



**A REGULAR MEETING
OF THE WESLACO CITY COMMISSION
TUESDAY, JANUARY 21, 2025**

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, January 21, 2025 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) Proclamation - Healthier Texas Challenge.
 - 2) Proclamation - Vivian Nichole Tamez, Miss Hidalgo Borderfest 2024.
 - 3) Proclamation - Reyna Ortega, National Catholic School Week
 - 4) Recognition - Jaelynn Medellin, All American UCA Cheerleader

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. Weslaco Animal Care Services.
- B. Inframark.
- C. Clean Sweep Holiday update.

IV. PUBLIC HEARING

- A. To solicit input on behalf of the City of Weslaco for an extension of 120 days regarding the moratorium of applications for duplexes, triplexes, fourplexes and multifamily residential development.
- B. To solicit input on behalf of Virginia Yolanda Lozano to rezone 2610 N Westgate Dr. Also being S ½ of Lot 2 & all of 3, Blk 1, Sun Country Estates Subdivision, Weslaco, Hidalgo County, and Texas from R-1 One Family Dwelling District to B-1 Neighborhood Business District.

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 and will be enacted by one motion. There will be no separate discussion of these items. If discussion is desired, the item(s) will be removed from the consent agenda by the Mayor, a Commission member or the City Manager and will be considered separately.

- A. Approval of the Minutes of the Regular Meeting on January 7, 2025.
(Staffed by City Secretary Department.) Attachment.
- B. Approval on second and final reading of the following:
 - 1) Ordinance 2024-38 amending Chapter 142 Wrecker Ordinance to increase the amount of wreckers on rotation and change the wrecker fees. (First reading held January 7, 2025; staffed by Police Department.) Attachment.
- C. Approval of lease agreement between the City of Weslaco and Honorable Adam Hinojosa, Texas Senate Member District 27, for office space located at 255 S. Kansas Avenue. (Staffed by City Manager.)
- D. Approval on the Kroger Opioid Settlement in the amount of \$5,569.51 for the City of Weslaco and authorize the Mayor to execute the participation form for disbursement of funds. (Staffed by the City Manager.) Attachment.
- E. Approval to solicit request for bids (RFB) for the proposed traffic signal improvements at the intersection of Airport Dr and 6th Street. (Staffed by Engineering Department.)
- F. Approval on Resolution 2025-02 to submit a grant application to the Office of the Governor for Operation Stonegarden (Grant #3173410) FY2025-FY2026 in the

amount of \$285,000 for increased border protection overtime and equipment. (Staffed by Police Department.)

- G. Approval to purchase and pay for installation of a Power Edge R6660 server and Dell ME5012 storage array from Insight Public Sector for Body Worn Camera data, in the amount of \$35,988.28 for equipment and installation, purchase of the equipment will be reimbursed through Office of Governor's grant (#4367803) in the amount of \$22,506.21. (Staffed by Police Department.)
- H. Approval on request from the Weslaco Area Chamber of Commerce to consider Resolution 2025-03 for closure of a state highway Business 83 to Sixth Street and closures of side streets (3rd, 4th, 5th, and 6th) as well as Kansas Ave. on Friday, March 21, 2025 (evening) for setup and Saturday, March 22, 2025 (all day) to hold the Texas Onion Festival. Additionally, to allow placement of banners/event signs on Texas Blvd. Westgate, South Kansas Street and around town, waiver of appropriate fees from ordinances associated with the event, and support from city departments and authorize the Mayor to execute any related documents to include those as may be required by the Texas Department of Transportation. (Staffed by Weslaco Area Chamber of Commerce.)
- I. Approval prohibiting vending of goods, any type of beverages and food on a public sidewalk, parkway, pedestrian path or other public right-of-way at the Texas Onion Fest event on March 22, 2025, unless authorized by the city. (Staffed by City Manager.)
- J. Approval authorizing the sale and consumption of alcoholic beverages (beer) to a TABC licensed vendor selected by the Weslaco Chamber of Commerce & Texas Onion Fest Committee for the Onion Fest event scheduled March 22, 2025. (Staffed by City Manager.)

VI. APPOINTMENTS

- A. Discussion and consideration on Resolution 2025-04 to appoint a member to the Planning and Zoning Commission to fill a vacancy for an unexpired term. (Staffed by Planning and Code Enforcement Department/City Secretary.) Attachment.
- B. Discussion and consideration on Resolution 2025-05 to appoint a member to the Citizens Drainage Advisory Board to fill a vacancy for an unexpired term. (Staffed by Engineering Department/City Secretary.) Attachment.
- C. Discussion and consideration on Resolution 2025-06 to appoint a member to the Weslaco Recycling Task Force Committee to fill a vacancy for an unexpired term. (Staffed by Public Works Department/City Secretary.) Attachment.

VII. NEW BUSINESS

- A. Discussion and presentation on cybersecurity services provided by UTRGV Regional Security Operations Center (RSOC). (Staffed by Information Technology Department.) Attachment.

- B. Discussion and consideration after the public hearing on behalf of the City of Weslaco to approve an extension of 120 days on the temporary moratorium pertaining to recent applications for duplexes, triplexes, fourplexes and multifamily residential development. Possible action. (Staffed by City Manager/ Planning and Code Enforcement Department.) Attachment.
- C. Discussion and consideration after public hearing on behalf of Virginia Yolanda Lozano on Ordinance 2025-01 to rezone 2610 N Westgate Dr., also being S ½ of Lot 2 & all of 3, Block 1, Sun Country Estates Subdivision, Weslaco, Hidalgo County, and Texas from R-1 One Family Dwelling District to B-1 Neighborhood Business District First reading of Ordinance 2025-01. (Staffed by Planning & Code Enforcement Department.) Attachment.
- D. Discussion and consideration to approve the Final Plat for South Bridge Ranchettes Subdivision being 25.45 acres out of Farm Tracts 757, Blk. 140, West Tract Subdivision, Weslaco, Hidalgo County, Texas. Located on the Northeast corner of Bridge and Mile 5 N. (Staffed by Planning & Code Enforcement Department.) Attachment.
- E. Discussion and consideration to approve the Final Plat for The Gardens At Villa Verde Subdivision Phase 1, being 7.08 acres out of Farm Tract 745, West and Adams Tract Subdivision, Weslaco, Hidalgo County, Texas. Located approximately 2,200 ft. north of W Mile 5 N. (Staffed by Planning & Code Enforcement Department.) Attachment.
- F. Discussion and consideration to approve the Final Plat for Pena Shelton Ranch Subdivision being 3.4 acres out of Farm Tracts 772, Blk. 137, West Tract Subdivision, Weslaco, Hidalgo County, Texas. Located on the West side of S. Pleasantview Dr. approximately 384' south of Mile 5 ½ North Road. (Staffed by Planning & Code Enforcement Department.) Attachment.
- G. Discussion and consideration to approve the Final Plat for Pleasantview Apartments Subdivision also being a 5.902-acre tract of land, out of Farm Tract 722, Block 137, West and Adams Tracts, Subdivision, Weslaco, Hidalgo County, Texas. Located on the southwest corner intersection of Pleasantview Dr. and Mile 5 ½ North Road. (Staffed by Planning & Code Enforcement Department.) Attachment.
- H. Discussion and consideration to approve the Final Plat for Alto Bonito Subdivision being Lot 2 Reisser Subdivision an 8.172-acre tract of land, Weslaco, Hidalgo County, Texas. Located approximately 600ft east of South Milanos Rd. (Staffed by Planning & Code Enforcement Department.) Attachment.
- I. Discussion and consideration on Ordinance 2025-02 to approve the naming of a service road located within Expressway Heights Unit #3 as Fort Worth Service Road. First reading of Ordinance 2025-02. (Staffed by Planning & Code Enforcement Department.) Attachment.

- J. Discussion and consideration on Resolution 2025-07 on the legislative priorities for the City of Weslaco in the 89th State Legislative Session. (Staffed by City Manager.) Attachment.
- K. Discussion and consideration to purchase 10 roll off bins and 9 Recycle Bins from Wastequip Manufacturing Company LLC., Sourcewell contract # 040621-WQI, in an amount not to exceed \$62,610. (Staffed by Public Works Department.) Attachment.
- L. Discussion and consideration on final reading of Ordinance 2024-37 to amend Chapter 62 of the Code of Ordinances codified as Garbage, Trash, and Rubbish to establish the Voluntary Recycling Curbside Program. Final reading of Ordinance 2024-37. (Staffed by Public Works Department.) Attachment.
- M. Discussion and consideration to approve Resolution 2025-08 adopting the 2025 Work Plan and Budget for the thirty-eighth (38th) Urban County Program in the amount of \$294,597. (Staffed by Finance Department.) Attachment.
- N. Discussion and consideration to approve Change order No. 1 for the New Theater Wall & Porter Doss Bldg. Demolition Project to reduce the contract amount to \$348,324.50 and change substantial completion date of the project. (Staffed by Parks and Recreation Department.) Attachment.
- O. Discussion and consideration to approve final payment No. 5 and execute substantial completion for Project No.: #2023-24-06 New Theater Wall & Porter Doss Building Demolition for an amount not to exceed \$17,417. (Staffed by Parks & Recreation Department.) Attachment.
- P. Discussion and consideration to approve software support and maintenance renewal agreement for Tyler Technologies - New World System used by Weslaco Police Department. Modules included are CAD, Mobile Records for Patrol Units and Reporting modules in the amount of \$75,079.51; budgeted from FY 24-25 Computer Vendor Support account. (Staffed by Information Technology Department.) Attachment.
- Q. Discussion and consideration on the purchase of drone equipment, software, and training from open bid submission to Unmanned Vehicle Technologies in the amount of \$49,740.95 using asset forfeiture funds. (Staffed by Police Department.)
- R. Discussion and consideration to enter into an Inter-local agreement between Hidalgo County and City of Weslaco regarding the Motor Vehicle Crime Prevention Authority grant with matching funds of \$32,248 from the city. (Staffed by Police Department.) Attachment.
- S. Discussion and consideration to Interview shortlisted firms for RFQ #2024-25-07 Traffic Engineering Services for Votech & Pike Dr and award a contract to most qualified and advantageous respondent. (Staffed by the Engineering Department.) Attachment.

- T. Discussion and action regarding the contract with City Prosecutor (Staffed by Mayor.)
- U. Discussion and consideration to approve Change Order I to the KSA Professional Services Agreement for the development of the hangar project to include proposal for Professional Services - Construction Management of Drainage Improvements for a cost of \$26,916 using ARPA Funds. (Staffed by Airport Department.) Attachment.

VIII. EXECUTIVE SESSION

Texas Government Code, Section 551 Open Meetings:

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

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

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

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

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

(1) commits an offense; and

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

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

(B) reasonable attorney fees and court costs; and

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

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

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

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

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

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

- A. Personnel - Discussion regarding the goals, objectives, and evaluation of the City Manager for the City of Weslaco as authorized by Section §551.074 of the Texas Government Code.
- B. Legal Consultation – Discussion with the City Manager and City Attorney relating to the City’s rights, duties, privileges, and obligations in connection to the Collective Bargaining Agreement with the Fire Union (IAFF-WFFA Local 3207) FY October 1, 2022 – September 30, 2025, as authorized by Section §551.071 of the Texas Government Code.
- C. Legal Consultation – Discussion with the City Manager and City Attorney relating to the City’s rights, duties, privileges, and obligations in connection to the Collective Bargaining Agreement with the Weslaco Municipal Police Union (WMPU) authorized by Section §551.071 of the Texas Government Code.
- D. Legal Consultation – Consultation with City Attorney regarding Liquid Environmental as authorized by Section §551.071 of the Texas Government Code.

- E. Real Property - Consultation with City Attorney on the acquisition, sale, exchange, lease or value of real property owned by Knapp Medical Center, Weslaco, Hidalgo County, Texas as authorized by Section §551.072 of the Texas Government Code.
- F. Real Property - Deliberation with the City Attorney regarding the potential purchase, exchange, lease or value of real property(s) belonging to the City of Weslaco, Hidalgo County, Texas as authorized by Section §551.072 of the Texas Government Code.

IX. POSSIBLE ACTION ON WHAT IS DISCUSSED IN EXECUTIVE SESSION

X. ADJOURNMENT

I hereby certify this **Notice of a Regular Meeting of the Weslaco City Commission** was posted in accordance with the Open Meetings Act on the outside bulletin board at City Hall of the City of Weslaco, located at the 255 South Kansas Avenue entrance, visible and accessible to the general public during and after regular working hours. This notice was posted on this 17th day of January, 2025 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: January 21, 2025		Agenda Item No. (to be assigned by CSO): 2024-1139	
From:			
Subject: Certification of Public Notice.			
Background: Call to Order, includes the following: A. Certification of Public Notice. B. Invocation. C. Pledge of Allegiance. D. Mayoral Recognition. E. Roll Call.			
Funding Source (budget code, if applicable):			
Amount:	Term of Impact:	Identified in Current Budget:	
Additional Action Prompted:			
If item previously considered, provide date and action by Commission:			
If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners:			
Advisory Review, if any (name of board/committee, date of action, recommendation):			
NORMA CANTU ADELAIDA VEGA Martin Garza		Created	
City Manager Comments:			
Staff Recommendation: A. Mayor will Call to Order and certify Public Notice. B. Pastor Timothy Aguiar, Open Door Baptist Church will lead the invocation. C. Mayor will lead Pledge of Allegiance; Mayor Pro-Tem may lead Texas Flag. D. Mayoral Recognition. E. City Secretary will call roll. Four or more Commissioners present constitute a Quorum; otherwise, no action may be taken.			
Attachments, if any:			
Responsibilities upon Approval:			



Standardized Agenda Request Form

Date of Meeting: January 21, 2025		Agenda Item No. (to be assigned by CSO): 2025-19	
From:			
Subject: Weslaco 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: January 21, 2025		Agenda Item No. (to be assigned by CSO): 2025-20	
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 Martin Garza		Created	
City Manager Comments: Report only.			
Staff Recommendation:			
Attachments, if any:			
Responsibilities upon Approval:			



Standardized Agenda Request Form

Date of Meeting: January 21, 2025		Agenda Item No. (to be assigned by CSO): 2024-1210	
From: REBEKAH DE LA FUENTE			
Subject: To solicit input on behalf of the City of Weslaco for an extension of 120 days regarding the moratorium of applications for duplexes, triplexes, fourplexes and multifamily residential development.			
Background:			
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: The moratorium was previously approved by the City Commission on September 17, 2024.			
If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners: Notice of the public hearing appeared in the Monitor on January 8th, 2025.			
Advisory Review, if any (name of board/committee, date of action, recommendation):			
REBEKAH DE LA FUENTE REBEKAH DE LA FUENTE Martin Garza		Created/Initiated Approved New	
City Manager Comments: Approve to solicit public comments.			
Staff Recommendation: Staff recommends approval			
Attachments, if any:			
Responsibilities upon Approval:			



Standardized Agenda Request Form

Date of Meeting: January 21, 2025		Agenda Item No. (to be assigned by CSO): 2024-1247	
From: REBEKAH DE LA FUENTE			
Subject: To solicit input on behalf of Virginia Yolanda Lozano to rezone 2610 N Westgate Dr. Also being S ½ of Lot 2 & all of 3, Blk 1, Sun Country Estates Subdivision, Weslaco, Hidalgo County, and Texas from R-1 One Family Dwelling District to B-1 Neighborhood Business District.			
Background: The applicant is requesting to rezone property from R-1 One Family Dwelling District to B-1 Neighborhood Business District. Nine-teen (19) property owners within 200 feet of the applicant's property were notified by letter on December 23, 2024.			
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 December 11, 2024.			
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 on January 7, 2025.			
FLOR ELISA ACUNA REBEKAH DE LA FUENTE Martin Garza		Created/Initiated Approved New	
City Manager Comments: Approve to 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: January 21, 2025		Agenda Item No. (to be assigned by CSO): 2024-1144	
From:			
Subject: Approval of the Minutes of the Regular Meeting on January 7, 2025. (Staffed by City Secretary Department.) Attachment.			
Background: Record of commission action of the regular meeting on January 7, 2025.			
Funding Source (budget code, if applicable):			
Amount:	Term of Impact:	Identified in Current Budget:	
Additional Action Prompted: Mayor's Signature			
If item previously considered, provide date and action by Commission:			
If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners:			
Advisory Review, if any (name of board/committee, date of action, recommendation):			
NORMA CANTU ADELAIDA VEGA Martin Garza		Created	
City Manager Comments: Approve as recommended by staff subject to comments from the governing body.			
Staff Recommendation: Approve.			
Attachments, if any: 250107 minutes			
Responsibilities upon Approval: Execute and retain.			



**MINUTES OF A REGULAR MEETING
WESLACO CITY COMMISSION
JANUARY 7, 2025**

On Tuesday, January 7, 2025, 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	Adrian Gonzalez
	Mayor Pro Tem	Adrian Farias
	Commissioner	JP Rodriguez
	Commissioner	Letty Lopez
	Commissioner	Israel Gonzalez Jr.
	Commissioner	Pete Garcia Jr.
	Commissioner	Josh Pedraza

ABSENT: None

STAFF PRESENT:	Martin Garza	City Manager
	Norma A. Cantu	City Secretary
	Benjamin Casillo	Interim City Attorney

Also present: Xavier Salinas, Asst. City Manager, Aida Vega, Deputy City Secretary, Rosie Cavazos, Finance Director, Rebekah de la Fuente, Director of Planning and Code Enforcement, Arnold Becho, Library Director, Luz Galindo, HR Director, Albert Aldana, City Engineer, Antonio Lopez, Fire Chief, Armando Espinoza, Interim Police Chief, David Arce, Public Works Director, Omar Rodriguez, Parks and Recreation Director, Lily Alvarez, Airport Director, Rosa Badillo, Court Coordinator, George Quilantan, Inframark and other staff members.

I. CALL TO ORDER

A. Certification of Public Notice.

Mayor Gonzalez called the meeting to order and certified the public notice of the meeting as properly posted Friday, January 3, 2025.

B. Invocation.

Pastor Christopher Cowan, First Baptist Church led the invocation.

C. Pledge of Allegiance.

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

D. Roll Call.

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

E. Mayoral recognition.

1) Recognition of Buddy de la Rosa - former Mayor and Commissioner

Mayor Gonzalez along with the City Commission, recognized “Mayor Hector “Buddy” Efrain De La Rosa” as a distinguished leader who was dedicated in serving the city.

2) Weslaco High School Family, Career and Community Leaders of America check presentation.

Mayor Gonzalez along with the City Commission accepted the presentation of a check in the amount \$43,986 from the Weslaco High School Family, Career and Community Leaders of America who applied for grant funds from the Knapp Medical Care Foundation and a check in the amount of \$5,000 from the Weslaco Elks Lodge for continued improvements at Gibson Park (Glider Project.)

3) Recognition - Juan Hernandez for 33 years of service to the City of Weslaco Parks & Recreation Department.

Mayor Gonzalez along with the City Commission recognized Juan Hernandez for his 33 years of dedicated service as a City of Weslaco employee in the Parks and Recreation Department.

4) Recognition - Captain Dolores Salinas - FBI National Academy Session 292

Mayor Gonzalez along with the City Commission recognized Captain Dolores Salinas on her achievement as the first woman from Weslaco Police Department to attend and complete training at the FBI Academy as well as completion of the Yello Brick Fitness Challenge.

II. OTHER BUSINESS

A. Appointment of Mayor Pro Tem.

Norma A. Cantu, City Secretary, stated Commissioner Gonzalez Jr. was next in line to serve as Mayor Pro Tempore.

Commissioner Rodriguez seconded by Commissioner Lopez moved to appoint Commissioner Israel Gonzalez Jr. as Mayor Pro Tempore. The motion carried unanimously; Mayor Gonzalez was present and voting.

III. PUBLIC COMMENTS

None.

IV. REPORTS

A. Weslaco Chamber of Commerce Visitor Center.

Barbara Jean Garza, CEO, reported on the destination marketing report for December 2024 expenditures was \$27,729; reported on upcoming networking lunch mob at Jasons Deli, went over

groundbreaking, ribbon cutting and milestone events; went over save the date events for Weslaco Royal Pageant February 15 and Texas Onion Fest March 22; presented the activity highlights for December that included the Weslaco Lighted Christmas Parade and Weslaco Santa Dash and presented the visitors center report that had 2,850 visitors, facility reservations of 11, door counts of 4,807 and seeing some of Winter Texan community visiting the facility.

B. Weslaco Economic Development Department.

Steve Valdez, Executive Director Weslaco Economic Development Corporation, reported looking at four major projects for the coming year and continue to build relationships for completion; 2nd Holiday Mixer Event held was well attended; a first time theme honored and recognized “champions” in the business of industrial and commercialized sectors among the first honorees was Clever Foods, Craig Garansuay on his recruiting efforts for businesses at Shops at North Bridge; stated the City was now a billion dollar city that means the businesses have generated sales taxes revenues over a billion dollars and a first in the history of Weslaco; welcomed a new Board Member, Hector Solis, preparations for travel to the ICSC Conference in Dallas to continue retail and commercial recruitment; hosted the 4th annual WISD Counselor Tour event; two Alfresco Events remaining and discussions with city staff continue regarding traffic improvements at the industrial park, discussions on growing the downtown area and looking at distressed buildings in Weslaco.

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 and will be enacted by one motion. There will be no separate discussion of these items. If discussion is desired, the item(s) will be removed from the consent agenda by the Mayor, a Commission member or the City Manager and will be considered separately.

A. Approval of the Minutes of the Regular Meeting on December 3 and 17, 2024 and Special Meeting on December 26, 2024. (Staffed by City Secretary Department.)

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

1) Ordinance 2024-36 for the Voluntary Annexation of Pleasantview Apartments Subdivision also being a 5.902-acre tract of land, out of Farm Tract 722, Block 137, West and Adams Tracts, Subdivision, Weslaco, Hidalgo County, Texas located on the southwest corner of the intersection of Pleasantview Dr. and Mile 5 ½ North Road. (First reading held December 17, 2024; staffed by Planning & Code Enforcement Department.)

C. Approval for purchase TCP Aladtec Software using awarded \$10,885.00 from BJA (FY 2024) Edward Byrne Memorial Justice Grant (Number 15PBJA-24-GG-04800) no cash match. (Staffed by Police Department.)

D. Approval to accept FY25 MVCPA (Motor Vehicle Crime Prevention Authority) Taskforce Grant (608-25-10800000) in the amount of \$161,240.00 with a catch match of \$32,480.00. (Staffed by Police Department.)

E. Approval on Resolution 2025-01 amending Resolution 2024-70 to designate the Mayor as the authorized official for the FY2025 Motor Vehicle Crime Prevention Authority SB224 Catalytic Converter Grant approved by the Commission on October 15, 2024, in the amount not to exceed \$61,000 with 20% match required not to exceed \$12,200 to purchase fixed LPR cameras and have access to software data. (Staffed by Police Department.)

F. Approval of the contract with Definiti, LLC to provide Other Post-Employment Benefits (OPEB) valuation and future years roll-forward as required by GASB 75. (Staffed by Finance Department.)

G. Approval to solicit request for qualification (RFQ) for engineering services for a metal canopy at Public Works Shop. (Staffed by Public Works Department.)

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

Following for the record is the ordinance caption.

ORDINANCE NO. 2024-36

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 5.902 ACRES OF LAND, LOCATED IN HIDALGO COUNTY, TEXAS, WHICH IS CONTIGUOUS TO THE CITY LIMITS AND HEREINAFTER DESCRIBED; AS SHOWN IN THE ATTACHED EXHIBIT; MAKING FINDINGS OF FACT; PROVIDING A SEVERABILITY CLAUSE; PROVIDING AN EFFECTIVE DATE; AND PROVIDING FOR OPEN MEETINGS AND OTHER RELATED MATTERS.

CITY OF WESLACO
/s/Adrian Gonzalez, MAYOR

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

APPROVED AS TO FORM:
/s/Benjamin Castillo, INTERIM CITY ATTORNEY

VI. NEW BUSINESS

A. Discussion and consideration to approve the Final Plat for Long John Silver's Subdivision being 0.45 acres out of Farm Tract 1502, West Tract Subdivision, Weslaco, Hidalgo County, Texas located approximately 1,432ft East of S Westgate Dr. along Bus 83. (Staffed by Planning & Code Enforcement Department.)

Rebekah de la Fuente, Planning & Code Enforcement Director, stated this was a proposed one (1) lot subdivision located inside city limits; serviced with water and sewer by city; applicant requested a variance for the 10' required ROW dedication along Business 83 and TXDOT did not object to the variance. The Planning and Zoning Commission and staff recommended approval.

Commissioner Pedraza seconded by Commissioner Lopez moved to approve the Final Plat for Long John Silver's Subdivision with variance as presented. The motion carried unanimously; Mayor Gonzalez was present and voting.

B. Discussion and consideration to approve an agreement with ESO Solutions to provide EMS reporting software in the amount of \$22,932.25 for the initial 12-month term and a yearly recurring fee of \$19,136.05 and replace current reporting software Forte Holdings (iPCR). (Staffed by Fire Department.)

Antonio Lopez, Fire Chief, stated the EMS billing software was with Forte Holdings (iPCR). Staff recommended to have the billing software with ESO Solutions; stated currently the Fire division has been with ESO and moving the EMS billing aspect to ESO will have them all reporting on the same software platform allowing a more active interactions between the divisions. Staff recommended approval and is budgeted.

In response to the commission, this vendor has a buyboard contract, staff solicited quotes and the quote was a better cost then the buyboard contract so staff will not be utilizing the buyboard contract and all data will belong with the City; ESO is active will a lot medical establishments, (clinics, hospitals, doctors) and a patient who is transported by us will have access to all their medical information on one platform and the reoccurring fee will have a discounted rate.

Commissioner Farias seconded by Commissioner Pedraza moved to approve agreement with ESO Solutions to provide EMS reporting software in the amount of \$22,932.25 for the initial 12-month term and a yearly recurring fee of \$19,136.05 and replace current reporting software Forte Holdings (iPCR) as presented. The motion carried unanimously; Mayor Gonzalez was present and voting.

C. Discussion and consideration to purchase nine (9) bunker gear sets to replace end of life equipment at a cost of \$38,213.00 from vendor Metro Fire Apparatus Specialists under Buyboard Contract #698-23. (Staffed by Fire Department.)

Commissioner Farias and Rodriguez abstained from discussion and vote.

Antonio Lopez stated the item is budgeted and is the uniform firefighters use when entering a fire structure. Staff recommended approval.

In response to Commissioner Pedraza, Chief stated this is a replacement of end-of-life equipment for compliance purposes and is the first order with another request coming May or June.

Commissioner Pedraza seconded by Commissioner Lopez moved to purchase nine (9) bunker gear sets at a cost of \$38,213.00 from vendor Metro Fire Apparatus Specialists under Buyboard Contract #698-23 as presented. The motion carried; Commissioner Farias and Rodriguez abstained; Mayor Gonzalez was present and voting.

D. Discussion and consideration on Ordinance 2024-38 amending Chapter 142 Wrecker Ordinance to increase the amount of wreckers on rotation and change the wrecker fees. First reading of Ordinance 2024-38. (Staffed by Police Department.)

Armando Espinoza, Interim Chief of Police, stated this was first reading of the ordinance that included discussions and recommendations from the presentation done at the previous meeting; proposed changes was in the classification of vehicles, increase in fees and increase the number of wrecker services from 13 to 17 on the rotation list. Staff recommended approval.

Commissioner Garcia Jr. asked if those wrecker companies in the audience could speak.

Interim City Attorney, Benjamin Castillo, stated generally any comments from the audience is under public comments and recommended against it so as not to set a precedence and issues in future meetings and stated staff and he reviewed closely and were prepared to answer their questions.

Armando Espinoza stated the recommended changes were based on comparisons on what surrounding cities had in place and are within the allowable charges as regulated by the State; changes included the increase of fees for Light Duty Class A vehicles increased to \$200, Medium Class B and C increased to \$325, storage cost increased to \$20, a drop fee definition included and rules to add fees for this service was for Class A \$135.00, Class B \$190.00, and Class C \$244.00, a \$45.00 winch fee excluding the first winch, a separate fee \$45.00 for high water retrieval, a change in fee from towing outside city limits increased to \$150.00 plus \$7.50 per mile and increase from 13 to 17 wrecker on the rotation list.

In response to the Commission, Armando Espinoza stated the allotted response time did not change and was in line, staff will monitor response time and ensure fees are charged according to the ordinance, will make information readily available at the scene regarding fees and complaint process and how often a wrecker service is called is difficult to answer because the need for service is reliant on traffic incidents that would require towing service but the rotation is followed strictly and if there is no response the next one in line called and a log is maintained that confirms time and response.

Mayor Gonzalez entertained for a motion. Commissioner Garcia Jr. stated he was not comfortable voting at this time.

Commissioner Farias seconded by Commissioner Pedraza moved to approve Ordinance 2024-38 amending Chapter 142 Wrecker Ordinance as presented. The motion carried; Mayor Gonzalez was present and voting.

E. Discussion and consideration to cancel PO# 25-1068 for the purchase of the Vermeer Jetter VX75-500 from vendor Vermeer Texas-Louisiana in the amount of \$178,118.82 (Staffed by Public Works Department.)

David Arce, Public Works Director, recommended to cancel the purchase from Vermeer for a Jetter VX75-500 that was approved at the previous meeting because of delays in production that the vendor has indicated production start date in the summer of 2025. Staff recommended approval to cancel the purchase.

Commissioner Pedraza seconded by Commissioner Farias moved to approve and cancel PO# 25-1068 for the purchase of the Vermeer Jetter VX75-500 as presented. The motion carried unanimously; Mayor Gonzalez was present and voting.

F. Discussion and consideration to purchase Vac-con trailer with vacuum and jetter from Sourcewell contract number 101221-VAC vendor Heil of Texas in the amount of \$166,249.59. (Staffed by Public Works Department.)

David Arce stated the purchase of a Vac-Con Model V 800 with vacuum and jetter; smaller tank than the previous item approved but the pressure is the same and will serve the needs of the department. Staff recommended approval with a delivery date of 90 days.

Commissioner Garcia Jr. seconded by Commissioner Pedraza moved to approve the purchase of a Vac-con trailer with vacuum and jetter from Sourcewell contract number 101221-VAC vendor Heil of Texas in the amount of \$166,249.59 as presented. The motion carried unanimously; Mayor Gonzalez was present and voting.

G. Discussion and consideration to purchase two transformers in the amount of \$8,000.00 for the South Wastewater Treatment Plant UV Disinfection System. (Staffed by Engineering Department.)

Albert Aldana, City Engineer, stated three quotes received and evaluated. Staff recommended to award Veolia Ozonia who is the same manufacturer/vendor as the UV Modules. Stated the lower quote did have the required voltage needed.

Commissioner Lopez seconded by Commissioner Garcia Jr. moved to award Veolia Ozonia in the amount of \$8,000.00 for two transformers for the South Wastewater Treatment Plant UV Disinfection System as presented. The motion carried unanimously; Mayor Gonzalez was present and voting.

VII. EXECUTIVE SESSION

At 6:37 p.m. Commissioner Pedraza seconded by Commissioner Rodriguez moved to convene the regular meeting into Executive Session. The motion carried unanimously; Mayor Gonzalez was present and voting.

At 8:11 p.m. Mayor Gonzalez stated the City Commission had completed its Executive Session and reconvened the regular meeting as open to the public.

