") which authorizes local governments to contract with each other to perform governmental functions and services under the terms of the Act;

NOW THEREFORE, The City of Weslaco and City of Mercedes, in consideration of the mutual covenants expressed hereinafter, agree as follows:

1. Purpose.

- 1.1 The purpose of this agreement is for the temporary housing and detention of Mercedes prisoners awaiting arraignment or transfer to the Hidalgo County Jail. Weslaco agrees to make use of their holding cells for prisoners of the City of Mercedes subject to availability of space based on their facility's capacity, and as provided herein.

2. *Term and Termination.*

- 2.1 The term of this agreement is for a period of One (1) year commencing on January 1, 2023, and ending at midnight on January 1, 2024, unless otherwise agreed to by the parties in writing. If any party desires to extend the term of this agreement, said party must notify the other party in writing of such request at least sixty (60) days prior to the expiration of the term. Any agreement to extend must be in writing.
- 2.2 Either party may terminate this Agreement upon (30) days written notice to the non-terminating party for any reason or no reason at all.

3. *Processing and Housing.*

- 3.1 Weslaco agrees to process and temporarily confine persons arrested ("prisoners") by a Mercedes peace officer at a cost of **Fifty-Four Dollars (\$54) per prisoner per day on a twenty-four-hour cycle.** The day the prisoner is "booked in" will be counted and charged as one day. The succeeding days charges will begin after the prisoner has been confined for twenty-four (24) hours. This cost will include detention, transportation and meal costs. Weslaco agrees to provide meals to the temporarily confined prisoners as required by law and pursuant to customary procedures.
- 3.2 Mercedes agrees to transport prisoners to the Weslaco Police Department Jail and to assist Weslaco Police Department personnel in processing said prisoners.
- 3.3 The length of confinement shall not exceed a forty-eight (48) hour period per prisoner. Within the 48-hour confinement period, Mercedes shall make all necessary arrangements to transport said prisoners out of the Weslaco Police Department Jail Facility.
- 3.4 Weslaco agrees to provide the same level of care and security for Mercedes prisoners as they do for their own prisoners.
- 3.5 Weslaco agrees to notify Mercedes as soon as possible of any issues involving Mercedes prisoners including but not limited to health, safety and general condition of the prisoners, while housed in the Weslaco jail facility.
- 3.6 City of Mercedes agrees that the Mercedes personnel involved in delivering and retrieving prisoners from the Weslaco facility shall at all times adhere to Weslaco rules and procedures in place pertaining to the detention of prisoners.
- 3.7 City of Mercedes agrees to reimburse Weslaco for any reasonable costs incurred in the care and housing of the prisoners. All reimbursements shall be as provided in this agreement.
- 3.8 If requested by Weslaco, Mercedes will relocate any Mercedes prisoners that the Weslaco Police Department determines is being unruly or disruptive or might cause harm to, or be harmed by, any other prisoner. Mercedes further agrees to relocate any Mercedes prisoners that the Weslaco Police Department is unable to accommodate for health, safety or crowded conditions.

- 3.9 Weslaco reserves the right to refuse to accept for processing or temporary confinement of any prisoner, pursuant to this Agreement, when in its judgment it is unable to perform hereunder by reason of temporary understaffing, temporary overcrowding, the condition of the prisoner, or any other reason as determined by Weslaco.

4. *Use of Intoxilyzer.*

- 4.1 Upon request of Mercedes peace officer, Weslaco agrees to provide use of an intoxilyzer instrument for any prisoner charged with the offense of Driving While Intoxicated. If the Mercedes peace officer is not certified or trained to use the intoxilyzer, Weslaco agrees to provide a certified peace officer to administer the breath test. A Mercedes peace officer shall remain present at all times during the use of the intoxilyzer instrument.

5. *Medical Treatment.*

- 5.1 Weslaco reserves the right to refuse to accept for processing any prisoner who is reasonably believed to be injured or sick until appropriate and necessary treatment has been provided by a physician or hospital and said person has been released thereby and determined to be physically capable of jail confinement. A written medical clearance form must accompany the Mercedes prisoner to the Weslaco Police Jail facility in order to be confined, or to resume confinement. Arrangements for such treatment and the cost thereof shall be the responsibility of Mercedes.
- 5.2 In the event that a prisoner has been accepted for processing pursuant to this Agreement and is thereafter determined to require medical treatment and/or hospitalization, Mercedes agrees that it will make the same available to any such prisoner. Weslaco agrees to notify Mercedes of any such circumstance and in emergency situations, shall transport the prisoner to the proper medical facilities, and Mercedes agrees to relieve Weslaco within thirty (30) minutes of transport. Any such emergency treatment and the cost thereof shall be the responsibility of Mercedes.

6. *Insurance and Indemnification.*

- 6.1 Mercedes agrees to notify the City's Insurance Provider, TML, of this agreement and Mercedes will provide Weslaco proof that TML has been notified. Mercedes further agrees to indemnify and hold harmless the City of Weslaco for any legal action arising from any complaints, lawsuits, or civil complaints brought about by any prisoners housed under the terms and conditions of this agreement, unless a proper investigation determines that any agent or employee of the City of Weslaco acted illegally or contrary to approved Weslaco policies, rules, regulations or commonly accepted practices.

7. *Other Terms.*

- 7.1 Conflict with applicable Law. Nothing in this Agreement shall be construed to require the commission of any act contrary to law, and whenever there is any conflict between any provision of this agreement and any present or future law, ordinance or administrative,

executive or judicial regulation, order or decree, or amendment thereof, contrary to which the parties have no legal right to contract, the latter shall prevail, but in such event the affected provision or provisions of this Agreement shall be modified only to the extent necessary to bring them within the legal requirements and only during the time such conflict exists.

- 7.2 No Waiver. No waiver by any party hereto of any breach of any provision of this Agreement shall be deemed to be a waiver of any preceding or succeeding breach of the same or any other provision hereof.
- 7.3 Entire Agreement: This Agreement contains the entire contract among the parties hereto, and each party acknowledges that no other party has made (either directly or through any agent or representative) any representation or agreements in connection this Agreement not specifically set forth herein. This Agreement may be modified or amended only by agreement in writing executed by City of Mercedes and City of Weslaco and not otherwise.
- 7.4 Texas Law to Apply. This Agreement shall be construed under and in accordance with the laws of the State of Texas and all obligation of the parties created hereunder are performable in Hidalgo County, Texas. The parties hereby consent to personal jurisdiction in Hidalgo County, Texas.
- 7.5 Notice. Except as may be otherwise specifically provided in this Agreement, all notices, demands, requests, or communication required or permitted hereunder shall be in writing and shall either be (i) personally delivered against a written receipt, or (ii) sent by registered or certified mail, return receipt requested, postage prepaid, and addressed to the parties at the addresses set forth below, or at such other addresses as may have been theretofore specified by written notice delivered in accordance herewith:

If to the City of Weslaco:
255 S. Kansas Ave.
Weslaco, Texas 78596

Attn: Martin Garza, City Manager

If to City of Mercedes:
400 S. Ohio Ave.
Mercedes, Texas 78570

City of Mercedes Attn: City Manager

Any other demand, request or communication which shall be delivered or mailed in the manner described above shall be deemed sufficiently given for all purposes at such time as it is personally delivered to the addressee or, if mailed, at such time as it is deposited in the United States mail.

- 7.6 Additional Documents. The parties hereto covenant and agree that they will execute such other and further instruments and documents as are or may become necessary or convenient to effectuate and carry out the terms of this Agreement.

- 7.7 Successors. This Agreement shall be binding upon and inure to the benefit of the parties hereto and their respective heirs, executors, administrators, legal representatives, successors, and assigns where permitted by this Agreement.
- 7.8 Assignment. This Agreement shall not be assignable.
- 7.9 Headings. The headings and captions contained in this Agreement are solely for convenient reference and shall not be deemed to affect the meaning or interpretation of any provision of paragraph hereof.
- 7.10 Gender and Number. All pronouns used in this Agreement shall include the other gender, whether used in the masculine, feminine or neuter gender, and singular shall include the plural whenever and so often as may be appropriate.
- 7.11 Authority to Execute. The performance of this Agreement by each of the parties have been duly authorized by all necessary laws, resolutions, ordinances or government body action, and this Agreement constitutes the valid and enforceable obligations of the parties hereto in accordance with its terms.
- 7.12 Governmental Purpose. Each party hereto is entering into this Agreement for the purpose of providing governmental services or functions and will pay for such services out of current revenues available to the paying party as herein provided.
- 7.13 Severability. Should any phrase, clause, sentence, or section of this Agreement be judicially declared to be invalid, unenforceable, or void, such decision will not have the effect of invalidating or voiding the remainder of this Agreement, and such part of the Agreement will be deemed to have been stricken here from, and the remainder of this Agreement will have the same force and effect if such part or parts had never been included herein.

[Signature Page to Follow]

WITNESS THE HANDS OF THE PARTIES effective as of the _____ day of _____
_____.

City of Weslaco, Texas

David Suarez, **Mayor**

Date

ATTEST:

Norma A. Cantu, **City Secretary**

Date

APPROVED AS TO FORM:

Juan E. Gonzalez, **City Attorney**

Date

City of Mercedes, Texas

Oscar D. Montoya, Sr., **Mayor**

Date

ATTEST:

Joycelyn Castillo, **City Secretary**

Date

APPROVED AS TO FORM:

City Attorney

Date



Standardized Agenda Request Form

Date of Meeting: August 15, 2023		Agenda Item No. (to be assigned by CSO): 2023-6793	
From: REBEKAH DE LA FUENTE			
Subject: Discussion and consideration after public hearing on behalf of Alma D Berrones on Ordinance 2023-32 to rezone 109 W Esplanada also being Lot 15 and 16, Block 7, Esplanada Subdivision, Weslaco, Hidalgo County, Texas from R-1 One-Family Dwelling District to R-2 Duplex and Apartment District and authorize the Mayor to execute any related documents. First reading of Ordinance 2023-32. Possible action. (Staffed by Planning & Code Enforcement Department.)			
Background: The applicant is requesting to rezone property from R-1 One-Family Dwelling District to R-2 Duplex and Apartment District. Twenty-seven (27) property owners within 200 feet of the applicant's property were notified by letter on July 21, 2023.			
Funding Source (budget code, if applicable):			
Amount:	Term of Impact:	Identified in Current Budget:	
Additional Action Prompted: Mayor's Signature Ordinance - First Reading			
If item previously considered, provide date and action by Commission:			
If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners: Notice of the application and the Public Hearing for the Planning and Zoning Commission and City Commission appeared in The Monitor on July 19, 2023.			
Advisory Review, if any (name of board/committee, date of action, recommendation): The Planning and Zoning Commission recommended approval of the rezone at their regular meeting of August 2, 2023.			
FLOR ELISA ACUNA REBEKAH DE LA FUENTE Martin Garza		Created/Initiated Approved New	
City Manager Comments: Approve as recommended by staff.			
Staff Recommendation: Staff recommends approval based on comp plan, which calls for R-2 to serve as a buffer between R-1 and Commercial.			
Attachments, if any: Rezone-109 W Esplanada St. - Memo, 109 W Esplanada St- Application, Notice & Radius map, 109 W Esplanada-Aerial, O2023-32 rezone 109 W Esplanada St			
Responsibilities upon Approval: Staff will advise the applicant.			

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: Rezone- 109 W Esplanada St

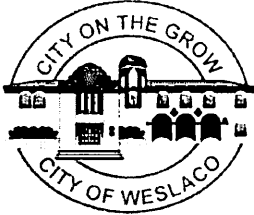
DATE: August 8, 2023

The proposed use of the property will be for a duplex type of use. The owner has not submitted any plans for construction at this time but will need to meet all the departments requirements. There are existing commercial used to the west of this property. Staff has not received any petitions for or against the rezone request.

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

Thank you,

Rebekah de la Fuente, CFM



APPLICATION FOR REZONING

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

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

FILE NO. _____

PROPOSED PROJECT

Legal Description of Property to be rezoned:

Lot 15 + 16 Block 7

Subdivision Name Esplanada

Street Address 109 W. Esplanada St.

Existing Zoning Residential Existing Land Use Family Home

Proposed Zoning Residential Proposed Land Use Duplex

_____ \$305.00 non-refundable filing fee.

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

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

_____ City and school tax receipts attached.

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

APPLICANT

Name Alma D. Berrones Phone 956-684-3209

Address 615 W. 4th St. Fax: _____

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

OWNER

Name Alma D. Berrones 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 Alma Berrones Date _____
Owner

Signature Alma Berrones Date _____
Applicant

Signature Alma Berrones Date _____
Authorized Agent

STAFF USE ONLY

Accepted By _____

_____ Date Paid _____

Notice of Public Hearing **CITY OF WESLACO**
200' of Proposed Si 956-968-3181

Date _____

P & Z Notice of Pub REC#: 03046734 6/22/2023 4:37 PM
OPER: NV TERM: 041
REF#: _____
PAID BY: _____

Date _____

City Commission N ACCT #: XXXX-XXXX-XXXX-9004
AUTH #: 003717

Date _____

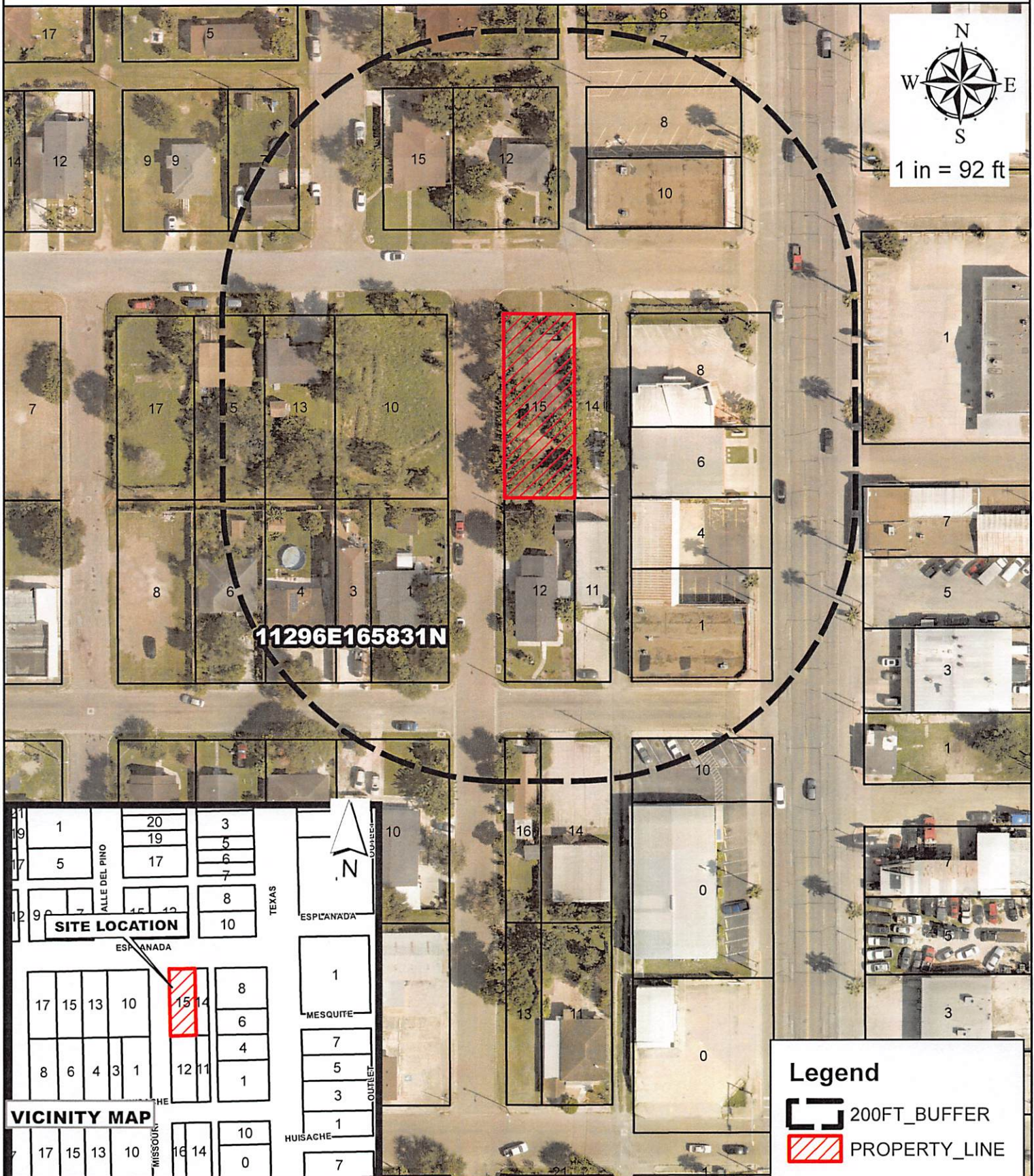
Presented to P & Z TRAN #: 000000002861
Approved _____ [TYPE: PURCHASE

Date _____

Presented to City C TRAN: 800.0000 ENERGOV PAYMENT
Approved _____ [INV-00013598 305.00CR
BERRONES, ALMA
CAINVOICEFEE 300.00CR
CAINVOICEFEE 5.00CR

Date _____

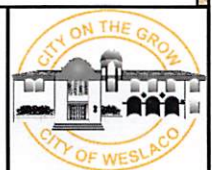
Ordinance No. _____ TENDERED: 305.00 CREDIT CARD
APPLIED: 305.00-
CHANGE: 0.00



Alma Berrones
109 W Esplanada
Esplanada Blk 7
Lot 15-16

Purpose for the Rezone Request

Existing zoning: R-1
Existing land use: Vacant Land
Prop Zone: R-2



JUN 27, 2023

JOBISU LTD 1508 IVY LN EDINBURG TX 78539	E7200-00-001-0010-00 ESPLANADA BLK 1 LOT 10 0 TEXAS BLVD	L: 32818 B: 5400
ROBLES, REYNALDO & ALMA PO BOX 476 WESLACO TX 78599-0476	E7200-00-001-0015-00 ESPLANADA BLK 1 LT 15 0 W HUISACHE ST	L: 13650 B: 0
ESPINOZA SANTOS JUAN JAVIER ESPINOZA 111 W HUISACHE ST WESLACO TX 78596	E7200-00-001-0016-00 ESPLANADA BLK 1 LT 16 111 W HUISACHE	L: 11538 B: 16229
FLORES HERMINIA 7030 CORTEZ ST WESLACO TX 78599	E7200-00-002-0010-00 ESPLANADA BLK 2 LTS 10-11-12 515 N MISSOURI AVE	L: 36920 B: 37752
CARDENAS RUBEN 603 N TEXAS BLVD WESLACO TX 78596	E7200-00-007-0001-00 ESPLANADA BLK 7 LTS 1-2-3 603 N TEXAS BLVD	L: 72800 B: 153204
CARDENAS RUBEN 603 N TEXAS BLVD WESLACO TX 78596	E7200-00-007-0004-00 ESPLANADA BLK 7 LTS 4-5 605 N TEXAS BLVD	L: 45750 B: 14087
MORENO ISRAEL 613 N TEXAS BLVD WESLACO TX 78596	E7200-00-007-0006-00 ESPLANADA LOT 6 & 7 BLK 7 611 N TEXAS BLVD	L: 45750 B: 95458
MORENO, ISRAEL 613 N TEXAS BLVD WESLACO TX 78596	E7200-00-007-0007-00 ESPLANADA BLK 7 LT 7 613 N TEXAS BLVD	L: 12500 B: 0
MALFAVON MANAGEMENT GROUP 619 N TEXAS WESLACO TX 78596	E7200-00-007-0008-00 ESPLANADA BLK 7 LT 8.9 & 10 BLK 7 617 N TEXAS BLVD	L: 56000 B: 107728
R & A REAL ESTATE LLC 6400 N FM 88 WESLACO TX 78599	E7200-00-007-0011-00 ESPLANADA BLK 7 LT 11 108 W HUISACHE ST	L: 13813 B: 32536
OLIVO JOSE 110 W HUISACHE ST WESLACO TX 78596	E7200-00-007-0012-00 ESPLANADA BLK 7 LTS 12-13 110 W HUISACHE ST	L: 23075 B: 26131
MALFAVON MANAGEMENT GROUP 619 N TEXAS WESLACO TX 78596	E7200-00-007-0014-00 ESPLANADA BLK 7 LT 14 105 W ESPLANADA ST	L: 11538 B: 0

JUN 27, 2023

BERRONES ALMA DELIA 615 W 4TH ST WESLACO, TX 78596-5842	E7200-00-007-0015-00 ESPLANADA BLK 7 LTS 15-16 109 W ESPLANADA ST	L: 23075 B: 30133
VALADEZ GRACIELA MEDRANO 600 N MISSOURI WESLACO TX 78596	E7200-00-008-0001-00 ESPLANADA BLK 8 LTS 1-2 600 N MISSOURI AVE	L: 25383 B: 33129
FLORES GABRIEL JR 206 W HUISACHE ST WESLACO TX 78596	E7200-00-008-0003-00 ESPLANADA BLK 8 LT 3 206 W HUISACHE ST	L: 11538 B: 76159
LIRA NANCY G RODRIGUEZ & JUAN R 208 W HUISACHE ST WESLACO TX 78596	E7200-00-008-0004-00 ESPLANADA LTS 4 & 5 BLK 8 208 W HUISACHE ST	L: 23075 B: 61346
ESQUEDA MARIA D 212 W HUISACHE ST WESLACO TX 78596	E7200-00-008-0006-00 ESPLANADA BLK 8 LT 6-7 212 E HUISACHE	L: 23075 B: 46062
R & A REAL ESTATE INVESTMENTS 6400 N FM 88 WESLACO, TX 78599-3240	E7200-00-008-0010-00 ESPLANADA BLK 8 LTS 10-11-12 613 N MISSOURI AVE	L: 36920 B: 0
RAMOS PETRA L MARIA LUISA LOZANO 209 W ESPLANADA ST WESLACO TX 78596	E7200-00-008-0013-00 ESPLANADA BLK 8 LTS 13-14 209 W ESPLANADA ST	L: 23075 B: 21182
MANCIAS EDUARDO 211 W ESPLANADA ST WESLACO TX 78596	E7200-00-008-0015-00 ESPLANADA BLK 8 LTS 15-16 211 W ESPLANADA ST	L: 23075 B: 19936
BELTRAN CARLOS ALBERTO & 200 W ESPLANADA ST WESLACO TX 78596	E7200-00-015-0007-00 ESPLANADA BLK 15 LTS 7-8 200 W ESPLANADA ST	L: 17750 B: 20513
SANDOVAL MELBA 1514 VANCE ST EDINBURG TX 78539	E7200-00-016-0007-00 ESPLANADA BLK 16 LT 7 701 N TEXAS BLVD	L: 32313 B: 1595
SANDOVAL MELBA 1514 VANCE ST EDINBURG TX 78539	E7200-00-016-0008-00 ESPLANADA BLK 16 LTS 8-9	L: 50325 B: 3190
SANDOVAL MELBA 1514 VANCE ST EDINBURG TX 78539	E7200-00-016-0010-00 ESPLANADA BLK 16 LTS 10-11 701 N TEXAS BLVD	L: 50325 B: 146760

JUN 27, 2023

HERNANDEZ ALICIA H & LUIS 110 W ESPLANADA ST WESLACO TX 78596	E7200-00-016-0012-00 ESPLANADA BLK 16 LTS 12-13-14 110 W ESPLANADA ST	L: 26625 B: 18931
REYES CARLOS M 4521 TYLER AVE MCALLEN TX 78503	E7200-00-016-0015-00 ESPLANADA LOTS 15 & 16 BLK 16 116 W ESPLANADA ST	L: 17750 B: 24732
AYALA LIDIA TREVINO 712 NORTH PINO ST WESLACO TX 78596	E7200-00-016-0017-00 ESPLANADA BLK 16 LTS 17-18 712 N PINO ST	L: 26625 B: 39267

2022 TAX STATEMENT



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

Certified Owner:
DE LOS SANTOS ESMERALDA
400 E 18TH ST LOT 123
WESLACO, TX 78596-8089

Legal Description:
ESPLANADA BLK 7 LTS 15-16

Account No: E7200-00-007-0015-00

Appr. Dist. No.: 171207

Legal Acres: .1492

Parcel Address: 109 W ESPLANADA ST

As of Date: 06/22/2023

Print Date: 06/22/2023

Market Value		Appraised Value	Assessed Value	Capped Value	Homesite Value	Agricultural Market Value	Non-Qualifying Value
Land	Improvement						
\$23,075	\$30,133	\$53,208	\$53,208	\$0	\$0	\$0	\$53,208
Taxing Unit		Assessed Value (100%)	Exemptions		Taxable Value	Tax Rate	Tax
			Code	Amount			
HIDALGO COUNTY		\$53,208		\$0.00	\$53,208	0.5750000	\$305.95
DRAINAGE DIST #1		\$53,208		\$0.00	\$53,208	0.1179000	\$62.73
CITY OF WESLACO		\$53,208		\$0.00	\$53,208	0.6967000	\$370.70
WESLACO ISD		\$53,208		\$0.00	\$53,208	0.9593000	\$510.42
SOUTH TEXAS ISD		\$53,208		\$0.00	\$53,208	0.0492000	\$26.18
SOUTH TEXAS COLLEGE		\$53,208		\$0.00	\$53,208	0.1615000	\$85.93

Total Tax: \$1,361.91
Total Tax Paid to date: \$1,361.91
Total Tax Remaining: \$0.00

Exemptions:

AMOUNT DUE IF PAID BY:

06/30/2023 15%	07/31/2023 18 + up to 15%	08/31/2023 19 + up to 15%	10/02/2023 20 + up to 15%	10/31/2023 21 + up to 15%	11/30/2023 22 + up to 15%
\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
01/01/2024 23 + up to 15%	01/31/2024 24 + up to 15%	02/29/2024 25 + up to 15%	04/01/2024 26 + up to 15%	04/30/2024 27 + up to 15%	05/31/2024 28 + up to 15%
\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

School Information:

WESLACO ISD 2022 M&O .92330000 I&S .03600000 Total .95930000 2021 M&O .94070000 I&S .04000000 Total .98070000

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

4.1.74



Print Date: 06/22/2023

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



E7200-00-007-0015-00

DE LOS SANTOS ESMERALDA
400 E 18TH ST LOT 123
WESLACO, TX 78596-8089

AMOUNT PAID:

\$ _____

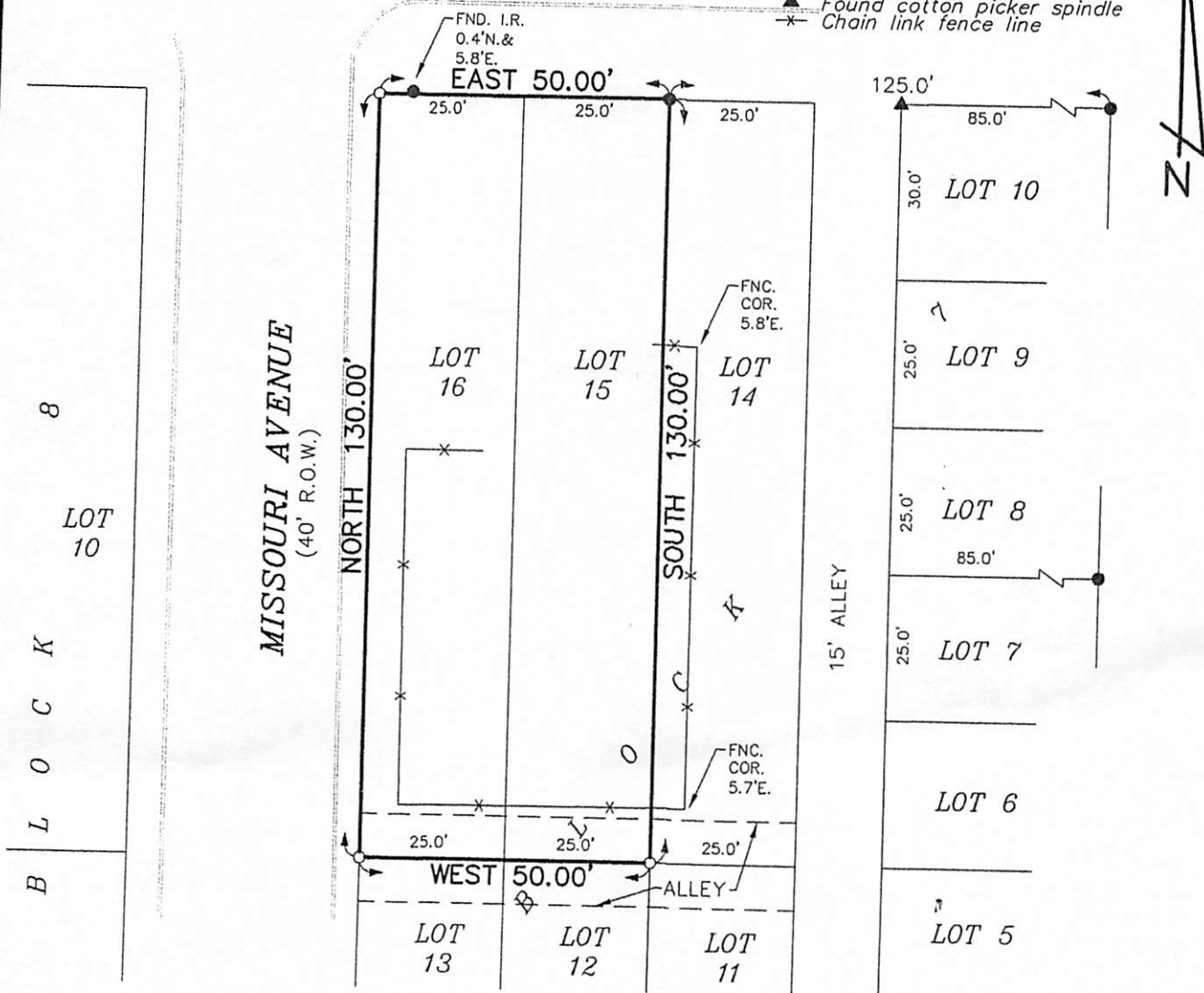
00001712070000000000

ABSTRACT OF TITLE ON THE ABOVE PROPERTY. EASEMENTS OF RECORD MAY AFFECT SUBJECT PROPERTY.

21375

- Found 1/2" iron rod
- Found 1/2" iron rod with cap
- Set 1/2" iron rod with a plastic cap stamped "R&A"
- ▲ Found cotton picker spindle
- ✱ Chain link fence line

BASIS OF BEARINGS: I.R.
END. FOR THE N.E. COR. LOT
10 AND N.E. COR. LOT 15



SURVEY PLAT OF
LOTS 15 AND 16, BLOCK 7,
ESPLANDA SUBDIVISION,
HIDALGO COUNTY, TEXAS
AS PER MAP RECORDED IN VOLUME 8, PAGE 26, H.C.M.R.

PROPERTY ADDRESS: 109 W. ESPLANADA STREET
WESLACO, TEXAS 78596

PREPARED FOR: ALMA DELIA BERRONES

I, REYNALDO ROBLES, REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE ABOVE PLAT REPRESENTS A SURVEY AS MADE ON THE GROUND UNDER MY SUPERVISION, THAT THERE ARE NO VISIBLE ENCROACHMENTS, NOR VISIBLE AND APPARENT EASEMENTS AT THE TIME OF SURVEY EXCEPT AS SHOWN AND BY GRAPHIC PLOTTING ONLY THIS PROPERTY LIES IN FLOOD ZONE "AH" (AREAS OF 100-YR SHALLOW FLOODING WHERE DEPTHS ARE BETWEEN 1 AND 3 FEET; BASE FLOOD ELEVATIONS ARE SHOWN, BUT NO FLOOD HAZARD FACTORS ARE DETERMINED) OF FIRM COMMUNITY PANEL NO. 480349 0005 B, DATED MARCH 4, 1980.

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

RA ROBLES &
ASSOCIATES, PLLC

PROFESSIONAL LAND SURVEYORS

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

PHONE (956) 968-2422
FAX (956) 969-2011
FIRM No. 10096700

SURVEYED: 01-17-23

DRAWN BY: JR/01-18-23

SCALE: 1"=30'

JOB No. 21375

TITLE
COMMITMENT No.

REVISÉ:

SURVEY IS VALID ONLY IF PRINT HAS ORIGINAL
EMBOSSSED SEAL OF SURVEYOR OF RECORD.

© COPYRIGHT 2023

Rezone Request

R-1 to R-2

Legend

 109 W Esplanada St



ORDINANCE NO. 2023-32

AN ORDINANCE AMENDING ZONING ORDINANCE NO. 2018-02 AND AMENDING THE ZONING MAP OF THE CITY OF WESLACO TO CHANGE THE ZONING OF REZONE 109 W ESPLANADA ALSO BEING LOT 15 AND 16, BLOCK 7, ESPLANADA SUBDIVISION, WESLACO HIDALGO COUNTY, TEXAS. FROM R-1 ONE-FAMILY DWELLING DISTRICT TO R-2 DUPLEX AND APARTMENT DISTRICT BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF WESLACO, TEXAS:

SECTION I: To rezone from a R-1 One-Family Dwelling District to R-2 Duplex and Apartment District located at 109 W Esplanada also being Lot 15 and 16, Block 7, Esplanada Subdivision, Weslaco, Hidalgo County, Texas.

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

PASSED AND APPROVED on first reading at a regular meeting of the City Commission this 15th day of August 2023.

PASSED AND APPROVED on second reading at a regular meeting of the City Commission this _____ day of _____, 2023.

CITY OF WESLACO

David Suarez, MAYOR

ATTEST:

Norma A. Cantu, CITY SECRETARY

APPROVED AS TO FORM:

Juan E. Gonzalez, CITY ATTORNEY



Standardized Agenda Request Form

Date of Meeting: August 15, 2023		Agenda Item No. (to be assigned by CSO): 2023-6794	
From: REBEKAH DE LA FUENTE			
Subject: Discussion and consideration after public hearing on behalf of David & Dora Ybarra on Ordinance 2023-33 to rezone 500 S Iowa also being Lot 1, Block 44, Weslaco Original Townsite, Weslaco, Hidalgo County, Texas from R-1 One-Family Dwelling District to R-2 Duplex and Apartment District and authorize the Mayor to execute any related documents. First reading of Ordinance 2023-33. Possible action. (Staffed by Planning & Code Enforcement Department.)			
Background: The applicant is requesting to rezone property from R-1 One-Family Dwelling District to R-2 Duplex and Apartment District. Twenty-one (21) property owners within 200 feet of the applicant's property were notified by letter on July 21, 2023.			
Funding Source (budget code, if applicable):			
Amount:	Term of Impact:	Identified in Current Budget:	
Additional Action Prompted: Mayor's Signature Ordinance - First Reading			
If item previously considered, provide date and action by Commission:			
If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners: Notice of the application and the Public Hearing for the Planning and Zoning Commission and City Commission appeared in The Monitor on July 19, 2023.			
Advisory Review, if any (name of board/committee, date of action, recommendation): The Planning and Zoning Commission recommended approval of the rezone at their regular meeting of August 2, 2023.			
FLOR ELISA ACUNA REBEKAH DE LA FUENTE Martin Garza		Created/Initiated Approved New	
City Manager Comments: Approve as recommended by staff.			
Staff Recommendation: Staff recommends approval based on surrounding land use.			
Attachments, if any: Rezone-500 S Iowa- Memo, 500 S Iowa -Application, Notice & Radius map, 500 S Iowa- Aerial, O2023-33 rezone 500 S Iowa			
Responsibilities upon Approval: Staff will advise the applicant.			

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: Rezone- 500 S Iowa St

DATE: August 8, 2023

The proposed use of the property will be for a duplex type of use. The owner has not submitted any plans for construction at this time but will need to meet all the departments requirements. There are existing apartment and duplex zoned located along 5th Street in this area. Staff has not received any petitions for or against the rezone request.

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

Thank you,

Rebekah de la Fuente, CFM



APPLICATION FOR REZONING



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

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

FILE NO. RZNE-000481-2023

PROPOSED PROJECT

Legal Description of Property to be rezoned:

Lot 1 Block 44

Subdivision Name 500 S Iowa

Street Address 309 East 5th Street, Weslaco, TX

Existing Zoning Original Townsite Existing Land Use Empty Lot

Proposed Zoning _____ Proposed Land 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 David/DORA Ybarra Phone 956-968-7477

Address 313 East Sugar Cane Drive Fax: _____

City Weslaco State TX Zip Code 78599 E-Mail: dybarra

OWNER

Name DORA Alicia Ybarra Phone 956-968-7477

Address 313 East Sugar Cane Drive Fax: _____

City Wes State TX Zip Code 78599 E-Mail: dpena2004@yahoo.com

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

Signature Dora Alicia Ybarra Date 7-11-2023
Owner

Signature _____ Date _____
Applicant

Signature _____ Date _____
Authorized Agent

STAFF USE ONLY

Accepted By _____ Payment Received By _____ Date Paid _____

Notice of Public Hearing Site _____ Date _____
 200' of Proposed Site

P & Z Notice of Public Hearing _____ Date _____

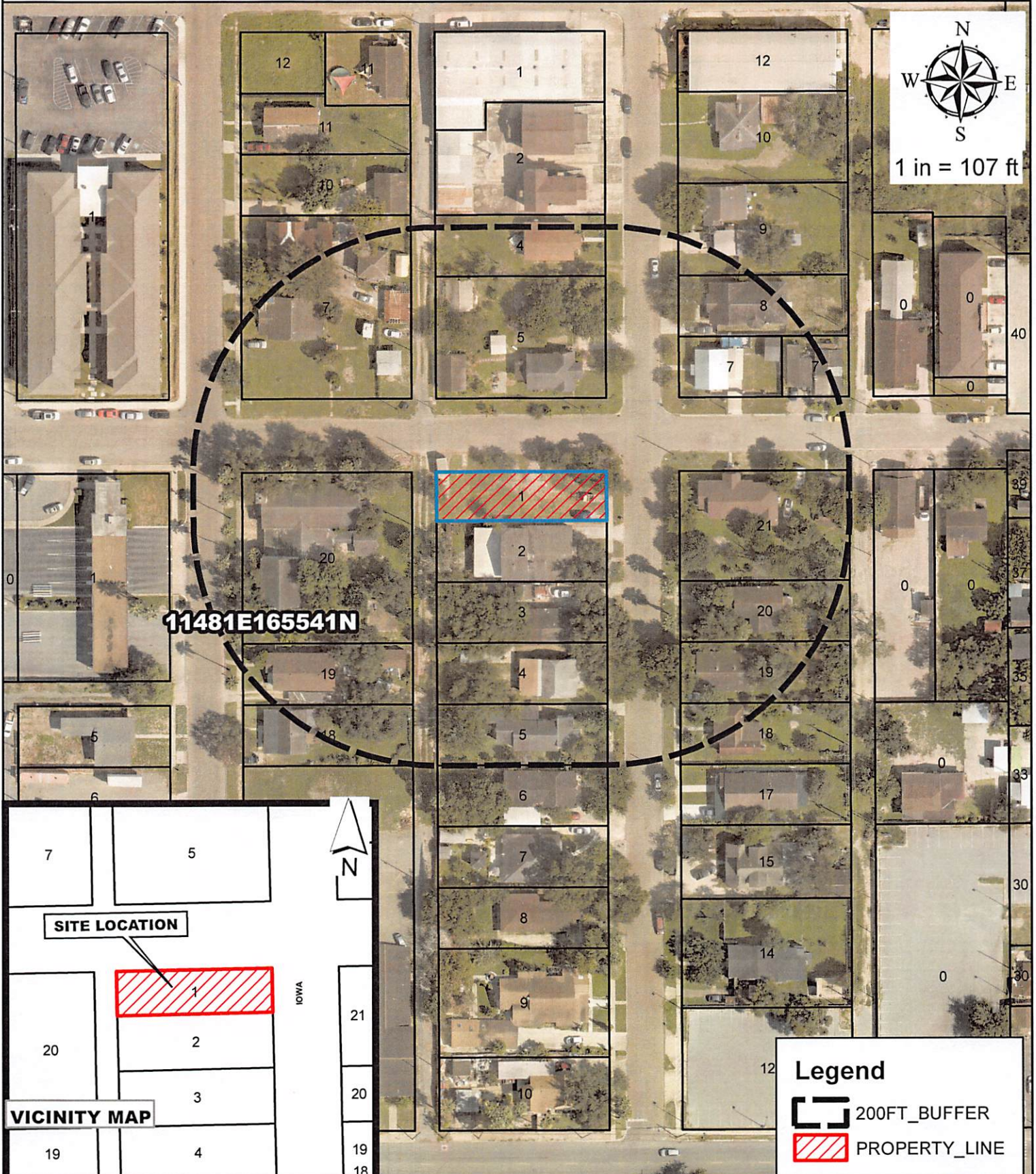
City Commission Notice of _____ Date _____

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

Presented to City Commission _____ Date _____
 Approved _____ Disapproved _____

Ordinance No. _____

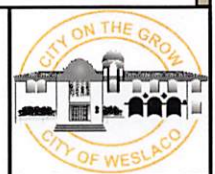
CITY OF WESLACO
 956-968-3181
 ***** REPRINT RECEIPT *****
 REC#: 03053789 7/11/2023 4:27 PM
 OPER: SS TERM: 040
 REF#: 1960
 PAID BY:
 TRAN: 800.0000 ENERGY PAYMENT
 INV-00013888 305.00CR
 YBARRA, DAVID
 CAINVOICEFEE 300.00CR
 CAINVOICEFEE 5.00CR
 TENDERED: 305.00 CHECK
 APPLIED: 305.00-
 CHANGE: 0.00



David & Dora Ybarra
500 S. Iowa
Weslaco Original Townsite
BLK44 Lots 1

Purpose for the Rezone Request

Existing zoning: R-1
Existing land use: Vacant
Prop Zone: R-2



JUL 11, 2023

WILD AUGUST LLC 260 S TEXAS BLVD STE 400 WESLACO TX 78596	W2300-00-030-0007-00 WESLACO ORIGINAL TOWNSITE BLK 30 409 S IOWA AVE	L: 15088 B: 21739
VASQUEZ FIDEL 4030 SPARROW ST ORANGE TX 77630	W2300-00-030-0007-01 WESLACO ORIGINAL TOWNSITE BLK 30 0 W 5TH ST	L: 9763 B: 19533
VALERIO - SALINAS IRMA 530 S BRIDGE AVENUE WESLACO TX 78596	W2300-00-030-0008-00 WESLACO ORIGINAL TOWNSITE BLK 30 407 S IOWA AVE	L: 24850 B: 80648
SILVA NOE & SYLVIA Q 405 S IOWA AVE WESLACO TX 78596	W2300-00-030-0009-00 WESLACO ORIGINAL TOWNSITE BLK 30 405 S IOWA AVE	L: 37275 B: 29120
TORRES ESTHER L AKA ESTER MANUEL DE JESUS & ALESSANDRA V 406 S IOWA WESLACO TX 78596	W2300-00-031-0004-00 WESLACO ORIGINAL TOWNSITE BLK 31 406 S IOWA AVE	L: 24850 B: 26002
CAMPOS GILBERTO I & DELICIA 410 S IOWA AVE WESLACO TX 78596	W2300-00-031-0005-00 WESLACO ORIGINAL TOWNSITE BLK 31 410 S IOWA AVE	L: 49700 B: 44946
RODRIGUEZ DOMINGA C 407 S ILLINOIS AVE WESLACO TX 78596	W2300-00-031-0007-00 WESLACO ORIGINAL TOWNSITE LOTS 7 407 S ILLINOIS AVE	L: 74550 B: 118150
YBARRA DORA ALICIA PENA 502 S IOWA AVE WESLACO TX 78596	W2300-00-044-0001-00 WESLACO ORIGINAL TOWNSITE BLK 44	L: 18760 B: 0
YBARRA DAVID C & DORA A 502 S IOWA AVE WESLACO TX 78596	W2300-00-044-0002-00 WESLACO ORIGINAL TOWNSITE BLK 44 502 S IOWA AVE	L: 24850 B: 138935
CASARES GEOFREDO JR 506 S IOWA AVE WESLACO TX 78596	W2300-00-044-0003-00 WESLACO ORIGINAL TOWNSITE BLK 44 506 S IOWA AVE	L: 24850 B: 37428
PEREZ JERRY & VANESSA E LINARES 508 S IOWA AVE WESLACO TX 78596	W2300-00-044-0004-00 WESLACO ORIGINAL TOWNSITE BLK 44 508 S IOWA AVE	L: 24850 B: 39020
HALL RAMONA & MARIA G GARCIA 510 S IOWA AVE WESLACO TX 78596	W2300-00-044-0005-00 WESLACO ORIGINAL TOWNSITE BLK 44 510 S IOWA AVE	L: 24850 B: 39892

City of Weslaco Code Enforcement Dept.

JUL 11, 2023

GUERRA EVA T & JOSE LUIS JR ET AL 512 S IOWA AVE WESLACO TX 78596	W2300-00-044-0006-00 WESLACO ORIGINAL TOWNSITE BLK 44 512 S IOWA AVE	L: 24850 B: 40138
DOLPHIN RENTALS LLC 2301 E BUSINESS HWY 83 DONNA TX 78537	W2300-00-044-0018-00 WESLACO ORIGINAL TOWNSITE BLK 44 509 S ILLINOIS AVE	L: 24850 B: 27155
INFANTE JUAN RAMON & ANA 507 S ILLINOIS AVE WESLACO TX 78596	W2300-00-044-0019-00 WESLACO ORIGINAL TOWNSITE BLK 44 507 S ILLINOIS AVE	L: 24850 B: 46115
JIMENEZ TERESA Q 509 S IOWA AVE WESLACO TX 78596	W2300-00-045-0018-00 WESLACO ORIGINAL TOWNSITE BLK 45 509 S IOWA AVE	L: 24850 B: 28612
VILLARREAL LINA G PAULA T CASTILLEJA 1900 TOMATILLO DR WESLACO TX 78596	W2300-00-045-0019-00 WESLACO ORIGINAL TOWNSITE BLK 45 507 S IOWA AVE	L: 24850 B: 35048
ADAMS JACOB 9415 MCAFEE DR HOUSTON TX 77031	W2300-00-045-0020-00 WESLACO ORIGINAL TOWNSITE BLK 45 505 S IOWA AVE	L: 24850 B: 41827
LOPEZ MARCO ANTONIO 501 S IOWA AVE WESLACO TX 78596	W2300-00-045-0021-00 WESLACO ORIGINAL TOWNSITE BLK 45 501 S IOWA AVE	L: 44730 B: 66209
FIRST UNITED METHODIST CHURCH OF WESLACO 520 S ILLINOIS AVE WESLACO TX 78596	W2300-00-044-0012-00 WESLACO ORIGINAL TOWNSITE ALL & 17 BLK 44	L: 182700 B: 188550
REORGANIZED CHURCH OF JESUS PO BOX 1059 INDEPENDENCE MO 64051	W2300-00-044-0020-00 WESLACO ORIGINAL TOWNSITE LOTS	L: 101850 B: 209799

E 4th St

Rezone Request

R-1 to R-2

Legend



University Apartments

The Detail Guy's Car Wash Auto Detail... V & M PRINTS HTV, ADHESIVE...

E 5th St

E 5th St

500 S Iowa Ave

S Illinois Ave

S Iowa Ave

S Garza Ave

S Garza Ave

Mayor Joe V Sánchez Public Library

Google Earth



300 ft

ORDINANCE NO. 2023-33

AN ORDINANCE AMENDING ZONING ORDINANCE NO. 2018-02 AND AMENDING THE ZONING MAP OF THE CITY OF WESLACO TO CHANGE THE ZONING OF REZONE 500 S IOWA ALSO BEING LOT 1, BLOCK 44, WESLACO ORIGINAL TOWNSITE SUBDIVISION, WESLACO HIDALGO COUNTY, TEXAS. FROM R-1 ONE-FAMILY DWELLING DISTRICT TO R-2 DUPLEX AND APARTMENT DISTRICT BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF WESLACO, TEXAS:

SECTION I: To rezone from a R-1 One-Family Dwelling District to R-2 Duplex and Apartment District located at 500 S Iowa also being Lot 1, Block 44, Weslaco Original Townsite, 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 August 2023.

PASSED AND APPROVED on second reading at a regular meeting of the City Commission this ____ day of _____, 2023.

CITY OF WESLACO

David Suarez, MAYOR

ATTEST:

Norma A. Cantu, CITY SECRETARY

APPROVED AS TO FORM:

Juan E. Gonzalez, CITY ATTORNEY



Standardized Agenda Request Form

Date of Meeting: August 15, 2023		Agenda Item No. (to be assigned by CSO): 2023-6795	
From: REBEKAH DE LA FUENTE			
Subject: Discussion and consideration after public hearing on behalf of April Lugo and Andrew Bermudez to approve a Conditional Use Permit to operate an Event Center, at 300 N Texas, also being Lot 10 and 11, Block 4, Tenn-Tex, Subdivision, Weslaco, Hidalgo County, Texas and authorize the Mayor to execute any related documents. Possible action. (Staffed by Planning & Code Enforcement Department.)			
Background: The applicant is requesting to obtain a Conditional Use Permit to operate an Event Center. Thirty-nine (39) property owners within 200 feet of the applicant's property were notified by letter on July 21, 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: Notice of the application and the public hearing for the Planning and Zoning Commission and the City Commission appeared in The Monitor on July 19, 2023.			
Advisory Review, if any (name of board/committee, date of action, recommendation): The Planning and Zoning Commission recommended approval of the Conditional Use at their regular meeting of August 2, 2023.			
FLOR ELISA ACUNA REBEKAH DE LA FUENTE Martin Garza		Created/Initiated Approved New	
City Manager Comments: Approve as recommended by staff.			
Staff Recommendation: Staff recommends approval.			
Attachments, if any: CUP-300 N Texas Blvd -Memo, 300 N Texas Blvd -Application, Notice & Radius map, 300 N Texas- Aerial			
Responsibilities upon Approval: Staff will advise the applicant.			

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

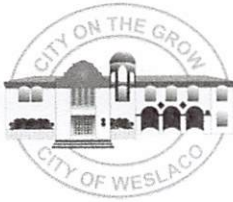
RE: CUP- 300 N Texas Blvd

DATE: August 8, 2023

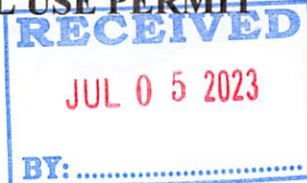
The applicant is proposing to obtain a permit to operate an Event center at the proposed location. This location already is zoned B-3 Central Business District and as the site of the Mirandas Photography. The owner is proposing to host small events such as bridal and baby showers. The Planning & Zoning recommended approval of the conditional use permit. Staff has not received any petitions for against this item from the surrounding property owners.

Thank you,

Rebekah de la Fuente, CFM



USE
USE-000479-2023
APPLICATION FOR CONDITIONAL USE PERMIT



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

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

FILE NO. _____

PROPOSED PROJECT

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

Lot 10:11 Block BLK 4

Subdivision Name TENN - Tex - 0000

Street Address 300 N Texas Blvd Weslaco, TX 78596

Existing Zoning UNOCCUPIED Existing Land Use Retail Store

Purpose for the Conditional Use Permit Request _____
Event Venue

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

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

APPLICANT

Name April Lugo / Andrew Bermudez Phone (956) 405-8580

Address 516 San Benito St Fax: _____

City Weslaco State TX Zip Code 78596 E-Mail: andrewbermudez@icloud.com

OWNER

Name Andrew Bermudez Phone (956) 532-4402

Address 13732 mile 2 W Fax: _____

City Mercedes State TX Zip Code 78570 E-Mail: andrewbermudez@icloud.com

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

Yes _____

No ☒ _____

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

Signature _____

Owner

Date

7/5/2023

Signature _____

Applicant

Date

7/5/2023

Signature _____

Authorized Agent

Date _____

STAFF USE ONLY

Accepted By _____ Payment Received By _____ Date Paid _____

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

Date _____

P & Z Notice of Public Hearing Published in Newspaper

Date _____

City Commission Notice of Public Hearing Published
in Newspaper

Date _____

Presented to P & Z Commission

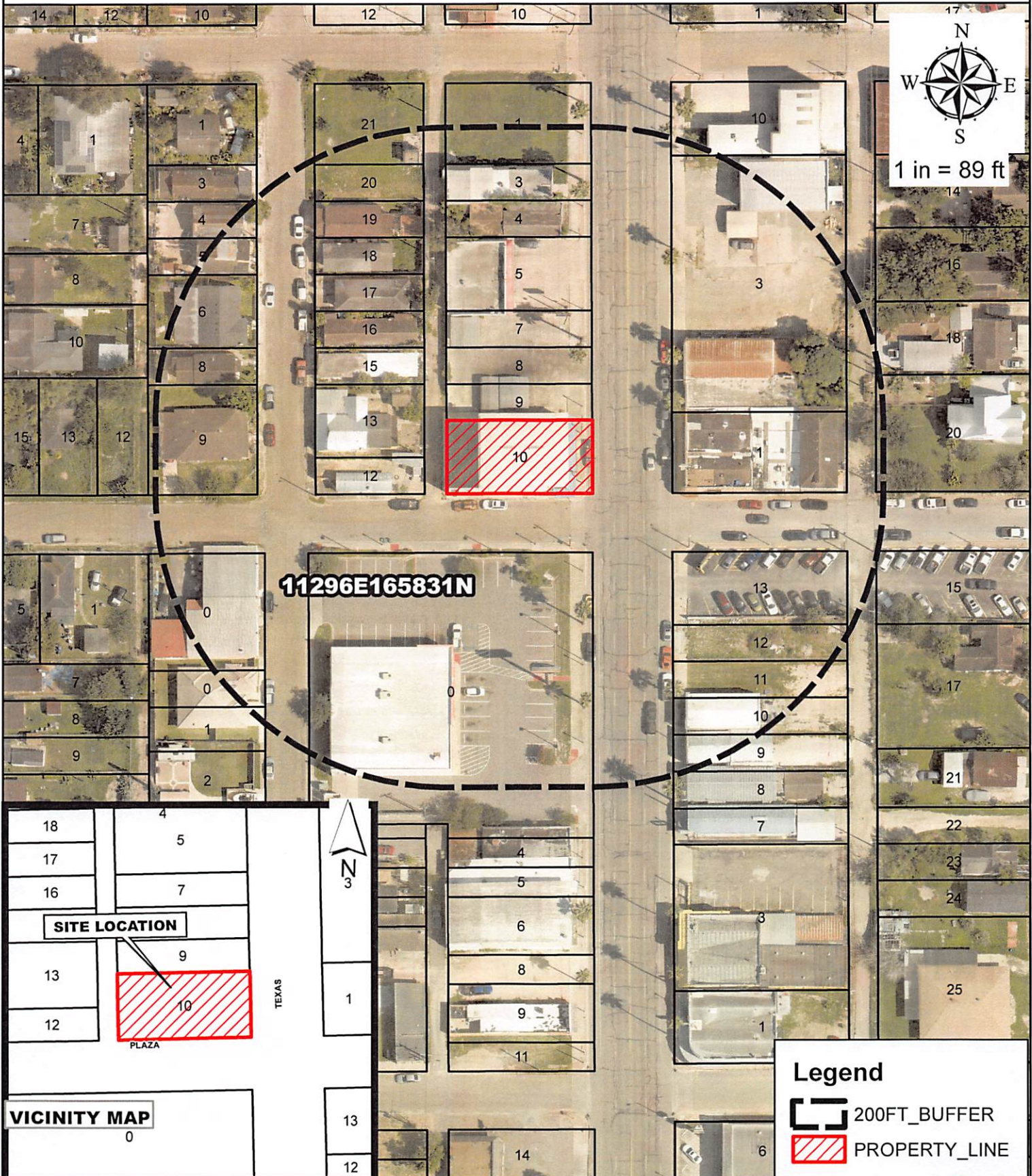
Approved _____ Disapproved _____ Tabled _____

Date _____

Presented to City Commission

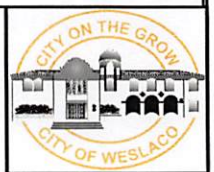
Approved _____ Disapproved _____ Tabled _____

Date _____



Andrew Bermudez & April Lugo
300 N. Texas Ave.
Tenn-Tex Blk 4
Lots 10-11

Purpose for the Conditional Use Request
Existing zoning: B-3
Existing land use: Vacant
CUP Request: Event Center



JUL 14, 2023

GARCIA OSCAR 152 N MISSOURI ST WESLACO TX 78596	S5900-00-001-0000-00 STALLWORTH ADDN S25'-W80' BLK 1 156 N MISSOURI AVE	L: 7100 B: 0
ADVANCE STORES COMPANY INC 5008 AIRPORT RD NW ROANOKE VA 24012	S5900-00-001-0000-01 STALLWORTH ADDN E195' BLK 1 & 30' X F LOT 1 BLK 2; LTS 1 2 3 BLK 2; LT 1 2 & 154 N TEXAS BLVD	L: 234325 B: 383380
RIOS LUIS MARIO & MARIA F 3218 LOS ARCOS CIR WESLACO TX 78599	S5900-00-001-0000-05 STALLWORTH ADDN W80'-N80' LOT 1 BLK 154 N MISSOURI	L: 26880 B: 48597
GARCIA OSCAR 152 N MISSOURI WESLACO TX 78596	S5900-00-004-0001-00 STALLWORTH ADDN BLK 4 LT 1 152 N MISSOURI AVE	L: 8520 B: 101441
DE VALEDEZ SAN JUANITA FLORES 316 N MISSOURI AVE WESLACO TX 78596	T1700-00-003-0003-00 TENN-TEX BLK 3 LT 3 316 N MISSOURI AVE	L: 6656 B: 15340
LAND GRABBER LLC 550 W 3 MILE LINE PALMHURST TX 78573	T1700-00-003-0004-00 TENN-TEX BLK 3 LT 4 314 N MISSOURI AVE	L: 6656 B: 14381
ALAMBAR FELIPE & REBECCA 312 N MISSOURI AVE WESLACO TX 78596	T1700-00-003-0005-00 TENN-TEX BLK 3 LT 5 312 N MISSOURI AVE	L: 6656 B: 14322
PEREZ MARIA ESTELLA JERRY PEREZ 308 N MISSOURI ST WESLACO TX 78596	T1700-00-003-0006-00 TENN-TEX BLK 3 LTS 6-7 308 N MISSOURI AVE	L: 13312 B: 27687
THOMPSON CATHY RODRIGUEZ 7726 SHILO DR WESLACO TX 78599	T1700-00-003-0008-00 TENN-TEX BLK 3 LT 8 306 N MISSOURI AVE	L: 6656 B: 14913
MARTINEZ LORA N 325 W 3RD ST MERCEDES TX 78570	T1700-00-003-0009-00 TENN-TEX BLK 3 LTS 9 10 11 300 N MISSOURI AVE	L: 19969 B: 22791
OLIVAREZ FAMILY PARTNERSHIP LTD 614 N TEXAS BLVD WESLACO TX 78596	T1700-00-004-0001-00 TENN-TEX BLK 4 LTS 1 2 318 N TEXAS BLVD	L: 50325 B: 0
OLIVAREZ JOE D PO BOX 1667 WESLACO TX 78599	T1700-00-004-0003-00 TENN-TEX BLK 4 LT 3 316 N TEXAS BLVD	L: 29375 B: 9075

JUL 14, 2023

MOLINA CASIMIRO 149 N TEXAS BLVD WESLACO TX 78596	G5600-00-002-0008-00 GONZALES ADDN LOT 8 BLK 2 149 N TEXAS BLVD	L: 35250 B: 55113
SERVICE PRO REFREGARATION LLC 401 S HUTTO RD DONNA TX 78537	G5600-00-002-0009-00 GONZALES ADDN LOT 9 BLK 2 151 N TEXAS BLVD	L: 35250 B: 35708
LLANOS EMANUEL 4218 VIDA GRANDE WESLACO TX 78596	G5600-00-002-0010-00 GONZALES ADDN LOT 10 BLK 2 218 N TEXAS BLVD	L: 35250 B: 63775
LLANOS EMMANUEL 809 HIDDEN TRACE WESLACO TX 78599	G5600-00-002-0011-00 GONZALES ADDN LOT 11 BLK 2 153 N TEXAS BLVD	L: 35250 B: 0
DELGADILLO RUBEN 4230 N FM 493 DONNA TX 78537	G5600-00-002-0012-00 GONZALES ADDN LOT 12 BLK 2 155 N TEXAS BLVD	L: 35250 B: 0
TAMEZ HECTOR 301 S TEXAS BLVD WESLACO TX 78596	G5600-00-002-0013-00 GONZALES ADDN LOTS 13 & 14 BLK 2 0 N TEXAS BLVD	L: 54900 B: 8069
TAMEZ HECTOR LEAL 301 N TEXAS BLVD WESLACO TX 78596	G5600-00-002-0015-00 GONZALES ADDN LOTS 15 & 16 BLK 2 223 N KANSAS AVE	L: 30000 B: 3480
TAMEZ HECTOR L 301 N TEXAS BLVD WESLACO TX 78596	G5600-00-003-0001-00 GONZALES ADDN LOTS 1 & 2 BLK 3 301 N TEXAS BLVD	L: 46200 B: 191743
RODRIGUEZ FRANCISCO ET UX 901 E UNIVERSITY DR EDINBURG TX 78539	G5600-00-003-0003-00 GONZALES ADDN LOTS 3 THRU 9 BLK 3 311 N TEXAS BLVD	L: 105000 B: 110580
GARCIA CHARLIE 2025 W MILE 11 N WESLACO TX 78599	G5600-00-003-0010-00 GONZALES ADDN LOTS 10 & 11 BLK 3 309 N TEXAS BLVD	L: 54900 B: 91533
TAMEZ HECTOR L 301 N TEXAS BLVD WESLACO TX 78596	G5600-00-003-0018-00 GONZALES ADDN LOTS 18 & 19 BLK 3 309 N KANSAS AVE	L: 21300 B: 47945
CASTILLO JUAN DAVID 303 N KANSAS AVE WESLACO TX 78596	G5600-00-003-0020-00 GONZALES ADDN LOTS 20 21 & 22 BLK 3 303 N KANSAS AVE	L: 34080 B: 59472

JUL 14, 2023

RENDON MARTHA E VILLARREAL 2801 W BUSINESS 83 WESLACO TX 78596	T1700-00-004-0004-00 TENN-TEX BLK 4 LT 4 314 N TEXAS BLVD	L: 29375 B: 26578
310 N TEXAS SERIES OF FGP 310 N TEXAS BLVD WESLACO TX 78596	T1700-00-004-0005-00 TENN-TEX LOTS 5 & 6 BLK 4 312 N TEXAS BLVD	L: 45750 B: 93769
BERMUDEZ ANDREW 13732 MILE 2 W MERCEDES, TX 78570-4829	T1700-00-004-0007-00 TENN-TEX BLK 4 LT 7 308	L: 29375 B: 6324
BERMUDEZ ANDREW 13732 MILE 2 W MERCEDES, TX 78570-4829	T1700-00-004-0008-00 TENN-TEX BLK 4 LT 8 306 N TEXAS BLVD	L: 29375 B: 5896
BERMUDEZ ANDREW 13732 MILE 2 W MERCEDES TX 78570	T1700-00-004-0009-00 TENN-TEX BLK 4 LT 9 304 N TEXAS BLVD	L: 29375 B: 9521
BERMUDEZ ANDREW 13732 MILE 2 W MERCEDES, TX 78570-4829	T1700-00-004-0010-00 TENN-TEX BLK 4 LTS 10-11 300 N TEXAS BLVD	L: 45750 B: 171711
RENTERIA ONECIMO & SARAI 713 VICTORY DR WESLACO TX 78596	T1700-00-004-0012-00 TENN-TEX BLK 4 LT 12 301 N MISSOURI AVE	L: 8063 B: 10612
HINOJOSA MAYRA ISABEL 305 N MISSOURI AVE WESLACO TX 78596	T1700-00-004-0013-00 TENN-TEX BLK 4 LTS 13-14 305 N MISSOURI AVE	L: 13312 B: 29594
HINOJOSA JOSEFINA & MAYRA I 307 N MISSOURI AVE WESLACO TX 78596	T1700-00-004-0015-00 TENN-TEX BLK 4 LT 15 307 N MISSOURI AVE	L: 6656 B: 19500
GARCIA MARIA CELIA 309 N MISSOURI AVE WESLACO TX 78596	T1700-00-004-0016-00 TENN-TEX BLK 4 LT 16 309 N MISSOURI AVE	L: 6656 B: 16614
MONTELONGO ASHLEY KRISTINE 3909 S M ST MCALLEN TX 78503	T1700-00-004-0017-00 TENN-TEX BLK 4 LT 17 311 N MISSOURI AVE	L: 6656 B: 39259
DE LEON CELINA 313 N MISSOURI AVE WESLACO TX 78596	T1700-00-004-0018-00 TENN-TEX BLK 4 LT 18 313 N MISSOURI AVE	L: 6656 B: 7673

City of Weslaco Code Enforcement Dept.

JUL 14, 2023

DE LEON CELINA	T1700-00-004-0019-00	L: 6656
507 BAHAMAS	TENN-TEX LOT 19 BLK 4	B: 20501
WESLACO TX 78596	315 N MISSOURI AVE	
DE LEON JOSE	T1700-00-004-0020-00	L: 6656
2505 S TULIPANA AVE	TENN-TEX BLK 4 LT 20	B: 0
WESLACO TX 78596	317 N MISSOURI AVE	
DE LEON MARIA E	T1700-00-004-0021-00	L: 13312
705 IOWA ST	TENN-TEX BLK 4 LTS 21 & 22	B: 765
MERCEDES, TX 78570-3227	321 N MISSOURI AVE	

THE IDEAL DESIGN

R.T. BOX 908
WESLACO, TX 78596
(956) 666-045

PHONE
JPH7FEZALZ32UCOM

WEBSITE
theidealdesign.com

THESE PLANS ARE INTENDED TO PROVIDE THE BASIC CONSTRUCTION INFORMATION NECESSARY TO CONSTRUCT THE STRUCTURE. THESE ARE ONLY ARCHITECTURAL PLANS. THESE PLANS ARE NOT TO BE USED FOR ANY OTHER PURPOSES WITHOUT THE PERMISSION OF THE DESIGNER.



DESIGNED BY: J.J.A.
DRAWN BY: J.J.A.

PROJECT DESIGNED FOR:

ANDREW

PROJECT INFORMATION

304 N TEXAS BLVD.
WESLACO, TX.

AREA TABULATIONS

AREA	AREA
FLOOR	1000
FLOOR	1000
TOTAL AREA	1000

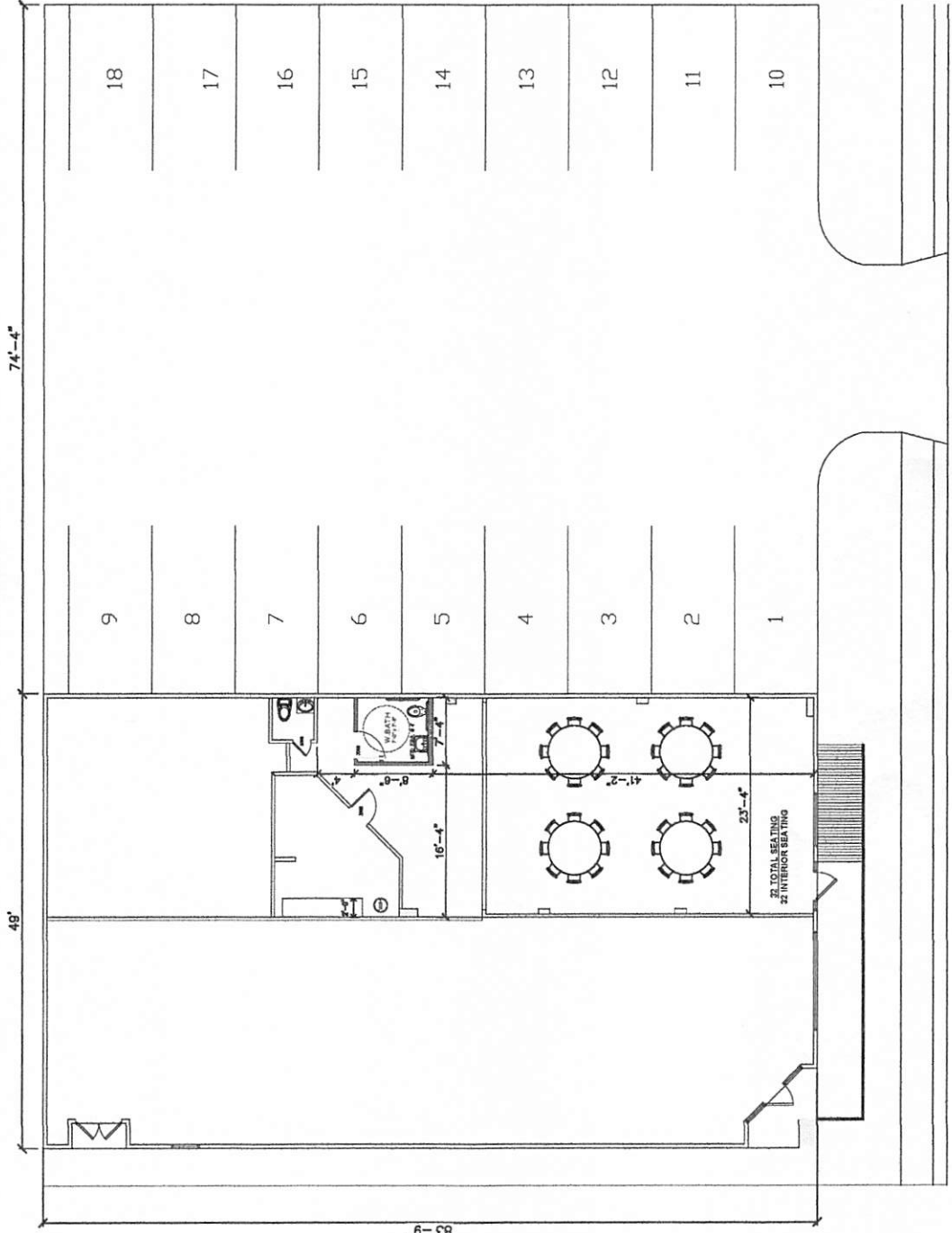
DATE: JUN. 19, 2023

PAGE NO.

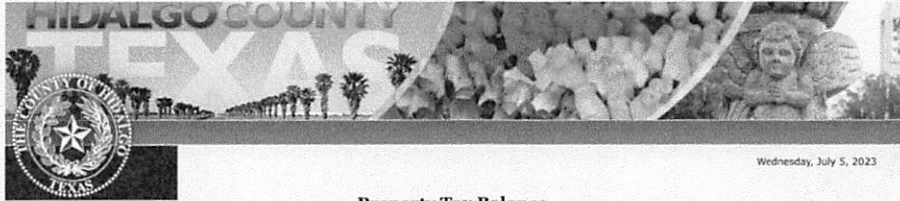
PROJECT # 2023-059

COPY RIGHT 2023

EXISTING WALL
PROP. RESTROOM



304 N TEXAS BLVD.

**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 2022. All amounts due include penalty, interest, and attorney fees when applicable.

Account Number: T170000004000900**Pending Credit Card or eCheck Payments:**
No Payment Pending**Appraisal District Number:** 294486**Pay by Credit Card**

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

Address:

BERMUDEZ ANDY & YESENIA
13732 MILE 2 W
MERCEDAS, TX 78570-4829

Pay by eCheck

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

Property Site Address:
304 N TEXAS BLVD**Legal Description:**
TENN-TEX BLK 4 LT 9**Print Current Statement****Current Tax Levy:** \$995.59**Print Delinquent Statement****Current Amount Due:** \$0.00**Prior Year Amount Due:** \$0.00**Register for Certified Statements by E-mail****Total Amount Due:** \$0.00**Gross Value:** \$38,896**Last Payment Amount for Current Year Taxes:**
\$1,085.19**Land Value:** \$29,375**Last Payer for Current Year Taxes:**
ANDREW BERMUDEZ**Improvement Value:** \$9,521**Last Payment Date for Current Year Taxes:**
03/15/2023**Capped Value:** \$0**Active Lawsuits:** None**Agricultural Value:** \$0**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.

[Terms of Use](#) [Privacy Policy](#)

The Tax Office makes no representations as to the accuracy or reliability of any information accessed from its computer data base. The Tax Office, its officers, agents, employees and representatives shall not be liable for the information posted on the Tax Office Website in connection with any actions losses, damages, claims or liability in any way related to use of, distribution of or reliance upon such information.

HIDALGO COUNTY TAX OFFICE
PO BOX 178
EDINBURG, TEXAS 78540
(956) 318-2157

CUP Request

Event Center

Legend

 300 Texas Blvd N





Standardized Agenda Request Form

Date of Meeting: August 15, 2023		Agenda Item No. (to be assigned by CSO): 2023-6796	
From: REBEKAH DE LA FUENTE			
Subject: Discussion and consideration to approve the Final Plat for J&P Estates Subdivision being 4.00 acres out of the South 20.00 acres out of Farm Tract 130, Block 162, West Tract Subdivision, Weslaco, Hidalgo County, Texas located on the southwest corner of Cypress and North Border Ave and authorize the Mayor to execute any related documents. Possible action. (Staffed by Planning & Code Enforcement Department.)			
Background: The proposed four (4) lot subdivision is located inside the City of Weslaco. This subdivision is being serviced with water by City of Weslaco through an 8" waterline and sewer by City of Weslaco through an 8" sewer line. The property is within a Flood Zone "X".			
Funding Source (budget code, if applicable):			
Amount:	Term of Impact:	Identified in Current Budget:	
Additional Action Prompted: Mayor's Signature			
If item previously considered, provide date and action by Commission:			
If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners:			
Advisory Review, if any (name of board/committee, date of action, recommendation): The Planning and Zoning Commission recommended approval of the final plat at their regular meeting of August 2, 2023.			
FLOR ELISA ACUNA REBEKAH DE LA FUENTE Martin Garza		Created/Initiated Approved New	
City Manager Comments: Approve as recommended by staff.			
Staff Recommendation: Staff recommends approval of the Final Plat.			
Attachments, if any: J&P Estates- Memo, J&P Estates- Application, Drainage Report & Legal Documents, J & P- Aerial, Preliminary Plat Set of The Proposed J&P Estates Subd 08-09-2023			
Responsibilities upon Approval: Staff will advise the applicant.			

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: J&P Estates- Final Plat

DATE: August 8, 2023

The proposed use for the 4-lot subdivision is for single family type use and is located just inside the city limits of Weslaco. The developer has not requested any variance at this time. The subdivision will be provided with water and sanitary sewer by the City of Weslaco. The developer has complied with all staff and Planning & Zoning Commission comments.

Thank you,

Rebekah de la Fuente, CFM



SUBDIVISION PLATTING APPLICATION

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

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

Plat - 000439-2023
FILE NO. _____

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

STAFF USE ONLY

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

GENERAL INFORMATION

Name of Subdivision: J & P Estates Subdivision

Location: 1901 N. Border Ave., Weslaco, TX 78559

Legal Description: Being the south 4.00 Acres out of the south 20.00 Acres out of Farm tract 130, Block 162, West tract Subdivision, Hidalgo county TX

Is subdivision inside city limits? ☒ YES ☐ NO

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

If no submit letter of Annexation (Contiguous or Consensual)

Existing Zoning: R-1 one Family Dwelling District

Existing Land Use: residential Proposed Land Use: residential

Number of Lots Proposed: 4 Gross Acreage: 4 Acres

Title Report Submitted: ☒ YES ☐ NO

OWNER INFORMATION

Owner's Name: Joel Pena Telephone: (956) 375-1188

Address: 1901 N. Border Ave. Fax: _____

City: Weslaco State: TX Zip: 78559 E-mail: jpe0588@gmail.com

ENGINEER INFORMATION

Name: Juan V. Garcia, P.E., CFM Telephone: (956) 553-4431

Address: 1117 N. Stuart pkwy Rdo Ste 101 Fax: _____

City: Harlingen State: TX Zip: 78552 E-mail: ju.garcia@casapeng.net

UTILITY PROVISIONS

Will proposed subdivision connect to:

☐ YES ☐ NO Water Provision: _____

☐ YES ☐ NO Wastewater Provision: _____

☐ YES ☐ NO Electric Company: _____

☐ YES ☐ NO Phone Utility _____

☐ YES ☐ NO Gas Utility _____

☐ YES ☐ NO Cable Utility _____

Proposed subdivision is in the following districts:

☐ YES ☐ NO Drainage District _____

☐ YES ☐ NO Irrigation District _____

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

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

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

SUBMITTALS REQUIRED FOR MINOR PLAT REVIEW

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

_____ **\$355.00 Planning Review fee & \$100 Fire Review Fee**

_____ **One 11" X 17" reduced copy of plat**

_____ **Plat Layout**

_____ Existing & Proposed Easements

_____ Existing & Proposed ROW

_____ Existing & Proposed Drainage Easements

_____ Contours

_____ Flood Zones

_____ Adjoiners

_____ Existing street names

_____ **Drainage plans and calculations with engineer's seal**

_____ Elevations

_____ Flood directional arrows

_____ Detention areas

_____ Street names

_____ **Proof of ownership of the property**

_____ **If septic tank system required, submit soil evaluation report**

_____ **Water Rights associated with the property**

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

SUBMITTALS REQUIRED FOR PRELIMINARY (P & Z)

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

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

_____ **One 11" X 17" reduced copy of plat**

_____ **Plat Layout**

_____ Existing & Proposed Easements

_____ Existing & Proposed ROW

_____ Existing & Proposed Drainage Easements

UTILITY PROVISIONS

Will proposed subdivision connect to:

☒ YES ☐ NO Water Provision: City of Weslaco

☒ YES ☐ NO Wastewater Provision: City of Weslaco

☒ YES ☐ NO Electric Company: Aep Texas

☒ YES ☐ NO Phone Utility <u>Frontier Communications Inc</u>	☐ YES ☒ NO Gas Utility	☒ YES ☐ NO Cable Utility
--	---	---

Proposed subdivision is in the following districts:

☒ YES ☐ NO Drainage District <u>1</u>	☐ YES ☒ NO Irrigation District <u>N/A</u>
--	--

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

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

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

SUBMITTALS REQUIRED FOR SUBDIVISION REVIEW

_____ **Seven (7) sets of preliminary plat folded and stapled (24 x 36) and forward a copy in PDF format to rdelafuente@weslacotx.gov**

_____ **\$55.00 Subdivision Review fee, plus \$75.00 Fire Review Fee**

_____ **One 11" X 17" reduced copy of plat**

_____ **Plat Layout**

_____ Existing & Proposed Easements

_____ Existing & Proposed ROW

_____ Existing & Proposed Drainage Easements

_____ Contours

_____ Flood Zones

_____ Adjoiners

_____ Existing & Proposed street names

_____ **Utility Layout**

_____ Existing & Proposed Utilities

_____ Proposed Fire Hydrants

_____ Adjoiners

_____ Street names

_____ **Drainage plans and calculations with engineer's seal**

_____ Elevations

_____ Flood directional arrows

_____ Detention areas

_____ Street names

_____ **Proof of ownership of the property**

_____ **If septic tank system required, submit soil evaluation report**

_____ **Water Rights associated with the property**

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

_____ **Number of fire hydrants proposed for subdivision**

_____ **Trip Generation Worksheet**

AUTHORIZATION AND ACKNOWLEDGEMENTS

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

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

Owner Printed Name: Florencia C. Peña

Owner Signature: [Signature] Date: 9/2/22

_____ is the authorized agent

Authorized Agent Signature: [Signature] Date: 9/2/22

Authorized Agent Printed Name: Joel Peña Jr

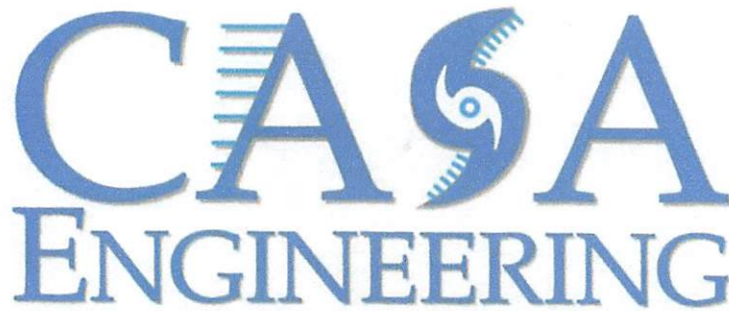
THIS PAGE FOR STAFF USE ONLY

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

Preliminary Subdivision Review Date: _____

General Comments: _____

Drainage Statement
FOR THE PROPOSED
J & P ESTATES SUBDIVISION
HIDALGO COUNTY, TEXAS



PREPARED FOR
City of Weslaco

DEVELOPER:

Joel Pena
1901 N. Border Ave.
Weslaco, TX 78599
Phone: (956) 375-1188

PREPARED BY:

Civil And Surveying Associates, Inc. (CASA)
1117 N. Stuart Place Rd., Ste. E (101)
HARLINGEN, TX 78552
TBPE Firm No. F-23215
TBPLS Firm No. 10194723
Office: (956) 553-4431

PREPARED DATE:

August 31, 2022



INDEX

INDEX	2
FEMA Destination	3
Drainage Statement	4
Drainage Report	5-6
Drainage Calculations	7-16
Flow Capacity of Proposed Drainage Structure	17
Flow Capacity of Existing Drainage Structure	18
Table 3-3: Runoff Coefficients	19
Hidalgo County Rainfall Intensity Tables	20-21
Outfall Calculations	22
Summary	23
APPENDIX A FEMA FIRM Map	
APPENDIX B USGS Topographic Map	
APPENDIX C USGS Hydrography Map	
APPENDIX D Aerial Location Map	
APPENDIX E USDA Soil Report	
EXHIBIT A DRAINAGE LAYOUT	

FEMA Destination

Subject tract lies in flood zone "X (Shaded)" according to the Flood Insurance Rate Map of community panel No.: 480334 0450C. Revised date: June 6, 2000. Flood zone "X" is an area of minimal flood hazard. X Shaded is described as "Area of 500-year flood; areas of 100-year flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 100-year flood."