VIII. 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. Legal Consultation – Discussion with the City Manager and City Attorney relating to the City’s rights, duties, privileges, and obligations in connection to the Collective Bargaining Agreement with the Fire Union (IAFF-WFFA Local 3207) FY October 1, 2022 – September 30, 2025, as authorized by Section §551.071 of the Texas Government Code.

No action.

C. Legal Consultation – Discussion with the City Manager and City Attorney relating to the City’s rights, duties, privileges, and obligations in connection to the Collective Bargaining

Agreement with the Weslaco Municipal Police Union (WMPU) authorized by Section §551.071 of the Texas Government Code.

No action.

D. Legal Consultation – Consultation with City Attorney regarding Liquid Environmental as authorized by Section §551.071 of the Texas Government Code.

No action.

E. Real Property - Consultation with City Attorney on the acquisition, sale, exchange, lease or value of real property owned by Knapp Medical Center, Weslaco, Hidalgo County, Texas as authorized by Section §551.072 of the Texas Government Code.

No action.

F. Real Property - Consultation with City Attorney on the acquisition, sale, exchange, lease or value of real property being Lots 1 thru 33, Block 40 and 20x30 alley, Weslaco Original Townsite Subdivision, Weslaco, Hidalgo County, Texas as authorized by Section §551.072 of the Texas Government Code.

No action.

G. Real Property - Deliberation with the City Attorney regarding the potential purchase, exchange, lease or value of real property in the general downtown area of Weslaco, Hidalgo County, Texas as authorized by Section §551.072 of the Texas Government Code.

No action.

XI. ADJOURNMENT

Commissioner Pedraza seconded by Commissioner Lopez moved to adjourn the regular meeting of January 7, 2025, at 8:12 p.m. The motion carried unanimously; Mayor Gonzalez was present and voting.

CITY OF WESLACO

Adrian Gonzalez, **MAYOR**

ATTEST:

Norma A. Cantu, **CITY SECRETARY**



Standardized Agenda Request Form

Date of Meeting: January 21, 2025		Agenda Item No. (to be assigned by CSO): 2025-23	
From:			
Subject: Ordinance 2024-38 amending Chapter 142 Wrecker Ordinance to increase the amount of wreckers on rotation and change the wrecker fees. (First reading held January 7, 2025; staffed by Police Department.)			
Background: Amendment to Ordinance Section 142-10 Establishing a limit on the number of wrecker companies on wrecker rotation list. The amendment to include the number of wreckers on rotation from thirteen (13) to seventeen (17). Amendment to Ordinance Section 142-13 Maximum Rates. The amendment to include a classification of vehicles Light Duty Class (10,000 pounds or less), Medium Class B (more than 10,000 pounds but less than 26,000 pounds), and Heavy Duty Class C (26,000 plus pounds). The amendment to include fees of \$200.00 for Class A, \$325.00 for Class B, and \$325 for Class C. The amendment to include changes to storage costs from \$15.00 to \$20 a day. The amendment to include a definition of a drop fees and rules and to add fees of Class A \$135.00, Class B \$190.00, and Class C \$244.00. The amendment to include a \$45.00 winch fee excluding the first winch, and separate fee \$45.00 for high water retrieval. The amendment to include a change in fee from towing outside city limits from \$15.00 plus per mile to an additional \$150.00 plus \$7.50 per mile.			
Funding Source (budget code, if applicable):			
Amount:	Term of Impact:	Identified in Current Budget:	
Additional Action Prompted: Mayor's Signature Ordinance - First Reading Ordinance - Final Reading			
If item previously considered, provide date and action by Commission:			
If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners:			
Advisory Review, if any (name of board/committee, date of action, recommendation):			
ADELAIDA VEGA ARMANDO ESPINOZA Martin Garza		Created/Initiated New	
City Manager Comments: Approve as recommended by staff.			
Staff Recommendation: Staff Recommends Approval			
Attachments, if any:			

Wrecker Service Proposed Change, Wrecker Service Comparison,
Chapter_142__VEHICLE_WRECKER_AND_TOWING_SERVICES, O2024-38 amend CHAPTER 142 wrecker ordinance

Responsibilities upon Approval:

Local Jurisdiction Annual Permit Fees	Light Duty Fee Class A (10,000 pounds or less)	Medium Duty Fee, Class B (more than 10,000 pounds but less than 26,000)	Heavy Duty Fee, Class C (26,000 Plus pounds)	Storage Costs	Drop Fee
Weslaco (13 Max) \$25 Permit fee	\$150.00	\$75.00 minimum (\$75.00 for additional hour)	\$75.00 minimum (\$75.00 for additional hour)	\$15.00 (Initial 24 hr.) \$15.00 every day after	N/A
Staff Proposed Changes: (17 Max) \$25 Permit fee	\$200.00	\$325	\$325	\$20/ day	\$135 Class A \$190 Class B \$244 Class C

Other Charges	Towing Outside Limits
Special equipment \$45.00	\$15.00 plus per mile to and from location of vehicle, \$1.50 plus per mile
\$45/winch excluding the first winch \$45 high water	\$150 plus \$7.50 per mile

Local Jurisdiction Annual Permit Fees	Light Duty Fee Class A (10,000 pounds or less)	Medium Duty Fee, Class B (more than 10,000 pounds but less than 26,000)	Heavy Duty Fee, Class C (26,000 Plus pounds)	Storage Costs	Drop Fee
Weslaco (13 Max) \$25 Permit fee	\$150.00	\$75.00 minimum (\$75.00 for additional hour)	\$75.00 minimum (\$75.00 for additional hour)	\$15.00 (Initial 24 hr.) \$15.00 every day after	N/A
Staff recommendations:	\$200.00	\$325	\$325	\$20/ day	\$135 Class A \$190 Class B \$244 Class C
Alamo (1/2000 residents Max) \$100 permit fee	\$200 non-accident \$500 max accident \$350 motorcycle tow	\$650 non-accident \$1250 max accident	\$1500 non- accident \$2000 max accident	Not covered in their code	N/A
Donna (1/6000 residents Max) \$35 permit fee per tow truck	\$125	\$125	\$100 plus \$50+ each hour	\$20 day (exclude 1 st day)	\$40
Mercedes (No Max mentioned) \$200 permit fee for 8 trucks. \$25 for each additional truck.	No maximum rates will be established at this time. Complaints of excessive charges handled by city manager. If	N/A	N/A	N/A	N/A

	unreasonable, that may be grounds for revocation of a permit or license by [of] a business on the rotation list.				
San Juan (1/5000 residents Max) \$25 permit fee	\$272	\$380	\$489 or max total fees of \$978.	\$20 for 25 ft or less \$35 for 25 ft or more	\$135 Class A \$190 Class B \$244 Class C
Harlingen (no Max mentioned) \$15 Permit Fee	\$125	N/A	\$550	\$20 for 25 ft or less \$35 for 25 ft or more	N/A
McAllen (14 Max) \$100 Permit Fee	\$200	\$115 Additional, plus \$115 for each add wrecker needed.	\$115 Additional, plus \$115 for each add wrecker needed.	Not Covered	\$45 on scene \$65 at storage (within 1 ½ hour)
Maximum State Amounts	\$272.00	\$380	Tow – \$489.00 per unit with a total Mac of \$978.00.	\$22.85 for 25 ft or less \$39.99 for 25 ft or more	Not Covered

Other Charges	Towing Outside Limits
Special equipment \$45.00	\$15.00 plus per mile to and from location of vehicle, \$1.50 plus per mile
\$45/winch excluding the first winch \$45 high water	\$150 plus \$7.50 per mile
\$15 administrative \$50 wait time after 1 st hour \$50 Clean-up extra labor	\$150 plus \$1.50 per mile.
\$50 notification fee \$10 wait fee after 30 \$45 special equip	\$1.25 per mile
N/A	N/A

\$50 – High Water \$50 Notification Fee	\$140 plus \$7.50 per mile
\$125 wait time \$43.75/15min debris	N/A
\$50 High water \$7.50/15 min for after 1hr+ \$50 on side or over	\$2.00 for every mile
\$50 notification fee \$22.85 impound fee \$10 LE/Government Fee	Not covered

Chapter 142 VEHICLE WRECKER AND TOWING SERVICES¹

Sec. 142-1. Purpose.

The purpose of this chapter is to establish procedures for wrecker services located and operating within the city limits, to show proof of safety, to establish a wrecker rotation list, and to establish a limit on the number of wrecker services on the rotation list.

(Code 1969, § 29½-1; Ord. No. 2001-02, § 1, 3-6-2001; Ord. No. 2012-14, § I, 6-28-2012)

Sec. 142-2. Definitions.

The following words, terms, and phrases, when used in this chapter, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

Disabled vehicle means a vehicle which has been rendered unsafe to be driven as a result of some occurrence other than a wreck, including, but not limited to, mechanical failures or breakdown, fire, vandalism, or a vehicle which is in a safe driving condition, but the owner is not present, or able, or permitted to drive, so as to reasonably necessitate that the vehicle be removed by a wrecker.

Motor vehicle means every vehicle which is self-propelled.

Operator means any person operating a motor vehicle.

Owner means any person who holds the legal title of a motor vehicle or who has the legal right of possession of such vehicle.

Street means any street, alley, avenue, lane or highway within the corporate limits of the city.

Vehicle means every device in or by which any person or property is or may be transported or drawn upon a public highway, except devices moved only by human power or used exclusively upon stationary rails or tracks.

Wrecked vehicle means a vehicle that has been damaged as the result of overturning or colliding with another vehicle or object so as to necessitate that the vehicle be removed by a wrecker.

Wrecker or *tow truck* means any motor vehicle used for the purpose of towing or removing vehicles. The term "wrecker" also includes a tow truck, unless the language specifically excludes tow trucks.

Wrecker business means the business of towing, moving or removing vehicles on or from the public streets, regardless of whether the purpose of the towing is to remove, repair, wreck, store, trade or purchase such vehicle,

¹**Federal law references**—Federal law preempts local government regulation relating to price, route or service of any motor carrier respecting transportation of property, 49 USC 14501(c)(1); safety regulations by local governments are not preempted, 49 USC 14501(c)(2)(A); regulation of price of for-hire tows performed without prior consent of owner, exempt from preemption, 49 USC 14501(c)(2)(C).

State law reference(s)—Tow truck regulation by political subdivisions, V.T.C.A., Transportation Code § 643.201 et seq.; authority for regulation by political subdivisions of fees for nonconsent tows, V.T.C.A., Transportation Code § 643.203; storage of towed vehicles, nonconsent tows, V.T.C.A., Transportation Code § 643.206; notification, impoundment and storage fees for vehicle storage facilities, V.T.C.A., Occupations Code § 2303.155.

to remove a wrecked or disabled vehicle from the scene of a collision, to remove a vehicle from an unlawfully parked position, or to remove an abandoned or wrecked vehicle.

Wrecker company means any person or entity engaged in the wrecker business.

Wrecker rotation list means the rotation list of wrecker companies prepared and used by the police department.

(Code 1969, § 29½-2; Ord. No. 2001-02, § 2, 3-6-2001; Ord. No. 2012-14, § I, 6-28-2012)

Sec. 142-3. Safety and insurance compliance certificate.

(a) *Required; application.*

- (1) Every person desiring to engage in the wrecker business in the city or be on the city's wrecker rotation list shall make application, in writing, on a form provided for that purpose, to the city manager or his/her designee for a safety and insurance compliance certificate to engage in the wrecker business for each wrecker proposed to be located in the city.
- (2) Such application shall contain the name, address, telephone number, date of birth driver's license number and Social Security Number of the applicant and the owners of the wrecker business, if different from the applicant, the number and types of wrecker equipment operated, all other information and documents indicated herein, and a statement that the applicant does or does not desire to appear on the wrecker rotation list.
- (3) Every application shall be sworn to by the applicant.
- (4) All licenses shall expire one year from date of issuance, unless revoked earlier pursuant to the terms of this chapter.

(b) *Issuance by city manager or his/her designee; minimum requirements to be met.*

- (1) The city manager or his/her designee shall issue a safety and insurance certificate to engage in the wrecker business to each applicant complying with the provisions of this chapter for each wrecker to be located in the city.
- (2) No safety and insurance compliance certificate authorizing the operation of a wrecker business or authorizing the operation of a wrecker in the city limits shall be issued unless the following requirements are met:
 - a. Every wrecker proposed to be used by the applicant in the city shall comply with the following minimum safety requirements:
 1. Every wrecker shall be not less three-quarters of a ton in size and be equipped with booster brakes;
 2. Every wrecker shall be equipped with a power winch line and boom with a factory-rated lifting capacity of not less than 5,000 pounds, single-line capacity; and
 3. Each wrecker shall carry standard equipment, including a tow bar, safety chains, fire extinguisher, wrecker bar, broom, axe, shovel, flags, flares, dolly, winch, line, tow bar, blinker, lights, emergency light, working light, wheel shocks, hydraulic jack, tire tools and equipment reasonably necessary to conduct wrecker service.
 - b. The applicant shall obtain and keep in full force and effect a policy of public liability and property damage insurance issued by a casualty insurance company authorized to do business in the state in the standard form approved by the board of insurance commissioners of the state, insuring the public from any loss or damage that may arise to any person or property by reason of the

operation of a wrecker of such company and providing that the amount of recovery shall be in limits of not less than the following sums:

1. For damages arising out of bodily injury to or death of one person in any one accident: \$250,000.00;
 2. For damage arising out of bodily injury to or death of two or more persons: \$500,000.00; and
 3. For injury to or destruction of property in any one accident: \$100,000.00.
- (3) All wrecker companies that have storage yards within the city at the time of the passage of the ordinance from which this chapter is derived shall carry sufficient insurance to cover theft and vandalism from the storage yards.

(Code 1969, § 29½-3; Ord. No. 2001-02, § 3, 3-6-2001; Ord. No. 2012-14, § I, 6-28-2012)

Sec. 142-4. Indemnification of city and city officers, agents and employees.

Every applicant to obtain a safety and insurance compliance certificate to operate a wrecker service in the city shall sign an agreement, which shall be attached to the application, wherein the applicant agrees to indemnify and hold harmless the city, its officers, agents and employees from any and all claims, demands, actions and causes of actions arising from the granting of a license to operate a wrecker business or to operate a wrecker and for the operation of the wrecker business or any wrecker by the applicant in the city.

(Code 1969, § 29½-4; Ord. No. 2001-02, § 4, 3-6-2001; Ord. No. 2012-14, § I, 6-28-2012)

Sec. 142-5. State inspection required before issuance of safety and insurance compliance certificate.

Each application for a safety and insurance compliance certificate for a wrecker shall state that such wrecker has been inspected and approved under the direction of the state department of public safety, and a current inspection sticker shall be affixed securely to the inside of the windshield of the wrecker.

(Code 1969, § 29½-5; Ord. No. 2001-02, § 5, 3-6-2001; Ord. No. 2012-14, § I, 6-28-2012)

Sec. 142-6. Wrecker to be summoned by owner, operator or police or fire department.

No person shall drive a wrecker to or near the scene of an accident or collision on the streets of the city unless such person has been called to the scene by an owner or operator of a vehicle involved in such accident or collision or by the police department or fire department of the city, or unless it is necessary to prevent death or bodily injury to any person involved in an accident or collision.

(Code 1969, § 29½-6; Ord. No. 2001-02, § 6, 3-6-2001; Ord. No. 2012-14, § I, 6-28-2012)

Sec. 142-7. Soliciting wrecker business prohibited; presence at scene as evidence of violation.

No person shall solicit in any manner, directly or indirectly, on the streets of the city, the business of towing any vehicle which is wrecked or disabled on the public, regardless of whether the solicitation is for the purpose of soliciting the business of towing, removing, repairing, wrecking, storing, trading or purchasing such vehicle. The presence of a wrecker at or near the scene of a wreck, accident or collision, within one hour after the occurrence of a wreck, accident or collision without being summoned to the scene by an owner or operator of a vehicle

involved in such accident or collision or by the police department or fire department shall be prima facie evidence of a solicitation in violation of this section.

(Code 1969, § 29½-7; Ord. No. 2001-02, § 7, 3-6-2001; Ord. No. 2012-14, § I, 6-28-2012)

Sec. 142-8. Communication from the fire department or police department radio frequency not to be intercepted.

- (a) No owner of a wrecker company not licensed by the city shall intercept any messages emanating from the police department or fire department radio frequencies or divulge or publish the existence, contents, substance, purpose, effect or meaning of such intercepted communication.
- (b) The owner or operator of a wrecker shall not act upon any information received on the radio frequency of the police department or fire department for his own benefit or the benefit of any other person in connection with the operation of a wrecker business unless the owner or operator was called or summoned by the police department or fire department.

(Code 1969, § 29½-8; Ord. No. 2001-02, § 8, 3-6-2001; Ord. No. 2012-14, § I, 6-28-2012)

Sec. 142-9. Wrecker selection; use of wrecker rotation list.

- (a) When a police officer investigating an accident, making an arrest, or otherwise performing duties as a police officer determines that any vehicle on a public street is unable to proceed safely under its own power or determines that the operator thereof is unable to operate such vehicle, such officer shall request the operator for the name of the wrecker company the operator desires to remove the vehicle. When the operator has named the wrecker company desired, the police officer shall communicate that fact immediately to the police department headquarters, and it shall be the duty of the person receiving such information at headquarters to call the designated company or authorized agent of such company to send a wrecker to the scene of the vehicle.
- (b) In the event the owner of a vehicle involved is not available or the operator of such vehicle is unable to name the wrecker company desired or refuses to name one, the investigating officer shall communicate this fact immediately to police department headquarters so that a wrecker can be selected from the wrecker rotation list.
- (c) Upon receiving a communication advising the police department of the need for a wrecker from the wrecker rotation list the police department headquarters shall call the wrecker company next on the rotation list to remove the vehicles involved. If there are no wreckers available at the wrecker service on call, or if the police department cannot immediately make contact with the wrecker service on call, the police department shall proceed through the wrecker rotation list until a wrecker is located that is available and ready to proceed immediately to the scene of the incident requiring a vehicle to be removed.

(Code 1969, § 29½-9; Ord. No. 2001-02, § 9, 3-6-2001; Ord. No. 2012-14, § I, 6-28-2012)

Sec. 142-10. Establishing a limit on the number of wrecker companies on wrecker rotation list.

The maximum number of wrecker companies on the rotation list shall not exceed 13. The chief of police or his designee shall determine which 13 wrecker companies will be included on the rotation list using information indicating the location, response time to calls and overall compliance with section 142-11 of this chapter by wrecker company.

(Code 1969, § 29½-10; Ord. No. 2001-02, § 10, 3-6-2001; Ord. No. 2008-34, § I, 10- 21-2008; Ord. No. 2012-14, § I, 6-28-2012; Ord. No. 2016-08, 4-5-2016)

Sec. 142-11. Wrecker rotation list; procedures and requirements to be placed on list.

- (a) The police department shall maintain a list of wrecker companies on the wrecker rotation list and a wrecker rotation schedule indicating which wrecker company is on call for service at any time.
- (b) Wrecker companies that want to be placed on the wrecker rotation list shall provide the following information and documents and comply with the following requirements:
 - (1) Have been issued a safety and insurance compliance certificate by the city;
 - (2) Have applied to be on the wrecker rotation list;
 - (3) Have a minimum of one wrecker with lawful drivers readily available to answer calls from the police department or fire department during such times that the wrecker service is on call for services;
 - (4) Maintain an office building and storage compound within five miles (geodesic distance) from any point of the City of Weslaco jurisdictional boundary line and operated on a daily basis (Monday through Friday), with normal working hours from 8:00 a.m. to 5:00 p.m., with an employee physically present at the business during such normal working hours. The office building shall be served by a telephone with a number provided to the police department for calls during normal working hours. If the office is not manned 24 hours per day, seven days per week, the wrecker service shall also provide the police department with a telephone number for calls after normal working hours, weekends and holidays. An answering service or answering device shall not be used;
 - (5) Storage compounds shall be maintained outside the city limits;
 - (6) The storage compounds maintained inside the city limits at the time of the passage of the ordinance from which this chapter is derived shall contain sufficient space for storage of at least 20 motor vehicles and fenced with opaque fencing material.
- (c) If there are no wreckers available at the wrecker service on call or if the police department cannot immediately make contact with the wrecker service on call, the police department shall proceed through the wrecker rotation list until a wrecker is located that is available and ready to proceed immediately to the scene of the incident requiring a vehicle to be removed.
- (d) Wrecker service companies on the wrecker rotation list should be able to respond to calls according to the following schedule:
 - (1) During the normal workweek, Monday through Friday, 8:00 a.m. to 5:00 p.m.:
 - a. Within city limits: 20 minutes.
 - b. Outside city limits: 30 minutes.
 - (2) After normal working hours, on weekends or holidays:
 - a. Within city limits: 25 minutes.
 - b. Outside city limits: 35 minutes.

A wrecker service company failing to respond within five minutes of this schedule shall have its call canceled, and the next wrecker service company on the wrecker rotation list shall be called.

- (e) In the event the vehicle to be towed, moved or removed exceeds the capacity of the wreckers operated by the wrecker service company on the wrecker rotation list, or in the event of an emergency wherein life or property is threatened, or in circumstances where the situation requires immediate action to protect life or

property, the police department may call any wrecker service with the capability to provide the service needed.

- (f) Operators of wreckers shall abide by any orders or instructions given by the police department or fire department dispatchers or the police officers and firefighters in charge at the scene.
- (g) Operators of wreckers shall maintain tools and other equipment according to the specifications established by the chief of police or his designee.
- (h) Each wrecker service company on the wrecker rotation list shall keep a record of all calls made in response to requests from the city manager or his/her designee, and such records shall include the following information:
 - (1) Date and time of call;
 - (2) Location of vehicle to be towed or removed;
 - (3) Response time;
 - (4) Vehicle owner or operator;
 - (5) Description and disposition of vehicle;
 - (6) Charges involved;
 - (7) Status of payment for charges;

Such records shall be available for inspection by the city manager or his/her designee at any reasonable time.

- (i) The wrecker rotation schedule maintained by the police department shall list all wrecker services on the list in alphabetical order. Rotation shall be on a per-call basis. The rotation shall be limited to one call per list for any wrecker having interest in another wrecker company;
- (j) A waiting list maintained by the police department shall list any wrecker company, in the order received, which satisfies the procedures and requirements at the time when the maximum number of wrecker companies is already on the rotation list.
- (k) In addition to the fine authorized, a wrecker service company that violates any of the provisions of this chapter shall be subject to removal from the wrecker rotation list upon a hearing and may be placed on the waiting list according to the time when it evidences compliance.

(Code 1969, § 29½-11; Ord. No. 2001-02, § 11, 3-6-2001; Ord. No. 2012-14, § I, 6-28-2012; Ord. No. 2016-08, 4-5-2016)

Sec. 142-12. Influencing selection of wrecker service restricted; vehicle may be taken to the police department.

No police officer, firefighter or other city employee who is investigating or present at the scene of any wreck, accident or collision on a public street shall, directly or indirectly, either by word, gesture, sign or otherwise, recommend to any person the name of any particular person engaged in the wrecker service business, nor shall any such person influence or attempt to influence in any manner the decision of any person in choosing or selecting a wrecker or repair service; provided, however, that any police officer, in the exercise of his discretion as a police officer, may direct that any vehicle, whether towed by a wrecker selected by the owner or operator of the vehicle or from the wrecker rotation list, shall be taken to the police department or such other location designated by the police officer to be held by the city for any lawful purposes.

(Code 1969, § 29½-12; Ord. No. 2001-02, § 12, 3-6-2001; Ord. No. 2012-14, § I, 6-28-2012)

Sec. 142-13. Maximum rates.

- (a) Wrecker companies that volunteer to be placed on the voluntary wrecker list for rotation agree to charge the rates set out herein as a condition of being on the rotation list. The maximum rates or fees authorized to be charged for the following enumerated wrecker services are as follows:
 - (1) Towing a wrecked, disabled vehicle or illegally parked vehicle: \$150.00, flat rate per response with no additional fees allowed for time increments or clean up services.
 - (2) Use of dollies or other specialized equipment, including disconnecting transmission and the use of winches for rollovers or high water retrieval: \$45.00.
 - (3) Towing of trucks exceeding one ton:
 - a. First hour of service (minimum charge): \$75.00.
 - b. Additional time required to remove such vehicles (per working hour): \$75.00.
 - (4) Towing vehicle from outside the city limits: \$15.00 plus per mile to and from location of vehicle, \$1.50.
 - (5) The cost for the storage of a vehicle shall be no more than \$15.00 for the initial 24 hours, and \$15.00 for each day thereafter.
- (b) The total fee charged will be made up of towing, specialized service, and storage fees as enumerated in this section.
- (c) Where any state law, rule or regulation or local master fee schedule as prescribed by this Code requires a different rate for services rendered by a wrecker service or storage facility or any other type of business entity regulated under this chapter, as provided for in this chapter, then such rate shall be followed without the necessity of further amendment of this chapter.

(Code 1969, § 29½-13; Ord. No. 2001-02, § 13, 3-6-2001; Ord. No. 2012-14, § I, 6-28-2012; Ord. No. 2016-08, 4-5-2016)

Sec. 142-14. Safety precautions.

Each wrecker shall follow standard safety precautions and operations generally recognized in the wrecker business to proceed to and from the scene of an accident or collision and shall comply with all ordinances of the city. Each wrecker present at the scene of any accident or collision shall follow standard safety precautions and procedures generally recognized in the wrecker business.

(Code 1969, § 29½-14; Ord. No. 2001-02, § 14, 3-6-2001; Ord. No. 2012-14, § I, 6-28-2012)

Sec. 142-15. Revocation or suspension of certificate; removal from wrecker rotation list; hearing.

- (a) Upon written complaint by any person against any wrecker service on the wrecker rotation list or against any agent or employee of a wrecker service on the wrecker rotation list filed with the chief of police, or upon written complaint by the city manager or his/her designee, the municipal judge shall conduct a hearing as set out herein:
 - (1) The hearing shall be conducted at municipal court within 30 days of the filing of the complaint.
 - (2) Written notice shall be given to the wrecker service involved, to all other persons involved and to the chief of police at least 20 days prior to the hearing.

-
- (3) Parties may be represented by attorneys at their own expense.
 - (4) The burden of proof shall be on the complainant or chief of police to prove the allegations by a preponderance of the evidence.
 - (5) All witnesses shall be sworn.
 - (6) Only evidence admissible under law and rules of evidence of the state shall be admissible.
 - (7) All witnesses shall be subject to cross-examination by all opposing parties.
 - (8) All evidence shall be subject to objection by all opposing parties.
 - (9) Parties shall be permitted to offer evidence and argue to the court.
 - (10) The municipal judge shall decide all questions of law and determine whether to suspend for a specified period or revoke the certificate of the service company from the wrecker rotation list.
- (b) The procedure set forth in subsection (a) of this section is applicable only to hearings involving the revocation or suspension of a certificate or removal from the wrecker rotation list. Normal court procedures shall be followed when charges are filed seeking imposition of the fine authorized by this chapter.
 - (c) Upon a finding of a violation of the motor vehicle laws or the criminal laws of the state or a violation of the requirements of this chapter, the municipal judge may revoke or suspend a certificate or remove a wrecker service from the rotation list.

(Code 1969, § 29½-15; Ord. No. 2001-02, § 15, 3-6-2001; Ord. No. 2012-14, § I, 6-28-2012)

Sec. 142-16. Civil suit authorized.

The city attorney is hereby authorized to file a civil suit in state district court or any court of competent jurisdiction to enjoin any violations of this chapter.

(Code 1969, § 29½-16; Ord. No. 2001-02, § 16, 3-6-2001; Ord. No. 2012-14, § I, 6-28-2012)

Sec. 142-17. Penalty.

Any person who violates any provision of this chapter or suffers or allows the same to be violated shall, upon conviction thereof, be subject to a fine of not less than \$100.00 or more than \$500.00.

(Code 1969, § 29½-17; Ord. No. 2001-02, § 17, 3-6-2001; Ord. No. 2012-14, § I, 6-28-2012)

ORDINANCE NO. 2024-38

AN ORDINANCE AMENDING CHAPTER 142 OF THE WESLACO CODE OF ORDINANCES, SPECIFICALLY SECTIONS 142-10 AND 142-13, AS THEY PERTAIN TO THE NUMBER OF WRECKER COMPANIES ON THE ROTATION LIST AND MAXIMUM RATES.

WHEREAS, the City Commission of the City of Weslaco finds it necessary to amend Chapter 142 of the Weslaco Code of Ordinances in order to establish and maintain fair, current, and reasonable regulations on wrecker services; and

WHEREAS, these amendments are deemed necessary to protect the health, safety, and welfare of the residents of the City of Weslaco;

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

Section 1. Section 142-10 of the Weslaco Code of Ordinances shall be amended to read as follows:

Sec. 142-10. Establishing a limit on the number of wrecker companies on wrecker rotation list.

The maximum number of wrecker companies on the rotation list shall not exceed **seventeen (17)**. The chief of police or his designee shall determine which **seventeen (17)** wrecker companies will be included on the rotation list using information indicating the location, response time to calls, and overall compliance with section 142-11 of this chapter by each wrecker company.

Section 2. Section 142-13 of the Weslaco Code of Ordinances shall be amended to read as follows:

Sec. 142-13. Maximum rates.

(a) The maximum rates as identified by Section 142-13 shall be amended as follows:

1. **Light Duty (Class A)** (10,000 pounds or less): \$200.00 per response
2. **Medium Duty (Class B)** (more than 10,000 pounds but less than 26,000 pounds): \$325.00 per response
3. **Heavy Duty (Class C)** (26,000 pounds or more): \$325.00 per response
4. **Storage Costs:** \$20.00 per day
5. **Drop Fee:**
 - Class A: \$135.00
 - Class B: \$190.00
 - Class C: \$244.00
6. **Other Charges:**
 - \$45.00 per winch (excluding the first winch)

- \$45.00 for high water retrieval
7. **Towing Outside City Limits:** \$150.00 plus \$7.50 per mile

(b) Where any state law, rule, or regulation, or local Master Fee Schedule as prescribed by this Code requires a different rate for services rendered by a wrecker service or storage facility or any other type of business entity regulated under this chapter, then such rate shall be followed without the necessity of further amendment of this chapter.

Section 3. Severability Clause. If any provision of this Ordinance or the application thereof to any person or circumstance shall be held to be invalid, the remainder of this Ordinance and the application of such provision to other persons or circumstances shall nevertheless be valid, and the City Commission hereby declares that this Ordinance would have been enacted without such invalid provision.

Section 4. Repealer. All ordinances, orders, or resolutions heretofore passed and adopted by the City Commission of the City of Weslaco, Texas, that are in conflict with any provisions of this Ordinance are hereby repealed.

Section 5. Effective Date. This Ordinance shall become effective upon its adoption and publication as required by law.

PASSED AND APPROVED on first reading at a regular meeting of the City Commission this 7th day of January 2025.

PASSED AND APPROVED on second reading at a regular meeting of the City Commission this 21st day of January, 2025.

CITY OF WESLACO

Adrian Gonzalez, **MAYOR**

ATTEST:

Norma A. Cantu, **CITY SECRETARY**

APPROVED AS TO FORM:

Benjamin Castillo, **INTERIM CITY ATTORNEY**



Standardized Agenda Request Form

Date of Meeting: January 21, 2025		Agenda Item No. (to be assigned by CSO): 2025-22	
From:			
Subject: Approval of lease agreement between the City of Weslaco and Honorable Adam Hinojosa, Texas Senate Member District 27, for office space located at 255 S. Kansas Avenue. (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			
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: Approve.			
Attachments, if any: 2025 TEXAS SENATE OFFICE SPACE LEASE CONTRACT			
Responsibilities upon Approval:			

TEXAS SENATE OFFICE SPACE LEASE CONTRACT

1. PARTIES

This lease contract is made and entered into this 21st day of January, 20 25, by and between (a) City of Weslaco, herein referred to as LESSOR, and (b) THE TEXAS STATE SENATE, herein referred to as LESSEE, on behalf of Senator Adam Hinojosa.

2. PROPERTY LEASED

Lessor promises, in return for the consideration and mutual promises described herein, to lease Lessee the following property and premises, to wit:

<u>550</u>	square feet of net usable space, located in the
<u>City of Weslaco</u>	Building, at
<u>255 S. Kansas Ave.</u>	[street address]
	[suite number], in
<u>Weslaco</u>	[city]
<u>Hidalgo County, Texas</u>	[county, Texas]
<u>78596</u>	[zip]

Lessor also agrees to furnish any and all requirements, if any, to such property and premises as set out in LEASE SPECIFICATIONS. Any LEASE SPECIFICATIONS shall be attached hereto and incorporated herein by reference and made a part hereof for all purposes.

3. MONTHLY RENTAL

Lessee agrees to pay Lessor City of Weslaco Dollars (\$ 0) per month which shall be paid solely from the funds of the Texas State Senate during the term of this lease. (All additions or deletions of net usable space to this lease shall increase or reduce the stated amount by 0 cents per square foot per month.) Lessor agrees to submit monthly statements for rent to Lessee. The monthly rentals provided for herein shall be due and payable by Lessee in advance on the first day of the month and paid no later than the tenth day of the month for which said rentals are due. Any and all payments pursuant to this lease are governed by Chapter 2251 of the Government Code, as applicable.

4. TERM OF LEASE

The primary term of this lease shall be for 24 months commencing on the 21st day of January, 20 25, and ending on the 25th day of January 20 27, but Lessor understands and agrees that Lessee may cancel this lease without penalty if Lessee for whose benefit this lease is made ceases to be a member of the Texas Senate for any reason or if the leased property ceases to be a part of the district Lessee member represents, or for any other reason as hereinafter provided.

(a) Lessee has the option to renew this lease for an additional period of 12 months for the same rental and under the same terms, conditions, covenants, and provisions applicable under this lease during the primary term. To exercise the option, Lessee must give written notice of election to do so to Lessor not later than 30 days before the expiration of the primary term of the lease.

(b) This lease contract is made and entered into contingent upon the availability of state funds appropriated by the Texas Legislature to cover the full term and cost of this lease. In the event state appropriated funds are not available, upon written notice to Lessor, Lessee may terminate this lease or adjust it in accordance with the provisions of this lease.

(c) If Lessor shall be unable to give possession of the demised premises on the date of commencement of the term hereof by reason of the fact that the premises are located in a building which is being constructed and which has not been sufficiently completed to make such premises ready for occupancy or if repairs, alterations, improvements, or decorations of the demised premises are not ready for occupancy by Lessee on the date of commencement of the term hereof, Lessee may terminate the lease by giving written notice. Lessee may not terminate the lease if the delayed occupancy is the responsibility of the state. Should termination occur under this paragraph, Lessor will be liable in damages for any additional rent Lessee is required to pay for facilities substantially equal to the demised premises. If Lessee so elects, Lessee may continue to treat this lease as in force and effect for a period of no more than 120 days after the stated date of commencement. During this time, or for as long as possession does not commence, Lessee shall not be liable for the rent reserved and covenanted to be paid and Lessor shall be liable for all costs necessary to house Lessee during this term. Payment hereunder shall not begin until the possession of the premises is given or the premises are available for full occupancy by Lessee, and Lessee is liable only for rent for those months beginning on and after such date. If Lessee takes possession of the premises or the premises are available for full occupancy other than on the first of the month, the rent for that month shall be prorated from the date Lessee takes possession or the premises become available.

5. GENERAL TERMS AND CONDITIONS

(a) Lessor further agrees that should Lessee request additional space during the term of this lease, Lessor may furnish such space as is requested by Lessee, if available, adjacent to space covered by this lease at a rental not more than the monthly cost per square foot shown in paragraph 3 above, and to be concurrent with the balance of the period covered by this lease. If it is determined and agreed by both Lessor and Lessee that market conditions have changed since the start of this lease, or the start of any option period currently in effect, the monthly cost per square foot applicable to the space to be added may be adjusted to reflect present market conditions. Lessor shall also furnish any and all services provided in this lease. The lease of additional space shall not be valid, however, unless evidenced in writing and signed by both parties.

(b) Lessor covenants and agrees to pay all taxes of whatever nature, levied and assessed, on or against the lease property and improvements during the term of the lease; and to keep the leased premises, property and buildings in good repair and condition during the term of this lease and any extension thereof, said maintenance to include, but is not limited to, the following services: repair and patch walls, ceiling and floor surfaces; painting as needed; replacement of broken glass; repair of window shades, blinds and/or drapes, fasteners and sash cord or chains; roof and ceiling leaks; building exterior, interior, plumbing, heating, air conditioning and ventilating equipment; fire protection equipment; miscellaneous valves; woodwork, locks, floor surface and coverings; and lighting fixtures, and the replacement of all defective or burned-out bulbs, fluorescent tubes, ballasts, and starters. In the event of the forecast of a flood, hurricane, or other natural disaster, Lessor shall take all reasonable and necessary actions to secure and protect the premises.

(c) It is further understood and agreed that if Lessor does not maintain the premises and all appurtenances thereto, as heretofore specified, in good repair, reasonable wear and tear excepted, Lessee shall notify Lessor in writing in reference thereto by certified mail, return receipt requested. If, within thirty (30) days after receipt of such notice Lessor fails to take steps to remedy the grievances specified in said notice, Lessee may take any and all actions in accordance with paragraph 5(n) below.

(d) Lessor hereby covenants and agrees that hereafter and during the term of this lease or any extension thereof, it will not rent, lease or otherwise furnish space in this or any adjacent buildings under its control to any enterprise which, in the usual exercise of its business, could be expected to create noise or odors injurious or disruptive to Lessee's normal governmental activity.

(e) Lessor further covenants that it has good and sufficient title to the said premises, and has full power and authority to execute this lease and to place Lessee in possession of the premises in full satisfaction of and compliance with the terms and conditions herein. Lessor also agrees that it will not attempt to impose upon Lessee any requirements of other legal instruments related to these premises not referred to herein or made a part hereof. Lessor warrants and defends unto Lessee against the claims of all persons to be leasehold interests of Lessee. Any person or entity executing this lease as agent for Lessor shall attach to this lease sufficient evidence or authority to act in the capacity shown.

(f) Lessor warrants that the operation of Lessee on the demised premises is not in violation of any city ordinance or statute or any restriction imposed against the demised premises and that Lessor will indemnify Lessee for any direct or indirect loss sustained by Lessee as a result of the existence of such restriction, ordinance, or statute.

(g) Lessor hereby covenants and agrees that Lessee may bring on to the leased premises any and all equipment and improvements reasonably necessary for the efficient exercise of Lessee's governmental responsibilities. Any and all improvements made by Lessee that will be permanently affixed to the property shall be agreed to and adopted by the parties hereto and shall become the property of the Lessor.

(h) Lessor acknowledges that it is an absolute necessity for Lessee to post signs indicating Lessee's name, location, and governmental purpose and grants Lessee permission to post all such necessary signs. Lessee shall make a good faith effort to ensure that such signs shall be prepared and installed in accord with Lessor's applicable rules and regulations, and in keeping with building decor, but in no event shall the total cost of such signs to Lessee exceed \$200.00. Any special requirements of Lessee contrary to the above must be stated in the specifications and made a part of this lease.

(i) On termination of this lease, by lapse of time or otherwise, Lessee may, within reasonable time thereafter, at its option and expense, remove from said premises any and all improvements, equipment, appliances, or other property placed or owned by it thereon; and shall deliver up said premises and property to Lessor in as good order and condition as they now are, or may be put by the Lessor, provided, however, that reasonable use, ordinary wear and tear, depreciation, damages, or destruction by fire or the elements or unavoidable casualty and repairs, and replacements, for which Lessor is obligated, are excepted.

(j) If, during the term of this lease, said premises, or any portion thereof, shall be condemned for any public purpose, either party hereto shall have the option of terminating and canceling this lease upon thirty (30) days' notice to the other party of its election to do so. Lessee, at its option, may elect to continue this lease and in such event the lease payments due hereunder shall be either reduced or withheld in proportion with the degree the space cannot be fully utilized by Lessee during remainder of this lease or any extension thereof.

(k) It is mutually agreed between Lessor and Lessee that if said building and premises shall, during the term of this lease or previous thereto, be slightly damaged by fire or any other such cause or causes, the same shall be promptly repaired by the Lessor. During the time of such repair, if the space cannot be fully utilized by Lessee, lease payments due hereunder shall be either reduced or withheld in accord with the degree of non-use. But, if said building and premises be so damaged as to render said premises unfit for occupancy, then, and from the date of such damage, this lease shall cease and be void; and any and all rent and other obligations hereunder due and payable on or after the date of such damage shall be null and void. Lessee shall remain liable only for rent and obligations, or any portion thereof, accruing prior to said date of damage; if Lessee has made any advance of rent or other obligations, Lessor shall promptly refund to Lessee that portion of such advance applicable to the period on and after that date. If Lessor has available under his control space which will meet Lessee's needs and offers same to Lessee, Lessee may, at its option, occupy that space under the same terms and conditions of this lease. Any and all reasonable and necessary costs incurred by Lessee in occupying such new lease space may be deducted from any subsequent rent payments by Lessee.

(l) Lessee reserves the right to assign any agency of state government to occupy all or part of the space described herein, but covenants and agrees that it will not assign or sublet all or any part of the leased premises to any private parties (persons or corporations).

(m) In the event Lessee shall be in default in the payment of rentals or other charges hereunder, or shall otherwise breach its covenants or obligations hereunder, and shall be and remain in default for a period of thirty (30) days after the receipt of written notice from Lessor to it of such default, Lessor shall have the right and privilege of terminating this lease and declaring the same at an end, and of entering upon and taking possession of said premises, and shall have the remedies now or hereafter provided by law for recovery of rent, repossession of the premises, and damages occasioned by such default. The resolution of any claim by the Lessor under this lease is subject to the dispute resolution process set out in Chapter 2260 of the Texas Government Code and any rules adopted by the Texas Senate pursuant to that chapter, as applicable.

(n) In the event Lessor shall breach or be in default in the performance of any of the covenants or obligations imposed upon Lessor by this lease, and shall remain in default for a period of thirty (30) days after receipt of written notice from Lessee to it of such default, Lessee shall have the right and privilege of terminating this lease and declaring the same at an end, and shall have the remedies now or hereafter provided by law for recovery of damages occasioned by such default. In lieu of a formal declaration of default and resulting termination as provided above and in special cases urged by the occupying state agency, Lessee may withhold payment of rent from Lessor until such time as the violations have been corrected. If violations of this lease create an emergency situation and threaten the occupying agency's ability to use the premises, Lessee may correct all or any part of the violations and deduct the cost from rentals due Lessor. Such extraordinary remedies will only be undertaken in the best interest of the State when a move following termination would be highly disruptive to Lessee or the occupying agency and detrimental to its functions.

(o) The failure of Lessee or Lessor to insist in any one or more instances on a strict performance of any of the covenants of this lease shall not be construed as a waiver or relinquishment of such covenants in future instances, but the same shall continue and remain in full force and effect.

(p) This agreement and each and all of its covenants, obligations, and conditions hereof shall inure to the benefit of and be binding upon the heirs, personal representatives, successors, and assigns of Lessor.

(q) Lessee covenants and agrees to abide by any and all rules promulgated subsequent to commencement of this lease provided that such rules do not conflict with any provisions of this lease and do not impose any additional payments, costs, or obligations on Lessee or interfere with Lessee's quiet enjoyment of the premises. Such rules shall be submitted to Lessee for consideration and comment at least thirty (30) days prior to implementation.

(r) All written notice shall be delivered in person only to an authorized representative of the Lessor or Lessee or mailed via the United States Postal Service, Certified Mail, Return Receipt Requested, to the address of the Lessor or Lessee set out in this lease. Notice will be deemed to have been received three (3) business days after the date of mailing.

(s) Nothing in this lease shall be deemed to waive, annul, or modify the Lessee's sovereign immunity, except as otherwise provided by statute or legislation.

6. APPLICATION OF THE ADA AND ARCHITECTURAL ACCESSIBILITY REQUIREMENTS

Lessor hereby certifies that at the time the leased premises become occupied by Lessee and throughout the term of the lease and any additional tenancy, Lessor will comply with all applicable provisions of the Americans with Disabilities Act of 1990, 101 P.L. 336 (42 U.S.C. Section 12101 et seq.), Chapter 469 of the Texas Government Code, and with all other applicable state and federal architectural and structural requirements intended to allow individuals with disabilities access to all governmental programs and services offered by Lessee. Lessor is solely responsible for ensuring that the premises meet all such structural requirements,

including scheduling and submitting to any required inspections, paying any fees, and acquiring any licenses or permits, as applicable.

7. SPECIAL TERMS AND CONDITIONS (As needed)

In the event of any conflict between the terms, provisions, duties, or obligations contained in the Texas Senate Office Space Lease and any attachments or exhibits hereto, the Texas Senate Office Space Lease shall govern absolutely and unconditionally.

LESSOR:

CITY OF WESLACO

By: _____
Signature

Mayor Adrian Gonzalez
Title **Mayor**

Date

Contact Person:

Lessor Address:

Rosie Cavazos, Finance Director.

255 S. Kansas Ave.

Weslaco, TX 78596

956-968-3181

Area Code Telephone number

956-968-6717

Area Code Fax number

74-6002544

Tax ID (who the check will be made out to)

City of Weslaco

Name Tax ID belongs to

LESSEE:

THE TEXAS STATE SENATE

By: _____
Signature

Title - Secretary of the Senate and/or
Chairman, Administration Committee

Date

Contact Person:

Laura Winsheimer
Address:

Senate Purchasing
P.O. Box 12068
Room 525
Austin, Texas 78711

(512) 463-0222 Phone

(512) 475-3740 Fax

email: laura.winsheimer@senate.texas.gov



Standardized Agenda Request Form

Date of Meeting: January 21, 2025		Agenda Item No. (to be assigned by CSO): 2025-21	
From:			
Subject: Approval on the Kroger Opioid Settlement in the amount of \$5,569.51 for the City of Weslaco and authorize the Mayor to execute the participation form for disbursement of funds. (Staffed by the City Manager.)			
Background:			
Funding Source (budget code, if applicable):			
Amount:	Term of Impact:	Identified in Current Budget:	
Additional Action Prompted: Mayor's Signature			
If item previously considered, provide date and action by Commission:			
If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners:			
Advisory Review, if any (name of board/committee, date of action, recommendation):			
ADELAIDA VEGA Martin Garza		Created	
City Manager Comments: Approve as recommended by staff.			
Staff Recommendation: Approve.			
Attachments, if any: Kroger-Subdivision-Participation-Form			
Responsibilities upon Approval:			

Exhibit A

TEXAS SETTLEMENT SUBDIVISION PARTICIPATION AND RELEASE FORM

Political Subdivision:	City of Weslaco	Texas
Authorized Official:	Adrian Gonzalez, Mayor	
Address 1:	255 S. Kansas Ave.	
Address 2:		
City, State, Zip:	Weslaco, Texas 78596	
Phone:	956-968-3181	
Email:	nacantu@weslacotx.gov	

The governmental entity identified above ("Texas Political Subdivision"), in order to obtain and in consideration for the benefits provided to the Texas Political Subdivision pursuant to the Kroger Texas Settlement Agreement and Full Release of All Claims dated October 30, 2024 ("Kroger Texas Settlement"), and acting through the undersigned authorized official, hereby elects to participate in the Kroger Texas Settlement, release all Released Claims against all Released Entities, and agrees as follows.

1. The Texas Political Subdivision above is aware of and has reviewed the Kroger Settlement Agreement, understands that all terms in this Participation and Release Form have the meanings defined therein, and agrees that by executing this Participation and Release Form, the Texas Political Subdivision elects to participate in the Kroger Texas Settlement and become a Participating Texas Political Subdivision as provided therein.
2. The Texas Political Subdivision shall immediately cease any and all litigation activities as to the Released Entities and Released Claims and, within 14 days of executing this Participation and Release Form, its counsel shall work with Kroger's counsel to dismiss with prejudice any Released Claims that it has filed.
3. The Texas Political Subdivision agrees to the terms of the Kroger Texas Settlement pertaining to Texas Political Subdivisions as provided therein.
4. By agreeing to the terms of the Kroger Texas Settlement and becoming a Releasor, the Texas Political Subdivision is entitled to the benefits provided therein, including, if applicable, monetary payments beginning after the Effective Date of the Release.
5. The Texas Political Subdivision agrees to use any monies it received through the Kroger Texas Settlement solely for the purposes provided therein.

6. The Texas Political Subdivision submits to the exclusive jurisdiction and authority of the Texas Consolidated Litigation Court as defined in the Kroger Texas Settlement. For the avoidance of doubt, nothing contained in this Participation and Release Form, or the Kroger Texas Settlement, constitutes consent to jurisdiction, express or implied, over the Texas Political Subdivision or its selected counsel to the jurisdiction of any other court (including without limitation MDL 2804, the MDL 2804 Fee Panel, the MDL 2804 Enforcement Committee, or the Court in which any Texas Consent Judgment is filed) for any purpose whatsoever.
7. The Texas Political Subdivision, as a Participating Texas Subdivision, has the right to enforce the Kroger Texas Settlement in the Texas Consolidated Litigation Court as provided therein.
8. The Texas Political Subdivision, as a Participating Texas Subdivision, hereby becomes a Releasor for all purposes in the Kroger Texas Settlement, including but not limited to all provisions of Section V (Release), and along with all departments, agencies, divisions, boards, commissions, districts, instrumentalities of any kind and attorneys, and any person in their official capacity elected or appointed to serve any of the foregoing and any agency, person, or other entity claiming by or through any of the foregoing, and any other entity identified in the definition of Releasor, provides for a release to the fullest extent of its authority. As a Releasor, the Texas Political Subdivision hereby absolutely, unconditionally, and irrevocably covenants not to bring, file, or claim, or to cause, assist or permit to be brought, filed, or claimed, or to otherwise seek to establish liability for any Released Claims against any Released Entities in any forum whatsoever. The releases provided for in the Kroger Texas Settlement are intended by the Parties to be broad and shall be interpreted so as to give the Released Entity the broadest possible bar against any liability relating in any way to Released Claims and extend to the full extent of the power of the Texas Political Subdivision to release claims. The Kroger Texas Settlement shall be a complete bar to any Released Claim.
9. The Texas Political Subdivision hereby takes on all rights and obligations of a Participating Texas Subdivision as set forth in the Kroger Texas Settlement.
10. In connection with the releases provided for in the Kroger Texas Settlement, each Texas Political Subdivision expressly waives, releases, and forever discharges any and all provisions, rights, and benefits conferred by any law of any state or territory of the United States or other jurisdiction, or principle of common law, which is similar, comparable, or equivalent to § 1542 of the California Civil Code, which reads:

General Release; extent. A general release does not extend to claims that the creditor or releasing party does not know or suspect to exist in his or her favor at the time of executing the release that, if known by him or her, would have materially affected his or her settlement with the debtor or released party.

A Releasor may hereafter discover facts other than or different from those which it knows, believes, or assumes to be true with respect to the Released Claims, but each Texas Political Subdivision hereby expressly waives and fully, finally, and forever settles, releases and discharges, upon the Effective Date, any and all Released Claims that may exist as of such date but which Releasors do not know or suspect to exist, whether through ignorance, oversight, error, negligence or through no fault whatsoever, and which, if known, would materially affect the Governmental Entities' decision to participate in the Kroger Texas Settlement.

11. The Texas Political Subdivision acknowledges, agrees, and understands that the Maximum Texas Settlement Amount to be paid under the Kroger Texas Settlement for the benefit of the Participating Texas Political Subdivision, is less than or equal to the amount, in the aggregate, of the Alleged Harms allegedly suffered by the governmental entity, constitutes restitution and remediation for damage or harm allegedly caused by Kroger in order to restore, in whole or part, the governmental entity to the same position or condition that it would be in had it not suffered the Alleged Harms; and constitutes restitution and remediation for damage or harm allegedly caused by the potential violation of a law and/or is an amount paid to come into compliance with the law.
12. Nothing herein is intended to modify in any way the terms of the Kroger Texas Settlement Agreement, to which the Texas Political Subdivision hereby agrees. To the extent this Participation and Release Form is interpreted differently from the Kroger Texas Settlement, the Kroger Texas Settlement controls.

I have all necessary power and authorization to execute this Participation and Release Form on behalf of the Texas Political Subdivision.

Signature: _____

Name: Adrian Gonzalez, Mayor

Title: Mayor

Date: 01/21/2025



Standardized Agenda Request Form

Date of Meeting: January 21, 2025		Agenda Item No. (to be assigned by CSO): 2025-25	
From: Albert Aldana			
Subject: Approval to solicit request for bids (RFB) for the proposed traffic signal improvements at the intersection of Airport Dr and 6th Street. (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:			
If item previously considered, provide date and action by Commission:			
If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners:			
Advisory Review, if any (name of board/committee, date of action, recommendation):			
Albert Aldana		Created/Initiated	
Albert Aldana		Approved	
Martin Garza		Final Approval	
City Manager Comments: Approve as recommended by staff.			
Staff Recommendation: Staff recommends approval.			
Attachments, if any: 01-16-25CC_Airport&6th			
Responsibilities upon Approval:			

City of Weslaco

"The City on the Grow"



Adrian Gonzalez, Mayor
Israel Gonzalez, Jr., Mayor Pro-Tem, Commissioner At-large
Pete Garcia, Jr. Commissioner At-large
Josh Pedraza, Commissioner, District 1
Letty Lopez, Commissioner, District 2
Jose "JP" Rodriguez, Commissioner, District 3
Adrian Farias, Commissioner District 4

Martin Garza, City Manager

DATE: January 16, 2025

TO: Mayor Adrian Gonzalez, Commissioners,
City Manager Martin Garza

FROM: Albert J. Aldana, P.E.

RE: **SOLICITATION OF RFB FOR PROPOSED TRAFFIC SIGNAL
IMPROVEMENTS AT INTERSECTION OF AIRPORT DR & 6th ST**

This item seeks your approval to solicit bids for proposed traffic signal improvements at the intersection of Airport Dr and 6th St.

The proposed improvements at this signalized intersection include the following:

- Replacement of existing traffic signal controller (Provided by the City)
- Replacement of existing traffic signal heads which are deteriorated
- Installation of a GPS Communications Unit
- Installation of vehicle detection system using radar units
- Implementation of new traffic signal timings and phasing

These improvements will provide better traffic flow along Airport Dr between US Business 83 and 6th St. It is estimated that the cost of these improvements will total approximately \$40,000.00.

Kind regards,





Standardized Agenda Request Form

Date of Meeting: January 21, 2025		Agenda Item No. (to be assigned by CSO): 2025-29	
From: ARMANDO ESPINOZA			
Subject: Approval on Resolution 2025-02 to submit a grant application to the Office of the Governor for Operation Stonegarden (Grant #3173410) FY2025-FY2026 in the amount of \$285,000 for increased border protection overtime and equipment. (Staffed by Police Department.)			
Background: Continuation of the border security program. The purpose of this grant is to fund sworn officers overtime, dispatch overtime, staff overtime, one Stonegarden Patrol unit, and equipment maintenance cost.			
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):			
ARMANDO ESPINOZA		Created/Initiated	
JOEL RIVERA		Approved	
Martin Garza		Final Approval	
City Manager Comments: Approve as recommended by staff.			
Staff Recommendation: Staff recommends approval.			
Attachments, if any: R2025-02 FY2024 Operation Stonegarden Program Grant #3173410			
Responsibilities upon Approval:			

RESOLUTION NO. 2025-02

WHEREAS, The City of Weslaco finds it in the best interest of the citizens of Weslaco, Hidalgo County, Texas that FY24 Operation Stonegarden Program be operated for 2025 through 2026; and

WHEREAS, The City of Weslaco agrees to provide matching funds for the said project as required by the Office of the Governor - FY24 Operation Stonegarden Program; and

WHEREAS, The City of Weslaco agrees that in the event of loss or misuse of the Office of the Governor funds, City of Weslaco assures that the funds will be returned to the Office of the Governor in full.

WHEREAS, The City of Weslaco designates Mayor Adrian Gonzalez as the grantee's authorized official. The authorized official is given the power to apply for, accept, reject, alter or terminate the grant on behalf of the applicant agency.

NOW THEREFORE, BE IT RESOLVED that The City of Weslaco approves submission of the grant application for FY24 Operation Stonegarden Program to the Office of the Governor.

Grant Number: **3173410**

Passed and approved this 21st day of January 2025.

CITY OF WESLACO

Adrian Gonzalez, **MAYOR**

ATTEST:

Norma A. Cantu, **CITY SECRETARY**

APPROVED AT TO FORM:

Benjamin Castillo, **INTERIM CITY ATTORNEY**



Standardized Agenda Request Form

Date of Meeting: January 21, 2025		Agenda Item No. (to be assigned by CSO): 2025-30	
From: ARMANDO ESPINOZA			
Subject: Approval to purchase and pay for installation of a Power Edge R6660 server and Dell ME5012 storage array from Insight Public Sector for Body Worn Camera data, in the amount of \$35,988.28 for equipment and installation, purchase of the equipment will be reimbursed through Office of Governor's grant (#4367803) in the amount of \$22,506.21. (Staffed by Police Department.)			
Background: Acceptance of grant was previously approved at City Commission Meeting on December 3, 2024.			
Funding Source (budget code, if applicable): Office of Governors Grant Budget Amendment Budget Amendment			
Amount: \$22,506.21 \$7,502.07 \$5,980.00		Term of Impact: FY 2024-2025 FY 2024-2025 FY 2024-2025	
Identified in Current Budget:			
Additional Action Prompted: Budget Amendment			
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):			
ARMANDO ESPINOZA Rosalinda Cavazos Martin Garza		Created/Initiated New	
City Manager Comments: Approve as recommended by staff.			
Staff Recommendation:			
Attachments, if any: Quote Server Insight			
Responsibilities upon Approval:			

Insight Public Sector
6820 South Harl Avenue
Tempe, AZ 85283

Sales Rep : Darak Weaver
Phone: (956) 465-8080
darak.weaver@insight.com

Design Associate: Pleshette Gales
Phone: 800-688-8695 Ext. 6829

pleshette.gales@insight.com



Sales Quote# and Date: 112724COW-1

Buyer: City of Weslaco
Name: Rick Mendoza
Phone:
Email:

GRANT # 4367803

DIR-TSO-3763

Part Number	Description	List Price	Discount %	Unit Price	Quantity	Extended Price
Dell Unity R660						
210-BEQQ	PowerEdge R660 Server each server includes:			7,059.85	2	\$14,119.70
461-AADZ	No Trusted Platform Module				1	
321-BIIR	2.5" Chassis with up to 8 Hard Drives (SAS/SATA). Smart Flow, 1CPU, PERC11				1	
338-CPBZ	Intel Xeon Silver 4514Y 2G, 16C/32T, 16GT/s, 30M				1	
374-BBBX	Cache, Turbo, HT (150W) DDR5-4400				1	
379-BFFD	No Additional Processor				1	
	No HBM				1	
412-ABCH	Standard Heatsink for 1 CPU configuration (CPU less than or equal to 185W)				1	
370-AAIP	Performance Optimized				1	
370-BBRX	5600MT/s RDIMMs				1	
780-BCDI	No RAID				1	
405-AAXY	Dell HBA355i Controller Front				1	
750-ADSN	Bracket for floating load on fPerc				1	
750-AABF	Power Saving Dell Active Power Controller				1	
800-BBDM	UEFI BIOS Boot Mode with GPT Partition				1	
384-BCTH	3 Very High Performance Fans for 1 CPU				1	
450-AIQY	Single, (1+0) Non Redundant, Hot-Plug Power Supply, 800W MM (100-240Vac)				1	
330-BCGS	Riser Config 8, Low Profile, 1x16 LP Slot (Gen3/Gen4), 1CPU				1	
329-BKBR	Motherboard MLK supports ONLY CPUs below 250W.				1	
528-CTIJ	Cannot upgrade to CPUs 250W and above				1	
	iDRAC9, Express 16G				1	
540-BCOC	Broadcom 57414 Dual Port 10/25GbE SFP28, OCP NIC 3.0				1	
540-BDMK	LOM Blank				1	
350-BBBW	No Bezel				1	
350-BCKC	Dell Luggage Tag				1	
403-BCRU	BOSS-N1 controller card + with 2 M.2 480GB (RAID 1)				1	
470-AFMG	BOSS Cables and Bracket for R660				1	
350-BBXM	No Quick Sync				1	
379-BETG	iDRAC Factory Generated Password for OCP cards				1	
379-BCQX	iDRAC Service Module (ISM), NOT Installed				1	
379-BCQY	iDRAC Group Manager, Disabled				1	
611-BBBF	No Operating System				1	
605-BBFN	No Media Required				1	
770-BDMR	ReadyRails Static Rails for 2/4-post Racks (A14)				1	
631-AACK	No Systems Documentation, No OpenManage DVD Kit				1	
340-DBXZ	PowerEdge R660 Shipping				1	
	PowerEdge R660 Shipping Material, 10x2.5", 8x2.5"				1	
340-DBYC	Smart Flow or 16xEDSFF				1	
343-BBTT	PowerEdge R660 CCC Marking, No CE Marking				1	
707-7833	ProSupport 4-Hour 7x24 Onsite Service 3 Years				1	
	ProSupport 4-Hour 7x24 Technical Support and Assistance 3 Years				1	
707-7955	Dell Hardware Limited Warranty Plus On-Site Service				1	
887-1076	Thank you choosing Dell ProSupport. For tech support, visit http://www.dell.com/support or call 1-800- 945-3355				1	
989-3439	16GB RDIMM, 5600MT/s, Single Rank				1	
370-BBRQ	600GB Hard Drive SAS ISE 12Gbps 10k 512n 2.5in Hot-Plug				1	
161-BCDJ	Power Cord - C13, 3M, 125V, 15A (North America, Guam, North Marianas, Philippines, Samoa, Vietnam)				1	
450-AALV					1	

WESLACO POLICE DEPARTMENT

Budget Acct. No.:

P.O. No.:

Req # 16963

- ☐ QB: PO8 Entered
☐ QB: Invoice Processed
☐ Emailed to Finance
☐ QB: Entered In Code

Check No.:

540-BDGV	Broadcom 57414 Dual Port 10/25GbE SFP28 Adapter, PCIe Low Profile, V2		1	
	ME5012			
210-BBII	Dell ME5012 Storage Array	15,888.58	1	\$15,888.58
403-BCPG	25Gb iSCSI 8 Port Dual Controller		1	
770-BECR	Rack Rails 2U		1	
325-BDDO	ME Series 2U Bezel		1	
450-ALXL	Power Supply, 580W, Redundant, WW		1	
389-EERU	Dell PowerVault ME Series 2U-12, CE Marking		1	
340-DCFR	Dell ME5012 Shipping		1	
871-9053	Dell Hardware Limited Warranty		1	
892-4158	ProSupport 4-Hour 7x24 Onsite Service 3 Years		1	
	ProSupport 4-Hour 7x24 Technical Support and Assistance 3 Years		1	
892-4380	Thank you choosing Dell ProSupport. For tech support, visit http://www.dell.com/support or call 1-800- 945-3355		1	
989-3439	On-Site Installation Declined		1	
900-9997	Dell EMC PowerEdge SFP+ SR Optic 10GbE 850nm		8	
407-BCBE	Dell Networking Cable, OM4 LC/LC Fiber Cable, (Optics required), 2 Meter		8	
470-ACLS	12TB 7.2K RPM SAS ISE 12Gbps 512e 3.5in Hot-plug Hard Drive		12	
400-AUUS				
450-AAME	Powercord,125 Volt,15Amp,10 Foot, C13 to NEMA 5-15		1	
450-AAME	Powercord,125 Volt,15Amp,10 Foot, C13 to NEMA 5-15		1	

— Sales Quote is valid for 30 days

TOTAL \$ 30,008.28

Insight Public Sector
6820 South Harl Avenue
Tempe, AZ 85283

Sales Rep : Darak Weaver
Phone: (956) 465-8080
darak.weaver@insight.com

Design Associate: Pleshette Gales
Phone: 800-688-8695 Ext. 6829

pleshette.gales@insight.com



DIR-CPO-5030



Sales Quote# and Date: 112724COW-2

Buyer: City of Weslaco
Name: Rick Mendoza
Phone:
Email:

Part Number	Description	List Price	Discount %	Unit Price	Quantity	Extended Price
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Installation - Dell Unity R660/ ME5012

Installation/ Configuration

\$5,980.00

Sales Quote is valid for 30 days

TOTAL \$ 5,980.00



Standardized Agenda Request Form

Date of Meeting: January 21, 2025		Agenda Item No. (to be assigned by CSO): 2025-36	
From:			
Subject: Approval on request from the Weslaco Area Chamber of Commerce to consider Resolution 2025-03 for closure of a state highway Business 83 to Sixth Street and closures of side streets (3rd, 4th, 5th, and 6th) as well as Kansas Ave. on Friday, March 21, 2025 (evening) for setup and Saturday, March 22, 2025 (all day) to hold the Texas Onion Festival. Additionally, to allow placement of banners/event signs on Texas Blvd. Westgate, South Kansas Street and around town, waiver of appropriate fees from ordinances associated with the event, and support from city departments and authorize the Mayor to execute any related documents to include those as may be required by the Texas Department of Transportation. (Staffed by Weslaco Area Chamber of Commerce.)			
Background:			
Funding Source (budget code, if applicable):			
Amount:	Term of Impact:	Identified in Current Budget:	
Additional Action Prompted: Resolution Mayor's Signature			
If item previously considered, provide date and action by Commission:			
If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners:			
Advisory Review, if any (name of board/committee, date of action, recommendation):			
ADELAIDA VEGA Martin Garza		Created	
City Manager Comments: Approve.			
Staff Recommendation:			
Attachments, if any: Request from Chamber for TOF-City 2025, R2025-03 TXDot closure for Onion Fest			
Responsibilities upon Approval:			



January 13, 2025

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

Dear Mr. Garza,

On behalf of the Weslaco Area Chamber of Commerce and the Texas Onion Fest Committee, I respectfully request that the following item be placed on the agenda for review and approval.