**DRAINAGE STATEMENT
J & P ESTATES SUBDIVISION
RURAL AREA OF HIDALGO COUNTY**

J & P Estates Subdivision is a proposed 4 lot residential subdivision. J & P Estates Subdivision being the South 4.00 acres out of the South 20.00 acres out of Farm tract 130, Block 162, West Tract Subdivision, Hidalgo County Texas, according to the map or plat thereof recorded in Volume 2, Page 34, of the Map Records, Hidalgo County, Texas.

The soil in this area is of three classes, Hidalgo fine sandy loam, 0 to 1 percent slope (25). Site soil are geographically associated soil. Drainage characteristics for this soil series are as follows: deep, well drained, moderately permeable soils that formed in calcareous loamy sediments. This soil are on nearly level to gently sloping uplands. Slopes range from 0 to about 5 percent. Taxonomic Class: Fine-loamy, mixed, active, hyperthermic Typic Calciustolls. Hidalgo fine sandy loam, 1 to 3 percent slope (26). Site soil are geographically associated soil. Drainage characteristics for this soil series are as follows: deep, well drained, moderately permeable soils that formed in calcareous loamy sediments. This soil are on nearly level to gently sloping uplands. Slopes range from 0 to about 5 percent. Taxonomic Class: Fine-loamy, mixed, active, hyperthermic Typic Calciustolls. Racombes sandy clay loam, 0 to 1 percent slope (48). Site soil are geographically associated soil. Drainage characteristics for this soil series are as follows: deep, moderately well drained, moderately permeable soils that formed in thick alkaline sediments. This soil are on nearly level deltaic coastal terraces that have plane or concave surfaces. Slope is less than 1 percent. Taxonomic Class: Fine-loamy, mixed, active, hyperthermic Pachic Argiustolls.

Lot 1 of the proposed J & P Estates Subdivision will not propose new development. Lot 1 of the proposed J & P Estates Subdivision will not require topographical changes, in which no additional runoff will be created. Lot 2 of the of the proposed J & P Estates Subdivision will develop a caliche driveway. Lot 2 of the proposed J & P Estates Subdivision will not require topographical changes. Lot 3 of the proposed J & P Estates Subdivision will develop a proposed 2,500 sf residential home & caliche driveway. Lot 3 of the the proposed J & P Estates Subdivision will not require topographical changes. Lot 4 of the proposed J & P Estates Subdivision will develop a proposed 2,500 sf residential home & caliche driveway. Lot 4 of the the proposed J & P Estates Subdivision will not require topographical changes.

Surface storm runoff on this tract flows west. The pre-development volume of storm runoff is **3.16cfs (Block 1 Lot 1), 3.63cfs (Block 1 Lot 2), 0.60cfs (Block 1 Lot 3), 0.81cfs (Block 1 Lot 4)**, based on the 10-year storm frequency, as per attached calculations. The post-development volume of storm runoff is **4.87cfs (Block 1 Lot 1), 4.76cfs (Block 1 Lot 2), 1.90cfs (Block 1 Lot 3), 2.40cfs (Block 1 Lot 4)**, based on the 50-year storm frequency, as per attached calculations.

Stormwater will flow to the proposed swale at the north end of the proposed subdivision limit. A 24 hour storm event at a 50 year intensity was preformed for said proposed subdivision. The simulation netted a storage requirement of **0.115ac-ft**, which is **5,009.39ft³**. The swale will convey stormwater runoff in the west direction to a drainage ditch at **6.75cfs** to a proposed 6 inch diameter reinforced concrete pipe layed east to west.

DRAINAGE REPORT

PROJECT NAME: J & P Estates Subdivision
PROJECT NUMBER: H215032-01
DATE: August 31, 2022

I. Existing Condition – Block 1 Lot 1 - 10 Year

Ex. Area:	61,380 sf	Length	300 ft
	1.41 ac	Velocity	0.62 ft/sec
Slope:	0.79%		
Tc:	8.06 min		
Rainfall Intensity (10yr)	8.44 in/hr		
"c" factor	0.26		
"Q" peak existing condition	3.09 cfs		

II. Existing Condition – Block 1 Lot 2 - 10 Year

Ex. Area:	64,469 sf	Length	160 ft
	1.48 ac	Velocity	0.73 ft/sec
Slope:	1.08%		
Tc:	5 min		
Rainfall Intensity (10yr)	9.59 in/hr		
"c" factor	0.20		
"Q" peak existing condition	2.84 cfs		

III. Existing Condition – Block 1 Lot 3 - 10 Year

Ex. Area:	15,840 sf	Length	159 ft
	0.36 ac	Velocity	0.71 ft/sec
Slope:	1.04 %		
Tc:	5 min		
Rainfall Intensity (10yr)	9.59 in/hr		
"c" factor	0.14		
"Q" peak existing condition	0.48 cfs		

IV. Existing Condition – Block 1 Lot 4 - 10 Year

Ex. Area:	21,780 sf	Length	140 ft
	0.5 ac	Velocity	0.57 ft/sec
Slope:	0.66%		
Tc:	5 min		
Rainfall Intensity (10yr)	9.59 in/hr		
"c" factor	0.14		
"Q" peak existing condition	0.67 cfs		

V. Future Condition – Block 1 Lot 1 - 50 Year

Future Area:	61,380 sf	
	1.41 ac	
Slope:	0.79%	
Tc:	8.06 min	
Rainfall Intensity (50 yr)		11.72 in/hr
“c” factor		0.25
“Q” peak existing condition		4.13 cfs

VI. Future Condition – Block 1 Lot 2 - 50 Year

Future Area:	64,469 sf	
	1.48 ac	
Slope:	0.73%	
Tc:	3.65 min	
Rainfall Intensity (50 yr)		14.62 in/hr
“c” factor		0.22
“Q” peak existing condition		4.76 cfs

VII. Future Condition – Block 1 Lot 3 - 50 Year

Future Area:	15,840 sf	
	0.36 ac	
Slope:	1.04%	
Tc:	0.86 min	
Rainfall Intensity (50 yr)		17.57 in/hr
“c” factor		0.30
“Q” peak existing condition		1.90 cfs

VIII. Future Condition – Block 1 Lot 4 - 50 Year

Future Area:	21,780 sf	
	0.5 ac	
Slope:	0.66%	
Tc:	1.05 min	
Rainfall Intensity (50 yr)		17.31 in/hr
“c” factor		0.28
“Q” peak existing condition		2.42 cfs

**EXISTING CONDITION – BLOCK 1 LOT 1 - 10 YEAR
RATIONAL METHOD**

Roof – 4,647.75 ft² → 0.11ac.
 Drive/Walk – 6,334.22 ft² → 0.15ac.
 Lawns Heavy Soil, Flat, 2% – 1.15ac.
 Total Area – 1.41ac.

Composite C Value

Pre-Development					
	5yr	10yr	25yr	50yr	100yr
Roof	0.75	0.80	0.85	0.90	0.95
Driveways	0.75	0.80	0.85	0.90	0.95
Lawns	0.13	0.14	0.15	0.16	0.17

$$\text{Composite C} = \frac{\sum (C_{\text{Individual Areas}})(A_{\text{Individual Areas}})}{A_{\text{Total Area}}}$$

$$C_c = [(0.11)(0.08\text{ac.}) + (0.15)(0.80\text{ac.}) + (0.14)(1.15\text{ac.})] \div 1.41\text{ac.}$$

$$\rightarrow C_c \approx \underline{0.26}$$

% Slope

H.P. = 77.83ft
 L.P. = 75.45ft
 Distance = 300ft

$$[(77.83\text{ft}-75.45\text{ft})\div 300\text{ft}]*100\% \approx \underline{0.79\%}$$

Velocity Versus Slope for Shallow Concentrated Flow

Short-grass pasture

$$\vec{v} = 6.962(S)^{0.5}$$

$$\vec{v} = 6.962(0.0079)^{0.5} \approx 0.62\text{ft/sec}$$

Time of Concentration

$$t_c = \frac{l}{60(v)}$$

$$t_c = \frac{300\text{ft}}{(60)(0.62\frac{\text{ft}}{\text{sec}})} \approx 8.06\text{min}$$

Hidalgo County Rainfall Intensity Tables

$$(10 \text{ yrs}) I = \frac{b}{(t_c + d)^e} = \frac{87}{\left[\left(\frac{300 \text{ ft}}{(3600)(0.62 \frac{\text{ft}}{\text{sec}})}\right)\left(\frac{60 \text{ min}}{1 \text{ hr}}\right) + 9.2\right]^{0.778}} \approx 9.48 \text{ in/hr}$$

Existing Runoff Rate – Rational Method

$$Q_e = CIA \rightarrow (0.26)(9.48 \text{ in/hr})(1.41 \text{ ac}) \approx \underline{3.48 \text{ cfs}}$$

EXISTING CONDITION – BLOCK 1 LOT 2 – 10 YEAR RATIONAL METHOD

Roof – 2,762.08 ft² → 0.06ac.
 Drive/Walk – 2,981.78 ft² → 0.07ac.
 Lawns Heavy Soil, Flat, 2% – 1.35ac.
 Total Area – 1.48ac.

Composite C Value

Pre-Development					
	5yr	10yr	25yr	50yr	100yr
Roof	0.75	0.80	0.85	0.90	0.95
Driveways	0.75	0.80	0.85	0.90	0.95
Lawns	0.13	0.14	0.15	0.16	0.17

$$\text{Composite C} = \frac{\sum (C_{\text{Individual Areas}})(A_{\text{Individual Areas}})}{A_{\text{Total Area}}}$$

$$C_c = [(0.80)(0.06\text{ac.}) + (0.80)(0.07\text{ac.}) + (0.14)(1.35\text{ac.})] \div 1.41\text{ac.}$$

$$\rightarrow C_c \approx \underline{0.20}$$

% Slope

H.P. = 76.42ft
 L.P. = 74.70ft
 Distance = 160ft

$$[(76.42\text{ft} - 74.70\text{ft}) \div 160\text{ft}] * 100\% \approx \underline{1.08\%}$$

Velocity Versus Slope for Shallow Concentrated Flow

Short-grass pasture

$$\vec{v} = 6.962(S)^{0.5}$$

$$\vec{v} = 6.962(0.011)^{0.5} \approx 0.73\text{ft/sec}$$

Time of Concentration

$$t_c = \frac{l}{60(v)}$$

$$t_c = \frac{160\text{ft}}{(60)(0.73\frac{\text{ft}}{\text{sec}})} \approx 3.65\text{min}$$

Hidalgo County Rainfall Intensity Tables

$$(10 \text{ yrs}) I = \frac{b}{(t_c + d)^e} = \frac{87}{\left[\left(\frac{160 \text{ ft}}{(3600)(0.73 \frac{\text{ft}}{\text{sec}})}\right)\left(\frac{60 \text{ min}}{1 \text{ hr}}\right) + 9.2\right]^{0.778}} \approx 11.93 \text{ in/hr}$$

Existing Runoff Rate – Rational Method

$$Q_e = CIA \rightarrow (0.20)(11.93 \text{ in/hr})(1.48 \text{ ac}) \approx \underline{3.53 \text{ cfs}}$$

EXISTING CONDITION – BLOCK 1 LOT 3 - 10 YEAR RATIONAL METHOD

Lawns Heavy Soil, Flat, 2% (Total Area) – 15,840 ft² → 0.36ac.

Composite C Value

Pre-Development					
	5yr	10yr	25yr	50yr	100yr
Roof	0.75	0.80	0.85	0.90	0.95
Driveways	0.75	0.80	0.85	0.90	0.95
Lawns	0.13	0.14	0.15	0.16	0.17

$$C = 0.14$$

% Slope

$$\text{H.P.} = 75.24\text{ft}$$

$$\text{L.P.} = 73.58\text{ft}$$

$$\text{Distance} = 159\text{ft}$$

$$[(75.24\text{ft}-73.58\text{ft})\div 159\text{ft}]*100\% \approx \underline{1.04\%}$$

Velocity Versus Slope for Shallow Concentrated Flow

Short-grass pasture

$$\vec{v} = 6.962(S)^{0.5}$$

$$\vec{v} = 6.962(0.0104)^{0.5} \approx 0.71\text{ft/sec}$$

Time of Concentration

$$t_c = \frac{l}{60(v)}$$

$$t_c = \frac{159\text{ft}}{(60)(0.71\frac{\text{ft}}{\text{sec}})} \approx 3.73\text{min}$$

Hidalgo County Rainfall Intensity Tables

$$(10 \text{ yrs}) I = \frac{b}{(t_c+d)^e} = \frac{87}{[(\frac{159 \text{ ft}}{(3600)(0.71\frac{\text{ft}}{\text{sec}})})(\frac{60 \text{ min}}{1 \text{ hr}})+9.2]^{0.778}} \approx 11.87 \text{ in/hr}$$

Existing Runoff Rate – Rational Method

$$Q_e = CIA \rightarrow (0.14)(11.87\text{in/hr})(0.36\text{ac}) \approx \underline{0.60\text{cfs}}$$

EXISTING CONDITION – BLOCK 1 LOT 4 – 10 YEAR RATIONAL METHOD

Lawns Heavy Soil, Flat, 2% (Total Area) – 21,780 ft² → 0.50ac.

Composite C Value

Pre-Development					
	5yr	10yr	25yr	50yr	100yr
Roof	0.75	0.80	0.85	0.90	0.95
Driveways	0.75	0.80	0.85	0.90	0.95
Lawns	0.13	0.14	0.15	0.16	0.17

$$C = 0.14$$

% Slope

$$\text{H.P.} = 73.58\text{ft}$$

$$\text{L.P.} = 72.65\text{ft}$$

$$\text{Distance} = 140\text{ft}$$

$$[(73.58\text{ft}-72.65\text{ft})\div 140\text{ft}]*100\% \approx \underline{0.66\%}$$

Velocity Versus Slope for Shallow Concentrated Flow

Short-grass pasture

$$\vec{v} = 6.962(S)^{0.5}$$

$$\vec{v} = 6.962(0.0066)^{0.5} \approx 0.57\text{ft/sec}$$

Time of Concentration

$$t_c = \frac{l}{60(v)}$$

$$t_c = \frac{160\text{ft}}{(60)(0.57\frac{\text{ft}}{\text{sec}})} \approx 4.09\text{min}$$

Hidalgo County Rainfall Intensity Tables

$$(10 \text{ yrs}) I = \frac{b}{(t_c+d)^e} = \frac{87}{[(\frac{140 \text{ ft}}{(3600)(0.57\frac{\text{ft}}{\text{sec}})})(\frac{60 \text{ min}}{1 \text{ hr}})+9.2]^{0.778}} \approx 11.62 \text{ in/hr}$$

Existing Runoff Rate – Rational Method

$$Q_e = CIA \rightarrow (0.14)(11.62\text{in/hr})(0.50\text{ac}) \approx \underline{0.81\text{cfs}}$$

**POST CONDITION – BLOCK 1 LOT 1 - 50 YEAR
RATIONAL METHOD**

Roof – 4,647.75 ft² → 0.11ac.
 Drive/Walk – 6,334.22 ft² → 0.15ac.
 Lawns Heavy Soil, Flat, 2% – 1.15ac.
 Total Area – 1.41ac.

Composite C Value

Post-Development					
	5yr	10yr	25yr	50yr	100yr
Roof	0.75	0.80	0.85	0.90	0.95
Driveways	0.75	0.80	0.85	0.90	0.95
Lawns	0.13	0.14	0.15	0.16	0.17

$$\text{Composite C} = \frac{\sum (C_{\text{Individual Areas}})(A_{\text{Individual Areas}})}{A_{\text{Total Area}}}$$

$$C_c = [(0.90)(0.11\text{ac.}) + (0.90)(0.15\text{ac.}) + (0.16)(1.15\text{ac.})] \div 1.41\text{ac.}$$

$$\rightarrow C_c \approx \underline{0.30}$$

% Slope

No Topographical Changes

Velocity Versus Slope for Shallow Concentrated Flow

Short-grass pasture

$$\vec{v} = 6.962(S)^{0.5}$$

$$\vec{v} = 6.962(0.0079)^{0.5} \approx 0.62\text{ft/sec}$$

Time of Concentration

$$t_c = \frac{l}{60(v)}$$

$$t_c = \frac{300\text{ft}}{(60)(0.62\frac{\text{ft}}{\text{sec}})} \approx 8.06\text{min}$$

Hidalgo County Rainfall Intensity Tables

$$(10 \text{ yrs}) I = \frac{b}{(t_c + d)^e} = \frac{99}{[(\frac{300 \text{ ft}}{(3600)(0.62\frac{\text{ft}}{\text{sec}})})(\frac{60 \text{ min}}{1 \text{ hr}}) + 9.2]^{0.749}} \approx 11.72 \text{ in/hr}$$

Existing Runoff Rate – Rational Method

$$Q_p = CIA \rightarrow (0.30)(11.72\text{in/hr})(1.41\text{ac}) \approx \underline{4.96\text{cfs}}$$

**POST CONDITION – BLOCK 1 LOT 2 - 50 YEAR
RATIONAL METHOD**

Roof – 2,762.08 ft² → 0.06ac.
Drive/Walk – 2,200 ft² → 0.06ac.
Lawns Heavy Soil, Flat, 2% – 1.36ac.
Total Area – 1.48ac.

Composite C Value

Post-Development					
	5yr	10yr	25yr	50yr	100yr
Roof	0.75	0.80	0.85	0.90	0.95
Driveways	0.75	0.80	0.85	0.90	0.95
Lawns	0.13	0.14	0.15	0.16	0.17

$$\text{Composite C} = \frac{\sum (C_{\text{Individual Areas}})(A_{\text{Individual Areas}})}{A_{\text{Total Area}}}$$

$$C_c = [(0.90)(0.06\text{ac.}) + (0.90)(0.06\text{ac.}) + (0.16)(1.36\text{ac.})] \div 1.48\text{ac.}$$

$$\rightarrow C_c \approx \underline{0.22}$$

% Slope

No Topographical Changes

Velocity Versus Slope for Shallow Concentrated Flow

Short-grass pasture

$$\vec{v} = 6.962(S)^{0.5}$$

$$\vec{v} = 6.962(0.011)^{0.5} \approx 0.73\text{ft/sec}$$

Time of Concentration

$$t_c = \frac{l}{60(v)}$$

$$t_c = \frac{160\text{ft}}{(60)(0.73\frac{\text{ft}}{\text{sec}})} \approx 3.65\text{min}$$

Hidalgo County Rainfall Intensity Tables

$$(10 \text{ yrs}) I = \frac{b}{(t_c + d)^e} = \frac{99}{[(\frac{160 \text{ ft}}{(3600)(0.73\frac{\text{ft}}{\text{sec}})})(\frac{60 \text{ min}}{1 \text{ hr}}) + 9.2]^{0.749}} \approx 14.62 \text{ in/hr}$$

Existing Runoff Rate – Rational Method

$$Q_p = CIA \rightarrow (0.22)(14.62\text{in/hr})(1.48\text{ac}) \approx \underline{4.76\text{cfs}}$$

POST CONDITION – BLOCK 1 LOT 3 - 50 YEAR RATIONAL METHOD

Roof – 2,500 ft² → 0.06ac.
 Drive/Walk – 528 ft² → 0.01ac.
 Lawns Heavy Soil, Flat, 2% – 0.29ac.
 Total Area – 0.36ac.

Composite C Value

Post-Development					
	5yr	10yr	25yr	50yr	100yr
Roof	0.75	0.80	0.85	0.90	0.95
Driveways	0.75	0.80	0.85	0.90	0.95
Lawns	0.13	0.14	0.15	0.16	0.17

$$\text{Composite C} = \frac{\sum (C_{\text{Individual Areas}})(A_{\text{Individual Areas}})}{A_{\text{Total Area}}}$$

$$C_c = [(0.90)(0.06\text{ac.}) + (0.90)(0.01\text{ac.}) + (0.16)(0.29\text{ac.})] \div 0.36\text{ac.}$$

$$\rightarrow C_c \approx \underline{0.30}$$

% Slope

No Topographical Changes

Velocity Versus Slope for Shallow Concentrated Flow

Short-grass pasture

$$\bar{v} = 6.962(S)^{0.5}$$

$$\bar{v} = 6.962(0.0104)^{0.5} \approx 0.71\text{ft/sec}$$

Time of Concentration

$$t_c = \frac{L}{60(\bar{v})}$$

$$t_c = \frac{36.6\text{ft}}{(60)(0.71\frac{\text{ft}}{\text{sec}})} \approx 0.86\text{min}$$

Hidalgo County Rainfall Intensity Tables

$$(10 \text{ yrs}) I = \frac{b}{(t_c + d)^e} = \frac{99}{\left[\left(\frac{36.6 \text{ ft}}{(3600)(0.71\frac{\text{ft}}{\text{sec}})}\right)\left(\frac{60 \text{ min}}{1 \text{ hr}}\right) + 9.2\right]^{0.749}} \approx 17.57 \text{ in/hr}$$

Existing Runoff Rate – Rational Method

$$Q_p = CIA \rightarrow (0.30)(17.57\text{in/hr})(0.36\text{ac}) \approx \underline{1.90\text{cfs}}$$

**POST CONDITION – BLOCK 1 LOT 4 - 50 YEAR
RATIONAL METHOD**

Roof – 2,500 ft² → 0.06ac.
 Drive/Walk – 839.67 ft² → 0.02ac.
 Lawns Heavy Soil, Flat, 2% – 0.42ac.
 Total Area – 0.50ac.

Composite C Value

Post-Development					
	5yr	10yr	25yr	50yr	100yr
Roof	0.75	0.80	0.85	0.90	0.95
Driveways	0.75	0.80	0.85	0.90	0.95
Lawns	0.13	0.14	0.15	0.16	0.17

$$\text{Composite C} = \frac{\sum (C_{\text{Individual Areas}})(A_{\text{Individual Areas}})}{A_{\text{Total Area}}}$$

$$C_c = [(0.90)(0.06\text{ac.}) + (0.90)(0.02\text{ac.}) + (0.16)(0.42\text{ac.})] \div 0.50\text{ac.}$$

$$\rightarrow C_c \approx \underline{0.28}$$

% Slope

No Topographical Changes

Velocity Versus Slope for Shallow Concentrated Flow

Short-grass pasture

$$\vec{v} = 6.962(S)^{0.5}$$

$$\vec{v} = 6.962(0.0066)^{0.5} \approx 0.57\text{ft/sec}$$

Time of Concentration

$$t_c = \frac{l}{60(v)}$$

$$t_c = \frac{36.6\text{ft}}{(60)(0.57\frac{\text{ft}}{\text{sec}})} \approx 1.05\text{min}$$

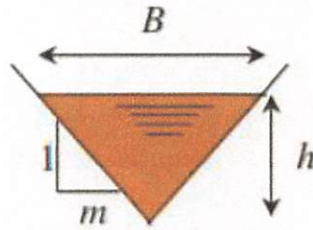
Hidalgo County Rainfall Intensity Tables

$$(10 \text{ yrs}) I = \frac{b}{(t_c + d)^e} = \frac{99}{[(\frac{36.6 \text{ ft}}{(3600)(0.57\frac{\text{ft}}{\text{sec}})})(\frac{60 \text{ min}}{1 \text{ hr}}) + 9.2]^{0.749}} \approx 17.31 \text{ in/hr}$$

Existing Runoff Rate – Rational Method

$$Q_p = CIA \rightarrow (0.28)(17.31\text{in/hr})(0.50\text{ac}) \approx \underline{2.42\text{cfs}}$$

FLOW CAPACITY OF PROPOSED DRAINAGE STRUCTURE SWALE



Flow Area (A) =	Wetted Perimeter (P) =	Hydraulic Radius (R_h) =	Top Width (B) =	Hydraulic Depth (D_h) =
mh^2	$2h\sqrt{1+m^2}$	$\frac{mh^2}{2h\sqrt{1+m^2}}$	$2mh$	$\frac{1}{2}h$

Section A-A

Channel Dimensions

Height (h) = 1.75ft

Area (A) = $mh^2 \rightarrow 1.43 * 1.75^2 = \underline{4.38ft^2}$

Wetted Perimeter (P) = $2h\sqrt{1+m^2} \rightarrow 2 * 1.75\sqrt{1+1.43^2} = \underline{6.11ft}$

Hydraulic Radius (R) = $A/P \rightarrow (4.38ft^2/6.11ft) = \underline{0.72ft}$

Slope, Velocity, Flow Rate, Volume

Slope (S) = 0.15%

$v = \frac{k}{n} R^{2/3} S^{1/2} \rightarrow \frac{1.486}{0.030} * (0.72ft)^{2/3} * (1.5 \times 10^{-3})^{1/2} = \underline{1.54ft/s}$

$Q = vA \rightarrow (1.54ft/s) * (4.38ft^2) = \underline{6.75cfs}$

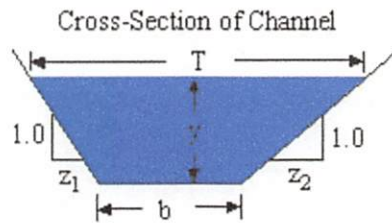
6.75cfs > Post Development Volumetric Flow Rate 4.96cfs
OK

Volume (V) = $AL \rightarrow (4.38ft^2) * (1239.50ft) = \underline{5,429ft^3}$

FLOW CAPACITY OF EXISTING DRAINAGE STRUCTURES

DRAINAGE DITCH

Section A-A (Refer to Exhibit A)



$$Q = VA \quad V = \frac{k}{n} R^{2/3} S^{1/2} \quad R = \frac{A}{P} \quad A = \frac{y}{2} (b + T)$$

$$P = b + y \left(\sqrt{1 + z_1^2} + \sqrt{1 + z_2^2} \right) \quad T = b + y(z_1 + z_2)$$

$$\text{Height } (y) = \underline{2.29\text{ft}}$$

$$b = \underline{18.76\text{ft}}$$

$$T = \underline{23.11\text{ft}}$$

$$Z_1 = 0.74; Z_2 = 1.08$$

$$\text{Area } (A) = \frac{y}{2} (b + T) \rightarrow \frac{2.29\text{ft}}{2} (18.76\text{ft} + 23.11\text{ft}) \approx \underline{47.94\text{ft}^2}$$

$$\text{Wetted Perimeter } (P) = b + y(\sqrt{1 + z_1^2} + \sqrt{1 + z_2^2}) \rightarrow 18.76\text{ft} + 2.29\text{ft}(\sqrt{1 + 0.74^2} + \sqrt{1 + 1.08^2}) \approx \underline{57.17\text{ft}}$$

$$\text{Hydraulic Radius } (R) = A/P \rightarrow (47.94\text{ft}^2 / 57.17\text{ft}) \approx \underline{0.84\text{ft}}$$

Slope, Velocity, Flow Rate, Volume

$$\text{HP} = 66.07'$$

$$\text{LP} = 65.88'$$

$$L = 145.88'$$

$$\text{Slope } (S) = [(66.07 - 65.88) / 145.88] * 100 = \underline{0.13\%}$$

$$v = \frac{k}{n} R^{2/3} S^{1/2} \rightarrow \frac{1.486}{0.030} * (0.84\text{ft})^{2/3} * (1.3 \times 10^{-3})^{1/2} = \underline{2.66\text{ft/s}}$$

$$Q = vA \rightarrow (2.66\text{ft/s}) * (47.94\text{ft}^2) = \underline{127.52\text{cfs}}$$

Table 3-3: Runoff Coefficients	
Type of Drainage Area	Runoff Coefficient "c"
Business	
Downtown Areas	0.70-0.95
Neighborhood Areas	0.50-0.70
Residential	
Single-family areas	0.30-0.50
Multi-units, detached	0.40-0.60
Multi-units, attached	0.60-0.75
Suburban	0.25-0.40
Apartment dwelling areas	0.50-0.70
Industrial	
Light areas	0.50-0.80
Heavy areas	0.60-0.90
Parks, cemeteries	0.10-0.25
Playgrounds	0.20-0.40
Railroad yard areas	0.20-0.40
Unimproved Areas	0.10-0.30
Lawns	
Sandy soil, flat, 2%	0.05-0.10
Sandy soil, average, 2% - 7%	0.10-0.15
Sandy soil, steep, 7%	0.15-0.20
Heavy soil, flat, 2%	0.13-0.17
Heavy soil, average, 2% - 7%	0.18-0.22
Heavy soil, steep, 7%	0.25-0.35
Street	
Asphaltic	0.70-0.95
Concrete	0.80-0.95
Brick	0.70-0.85
Drives and walks	
Roofs	0.75-0.95

HIDALGO COUNTY RAINFALL INTENSITY TABLES

based on Weather Bureau (NWS) Technical Paper No. 40 "Rainfall Frequency Atlas of the United States"

formula: $I = b(t_c + d)^e$

Time	2 yr.	5 yr.	10 yr.	25 yr.	50 yr.	100 yr.	Time	2 yr.	5 yr.	10 yr.	25 yr.	50 yr.	100 yr.
1	10.404	12.626	14.283	16.353	17.386	17.952	36	3.095	3.866	4.486	5.189	5.701	6.098
2	9.653	11.721	13.281	15.215	16.210	16.793	37	3.040	3.799	4.410	5.103	5.608	6.001
3	9.012	10.950	12.426	14.244	15.204	15.797	38	2.986	3.735	4.337	5.019	5.519	5.908
4	8.458	10.286	11.687	13.405	14.333	14.929	39	2.935	3.673	4.267	4.939	5.433	5.817
5	7.974	9.706	11.042	12.671	13.570	14.165	40	2.886	3.614	4.199	4.861	5.350	5.730
6	7.546	9.194	10.472	12.023	12.895	13.487	41	2.838	3.557	4.134	4.786	5.270	5.646
7	7.167	8.740	9.966	11.447	12.294	12.881	42	2.793	3.501	4.071	4.714	5.193	5.565
8	6.827	8.334	9.512	10.930	11.755	12.336	43	2.748	3.448	4.010	4.644	5.118	5.487
9	6.520	7.968	9.103	10.464	11.268	11.841	44	2.706	3.396	3.951	4.577	5.046	5.411
10	6.243	7.636	8.732	10.042	10.825	11.391	45	2.665	3.346	3.895	4.511	4.976	5.337
11	5.990	7.334	8.394	9.656	10.421	10.979	46	2.625	3.298	3.840	4.448	4.908	5.266
12	5.758	7.058	8.084	9.303	10.051	10.601	47	2.586	3.251	3.786	4.387	4.843	5.197
13	5.546	6.804	7.799	8.978	9.710	10.252	48	2.549	3.206	3.735	4.328	4.779	5.130
14	5.350	6.569	7.536	8.678	9.395	9.928	49	2.513	3.162	3.685	4.270	4.717	5.065
15	5.169	6.353	7.293	8.400	9.102	9.628	50	2.477	3.120	3.636	4.215	4.658	5.002
16	5.000	6.151	7.067	8.142	8.831	9.348	51	2.443	3.078	3.589	4.161	4.600	4.941
17	4.843	5.964	6.856	7.902	8.577	9.087	52	2.410	3.038	3.543	4.108	4.543	4.881
18	4.697	5.789	6.659	7.677	8.340	8.842	53	2.378	2.999	3.499	4.057	4.488	4.824
19	4.560	5.625	6.475	7.466	8.117	8.612	54	2.347	2.962	3.456	4.007	4.435	4.767
20	4.432	5.472	6.302	7.268	7.908	8.396	55	2.317	2.925	3.414	3.959	4.383	4.713
21	4.311	5.327	6.139	7.082	7.711	8.192	56	2.288	2.889	3.373	3.912	4.333	4.659
22	4.198	5.191	5.985	6.906	7.525	8.000	57	2.259	2.854	3.333	3.867	4.284	4.608
23	4.090	5.062	5.840	6.740	7.349	7.817	58	2.231	2.821	3.295	3.822	4.236	4.557
24	3.989	4.941	5.703	6.583	7.183	7.644	59	2.204	2.788	3.257	3.779	4.189	4.508
25	3.893	4.825	5.572	6.434	7.025	7.480	60	2.178	2.756	3.220	3.737	4.144	4.460
26	3.802	4.716	5.449	6.293	6.875	7.324	65	2.056	2.607	3.050	3.541	3.933	4.237
27	3.715	4.612	5.331	6.158	6.732	7.176	70	1.948	2.475	2.899	3.368	3.745	4.038
28	3.633	4.513	5.220	6.030	6.596	7.034	75	1.852	2.358	2.765	3.212	3.577	3.860
29	3.554	4.419	5.113	5.908	6.467	6.899	80	1.765	2.252	2.643	3.073	3.426	3.699
30	3.480	4.329	5.011	5.792	6.343	6.769	85	1.688	2.156	2.533	2.946	3.289	3.554
31	3.408	4.244	4.914	5.680	6.224	6.646	90	1.617	2.069	2.434	2.831	3.164	3.421
32	3.340	4.161	4.821	5.574	6.111	6.527	95	1.552	1.990	2.342	2.726	3.050	3.299
33	3.275	4.083	4.732	5.472	6.002	6.413	100	1.493	1.917	2.258	2.629	2.944	3.187
34	3.212	4.008	4.646	5.374	5.897	6.304	105	1.439	1.850	2.181	2.540	2.847	3.083
35	3.152	3.935	4.564	5.280	5.797	6.199	110	1.389	1.788	2.109	2.457	2.757	2.988
where:	2yr		5yr		10yr		25yr		50yr		100yr		
e=	0.831		0.795		0.778		0.771		0.749		0.74		
b=	74		80		87		98		99		103		
d=	9.6		9.2		9.2		9.2		9.2		9.6		

Prepared by CASA Engineering LLC

HIDALGO COUNTY RAINFALL INTENSITY TABLES

based on Weather Bureau (NWS) Technical Paper No. 40 "Rainfall Frequency Atlas of the United States"

formula: $I = b(t_c + d)^e$

Time	2 yr.	5 yr.	10 yr.	25 yr.	50 yr.	100 yr.	Time	2 yr.	5 yr.	10 yr.	25 yr.	50 yr.	100 yr.
115	1.342	1.731	2.043	2.380	2.674	2.898	290	0.647	0.860	1.031	1.209	1.384	1.514
120	1.299	1.677	1.981	2.309	2.596	2.815	295	0.639	0.849	1.018	1.193	1.367	1.496
125	1.259	1.628	1.924	2.242	2.523	2.737	300	0.630	0.838	1.005	1.178	1.350	1.478
130	1.221	1.581	1.870	2.180	2.455	2.665	305	0.622	0.828	0.992	1.164	1.334	1.460
135	1.186	1.537	1.819	2.122	2.391	2.596	310	0.614	0.817	0.980	1.150	1.319	1.444
140	1.153	1.496	1.771	2.067	2.331	2.532	315	0.606	0.807	0.969	1.136	1.303	1.427
145	1.122	1.457	1.727	2.015	2.274	2.471	320	0.598	0.797	0.957	1.123	1.288	1.411
150	1.093	1.421	1.684	1.966	2.220	2.413	325	0.591	0.788	0.946	1.110	1.274	1.395
155	1.065	1.386	1.644	1.919	2.169	2.359	330	0.583	0.779	0.935	1.097	1.260	1.380
160	1.039	1.354	1.606	1.876	2.121	2.307	335	0.576	0.770	0.924	1.085	1.246	1.365
165	1.014	1.323	1.570	1.834	2.075	2.258	340	0.570	0.761	0.914	1.073	1.233	1.351
170	0.991	1.293	1.536	1.794	2.032	2.211	345	0.563	0.752	0.904	1.061	1.220	1.337
175	0.968	1.265	1.504	1.757	1.990	2.167	350	0.556	0.744	0.894	1.050	1.207	1.323
180	0.947	1.239	1.473	1.721	1.951	2.124	355	0.550	0.736	0.885	1.039	1.195	1.309
185	0.927	1.213	1.443	1.686	1.913	2.084	360	0.544	0.728	0.875	1.028	1.182	1.296
190	0.907	1.189	1.415	1.654	1.877	2.045	365	0.538	0.720	0.866	1.017	1.171	1.284
195	0.889	1.166	1.388	1.622	1.842	2.008	370	0.532	0.713	0.857	1.007	1.159	1.271
200	0.871	1.144	1.362	1.592	1.809	1.972	375	0.526	0.705	0.849	0.997	1.148	1.259
205	0.854	1.122	1.337	1.564	1.778	1.938	380	0.521	0.698	0.840	0.987	1.137	1.247
210	0.838	1.102	1.313	1.536	1.747	1.906	385	0.515	0.691	0.832	0.977	1.126	1.235
215	0.823	1.082	1.290	1.510	1.718	1.874	390	0.510	0.684	0.824	0.968	1.115	1.224
220	0.808	1.063	1.268	1.484	1.690	1.844	395	0.504	0.677	0.816	0.958	1.105	1.212
225	0.793	1.045	1.247	1.460	1.663	1.815	400	0.499	0.671	0.808	0.949	1.095	1.201
230	0.780	1.028	1.227	1.436	1.637	1.787	405	0.494	0.664	0.800	0.940	1.085	1.191
235	0.766	1.011	1.207	1.413	1.611	1.759	410	0.489	0.658	0.793	0.932	1.075	1.180
240	0.754	0.995	1.189	1.392	1.587	1.733	415	0.485	0.652	0.786	0.923	1.066	1.170
245	0.741	0.979	1.170	1.370	1.564	1.708	420	0.480	0.646	0.779	0.915	1.056	1.160
250	0.729	0.964	1.153	1.350	1.541	1.684	425	0.475	0.640	0.772	0.907	1.047	1.150
255	0.718	0.950	1.136	1.330	1.519	1.660	430	0.471	0.634	0.765	0.899	1.038	1.140
260	0.707	0.936	1.119	1.311	1.498	1.637	435	0.466	0.628	0.758	0.891	1.029	1.131
265	0.696	0.922	1.103	1.293	1.477	1.615	440	0.462	0.623	0.751	0.883	1.021	1.121
270	0.686	0.909	1.088	1.275	1.458	1.594	445	0.458	0.617	0.745	0.876	1.012	1.112
275	0.676	0.896	1.073	1.257	1.438	1.573	450	0.454	0.612	0.739	0.869	1.004	1.103
280	0.666	0.884	1.059	1.241	1.420	1.553	455	0.450	0.607	0.733	0.861	0.996	1.094
285	0.657	0.872	1.045	1.224	1.402	1.533	460	0.446	0.602	0.726	0.854	0.988	1.086

where:	2yr	5yr	10yr	25yr	50yr	100yr
e=	0.831	0.795	0.778	0.771	0.749	0.74
b=	74	80	87	98	99	103
d=	9.6	9.2	9.2	9.2	9.2	9.6

Prepared by CASA Engineering LLC

OUTFALL CALCULATIONS

Required cfs per proposed pipe = 6.75cfs

Pipe Sizing Calculations	
Pipe diameter, d0	6 in
Manning roughness, n	0.013
Pipe Slope, S %	15.00%
Ratio to full depth (100%)	95%

Wetted perimeter	1.3453ft
Flow area	0.1927ft ²
Hydraulic radius	0.1432ft
Velocity, v	12.1183ft/sec
Flow, Q	2.3349cfs

Propose 1 - 6in RCP Sloping @ 15.00% to Ditch

SUMMARY

- **Pre-Development Conditions “” Subdivision, Block 1 Lot 1 [10yr]**
 - $Q = 3.16\text{cfs}$
- **Pre-Development Conditions “” Subdivision, Block 1 Lot 2 [10yr]**
 - $Q = 3.63\text{cfs}$
- **Pre-Development Conditions “” Subdivision, Block 1 Lot 3 [10yr]**
 - $Q = 0.60\text{cfs}$
- **Pre-Development Conditions “” Subdivision, Block 1 Lot 4 [10yr]**
 - $Q = 0.81\text{cfs}$
- **Post-Development Conditions “” Subdivision, Block 1 Lot 1 [50yr]**
 - $Q = 4.87\text{cfs}$
- **Post-Development Conditions “” Subdivision, Block 1 Lot 2 [50yr]**
 - $Q = 4.76\text{cfs}$
- **Post-Development Conditions “” Subdivision, Block 1 Lot 3 [50yr]**
 - $Q = 1.90\text{cfs}$
- **Post-Development Conditions “” Subdivision, Block 1 Lot 4 [50yr]**
 - $Q = 2.42\text{cfs}$
- **Detention Storage Requirements [50yr] = $0.115\text{ ac-ft} - 5,009.39\text{ ft}^3$**
- **Detention Swale**
 - Flow Capacity (Q) = 6.75cfs
 - Volume (V) = $5,429\text{ft}^3$
- **Flow Capacity of Existing Drainage Structure - 2.29cfs**

**PROPOSED J & P
ESTATES SUBDIVISION**

Ditch

MILE

WEST

4 1/2

5

6

6 1/2

7

8

9

10

11

12

13

14

15

16

17

18

19

20

21

22

23

24

25

26

27

28

29

30

31

32

33

34

35

36

37

38

39

40

41

42

43

44

45

46

47

48

49

50

51

52

53

54

55

56

57

58

59

60

61

62

63

64

65

66

67

68

69

70

71

72

73

74

75

76

77

78

79

80

81

82

83

84

85

86

87

88

89

90

91

92

93

94

95

96

97

98

99

100

101

102

103

104

105

106

107

108

109

110

111

112

113

114

115

116

117

118

119

120

121

122

123

124

125

126

127

128

129

130

131

132

133

134

135

136

137

138

139

140

141

142

143

144

145

146

147

148

149

150

151

152

153

154

155

156

157

158

159

160

161

162

163

164

165

166

167

168

169

170

171

172

173

174

175

176

177

178

179

180

181

182

183

184

185

186

187

188

189

190

191

192

193

194

195

196

197

198

199

200

201

202

203

204

205

206

207

208

209

210

211

212

213

214

215

216

217

218

219

220

221

222

223

224

225

226

227

228

229

230

231

232

233

234

235

236

237

238

239

240

241

242

243

244

245

246

247

248

249

250

251

252

253

254

255

256

257

258

259

260

261

262

263

264

265

266

267

268

269

270

271

272

273

274

275

276

277

278

279

280

281

282

283

284

285

286

287

288

289

290

291

292

293

294

295

296

297

298

299

300

301

302

303

304

305

306

307

308

309

310

311

312

313

314

315

316

317

318

319

320

321

322

323

324

325

326

327

328

329

330

331

332

333

334

335

336

337

338

339

340

341

342

343

344

345

346

347

348

349

350

351

352

353

354

355

356

357

358

359

360

361

362

363

364

365

366

367

368

369

370

371

372

373

374

375

376

377

378

379

380

381

382

383

384

385

386

387

388

389

390

391

392

393

394

395

396

397

398

399

400

401

402

403

404

405

406

407

408

409

410

411

412

413

414

415

416

417

418

419

420

421

422

423

424

425

426

427

428

429

430

431

432

433

434

435

436

437

438

439

440

441

442

443

444

445

446

447

448

449

450

451</

APPROXIMATE SCALE

2000 FEET

2000

NATIONAL FLOOD INSURANCE PROGRAM

FOR
RENT
CALL
800-451-7273

FLOOD INSURANCE RATE MAP

HIDALGO COUNTY,
TEXAS
UNINCORPORATED AREAS

0332964 1005128200 9604 31200 07/01 415

COMMUNITY-PANEL NUMBER

480334 0450 C

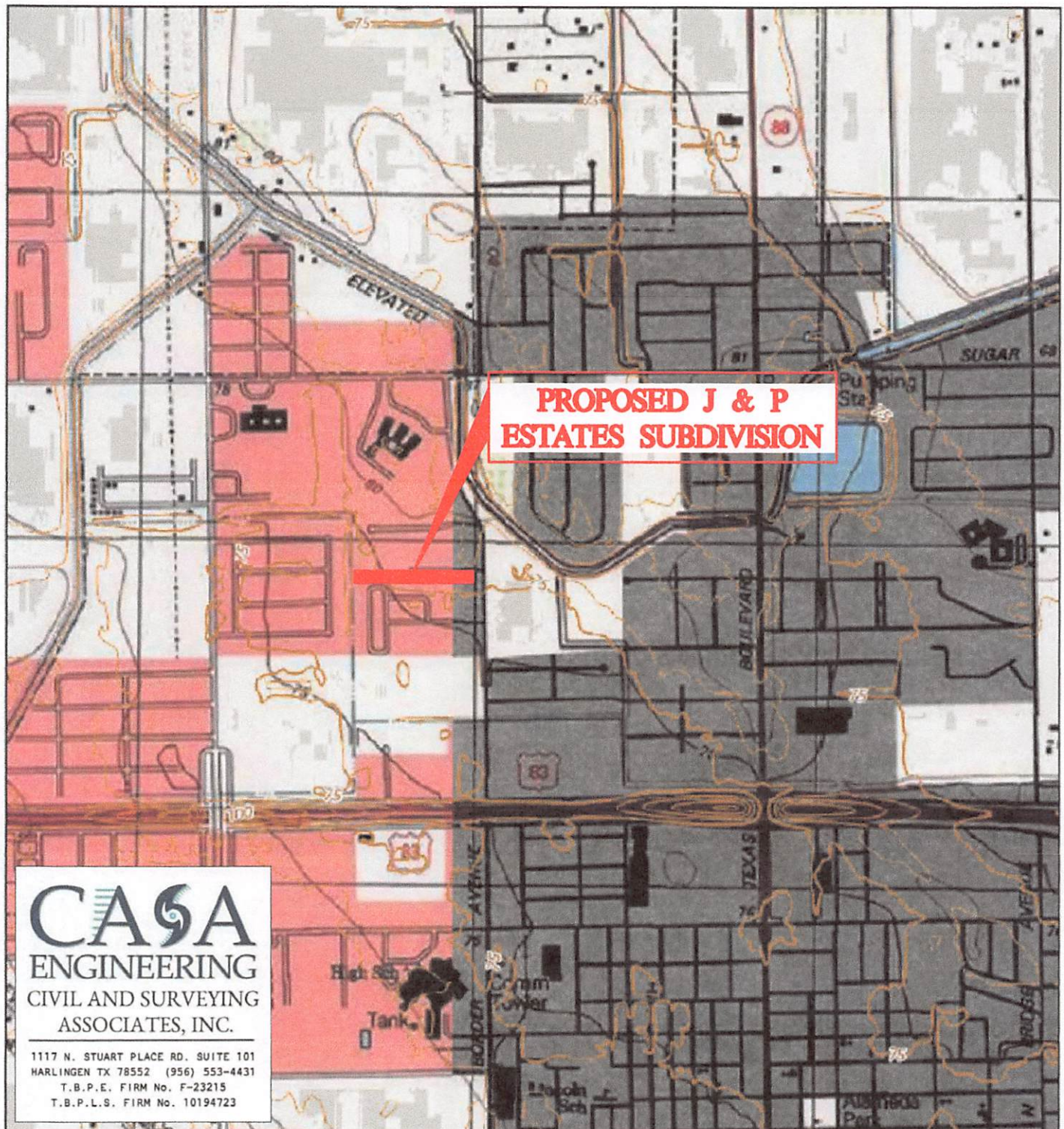
MAP REVISED:

Federal Emergency Management Agency

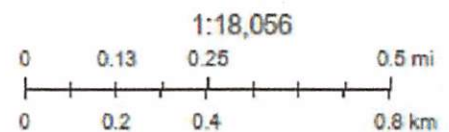
This is an official FHIMMets showing a portion of the above-referenced flood map created from the MSC FIRMETs Web tool. This map does not reflect changes or amendments which may have been made subsequent to the date on the title block. For additional information about how to make sure the map is current, please see the Flood Hazard Mapping Updates Overview Fact Sheet available on the FEMA Flood Map Service Center home page at <http://fmsc.fema.gov>.

APPENDIX B TOPOGRAPHIC MAP

The National Map Advanced Viewer



8/15/2022, 5:16:13 PM

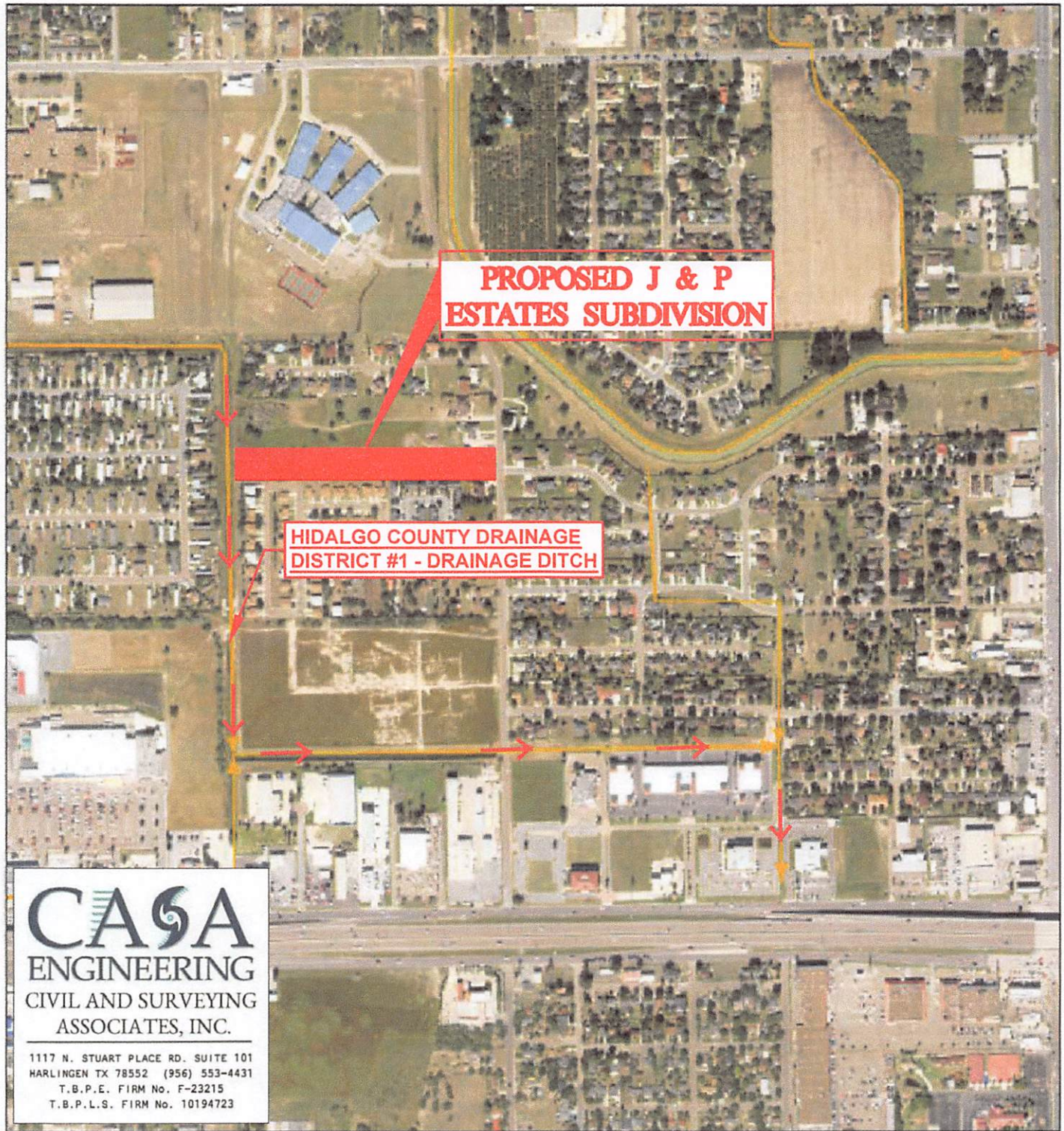


Copyright © 2013 National Geographic Society, Inc. USGS The National Map: 3D Elevation Program. Data Refreshed July, 2022.

USGS
2021 USGS

APPENDIX C HYDROGRAPHY MAP

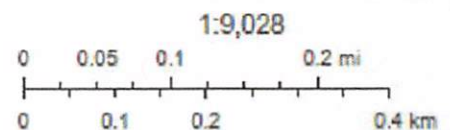
The National Map Advanced Viewer



8/15/2022, 5:20:58 PM

Waterbody - Large Scale Area - Large Scale

Estuary	Area of Complex Channels	Flume
Ice Mass	Area to be Submerged	Foreshore
Lake Pond	BayInlet	Hazard Zone
Playa	Bridge	Inundation Area
Reservoir	CanalDitch	Lock Chamber
Swamp Marsh	DamWeir	Rapids
		SeaOcean



USGS TNM - National Hydrography Dataset. Data Refreshed July, 2022.
USGS The National Map: Orthoimagery. Data refreshed December, 2021.

→ -FLOW DIRECTION

USGS
2021 USGS

Appendix D

Aerial Map of Subdivision

HIDALGO COUNTY DRAINAGE
DISTRICT #1 - DRAINAGE DITCH

SUB-BASIN LIMITS

SUB-BASIN LIMITS

N. BORDER AVE.

CASA
ENGINEERING
CIVIL AND SURVEYING
ASSOCIATES, INC.

1117 N. STUART PLACE RD. SUITE 101
HARLINGEN TX 78552 (956) 553-4431
T.B.P.E. FIRM No. F-23215
T.B.P.L.S. FIRM No. 10194723

Google Earth

500 ft



APPENDIX E



United States
Department of
Agriculture

NRCS

Natural
Resources
Conservation
Service

A product of the National
Cooperative Soil Survey,
a joint effort of the United
States Department of
Agriculture and other
Federal agencies, State
agencies including the
Agricultural Experiment
Stations, and local
participants

Custom Soil Resource Report for Hidalgo County, Texas



June 25, 2022

Preface

Soil surveys contain information that affects land use planning in survey areas. They highlight soil limitations that affect various land uses and provide information about the properties of the soils in the survey areas. Soil surveys are designed for many different users, including farmers, ranchers, foresters, agronomists, urban planners, community officials, engineers, developers, builders, and home buyers. Also, conservationists, teachers, students, and specialists in recreation, waste disposal, and pollution control can use the surveys to help them understand, protect, or enhance the environment.

Various land use regulations of Federal, State, and local governments may impose special restrictions on land use or land treatment. Soil surveys identify soil properties that are used in making various land use or land treatment decisions. The information is intended to help the land users identify and reduce the effects of soil limitations on various land uses. The landowner or user is responsible for identifying and complying with existing laws and regulations.

Although soil survey information can be used for general farm, local, and wider area planning, onsite investigation is needed to supplement this information in some cases. Examples include soil quality assessments (<http://www.nrcs.usda.gov/wps/portal/nrcs/main/soils/health/>) and certain conservation and engineering applications. For more detailed information, contact your local USDA Service Center (<https://offices.sc.egov.usda.gov/locator/app?agency=nrcs>) or your NRCS State Soil Scientist (http://www.nrcs.usda.gov/wps/portal/nrcs/detail/soils/contactus/?cid=nrcs142p2_053951).

Great differences in soil properties can occur within short distances. Some soils are seasonally wet or subject to flooding. Some are too unstable to be used as a foundation for buildings or roads. Clayey or wet soils are poorly suited to use as septic tank absorption fields. A high water table makes a soil poorly suited to basements or underground installations.

The National Cooperative Soil Survey is a joint effort of the United States Department of Agriculture and other Federal agencies, State agencies including the Agricultural Experiment Stations, and local agencies. The Natural Resources Conservation Service (NRCS) has leadership for the Federal part of the National Cooperative Soil Survey.

Information about soils is updated periodically. Updated information is available through the NRCS Web Soil Survey, the site for official soil survey information.

The U.S. Department of Agriculture (USDA) prohibits discrimination in all its programs and activities on the basis of race, color, national origin, age, disability, and where applicable, sex, marital status, familial status, parental status, religion, sexual orientation, genetic information, political beliefs, reprisal, or because all or a part of an individual's income is derived from any public assistance program. (Not all prohibited bases apply to all programs.) Persons with disabilities who require

alternative means for communication of program information (Braille, large print, audiotape, etc.) should contact USDA's TARGET Center at (202) 720-2600 (voice and TDD). To file a complaint of discrimination, write to USDA, Director, Office of Civil Rights, 1400 Independence Avenue, S.W., Washington, D.C. 20250-9410 or call (800) 795-3272 (voice) or (202) 720-6382 (TDD). USDA is an equal opportunity provider and employer.

Contents

Preface	2
How Soil Surveys Are Made	5
Soil Map	8
Soil Map.....	9
Legend.....	10
Map Unit Legend.....	11
Map Unit Descriptions.....	11
Hidalgo County, Texas.....	13
25—Hidalgo fine sandy loam, 0 to 1 percent slopes.....	13
26—Hidalgo fine sandy loam, 1 to 3 percent slopes.....	14
48—Racombes sandy clay loam, 0 to 1 percent slopes.....	15
References	18

How Soil Surveys Are Made

Soil surveys are made to provide information about the soils and miscellaneous areas in a specific area. They include a description of the soils and miscellaneous areas and their location on the landscape and tables that show soil properties and limitations affecting various uses. Soil scientists observed the steepness, length, and shape of the slopes; the general pattern of drainage; the kinds of crops and native plants; and the kinds of bedrock. They observed and described many soil profiles. A soil profile is the sequence of natural layers, or horizons, in a soil. The profile extends from the surface down into the unconsolidated material in which the soil formed or from the surface down to bedrock. The unconsolidated material is devoid of roots and other living organisms and has not been changed by other biological activity.

Currently, soils are mapped according to the boundaries of major land resource areas (MLRAs). MLRAs are geographically associated land resource units that share common characteristics related to physiography, geology, climate, water resources, soils, biological resources, and land uses (USDA, 2006). Soil survey areas typically consist of parts of one or more MLRA.

The soils and miscellaneous areas in a survey area occur in an orderly pattern that is related to the geology, landforms, relief, climate, and natural vegetation of the area. Each kind of soil and miscellaneous area is associated with a particular kind of landform or with a segment of the landform. By observing the soils and miscellaneous areas in the survey area and relating their position to specific segments of the landform, a soil scientist develops a concept, or model, of how they were formed. Thus, during mapping, this model enables the soil scientist to predict with a considerable degree of accuracy the kind of soil or miscellaneous area at a specific location on the landscape.

Commonly, individual soils on the landscape merge into one another as their characteristics gradually change. To construct an accurate soil map, however, soil scientists must determine the boundaries between the soils. They can observe only a limited number of soil profiles. Nevertheless, these observations, supplemented by an understanding of the soil-vegetation-landscape relationship, are sufficient to verify predictions of the kinds of soil in an area and to determine the boundaries.

Soil scientists recorded the characteristics of the soil profiles that they studied. They noted soil color, texture, size and shape of soil aggregates, kind and amount of rock fragments, distribution of plant roots, reaction, and other features that enable them to identify soils. After describing the soils in the survey area and determining their properties, the soil scientists assigned the soils to taxonomic classes (units). Taxonomic classes are concepts. Each taxonomic class has a set of soil characteristics with precisely defined limits. The classes are used as a basis for comparison to classify soils systematically. Soil taxonomy, the system of taxonomic classification used in the United States, is based mainly on the kind and character of soil properties and the arrangement of horizons within the profile. After the soil

Custom Soil Resource Report

scientists classified and named the soils in the survey area, they compared the individual soils with similar soils in the same taxonomic class in other areas so that they could confirm data and assemble additional data based on experience and research.

The objective of soil mapping is not to delineate pure map unit components; the objective is to separate the landscape into landforms or landform segments that have similar use and management requirements. Each map unit is defined by a unique combination of soil components and/or miscellaneous areas in predictable proportions. Some components may be highly contrasting to the other components of the map unit. The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The delineation of such landforms and landform segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, onsite investigation is needed to define and locate the soils and miscellaneous areas.

Soil scientists make many field observations in the process of producing a soil map. The frequency of observation is dependent upon several factors, including scale of mapping, intensity of mapping, design of map units, complexity of the landscape, and experience of the soil scientist. Observations are made to test and refine the soil-landscape model and predictions and to verify the classification of the soils at specific locations. Once the soil-landscape model is refined, a significantly smaller number of measurements of individual soil properties are made and recorded. These measurements may include field measurements, such as those for color, depth to bedrock, and texture, and laboratory measurements, such as those for content of sand, silt, clay, salt, and other components. Properties of each soil typically vary from one point to another across the landscape.

Observations for map unit components are aggregated to develop ranges of characteristics for the components. The aggregated values are presented. Direct measurements do not exist for every property presented for every map unit component. Values for some properties are estimated from combinations of other properties.

While a soil survey is in progress, samples of some of the soils in the area generally are collected for laboratory analyses and for engineering tests. Soil scientists interpret the data from these analyses and tests as well as the field-observed characteristics and the soil properties to determine the expected behavior of the soils under different uses. Interpretations for all of the soils are field tested through observation of the soils in different uses and under different levels of management. Some interpretations are modified to fit local conditions, and some new interpretations are developed to meet local needs. Data are assembled from other sources, such as research information, production records, and field experience of specialists. For example, data on crop yields under defined levels of management are assembled from farm records and from field or plot experiments on the same kinds of soil.

Predictions about soil behavior are based not only on soil properties but also on such variables as climate and biological activity. Soil conditions are predictable over long periods of time, but they are not predictable from year to year. For example, soil scientists can predict with a fairly high degree of accuracy that a given soil will have a high water table within certain depths in most years, but they cannot predict that a high water table will always be at a specific level in the soil on a specific date.

After soil scientists located and identified the significant natural bodies of soil in the survey area, they drew the boundaries of these bodies on aerial photographs and

Custom Soil Resource Report

identified each as a specific map unit. Aerial photographs show trees, buildings, fields, roads, and rivers, all of which help in locating boundaries accurately.

Soil Map

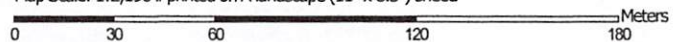
The soil map section includes the soil map for the defined area of interest, a list of soil map units on the map and extent of each map unit, and cartographic symbols displayed on the map. Also presented are various metadata about data used to produce the map, and a description of each soil map unit.

Custom Soil Resource Report Soil Map



Soil Map may not be valid at this scale.

Map Scale: 1:2,190 if printed on A landscape (11" x 8.5") sheet.



Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 14N WGS84

MAP INFORMATION

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

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

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

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

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

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

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

Soil Survey Area: Hidalgo County, Texas
Survey Area Data: Version 20, Sep 13, 2021

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

Date(s) aerial images were photographed: Dec 21, 2021—Mar 2, 2022

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

MAP LEGEND

Area of Interest (AOI)

Area of Interest (AOI)

Soils

Soil Map Unit Polygons

Soil Map Unit Lines

Soil Map Unit Points

Special Point Features

Blowout

Borrow Pit

Clay Spot

Closed Depression

Gravel Pit

Gravelly Spot

Landfill

Lava Flow

Marsh or swamp

Mine or Quarry

Miscellaneous Water

Perennial Water

Rock Outcrop

Saline Spot

Sandy Spot

Severely Eroded Spot

Sinkhole

Slide or Slip

Sodic Spot

Water Features

Streams and Canals

Transportation

Rails

Interstate Highways

US Routes

Major Roads

Local Roads

Background

Aerial Photography

Soil Area

Stony Spot

Very Stony Spot

Wet Spot

Other

Special Line Features

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
25	Hidalgo fine sandy loam, 0 to 1 percent slopes	1.1	25.7%
26	Hidalgo fine sandy loam, 1 to 3 percent slopes	1.6	38.8%
48	Racombes sandy clay loam, 0 to 1 percent slopes	1.5	35.6%
Totals for Area of Interest		4.2	100.0%

Map Unit Descriptions

The map units delineated on the detailed soil maps in a soil survey represent the soils or miscellaneous areas in the survey area. The map unit descriptions, along with the maps, can be used to determine the composition and properties of a unit.

A map unit delineation on a soil map represents an area dominated by one or more major kinds of soil or miscellaneous areas. A map unit is identified and named according to the taxonomic classification of the dominant soils. Within a taxonomic class there are precisely defined limits for the properties of the soils. On the landscape, however, the soils are natural phenomena, and they have the characteristic variability of all natural phenomena. Thus, the range of some observed properties may extend beyond the limits defined for a taxonomic class. Areas of soils of a single taxonomic class rarely, if ever, can be mapped without including areas of other taxonomic classes. Consequently, every map unit is made up of the soils or miscellaneous areas for which it is named and some minor components that belong to taxonomic classes other than those of the major soils.

Most minor soils have properties similar to those of the dominant soil or soils in the map unit, and thus they do not affect use and management. These are called noncontrasting, or similar, components. They may or may not be mentioned in a particular map unit description. Other minor components, however, have properties and behavioral characteristics divergent enough to affect use or to require different management. These are called contrasting, or dissimilar, components. They generally are in small areas and could not be mapped separately because of the scale used. Some small areas of strongly contrasting soils or miscellaneous areas are identified by a special symbol on the maps. If included in the database for a given area, the contrasting minor components are identified in the map unit descriptions along with some characteristics of each. A few areas of minor components may not have been observed, and consequently they are not mentioned in the descriptions, especially where the pattern was so complex that it was impractical to make enough observations to identify all the soils and miscellaneous areas on the landscape.

The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The objective of mapping is not to delineate pure taxonomic classes but rather to separate the landscape into landforms or

Custom Soil Resource Report

landform segments that have similar use and management requirements. The delineation of such segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, however, onsite investigation is needed to define and locate the soils and miscellaneous areas.

An identifying symbol precedes the map unit name in the map unit descriptions. Each description includes general facts about the unit and gives important soil properties and qualities.

Soils that have profiles that are almost alike make up a *soil series*. Except for differences in texture of the surface layer, all the soils of a series have major horizons that are similar in composition, thickness, and arrangement.

Soils of one series can differ in texture of the surface layer, slope, stoniness, salinity, degree of erosion, and other characteristics that affect their use. On the basis of such differences, a soil series is divided into *soil phases*. Most of the areas shown on the detailed soil maps are phases of soil series. The name of a soil phase commonly indicates a feature that affects use or management. For example, Alpha silt loam, 0 to 2 percent slopes, is a phase of the Alpha series.

Some map units are made up of two or more major soils or miscellaneous areas. These map units are complexes, associations, or undifferentiated groups.

A *complex* consists of two or more soils or miscellaneous areas in such an intricate pattern or in such small areas that they cannot be shown separately on the maps. The pattern and proportion of the soils or miscellaneous areas are somewhat similar in all areas. Alpha-Beta complex, 0 to 6 percent slopes, is an example.

An *association* is made up of two or more geographically associated soils or miscellaneous areas that are shown as one unit on the maps. Because of present or anticipated uses of the map units in the survey area, it was not considered practical or necessary to map the soils or miscellaneous areas separately. The pattern and relative proportion of the soils or miscellaneous areas are somewhat similar. Alpha-Beta association, 0 to 2 percent slopes, is an example.

An *undifferentiated group* is made up of two or more soils or miscellaneous areas that could be mapped individually but are mapped as one unit because similar interpretations can be made for use and management. The pattern and proportion of the soils or miscellaneous areas in a mapped area are not uniform. An area can be made up of only one of the major soils or miscellaneous areas, or it can be made up of all of them. Alpha and Beta soils, 0 to 2 percent slopes, is an example.

Some surveys include *miscellaneous areas*. Such areas have little or no soil material and support little or no vegetation. Rock outcrop is an example.

Hidalgo County, Texas

25—Hidalgo fine sandy loam, 0 to 1 percent slopes

Map Unit Setting

National map unit symbol: 2sxn
Elevation: 20 to 500 feet
Mean annual precipitation: 20 to 27 inches
Mean annual air temperature: 72 to 74 degrees F
Frost-free period: 300 to 365 days
Farmland classification: Prime farmland if irrigated

Map Unit Composition

Hidalgo and similar soils: 85 percent
Minor components: 15 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Hidalgo

Setting

Landform: Terraces
Landform position (three-dimensional): Tread
Down-slope shape: Linear
Across-slope shape: Linear
Parent material: Calcareous loamy alluvium

Typical profile

Ap - 0 to 17 inches: fine sandy loam
Bk1 - 17 to 28 inches: sandy clay loam
Bk2 - 28 to 38 inches: clay loam
Ck - 38 to 80 inches: clay loam

Properties and qualities

Slope: 0 to 1 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Well drained
Runoff class: Negligible
Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high
(0.57 to 1.98 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Calcium carbonate, maximum content: 35 percent
Maximum salinity: Nonsaline to slightly saline (0.0 to 4.0 mmhos/cm)
Sodium adsorption ratio, maximum: 10.0
Available water supply, 0 to 60 inches: Moderate (about 7.8 inches)

Interpretive groups

Land capability classification (irrigated): 2s
Land capability classification (nonirrigated): 2s
Hydrologic Soil Group: B
Ecological site: R083DY019TX - Gray Sandy Loam
Hydric soil rating: No

Custom Soil Resource Report

Minor Components

Willacy

Percent of map unit: 10 percent
Landform: Terraces
Landform position (three-dimensional): Tread
Down-slope shape: Linear
Across-slope shape: Linear
Hydric soil rating: No

Brennan

Percent of map unit: 5 percent
Landform: Terraces
Landform position (three-dimensional): Tread
Down-slope shape: Linear
Across-slope shape: Linear
Ecological site: R083EY023TX - Sandy Loam
Hydric soil rating: No

26—Hidalgo fine sandy loam, 1 to 3 percent slopes

Map Unit Setting

National map unit symbol: 2sxvp
Elevation: 20 to 500 feet
Mean annual precipitation: 20 to 27 inches
Mean annual air temperature: 72 to 74 degrees F
Frost-free period: 300 to 365 days
Farmland classification: Prime farmland if irrigated

Map Unit Composition

Hidalgo and similar soils: 85 percent
Minor components: 15 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Hidalgo

Setting

Landform: Terraces
Landform position (three-dimensional): Tread
Down-slope shape: Convex
Across-slope shape: Linear
Parent material: Calcareous loamy alluvium

Typical profile

Ap - 0 to 17 inches: fine sandy loam
Bk1 - 17 to 28 inches: sandy clay loam
Bk2 - 28 to 38 inches: clay loam
Ck - 38 to 80 inches: clay loam

Custom Soil Resource Report

Properties and qualities

Slope: 1 to 3 percent

Depth to restrictive feature: More than 80 inches

Drainage class: Well drained

Runoff class: Low

Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high
(0.57 to 1.98 in/hr)

Depth to water table: More than 80 inches

Frequency of flooding: None

Frequency of ponding: None

Calcium carbonate, maximum content: 35 percent

Maximum salinity: Nonsaline to slightly saline (0.0 to 4.0 mmhos/cm)

Sodium adsorption ratio, maximum: 10.0

Available water supply, 0 to 60 inches: Moderate (about 7.8 inches)

Interpretive groups

Land capability classification (irrigated): 2e

Land capability classification (nonirrigated): 2e

Hydrologic Soil Group: B

Ecological site: R083DY019TX - Gray Sandy Loam

Hydric soil rating: No

Minor Components

Willacy

Percent of map unit: 10 percent

Landform: Terraces

Landform position (three-dimensional): Tread

Down-slope shape: Convex

Across-slope shape: Linear

Hydric soil rating: No

Brennan

Percent of map unit: 5 percent

Landform: Terraces

Landform position (three-dimensional): Tread

Down-slope shape: Convex

Across-slope shape: Linear

Ecological site: R083EY023TX - Sandy Loam

Hydric soil rating: No

48—Racombes sandy clay loam, 0 to 1 percent slopes

Map Unit Setting

National map unit symbol: 2yndc

Elevation: 30 to 330 feet

Mean annual precipitation: 23 to 27 inches

Mean annual air temperature: 72 to 74 degrees F

Frost-free period: 280 to 365 days

Farmland classification: All areas are prime farmland

Custom Soil Resource Report

Map Unit Composition

Racombes and similar soils: 85 percent

Minor components: 15 percent

Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Racombes

Setting

Landform: Terraces

Landform position (three-dimensional): Tread

Down-slope shape: Linear

Across-slope shape: Concave

Parent material: Calcareous loamy alluvium

Typical profile

Ap - 0 to 13 inches: sandy clay loam

Bt - 13 to 25 inches: sandy clay loam

Btk - 25 to 49 inches: sandy clay loam

Bk - 49 to 80 inches: sandy clay loam

Properties and qualities

Slope: 0 to 1 percent

Depth to restrictive feature: More than 80 inches

Drainage class: Well drained

Runoff class: Negligible

*Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high
(0.57 to 1.98 in/hr)*

Depth to water table: About 42 to 72 inches

Frequency of flooding: None

Frequency of ponding: None

Calcium carbonate, maximum content: 20 percent

Gypsum, maximum content: 2 percent

Maximum salinity: Nonsaline to slightly saline (0.0 to 4.0 mmhos/cm)

Sodium adsorption ratio, maximum: 6.0

Available water supply, 0 to 60 inches: Moderate (about 9.0 inches)

Interpretive groups

Land capability classification (irrigated): 1

Land capability classification (nonirrigated): 1

Hydrologic Soil Group: B

Ecological site: R083DY025TX - Clay Loam

Hydric soil rating: No

Minor Components

Willacy

Percent of map unit: 6 percent

Landform: Terraces

Landform position (three-dimensional): Tread

Down-slope shape: Linear

Across-slope shape: Linear

Ecological site: R083DY023TX - Sandy Loam

Hydric soil rating: No

Raymondville

Percent of map unit: 4 percent

Custom Soil Resource Report

Landform: Terraces

Landform position (three-dimensional): Tread

Down-slope shape: Linear

Across-slope shape: Linear

Ecological site: R083DY025TX - Clay Loam

Hydric soil rating: No

Hidalgo

Percent of map unit: 4 percent

Landform: Terraces

Landform position (three-dimensional): Tread

Down-slope shape: Convex

Across-slope shape: Linear

Ecological site: R083DY019TX - Gray Sandy Loam

Hydric soil rating: No

Rio

Percent of map unit: 1 percent

Landform: Closed depressions

Landform position (three-dimensional): Tread

Down-slope shape: Concave

Across-slope shape: Concave

Ecological site: R083DY007TX - Lakebed

Hydric soil rating: Yes

References

American Association of State Highway and Transportation Officials (AASHTO). 2004. Standard specifications for transportation materials and methods of sampling and testing. 24th edition.

American Society for Testing and Materials (ASTM). 2005. Standard classification of soils for engineering purposes. ASTM Standard D2487-00.

Cowardin, L.M., V. Carter, F.C. Golet, and E.T. LaRoe. 1979. Classification of wetlands and deep-water habitats of the United States. U.S. Fish and Wildlife Service FWS/OBS-79/31.

Federal Register. July 13, 1994. Changes in hydric soils of the United States.

Federal Register. September 18, 2002. Hydric soils of the United States.

Hurt, G.W., and L.M. Vasilas, editors. Version 6.0, 2006. Field indicators of hydric soils in the United States.

National Research Council. 1995. Wetlands: Characteristics and boundaries.

Soil Survey Division Staff. 1993. Soil survey manual. Soil Conservation Service. U.S. Department of Agriculture Handbook 18. http://www.nrcs.usda.gov/wps/portal/nrcs/detail/national/soils/?cid=nrcs142p2_054262

Soil Survey Staff. 1999. Soil taxonomy: A basic system of soil classification for making and interpreting soil surveys. 2nd edition. Natural Resources Conservation Service, U.S. Department of Agriculture Handbook 436. http://www.nrcs.usda.gov/wps/portal/nrcs/detail/national/soils/?cid=nrcs142p2_053577

Soil Survey Staff. 2010. Keys to soil taxonomy. 11th edition. U.S. Department of Agriculture, Natural Resources Conservation Service. http://www.nrcs.usda.gov/wps/portal/nrcs/detail/national/soils/?cid=nrcs142p2_053580

Tiner, R.W., Jr. 1985. Wetlands of Delaware. U.S. Fish and Wildlife Service and Delaware Department of Natural Resources and Environmental Control, Wetlands Section.

United States Army Corps of Engineers, Environmental Laboratory. 1987. Corps of Engineers wetlands delineation manual. Waterways Experiment Station Technical Report Y-87-1.