The Annual Texas Onion Fest, sponsored by the Weslaco Area Chamber of Commerce is gearing up for another fantastic year celebrating the Sweet Texas 1015 onion developed right here in Weslaco, Texas! In 2024 the event was held on Texas Blvd in our Historic Downtown with over 35,000 attendees. The Texas Onion Fest committee is already meeting to determine all logistics for the 2025 event scheduled for Saturday, March 22, 2025 from 10:15AM-10:15PM. For the event we would like to request the use of Business 83, and Texas Blvd, to include the following side streets, 3rd-6th street, as well as Kansas Ave., in efforts to place multiple stages and activity areas for families and visitors to enjoy.

As always, we appreciate the collaboration and support for this community wide event. We respectfully ask for continued support as we organize the 2025 program. The event will have a family area, musical stages, shows, arts & crafts, food booths and more. We would like to request a waiver of all fees and ordinances associated with the event. Additionally, we request the support to place signage promoting the event around town, the support from the Weslaco Public Facilities Department, Parks & Recreation Department, Police Department, Fire Department, and EMS as in years past, as these departments play an important role in the success of this program.

We look forward to hosting this free family event for our community with your support!

Sincerely,

Barbara Jean Garza

Barbara Jean Garza, M.S., B.S.
President/CEO
Weslaco Area Chamber of Commerce & Visitors Center

RESOLUTION NO. 2025-03

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

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

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

That the closure of Texas Boulevard from Business 83 to Sixth Street and closures of side streets (3rd, 4th, 5th, and 6th) and Kansas Ave. on Friday, March 22, 2025 (evening) for setup and Saturday, March 22, 2025 (all day) to hold the Texas Onion Festival on Saturday, March 22, 2025.

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

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

PASSED AND APPROVED this 21st day of January 2025 by the City Commissioners of the City of Weslaco, Texas.

CITY OF WESLACO

ADRIAN GONZALEZ, MAYOR

ATTEST:

Norma A. Cantu CITY SECRETARY

APPROVED AS TO FORM:

Benjamin Castillo, INTERIM CITY ATTORNEY



Standardized Agenda Request Form

Date of Meeting: January 21, 2025	Agenda Item No. (to be assigned by CSO): 2025-91	
From:		
Subject: Approval prohibiting vending of goods, any type of beverages and food on a public sidewalk, parkway, pedestrian path or other public right-of-way at the Texas Onion Fest event on March 22, 2025, unless authorized by the city. (Staffed by City Manager.)		
Background:		
Funding Source (budget code, if applicable):		
Amount:	Term of Impact:	Identified in Current Budget:
Additional Action Prompted:		
If item previously considered, provide date and action by Commission:		
If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners:		
Advisory Review, if any (name of board/committee, date of action, recommendation):		
ADELAIDA VEGA Martin Garza		Created
City Manager Comments: Approve.		
Staff Recommendation:		
Attachments, if any:		
Responsibilities upon Approval:		



Standardized Agenda Request Form

Date of Meeting: January 21, 2025		Agenda Item No. (to be assigned by CSO): 2025-88	
From:			
Subject: Approval authorizing the sale and consumption of alcoholic beverages (beer) to a TABC licensed vendor selected by the Weslaco Chamber of Commerce & Texas Onion Fest Committee for the Onion Fest event scheduled March 22, 2025. (Staffed by City Manager.)			
Background:			
Funding Source (budget code, if applicable):			
Amount:	Term of Impact:	Identified in Current Budget:	
Additional Action Prompted:			
If item previously considered, provide date and action by Commission:			
If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners:			
Advisory Review, if any (name of board/committee, date of action, recommendation):			
ADELAIDA VEGA Martin Garza		Created	
City Manager Comments: Approve.			
Staff Recommendation:			
Attachments, if any:			
Responsibilities upon Approval:			



Standardized Agenda Request Form

Date of Meeting: January 21, 2025		Agenda Item No. (to be assigned by CSO): 2025-37	
From:			
Subject: Discussion and consideration on Resolution 2025-04 to appoint a member to the Planning and Zoning Commission to fill a vacancy for an unexpired term. (Staffed by Planning and Code Enforcement Department/City Secretary.)			
Background: An appointment is needed to fill a vacancy of an unexpired term.			
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 REBEKAH DE LA FUENTE Martin Garza		Created/Initiated Approved New	
City Manager Comments: Approve nominee as recommended by the governing body.			
Staff Recommendation:			
Attachments, if any: Board App - Efrain Gomez Jr., R2025-04 appt PZ member unexpired term			
Responsibilities upon Approval:			



APPLICATION TO SERVE ON BOARDS & COMMITTEES

NAME: Efrain Gomez Jr DATE: 1/13/2025

HOME ADDRESS: _____
M Inside City Limits I Outside City Limits

MAILING ADDRESS: _____

TELEPHONE: (Residence) _____ (Cell) _____

E-MAIL ADDRESS: _____

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

PROFESSIONAL AND/OR COMMUNITY ACTIVITIES:
Board Member (Treasurer) South Texas Builder's Alliance

PROFESSIONAL AND/OR COMMUNITY ACTIVITIES: _____

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

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

RETURN FORM & DISCLOSURE FORM TO:

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

FOR OFFICE USE ONLY

APPT. TO _____

DATE _____

PUBLIC ACCESS ___ YES ___ NO



Board Member Election on Disclosure

An appointed Board Member may choose whether to allow public access to the information in the custody of the City relating to the Board Member's home address, home telephone number, and cellular numbers (if not paid for by City), emergency contact information, personal email address, and information that reveals whether the person has family members.

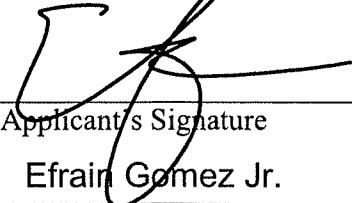
Each Board Member shall state his/her choice in writing to the City Secretary's Office. If a Board Member elects not to allow public access to this information, the information is protected by Sections 552.024 and 552.117 of the Public Information Act and rulings of the Texas Attorney General. If a Board Member fails to report his/her choice, the information may be subject to public access.

If during their term a Board Member wishes to close or open public access to the information, the individual may request in writing to the City Secretary's Office to close or open access as the case may be. A Board Member may request to close or open public access to the information by submitting a written request to the City Secretary's Office. Only the City Secretary's Office is allowed to disclose the information listed above.

**Please complete the information below and return
to the City Secretary's Office within fourteen days of receipt.**

☐ I DO elect public access to my:
_____ home address
_____ home telephone number or cell phone number
_____ personal email address

☒ I DO NOT elect public access to my:
X _____ home address
X _____ home telephone number or cell phone number
X _____ personal email address



Applicant's Signature
Efrain Gomez Jr.

Applicant's Printed Name

1/13/2025

Date

RESOLUTION NO. 2025-04

A RESOLUTION OF THE CITY OF WESLACO APPOINTING
MEMBER TO THE PLANNING AND ZONING COMMISSION
BOARD.

WHEREAS, the City of Weslaco created and established the Planning and Zoning Commission Board pursuant to Subsection 2-36 of Ordinance No. 291, as codified in the City of Weslaco Code of Ordinances.

WHEREAS, the terms of the members of this board are for three years; and

WHEREAS, the Planning and Zoning Commission Board members shall serve without compensation; and

WHEREAS, a vacancy to fill an unexpired term to the Planning and Zoning Commission is needed.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF WESLACO, TEXAS THAT the following individual is appointed to serve an unexpired term on the Planning and Zoning Commission Board.

NAME

UNEXPIRED TERM ENDING

11/19/2027

PASSED AND APPROVED on this 21st day of January 2025.

CITY OF WESLACO

Adrian Gonzalez, MAYOR

ATTEST:

Norma A. Cantu, CITY SECRETARY

APPROVED AS TO FORM:

Benjamin Castillo, INTERIM CITY ATTORNEY



Standardized Agenda Request Form

Date of Meeting: January 21, 2025		Agenda Item No. (to be assigned by CSO): 2025-89	
From:			
Subject: Discussion and consideration on Resolution 2025-05 to appoint a member to the Citizens Drainage Advisory Board to fill a vacancy for an unexpired term. (Staffed by Engineering Department/City Secretary.)			
Background: An appointment is needed to fill a vacancy of an unexpired term.			
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 ADELAIDA VEGA Martin Garza		Created	
City Manager Comments: Approve nominee as recommended by the governing body.			
Staff Recommendation:			
Attachments, if any: Board App - Esteban Mejia Citizens Drainage Advisory Board_Redacted, R2025-05 board appt Citizens Drainage Advisory			
Responsibilities upon Approval:			



APPLICATION TO SERVE ON BOARD & COMMITTEES

NAME: Esteban Mejia DATE: 1/16/2025

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

MAILING ADDRESS: [REDACTED]

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

E-MAIL ADDRESS: [REDACTED]

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

Business Owner: SKY IT Solutions, U.S. Air Force Reservist

PROFESSIONAL AND/OR COMMUNITY ACTIVITIES:

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

AMBULANCE ADVISORY BOARD _____
ANIMAL SHELTER ADVISORY BOARD _____
BOARD OF ADJUSTMENTS - BUILDING _____
BOARD OF ADJUSTMENTS - ZONING _____
CITIZENS DRAINAGE ADVISORY BOARD 1 _____
CIVIL SERVICE BOARD _____
HOTEL OCCUPANCY TAX ADVISORY BOARD _____

ECONOMIC DEVELOPMENT CORPORATION _____
MAYOR JOE V. SANCHEZ PUBLIC LIBRARY _____
PARKS & RECREATION ADVISORY BOARD _____
PLANNING & ZONING COMMISSION _____
WESLACO AIRPORT COMMITTEE _____
WESLACO RECYCLING TASK FORCE _____

RETURN FORM & DISCLOSURE FORM TO:

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

FOR OFFICE USE ONLY

APPOINTED TO: _____

DATE: _____

PUBLIC ACCESS ☐ YES
☐ NO



APPLICATION TO SERVE ON BOARD & COMMITTEES

BOARD MEMBER ELECTION ON DISCLOSURE

An appointed Board Member may choose whether to allow public access to the information in the custody of the city relating to the Board Member's home address, home telephone number, and cellular numbers (if not paid by the city), emergency contact information, personal email address, and information that reveals whether the person has family members.

Each Board Member shall state his/her choice in writing to the City Secretary Department. If a Board Member elects not to allow public access to this information, the information is protected by Sections 552.024 and 552.117 of the Public Information Act and rulings of the Texas Attorney General. If a Board Member fails to report his/her choice, the information may be subject to public access.

If during their term a Board Member wishes to close or open public access to the information, the individual may request in writing to the City Secretary to close or open access as the case may be. A Board Member may request to close or open public access to the information by submitting a written request to the City Secretary Department. Only the City Secretary is allowed to disclose the information listed above.

**Please complete the information below and return to the
City Secretary Department within fourteen days of receipt.**

☐

I DO elect public access to my:

_____ home address
_____ home telephone number or cell phone number
_____ personal email address

☒

I DO NOT elect public access to my:

X _____ home address
X _____ home telephone number or cell phone number
X _____ personal email address

Applicant's Signature

1/16/2025

Date

Esteban Mejia

Applicant's Printed Name

RESOLUTION NO. 2025-05

**A RESOLUTION OF THE CITY OF WESLACO, TEXAS
APPOINTING A MEMBER TO THE CITIZENS DRAINAGE
ADVISORY BOARD**

WHEREAS, the City Commission passed and approved Ordinance 2019-23 an ordinance amending Part II-Code of Ordinances, Chapter 2 Administration by providing a new article; establishing Article XI. Drainage; creating Section 2-280 through Section 2-284; creating a Citizens Drainage Advisory Board;

WHEREAS, Section 2-282 states the terms of members shall be for no more than two (2) three (3) year staggered terms for a total of no more than six (6) years.

WHEREAS, Members of the board shall serve without compensation.

WHEREAS, a member has resigned that resulted in a vacancy for the unexpired term.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF WESLACO, TEXAS that the following individual is appointed to serve on the Citizens Drainage Advisory Board for an unexpired term.

PASSED AND APPROVED on this 21st day of January 2025.

NAME

UNEXPIRED TERM ENDING

07/03/2026

CITY OF WESLACO

Adrian Gonzalez, **MAYOR**

ATTEST:

Norma A. Cantu, **CITY SECRETARY**

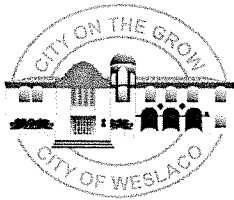
APPROVED AS TO FORM:

Benjamin Castillo, **INTERIM CITY ATTORNEY**



Standardized Agenda Request Form

Date of Meeting: January 21, 2025		Agenda Item No. (to be assigned by CSO): 2025-90	
From:			
Subject: Discussion and consideration on Resolution 2025-06 to appoint a member to the Weslaco Recycling Task Force Committee to fill a vacancy for an unexpired term. (Staffed by Public Works Department/City Secretary.)			
Background: An appointment to fill a vacancy for an unexpired term is needed.			
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 ADELAIDA VEGA Martin Garza		Created	
City Manager Comments: Approve nominee as recommended by the governing body.			
Staff Recommendation:			
Attachments, if any: Board App. Lillian Cisneros Ochoa, R2025-06 appt one member Recycling Task Force			
Responsibilities upon Approval:			



APPLICATION TO SERVE ON BOARD & COMMITTEES

NAME: Lillian Cisneros Ochoa DATE: 08-23-23

HOME ADDRESS: _____
(x) Inside City Limits () Outside City Limits

MAILING ADDRESS: _____

TELEPHONE: (Residence) _____ (Cell) _____

E-MAIL ADDRESS: cisnerosfinejewelry@gmail.com

OCCUPATION: (If retired, indicate former occupation or profession.)
Managing Partner at Cisneros Fine Jewelry

PROFESSIONAL AND/OR COMMUNITY ACTIVITIES:
Early Childhood Educator for twelve years, Member of the Rotary club of Weslaco,
Director of service projects for Rotary Club of Weslaco
Director of Veterans Day Celebration w/ Rotary Club of Weslaco and Weslaco ISD, Paul Harris Fellow recognition,
Member of the Weslaco Chamber of Commerce, sponsor for the Weslaco EDC Alfresco

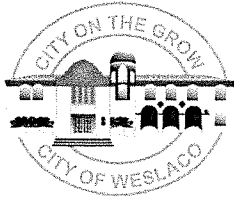
PLEASE **NUMBER** IN ORDER OF PREFERENCE THE BOARD YOU ARE INTERESTED IN SERVING:

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

RETURN FORM & DISCLOSURE FORM TO:

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

FOR OFFICE USE ONLY
APPOINTED TO: _____
DATE: _____
PUBLIC ACCESS ☐ YES ☐ NO



APPLICATION TO SERVE ON BOARD & COMMITTEES

BOARD MEMBER ELECTION ON DISCLOSURE

An appointed Board Member may choose whether to allow public access to the information in the custody of the city relating to the Board Member's home address, home telephone number, and cellular numbers (if not paid by the city), emergency contact information, personal email address, and information that reveals whether the person has family members.

Each Board Member shall state his/her choice in writing to the City Secretary Department. If a Board Member elects not to allow public access to this information, the information is protected by Sections 552.024 and 552.117 of the Public Information Act and rulings of the Texas Attorney General. If a Board Member fails to report his/her choice, the information may be subject to public access.

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**Please complete the information below and return to the
City Secretary Department within fourteen days of receipt.**



I DO elect public access to my:

_____ home address
_____ home telephone number or cell phone number
x _____ personal email address



I DO NOT elect public access to my:

x _____ home add
x _____ home telephone number or cell phone number
_____ personal email address

Applicant's Signature

08/23/23

Date

Lillian Cisneros Ochoa

Applicant's Printed Name

RESOLUTION NO. 2025-06

**A RESOLUTION OF THE CITY OF WESLACO APPOINTING
MEMBER TO THE WESLACO RECYCLING COMMITTEE
TASK FORCE**

WHEREAS, Resolution 2017-20 passed and approved on March 7, 2017, established an ad hoc citizens' committee to solicit suggestions, make recommendations, and encourage participation toward the planning and facilitating of programs, activities, and awareness on the importance of recycling; and

WHEREAS, the term for a member on this board is for two years; and

WHEREAS, members shall serve without compensation and eligible for reappointment; and

WHEREAS, a member has resigned that resulted in a vacancy to be filled for an unexpired.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF WESLACO, TEXAS the following individual is appointed to serve on the Weslaco Recycling Committee Task Force.

NAME

UNEXPIRED TERM ENDING

08/20/2026

PASSED AND APPROVED on this 21st day of January 2025.

CITY OF WESLACO

Adrian Gonzalez, **MAYOR**

ATTEST:

Norma A. Cantu, **CITY SECRETARY**

APPROVED AS TO FORM:

Benjamin Castillo, **INTERIM CITY ATTORNEY**



Standardized Agenda Request Form

Date of Meeting: January 21, 2025		Agenda Item No. (to be assigned by CSO): 2024-1246	
From:			
Subject: Discussion and presentation on cybersecurity services provided by UTRGV Regional Security Operations Center (RSOC). (Staffed by Information Technology Department.)			
Background:			
Funding Source (budget code, if applicable):			
Amount:	Term of Impact:	Identified in Current Budget:	
Additional Action Prompted:			
If item previously considered, provide date and action by Commission:			
If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners:			
Advisory Review, if any (name of board/committee, date of action, recommendation):			
ADELAIDA VEGA Rick Mendoza Martin Garza		Created	
City Manager Comments: Presentation only.			
Staff Recommendation:			
Attachments, if any: RSOC_Overview			
Responsibilities upon Approval:			



The University of Texas Rio Grande Valley™

Regional Security Operations Center

RSOC OVERVIEW

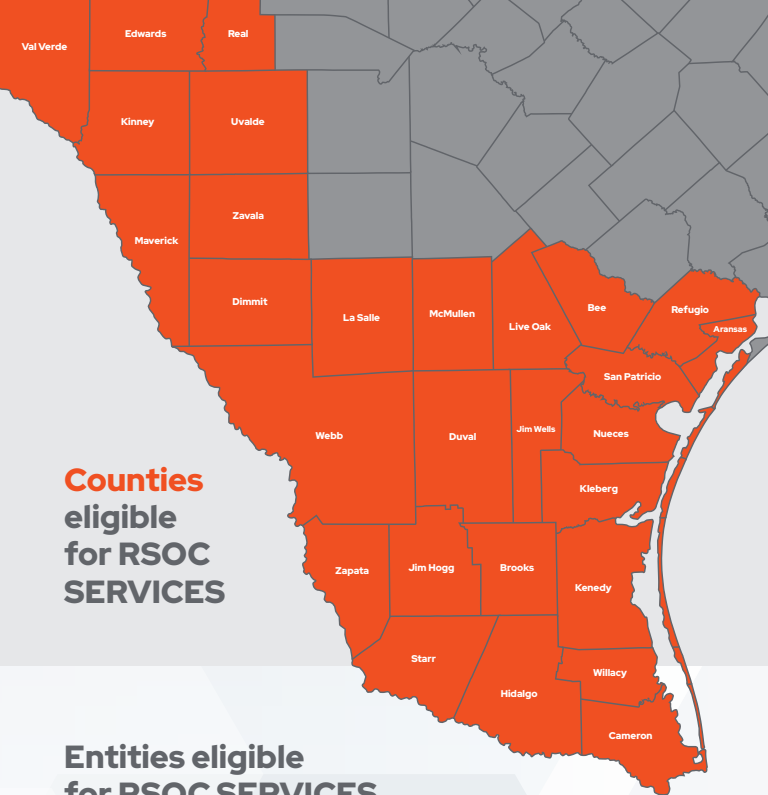
The Texas Department of Information Resources (DIR) partners with public universities to operate **Regional Security Operations Centers (RSOCs)** to help protect government entities from cyber threats, such as hacking, malicious intrusion attempts, malware, data breaches, and much more.

RSOCs provide **FREE MONITORING AND ALERTING** using state-of-the-art tools and equipment that covers endpoints, servers, and systems.

RSOC SERVICES

- ▶ **Real-time network security monitoring** to detect and respond to network security events that may jeopardize Participating Entities and the residents of this state
- ▶ **Alerts and guidance** for defeating security threats
- ▶ **Immediate response** to counter security activity that exposes Participating Entities and the residents of this state to risk including remote and onsite cybersecurity incident responders
- ▶ **Policy and Planning** to provide guidance on cybersecurity policies and plans to improve the cybersecurity posture of Participating Entities
- ▶ **Cybersecurity educational and awareness services** to assist participating entities in establishing and strengthening security practices, including developing model policies, and planning to assist Participating Entities in maturing their cybersecurity posture.

TO LEARN MORE, VISIT
rsoc.utrgv.edu



Counties eligible for RSOC SERVICES

Entities eligible for RSOC SERVICES



UTRGV : Regional Security
Operations Center

RSOC.UTRGV.EDU



Standardized Agenda Request Form

Date of Meeting: January 21, 2025		Agenda Item No. (to be assigned by CSO): 2024-1209	
From:			
Subject: Discussion and consideration after the public hearing on behalf of the City of Weslaco to approve an extension of 120 days on the temporary moratorium pertaining to recent applications for duplexes, triplexes, fourplexes and multifamily residential development. Possible action. (Staffed by City Manager/ Planning and Code Enforcement Department.)			
Background: This moratorium is necessary to maintain the status quo and suspend further multi-family residential development during a period that the City receives public input on whether a continuing moratorium should be imposed. If the City Commission enacts a continuing moratorium, the City will have additional time to research and promulgate updates to its Comprehensive Master Plan, including its Land Use Plan, subdivision and zoning ordinances as well as plan for updated needs of the public facilities, public services of the City of Weslaco. Such actions are necessary to preserve the health, safety, and general welfare of the community.			
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 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 extension to the moratorium.			
Attachments, if any: Monitor Posting, O2024-26 Moratorium with power point attached			
Responsibilities upon Approval:			

CITY OF WESLACO
NOTICE OF PUBLIC HEARING
MORATORIUM ON PROPERTY DEVELOPMENT

The City of Weslaco will hold a Public Hearing or City Commission on Tuesday, January 21, 2025, at 5:30 p.m. for the purpose of receiving public comments on the 120 day extension to the temporary moratorium on the development of duplexes, triplexes, fourplexes, and apartment complexes and multi-family residential development. During the 120-day extension to the temporary moratorium no department of the City will accept applications or plans for plats, rezoning, for multi-family residential developments.

PURPOSE OF THE TEMPORARY MORATORIUM

Recent applications for duplexes, triplexes, fourplexes and multifamily residential development have demonstrated that current regulation may be inadequate to control the impact of such growth and development on the surrounding street network, water and wastewater facilities and other public facilities. This 120 day extension to the temporary moratorium is necessary to maintain the status quo and suspend further multi-family residential development during a period that the City receives public input on whether a continuing moratorium should be imposed. If the City Commission enacts a continuing moratorium, the City will have additional time to research and promulgate updates to its Comprehensive Master Plan, including its Land Use Plan, subdivision and zoning ordinances as well as plan for updated needs of the public facilities, public services of the City of Weslaco. Such actions are necessary to preserve the health, safety, and general welfare of the community.

EXCEPTIONS TO THE TEMPORARY MORATORIUM

This 120 day extension to the temporary moratorium does not affect rights acquired under Texas Local Government Code Chapter 245 or the common law, nor does it affect an application for a project in progress under Chapter 245. The 120 day extension to the temporary moratorium shall neither prohibit nor delay the processing of an application for zoning filed on or before Wednesday, September 11, 2024.

DURATION OF THE TEMPORARY MORATORIUM

This 120 day extension to the temporary moratorium shall remain in force until the date the City Commission adopts an ordinance imposing a continuing moratorium in accordance with law, or September 23, 2024, whichever occurs first.

OPPORTUNITIES TO PROVIDE INPUT ON A CONTINUING MORATORIUM

Municipal residents and affected parties are encouraged to provide input on whether a temporary or continuing moratorium shall be imposed. Public hearings will be held on the following dates and times:

Public Hearing- City Commission, January 21, 2025, 5:30 p.m.

All public hearings will be conducted in the City Commissioners Chamber located at 255 South Kansas Avenue, Weslaco, Texas.

AUTHORITY FOR INSTITUTING A MORATORIUM

The City of Weslaco may impose a temporary moratorium and continuing moratorium under authority pursuant to Chapter 212, Subchapter E, of the Texas Local Government Code.

CITY OF WESLACO

/s/ Norma Cantu
City Secretary

ORDINANCE NO. 2024-26

AN ORDINANCE OF THE CITY OF WESLACO, TEXAS, ("CITY") ENACTING A MORATORIUM ON THE ACCEPTANCE, AUTHORIZATION, AND APPROVALS NECESSARY FOR APPLICATIONS AND PLANS FOR DEVELOPMENT FOR PERMITS, PLATS, REZONINGS, AND SITE PLANS FOR DUPLEXES, TRIPLEXES, FOURPLEXES, AND APARTMENT COMPLEXES AND MULTIFAMILY RESIDENTIAL DEVELOPMENTS WITHIN THE CORPORATE CITY LIMITS AND EXTRATERRITORIAL JURISDICTION OF WESLACO FOR NEW PROJECTS, IN ACCORDANCE WITH CHAPTER 212 SUBCHAPTER E, OF THE TEXAS LOCAL GOVERNMENT CODE; PROVIDING FOR WRITTEN FINDINGS OF FACT, DEFINITIONS, APPLICABILITY, EXPIRATION, EXTENSION, EXEMPTIONS AND WAIVERS; PROVIDING FOR THE INCORPORATION OF PREMISES; PROVIDING CONFLICT AND SEVERABILITY CLAUSES; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Weslaco, Texas ("City") is a home rule municipality operating pursuant to the laws of the State of Texas and its Charter, by and through its duly elected City Commission ("City Commission") members; and

WHEREAS, the City Commission of the City of Weslaco as a duly elected legislative body, finds that it is facing significant water supply capacity issues coupled with historic drought and extreme heat that existing City ordinances were not designed to address; and

WHEREAS, City will have additional time to research and promulgate updates to its Comprehensive Master Plan, including its Land Use Plan, subdivision and zoning ordinances as well as plan for updated needs of the public facilities, public services of the City of Weslaco; and

WHEREAS, the City Commission finds that such actions are necessary to preserve the health, safety, and general welfare of the community; and

WHEREAS, the City Commission finds that it is in the best interest of the City and its citizens to adopt and enact a moratorium under Local Government Code Chapter 212, Subchapter E, in order to temporarily suspend the acceptance of applications and plans for development for permits, plats, rezonings, and site plans for duplexes, triplexes, fourplexes, and apartment complexes and multifamily residential developments within the corporate city limits and Extraterritorial Jurisdiction of Weslaco for new projects; and

WHEREAS, Texas Local Government Code Section 51.001 provides the City general authority to adopt an ordinance, rule, or police regulations that is for the good government, peace or order of the City and is necessary or proper for carrying out a power granted by law to the City; and

WHEREAS, Texas Local Government Code Chapters 211, 212, 213, 214, and 217 grant the City certain regulation authority concerning construction, land use, nuisances, structures, and development-related activities; and

WHEREAS, the City seeks to ensure that impending and future development is conducted in an efficient, conscious, and responsible manner; and

WHEREAS, the City Commission has determined that it is necessary to the health, safety, and welfare of the people within its city limits and Extraterritorial Jurisdiction to encourage and promote the development and use of the City's utility and supply systems to serve the needs of the citizens within its jurisdiction and CCN's and to prevent failure of utility within the system; and

WHEREAS, the City's engineer department is conducting an analysis to determine the adequacy of the City's current facilities, and the need beyond the estimated capacity that is expected to result from properties currently in development, and

WHEREAS, the City Commission finds that certain essential facilities to the City is inadequate and insufficient to adequately serve new duplexes, triplexes, fourplexes, and apartment complexes and multifamily residential developments as demonstrated in **Attachment "A"**; and

WHEREAS, until actions can be taken to increase, repair, replace and/or upgrade the facilities of the City of Weslaco, conduct the necessary studies and adopted the associated development ordinances and fees the City Commission finds that allowing for additional development of new duplexes, triplexes, fourplexes, and apartment complexes and multifamily residential to the City will only exacerbate the situation; and

WHEREAS, the City Commission finds that a moratorium on the acceptance, authorization, and approvals necessary for duplexes, triplexes, fourplexes, and apartment complexes and multifamily residential developments (consisting of the subdivision, re-platting, rezoning or construction) is reasonable and necessary to prevent the facility issues from becoming worse, will allow the City time to address the measures needed to remedy the inadequacies, and to secure funds to pay for such remedial measures; and

WHEREAS, the City Commission finds that further evaluation of the existing infrastructure and development is needed before additional growth and development within the City and the Extraterritorial Jurisdiction in order to protect the health, safety, environment, quality of life, and general welfare of its residents; and

WHEREAS, the City Commission desires to study and evaluate the impact of further development, the need to increase, repair, replace and/or upgrade facilities and infrastructure, the need for ordinances addressing the concerns, and issues that will affect future growth and development of the area within its jurisdiction; and

WHEREAS, the City Commission finds this evaluation process may require community input and will take a reasonable amount of time to complete; and

WHEREAS, in order for the City to have adequate and reasonable time to review, evaluate, and conduct feasibility studies for Street and Utility Impact Fees, prepare Capital Improvement and Land Use Assessment plans to update the City's Subdivision, Zoning and Building Ordinances and to consider the impact of the ordinances upon future growth, public health and safety, development, and the natural environment within the City's jurisdiction, the City Commission wishes to maintain the status quo by implementing a moratorium, during which certain applications for duplexes, triplexes, fourplexes, and apartment complexes and multifamily residential developments for approvals will be suspended; and

WHEREAS, in recognition of the importance of development permits and/or approvals to the community, the City Commission desires to implement this moratorium for a stated and fixed time period, and to include a waiver provision in accordance with Local Government Code Chapter 212, Subchapter E; and

WHEREAS, all notices and hearings, including a hearing by the Planning and Zoning Commission and City Commission, have been published and held in accordance with applicable statutes, laws, and regulations; and

WHEREAS, based on the findings contained herein, information provided by the City's engineer and staff, and the evidence submitted at public hearings, the City Commission has determined that existing ordinances and regulations and other applicable laws are inadequate to prevent existing essential public facilities related to utility capacity from exceeding capacity, thereby being detrimental to the public health, safety, and welfare of the residents of Weslaco; and

WHEREAS, the City Commission finds that the enactment of this Ordinance is directly related to the immediate preservation of the public health, safety, and welfare.

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

SECTION 1. FINDINGS OF FACT: The foregoing recitals are incorporated into this Ordinance by reference as legislative findings of fact as if expressly set forth herein.

SECTION 2. DEFINITIONS: As used in this Ordinance, these terms shall be defined as follows. Terms appearing in this Ordinance but not defined herein shall have the meanings provided in the City's Code of Ordinances, or if not defined by the City, then the common meanings in accordance with ordinary usage.

A. Essential Public Facilities: means water and sanitary sewer supply facilities provided by the City, as defined in Local Government Code, section 212.131(1).

B. Project: means an endeavor over which a regulatory agency exerts its jurisdiction and for which one or more permits are required to initiate, continue, or complete the endeavor.

C. Property Development: means subdivision or re-platting of a subdivision of duplexes, triplexes, fourplexes, and apartment complexes and multifamily residential developments.

E. Multi-family Property: means property zoned for or otherwise authorized for multi-family use, which includes all zoning use districts set forth in Chapter 150 of the City's Code of Ordinances as R-2 and R-2-AC

SECTION 3. APPLICABILITY: The City of Weslaco hereby enacts a moratorium on the acceptance and processing of applications and other forms of municipal authorizations related to Property Development of Multi-Family Property. **This moratorium applies to:**

- 1) **all Multi-Family Property currently inside the City of Weslaco City Limits, and**

- 2) **all Multi-Family Property located within the City of Weslaco Extraterritorial Jurisdiction**, unless the Project is issued an exemption or waiver by the City (as provided below). Additionally, the moratorium does not apply to Projects associated with religious usage or K-12 schools.

SECTION 4- EXPIRATION; EXTENSION: The moratorium expires on the 120th day after the date this Ordinance is adopted, unless it is extended in accordance with section 212.136 of the Texas Local Government Code.

SECTION 5- EXEMPTION FROM THE MORATORIUM

A. Exemption. Upon application from the property owner or the property owner's designee, the Planning and Code Enforcement Director or their designee and will present to the City Commission to determine a Project is exempt from the moratorium in the follow instances:

1. **No Impact Project.** The City may determine the moratorium implemented by this Ordinance does not apply to a Project that does not impact the existing utility systems.
2. **Projects in Progress.** As set forth in section 212.139(a) of the Texas Local Government Code, the City may determine the moratorium implemented by this Ordinance does not apply to a Project in progress under Chapter 245 of the Texas Local Government Code. New Property development applied for as part of a previously approved Project may proceed once an exemption is applied for and approved as described herein.

B. Procedure for Issuing an Exemption.

1. **Application.** Property owners, or their designee, asserting an exemption from the moratorium must submit an Exemption Request application. This application may be submitted at any time prior to or along with a Project application. Failure to receive an exemption shall be grounds for denial of the Project. The Exemption Request application form is available on the City's website or from the Planning & Code Enforcement Department. All Exemption Request applications must be submitted by email to the Planning & Code Enforcement Director, as indicated on the application form. Exemption Request applications are not considered received by the City if the application is incomplete.
2. **Determination.** The City Commission or their designee, will make the determination on the Exemption Request on behalf of the City. The City Commission or their designee will provide a determination within 30 days of receiving the complete application. The City Commission or their designee's determination is final and cannot be appealed. Any denial will stand until the moratorium is lifted, unless the Project requesting the exemption has a substantial change and reapplies for an exemption. Once an exemption has been granted for the Project, the exemption shall apply to all applications associated with the Project.

SECTION 6. WAIVER FROM THE MORATORIUM

A. Waivers. A property owner, or designee, may apply for a waiver from the moratorium relating to the property subject to the moratorium by:

1. Claiming a right obtained under a development agreement with the City;
or
2. Providing the Essential Public Facilities that are the subject of the moratorium at the property owner's cost.

B. Procedure for Issuing a Waiver.

1. **Application.** Property owners, or their designee, requesting a waiver from the moratorium must submit a Waiver Request application in writing on the City's approved form and list the reasons for requesting the waiver. The Waiver Request application form is available on the City's website or from the Planning & Code Enforcement Department. Waiver Request applications may only be submitted on the "Submittal Date," as determined by the Planning City Commission Director or their designee. Waiver Request applications submitted outside of the Submittal Date will be considered received by the City on the next Submittal Date.

Property owners or their designee must receive a waiver prior to the submittal of any Projects. Failure to receive a waiver shall be grounds for denial of the Project. All Waiver Request applications must be submitted by email to the Planning & Code Enforcement Director, as indicated on the application form. Waiver Request applications are not considered received by the City if the application is incomplete.

2. **Determination.** The City Commission will vote on whether to grant the waiver request within 10 days after the date of receiving the written request. Any denial will stand until the moratorium is lifted, unless the project requesting the waiver has a substantial change and reapplies for a waiver. New projects applied for as part of a development agreement may proceed once a waiver from the moratorium is granted by the City Commission. Once a waiver has been granted for the Project, the waiver shall apply to all applications associated with the Project.

SECTION 7. CONFLICTS: In the case of any conflict between the other provisions of this Ordinance and any existing ordinance of the City, the provisions of this Ordinance will control.

SECTION 8. SEVERABILITY: If any section, subsection, clause, phrase or provision of this Ordinance, or any application thereof to any person or circumstance, shall to any extent be held by a court of competent jurisdiction to be invalid, void or unconstitutional, the remaining sections, subsections, clauses, phrases and provisions of this Ordinance, or any application thereof to any person or circumstance, shall remain in full force and effect and shall in no way be affected, impaired or invalidated.

SECTION 9-ENFORCEMENT: The City shall have the power to administer and enforce the provisions of this Ordinance as may be required by governing law. Any person violating any provision of this moratorium is subject to all remedies available by law, including suit for injunctive relief as well as prosecution for criminal violations, and such violation is hereby declared to be a nuisance.

Nothing in this Ordinance shall be construed as a waiver of the City's right to bring a civil action to enforce the provisions of this Ordinance and to seek all remedies as allowed by law and/or equity.

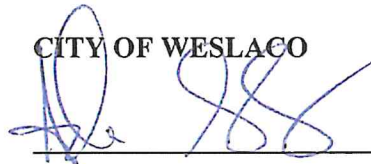
SECTION 10. EFFECTIVE DATE: This Ordinance shall be effective immediately upon passage.

SECTION 11. PROPER NOTICE & MEETING: It is hereby officially found and determined that the meeting at which this Ordinance was passed was open to the public, and that public notice of the time, place, and purpose of said meeting was given as required by the Open Meetings Act, Texas Government Code, Chapter 551. Notice and public hearings were also provided as required by Texas Government Code Chapter 212, Subchapter E.

PASSED AND APPROVED on first reading at a regular meeting of the City Commission this 17th day of September, 2024.

PASSED AND APPROVED on second reading at a special meeting of the City Commission this 23rd day of September 2024.

CITY OF WESLACO

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

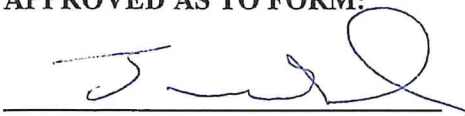
Adrian Gonzalez, MAYOR

ATTEST:

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

Norma A. Cantu, CITY SECRETARY

APPROVED AS TO FORM:

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

Juan E. Gonzalez, CITY ATTORNEY

Justification of a Moratorium:

- Shortage of Essential Public Facilities and
- Written Finds Required

TLGC 212.135 states:

(a) If a municipality adopts a moratorium on property development, the moratorium is justified by demonstrating a need to prevent a shortage of “**essential public facilities**.” The municipality must issue written findings based on reasonably available information.

(b) The written findings must include a summary of:

(1) evidence demonstrating the extent of need beyond the estimated capacity of existing essential public facilities that is expected to result from new property development, including identifying:

- (A) any essential public facilities currently operating near, at, or beyond capacity;
 - (B) the portion of that capacity committed to the development subject to the moratorium; and
 - (C) the **impact fee revenue** allocated to address the facility need; and
- (2) evidence demonstrating that the moratorium is reasonably limited to:
- (A) areas of the municipality where a shortage of essential public facilities would otherwise occur; and
 - (B) property that has not been approved for development because of the insufficiency of existing essential public facilities.

Essential Public Facilities are defined by TLGC 212.131 as water, sewer, or storm drainage facilities or street improvements provided by a municipality or private utility.

TLGC 212.1351 states:

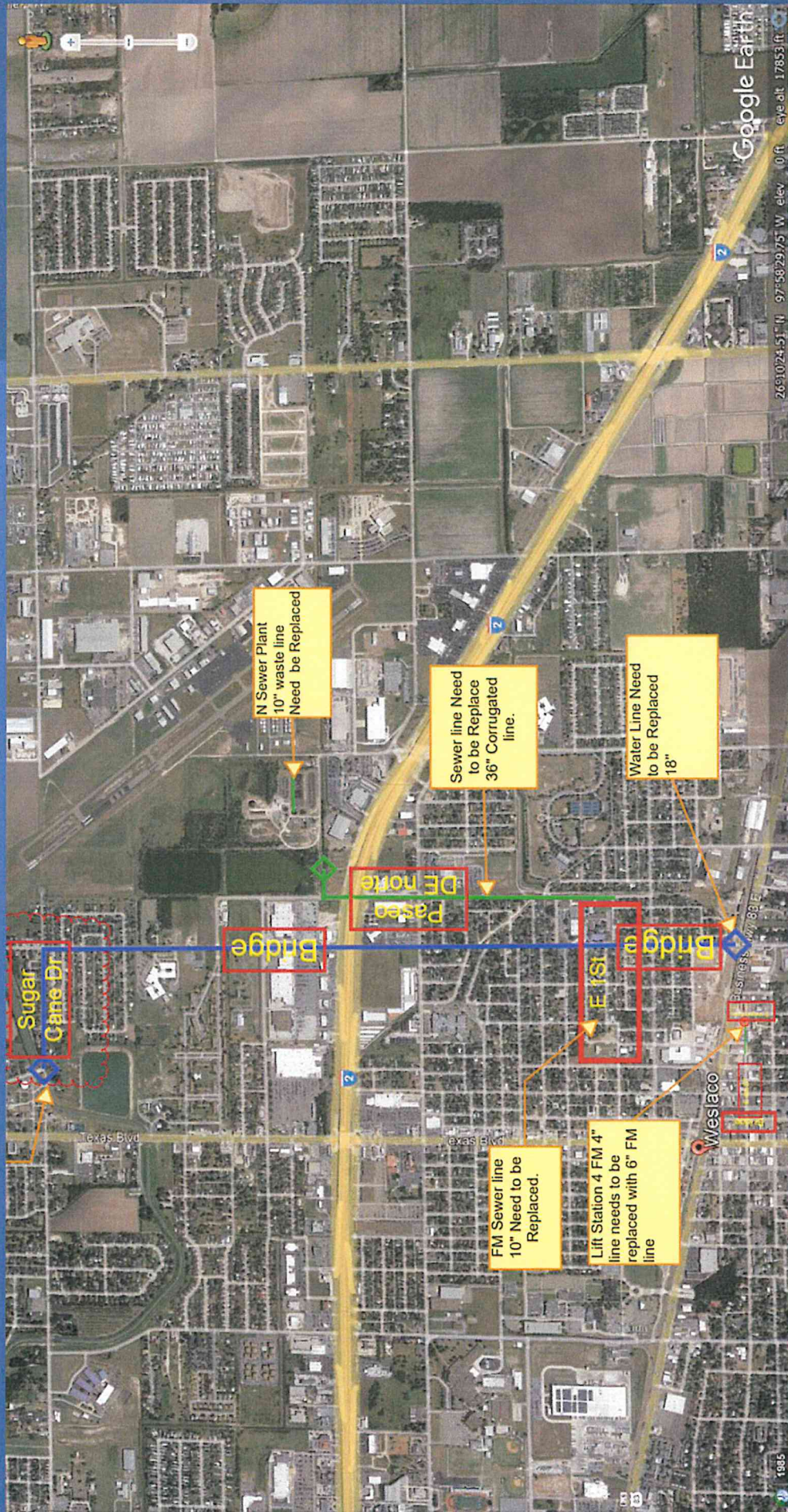
- (a) **a moratorium that is not based on a shortage of essential public facilities is justified only by demonstrating a significant need for other public facilities, including police and fire facilities.** For purposes of this subsection, a significant need for public facilities is established if the failure to provide those public facilities would result in an overcapacity of public facilities or would be detrimental to the health, safety, and welfare of the residents of the municipality. The municipality must issue written findings based on reasonably available information.
- (b) The written findings must include a summary of:
 - (1) evidence demonstrating that applying existing development ordinances or regulations and other applicable laws is inadequate to prevent the new development from causing the overcapacity of municipal infrastructure or being detrimental to the public health, safety, and welfare in an affected geographical area;
 - (2) evidence demonstrating that alternative methods of achieving the objectives of the moratorium are unsatisfactory; and
 - (3) evidence demonstrating that the municipality has approved a working plan and time schedule for achieving the objectives of the moratorium.

STAFF REVIEWED BY
THE FOLLOWING
AREAS BASED ON THE
DEFINITIONS AS
PRESCRIBED IN TLGC:

- Water and Wastewater Treatment Plants (Condition and Capacity)
- Water and Wastewater Distribution Systems (Condition and Capacity)
- Lift Stations (Condition and Capacity)
- Manholes (Condition and Capacity)
- Streets / Roads (Traffic Congestion)
- Drainage / Stormwater (Location and Impact)
- Water Rights (Allocation)
- Water Supply (Condition and Capacity)

CONTRIBUTING FACTORS:

- 2045 Land Use Map / 2022 Comprehensive Plan
- Subdivision Ordinance (2013)
- Zoning Ordinance (2018)
- City Limits, Extra-Territorial Jurisdiction (ETJ) and
- Certificate of Convenience and Necessity (CCN)



LIFT STATIONS – CRITICAL (POWER)

- LS 1 – North Plant / 1st Street and Garza
- LS 3 – South Plant / Tula Ave. and Stone St.
- LS 5 – South Plant / S. Bridge and E. 8th St.
- LS 10 – North Plant / N. Illinois and E. Los Torritos St.
- LS 12 – North Plant / West Corner of Vo-Tech and Joe Stephens Ave
- LS 35 – South Plant / Mile 5 N. and Mile 3 ½ W
- LS 36 – South Plant / Mile 5 N. and Mile 5 ½ W
- LS 37 – South Plant / Mile 5 N. and Mile 6 ½ W

REPAIRS - IMMEDIATE

- LS 17 – Discharge Lines need to be replaced / Mile 4 West and 18th St.
- LS 31 – Discharge Lines need to be replaced / Mile 6 W and 5 ¼ N
- LS 34 – Discharge Lines need to be replaced / Steer Dr.
- LS 35 – Discharge Lines need to be replaced / Mile 5 N. and Mile 3 ½ W.
- LS 49 – Discharge Lines need to be replaced / Milanos Road and W. Coast Drive



LS3
Tula Ave. &
Stone St.

	Acre Feet	January	February	March	April	May	June	July	August	September	October	November	December	Remaining Balance
2023	7,930.2500	714.3896	688.1644	896.6276	704.9642	651.5237	907.0224	795.6213	1,134.7795	989.2277	860.4924	717.8158	-	(1,130.3786)
2022	7,930.2500	795.8699	534.6829	719.4192	830.9321	769.7814	912.7397	986.2199	822.3851	841.9152	770.3490	611.8462	-	(665.8906)
2021	7,930.2500	733.7249	673.4857	723.2846	833.8612	735.0507	728.7036	609.8451	824.4566	932.5308	707.2595	775.1218	653.3715	(1,000.4460)
2020	7,930.2500	641.2946	837.4656	714.5014	937.8421	797.2371	674.4801	752.4098	864.5815	656.6403	839.4542	768.0621	758.7238	(1,312.4426)
2019	7,930.2500	590.0458	575.9596	737.9922	586.7728	620.7039	888.4245	705.0139	1,088.2827	628.0370	654.3037	645.8519	805.8545	(596.9925)
2018	7,930.2500	520.8991	525.4564	735.8379	585.8199	619.4610	720.9645	664.7440	784.0623	888.4659	567.9636	567.1764	751.2084	(1.8094)

Water Rights - Allocation

Water Supply- Balances

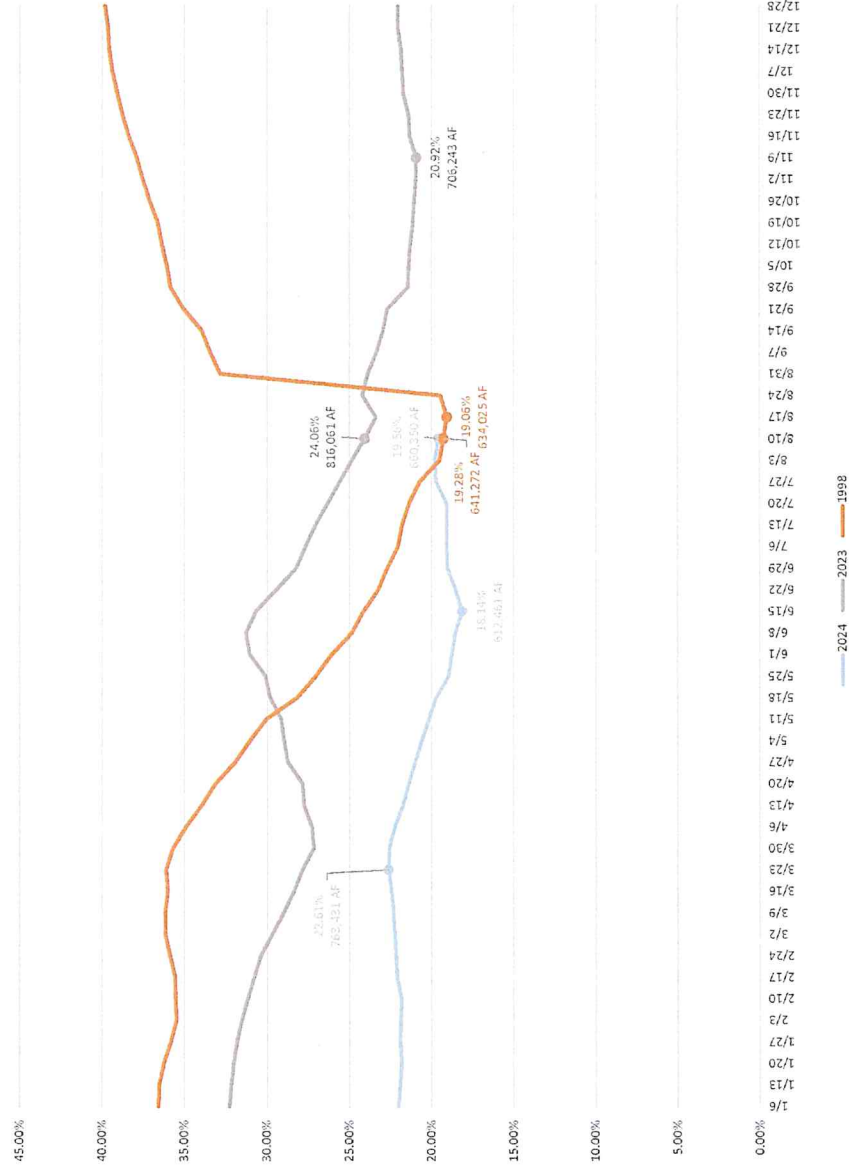
LOWER RIO GRANDE VALLEY WATER DISTRICT WATER RIGHT ACCOUNT BALANCES

CoA	District	Water Right	Storage Balance	%	Usable Balance	%
0828-001	HCID #6	26,913.0000	17,246.0618	64.08	17,246.0618	64.08
0816-002	HCID #1	51,773.0000	24,432.1646	47.19	24,432.1646	47.19
A847-001	United ID	29,374.3140	13,481.1009	45.89	13,481.1009	45.89
0810-000	HCID #13	4,356.8500	1,708.0533	39.20	1,708.0533	39.20
0829-000	CCID #6	48,398.5220	18,934.4956	39.12	18,934.4956	39.12
0808-005	HCID #2	130,500.0000	39,807.3483	30.50	39,807.3483	30.50
0848-002	HCWID #3	8,552.6000	2,331.9764	27.27	2,331.9764	27.27
0813-000	HCID #5	14,234.6250	3,162.9076	22.22	3,162.9076	22.22
0809-002	Engelman ID	16,286.1460	3,020.6858	18.55	3,020.6858	18.55
0832-000	HCWID #18	99.3548	18.3886	18.51	18.3886	18.51
0805-003	Donna ID	91,863.6000	16,347.0383	17.79	16,347.0383	17.79
0806-000	HCWC&ID #19	8,015.8100	1,414.2058	17.64	1,414.2058	17.64
0802-000	HCID #16	20,000.0000	3,034.8392	15.17	3,034.8392	15.17
0831-003	Harlingen ID	110,277.3925	15,514.9253	14.07	15,514.9253	14.07
A804-000	Santa Cruz ID #15	72,230.4135	10,159.6420	14.07	10,159.6420	14.07
0841-005	CCID #2	151,536.1500	20,104.0636	13.27	20,104.0636	13.27
0812-007	H&CCID #9	170,809.9050	21,434.6557	12.55	21,434.6557	12.55
A843-000	Brownsville ID	31,949.4500	3,702.2397	11.59	3,702.2397	11.59
0803-005	La Feria ID	85,808.4520	9,117.1763	10.63	9,117.1763	10.63
0807-000	Valley Acres	16,124.2500	1,704.3518	10.57	1,704.3518	10.57
0811-002	Delta Lake ID	175,026.3750	12,943.4855	7.40	12,943.4855	7.40
0835-001	Bayview	16,978.0250	907.1990	5.34	907.1990	5.34
0834-000	CCWID #10	7,529.5440	287.4503	3.82	287.4503	3.82
TOTALS		1,288,637.7788	240,814.4554	18.69	240,814.4554	18.69

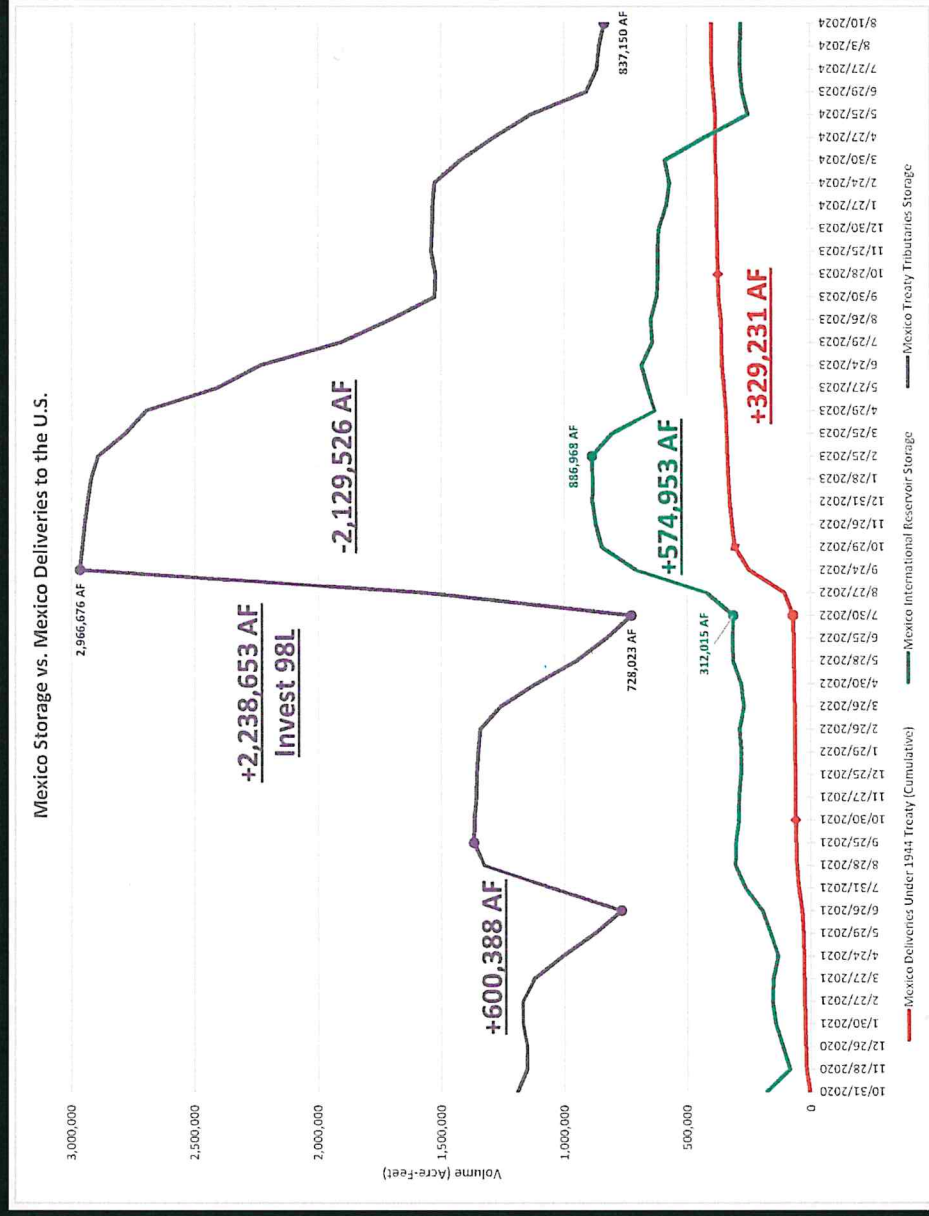
Reporting Period 06/30/2024 -07/27/2024

Water Supply- Reservoir

U.S. Ownership at Amistad/Falcon Reservoir System



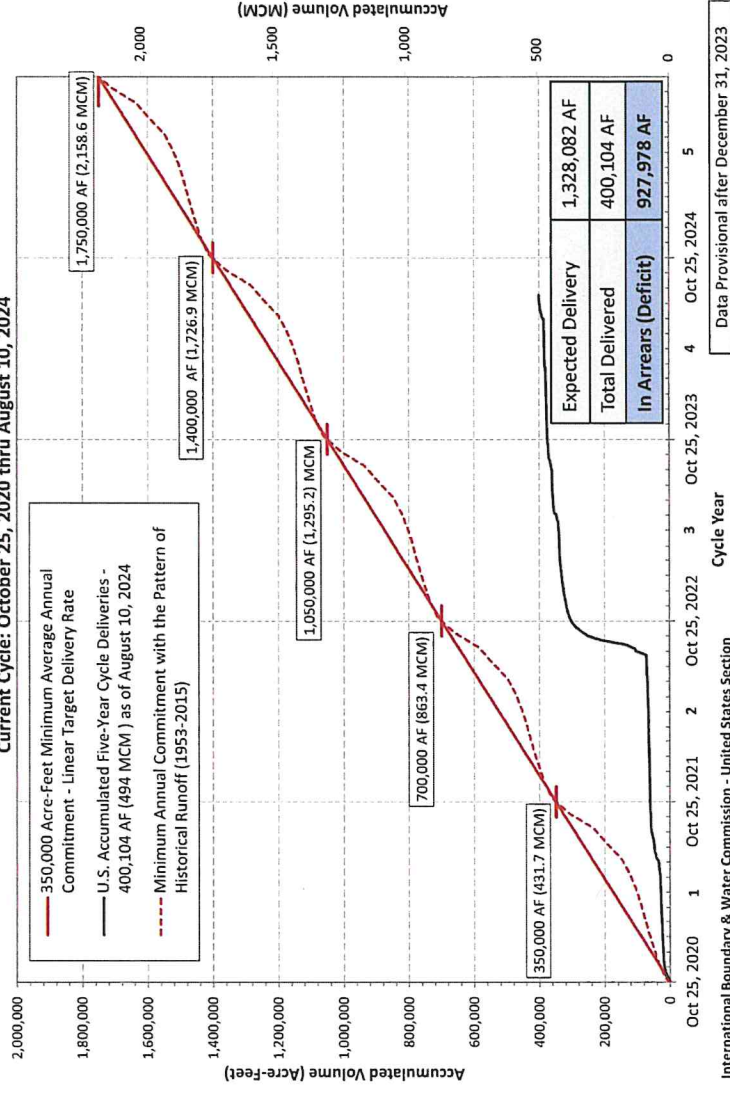
Water Supply- Deliveries



Water Supply- Deliveries

Rio Grande River Basin Estimated Volumes Allotted to the United States by Mexico from Six Named Mexican Tributaries and Other Accepted Sources* under the 1944 Water Treaty

Current Cycle: October 25, 2020 thru August 10, 2024



EXCEPTIONS AND EXEMPTIONS

- **Exceptions.** Any property owner who believes they fall within the exceptions shall provide notice of the exception at time of application for any permit with the City-approved form. Exceptions are administratively approved or denied.
- Any exception that is denied may be appealed to the City Council.
- Exceptions will be determined within the same time period as the administrative completeness check for each Project, or within ten business days, whichever is sooner. If a Grandfathered Development Status Determination Report is required, then the exception can be applied concurrently with the Request, but the time frame of the Request shall be controlling.