United States Department of Agriculture, Natural Resources Conservation Service. National forestry manual. http://www.nrcs.usda.gov/wps/portal/nrcs/detail/soils/home/?cid=nrcs142p2_053374

United States Department of Agriculture, Natural Resources Conservation Service. National range and pasture handbook. <http://www.nrcs.usda.gov/wps/portal/nrcs/detail/national/landuse/rangepasture/?cid=stelpdb1043084>

Custom Soil Resource Report

United States Department of Agriculture, Natural Resources Conservation Service. National soil survey handbook, title 430-VI. http://www.nrcs.usda.gov/wps/portal/nrcs/detail/soils/scientists/?cid=nrcs142p2_054242

United States Department of Agriculture, Natural Resources Conservation Service. 2006. Land resource regions and major land resource areas of the United States, the Caribbean, and the Pacific Basin. U.S. Department of Agriculture Handbook 296. http://www.nrcs.usda.gov/wps/portal/nrcs/detail/national/soils/?cid=nrcs142p2_053624

United States Department of Agriculture, Soil Conservation Service. 1961. Land capability classification. U.S. Department of Agriculture Handbook 210. http://www.nrcs.usda.gov/Internet/FSE_DOCUMENTS/nrcs142p2_052290.pdf

LEGEND:

- BLK

—BLOCK
- CL

—CENTERLINE
- FND

—FOUND
- IR

—1/2" IRON ROD
- M.R.C.C.TX

—MAP RECORDS OF CAMERON COUNTY TEXAS
- O.R.C.C.TX

—OFFICIAL RECORDS OF CAMERON COUNTY TEXAS
- R.O.W.

—RIGHT-OF-WAY
- TYP.

—TYPICAL CONSTRUCTION
- X.XX'

—EXISTING ELEVATION
- —EXISTING GUY WIRE
- —EXISTING POWER POLE
- —PROPOSED FLOW DIRECTION

—

—OVER HEAD ELECTRIC

—

—POWER LINE

—

—TELEPHONE LINE

—

—PROPERTY LINE

—

—EXISTING CHAIN LINK FENCE

—

—EXISTING COUNTRY LINE

—

—W/ELEVATIONS

—

—TOP OF DITCH

—

—MESQUITE TREE

—

—PROPERTY LINE (NON-SURVEYED)

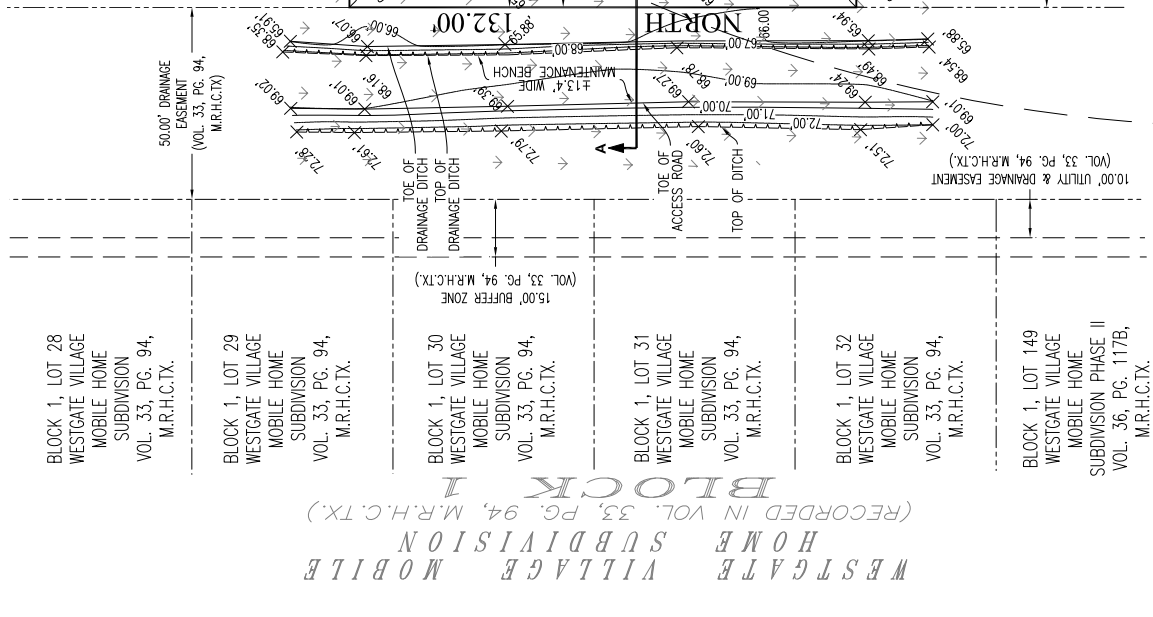
—

—PROPERTY LINE (SURVEYED)

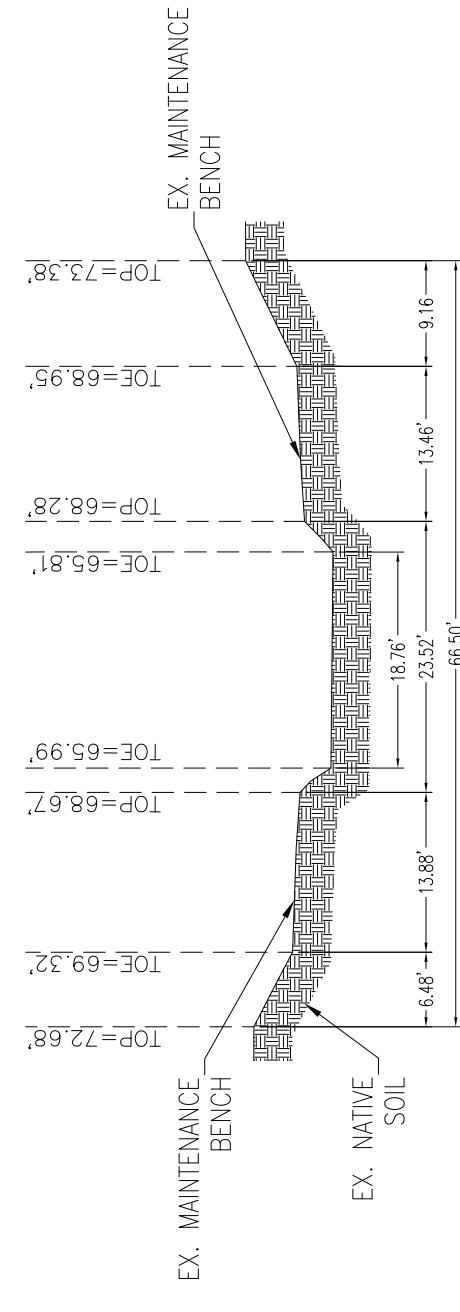
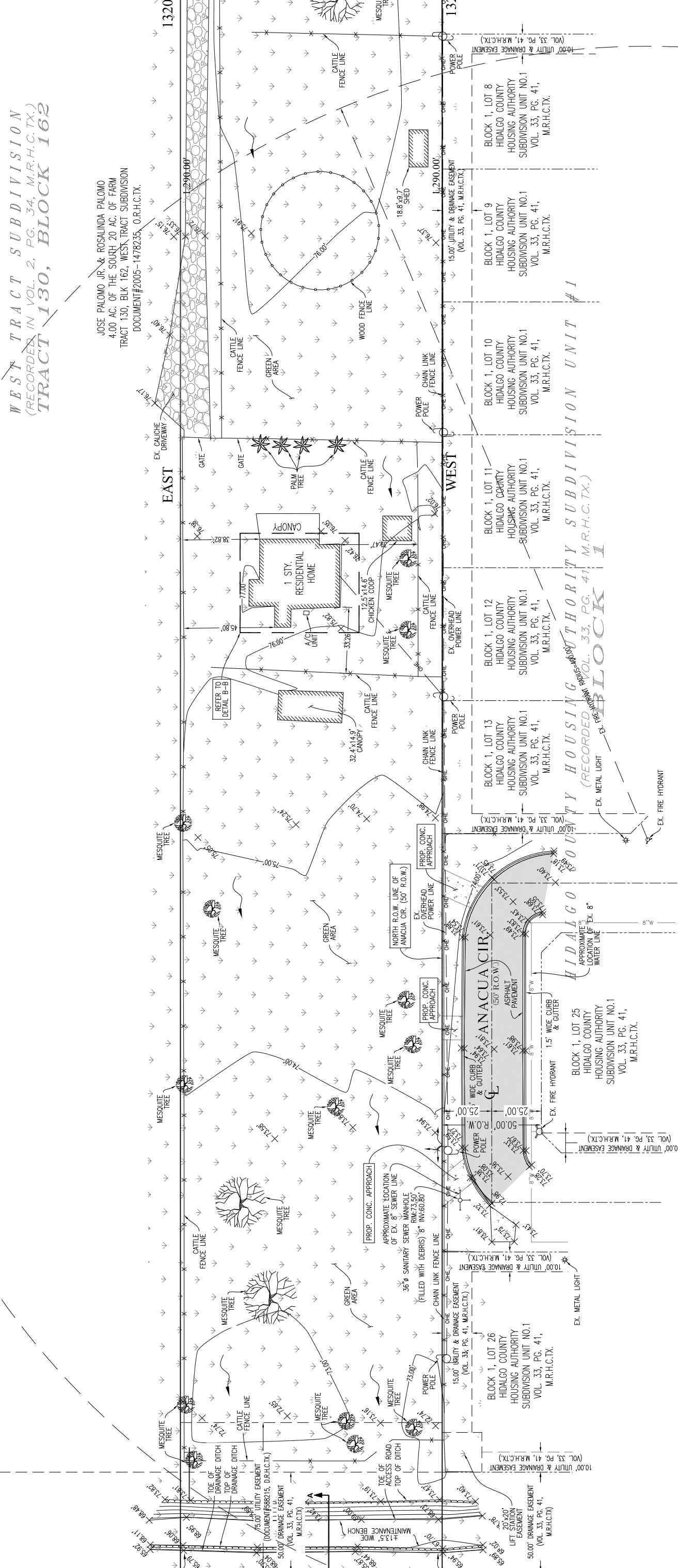
GENERAL NOTES:

1. FLOOD ZONE:
THIS TRACT LIES IN ZONE "X", PER N.E.I.P. FLOOD INSURANCE RATE MAP NO. 4803340450C OF COMMUNITY NO. 480334; EFFECTIVE JANUARY 2, 1981; REISED JUNE 6, 2000.
2. BASIS OF BEARING SHOWN HEREIN ARE BASED OFF OF THE "WEST TRACT SUBDIVISION" SUBDIVISION, AN ADDITION TO THE CITY OF WESLACO, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 2, PAGES 34 THROUGH 37, MAP RECORDS OF HIDALGO COUNTY, TEXAS.
3. ELEVATIONS SHOWN HEREIN IS BASED OFF THE NORTH AMERICAN VERTICAL DATUM 88 (NAVD88).
4. DISTANCES SHOWN HEREIN IS BASED OFF THE NORTH AMERICAN DATUM 83 (NA83).
5. MINIMUM BUILDING SETBACKS SHALL BE AS PER THE CITY OF WESLACO ZONING RULES AND REGULATIONS; AND ARE AS FOLLOWS:
FRONT: 25 FEET
REAR: 25 FEET OR EASEMENT, WHICHEVER IS GREATER
SIDE: 5 FEET OR EASEMENT, WHICHEVER IS GREATER
7. THERE ARE NO WATER WELLS WITHIN 150 FEET FROM THE BOUNDARIES ON THIS SUBDIVISION.
8. EASEMENTS AND RESTRICTION OF RECORD, PER SCHEDULE B OF THE REPORT OF TITLE ISSUED BY SIERRA TITLE INSURANCE GUARANTY COMPANY, INC. (FILE NO: TE0003195434)

9. ALL EASEMENTS AND RIGHT-OF-WAY SHOWN HEREON ARE DEDICATED BY THIS PLAT UNLESS SHOWN OTHERWISE.
 10. THIS SUBDIVISION LIES WITHIN THE LIMITS OF THE CITY OF WESLACO.
 11. THIS SUBDIVISION WILL BE OF THE USE FOR "R-1, SINGLE-FAMILY DWELLING DISTRICT" PER THE CITY OF WESLACO EXISTING ZONING MAP
 12. SOME IMPROVEMENTS ALONG THE SITE LIMITS HAVE BEEN EXAGGERATED FOR CLARITY PURPOSES AND ARE NOT TO SCALE.
 13. SUBSURFACE UTILITIES SHOWN ARE BASED OFF RECORD INFORMATION. CONTRACTOR SHALL FIELD VERIFY SUBSURFACE LOCATION & SIZE BEFORE COMMENCEMENT OF WORK.
 14. ELEVATION SHOWN HEREIN ARE BASED ON NGS BENCHMARK 4E1218; A FLANGE-ENCASED ROD IN USGS QUADRANT - DONNA (2019), DESCRIBED 1.7 KM (1.05 MI) WEST ALONG, U.S. HIGHWAY 83 FROM THE JUNCTION OF FARM ROAD 88 AT WESLACO, THENCE, 0.1 KM (0.05 MI) SOUTH TO 114 S WESTGATE DRIVE AT A POWERLINE POLE, 4E1719 WITH TWO TRANSFORMERS, 8.3 METERS (27.2 FT) WEST OF THE CENTERLINE OF WESTGATE DRIVE. 2.0, METERS (6.5 FT) WEST OF THE WEST CURB OF WEST GATE DRIVE, 7.3 METERS, (24.0 FT) NORTH OF THE NORTH DRIVEWAY TO 114 S WESTGATE DRIVE, 1.7, METERS (5.5 FT) NORTH OF THE POWERLINE POLE, AND 7.0 METERS (23.0 FT), SOUTH OF A POWERLINE POLE WITH GUY WIRES.
- ELEV=83.94 FEET (NAVD 88)



WEST TRACT SUBDIVISION
(RECORDED IN VOL. 2, PG. 34, M.R.H.C.TX.)
TRACT 130, BLOCK 162



LEGEND:

- BLK

—BLOCK

⌘

—CENTURINE

IR

—FOUND

M.R.C.C.TX

—MAP RECORDS OF CAMERON COUNTY TEXAS

OR.C.C.TX

—OFFICIAL RECORDS OF CAMERON COUNTY TEXAS

R.O.W.

—RIGHT-OF-WAY

TYP.

—TYPICAL CONSTRUCTION

X.XX'

—EXISTING ELEVATION

—

—EXISTING GUY WIRE

—

—EXISTING POWER POLE

—

—EXISTING FLOW DIRECTION
- —OVER HEAD ELECTRIC
- —POWER LINE
- TEL—

—TELEPHONE LINE
- —PROPERTY LINE
- —EXISTING CHAIN LINK FENCE
- X-X'—

—EXISTING CONTOUR LINE
- W/ELEVATIONS

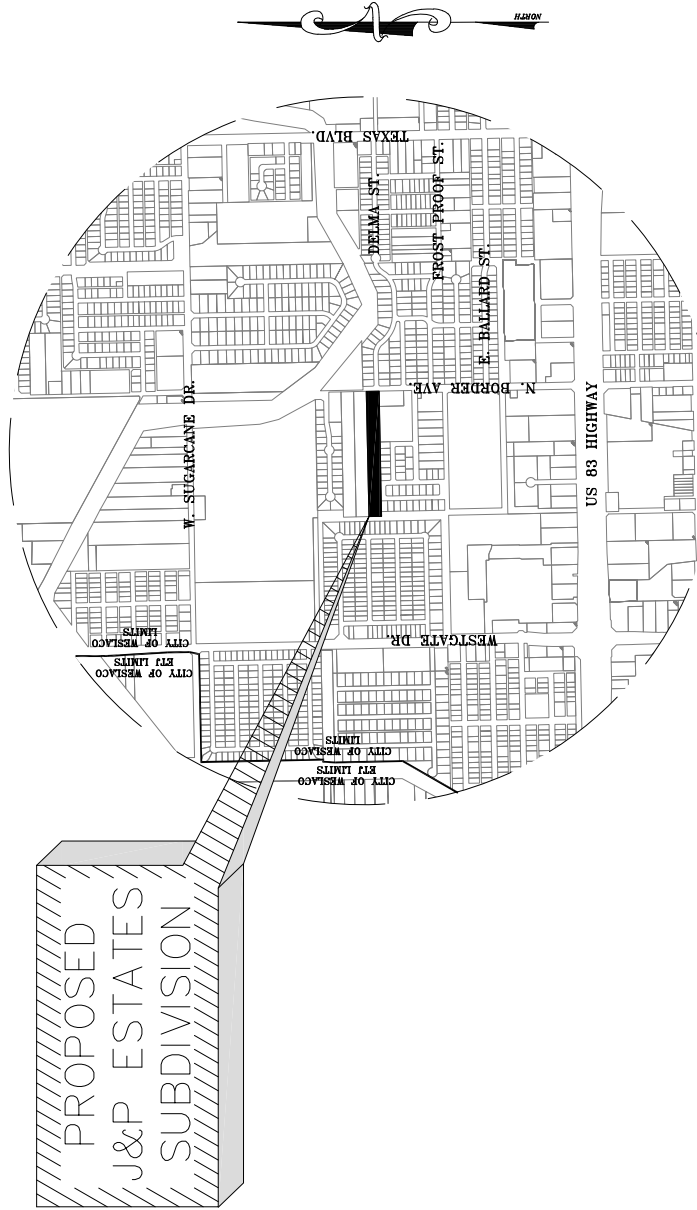
—
- —MESQUITE TREE
- —(NON-SURVEYED) LINE
- —PROPERTY LINE
- —(SURVEYED) LINE

GENERAL NOTES:

1. PROPOSED SUBDIVISION:
J&P ESTATES SUBDIVISION
LEGAL DESCRIPTION:
BEING THE SOUTH 4 ACRES OUT OF THE SOUTH 20 ACRES OF FARM TRACT 130, BLOCK 162, OF WEST TRACT SUBDIVISION, AN ADDITION TO THE CITY OF WESLACO, HIDALGO COUNTY, TEXAS; ACCORDING TO THE MAP OR PLAT OF HIDALGO COUNTY, TEXAS
ACREAGE:
4.00 ACRES
2. FLOOD ZONE:
THIS TRACT LIES IN ZONE "X", PER N.F.I.P. FLOOD INSURANCE RATE MAP NO. 4803340450C OF COMMUNITY NO. 480334; EFFECTIVE JANUARY 2, 1981; REVISED JUNE 6, 2000.
3. BASIS OF BEARING SHOWN HEREON ARE BASED OFF OF THE "WEST TRACT SUBDIVISION" SUBDIVISION, AN ADDITION TO THE CITY OF WESLACO, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 2, PAGES 34 THROUGH 37, MAP RECORDS OF HIDALGO COUNTY, TEXAS.
4. DISTANCES SHOWN HEREON IS BASED OFF THE NORTH AMERICAN DATUM 83 (NAD83).
5. MINIMUM BUILDING SETBACK SHALL BE AS PER THE CITY OF WESLACO ZONING RULES AND REGULATIONS; AND ARE AS FOLLOWS:
FRONT: 25 FEET OR EASEMENT, WHICHEVER IS GREATER
REAR: 5 FEET
SIDE: 5 FEET
6. EASEMENTS AND RESTRICTION OF RECORD PER SCHEDULE B OF THE REPORT OF TITLE ISSUED BY SIERRA TITLE INSURANCE GUARANTY COMPANY, INC. (FILE NO. TE0003195434)
7. ALL EASEMENTS AND RIGHT-OF-WAY SHOWN HEREON ARE DEDICATED BY THIS PLAT UNLESS SHOWN OTHERWISE
8. THIS SUBDIVISION LIES WITHIN THE LIMITS OF THE CITY OF WESLACO.

9. FINISH FLOOR ELEVATIONS ESTABLISHED MUST BE HIGHER THAN 75.5' OR 18" ABOVE THE TOP OF CURB OR CENTERLINE OF STREET, WHICHEVER IS GREATER, MEASURED FROM THE CENTER OF THE LOT.
10. THIS SUBDIVISION WILL BE OF THE USE FOR "R-1, SINGLE-FAMILY DWELLING DISTRICT" PER THE CITY OF WESLACO EXISTING ZONING MAP
11. NO MORE THAN ONE SINGLE FAMILY RESIDENTIAL STRUCTURE SHALL BE PERMITTED ON EACH LOT.
12. ELEVATION SHOWN HEREIN ARE BASED ON NGS BENCHMARK: AE1219; A FLANGE-ENCASED ROD IN USGS QUADRANT - DONNA (2019). DESCRIBED 1.7 KM (1.05 MI) WEST ALONG, U.S. HIGHWAY 83 FROM THE JUNCTION OF FARM ROAD 88 AT WESLACO, THENCE, 0.1 KM (0.05 MI) SOUTH TO 114 S WESTGATE DRIVE AT A POWERLINE POLE, AE1219 WITH TWO TRANSFORMERS, 8.3 METERS (27.2 FT) WEST OF THE CENTERLINE OF WESTGATE DRIVE, 2.0, METERS (6.5 FT) WEST OF THE WEST CURB OF WEST GATE DRIVE, 7.3 METERS (24.0 FT) NORTH OF THE NORTH DRIVEWAY TO 114 S WESTGATE DRIVE, 1.7, METERS (5.5 FT) NORTH OF THE POWERLINE POLE, AND 7.0 METERS (23.0 FT), SOUTH OF A POWERLINE POLE WITH GUY WIRES., ELEV=83.94 FEET (NAVD 88)
13. THIS SUBDIVISION IS IN COMPLIANCE WITH THE REQUIREMENTS OF LOCAL COVENANTS AND ZONING ORDINANCES AND ALL ELECTRICAL CONNECTIONS TO THE LOT THAT WILL MEET ALL MINIMUM STATE STANDARDS:
ELECTRICAL WILL BE PROVIDED BY: CITY OF WESLACO
WATER WILL BE PROVIDED BY: AMERICAN ELECTRIC POWER (AEP)
WASTEWATER SERVICE WILL BE PROVIDED BY: CITY OF WESLACO
GARBAGE WASTE WILL BE DISPOSED OF BY: CITY OF WESLACO
14. DRAINAGE: IN ACCORDANCE WITH THE HIDALGO COUNTY DISTRICT NO. 1 AND THE CITY OF WESLACO REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO DETAIN A TOTAL OF 5,009.39 CUBIC FEET (0.115 ACRE-FEET) OF DRAINAGE VOLUME. THE DRAINAGE VOLUME SHALL BE ACCOMPLISHED WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS FOLLOWS: THE DEVELOPER SHALL BE RESPONSIBLE TO DETAIN AND ACCOMMODATE MORE THAN THE DETAINED VOLUME SHOWN ABOVE IF IT DETERMINES AT THE DEVELOPMENT PERMIT STAGE THAT THE DETENTION REQUIREMENTS ARE GREATER THAN THAT STATED ABOVE DUE TO THE IMPERVIOUS AREA BEING GREATER THAN THE ENGINEER CONSIDERED FOR THEIR CALCULATION OF THIS SUBDIVISION.

15. A BUILDING PERMIT IS REQUIRED PRIOR TO CONSTRUCTION OF ANY IMPROVEMENTS.
16. ALL GARBAGE AND TRASH SHALL BE PLACED IN SUITABLE CONTAINERS AND DISPOSAL OF THE SAME SHALL BE IN A SANITARY MANNER BY A QUALIFIED WASTE DISPOSAL COMPANY. THE OWNER SHALL MAINTAIN A CONTRACT AND ENSURE PAYMENTS ARE CURRENT WITH A SOLID WASTE DISPOSAL COMPANY AT ALL TIMES.
17. WATER & SEWER STATEMENT:
ALL WATER AND SEWER IMPROVEMENTS SHALL COMPLY WITH THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY (TCEQ) AND CITY OF WESLACO STANDARDS, REGULATIONS AND SPECIFICATIONS.
18. STREET LIGHTS MUST BE LOCATED AT EVERY 300 FEET.
19. PERMANENT STRUCTURES ARE NOT PERMITTED OVER ANY EASEMENTS. EASEMENTS SHALL BE KEPT CLEAR OF BUILDINGS, SHEDS, SHRUBS, TREES, AND OTHER PLANTINGS (EXCEPT FOR LESS THAN 6" TREE HEIGHTS, LANDSCAPE TREES OR FLOWERS) AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATIONS AND MAINTENANCE OF THE EASEMENT.
20. A 5 FT SIDEWALK IS REQUIRED ALONG EXTERIOR PERIMETER UPON THE ISSUANCE OF BUILDING PERMIT ON CORNER LOTS; THE OWNER SHALL BE RESPONSIBLE FOR THE SIDEWALK ALONG ALL STREET ADJOINING THE LOT.
21. A 4 FT SIDEWALK IS REQUIRED ALONG ALL INTERIOR STREETS UPON THE ISSUANCE OF BUILDING PERMIT ON CORNER LOTS; THE OWNER SHALL BE RESPONSIBLE FOR THE SIDEWALK ALONG ALL STREETS ADJOINING THE LOT.



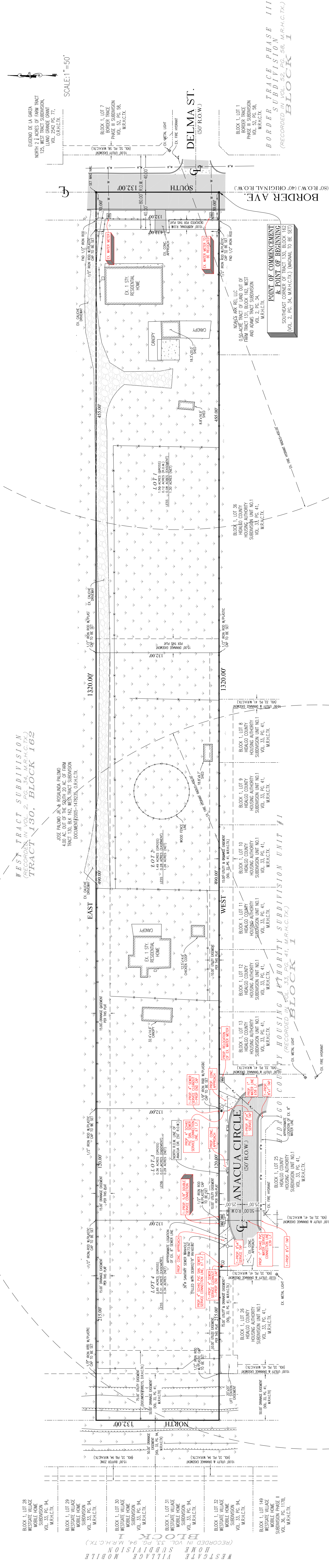
VICINITY MAP
SCALE: 1"=2000'

SCHEMATIC WATER/WASTEWATER LAYOUT
OF THE PROPOSED
J&P ESTATES SUBDIVISION

BEING THE SOUTH 4 ACRES OUT OF THE SOUTH 20 ACRES OF FARM TRACT 130, BLOCK 162, OF WEST TRACT SUBDIVISION, AN ADDITION TO THE CITY OF WESLACO, HIDALGO COUNTY, TEXAS; ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 2, PAGES 34 THROUGH 37, MAP RECORDS OF HIDALGO COUNTY, TEXAS

NOT FOR CONSTRUCTION
NOTE: THIS SHEET WAS PRODUCED FOR THE INTENT OF CITY OF WESLACO PUBLIC WORKS DEPARTMENT REVIEW AND APPROVAL OF THE SAID PROPOSED SUBDIVISION.

NAME	ADDRESS	PHONE NUMBER / FAX NUMBER
OWNER: JOEL PENA	1901 N. BORDER AVE., WESLACO, TX. 78599	956-500-6735
SURVEYOR: ROY MICHAEL WOOD	1409 STUART PLACE RD., HARLINGEN, TX. 78550	956-368-5074
ENGINEER: JUAN V. GARCIA	P.O. BOX 532954, HARLINGEN, TX. 78553	956-553-4431



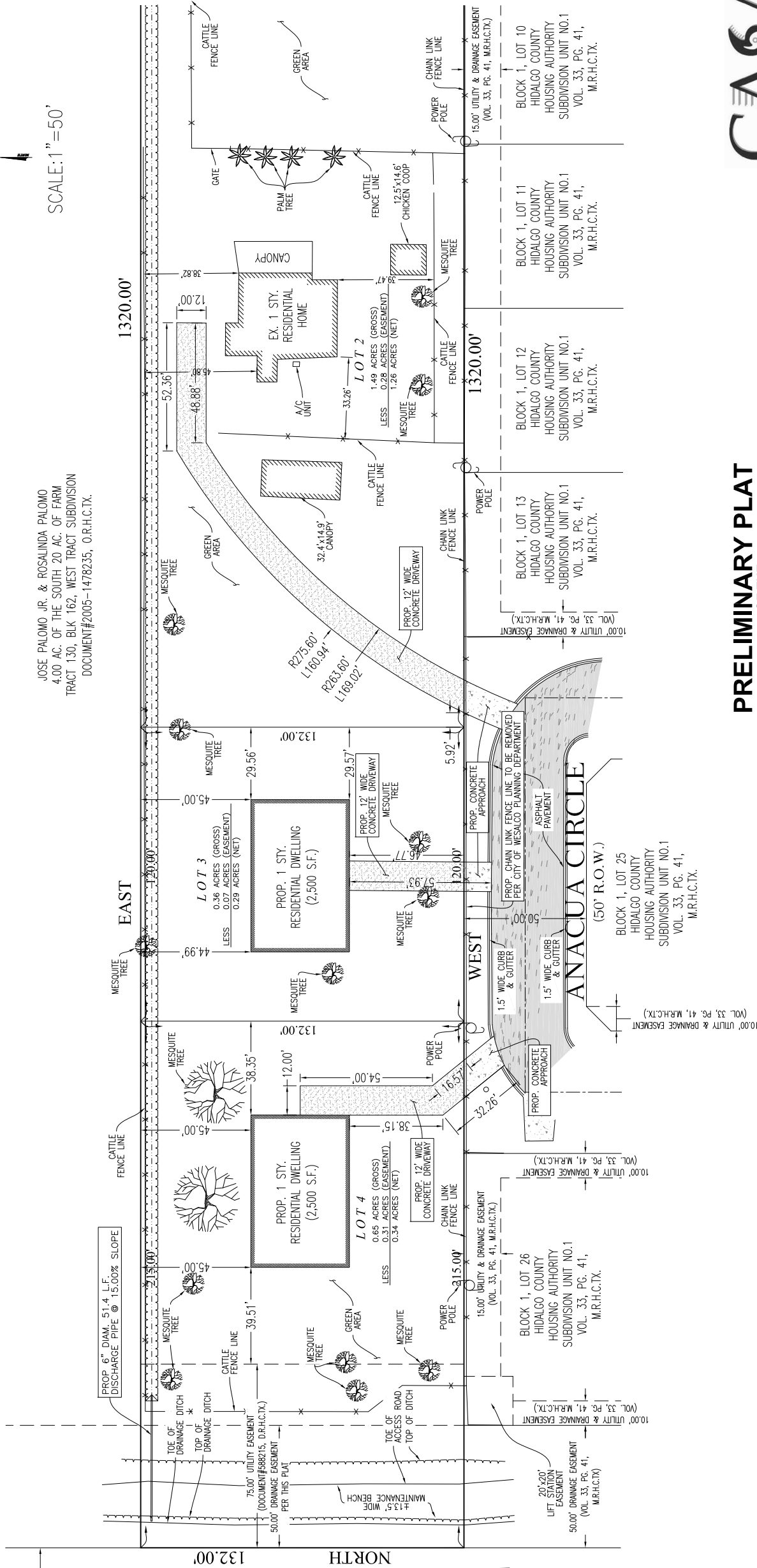
BULK	—BLACK	—OVER HEAD ELECTRIC
—BLOCK	—CENTERLINE	—POWER LINE
FND	—FOUND	—TELEPHONE LINE
IR	—1/2" IRON ROD	—EXISTING CHAIN LINK FENCE
M.R.C.C.TX	—MAP RECORDS OF CAMERON	—EXISTING COUNTOUR LINE
O.R.C.C.TX	—OFFICIAL RECORDS OF CAMERON	W/ELEVATIONS
R.O.W.	—RIGHT-OF-WAY	—TOP OF DITCH
TYP.	—TYPICAL CONSTRUCTION	—MESQUITE TREE
X.XX'	—EXISTING ELEVATION	—PROPERTY LINE
—EXISTING GUY WIRE	—EXISTING POWER POLE	(NON-SURVEYED)
—EXISTING POWER POLE		(SURVEYED)

BLOCK 1, LOT 29
WESTGATE VILLAGE
MOBILE HOME
SUBDIVISION
VOL. 33, PG. 94,
M.R.H.C.TX.

BLOCK 1, LOT 31
WESTGATE VILLAGE
MOBILE HOME
SUBDIVISION
VOL. 33, PG. 94,
M.R.H.C.TX.

BLOCK 1, LOT 149
 WESTGATE VILLAGE
 MOBILE HOME
 SUBDIVISION PHASE
 VOL. 36, PG. 117B
 M.R.H.C.TX.

SCALE · 1" = 50'



NOT FOR CONSTRUCTION

NOTE: THIS SHEET WAS PRODUCED FOR THE INTENT OF CITY OF WESLACO FIRE DEPARTMENT REVIEW AND APPROVAL OF THE SAID PROPOSED SUBDIVISION.

Final Plat

J & P

Legend

 J & P



Google Earth



800 ft

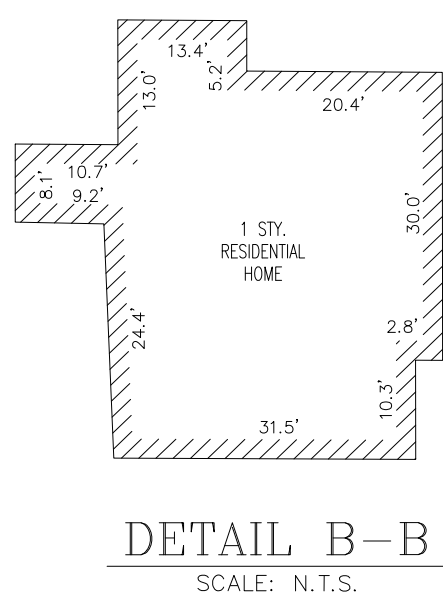
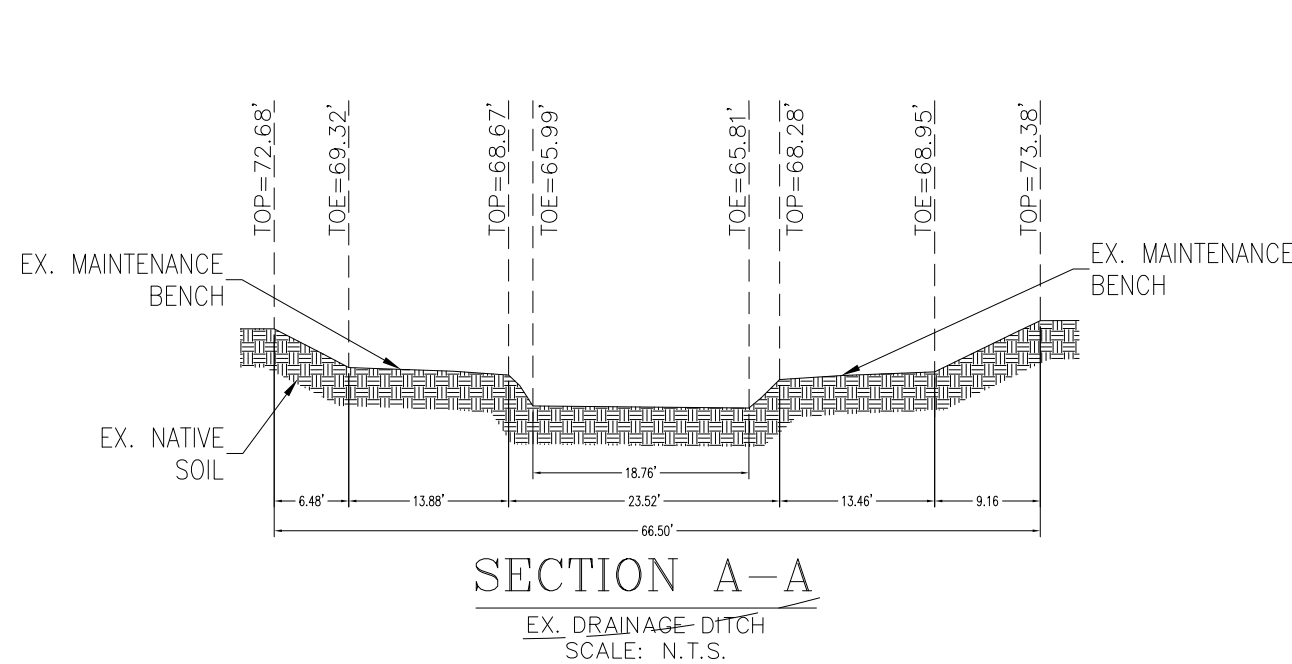
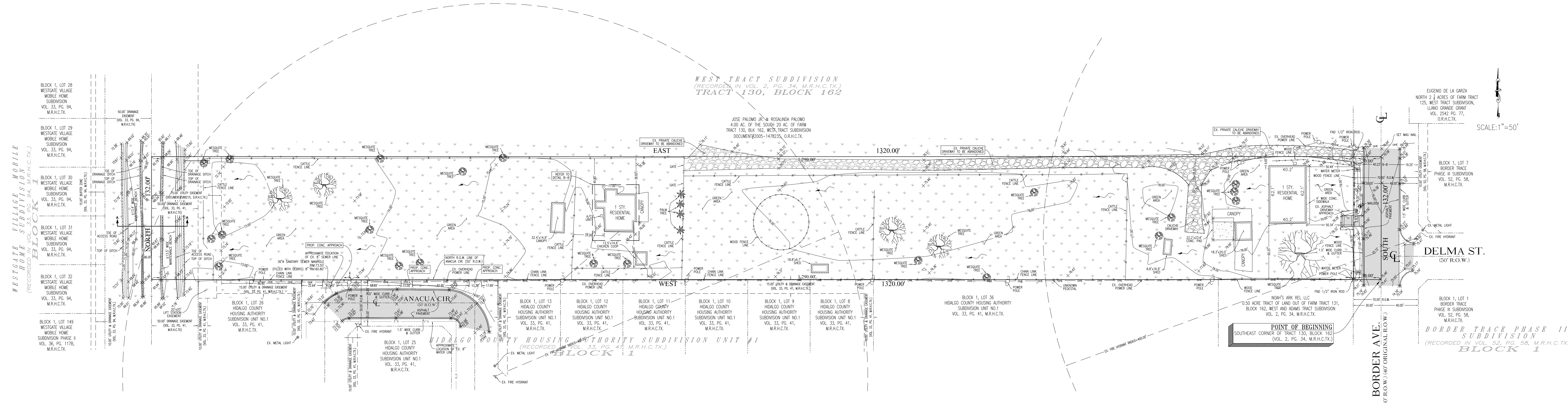
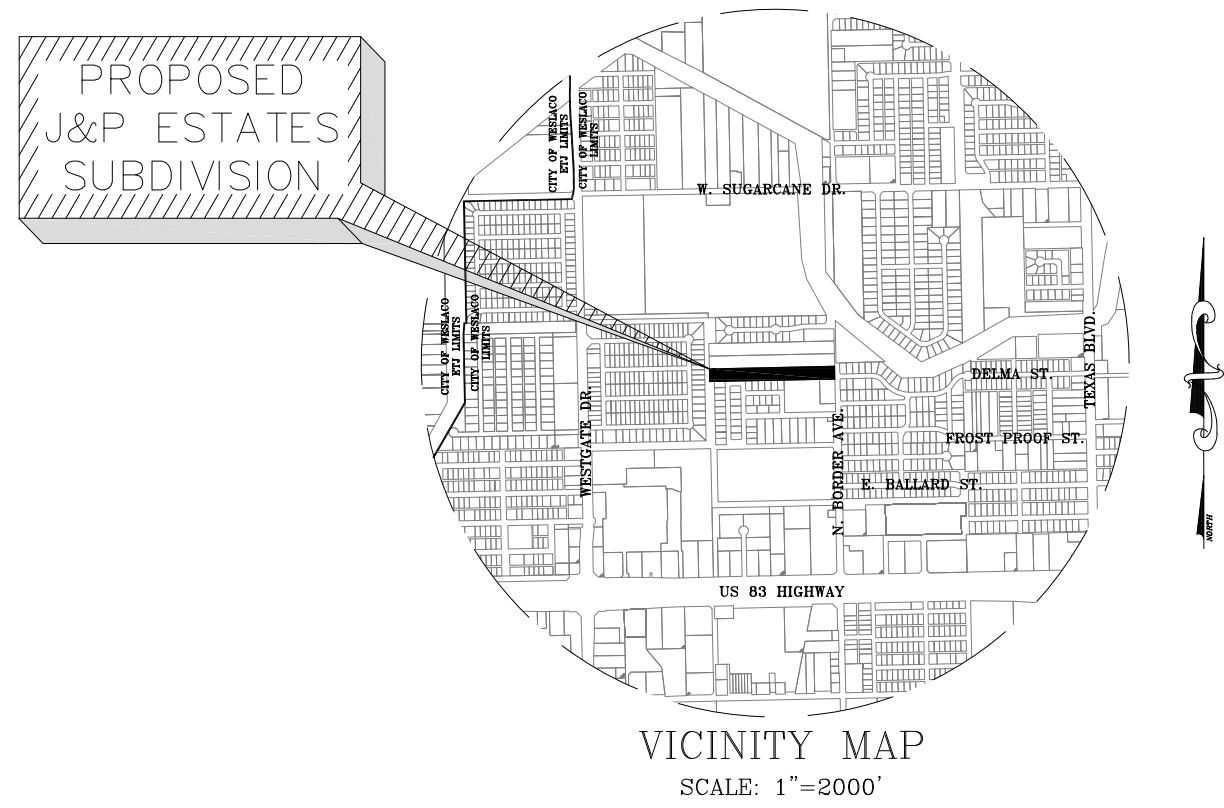
LEGEND:

BLK	-BLOCK	—OHE—	-OVER HEAD ELECTRIC POWER LINE
CL	-CENTERLINE	—TELE—	-TELEPHONE LINE
FND	-FOUND	---	-PROPERTY LINE
IR	-1/2" IRON ROD	—X—	-EXISTING CHAIN LINK FENCE
M.R.C.C.TX	-MAP RECORDS OF CAMERON COUNTY TEXAS	—X-X'—	-EXISTING COUNTOUR LINE
O.R.C.C.TX	-OFFICIAL RECORDS OF CAMERON COUNTY TEXAS	W/ELEVATIONS	
R.O.W.	-RIGHT-OF-WAY	—TOP OF DITCH	
TYP.	-TYPICAL CONSTRUCTION	●	MESQUITE TREE
X.XX'	-EXISTING ELEVATION	---	-PROPERTY LINE (NON-SURVEYED)
○	-EXISTING GUY WIRE	---	-PROPERTY LINE (SURVEYED)
○	-EXISTING POWER POLE		
→	-EXISTING FLOW DIRECTION		
→	-PROPOSED FLOW DIRECTION		

GENERAL NOTES:

- FLOOD_ZONE:**
THIS TRACT LIES IN ZONE "X", PER N.F.I.P. FLOOD INSURANCE RATE MAP NO. 4803340450C OF COMMUNITY NO. 480334; EFFECTIVE JANUARY 2, 1981; REVISED JUNE 6, 2000.
- BASIS OF BEARING SHOWN HEREON ARE BASED OFF OF THE "WEST TRACT SUBDIVISION" SUBDIVISION, AN ADDITION TO THE CITY OF WESLACO, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 2, PAGES 34 THROUGH 37, MAP RECORDS OF HIDALGO COUNTY, TEXAS.
- ELEVATIONS SHOWN HEREON IS BASED OFF THE NORTH AMERICAN VERTICAL DATUM 88 (NAVD88).
- DISTANCES SHOWN HEREON IS BASED OFF THE NORTH AMERICAN DATUM 83 (NAD83).
- MINIMUM BUILDING SETBACKS SHALL BE AS PER THE CITY OF WESLACO ZONING RULES AND REGULATIONS; AND ARE AS FOLLOWS:
FRONT: 25 FEET
REAR: 25 FEET OR EASEMENT, WHICHEVER IS GREATER
SIDE: 5 FEET OR EASEMENT, WHICHEVER IS GREATER
- THERE ARE NO WATER WELLS WITHIN 150 FEET FROM THE BOUNDARIES ON THIS SUBDIVISION.
- EASEMENTS AND RESTRICTION OF RECORD PER SCHEDULE B OF THE REPORT OF TITLE ISSUED BY SIERRA TITLE INSURANCE GUARANTY COMPANY, INC. (FILE NO: TE0003195434)

- ALL EASEMENTS AND RIGHT-OF-WAY SHOWN HEREON ARE DEDICATED BY THIS PLAT UNLESS SHOWN OTHERWISE.
- THIS SUBDIVISION LIES WITHIN THE LIMITS OF THE CITY OF WESLACO.
- THIS SUBDIVISION WILL BE OF THE USE FOR "R-1, SINGLE-FAMILY DWELLING DISTRICT" PER THE CITY OF WESLACO EXISTING ZONING MAP
- SOME IMPROVEMENTS ALONG THE SITE LIMITS HAVE BEEN EXAGGERATED FOR CLARITY PURPOSES AND ARE NOT TO SCALE.
- SUBSURFACE UTILITIES SHOWN ARE BASED OFF RECORD INFORMATION. CONTRACTOR SHALL FIELD VERIFY SUBSURFACE LOCATION & SIZE BEFORE COMMENCEMENT OF WORK.
- ELEVATION SHOWN HEREIN ARE BASED ON NGS BENCHMARK: AE1219; A FLANGE-ENCASED ROD IN USGS QUADRANT - DONNA (2019), DESCRIBED 1.7 KM (1.05 MI) WEST ALONG, U.S. HIGHWAY 83 FROM THE JUNCTION OF FARM ROAD 88 AT WESLACO, THENCE, 0.1 KM (0.05 MI) SOUTH TO 114 S WESTGATE DRIVE AT A POWERLINE POLE, AE1219 WITH TWO TRANSFORMERS, 8.3 METERS (27.2 FT) WEST OF THE CENTERLINE OF WESTGATE DRIVE, 2.0 METERS (6.5 FT) WEST OF THE WEST CURB OF WEST GATE DRIVE, 7.3 METERS, (24.0 FT) NORTH OF THE NORTH DRIVEWAY TO 114 S WESTGATE DRIVE, 1.7, METERS (5.5 FT) NORTH OF THE POWERLINE POLE, AND 7.0 METERS (23.0 FT), SOUTH OF A POWERLINE POLE WITH GUY WIRES..
ELEV=83.94 FEET (NAVD 88)



EXISTING TOPOGRAPHY & DRAINAGE CONDITIONS OF THE PROPOSED J&P ESTATES SUBDIVISION

BEING THE SOUTH 4.00 ACRES OUT OF THE SOUTH 20.00 ACRES OF OF FARM TRACT 130, BLOCK 162, WEST TRACT SUBDIVISION, HIDALGO COUNTY TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 2, PAGE 34, OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS

Southpoint
Texas Surveying, LLC
1409 N. Stuart Place Rd., Ste. A (956) 245-1937
Harlingen, TX 78552 TBPELS Firm No. 10194358

CASA
ENGINEERING
CIVIL AND SURVEYING
ASSOCIATES, INC.
P.O. BOX 532954, HARLINGEN, TX 78553
(956)553-4431 CASACIVILINFO@GMAIL.COM
T.B.P.E. FIRM No. F-23215
T.B.P.E.S. FIRM No. 10194723
SHEET 1 OF 3
PLAT PREPARED DATE: 08/09/2023
DRAWN BY: MARCUS ARMENTA

NAME	ADDRESS	PHONE NUMBER / FAX NUMBER
OWNER: JOEL PENA	1901 N. BORDER AVE., WESLACO, TX. 78599	956-200-6735
SURVEYOR: ROY MICHAEL WOOD	1409 STUART PLACE RD., HARLINGEN, TX. 78550	956-368-5074
ENGINEER: JUAN V. GARCIA	P.O. BOX 532954, HARLINGEN, TX 78553	956-553-4431

LEGEND:

BLK -BLOCK
C -CENTERLINE
FND -FOUND
IR -1/2" IRON ROD
M.R.C.C.TX -MAP RECORDS OF CAMERON
COUNTY TEXAS
O.R.C.C.TX -OFFICIAL RECORDS OF CAMERON
COUNTY TEXAS
R.O.W. -RIGHT-OF-WAY
TYP. -TYPICAL CONSTRUCTION
--- -PROPERTY LINE
(NON-SURVEYED)
--- -PROPERTY LINE
(SURVEYED)

GENERAL NOTES :

1. PROPOSED SUBDIVISION:
J&P ESTATES SUBDIVISION
LEGAL DESCRIPTION:
BEING THE SOUTH 4 ACRES OUT OF THE SOUTH 20 ACRES OF FARM TRACT 130, BLOCK 162, OF WEST TRACT SUBDIVISION, AN ADDITION TO THE CITY OF WESLACO, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 2, PAGES 34 THROUGH 37, MAP RECORDS OF HIDALGO COUNTY, TEXAS
ACRES:
4.00 ACRES
2. FLOOD_ZONE:
THIS TRACT LIES IN ZONE "X", PER N.F.I.P. FLOOD INSURANCE RATE MAP NO. 4803340450C OF COMMUNITY NO. 480334; EFFECTIVE JANUARY 2, 1981; REVISED JUNE 6, 2000.
3. BASIS OF BEARING SHOWN HEREON ARE BASED OFF OF THE "WEST TRACT SUBDIVISION" SUBDIVISION, AN ADDITION TO THE CITY OF WESLACO, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 2, PAGES 34 THROUGH 37, MAP RECORDS OF HIDALGO COUNTY, TEXAS.
4. DISTANCES SHOWN HEREON IS BASED OFF THE NORTH AMERICAN DATUM 83 (NAD83).
5. MINIMUM BUILDING SETBACK SHALL BE AS PER THE CITY OF WESLACO ZONING RULES AND REGULATIONS; AND ARE AS FOLLOWS:
FRONT: 25 FEET OR EASEMENT, WHICHEVER IS GREATER
REAR: 25 FEET OR EASEMENT, WHICHEVER IS GREATER
SIDE: 5 FEET
6. EASEMENTS AND RESTRICTION OF RECORD PER SCHEDULE B OF THE REPORT OF TITLE ISSUED BY SIERRA TITLE INSURANCE GUARANTY COMPANY, INC. (FILE NO. T00003195434)
7. ALL EASEMENTS AND RIGHT-OF-WAY SHOWN HEREON ARE DEDICATED BY THIS PLAT UNLESS SHOWN OTHERWISE.
8. NO MORE THAN ONE-SINGLE FAMILY DETACHED DWELLING SHALL BE LOCATED ON EACH LOT. THIS MUST BE STIPULATED ON ALL DEEDS AND CONTRACTS FOR DEEDS. (ANY OTHER USE SHALL REQUIRE PLANNING DEPARTMENT, OFFICE OF ENVIRONMENTAL COMPLIANCE, HEALTH DEPARTMENT AND FIRE MARSHALL APPROVAL). APPLICATIONS FOR CONSTRUCTION ARE REQUIRED PRIOR TO OCCUPANCY OF THE LOT.
9. FINISH FLOOR ELEVATIONS ESTABLISHED MUST BE HIGHER THAN 75.5" OR 18" ABOVE THE TOP OF CURB OR CENTERLINE OF STREET, WHICHEVER IS GREATER, MEASURED FROM THE CENTER OF THE LOT.
10. THIS SUBDIVISION LIES WITHIN THE LIMITS OF THE CITY OF WESLACO.
11. THIS SUBDIVISION WILL BE OF THE USE FOR "R-1, SINGLE-FAMILY DWELLING DISTRICT" PER THE CITY OF WESLACO EXISTING ZONING MAP.
12. ELEVATION SHOWN HEREIN ARE BASED ON NOS. BENCHMARK: AE1219; A FLANGE-ENCASED ROD IN USGS QUADRANT - DONNA (2019), DESCRIBED 1.7 KM (1.05 MI) WEST ALONG, U.S. HIGHWAY 83 FROM THE JUNCTION OF FARM ROAD 88 AT WESLACO, THENCE, 0.1 KM (0.05 MI) SOUTH TO 114 S WESTGATE DRIVE AT A POWERLINE POLE, AE1219 WITH TWO TRANSFORMERS. 8.3 METERS (27.2 FT) WEST OF THE CENTERLINE OF WESTGATE DRIVE, 2.0 METERS (6.5 FT) WEST OF THE WEST CURB OF WEST GATE DRIVE, 7.3 METERS, (24.0 FT) NORTH OF THE NORTH DRIVEWAY TO 114 S WESTGATE DRIVE, 1.7 METERS (5.5 FT) NORTH OF THE POWERLINE POLE, AND 7.0 METERS (23.0 FT), SOUTH OF A POWERLINE POLE WITH GUY WIRES.
ELEV=83.94 FEET (NAVD 88)

13. THIS SUBDIVISION IS IN COMPLIANCE WITH THE REQUIREMENTS OF LOCAL GOVERNMENT CODE 212.010, WATER AND ELECTRICAL CONNECTIONS TO THE LOT THAT WILL MEET ALL MINIMUM STATE STANDARDS:
WATER WILL BE PROVIDED BY: CITY OF WESLACO
ELECTRICAL WILL BE PROVIDED BY: AMERICAN ELECTRIC POWER (AEP)
WASTEWATER SERVICE WILL BE PROVIDED BY: CITY OF WESLACO
GARBAGE WASTE WILL BE DISPOSED OF BY: CITY OF WESLACO
14. DRAINAGE: IN ACCORDANCE WITH THE HIDALGO COUNTY DISTRICT NO. 1 AND THE CITY OF WESLACO REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO DETAIN A TOTAL OF 5,009.39 CUBIC FEET (0.115 ACRE-FEET) OF STORM WATER RUN-OFF. DRAINAGE DETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS FOLLOWS: THE DEVELOPER SHALL BE RESPONSIBLE TO DETAIN AND ACCOMMODATE MORE THAN THE DETAINED VOLUME SHOWN ABOVE IF IT DETERMINES AT THE DEVELOPMENT PERMIT STAGE THAT THE DETENTION REQUIREMENTS ARE GREATER THAN STATED ABOVE DUE TO THE IMPERVIOUS AREA BEING GREATER THAN THE ENGINEER CONSIDERED FOR THEIR CALCULATION OF THIS SUBDIVISION.
15. A BUILDING PERMIT IS REQUIRED PRIOR TO CONSTRUCTION OF ANY IMPROVEMENTS.
16. ALL GARBAGE AND TRASH SHALL BE PLACED IN SUITABLE CONTAINERS AND DISPOSAL OF THE SAME SHALL BE IN A SANITARY MANNER BY A QUALIFIED WASTE DISPOSAL COMPANY. THE OWNER SHALL MAINTAIN A CONTRACT AND ENSURE PAYMENTS ARE CURRENT WITH A SOLID WASTE DISPOSAL COMPANY AT ALL TIMES.
17. WATER & SEWER STATEMENT:
ALL WATER AND SEWER IMPROVEMENTS SHALL COMPLY WITH THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY (TCEQ) AND CITY OF WESLACO STANDARDS, REGULATIONS AND SPECIFICATIONS.
18. STREET LIGHTS MUST BE LOCATED AT EVERY 300 FEET.
19. PERMANENT STRUCTURES ARE NOT PERMITTED OVER ANY EASEMENTS. EASEMENTS SHALL BE KEPT CLEAR OF BUILDINGS, SHEDS, SHRUBS, TREES, AND OTHER PLANTINGS (EXCEPT LOW, LESS THAN 18" MATURE HEIGHTS, GROUND COVER, GRASS, OR FLOWERS) AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATIONS AND MAINTENANCE OF THE EASEMENT.
20. A 5 FT SIDEWALK IS REQUIRED ALONG EXTERIOR PERIMETER UPON THE ISSUANCE OF A BUILDING PERMIT. ON CORNER LOTS, THE OWNER SHALL BE RESPONSIBLE FOR THE SIDEWALK ALONG ALL STREET ADJOINING THE LOT.
21. A 4 FT SIDEWALK IS REQUIRED ALONG ALL INTERIOR STREETS UPON THE ISSUANCE OF A BUILDING PERMIT. ON CORNER LOTS, THE OWNER SHALL BE RESPONSIBLE FOR THE SIDEWALK ALONG ALL STREETS ADJOINING THE LOT.

METES AND BOUNDS DESCRIPTION

BEING THE SOUTH 4.00 ACRES OUT OF THE SOUTH 20.00 ACRES OF FARM TRACT 130, BLOCK 162, WEST AND ADAMS TRACTS SUBDIVISION, HIDALGO COUNTY TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 2, PAGE 34, OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS; SAID 4.00 ACRE TRACT BEING MORE PARTICULARLY LOCATED AND DESCRIBED AS FOLLOWS:

COMMENCING AT A MAGNAIL SET ON THE SOUTHEAST CORNER OF TRACT 130, BLOCK 162, WEST AND ADAMS TRACTS SUBDIVISION, VOLUME 2, PAGE 34, MAP RECORDS OF HIDALGO COUNTY, TEXAS, AND THE CENTER LINE OF BORDER AVENUE (80 FOOT RIGHT-OF-WAY), FOR THE SOUTHWEST CORNER AND POINT OF BEGINNING OF THIS 4.00 ACRE TRACT;

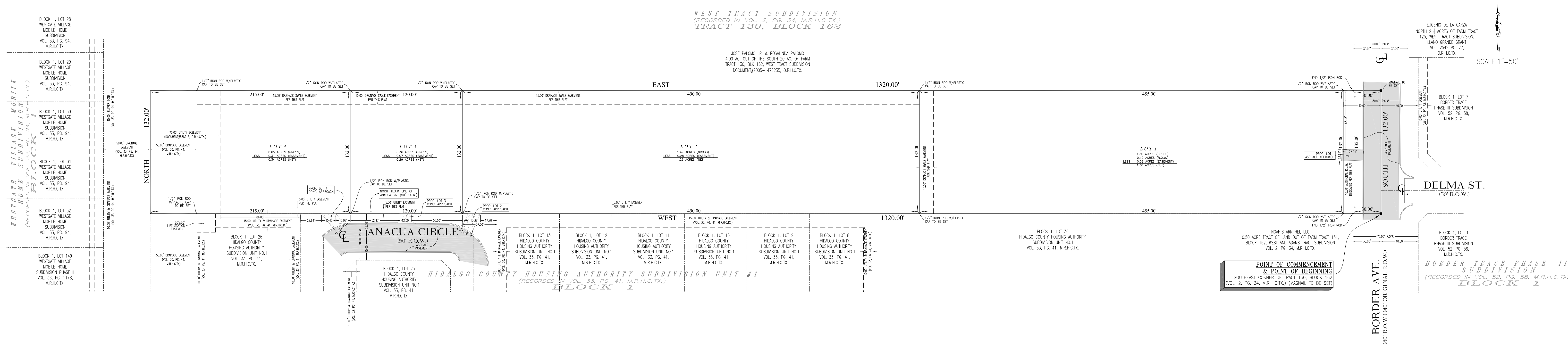
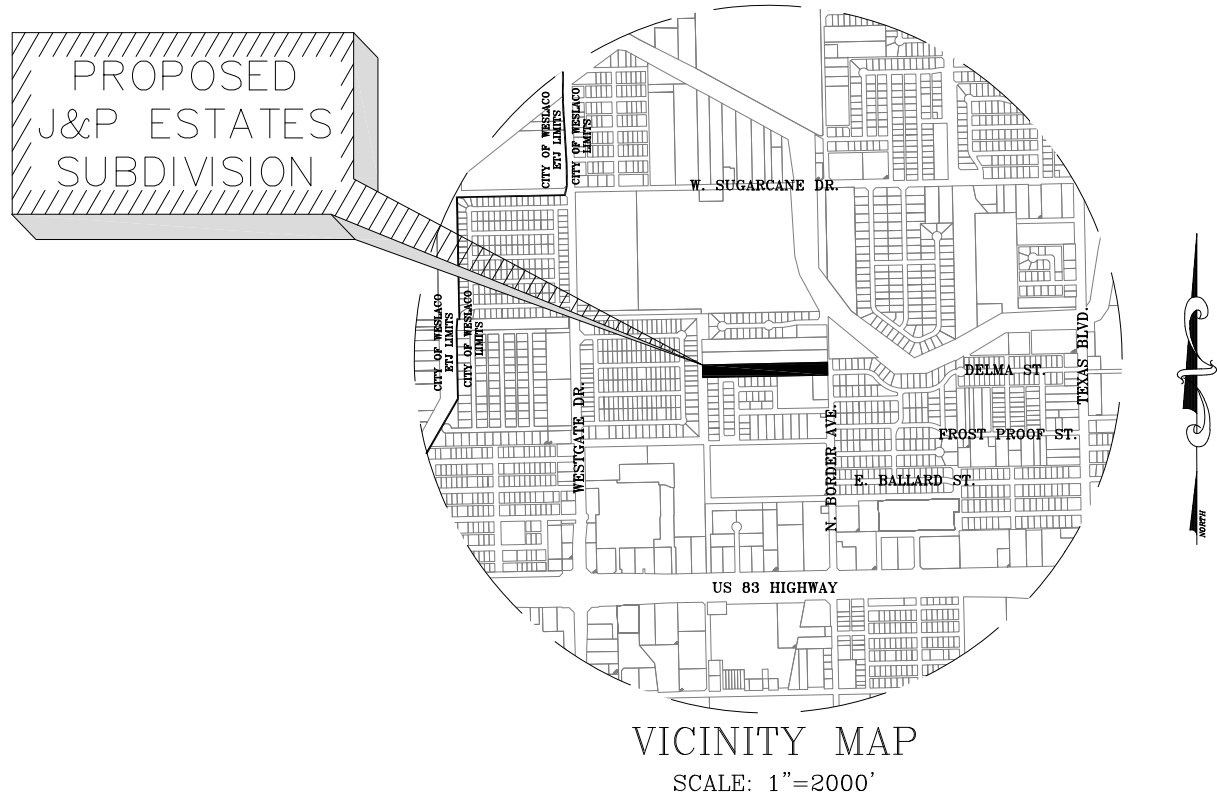
THENCE, LEAVING THE CENTER LINE OF BORDER AVENUE (80 FOOT RIGHT-OF-WAY) & WITH AND ALONG THE SOUTH LINE OF TRACT 130, BLOCK 162, WEST AND ADAMS TRACTS SUBDIVISION, WEST, A DISTANCE OF 40.00 FEET TO A 1/2 INCH IRON ROD WITH A PLASTIC CAP SET FOR THE WEST RIGHT-OF-WAY LINE OF BORDER AVENUE, WEST, A TOTAL DISTANCE OF 1320.00 FEET TO A POINT WITHIN A 66.50 FOOT WIDE DRAINAGE DITCH AND FOR THE SOUTHWEST CORNER OF THIS TRACT;

THENCE, WITH AND ALONG THE WEST LINE OF TRACT 130, BLOCK 162, WEST AND ADAMS SUBDIVISION AND ALONG THE CENTERLINE OF A 66.50 FOOT DRAINAGE DITCH, NORTH, A DISTANCE OF 1320.00 FEET TO A POINT WITHIN A 66.50 FOOT WIDE DRAINAGE DITCH AND FOR THE NORTHWEST CORNER OF THIS TRACT;

THENCE, WITH AND ALONG THE SOUTH LINE OF A 4.00 ACRE TRACT OUT OF THE SOUTH 20.00 ACRES OF FARM TRACT 130, BLOCK 162, WEST AND ADAMS TRACTS SUBDIVISION AND LEAVING THE CENTERLINE OF A 66.50 FOOT WIDE DRAINAGE DITCH, EAST, A DISTANCE OF 1,280.00 FEET TO A 1/2 INCH IRON ROD WITH A PLASTIC CAP SET ON THE WEST RIGHT-OF-WAY LINE OF BORDER AVENUE (80 FOOT RIGHT-OF-WAY), A TOTAL DISTANCE OF 1,320 FEET TO A MAGNAIL SET ON THE CENTER LINE OF BORDER AVENUE AND FOR THE NORTHEAST CORNER OF THIS TRACT;

THENCE, WITH AND ALONG THE CENTER LINE OF BORDER AVENUE (80 FOOT RIGHT-OF-WAY), SOUTH, A DISTANCE OF 132.0 FEET TO THE POINT OF BEGINNING;

CONTAINING 4.00 ACRES OF LAND, MORE OR LESS.



PRELIMINARY PLAT
OF THE PROPOSED
J&P ESTATES SUBDIVISION

BEING THE SOUTH 4.00 ACRES OUT OF THE SOUTH 20.00 ACRES OF OF FARM TRACT 130, BLOCK 162, WEST TRACT SUBDIVISION, HIDALGO COUNTY TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 2, PAGE 34, OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS

NAME	ADDRESS	PHONE NUMBER / FAX NUMBER
OWNER: JOEL PENA	1901 N. BORDER AVE., WESLACO, TX. 78599	956-200-6735
SURVEYOR: ROY MICHAEL WOOD	1409 STUART PLACE RD., HARLINGEN, TX. 78550	956-368-5074
ENGINEER: JUAN V. GARCIA	P.O. BOX 532954, HARLINGEN, TX 78553	956-553-4431



1409 N. Stuart Place Rd., Ste. A (956) 245-1937
Harlingen, TX 78552 TBPELS Firm No. 10194358



P.O. BOX 532954, HARLINGEN, TX 78553
(956)553-4431 CASACIVILINFO@GMAIL.COM
T.B.P.E. FIRM No. F-23215
T.B.P.L.S. FIRM No. 10194723

SHEET 2 OF 3

PLAT PREPARED DATE: 08/09/2023
DRAWN BY: MARCUS ARMENTA

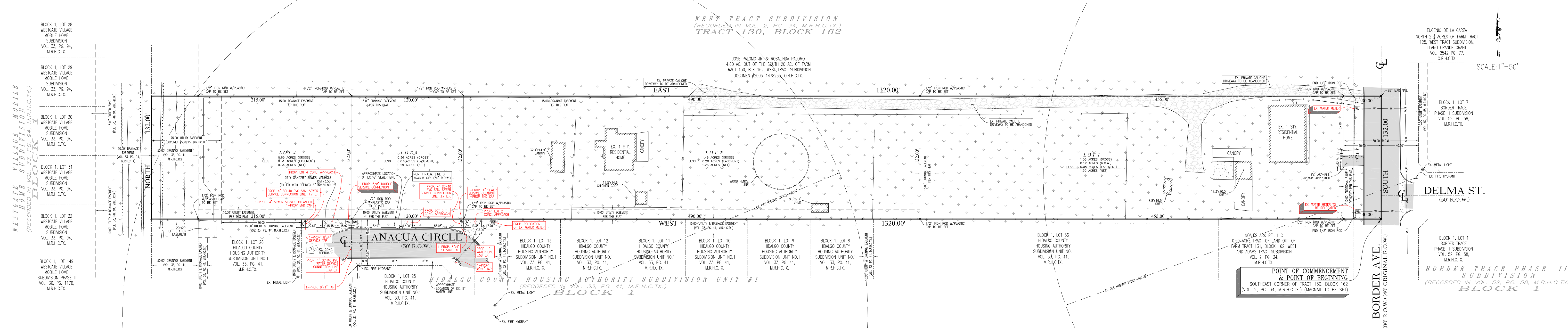
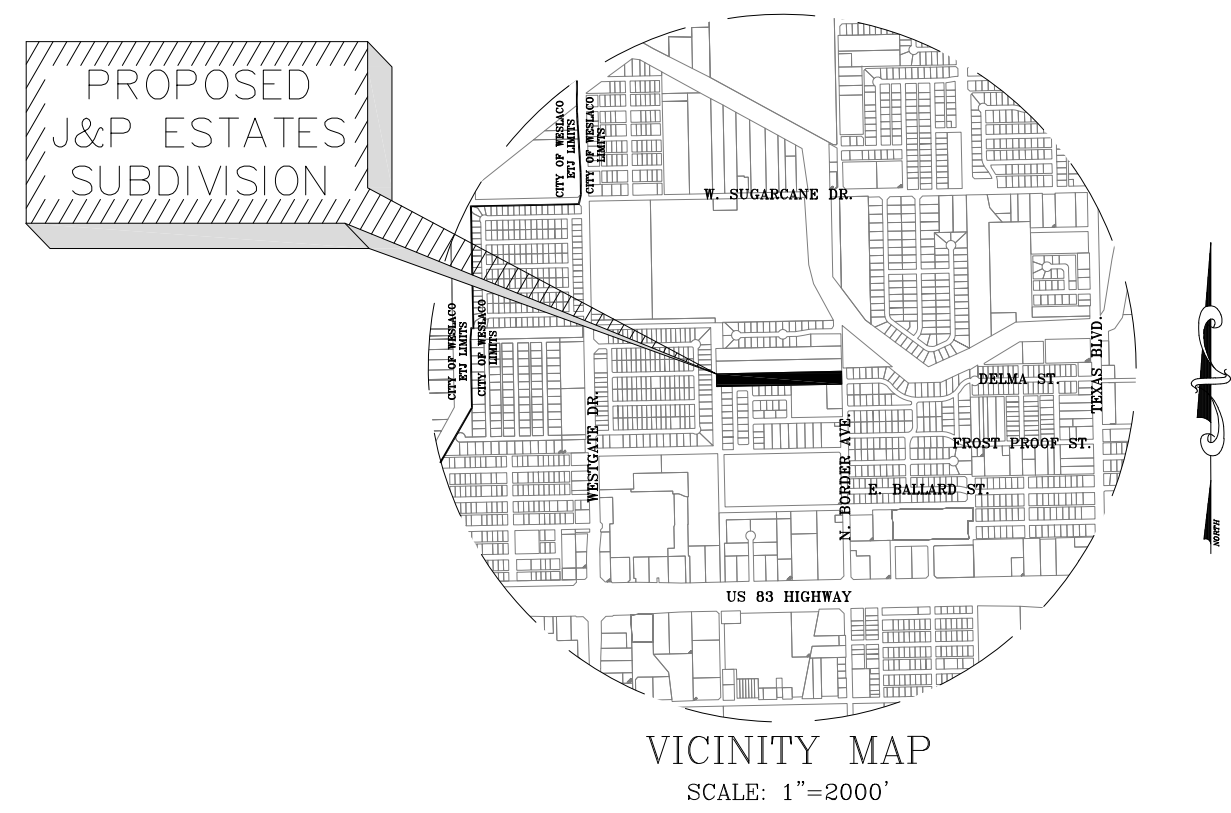
LEGEND:

BLK	-BLOCK	—OHE—	-OVER HEAD ELECTRIC
CL	-CENTERLINE	—P—	-POWER LINE
FND	-FOUND	—TEL—	-TELEPHONE LINE
IR	-1/2" IRON ROD	---	-PROPERTY LINE
M.R.C.C.TX	-MAP RECORDS OF CAMERON COUNTY TEXAS	-X-	-EXISTING CHAIN LINK FENCE
O.R.C.C.TX	-OFFICIAL RECORDS OF CAMERON COUNTY TEXAS	---	-EXISTING COUNTOUR LINE
R.O.W.	-RIGHT-OF-WAY	W/ELEVATIONS	
TYP.	-TYPICAL CONSTRUCTION	—TOP OF DITCH	
X.XX"	-EXISTING ELEVATION	—MESQUITE TREE	
—	-EXISTING GUY WIRE	---	-PROPERTY LINE (NON-SURVEYED)
—	-EXISTING POWER POLE	---	-PROPERTY LINE (SURVEYED)
—	-EXISTING FLOW DIRECTION		

GENERAL NOTES:

- PROPOSED SUBDIVISION:
J&P ESTATES SUBDIVISION
LEGAL DESCRIPTION:
BEING THE SOUTH 4 ACRES OUT OF THE SOUTH 20 ACRES OF FARM TRACT 130, BLOCK 162, OF WEST TRACT SUBDIVISION, AN ADDITION TO THE CITY OF WESLACO, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 2, PAGES 34 THROUGH 37, MAP RECORDS OF HIDALGO COUNTY, TEXAS
ACREAGE:
4.00 ACRES
- FLOOD ZONE:
THIS TRACT LIES IN ZONE "X", PER N.F.I.P. FLOOD INSURANCE RATE MAP NO. 4803340450C OF COMMUNITY NO. 480334; EFFECTIVE JANUARY 2, 1981; REVISED JUNE 6, 2000.
- BASIS OF BEARING SHOWN HEREON ARE BASED OFF OF THE "WEST TRACT SUBDIVISION" SUBDIVISION, AN ADDITION TO THE CITY OF WESLACO, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 2, PAGES 34 THROUGH 37, MAP RECORDS OF HIDALGO COUNTY, TEXAS.
- DISTANCES SHOWN HEREON IS BASED OFF THE NORTH AMERICAN DATUM 83 (NAD83).
- MINIMUM BUILDING SETBACK SHALL BE AS PER THE CITY OF WESLACO ZONING RULES AND REGULATIONS; AND ARE AS FOLLOWS:
FRONT: 25 FEET OR EASEMENT, WHICHEVER IS GREATER
REAR: 25 FEET OR EASEMENT, WHICHEVER IS GREATER
SIDE: 5 FEET
- EASEMENTS AND RESTRICTION OF RECORD PER SCHEDULE B OF THE REPORT OF TITLE ISSUED BY SIERRA TITLE INSURANCE GUARANTY COMPANY, INC. (FILE NO: TE0003195434)
- ALL EASEMENTS AND RIGHT-OF-WAY SHOWN HEREON ARE DEDICATED BY THIS PLAT UNLESS SHOWN OTHERWISE.
- THIS SUBDIVISION LIES WITHIN THE LIMITS OF THE CITY OF WESLACO.
- FINISH FLOOR ELEVATIONS ESTABLISHED MUST BE HIGHER THAN 75.5' OR 18" ABOVE THE TOP OF CURB OR CENTERLINE OF STREET, WHICHEVER IS GREATER, MEASURED FROM THE CENTER OF THE LOT.
- THIS SUBDIVISION WILL BE OF THE USE FOR "R-1, SINGLE-FAMILY DWELLING DISTRICT" PER THE CITY OF WESLACO EXISTING ZONING MAP
- NO MORE THAN ONE SINGLE FAMILY RESIDENTIAL STRUCTURE SHALL BE PERMITTED ON EACH LOT.
- ELEVATION SHOWN HEREIN ARE BASED ON NGS BENCHMARK: AE1219; A FLANGE-ENCASED ROD IN USGS QUADRANT - DONNA (2019). DESCRIBED 1.7 KM (1.05 MI) WEST ALONG, U.S. HIGHWAY 83 FROM THE JUNCTION OF FARM ROAD 88 AT WESLACO, THENCE, 0.1 KM (0.05 MI) SOUTH TO 114 S WESTGATE DRIVE AT A POWERLINE POLE, AE1219 WITH TWO TRANSFORMERS. 8.3 METERS (27.2 FT) WEST OF THE CENTERLINE OF WESTGATE DRIVE. 2.0, METERS (6.5 FT) WEST OF THE WEST CURB OF WEST GATE DRIVE, 7.3 METERS, (24.0 FT) NORTH OF THE NORTH DRIVEWAY TO 114 S WESTGATE DRIVE, 1.7, METERS (5.5 FT) NORTH OF THE POWERLINE POLE, AND 7.0 METERS (23.0 FT), SOUTH OF A POWERLINE POLE WITH GUY WIRES..
ELEV=83.94 FEET (NAVD 88)
- THIS SUBDIVISION IS IN COMPLIANCE WITH THE REQUIREMENTS OF LOCAL GOVERNMENT CODE 212.010, WATER AND ELECTRICAL CONNECTIONS TO THE LOT THAT WILL MEET ALL MINIMUM STATE STANDARDS:
WATER WILL BE PROVIDED BY: CITY OF WESLACO
ELECTRICAL WILL BE PROVIDED BY: AMERICAN ELECTRIC POWER (AEP)
WASTEWATER SERVICE WILL BE PROVIDED BY: CITY OF WESLACO
GARBAGE WASTE WILL BE DISPOSED OF BY: CITY OF WESLACO
- DRAINAGE: IN ACCORDANCE WITH THE HIDALGO COUNTY DISTRICT NO. 1 AND THE CITY OF WESLACO REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO DETAIN A TOTAL OF 5,009.39 CUBIC FEET (0.115 ACRE-FEET) OF STORM WATER RUN-OFF. DRAINAGE DETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS FOLLOWS; THE DEVELOPER SHALL BE RESPONSIBLE TO DETAIN AND ACCOMMODATE MORE THAN THE DETAINED VOLUME SHOWN ABOVE IF IT DETERMINES AT THE DEVELOPMENT PERMIT STAGE THAT THE DETENTION REQUIREMENTS ARE GREATER THAN STATED ABOVE DUE TO THE IMPERVIOUS AREA BEING GREATER THAN THE ENGINEER CONSIDERED FOR THEIR CALCULATION OF THIS SUBDIVISION.

- A BUILDING PERMIT IS REQUIRED PRIOR TO CONSTRUCTION OF ANY IMPROVEMENTS.
- ALL GARBAGE AND TRASH SHALL BE PLACED IN SUITABLE CONTAINERS AND DISPOSAL OF THE SAME SHALL BE IN A SANITARY MANNER BY A QUALIFIED WASTE DISPOSAL COMPANY. THE OWNER SHALL MAINTAIN A CONTRACT AND ENSURE PAYMENTS ARE CURRENT WITH A SOLID WASTE DISPOSAL COMPANY AT ALL TIMES.
- WATER & SEWER STATEMENT:
ALL WATER AND SEWER IMPROVEMENTS SHALL COMPLY WITH THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY (TCEQ) AND CITY OF WESLACO STANDARDS, REGULATIONS AND SPECIFICATIONS.
- STREET LIGHTS MUST BE LOCATED AT EVERY 300 FEET.
- PERMANENT STRUCTURES ARE NOT PERMITTED OVER ANY EASEMENTS. EASEMENTS SHALL BE KEPT CLEAR OF BUILDINGS, SHEDS, SHRUBS, TREES, AND OTHER PLANTINGS (EXCEPT LOW, LESS THAN 18" MATURE HEIGHTS, GROUND COVER, GRASS, OR FLOWERS) AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATIONS AND MAINTENANCE OF THE EASEMENT.
- A 5FT SIDEWALK IS REQUIRED ALONG EXTERIOR PERIMETER UPON THE ISSUANCE OF A BUILDING PERMIT. ON CORNER LOTS, THE OWNER SHALL BE RESPONSIBLE FOR THE SIDEWALK ALONG ALL STREET ADJOINING THE LOT.
- A 4FT SIDEWALK IS REQUIRED ALONG ALL INTERIOR STREETS UPON THE ISSUANCE OF A BUILDING PERMIT. ON CORNER LOTS, THE OWNER SHALL BE RESPONSIBLE FOR THE SIDEWALK ALONG ALL STREETS ADJOINING THE LOT.



SCHEMATIC WATER/WASTEWATER LAYOUT OF THE PROPOSED J&P ESTATES SUBDIVISION

BEING THE SOUTH 4 ACRES OUT OF THE SOUTH 20 ACRES OF FARM TRACT 130, BLOCK 162, OF WEST TRACT SUBDIVISION, AN ADDITION TO THE CITY OF WESLACO, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 2, PAGES 34 THROUGH 37, MAP RECORDS OF HIDALGO COUNTY, TEXAS

NOT FOR CONSTRUCTION

NOTE: THIS SHEET WAS PRODUCED FOR THE INTENT OF CITY OF WESLACO PUBLIC WORKS DEPARTMENT REVIEW AND APPROVAL OF THE SAID PROPOSED SUBDIVISION.

NAME	ADDRESS	PHONE NUMBER / FAX NUMBER
OWNER: JOEL PENA	1901 N. BORDER AVE., WESLACO, TX. 78599	956-200-6735
SURVEYOR: ROY MICHAEL WOOD	1409 STUART PLACE RD., HARLINGEN, TX. 78550	956-368-5074
ENGINEER: JUAN V. GARCIA	P.O. BOX 532954, HARLINGEN, TX 78553	956-553-4431

Southpoint
Texas Surveying, LLC

1409 N. Stuart Place Rd., Ste. A (956) 245-1937
Harlingen, TX 78552 TBPELS Firm No. 10194358

CASA
ENGINEERING
CIVIL AND SURVEYING
ASSOCIATES, INC.

P.O. BOX 532954, HARLINGEN, TX 78553
(956)553-4431 CASACIVILINFO@GMAIL.COM
T.B.P.E. FIRM No. F-23215
T.B.P.L.S. FIRM No. 10194723

SHEET 3 OF 3

PLAT PREPARED DATE: 08/09/2023
DRAWN BY: MARCUS ARMENTA



Standardized Agenda Request Form

Date of Meeting: August 15, 2023		Agenda Item No. (to be assigned by CSO): 2023-6797	
From: REBEKAH DE LA FUENTE			
Subject: Discussion and consideration to approve the Final Plat for Highland Manor Phase 3 Subdivision being 12.90 acres out of Farm Tract 238, West & Adams Tract Subdivision, Weslaco, Hidalgo County, Texas located approximately 900 ft. North of the intersection of W Mile 11 N Road & North Mile 5 ½ W Road and authorize the Mayor to execute any related documents. Possible action. (Staffed by Planning & Code Enforcement Department.)			
Background: The proposed nineteen (19) lot subdivision is located outside the City of Weslaco. This subdivision is being serviced with water by North Alamo Water Supply through an 6" waterline and sewer by OSSF. The property is within a Flood Zone "X". Applicant is requesting a variance for OSSF, setbacks, and off-site drainage. Applicant has provided letters of support.			
Funding Source (budget code, if applicable):			
Amount:	Term of Impact:	Identified in Current Budget:	
Additional Action Prompted: Mayor's Signature			
If item previously considered, provide date and action by Commission:			
If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners:			
Advisory Review, if any (name of board/committee, date of action, recommendation): The Planning and Zoning Commission recommended approval of the final and the variance request for off-site drainage, OSSF, and denied the request for the 15ft rear setback at their regular meeting of August 2, 2023.			
FLOR ELISA ACUNA REBEKAH DE LA FUENTE Martin Garza		Created/Initiated Approved New	
City Manager Comments: Approve as recommended by staff.			
Staff Recommendation: Staff recommends approval of the Final Plat.			
Attachments, if any: Ranchettes on 18th st- Memo, Ranchettes on 18th st - Application , Drainage Report, Legal Doc, Highland Manor PH III- Aerial, HIGHLAND MANOR PHASE 3- plat			
Responsibilities upon Approval: Staff will advise the applicant.			

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: Ranchettes on 18th st- Final Plat

DATE: June 14, 2023

The proposed use for the 8-lots subdivision and will used for single family residential and is located inside the city limits of Weslaco. The developer has one variance at this time. The subdivision will be provided with water by NAWSC and sanitary sewer by OSSF. The developer has requested a variance to allow for OSSF instead of sanitary sewer. The nearest sanitary sewer line is located 200ft to the west but has been confirmed by the Public Works Department to be too shallow to service this area. The developer has complied with all staff and Planning & Zoning Commission comments.

Thank you,

Rebekah de la Fuente, CFM



SUBDIVISION PLATTING APPLICATION

PLAT-000455-2023

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

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

FILE NO. _____

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

STAFF USE ONLY

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

GENERAL INFORMATION

Name of Subdivision: Ranchettes on 18Th St.

Location: 18Th and Pleasantview Dr.

Legal Description: 12.16 Acres of Land out of a call gross 14.82 Acres Tract of land out of Farm Tract 706, West Tract Subdivision, as recorded in Vol 2, Page 34 map records of Hidalgo County, Texas

Is subdivision inside city limits? ☒ YES ☐ NO

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

If no submit letter of Annexation (Contiguous or Consensual)

Existing Zoning: R-1

Existing Land Use: Vacant Proposed Land Use: R-1

Number of Lots Proposed: 8 Gross Acreage: 12.16

Title Report Submitted: ☐ YES ☒ NO

OWNER INFORMATION

Owner's Name: Cynthia O'Brien Telephone: (917) 838-7222

Address: 23 Park Ave. 2C

City: New York State: NY Zip: 10016 E-mail: cobrien@spgswis.com

ENGINEER INFORMATION

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

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

City: Weslaco State: TX Zip: 78956 E-mail: jreyes@siglerwinstongreenwood.com

UTILITY PROVISIONS

Will proposed subdivision connect to:

☒ YES ☐ NO Water Provision: City of Weslaco

☐ YES ☒ NO Wastewater Provision: OSSF System

☒ YES ☐ NO Electric Company: AEP

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

Proposed subdivision is in the following districts:

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

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

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

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

SUBMITTALS REQUIRED FOR MINOR PLAT REVIEW

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

X **\$355.00** Planning Review fee

_____ One 11" X 17" reduced copy of plat

_____ Plat Layout

_____ Existing & Proposed Easements

_____ Existing & Proposed ROW

_____ Existing & Proposed Drainage Easements

_____ Contours

_____ Flood Zones

_____ Adjoiners

_____ Existing street names

_____ Drainage plans and calculations with engineer's seal

_____ Elevations

_____ Flood directional arrows

_____ Detention areas

_____ Street names

_____ Proof of ownership of the property

_____ If septic tank system required, submit soil evaluation report

_____ Water Rights associated with the property

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

SUBMITTALS REQUIRED FOR PRELIMINARY (P & Z)

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

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

_____ One 11" X 17" reduced copy of plat

_____ Plat Layout

_____ Existing & Proposed Easements

_____ Existing & Proposed ROW

_____ Existing & Proposed Drainage Easements

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

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

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

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

SUBMITTALS REQUIRED FOR FINAL (City Commission)

- ☐ One set of 8 1/2 x 11 of plat and utilities with all corrections done

SUBMITTALS REQUIRED FOR PRE-CONSTRUCTION MEETING

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

SUBMITTALS REQUIRED FOR RECORDING OR HIDALGO COUNTY PLANNING

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

SUBMITTALS REQUIRED FOR RECORDING BY SECURITY

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

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

AUTHORIZATION AND ACKNOWLEDGEMENTS

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

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

Owner Printed Name: _____

Owner Signature: _____ Date: _____

_____ is the authorized agent

Authorized Agent Signature: _____ SWG Engineering LLC Date: May 22, 2023

Authorized Agent Printed Name: _____ *J. H. [Signature] P.E.*

THIS PAGE FOR STAFF USE ONLY

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

P & Z Commission Approval on Preliminary Plat: _____

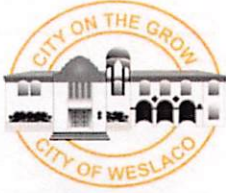
P & Z Commission Approval on Final Plat: _____

City Commission Approval on Final Plat: _____

Preconstruction Meeting Date: _____

Date Recorded: _____ Instrument No. _____

General Comments: _____



APPLICATION FOR SUBDIVISION VARIANCE

VAR-000456-2023

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

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

FILE NO. _____

GENERAL INFORMATION

Name of Subdivision: Ranchettes on 18 Th St.

Location: 18Th and Pleasantview Dr.

Legal Description: 12.16 Acres of Land out of a call gross 14.82 Acres Tract of land out of Farm Tract 706, West Tract Subdivision, as recorded in Vol 2, Page 34 map records of Hidalgo County, Texas

VARIANCE TYPE:

☐ Streetlights ☐ YES ☐ NO

Describe in detail the reason for the variance request:

☒ Sanitary Sewer ☐ YES ☒ NO

Describe in detail the reason for the variance request:

Owner would kindly like to request a variance for City Sanitary Sewer and would like to have OSSF for each proposed lot.

☐ Fire Hydrants ☐ YES ☐ NO

Describe in detail the reason for the variance request:

☐ Setbacks ☐ YES ☐ NO

Describe in detail the reason for the variance request:

☐ Drainage ☐ YES ☐ NO

Describe in detail the reason for the variance request:

☐ Minimum Lot Size ☐ YES ☐ NO

Describe in detail the reason for the variance request:

☐ Sidewalks ☐ YES ☐ NO

Describe in detail the reason for the variance request:

☐ Easement Requirements ☐ YES ☐ NO

Describe in detail the reason for the variance request:

☐ Other _____ ☐ YES ☐ NO

Describe in detail the reason for the variance request:

OWNER INFORMATION

Owner's Name: Cynthia O'Brien Telephone: (917) 838-7222
Address: 23 Park Ave. 2C Fax: _____
City: New York State: NY Zip: 10016 E-mail: cobrien@spgswis.com

AUTHORIZATION AND ACKNOWLEDGEMENTS

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

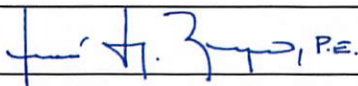
I certify that the above information is correct and complete to the best of my knowledge. I understand that I must comply with all applicable local, state, and federal regulations.

Owner Printed Name: _____

Owner Signature: _____ Date: _____

SWG Engineering LLC

_____ is the authorized agent

Authorized Agent Signature:  P.E. Date: 5/25/2023

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

From: [Rebekah M. De La Fuente](#)
To: [Flor Acuna](#); [Kayla A. Arevalo](#)
Subject: FW: Detention Pond at Ranchettes at 18th
Date: Thursday, June 1, 2023 7:37:43 AM
Attachments: [image001.png](#)
[image003.png](#)

Please include in agenda packet

Rebekah de la Fuente, CFM
Planning & Code Enforcement Director
City of Weslaco
255 S. Kansas Avenue
Weslaco, TX 78596
Ph: (956) 447-3403
Fax: (956) 973-3128
rdelafuente@weslacotx.gov

From: Salvador Ayar <sayar@weslacotx.gov>
Sent: Wednesday, May 31, 2023 3:32 PM
To: Kayla A. Arevalo <karevalo@weslacotx.gov>; Flor Acuna <facuna@weslacotx.gov>; Rebekah M. De La Fuente <rdelafuente@weslacotx.gov>
Cc: Alberto J. Aldana <aaldana@weslacotx.gov>
Subject: Detention Pond at Ranchettes at 18th

As agreed by the City Engineer Albert Aldana, it is permitted to indicate in the plat sheet of a submittal set a note of the Detention Pond requirements and specifications without a drawing of it. As long as requirements are stated in the general notes, a detention pond layout is not required in the plat sheet.

Therefore; it is not required for Ranchettes at 18th to include a graphical layout of the proposed pond in the plat sheet.

Thank you all for asking

Salvador F. Ayar

Engineering Department
City of Weslaco
Office: (956) 973-4002
sayar@weslacotx.gov

SWG Engineering, LLC

Hidalgo County Drainage District No. 1

Drainage Report

Weslaco – Ranchettes on 18th Street Subdivision

Hidalgo County, Texas

Prepared By:

SWG Engineering, LLC

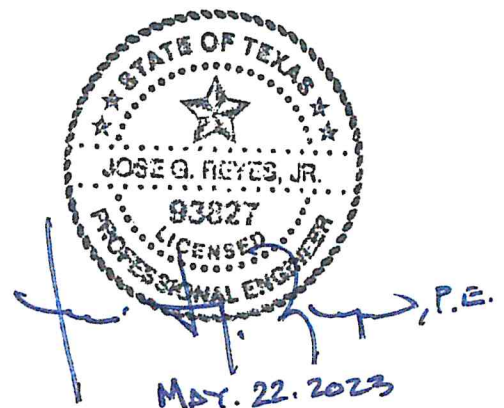
611 Bill Summers Intl. Blvd.

Weslaco, Texas 78596

Tel: 956-968-2194

Fax: 956-968-8300

5/22/2023



INDEX

COVER SHEET	1
INDEX	2
PROJECT LOCATION	3
FLOOD PLAIN	3
SOIL CONDITIONS	3
EXISTING CONDITIONS	3
PROPOSED CONDITIONS	4
"C" VALUES FOR RATIONAL METHOD	5
ATTACHEMENTS	6
I. 50 Yr. Detention Requirement	7
II. IDF Coefficients	9
III. Detention Pond Discharge Rate	10
IV. Detention Pond Volume Calculation	11
V. Location Map	12
VI. FIRM Panel	14
VII. USGS TOPO Map	16
VIII. Soil Report	19
IX. Preliminary Plat	49
X. Drainage Plan	50
XI. Utility Plan	51

DRAINAGE REPORT

For

Ranchettes on 18th Street Subdivision

I. Project Location

This project involves the development of a 14.82-acre tract of land for residential use. The Site is located in the city of Weslaco, Hidalgo County, and lies approximately 360 ft west of Pleasantview Dr. and 18th street intersection. The proposed subdivision is comprised of 8 lots for a total of 12.16 acres.

II. Flood Plain

The area flood plain for the area is determined by FEMA Flood Insurance Rate Map, Community Panel No. 480334 0525 B Effective Date: January 2, 1981. The project area is under Zone "AH", which is described as "Area of 100-year shallow flooding where depths are between one (1) and three (3) feet; base flood elevations are shown, but no flood hazard factors are determined. Additionally, the project area is also under Zone "B", which is described as "Areas between limits of 100-year and 500-year flood; or certain areas subject to 100-year flooding with average depths less than one (1) floor or where the contributing drainage area is less than one square mile; or areas protected by levees from the base flood. (Medium shading).

The subject tract of land will be filled to elevate the land above the base flood elevation of 69. A LOMR-F has been submitted and is under review by FEMA, case number: 22-06-0689A.

III. Soil Conditions

According to the Soil Survey Report prepared for Hidalgo County by the U.S.D.A. Soil Conservation Service, the area is composed of three types of soils: Benito clay (ponded), Hidalgo sandy clay loam (0 to 1 percent slopes), Raymondville clay loam, (0 to 1 percent slopes). The predominant soil type being Hidalgo sandy clay loam, is listed in Hydrological Group B. See attached Soil Survey of Hidalgo County, Texas.

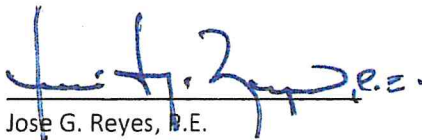
IV. Existing Conditions

Existing runoff is by surface flow in a southward direction and has a runoff of **9.34 cfs** during the **10-yr storm frequency** as per attached calculations. The total impermeable area is approximately 0 square feet and the total permeable area is 552851.35 square feet. Due to no existing development, an existing weighted runoff coefficient of **C=0.2** was calculated.

V. Proposed Conditions

The subject tract of land will be developed into 8 lots that will serve as a residential subdivision. The roadside ditch shall be regraded to capture sheet flow. Proposed runoff after development is **16.78 cfs**, during the **50-year storm frequency**, which is an increase of **7.44 cfs**. The proposed drainage consists of surface runoff from future development in a northward direction, into the proposed detention pond. The total impermeable area is approximately **21780 ft²** and the permeable area is **531432 ft²**. A weighted coefficient of **C=0.22** was calculated. For a 50-year storm frequency, a peak detention volume is approximately **15071 ft³** or **0.35 ac-ft**. Please refer to the attached drainage calculations. The fill placed up to the BFE was **240,000 ft³** or **5.51 ac-ft**, making the total required detention volume to be **255,071 ft³** or **5.86 ac-ft**. At the time of improvements, the storm water runoff from the improved area shall sheet flow into proposed detention area, where it will then discharge into the irrigation canal (34B) to the northeast of the property, owned by HCCID9 and maintained by the City of Weslaco. The roadside ditch will discharge via a 24" reinforced concrete pipe at a slope of 0.17% with a calculated rate of 9.33 cfs. The detention pond is designed in order to detain a volume of **267269.3 ft³** or **6.14 ac-ft**, which will be able to hold a 50-year plus the fill placed up to the BFE.

The drainage calculation are attached.



Jose G. Reyes, P.E.
May 22, 2023



Weslaco – Ranchettes on 18th Street Subdivision

Hidalgo County Drainage District No. 1
“C” Values for Rational Method

Type of Drainage Area	Runoff Coefficient
Residential Districts:	
Single Family (Lots less than ¼ acre)	0.30 – 0.50
Multi - Family (Less than 20 DU/AC)	0.40 – 0.60
Multi - Family (Greater than 20 DU/AC)	0.60 – 0.75
Business District:	
Downtown areas	0.70 – 0.95
Neighborhood areas	0.30 – 0.70
Industrial Districts:	
Light Areas	0.30 – 0.80
Heavy Areas	0.60 – 0.90
Railroad Yard Areas:	0.30 – 0.40
Park:	0.10 – 0.25
Unimproved Areas:	
Sand or sandy loam soil, 0-3%	0.15 – 0.20
Sand or sandy loam soil, 3-5%	0.20 – 0.25
Black or loessial soil, 0-3%	0.18 – 0.25
Black or loessial soil, 3-5%	0.25 – 0.30
Black or loessial soil, >5%	0.70 – 0.80
Deep sand area	0.05 – 0.15
Steep grassed slopes	0.70
Street:	
Asphalt	0.85 – 0.95
Concrete	0.90 – 0.95
Drives & Walks:	
Concrete	0.75 – 0.95

Attachments

Last Updated: 3/3/2023

Detention Calculator

10-yr release
e= 0.8599
b= 116.24
d= 14.33

50 yr Storm
Title: SWG# 21-119
12.73 Ac Mitigation Area
City of Weslaco, TX

Required Volume:
Req'd Volume 0.35 ac.ft
Ditch Volume 0.46 ac.ft

EXISTING DATA

Total Area 12.73 acre
Overland Flow Length - "L" 895.00 LF

Existing Time of Concentration - "Tov" (grass) 41.13 % composition? 100%
Existing Time of Concentration - "Tov" (pavmt) 0.00 % composition? 0%
Total Existing Time of Concentration - "Tov" 41.13 minutes
Existing Runoff Coefficient - "C" 0.20
Intensity of Rainfall - "I" 3.68 in/hr
Existing - "Q" 9.34 cfs

24" RCP @0.17%

Q Release 9.33 cfs

e= 0.8613
b= 170.66
d= 16.71

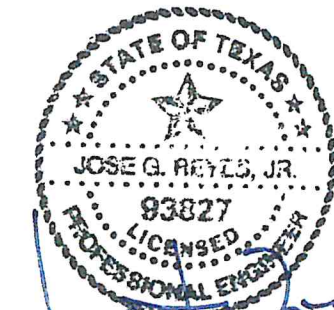
PROPOSED IMPROVEMENTS

Total Area 12.73 acre
Overland Flow Length - "L" 500.00 LF

Proposed Time of Concentration - "Tov" (grass) 31.03 % composition? 99%
Proposed Time of Concentration - "Tov" (pavmt) 0.08 % composition? 1%
Total Proposed Time of Concentration - "Tov" 31.10 minutes
Proposed Runoff Coefficient - "C" 0.22
Intensity of Rainfall - "I" 6.10 in/hr
Proposed - "Q" 16.78 cfs

Time		I	Q in	V in	Q out	V out	Req'd V	Req'd V
min	hr	in/hr	ft ³ /s	ft ³	ft ³ /s	ft ³	ft ³	ac-ft
31.10	0.52	6.10	16.78	31317	9.33	17411	13905	0.32
41.10	0.69	5.18	14.25	35140	9.33	20210	14930	0.34
51.10	0.85	4.52	12.42	38080	9.33	23009	15071	0.35
61.10	1.02	4.01	11.03	40445	9.33	25808	14637	0.34
71.10	1.19	3.62	9.94	42410	9.33	28607	13802	0.32
81.10	1.35	3.29	9.06	44083	9.33	31406	12677	0.29
91.10	1.52	3.03	8.33	45536	9.33	34205	11331	0.26
101.10	1.69	2.81	7.72	46818	9.33	37004	9813	0.23
111.10	1.85	2.62	7.19	47962	9.33	39803	8159	0.19
121.10	2.02	2.45	6.74	48995	9.33	42602	6392	0.15

High Point



Handwritten signature and date:
MAY. 22. 2023

Convert acre to sf below:	
acre:	sf:
0.5	21780
0.000275	12

Existing Runoff Coef. Calculation:

		Weighted C
Total Area =	12.7 acres	<u>0.20</u>
Impermeable Area =	0.0 acres	0.9
Pavement Area =	0.0 acres	0.95
Permeable Area =	12.7 acres	0.2

Future Runoff Coef. Calculation:

		Weighted C
Total Area =	12.7 acres	<u>0.22</u>
Impermeable Area =	0.1 acres	0.9
Permeable Area =	12.2 acres	0.2
Residential Area =	0.4 acres	0.5

Elevations:

High =	78 ft
Low =	72 ft

Average Slope (Adjusted) = 0.00720

K= 0.828 *std coefficient*

N grass= 0.4 *unitless*

N pavement= 0.02 *unitless*

Rainfall Intensity-Duration-Frequency Coefficients for Texas

Based on United States Geological Survey (USGS) Scientific Investigations Report 2004-5041
"Atlas of Depth-Duration Frequency of Precipitation Annual Maxima for Texas"

1. Select English or SI Units

English

2. Select or Enter a County

Hidalgo

3. Enter a Time of Conc.

Select Units

31.1min

Coefficient	50% (2-year)	20% (5-year)	10% (10-year)	4% (25-year)	2% (50-year)	1% (100-year)
e	0.8645	0.8647	0.8599	0.8572	0.8613	0.8619
b (in.)	72.40	100.21	116.24	140.47	170.66	201.07
d (min)	12.92	13.90	14.33	15.32	16.71	18.00

Intensity (in./hr) 2.75 3.73 4.37 5.23 6.10 7.01

Roadside Ditch Discharge Rate - 24" RCP

SIGLER WINSTON GREENWOOD INC.

Manning's Equation

Flow And Velocities for Pipes Flowing Full

Mannings "n" = 0.013

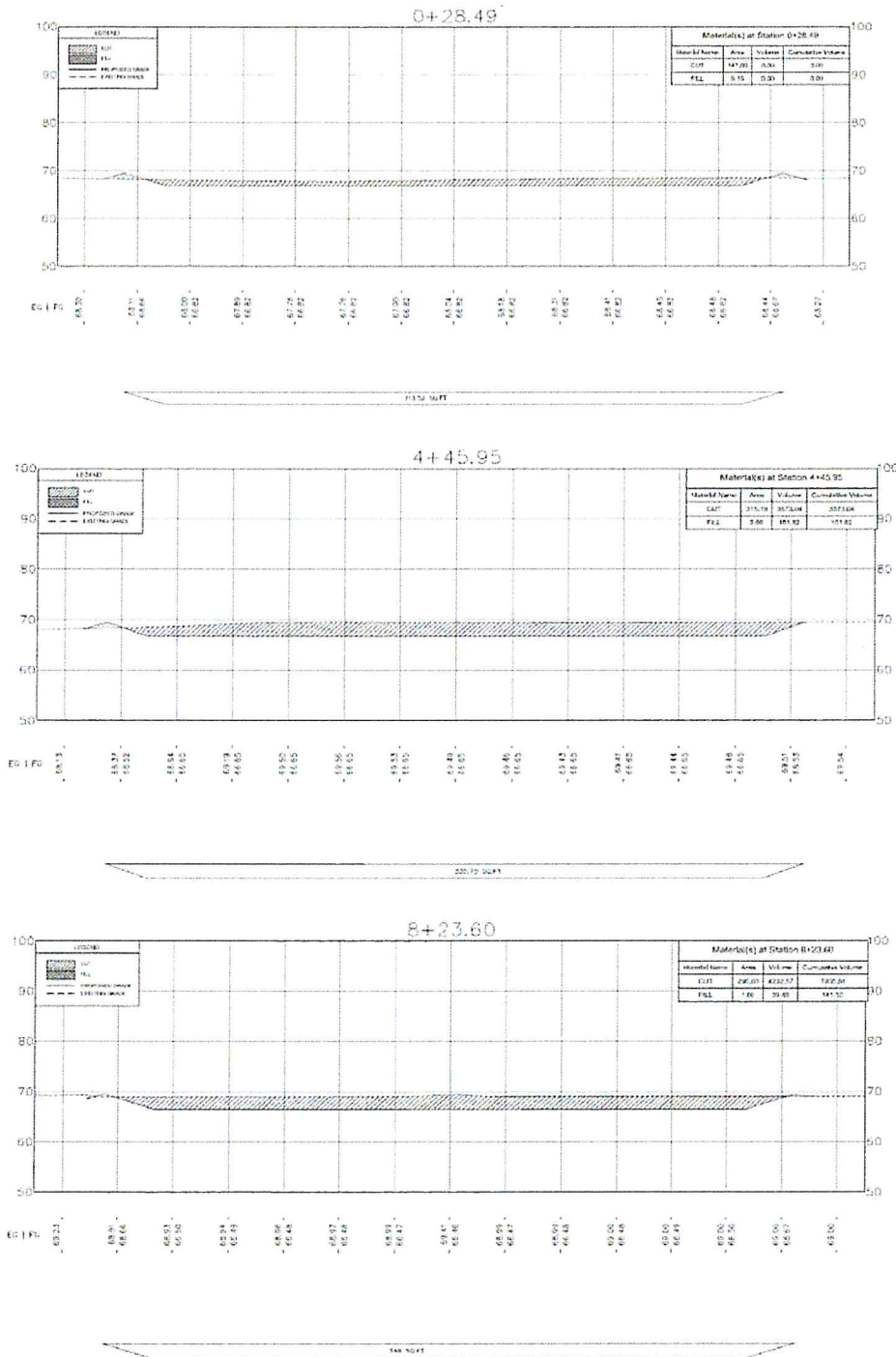
Size 24			
Slope Ft/Ft	Flow CFS	Flow GPM	Vel. FPS
0.0017	9.33	4186.16	2.98

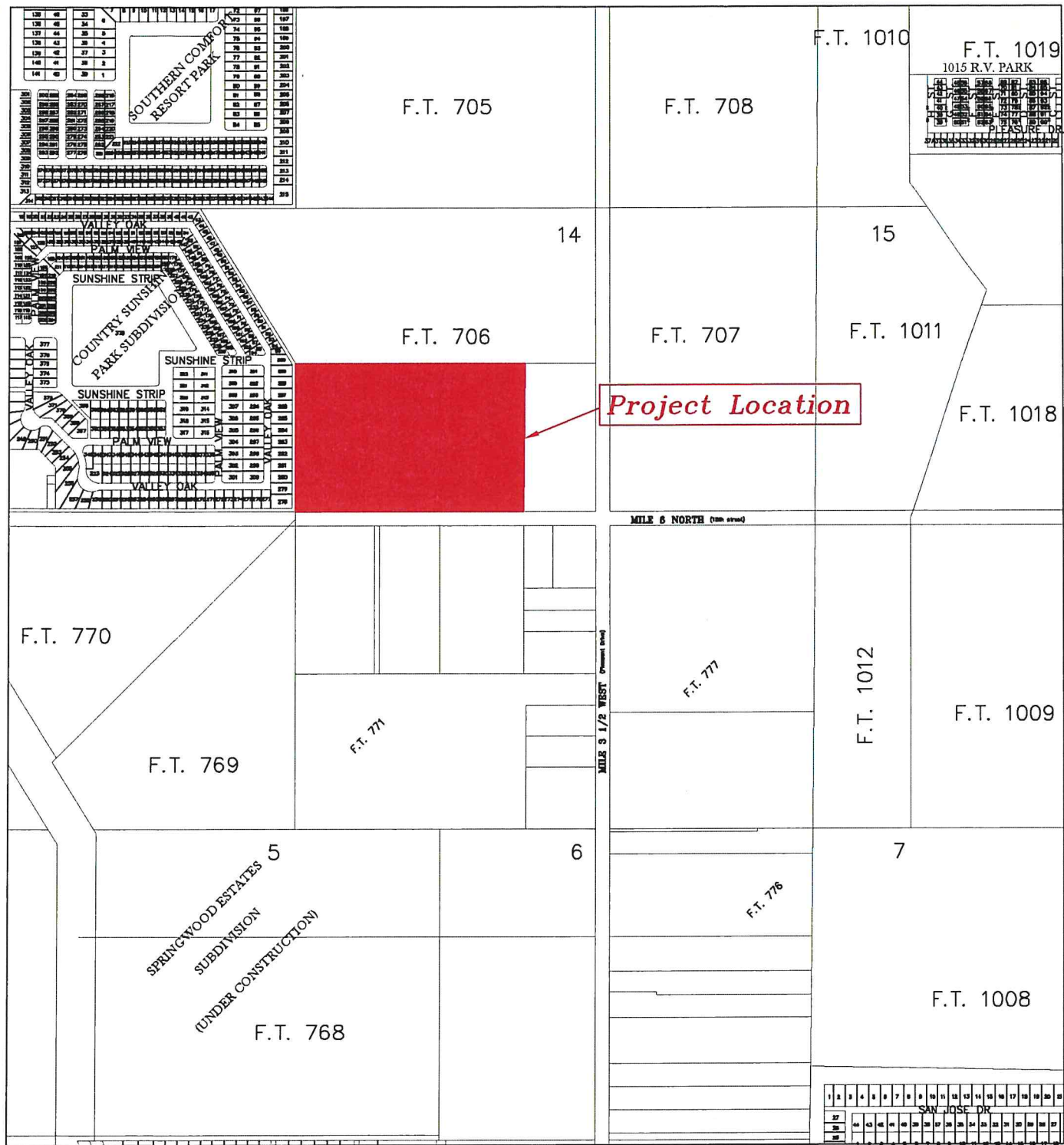
Roadside ditch Volume Calculation - Prismoidal Method

Prismoidal Formula

$$V = L(A_1 + 4A_m + A_2) / 6$$

Length 800 ft
 Area A1 313.52 ft²
 Area Am 335.75 ft²
 Area A2 348 ft²
 VOLUME 267269.3 ft³
 VOLUME 6.14 ac-ft





LOCATION MAP

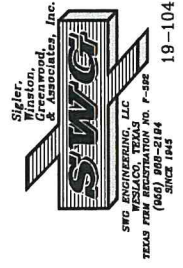
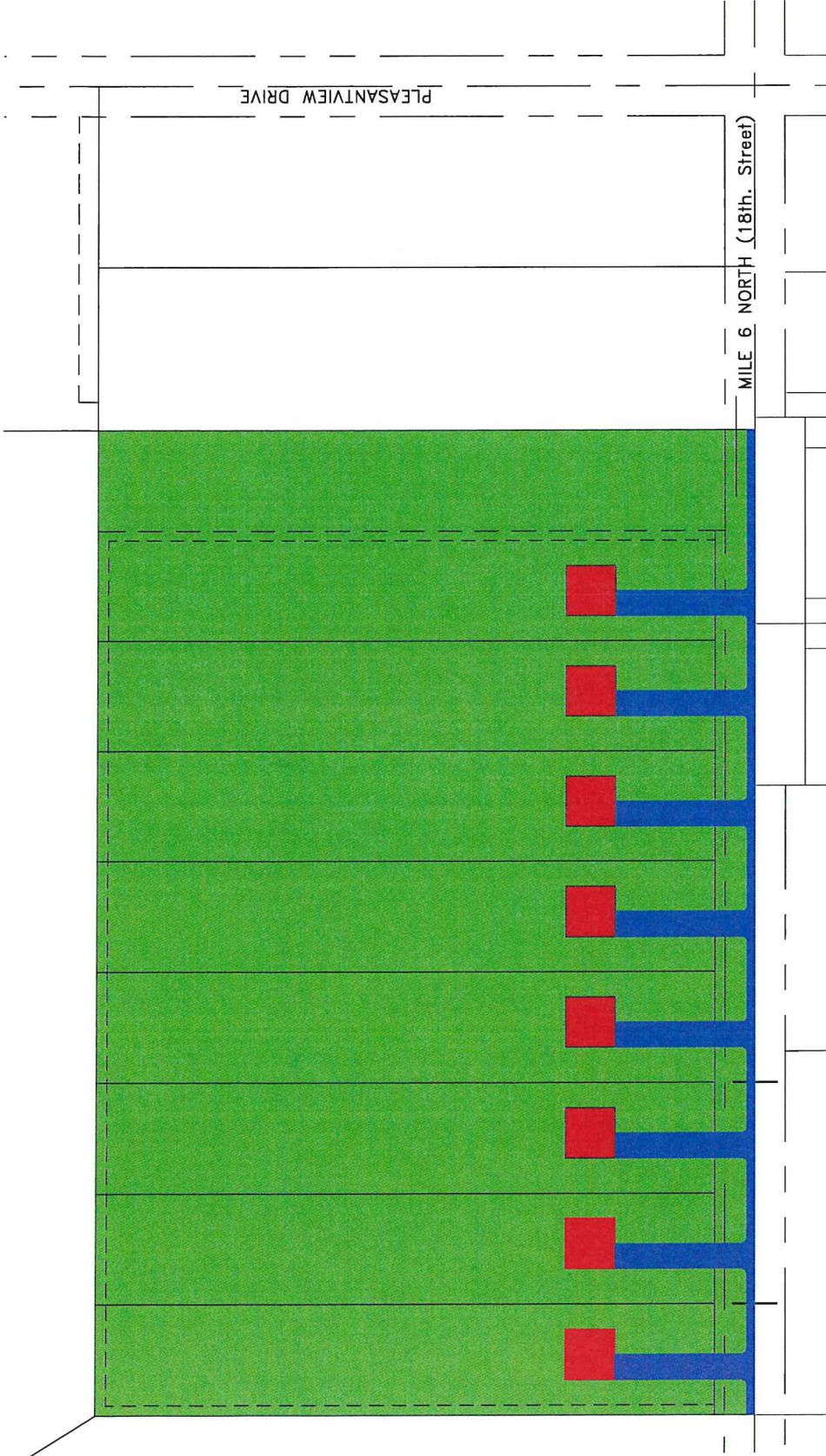
N.T.S.

Weslaco, Texas
RANCHETTE ON 18TH SUBDIVISION
DRAINAGE REPORT



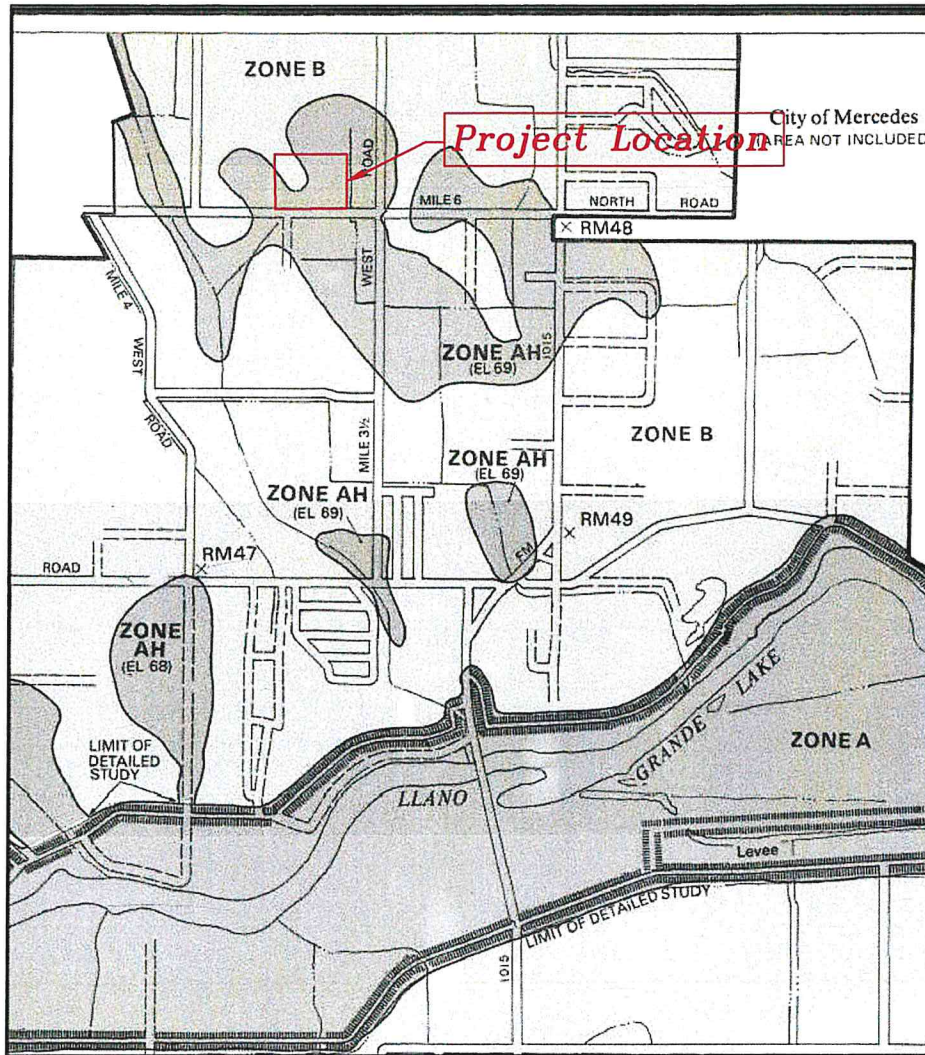
SWG ENGINEERING, LLC
WESLACO, TEXAS
TEXAS FIRM REGISTRATION NO. F-592
WESLACO, TEXAS
SINCE 1945
COPYRIGHT 2021

- 1. UNIT 3%
- 2. PAVEMENT 1%
- 3. GRASS 96%



LAND USE MAP

Weslaco - Ranchette on 18th Subdivision



NATIONAL FLOOD INSURANCE PROGRAM

FIRM
FLOOD INSURANCE RATE MAP

HIDALGO COUNTY,
TEXAS
(UNINCORPORATED AREAS)

PANEL 525 OF 525

COMMUNITY-PANEL NUMBER
480334 0525 B

EFFECTIVE DATE:
JANUARY 2, 1981



federal emergency management agency
federal insurance administration

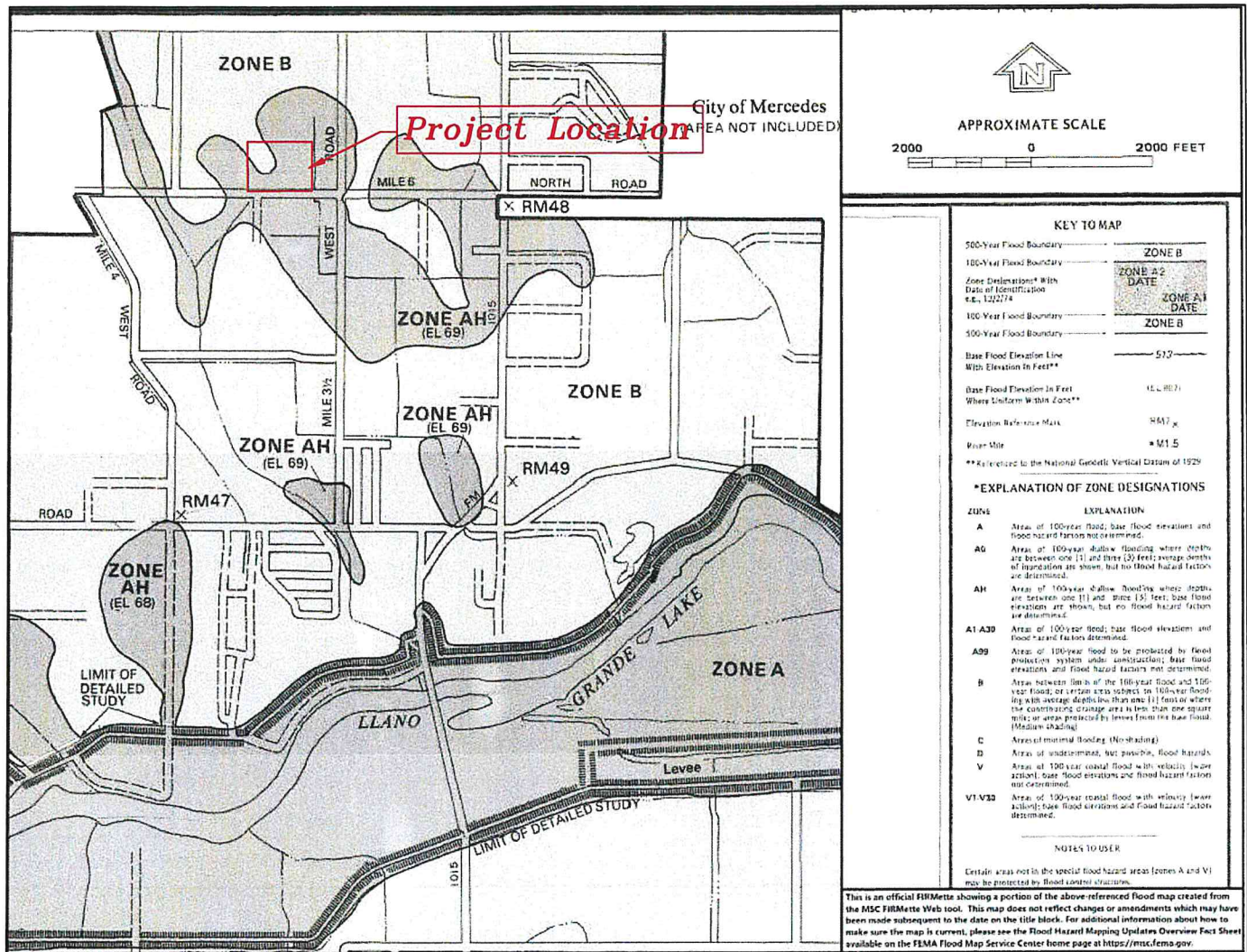
This is an official FIRMette showing a portion of the above-referenced flood map created from the MSC FIRMette Web tool. This map does not reflect changes or amendments which may have been made subsequent to the date on the title block. For additional information about how to make sure the map is current, please see the Flood Hazard Mapping Updates Overview Fact Sheet available on the FEMA Flood Map Service Center home page at <https://rmsc.fema.gov>.

FEMA FLOOD MAP (FIRM PANEL)

Weslaco, Texas
RANCHETTE ON 18TH SUBDIVISION
DRAINAGE REPORT



SWG ENGINEERING, LLC
WESLACO, TEXAS
TEXAS FIRM REGISTRATION NO. F-592
WESLACO, TEXAS
SINCE 1945
COPYRIGHT 2021



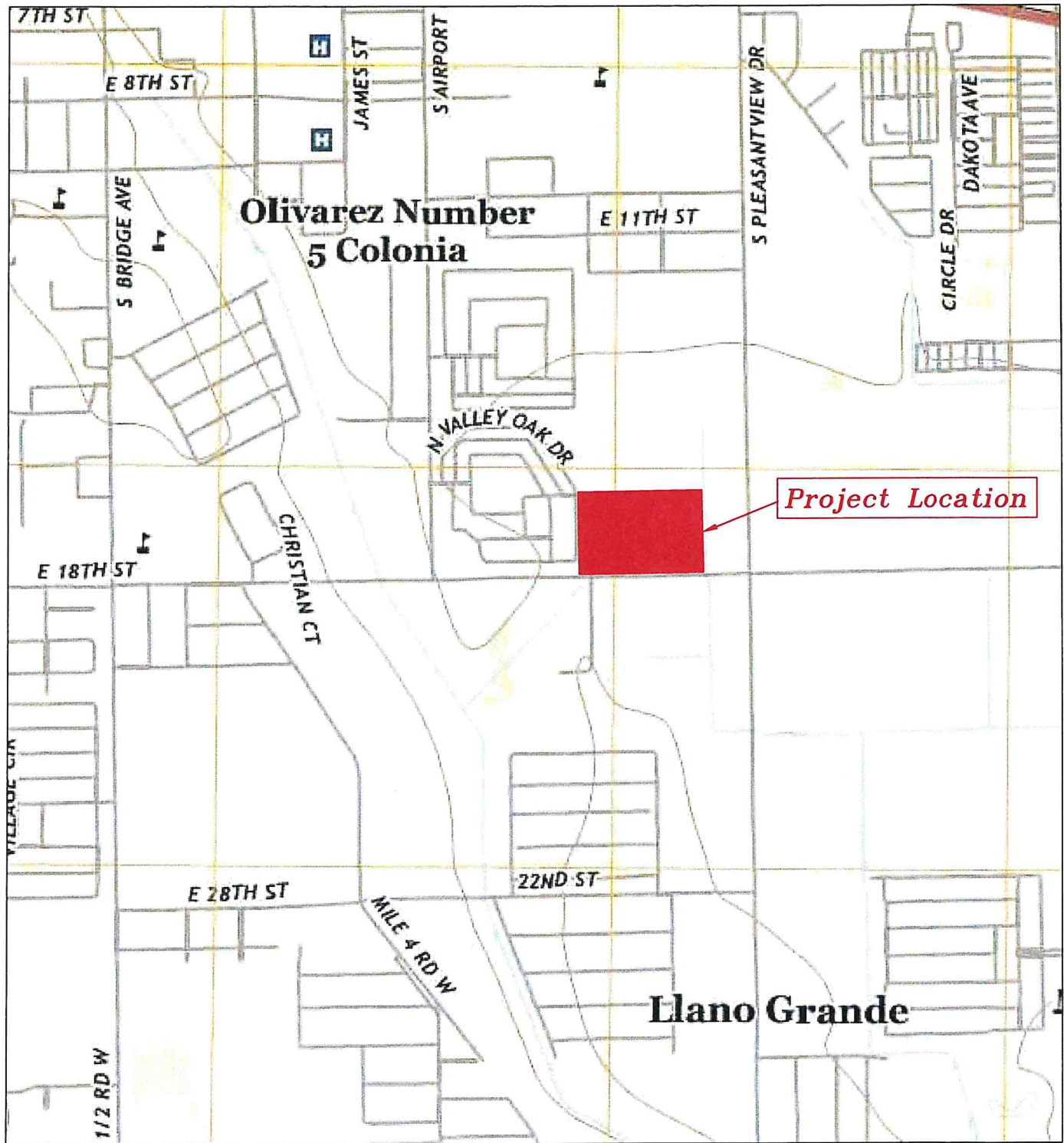
FEMA FLOOD MAP (LEGEND)

Weslaco, Texas
RANCHETTE ON 18TH SUBDIVISION
DRAINAGE REPORT

**SIGLER,
WINSTON,
GREENWOOD,
& ASSOCIATES**

SWG

SWG ENGINEERING, LLC
WESLACO, TEXAS
TEXAS FIRM REGISTRATION NO. F-592
WESLACO, TEXAS
SINCE 1945
COPYRIGHT 2021



USGS TOPO MAP

Weslaco, Texas
RANCHETTE ON 18TH SUBDIVISION
DRAINAGE REPORT



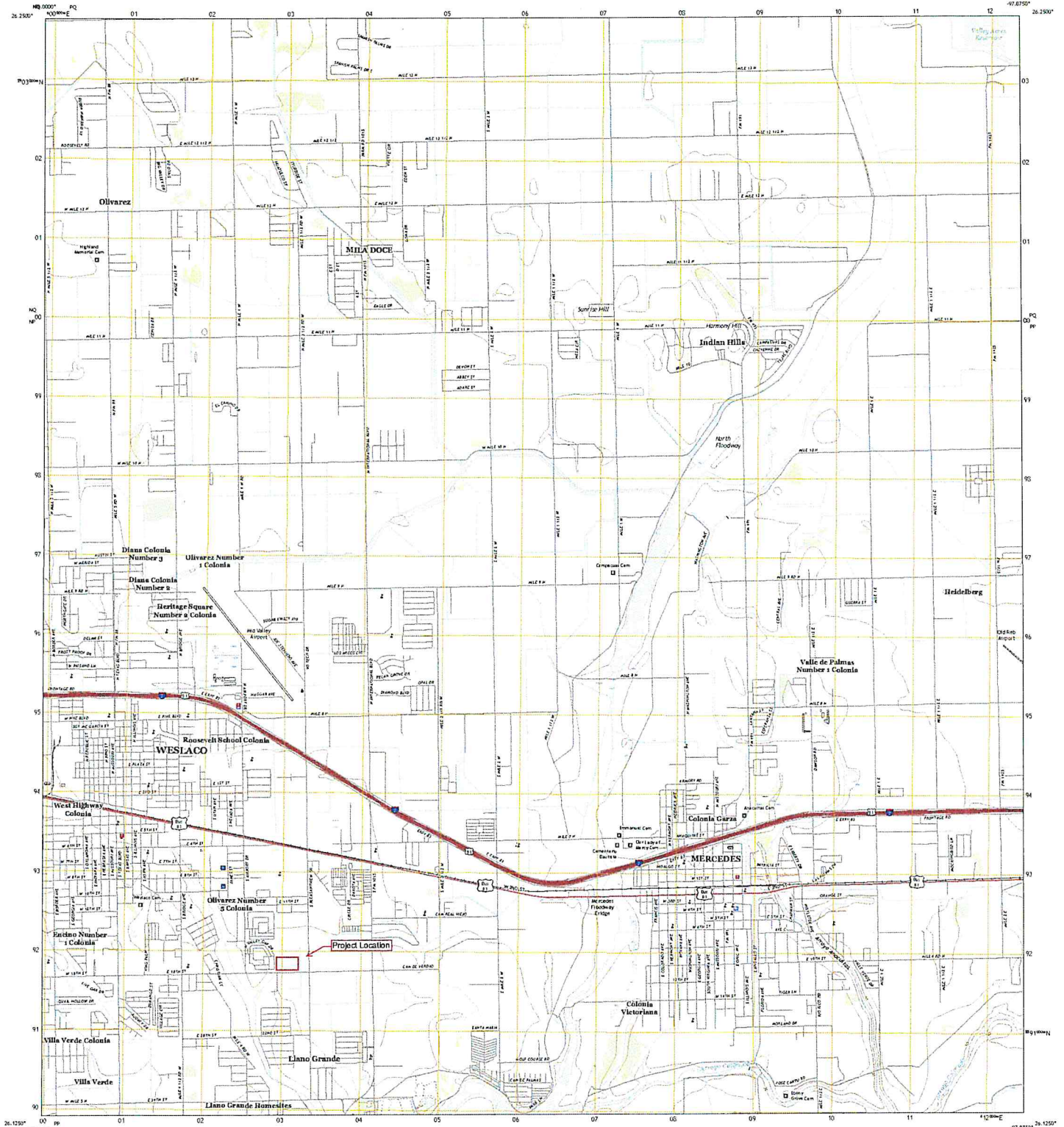
SWG ENGINEERING, LLC
WESLACO, TEXAS
TEXAS FIRM REGISTRATION NO. F-592
WESLACO, TEXAS
SINCE 1945
COPYRIGHT 2021



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



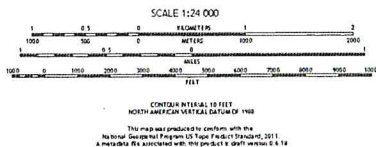
MERCEDES QUADRANGLE
TEXAS - HIDALGO COUNTY
7.5-MINUTE SERIES



Produced by the United States Geological Survey

Not an American Datum of 1983 (NAD83)
Not an American Datum of 1983 (NAD83)
This map is not a legal document. Boundary lines
generated for this map are for informational purposes
only and should not be used for legal purposes.
Boundary lines may not be exact. Obtain permission before
using printed data.

Product	Scale	Horizontal	Vertical	Horizontal	Vertical	Horizontal	Vertical
Map	1:24,000	1:24,000	1:24,000	1:24,000	1:24,000	1:24,000	1:24,000
Map	1:24,000	1:24,000	1:24,000	1:24,000	1:24,000	1:24,000	1:24,000
Map	1:24,000	1:24,000	1:24,000	1:24,000	1:24,000	1:24,000	1:24,000
Map	1:24,000	1:24,000	1:24,000	1:24,000	1:24,000	1:24,000	1:24,000



ROAD CLASSIFICATION

Symbol	Description
Thick solid line	Interstate
Thin solid line	State Route
Dashed line	County Road
Thin solid line with cross-ticks	Local Road
Thin solid line with cross-ticks and dots	Private Road
Thin solid line with cross-ticks and dots	Private Road

MERCEDES, TX
2019



TABLE 16.--ENGINEERING INDEX PROPERTIES

[Absence of an entry indicates that data were not estimated]

Map symbol and soil name	Depth <u>In</u>	USDA texture	Classification		Percentage passing sieve number--				Liquid limit <u>Pct</u>	Plas- ticity index
			Unified	AASHTO	4	10	40	200		
1.* Arents										
2----- Benito	0-7 7-65	Clay----- Clay-----	CH CH	A-7-6 A-7-6	100 100	100 100	100 100	95-100 95-100	75-94 75-94	48-64 48-64
3, 4----- Brennan	0-13 13-65	Fine sandy loam Sandy clay loam, loam.	SM, SM-SC, SC SC, CL	A-2-4, A-4 A-2-4, A-2-6, A-4, A-6	100 95-100	98-100 90-100	70-100 60-100	20-45 30-59	<30 22-39	NP-9 8-22
5----- Camargo	0-8 8-65	Silt loam----- Stratified silty clay loam to very fine sandy loam.	CL, CL-ML CL	A-6, A-4 A-6, A-7-6	100 100	100 100	95-100 95-100	70-100 70-100	20-35 30-45	4-16 11-25
6----- Camargo	0-8 8-65	Silty clay loam Stratified silty clay loam to very fine sandy loam.	CL CL	A-6, A-7-6 A-6, A-7-6	100 100	100 100	95-100 95-100	70-100 70-100	30-45 30-45	11-25 11-25
7----- Cameron	0-30 30-65	Silty clay----- Silt loam, loam	CH, CL CL	A-7-6 A-4, A-6	100 100	100 95-100	100 90-100	90-100 70-95	48-68 25-35	25-41 8-15
8----- Comitas	0-28 28-80	Loamy fine sand Fine sandy loam, sandy clay loam.	SM, SM-SC SM, SC, SM-SC	A-2-4 A-2-4, A-2-6, A-4, A-6	95-100 95-100	95-100 90-100	85-100 80-100	15-25 23-50	<25 <34	NP-4 NP-14
9----- Delfina	0-13 13-34 34-72	Loamy fine sand Sandy clay loam, clay loam. Sandy clay loam, fine sandy loam.	SM, SM-SC SC, CL SC	A-2-4, A-4 A-6, A-7-6 A-6, A-7-6	100 100 90-100	100 95-100 75-98	85-100 90-100 70-97	20-45 40-55 36-50	<25 31-48 30-46	NP-7 18-35 16-31
10, 11----- Delfina	0-13 13-34 34-72	Fine sandy loam Sandy clay loam, clay loam. Sandy clay loam, fine sandy loam.	SM-SC, SC, SM SC, CL SC	A-2-4, A-4 A-6, A-7-6 A-6, A-7-6	100 100 90-100	100 95-100 75-98	90-100 90-100 70-97	25-50 40-55 36-50	19-30 31-48 30-46	3-10 18-35 16-31
12----- Delmita	0-13 13-34 34-60	Loamy fine sand Sandy clay loam, fine sandy loam. Indurated-----	SM, SM-SC, SP-SM SC ---	A-2-4 A-2-4, A-2-6, A-4, A-6 ---	100 100 ---	95-100 100 ---	85-100 90-100 ---	11-25 30-50 ---	<25 27-39 ---	NP-7 8-18 ---
13.* Delmita-----	0-13 13-34 34-60	Fine sandy loam Sandy clay loam, fine sandy loam. Indurated-----	SM, SM-SC SC ---	A-2-4 A-2-4, A-2-6, A-4, A-6 ---	100 100 ---	100 100 ---	90-100 90-100 ---	20-35 30-50 ---	<27 27-39 ---	NP-7 8-18 ---

See footnote at end of table.



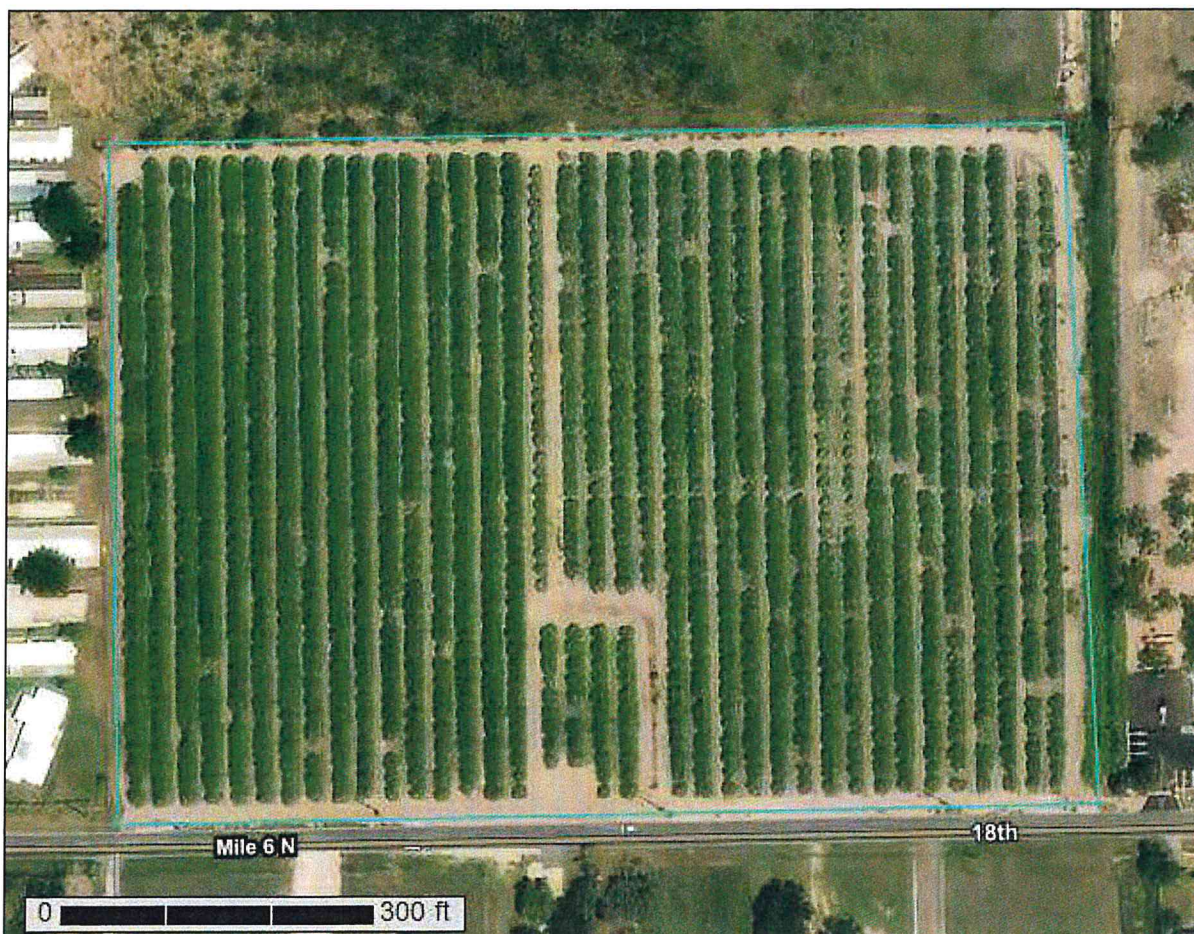
United States
Department of
Agriculture

NRCS

Natural
Resources
Conservation
Service

A product of the National
Cooperative Soil Survey,
a joint effort of the United
States Department of
Agriculture and other
Federal agencies, State
agencies including the
Agricultural Experiment
Stations, and local
participants

Custom Soil Resource Report for Hidalgo County, Texas



May 17, 2021

Preface

Soil surveys contain information that affects land use planning in survey areas. They highlight soil limitations that affect various land uses and provide information about the properties of the soils in the survey areas. Soil surveys are designed for many different users, including farmers, ranchers, foresters, agronomists, urban planners, community officials, engineers, developers, builders, and home buyers. Also, conservationists, teachers, students, and specialists in recreation, waste disposal, and pollution control can use the surveys to help them understand, protect, or enhance the environment.

Various land use regulations of Federal, State, and local governments may impose special restrictions on land use or land treatment. Soil surveys identify soil properties that are used in making various land use or land treatment decisions. The information is intended to help the land users identify and reduce the effects of soil limitations on various land uses. The landowner or user is responsible for identifying and complying with existing laws and regulations.

Although soil survey information can be used for general farm, local, and wider area planning, onsite investigation is needed to supplement this information in some cases. Examples include soil quality assessments (<http://www.nrcs.usda.gov/wps/portal/nrcs/main/soils/health/>) and certain conservation and engineering applications. For more detailed information, contact your local USDA Service Center (<https://offices.sc.egov.usda.gov/locator/app?agency=nrcs>) or your NRCS State Soil Scientist (http://www.nrcs.usda.gov/wps/portal/nrcs/detail/soils/contactus/?cid=nrcs142p2_053951).

Great differences in soil properties can occur within short distances. Some soils are seasonally wet or subject to flooding. Some are too unstable to be used as a foundation for buildings or roads. Clayey or wet soils are poorly suited to use as septic tank absorption fields. A high water table makes a soil poorly suited to basements or underground installations.

The National Cooperative Soil Survey is a joint effort of the United States Department of Agriculture and other Federal agencies, State agencies including the Agricultural Experiment Stations, and local agencies. The Natural Resources Conservation Service (NRCS) has leadership for the Federal part of the National Cooperative Soil Survey.

Information about soils is updated periodically. Updated information is available through the NRCS Web Soil Survey, the site for official soil survey information.

The U.S. Department of Agriculture (USDA) prohibits discrimination in all its programs and activities on the basis of race, color, national origin, age, disability, and where applicable, sex, marital status, familial status, parental status, religion, sexual orientation, genetic information, political beliefs, reprisal, or because all or a part of an individual's income is derived from any public assistance program. (Not all prohibited bases apply to all programs.) Persons with disabilities who require

alternative means for communication of program information (Braille, large print, audiotape, etc.) should contact USDA's TARGET Center at (202) 720-2600 (voice and TDD). To file a complaint of discrimination, write to USDA, Director, Office of Civil Rights, 1400 Independence Avenue, S.W., Washington, D.C. 20250-9410 or call (800) 795-3272 (voice) or (202) 720-6382 (TDD). USDA is an equal opportunity provider and employer.

Contents

Preface.....	2
How Soil Surveys Are Made.....	5
Soil Map.....	8
Soil Map.....	9
Legend.....	10
Map Unit Legend.....	11
Map Unit Descriptions.....	11
Hidalgo County, Texas.....	13
2—Benito clay, ponded.....	13
28—Hidalgo sandy clay loam, 0 to 1 percent slopes.....	14
52—Raymondville clay loam, 0 to 1 percent slopes.....	15
60—Rio clay loam, ponded.....	16
References.....	18

How Soil Surveys Are Made

Soil surveys are made to provide information about the soils and miscellaneous areas in a specific area. They include a description of the soils and miscellaneous areas and their location on the landscape and tables that show soil properties and limitations affecting various uses. Soil scientists observed the steepness, length, and shape of the slopes; the general pattern of drainage; the kinds of crops and native plants; and the kinds of bedrock. They observed and described many soil profiles. A soil profile is the sequence of natural layers, or horizons, in a soil. The profile extends from the surface down into the unconsolidated material in which the soil formed or from the surface down to bedrock. The unconsolidated material is devoid of roots and other living organisms and has not been changed by other biological activity.

Currently, soils are mapped according to the boundaries of major land resource areas (MLRAs). MLRAs are geographically associated land resource units that share common characteristics related to physiography, geology, climate, water resources, soils, biological resources, and land uses (USDA, 2006). Soil survey areas typically consist of parts of one or more MLRA.

The soils and miscellaneous areas in a survey area occur in an orderly pattern that is related to the geology, landforms, relief, climate, and natural vegetation of the area. Each kind of soil and miscellaneous area is associated with a particular kind of landform or with a segment of the landform. By observing the soils and miscellaneous areas in the survey area and relating their position to specific segments of the landform, a soil scientist develops a concept, or model, of how they were formed. Thus, during mapping, this model enables the soil scientist to predict with a considerable degree of accuracy the kind of soil or miscellaneous area at a specific location on the landscape.

Commonly, individual soils on the landscape merge into one another as their characteristics gradually change. To construct an accurate soil map, however, soil scientists must determine the boundaries between the soils. They can observe only a limited number of soil profiles. Nevertheless, these observations, supplemented by an understanding of the soil-vegetation-landscape relationship, are sufficient to verify predictions of the kinds of soil in an area and to determine the boundaries.

Soil scientists recorded the characteristics of the soil profiles that they studied. They noted soil color, texture, size and shape of soil aggregates, kind and amount of rock fragments, distribution of plant roots, reaction, and other features that enable them to identify soils. After describing the soils in the survey area and determining their properties, the soil scientists assigned the soils to taxonomic classes (units). Taxonomic classes are concepts. Each taxonomic class has a set of soil characteristics with precisely defined limits. The classes are used as a basis for comparison to classify soils systematically. Soil taxonomy, the system of taxonomic classification used in the United States, is based mainly on the kind and character of soil properties and the arrangement of horizons within the profile. After the soil

Custom Soil Resource Report

scientists classified and named the soils in the survey area, they compared the individual soils with similar soils in the same taxonomic class in other areas so that they could confirm data and assemble additional data based on experience and research.

The objective of soil mapping is not to delineate pure map unit components; the objective is to separate the landscape into landforms or landform segments that have similar use and management requirements. Each map unit is defined by a unique combination of soil components and/or miscellaneous areas in predictable proportions. Some components may be highly contrasting to the other components of the map unit. The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The delineation of such landforms and landform segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, onsite investigation is needed to define and locate the soils and miscellaneous areas.

Soil scientists make many field observations in the process of producing a soil map. The frequency of observation is dependent upon several factors, including scale of mapping, intensity of mapping, design of map units, complexity of the landscape, and experience of the soil scientist. Observations are made to test and refine the soil-landscape model and predictions and to verify the classification of the soils at specific locations. Once the soil-landscape model is refined, a significantly smaller number of measurements of individual soil properties are made and recorded. These measurements may include field measurements, such as those for color, depth to bedrock, and texture, and laboratory measurements, such as those for content of sand, silt, clay, salt, and other components. Properties of each soil typically vary from one point to another across the landscape.

Observations for map unit components are aggregated to develop ranges of characteristics for the components. The aggregated values are presented. Direct measurements do not exist for every property presented for every map unit component. Values for some properties are estimated from combinations of other properties.

While a soil survey is in progress, samples of some of the soils in the area generally are collected for laboratory analyses and for engineering tests. Soil scientists interpret the data from these analyses and tests as well as the field-observed characteristics and the soil properties to determine the expected behavior of the soils under different uses. Interpretations for all of the soils are field tested through observation of the soils in different uses and under different levels of management. Some interpretations are modified to fit local conditions, and some new interpretations are developed to meet local needs. Data are assembled from other sources, such as research information, production records, and field experience of specialists. For example, data on crop yields under defined levels of management are assembled from farm records and from field or plot experiments on the same kinds of soil.

Predictions about soil behavior are based not only on soil properties but also on such variables as climate and biological activity. Soil conditions are predictable over long periods of time, but they are not predictable from year to year. For example, soil scientists can predict with a fairly high degree of accuracy that a given soil will have a high water table within certain depths in most years, but they cannot predict that a high water table will always be at a specific level in the soil on a specific date.

After soil scientists located and identified the significant natural bodies of soil in the survey area, they drew the boundaries of these bodies on aerial photographs and

Custom Soil Resource Report

identified each as a specific map unit. Aerial photographs show trees, buildings, fields, roads, and rivers, all of which help in locating boundaries accurately.

Soil Map

The soil map section includes the soil map for the defined area of interest, a list of soil map units on the map and extent of each map unit, and cartographic symbols displayed on the map. Also presented are various metadata about data used to produce the map, and a description of each soil map unit.

Custom Soil Resource Report Soil Map



MAP INFORMATION

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

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

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

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

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

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

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

Soil Survey Area: Hidalgo County, Texas
Survey Area Data: Version 19, Jun 11, 2020

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

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

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

MAP LEGEND

Area of Interest (AOI)

Area of Interest (AOI)

Soils

Soil Map Unit Polygons

Soil Map Unit Lines

Soil Map Unit Points

Special Point Features

Blowout

Borrow Pit

Clay Spot

Closed Depression

Gravel Pit

Gravelly Spot

Landfill

Lava Flow

Marsh or swamp

Mine or Quarry

Miscellaneous Water

Perennial Water

Rock Outcrop

Saline Spot

Sandy Spot

Severely Eroded Spot

Sinkhole

Slide or Slip

Sodic Spot

Water Features

Streams and Canals

Transportation

Rails

Interstate Highways

US Routes

Major Roads

Local Roads

Background

Aerial Photography

Spoil Area

Stony Spot

Very Stony Spot

Wet Spot

Other

Special Line Features

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
2	Benito clay, ponded	1.3	9.6%
28	Hidalgo sandy clay loam, 0 to 1 percent slopes	8.0	57.6%
52	Raymondville clay loam, 0 to 1 percent slopes	4.5	32.8%
60	Rio clay loam, ponded	0.0	0.0%
Totals for Area of Interest		13.8	100.0%

Map Unit Descriptions

The map units delineated on the detailed soil maps in a soil survey represent the soils or miscellaneous areas in the survey area. The map unit descriptions, along with the maps, can be used to determine the composition and properties of a unit.

A map unit delineation on a soil map represents an area dominated by one or more major kinds of soil or miscellaneous areas. A map unit is identified and named according to the taxonomic classification of the dominant soils. Within a taxonomic class there are precisely defined limits for the properties of the soils. On the landscape, however, the soils are natural phenomena, and they have the characteristic variability of all natural phenomena. Thus, the range of some observed properties may extend beyond the limits defined for a taxonomic class. Areas of soils of a single taxonomic class rarely, if ever, can be mapped without including areas of other taxonomic classes. Consequently, every map unit is made up of the soils or miscellaneous areas for which it is named and some minor components that belong to taxonomic classes other than those of the major soils.

Most minor soils have properties similar to those of the dominant soil or soils in the map unit, and thus they do not affect use and management. These are called noncontrasting, or similar, components. They may or may not be mentioned in a particular map unit description. Other minor components, however, have properties and behavioral characteristics divergent enough to affect use or to require different management. These are called contrasting, or dissimilar, components. They generally are in small areas and could not be mapped separately because of the scale used. Some small areas of strongly contrasting soils or miscellaneous areas are identified by a special symbol on the maps. If included in the database for a given area, the contrasting minor components are identified in the map unit descriptions along with some characteristics of each. A few areas of minor components may not have been observed, and consequently they are not mentioned in the descriptions, especially where the pattern was so complex that it was impractical to make enough observations to identify all the soils and miscellaneous areas on the landscape.

The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The objective of mapping is not to delineate pure taxonomic classes but rather to separate the landscape into landforms or

Custom Soil Resource Report

landform segments that have similar use and management requirements. The delineation of such segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, however, onsite investigation is needed to define and locate the soils and miscellaneous areas.

An identifying symbol precedes the map unit name in the map unit descriptions. Each description includes general facts about the unit and gives important soil properties and qualities.

Soils that have profiles that are almost alike make up a *soil series*. Except for differences in texture of the surface layer, all the soils of a series have major horizons that are similar in composition, thickness, and arrangement.

Soils of one series can differ in texture of the surface layer, slope, stoniness, salinity, degree of erosion, and other characteristics that affect their use. On the basis of such differences, a soil series is divided into *soil phases*. Most of the areas shown on the detailed soil maps are phases of soil series. The name of a soil phase commonly indicates a feature that affects use or management. For example, Alpha silt loam, 0 to 2 percent slopes, is a phase of the Alpha series.

Some map units are made up of two or more major soils or miscellaneous areas. These map units are complexes, associations, or undifferentiated groups.

A *complex* consists of two or more soils or miscellaneous areas in such an intricate pattern or in such small areas that they cannot be shown separately on the maps. The pattern and proportion of the soils or miscellaneous areas are somewhat similar in all areas. Alpha-Beta complex, 0 to 6 percent slopes, is an example.

An *association* is made up of two or more geographically associated soils or miscellaneous areas that are shown as one unit on the maps. Because of present or anticipated uses of the map units in the survey area, it was not considered practical or necessary to map the soils or miscellaneous areas separately. The pattern and relative proportion of the soils or miscellaneous areas are somewhat similar. Alpha-Beta association, 0 to 2 percent slopes, is an example.

An *undifferentiated group* is made up of two or more soils or miscellaneous areas that could be mapped individually but are mapped as one unit because similar interpretations can be made for use and management. The pattern and proportion of the soils or miscellaneous areas in a mapped area are not uniform. An area can be made up of only one of the major soils or miscellaneous areas, or it can be made up of all of them. Alpha and Beta soils, 0 to 2 percent slopes, is an example.

Some surveys include *miscellaneous areas*. Such areas have little or no soil material and support little or no vegetation. Rock outcrop is an example.