EXCEPTIONS AND EXEMPTIONS

1. No Impact Projects. The temporary moratorium extended by this Ordinance does not apply to a Project that does not:

- ❖ Impact Subdivision regulations and potential impact fees; and
- ❖ Impact Wastewater Supply and/or Capacity;

To determine whether a Project has no impact, an applicant shall apply for an exception to the moratorium.

2. Ongoing Projects. The temporary moratorium does not apply to any Projects that are currently, actively in progress and have not expired. The provisions do not apply to any completed application or plan for development for a Permit, plat, verification, rezoning, site plan, approved water/wastewater plan, or new or revised certificate of occupancy for Property Development that were filed prior to January 16, 2022. New Permits applied for as part of a previously approved Project may proceed once an exception is applied for and approved as described herein.

EXCEPTIONS

- **3. Grandfathered Projects.** The temporary moratorium extension shall not apply to Projects that are grandfathered as provided by state law. Property owners asserting grandfathered rights under Texas Local Government Code Chapter 245 must apply claiming an exception to this temporary moratorium to the planning department. If a Grandfathered Development Status has been finalized by staff on or after January 15, 2024, then a new request is not required to meet this exception. New permits applied for as part of a previously vested Project may proceed once an exception is applied for and approved as described herein.
- **4. Development Agreement.** Property owners with a negotiated approval granted by the City Commission providing for construction standards, platting, water, wastewater, and development rules pursuant to Texas Local Government Code Chapter 212, Subchapter G may apply for an exception in accordance with City policy. New Permits applied for as part of a Development Agreement Project may proceed once an exception is applied for and approved.

WAIVERS

- Any property owner who does not assert rights under Texas Local Government Code Chapter 245, but who seeks authorization to proceed with the development permitting process during the time of the temporary moratorium can request a waiver. Property owners agreeing to construct certain water infrastructure at property owners' sole expense in accordance with Texas Local Government Code Chapter 212, Subchapter E may apply for a waiver in accordance with City policy.

WORK PLAN INITIATIVES

- SWWTP – Clean Water SRF for plant expansion
- Drainage – FIF and FMA from TWDB for Cleckler-Heald, Pablo Pena Park, Harlon Block
- Review of Water / Wastewater Infrastructure Assessment
 - Commission granted negotiations with firm to conduct assessments
- Subdivision Ordinance, Review of Building Codes, Impact Fees, Water Rights, Zoning Ordinance, Land Assessment Plan and CIP Plan
 - GLO Grant awarded to City
 - Commission granted negotiations with firm to conduct studies and prepare plans and ordinances
- Capital Improvement Project Budgets



Standardized Agenda Request Form

Date of Meeting: January 21, 2025		Agenda Item No. (to be assigned by CSO): 2024-1248	
From: REBEKAH DE LA FUENTE			
Subject: Discussion and consideration after public hearing on behalf of Virginia Yolanda Lozano on Ordinance 2025-01 to rezone 2610 N Westgate Dr., also being S ½ of Lot 2 & all of 3, Block 1, Sun Country Estates Subdivision, Weslaco, Hidalgo County, and Texas from R-1 One Family Dwelling District to B-1 Neighborhood Business District First reading of Ordinance 2025-01. (Staffed by Planning & Code Enforcement Department.)			
Background: The applicant is requesting to rezone property from R-1 One Family Dwelling District to B-1 Neighborhood Business District. Nine-teen (19) property owners within 200 feet of the applicant's property were notified by letter on December 23, 2024.			
Funding Source (budget code, if applicable):			
Amount:	Term of Impact:	Identified in Current Budget:	
Additional Action Prompted: Mayor's Signature Ordinance - First Reading			
If item previously considered, provide date and action by Commission:			
If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners: Notice of the application and the Public Hearing for the Planning and Zoning Commission and the City Commission appeared in The Monitor on December 11, 2024.			
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 January 7, 2025.			
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: 2610 N Westgate- Memo, 2610 n westgate dr.- Application,, 2610 N Westgate - Aerial, O2025-01 rezone 2610 N Westgate Dr			
Responsibilities upon Approval: Staff will advise the applicant.			

City of Weslaco

"The City on the Grow"



Adrian Gonzalez, Mayor
Israel Gonzalez, Jr., Mayor Pro-Tem, Commissioner At-large
Pete Garcia, Jr. Commissioner At-large
Josh Pedraza, Commissioner, District 1
Letty Lopez, Commissioner, District 2
Jose "JP" Rodriguez, Commissioner, District 3
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- 2610 N Westgate

DATE: January 13, 2025

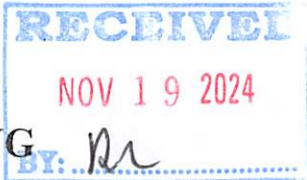
The proposed use of the property will be for commercial type use. The applicant is proposing to convert one unit of the existing duplex into a small floral shop. Staff has not received any petitions for or against the rezone request. The Planning & Zoning Commission recommended approval based on surrounding 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-000742
2024

PROPOSED PROJECT

Legal Description of Property to be rezoned:

Lot South 1/2 of lot 2 & All lot 3 Block 1

Subdivision Name Sun Country Estates

Street Address 2610 N. Westgate Dr.

Existing Zoning R1 Existing Land Use _____

Proposed Zoning B1 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 Virginia Yolanda Lozano Phone 956-373-1601

Address 2610 N. Westgate Dr Fax: _____

City Weslaco State Tx Zip Code 78599 E-Mail: _____

OWNER

Name Virginia Yolanda Lozano Phone 956-373-1601

Address 2610 N. Westgate Dr Fax: _____

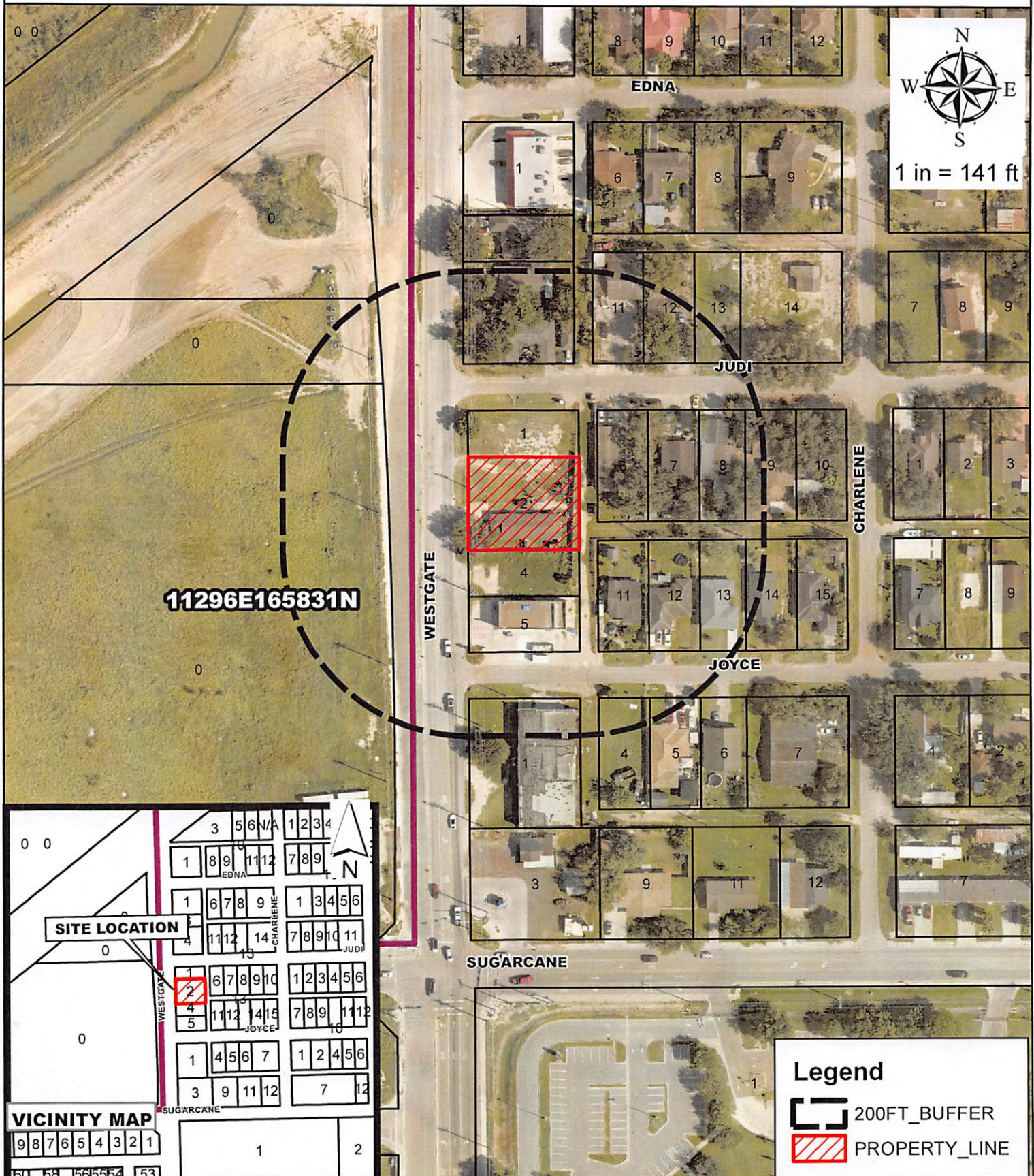
City Weslaco State Tx Zip Code 78599 E-Mail: _____

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

Signature [Signature] Date 11-19-2024
Owner

Signature _____ Date _____
Applicant

Signature _____ Date _____
Authorized Agent



Virginia Lozano
2610 N Westgate Dr
Sun Country Estates

Purpose for the Rezone Request

Existing zoning: R-1
 Existing land use: Apartments
 Prop Zone: B-1



DEC 12, 2024

LOZANO VIRGINIA YOLANDA 1611 JUDI ST WESLACO TX 78599	S6900-00-001-0001-00 SUN COUNTRY ESTATES LOT 1 & N1/2 OF	L: 83190 B: 0
LOZANO VIRGINIA YOLANDA 1611 JUDI ST WESLACO TX 78599	S6900-00-001-0002-00 SUN COUNTRY ESTATES S1/2 LOT 2 &	L: 85130 B: 75716
RSA PROPS LLC 11626 MEADOWCHASE DR HOUSTON TX 77065	S6900-00-001-0004-00 SUN COUNTRY ESTATES LOT 4 BLK 1	L: 55270 B: 24730
RSA PROPS LLC 11626 MEADOWCHASE DR HOUSTON TX 77065	S6900-00-001-0005-00 SUN COUNTRY ESTATES LOT 5 BLK 1	L: 59990 B: 153828
AGUILAR ADAM A ETAL 1610 JUDI ST WESLACO TX 78599	S6900-00-001-0006-00 SUN COUNTRY ESTATES LOT 6 BLK 1	L: 46200 B: 94177
AGUILAR ALEXANDRA & ADAM ABEL 1610 JUDI ST WESLACO TX 78599	S6900-00-001-0007-00 SUN COUNTRY ESTATES LOT 7 BLK 1	L: 46200 B: 108963
RIOS BERTHA ALICIA & RAFAEL MARIA CONSUELO REYNA 1205 JUDI ST WESLACO TX 78599	S6900-00-001-0008-00 SUN COUNTRY ESTATES LOT 8 BLK 1	L: 34800 B: 36937
FARIAS MARIA S PROJECT 9 MILE LLC 1601 JUDI ST WESLACO TX 78599	S6900-00-001-0009-00 SUN COUNTRY ESTATES LOT 9 BLK 1 1603 JUDI ST	L: 38280 B: 83793
MARTINEZ PATRICIA G 1610 JOYCE ST WESLACO TX 78599	S6900-00-001-0011-00 SUN COUNTRY ESTATES LOT 11 BLK 1	L: 38280 B: 29783
JALOMO MARIA EVA 3312 ROSEWOOD DR WESLACO TX 78599	S6900-00-001-0012-00 SUN COUNTRY ESTATES LOT 12 BLK 1	L: 38280 B: 65740
RODRIGUEZ MARIA GUADALUPE 1606 JOYCE ST WESLACO TX 78599	S6900-00-001-0013-00 SUN COUNTRY ESTATES LOT 13 BLK 1 1606 JUDI ST	L: 34800 B: 118029
RINCON ASENCION A 1604 JOYCE ST WESLACO TX 78599	S6900-00-001-0014-00 SUN COUNTRY ESTATES LOT 14 BLK 1	L: 38280 B: 23460

DEC 12, 2024

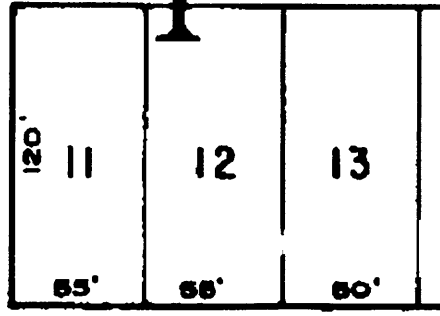
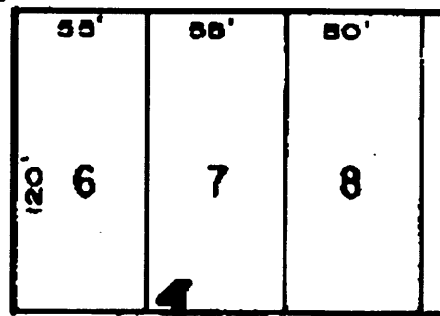
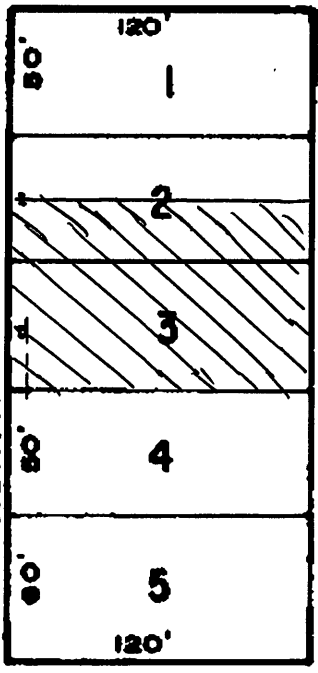
GONZO ENTERPRISES LLC 1115 N 171ST E AVE TULSA OK 74116	S6900-00-003-0001-00 SUN COUNTRY ESTATES LOTS 1 & 2 BLK	L: 137690 B: 100915
GONZO ENTERPRISES LLC 1115 N 171ST E AVE TULSA OK 74116	S6900-00-003-0004-00 SUN COUNTRY ESTATES LOT 4 BLK 3	L: 38280 B: 0
MONJARAS DANIEL ENRIQUE 1607 JOYCE ST WESLACO TX 78599	S6900-00-003-0005-00 SUN COUNTRY ESTATES LOT 5 BLK 3	L: 38280 B: 140486
AGUILAR JUAN 2104 PRIMROSE DR WESLACO TX 78596	S6900-00-005-0011-00 SUN COUNTRY ESTATES UNIT NO. 2 LOT	L: 38280 B: 6009
CUELLAR GUADALUPE & ANTONIA 1608 JUDI ST WESLACO TX 78599	S6900-00-005-0012-00 SUN COUNTRY ESTATES UNIT NO. 2 LOT	L: 38280 B: 27514
ROBLEDO JUAN 2629 GRANADA WESLACO TX 78599	S6900-00-005-0013-00 SUN COUNTRY ESTATES UNIT NO. 2 LOT	L: 34800 B: 0
GONZI INVESTMENTS INC 213 W MILE 10 N RD WESLACO TX 78599	S6900-00-005-0014-00 SUN COUNTRY ESTATES UNIT NO. 2 1604 JUDI ST	L: 56100 B: 0



50'

JUDI

20'



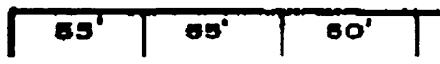
1

MILE

NORTH

50'

JOYCI



Rezone Request

R-1 to B-1

Legend

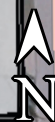


2610 N Westgate

Google Earth

Image © 2024 Airbus

400 ft



ORDINANCE NO. 2025-01

AN ORDINANCE AMENDING ZONING ORDINANCE NO. 2018-02 AND AMENDING THE ZONING MAP OF THE CITY OF WESLACO TO CHANGE THE ZONING OF REZONE 2610 N WESTGATE DR., ALSO BEING S ½ OF LOT 2 & ALL OF 3, BLK 1, SUN COUNTRY ESTATES SUBDIVISION, WESLACO, HIDALGO COUNTY, AND TEXAS FROM R-1 ONE FAMILY DWELLING DISTRICT TO B-1 NEIGHBORHOOD BUSINESS DISTRICT BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF WESLACO, TEXAS:

SECTION I: To rezone from an R-1 One Family Dwelling District to B-1 Neighborhood Business District located at 2610 N Westgate Dr., also being S ½ of Lot 2 & all of 3, Blk 1, Sun Country Estates 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 21st day of January, 2025.

PASSED AND APPROVED on second reading at a regular meeting of the City Commission this ____ day of _____, 2025.

CITY OF WESLACO

Adrian Gonzalez, **MAYOR**

ATTEST:

Norma A. Cantu, **CITY SECRETARY**

APPROVED AS TO FORM:

Benjamin Castillo, **CITY ATTORNEY**



Standardized Agenda Request Form

Date of Meeting: January 21, 2025		Agenda Item No. (to be assigned by CSO): 2024-1249	
From: REBEKAH DE LA FUENTE			
Subject: Discussion and consideration to approve the Final Plat for South Bridge Ranchettes Subdivision being 25.45 acres out of Farm Tracts 757, Blk. 140, West Tract Subdivision, Weslaco, Hidalgo County, Texas. Located on the Northeast corner of Bridge and Mile 5 N. (Staffed by Planning & Code Enforcement Department.)			
Background: The proposed eighteen (18) 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 OSSF. The property is within a Flood Zone "X". Applicant has requested a variance for OSSF and lack of curb and gutter along Bridge and Mile 5 north.			
Funding Source (budget code, if applicable):			
Amount:	Term of Impact:	Identified in Current Budget:	
Additional Action Prompted: Mayor's Signature			
If item previously considered, provide date and action by Commission:			
If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners:			
Advisory Review, if any (name of board/committee, date of action, recommendation): The Planning and Zoning Commission recommended approval of the final plat and the variance request at their regular meeting of January 8, 2025.			
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 Final Plat and compliance with the ordinance on the variance request.			
Attachments, if any: South Bridge Ranchettes - Memo, South bridge ranchettes subd.-Application, Drainage Report and Legal documents, South.Bridge.Ranchettes.Plans.24x36.10.08.23, South Bridge Ranchettes- Aerial			
Responsibilities upon Approval: Staff will advise the applicant.			

City of Weslaco

"The City on the Grow"



Adrian Gonzalez, Mayor
Israel Gonzalez, Jr., Mayor Pro-Tem, Commissioner At-large
Pete Garcia, Jr. Commissioner At-large
Josh Pedraza, Commissioner, District 1
Letty Lopez, Commissioner, District 2
Jose "JP" Rodriguez, Commissioner, District 3
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: South Bridge Ranchettes - Final Plat

DATE: January 13, 2025

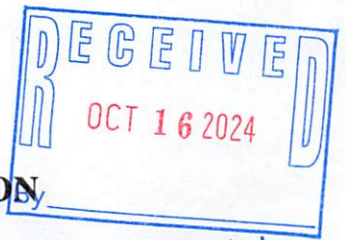
The proposed eighteen (18) lot subdivision is for residential use and is located inside the City of Weslaco. The subdivision will be provided with water and sanitary sewer by OSSF. The nearest sanitary sewer line is located approximately 390 feet north at the intersection of S. Bridge and E 23rd Street and is too shallow to service this area. The developer has requested a variance for OSSF and lack of curb and gutter along South Bridge and Mile 5 north. The Planning & Zoning Commission recommended approval of the final plat.

Thank you,

Rebekah de la Fuente, CFM



SUBDIVISION PLATTING APPLICATION



PLAT-000720-2024

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: SOUTH BRIDGE RANCHETTES SUBD.

Location: NEC. S. BRIDGE & MILE 5 NORTH ROAD

Legal Description: 25.45 AC. O/B F.T. 757, BIK. 140, WEST AND ADAMS TRACT SUBD., H.C.T.

Is subdivision inside city limits? ☒ YES ☐ NO

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

If no submit letter of Annexation (Contiguous or Consensual)

Existing Zoning: RESIDENTIAL

Existing Land Use: OPEN Proposed Land Use: SINGLE FAMILY HOME

Number of Lots Proposed: 18 Gross Acreage: 25.45

Title Report Submitted: ☐ YES ☐ NO

OWNER INFORMATION

Owner's Name: CYNTHIA O'BRIEN Telephone: (956) 778-0140 Luis Reyes

Address: 152 E. 94TH ST., APT 65 Fax: _____

City: NEW YORK State: NY Zip: 10128 E-mail: LUIS REYES 034@ymail.com

ENGINEER INFORMATION

Name: DAVID SALINAS Telephone: 682-9081

Address: 2221 DAFFODIL AVE. Fax: 682-1489

City: MESQUITE State: TX Zip: 78501 E-mail: dsalinas@salinasengr.com

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

ENR

UTILITY PROVISIONS

Will proposed subdivision connect to:

☒ YES ☐ NO Water Provision: City of Weslaco
☒ YES ☐ NO Wastewater Provision: SEPTIC TANK (VARIANCE)
☒ YES ☐ NO Electric Company: AEP / MANGIC VALLEY

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

Proposed subdivision is in the following districts:

☒ YES ☐ NO Drainage District <u>#1</u>	☒ YES ☐ NO Irrigation District <u>#9</u>
---	---

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

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

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

SUBMITTALS REQUIRED FOR MINOR PLAT REVIEW

- _____ Two (2) sets of plats **folded and stapled** (24 x 36) and forward a copy in PDF format to mhinojosa@weslacotx.gov & rdelafuente@weslacotx.gov
- _____ \$355.00 Planning Review fee
- _____ One 11" X 17" reduced copy of plat
- _____ Plat Layout
 - _____ Existing & Proposed Easements
 - _____ Existing & Proposed ROW
 - _____ Existing & Proposed Drainage Easements
 - _____ Contours
 - _____ Flood Zones
 - _____ Adjoiners
 - _____ Existing street names
- _____ Drainage plans and calculations with engineer's seal
 - _____ Elevations
 - _____ Flood directional arrows
 - _____ Detention areas
 - _____ Street names
- _____ Proof of ownership of the property
- _____ If septic tank system required, submit soil evaluation report
- _____ Water Rights associated with the property
- _____ Tax Receipt for all taxing entities showing that taxes are paid in full

SUBMITTALS REQUIRED FOR PRELIMINARY (P & Z)

- _____ Twelve (12) sets of preliminary plat **folded and stapled** (24 x 36) and forward a copy in PDF format to mhinojosa@weslacotx.gov & rdelafuente@weslacotx.gov
- _____ \$350.00 (one time fee for preliminary and final plat)
- _____ One 11" X 17" reduced copy of plat
- _____ Plat Layout
 - _____ Existing & Proposed Easements
 - _____ Existing & Proposed ROW
 - _____ Existing & Proposed Drainage Easements

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

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

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

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

SUBMITTALS REQUIRED FOR FINAL (City Commission)

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

SUBMITTALS REQUIRED FOR PRE-CONSTRUCTION MEETING

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

SUBMITTALS REQUIRED FOR RECORDING OR HIDALGO COUNTY PLANNING

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

SUBMITTALS REQUIRED FOR RECORDING BY SECURITY

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

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: Cynthia O'Brien

Owner Signature: Cynthia O'Brien Date: 10/2/23

_____ is the authorized agent

Authorized Agent Signature: [Signature] Date: 10/2/23

Authorized Agent Printed Name: David D. Schwie

THIS PAGE FOR STAFF USE ONLY

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

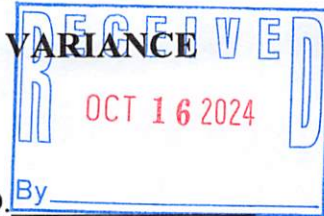
Preliminary Subdivision Review Date: _____

General Comments: _____



APPLICATION FOR SUBDIVISION VARIANCE

VAR-000721-2024



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. By _____

GENERAL INFORMATION

Name of Subdivision: SOUTH BRIDGE RANCHETTES SUBD.

Location: NBC S. BRIDGE 1/2 MILE S NORTH ROAD

Legal Description: 25.45 AC. O/O F.T. 757, BIK 140,
WEST AND ADAMS TRACT SUBD., D.C.T.

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:

A. EXISTING CITY SEWER LINES ARE NOT DEEP
ENOUGH TO ACCEPT SEWER FROM THESE LOTS.

☐ Fire Hydrants ☐ YES ☐ NO

B. LIFT STATION IS AT MAX. CAPACITY

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: (906) 778-0140 LUIS REYES
Address: 152 E. 94TH ST. APT. 6J Fax: _____
City: NEW YORK State: NY Zip: 10128 E-mail: LUISREYES034@YAHOO.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: _____

_____ is the authorized agent

Authorized Agent Signature: [Signature] Date: 10/2/23

Authorized Agent Printed Name: DAVID OMAR SALINAS, P.E.

**RECEIVED**

NOV 18 2024

APPLICATION FOR SUBDIVISION VARIANCE

VAR-000741-2024

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 INFORMATIONName of Subdivision: SOUTH BRIDGE RANCHETTESLocation: N.E.C OF BRIDGE ST. : M.I.E 5 NORTHLegal Description: 25.45 AC. O/O F.T. 757, BIK 140,
WEST : ADAMS TRACT**VARIANCE TYPE:**☐ Streetlights ☐ YES ☐ NO

Describe in detail the reason for the variance request:

☐ Sanitary Sewer ☐ YES ☐ NO

Describe in detail the reason for the variance request:

☐ Fire Hydrants ☐ YES ☐ NO

Describe in detail the reason for the variance request:

☐ Setbacks ☐ YES ☐ NO

Describe in detail the reason for the variance request:

☐ Drainage ☐ YES ☐ NO

Describe in detail the reason for the variance request:

☐ 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 CURB & GUTTER ☐ YES ☒ NO

Describe in detail the reason for the variance request:

RURAL TYPE AREA - NO CURB & GUTTER STREETS
NEAR SITE

OWNER INFORMATION

Owner's Name: CYNTHIA O' BRIEN Telephone: 956-778-0140

Address: 159 E. 94TH ST. APT 6J Fax: _____

City: NEW YORK State: NY Zip: 10128 E-mail: _____

AUTHORIZATION AND ACKNOWLEDGEMENTS

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

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

Owner Printed Name: _____

Owner Signature: _____ Date: _____

_____ is the authorized agent

Authorized Agent Signature: [Signature] Date: 11/14/24

Authorized Agent Printed Name: David Omer Sellers

ENV-00022499



**City of Weslaco
Engineering Division**

255 S. Kansas ♦ Weslaco, TX 78570 ♦ (956)

TRIP GENERATION WORKSHEET

Complete parts A and B as an aid to determine if your project requires a Traffic Impact Analysis (TIA).

A. Subdivision Information

Subdivision Name: SOUTH BRIDGE RANCHETTES
Location: N.E.C S. BRIDGE 1/2 MILE S NORTH ROAD
Applicant: DAVID SALINAS ☐ Owner ☒ Agent
Address: 2221 DAFFODIL AVE. Phone Number: 682-9081
MENARD TX 78501

B. Trip Generation Calculation

The texts needed to complete this table are available at the Planning Department. See back of sheet for more information.

ITE Code	Anticipated Land Use	Project Size			AM Peak Hour Trips	PM Peak Hour Trips	Weekday Trips
		Acres	GFA	# of Units			
210	RESIDENTIAL	25.45	4500	18	24.65	24.11	9.74

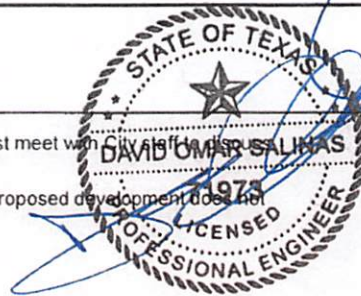
Comments: _____
Prepared by: DAVID SALINAS Date: _____
Address: 2221 DAFFODIL AVE Phone Number: 682-9081
MENARD TX 78501

(For Official Use Only, Do Not Write In This Box)

- _____ A traffic impact analysis is required. The agent preparing the study must meet with City staff on the scope and requirements of the study before beginning the study.
- _____ A traffic impact analysis is not required. The traffic generated by the proposed development does not exceed the threshold requirements.

Comments: _____

Reviewed by: _____ Date: _____ STID#: _____





PLAN CORRECTIONS REPORT PAR-000354-2022 FOR CITY OF WESLACO

PLAN ADDRESS: South Bridge Ranchettes
Weslaco, TX 78596

PARCEL:

APPLICATION DATE: 12/06/2022 **SQUARE FEET:** 0.00 **DESCRIPTION:** SOUTH BRIDGE RANCHETTES
EXPIRATION DATE: 12/06/2023 **VALUATION:** \$0.00

CONTACTS	Name	Company	Address
Engineer	DAVID SALINAS	SALINAS ENGINEERING	2221 Daffodil Ave McAllen, TX 78501
Owner	CYNTHIA O'BRIAN		E 152 9Th St, Apt 6J New York, NY 10128

Pre-Application Subdivision Review

REVIEW ITEM	STATUS	REVIEWER
Building Review - Planning v.1 Building Review - Planning	Approved	felix salazar email: fsalazar@weslacotx.gov
Engineering v.1 Review conducted by the engineering department	Requires Re-submit	Alberto Aldana Ph: 956-447-3401 email: aaldana@weslacotx.gov
Engineering v.2 Review conducted by the engineering department	Requires Re-submit	Alberto Aldana Ph: 956-447-3401 email: aaldana@weslacotx.gov
Engineering v.3 Review conducted by the engineering department	Approved with Comments	Alberto Aldana Ph: 956-447-3401 email: aaldana@weslacotx.gov
Fire Review v.1 Review by the fire department	Requires Re-submit	Mike Swinnea Ph: 956-447-1990 email: mswinnea@weslacotx.gov
Fire Review v.2 Review by the fire department	Approved with Comments	Mike Swinnea Ph: 956-447-1990 email: mswinnea@weslacotx.gov
Planning/Zoning v.1 Review conducted by the planning and zoning department	Requires Re-submit	Rebekah de la Fuente Ph: 956-447-3401 email: rdelafuente@weslacotx.gov
Planning/Zoning v.2 Review conducted by the planning and zoning department	Approved	Kayla Arevalo email: karevalo@weslacotx.gov
Police v.1 Review conducted by the police department	Approved	Eric Hernandez Ph: 956-968-8591 email: ehernandez@weslacotx.gov
Public Works v.1 Public Works	Requires Re-submit	Marcelo Cosme Ph: 956-973-3146 email: mcosme@weslacotx.gov
Public Works v.2 Public Works	Requires Re-submit	Marcelo Cosme Ph: 956-973-3146 email: mcosme@weslacotx.gov
Public Works v.3 Public Works	Approved with Comments	Marcelo Cosme Ph: 956-973-3146 email: mcosme@weslacotx.gov

CONDITION(S) Shall have fire hydrant within 400'. Shall have 4 ½" outlet facing the street with 18" to 24" clearance from bottom of outlet to grade level for hydrant wrench - Shall have fire hydrant within 400'. Shall have 4 ½" outlet facing the street with 18" to 24" clearance from bottom of outlet to grade level for hydrant wrench. Hydrants shall be marked on the streets with reflective blue marker to show location of hydrants. Hydrants shall have 3' clearance from any fences, poles, brush, etc.
Comment: Plans do not comply. Shall re-submit.