Hidalgo County, Texas

2—Benito clay, ponded

Map Unit Setting

National map unit symbol: dbkw
Elevation: 30 to 70 feet
Mean annual precipitation: 22 to 31 inches
Mean annual air temperature: 73 to 75 degrees F
Frost-free period: 320 to 350 days
Farmland classification: Not prime farmland

Map Unit Composition

Benito and similar soils: 90 percent
Minor components: 10 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Benito

Setting

Landform: Stream terraces
Landform position (three-dimensional): Tread
Down-slope shape: Linear
Across-slope shape: Concave
Parent material: Calcareous clayey alluvium

Typical profile

H1 - 0 to 7 inches: clay
H2 - 7 to 56 inches: clay
H3 - 56 to 65 inches: clay
H4 - 65 to 69 inches: clay

Properties and qualities

Slope: 0 to 1 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Poorly drained
Runoff class: High
Capacity of the most limiting layer to transmit water (Ksat): Very low to moderately low (0.00 to 0.06 in/hr)
Depth to water table: About 0 inches
Frequency of flooding: None
Frequency of ponding: Frequent
Calcium carbonate, maximum content: 20 percent
Maximum salinity: Slightly saline to strongly saline (4.0 to 16.0 mmhos/cm)
Sodium adsorption ratio, maximum: 30.0
Available water capacity: Low (about 4.9 inches)

Interpretive groups

Land capability classification (irrigated): 4w
Land capability classification (nonirrigated): 6s
Hydrologic Soil Group: D
Ecological site: R083DY015TX - Saline Clay
Hydric soil rating: Yes

Minor Components

Unnamed

Percent of map unit: 10 percent

Hydric soil rating: No

28—Hidalgo sandy clay loam, 0 to 1 percent slopes

Map Unit Setting

National map unit symbol: 2sxl

Elevation: 20 to 500 feet

Mean annual precipitation: 20 to 27 inches

Mean annual air temperature: 72 to 74 degrees F

Frost-free period: 300 to 365 days

Farmland classification: All areas are prime farmland

Map Unit Composition

Hidalgo and similar soils: 85 percent

Minor components: 15 percent

Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Hidalgo

Setting

Landform: Terraces

Landform position (three-dimensional): Tread

Down-slope shape: Linear

Across-slope shape: Linear

Parent material: Calcareous loamy alluvium

Typical profile

Ap - 0 to 17 inches: sandy clay loam

Bk1 - 17 to 28 inches: sandy clay loam

Bk2 - 28 to 38 inches: clay loam

Ck - 38 to 80 inches: clay loam

Properties and qualities

Slope: 0 to 1 percent

Depth to restrictive feature: More than 80 inches

Drainage class: Well drained

Runoff class: Negligible

Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high
(0.57 to 1.98 in/hr)

Depth to water table: More than 80 inches

Frequency of flooding: None

Frequency of ponding: None

Calcium carbonate, maximum content: 35 percent

Maximum salinity: Nonsaline to slightly saline (0.0 to 4.0 mmhos/cm)

Sodium adsorption ratio, maximum: 10.0

Available water capacity: Moderate (about 7.8 inches)

Custom Soil Resource Report

Interpretive groups

Land capability classification (irrigated): 1
Land capability classification (nonirrigated): 2c
Hydrologic Soil Group: B
Ecological site: R083DY019TX - Gray Sandy Loam
Hydric soil rating: No

Minor Components

Raymondville

Percent of map unit: 7 percent
Landform: Terraces
Landform position (three-dimensional): Tread
Down-slope shape: Linear
Across-slope shape: Linear
Ecological site: R083DY025TX - Clay Loam
Hydric soil rating: No

Racombes

Percent of map unit: 6 percent
Landform: Terraces
Landform position (three-dimensional): Tread
Down-slope shape: Linear
Across-slope shape: Linear
Ecological site: R083DY025TX - Clay Loam
Hydric soil rating: No

Willacy

Percent of map unit: 2 percent
Landform: Terraces
Landform position (three-dimensional): Tread
Down-slope shape: Linear
Across-slope shape: Linear
Hydric soil rating: No

52—Raymondville clay loam, 0 to 1 percent slopes

Map Unit Setting

National map unit symbol: dbm1
Elevation: 20 to 200 feet
Mean annual precipitation: 23 to 33 inches
Mean annual air temperature: 72 to 73 degrees F
Frost-free period: 300 to 340 days
Farmland classification: Prime farmland if irrigated

Map Unit Composition

Raymondville and similar soils: 85 percent
Minor components: 15 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Raymondville

Setting

Landform: Delta plains
Down-slope shape: Linear
Across-slope shape: Linear
Parent material: Calcareous clayey alluvium

Typical profile

H1 - 0 to 15 inches: clay loam
H2 - 15 to 43 inches: clay loam
H3 - 43 to 65 inches: clay

Properties and qualities

Slope: 0 to 1 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Moderately well drained
Runoff class: Medium
Capacity of the most limiting layer to transmit water (Ksat): Moderately low to moderately high (0.06 to 0.20 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Calcium carbonate, maximum content: 10 percent
Maximum salinity: Nonsaline to slightly saline (0.0 to 4.0 mmhos/cm)
Sodium adsorption ratio, maximum: 8.0
Available water capacity: Moderate (about 9.0 inches)

Interpretive groups

Land capability classification (irrigated): 2s
Land capability classification (nonirrigated): 2s
Hydrologic Soil Group: C
Ecological site: R083DY025TX - Clay Loam
Hydric soil rating: No

Minor Components

Unnamed

Percent of map unit: 15 percent
Hydric soil rating: No

60—Rio clay loam, ponded

Map Unit Setting

National map unit symbol: dbmb
Elevation: 10 to 500 feet
Mean annual precipitation: 18 to 34 inches
Mean annual air temperature: 72 to 75 degrees F
Frost-free period: 310 to 350 days
Farmland classification: Prime farmland if drained

Custom Soil Resource Report

Map Unit Composition

Rio and similar soils: 87 percent

Minor components: 13 percent

Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Rio

Setting

Landform: Closed depressions

Down-slope shape: Concave

Across-slope shape: Concave

Parent material: Clayey alluvium

Typical profile

H1 - 0 to 12 inches: clay loam

H2 - 12 to 38 inches: clay

H3 - 38 to 63 inches: clay loam

Properties and qualities

Slope: 0 to 1 percent

Depth to restrictive feature: More than 80 inches

Drainage class: Somewhat poorly drained

Runoff class: Negligible

Capacity of the most limiting layer to transmit water (Ksat): Moderately low to moderately high (0.06 to 0.20 in/hr)

Depth to water table: About 0 inches

Frequency of flooding: None

Frequency of ponding: Frequent

Calcium carbonate, maximum content: 10 percent

Maximum salinity: Very slightly saline to slightly saline (2.0 to 4.0 mmhos/cm)

Available water capacity: High (about 9.4 inches)

Interpretive groups

Land capability classification (irrigated): 3w

Land capability classification (nonirrigated): 3w

Hydrologic Soil Group: C/D

Ecological site: R083DY007TX - Lakebed

Hydric soil rating: Yes

Minor Components

Tiocano

Percent of map unit: 8 percent

Landform: Depressions

Hydric soil rating: Yes

Unnamed

Percent of map unit: 5 percent

Hydric soil rating: No

References

- American Association of State Highway and Transportation Officials (AASHTO). 2004. Standard specifications for transportation materials and methods of sampling and testing. 24th edition.
- American Society for Testing and Materials (ASTM). 2005. Standard classification of soils for engineering purposes. ASTM Standard D2487-00.
- Cowardin, L.M., V. Carter, F.C. Golet, and E.T. LaRoe. 1979. Classification of wetlands and deep-water habitats of the United States. U.S. Fish and Wildlife Service FWS/OBS-79/31.
- Federal Register. July 13, 1994. Changes in hydric soils of the United States.
- Federal Register. September 18, 2002. Hydric soils of the United States.
- Hurt, G.W., and L.M. Vasilas, editors. Version 6.0, 2006. Field indicators of hydric soils in the United States.
- National Research Council. 1995. Wetlands: Characteristics and boundaries.
- Soil Survey Division Staff. 1993. Soil survey manual. Soil Conservation Service. U.S. Department of Agriculture Handbook 18. http://www.nrcs.usda.gov/wps/portal/nrcs/detail/national/soils/?cid=nrcs142p2_054262
- Soil Survey Staff. 1999. Soil taxonomy: A basic system of soil classification for making and interpreting soil surveys. 2nd edition. Natural Resources Conservation Service, U.S. Department of Agriculture Handbook 436. http://www.nrcs.usda.gov/wps/portal/nrcs/detail/national/soils/?cid=nrcs142p2_053577
- Soil Survey Staff. 2010. Keys to soil taxonomy. 11th edition. U.S. Department of Agriculture, Natural Resources Conservation Service. http://www.nrcs.usda.gov/wps/portal/nrcs/detail/national/soils/?cid=nrcs142p2_053580
- Tiner, R.W., Jr. 1985. Wetlands of Delaware. U.S. Fish and Wildlife Service and Delaware Department of Natural Resources and Environmental Control, Wetlands Section.
- United States Army Corps of Engineers, Environmental Laboratory. 1987. Corps of Engineers wetlands delineation manual. Waterways Experiment Station Technical Report Y-87-1.
- United States Department of Agriculture, Natural Resources Conservation Service. National forestry manual. http://www.nrcs.usda.gov/wps/portal/nrcs/detail/soils/home/?cid=nrcs142p2_053374
- United States Department of Agriculture, Natural Resources Conservation Service. National range and pasture handbook. <http://www.nrcs.usda.gov/wps/portal/nrcs/detail/national/landuse/rangepasture/?cid=stelprdb1043084>

Custom Soil Resource Report

United States Department of Agriculture, Natural Resources Conservation Service. National soil survey handbook, title 430-VI. http://www.nrcs.usda.gov/wps/portal/nrcs/detail/soils/scientists/?cid=nrcs142p2_054242

United States Department of Agriculture, Natural Resources Conservation Service. 2006. Land resource regions and major land resource areas of the United States, the Caribbean, and the Pacific Basin. U.S. Department of Agriculture Handbook 296. http://www.nrcs.usda.gov/wps/portal/nrcs/detail/national/soils/?cid=nrcs142p2_053624

United States Department of Agriculture, Soil Conservation Service. 1961. Land capability classification. U.S. Department of Agriculture Handbook 210. http://www.nrcs.usda.gov/Internet/FSE_DOCUMENTS/nrcs142p2_052290.pdf

TABLE 16.--ENGINEERING INDEX PROPERTIES--Continued

Map symbol and soil name	Depth	USDA texture	Classification		Percentage passing sieve number--				Liquid limit	Plasticity index
			Unified	AASHTO	4	10	40	200		
	<u>In</u>								<u>Pct</u>	
13:*										
Randado-----	0-9	Fine sandy loam	SM, SM-SC	A-2-4	75-100	70-100	70-100	20-35	<25	NP-7
	9-16	Fine sandy loam, sandy clay loam.	SC, SM-SC, GC	A-2-4, A-2-6, A-4, A-6	65-100	60-100	60-100	25-50	25-34	7-14
	16-60	Cemented-----	---	---	---	---	---	---	---	---
14-----										
Falfurrias	0-80	Fine sand-----	SP-SM, SM	A-2-4, A-3	100	100	75-100	5-25	<25	NP-3
15-----										
Grulla	0-7	Clay-----	CL, CH	A-7-6	100	100	100	90-100	41-55	20-30
	7-65	Silty clay, clay	CH	A-7-6	100	100	100	90-100	52-66	28-39
16, 17, 18-----										
Hargill	0-18	Fine sandy loam	SC, SM-SC, SM	A-2-4	100	95-100	95-100	17-35	<30	NP-8
	18-63	Sandy clay loam	SC, CL	A-6	100	95-100	95-100	40-55	30-40	11-20
	63-80	Sandy clay loam	SC	A-2-4, A-2-6, A-4, A-6	85-100	80-100	75-100	34-50	28-39	9-18
19, 20-----										
Harlingen	0-8	Clay-----	CH	A-7-6	100	100	100	90-100	51-85	32-60
	8-35	Clay-----	CH	A-7-6	100	100	100	95-100	65-85	50-65
	35-72	Clay-----	CH	A-7-6	100	100	100	95-100	65-85	50-65
21:*										
Harlingen-----	0-8	Clay-----	CH	A-7-6	100	100	100	90-100	51-85	32-60
	8-35	Clay-----	CH	A-7-6	100	100	100	95-100	65-85	50-65
	35-72	Clay-----	CH	A-7-6	100	100	100	95-100	65-85	50-65
Urban land.										
22, 23, 24-----										
Hebbronville	0-17	Sandy loam-----	SM	A-2-4	100	100	75-100	13-24	<25	NP-4
	17-58	Fine sandy loam, loam.	SM, SM-SC	A-2-4	100	100	90-100	20-30	<30	NP-7
	58-65	Fine sandy loam, loam.	SM-SC, SC	A-2-4, A-4, A-2-6, A-6	95-100	90-100	90-100	20-40	20-30	4-13
25, 26, 27-----										
Hidalgo	0-17	Fine sandy loam	SC, SM-SC	A-4, A-6	100	95-100	90-100	36-50	20-30	4-11
	17-28	Sandy clay loam, clay loam.	SC, CL	A-6	100	95-100	90-100	36-80	30-40	11-20
	28-80	Clay loam, sandy clay loam.	CL, SC	A-6, A-7-6	90-100	80-100	75-99	44-80	30-44	11-23
28, 29, 30-----										
Hidalgo	0-17	Sandy clay loam	SC, CL	A-6	100	95-100	90-100	36-55	29-40	11-20
	17-28	Sandy clay loam, clay loam.	SC, CL	A-6	100	95-100	90-100	36-80	30-40	11-20
	28-80	Clay loam, sandy clay loam.	CL, SC	A-6, A-7-6	90-100	80-100	75-99	44-80	30-44	11-23
31:*										
Hidalgo-----	0-17	Sandy clay loam	SC, CL	A-6	100	95-100	90-100	36-50	29-40	11-20
	17-28	Sandy clay loam, clay loam.	SC, CL	A-6	100	95-100	90-100	36-80	30-40	11-20
	28-80	Clay loam, sandy clay loam.	CL, SC	A-6, A-7-6	90-100	80-100	75-99	44-80	30-44	11-23
Urban land.										

See footnote at end of table.

TABLE 16.--ENGINEERING INDEX PROPERTIES--Continued

Map symbol and soil name	Depth	USDA texture	Classification		Percentage passing sieve number--				Liquid limit	Plasticity index
			Unified	AASHTO	4	10	40	200		
	<u>In</u>								<u>Pct</u>	
32:*										
Jimenez-----	0-8	Very gravelly loam.	GC, GM-GC	A-1, A-2-4, A-2-6	30-58	15-40	15-35	15-30	22-35	5-15
	8-10	Cemented-----	---	---	---	---	---	---	---	---
	10-60	Variable-----	---	---	---	---	---	---	---	---
Quemado-----	0-6	Very gravelly sandy loam.	GM, GC, GM-GC	A-1, A-2	30-50	20-50	15-35	15-30	<25	NP-10
	6-12	Very gravelly sandy loam, very gravelly loam, very gravelly sandy clay loam.	GM, GC, GM-GC	A-1, A-2	30-50	20-50	15-35	15-30	18-28	2-10
	12-18	Cemented-----	---	---	---	---	---	---	---	---
	18-60	Variable-----	---	---	---	---	---	---	---	---
33-----										
Laredo	0-14	Silty clay loam	CL	A-6, A-7-6, A-4	100	100	90-100	85-100	28-44	9-22
	14-65	Silty clay loam, silt loam, very fine sandy loam.	CL	A-6, A-7-6, A-4	100	95-100	90-100	70-95	28-43	9-21
34-----										
Matamoros	0-65	Silty clay, stratified silt loam to clay.	CH	A-7-6	100	100	100	95-100	51-65	30-41
35, 36, 37-----										
McAllen	0-14	Fine sandy loam	CL, SC, CL-ML, SM-SC	A-4, A-6	100	100	95-100	36-55	21-30	4-11
	14-72	Sandy clay loam, clay loam, fine sandy loam.	CL, SC	A-6	95-100	90-100	85-100	45-70	28-40	11-20
38-----										
McAllen	0-14	Sandy clay loam	CL, SC	A-6	100	100	95-100	36-55	29-40	11-20
	14-72	Sandy clay loam, clay loam, fine sandy loam.	CL, SC	A-6	95-100	90-100	85-100	45-70	28-40	11-20
39, 40, 41-----										
Mercedes	0-19	Clay-----	CH	A-7-6	85-100	80-100	80-100	75-95	55-76	32-49
	19-57	Clay-----	CH, CL-CH	A-7-6	85-100	80-100	80-100	75-95	50-76	32-49
	57-65	Clay-----	CH, CL	A-7-6	85-100	80-100	80-100	75-95	48-76	32-49
42-----										
Nueces	0-29	Fine sand-----	SP-SM, SM, SM-SC	A-2-4, A-3	100	95-100	90-100	8-35	<25	NP-6
	29-72	Sandy clay loam, sandy loam.	SC	A-2-6, A-6	90-100	90-100	80-100	20-50	25-40	11-20
43:*										
Nueces-----	0-29	Fine sand-----	SP-SM, SM, SM-SC	A-2-4, A-3	100	95-100	90-100	8-35	<25	NP-6
	29-72	Sandy clay loam, sandy loam.	SC	A-2-6, A-6	90-100	90-100	80-100	20-50	25-40	11-20
Sarita-----										
	0-48	Fine sand-----	SM-SC, SP-SM, SM	A-2-4, A-3	100	100	65-100	9-35	<25	NP-7
	48-80	Sandy clay loam, fine sandy loam.	SC	A-2-6, A-6	100	100	80-100	30-50	28-40	11-22
44-----										
Olmito	0-47	Silty clay-----	CH	A-7-6	100	100	100	90-100	51-70	28-44
	47-65	Silty clay, silty clay loam.	CH	A-7-6	95-100	90-100	85-100	85-100	51-70	28-44

See footnote at end of table.

TABLE 16.--ENGINEERING INDEX PROPERTIES--Continued

Map symbol and soil name	Depth	USDA texture	Classification		Percentage passing sieve number--				Liquid limit	Plasticity index
			Unified	AASHTO	4	10	40	200		
	<u>In</u>								<u>Pct</u>	
45,* 46,* 47.* Pits										
48, 49----- Racombes	0-13 13-49 49-72	Sandy clay loam Sandy clay loam, clay loam. Sandy clay loam, clay loam.	CL, SC CL, SC CL, SC	A-4, A-6 A-6, A-7 A-6	100 100 90-100	100 95-100 80-100	95-100 90-100 80-95	45-65 45-65 40-65	27-35 34-43 30-40	8-15 15-22 11-20
50----- Ramadero	0-21 21-65	Sandy clay loam Sandy clay loam, clay loam.	CL, SC CL, SC	A-6, A-4 A-6, A-7	100 100	100 95-100	95-100 90-100	45-65 45-65	27-39 32-42	9-18 13-21
51:*										
Randado-----	0-9 9-16 16-60	Fine sandy loam Fine sandy loam, sandy clay loam. Cemented-----	SM, SM-SC SC, SM-SC, GC ---	A-2-4 A-2-4, A-2-6, A-4, A-6 ---	75-100 65-100 ---	70-100 60-100 ---	70-100 60-100 ---	20-35 25-50 ---	<25 25-34 ---	NP-7 7-14 ---
Cuevitas-----	0-8 8-60	Fine sandy loam Cemented-----	SM, SM-SC, SC ---	A-2-4 ---	80-100 ---	80-100 ---	80-100 ---	20-35 ---	<28 ---	NP-9 ---
52, 53----- Raymondville	0-15 15-43 43-65	Clay loam----- Clay, clay loam Clay, clay loam	CL CL, CH CL, CH	A-6, A-7-6 A-6, A-7-6 A-7-6	100 100 100	100 95-100 85-100	95-100 95-100 80-100	51-85 75-95 75-95	37-50 38-55 40-53	18-30 19-35 20-30
54:*										
Raymondville----	0-15 15-43 43-65	Clay loam----- Clay, clay loam Clay, clay loam	CL CL, CH CL, CH	A-6, A-7-6 A-6, A-7-6 A-7-6	100 100 100	100 95-100 85-100	95-100 95-100 80-100	51-85 75-95 75-95	37-50 38-55 40-53	18-30 19-35 20-30
Urban land.										
55, 56----- Reynosa	0-15 15-48 48-65	Silty clay loam Silty clay loam, silt loam. Stratified silty clay loam to silt loam.	CL, CL-ML CL CL, CL-ML	A-6, A-4, A-7-6 A-6, A-4, A-7-6 A-6, A-4, A-7-6	100 100 100	100 100 100	95-100 95-100 90-100	80-100 80-100 70-100	25-45 28-44 20-49	7-25 9-23 4-29
57:*										
Reynosa-----	0-15 15-48 48-65	Silty clay loam Silty clay loam, silt loam. Stratified silty clay loam to silt loam.	CL, CL-ML CL CL, CL-ML	A-6, A-4, A-7-6 A-6, A-4, A-7-6 A-6, A-4, A-7-6	100 100 100	100 100 100	95-100 95-100 90-100	80-100 80-100 70-100	25-45 28-44 20-49	7-25 9-23 4-29
Urban land.										
58, 59----- Rio	0-12 12-38 38-63	Fine sandy loam Clay loam, clay Clay loam, sandy clay, sandy clay loam.	SC, SM-SC CL, CH CL	A-2-4, A-4 A-7-6 A-7-6	95-100 95-100 95-100	95-100 95-100 95-100	95-100 95-100 85-95	30-48 75-95 55-80	<30 43-57 41-50	5-10 21-32 20-27

See footnote at end of table.

TABLE 16.--ENGINEERING INDEX PROPERTIES--Continued

Map symbol and soil name	Depth	USDA texture	Classification		Percentage passing sieve number--				Liquid limit	Plasticity index
			Unified	AASHTO	4	10	40	200		
	<u>In</u>								<u>Pct</u>	
60, 61----- Rio	0-12 12-38 38-63	Clay loam----- Clay loam, clay Clay loam, sandy clay, sandy clay loam.	CL CL, CH CL	A-6, A-7 A-7-6 A-7-6	95-100 95-100 95-100	95-100 95-100 95-100	95-100 95-100 85-95	70-80 75-95 55-80	35-45 43-57 41-50	15-22 21-32 20-27
62----- Rio Grande	0-8 8-65	Silt loam----- Stratified silt loam to loamy very fine sand.	CL, CL-ML CL, CL-ML	A-4, A-6 A-4, A-6	100 100	100 100	95-100 95-100	70-95 70-100	20-30 20-33	4-12 4-12
63----- Rio Grande	0-8 8-65	Silty clay loam Stratified silt loam to loamy very fine sand.	CL CL, CL-ML	A-6, A-7 A-4, A-6	100 100	100 100	95-100 95-100	80-100 70-100	30-43 20-33	11-18 4-12
64, 65----- Runn	0-55 55-65	Silty clay----- Silty clay, silty clay loam, silt loam.	CH, CL CH, CL, CL-ML	A-7-6 A-6, A-7-6, A-4	100 100	100 95-100	95-100 90-100	85-98 70-98	43-62 21-62	21-36 4-36
66----- Sarita	0-48 48-80	Fine sand----- Sandy clay loam, fine sandy loam.	SM-SC, SP-SM, SM SC	A-2-4, A-3 A-2-6, A-6	100 100	100 100	65-100 80-100	9-35 30-50	<25 28-40	NP-7 11-22
67----- Tiocano	0-65	Clay-----	CH	A-7-6	100	100	95-100	85-100	56-76	33-49
68.* Urban land										
69.* Ustorthents										
70, 71----- Willacy	0-14 14-80	Fine sandy loam Sandy clay loam, fine sandy loam.	SC, SM-SC SC, CL	A-2-4, A-4 A-4, A-6	100 95-100	100 90-100	95-100 90-100	30-45 36-65	20-30 28-40	5-10 9-20
72.* Willacy-----	0-14 14-80	Fine sandy loam Sandy clay loam, fine sandy loam.	SC, SM-SC SC, CL	A-2-4, A-4 A-4, A-6	100 95-100	100 90-100	95-100 90-100	30-45 36-65	20-30 28-40	5-10 9-20
Urban land.										
73----- Zalla	0-9 9-65	Loamy fine sand Loamy fine sand, fine sand, sand.	SP-SM, SM, SM-SC SP-SM, SM, SM-SC	A-2-4 A-2-4	95-100 95-100	95-100 95-100	70-85 70-85	10-25 10-25	<25 <25	NP-7 NP-7
74----- Zalla	0-9 9-65	Silt loam----- Loamy fine sand, fine sand, sand.	CL, CL-ML, ML SP-SM, SM, SM-SC	A-4, A-6 A-2-4	100 95-100	100 95-100	90-100 70-85	70-80 10-25	<30 <25	NP-11 NP-7

* See description of the map unit for composition and behavior characteristics of the map unit.

TABLE 18.--SOIL AND WATER FEATURES

["Flooding" and "water table" and terms such as "rare," "brief," "apparent," and "perched" are explained in the text. The symbol > means more than. Absence of an entry indicates that the feature is not a concern]

Map symbol and soil name	Hydro-logic group	Flooding			High water table			Cemented pan		Risk of corrosion	
		Frequency	Duration	Months	Depth	Kind	Months	Depth	Hardness	Uncoated steel	Concrete
					<u>Ft</u>			<u>In</u>			
1.* Arents											
2----- Benito	D	Occasional	Long-----	Sep-May	4.0-6.0	Apparent	Sep-May	---	---	High-----	Low.
3, 4----- Brennan	B	None-----	---	---	>6.0	---	---	---	---	Moderate	Low.
5, 6----- Camargo	B	Rare-----	Brief-----	Sep-May	>6.0	---	---	---	---	Moderate	Low.
7----- Cameron	D	None-----	---	---	5.0-6.0	Apparent	Sep-May	---	---	High-----	Low.
8----- Comitas	A	None-----	---	---	>6.0	---	---	---	---	Low-----	Low.
9, 10, 11----- Delfina	B	None-----	---	---	2.5-5.0	Apparent	Sep-May	---	---	High-----	Low.
12----- Delmita	C	None-----	---	---	>6.0	---	---	20-40	Thin	Moderate	Low.
13:* Delmita-----	C	None-----	---	---	>6.0	---	---	20-40	Thin	Moderate	Low.
Randado-----	C	None-----	---	---	>6.0	---	---	8-20	Thin	Moderate	Low.
14----- Falfurrias	A	None-----	---	---	>6.0	---	---	---	---	Low-----	Low.
15**----- Grulla	D	Frequent----	Very long	Sep-May	+2-6.0	Apparent	Sep-May	---	---	High-----	Low.
16, 17, 18----- Hargill	B	None-----	---	---	>6.0	---	---	---	---	High-----	Low.
19----- Harlingen	D	None-----	---	---	>6.0	---	---	---	---	High-----	Low.
20----- Harlingen	D	None-----	---	---	5.0-6.0	---	---	---	---	High-----	Moderate.
21:* Harlingen-----	D	None to rare	---	---	>6.0	---	---	---	---	High-----	Low.
Urban land.											
22, 23, 24----- Hebbronville	B	None-----	---	---	>6.0	---	---	---	---	Low-----	Low.
25, 26, 27, 28, 29----- Hidalgo	B	None-----	---	---	>6.0	---	---	---	---	High-----	Low.
30----- Hidalgo	B	None-----	---	---	2.5-5.0	Apparent	Sep-May	---	---	High-----	Low.
31:* Hidalgo-----	B	None-----	---	---	>6.0	---	---	---	---	High-----	Low.
Urban land.											
32:* Jimenez-----	C	None-----	---	---	>6.0	---	---	7-20	Thin	High-----	Low.

See footnotes at end of table.

TABLE 18.--SOIL AND WATER FEATURES--Continued

Map symbol and soil name	Hydro-logic group	Flooding			High water table			Cemented pan		Risk of corrosion	
		Frequency	Duration	Months	Depth	Kind	Months	Depth	Hard-ness	Uncoated steel	Concrete
					<u>Ft</u>			<u>In</u>			
32:* Quemado-----	C	None-----	---	---	>6.0	---	---	10-20	Thin	Moderate	Low.
33----- Laredo	B	None-----	---	---	>6.0	---	---	---	---	High-----	Low.
34----- Matamoros	C	Occasional	Long-----	Sep-May	>6.0	---	---	---	---	High-----	Low.
35, 36, 37, 38----- McAllen	C	None-----	---	---	>6.0	---	---	---	---	High-----	Low.
39, 40, 41----- Mercedes	D	None-----	---	---	>6.0	---	---	---	---	High-----	Low.
42----- Nueces	C	None-----	---	---	>6.0	---	---	---	---	Moderate	Low.
43:* Nueces-----	C	None-----	---	---	>6.0	---	---	---	---	Moderate	Low.
Sarita-----	A	None-----	---	---	>6.0	---	---	---	---	Low-----	Low.
44, 44----- Olmito	D	None-----	---	---	>6.0	---	---	---	---	High-----	Low.
45,* 46,* 47.* Pits											
48----- Racombe	B	Rare-----	---	---	>6.0	---	---	---	---	High-----	Low.
49----- Racombe	B	Rare-----	---	---	1.5-4.5	Apparent	Sep-May	---	---	High-----	Low.
50----- Ramadero	B	Common-----	Brief-----	Sep-May	>6.0	---	---	---	---	High-----	Low.
51:* Randado-----	C	None-----	---	---	>6.0	---	---	8-20	Thin	Moderate	Low.
Cuevitas-----	D	None-----	---	---	>6.0	---	---	8-14	Thin	Moderate	Low.
52----- Raymondville	D	None-----	---	---	>6.0	---	---	---	---	High-----	Low.
53----- Raymondville	D	None-----	---	---	2.5-4.5	Apparent	Sep-May	---	---	High-----	Low.
54:* Raymondville----- Urban land.	D	None-----	---	---	>6.0	---	---	---	---	High-----	Low.
55----- Reynosa	B	None-----	---	---	>6.0	---	---	---	---	High-----	Low.
56----- Reynosa	B	None-----	---	---	1.5-4.5	Apparent	Sep-May	---	---	High-----	Low.
57:* Reynosa----- Urban land.	B	None-----	---	---	>6.0	---	---	---	---	High-----	Low.
58**----- Rio	D	Frequent-----	Long-----	Sep-May	+2-6.0	Apparent	Sep-May	---	---	High-----	Low.
59**----- Rio	D	Frequent-----	Long-----	Sep-May	+2-4.5	Apparent	Sep-May	---	---	High-----	Low.

See footnotes at end of table.

TABLE 18.--SOIL AND WATER FEATURES--Continued

Map symbol and soil name	Hydro- logic group	Flooding			High water table			Cemented pan		Risk of corrosion	
		Frequency	Duration	Months	Depth	Kind	Months	Depth	Hard- ness	Uncoated steel	Concrete
					<u>Ft</u>			<u>In</u>			
60**----- Rio	D	Frequent----	Long-----	Sep-May	+2-6.0	Apparent	Sep-May	---	---	High-----	Low.
61**----- Rio	D	Frequent----	Long-----	Sep-May	+2-4.5	Apparent	Sep-May	---	---	High-----	Low.
62, 63----- Rio Grande	B	Rare-----	Brief-----	Sep-May	>6.0	---	---	---	---	High-----	Low.
64----- Runn	D	None-----	---	---	>6.0	---	---	---	---	High-----	Low.
65----- Runn	D	None-----	---	---	2.5-5.0	Apparent	Sep-May	---	---	High-----	Low.
66----- Sarita	A	None-----	---	---	>6.0	---	---	---	---	Low-----	Low.
67**----- Tiocano	D	Frequent----	Long-----	Sep-May	+3-6.0	Perched	Sep-May	---	---	High-----	Low.
68.* Urban land											
69.* Ustorthents											
70, 71----- Willacy	B	None-----	---	---	>6.0	---	---	---	---	Moderate	Low.
72:* Willacy----- Urban land.	B	None-----	---	---	>6.0	---	---	---	---	Moderate	Low.
73----- Zalla	A	Occasional	Brief-----	Sep-May	>6.0	---	---	---	---	High-----	Low.
74----- Zalla	A	Rare-----	Brief-----	Sep-May	>6.0	---	---	---	---	High-----	Low.

* See description of the map unit for composition and behavior characteristics of the map unit.

** In the "High water table--Depth" column, a plus sign preceding the range in depth indicates that the water table is above the surface of the soil. The first numeral in the range indicates how high the water rises above the surface. The second numeral indicates the depth below the surface.

TABLE 15.--WATER MANAGEMENT

[Some terms that describe restrictive soil features are defined in the Glossary. See text for definitions of "slight," "moderate," and "severe." Absence of an entry indicates that the soil was not evaluated]

Map symbol and soil name	Limitations for--		Features affecting--			
	Pond reservoir areas	Embankments, dikes, and levees	Drainage	Irrigation	Terraces and diversions	Grassed waterways
1.* Arents						
2----- Benito	Moderate: seepage.	Moderate: hard to pack, excess salt.	Percs slowly, excess salt.	Slow intake, percs slowly, excess salt.	Percs slowly---	Excess salt, percs slowly.
3, 4----- Brennan	Moderate: seepage.	Moderate: piping.	Favorable-----	Favorable-----	Favorable-----	Favorable.
5, 6----- Camargo	Moderate: seepage.	Moderate: piping.	Floods-----	Erodes easily	Erodes easily	Erodes easily.
7----- Cameron	Severe: seepage.	Moderate: piping.	Favorable-----	Slow intake----	Favorable-----	Favorable.
8----- Comitas	Severe: seepage.	Moderate: seepage, piping.	Cutbanks cave	Droughty, fast intake.	Too sandy, soil blowing.	Droughty.
9----- Delfina	Moderate: seepage.	Moderate: wetness.	Favorable-----	Wetness, droughty, fast intake.	Soil blowing---	Favorable.
10, 11----- Delfina	Moderate: seepage.	Moderate: wetness.	Favorable-----	Wetness-----	Favorable-----	Favorable.
12----- Delmita	Severe: seepage.	Moderate: thin layer.	Cemented pan---	Soil blowing, cemented pan.	Cemented pan, soil blowing.	Cemented pan.
13:* Delmita-----	Severe: seepage.	Moderate: thin layer.	Cemented pan---	Soil blowing, cemented pan.	Cemented pan, soil blowing.	Cemented pan.
Randado-----	Severe: cemented pan, seepage.	Severe: thin layer.	Cemented pan---	Cemented pan---	Cemented pan---	Cemented pan.
14----- Falfurrias	Severe: seepage.	Severe: seepage, piping.	Cutbanks cave	Droughty, fast intake.	Too sandy-----	Droughty.
15----- Grulla	Slight-----	Severe: hard to pack, ponding.	Ponding, percs slowly, floods.	Ponding, slow intake, percs slowly.	Ponding, percs slowly.	Wetness, percs slowly.
16, 17----- Hargill	Moderate: seepage.	Moderate: piping.	Favorable-----	Favorable-----	Favorable-----	Favorable.
18----- Hargill	Moderate: seepage, slope.	Moderate: piping.	Slope-----	Slope-----	Favorable-----	Favorable.
19----- Harlingen	Slight-----	Severe: hard to pack.	Percs slowly---	Slow intake, percs slowly.	Percs slowly---	Excess salt, percs slowly.
20----- Harlingen	Slight-----	Moderate: hard to pack, excess salt.	Percs slowly, excess salt.	Droughty, slow intake, percs slowly.	Percs slowly---	Excess salt, droughty, percs slowly.
21:* Harlingen-----	Slight-----	Severe: hard to pack.	Percs slowly---	Slow intake, percs slowly.	Percs slowly---	Excess salt, percs slowly.
Urban land.						

See footnote at end of table.

TABLE 15.--WATER MANAGEMENT--Continued

Map symbol and soil name	Limitations for--		Features affecting--			
	Pond reservoir areas	Embankments, dikes, and levees	Drainage	Irrigation	Terraces and diversions	Grassed waterways
22, 23, 24----- Hebbronville	Severe: seepage.	Moderate: piping.	Favorable-----	Favorable-----	Soil blowing---	Favorable.
25, 26----- Hidalgo	Moderate: seepage.	Moderate: piping.	Favorable-----	Favorable-----	Favorable-----	Favorable.
27----- Hidalgo	Moderate: seepage, slope.	Moderate: piping.	Slope-----	Slope-----	Favorable-----	Favorable.
28, 29----- Hidalgo	Moderate: seepage.	Moderate: piping.	Favorable-----	Favorable-----	Favorable-----	Favorable.
30----- Hidalgo	Moderate: seepage.	Moderate: piping, wetness, excess salt.	Excess salt----	Wetness, excess salt.	Wetness-----	Excess salt, droughty.
31: # Hidalgo----- Urban land.	Moderate: seepage.	Moderate: piping.	Favorable-----	Favorable-----	Favorable-----	Favorable.
32: # Jimenez----- Quemado-----	Severe: cemented pan.	Severe: thin layer.	Cemented pan---	Droughty, cemented pan, slope.	Large stones, cemented pan.	Large stones, droughty.
	Severe: cemented pan.	Severe: seepage.	Cemented pan---	Droughty, cemented pan, slope.	Large stones, cemented pan.	Large stones, droughty, cemented pan.
33----- Laredo	Severe: seepage.	Moderate: piping.	Favorable-----	Erodes easily	Erodes easily	Erodes easily.
34----- Matamoras	Slight-----	Moderate: hard to pack.	Percs slowly, floods.	Slow intake, percs slowly, floods.	Percs slowly---	Percs slowly.
35, 36, 37, 38---- McAllen	Moderate: seepage.	Moderate: piping.	Favorable-----	Favorable-----	Favorable-----	Favorable.
39----- Mercedes	Slight-----	Severe: hard to pack.	Percs slowly---	Slow intake, percs slowly.	Percs slowly---	Percs slowly.
40----- Mercedes	Slight-----	Severe: hard to pack.	Percs slowly---	Slow intake, percs slowly, excess salt.	Percs slowly---	Excess salt, droughty, percs slowly.
41----- Mercedes	Slight-----	Severe: hard to pack.	Percs slowly---	Slow intake, percs slowly.	Percs slowly---	Percs slowly.
42----- Nueces	Moderate: seepage.	Severe: seepage, piping.	Cutbanks cave	Droughty, fast intake.	Too sandy, soil blowing.	Droughty.
43: # Nueces----- Sarita-----	Moderate: seepage.	Severe: seepage, piping.	Cutbanks cave	Droughty, fast intake.	Too sandy, soil blowing.	Droughty.
	Severe: seepage.	Severe: seepage, seepage.	Cutbanks cave	Droughty, fast intake.	Too sandy-----	Droughty.
44----- Olmito	Slight-----	Moderate: hard to pack.	Percs slowly---	Slow intake, percs slowly.	Percs slowly---	Percs slowly.

See footnote at end of table.

TABLE 15.--WATER MANAGEMENT--Continued

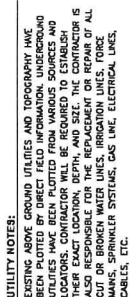
Map symbol and soil name	Limitations for--		Features affecting--			
	Pond reservoir areas	Embankments, dikes, and levees	Drainage	Irrigation	Terraces and diversions	Grassed waterways
45,* 46,* 47.* Pits						
48----- Racombes	Moderate: seepage.	Slight-----	Favorable-----	Favorable-----	Favorable-----	Favorable.
49----- Racombes	Moderate: seepage.	Severe: wetness, excess salt.	Excess salt----	Wetness, droughty, excess salt.	Wetness-----	Excess salt, droughty.
50----- Ramadero	Moderate: seepage.	Moderate: piping.	Floods-----	Floods-----	Favorable-----	Favorable.
51:* Randado-----	Severe: cemented pan, seepage.	Severe: thin layer.	Cemented pan---	Cemented pan---	Cemented pan---	Cemented pan.
Cuevitas-----	Severe: cemented pan, seepage.	Severe: thin layer.	Cemented pan---	Cemented pan---	Cemented pan---	Cemented pan.
52----- Raymondville	Slight-----	Moderate: hard to pack.	Percs slowly---	Slow intake, percs slowly.	Percs slowly---	Percs slowly.
53----- Raymondville	Slight-----	Severe: excess salt.	Percs slowly, excess salt.	Wetness, droughty, excess salt.	Wetness, percs slowly.	Excess salt, droughty, percs slowly.
54:* Raymondville-----	Slight-----	Moderate: hard to pack.	Percs slowly---	Slow intake, percs slowly.	Percs slowly---	Percs slowly.
Urban land.						
55----- Reynosa	Severe: seepage.	Moderate: thin layer, piping.	Favorable-----	Erodes easily	Erodes easily	Erodes easily.
56----- Reynosa	Severe: seepage.	Moderate: piping, wetness, excess salt.	Excess salt----	Wetness, excess salt, erodes easily.	Erodes easily, wetness.	Excess salt, erodes easily, droughty.
57:* Reynosa-----	Severe: seepage.	Moderate: thin layer, piping.	Favorable-----	Erodes easily	Erodes easily	Erodes easily.
Urban land.						
58----- Rio	Slight-----	Severe: ponding.	Ponding, percs slowly, floods.	Ponding, percs slowly, floods.	Ponding, percs slowly.	Wetness, percs slowly.
59----- Rio	Slight-----	Severe: ponding, excess salt.	Ponding, percs slowly, floods.	Ponding, droughty, percs slowly.	Ponding, percs slowly.	Wetness, excess salt, droughty.
60----- Rio	Slight-----	Severe: ponding.	Ponding, percs slowly, floods.	Ponding, percs slowly, floods.	Ponding, percs slowly.	Wetness, percs slowly.
61----- Rio	Slight-----	Severe: ponding, excess salt.	Ponding, percs slowly, floods.	Ponding, droughty, percs slowly.	Ponding, percs slowly.	Wetness, excess salt, droughty.
62, 63----- Rio Grande	Severe: seepage.	Severe: piping.	Floods-----	Erodes easily, floods.	Erodes easily	Erodes easily.

See footnote at end of table.

TABLE 15.--WATER MANAGEMENT--Continued

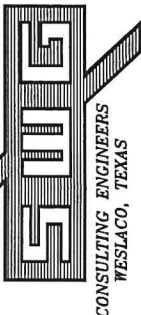
Map symbol and soil name	Limitations for--		Features affecting--			
	Pond reservoir areas	Embankments, dikes, and levees	Drainage	Irrigation	Terraces and diversions	Grassed waterways
64----- Runn	Moderate: seepage.	Moderate: hard to pack.	Percs slowly---	Slow intake, percs slowly, excess salt.	Percs slowly---	Percs slowly.
65----- Runn	Moderate: seepage.	Moderate: hard to pack, wetness, excess salt.	Percs slowly, excess salt.	Slow intake, percs slowly, excess salt.	Wetness, percs slowly.	Excess salt, erodes easily, percs slowly.
66----- Sarita	Severe: seepage.	Severe: seepage, seepage.	Cutbanks cave	Droughty, fast intake.	Too sandy-----	Droughty.
67----- Tiocano	Slight-----	Severe: hard to pack, ponding.	Ponding, percs slowly, floods.	Ponding, slow intake, percs slowly.	Ponding, percs slowly.	Wetness, percs slowly.
68.* Urban land						
69.* Ustorthents						
70, 71----- Willacy	Moderate: seepage.	Slight-----	Favorable-----	Favorable-----	Favorable-----	Favorable.
72:.* Willacy----- Urban land.	Moderate: seepage.	Slight-----	Favorable-----	Favorable-----	Favorable-----	Favorable.
73, 74----- Zalla	Severe: seepage.	Severe: seepage, piping.	Floods-----	Droughty, fast intake.	Too sandy-----	Droughty.

* See description of the map unit for composition and behavior characteristics of the map unit.

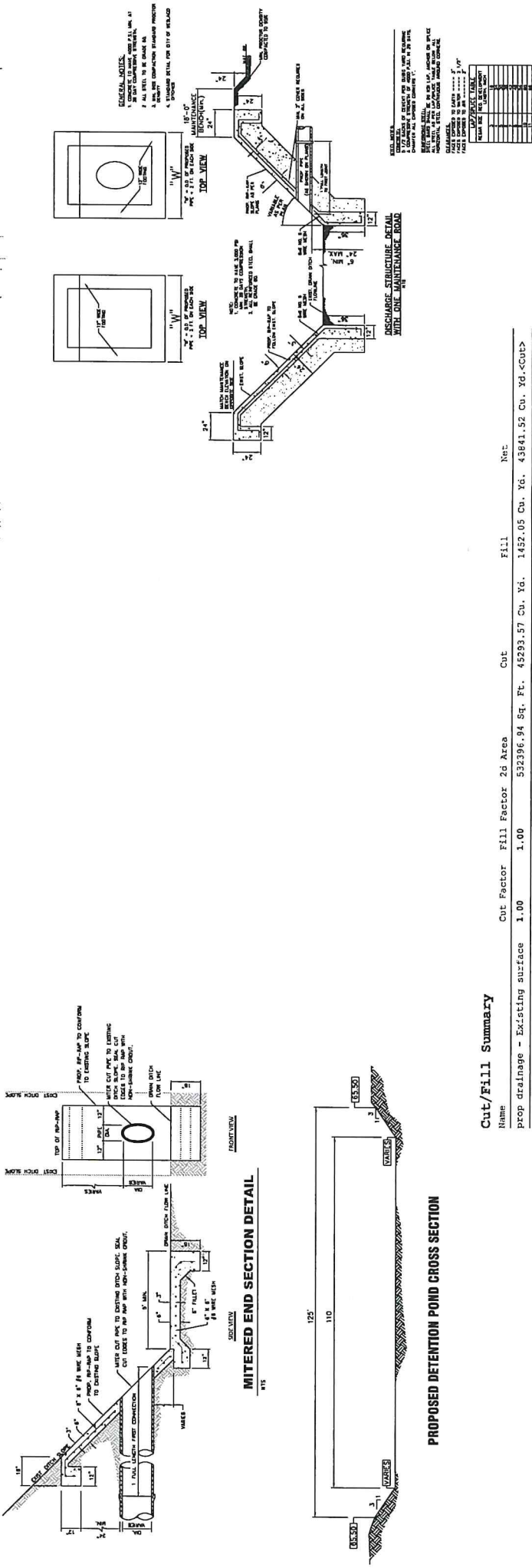
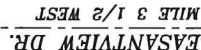
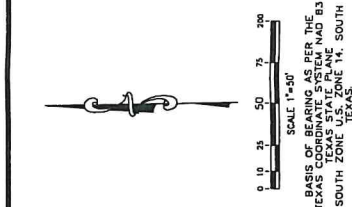


DRAINAGE PLAN
RANCHETTE ON 18th SUBDIVISION
EXISTING CONDITIONS

**SIGLER,
WINSTON,
GREENWOOD,
& ASSOCIATES, LLC.**



6111 BILL SUMMERS INTL. BLVD.
WESLACO, TEXAS 78696
(956)-968-2194 OFFICE (956)-968-8300 FAX
TEXAS FIRM REGISTRATION NO. F-592
COPYRIGHT 2023 SNC ENGINEERING, LLC



Cut/Fill Summary						
Name	Cut Factor	Fill Factor	2d Area	Cut	Fill	Net
prop drainage - Existing surface	1.00	1.00	532396.94 Sq. Ft.	45293.57 Cu. Yd.	1452.05 Cu. Yd.	43841.52 Cu. Yd.<CUT>
Totals			532396.94 Sq. Ft.	45293.57 Cu. Yd.	1452.05 Cu. Yd.	43841.52 Cu. Yd.<CUT>

PROPOSED DETENTION POND CROSS SECTION

Final Plat

Highland Manor Ph III

Legend

 Untitled Polygon

Westgate Dr

Laurita's Event Center

Nicole Ave

Highland Ave

Mile 11 N

Brick Ln

Coco Dr

Agents Direct Financial Center / Ruiz Taxes

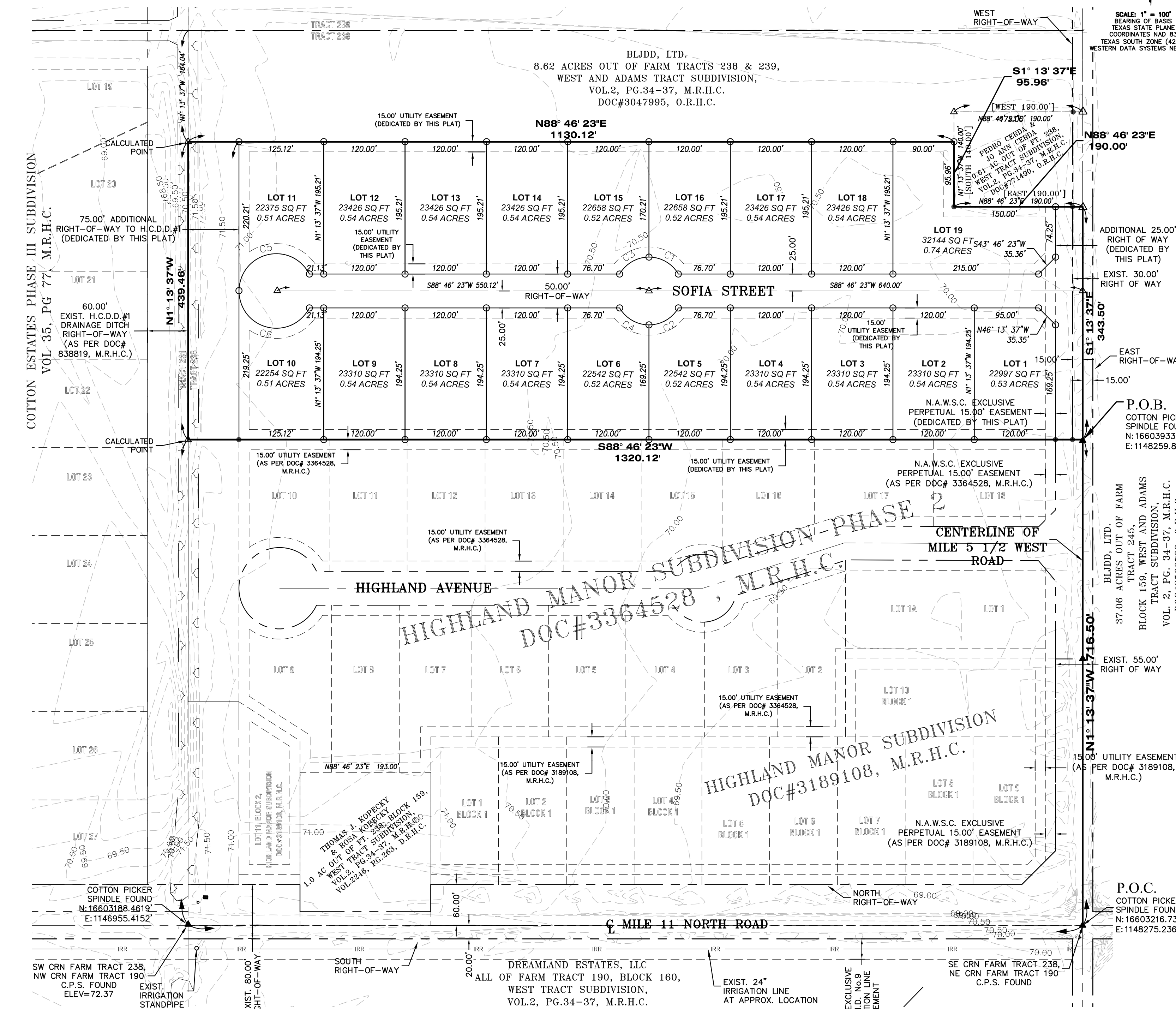
Google Earth



1000 ft

HIGHLAND MANOR PHASE 3 SUBDIVISION

BEING A 12.90 ACRES TRACT OF LAND OUT OF FARM TRACT 238, THE WEST AND ADAMS TRACT SUBDIVISION, HIDALGO COUNTY, TEXAS, AS PER MAP RECORDED IN VOLUME 2, PAGES 34-37, MAP RECORDS OF HIDALGO COUNTY, TEXAS



METES AND BOUNDS DESCRIPTION

BEING A 12.90 ACRES TRACT OF LAND OUT OF FARM TRACT 238, THE WEST AND ADAMS TRACT SUBDIVISION, HIDALGO COUNTY, TEXAS, AS PER MAP RECORDED IN VOLUME 2, PAGES 34-37, MAP RECORDS OF HIDALGO COUNTY, TEXAS, AND 12.90 ACRES TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A COTTON-PICKER-SPINDLE FOUND AT THE SOUTHEAST CORNER OF THE SAID FARM TRACT 238, SAME BEING A POINT ON THE CENTERLINE OF MILE 11 NORTH ROAD AND THE CENTERLINE OF MILE 5 1/2 WEST ROAD;

THENCE N 1°13'37" W ALONG THE EAST LINE OF THE SAID FARM TRACT 238, SAME BEING ALONG THE CENTERLINE OF MILE 5 1/2 WEST ROAD, A DISTANCE OF 714.50 FEET TO A COTTON-PICKER-SPINDLE FOUND, FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT AND THE POINT OF BEGINNING;

THENCE S 88°46'23" W ACROSS THE SAID FARM TRACT 238, SAME BEING PARALLEL TO THE SOUTH LINE OF THE SAID FARM TRACT 238, SAME BEING ALONG THE NORTH BOUNDARY LINE OF HIGHLAND MANOR SUBDIVISION PHASE 2, RECORDED IN DOCUMENT # 3364528, MAP RECORDS OF HIDALGO COUNTY, PASSING AT 15.00 FEET A 12-INCH CAPPED IRON ROD FOUND ON THE EXISTING WEST RIGHT-OF-WAY LINE OF MILE 5 1/2 WEST ROAD, AND CONTINUING FOR A TOTAL DISTANCE OF 1302.12 FEET TO A 1/2-INCH CALCULATED POINT, FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE N 1°13'37" W WITH THE WEST LINE OF THE SAID FARM TRACT 238, A DISTANCE OF 439.48 FEET TO A CALCULATED POINT FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE N 88°46'23" E ACROSS THE SAID FARM TRACT 238, SAME BEING PARALLEL TO THE SOUTH LINE OF THE SAID FARM TRACT 238, TO A POINT ON THE WEST LINE OF A CALLED 0.61 ACRE TRACT DESCRIBED IN A WARRANTY DEED CONVEYED TO PEDRO CERDA & JO ANN CERDA, DATED APRIL 15, 1989, RECORDED IN DOCUMENT #77460, OFFICIAL RECORDS OF HIDALGO COUNTY, TEXAS, A DISTANCE OF 1150.12 FEET TO A CONCRETE MONUMENT SET, FOR THE MOST WESTERLY NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE S 1°13'37" E ACROSS THE SAID FARM TRACT 238, TO THE SOUTHWEST CORNER OF THE SAID 0.61 ACRE CERDA TRACT, FOR A DISTANCE OF 95.98 FEET TO A CONCRETE MONUMENT SET, FOR AN INNER CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE N 88°46'23" E ACROSS THE SAID FARM TRACT 238, SAME BEING ALONG THE SOUTH LINE OF THE SAID 0.61 ACRE CERDA TRACT, PASSING AT 170.00 FEET TO A CONCRETE MONUMENT SET, FOR AN INNER CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE N 1°13'37" E ALONG THE EAST LINE OF THE SAID FARM TRACT 238, SAME BEING ALONG THE CENTERLINE OF MILE 5 1/2 WEST ROAD, AND CONTINUING A TOTAL DISTANCE OF 190.00 FEET TO A CONCRETE MONUMENT SET, FOR THE MOST EASTERLY NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE S 1°13'37" E ALONG THE EAST LINE OF THE SAID FARM TRACT 238, SAME BEING ALONG THE CENTERLINE OF MILE 5 1/2 WEST ROAD, A DISTANCE OF 714.50 FEET TO A COTTON-PICKER-SPINDLE FOUND, FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT, AND CONTINUING A TOTAL DISTANCE OF 190.00 FEET TO A CONCRETE MONUMENT SET, FOR THE MOST EASTERLY NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

ABBREVIATION LEGEND

R.O.W.	RIGHT-OF-WAY
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCING
S.W.C.	SOUTHWEST CORNER
F.T.	FARM TRACT
F.M.	FARM-TO-MARKET
E.	EASEMENT
C.	CENTER LINE
L.U.	LOT LINE

LEGEND

○	SET 1/2 INCH IRON ROD
●	FOUND 1/2 INCH IRON ROD
○	FOUND COTTON PICKER SPINDLE
●	CONCRETE MONUMENT SET
○	CONCRETE MONUMENT FOUND
○	CALCULATED POINT
○	POWER POLE
○	GAS WELL
(XXXX)	RECORD CALL
XXXX	NATURAL GROUND

GENERAL NOTES:

- FEMA FLOOD ZONE STATEMENT: FLOOD ZONE DESIGNATION: Zone "X"
- THE SUBDIVISION IS IN ZONE "X", AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN, ACCORDING TO THE FEMA'S FLOOD INSURANCE RATE MAP COMMUNITY PANELS NO. 480334 0450 C MAP REVISED: JUNE 6, 2000. CONSTRUCTION OF RESIDENTIAL HOUSING WITHIN ANY AREA OF THE SUBDIVISION THAT IS IN THE 100-YEAR FLOOD PLAIN IS PROHIBITED UNLESS THE HOUSING QUALIFIES FOR INSURANCE UNDER THE NATIONAL FLOOD INSURANCE ACT OF 1968 (42 U.S.C. SECTIONS 4001 THROUGH 4127).
- SETBACKS: 25.00 FEET OR EASEMENT WHICHEVER IS GREATER FRONT: 15.00 FEET OR EASEMENT WHICHEVER IS GREATER REAR: 6.00 FEET OR EASEMENT WHICHEVER IS GREATER SIDE: 20.00 FEET OR EASEMENT WHICHEVER IS GREATER CORNER: 20.00 FEET OR EASEMENT WHICHEVER IS GREATER
- NO MORE THAN ONE SINGLE FAMILY DETACHED DWELLING SHALL BE LOCATED ON THE LOTS. NO COMMERCIAL USE SHALL BE ALLOWED FOR LOT 1 THROUGH 15. ANY OTHER USES SHALL BE SUBJECT TO CITY OF WESLACO ORDINANCES. APPLICATIONS FOR CONSTRUCTION ARE REQUIRED PRIOR TO OCCUPANCY OF THE LOTS. ANY OTHER USE SHALL REQUIRE HEALTH, PLANNING AND FIRE MARSHALL APPROVAL.
- MINIMUM FINISHED FLOOR ELEVATION SHALL BE:

LOT 1:	72.10	LOT 6:	72.00	LOT 11:	72.30	LOT 16:	72.20
LOT 2:	71.90	LOT 7:	71.80	LOT 12:	72.10	LOT 17:	72.00
LOT 3:	71.80	LOT 8:	71.90	LOT 13:	71.90	LOT 18:	71.80
LOT 4:	72.00	LOT 9:	72.00	LOT 14:	71.80	LOT 19:	72.00
LOT 5:	72.20	LOT 10:	72.30	LOT 15:	72.00		

OR 18" ABOVE TOP OF CURB OR 18" ABOVE NATURAL GROUND, WHICHEVER IS GREATER. ELEVATION CERTIFICATE MAY BE REQUIRED FOR LOTS LOCATED OUTSIDE A DESIGNATED FLOOD ZONE AT THE TIME OF APPLICATION FOR CONSTRUCTION TO VERIFY PRE AND POST CONSTRUCTION FINISHED FLOOR ELEVATIONS.

5. THE FOLLOWING BENCHMARKS ARE IDENTIFIED ON THE FACE OF THE PLAT AND ON THE ATTACHED ENGINEERING PLANS.

-->B.M. NO. 1-- ELEV. 72.18 N.G.V.D. 88, DESCRIPTION: PK NAIL IN EDGE OF PAVEMENT ALONG MILE 11 NORTH ROAD, GPS POINT, GRID COORDINATES N 1160329.0200, E 1148219.9021

-->B.M. NO. 2-- ELEV. 69.50 N.G.V.D. 88, DESCRIPTION: 1/2-INCH IRON ROD SET LOCATED AT THE SOUTHWEST CORNER OF LOT 1. GPS POINT, GRID COORDINATES N 1160329.2208, E 1148219.9021

6. IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND HIDALGO COUNTY REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO DETAIN A TOTAL OF 49,638 CUBIC FEET OR 1,338 ACRE-FEET OF STORM WATER RUNOFF. DRAINAGE DETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS FOLLOWS: THE DEVELOPER SHALL BE RESPONSIBLE TO DETAIN AND ACCOMMODATE MORE THAN THE DETAINED VOLUME SHOWN ABOVE IF IT DETERMINES AT THE DEVELOPMENT PERMIT STAGE THAT THE DETENTION REQUIREMENTS ARE GREATER THAN THAT STATED ABOVE DUE TO THE IMPERVIOUS AREA BEING GREATER THAN THE ENGINEER CONSIDERED FOR HIS CALCULATION OF THIS SUBDIVISION.

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

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

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

10. ON-SITE SEWAGE FACILITIES (OSSF) NOTE: THIS SUBDIVISION SHALL USE ON-SITE SEWAGE FACILITIES IN ACCORDANCE WITH TCEQ AND HIDALGO COUNTY REGULATIONS FOR SEWAGE DISPOSAL. THE SUBDIVIDER IS RESPONSIBLE FOR PROVIDING AN OSSF ON ALL LOTS.

A. OSSF SYSTEMS ARE BEING DESIGNED FOR DISPOSAL OF DOMESTIC SEWAGE.

B. EACH LOT ON THIS PLAT COMPLIES WITH THE MINIMUM 21,780 SQUARE FEET LOT AREA WITH POTABLE WATER SUPPLY.

C. OSSF SYSTEMS SHALL REQUIRE INSPECTION AND APPROVAL BY HIDALGO COUNTY AUTHORIZED DEPARTMENT.

D. SOIL ANALYSIS HAS BEEN SUBMITTED TO THE AUTHORIZED HIDALGO COUNTY DEPARTMENT AND EXCERPTS MAY BE ALSO SEEN ON THE UTILITY LAYOUT FOR THIS SUBDIVISION AS SUBMITTED TO THE HIDALGO COUNTY PLANNING DEPARTMENT. THE ENGINEER HAS DETERMINED THAT THE SOIL IS SUITABLE FOR A STANDARD SEPTIC TANK AND ABSORPTIVE DRAINFIELD SYSTEM.

E. APPROVED "OSSF" PERMIT APPLICATION IS REQUIRED INCLUDING INDIVIDUAL LOT PLANNING MATERIALS PRIOR TO OCCUPANCY A LOT.

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

12. DASC INVESTMENTS, LLC, THE OWNER & SUBDIVIDER OF HIGHLAND MANOR PHASE 3 SUBDIVISION, RETAIN A BLANKET EASEMENT UNDER THE LOT FOR THE PURPOSE OF INSTALLING AN APPROVED OSSF ON THE LOT AS DESCRIBED ON SHEET No. 2 OF THIS PLAT.

13. NO ACCESS SHALL BE PERMITTED FOR LOTS 1 AND 19 ON MILE 5 1/2 WEST.

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

15. THE LOT SHALL HAVE A POST DEVELOPMENT FINISHED GRADE FROM THE REAR OF THE LOT TO THE CURB AND/OR ROADSIDE DITCH AT A 0.25% SLOPE TO ACCOMPLISH POSITIVE DRAINAGE. THIS IS IN ACCORDANCE WITH HIDALGO COUNTY APPENDIX 5: COUNTY CONSTRUCTION SPECIFICATIONS 3.1.4.

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

17. A 4.00 FOOT SIDEWALK IS REQUIRED BY CITY OF WESLACO ALONG ALL INTERIOR STREETS UNDER THE ISSUANCE OF A BUILDING PERMIT. ON CORNER LOTS, THE OWNER SHALL BE RESPONSIBLE FOR THE SIDEWALK ALONG ALL STREETS ADJOINING THE LOT.

18. STREET LIGHT MUST BE LOCATED EVERY 250 FEET.

19. THE DEVELOPER SHALL INSTALL ON-SITE SEWAGE FACILITIES PRIOR TO RECDATION OF THIS PLAT.

20. STORM WATER WILL BE DETERMINED BY EXCAVATING THE EXISTING H.C.C.I.D. No.9 DRAINAGE DITCH AND BY RE-GRADING AND EXCAVATING THE EXISTING ROADSIDE DITCH TO HIDALGO COUNTY SPECIFICATIONS ALONG THE FRONTAGE OF LOTS 1 AND 19 ON MILE 5 1/2 WEST ROAD. ANY ALTERATIONS TO THE ROADSIDE DITCH THAT WOULD EITHER REDUCE CURRENT DETENTION REQUIREMENTS OR IMPROVE POSITIVE DRAINAGE INTO OUTFALL ARE PROHIBITED. HIDALGO COUNTY PRECINCT #1 IS RESPONSIBLE FOR MAINTENANCE AND ANY ADDITIONAL IMPROVEMENTS TO THE ROADSIDE DITCH.

21. THE DEVELOPER SHALL BE RESPONSIBLE FOR DETAINING AND ACCOMMODATING MORE THAN THE DETAINED VOLUME SHOWN ON THIS PLAT IF IT IS DETERMINED, AT THE DEVELOPMENT STAGE, THAT THE DETENTION REQUIREMENTS ARE GREATER THAN STATED ON THIS PLAT, DUE TO THE IMPERVIOUS AREA BEING GREATER THAN THE PLAT ENGINEER CONSIDERED IN HIS HYDRAULIC CALCULATIONS FOR THIS SUBDIVISION.

22. ANY ADDITION TO EXISTING STRUCTURE OR NEW PROPOSED DWELLING ON LOTS 1 THROUGH 19 MUST COMPLY WITH ALL SETBACK RESTRICTIONS RECORDED ON THIS PLAT.

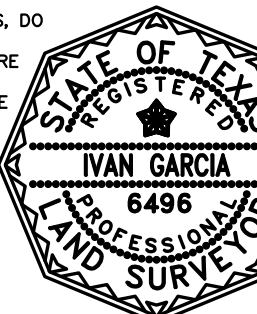
23. A 5 FT. SIDEWALK IS REQUIRED ALONG EXTERIOR PERIMETER UNDER THE ISSUANCE OF A NOTICE TO PROCEED.

24. NO MORE THAN ONE SINGLE-FAMILY DETACHED DWELLING SHALL BE LOCATED ON EACH LOT. APPLICATIONS FOR CONSTRUCTION ARE REQUIRED PRIOR TO OCCUPANCY OF THE LOT.

25. IN DEVELOPMENTS WITHIN THE CITY LIMITS AND THE ETJ, A MINIMUM SIX-FOOT BUFFER FENCE SHALL BE REQUIRED ALONG ANY NATURAL AND/OR MANMADE HAZARD SUCH AS AN OPEN CANAL, OPEN DITCH, CALICHE PIT, AND HOLDING POND WHICH, IN THE OPINION OF THE CITY, IS NECESSARY FOR THE LOT'S OCCUPANTS TO BE PROTECTED FROM. IN THE ETJ, A PLAT NOTE REQUIRING SUCH BUFFERING OF THE AFFECTED LOT OWNER AT THE TIME OF THE LOT'S OCCUPANCY SHALL BE PROVIDED. REMOVAL OR DAMAGE TO THESE FENCES WILL SUBJECT THE OWNER OF THE LOT ADJACENT TO THE BUFFER FENCE TO FINES AND/OR REPAIR/REPLACE THE FENCE AT THE OWNER'S EXPENSE OR THE PERSON CAUSING THIS DAMAGE, SUCH BUFFERING MAY ALSO INCLUDE MAJOR THROUGHFARES BUT NOT GOLF COURSE LAKES, AND/OR SIMILAR LANDSCAPING.

STATE OF TEXAS - COUNTY OF HIDALGO

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



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

RIGHT OF WAY EASEMENT

"KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED, OWNERS OF THE PROPERTY SHOWN ON THIS PLAT, THEIR SUCCESSORS, ASSIGNS, AND TRANSFEREES (HEREINAFTER CALLED "GRANTOR") WHETHER ONE OR MORE PERSONS ARE NAMED), IN CONSIDERATION OF ONE DOLLAR (\$1.00) AND OTHER GOOD AND VALUABLE CONSIDERATION PAID BY NORTH ALAMO WATER SUPPLY CORPORATION, (HEREINAFTER CALLED "GRANTEE"), THE RECEIPT AND SUFFICIENCY OF WHICH IS HEREBY ACKNOWLEDGED, DOES HEREBY GRANT, BARGAIN, SELL, TRANSFER, AND CONVEY TO SAID GRANTEE, ITS SUCCESSORS, AND ASSIGNS, A EXCLUSIVE PERPETUAL EASEMENT WITH THE RIGHT TO ERECT, CONSTRUCT, INSTALL AND LAY AND THEREAFTER USE, OPERATE, INSPECT, REPAIR, MAINTAIN, REPLACE, ITS SUCCESSORS, AND ASSIGNS, AND APPEARANCES OVER AND ACROSS THE LANDS SHOWN ON THIS PLAT, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LANDS FOR THE PURPOSE FOR WHICH THE ABOVE-MENTIONED RIGHTS ARE GRANTED. THE EASEMENT HEREBY GRANTED SHALL NOT EXCEED 15' IN WIDTH, AND GRANTEE IS HEREBY AUTHORIZED TO DESIGNATE THE COURSE OF THE EASEMENT HEREIN CONVEYED EXCEPT THAT WHEN THE PIPELINE IS INSTALLED, THE EASEMENT HEREIN GRANTED SHALL BE LIMITED TO A STRIP OF LAND 15' IN WIDTH, THE CENTER LINE THEREOF BEING THE PIPELINE INSTALLED.

IN THE EVENT THE EASEMENT HEREBY GRANTED ABUTS ON A PUBLIC ROAD AND THE CITY, COUNTY OR STATE HEREAFTER WIDENS OR RELOCATES THE PUBLIC ROAD SO AS TO REQUIRE THE RELOCATION OF THIS WATER LINE AS INSTALLED, GRANTOR FURTHER GRANTS TO GRANTEE AN ADDITIONAL EASEMENT OVER AND ACROSS THE LAND SHOWN ON THIS PLAT FOR THE PURPOSE OF LATERALLY RELOCATING SAID WATER LINE AS MAY BE NECESSARY TO CLEAR THE ROAD IMPROVEMENTS, WHICH EASEMENT HEREBY GRANTED SHALL BE LIMITED TO A STRIP OF LAND 10' IN WIDTH, THE CENTER LINE THEREOF BEING THE PIPELINE AS RELOCATED.

THE CONSIDERATION RECEIVED HEREIN SHALL CONSTITUTE PAYMENT IN FULL FOR ALL DAMAGES SUSTAINED BY GRANTEE BY REASON OF THE INSTALLATION, MAINTENANCE, REPAIR, REPLACEMENT AND RELOCATION OF THE EASEMENT CONVEYED HEREIN WAS OBTAINED OR IMPROVED THROUGH FEDERAL FINANCIAL ASSISTANCE. THIS EASEMENT IS SUBJECT TO THE PROVISIONS OF TITLE VI OF THE CIVIL RIGHTS ACT OF 1964 AND THE REGULATIONS ISSUED PURSUANT THERETO FOR SO LONG AS THE EASEMENT CONTINUES TO BE USED FOR THE SAME OR SIMILAR PURPOSE FOR WHICH FINANCIAL ASSISTANCE WAS EXTENDED OR FOR SO LONG AS THE GRANTEE OWNS IT, WHICHEVER IS LONGER.

IN WITNESS WHEREOF OF THE SAID GRANTOR EXECUTED THIS INSTRUMENT THIS ____ DAY OF 2023.

DAVID GARCIA, MANAGER
DASC INVESTMENTS, LLC
4104 COCONUT PALM DRIVE
PALMHURST, TX 78573

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

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

- DATED THIS ____ DAY OF ____ 20__
- NO IMPROVEMENTS OF ANY KIND SHALL BE PLACED UNDER HIDALGO AND CAMERON COUNTIES IRRIGATION DISTRICT NO. 9 RIGHT-OF-WAYS AND/OR EASEMENTS WITHOUT THE EXPRESSED WRITTEN PERMISSION OF DISTRICT NO. 9.
 - IT IS UNDERSTOOD THAT THE RATE OF FLOW OF STORM WATER FOR THE DEVELOPMENT WILL BE NO GREATER THAN THE RATE OF FLOW OF STORM WATER WHEN THE LAND WAS IN AGRICULTURAL USE.
 - H.C.C.I.D. #9 WILL NOT BE RESPONSIBLE FOR THE STORM/RAINAGE SYSTEM TO ANY LOT WITHIN THIS SUBDIVISION AS WELL, H.C.C.I.D. #9 WILL NOT BE RESPONSIBLE FOR THE DELIVERY OF WATER TO ANY LOT WITHIN THIS SUBDIVISION IF IT IS DESIRED, THIS WILL NOT BE AT THE DISTRICT'S EXPENSE.
 - H.C.C.I.D. #9 HAS NOT REVIEWED AND DOES NOT CERTIFY THAT THE STORM SEWER OR UTILITIES SYSTEMS DESCRIBED ARE APPROPRIATE FOR THE PARTICULAR SUBDIVISION, BASED ON GENERALLY ACCEPTED ENGINEERING CRITERIA, THE DEVELOPER AND HIS ENGINEER ARE RESPONSIBLE FOR THEIR DETERMINATIONS.
 - H.C.C.I.D. #9 EXCLUSIVE EASEMENTS SHALL BE KEPT CLEAR OF BUILDINGS, SHEDS, FENCES, SHRUBS, TREES, AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATIONS AND MAINTENANCE OF THE EASEMENTS.

GENERAL MANAGER
HIDALGO & CAMERON COUNTIES IRRIGATION DISTRICT No.9

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 CERTIFICATE

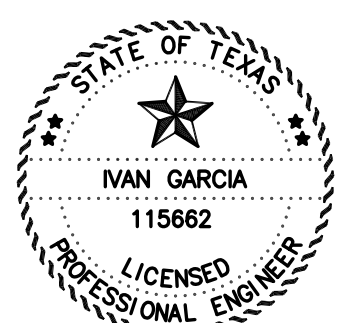
HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 HEREBY CERTIFIES THAT THE DRAINAGE PLANS FOR THIS SUBDIVISION COMPLY WITH THE MINIMUM STANDARDS OF THE DISTRICT ADOPTED UNDER TEXAS WATER CODE NO. 49.02(1). THE DRAINAGE PLANS, INCLUDING ANY OPEN CANAL, OPEN DITCH, CALICHE PIT, AND HOLDING POND WHICH, IN THE OPINION OF THE CITY, IS DESCRIBED ARE APPROPRIATE FOR THE SPECIFIC SUBDIVISION, BASED ON GENERALLY ACCEPTED ENGINEERING CRITERIA, THE DEVELOPER AND HIS ENGINEER ARE RESPONSIBLE FOR THEIR DETERMINATIONS.

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

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

STATE OF TEXAS - COUNTY OF HIDALGO

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



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

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

I, DASC INVESTMENTS LLC, AS OWNER OF THE 12.90 ACRE TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED HIGHLAND MANOR PHASE 3 SUBDIVISION, HEREBY SUBDUCE THE LAND AS DEPICTED IN THIS SUBDIVISION PLAT AND DEDICATE TO PUBLIC USE OF STREETS, PARK, AND EASEMENTS SHOWN HEREIN. I CERTIFY THAT I HAVE COMPLIED WITH THE REQUIREMENTS OF TEXAS LOCAL GOVERNMENT CODE § 232.032 AND THAT:

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

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

DAVID GARCIA - SOLE MEMBER
DASC INVESTMENTS, LLC
4104 COCONUT PALM DRIVE
PALMHURST, TX 78573

STATE OF TEXAS - COUNTY OF HIDALGO PUBLIC NOTARY CERTIFICATE

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS ____ DAY OF ____ 2023

NOTARY PUBLIC MY COMMISSION EXPIRES

STATE OF TEXAS - CITY OF WESLACO PLAT APPROVAL CERTIFICATE

I, THE UNDERSIGNED, MAYOR TO THE CITY OF WESLACO, HEREBY CERTIFY THAT HIGHLAND MANOR PHASE 3 SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THIS CITY WHEREIN MY APPROVAL IS REQUIRED.

CITY MAYOR DATE ATTEST: CITY SECRETARY DATE

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

PLANNING AND ZONING COMMISSION CHAIRMAN DATE

HIDALGO COUNTY CERTIFICATE OF PLAT APPROVAL HIDALGO COUNTY HEALTH DEPARTMENT

I, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF HIGHLAND MANOR PHASE 3 SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT ON THIS ____ DAY OF ____ 2023.

ENVIRONMENTAL HEALTH DIVISION MANAGER DATE

Curve Table

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	52.36	50.00	60.00	S61°13'37"E	50.00
C2	52.36	50.00	60.00	N58°46'23"E	50.00
C3	52.36	50.00	60.00	S58°46'23"W	50.00
C4	52.36	50.00	60.00	N61°13'37"W	50.00
C5	146.84	55.00	152.96	S75°19'19"W	106.95
C6	146.83	55.00	152.96	N77°42'36"W	106.95

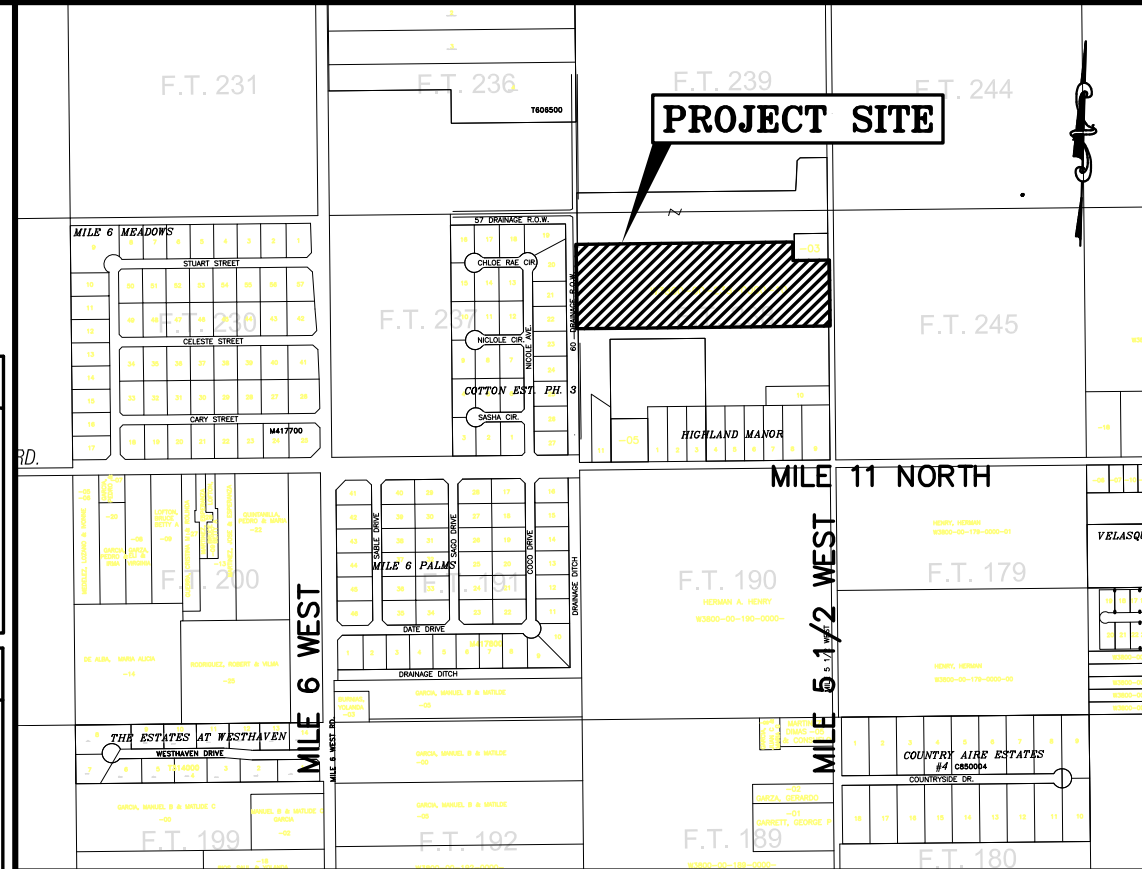
HIDALGO COUNTY CERTIFICATE OF PLAT APPROVAL UNDER LOCAL GOVERNMENT CODE § 232.028 (A)

WE, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF HIGHLAND MANOR PHASE 3 SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONERS COURT ON THIS ____ DAY OF ____ 2023.

HIDALGO COUNTY JUDGE DATE

ATTEST: HIDALGO COUNTY CLERK DATE

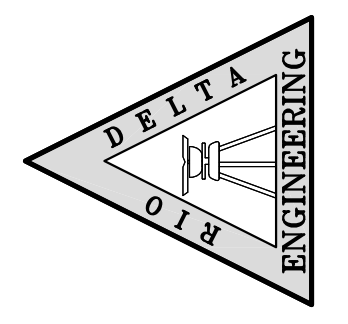
NAME	ADDRESS	PHONE & FAX
OWNER(S): DAVID GARCIA - DASC INVESTMENTS LLC	4104 COCONUT PALM DRIVE	PALMHURST, TX. 78573 (956) 351-7291
SURVEYOR: IVAN GARCIA	P.E. R.P.L.S. 921 S. 10TH AVENUE	EDINBURG, TX. 78539 (956) 380-5152 (956) 380-5083
ENGINEER: IVAN GARCIA	P.E. R.P.L.S. 921 S. 10TH AVENUE	EDINBURG, TX. 78539 (956) 380-5152 (956) 380-5083



LOCATION MAP SCALE: 1" = 1000'

LOCATION OF HIGHLAND MANOR PHASE 3 SUBDIVISION WITH RESPECT TO THE EXTRATERRITORIAL JURISDICTION OF WESLACO, TEXAS. THE SUBDIVISION IS LOCATED APPROXIMATELY 875 FEET NORTH OF THE INTERSECTION OF NORTH MILE 11 ROAD AND WEST MILE 5 1/2 ROAD. THIS SUBDIVISION LIES APPROXIMATELY 1/2 MILE FROM THE CITY LIMITS AND IS WITHIN THE CITY OF WESLACO TWO-MILE EXTRA-TERRITORIAL (ETJ) UNDER CONTAINING 1280 ACRES OF LAND. THE ESTIMATED POPULATION OF THE CITY OF WESLACO IS 39,232 (2015 CENSUS) AS PER THE 2015 UNITED STATES CENSUS BUREAU.

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

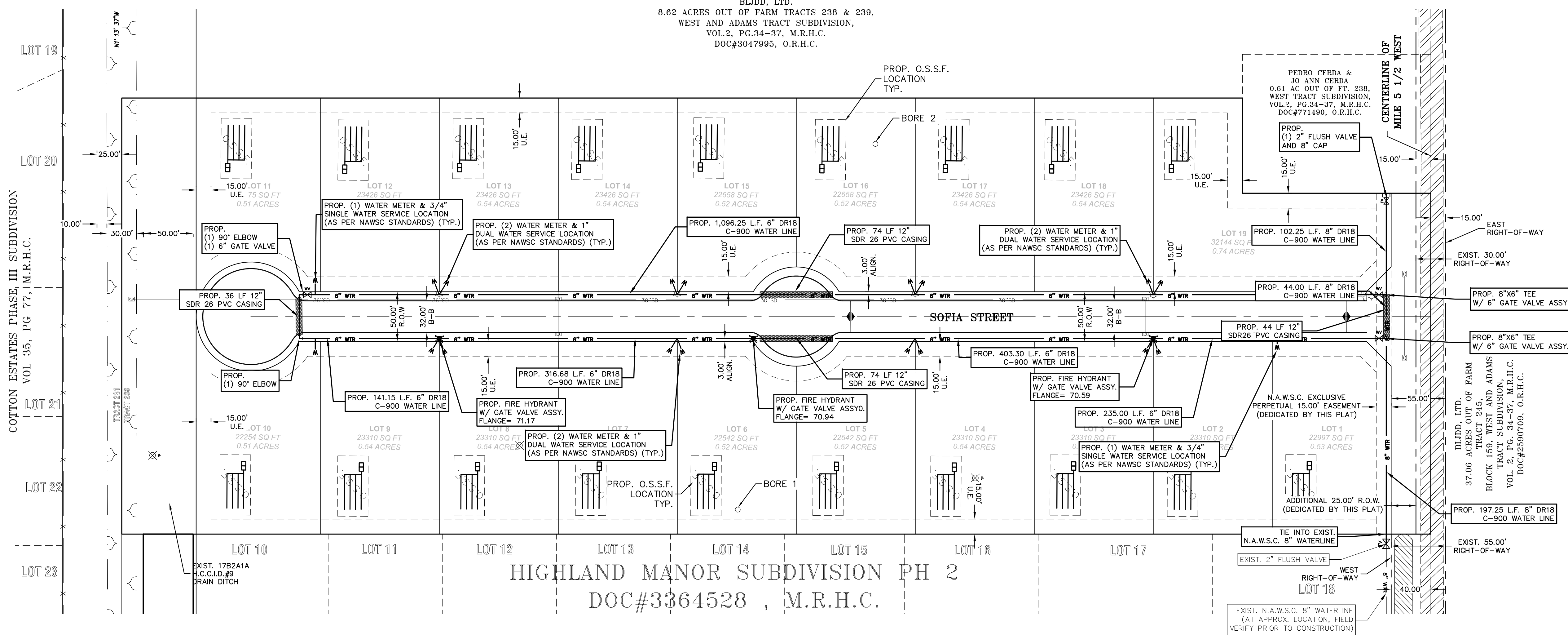


THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW UNDER THE AUTHORITY OF IVAN GARCIA, P.E. 115662 ON JULY 24, 2023. IT IS NOT TO BE USED FOR CONSTRUCTION, BIDDING OR PERMIT PURPOSES.

ISSUED FOR: PRELIMINARY

PLAT SHEET
HIGHLAND MANOR PHASE 3 SUBDIVISION
CITY OF WESLACO
HIDALGO COUNTY, TEXAS

DATE	DESCRIPTION
INDEX TO SHEETS OF HIGHLAND MANOR PHASE 3 SUBDIVISION	
SHEET 1: HEADING, INDEX, LOCATION MAP, PRINCIPAL CONTACTS, MAP, LOT, STREETS, AND EASEMENT LAYOUT; DESCRIPTION (METES AND BOUNDS); ENGINEER'S AND SURVEYOR'S CERTIFICATION; PLAT NOTES AND RESTRICTIONS; OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION; COUNTY APPROVAL CERTIFICATE; COUNTY CLERK'S RECORDING CERTIFICATE; REVISION NOTES, H.C.C.I.D.#9, H.C.D.# NO. 1, HIDALGO COUNTY HEALTH DEPARTMENT CERTIFICATE.	
SHEET 2: ENGINEERING REPORT, INCLUDING DESCRIPTION OF WATER AND WASTEWATER/OSSF AND ENGINEER'S CERTIFICATION, DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE.	
SHEET 3: MAP OF TOPOGRAPHY AND DRAINAGE; DRAINAGE, REVISION NOTES, CONSTRUCTION DETAILS, TYPICAL DETAILS.	
SHEET 4: TYPICAL DETAILS	

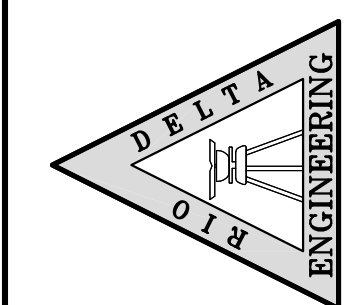


SCALE: 1" = 60'
BASIS OF BEARING
TEXAS STATE PLANE COORDINATES
NAD 83
TEXAS SOUTH ZONE (4205)
WESTERN DATA SYSTEMS NETWORK

ABBREVIATION LEGEND	
R.O.W.	RIGHT-OF-WAY
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCING
S.W.C.	SOUTHWEST CORNER
F.T.	FARM TRACT
F.M.	FARM-TO-MARKET
U.E.	UTILITY EASEMENT
CL	CENTER LINE
LT	LOT LINE

LEGEND	
○	— SET 1/2 INCH IRON ROD
●	— FOUND 1/2 INCH IRON ROD
▲	— FOUND COTTON PICKER SPINDLE
△	— CALCULATED POINT
⚡	— POWER POLE
(XXXX)	— MAP RECORDED
XXXX	— NATURAL GROUND
○	— CAPPED IRON ROD SET
☀	— STREET LIGHT

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



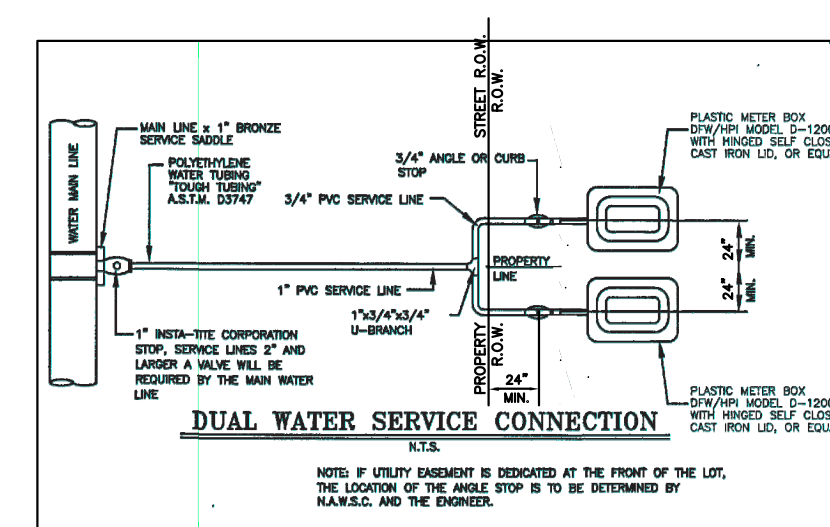
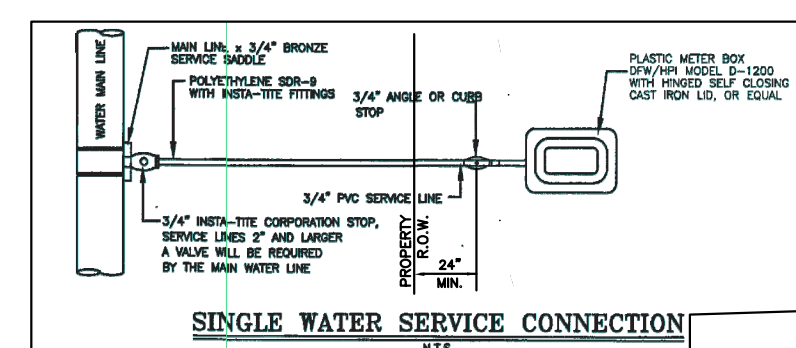
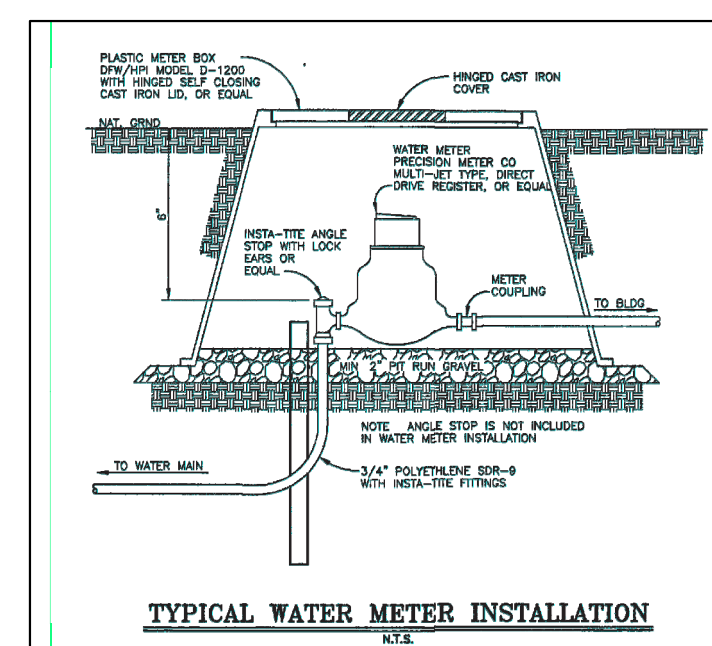
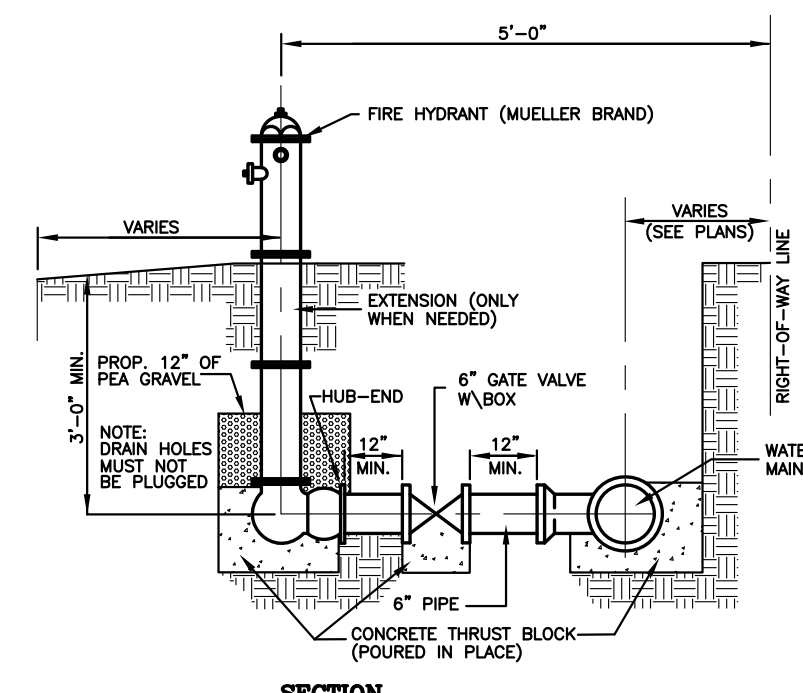
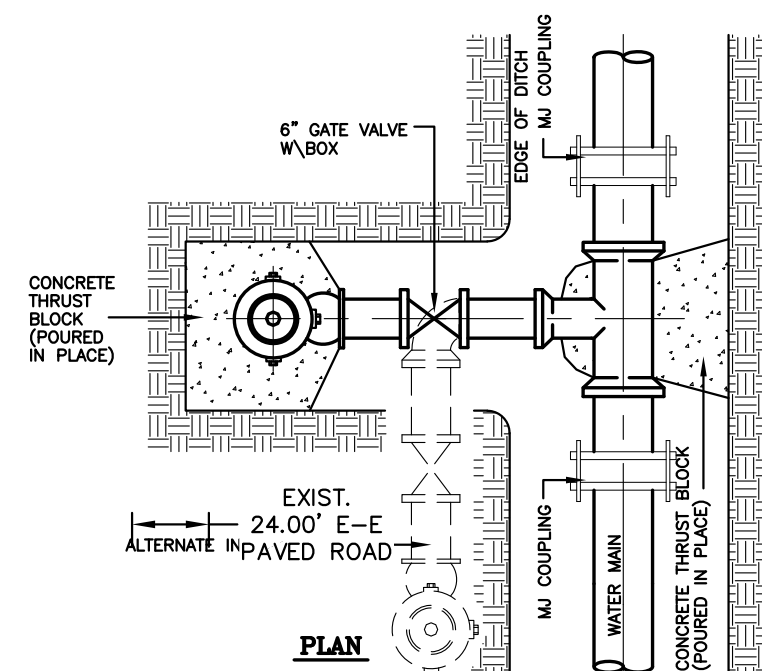
THIS DOCUMENT IS
RELEASED FOR THE
PURPOSE OF INTERIM
REVIEW UNDER THE
AUTHORITY OF
IVAN GARCIA,
P.E. 115662 ON
JULY 24, 2023
IT IS NOT TO BE
USED FOR CONSTRUCTION,
BIDDING OR PERMIT
PURPOSES.

ISSUED FOR:
PRELIMINARY

UTILITY LAYOUT
TRID MANOR PHASE 3 SUBDIVISION
CITY OF WESLACO
HIDALGO COUNTY, TEXAS

GENERAL NOTES:

1.) ALL WATERLINE IMPROVEMENTS AS PER NORTH ALAMO WATER SUPPLY CORPORATION CONSTRUCTION STANDARDS.





ENGINEER:
AN GARCIA P.E. R.P.L.
SURVEYOR:
AN GARCIA P.E. R.P.L.
CHECKED:
AN GARCIA P.E. R.P.L.
DRAWN:
DANIEL RODRIGUEZ E.I.
SCALE:
1"=6'
DATE:
JULY 24, 2021
PROJECT:
SUB 22 05
REVISIONS:
AGE NO.
SHT 5



Standardized Agenda Request Form

Date of Meeting: August 15, 2023		Agenda Item No. (to be assigned by CSO): 2023-6798	
From: REBEKAH DE LA FUENTE			
Subject: Discussion and consideration to approve Ordinance 2023-34 for the Voluntary Annexation of EMC Subdivision– being a 1.79-acre tract of land out of Farm Tract 771, West Tract Subdivision, Hidalgo County, Texas located 750' west of Pleasantview along the south side of E 18 th St. and authorize the Mayor to execute any related documents. First reading of Ordinance 2023-34. Possible action. (Staffed by Planning & Code Enforcement Department.)			
Background: The proposed development is currently located outside the City of Weslaco city limits. This subdivision is being serviced with water by City of Weslaco through a 6" waterline and sewer by OSSF. The property is within a Flood Zone "AH".			
Funding Source (budget code, if applicable):			
Amount:	Term of Impact:	Identified in Current Budget:	
Additional Action Prompted: Mayor's Signature Ordinance - First Reading			
If item previously considered, provide date and action by Commission:			
If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners:			
Advisory Review, if any (name of board/committee, date of action, recommendation): The Planning and Zoning Commission recommended approval of the Annexation request at their regular meeting of August 2, 2023.			
FLOR ELISA ACUNA REBEKAH DE LA FUENTE Martin Garza		Created/Initiated Approved New	
City Manager Comments: Approve as recommended by staff.			
Staff Recommendation: Staff recommends approval.			
Attachments, if any: EMC - Memo, EMC subd. - Application annexation, EMC-Survey, EMC - Aerial, E.M.C Subd.-PLAT 08-08-23, O2023-34 Annexation Ordinance-EMC			
Responsibilities upon Approval: Staff will advise the applicant.			

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: EMC Subdivision – Voluntary Annexation

DATE: August 8, 2023

The proposed subdivision will be a four (4)- lot subdivision will be for Single family homes and is located just outside the City of Weslaco city limits 18th Street just to the south of the proposed Ranchettes on 18th St. The property is within a Flood Zone "AH" and will need to be removed from the Flood Zone and approved by FEMA. This subdivision is being serviced with water by City of Weslaco and is proposing sanitary sewer by OSSF. The development is contiguous to the existing city limits line.

Thank you,

Rebekah de la Fuente, CFM



ANN X-000485-2023
APPLICATION FOR VOLUNTARY ANNEXATION

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

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

FILE NO. _____

GENERAL INFORMATION

Name of Subdivision: WEST TRACT SUBD.

Location: 1/4 750' WEST OF PLEASANTVIEW ALONG THE S. SIDE OF

Legal Description: 1.79 AC. 0/0 A 4.0 AC. TR. 0/0 E. 18TH ST.
F.T. 771, WEST TRACT SUBD., D.C.T.

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

OWNER INFORMATION

Owner's Name: LUIS REYES Telephone: 778-0140

Address: 1904 PLEASANTVIEW DR. Fax: _____

City: WESLACO State: TX Zip: 78596 E-mail: LUISREYES034@yahoo.com

ENGINEER INFORMATION

Name: DAVID O. SALINAS Telephone: 682-9081

Address: 2221 DAFFODIL AVE. Fax: 686-1489

City: MESQUITE State: TX Zip: 78501 E-mail: dsalinas@salinasengineering.com

AUTHORIZATION AND ACKNOWLEDGEMENTS

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

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

Owner Printed Name: Luis Reyes

Owner Signature: Luis Reyes Date: 7/17/23

_____ is the authorized agent

Authorized Agent Signature: [Signature] Date: 7/17/23

Authorized Agent Printed Name: DAVID DUAR SILVA

THIS PAGE FOR STAFF USE ONLY

Date Received: _____ Received By: _____

Staff Review Date: _____

P & Z Commission Approval: _____

City Commission Approval on First Reading: _____

City Commission Approval on Final Reading: _____

METES AND BOUNDS DESCRIPTION

BEING A 1.79 GROSS ACRE TRACT OF LAND, MORE OR LESS, OUT OF THAT CERTAIN 4.0 ACRE TRACT CARVED OUT OF AND BEING A PART OF THE WEST 10.0 ACRES OF THE EAST 15.0 ACRES OF THE NORTH 20.0 ACRES OF FARM TRACT 771, WEST TRACT SUBDIVISION, HIDALGO COUNTY, TEXAS, AS PER THE MAP OR PLAT THEREOF RECORDED IN VOLUME 02, PAGE 34, MAP RECORDS OF HIDALGO COUNTY, TEXAS; SAID 1.79 ACRE TRACT OF LAND IS MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID FARM TRACT 771 LOCATED IN THE CENTER OF E. 18TH. STREET; THENCE, AS FOLLOWS:

EAST, COINCIDENT WITH THE NORTH TRACT 771, AT DISTANCE OF 360.0 FEET PASS A NAIL SET ON THE NORTHWEST CORNER OF SAID 4.0 ACRES TRACT, CONTINUING AT A DISTANCE OF 420.0 FEET IN ALL TO A NAIL SET FOR THE NORTHWEST CORNER AND POINT OF BEGINNING OF THIS HEREIN DESCRIBED TRACT;

- (1) THENCE, EAST, CONTINUING COINCIDENT WITH THE NORTH LINE OF SAID TRACT 771 AND THE NORTH LINE OF SAID 4.0 ACRE TRACT LOCATED IN THE CENTER OF SAID E. 18TH. STREET, A DISTANCE OF 204.0 FEET TO A NAIL SET ON THE NORTHEAST CORNER OF SAID 4.0 ACRE TRACT FOR THE NORTHEAST CORNER OF THIS HEREIN DESCRIBED TRACT;
- (2) THENCE, SOUTH, COINCIDENT WITH THE EAST LINE OF SAID 4.0 ACRE TRACT, A DISTANCE OF 30.0 FEET PASS A ½ INCH DIAMETER IRON ROD FOUND ON INTERSECTION WITH THE SOUTH RIGHT-OF-WAY LINE OF SAID E. 18TH. STREET, AT A DISTANCE OF 370.29 FEET IN ALL TO A ½ INCH DIAMETER IRON ROD WITH YELLOW CAP MARKED "SEA 5782" SET FOR THE SOUTHEAST CORNER OF THIS HEREIN DESCRIBED TRACT;
- (3) THENCE, WEST, ALONG A LINE PARALLEL TO THE NORTH LINE OF SAID 4.0 ACRE TRACT, A DISTANCE OF 204.0 FEET TO A ½ INCH DIAMETER IRON ROD WITH YELLOW CAP MARKED "SEA 5782" SET FOR THE SOUTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT;
- (4) THENCE, NORTH, ALONG A LINE PARALLEL TO AND 60.0 FEET EASTERLY FROM THE WEST LINE OF SAID 4.0 ACRE TRACT, A DISTANCE OF 340.29 FEET PASS A ½ INCH DIAMETER IRON ROD WITH YELLOW CAP MARKED "SEA 5782" SET ON INTERSECTION WITH THE SOUTH RIGHT-OF-WAY LINE OF SAID E. 18TH. STREET, AT A DISTANCE OF 370.29 FEET IN ALL TO THE POINT OF BEGINNING, CONTAINING 1.79 GROSS ACRES OF LAND, MORE OR LESS, OF WHICH THE NORTH 30.0 FEET (OR 0.14 ACRES, MORE OR LESS), ARE LOCATED WITH THE EXISTING RIGHT-OF-WAY OF SAID E. 18TH. STREET, LEAVING 1.65 NET ACRES OF LAND, MORE OR LESS.

BASIS OF BEARING: WARRANTY DEED TO 4.0 ACRE TRACT
N:/SUBDIVISIONPLATS/EMC.SUB/1.79.0710233

DAVID OMAR SALINAS, RPLS
SALINAS ENGINEERING & ASSOCIATES, INC.
2221 DAFFODIL AVE., MCALLEN, TEXAS, 78501
(956) 682-9081 dsalinas@salinasengineering.com

DATE: JULY 10, 2023
JOB NO.: EMC SUBDIVISION



TAX CERTIFICATE



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

Issued To:

REYES LUIS III & EDITH
1906 S PLEASANTVIEW
WESLACO, TX 78596-9546

Legal Description

WEST TRACT 4 AC-W 10 AC-E 15 AC-N 20 AC
FT 771

Parcel Address: 2202 E 18TH ST

Legal Acres: 4.0000

Account Number: W3800-00-771-0000-80

Deposit No.: WS23191112TC

Print Date: 07/10/2023 12:45:41 PM

Certificate No: 248650241

Paid Date: 07/10/2023

Certificate Fee: \$10.00

CASH

Issue Date: 07/10/2023

Operator ID: JANET112

TAX CERTIFICATES ARE ISSUED WITH THE MOST CURRENT INFORMATION AVAILABLE. ALL ACCOUNTS ARE SUBJECT TO CHANGE PER SECTION 26.15 AND 11.43(I) OF THE TEXAS PROPERTY TAX CODE. THIS IS TO CERTIFY THAT ALL TAXES DUE ON THE ABOVE DESCRIBED PROPERTY HAVE BEEN EXAMINED, UP TO AND INCLUDING THE YEAR 2022, AND THERE ARE NO TAXES DUE ON THIS PROPERTY.

Exemptions:

CAPPED DEFERRAL HOMESTEAD OVER 65 OPEN
SPACE 1-D-1 100% EXEMPT VET

Certified Owner:

REYES LUIS III & EDITH
1906 S PLEASANTVIEW
WESLACO, TX 78596-9546

Certified Tax Unit(s):

1 HIDALGO COUNTY
2 DRAINAGE DIST #1
3 EMS DIST #1
53 WESLACO ISD
54 SOUTH TEXAS ISD
55 SOUTH TEXAS COLLEGE

2022 Value:	174,695
2022 Levy:	\$75.32
2022 Levy Balance:	\$0.00
Prior Year Levy Balance:	\$0.00
Total Levy Due:	\$0.00
P&I + Attorney Fee:	\$0.00
Total Amount Due:	\$0.00

PROPERTY OMITTED FROM THE APPRAISAL ROLL AS DESCRIBED UNDER TAX ROLL SECTION 25.21 IS NOT INCLUDED IN THE CERTIFICATE [TAX ROLL SECTION 31.08(B)].

THE ABOVE PROPERTY HAS RECEIVED AN OVER 65, DISABILITY OR 100% VETERAN EXEMPTION FOR THE CURRENT YEAR. ADDITIONAL TAXES MAY BECOME DUE BASED ON THE QUALIFICATIONS OF THE SELLER/BUYER OF THIS PROPERTY. DUE TO ITS ASSIGNED USAGE, THE ABOVE LEGAL PROPERTY MAY HAVE RECEIVED SPECIAL VALUATION, AND ADDITIONAL ROLLBACK TAXES MAY BECOME DUE BASED ON THE PROVISIONS OF THE SPECIAL VALUATION.

Reference (GF) No: N/A

Issued By:

PABLO (PAUL) VILLARREAL JR., PCC
HIDALGO COUNTY TAX ASSESSOR - COLLECTOR

This certification does not include any mineral interests in and to said land where severance thereof has been affected by sales, reservation lease, pooling agreement, unitization or otherwise.

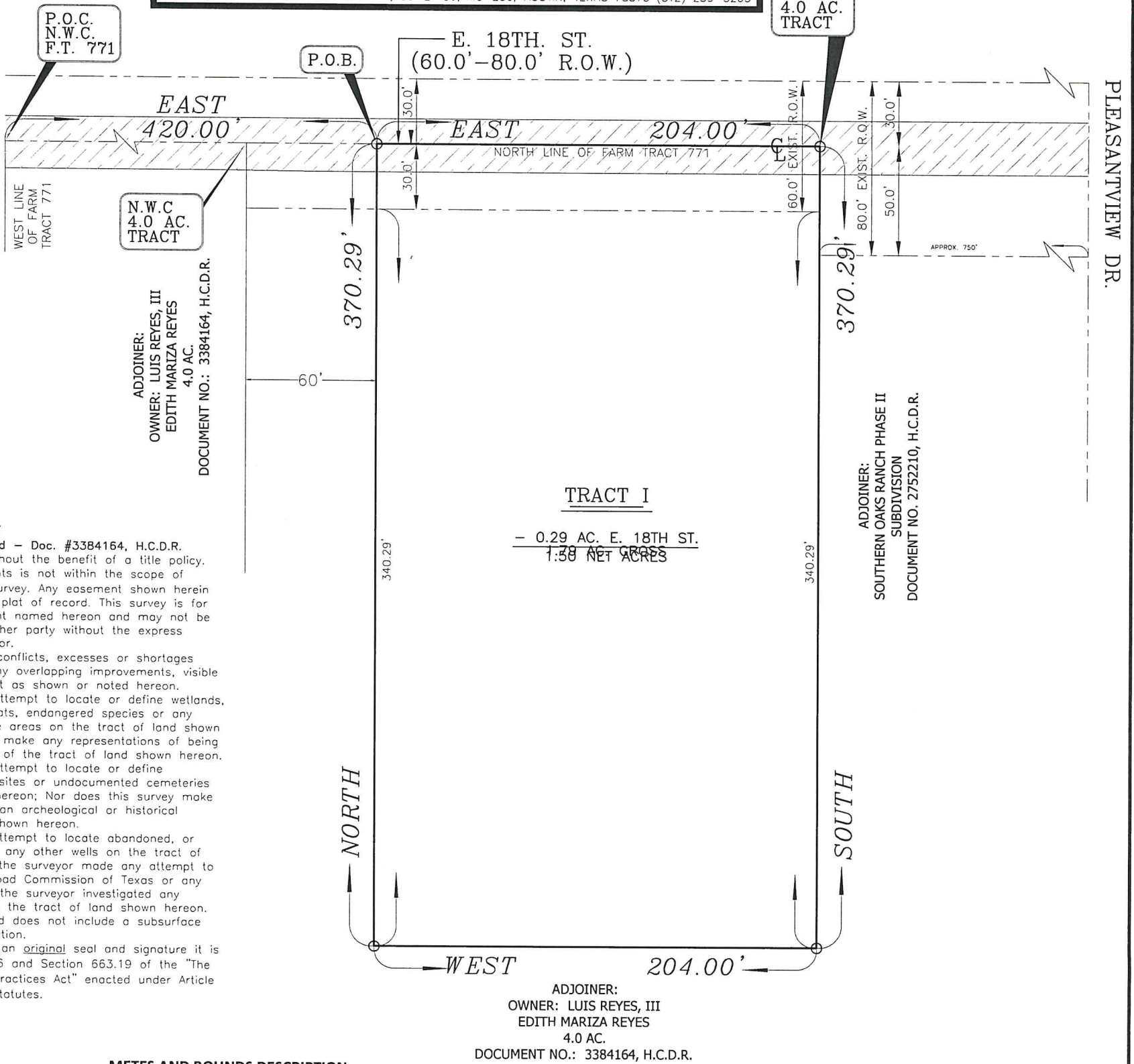


SALINAS ENGINEERING & ASSOCIATES
CONSULTING ENGINEERS & SURVEYORS
2221 DAFFODIL AVE. - MCALLEN, TEXAS 78501
(956) 682-9081 (956) 686-1489 (FAX)

dsalinas@salinasengineering.com

TBPLS 12100 PARK 35 CIRCLE BLDG. A, SUITE 156, MC-230, AUSTIN, TEXAS 78573 (512) 239-5263

SCALE: 1" = 60'



GENERAL PLAT NOTES:

- Bearing Basis: Warranty Deed - Doc. #3384164, H.C.D.R.
- This survey was prepared without the benefit of a title policy. The research of any easements is not within the scope of this boundary/improvement survey. Any easement shown herein were taken directly from the plat of record. This survey is for the exclusive use of the client named hereon and may not be copied or transferred to another party without the express written consent of the surveyor.
- There are no discrepancies, conflicts, excesses or shortages in area, encroachments or any overlapping improvements, visible or apparent easements except as shown or noted hereon.
- The surveyor has made no attempt to locate or define wetlands, hazardous waste areas, habitats, endangered species or any other environmentally sensitive areas on the tract of land shown hereon; Nor does this survey make any representations of being an environmental assessment of the tract of land shown hereon.
- The surveyor has made no attempt to locate or define archeological sites, historical sites or undocumented cemeteries on the tract of land shown hereon; Nor does this survey make any representations of being an archeological or historical survey of the tract of land shown hereon.
- The surveyor has made no attempt to locate abandoned, or plugged oil and gas wells, or any other wells on the tract of land shown hereon; Nor has the surveyor made any attempt to research same with the Railroad Commission of Texas or any other State agency; Nor has the surveyor investigated any mineral or royalty interests in the tract of land shown hereon.
- This is a standard survey and does not include a subsurface utility or topographic investigation.
- If this survey does not bear an original seal and signature it is INVALID as per Section 661.46 and Section 663.19 of the "The Professional Land Surveying Practices Act" enacted under Article 5282c, Vernon's Texas Civil Statutes.

METES AND BOUNDS DESCRIPTION

BEING A 1.79 GROSS ACRE TRACT OF LAND, MORE OR LESS, OUT OF THAT CERTAIN 4.0 ACRE TRACT CARVED OUT OF AND BEING A PART OF THE WEST 10.0 ACRES OF THE EAST 15.0 ACRES OF THE NORTH 20.0 ACRES OF FARM TRACT 771, WEST TRACT SUBDIVISION, HIDALGO COUNTY, TEXAS, AS PER THE MAP OR PLAT THEREOF RECORDED IN VOLUME 02, PAGE 34, MAP RECORDS OF HIDALGO COUNTY, TEXAS; SAID 1.79 ACRE TRACT OF LAND IS MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID FARM TRACT 771 LOCATED IN THE CENTER OF E. 18TH. STREET; THENCE, AS FOLLOWS:

EAST, COINCIDENT WITH THE NORTH TRACT 771, AT DISTANCE OF 360.0 FEET PASS A NAIL SET ON THE NORTHWEST CORNER OF SAID 4.0 ACRES TRACT, CONTINUING AT A DISTANCE OF 420.0 FEET IN ALL TO A NAIL SET FOR THE NORTHWEST CORNER AND POINT OF BEGINNING OF THIS HEREIN DESCRIBED TRACT;

(1) THENCE, EAST, CONTINUING COINCIDENT WITH THE NORTH LINE OF SAID TRACT 771 AND THE NORTH LINE OF SAID 4.0 ACRE TRACT LOCATED IN THE CENTER OF SAID E. 18TH. STREET, A DISTANCE OF 204.0 FEET TO A NAIL SET ON THE NORTHEAST CORNER OF SAID 4.0 ACRE TRACT FOR THE NORTHEAST CORNER OF THIS HEREIN DESCRIBED TRACT;

(2) THENCE, SOUTH, COINCIDENT WITH THE EAST LINE OF SAID 4.0 ACRE TRACT, A DISTANCE OF 30.0 FEET PASS A 1/2 INCH DIAMETER IRON ROD FOUND ON INTERSECTION WITH THE SOUTH RIGHT-OF-WAY LINE OF SAID E. 18TH. STREET, AT A DISTANCE OF 370.29 FEET IN ALL TO A 1/2 INCH DIAMETER IRON ROD WITH YELLOW CAP MARKED "SEA 5782" SET FOR THE SOUTHEAST CORNER OF THIS HEREIN DESCRIBED TRACT;

(3) THENCE, WEST, ALONG A LINE PARALLEL TO THE NORTH LINE OF SAID 4.0 ACRE TRACT, A DISTANCE OF 204.0 FEET TO A 1/2 INCH DIAMETER IRON ROD WITH YELLOW CAP MARKED "SEA 5782" SET FOR THE SOUTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT;

(4) THENCE, NORTH, ALONG A LINE PARALLEL TO AND 60.0 FEET EASTERLY FROM THE WEST LINE OF SAID 4.0 ACRE TRACT, A DISTANCE OF 340.29 FEET PASS A 1/2 INCH DIAMETER IRON ROD WITH YELLOW CAP MARKED "SEA 5782" SET ON INTERSECTION WITH THE SOUTH RIGHT-OF-WAY LINE OF SAID E. 18TH. STREET, AT A DISTANCE OF 370.29 FEET IN ALL TO THE POINT OF BEGINNING, CONTAINING 1.79 GROSS ACRES OF LAND, MORE OR LESS, OF WHICH THE NORTH 30.0 FEET (OR 0.14 ACRES, MORE OR LESS), ARE LOCATED WITH THE EXISTING RIGHT-OF-WAY OF SAID E. 18TH. STREET, LEAVING 1.65 NET ACRES OF LAND, MORE OR LESS.

BASIS OF BEARING: WARRANTY DEED TO 4.0 ACRE TRACT
N./SUBDIVISIONPLATS/EMC.SUB/1.79.0710233

This is to certify that I have, this date, made a careful and accurate standard land survey on the ground of property which is located at AS SHOWN ABOVE in HIDALGO COUNTY, Texas, described as follows: A 1.79 GROSS ACRE TRACT OF LAND, MORE OR LESS, OUT OF

(SEE METES AND BOUNDS DESCRIPTION)

F.T. 771, Block -, of WEST TRACT SUBDIVISION

HIDALGO CO.

Texas, according to the plat recorded in Volume 02, Page 34, of the MAP Records of Hidalgo County, Texas. I further certify that this property lies in Zone "ZONE" as per FIRM (Flood Insurance Rate Map) dated JANUARY 2, 1981 Community Panel No. 4803

B.M.

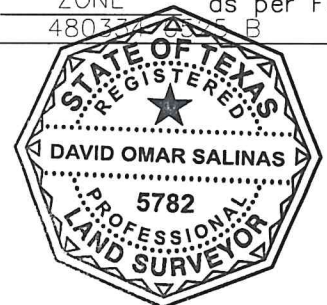
DRN. BY

7/13/2023

DATE

SP-23-25946

JOB NO.

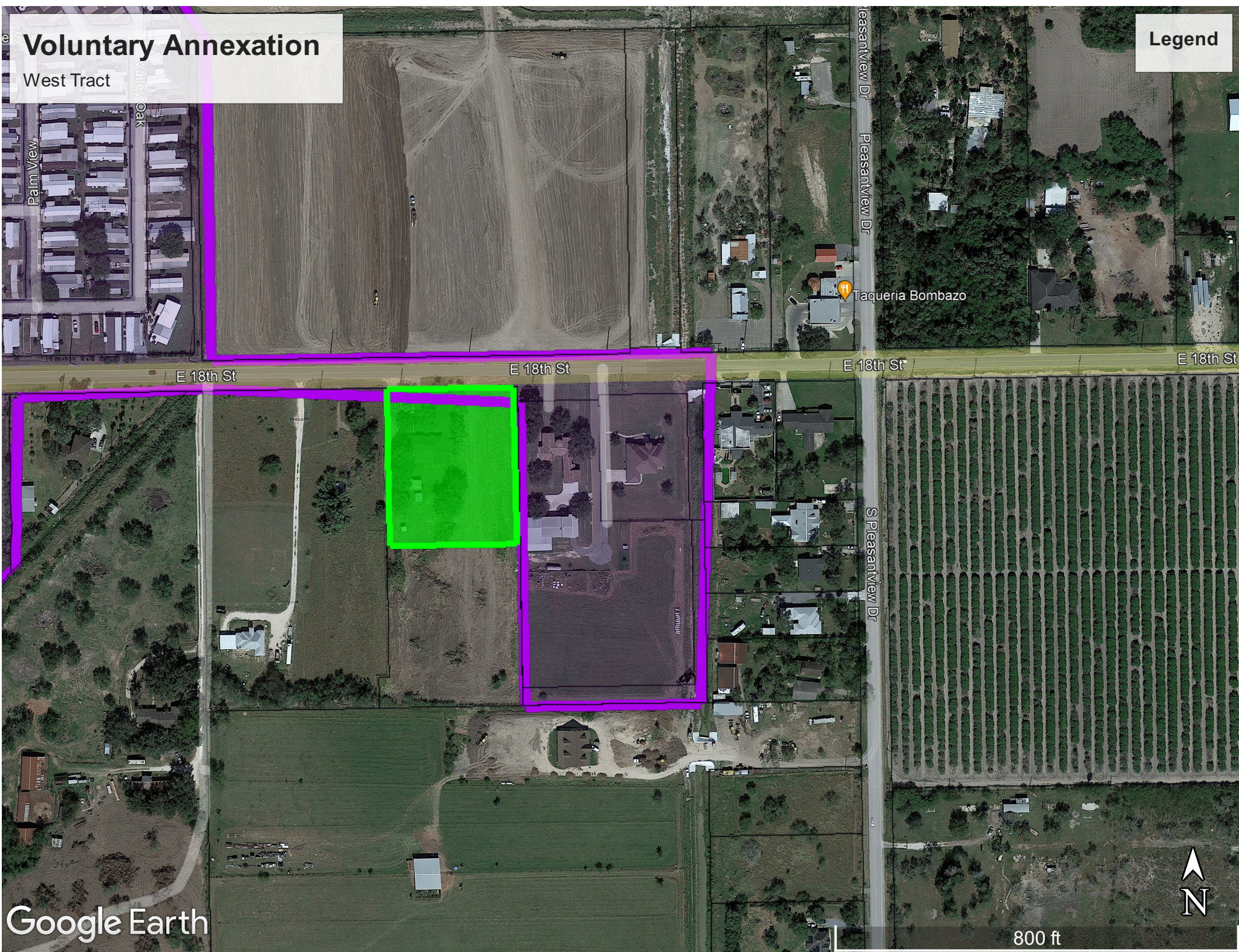


REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5782

Voluntary Annexation

West Tract

Legend





ORDINANCE NO. 2023-34

AN ORDINANCE ANNEXING ADDITIONAL TERRITORY TO THE CORPORATE LIMITS OF THE CITY OF WESLACO, HIDALGO COUNTY, TEXAS ON VOLUNTARY PETITION OF AREA LAND OWNER SUCH LAND BEING 7.73 ACRES OF LAND, LOCATED IN HIDALGO COUNTY, TEXAS, WHICH IS CONTIGUOUS TO THE CITY LIMITS AND HEREINAFTER DESCRIBED; AS SHOWN IN THE ATTACHED EXHIBIT; MAKING FINDINGS OF FACT; PROVIDING A SEVERABILITY CLAUSE; PROVIDING AN EFFECTIVE DATE; AND PROVIDING FOR OPEN MEETINGS AND OTHER RELATED MATTERS.

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

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

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

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

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

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

SECTION 2. There is hereby annexed on voluntary petition of area landowner as part of the territory within the corporate boundaries of the City of Weslaco the following tract located in Hidalgo County, Texas, that totals to 1.73 acres and are more specifically described as follows, to-wit:

METES AND BOUNDS DESCRIPTION

BEING A 1.73 GROSS ACRE TRACT OF LAND, MORE OR LESS, OUT OF THAT CERTAIN 4.0 ACRE TRACT CARVED OUT OF AND BEING A PART OF THE WEST 10.0 ACRES OF THE EAST 15.0 ACRES OF THE NORTH 20.0 ACRES OF FARM TRACT 771, WEST TRACT SUBDIVISION, HIDALGO COUNTY, TEXAS, AS PER THE MAP OR PLAT THEREOF RECORDED IN VOLUME 02, PAGE 34, MAP RECORDS OF HIDALGO COUNTY, TEXAS; SAID 1.73 ACRE TRACT OF LAND IS MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID FARM TRACT 771 LOCATED IN THE CENTER OF E. 18TH. STREET; THENCE, AS FOLLOWS:

EAST, COINCIDENT WITH THE NORTH LINE OF SAID TRACT 771, AT A DISTANCE OF 360.0 FEET PASS A NAIL SET ON THE NORTHWEST CORNER OF SAID 4.0 ACRE TRACT, CONTINUING AT A DISTANCE OF 420.0 FEET IN ALL TO A NAIL SET FOR THE NORTHWEST CORNER AND POINT OF BEGINNING OF THIS HEREIN DESCRIBED TRACT;

- (1) THENCE, EAST, CONTINUING COINCIDENT WITH THE NORTH LINE OF SAID TRACT 771 AND THE NORTH LINE OF SAID 4.0 ACRE TRACT LOCATED IN THE CENTER OF SAID E. 18TH. STREET, A DISTANCE OF 204.0 FEET TO A NAIL SET ON THE NORTHEAST CORNER OF SAID 4.0 ACRE TRACT FOR THE NORTHEAST CORNER OF THIS HEREIN DESCRIBED TRACT;
- (2) THENCE, SOUTH, COINCIDENT WITH THE EAST LINE OF SAID 4.0 ACRE TRACT, A DISTANCE OF 30.0 FEET PASS A ½ INCH DIAMETER IRON ROD FOUND ON INTERSECTION WITH THE SOUTH RIGHT-OF-WAY LINE OF SAID E. 18TH. STREET, AT A DISTANCE OF 370.29 FEET IN ALL TO A ½ INCH DIAMETER IRON ROD WITH YELLOW CAP MARKED "SEA 5782" SET FOR THE SOUTHEAST CORNER OF THIS HEREIN DESCRIBED TRACT;
- (3) THENCE, WEST, ALONG A LINE PARALLEL TO THE NORTH LINE OF SAID 4.0 ACRE TRACT, A DISTANCE OF 204.0 FEET TO A ½ INCH DIAMETER IRON ROD WITH YELLOW CAP MARKED "SEA 5782" SET FOR THE SOUTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT;
- (4) THENCE, NORTH, ALONG A LINE PARALLEL TO AND 60.0 FEET EASTERLY FROM THE WEST LINE OF SAID 4.0 ACRE TRACT, A DISTANCE OF 340.29 FEET PASS A ½ INCH DIAMETER IRON ROD WITH YELLOW CAP MARKED "SEA 5782" SET ON INTERSECTION WITH THE SOUTH RIGHT-OF-WAY LINE OF SAID E. 18TH. STREET, AT A DISTANCE OF 370.29 FEET IN ALL TO THE POINT OF BEGINNING, CONTAINING 1.73 GROSS ACRES OF LAND, MORE OR LESS, OF WHICH THE NORTH 30.0 FEET (OR 0.14 ACRES, MORE OR LESS), ARE LOCATED WITHIN THE EXISTING RIGHT-OF-WAY OF SAID E. 18TH. STREET, LEAVING 1.59 NET ACRES OF LAND, MORE OR LESS.

SECTION 3. That the official map and boundaries of the City, heretofore adopted and amended be and hereby are amended so as to include the Annexed Property as part of the City of Weslaco.

SECTION 4. This ordinance shall be published in one (1) newspaper of general circulation published in Weslaco, once a week for two (2) weeks, after the last reading of the ordinance.

SECTION 5. That this Ordinance shall take effect immediately from and after its passage and publication in accordance with the provisions of the *Tex. Loc. Gov't. Code*.

SECTION 6. That it is hereby officially found and determined that the meeting at which this Ordinance is passed was open to the public as required and that public notice of the time, place, and purpose of said meeting was given as required by the Open Meetings Act, *Chapter 551, Tex. Gov't. Code*.

PASSED AND APPROVED on first reading at a regular meeting of the City Commission this 15th day of August, 2023.

PASSED AND APPROVED on second reading at a regular meeting of the City Commission this ____ day of _____, 2023.

CITY OF WESLACO

David Suarez, MAYOR

ATTEST:

NORMA A. CANTU, CITY SECRETARY

APPROVED AS TO FORM:

Juan E. Gonzalez, CITY ATTORNEY



Standardized Agenda Request Form

Date of Meeting: August 15, 2023		Agenda Item No. (to be assigned by CSO): 2023-6799	
From: REBEKAH DE LA FUENTE			
Subject: Discussion and consideration to approve Ordinance 2023-35 for the Voluntary Annexation of Parma Subdivision– being a West Tract BNC an IRR TR S330'-N660'-E660' FT 109 5.0 AC Net, West Tract Subdivision, Hidalgo County, Texas located North Texas approximately 1,600 feet south of Mile 10 North and authorize the Mayor to execute any related documents. First reading of Ordinance 2023-35. Possible action. (Staffed by Planning & Code Enforcement Department.)			
Background: The proposed development is currently located outside the City of Weslaco city limits. This subdivision is being serviced with water by North Alamo Water Supply Company through a 6" waterline and sewer by OSSF. The property is within a Flood Zone "X". The property is contiguous to the Weslaco City limits along the westside.			
Funding Source (budget code, if applicable):			
Amount:	Term of Impact:	Identified in Current Budget:	
Additional Action Prompted: Mayor's Signature Ordinance - First Reading			
If item previously considered, provide date and action by Commission:			
If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners:			
Advisory Review, if any (name of board/committee, date of action, recommendation): The Planning and Zoning Commission recommended approval of the Annexation request at their regular meeting of August 2, 2023.			
FLOR ELISA ACUNA REBEKAH DE LA FUENTE Martin Garza		Created/Initiated Approved New	
City Manager Comments: Approve as recommended by staff.			
Staff Recommendation: Staff recommends approval.			
Attachments, if any: Parma - Memo, Parma subd.-letter, Parma subd.- Application, Parma- Metes & Bounds, Parma- Aerial, O2023-35 voluntary annexation Parma			
Responsibilities upon Approval: Staff will advise the applicant.			

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: Parma Subdivision– Voluntary Annexation

DATE: August 8, 2023

The proposed development is currently located outside the City of Weslaco city limits. This subdivision is being serviced with water by City of Weslaco through a 6" waterline and sanitary sewer by the City of Weslaco through the new lift station located along the Southwest corner of this property. The property is within a Flood Zone "AH" and will need to be removed from the Flood Zone and approved by FEMA. The development is contiguous to the existing city limits line along the West, North and South property lines.

Thank you,

Rebekah de la Fuente, CFM

Voluntary Annexation Request

Dear City Council,

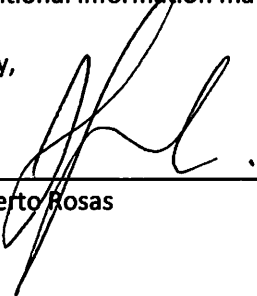
As the owner(s) of the below-referenced property, I (we) would like the City of Weslaco to consider my (our) request for annexation. The legal description of the property is located on N Texas Blvd, approximately 1,600 feet South of Mile 10 N, and has the legal description WEST TRACT BNG AN IRR TR S330'-N660'-E660' FT 109 5.0AC NET. The property is currently undeveloped. The size of the tract is 5.0 acres. The reason for this annexation request is (e.g., connect to city sewer, as a condition of a developer's agreement, subdivide the property, etc.):

To rezone and subdivide the property as part of a larger subdivision.

Owner(s) as listed on Deed Parma Ventures, LLC

Any additional information may be obtained by contacting Javier Mendez at (510) 290-7140.

Sincerely,



Luis Alberto Rosas



APPLICATION FOR VOLUNTARY ANNEXATION

ANNX-000484-2023

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

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

FILE NO. _____

GENERAL INFORMATION

Name of Subdivision: Parma Subdivision

Location: N TEXAS BLVD

Legal Description: WEST TRACT BNG AN IRR TR S330'-N660'-E660' FT 109 5.0AC NET

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

OWNER INFORMATION

Owner's Name: Parma Ventures LLC Telephone: (956) 340-4633
Address: 4900 N 10th St, Ste. B9 Fax: (956) 627-4278
City: McAllen State: TX Zip: 78504 E-mail: management@troyocg.net

ENGINEER INFORMATION

Name: George Lazaro Telephone: (956) 797-3411
Address: 133 E Magnolia Ave Fax: _____
City: La Feria State: TX Zip: 78559 E-mail: gelazaro@aol.com

AUTHORIZATION AND ACKNOWLEDGEMENTS

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

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

Owner Printed Name: Luis Alberto Rosas

Owner Signature: _____ Date: 07/17/2023

_____ is the authorized agent

Authorized Agent Signature: _____ Date: 07/17/2023

Authorized Agent Printed Name: Eduardo Gamba

THIS PAGE FOR STAFF USE ONLY

Date Received: _____ Received By: _____

Staff Review Date: _____

P & Z Commission Approval: _____

City Commission Approval on First Reading: _____

City Commission Approval on Final Reading: _____

EXHIBIT "A"

**METES AND BOUNDS
(8.749-Acre Tract)**

AN 8.749-ACRE TRACT OF LAND, MORE OR LESS, BEING OUT OF THE SOUTH 10.00 ACRES OF THE NORTH 20.00 ACRES OUT OF FARM TRACT 109, BLOCK 144, THE WEST & ADAMS TRACT SUBDIVISION, MAP OR PLAT THEREOF RECORDED IN VOLUME 2, PAGES 34-37, MAP RECORDS, HIDALGO COUNTY, TEXAS, AND AS FURTHER DESCRIBED IN COMMITMENT FOR TITLE INSURANCE T-7 ISSUED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY VIA GF NO. 23014200, REFERENCES TO WHICH ARE HERE MADE FOR ALL PURPOSES, LOCATED IN THE CITY OF WESLACO ON THE EAST SIDE OF TEXAS ROAD (HIGHWAY FM 88) APPROXIMATELY 1,878 FEET SOUTH OF MILE 10 NORTH ROAD, IS DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

THE **POINT OF COMMENCEMENT (P.O.C.)** BEING AT A POINT OF REFERENCE (**N: 16596675.09, E: 1151054.92**) ON THE APPARENT EXISTING 100-FOOT RIGHT-OF-WAY CENTERLINE OF SAID TEXAS ROAD FOR THE APPARENT NORTHWEST CORNER OF SAID FARM TRACT 109, **THENCE**, SOUTH 01 DEGREES 11 MINUTES 41 SECONDS EAST, WITH THE SAID TEXAS ROAD EXISTING 100-FOOT RIGHT-OF-WAY CENTERLINE AND THE APPARENT WEST LOT LINE OF SAID FARM TRACT 109, A DISTANCE OF 558.00 FEET TO A POINT FOR THE APPARENT NORTHWEST CORNER OF SAID 8.749-ACRE TRACT, AND ALSO BEING THE **POINT OF BEGINNING (P.O.B.)** OF SAID 8.749-ACRE TRACT OF LAND HEREIN DESCRIBED:

THENCE, NORTH 88 DEGREES 48 MINUTES 19 SECONDS EAST (EAST STATED IN SAID GF NO. 23014200), PARALLEL WITH THE APPARENT NORTH LOT LINE OF SAID FARM TRACT 109, AND WITH THE APPARENT WESTERNMOST NORTH LOT LINE OF SAID 8.749-ACRE TRACT, A DISTANCE OF 50.00 FEET PAST A NO. 4 REBAR FOUND ON THE APPARENT EXISTING EAST RIGHT-OF-WAY LINE OF SAID TEXAS ROAD, CONTINUING FOR A TOTAL DISTANCE OF 216.00 FEET TO A SET NO. 4 REBAR WITH PLASTIC CAP STAMPED 2791, BEARING 6.16 FEET NORTH OF AND 10.00 FEET EAST OF A NO. 4 REBAR FOUND, FOR AN INTERIOR CORNER OF SAID 8.749-ACRE TRACT OF LAND HEREIN DESCRIBED;

THENCE, NORTH 01 DEGREES 11 MINUTES 41 SECONDS WEST (NORTH STATED IN SAID GF NO. 23014200), WITH THE APPARENT NORTHERNMOST WEST LOT LINE OF SAID 8.749-ACRE TRACT, A DISTANCE OF 147.00 FEET TO A SET NO. 4 REBAR PLASTIC CAP STAMPED 2791 FOR AN EXTERIOR CORNER OF SAID 8.749-ACRE TRACT OF LAND HEREIN DESCRIBED;

THENCE, NORTH 56 DEGREES 40 MINUTES 49 SECONDS EAST (NORTH 56 DEGREES 40 MINUTES 49 SECONDS EAST STATED IN SAID GF NO. 23014200), WITH THE APPARENT NORTHWEST LOT LINE OF SAID 8.749-ACRE TRACT, A DISTANCE OF 152.32 FEET TO A SET NO. 4 REBAR PLASTIC CAP STAMPED 2791 FOR AN EXTERIOR CORNER OF SAID 8.749-ACRE TRACT OF LAND HEREIN DESCRIBED;

THENCE, NORTH 88 DEGREES 48 MINUTES 19 SECONDS EAST, PARALLEL TO THE SAID NORTH LOT LINE OF FARM TRACT 109, AND WITH THE APPARENT NORTH LOT LINE OF SAID SOUTH 10.00 ACRES OF THE NORTH 20.00 ACRES AND THE EASTERNMOST NORTH LOT LINE OF SAID 8.749-ACRE TRACT, A DISTANCE OF 975 FEET TO A POINT WITHIN AN EXISTING DRAIN DITCH UNABLE TO SET FOR THE APPARENT NORTHEAST CORNER OF SAID SOUTH 10.00 ACRES OF THE NORTH 20.00 ACRES AND OF SAID 8.749-ACRE TRACT OF LAND HEREIN DESCRIBED;

THENCE, SOUTH 01 DEGREES 11 MINUTES 41 SECONDS EAST (SOUTH STATED IN SAID GF NO. 23014200), WITH THE APPARENT EAST LOT LINE OF SAID FARM TRACT 109, AND OF SAID SOUTH 10.00 ACRES OF THE NORTH 20.00 ACRES AND OF SAID 8.749-ACRE TRACT, A DISTANCE OF 330.00 FEET TO A POINT WITHIN EXISTING DRAIN DITCH UNABLE TO SET FOR THE APPARENT SOUTHEAST CORNER OF SAID SOUTH 10.00 ACRES OF THE NORTH 20.00 ACRES AND OF SAID 8.749-ACRE TRACT OF LAND HEREIN DESCRIBED;

METES AND BOUNDS
8.749-Acre TRACT
(continue)

THENCE, SOUTH 88 DEGREES 48 MINUTES 19 SECONDS WEST (SOUTH STATED IN SAID GF NO. 23014200), PARALLEL TO THE SAID NORTH LOT LINE OF FARM TRACT 109, AND WITH THE APPARENT SOUTH LOT LINE OF SAID SOUTH 10.00 ACRES OF THE NORTH 20.00 ACRES AND OF SAID 8.749 ACRE TRACT, A DISTANCE OF 42.00 FEET PAST A SET NO. 4 REBAR PLASTIC CAP STAMPED 2791 FOR OFFSET REFERENCE, THENCE ANOTHER 1,228.00 FEET PAST A NO. 4 REBAR FOUND ON THE SAID TEXAS ROAD EXISTING EAST RIGHT-OF-WAY LINE, CONTINUING FOR A TOTAL DISTANCE OF 1,320.00 FEET TO A POINT ON THE SAID TEXAS ROAD EXISTING 100-FOOT RIGHT-OF-WAY CENTERLINE FOR THE APPARENT SOUTHWEST CORNER OF SAID SOUTH 10.00 ACRES OF THE NORTH 20.00 ACRES AND OF SAID 8.749-ACRE TRACT OF LAND HEREIN DESCRIBED;

THENCE, NORTH 01 DEGREES 11 MINUTES 41 SECONDS WEST (NORTH STATED IN SAID GF NO. 23014200), WITH THE SAID TEXAS ROAD EXISTING 100-FOOT RIGHT-OF-WAY CENTERLINE AND THE SAID WEST LOT LINE OF FARM TRACT 109, AND OF SAID SOUTH 10.00 ACRES OF THE NORTH 20.00 ACRES AND OF SAID 8.749 ACRE TRACT, A DISTANCE OF 102.00 FEET TO THE SAID POINT FOR THE APPARENT NORTHWEST CORNER OF SAID 8.749-ACRE TRACT, AND ALSO BEING THE **POINT OF BEGINNING (P.O.B.)**, CONTAINING A GROSS OF 8.749 ACRES OF LAND, OF WHICH 0.117 ACRES LIE WITHIN EXISTING ROAD RIGHT-OF-WAY, FOR A NET OF 8.632 ACRES OF LAND, MORE OR LESS.

Bearing basis as per NAD 1983 State Plane Coordinates Texas South FIPS 4205 Feet.

THE STATED DESCRIPTION WAS SURVEYED ON THE GROUND UNDER MY DIRECTION ON FEBRUARY 04, 2023. SEE ACCOMPANIED SURVEY PLAT OF SAID 30.000-ACRE TRACT OF LAND.



Homero Luis Gutierrez

Homero Luis Gutierrez – R.P.L.S. # 2791

February 04, 2023
Date

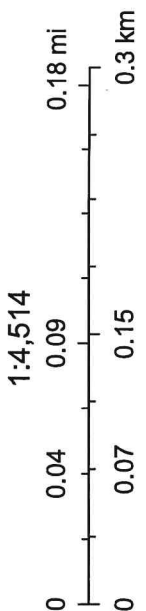
Hidalgo CAD Web Map



7/17/2023, 2:28:43 PM

- ☐ Parcels
- ☐ Abstracts

Streets



© OpenStreetMap (and) contributors, CC-BY-SA

Disclaimer: This product is for informational purposes only and has not been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of boundaries.

Hidalgo County Appraisal District, BIS Consulting -

EXHIBIT "A"

METES AND BOUNDS (8.749-Acre Tract)

AN 8.749-ACRE TRACT OF LAND, MORE OR LESS, BEING OUT OF THE SOUTH 10.00 ACRES OF THE NORTH 20.00 ACRES OUT OF FARM TRACT 109, BLOCK 144, THE WEST & ADAMS TRACT SUBDIVISION, MAP OR PLAT THEREOF RECORDED IN VOLUME 2, PAGES 34-37, MAP RECORDS, HIDALGO COUNTY, TEXAS, AND AS FURTHER DESCRIBED IN COMMITMENT FOR TITLE INSURANCE T-7 ISSUED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY VIA GF NO. 23014200, REFERENCES TO WHICH ARE HERE MADE FOR ALL PURPOSES, LOCATED IN THE CITY OF WESLACO ON THE EAST SIDE OF TEXAS ROAD (HIGHWAY FM 88) APPROXIMATELY 1,878 FEET SOUTH OF MILE 10 NORTH ROAD, IS DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

THE **POINT OF COMMENCEMENT (P.O.C.)** BEING AT A POINT OF REFERENCE (**N: 16596675.09, E: 1151054.92**) ON THE APPARENT EXISTING 100-FOOT RIGHT-OF-WAY CENTERLINE OF SAID TEXAS ROAD FOR THE APPARENT NORTHWEST CORNER OF SAID FARM TRACT 109, **THENCE**, SOUTH 01 DEGREES 11 MINUTES 41 SECONDS EAST, WITH THE SAID TEXAS ROAD EXISTING 100-FOOT RIGHT-OF-WAY CENTERLINE AND THE APPARENT WEST LOT LINE OF SAID FARM TRACT 109, A DISTANCE OF 558.00 FEET TO A POINT FOR THE APPARENT NORTHWEST CORNER OF SAID 8.749-ACRE TRACT, AND ALSO BEING THE **POINT OF BEGINNING (P.O.B.)** OF SAID 8.749-ACRE TRACT OF LAND HEREIN DESCRIBED:

THENCE, NORTH 88 DEGREES 48 MINUTES 19 SECONDS EAST (EAST STATED IN SAID GF NO. 23014200), PARALLEL WITH THE APPARENT NORTH LOT LINE OF SAID FARM TRACT 109, AND WITH THE APPARENT WESTERNMOST NORTH LOT LINE OF SAID 8.749-ACRE TRACT, A DISTANCE OF 50.00 FEET PAST A NO. 4 REBAR FOUND ON THE APPARENT EXISTING EAST RIGHT-OF-WAY LINE OF SAID TEXAS ROAD, CONTINUING FOR A TOTAL DISTANCE OF 216.00 FEET TO A SET NO. 4 REBAR WITH PLASTIC CAP STAMPED 2791, BEARING 6.16 FEET NORTH OF AND 10.00 FEET EAST OF A NO. 4 REBAR FOUND, FOR AN INTERIOR CORNER OF SAID 8.749-ACRE TRACT OF LAND HEREIN DESCRIBED;

THENCE, NORTH 01 DEGREES 11 MINUTES 41 SECONDS WEST (NORTH STATED IN SAID GF NO. 23014200), WITH THE APPARENT NORTHERNMOST WEST LOT LINE OF SAID 8.749-ACRE TRACT, A DISTANCE OF 147.00 FEET TO A SET NO. 4 REBAR PLASTIC CAP STAMPED 2791 FOR AN EXTERIOR CORNER OF SAID 8.749-ACRE TRACT OF LAND HEREIN DESCRIBED;

THENCE, NORTH 56 DEGREES 40 MINUTES 49 SECONDS EAST (NORTH 56 DEGREES 40 MINUTES 49 SECONDS EAST STATED IN SAID GF NO. 23014200), WITH THE APPARENT NORTHWEST LOT LINE OF SAID 8.749-ACRE TRACT, A DISTANCE OF 152.32 FEET TO A SET NO. 4 REBAR PLASTIC CAP STAMPED 2791 FOR AN EXTERIOR CORNER OF SAID 8.749-ACRE TRACT OF LAND HEREIN DESCRIBED;

THENCE, NORTH 88 DEGREES 48 MINUTES 19 SECONDS EAST, PARALLEL TO THE SAID NORTH LOT LINE OF FARM TRACT 109, AND WITH THE APPARENT NORTH LOT LINE OF SAID SOUTH 10.00 ACRES OF THE NORTH 20.00 ACRES AND THE EASTERNMOST NORTH LOT LINE OF SAID 8.749-ACRE TRACT, A DISTANCE OF 975 FEET TO A POINT WITHIN AN EXISTING DRAIN DITCH UNABLE TO SET FOR THE APPARENT NORTHEAST CORNER OF SAID SOUTH 10.00 ACRES OF THE NORTH 20.00 ACRES AND OF SAID 8.749-ACRE TRACT OF LAND HEREIN DESCRIBED;

THENCE, SOUTH 01 DEGREES 11 MINUTES 41 SECONDS EAST (SOUTH STATED IN SAID GF NO. 23014200), WITH THE APPARENT EAST LOT LINE OF SAID FARM TRACT 109, AND OF SAID SOUTH 10.00 ACRES OF THE NORTH 20.00 ACRES AND OF SAID 8.749-ACRE TRACT, A DISTANCE OF 330.00 FEET TO A POINT WITHIN EXISTING DRAIN DITCH UNABLE TO SET FOR THE APPARENT SOUTHEAST CORNER OF SAID SOUTH 10.00 ACRES OF THE NORTH 20.00 ACRES AND OF SAID 8.749-ACRE TRACT OF LAND HEREIN DESCRIBED;

METES AND BOUNDS
8.749-Acre TRACT
(continue)

THENCE, SOUTH 88 DEGREES 48 MINUTES 19 SECONDS WEST (SOUTH STATED IN SAID GF NO. 23014200), PARALLEL TO THE SAID NORTH LOT LINE OF FARM TRACT 109, AND WITH THE APPARENT SOUTH LOT LINE OF SAID SOUTH 10.00 ACRES OF THE NORTH 20.00 ACRES AND OF SAID 8.749 ACRE TRACT, A DISTANCE OF 42.00 FEET PAST A SET NO. 4 REBAR PLASTIC CAP STAMPED 2791 FOR OFFSET REFERENCE, THENCE ANOTHER 1,228.00 FEET PAST A NO. 4 REBAR FOUND ON THE SAID TEXAS ROAD EXISTING EAST RIGHT-OF-WAY LINE, CONTINUING FOR A TOTAL DISTANCE OF 1,320.00 FEET TO A POINT ON THE SAID TEXAS ROAD EXISTING 100-FOOT RIGHT-OF-WAY CENTERLINE FOR THE APPARENT SOUTHWEST CORNER OF SAID SOUTH 10.00 ACRES OF THE NORTH 20.00 ACRES AND OF SAID 8.749-ACRE TRACT OF LAND HEREIN DESCRIBED;

THENCE, NORTH 01 DEGREES 11 MINUTES 41 SECONDS WEST (NORTH STATED IN SAID GF NO. 23014200), WITH THE SAID TEXAS ROAD EXISTING 100-FOOT RIGHT-OF-WAY CENTERLINE AND THE SAID WEST LOT LINE OF FARM TRACT 109, AND OF SAID SOUTH 10.00 ACRES OF THE NORTH 20.00 ACRES AND OF SAID 8.749 ACRE TRACT, A DISTANCE OF 102.00 FEET TO THE SAID POINT FOR THE APPARENT NORTHWEST CORNER OF SAID 8.749-ACRE TRACT, AND ALSO BEING THE **POINT OF BEGINNING (P.O.B.)**, CONTAINING A GROSS OF 8.749 ACRES OF LAND, OF WHICH 0.117 ACRES LIE WITHIN EXISTING ROAD RIGHT-OF-WAY, FOR A NET OF 8.632 ACRES OF LAND, MORE OR LESS.

Bearing basis as per NAD 1983 State Plane Coordinates Texas South FIPS 4205 Feet.

THE STATED DESCRIPTION WAS SURVEYED ON THE GROUND UNDER MY DIRECTION ON FEBRUARY 04, 2023. SEE ACCOMPANIED SURVEY PLAT OF SAID 30.000-ACRE TRACT OF LAND.



Homero Luis Gutierrez

Homero Luis Gutierrez – R.P.L.S. # 2791

February 04, 2023

Date

Voluntary Annexation

Iglesia Bautista Las Palmas
Parma Subdivision

Legend

El Perico

Mile 10 N

E Mile 10 N

Eagle Insurance

Galvan's Tire Service

Victor Garcia Dr

ATM (Quik Sak Stores)

Texas Blvd

Ranchel Ave

Charlotte

Google Earth

Texas Heights

1000 ft

N

ORDINANCE NO. 2023-35

AN ORDINANCE ANNEXING ADDITIONAL TERRITORY TO THE CORPORATE LIMITS OF THE CITY OF WESLACO, HIDALGO COUNTY, TEXAS ON VOLUNTARY PETITION OF AREA LAND OWNER SUCH LAND BEING 8.749 ACRES OF LAND, LOCATED IN HIDALGO COUNTY, TEXAS, WHICH IS CONTIGUOUS TO THE CITY LIMITS AND HEREINAFTER DESCRIBED; AS SHOWN IN THE ATTACHED EXHIBIT; MAKING FINDINGS OF FACT; PROVIDING A SEVERABILITY CLAUSE; PROVIDING AN EFFECTIVE DATE; AND PROVIDING FOR OPEN MEETINGS AND OTHER RELATED MATTERS.

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

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

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

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

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

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

SECTION 2. There is hereby annexed on voluntary petition of area landowner as part of the territory within the corporate boundaries of the City of Weslaco the following tract located in Hidalgo County, Texas, that totals to 8.749 acres and are more specifically described as follows, to-wit:

METES AND BOUNDS DESCRIPTION

AN 8.749-ACRE TRACT OF LAND, MORE OR LESS, BEING OUT OF THE SOUTH 10.00 ACRES OF THE NORTH 20.00 ACRES OUT OF FARM TRACT 109, BLOCK 144, THE WEST & ADAMS TRACT SUBDIVISION, MAP OR PLAT THEREOF RECORDED IN VOLUME 2, PAGES 34-37, MAP RECORDS, HIDALGO COUNTY, TEXAS, AND AS FURTHER DESCRIBED IN COMMITMENT FOR TITLE INSURANCE T-7 ISSUED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY VIA GF NO. 23014200, REFERENCES TO WHICH ARE HERE MADE FOR ALL PURPOSES, LOCATED IN THE CITY OF WESLACO ON THE EAST SIDE OF TEXAS ROAD (HIGHWAY FM 88) APPROXIMATELY 1,878 FEET SOUTH OF MILE 10 NORTH ROAD, IS DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

THE POINT OF COMMENCEMENT (P.O.C.) BEING AT A POINT OF REFERENCE (N: 16596675.09, E: 1151054.92) ON THE APPARENT EXISTING 100-FOOT RIGHT-OF-WAY CENTERLINE OF SAID TEXAS ROAD FOR THE APPARENT NORTHWEST CORNER OF SAID FARM TRACT 109, THENCE, SOUTH 01 DEGREES 11 MINUTES 41 SECONDS EAST, WITH THE SAID TEXAS ROAD EXISTING 100-FOOT RIGHT-OF-WAY CENTERLINE AND THE APPARENT WEST LOT LINE OF SAID FARM TRACT 109, A DISTANCE OF 558.00 FEET TO A POINT FOR THE APPARENT NORTHWEST CORNER OF SAID 8.749-ACRE TRACT, AND ALSO BEING THE POINT OF BEGINNING (P.O.B.) OF SAID 8.749-ACRE TRACT OF LAND HEREIN DESCRIBED:

THENCE, NORTH 88 DEGREES 48 MINUTES 19 SECONDS EAST (EAST STATED IN SAID GF NO. 23014200), PARALLEL WITH THE APPARENT NORTH LOT LINE OF SAID FARM TRACT 109, AND WITH THE APPARENT WESTERNMOST NORTH LOT LINE OF SAID 8.749-ACRE TRACT, A DISTANCE OF 50.00 FEET PAST A NO. 4 REBAR FOUND ON THE APPARENT EXISTING EAST RIGHT-OF-WAY LINE OF SAID TEXAS ROAD, CONTINUING FOR A TOTAL DISTANCE OF 216.00 FEET TO A SET NO. 4 REBAR WITH PLASTIC CAP STAMPED 2791, BEARING 6.16 FEET NORTH OF AND 10.00 FEET EAST OF A NO. 4 REBAR FOUND, FOR AN INTERIOR CORNER OF SAID 8.749-ACRE TRACT OF LAND HEREIN DESCRIBED;

THENCE, NORTH 01 DEGREES 11 MINUTES 41 SECONDS WEST (NORTH STATED IN SAID GF NO. 23014200), WITH THE APPARENT NORTHERNMOST WEST LOT LINE OF SAID 8.749-ACRE TRACT, A DISTANCE OF 147.00 FEET TO A SET NO. 4 REBAR PLASTIC CAP STAMPED 2791 FOR AN EXTERIOR CORNER OF SAID 8.749-ACRE TRACT OF LAND HEREIN DESCRIBED;

THENCE, NORTH 56 DEGREES 40 MINUTES 49 SECONDS EAST (NORTH 56 DEGREES 40 MINUTES 49 SECONDS EAST STATED IN SAID GF NO. 23014200), WITH THE APPARENT NORTHWEST LOT LINE OF SAID 8.749-ACRE TRACT, A DISTANCE OF 152.32 FEET TO A SET NO. 4 REBAR PLASTIC CAP STAMPED 2791 FOR AN EXTERIOR CORNER OF SAID 8.749-ACRE TRACT OF LAND HEREIN DESCRIBED;

THENCE, NORTH 88 DEGREES 48 MINUTES 19 SECONDS EAST, PARALLEL TO THE SAID NORTH LOT LINE OF FARM TRACT 109, AND WITH THE APPARENT NORTH LOT LINE OF SAID SOUTH 10.00 ACRES OF THE NORTH 20.00 ACRES AND THE EASTERNMOST NORTH LOT LINE OF SAID 8.749-ACRE TRACT, A DISTANCE OF 975 FEET TO A POINT WITHIN AN EXISTING DRAIN DITCH UNABLE TO SET FOR THE APPARENT NORTHEAST CORNER OF SAID SOUTH 10.00 ACRES OF THE NORTH 20.00 ACRES AND OF SAID 8.749-ACRE TRACT OF LAND HEREIN DESCRIBED;

THENCE, SOUTH 01 DEGREES 11 MINUTES 41 SECONDS EAST (SOUTH STATED IN SAID GF NO. 23014200), WITH THE APPARENT EAST LOT LINE OF SAID FARM TRACT 109, AND OF SAID SOUTH 10.00 ACRES OF THE NORTH 20.00 ACRES AND OF SAID 8.749-ACRE TRACT, A DISTANCE OF 330.00 FEET TO A POINT WITHIN EXISTING DRAIN DITCH UNABLE TO SET FOR THE APPARENT SOUTHEAST CORNER OF SAID SOUTH 10.00 ACRES OF THE NORTH 20.00 ACRES AND OF SAID 8.749-ACRE TRACT OF LAND HEREIN DESCRIBED;

THENCE, SOUTH 88 DEGREES 48 MINUTES 19 SECONDS WEST (SOUTH STATED IN SAID GF NO. 23014200), PARALLEL TO THE SAID NORTH LOT LINE OF FARM TRACT 109, AND WITH THE APPARENT SOUTH LOT LINE OF SAID SOUTH 10.00 ACRES OF THE NORTH 20.00 ACRES AND OF SAID 8.749 ACRE TRACT, A DISTANCE OF 42.00 FEET PAST A SET NO. 4 REBAR PLASTIC CAP STAMPED 2791 FOR OFFSET REFERENCE, THENCE ANOTHER 1,228.00 FEET PAST A NO. 4 REBAR FOUND ON THE SAID TEXAS ROAD EXISTING EAST RIGHT-OF-WAY LINE, CONTINUING FOR A TOTAL DISTANCE OF 1,320.00 FEET TO A POINT ON THE SAID TEXAS ROAD EXISTING 100-FOOT RIGHT-OF-WAY CENTERLINE FOR THE APPARENT SOUTHWEST CORNER OF SAID SOUTH 10.00 ACRES OF THE NORTH 20.00 ACRES AND OF SAID 8.749-ACRE TRACT OF LAND HEREIN DESCRIBED;

THENCE, NORTH 01 DEGREES 11 MINUTES 41 SECONDS WEST (NORTH STATED IN SAID GF NO. 23014200), WITH THE SAID TEXAS ROAD EXISTING 100-FOOT RIGHT-OF-WAY CENTERLINE AND THE SAID WEST LOT LINE OF FARM TRACT 109, AND OF SAID SOUTH 10.00 ACRES OF THE NORTH 20.00 ACRES AND OF SAID 8.749 ACRE TRACT, A DISTANCE OF 102.00 FEET TO THE SAID POINT FOR THE APPARENT NORTHWEST CORNER OF SAID 8.749-ACRE TRACT, AND ALSO BEING THE POINT OF BEGINNING (P.O.B.), CONTAINING A GROSS OF 8.749 ACRES OF LAND, OF WHICH 0.117 ACRES LIE WITHIN EXISTING ROAD RIGHT-OF-WAY, FOR A NET OF 8.632 ACRES OF LAND, MORE OR LESS.

SECTION 3. That the official map and boundaries of the City, heretofore adopted and amended be and hereby are amended so as to include the Annexed Property as part of the City of Weslaco.

SECTION 4. This ordinance shall be published in one (1) newspaper of general circulation published in Weslaco, once a week for two (2) weeks, after the last reading of the ordinance.

SECTION 5. That this Ordinance shall take effect immediately from and after its passage and publication in accordance with the provisions of the *Tex. Loc. Gov't. Code*.

SECTION 6. That it is hereby officially found and determined that the meeting at which this Ordinance is passed was open to the public as required and that public notice of the time, place, and purpose of said meeting was given as required by the Open Meetings Act, *Chapter 551, Tex. Gov't. Code*.

PASSED AND APPROVED on first reading at a regular meeting of the City Commission this 15th day of August, 2023.

PASSED AND APPROVED on second reading at a regular meeting of the City Commission this ____ day of _____, 2023.

CITY OF WESLACO

David Suarez, MAYOR

ATTEST:

NORMA A. CANTU, CITY SECRETARY

APPROVED AS TO FORM:

Juan E. Gonzalez, CITY ATTORNEY



Standardized Agenda Request Form

Date of Meeting: August 15, 2023		Agenda Item No. (to be assigned by CSO): 2023-6810	
From: REBEKAH DE LA FUENTE			
Subject: Discussion and consideration to authorize staff to utilize Shelterluv software for shelter operations and adoptions and authorize staff to execute any related documents. Possible action. (Staffed by Planning & Code Enforcement Department.)			
Background: The proposed program will be to replace the current animal control program, ShelterPro. ShelterLuv offers additional platforms not currently offered by our current program. These services include Shelter to Rescue transfer of digital records, Adoption platform, Field services, Text notifications, Unlimited Users, Donation platform and live updates onto the City Website and automatic uploads to pet sites such as Petfinder, Adopt-a-Pet, and Petco Love Lost.			
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):			
REBEKAH DE LA FUENTE		Created/Initiated	
REBEKAH DE LA FUENTE		Approved	
Martin Garza		New	
City Manager Comments: Approve as recommended by staff.			
Staff Recommendation: Staff recommends approval			
Attachments, if any: Shelterluv Program Overview			
Responsibilities upon Approval: Staff will active program			

Onboarding & Billing

First time here? Take a look here for how to get started or update your billing preferences.

[Shelterluv Help Center](#) / [Onboarding & Billing](#) / [Overview](#)

Shelterluv Pricing and What it Includes



Helen Cuadra

Updated 1 month ago

Thanks for your interest! Shelterluv is a comprehensive web-based shelter and rescue management system that tracks shelter, foster, field and community services work. Our focus is to support you in helping more people and animals within your communities.

Shelterluv charges \$2.00 (USD) per adoption (billed monthly). All other outcomes (ex., transfers, return to owner, etc.) are free of charge. We do **not** have any yearly charges, setup, add-on, or support fees of any kind! We are happy to import your current and historical data at no additional costs.



have a donation capture feature in the adoption checkout process that

works so well that our customers more than cover credit card processing fees (*3.4% + \$0.30/transaction*)—they usually **make money** using Shelterluv since **81% of adopters donate an average of \$20**. Learn more here: [What is Mobile Checkout?](#)

All-inclusive features:

- ✓ All other outcomes (transfers, return to owner, TNR, etc.)
 - This means Shelterluv is a *very* affordable--and possibly free--solution for transport- and TNR-focused groups
- ✓ Account setup and online training
- ✓ [One-time data import](#)
- ✓ [Field & Community Services features](#)
- ✓ Configurable intake & outcome forms
- ✓ Digital applications
- ✓ [Digital adoption checkouts](#)
 - Sent to the adopter's phone, where they sign the contract & pay for the adoption
 - We ask for a donation on your behalf during the checkout - Shelterluv users have raised **\$19+ million dollars in donations** using our powerful Donation Boost features!
 - Try it out by texting **cat** or **dog** to **650-240-4964**
- ✓ A custom [Donation Boost Widget](#)
- ✓ [Text-to-Donate](#)
- ✓ [Monthly Giving Program](#) (recurring donations)
- ✓ [Custom Kennel Card Builder](#)
- ✓ Powerful reporting
 - Over 35 helpful, pre-built Quick Reports, including an exportable one for [Shelter Animals Count](#)



- Ability to *easily* build Custom Reports
- Automated Reports emailed on a set schedule
- Protected Pet Reports
- ✓ Direct integrations with:
 - Petfinder
 - Adopt-a-Pet
 - RescueGroups
 - Your website (iframe or API)
 - Doobert
 - Petco Love Lost (formerly known as Finding Rover)
- ✓ Microchip auto-uploads to PetLink, AKC Reunite, Michelson Found Animals, and Fi Nano
- ✓ The best medical module in shelter software, hands-down
- ✓ ASPCA-approved transport manifests
- ✓ Behavioral Plans/Assessments and Playgroup Activities Tracking
- ✓ Unlimited user accounts with custom permissions for each one
- ✓ Unlimited photo storage and YouTube video links
- ✓ Unlimited document storage
- ✓ Unlimited support

For other questions about implementing Shelterluv for your shelter or rescue, please email us at **info@shelterluv.com**.