General Condition - Public works approved with comments

Comment: Meter boxes to be DFW 1300 with blue lids and antenna hole "boxes are 2 to 4 months lead time for delivery"

General Condition - Engineering approved with comments

Comment: • Please submit a Trip Generation Worksheet

Rebekah M. De La Fuente

From: Rebekah M. De La Fuente
Sent: Tuesday, October 10, 2023 1:56 PM
To: Mickael Salinas
Cc: David Salinas; Monica Guerra
Subject: RE: South Bridge Ranchettes Subdivision
Attachments: Subdivision review report.pdf

Good Afternoon,

Attached is the subdivision review report, you project has been approved with comments, Please submit the following items for the next P&Z meeting:

- Subdivision platting application
- \$355.00 application fee
- \$100.00 fire review fee
- 12 sets plat sheets (plat, drainage, paving, utility)
- Approved drainage report
- Variance application for off-site drainage with letters of support and variance for OSSF
- \$105.00 application fee

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: Mickael Salinas <msalinas@salinasengineering.com>
Sent: Monday, October 2, 2023 12:56 PM
To: Rebekah M. De La Fuente <rdelafuente@weslacotx.gov>
Cc: David Salinas <dsalinas@salinasengineering.com>; Monica Guerra <mguerra@salinasengineering.com>
Subject: South Bridge Ranchettes Subdivision

Good Afternoon Rebekah,

Please find attached the updated plans as per comments received from all entities. When you have a moment, take a look and let me know if I have the OK to proceed with the next submittal.

Thanks !

Mick Salinas

Salinas Engineering and Associates

DRAINAGE REPORT

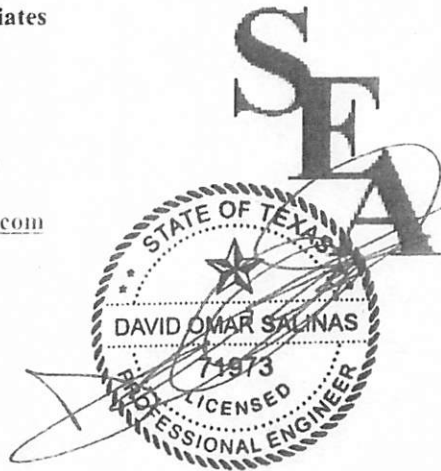
SOUTH BRIDGE RANCHETTES SUBDIVISION

CITY OF WESLACO, HIDALGO COUNTY, TEXAS

PREPARED BY:

David Omar Salinas, P.E., R.P.L.S.
Salinas Engineering & Associates
(TBE F-6675)
2221 Daffodil Ave.
McAllen, Texas. 78501
(956) 682-9081
(956) 686-1489 Facsimile
(956) 648-8899 Cell
dsalinas@salinasengineering.com

May 23, 2023



INDEX

Drainage Report Narrative: Page 2.-5.

- A. Hydrograph: 10 and 50 -Year Storm Events Dated 5/23/23 attached
- B. Plat reduction of South Bridge Ranchettes Subdivision, Weslaco
- C. Copy of FIRM – Zone “X CPN 480334 0450 C, dated 11/16/82
Revised to reflect LOMR dated 05/30/02).
- D. Other drainage report exhibits

DRAINAGE REPORT NARRATIVE

Proposed South Bridge Ranchettes Subdivision is a twenty-five 25.45 Gross acres (22.93 Net Acres) residential plat of land out of Farm Tract 757, Block 140, West Tract Subdivision, Hidalgo County, Texas, and, is located at the immediate NWC corner of South Bridge Street and Mile 5 North Road INSIDE the limits of the City of Weslaco (tract was recently annexed into the City of Weslaco). This tract measures 1,809.85 gross feet along South Bride Road and 660.0 gross feet along Mile 5 North Road. Adjacent land uses to the tract are agriculture to the east and institutional to the north with South Bridge Street along the west and Mile 5 North Road along the south sides. The lands being platted are located in Zone “X” as per the FIRM Community Panel No. 480334 0450 C, dated 11/16/82 revised to reflect LOMR dated 05/30/02. Zone “X” areas are defined as “...Areas of 500-year flood; areas of the 100-year flood with average depths less than one foot or with drainage areas less than 1 square mile; and area protected by levees from 100-year flood.”

The site was formally a citrus grove but has since been cleared. Both South Bridge Road and Mile 5 North Road are improved with pavement (county section type two-way traffic) and have very minimal bar ditches (almost non-existent). There is no formal drainage (conventional storm sewer) that services this area.

It is being proposed that this development shall consist of 18 residential lots; however it is noted that the corner lot -- Lot 1 -- may be used as a commercial lot.

Soils of this proposed plat consist of, in part, a Hidalgo sandy clay loam complex (Map Unit No. 28) -- these Group B soils are well drained with slow surface runoff with moderate permeabilities -- said soils are capability subclass IIc, non-irrigated and in class I irrigated in the Gray Sandy Loam range, and, in part a Hidalgo sandy clay loam complex (Map Unit No. 29) -- these Group B soils are well drained with slow surface runoff and moderate permeabilities -- said soils are capability subclass IIc, non-irrigated and irrigated and are in the Gray Sandy Loam range site. Both of these soils can be seen on Sheet 112 of the Soil Survey of Hidalgo County, Texas.

Cross section elevations reveal that these lands have a slope that tend to converge in the center of the subject property with flows away from both South Bridge and Mile 5 North Roads at an average slope of 0.25%. The existing bar ditches are minimal in size and do not exhibit any real definitive direction of where drainage waters go -- bar ditch waters originate from the paved section of both roads. However, gently waters entering the bar ditch along Mile 5 North tend and appear to flow easterly away from this site.

In accordance with the drainage policies of the City of Weslaco, this subdivision shall be required to provide for the detention of drainage waters created by the improvement to this 22.93 Net acre property. Using the Modified Rational Method (*For Reference: TxDOT Intensity-Frequency-*

**Duration Coefficients for Texas Counties HDM (2004)) over a 10 and 50 Year storm event. –
For Reference: FHWA, Urban Drainage Design Manual HEC -22 (2001):**

Detention is being provided by the provision of drainage swales are the rear of all lots to capture overland flows of waters. The City of Weslaco is permitting on-site detention such that swales provide will meet the minimum dry volume of waters pro-rated for each lot as follows:

Using an existing drainage coefficient of 0.20 and a computed future drainage coefficient of 0.32 the attached hydrograph using a slope of 0.25% over an average drainage run of 800.0 feet, the improved condition shall create the need for an additional minimum storage of 66,311.28 Cu. Ft., or, 1.52 Ac. Ft., and, runoff shall increase from 12.95 CFS (10-year storm event) to 16.74 CFS (50-year storm event) – this is an increase of 3.79 CFS. This newly crated volume of water is equivalent to a layer of water 0.65 inches deep if spread out evenly over the 22.93 net acre site.

Minimum per lot pro-rated storage per lot as follows:

Lot 1: 5,292.18 Cu. Ft.
Lot 2. Thru 4: 1,879.74 Cu. Ft.
Lots 5. Thru 16.: 4,106.50 Cu. Ft.
Lot 17: 3,701.63 Cu. Ft.
Lot 18: 2,284.60 Cu. Ft.

The subdivider shall also provide for the cleaning and regrading of all bar ditches along South Bridge and Mile 5 North Roads with the construction of not less than 24" culverts for each lot for entry into the lots from both South Bridge Road and Mile 5 North. It is a standard culvert installation – flow line of each culvert shall be placed at ½ the pipe diameter below the flow line of the bar ditch.

Additionally, the minimum finished floor elevation of all lot improvements shall be:

For Lots 1-6: 77.0
For Lots 7-11: 75.0
For Lots 12-18: 77.50, and,

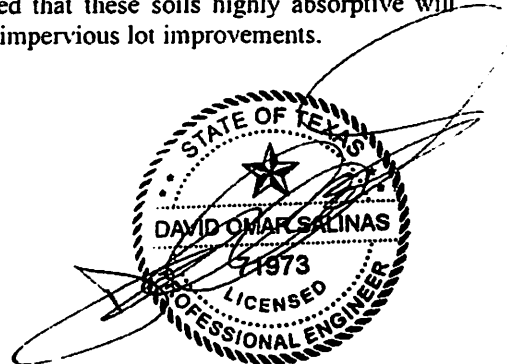
all lots shall be graded at a slope of not less than 2% from the building area to each lot's respective drainage swale to ensure that the overland flows from each lot flow into the respective drainage swales. It is expected that due to the size of the lots residential impervious improvements in comparison to the net lot areas will create a minimal impact to the existing and proposed drainage condition will occur. It is expected that these soils highly absorptive will absorb much of the new drainage waters created by the impervious lot improvements.

David Omar Salinas. P.E.
Plat Engineer.

- ☐ REJECTED
- ☒ APPROVED FOR SUBMITTAL
 - ☐ TO H.C. PLANNING DEPT.
 - ☒ TO CITY
- ☐ DISCHARGE PERMIT REQUIRED
 - ☐ DISTRICT FACILITY
 - ☐ CITY FACILITY
 - ☐ OTHER _____



image Report Information
drainagereport.052323



Alexis Lozano
H.C.D.D. NO. 1

6/7/23
DATE

Area: 22.93 acres
Length of Basin: 800.00 ft
Avg. Basin Slope (Und.): 0.25 %
Undeveloped L: 72.74 min
Developed L: 63.04 min

0
FAA-0 RM-1
72.74 0
63.04 0

Proposed
LAND CHARACTER
4.13 acres 0.9 Developed
18.80 acres 0.20 Undeveloped
0.32 C (composite, developed)

Existing
LAND CHARACTER
0.00 acres
22.93 acres
0.20 C (composite, developed)

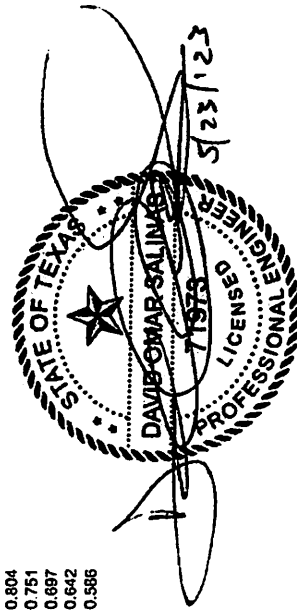
2004
Undeveloped Calculations
County: HIDALGO COUNTY, TEXAS

2-year	e	b	d	I_p (in/hr)	I_{10} (in/hr)	OUTFLOW (Undeveloped)	Q_{10}
0.831	74	9.6	1.89				8.69
5-year	e	b	d	I_p (in/hr)	I_{10} (in/hr)	OUTFLOW (Undeveloped)	Q_5
0.795	80	9.2	2.41				11.05
10-year	e	b	d	I_p (in/hr)	I_{10} (in/hr)	OUTFLOW (Undeveloped)	Q_{10}
0.778	87	9.2	2.82				12.95
25-year	e	b	d	I_p (in/hr)	I_{10} (in/hr)	OUTFLOW (Undeveloped)	Q_{25}
0.771	98	9.2	3.28				15.04
50-year	e	b	d	I_p (in/hr)	I_{10} (in/hr)	OUTFLOW (Undeveloped)	Q_{50}
0.749	99	9.2	3.65				16.74
100-year	e	b	d	I_p (in/hr)	I_{10} (in/hr)	OUTFLOW (Undeveloped)	Q_{100}
0.74	103	9.6	3.94				18.06

Accumulated Runoff Calculations: 50 year storm
LIMIT OUTFLOW: 12.95

L (min)	Intensity (in/hr)	Peak Disch. (cfs)	Acc. Runoff acre ft.	Runoff difference acre ft.	Acc. Disch. acre ft.	Net Storage acre ft.
10	10.83	79.43	1.094	1.0941	0.651	0.443
20	7.91	58.03	1.598	0.5044	0.741	0.858
30	6.34	46.54	1.923	0.3246	0.830	1.093
40	5.35	39.26	2.163	0.2398	0.919	1.244
50	4.66	34.18	2.354	0.1908	1.008	1.346
60	4.14	30.41	2.513	0.1591	1.087	1.415
70	3.75	27.48	2.650	0.1369	1.167	1.463
80	3.43	25.14	2.770	0.1205	1.276	1.495
90	3.16	23.22	2.878	0.1079	1.385	1.513
100	2.94	21.61	2.976	0.0978	1.454	1.522
110	2.76	20.23	3.066	0.0897	1.543	1.522
120	2.60	19.05	3.148	0.0829	1.632	1.516
130	2.45	18.01	3.226	0.0771	1.722	1.504
140	2.33	17.10	3.298	0.0722	1.811	1.487
150	2.22	16.29	3.366	0.0680	1.900	1.468
160	2.12	15.56	3.430	0.0643	1.989	1.441
170	2.03	14.91	3.491	0.0610	2.078	1.413
180	1.95	14.31	3.549	0.0580	2.168	1.381
190	1.88	13.77	3.604	0.0554	2.257	1.348
200	1.81	13.28	3.657	0.0530	2.346	1.311
210	1.75	12.82	3.708	0.0509	2.435	1.273
220	1.69	12.40	3.757	0.0489	2.524	1.233
230	1.64	12.01	3.804	0.0471	2.614	1.191
240	1.59	11.65	3.850	0.0455	2.703	1.147
250	1.54	11.31	3.894	0.0440	2.792	1.102
260	1.50	10.99	3.936	0.0425	2.881	1.055
270	1.46	10.70	3.978	0.0412	2.970	1.007
280	1.42	10.42	4.018	0.0400	3.059	0.958
290	1.38	10.16	4.057	0.0389	3.149	0.908
300	1.35	9.91	4.094	0.0378	3.238	0.856
310	1.32	9.67	4.131	0.0368	3.327	0.804
320	1.29	9.45	4.167	0.0359	3.416	0.751
330	1.26	9.24	4.202	0.0350	3.505	0.697
340	1.23	9.05	4.236	0.0341	3.595	0.642
350	1.21	8.86	4.269	0.0333	3.684	0.586

66,311.28 Cu. Ft.
Total (or 1.52 Ac. Ft.)



ORDINANCE NO. 2022-18

AN ORDINANCE ANNEXING ADDITIONAL TERRITORY TO THE CORPORATE LIMITS OF THE CITY OF WESLACO, HIDALGO COUNTY, TEXAS ON VOLUNTARY PETITION OF AREA LANDOWNER SUCH LAND BEING 25.45 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 25.41 acres and are more specifically described as follows, to-wit:

METES AND BOUNDS DESCRIPTION

BEING A 25.45 GROSS ACRE TRACT OF LAND, MORE OR LESS, OUT OF AND FORMING A PART OF FARM TRACT 757, BLOCK 140, WEST TRACT SUBDIVISION, HIDALGO COUNTY, TEXAS, AS PER THE MAP OR PLAT THEREOF RECORDED IN VOLUME 02, PAGES 34-37, MAP RECORDS OF HIDALGO COUNTY, TEXAS; SAID 25.45 ACRE TRACT OF LAND IS MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A NAIL FOUND ON THE SOUTHEAST CORNER OF SAID FARM TRACT 757 LOCATED AT THE INTERSECTION OF MILE 4 ½ WEST ROAD (AKA SOUTH BRIDGE AVE.) AND MILE 5 NORTH ROAD FOR THE SOUTHWEST CORNER AND POINT OF BEGINNING OF THIS HEREIN DESCRIBED TRACT;

- (1) THENCE, NORTH, COINCIDENT WITH THE WEST LINE OF SAID FARM TRACT 757, A DISTANCE OF 1,809.85 FEET TO NAIL SET IN THE CENTER OF SAID SOUTH BRIDGE AVE FOR THE NORTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT;
- (2) THENCE, SOUTH 57 DEGREES 50 MINUTES EAST, A DISTANCE OF 47.23 FEET TO A ½ INCH DIAMETER IRON ROD SET ON THE WEST RIGHT-OF-WAY LINE OF SAID SOUTH BRIDGE AVE. FOR AN INSIDE CORNER OF THIS HEREIN DESCRIBED TRACT;

- (3) THENCE, SOUTH 70 DEGREES 03 MINUTES EAST, A DISTANCE OF 659.60 FEET TO A ½ INCH DIAMETER IRON ROD FOUND FOR THE NORTHEAST CORNER OF THIS HEREIN DESCRIBED TRACT;
- (4) THENCE, SOUTH, A DISTANCE OF 1,529.65 FEET PASS A ½ INCH DIAMETER IRON ROD FOUND ON INTERSECTION WITH THE NORTH RIGHT-OF-WAY LINE OF SAID MILE 5 NORTH ROAD, AT A DISTANCE OF 1,559.65 FEET IN ALL TO NAIL FOUND ON INTERSECTION WITH THE SOUTH LINE OF SAID FARM TRACT 757 LOCATED IN THE CENTER OF SAID MILE 5 NORTH ROAD FOR THE SOUTHEAST CORNER OF THIS HEREIN DESCRIBED TRACT;
- (5) THENCE, WEST, COINCIDENT WITH THE SOUTH LINE OF SAID FARM TRACT 757, A DISTANCE OF 986.70 FEET TO A NAIL FOUND ON THE POINT OF BEGINNING, CONTAINING 25.45 GROSS 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.

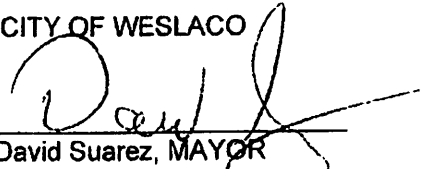
SECTION 5. That this Ordinance shall take effect immediately from and after its passage and publication in accordance with the provisions of the *Tex. Loc. Gov't. Code*.

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*.

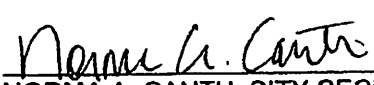
PASSED AND APPROVED on first reading at a regular meeting of the City Commission this 7th day of June 2022.

PASSED AND APPROVED on second reading at a regular meeting of the City Commission this 21st of day of June 2022.

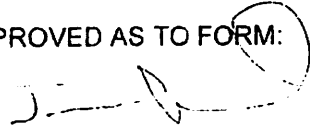
CITY OF WESLACO


David Suarez, MAYOR

ATTEST:


NORMA A. CANTU, CITY SECRETARY

APPROVED AS TO FORM:


Juan E. Gonzalez, CITY ATTORNEY

Appendix 1.0 (cont.)

HIDALGO COUNTY RAINFALL INTENSITY TABLES (cont.)

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

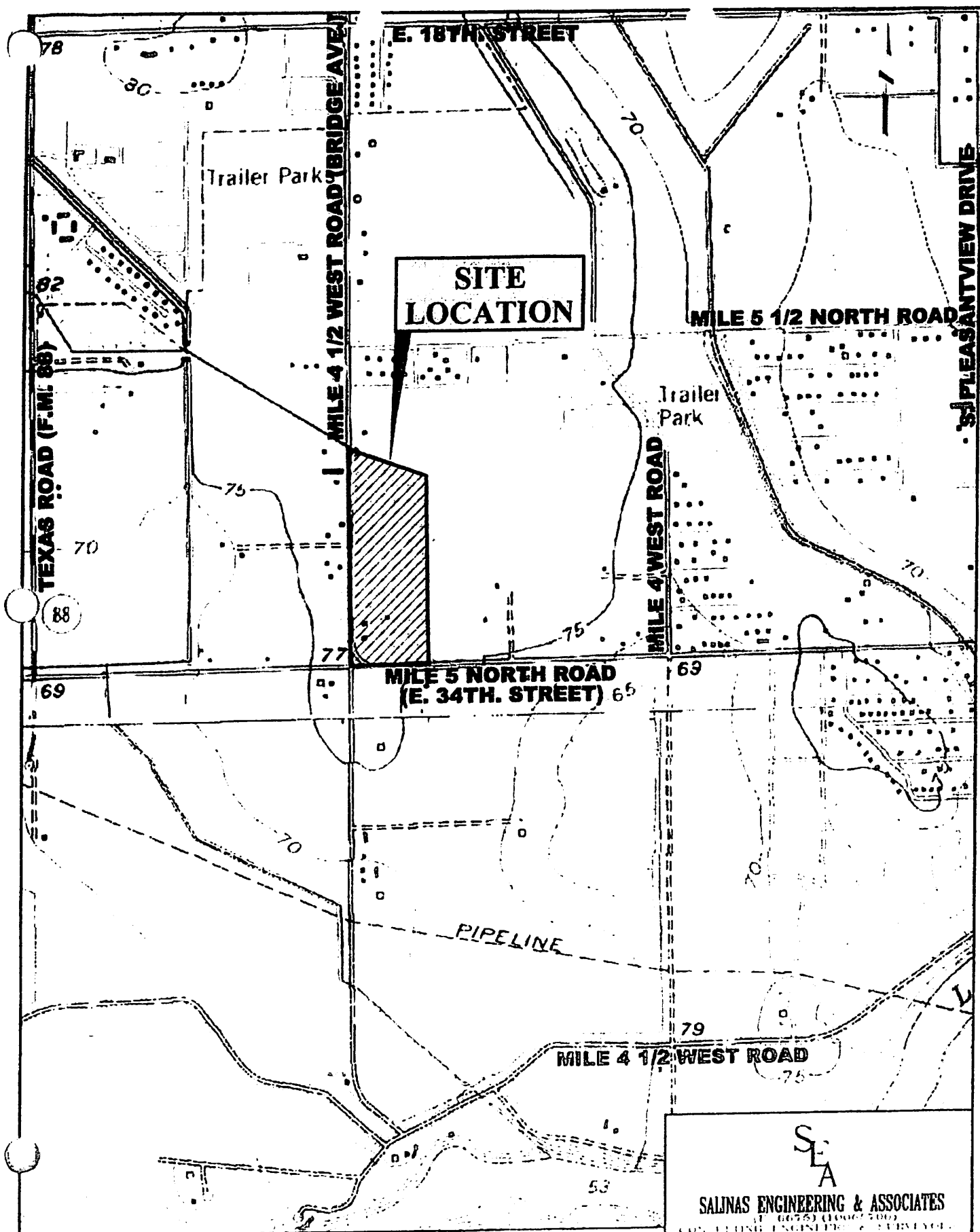
$$\text{formula } I = b/(L+d)^c$$

TIME	2 yr.	5 yr.	10 yr.	25 yr.	50 yr.	100 yr.
115	1.342	1.731	2.043	2.380	2.674	2.898
120	1.299	1.677	1.981	2.309	2.596	2.815
125	1.259	1.628	1.924	2.242	2.523	2.737
130	1.221	1.581	1.870	2.180	2.455	2.665
135	1.186	1.537	1.819	2.122	2.391	2.596
140	1.153	1.496	1.771	2.067	2.331	2.532
145	1.122	1.457	1.727	2.015	2.274	2.471
150	1.093	1.421	1.684	1.966	2.220	2.413
155	1.065	1.386	1.644	1.919	2.169	2.359
160	1.039	1.354	1.606	1.876	2.121	2.307
165	1.014	1.323	1.570	1.834	2.075	2.258
170	0.991	1.293	1.536	1.794	2.032	2.211
175	0.968	1.265	1.504	1.757	1.990	2.167
180	0.947	1.239	1.473	1.721	1.951	2.124
185	0.927	1.213	1.443	1.686	1.913	2.084
190	0.907	1.189	1.415	1.654	1.877	2.045
195	0.889	1.166	1.388	1.622	1.842	2.008
200	0.871	1.144	1.362	1.592	1.809	1.972
205	0.854	1.122	1.337	1.564	1.778	1.938
210	0.838	1.102	1.313	1.536	1.747	1.906
215	0.823	1.082	1.290	1.510	1.718	1.874
220	0.808	1.063	1.268	1.484	1.690	1.844
225	0.793	1.045	1.247	1.460	1.663	1.815
230	0.780	1.028	1.227	1.436	1.637	1.787
235	0.766	1.011	1.207	1.413	1.611	1.759
240	0.754	0.995	1.189	1.392	1.587	1.733
245	0.741	0.979	1.170	1.370	1.564	1.708
250	0.729	0.964	1.153	1.350	1.541	1.684
255	0.718	0.950	1.136	1.330	1.519	1.660
260	0.707	0.936	1.119	1.311	1.498	1.637
265	0.696	0.922	1.103	1.293	1.477	1.615
270	0.686	0.909	1.088	1.275	1.458	1.594
275	0.676	0.896	1.073	1.257	1.438	1.573
280	0.666	0.884	1.059	1.241	1.420	1.553
285	0.657	0.872	1.045	1.224	1.402	1.533

TIME	2 yr.	5 yr.	10 yr.	25 yr.	50 yr.	100 yr.
290	0.647	0.860	1.031	1.209	1.384	1.514
295	0.639	0.849	1.018	1.193	1.367	1.496
300	0.630	0.838	1.005	1.178	1.350	1.478
305	0.622	0.828	0.992	1.164	1.334	1.460
310	0.614	0.817	0.980	1.150	1.318	1.444
315	0.606	0.807	0.969	1.136	1.303	1.427
320	0.598	0.797	0.957	1.123	1.288	1.411
325	0.591	0.788	0.946	1.110	1.274	1.395
330	0.583	0.779	0.935	1.097	1.260	1.380
335	0.576	0.770	0.924	1.085	1.246	1.365
340	0.570	0.761	0.914	1.073	1.233	1.351
345	0.563	0.752	0.904	1.061	1.220	1.337
350	0.556	0.744	0.894	1.050	1.207	1.323
355	0.550	0.736	0.885	1.039	1.195	1.309
360	0.543	0.728	0.875	1.028	1.182	1.296
365	0.538	0.720	0.866	1.017	1.171	1.284
370	0.532	0.713	0.857	1.007	1.159	1.271
375	0.526	0.705	0.849	0.997	1.148	1.259
380	0.521	0.698	0.840	0.987	1.137	1.247
385	0.515	0.691	0.832	0.977	1.126	1.235
390	0.510	0.684	0.824	0.968	1.115	1.224
395	0.504	0.677	0.816	0.958	1.105	1.212
400	0.499	0.671	0.808	0.949	1.095	1.201
405	0.494	0.664	0.800	0.940	1.085	1.191
410	0.489	0.658	0.793	0.932	1.075	1.180
415	0.485	0.652	0.786	0.923	1.066	1.170
420	0.480	0.646	0.779	0.915	1.056	1.160
425	0.475	0.640	0.772	0.907	1.047	1.150
430	0.471	0.634	0.765	0.899	1.038	1.140
435	0.466	0.628	0.758	0.891	1.029	1.131
440	0.462	0.623	0.751	0.883	1.021	1.121
445	0.458	0.617	0.745	0.876	1.012	1.112
450	0.454	0.612	0.739	0.869	1.004	1.103
455	0.450	0.607	0.733	0.861	0.996	1.094
460	0.446	0.602	0.726	0.854	0.988	1.086

where:	2yr	5yr	10yr	25yr	50yr	100yr
c=	0.831	0.795	0.778	0.771	0.749	0.740
b=	74	80	87	98	99	103
d=	9.6	9.2	9.2	9.2	9.2	9.6

Prepared By Melden & Hunt, Inc.