Related articles

[Why does Shelterluv import data for free?](#)



[Shelterpay: What is Mobile Checkout?](#)

Shelterluv New User Training Guide

Donations for Processing Fees

How do I create a transport list?

Can't find what you're looking for?

Submit a request

Welcome Guide

Import Guide





Standardized Agenda Request Form

Date of Meeting: August 15, 2023		Agenda Item No. (to be assigned by CSO): 2023-6780	
From:			
Subject: Discussion and consideration to accept the calculation of the No-New-Revenue and Voter-Approval tax rates for the 2023 tax year by the Hidalgo County Tax Assessor-Collector Pablo Villarreal and authorize the Mayor to execute any related documents. Possible action. (Staffed by Finance Department.)			
Background:			
Funding Source (budget code, if applicable):			
Amount:	Term of Impact:	Identified in Current Budget:	
Additional Action Prompted: Mayor's Signature			
If item previously considered, provide date and action by Commission:			
If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners:			
Advisory Review, if any (name of board/committee, date of action, recommendation):			
Rosalinda Cavazos Rosalinda Cavazos Martin Garza		Created	
City Manager Comments: Approve as recommended by staff.			
Staff Recommendation: Staff recommends approval of updated rates.			
Attachments, if any: Memo 2023 Tax Rate Calculations, 2023-07-28 CWL Benchmark 2023 Tax Rates with proposed rate, 2023-07-28 CWL 2023 Tax Rate Calculation Worksheet			
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: August 10, 2023

To: Mayor & City Commission

CC: Martin Garza, City Manager

From: Rosie Cavazos, Finance Director

Re: 2023 Tax Rate Calculations

In accordance with the Benchmark 2023, the Hidalgo County tax office the calculated the following:

- No-New Revenue at \$0.6134 per \$100
- Voter Approval Rate **NOT** Adjusted for Unused Increment Rate at \$0.67550 per \$100
- Voter Approval Rate Adjusted for Unused Increment Rate at \$0.6971 per \$100

These tax rates are for the upcoming 2023-2024 fiscal year.

Staff recommends acceptance of the calculated rates.

.

2023 Governing Body Summary #1A*

Benchmark 2023 Tax Rates

City of Weslaco

Date: 07/28/2023 03:32 PM

DESCRIPTION OF TAX RATE	TAX RATE PER \$100	THIS YEAR'S TAX LEVY**	ADDITIONAL TAX LEVY
No-New-Revenue Tax Rate	\$0.6134	\$15,931,161	
One Percent \$100 Tax Increase***	\$0.6195	\$16,089,589	\$158,428
One Cent per \$100 Tax Increase***	\$0.623400	\$16,190,880	\$259,719
De Minimis Rate	\$0.6804	\$17,671,278	\$1,740,117
VAR NOT adjusted for Unused Increment Rate	\$0.6755	\$17,544,016	\$1,612,855
VAR adjusted for Unused Increment Rate	\$0.6971	\$18,105,009	\$2,173,848
Last Year's Tax Rate	\$0.6967	\$18,094,620	\$2,163,459
Proposed Tax Rate	\$0.6967	\$18,094,620	\$2,163,459

*These figures are provided as estimates of possible outcomes resulting from varying the tax rate. Please be aware that these are only estimates and should not be used alone in making budgetary decisions.

**Tax levies are calculated using line 21 of the No-New-Revenue Tax Rate Worksheet and this year's frozen tax levy on homesteads of the elderly or disabled.

***Tax increase compared to no-new-revenue tax rate.

2023 Tax Rate Calculation Worksheet

Taxing Units Other Than School Districts or Water Districts

Form 50-856

City of Weslaco

(956) 318-2157

Taxing Unit Name

Phone (area code and number)

2804 S US HWY 281, Edinburg, TX 78540

www.hidalgocountytax.org

Taxing Unit's Address, City, State, ZIP Code

Taxing Unit's Website Address

GENERAL INFORMATION: Tax Code Section 26.04(c) requires an officer or employee designated by the governing body to calculate the no-new-revenue (NNR) tax rate and voter-approval tax rate for the taxing unit. These tax rates are expressed in dollars per \$100 of taxable value calculated. The calculation process starts after the chief appraiser delivers to the taxing unit the certified appraisal roll and the estimated values of properties under protest. The designated officer or employee shall certify that the officer or employee has accurately calculated the tax rates and used values shown for the certified appraisal roll or certified estimate. The officer or employee submits the rates to the governing body by Aug. 7 or as soon thereafter as practicable.

School districts do not use this form, but instead use Comptroller Form 50-859 *Tax Rate Calculation Worksheet, School District without Chapter 313 Agreements* or Comptroller Form 50-884 *Tax Rate Calculation Worksheet, School District with Chapter 313 Agreements*.

Water districts as defined under Water Code Section 49.001(1) do not use this form, but instead use Comptroller Form 50-858 *Water District Voter-Approval Tax Rate Worksheet for Low Tax Rate and Developing Districts* or Comptroller Form 50-860 *Developed Water District Voter-Approval Tax Rate Worksheet*.

The Comptroller's office provides this worksheet to assist taxing units in determining tax rates. The information provided in this worksheet is offered as technical assistance and not legal advice. Taxing units should consult legal counsel for interpretations of law regarding tax rate preparation and adoption.

SECTION 1: No-New-Revenue Tax Rate

The NNR tax rate enables the public to evaluate the relationship between taxes for the prior year and for the current year based on a tax rate that would produce the same amount of taxes (no new taxes) if applied to the same properties that are taxed in both years. When appraisal values increase, the NNR tax rate should decrease.

The NNR tax rate for a county is the sum of the NNR tax rates calculated for each type of tax the county levies.

While uncommon, it is possible for a taxing unit to provide an exemption for only maintenance and operations taxes. In this case, the taxing unit will need to calculate the NNR tax rate separately for the maintenance and operations tax and the debt tax, then add the two components together.

Line	No-New-Revenue Tax Rate Worksheet	Amount/Rate
1.	2022 total taxable value. Enter the amount of 2022 taxable value on the 2022 tax roll today. Include any adjustments since last year's certification; exclude Tax Code Section 25.25(d) one-fourth and one-third over-appraisal corrections from these adjustments. Exclude any property value subject to an appeal under Chapter 42 as of July 25 (will add undisputed value in Line 6). This total includes the taxable value of homesteads with tax ceilings (will deduct in Line 2) and the captured value for tax increment financing (adjustment is made by deducting TIF taxes, as reflected in Line 17). ¹	\$ 2,380,573,150
2.	2022 tax ceilings. Counties, cities and junior college districts. Enter 2022 total taxable value of homesteads with tax ceilings. These include the homesteads of homeowners age 65 or older or disabled. Other taxing units enter 0. If your taxing unit adopted the tax ceiling provision in 2022 or a prior year for homeowners age 65 or older or disabled, use this step. ²	\$ 209,620,016
3.	Preliminary 2022 adjusted taxable value. Subtract Line 2 from Line 1.	\$ 2,170,953,134
4.	2022 total adopted tax rate.	\$ 0.6967 /\$100
5.	2022 taxable value lost because court appeals of ARB decisions reduced 2022 appraised value. A. Original 2022 ARB values: \$ 31,504,411 B. 2022 values resulting from final court decisions: - \$ 18,070,065 C. 2022 value loss. Subtract B from A. ³	\$ 13,434,346
6.	2022 taxable value subject to an appeal under Chapter 42, as of July 25. A. 2022 ARB certified value: \$ 17,430,246 B. 2022 disputed value: - \$ 2,995,000 C. 2022 undisputed value. Subtract B from A. ⁴	\$ 14,435,246
7.	2022 Chapter 42 related adjusted values. Add Line 5C and Line 6C.	\$ 27,869,592

¹ Tex. Tax Code §26.012(14)

² Tex. Tax Code §26.012(14)

³ Tex. Tax Code §26.012(13)

⁴ Tex. Tax Code §26.012(13)

Line	No-New-Revenue Tax Rate Worksheet	Amount/Rate
8.	2022 taxable value, adjusted for actual and potential court-ordered adjustments. Add Line 3 and Line 7.	\$ 2,198,822,726
9.	2022 taxable value of property in territory the taxing unit deannexed after Jan. 1, 2022. Enter the 2022 value of property in deannexed territory. ⁵	\$ 0
10.	2022 taxable value lost because property first qualified for an exemption in 2023. If the taxing unit increased an original exemption, use the difference between the original exempted amount and the increased exempted amount. Do not include value lost due to freeport, goods-in-transit, temporary disaster exemptions. Note that lowering the amount or percentage of an existing exemption in 2023 does not create a new exemption or reduce taxable value. A. Absolute exemptions. Use 2022 market value: \$ 2,414,949 B. Partial exemptions. 2023 exemption amount or 2023 percentage exemption times 2022 value: + \$ 3,837,851 C. Value loss. Add A and B.⁶	\$ 6,252,800
11.	2022 taxable value lost because property first qualified for agricultural appraisal (1-d or 1-d-1), timber appraisal, recreational/scenic appraisal or public access airport special appraisal in 2023. Use only properties that qualified in 2023 for the first time; do not use properties that qualified in 2022. A. 2022 market value: \$ 0 B. 2023 productivity or special appraised value: - \$ 171 C. Value loss. Subtract B from A.⁷	\$ -171
12.	Total adjustments for lost value. Add Lines 9, 10C and 11C.	\$ 6,252,629
13.	2022 captured value of property in a TIF. Enter the total value of 2022 captured appraised value of property taxable by a taxing unit in a tax increment financing zone for which 2022 taxes were deposited into the tax increment fund. ⁸ If the taxing unit has no captured appraised value in line 18D, enter 0.	\$ 0
14.	2022 total value. Subtract Line 12 and Line 13 from Line 8.	\$ 2,192,570,097
15.	Adjusted 2022 total levy. Multiply Line 4 by Line 14 and divide by \$100.	\$ 15,275,635
16.	Taxes refunded for years preceding tax year 2022. Enter the amount of taxes refunded by the taxing unit for tax years preceding tax year 2022. Types of refunds include court decisions, Tax Code Section 25.25(b) and (c) corrections and Tax Code Section 31.11 payment errors. Do not include refunds for tax year 2022. This line applies only to tax years preceding tax year 2022. ⁹	\$ 69,753
17.	Adjusted 2022 levy with refunds and TIF adjustment. Add Lines 15 and 16. ¹⁰	\$ 15,345,388
18.	Total 2023 taxable value on the 2023 certified appraisal roll today. This value includes only certified values or certified estimate of values and includes the total taxable value of homesteads with tax ceilings (will deduct in Line 20). These homesteads include homeowners age 65 or older or disabled. ¹¹ A. Certified values: \$ 2,743,951,253 B. Counties: Include railroad rolling stock values certified by the Comptroller's office: + \$ C. Pollution control and energy storage system exemption: Deduct the value of property exempted for the current tax year for the first time as pollution control or energy storage system property: - \$ 0 D. Tax increment financing: Deduct the 2023 captured appraised value of property taxable by a taxing unit in a tax increment financing zone for which the 2023 taxes will be deposited into the tax increment fund. Do not include any new property value that will be included in Line 23 below.¹² - \$ 0 E. Total 2023 value. Add A and B, then subtract C and D.	\$ 2,743,951,253

⁵ Tex. Tax Code §26.012(15)⁶ Tex. Tax Code §26.012(15)⁷ Tex. Tax Code §26.012(15)⁸ Tex. Tax Code §26.03(c)⁹ Tex. Tax Code §26.012(13)¹⁰ Tex. Tax Code §26.012(13)¹¹ Tex. Tax Code §26.012, 26.04(c-2)¹² Tex. Tax Code §26.03(c)

Line	No-New-Revenue Tax Rate Worksheet	Amount/Rate
19.	Total value of properties under protest or not included on certified appraisal roll. ¹³	
A.	2023 taxable value of properties under protest. The chief appraiser certifies a list of properties still under ARB protest. The list shows the appraisal district's value and the taxpayer's claimed value, if any, or an estimate of the value if the taxpayer wins. For each of the properties under protest, use the lowest of these values. Enter the total value under protest. ¹⁴	\$ 79,214,773
B.	2023 value of properties not under protest or included on certified appraisal roll. The chief appraiser gives taxing units a list of those taxable properties that the chief appraiser knows about but are not included in the appraisal roll certification. These properties also are not on the list of properties that are still under protest. On this list of properties, the chief appraiser includes the market value, appraised value and exemptions for the preceding year and a reasonable estimate of the market value, appraised value and exemptions for the current year. Use the lower market, appraised or taxable value (as appropriate). Enter the total value of property not on the certified roll. ¹⁵	+ \$ 0
C.	Total value under protest or not certified. Add A and B.	\$ 79,214,773
20.	2023 tax ceilings. Counties, cities and junior colleges enter 2023 total taxable value of homesteads with tax ceilings. These include the homesteads of homeowners age 65 or older or disabled. Other taxing units enter 0. If your taxing unit adopted the tax ceiling provision in 2022 or a prior year for homeowners age 65 or older or disabled, use this step. ¹⁶	\$ 225,976,449
21.	2023 total taxable value. Add Lines 18E and 19C. Subtract Line 20. ¹⁷	\$ 2,597,189,577
22.	Total 2023 taxable value of properties in territory annexed after Jan. 1, 2022. Include both real and personal property. Enter the 2023 value of property in territory annexed. ¹⁸	\$ 814,400
23.	Total 2023 taxable value of new improvements and new personal property located in new improvements. New means the item was not on the appraisal roll in 2022. An improvement is a building, structure, fixture or fence erected on or affixed to land. New additions to existing improvements may be included if the appraised value can be determined. New personal property in a new improvement must have been brought into the taxing unit after Jan. 1, 2022 and be located in a new improvement. New improvements do include property on which a tax abatement agreement has expired for 2023. ¹⁹	\$ 95,061,369
24.	Total adjustments to the 2023 taxable value. Add Lines 22 and 23.	\$ 95,875,769
25.	Adjusted 2023 taxable value. Subtract Line 24 from Line 21.	\$ 2,501,313,808
26.	2023 NNR tax rate. Divide Line 17 by Line 25 and multiply by \$100. ²⁰	\$ 0.6134 /\$100
27.	COUNTIES ONLY. Add together the NNR tax rates for each type of tax the county levies. The total is the 2023 county NNR tax rate. ²¹	\$ _____ /\$100

SECTION 2: Voter-Approval Tax Rate

The voter-approval tax rate is the highest tax rate that a taxing unit may adopt without holding an election to seek voter approval of the rate. The voter-approval tax rate is split into two separate rates:

- Maintenance and Operations (M&O) Tax Rate:** The M&O portion is the tax rate that is needed to raise the same amount of taxes that the taxing unit levied in the prior year plus the applicable percentage allowed by law. This rate accounts for such things as salaries, utilities and day-to-day operations.
- Debt Rate:** The debt rate includes the debt service necessary to pay the taxing unit's debt payments in the coming year. This rate accounts for principal and interest on bonds and other debt secured by property tax revenue.

The voter-approval tax rate for a county is the sum of the voter-approval tax rates calculated for each type of tax the county levies. In most cases the voter-approval tax rate exceeds the no-new-revenue tax rate, but occasionally decreases in a taxing unit's debt service will cause the NNR tax rate to be higher than the voter-approval tax rate.

Line	Voter-Approval Tax Rate Worksheet	Amount/Rate
28.	2022 M&O tax rate. Enter the 2022 M&O tax rate.	\$ 0.4643 /\$100
29.	2022 taxable value, adjusted for actual and potential court-ordered adjustments. Enter the amount in Line 8 of the <i>No-New-Revenue Tax Rate Worksheet</i> .	\$ 2,198,822,726

¹³ Tex. Tax Code §26.01(c) and (d)

¹⁴ Tex. Tax Code §26.01(c)

¹⁵ Tex. Tax Code §26.01(d)

¹⁶ Tex. Tax Code §26.012(6)(B)

¹⁷ Tex. Tax Code §26.012(6)

¹⁸ Tex. Tax Code §26.012(17)

¹⁹ Tex. Tax Code §26.012(17)

²⁰ Tex. Tax Code §26.04(c)

²¹ Tex. Tax Code §26.04(d)



Standardized Agenda Request Form

Date of Meeting: August 15, 2023		Agenda Item No. (to be assigned by CSO): 2023-6782	
From:			
Subject: Discussion and consideration to approve Resolution 2023-50 proposing an ad valorem tax rate and setting dates on which the Commission will hold a public hearing, and a date to adopt the 2023-2024 ad valorem tax rate and authorize the Mayor to execute any related documents. ROLL CALL VOTE REQUIRED. Possible action. (Staffed by Finance Department.)			
Background: In order to adopt the proposed budget, the Commission must consider a proposed tax rate that will support the budget. Last year the rate adopted amounted to \$0.6967 per \$100 valuation. This amount does not exceed the voter approval rate. Note: the vote should be a record vote and the date of the public hearing must be read out aloud for the record.			
Funding Source (budget code, if applicable):			
Amount:	Term of Impact:	Identified in Current Budget:	
Additional Action Prompted: Mayor's Signature Resolution			
If item previously considered, provide date and action by Commission:			
If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners: Publication of the Public Hearing will be August 23, 2023 in the Advance News Journal.			
Advisory Review, if any (name of board/committee, date of action, recommendation):			
Rosalinda Cavazos Rosalinda Cavazos Martin Garza		Created	
City Manager Comments: Approve as recommended by staff.			
Staff Recommendation: Staff recommends approval.			
Attachments, if any: 081523 Proposed Tax Rate, R2023-50 Proposing Tax Rate			
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: August 11, 2023

To: Mayor & City Commission

CC: Martin Garza, City Manager

From: Rosie Cavazos, Finance Director

Re: 2023 Proposed Tax Rate

As the Budget Officer for the City of Weslaco, Mr. Martin Garza has been working in conjunction with the Finance Department staff to consider the requests of the City of Weslaco department directors and develop a proposal for a balanced budget for the 2023-2024 fiscal year. Taking into consideration our revenue projections, Mr. Garza has filed a proposed budget that will meet the needs of the citizens of Weslaco.

To support the proposed budget, it is recommended that the city maintain the current tax rate of **\$.6967** per \$100 valuation.

Senate Bill 2 now requires one public hearing notice instead of two. The publication for the public hearing will be on August 23rd in the Advance News Journal. I am proposing to hold a hearing and adopt the tax rate the 5th of September 2023.

I respectfully request that the announcement of the proposed hearing date be made a part of the record. Note that ROLL CALL Vote is required for this item.

Please do not hesitate to contact me if you have any questions on these matters.

.

RESOLUTION NO. 2023-50

RESOLUTION OF THE CITY OF WESLACO, TEXAS
PROPOSING AN AD VALOREM TAX RATE; SETTING A
DATE ON WHICH THE COMMISSION WILL ADOPT THE
2023-2024 AD VALOREM TAX RATE AND SETTING DATES
FOR PUBLIC HEARING(S), IF NECESSARY.

BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF WESLACO:

- 1) The maximum proposed ad valorem tax rate that the Commission will consider for Fiscal Year 2023-2024 is .6967 cents per \$100 taxable value; and
- 2) If the calculation of the No-New-Revenue and Voter Approval tax rates results in a rate that is lower than the proposed rate, the City Commission will consider the proposed rate at a public hearing as follows: Public Hearing – September 05, 2023; and
- 3) The City Commission will adopt the Fiscal Year 2023-2024 ad valorem tax rate at 5:30 p.m. on September 05, 2023, at the Weslaco City Commission Legislative Chambers, 255 S. Kansas Avenue, Weslaco, Texas.

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

PASSED AND APPROVED on this the 15TH day of August 2023.

CITY OF WESLACO

David Suarez, MAYOR

ATTEST:

Norma A. Cantu, CITY SECRETARY

APPROVED AS TO FORM:

Juan E. Gonzalez, CITY ATTORNEY



Standardized Agenda Request Form

Date of Meeting: August 15, 2023		Agenda Item No. (to be assigned by CSO): 2023-6779	
From:			
Subject: Discussion and consideration to approve and award the Depository Services Contract to the most advantageous respondent from RFP 2022-23-24 for a three-year contract beginning October 1, 2023 and ending September 30, 2026 with an option to renew the contract for two (2) years and authorize the Mayor to execute any related documents. Possible action. (Staffed by Finance Department.)			
Background: The City received five proposals. Linda Patterson, of Meeder Investment was retained to perform a thorough evaluation of the proposals. Attached is her evaluation and recommendation which shows PNC being the most advantageous proposal.			
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: Publication was in the Monitor on June 28 and July 5th, 2023. It was also published on the City's website and BIDNET throughout the period.			
Advisory Review, if any (name of board/committee, date of action, recommendation):			
Rosalinda Cavazos Rosalinda Cavazos Martin Garza		Created	
City Manager Comments: Approve PNC as the most responsive and advantageous bidder.			
Staff Recommendation: Staff recommends PNCs Bank.			
Attachments, if any: 081523 DEPOSITORY CONTRACT, Executive Evaluation City of Weslaco 2023-07, Evaluation City of Weslaco 2023-07, COMBO Weslaco 2023			
Responsibilities upon Approval: Execute depository agreement			

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: August 10, 2023

To: Mayor & City Commission

CC: Martin Garza, City Manager

From: Rosie Cavazos, Finance Director

Re: Depository Contract

We received five (5) bids for the City of Weslaco's Bank Depository Services. Attached is a spreadsheet showing the analysis of the bids from the banking institutes. In addition, we are attaching a report from Meeder Investment who helped us through the bidding process. We used them before (formerly Patterson & Associates) when we bid these services out in July 2019.

Her recommendation along with staff is to award the bid to the most advantageous and responsive bidder, PNC Bank.

.

CITY OF WESLACO

Executive Summary of Bank Depository Service Proposals

August 2023

The City of Weslaco solicited proposals for banking services in June 2023 to serve the City with efficient and cost-effective banking services. The City intends for its banking partner to provide premium service and state-of-the-art technology to assure that its current banking needs would be met and allow the City to continue to incorporate technological changes and improvements into its operations. The City received five proposals for banking services in response to its Request for Proposal (RFP). The proposals were made by Lone Star Bank, Plains Bank, PNC (the incumbent), Texas National Bank and Texas Regional Bank.

Key issues in the comparing and evaluating the banks included (a) the services offered, (b) the fees and (c) the earnings potential.

Basic services provided by these banks are similar, but the technology and online services flexibility and range are materially broader at Plains and PNC. Service scores based on all points of the proposals were:

Lone Star	537
Plains	551
PNC	574
Texas National	471
Texas Regional	524

In addition to technological benefits at PNC, the major difference between the banks service regards the structuring of accounts to benefit the City in changing interest rates which also naturally reduces costs. Only PNC is sweeping into a money market fund which follows market rates and historically has over time outperformed bank rates. The other banks sweep into a spread account (ICS) into money market accounts.

Three of the banks – Lone Star, Texas National and Texas Regional have offered to waive all fees making it appear to be services without fees. Of course no service is free. The cost is reflected therefore in the earnings rates available at these “free” banks. The rates at these banks are lower and will be tied to spread bank rates.

The two banks proposing on a fee basis are Plains Bank and PNC with gross per month costs over the potential contract period essentially the same. When proposed incentives are added the Plains has lower monthly fees.

- With the incentives proposed Plains’ monthly fee would be \$ 1,920
- With the incentives proposed PNC’s monthly fee would be \$ 2,504

Although on a strict fee basis, the decision would be to award the contract to Plains, the ability to garner the higher service level at PNC and the better earnings potential over the entire contract period is higher at PNC in the sweep. In addition, a factor not included or estimated in this analysis is the internal cost of the transition to the City. Only the City can estimate its impact but it is generally estimated at \$20,000-\$30,000.

It is recommended that the City award the banking contract to PNC on the condition that it utilize PNC’s daily automated sweep function to the money market fund to assure the best fees and rates.

CITY OF WESLACO

Analysis of Bank Depository Service Proposals

July 2023

The City of Weslaco solicited proposals for banking services in June 2023 to serve the City with efficient and cost-effective banking services replacing the current depository. The City intended for its banking partner to provide state-of-the-art technology to assure that its current banking needs would be met and allow the City to continue to incorporate technological changes and improvements into its operations over the period of the contract. The term of this five-year contract is to begin October 1, 2023.

The City received five proposals for banking services in response to its Request for Proposal (RFP). The proposals were made by Lone Star Bank, Plains Bank, PNC (the incumbent), Texas National Bank and Texas Regional Bank. All the banks can fulfill the basic needs of the City for banking services but certain services and technologies are available only at Plains and PNC Bank. The major differences in service, fees and earnings potential have been identified in this report.

The current banking situation is controlled by three main elements (a) increased banking regulations which have changed collateral alternatives, (b) regulatory balance based fees and (c) an increasing interest rate environment.

Banking regulators are globally attempting to assure that liquidity remains available in the markets and ensure that bank leverage is reduced. The collateral which must be pledged to public accounts is from the banks' own portfolios so providing that collateral lowers the banks' liquidity ratios and raises the banks' leverage ratios in contradiction of the regulatory guidelines. Only Lone Star Bank has noted that a letter of credit might be used as collateral.

A second change generated from the regulations is the application of a *balance-based fee*. Only PNC is applying this fee (which can through PNC be eliminated with the use of a sweep). The balance-based fee is collected as a direct fee based on the average ledger balance of funds in the bank.

The RFP was structured to allow the use of a sweep allowing the City to reduce the balance (and hence any balance-based fee) which then moves all collected funds to a higher yielding money market mutual fund daily. This will allow the City to get better rates than available in the bank. Only PNC has the sweep capability to go to a money market fund. Plains sweeps to ICS. to ZBA (zero balance the accounts). The option to move between compensating balance basis and fee basis was also written into the RFP and therefore the resulting contract is applicable as the interest rates move over the term of the contract.

The confluence of these factors and their impacts play a major role in choosing the best banking solution. The evaluation looks at the best situation and account structures which might arise. Ultimately the City must be able to get and maintain maximum services while also earning all possible potential interest.

Key issues in evaluating bank services include (a) the services themselves and the automation capabilities which support those services as technology has developed and will undoubtedly continue to develop over the contract period. Consideration is also based on (b) the fees charged for those services. Finally, (c) the earnings potential in and through the banks is considered because the City must maintain balances of working capital in the banking system. Each of these elements is discussed separately below. Detailed backup has been prepared on matrices which accompany this report upon which the analysis was based. The key factors defining and differentiating the proposals are discussed in this report.

BANKING SERVICES

Basic services provided by these banks are similar, but the technology and online services flexibility and range are materially broader at Plains and PNC. To evaluate services each question in the RFP was weighted as to its importance in providing a particular service and each response was rated. The resulting objective score for each bank indicates the differences between the banks and gives an indication of overall service expectations. The banks scores for services were:

	Required Services
Lone Star	537
Plains	551
PNC	574
Texas National	471
Texas Regional	524

Only the major differences in service levels are cited below in the various service categories. Full details on all questions and responses are provided on the matrices attached to this report.

CREDITWORTHINESS

All the banks are highly creditworthy and highly rated on their credit although Lone Star and Texas Regional are not rated due to having no debt.

CUSTOMER SERVICE

All the banks focus on service through a local team approach and all have branches in Weslaco. None require a vault service.

ACCOUNT STRUCTURE ALTERNATIVES

There is a major difference between the banks regarding the options available on structuring accounts to benefit the City in changing interest rates.

Lone Star, Texas National and Texas Regional have no ability to sweep funds. These rely on interest bearing accounts only. Plains and Lone Star are proposing to *sweep* into ICS (Insured Cash Sweep) which is not a true sweep but a money market account alternative.¹ All have the option to use an interest-bearing account or a money market account (except Texas Regional) in the banks. The interest rates on these accounts are all managed and a further discussion of the rate impacts will be made below.

PNC has a sweep function and zero balanced account (ZBA) structures in place in addition to the standard interest-bearing and money market accounts. Such a sweep allows all money in the bank to be *swept* to a money market fund daily (offering considerably higher interest rates based on the market). All debits and credits in every account are accounted for and reported daily so no information detail is lost. The sweep is used because rates are almost always higher than those that can be provided by the bank. It is authorized under the City's investment policy.

AUTOMATION (ONLINE SERVICES)

Plains, PNC and Texas Regional have provided a link to their online services for review purposes. Lone Star has offered a demo and Texas National has provided sample screen shots. All provide the basic required services. There are some advanced services however.

- Texas Regional has the longest online retention period but all extend past one year and by banking regulations they must be kept 7 years although access differs by bank.
- The most extensive and customizable reporting is from PNC.

¹ ICS is a spread product in which funds are deposited through the bank and *spread* across the Promontory Network. It restricts withdrawals to six per month and there is a delay in the deposit process.

- Control of access to City information is the City comes from Lone Star, Plains and PNC. At Texas National and Texas Regional the bank controls the security module.
- Mobile services vary between banks with the widest range of services at Plains and PNC. Only balances are available at Lone Star and approvals are also available at Texas Regional. Texas National simply refers to a third-party used for mobile services.
- Cash forecasting

DEPOSIT SERVICES

- All the banks have local branches for deposit purposes and none require vault service.
- Handling differs slightly on deposits at each. Cut-off time at Lone Star, Plains and Texas Regional is 6:00 PM but 3:00 at PNC and 4:30 at Texas National. All the banks provide remote deposit service which is highly recommended for the City.
- Only Plains and PNC provide e-receivables service which consolidates incoming funds.
- All the banks except Texas National and Texas Regional have location tracking for deposits.
- All the banks provide remote deposit services. Lone Star and Texas National have offered free scanners. Cut-off times vary with Lone Star and PNC the longest at 9:00PM, Plains at 6:00PM, Texas Regional at 5:30Pm, and Texas National at 4:00PM.

DISBURSEMENTS

Balances are updated real-time intra-day at all the banks with info available online. Retention has not been provided by Prosperity but they do memo-post transactions throughout the day.

Only PNC offers e-payables services which allows the City to send all payables to the bank electronically which then disburses as a virtual card payment, ACH or check. E-Payables consolidates and facilitates the fastest disbursements based on the City's chosen schedules.

Commercial cards are offered at all the banks with a rebate offer at Lone Star. Purchasing cards, which can be limited to certain uses and volumes, is offered only at Plains and PNC. (It may be available at Texas National but the description was inadequate to determine the range of the service.)

STOP PAYS

All the banks offer online stop pay services. PNC has a 12 month stop whereas the others are all 6 months stops. All the banks require the City to re-issue the stop rather than renew or extend it. The longest cut-off times are at Lone Star and PNC at 9:00PM then Plains at 6:00PM.

POSITIVE PAY

All the banks offer positive pay services and all are handled online. The difference lies in the times allowed for City research and review. The windows for review vary:

- Lone Star 7AM – 3PM
- Plains 9AM – 2PM
- PNC alerts as exceptions found – 2:PM
- Texas National 8:00 AM – noon
- Texas Regional 8:00Am – 11AM

All the banks provide partial reconciliation services but full reconciliation is available only at Plains and PNC.

WIRES AND TRANSFERS

Processing for wires is online at all the banks and all provide for template storage.

Dual initiation and approval is required only at Plains and PNC. Mobile approval is available only at PNC, Texas National and Texas Regional. The latest cut-off is at Lone Star, Plains and PNC.

ACH

Since all ACH transactions are controlled by NACHA to there are few differences between the banks. All have same day, one day, and two-day options. All can block on company IDs but filters are more extensive at Lone Star, Plains and PNC for security. Addenda are shown online but not on the reports at Lone Star, Texas National or Texas Regional.

SAFEKEEPING

Assuming that the City will invest in securities in the future safekeeping/custody services were included in the RFP. Texas National will not provide this service.

FHLB is used by Lone Star and Texas Regional for safekeeping. Plains and uses BNY and PNC is held in their safekeeping department. Monitoring is available at all banks. Fees are hard charged by Lone Star and Plains and on the analysis at PNC. There is no fee at Texas Regional.

COLLATERAL

The banks have agreed in varying degrees to collateral requirements.

- Lone Star as noted above is reserving the right to use letters of credit. And, worrisome is that they state they “share responsibility” for the collateral (and values) with the City,
- Plains limits collateral to \$10million above the City’s historical balances.
- PNC has stated it will only use par-to-par substitution which does not allow at all for market prices. They also state that they follow the “general guidelines of the PFCA” which has no margin as required by the city. *This critically creates the situation that if PNC is used it should be only under a sweep structure to eliminate collateral needs.*
- Texas National and Texas Regional agree to all collateral conditions.

ACCOUNT ANALYSES AND STATEMENTS

The account analysis is online available at all banks. Retention varies with Lone Star at 3 years, Plains 7years, PNC at 13 months, Texas National and Texas Regional at 18 months.

The statements are all provided online with the same online retention as the analyses as shown above.

OVERDRAFTS

All the banks except Texas National consider all accounts in the aggregate when considering overdrafts. Texas National considers each account as a stand-alone.

COMPANY BANKING

Only Plains and PNC have established company banking programs for the City employees but all offer standard banking for all.

BANK COSTS AND EARNINGS

The banks were requested to provide all service fees that would be required to provide the services required. Three of the banks – Lone Star, Texas National and Texas Regional are offering to waive all fees making it appear to be services without fees. However in such a scenario the fees being directly charged (which the City can monitor and determine specifically) the cost is reflected in the earnings rates available at these “free” banks.

It is perhaps best to first explain these two payment methodologies to focus on the elements and rate which are key to the evaluation. There are basically two ways to pay for banking services.

- (A) **Compensating Balances Basis.** The City leaves a balance of funds in the bank which constitute the *compensating balance* (sometimes called a target balance) in that it compensates the bank for the services used. That compensating balance earns at a particular rate of interest called and Earnings Credit Rate (ECR) and the earnings from those funds at the ECR go directly to the bank to pay services. The higher the rate of the ECR then it generates more interest and can pay the bank for the same service fee with less of a compensating balance. The ECR is a *managed* rate which means the bank sets it.
- (B) **Fee Basis.** On a fee basis the City does not have to keep funds I the bank because it will get charged on the fees of services it actually uses and once reviewed monthly allows the bank to debit the designated account for those fees, i.e., pays its invoice (its account analysis).

In a *compensating balance basis* the City will be required or expected to retain a balance in the bank. The bank then uses (invests) those funds at what is known as the ECR (earnings credit rate) to earn the money for the service fees. This is why fees and earnings potential must be considered together as we will below.

The bank costs therefore when presented on a “no fee” basis versus specific fees hinges largely on the rates the banks are willing to give. Basically, banks rates will not equal or exceed the outside (pools or securities) rates available so we look at the banks rates and what is otherwise available to determine the best option for the City. The City will always have the option to move funds further to a pool which would be the highest liquid rate available (primarily due to the lower expenses).

The two banks which are offering the services on a fee basis are Plains Bank and PNC.

Plains	\$ 2,503 per month
PNC	\$ 2,542 per month

The differences between these two banks on cost is centered on a few specific services namely deposits and ACH entries. The monthly automation module services are slightly higher at Plains and wires higher at PNC. The EDI services at Plains are considerably higher.

Earnings

The rates to be concerned with in this evaluation are:

- ECR or Earnings Credit Rate (used when a compensating balance basis is in place)
- Interest bearing (IB) accounts rate for additional funds left in the bank
- Money market account rate for accounts with restricted withdrawals from the bank (6 per month)
- Sweep to a spread product such as Plains is proposing
- Sweeps to a money market mutual fund (available only at PNC) is the rate on the money market mutual fund into which the funds are *swept* daily

The rates given by these banks vary considerably. It is good to remember that most of these are “managed” rates which are set by the bank itself and do not reflect market conditions.

- Lone Star is proposing IB at 4.5% for \$30M but under that \$30M it reverts to a managed rate with a floor of 0.10% and a cap of 3.50%. They are proposing the money market accounts at the ICS rate and quote a current rate of 4.95% but less 0.20%.
- Plains has set its ECR rate at the lower of the Fed Funds range (currently 5.00-5.25%) so 5.00%. For all other funds in interest bearing and money market accounts they quote ICS at 4.90% (slightly lower than Lone Star).
- PNC has proposed based on March 2023 statistics (which would lag the other rates) an ECR of 1.65%, interest bearing 4.15%, money market account at 4.90% and sweep of 4.65%.
- Texas National has proposed only interest bearing account at the current rate of 3.46%.

- Texas Regional has proposed only interest bearing accounts at the current rate of 3.5% and an ECR (if it was used but wouldn't be with fees waived) of 1%.

Fees for safekeeping/custody have not been incorporated into this analysis because the City is not investing in securities and therefore is not in need of safekeeping/custody services.

In addition, to ascertain the net effect/cost proposed to the City we must first look at the incentives offered by the banks. The banks were asked if they were offering any transition or retention incentives.

- Lone Star has proposed no incentives instead citing that they are waiving fees but offers two free scanners
- Plains has proposed a 12 month waiver of fees and \$5,000 supply credit
- PNC has proposed a \$1,500 supply credit to be used in the first year and two free scanners
- Texas National has proposed a \$2,000 supply credit and three free scanners
- Texas Regional has proposed a \$10,000 supply credit for each term (at initial period and at the 4th year) *There is a question from the proposal if the bank is offering free scanners but at a lease of \$40/month.*

On the COMBO sheet attached the impact of the incentives on the two banks proposing on a fee basis has been incorporated into the net monthly fee.

- With the incentives proposed Plains' monthly fee would be \$ 1,920
- With the incentives proposed PNC's monthly fee would be \$ 2,504

The fees are \$584 lower at Plains due in large part to the waiving of 12 months of fees. The fees calculated here for PNC require that the City maintain the sweep into the money market fund which eliminates the balance-based fee at the bank (if funds are maintained in interest bearing or money market accounts).

On a strict fee basis, the decision would be to award the contract to Plains. The other three banks which are proposing "waiving fees" when considered with the earnings rates at those banks are actually more expensive because of the lower earnings rates at each and the caps placed on earnings. For example, Lone Star is quoting a 4.50% but only for the first three months of the contract then earnings are capped at 3.5% if not in ICS. Texas National and Texas Regional have quoted rates of 3.5%. Based on \$12M balance that difference (4.9% to 3.5%) equates to approximately \$168,000 a year in earnings.

SUMMARY AND RECOMMENDATION

It is clear from the service scores that PNC (574) has the broadest range and depth of services available followed closely by Plains (551).

In addition, the most effective account structure for earnings occurs at PNC because it is tied to market rates and not bank rates. The sweep being used at Lone Star and Plains is going into the ICS (Insured Cash Sweep) which is tied to bank rates which will fall more directly on Fed action which is estimated to cut rates during this contract period. In addition, the ICS is a money market account which is limited to six withdrawals per month. This should be sufficient but is not as flexible as a true sweep to a money market fund which gives total liquidity daily. This combination of fees and earnings in two very different earning vehicles makes the choice difficult.

One factor not included or estimated in this analysis is also the internal cost of the transition to the City. Only the City can estimate this impact.

Because of the close estimation of fees between Plains and PNC but incorporating the earnings vehicles and anticipated potential moves in rates during the contract period, it is recommended that the City award the banking contract to PNC on two conditions. (2) It is strongly recommended that the City utilize PNC's daily sweep function. This will in the long run not only consistently offer market rates but will also avoid the balance based fee proposed by the bank on any funds left in the bank. (2) The sweep must be used to avoid the bank's condition of a par-to-par substitution on collateral. Par-to-par substitution will not guarantee that collateral is maintained at the 102% margin required by the law.

If the City does not use the sweep function to a money market fund at PNC for the reasons given above then the contract should be awarded to Plains.

FEE ANALYSIS
CITY OF WESLACO

SERVICE	VOLUME	Lone Star Bank all fees waived 0.00				Plains Bank 2,503.69				PNC 2,542.64				TX National all fees waived 0.00				TX Regional all fees waived 40.00			
		FEE	TOTAL	NOTES		FEE	TOTAL	NOTES		FEE	TOTAL	NOTES		FEE	TOTAL	NOTES		FEE	TOTAL	NOTES	
BALANCE BASED FEE-412,148,251											0.00	0.0142									
											assume use of sweep										
DEMAND DEPOSIT SERVICES																					
100200 REGULAR DEPOSIT TICKET	153	0.00				0.5000	76.50	branch deposit		1.5000	229.50			0.00					0.00		
100220 DEPOSIT ITEMS ONLINE	293	0.00				0.1000	29.30			0.0700	17.71			0.00					0.00		
100200 DEPOSITED ITEMS - TRANSIT	1,600	0.00				0.1000	160.00			0.0900	144.00			0.00					0.00		
150100 PAID ITEMS	412	0.00				0.2000	82.40			0.1500	61.80			0.00					0.00		
010000 HYBRID CHECKING MAINT.	7	0.00				5.0000	35.00			8.0000	56.00			0.00					0.00		
100400 RETURNS	3	0.00				4.0000	12.00			16.0000	48.00			0.00					0.00		
100402 RECLEARS	0	0.00				0.0000	0.00			9.0000	0.00			0.00					0.00		
ICS	1	0.00				50.0000	50.00	WHY???			0.00			0.00					0.00		
ZBA MASTER	1	0.00				10.0000	10.00				0.00			0.00					0.00		
ZBA SUB ACCOUNT	6	0.00				5.0000	30.00				0.00			0.00					0.00		
REMOTE DEPOSIT SERVICES																					
109999 DEPOSIT ON-SITE MONTHLY FEE	1	0.00				25.0000	25.00	per location		35.0000	35.00			0.00				40.0000	40.00	monthly	
MULTIFEED SCANNER	2					50.0000	100.00	per location			0.00			0.00					0.00		
CAPTURE TICKETS	20					0.2500	5.00				0.00			0.00					0.00		
CHECK IMAGES	200					0.0500	10.00				0.00			0.00					0.00		
EXTENDED STORAGE						10.0000	0.00				0.00			0.00					0.00		
OVERDRAFT HANDLING FEE																					
150340 OVERDRAFT HANDLING	0	0.00				20.0000	0.00			50.0000	0.00			35.0000	0.00				0.00		
OVERDRAFT COMPENSATION FEE								11.75% - prime +3.5%													
BRANCH SERVICES																					
100048 CURRENCY FURNISHED (\$10 UNITS-\$50K)	73	0.00				1.0000	73.00	curr \$1 per 1.000		0.4200	30.66			0.00					0.00		
100044 COIN FURNISHED - ROLLS	19	0.00				0.1000	1.90			0.5800	11.02			0.00					0.00		
100000 OTC DEPOSIT TICKETS	152	0.00				0.5000	76.00	branch deposit		1.5000	0.00	broken down below		0.00					0.00		
100005 NIGHT DROP BAG DEPOSIT	0	0.00				0.0000	0.00			2.0000	0.00			0.00					0.00		
100015 CASH VERIFICATION OTC - 10.00 UNITS	16,738	0.00				1.0000	16.74	deposited per \$1,000		0.0120	2.01			0.00					0.00		
100015 CASH VERIFICATION NIGHT DROP - 10.00	6	0.00				1.0000	6.00	deposited per \$1,000		0.0325	0.20			0.00					0.00		
CASH ONLY DEPOSIT	54	0.00				1.5000	81.00			1.5000	81.00			0.00					0.00		
MIXED DEPOSIT	91	0.00								1.5000	136.50			0.00					0.00		
CHECK ONLY DEPOSIT	8	0.00								1.5000	12.00			0.00					0.00		
ON US CHECKS CASHED	4	0.00								0.0000	0.00			0.00					0.00		
ACCOUNT RECONCILIATION SERVICES																					
200010 FULL RECON MONTHLY MAINT	1	0.00				30.0000	30.00			10.0000	10.00			0.00					0.00		
200110 FULL RECON ELEMENT ITEM	405	0.00				0.0000	0.00			0.0000	8.10			0.00					0.00		
200999 REJECTED INPUT FILE	0	0.00				0.0000	0.00			60.0000	0.00			0.00					0.00		
200000 TELLER POSITIVE PAY MAINT	1	0.00				0.0000	0.00			12.0000	12.00			0.00					0.00		
999999 POSITIVE PAY MONTHLY MAINT	1	0.00				10.0000	10.00			12.0000	12.00			0.00					0.00		
999999 ONLINE POS PAY EXCEPTIONS LOADED	2	0.00				0.0500	0.10			0.2500	0.50			0.00					0.00		
999999 ONLINE ISSUE FILE IMPORT	4	0.00				0.0000	0.00			5.0000	20.00			0.00					0.00		
209999 ONLINE PER STOP INDIVIDUAL ENTRY	4	0.00				15.0000	120.00			8.0000	64.00			0.00					0.00		
999999 ONLINE CHECK INQUIRY	8	0.00				0.0000	0.00			0.1000	0.80			0.00					0.00		
999999 ONLINE ISSUE ADD/CANCEL	32	0.00				0.0500	1.60			0.0500	1.60			0.00					0.00		
999999 ONLINE ISSUE FILE IMPORT ITEM	435	0.00				0.0500	21.75			0.0200	8.70			0.00					0.00		
209999 ONLINE IMAGE VIEWED	32	0.00				0.1000	3.20			1.1500	36.80			0.00					0.00		
150400 ONLINE CHECK INQUIRY RANGE	198	0.00				0.0000	0.00			0.0800	15.84			0.00					0.00		
150410 ONLINE PER STOP RANGE ENTRY	18	0.00				15.0000	270.00			5.2500	94.50			0.00					0.00		
150410 ONLINE PER STOP IMPORTED ENTRY	18	0.00				0.0000	0.00			12.0000	216.00			0.00					0.00		
ACCT RECON MODULE	1	0.00				10.0000	10.00				0.00			0.00					0.00		
PP RETURNED ITEMS	1	0.00				3.0000	3.00				0.00			0.00					0.00		
ACH SERVICES																					
250000 ACH MONTHLY MAINT	2	0.00				15.0000	30.00			15.0000	30.00			0.00					0.00		
250505 ONLINE ACH FILE PROCESSED	2	0.00				5.0000	10.00			5.0000	10.00			0.00					0.00		
250102 ONLINE ACH DROR ORIGINATED	2,454	0.00				0.1500	368.10			0.0800	196.32			0.00					0.00		
250120 ADDENDA ORIGINATED/RECEIVED	150	0.00				0.1500	22.50			0.0200	3.00			0.00					0.00		
250200 DEBITS RECEIVED	39	0.00				0.1000	3.90			0.1500	5.85			0.00					0.00		
250201 CREDITS RECEIVED	328	0.00				0.1000	32.80			0.1500	49.20			0.00					0.00		
250501 CREDIT EXPRESS FILES	5	0.00				5.0000	25.00			5.0000	25.00			0.00					0.00		
250400 ACH RETURN ITEM	12	0.00				4.0000	48.00			4.0000	48.00			0.00					0.00		
251070 ACH NOC ITEM	28	0.00				1.0000	28.00			2.0000	56.00			0.00					0.00		
250302 UNPAID/AUTHORIZED ACH RETURN ITEM	1	0.00				5.0000	5.00			5.0000	5.00			0.00					0.00		
251050 ACH POSITIVE PAY MONTHLY SVC	7	0.00				10.0000	70.00			5.0000	35.00			0.00					0.00		
250312 ACH FRAUD PROTECTION RETURNS	0	0.00				4.0000	0.00			5.0000	0.00			0.00					0.00		
ACH FILE UPLOAD	1	0.00				10.0000	0.00			0.0000	0.00			0.00					0.00		
ACH FILE INPUT FTP TRANSMISSION						5.0000	0.00				0.00			0.00					0.00		
ACH REPORTING	1					10.0000	10.00				0.00			0.00					0.00		
SAME DAY COMPANY ID	1					10.0000	10.00				0.00			0.00					0.00		
SAME DAY ORIGINATED ITEM						0.1500	0.15				0.00			0.00					0.00		
FUNDS TRANSFER SERVICES																					
350109 ONLINE DOMESTIC WIRE TRANSFER	10	0.00				7.0000	70.00			10.0000	100.00			0.00					0.00		
350300 INCOMING WIRE TRANSFER	1	0.00				5.0000	5.00			10.0000	10.00			0.00					0.00		
WIRE MODULE	1					10.0000	10.00				0.00			0.00					0.00		
INTERNATIONAL MODULE						10.0000	0.00				0.00			0.00					0.00		
ONLINE INTERNATIONAL WIRE						30.0000	0.00				0.00			0.00					0.00		
BRANCH OUTGOING WIRE	1					15.0000	15.00				0.00			0.00					0.00		
BRANCH OUTGOING INTERNATIONAL						55.0000	0.00				0.00			0.00					0.00		
WIRE ADVISE EMAIL	1					0.0000	0.00				0.00			0.00					0.00		
INFORMATION SERVICES																					
400222 PREVIOUS DAY ACCOUNT	7	0.00				5.0000	35.00			5.0000	35.00			0.00					0.00		
400225 CURRENT DAY ACCOUNT	7	0.00				0.0000	0.00	in prior day		5.0000	35.00			0.00					0.00		
350551 ONLINE TEMPLATE STORAGE	21	0.00				0.0000	0.00			1.0000	21.00			0.00					0.00		
400272 ONLINE INFO REPORTING MONTHLY	1	0.00				0.0000	0.00	in prior day		50.0000	50.00			0.00					0.00		
400271 ONLINE PREVIOUS DAY TRANSACTION	1,267	0.00				0.0000	0.00	waived		0.0100	12.67			0.00					0.00		
400274 ONLINE CURRENT DAY TRANSACTION	1,055	0.00				0.0000	0.00	waived		0.0100	10.55										

CITY OF WESLACO

		Total			637			Total			551			Total			574			Total			471			Total			524		
		Lone Star Bank			Plains Bank			PNC			TX National			TX Regional																	
Service Description	Wgt.	Points	Score	Notes	Points	Score	Notes	Points	Score	Notes	Points	Score	Notes	Points	Score	Notes	Points	Score	Notes	Points	Score	Notes	Points	Score	Notes	Points	Score	Notes	Points	Score	Notes
1 CREDITWORTHINESS																															
a LINK TO STATEMENTS - CONFIRM	1	2	2	attached and confirms	2	2	link provided	2	2	link on website	2	2	link provided	2	2	link provided	2	2	provided	2	2	provided	2	2	provided	2	2	provided	2	2	provided
b CRA	1	2	2	satisfactory and confirms	2	2	outstanding- svc low satisfactory	2	2	outstanding	2	2	outstanding	2	2	outstanding	2	2	satisfactory	2	2	satisfactory	2	2	satisfactory	2	2	satisfactory	2	2	satisfactory
c DEBT RATINGS	3	2	6	no debt - no ratings	2	6	A/A- Fitch	2	6	A3/A- A3/BBB+	2	6	5 star Bauer	2	6	5 star Bauer	2	6	no debt nor rating	2	6	no debt nor rating	2	6	no debt nor rating	2	6	no debt nor rating	2	6	no debt nor rating
d CHANGE IN CREDIT	3	2	6	agreed	2	6	confirms	2	6	agreed	2	6	agreed	2	6	agreed	2	6	agrees	2	6	agrees	2	6	agrees	2	6	agrees	2	6	agrees
2 CUSTOMER SERVICE																															
a SATISFACTION FOR SERVICE	2	2	4	dedicated PF section - direct contacts	2	4	team for PF - liaison to bank depts	2	4	personalize frm team general and treasury	2	4	genuine service	2	4	genuine service	2	4	cell #s to all reps	2	4	cell #s to all reps	2	4	cell #s to all reps	2	4	cell #s to all reps	2	4	cell #s to all reps
b LOCAL REP SUPPORT	3	2	6	corp in McAllen - 2 banks in Weslaco	2	6	team - tracks calls	2	6	regular calls for problems, training, challenges	2	6	8 in Weslaco local	2	6	8 in Weslaco local	2	6	full staff support and PF support	2	6	full staff support and PF support	2	6	full staff support and PF support	2	6	full staff support and PF support	2	6	full staff support and PF support
c SERVICE STRUCTURE	2	2	4	local team	2	4	two local reps	2	4	team and two main reps	2	4	dedicated reps	2	4	dedicated reps	2	4	cell #s - 24/7	2	4	cell #s - 24/7	2	4	cell #s - 24/7	2	4	cell #s - 24/7	2	4	cell #s - 24/7
d HOLDING COMPANY SERVICES	1	2	2	equal services	2	2	lending	2	2	all but Brinks	2	2	TNB Bancshares - no holding co involvement	2	2	TNB Bancshares - no holding co involvement	2	2	Texas States Bankshares from Harlingen	2	2	Texas States Bankshares from Harlingen	2	2	Texas States Bankshares from Harlingen	2	2	Texas States Bankshares from Harlingen	2	2	Texas States Bankshares from Harlingen
e SUPPORT LOCAL COMMUNITY	2	2	4	bonds, various groups	2	4	ECO and CRA multiple	2	4	PNC Foundation, sponsorships and community efforts	2	4	lists several (9)	2	4	lists several (9)	2	4	Chamber, Co/C, EDC	2	4	Chamber, Co/C, EDC	2	4	Chamber, Co/C, EDC	2	4	Chamber, Co/C, EDC	2	4	Chamber, Co/C, EDC
f REGULAR MEETINGS?	3	2	6	semi-annual	1	3	bi-annually or as needed	1	3	consistent team - when needed	2	6	will establish regular meetings	1	3	will establish regular meetings	1	3	periodic and correspondence on new svcs	1	3	periodic and correspondence on new svcs	1	3	periodic and correspondence on new svcs	1	3	periodic and correspondence on new svcs	1	3	periodic and correspondence on new svcs
g ESCALATION OF PROBLEMS	2	2	4	team works with depts to solve	2	4	tracks thru software with case #s	2	4	all team members to depts, primary point of contact	2	4	talk to rep	2	4	talk to rep	2	4	direct to staff in branch	2	4	direct to staff in branch	2	4	direct to staff in branch	2	4	direct to staff in branch	2	4	direct to staff in branch
h MONITORING SERVICE	2	2	4	semi-annual meetings	3	6	tracks thru software with case #s - plus annual meet	2	4	feedback, surveys	2	4	team	2	4	team	2	4	primary rep	2	4	primary rep	2	4	primary rep	2	4	primary rep	2	4	primary rep
i NEW SERVICES?	1	1	1	none - will communicate as available	2	2	DPX payment services for check prnting	3	3	ETE payables, integrated receivables, immediate pays (Fed), integrated digital	1	1	no	1	1	no	1	1	no	1	1	no	1	1	no	1	1	no	1	1	no
j INCENTIVES OFFERED	3	2	6	waiving all fees - only incentive	3	9	12 mo wavier and \$5,000 supply CR	2	6	\$1,500 for supplies in first yr	1	3	\$2,000 for supplies & 3 scanners free	2	6	\$10,000 for supplies per contract term	2	6	diversified backups and redundant cell #s	2	6	diversified backups and redundant cell #s	2	6	diversified backups and redundant cell #s	2	6	diversified backups and redundant cell #s	2	6	diversified backups and redundant cell #s
k DISASTER SUPPORT	2	1	2	redundancy nightly and recover semi-annually	2	4	analysis and tests redundancy	2	4	full support-multiple data centers, disaster plan	2	4	recovery plan	2	4	recovery plan	2	4	yes	2	4	yes	2	4	yes	2	4	yes	2	4	yes
l 3RD PARTY AUDITOR	1	2	2	yes	2	2	agrees	2	2	subject to negotiation - limit scope	2	2	agreed	2	2	agreed	2	2	yes	2	2	yes	2	2	yes	2	2	yes	2	2	yes
m AUDIT CONFIRM FEE?	1	2	2	no fee	2	2	no fee	1	1	\$20,00 per request	2	2	no fee	2	2	no fee	2	2	no fee	2	2	no fee	2	2	no fee	2	2	no fee	2	2	no fee
n SPECIAL EVENT SUPPORT	2	2	4	night drop and change provided	2	4	will support	2	4	comm deposit ATM, night drop	2	4	night deposit and change orders in 24	2	4	night deposit and change orders in 24	2	4	yes	2	4	yes	2	4	yes	2	4	yes	2	4	yes
3 REFERENCES					51			56			51			50																	
REFERENCES	1		0	Pharr, Hidalgo, Alton		0	McAllen, Donna, Port Isabel		0	Brownsville, Laredo, S Texas College		0	Edinburg, Missions, Mercedes, Elsa		0	Weslaco EDC, Falfurrias, San Benito		0													
4 AGREEMENTS																															
	2	2	4	attached but keeps right to review and propose changes if chosen	2	4	includes IntraFi ??	2	4	Att C - provided	2	4	provided	2	4	provided	2	4	ok	2	4	ok	2	4	ok	2	4	ok	2	4	ok
5 IMPLEMENTATION																															
a TIMETABLE PROVIDED	2	2	4	checklist - about 2-3 weeks	2	4	dedicated rep - doc/train	2	4	incumbent	2	4	about 2 weeks testing ACH, training - can make it if awarded by 8/4	2	4	will plan with City - less than 90 days	2	4		2	4		2	4		2	4		2	4	

		Total		537		Total		551		Total		574		Total		471				524		
		Lone Star Bank				Plains Bank		PNC				TX National		TX Regional								
Service Description		Wgt.	Points	Score	Notes		Points	Score	Notes		Points	Score	Notes		Points	Score	Notes		Points	Score		
REQUIRED SERVICES																						
1	Account Structure				all fees waived				A- ECR to \$10M at lower FedFd limit or B- sweep to ICS - or C-peg then roll to ICS				all IB - 65% of closing 3-mo for lastday prior mo				no sweep					
a	ZBA TO SWEEP CAPABILITY	3	1	3	no sweep - interest on all CB - 4.5% 1st 6mos then 65% of 13 week - only to \$12M		1	3	yes to ICS		3	9	sweep in place - auto to MMMF		1	3	no		1	3	IB rate on all accounts	
b	SWEEP REPORTING	3	1	3	no real answer - says check online reports/transactions		2	6	from ICS online		3	9	daily report for detail and summary		1	3	no		1	3	no - interest on each account though	
c	INTEREST APPLICATION	2	2	4	separate accounts - no sweep		2	4	monthly		2	4	master		2	4	no		1	2	account	
d	ALTERNATIVES	2	1	2	no sweep - interest on all CB - 4.5% 1st 6mos then 65% of 13 week - only to \$12M		2	4	above -		2	4	hybrid with ECR then IB rate but says no balance based fee on required		1	2	IB only		1	2	no options	
e	IB/MMA RATE BASIS	1	1	1	no sweep - interest on all CB - 4.5% 1st 6mos then 65% of 13 week - only to \$12M		2	2	lower of FedFds - for ICS lower minus 0.10 bps		2	2	managed		1	1	all IB - 65% of closing 3-mo for prior mo - CAP 3.5%		2	2	managed	
f	PROSPECTUS	2	0	0	none - no sweep		0	0	not applicable		0	0	PNC Nassau Sweep and MMDA Sweep options		1	2	all IB - 65% of closing 3-mo for prior mo - CAP 3.5%		0	0	no sweep	
g	SWEEP LAST TRANSACTION	1	1	1	by 10:30 to transfer to/ffro ICS		1	1	held in bank then swept next day		2	2	EOD		1	1	n/a		1	1	no sweep	
h	ICS AND CDARS	2	2	4	yes - doesn't say which one		2	4	yes both		0	0	currently not		1	2	CDARS		0	0	no	
i	NEW ACCOUNTS	2	2	4	agreed		2	4	agreed		2	4	agreed		2	4	agreed		2	4	agrees	
j	NEW SERVICES	3	0	0	none		0	0	none		1	3	negotiated at time - eager to show		2	6	agreed		0	0	none	
k	BALANCE BASED FEE	3	3	9	all waived		3	9	no		1	3	yes		3	9	no		3	9	no fee	
l	RATES	3	2	6	4.50% fixed first 6 mos then 65% of 13-week bill from prior mo auction		2	6	ECR plus ICS		2	6			1	3	only IB		1	3	rate review at each of each contract erm	
	ECR				waived fees				lower range offFedFds range now 5%				1.65%		1	3					1%	
	IB				4.5% proposed 1 take over \$30M or goes to managed rate - floor 0.10% and cap 3.50% on floating rates								4.15%				3.46%				IB lesser of 3.5% or 3-mo plus 0.20%	
	MMA				ICS at 4.95% not sweep less 20bps				4.90%				4.90%								3.50%	
	SWEEPS				ICS at 4.95% not sweep less 20bps 4.75				4.9% ICS				4.85%								3.50%	
2	Automation				37				43				46				40				29	
a	LINK	3	1	3	no link - will demo on Webex		2	6	link provided		2	6	Pinnacle - City has it - will demo further as well as mobile		2	6	no link - can demo-screen samples given - as well as mobile		2	6	link and can do live	
b	ONLINE SERVICES	2	2	4	detail, transfer, stops, PP, ACH		2	4	reports/transfers/pays/admin/mobile		2	4	listed in Treasury attachment		2	4	balances, detail, transfers, bill pay, ACH, wires, stops PP, remote, approvals		2	4	online ACH/stops/transfers/reports download to CSV/transfers	
c	HISTORIC INFO	3	3	9	from start of contract		3	9	18 months - statements 7 yrs		3	9	images, returns, transactions		3	9	statements and check images		3	9	7 years	
d	CUSTOMIZATION	2	1	2	special handling thru Jack Henry (?)		1	2	programmers will help - not online for City		3	6	City creates custom, acctg grps, time range		2	4	customize by date/type/\$orig then pdf		0	0	available for download - no answer	
e	PRIOR DAY INFO	3	2	6	opening - intra-day real-time		2	6	SAM, ee and ACH real time		2	6	4:00AM, wires and crrnt by 11:00- notices by 4:00AM		2	6	7AM then real time		2	6	both real time	
f	RETENTION SCHEDULE	3	2	6	10 yrs checks, slip, items - statements 3 yrs		2	6	18 months - statements 7 yrs		2	6	2 years		2	6	18 months		2	6	7 year on images - statements 7 yrs	
g	OFF-SITE	2	2	4	nightly off-site		2	4	alternative delivery by email or file share		2	4	multiple centers		2	4	disaster recovery plan in place		1	2	banking center will handle	
h	SECURITY PROTOCOL	3	3	9	City as administrator		3	9	City admin - rec dual - 1st time authentication		3	9	Security Trustee Rapport software as tool download, multiple levels of security, customize by user, dept, \$, type		3	9	approvals/limits/tokens/passwords		3	9	authentication, token and password - dual recommended for transfers and wires	
i	SECURITY CONTROL	3	3	9	City as administrator - new users need bank		3	9	authentication/suspicious acts/secire message/encryption		3	9	levels for dual on operations, templates and batch approval		1	3	by bank		1	3	bank will be administrator - will need doc	
j	TECH SUPPORT HOURS	2	2	4	8-5:30 through team not IT		2	4	8 to 5:30		2	4	no real answer gives access times- assuming regular open hours		2	4	8 to 6 M-F, Sat 9-1 - training available		2	4	8-6:00 and Sat 8-12	
k	WHAT IS IMAGED	2	2	4	paid chks,slips, item, returns, statements, ACH, wire notices		2	4	paid checks/slips/items - 1 yr on remote		2	4	cecks, slips, statements, items		2	4	all items - 18 months		2	4	all items and online	
l	EVENT ALERT PROCESS	2	3	6	email text or online		3	6	email or text or both set by City		3	6	customize by City text or online		3	6	email and text		2	4	emailed	
m	LIST OF ERP	1	0	0	no answer says reports downloadable only see balances and history no treasury functions		0	0	not tracked		3	3	10 ERPs listed		1	1	CSV, pdf, Quicken		0	0	none	
n	MOBILE SERVICES	1	1	1	all transactions - security with ID		3	3	all transactions - security with ID		2	2	talks re safety not services		1	1	provider, no service description		2	2	approvals ACH/wires, secure only on retail with alerts, expense categories, spend alerts	
o	CASH FORECASTING	1	0	0	team will help - not online		1	1	basic tool		3	3	module with AI		0	0	none		0	0		
3	DEPOSITS AND COLLECTION				67				73				81				67				59	
a	CUTOFF	3	3	9	6pm		3	9	branch same day to 6PM from armored car		2	6	3:00PM		2	6	9-4:30 M-Th, Fri 9-6, Sat 9-1, plus night		3	9	6:00PM	
b	BRANCH SERVICES DEPOSIT	3	2	6	yes		2	6	at all branches		2	6	yes, Weslaco Expressway and 2 ATM's		2	6	yes at any location		2	6	all locations	
c	VAULT REQUIRED	2	2	4	no		2	4	not required - offered		2	4	no- cash and checks in same bag- may have to separate for night drop		2	4	no		2	4	no	
d	E-RECEIVABLES	1	0	0	remote and lockbox only		1	1	e-lockbox(bill-pay)		3	3	eLockbox, printmail		0	0	none		0	0	not offered	
e	ADVICES	2	2	4	usps OR CAN ONLINE		2	4	return in bag - also online		2	4	CR/DR reporting, same and prior day		2	4	same day at branch		2	4	next day online	
f	WHAT IMAGES ON LINE	1	2	2	next day		2	2	paid check, slips, items, lockbox, remote rpt		2	2	online current and prior-retained 60 days onintegrated reec. Could get CD		2	2	check and deposit online next day, mo CD or download		2	2	paid checks, items, slips next day	
g	DISCREPANCIES	1	2	2	OTC only		2	2	email on remote, notice by email		2	2	auto redeposit on NSF's for <\$100- info online, have optional chek return reporting		1	1	bank can process as it or City calls		2	2	errors corrected next day - no decision	
h	RETURN ADVICE	2	2	4	email of returned then log on to fix		2	4	EOD for returns		2	4	reporting		2	4	email same day		2	4	mail with copy USPS - info online	
i	RETURN CHECK RETURNS	1	2	2	notice mailed		2	2	reason included with reclear options		3	3	online with options check return		2	2	notice with image		2	2	advice notice mailed and reason - City then decides	
j	BAG TYPES	2	3	6	tamper evident - provided by bank		2	4	tamper proof or locking - at cost to City		2	4	security tamper proof bag		2	4	plastic - available at cost		2	4	traditional lock and zip available free other order thru bank	
k	LOCATION TRACKING	1	2	2	put on deposit slips		2	2	print on deposit slips		3	3	deposit carries location # and is reported within DDA statement		0	0	no		0	0	no answer	
l	CHANGE ORDER ADVANCE INFO	2	2	4	at bank or online but if "sizeable" not defined		2	4	branch and vault online same or next day		2	4	1 day unless large (?)		2	4	large \$\$ 24-48 - call into bank for next day		1	2	2-day advance to bank	
m	BANK LOCATIONS	2	3	6	2 in Weslaco		3	6	one in Weslaco and one within 5 miles		3	6	Weslaco Expressway Branch and Weslaco 105		3	6	Weslaco and Mercedes		3	6	one in weslaco, edinburg, fallfurrias, mission, san benoit	
n	FRADULENT CHECK RECOVERY	2	2	4	bank will report it and return to orig bank		2	4	dept will help - built in		2	4	PP and recon		2	4	multiple systems' and alerts		2	4	dedicated fraud dept	
o	REMOTE CAPABILITIES	3	2	6	Office Banker		2	6	yes with image archive 12 months		2	6	Deposit ON-Site		2	6	available with confirm email after deposit		2	6	has it	
p	EQUIPMENT NEEDS	3	3	9	2 free scanners		2	6	lease offered on several types - no costs stated		1	3	bank certified scanner - buy through bank		2	6	pannini		2	6	\$40 monthly fee thru AA - equipment provided	
q	FINAL CUTOFF	3	3	9	9PM		2	6	6:00PM		3	9	9:00PM		2	6	4:00PM		2	6		
r	BATCH REPORT	1	2	2	provided		2	2	provided		2	2	okay		2	2	okay - 18 months online		3	3	ok	
s	CURRENT SCANNER	0	1	0	Epsons		1	0	several available for lease or City purchase		1	0	two free		3	0	3 free		0	0		
t	PROVIDE SCANNER	3	3	9	2 free scanners		0	0	lease offered on several types - no costs stated		3	9	offering 2 scanners		3	9	3 free		3	9	yes	
					90				74				84				76				79	

		Total			531			Total			551			Total			574			Total			471			Total			524		
		Lone Star Bank			Plains Bank			PNC			TX National			TX Regional																	
Service Description		Wgt.	Points	Score	Notes			Points	Score	Notes			Points	Score	Notes			Points	Score	Notes			Points	Score	Notes						
4	DISBURSEMENTS																														
a	INTRA-DAY INFO	3	2	6	periodically thru day - back to bgin of contract			2	6	online real time - available 18 mos			2	6	standard Fed clearing			2	6	real time - image next day			2	6	daily available real time - 7 years						
b	FREE CHECKING	2	2	4	all			2	4	yes			2	4	agrees			2	4	agreed			2	4	agreed						
c	POSITIVE PAY - PAYEE	3	2	6	yes			2	6	yes			2	6	yes			2	6	yes			2	6	yes						
d	E-PAYABLES	3	1	3	purchasing card			3	9	integrated through FIS, card also			3	9	ePayments and Zelle			0	0	no			2	6	lockbox and eLocbox						
e	VIRTUAL CARDS CAPABILITY	1	0	0	purchasing card			0	0	talks re comm card			1	1	says yes but not clear			0	0	no			0	0	no						
f	COMMERCIAL CARD PROGRAM	2	3	6	OneCard Solution Visa - rebate @\$1M			2	4	Elan - T&E or purchasing			2	4	T&E or purchasing, Visa, Activepay, City controls, limits - no mention of rebate			2	4	business Cr/DR cards			2	4	available						
					25						29						30						20						26		
5	STOP PAYMENTS																														
a	TIME PERIODS AVAILABLE	2	2	4	180 days			2	4	6 months			3	6	one year			2	4	at branch or phone 8-5, can do online			2	4	6 months						
b	EXTENSION/RENEWAL	2	0	0	need new one - no renewal/extension			0	0	create new for 6 months			0	0	new manual addition			0	0	6 months			2	4	online extend - renew by email bank						
c	HOW TO EXTEND	2	0	0	n/a need new one			0	0	new one required - just repeat			0	0	new one online			0	0	call branch or online - new			2	4	email						
d	STO PPAY THRU PP	2	2	4	upload file troug PP			2	4	yes as void			2	4	yes on file as void			2	4	voided on file			2	4	online set as void						
e	DEADLINE SAME DAY	2	2	4	9PM			2	4	6:00PM			2	4	Full recon			2	4	online			2	4	4:00PM						
f	INFO ONLINE?	2	2	4	active stops, date #, \$ and expiration date			2	4	online full info on stop			2	4	yes noted online			2	4	payee, date, \$, check # and reason			2	4	any stop previously inpu online						
g	VERIFICATION OF CLEARING	3	3	9	yes			3	9	yes			3	9	City should review - shows reject if already paid			0	0	City must search			3	9	yes						
6	RECON AND PP																														
a	TRANSMISSION	2	2	4	file upload			2	4	online - recommends dual control - separate file SFTP or FTP may have extra fee			2	4	same day before 9PM - can do intra-day			2	4	file			2	4	CSV format or online						
b	MANUAL CHECKS PP	2	2	4	yes but how not defined			2	4	yes - dual recommended			2	4	online			2	4	online -			2	4	yes						
c	ALL ONLINE?	3	2	6	yes, notification			2	6	image also			2	6	all			2	6	yes			2	6	exceptions emailed						
d	TIME RECEIVED	3	3	9	7AM			2	6	1:00:00 AM but available by 9AM			2	6	all online - receive by 10AM - email alert			2	6	email by 8AMnoon			1	3	8:00AM						
e	TIME FOR EXCEPTIONS	2	3	6	3PM			2	4	2:00			3	6	2:00PM			2	4	noon			1	2	11:00AM						
f	SCRUB	2	1	2	no - City pays then informs bank team			1	2	no			2	4	MICR codes and misreads			2	4	all verified			2	4	yes						
g	OTC VERIFICATION	3	2	6	yes			2	6	yes			2	6	yes all			2	6	yes			2	6	not checked at Teller but City will "not be liable for transaction"						
h	PARTIAL AND FULL RECON	1	2	2	can download - full is all checks submitted and cleared			3	3	full info on Full			3	3	standard			1	1	partial only			1	1	says available online no details						
					39						35						39						35						30		
7	TRANSFERS AND WIRES																														
a	PROCESS ONLINE	2	2	4	yes			2	4	online or direct request with PIN			2	4	online, phone thru Pinnacle			2	4	online			2	4	all online						
b	ONLINE MONITORING	2	2	4	alerts			3	6	real time on line - email notification available			3	6	yes by status online if initiated online - otherwise emailed			1	2	not available - notifications by email			3	6	yes monitor and notices						
c	TEMPLATES	2	2	4	yes			2	4	yes			2	4	yes with standard available - dual control required			2	4	yes			2	4	yes no fee						
d	SECURITY PROTOCOLS	3	2	6	log on and Pin and token - can set up dual			3	9	dual required with token			3	9	dual and City assigns			1	3	City can authorize but done by bank			2	6	reptitive authentications - no note on dual						
e	FUTURE DATING	2	2	4	3 days			2	4	no limit			1	2	no real answer - shows deadlines			2	4	no limit			2	4	2 days						
f	INTERNATIONAL AND DOMESTIC	1	1	1	domestic only online - int'l requires signed doc			3	3	in USD			3	3	yes same dept			3	3	yes			3	3	yes						
g	REPORTING DETAIL	2	2	4	sender/recevor			3	6	full Fed reference			3	6	sum/dayail, future audit FX rates			3	6	email notice with full info			2	4	reports online and notification						
h	MOBILE ACCESS	2	1	2	only through web browser			0	0	not on mobile			2	4	approvals and decisions and says other but not defined			2	4	approve or review only			2	4	on mbile view and approve						
i	CUTOFFS	2	3	6	5PM			3	6	domestic 3:30, int'l 3:00 - online 5:00PM			3	6	basically 5:42			3	6	3PM			3	6	3PM						
j	BOOK DR/CR	2	2	4	same as wire			2	4	real time online			2	4	like wires, templates			2	4	CR post immediately - DR memo post for next day			2	4	download cpability						
k	LEDGER BALANCE USE	1	1	1	collected			1	1	collected			2	2	collected but managed - wire roll-over available			1	1	collected			1	1	collected						
l	INTERNAL ACCOUNT TRANSFERS	3	2	6	yes			2	6	yes if it is City requirements - dual			2	6	origination services between accounts same day			2	6	online real time			2	6	online no fee						
					46						53						56						47						52		
8	ACH																														
a	TRANSMISSION - SINGLE AND FILE	3	2	6	yes			2	6	templates, file upload or direct send			2	6	transmission or other means or online			2	6	both available			2	6	yes						
b	SAME, ONE AND TWO DAY	2	3	6	yes			3	6	yes			3	6	all			3	6	all plus future - 3:00PM deadline			3	6	yes						
c	INITIATION OR SETTLEMENT	3	3	9	memo post on initiation - debit on settlement			3	9	City will chose			3	9	settlement			1	3	initiation			3	9	settlement						
d	ACH RETURNS PROCESS	2	2	4	notice online or mailed			2	4	charge back to acct			3	6	summary on day and debit to acct, can go to other acct, auto redeposit avaiable			2	4	email from bank advises			2	4	return to debited acct - notic emailed						
e	FUTURE DATING	2	2	4	10 days			2	4	yes - no time given			2	4	365 days			2	4	14 days			2	4	one month						
f	FILTERS AND BLOCKS	3	2	6	blocks, filter IS, name,amt range			2	6	blocks and \$ limits			2	6	amt, max \$, company or ACHPP			2	6	block, company on filter			2	6	block and company filter						
g	REVERSES AND DELETIONS	3	2	6	file delete			2	6	best effort			2	6	if not released			2	6	reversal within 5 days			2	6	online						
h	ADDENDA	2	1	2	only online for CCD transactions - otherwise ask banker			3	6	limited EDI on statements - EDI is optional service			3	6	two lines or then goes to EDI report			1	2	entire online not on reports			3	6	EDI reports online						
i	FRAUD PROTECTION	1	1	1	recommends PP			2	2	filters			2	2	authentication, verify files, special reports module, ACH summary reports			2	2	NACHA and ACH PP			2	2	dedicated fraud dept						
					44						49						51						39						49		
9	SAFEKEEPING																														
a	PROVIDED SERVICE	2	2	4	uses FHLB - at COST TO CITY			2	4	thru Wealth Mgmt/Trust - BNY			2	4	yes PNC			0	0	service not available			2	4	yes						
b	AUTOMATED SYSTEM	1	2	2	yes - see FHLB Guide			2	2	no onlinebut monitoring - plans to implement 2023			3	3	input online or email, dual not required			0	0	service not available			2	2	FHLB - dual required						
c	ONLINE MONITORING	2	2	4	yes FHLB			2	4	monitor only			3	6	yes portal-confirms, advices,			0	0	service not available			2	4	no monitoring - reort at mo-end						
d	ACCESS TO HOLDINGS	1	2	2	FHLB Guide			2	2	updated monthly			3	3	yes portal			0	0	service not available			2	2	report						
e	CORRESPONDENT USE	3	2	6	Guide			2	6	BNY thru Plains			2	6	no correspondent			0	0	service not available			2	6	no fee						
f	CHARGE CATEGORIES	2	2	4	attached			2	4	added to fee tab			2	4	given			0	0	service not available			2	4	yes at rate and mo-end from bank						
g	HARD CHARGE OR AA	2	2	4	hard charge to City directly			2	4	hard direct debit			2	4	AA			0	0	service not available			3	6	no fee						
h	NOTIFICATIONS	1	2	2	Guide			2	2	bank issues s/k receipt after BNY notice			2	2	on portal next day			0	0	service not available			2	2	yes at rate and mo-end from bank						
i	INSTRUCTION TIME LIMITS	1	2	2	Guide			2	2	10:00AM same day trans			2	2				0	0	service not available			2	2	4PM						
					30						30						34						0						32		
10	COLLATERAL				they can use LOC and cost at >\$30M will be passed on to city - 48 hour notification required					aggregate collateral apers to be top \$10M					CURRENT PAR-TOPAR AGREEMENT!! - syas they require this stay										waiving fees if balance kept above \$2M, under then flat dee of \$1,000/month						
a	CONFIRMATION OF CONDITIONS	3	1	3	\$12M basis - may be LOC - no marked - CONTROL SHARED WITH CITY - wants prompt response on releases			1	3	aggregate max \$10M collateral			0	0	CURRENT PAR-TOPAR AGREEMENT!! - syas they require this stay - syas they follow general rules of PFCA			3	9	agrees to all conditions			3	9	all accepted						
b	CUSTODIAN?	3	2	6	FHLB			2	6	Fed			2	6	FRB			2	6	Frost Bank			2	6	FHLB Dallas						
c	BLANKET APPROVAL SUBS	3	3	9	not needed - will request			3	9	doc from City			1	3	yes			1	3	yes			3	9	yes						
d	REPORTS FROM CUSTODIAN?	3	2	6	reports monthly			2	6	monthly email or USPS			2	6	FRB monthly			2	6	monthly report from bank by 5th			2	6	yes						
					24						24						15						24						30		

	Total	537	Total	551	Total	574	Total	471	Total	524
	Lone Star Bank	Plains Bank	PNC	TX National	TX Regional					
Service Description	Wgt.	Points	Score	Notes	Points	Score	Notes	Points	Score	Notes
11 ACCOUNT ANALYSIS				account analysis fees waived but not safekeeping						
a WHEN AVAILABLE	2	2	4	can send but no fees	2	4	9th bus day - charges on 15th	2	4	10 days
b ONLINE HOW LONG	2	2	4	3 years	2	4	7 years	2	4	18 months
c SAMPLE	1	2	2	given	2	2	provided	2	2	ok
12 STATEMENTS										
a WHEN AVAILABLE	2	2	4	first day	2	4	1-3 days	2	4	1-2 days
b ONLINE HOW LONG	2	2	4	3 years	2	4	7 years	2	4	18 months
c SAMPLE	1	2	2	okay	2	2	provided	2	2	ok
13 ACCOUNT REPRESENTATIVE										
a CONTACT MEETINGS	2	2	4	PF Liaison	2	4	local reps and meet bi-annually	2	4	as required by City
b NAME AND TITLE	2	2	4	Vanessa Ochoa	2	4	Jesse Santana	2	4	Alex Meade
14 OVERDRAFTS										
a AGGREGATION?	1	2	2	if City can cover in aggregate	2	2	acct level but considered in aggregate	1	1	yes
b RATE BASIS	1	2	2	waived	2	2	only on o/n prime + 3.5%	1	1	n/a
15 COMPANY BANKING										
a AVAILABLE	1	1	1	no program but checking and savings accounts	2	2	Bank at Work	1	1	no program but available
b BENEFITS	1	2	2	no program but checking and savings accounts	2	2	some perks	2	2	standard account holder
TOTAL POINTS			537			551			471	524
ADDITIONAL SERVICES							Acct Verification (AVS) Integrated payables Cash Logistics tracking			merchant services

COMBINED FINANCIAL ANALYSIS
CITY OF WESLACO (WITHOUT CUSTODY FEES)

	Lone Star Bank		Plains Bank		PNC		TX National		TX Regional	
Bank Service Scores	537		551		574		471		524	
	<i>waiving fees</i>						<i>waiving fees</i>		<i>waiving fees</i>	
Proposed Gross Bank Fees/Mo	0		2,504		2,543		0		40	
Incentive Impact										
Scanner cost										
Supplies*			5,000		1,500		2,000		10,000	
Scanners	1,200				1,200		1,800			
Waived Fees			30,044							
Total Incentive Value	1,200		35,044		2,700		3,800		10,000	
Per year cost 1st year	-1,200		-5,000		27,812		-3,800		-9,520	
2nd year	0		30,044		30,512		0		480	
3rd year	0		30,044		30,512		0		480	
4th year	0		30,044		30,512		0		-10,000	
5h year	0		30,044		30,512		0		480	
Avg Mo Cost (over 5 years)	-20		1,920		2,498		-63		-301	
	<i>cap at 3.5% if not ICS</i>		<i>sweep to ICS -lower range FDFD</i>		<i>sweep to MMMF/hybrid 4.65%</i>		<i>all IB</i>		<i>all IB</i>	
Rates	<i>4.5% first 6 mos then 65% of 3mo</i>									
ECR			5.00%		1.65%				1.00%	
Interest Bearing	4.50%		4.90%		4.15%		3.50%		3.50%	
Money Market Account	4.75%		4.90%		4.90%				3.50%	
Sweeps			4.90%		4.65%					
	<i>ICS is rate-20bps</i>									
Avg Balance	12,148,251		12,148,251		12,148,251		12,148,251		12,148,251	
Estimated Target Balance										
	<i>assumes \$12M</i>		<i>max collateral \$0M</i>							
Compensating Balance Basis										
Mo. Comp Balance Req.	12,148,251		0		0		12,148,251		12,148,251	
Balance Avail for Invest	0		12,148,251		12,148,251					
Mo Earnings in Interest Bearing Accts	0		49,605		42,013		0		0	
Fee Basis										
Fee per Month	-20		1,920		2,498		-63		-301	
Balance for Earnings	12,148,271		12,146,331		12,145,753		12,148,314		12,148,552	
Mo Earnings in Interest Bearing per Month	45,556		49,598		49,595		0		35,433	
Mo Earnings at MMA rated			49,598		47,065		0		0	
Mo Earnings at Sweep					47,065					
Incentives Offered	<i>deposit bags free</i>		<i>first 12 months waived</i>		<i>\$1,500 in 1st yr for supplies</i>		<i>\$2,000 for supplies</i>		<i>\$10,000 for supplies at start of each contract term</i>	
	<i>2 free scanners</i>		<i>\$5,000 supply allowance</i>		<i>2 scanners</i>		<i>3 scanners</i>		<i>scanners provided - assume 2</i>	
							<i>all IB cap of 3.5%</i>			

<i>Simplified example</i>					
<i>Fees</i>	-20	1,920	2,498	-63	-301
balance required					
<i>IB rate</i>					
<i>MMA rate</i>					
<i>Sweep rate</i>					
<i>Balance anticipated</i>	12,148,251	12,148,251	12,148,251	12,148,251	12,148,251
<i>Earnings on balance anticipated</i>					
IB	0	0	0	0	0
MMA	0	0	0	0	0
Sweep	0	0	0	0	0
Net Earnings in Different Accts					
IB					
MMA					
Sweep					



Standardized Agenda Request Form

Date of Meeting: August 15, 2023		Agenda Item No. (to be assigned by CSO): 2023-6811	
From:			
Subject: Discussion and consideration on Resolution 2023-51 supporting the Rio Grande Valley Partnership "One Region, One Voice" initiative to foster economic growth, job creation, community development and authorize the Mayor to execute any related documents. Possible action. (Staffed by City Manager.)			
Background:			
Funding Source (budget code, if applicable):			
Amount:	Term of Impact:	Identified in Current Budget:	
Additional Action Prompted: Mayor's Signature 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 Martin Garza		Created	
City Manager Comments: Approve as recommended by staff.			
Staff Recommendation:			
Attachments, if any: R2023-51 support RGV Partnership for regional partners			
Responsibilities upon Approval:			

RESOLUTION 2023-51

RESOLUTION SUPPORTING THE RIO GRANDE VALLEY PARTNERSHIP REGIONAL PARTNERSHIPS AND MARKETING EFFORTS

WHEREAS, the prosperity and economic development of the City of Weslaco are intrinsically linked to the success and growth of the entire Rio Grande Valley region; and

WHEREAS, fostering collaboration and cooperation among cities and entities within the region is essential to maximize economic potential, attract investments, and promote sustainable growth; and

WHEREAS, regional economic development marketing efforts can create a unified voice that showcases the collective strengths and advantages of the Rio Grande Valley, thereby attracting businesses, industries, and tourists to the area; and

WHEREAS, the Rio Grande Valley Partnership has proven to be a competent and effective regional economic development marketing entity with a successful track record in promoting the region and attracting investments; and

WHEREAS, supporting the Rio Grande Valley Partnership will allow the City of Weslaco to benefit from their expertise, resources, and established networks, amplifying the city's/county's economic development efforts; and

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

Section 1: Support for Regional Partnerships the City of Weslaco recognizes the importance of regional partnerships and commits to actively collaborating with other cities and entities within the Rio Grande Valley to foster economic growth, job creation, and community development.

Section 2: Regional Marketing efforts the City of Weslaco acknowledges that regional economic development marketing efforts are vital to present a unified and compelling image of the Rio Grande Valley. The city/county will actively participate in and support joint marketing initiatives aimed at showcasing the diverse opportunities and resources the region offers.

Section 3: Support for the Rio Grande Valley Partnership the City of Weslaco officially endorses the Rio Grande Valley Partnership as the designated regional economic development marketing entity. The city pledges to provide financial and logistical support to the Partnership, when possible, as well as engage in collaborative efforts to maximize the impact of their initiatives.

Section 4: Collaborative Initiatives the City of Weslaco will actively engage with the Rio Grande Valley Partnership and other regional partners to identify and pursue joint initiatives, including but not limited to infrastructure development, workforce training programs, business retention and expansion efforts, and promotional campaigns to attract investments and tourists to the region.

Section 5: Effective Date This resolution shall take effect immediately upon approval and shall remain in force until modified or rescinded by subsequent resolution.

PASSED AND APPROVED BY THE BOARD OF COMMISSIONERS OF THE CITY OF WESLACO, TEXAS on this 15th day of August 2023.

CITY OF WESLACO

DAVID SUAREZ, MAYOR

ATTEST:

Norma A. Cantu CITY SECRETARY

APPROVED AS TO FORM:

Juan E. Gonzalez, CITY ATTORNEY



Standardized Agenda Request Form

Date of Meeting: August 15, 2023		Agenda Item No. (to be assigned by CSO): 2023-6789	
From: ROBERT LOPEZ			
Subject: Discussion and consideration to purchase Ticket on the Go software from ADCOMP Systems Inc. (New in Blue Inc.) and Apple iPads for an amount not to exceed \$25,000 with an annual recurring cost of \$16,000 and authorize the Mayor to execute any related documents. Possible action. (Staffed by Police Department.)			
Background: New in Blue develops comprehensive technology platforms with the power to shape the future of law enforcement — streamlining operations with a fresh approach to enhance first responder safety, bolster efficiency, provide quicker interventions, and build stronger community relationships that keep society safe.			
Funding Source (budget code, if applicable):			
Amount: \$25,000		Term of Impact: 12	Identified in Current Budget: No
Additional Action Prompted: Mayor's Signature			
If item previously considered, provide date and action by Commission:			
If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners:			
Advisory Review, if any (name of board/committee, date of action, recommendation):			
ROBERT LOPEZ ROBERT LOPEZ Martin Garza		Created	
City Manager Comments: Approve as recommended by staff.			
Staff Recommendation: Recommend Approval			
Attachments, if any: Weslaco PI 2742 Weslaco TOTG PD with disc 072523, \$20,000, Weslaco TX- LexisNexis Ethos eCite Quote 230721, Quote Weslaco Police Department Revised Quote \$43,805			
Responsibilities upon Approval:			

ADCOMP SYSTEMS, INC

1720 S EDMONDS LN.
STE 201
LEWISVILLE, TX 75067

Proforma Invoice

DATE	Proforma Invoice No.
7/25/2023	2742

NAME / ADDRESS
Weslaco Police Department 910 N Airport Dr., Weslaco, TX 78596

Ship To
Weslaco Police Department 910 N Airport Dr., Weslaco, TX 78596

P.O. NO.	TERMS	REP	PROJECT
	100% ADVANCE	DGA	

DESCRIPTION	QTY	UNIT PRICE	TOTAL
NEW IN BLUE, INC : Tickets On The Go (TOTG) DIR # 11337256074			
New in Blue: Tickets On The Go (TOTG) Application will be provided for Windows, IOS, Android, and Zebra Android devices. The client provides their own mobile devices and ticket printers. (For upto 85 Officers)	1	16,000.00	16,000.00T
New in Blue: TOTG Implementation Fee. (One Time Fee)	1	8,000.00	8,000.00T
Discount on New in Blue: TOTG Implementation Fee (One Time Discount)		-4,000.00	-4,000.00
Terms: Payment: 100% Advance Payment Delivery approx. 8-10 weeks after payment has been received. Delivery schedule is dependant on receiving all required information from the customer and it's software vendors.			
TAX (0.00)			
TOTAL			

CUSTOMER'S SIGNATURE*

ADCOMP SYSTEMS, INC

1720 S EDMONDS LN.
STE 201
LEWISVILLE, TX 75067

Proforma Invoice

DATE	Proforma Invoice No.
7/25/2023	2742

NAME / ADDRESS
Weslaco Police Department 910 N Airport Dr., Weslaco, TX 78596

Ship To
Weslaco Police Department 910 N Airport Dr., Weslaco, TX 78596

P.O. NO.	TERMS	REP	PROJECT
	100% ADVANCE	DGA	

DESCRIPTION	QTY	UNIT PRICE	TOTAL
ACH/Wire Instructions: Company name: Adcomp Systems Inc Company Address: 1720 S Edmonds Ln., Suite 201 Lewisville, TX 75067 Bank Name: JP Morgan Chase Bank Bank Address: 925 W Main St Lewisville, TX 75067 Account # : 846005384365 ABA# 111000614 FedEx Account Number: 260945840 (For Mailing Checks)			

TERMS AND CONDITIONS:

1. Interest will be charged at 2% per month on past due invoices. Returned checks are subject to \$30.00 fee. Customer will be responsible for all collection costs and attorney fees, whether suit is filed or not. Shipping and Taxes are extra, if not included. Items & services not included above will be charged extra.

2. Returns are subject to 25% restocking fee and will not be accepted without authorization, original invoice and packaging. 3. No returns of cables, connectors, softwares and special orders. No refunds only credit for future purchases. No cash refunds. 4. Deposits are non-refundable.

5. Warranty on all items limited to those provided by the manufacturer.

6. Service charges are non-refundable.

Your SIGNATURE* confirms your agreement to the terms and prices listed in this Proforma Invoice.
For Billing Inquiries Call (972) 436 3900

TAX (0.00)	\$0.00
TOTAL	\$20,000.00

CUSTOMER'S SIGNATURE*

eCitation Quote

LexisNexis® Coplogic Solutions

1000 Alderman Drive
Alpharetta, GA 30005



July 21, 2023

Quote: 20230721 Weslaco Police Department TX

Term	Description	Unit Price	Amount
1-Year	<u>LexisNexis® eCitation through Coplogic Ethos Platform</u> • Configurable Citations/Summons and Warning form • Hosting Fee Included • Set-Up & Configuration of the software remotely • Online Train the trainer session(s) • Court & RMS export interface to transfer data in PDF & LexisNexis's XML format	\$ 795.00	\$ 34,980.00
1-Year	<u>LexisNexis® eCitation Annual Support and Maintenance</u> • Unlimited customer support (phone and e-mail) • Notice of new product releases • Access to new releases		\$ 6,996.00
2-Year	<u>LexisNexis® eCitation Annual Support and Maintenance</u> • Unlimited customer support (phone and e-mail) • Notice of new product releases • Access to new releases		\$ 6,996.00
Quote Subtotal			\$ 48,972.00
Sales Tax			As Applicable

LexisNexis® appreciates the opportunity to provide you with this quote. If you have any questions regarding this quote, feel free to reach out to your account manager:

Anthony Gonzales
Anthony.Gonzales@lexisnexisrisk.com

Signature to Accept Quote. _____

Date. _____

Pricing is guaranteed for 90 days from the date this quote was issued





QUOTE

Trusted Driver
1354 N. Loop 1604 E., Suite 103
San Antonio, Tx 78232
Project Manager: Selena Garza (210) 328-9840
selena.garza@mytrusteddriver.com

Quote #	Date
232	07/24/23
DIR-CPO-5032	

Billing Address
Weslaco Police Department
901 N. Airport Dr
Weslaco, TX 78596

Point of Contact
Dr. Joel Rivera, Chief of Police
956-973-4800
joel.rivera@weslacotx.gov

SERVICE					
Description		Year 1		Year 2	Year 3
Trusted Driver - E-Citation Platform (Annual)		\$24,300.00		\$19,440.00	\$20,412.00
Trusted Driver - Analytics (Annual)		\$8,505.00		\$6,804.00	\$7,144.00
	Total:	\$32,805.00		\$26,244.00	\$27,556.00

ON-BOARDING SERVICES					
Description		Year 1			
Remote Training (On-Boarding - Year 1)		\$2,000.00			
Project Management (On-Boarding - Year 1)		\$2,000.00			
Set Up & Configuration (On-Boarding - Year 1)		\$3,000.00			
Train-The-Trainer On-Site Training (On-Boarding - Year 1)		\$2,000.00			
Language Translation (On-Boarding - Year 1)		\$2,000.00			
	Total:	\$11,000.00			

Summary					Year 1
Total TD Services					\$32,805.00
Total TD On-Boarding					\$11,000.00
Total Taxes					\$0.00
			Year 1 Contract Total:		\$43,805.00

Comments	
Annual Maintenance is billed one year from the contract execution date.	

Notes
Weslaco Police Department provides Third Party Hardware and Services, Trusted Driver is not responsible for the costs of the Third Party Hardware & Services. This Quote is the cost for Year 1. As requested, Vehicle Locator has been removed as a service.



Standardized Agenda Request Form

Date of Meeting: August 15, 2023		Agenda Item No. (to be assigned by CSO): 2023-6817	
From:			
Subject: Discussion and consideration to approve final payment for RFP No.: 2021-22-28 Splash Pad for Gibson Park to South Texas Pools for an amount not to exceed \$13,425 and authorize the Mayor to execute any related documents. (Staffed by Parks and Recreation Department.)			
Background:			
Funding Source (budget code, if applicable):			
Amount:	Term of Impact:	Identified in Current Budget:	
Additional Action Prompted: Mayor's Signature			
If item previously considered, provide date and action by Commission:			
If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners:			
Advisory Review, if any (name of board/committee, date of action, recommendation):			
ADELAIDA VEGA OMAR RODRIGUEZ Martin Garza		Created/Initiated Approved New	
City Manager Comments: Approve as recommended by staff.			
Staff Recommendation: Staff recommends approval.			
Attachments, if any: doc11244320230810162947			
Responsibilities upon Approval:			

SOUTH TEXAS POOLS

28897 Orange Grove Rd
La Feria, TX 78559

Tel: (956) 797-1190

Fax: (956) 797-2414

Invoice

DATE

INVOICE #

1/23/2023

60166

City of Weslaco
Parks and Recreation Department
Gibson Park Splash Pad
Atten. Omar Rodriguez

Balance Due

\$13,425.00

TERMS

PROJECT

QTY.	DESCRIPTION	RATE	AMOUNT
	Bid Package RFP NO. 2021-22-28		
	Addendum 1		
	Addendum 2		

Notes:

City to supply water line
City to supply sewer line
City to do Demo as needed
Electrical is noted on the city provide site plan
Pad is to be elevated 2 feet above the current ground level with
Compactible Select Fill
Plumbing is to be SCH 40 PVC and meet code
Control Manifold Box house to meet spec and code
Included is all Labor and Materials for this project
All Scheduling and Warranty will be meet by manufacture vortex,
and installer South Texas Pools. All items listed in the bid package
are e included in this bid and pricing ..

Sales Tax (8.25%)

\$0.00

Total

\$268,500.00



Standardized Agenda Request Form

Date of Meeting: August 15, 2023		Agenda Item No. (to be assigned by CSO): 2023-6804	
From:			
Subject: Discussion and consideration to solicit Request for Qualifications for Professional Engineering Services to complete the planning, design, procurement preparation, permitting and construction administration for expansion of the City's Southside Wastewater Treatment Plant and authorize the Mayor to execute any related documents. Possible action. (Staffed by Engineering Department.)			
Background:			
Funding Source (budget code, if applicable):			
Amount:	Term of Impact:	Identified in Current Budget:	
Additional Action Prompted: Mayor's Signature			
If item previously considered, provide date and action by Commission:			
If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners:			
Advisory Review, if any (name of board/committee, date of action, recommendation):			
ADELAIDA VEGA Albert Aldana Martin Garza		Created/Initiated New	
City Manager Comments: Approve.			
Staff Recommendation:			
Attachments, if any:			
Responsibilities upon Approval:			



Standardized Agenda Request Form

Date of Meeting: August 15, 2023		Agenda Item No. (to be assigned by CSO): 2023-6805	
From:			
Subject: Discussion and consideration to solicit Request for Qualifications for Professional Engineering/Consulting Services for the evaluation/analysis of infrastructure related to water and wastewater facilities and for utility management services and authorize the Mayor to execute any related documents. Possible action. (Staffed by Engineering Department.)			
Background:			
Funding Source (budget code, if applicable):			
Amount:	Term of Impact:	Identified in Current Budget:	
Additional Action Prompted: Mayor's Signature			
If item previously considered, provide date and action by Commission:			
If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners:			
Advisory Review, if any (name of board/committee, date of action, recommendation):			
ADELAIDA VEGA Albert Aldana Martin Garza		Created	
City Manager Comments: Approve as recommended by staff.			
Staff Recommendation:			
Attachments, if any:			
Responsibilities upon Approval:			



Standardized Agenda Request Form

Date of Meeting: August 15, 2023		Agenda Item No. (to be assigned by CSO): 2023-6815	
From: Albert Aldana			
Subject: Discussion and consideration to approve on first and final reading of Ordinance 2023-36 to establish a one-way traffic flow for the newly constructed Railroad Street between Witmer Street and Bridge Avenue with traffic flowing in a southern direction and authorize the Mayor to execute any related documents. First and final reading of Ordinance 2023-36. Possible action. (Staffed by Engineering Department.)			
Background: See attached memo.			
Funding Source (budget code, if applicable):			
Amount:	Term of Impact:	Identified in Current Budget:	
Additional Action Prompted: Mayor's Signature Ordinance - First Reading Ordinance - Final Reading			
If item previously considered, provide date and action by Commission:			
If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners:			
Advisory Review, if any (name of board/committee, date of action, recommendation):			
NORMA CANTU Albert Aldana Martin Garza		Created/Initiated Approved New	
City Manager Comments: Approve as recommended by staff.			
Staff Recommendation: Staff recommends approval.			
Attachments, if any: Memo Railroad Ave_One-Way			
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

August 3, 2023

TO: Mayor David Suarez, City Commissioners
& City Manager, M. Garza

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

**RE: PROPOSED ONE-WAY FLOW
FOR RAILROAD AVE BETWEEN WHITMER ST & BRIDGE ST**

This item seeks your approval for the proposed one-way traffic flow for the newly constructed Railroad Ave between Whitmer St and Bridge St.

This proposed one-way traffic flow will provide better traffic operations especially at the intersection of Railroad Ave and Bridge St given its proximity to the railroad tracks and US Business 83. Additionally, it will provide safer maneuvering of fire trucks trying to access the areas south of Business 83.

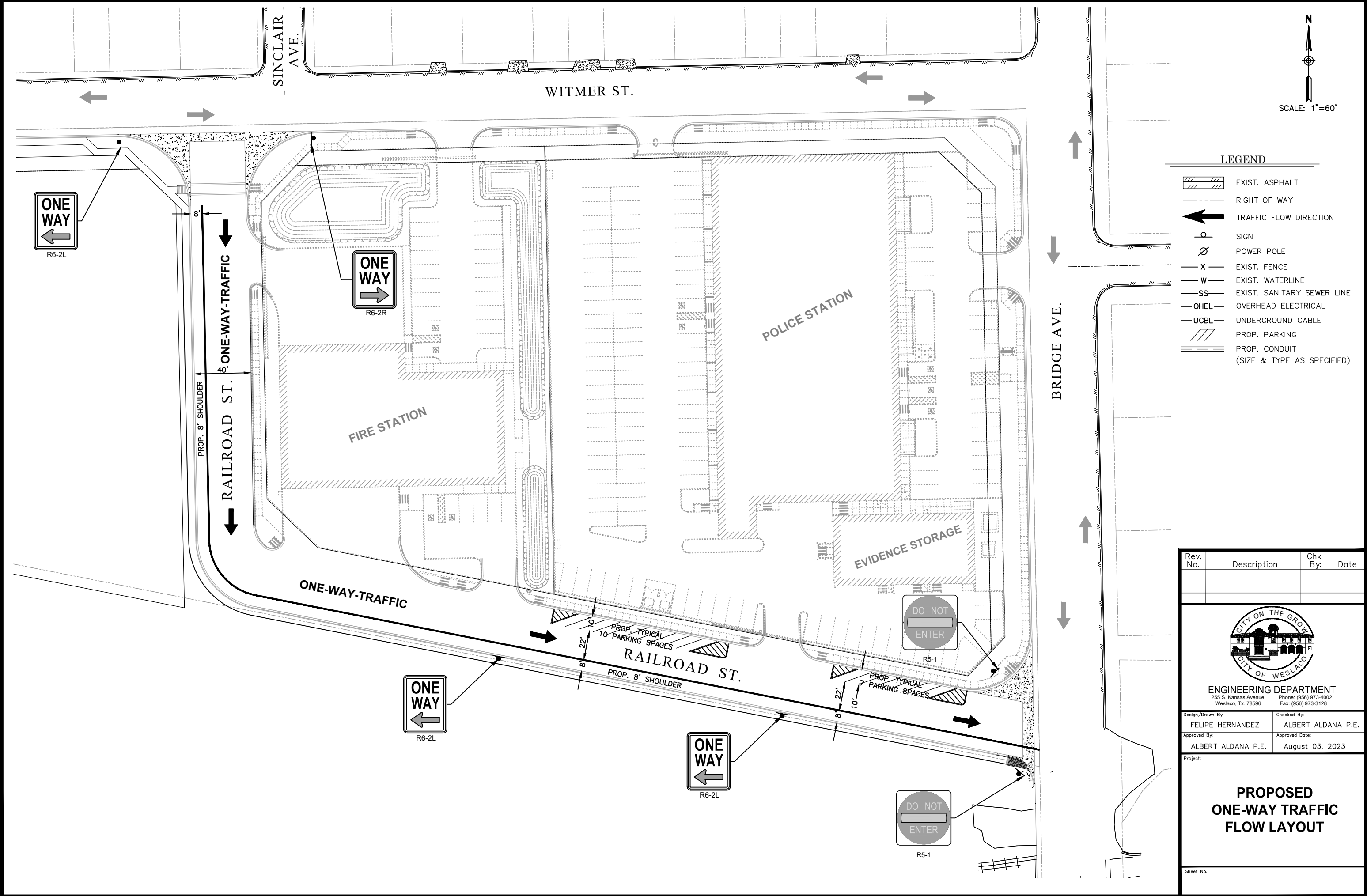
Attached please find a layout that illustrates the proposed one-way traffic flow on Railroad Ave.

Staff recommends approval.

Sincerely,
Albert J. Aldana, P.E.

Attachment: Proposed One-Way Flow Layout
Proposed Ordinance

8/23/2023 12:00 PM FELIPE HERNANDEZ G:\Engineering\ENGINEERING PROJECTS\2020 Projects\4072-EG\Weslaco Public Services Subdivision (Bus83 and Bridge Ave.)\WENG\Design\CAD\16-PROP-ADDITIONAL PARKING LAYOUT.dwg



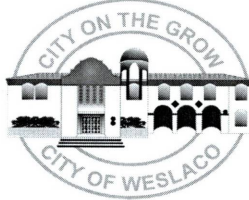


Standardized Agenda Request Form

Date of Meeting: August 15, 2023		Agenda Item No. (to be assigned by CSO): 2023-6807	
From:			
Subject: Discussion and consideration to declare old and expired fire equipment as surplus, such as retired ladders, Retired EMS stretcher, bunker coats/pants and other items 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):			
Leslie Lugo ANTONIO LOPEZ Martin Garza		Created/Initiated New	
City Manager Comments: Approve as recommended by staff.			
Staff Recommendation: Staff recommends approval			
Attachments, if any: Memo 23 0815 Surplus			
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: August 15, 2023

TO: David Suarez, Mayor
City Commission

FROM: Antonio Lopez, Fire Chief 

SUBJECT: Surplus Items

I am requesting authorization to declare any type of old fire equipment (bunker gear, hoses, ladders etc.) that is expired as surplus. These items are no longer in compliance for use and have no value.

Thank you for your consideration, please feel free to contact me for any questions.

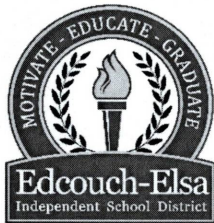


AL/II



Standardized Agenda Request Form

Date of Meeting: August 15, 2023		Agenda Item No. (to be assigned by CSO): 2023-6809	
From:			
Subject: Discussion and consideration to donate surplus fire equipment such as retired ladders, retired EMS stretcher, bunker coats/pants and other items to Edcouch-Elsa Independent School District Fire Academy 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):			
Leslie Lugo ANTONIO LOPEZ Martin Garza		Created/Initiated New	
City Manager Comments:			
Staff Recommendation: Staff recommends approval			
Attachments, if any: EEISD request memo, Memo 23 0815 Donation			
Responsibilities upon Approval:			



EDCOUCH-ELSA INDEPENDENT SCHOOL DISTRICT

P.O. Box 127 / 920 West Santa Rosa Ave., Edcouch, TX 78538

July 28, 2023

Dear Chief Antonio Lopez:

We the EEISD Fire Academy are asking you the City of Weslaco Fire Department for donations of any type of fire equipment(ladders, hoses, appliances, etc...) that may be expired or no longer in service. The equipment donated will be used here at Edcouch-Elsa ISD Fire Academy. All lettering and or markings representing Weslaco FD will be removed prior to it's use at the school. Thank you in advance for any assistance/donations you may provide us.

Sincerely,

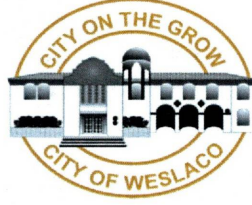
A handwritten signature in black ink, appearing to read "Alejandro Cavazos".

Alejandro Cavazos

Edcouch-Elsa Independent School District
Training Coordinator

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: August 15, 2023

TO: David Suarez, Mayor
City Commission

FROM: Antonio Lopez, Fire Chief 

SUBJECT: Donation of Items

I am requesting authorization to donate surplus of any old fire equipment (bunker gear, hoses, ladders etc.) to Edcouch-Elsa Independent School District Fire Academy.

Thank you for your consideration, please feel free to contact me for any questions.



AL/II



Standardized Agenda Request Form

Date of Meeting: August 15, 2023		Agenda Item No. (to be assigned by CSO): 2023-6820	
From: David Arce			
Subject: Discussion and consideration to purchase lift station pumps from buyboard vendor Zone Industries, in the amount not to exceed \$33,391.20 for lift stations, #3 and #10, with ARPA funds, and authorize the Mayor to execute any related documents. Possible action. (Staffed by Public Works Department.)			
Background: 2nd round of ARPA funds, the pumps are replacing the same pump that is on site currently.			
Funding Source (budget code, if applicable):			
Amount:	Term of Impact:	Identified in Current Budget:	
Additional Action Prompted: Mayor's Signature			
If item previously considered, provide date and action by Commission:			
If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners:			
Advisory Review, if any (name of board/committee, date of action, recommendation):			
David Arce David Arce Rosalinda Cavazos Martin Garza		Created/Initiated Approved New	
City Manager Comments: Approve as recommended by staff.			
Staff Recommendation: Approval			
Attachments, if any: Memo 2023 LS PUMPS 3 and 10, city of weslaco ls 10 revised special price, City Of Weslaco Lift Station 3 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: August 15, 2023
To: City Commission
From: David Arce, Public Works Director
Subject: LIFT STATION PUMPS 3, 10, 35, 36
Cc: Martin Garza, City Manager
Rosie Cavazos, Finance Director

Public Works Department is requesting the purchase of lift station pumps from buyboard vendor Zone Industries, in the amount not to exceed \$33,391.20 and for lift stations, #3 and #10 to be purchased with ARPA funds.

Staff recommends approval.



PRECISION PUMP SYSTEMS

3908 East Richardson Edinburg TX 78542

Phone: 956-378-9270

BuyBoard Contract # 672-22

Attn: CITY OF WESLACO

Project: SULZER LS 10

Contact: MARCELO

Date: 8/8/2023

Note No. PD23716

Page:1 of 1

Pursuant to your inquiry as referenced above, we are pleased to submit our proposal for your kind consideration. We appreciate your confidence in Precision Pump Systems (PPS) to supply the best equipment and service available in the industry today.

Equipment Scope & Services Included – SULZER XFP 201G CB2.4 PE 160/6 460V 22HP

Net Price: \$14,226.20

Freight Included

NOTES/EXCEPTIONS:

Unless specifically mentioned in this proposal for inclusion with proposed items, PPS has not included any other items or services. Items quoted are standard construction and paint unless otherwise noted. Motors sent in for rebuild that are “Listed Motors” i.e. UL, FM, etc. will not be re-certified unless specifically stated at time of repair. Any sale of goods is based on our “Standard Terms & Conditions of Sales”, request copy if needed. Proposal is limited to the items and quantities listed. Neither verbal nor handwritten changes are acceptable. Any revision to proposal will be provided in a re-typed “revised” proposal.

The equipment is quoted with freight allowed to the jobsite. Current estimated delivery of items is running approximately ____ weeks after receipt of approved submittal drawings. Please note lead time is estimated at time of quote and may differ at time of order. Submittals can be furnished approximately ____ weeks after receiving acceptable purchase order. Quote is valid for 60 days from original date.

We look forward to working with you on this and any future projects. If you have any questions or thoughts, please do not hesitate to call.

Sincerely,
Priscilla Dominguez
Outside Sales

PRECISION PUMP SYSTEMS
M: 956.578.1053
pdominguez@precisionpumpsystems.com

APPROVED BY: _____

DATE: _____

Terms are net 30, upon approved credit. No taxes are included. Prices firm for 30 days only. Note: Retainers are not considered as part of the terms of the quotation. PPS will furnish Insurance Certificate upon request. The above quotation is subject to PPS's standard conditions of sale and any party's acceptance to purchase items @ cost noted hereby signify that they have read and understand those conditions and agree to them. These said terms & conditions shall have absolute & overriding authority of any agreement between PPS & other parties unless specifically noted otherwise by PPS in writing. No verbal or handwritten changes to this proposal shall be acceptable, unless within revised written proposal provided. This offer is not a Bill of Sale. Customer must supply written notice of any order cancellation and is solely responsible for All cost associated with any order cancellation requested. There will be a 1% Interest per Month Charge on All Payments Past 60 Days. By Signing this Quote, means you have read and agree to all Terms and Conditions.

P.O. Box 73149, Houston, TX 77273 Tel: 713-783-8530 Fax: 713-783-1221

ZONE INDUSTRIES/PRECISION PUMP SYSTEMS
PO Box 73149
Houston, TX 77273
956-378-9270



QUOTATION

Order Number	
1029386	
Order Date	Page
08/07/2023 15:05:45	1 of 1

Quote Expires On: 09/06/2023

Bill To:

Weslaco, City of
City of Weslaco
255 S. Kansas
Weslaco, TX 77486

956-968-3181

Ship To:

Weslaco, City of
City of Weslaco
2500 N Texas Blvd
Weslaco, TX 78599

Requested By: AP Contact

Customer ID: 12040

PO Number					Ship Route	Inside Sales		
Lift Station No. 3						WILLIE.MATA		
Quantities					Item ID	Pricing	Unit	Extended
Ordered	Allocated	Remaining	UOM	Disp.	Item Description	UOM	Price	Price
			Unit Size			Unit Size		

Delivery Instructions: shipping & handling

1	0	1 EA			XFP 150G CB1 PE210/4	EA	18,811.00	18,811.00
			1.0		ABS Model XFP 150G CB1 PE210/4 Submersib	1.0		
					ABS Model XFP 150G CB1 PE210/4			
					Submersible Pump			
					XFP150G CB1.4PE210/4-G			
					460/60/3			
					Conditions: 651 GPM @ 130' TDH			

Total Lines: 1

SUB-TOTAL: 18,811.00
TAX: 0.00
FREIGHT: 354.00
AMOUNT DUE: 19,165.00
U.S. Dollars



Standardized Agenda Request Form

Date of Meeting: August 15, 2023		Agenda Item No. (to be assigned by CSO): 2023-6830	
From: David Arce			
Subject: Discussion and consideration to purchase pumps for lift stations #35 and #36 from sole source vendor Xylem Water Solutions USA for the amount of \$51,448.30 with ARPA funds and authorize Mayor to execute any related documents. Possible action. (Staffed by Public Works Department.)			
Background: This is to replace 1 pump at each station, each station has 3 pumps.			
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 David Arce Rosalinda Cavazos Martin Garza		Created/Initiated Approved New	
City Manager Comments: Approve as recommended by staff.			
Staff Recommendation: approval			
Attachments, if any: Memo 2023 LS PUMPS 35 and 36, LS 35/36 Quote Xylem			
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: August 15, 2023
To: City Commission
From: David Arce, Public Works Director
Subject: LIFT STATION PUMPS 3, 10, 35, 36
Cc: Martin Garza, City Manager
Rosie Cavazos, Finance Director

Public Works Department is requesting the purchase of lift station pumps #35 and #36 from sole source vendor Xylem Water Solutions USA for \$51,448.30 with ARPA funds.

This is to replace 1 pump at each station, each station has 3 pumps.

Staff recommends approval.



**Xylem Water Solutions USA, Inc.
Flygt Products**

August 7, 2023

2029 North Lexington Blvd.
Corpus Christi, TX 78409
Tel 361/879-0031
Fax 361/879-0044

CITY OF WESLACO InfraMark
255 S KANSAS AVE
WESLACO TX 78596-6158

Quote # 2023-COR-0224
Project Name: City of Weslaco
Job Name: LS 35 & 36

Xylem Water Solutions USA, Inc. is pleased to provide a quote for the following Flygt equipment.

LS 35

Qty	Part Number	Description	Unit Price	Extended Price
1	3202.185-0280	Flygt Model NP-3202.185 6" volute Submersible pump equipped with a 460 Volt / 3 phase / 60 Hz 45 HP 1750 RPM motor, 462 impeller, 1 x 50 Ft. length of SUBCAB 4G16+S(2x0,5) submersible cable, FLS leakage detector, volute is prepared for Flush Valve	\$ 25,274.15	\$ 25,274.15
1	14-69 98 30N	SHIPPING AND HANDLING-NO TAX	\$ 450.00	\$ 450.00

LS 35 Price

\$ 25,724.15

LS 36

Qty	Part Number	Description	Unit Price	Extended Price
1	3202.185-0280	Flygt Model NP-3202.185 6" volute Submersible pump equipped with a 460 Volt / 3 phase / 60 Hz 45 HP 1750 RPM motor, 462 impeller, 1 x 50 Ft. length of SUBCAB 4G16+S(2x0,5) submersible cable, FLS leakage detector, volute is prepared for Flush Valve	\$ 25,274.15	\$ 25,274.15
1	14-69 98 30N	SHIPPING AND HANDLING-NO TAX	\$ 450.00	\$ 450.00

LS 36 Price

\$ 25,724.15

Total Price

\$ 51,448.30

Page 1 of 4



Terms & Conditions

This order is subject to the Standard Terms and Conditions of Sale – Xylem Americas effective on the date the order is accepted which terms are available at <http://www.xyleminc.com/en-us/Pages/terms-conditions-of-sale.aspx> and incorporated herein by reference and made a part of the agreement between the parties.

Purchase Orders: Please make purchase orders out to: Xylem Water Solutions USA, Inc.

Freight Terms: 3 DAP - Delivered At Place 08 - Jobsite (per IncoTerms 2020)

See Freight Payment (Delivery Terms) below.

Taxes: State, local and other applicable taxes are not included in this quotation.

Back Charges: Buyer shall not make purchases nor shall Buyer incur any labor that would result in a back charge to Seller without prior written consent of an authorized employee of Seller.

Shortages: Xylem will not be responsible for apparent shipment shortages or damages incurred in shipment that are not reported within two weeks from delivery to the jobsite. Damages should be noted on the receiving slip and the truck driver advised of the damages. Please contact our office as soon as possible to report damages or shortages so that replacement items can be shipped and the appropriate claims made.

Taxes: State, local and other applicable taxes are not included in this quotation.

Terms of delivery: Freight PP/Line Item

Time of delivery: Approx. 18–22 weeks

Our current delivery lead-times are forecasted estimates only due to the outbreak of the COVID-19 virus pandemic and its global effects on commerce, supply chain, and logistics. Xylem will, however, use all commercially reasonable efforts to minimize any delivery delay impacts.

Schedule: Please consult your local Flygt Branch Office to get fabrication and delivery lead times.

Validity: This Quote will expire in ninety (90) days unless extended in writing by Xylem Water Solutions USA, Inc..

Terms & Conditions: Xylem Water Solutions USA General Conditions for the sale and supply of products apply.

Terms of Payment: 100% N30 after invoice date.

Exclusions: This Quote includes only the items listed specified above.

Warranty: Xylem Water Solutions USA, Inc. offers a commercial warranty to the original end purchaser against defects in workmanship and material.

Customer Acceptance:

This order is subject to the Standard Terms and Conditions of Sale – Xylem Americas effective on the date the order is accepted which terms are available at

[<http://www.xyleminc.com/en-us/Pages/terms-conditions-of-sale.aspx>](http://www.xyleminc.com/en-us/Pages/terms-conditions-of-sale.aspx) and incorporated herein by reference and made a part of the agreement between the parties.

A signed copy of this Quote is acceptable as a binding contract.



Purchase Orders: Please make purchase orders out to: Xylem Water Solutions USA, Inc.

Signature: _____

Name : _____ Ship to Address: _____

(PLEASE PRINT)

Date: _____

PO#: _____

Thank you for the opportunity to provide this quotation. Please contact us if there are any questions.

Sincerely,



Frank Pardo
Direct Sales Representative
Phone: (361) 808-7867
Cell: (956) 638-5256
frank.pardo@xylem.com





Customer Acceptance

This order is subject to the Standard Terms and Conditions of Sale – Xylem Americas effective on the date the order is accepted which terms are available at <http://www.xyleminc.com/en-us/Pages/terms-conditions-of-sale.aspx> and incorporated herein by reference and made a part of the agreement between the parties.

A signed copy of this Quote is acceptable as a binding contract.

Purchase Orders: Please make purchase orders out to: Xylem Water Solutions USA, Inc.

Quote #: 2023-COR-0224
Customer Name: CITY OF WESLACO InfraMark
Job Name: LS 35 & 36
Total Amount: \$ 51,448.30
(excluding freight)

Signature: _____	Name: _____ (PLEASE PRINT)
Company/Utility: _____	PO: _____
Address: _____	Date: _____
_____	Phone: _____
_____	Email: _____
_____	Fax: _____



Standardized Agenda Request Form

Date of Meeting: August 15, 2023		Agenda Item No. (to be assigned by CSO): 2023-6822	
From:			
Subject: Discussion and consideration to award the Worker's Compensation Insurance to the best qualified, most advantageous bidder and authorize the Mayor to execute any related documents. Possible action. (Staffed by Human Resources Department.)			
Background:			
Funding Source (budget code, if applicable):			
Amount:	Term of Impact:	Identified in Current Budget:	
Additional Action Prompted: Mayor's Signature			
If item previously considered, provide date and action by Commission:			
If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners:			
Advisory Review, if any (name of board/committee, date of action, recommendation):			
ADELAIDA VEGA Luz Galindo Martin Garza		Created/Initiated Approved New	
City Manager Comments: Approve as recommended by staff.			
Staff Recommendation: Staff recommends approval of best qualified, most advantageous bidder.			
Attachments, if any: MEMO COMMISSION RFP Worker's Compensation Ins, MONTALVO bid, TML-IRP bid, HardingConleyDrawertTinch Ins Agency 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

HUMAN RESOURCES DEPARTMENT

DATE: August 09, 2023

TO: Mayor and City Commission

CC: Martin Garza, City Manager

FROM: Luz Galindo, Human Resources Director

SUBJECT: RFP #2022-23-09 Workers Compensation

RFP for workers' compensation insurance was posted on BidNet, we received a total of 3 responses from various carriers. Proposals were reviewed by committee of 5. (Roger Garza – Consultant Firm, Martin Garza – City Manager, Luz Galindo – HR Director, and Rosalinda Cavazos - Finance Director and Andrew Munoz – Asst City Manager)

Quotes received from Texas Municipal League (TML), Montalvo Insurance, and Harding-Conley-Drawert-Tinch Ins Agency.

Recommendations will be presented and discussed at meeting.

Quote no.	Quote issue date	Proposed coverage period	Version
Q004660666	7/12/23	10/1/23 to 10/1/24	1
Applicant	Producer	Renewal of	
City of Weslaco	MONTALVO INS AGCY INC	0002053107	

Quote Invoice

Applicant copy

The earliest effective date of coverage will be the date a complete submission and the proper deposit premium are received by Texas Mutual Insurance Company, unless a future effective date has been requested. This does not apply to Start policies.
Please return this form and your check payable to Texas Mutual Insurance Company for the amount of this quote to the address below.
Please help us more quickly process your payment by writing your quote number on your check.
Payment is due immediately upon receipt. Payment received does not guarantee coverage.

Please check one option below to indicate policy choice.

Out-of-network

☐

Estimated annual premium: \$475,500.00

Amount due: \$71,325.00

Reporting mode:
Monthly 15% - 11 Reports

In-network

☐

Estimated annual premium: \$418,930.00

Amount due: \$62,839.50

Please note: This policy is not eligible for premium financing.

Please mail this form along with the amount due for the above selected option to:

Texas Mutual Insurance Company
PO Box 841843
Dallas, TX 75284-1843

Please include your quote number Q004660666 on your check for prompt handling.
Please do not use the above address for other correspondence.

Thank you for your business!

Quote no. Q004660666
 Quote issue date 7/12/23
 Proposed coverage period 10/1/23 to 10/1/24

Underwriting Quote Sheet Summary Page

Applicant copy

Applicant
 City of Weslaco
 255 S KANSAS AVE
 WESLACO TX 78596-6158

Underwriter ALYONA
 HANSEN
Phone (956) 968-5521
Producer 20590
Fax (956) 969-9198

MONTALVO INS AGCY INC
 PO BOX 2
 WESLACO TX 78599-0002

Entity Government Entity
Group
SIC code 9199 General government, N.E.C.*

Quote generated in Austin, TX

Part one: workers' compensation insurance

Premium quote summary - Texas only

See attached **Premium Calculation**

		Payroll		Premium	
Total payroll and estimated manual premium		19,257,899.00		727,992.00	
Prorate factor 1.00		Out-of-Network		In-Network	
		Factor	Amount	Factor	Amount
Increased Limits Factor 1,000,000/1,000,000/1,000,000		0.014	10,192.00	0.014	10,192.00
Experience Modifier			(59,055.00)		(59,055.00)
Schedule Modifier		0.79	(142,617.00)	0.79	(142,617.00)
Healthcare Network Option				0.12	(64,381.00)
Premium Discount		0.114	(61,162.00)	0.113	(53,351.00)
Expense Constant			150.00		150.00
Minimum premium	250.00	Estimated annual premium		418,930.00	
Audit frequency	Monthly 15% - 11 Reports	Deposit premium		62,839.50	
		71,325.00			

Part two: employers' liability insurance

Standard

Bodily injury by accident \$1,000,000.00
 Bodily injury by disease policy limit \$1,000,000.00
 Bodily injury by disease each employee \$1,000,000.00

Endorsements made part of this quotation

See attached **Endorsement Schedule**

Notice of terrorism insurance coverage

Coverage for acts of terrorism is already included in workers' compensation policies. Losses resulting from certified acts of terrorism, as defined under the Terrorism Insurance Act of 2002, as amended ("the Act"), would be partially reimbursed by the U.S. Government. If the aggregate industry Insured Losses occurring in any calendar year exceed \$200,000,000, the U.S. Government would pay 80% of our Insured Losses that exceed our Insurer Deductible. The Act provides an annual cap on liability that limits the U.S. Government's payment as well as our liability for any amount of losses from certified acts of terrorism that, in the aggregate for the industry, exceeds \$100,000,000,000 in a calendar year. The portion of your quoted premium that is attributable to coverage for acts of terrorism is \$0 and does not include any charges for the portion of losses covered by the U.S. Government under the Act.

Quote no. Q004660666
 Quote issue date 7/12/23
 Proposed coverage period 10/1/23 to 10/1/24

Underwriting Quote Sheet Out-of-Network Premium Calculation

Applicant copy

Class codes for primary applicant

State	Location	Code	Classification	Premium basis total estimated remuneration	Rate per \$100 of remuneration	Estimated premium
10/1/23 to 10/1/24						
42	00001	5191	Computer and Data Processing Services: Maintenance and Repair	284,849.00	0.880	2,507.00
42	00001	5506	Street or Road-Roadside Mowing & Maintenance-& Drivers	654,654.00	7.020	45,957.00
42	00001	7423	Aircraft Ground Support Equipment Repair & Drivers	117,814.00	3.780	4,453.00
42	00001	7520	Waterworks Operation & Drivers	662,041.00	2.900	19,199.00
42	00001	7580	Sewage Disposal Plant Operation & Drivers	57,066.00	3.580	2,043.00
42	00001	7704	Fire Fighters & Drivers	5,566,436.00	7.540	419,709.00
42	00001	7720	Police Officers & Drivers	5,756,999.00	2.900	166,953.00
42	00001	8391	Automobile Repair Shop & Parts Department Employees, Drivers	244,239.00	2.050	5,007.00
42	00001	8601	Architect or Engineer-Consulting	123,268.00	0.340	419.00
42	00001	8720	Inspection of Risks For Insurance or Valuation Purposes NOC	410,472.00	0.320	1,314.00
42	00001	8742	Salespersons or Collectors-Outside	353,140.00	0.320	1,130.00
42	00001	8810	Clerical Office Employees NOC	3,196,698.00	0.110	3,516.00
42	00001	8831	Animal Shelters & Drivers	209,655.00	1.440	3,019.00
42	00001	8838	Museum or Public Library-Professional Employees	507,237.00	1.060	5,377.00
42	00001	9015	Buildings NOC-Operation By Owner or Lessee-& Drivers	332,790.00	2.810	9,351.00
42	00001	9101	Museum or Public Library-All Other Employees-& Drivers	If any	3.800	0.00
42	00001	9102	Park NOC-All Employees-& Drivers	366,995.00	2.860	10,496.00
42	00001	9402	Garbage, Ashes or Refuse Collection & Drivers	413,546.00	6.660	27,542.00
42	00002	7720	Police Officers & Drivers	If any	2.900	0.00
42	00003	7720	Police Officers & Drivers	If any	2.900	0.00
42	00004	7720	Police Officers & Drivers	If any	2.900	0.00
42	00005	7720	Police Officers & Drivers	If any	2.900	0.00
42	00006	7720	Police Officers & Drivers	If any	2.900	0.00
Estimated manual premium						727,992.00
	9812	Increased Limits Factor 1,000,000/1,000,000/1,000,000			0.014	10,192.00
	9898	Experience Modifier of 0.92			0.920	(59,055.00)
	9887	Schedule Modifier			0.790	(142,617.00)
	0063	Premium Discount			0.114	(61,162.00)
	0900	Expense Constant				150.00
Total payroll and Texas total premium				\$19,257,899.00		\$475,500.00

Quote no. Q004660666
Quote issue date 7/12/23
Proposed coverage period 10/1/23 to 10/1/24

Underwriting Quote Sheet Endorsement Schedule

Applicant copy

Endorsements

TM LRC 2008	Limited Reimbursement for Texas Employees Injured in Other Jurisdictions
TM MV 2011	Mutuals - Membership and Voting Notice
TM PC 2003	Policy Conditions Endorsement
WC 00 00 00 C	Policy Conditions Form
WC 00 00 01 B	Policy Coverage Document (Declarations Page)
WC 00 04 06	Premium Discount Endorsement
WC 00 04 14 A	Notification of Change in Ownership Endorsement
WC 00 04 22 C	Terrorism Risk Insurance Act Coverage Endorsement
WC 00 04 25	Experience Rating Modification Factor Revision Endorsement
WC 42 03 01 L	Texas Amendatory Endorsement
WC 42 04 08 A*	Network Discount Endorsement

* Only applicable if In-Network option purchased

Workers' Compensation and Employer's Liability Policy

DNE-1A

Quote number Quote issue date Proposed coverage period
Q004660666 7/12/23 10/1/23 to 10/1/24

Applicant copy

Deductible Notice of Election

Texas law permits an employer to obtain workers' compensation insurance with a deductible. The insurance applies only to benefits payable under Texas workers' compensation law. When a deductible is elected, the policyholder is required to reimburse the insurance carrier for benefits payable under the law up to the deductible amount and a credit is applied to the policy. Premium credits are determined based on the deductible selected and the hazard group. The hazard group is determined by the classification that produces the largest amount of estimated Texas standard premium.

You are not required to choose a deductible. If you do choose one, your insurance company will pay the deductible amount for you, but you must reimburse the insurance company within 30 days after they send you notice that payment is due. If you fail to reimburse the insurance company, they may cancel the policy upon ten days written notice, and any resulting premium may be applied to the deductible amount owed.

If a deductible amount is desired, please indicate below.

☐ Yes, I want a deductible of (select only one):

1. _____ per accident
2. _____ per claim
3. _____ medical only

applied to benefits payable under the Texas Workers' Compensation Law. I understand that the company will pay the deductible amount and seek reimbursement

Monthly

(monthly, quarterly or other)

☐ No, I do not want a deductible applied to benefits payable under the Texas Workers' Compensation Law.

☐ Yes, I do want a deductible policy, but am unable to obtain one for the following reason: _____

The deductible plans have been explained to me.

Signature and Title

Date

Employer Name (print or type)

Address

Texas Mutual Insurance Company

Q004660666

10/1/23

Insurance Company

Policy No.

Effective Date

Bid / Proposal Summary

Date: 07/02/2023

Member Name: Weslaco
Member ID: 9874

Proposed Effective Date	Proposed Anniversary Date
10/01/2023	10/01/2024

Types of Coverage	Limit	Deductible	Annual Contribution
Workers Compensation	Statutory	\$0	\$408,498

TOTAL ANNUAL:	\$408,498.00
2% Annual Payment Discount¹²:	\$8,169.96
Total Annual Contribution:	\$400,328.04
Quarterly Payment:	\$102,124.50

12. Annual Payment Discount applies if full annual contribution is paid within 30 days of the effective date, or receipt of your first bill, whichever is later. (The Annual Payment Discount does not apply to public officials' bonds or windstorm coverage for Tier 1 members.)

Proposal Acceptance Form Workers' Compensation

Member Name: Weslaco
Member ID: 9874

Directions: This form must be completed, signed and returned. The Interlocal Agreement must also be completed and returned if you are not a current Workers' Compensation Fund participant. If time is of the essence, you may wish to use an express mail service or facsimile copier. In the event you submit these documents by facsimile, the originals must still be returned.

Indicate with [X] the coverages and method of payment that you are accepting. Forward all documents to:

Texas Municipal League Intergovernmental Risk Pool
Underwriting Department
PO Box 149194
Austin, Texas 78714-9194
Phone: (800) 537-6655 or FAX: (512) 491-2404

Workers' Compensation Coverages Elected:

☒	All Paid Employees	Mandatory
☐	Outside Volunteers	Optional
☐	Volunteer Firefighters	Optional
☐	Volunteer Ambulance/EMS	Optional
☐	Police Reserves	Optional
☐	Elected/Apptd Officials-Governing Board Only	Optional
☐	Elected/Apptd Officials-All Boards/Comms	Optional
☐	Inside Volunteers	Optional
☐	Police Reserves-Motorcycle	Optional

Deductible Options:
No Deductible

Contribution as Proposed: \$408,498 Contribution as Accepted: _____

Method of Payment: [] Quarterly [] Annually(2% DISCOUNT)

Effective Date: _____ Anniversary Date: _____

I, the undersigned, as an authorized representative of:

(Name of Political Subdivision)

do hereby accept on behalf of the above named political subdivision the portions of the proposal as indicated above.

Signature of Authorized Official: _____

Title: _____

Date: _____

**The Signed Interlocal Agreement
Must Accompany This Form**

(Exception: Current Workers' Compensation Fund participants
are not required to submit a new Interlocal Agreement.)

OFFICE USE ONLY

Contribution: \$ _____ Member ID : 9874

Verification:

() New () Re-awarding () Adding Coverage

Workers' Compensation Payroll Schedule

Member Name: Weslaco
 Member ID: 9874
 Effective Date: 10/01/2023
 Anniversary Date: 10/01/2024
 Date Generated: 07/02/2023

Location 1: 255 S Kansas Ave, Weslaco, TX

Classification	Description	Estimated Payroll	Rate	# of Emp.	Estimated Contribution
4511	Building Inspectors, County Appraisal District, Analytical Chemists	224,757	0.87	5	1,955
5191	Computer Device Installation, Inspection, Servicing or Repair	293,145	1.10	6	3,225
5506	Street & Road Repair	673,721	7.62	28	51,338
7423	Airport Operations	121,246	3.66	4	4,438
7520	Waterworks Operation, Flood Control System Maintenance, Irrigation Control	681,325	4.50	13	30,660
7580	Sewage Treatment & Collection	58,728	4.50	6	2,643
7704	Firefighters – Paid	5,728,565	6.02	68	344,860
7720	Police Officers – Paid (excluding Motorcycle Officers)	5,924,678	5.33	70	315,785
8391	Automobile Garage	251,353	4.18	7	10,507
8601	Surveyors, Engineers & Architects	126,859	0.84	1	1,066
8742	Messengers and Social Workers	363,425	0.83	7	3,016
8810	Clerical – Office	3,289,806	0.41	92	13,488
8831	Animal Shelters	215,762	6.38	5	13,766
8838	Public Library or Museum Professional Employees & Clerical	522,011	0.55	20	2,871
9015	Building Operations	342,483	5.52	11	18,905
9102	Parks & Recreation	377,684	3.60	15	13,597
9402	Street Cleaning	425,591	11.34	22	48,262
Subtotals		19,621,139		380	880,382

Volunteers and Elected Officials:

3724O	Outside Volunteers	No Exposure	0	Not Covered
7704V	Volunteer Firefighters	No Exposure	0	Not Covered
7720E	Volunteer Ambulance/EMS	No Exposure	0	Not Covered
7720V	Police Reserves	No Exposure	0	Not Covered
8742E	Elected/Apptd Officials-Governing Board	No Exposure	0	Not Covered
8742F	Elected/Apptd Officials-All Boards/Commissions	No Exposure	0	Not Covered
8742I	Inside Volunteers	No Exposure	0	Not Covered
8888V	Police Reserves-Motorcycle	No Exposure	0	Not Covered
Subtotals		0	0	0

Texas Municipal League Intergovernmental Risk Pool
 1821 Rutherford Lane, First Floor, Austin, Texas 78754
 (512) 491-2300 | (800) 537-6655

**Workers' Compensation
Payroll Schedule**

Member Name: Weslaco
Member ID: 9874
Effective Date: 10/01/2023
Anniversary Date: 10/01/2024
Date Generated: 07/02/2023

Totals	19,621,139	380	880,382
---------------	------------	-----	---------

Workers' Compensation Payroll Schedule

Member Name: Weslaco
Member ID: 9874
Effective Date: 10/01/2023
Anniversary Date: 10/01/2024
Date Generated: 07/02/2023

Total Manual Contribution	880,382
Experience Modifier	0.58
Total Standard Contribution	510,622
Fund Discount (20.00%)	0.80
Discounted Standard Contribution	408,498
Deductible Credit	0
Net Contribution	408,498
Waiver of Subrogation	0
Total Contribution	408,498



Deep East Texas Self Insurance Fund

Workers' Compensation Self – Insurers' Fund

WORKERS' COMPENSATION PROPOSAL

PARTICIPANT:
Weslaco, City of
Proposal Number 276

DATE PREPARED: 07/24/2023
CONTRACT PERIOD: 10/1/2023 to 10/1/2024

Estimated Billing

Code	Classification of Operations	Payroll	Rate	Modified Premium
5191	COMPUTER DEVICE INSTALLATION, REPAIR	276,552.00	0.55	\$1,521.00
5506	STREET CONST/HVY EQ OPERATORS	635,586.00	2.05	\$13,030.00
7423	AIRPORT OPERATORS	114,383.00	1.40	\$1,601.00
7520	WATERWORKS	642,759.00	1.74	\$11,184.00
7580	SEWAGE DISPOSAL	55,404.00	0.64	\$355.00
7704	FIREMEN	5,404,307.00	2.43	\$131,325.00
7720	LAW ENFORCEMENT	5,589,319.00	1.08	\$60,365.00
8391	AUTOMOTIVE REPAIR	237,125.00	1.42	\$3,367.00
8601	TIMBER CRUISER/SURVEYOR	119,678.00	0.47	\$562.00
8742	HOUSING MANAGER/APPRaiser	342,854.00	0.39	\$1,337.00
8810	CLERICAL OFFICE EMPLOYEES	3,103,591.00	0.45	\$13,966.00
8831	HOSPITALS - VETERINARY	203,549.00	2.98	\$6,066.00
8838	PUBLIC LIBRARIES-PROF & CLER	492,463.00	0.46	\$2,265.00
9015	BUILDING NOC-OPERATION BY OWNER OR LESSEE	323,097.00	3.56	\$11,502.00
9102	PARKS & RECREATION - ALL EMP	356,306.00	2.91	\$10,369.00
9402	GARBAGE DISPOSAL	401,501.00	3.12	\$12,527.00
Total Manual Premium				\$281,342.00
Experience Modification				1.00
Modified Premium				\$281,342.00
Schedule Rating Factor				-25.00%
Schedule Rating Amount				\$-70,335.50
Manual Premium Adjustment				\$0.00
Annual Premium				\$211,006.00



Standardized Agenda Request Form

Date of Meeting: August 15, 2023		Agenda Item No. (to be assigned by CSO): 2023-6823	
From:			
Subject: Discussion and consideration to award the Commercial Insurance Package to the best qualified, most advantageous bidder and authority to negotiate with the selected bidder and authorize the Mayor to execute any related documents. Possible action. (Staffed by Human Resources Department.)			
Background:			
Funding Source (budget code, if applicable):			
Amount:	Term of Impact:	Identified in Current Budget:	
Additional Action Prompted: Mayor's Signature			
If item previously considered, provide date and action by Commission:			
If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners:			
Advisory Review, if any (name of board/committee, date of action, recommendation):			
ADELAIDA VEGA Luz Galindo Martin Garza		Created/Initiated Approved New	
City Manager Comments: Approve as recommended by staff.			
Staff Recommendation: Staff recommends approval.			
Attachments, if any: MEMO COMMISSION RFP Commercial Insurance, TML 2023-2024 Commercial Proposal			
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

HUMAN RESOURCES DEPARTMENT

DATE: August 09, 2023

TO: Mayor and City Commission

CC: Martin Garza, City Manager

FROM: Luz Galindo, Human Resources Director

SUBJECT: RFP #2022-23-08 Commercial Insurance

RFP for commercial insurance was posted on BidNet, only 1 response received from TML. Proposal was reviewed by committee of 5. (Roger Garza – Consultant Firm, Martin Garza – City Manager, Luz Galindo – HR Director, and Rosalinda Cavazos - Finance Director and Andrew Munoz – Asst City Manager)

Incumbent TML bid is at \$797,157.36 reflects an increase of \$83,379.36 compared to last FY 22-23 at \$713,778.00.

Bid / Proposal Summary

Date: 07/20/2023

Entity Name: **City of Weslaco**
Entity ID: **9874**

**Proposed
Effective Date**
10/01/2023

**Proposed
Anniversary Date**
10/01/2024

Type of Coverage	Limit		Deductible	Annual Contribution
General Liability	\$ 1,000,000	Each occurrence ¹	\$ 5,000	\$ 29,648.00
	\$ 2,000,000	Aggregate		
Cyber Liability <i>(See Sample Declarations of Coverage for Limits)</i>	\$ 2,000,000	Aggregate	\$ 0	\$ 483.36
Law Enforcement Liability ²	\$ 2,000,000	Each occurrence	\$ 50,000	\$ 60,135.00
	\$ 4,000,000	Aggregate		
Errors & Omissions Liability ³ <i>(Public Officials)</i>	\$ 2,000,000	Each wrongful act	\$ 10,000	\$ 93,459.00
	\$ 4,000,000	Aggregate		
Auto Liability	\$ 1,000,000	Each occurrence	\$ 1,000	\$ 158,534.00
Auto Medical Payments ⁴	\$ 25,000	Each person	\$ 1,000	\$ 82.00
Auto Physical Damage	\$	Actual Cash Value	\$ 1,000/10,000 ⁵	\$ 117,160.00
Real & Personal Property ⁶	\$ 121,363,951	☐ Actual Cash Value ☒ Replacement Cost	\$ 10,000	\$ 199,288.00
Wind and Hail Occurrence Deductible Reinstatement			10,000	\$ 39,847.00
Flood ⁷	\$ 5,000,000	☐ Actual Cash Value ☒ Replacement Cost	\$ 25,000	\$ 72,830.00
Earthquake	\$ 10,000,000	☐ Actual Cash Value ☒ Replacement Cost	\$ 25,000	\$ Included
Mobile Equipment	\$ 4,497,419	☐ Actual Cash Value ☒ Replacement Cost	\$ 1,000	\$ 19,056.00
Boiler & Machinery ⁸	\$ 100,000	Per accident	\$ 10,000	\$ Included
Public Employee Dishonesty	\$ 25,000	☐ Per occurrence ☒ Per employee	\$ 1,000	\$ 1,269.00
Forgery or Alteration	\$ 25,000	Per occurrence	\$ 1,000	\$ 137.00
Theft, Disappearance & Destruction				\$ 100.00
Coverage C - Inside	\$ 25,000	Per occurrence	\$ 1,000	\$ Included
Coverage C - Outside	\$ 25,000	Per occurrence	\$ 1,000	\$ Included
Computer Fraud	\$ \$ 25,000		\$ \$ 1,000	\$ \$ 1,053.00
Non-Commercial Aviation				
Premises	\$ 1,000,000		\$ 0	\$ 802.00
Products Liability	\$ 1,000,000		\$ 0	\$ 780.00
Hangarkeepers' Liability	\$ 1,000,000		\$ 2,500	\$ 2,494.00

TOTAL ANNUAL: \$ 797,157.36
2% Annual Payment Discount *: \$ 15,943.15
Total Annual Contribution: \$ 781,214.21
Quarterly Payment: \$ 199,289.34

SEE PROPOSAL FOR OPTIONAL COVERAGES, LIMITS, DEDUCTIBLES, etc.

Texas Municipal League Intergovernmental Risk Pool

Page 1 of 2

X104
04/07/21

Bid / Proposal Summary

-
- ¹ Sudden events involving pollution provided at the occurrence limit shown or \$2,000,000, whichever is less.
 - ² Retroactive date available for 5 years prior to the effective date of coverage at no additional contribution.
 - ³ E&O retroactive date available for 5 years prior to the effective date of coverage at no additional contribution.
 - ⁴ Automobile Medical Payments Coverage is included automatically for all automobiles with a design capacity of eight passengers or less. For larger capacity vehicles, coverage is available subject to an additional contribution. The deductible for Automobile Medical Payments Coverage is the same as the deductible elected for Automobile Liability.
 - ⁵ Deductible applies per vehicle, subject to a \$10,000 maximum deductible for any occurrence involving two or more vehicles. The occurrence deductible does not apply to loss caused by hail.
 - ⁶ Real & Personal Property deductible is on a per occurrence basis except for Wind and Hail. The deductible for Wind and Hail is the **lesser** of 1% of the value of each building damaged or 0.1% of the total building value for all building schedule at the time of loss, subject to the minimum occurrence deductible selected. Real and Personal Property cannot be accepted on a monoline basis.
 - ⁷ Flood & Earthquake coverage is provided as an option under Real & Personal Property Coverage and may not be purchased separately. Flood & Earthquake limit is the aggregate limit for all losses occurring during the fund year. Limitations apply to properties in Flood Zones A and V located in the first tier of counties and in Harris, Orange and Jackson counties. The deductible for Flood and Earthquake is the **lesser** of 1% of the value of each building damaged or 1% of the total building value for all buildings scheduled at the time of loss, subject to the minimum occurrence deductible selected.
 - ⁸ Boiler & Machinery Coverage is included at no additional charge (except for electric generating facilities) under Real & Personal Property Coverage and may not be purchased separately.
 - ⁹ Annual Payment Discount applies if full annual contribution is paid within 30 days of the effective date, or receipt of your first bill, whichever is later. (The Annual Payment Discount does not apply to public officials' bonds or windstorm coverage for Tier 1 members.)

***Effective October 1, 2019, Automobile Physical Damage and/or Automobile Catastrophe coverages may only be placed with TMLIRP in conjunction with either Workers' Compensation or Automobile Liability coverage. Real & Personal Property may only be placed if Workers' Compensation or General Liability, Errors & Omissions and Law Enforcement Liability (as applicable) are also in force.*



Liability Proposal Acceptance Form

Directions: This form and the interlocal Agreement must be completed, signed and returned. If time is of the essence, you may wish to use an express mail service or a facsimile copier. In the event you submit these documents by facsimile, the originals must still be sent by regular mail. **(Note: Rural Fire Prevention Districts and Emergency Service Districts must provide other documents before coverage is effective.)** Please indicate with (X) the coverages and method of payments that you are accepting.

RETURN TO:
Texas Municipal League Intergovernmental Risk Pool
Underwriting Department
PO Box 149194
Austin, Texas 78714-9194
Phone: (512) 491-2300 or (800) 537-6655
FAX: (512) 491-2404

COVERAGE	LIMITS	DEDUCTIBLE	CONTRIBUTION	EFFECTIVE DATE	ANNIVERSARY DATE
General Liability	\$	\$	\$		
Law Enforcement Liability	\$	\$	\$		
**5yr Prior Act.s Coverage (LEL)	Same as LEL	Same as LEL	Included		
Errors & Omission Liability	\$	\$	\$		
* *5yr Prior .A,cts Coverage (E&O)	Same as E&O	Same as E&O	Included		
Automobile Medical payments	\$	\$	\$		
Automobile Liability	\$	\$	\$		
Automobile Physical Damage	*ACV / AV	\$	\$		

Method of Payment: ☒ **Quarterly** ☐ **Annually (2% DISCOUNT)**

I, the undersigned, as an authorized representative of:

(Name of Political Subdivision)

do hereby accept on behalf of the above named political subdivision the portions of the proposal as indicated above.

Signature of Authorized Official: _____

Texas Municipal League Intergovernmental Risk Pool
1821 Rutherford Lane, First Floor, Austin, Texas 78754
(512) 491-2300 | (800) 537-6655



Liability Proposal Acceptance Form

Directions: This form and the interlocal Agreement must be completed, signed and returned. If time is of the essence, you may wish to use an express mail service or a facsimile copier. In the event you submit these documents by facsimile, the originals must still be sent by regular mail. **(Note: Rural Fire Prevention Districts and Emergency Service Districts must provide other documents before coverage is effective.)** Please indicate with (X) the coverages and method of payments that you are accepting.

Title:

Date:

**The Signed Interlocal
Agreement Must Accompany
This Form**

OFFICE USE ONLY

Contribution: \$ _____ Member ID : 9874

Verification: _____

☐ New ☐ Re-awarding ☐ Adding Coverage



PROPOSAL ACCEPTANCE FORM AVIATION

Directions: This form and the Interlocal Agreement must be completed, signed and returned. If time is of the essence, you may wish to use an express mail service or a facsimile copier. In the event you submit these documents by facsimile, the originals must still be sent by regular mail. **Please indicate with [X] the coverages that you are accepting.**

RETURN TO:
Texas Municipal League Intergovernmental Risk Pool
Underwriting Department
PO Box 149194
Austin, Texas 78714-9194
Phone: (512) 491-2300 or (800) 537-6655
FAX: (512) 491-2404

COVERAGE	LIMITS	DEDUCTIBLE	CONTRIBUTION	EFFECTIVE DATE	ANNIVERSARY DATE
Airport Premises Liability	\$ _____	\$ _____	\$ _____	_____	_____
Products/Completed Operations Liability*	\$ _____	\$ _____	\$ _____	_____	_____
Hangarkeepers' Liability	\$ _____	_____	\$ _____	_____	_____
Any one aircraft	\$ _____	\$ _____	_____	_____	_____
Per occurrence*	\$ _____	\$ _____	\$ _____	_____	_____
Non-Owned Aircraft Liability*	_____	_____	_____	_____	_____
_____	\$ _____	\$ _____	\$ _____	_____	_____
TOTAL			\$ _____		

* Limit must equal Airport Premises Liability limit.

Method of Payment: ☐ **Quarterly** ☐ **Annually (2% DISCOUNT)**

I, the undersigned, as an authorized representative of:

(Name of Political Subdivision)

do hereby accept on behalf of the above named political subdivision the portions of the proposal as indicated above.

Signature of Authorized Official: _____

Title: _____

Date: _____

**The Signed Interlocal
Agreement Must Accompany
This Form**

OFFICE USE ONLY

Contribution: \$ _____ Member ID : 9874

Verification: _____

☐ New ☐ Re-awarding ☐ Adding Coverage

Texas Municipal League Intergovernmental Risk Pool
1821 Rutherford Lane, First Floor, Austin, Texas 78754
(800) 537-6655



Cyber Liability and Data Breach Response Proposal Acceptance Form

Member: Weslaco
Member ID: 9874

Directions: This form must be completed, signed and returned. The Interlocal Agreement must also be completed and returned if you are not a current Liability or Property to use an express mail service, facsimile copier or scan and email. In the event the document is submitted by Fund participant. If time is of the essence, you may wish facsimile or electronic copy, the originals must still be returned.

Indicate with [X] the coverages and method of payment that you are accepting.
Forward all documents to:

Texas Municipal League Intergovernmental Risk Pool
Underwriting Department
PO Box 149194 Austin, Texas 78714-9194
Phone: (800) 537-6655 or FAX: (512) 491-2404

COVERAGE	LIMIT	CONTRIBUTION	TIER / NOTIFIED INDIVIDUALS	EFFECTIVE DATE	ANNIVERSARY DATE
Tower I Aggregate Limit of Liability	2,000,000		Core+ / 25,000		
Data Breach Response Aggregate Limit					
(Enter the desired Aggregate Limit of Liability selected from the Increased Limit Options.)					

Method of Payment: ☐ Quaterly ☐ Annually(2% discount)

I, the undersigned, as an authorized representative of:

(Name of Political Subdivision)

do hereby accept on behalf of the above named political subdivision the portions of the proposal as indicated above.

Signature of Authorized Official:

Title:

Date:

**The signed Interlocal Agreement Must Accompany
This Form**

(Exception: Current Liability/Property Fund participants
are not required to submit a new interlocal Agreement.)

OFFICE USE ONLY

Contribution: \$ _____ Member ID : 9874

Verification: _____

() New () Re-awarding () Adding Coverage

Texas Municipal League Intergovernmental Risk Pool
1821 Rutherford Lane, First Floor, Austin, Texas 78754
(512) 491-2300 | (800) 537-6655



PROPOSAL ACCEPTANCE FORM

Member Name: Weslaco
Member ID: 9874

Directions: This form and the Interlocal Agreement must be completed, signed and returned. If time is of the essence, you may wish to use an express mail service or a facsimile copier. In the event you submit these documents by facsimile, the originals must still be sent by regular mail. **(Exception: Rural Fire Prevention Districts and Emergency Service Districts must provide other documents before coverage is effective.)** Please indicate with **[X]** the coverages and method of payment that you are accepting.

RETURN TO:
Texas Municipal League Intergovernmental Risk Pool
Underwriting Department
PO Box 149194
Austin, Texas 78714-9194
Phone: (512) 491-2300 or (800) 537-6655
FAX: (512) 491-2404

COVERAGE	DEDUCTIBLE	CONTRIBUTION	EFFECTIVE DATE	EXPIRATION DATE
☐ Real & Personal Property Limit _____ ☐ Actual Cash Value OR ☐ Replacement Value	\$ _____	\$ _____	_____	_____
☐ Special Form OR ☐ Named Perils				
☐ Flood & Earthquake ☐ Included OR ☐ Excluded	\$ _____	\$ _____	_____	_____
☐ Mobile Equipment Total Value _____ ☐ Actual Cash Value OR ☐ Replacement Value	\$ _____	\$ _____	_____	_____
☐ Boiler & Machinery Accident Limit _____	\$ _____	\$ _____	_____	_____
	LIMIT	DEDUCTIBLE	CONTRIBUTION	EFFECTIVE DATE
☐ Public Employee Dishonesty ☐ Per Occurrence ☐ Per Employee ☐ Excess Coverage (as proposed)	\$ _____	\$ _____	\$ _____	EXPIRATION DATE _____

Texas Municipal League Intergovernmental Risk Pool
1821 Rutherford Lane, First Floor, Austin, Texas 78754
(512) 491-2300 | (800) 537-6655

☐ Faithful Performance

☐ Theft, Disappearance, and
Destruction

(Inside)

(Outside)

\$ _____ \$ _____ \$ _____

\$ _____ \$ _____ \$ _____

☐ Forgery or Alteration

\$ _____ \$ _____ \$ _____

☐ Computer Fraud

\$ _____ \$ _____ \$ _____

I, the undersigned, as an authorized representative of:

(Name of Political Subdivision)

do hereby accept on behalf of the above named political subdivision the portions of the proposal as indicated above.

Signature of Authorized Official:

Title:

Date:

**The Signed Interlocal
Agreement Must Accompany
This Form**

OFFICE USE ONLY

Contribution: \$ _____ Member ID : 9874 _____

Verification: _____

() New () Re-awarding () Adding Coverage



WORKERS' COMPENSATION • PROPERTY • LIABILITY

July 20, 2023

Luz Galindo
Human Resources Director
City of Weslaco
255 S Kansas Ave
Weslaco, Texas 78596-6158

RE: Proposal for Coverages - Liability/Property and Cyber

Dear Ms. Galindo:

The Texas Municipal League Intergovernmental Risk Pool (the Pool) is pleased to provide this proposal for coverages as requested. Please carefully review each section.

There are a few points to which I would like to draw your attention:

The Pool recognizes that the most effective way to stabilize or lower rates is to prevent losses from occurring or, if they do occur, to minimize their impact through effective claims handling. Loss prevention services including site visits by loss prevention representatives, attendance at loss prevention seminars, access to the Pool's extensive loss prevention video library and online training are available to all of the Pool's members at no additional cost. Online training is available on our website at www.tmlirp.org under the Risk Management tab, from there click on Multimedia Library then scroll down to the Online Learning Center.

If full payment is made within 30 days of receipt of the first bill, the contribution will be reduced 2%. If quarterly payments are preferred, there is no interest charge or payment fee.

Proposal Acceptance Forms are included for the coverages being offered in this proposal. In order to bind coverage, please:

1. Complete and sign the Proposal Acceptance Forms.
2. Return originals to:
Texas Municipal League Intergovernmental Risk Pool
Underwriting Department
PO Box 149194
Austin, Texas 78714-9194

TEXAS MUNICIPAL LEAGUE INTERGOVERNMENTAL RISK POOL

P.O. Box 149194 • Austin, Texas 78714-9194 • www.tmlirp.org

If you have questions concerning this proposal, please contact Claudia Poblano, your Risk Management Advisor, at (512) 491-2396. You may also reach me at (512) 491-2384.

Sincerely,



Angela R. Mattréss, AU, AINS, ARM, ARM-P
Underwriter

Copy to: Claudia Poblano, ARM-P, CRIS, MLIS
Risk Management Advisor