E. 18TH STREET

MILE 4 1/2 WEST ROAD (BRIDGE AVE)

**SITE
LOCATION**

MILE 5 1/2 NORTH ROAD

PLEASANTVIEW DRIVE

TEXAS ROAD (F.M. 88)

MILE 4 1/2 WEST ROAD

MILE 5 NORTH ROAD
(E. 34TH STREET)

PIPELINE

MILE 4 1/2 WEST ROAD

S
E
A

SALINAS ENGINEERING & ASSOCIATES

CONSULTING ENGINEERS & SURVEYORS
2021 DALLAS, TEXAS 75201
TEL: (214) 400-1000 FAX: (214) 400-1400

USGS MAP

SOUTH BRIDGE RANCHETTES SUBDIVISION

SCALE: 1"=1,000'

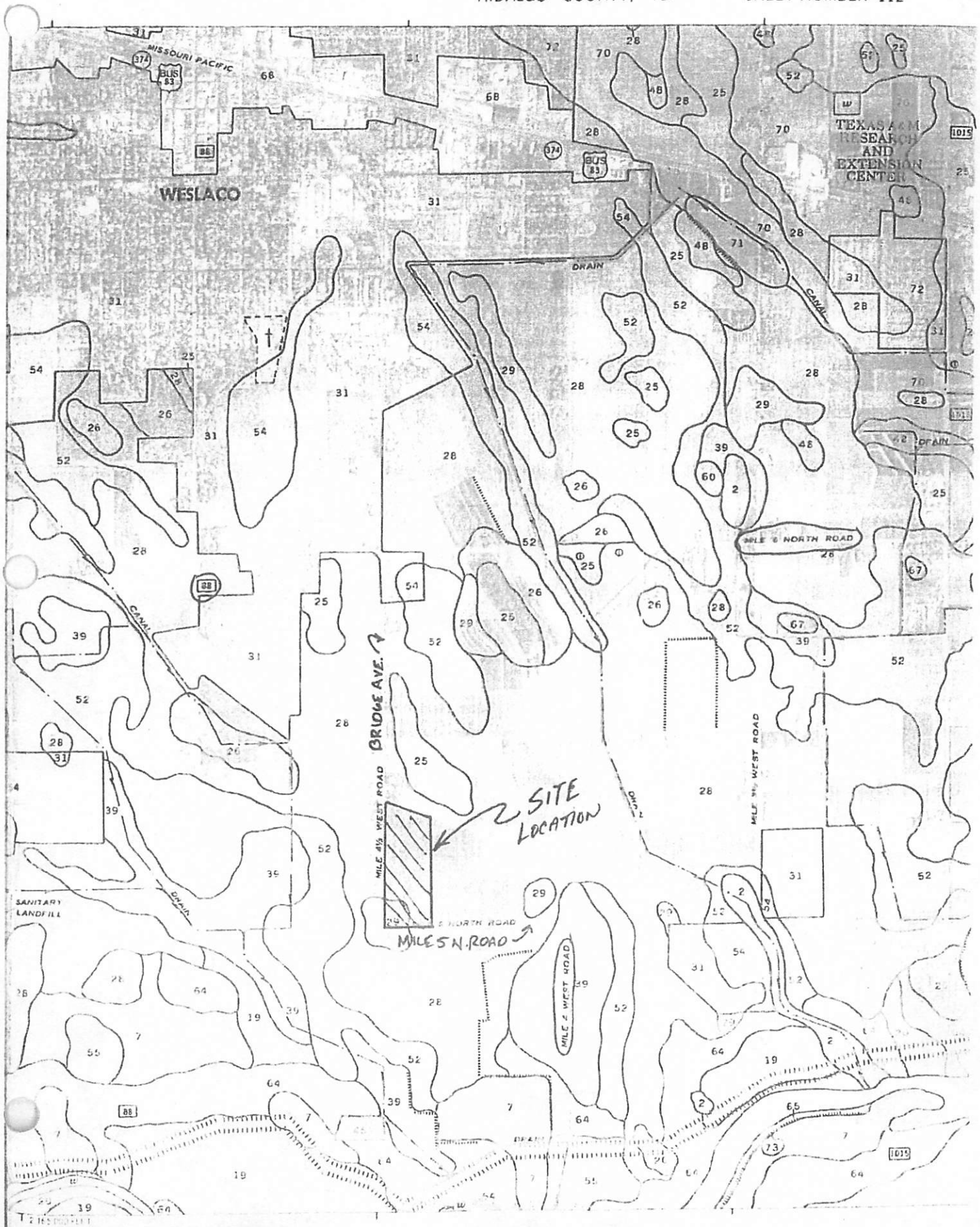


TABLE 16.--ENGINEERING INDEX PROPERTIES--Continued

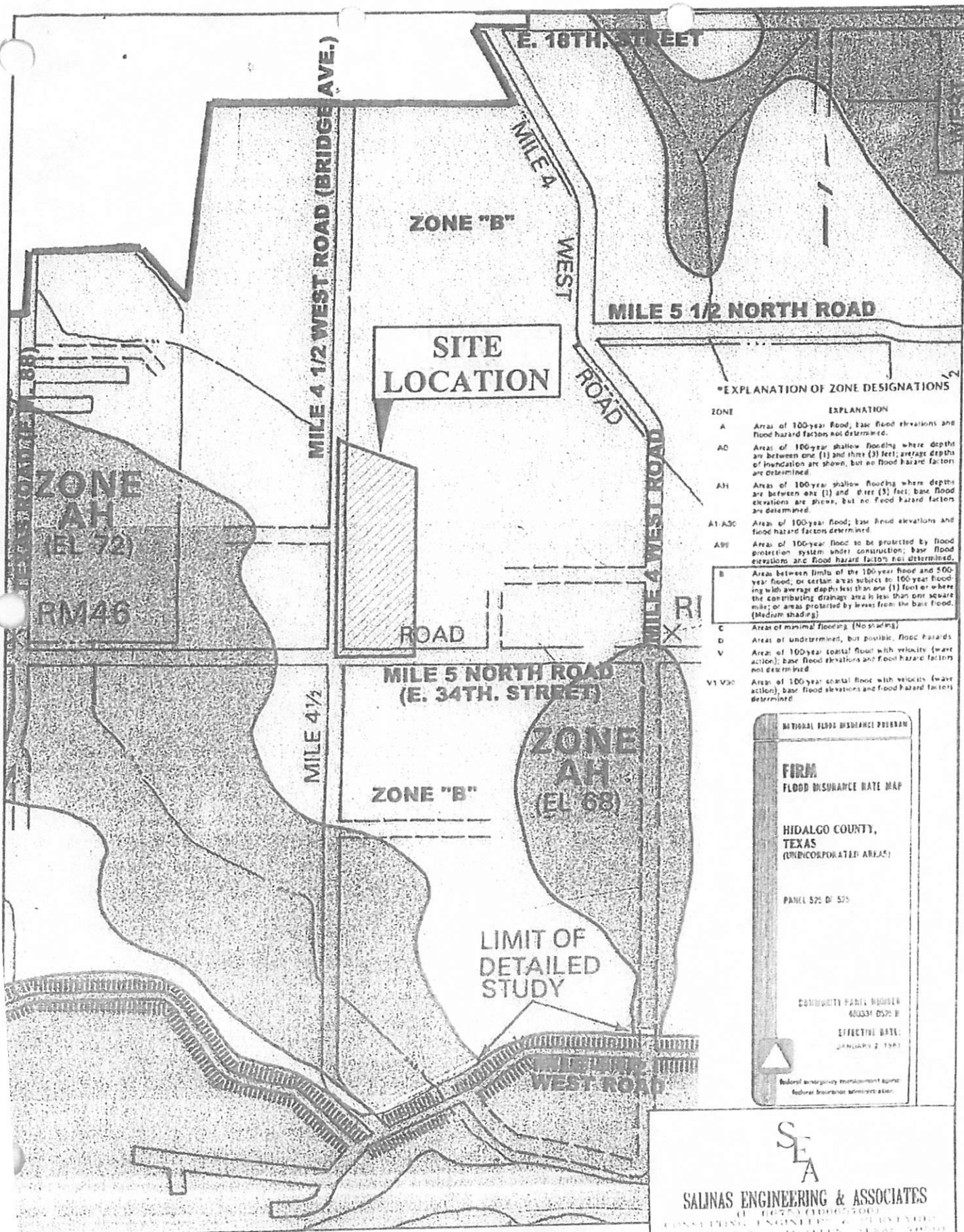
Map symbol and soil name	Depth	USDA texture	Classification		Percentage passing sieve number--				Liquid limit Pct	Plasticity index
			Unified	AASHTO	4	10	40	200		
	<u>In</u>									
13:*										
Randado-----	0-9	Fine sandy loam	SM, SM-SC	A-2-4	75-100	70-100	70-100	20-35	<25	NP-7
	9-16	Fine sandy loam, 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-----	SF-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-----										
Harzill-----	0-16	Fine sandy loam	SC, SM-SC, SM	A-2-4	100	95-100	95-100	17-35	<30	NP-8
	16-63	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	51-65	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-----	0-6	Clay-----	CH	A-7-6	100	100	100	90-100	51-65	32-60
	6-35	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-----										
Nettleville-----	0-17	Sandy loam-----	SM	A-2-4	100	100	75-100	13-24	<25	NP-4
	17-56	Fine sandy loam, loam.	SM, SM-SC	A-2-4	100	100	90-100	20-30	<30	NP-7
	56-65	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	20-50	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

U.S. DEPT. OF AGRICULTURE

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----- Canarps	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----- Delfino	B	None-----	---	---	2.5-5.0	Apparent	Sep-May	---	---	High-----	Low.
12----- Delmita	C	None-----	---	---	>6.0	---	---	20-40	Thin	Moderate	Low.
13.* Comita	C	None-----	---	---	>6.0	---	---	20-40	Thin	Moderate	Low.
14----- Gado	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	Rare to rare	---	---	>6.0	---	---	---	---	High-----	Low.
21----- Irish land.											
22, 23, 24----- Jethroville	B	None-----	---	---	>6.0	---	---	---	---	---	Low.
25, 26, 27, 28----- Llaneta	B	None-----	---	---	>6.0	---	---	---	---	High-----	Low.
29----- Llaneta	B	None-----	---	---	5.0-6.0	Apparent	Sep-May	---	---	High-----	Low.
30.* Llaneta	B	None-----	---	---	---	---	---	---	---	High-----	Low.
31----- Llaneta	B	None-----	---	---	>6.0	---	---	---	---	High-----	Low.



NATIONAL FLOOD INSURANCE PROGRAM

FIRM
FLOOD INSURANCE RATE MAP

HIDALGO COUNTY,
TEXAS
(UNINCORPORATED AREAS)

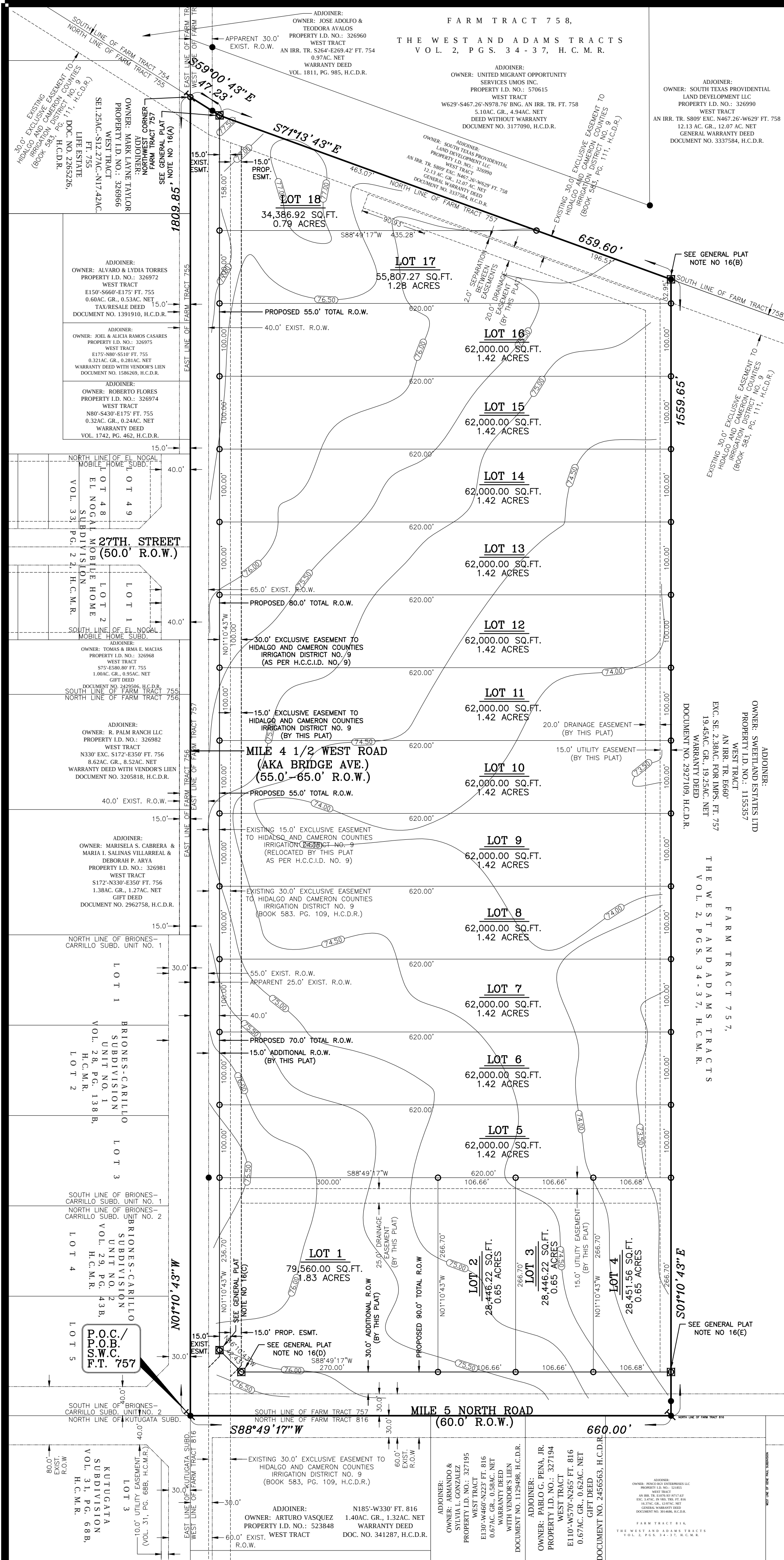
PANEL 525 OF 525

COMMUNITY PANEL NUMBER
60534 0525 H

EFFECTIVE DATE:
JANUARY 2, 1991

Federal Emergency Management Agency
Federal Insurance Administration

SEA
SALINAS ENGINEERING & ASSOCIATES
(11075) (11075) (11075)
CONSULTING ENGINEERS & ARCHITECTS
11075 11075 11075 11075 11075 11075 11075 11075 11075 11075
11075 11075 11075 11075 11075 11075 11075 11075 11075 11075



LEGEND

- FOUND 1/2" IRON ROD
- FOUND NAIL
- SET 1/2" IRON ROD WITH YELLOW CAP MARKED "SEA 5782"
- SET NAIL
- F.T. FARM TRACT
- C.C. CENTERLINE
- S.E.C. SOUTHEAST CORNER
- 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.M.R. HIDALGO COUNTY MAP RECORDS
- SQ.FT. SQUARE FEET
- VOL. VOLUME
- P.G. PAGE

SCALE: 1"=100'

NAD 1983 STATE PLANE TEXAS

SOUTH FIPS 4205 FEET

SOUTH BRIDGE RANCHETTES SUBDIVISION

HIDALGO COUNTY, TEXAS

BEING A 25.45 GROSS ACRE TRACT OF LAND, MORE OR LESS, OUT OF AND FORMING A PART OF FARM TRACT 757, BLOCK 140, WEST TRACT SUBDIVISION, HIDALGO COUNTY, TEXAS, AS PER THE MAP OR PLAT THEREOF RECORDED IN VOLUME 02, PAGES 34-37, MAP RECORDS OF HIDALGO COUNTY, TEXAS.

- GENERAL PLAT NOTES:
- MINIMUM SETBACKS:
FRONT: 25.00' OR GREATER FOR EASEMENTS.
REAR: 25.00' OR GREATER FOR EASEMENTS.
SIDE: 6.00' OR GREATER FOR EASEMENTS.
CORNER SIDE: 10.00' OR GREATER FOR EASEMENTS.
GARAGE: 25.00' OR GREATER FOR EASEMENTS.
 - FLOOD ZONE STATEMENT:
FLOOD ZONE DESIGNATION: ZONE "B".
ZONE "B": AREAS BETWEEN LIMITS OF THE 100-YEAR FLOOD AND 500-YEAR FLOOD; OR CERTAIN AREAS SUBJECT TO 100-YEAR FLOODING WITH AVERAGE DEPTHS LESS THAN ONE (1) FOOT OR WHERE THE CONTRIBUTING DRAINAGE AREA IS LESS THAN ONE SQUARE MILE; OR AREAS PROTECTED BY LEVEES FROM THE BASE FLOOD. (MEDIUM SHADING)
 - MINIMUM FINISH FLOOR ELEVATION FOR:
LOTS 1-6: 77.0
LOTS 7-11: 75.5
LOTS 12-18: 77.5
EACH LOT SHALL PROVIDE FOR A DRAINAGE SWALE, WITH A MINIMUM VOLUME AS FOLLOWS:
LOT 1 SHALL BE REQUIRED TO DETAIN 3,232 CUBIC-FEET.
LOTS 2-4 SHALL BE REQUIRED TO DETAIN 1,880 CUBIC-FEET.
LOT 5-16 SHALL BE REQUIRED TO DETAIN 4,107 CUBIC-FEET.
LOT 17 SHALL BE REQUIRED TO DETAIN 3,232 CUBIC-FEET.
LOT 18 SHALL BE REQUIRED TO DETAIN 2,886 CUBIC-FEET OF STORM WATER RUNOFF.
DRAINAGE RETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS FOLLOWS: (SEE SHEET NO. 2 FOR STORM SEWER IMPROVEMENTS.)
THE CITY OF WESLACO IS CHARGED WITH ENFORCING DETENTION REQUIREMENTS ON EACH LOT DURING THE BUILDING PERMIT STAGE.
 - UNLESS OTHERWISE NOTED ON THIS PLAT, THE LOTS ARE MONUMENTED BY 1/2 INCH WIDE BY 18 INCH LONG IRON RODS.
 - NO STRUCTURE SHALL BE PERMITTED UNDER 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 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.
 - BENCHMARK NOTE: BM 6 SOUTHEAST CORNER OF THE INTERSECTION OF MILE 5 NORTH RD. AND FM 88 (OLD ZONE 14 SOUTH 4205) HORIZONTAL DATUM: NAD 83 VERTICAL DATUM: NAVD 83 LAT.: 26° 07' 34.18407" N LONG.: 97° 05' 24.57008" W ELEVATION: 67.629
 - THIS SUBDIVISION WAS DESIGNED FOR 50-YEAR FLOOD RATIONAL METHOD.
 - 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. 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.
 - ALL LOTS SHALL HAVE A POST DEVELOPMENT FINISHED GRADE FROM THE CENTER OF THE LOT TO THE CURB AT A 0.0% SLOPE TO ACCOMPLISH POSITIVE DRAINAGE. THIS IS IN ACCORDANCE WITH HIDALGO COUNTY SUBDIVISION RULES APPENDIX 3.1.4.
 - ANY ADDITION TO EXISTING RESIDENCE MUST COMPLY WITH ALL SETBACKS RESTRICTIONS RECORDED ON THIS PLAT.
 - A 5.0' SIDEWALK SHALL BE REQUIRED ALONG ALL EXTERIOR 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. (ANY DAMAGES TO IRRIGATION LINE AT OWNERS EXPENSE)
 - STREETLIGHT MUST BE LOCATED EVERY 300 FEET.
 - ON-SITE SEWAGE FACILITIES (OSSF) NOTE: THIS SUBDIVISION SHALL BE ON-SITE SEWAGE FACILITIES IN ACCORDANCE WITH TEXAS AND HIDALGO COUNTY REGULATIONS FOR SEWAGE DISPOSAL. THE SUBDIVIDER IS RESPONSIBLE FOR PROVIDING AN OSSF ON ALL LOTS.
A. OSSF SYSTEM IS BEING DESIGNED FOR DISPOSAL OF DOMESTIC SEWAGE ONLY.
A SEPARATE DESIGN SHALL BE SUBMITTED FOR COMMERCIAL USE.
B. EACH LOT ON THIS PLAT COMPLIES WITH THE MINIMUM 21,780 SQUARE FEET LOT AREA WITH POTABLE WATER SUPPLY.
C. OSSF SYSTEM SHALL REQUIRE INSPECTION AND APPROVAL BY HIDALGO COUNTY AUTHORIZED DEPARTMENT.
D. SOIL ANALYSIS HAVE BEEN SUBMITTED TO THE AUTHORIZED HIDALGO COUNTY DEPARTMENT AND EXEMPTS 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 ADSORPTIVE DRAINFIELD SYSTEM.
E. APPROVED "OSSF" PERMIT APPLICATION IS REQUIRED INCLUDING INDIVIDUAL LOT PLANNING MATERIALS PRIOR TO OCCUPANCY A LOT.
 - SET CONCRETE MONUMENTS ON CORNERS SHOWN HEREIN:
A. NORTHWEST CORNER OF LOT 18
N: 16573437.40
E: 1154222.35
B. NORTHEAST CORNER OF LOT 17
N: 16573225.48
E: 1154846.95
C. NORTHERN CORNER OF CORNER CLIP OF LOT 1
N: 16571743.08
E: 1154208.04
D. SOUTHERN CORNER OF CORNER CLIP OF LOT 1
N: 1657173.72
E: 1154208.66
E. SOUTHEAST CORNER OF LOT 4
N: 16571726.14
E: 1154878.53
 - DRAINAGE EASEMENTS SHALL BE MAINTAINED BY PROPERTY OWNERS.
 - NO COVERING OR ALTERATIONS TO DRAIN SWALES WILL BE ALLOWED.

STATE OF TEXAS
COUNTY OF HIDALGO

I, CYNTHIA O'BRIAN, THE UNDERSIGNED, OWNER OF THE LAND SHOWN IN THIS PLAT AND DESIGNATED HEREIN AS SOUTH BRIDGE RANCHETTES SUBDIVISION TO THE CITY OF WESLACO, COUNTY OF HIDALGO, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, DOES (DO) HEREBY SUBDIVIDE SUCH PROPERTY AND DEDICATE TO THE USE OF THE PUBLIC STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES SHOWN THEREON FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

OWNER: CYNTHIA O'BRIAN
152 E. 94TH STREET, APT. 6J
NEW YORK, NEW YORK 10128

STATE OF TEXAS
COUNTY OF HIDALGO

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE _____ DAY OF _____, 2024.

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

STATE OF TEXAS
CITY OF WESLACO
MAYOR'S CERTIFICATION

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

MAYOR, CITY OF WESLACO _____ DATE _____

ATTEST: SECRETARY, CITY OF WESLACO _____ DATE _____

CHAIRMAN, PLANNING AND ZONING COMMISSION _____ DATE _____

STATE OF TEXAS
COUNTY OF HIDALGO

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

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

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

STATE OF TEXAS
COUNTY OF HIDALGO

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

DATED THIS ____ DAY OF _____, 20 ____

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

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

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

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

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

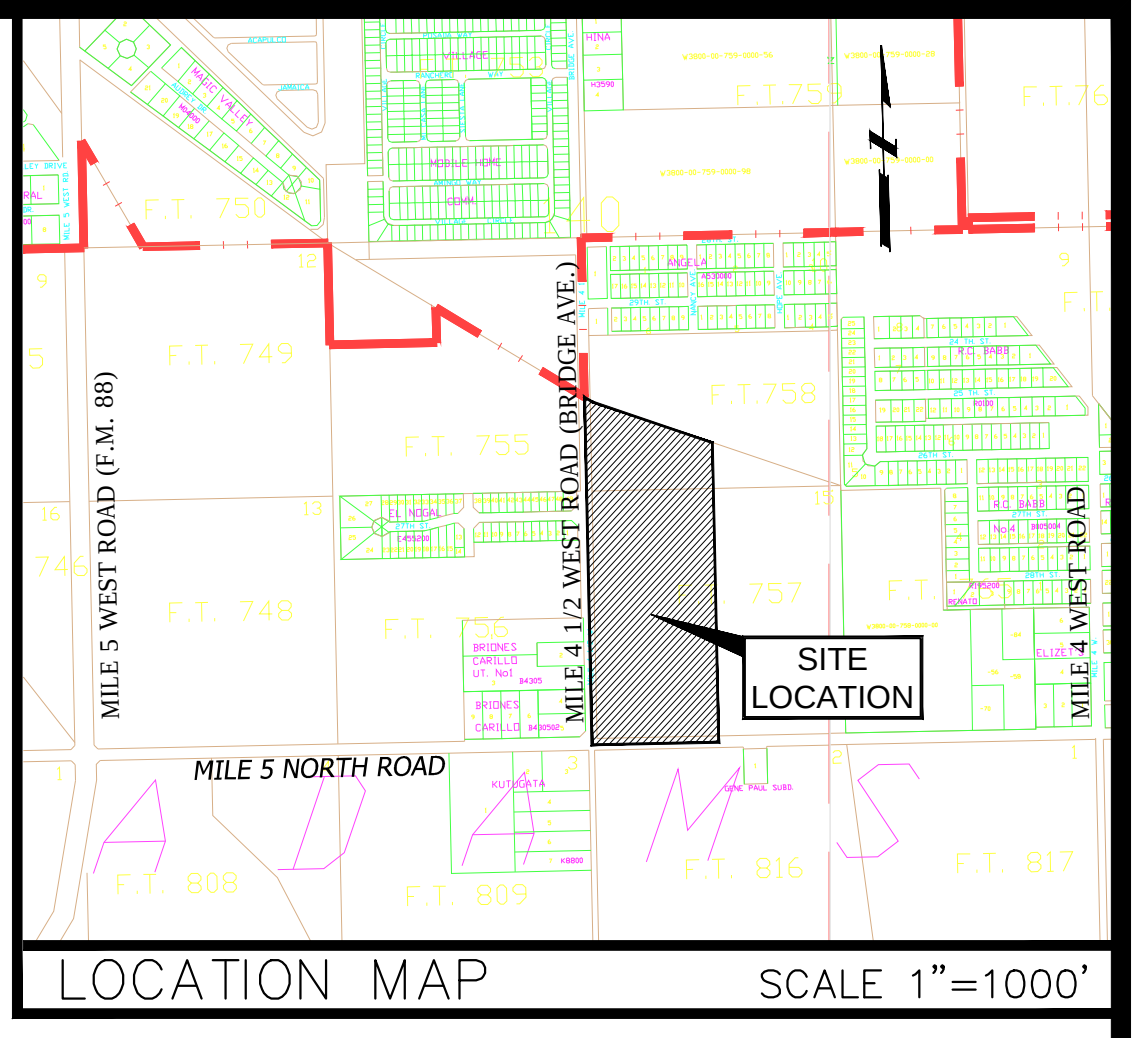
GENERAL MANAGER
HIDALGO & CAMERON COUNTIES IRRIGATION DISTRICT NO. 9

APPROVED BY DRAINAGE DISTRICT:

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

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

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



METES AND BOUNDS DESCRIPTION

BEING A 25.45 GROSS ACRE TRACT OF LAND, MORE OR LESS, OUT OF AND FORMING A PART OF FARM TRACT 757, BLOCK 140, THE WEST AND ADAMS TRACTS, HIDALGO COUNTY, TEXAS, AS PER THE MAP OR PLAT THEREOF RECORDED IN VOLUME 02, PAGES 34-37, MAP RECORDS OF HIDALGO COUNTY, TEXAS; SAID 25.45 ACRE TRACT OF LAND IS MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A NAIL FOUND ON THE SOUTHWEST CORNER OF SAID FARM TRACT 757 LOCATED AT THE INTERSECTION OF MILE 4 1/2 WEST ROAD (AKA SOUTH BRIDGE AVE.) AND MILE 5 NORTH ROAD FOR THE SOUTHWEST CORNER AND POINT OF BEGINNING OF THIS HEREIN DESCRIBED TRACT;

(1) THENCE, NORTH 01 DEGREES 10 MINUTES 43 SECONDS WEST, COINCIDENT WITH THE WEST LINE OF SAID FARM TRACT 757, A DISTANCE OF 1,809.85 FEET TO A NAIL SET IN THE CENTER OF SAID SOUTH BRIDGE AVE. FOR THE NORTHWEST CORNER OF SAID FARM TRACT 757 AND FOR THE NORTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT;

(2) THENCE, SOUTH 59 DEGREES 00 MINUTES 43 SECONDS EAST, A DISTANCE OF 29.53 FEET PASS THE APPARENT EAST RIGHT-OF-WAY LINE OF SAID SOUTH BRIDGE AVE., AT A DISTANCE OF 47.23 FEET IN ALL TO A NAIL FOUND ON INTERSECTION WITH THE SOUTH LINE OF SAID FARM TRACT 757 LOCATED IN THE CENTER OF SAID MILE 5 NORTH ROAD FOR THE SOUTHEAST CORNER OF THIS HEREIN DESCRIBED TRACT;

(3) THENCE, SOUTH 71 DEGREES 13 MINUTES 43 SECONDS EAST, A DISTANCE OF 659.60 FEET TO A 1/2 INCH DIAMETER IRON ROD FOUND FOR THE NORTHEAST CORNER OF THIS HEREIN DESCRIBED TRACT;

(4) THENCE, SOUTH 01 DEGREES 10 MINUTES 43 SECONDS EAST, A DISTANCE OF 1,529.65 FEET PASS THE NORTH RIGHT-OF-WAY LINE OF SAID MILE 5 NORTH ROAD, AT A DISTANCE OF 1,559.65 FEET IN ALL TO A NAIL FOUND ON INTERSECTION WITH THE SOUTH LINE OF SAID FARM TRACT 757 LOCATED IN THE CENTER OF SAID MILE 5 NORTH ROAD FOR THE SOUTHEAST CORNER OF THIS HEREIN DESCRIBED TRACT;

(5) THENCE, SOUTH 88 DEGREES 49 MINUTES 17 SECONDS WEST, COINCIDENT WITH THE SOUTH LINE OF SAID FARM TRACT 757, A DISTANCE OF 660.00 FEET TO THE POINT OF BEGINNING, CONTAINING 25.45 GROSS ACRES OF LAND, MORE OR LESS.

BASIS OF BEARING: SITE SURVEY PLAT BY OTHERS
N:\SUBDIVISION\PLATS\SOUTHBRIDGERANCHETTES.SUB\25.45.REV101922

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

ON: _____ AT _____ AM/PM

INSTRUMENT NUMBER _____

RECORDED IN VOLUME _____ PAGE _____

OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS

BY: _____ DEPUTY

DISCLAIMER: THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW BY THE CITY OF WESLACO ONLY & BY NO OTHERS UNDER THE AUTHORITY OF DAVID OMAR SALINAS, P.E., TX. REG. NO. 71973 ON OCT. 08, 2024. IT IS NOT TO BE USED FOR CONSTRUCTION PURPOSES.

SOUTH BRIDGE RANCHETTES SUBDIVISION

PREPARED BY: SALINAS ENGINEERING & ASSOC.
DATE OF PREPARATION: OCT. 08, 2024
JOB NUMBER: SP-20-25394
OWNER: CYNTHIA O'BRIAN
152 E. 94TH STREET, APT. 6J
NEW YORK NY 10128

SEA

SALINAS ENGINEERING & ASSOC.

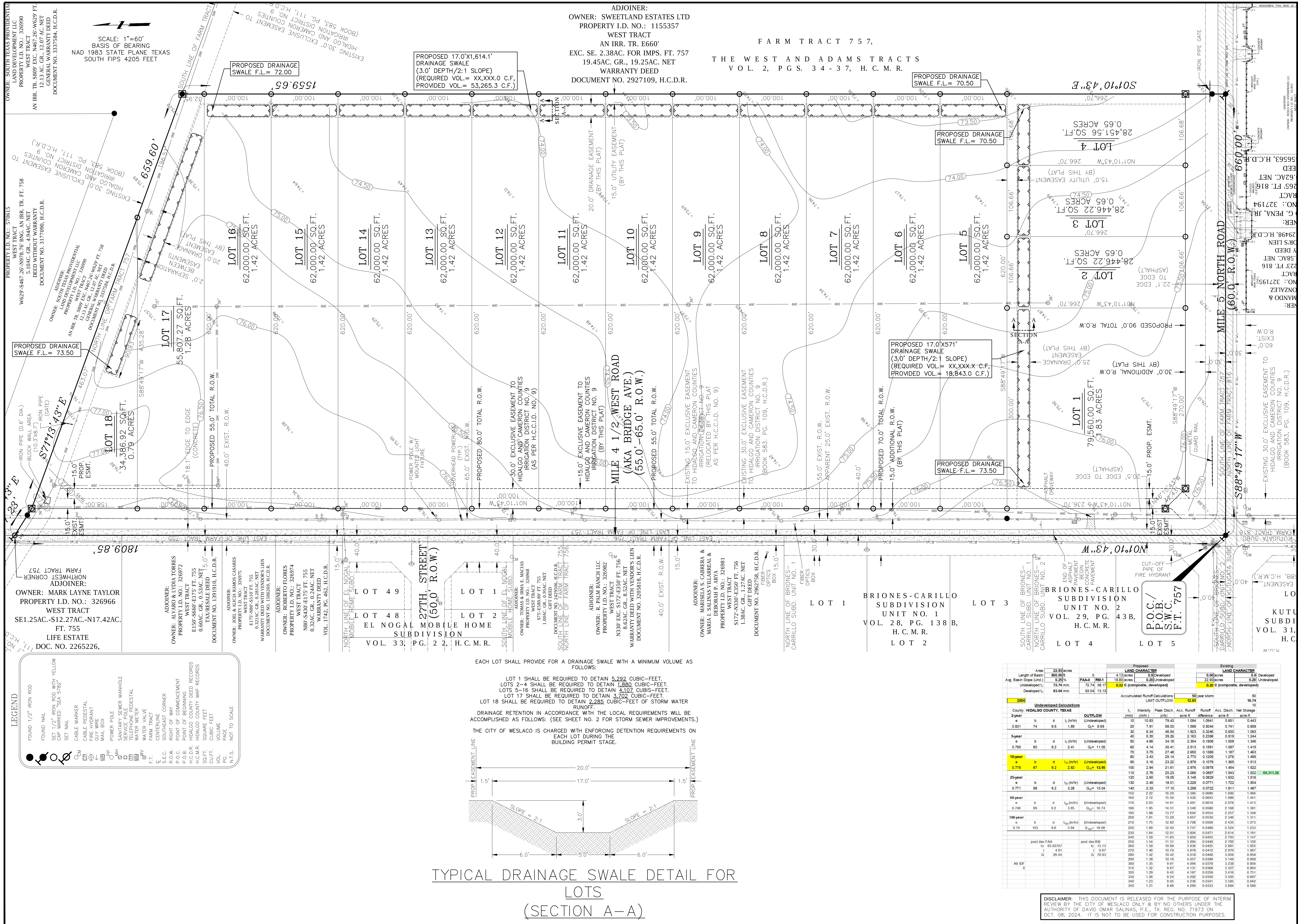
(P-6675) (TBPLS-10068700)

CONSULTING ENGINEERS & SURVEYORS

2221 DAFFODIL AVE., MCALLEN, TEXAS 78501
(956) 682-9081 (956) 686-1489 (FAX)

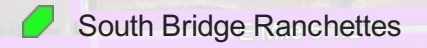
TBPLS 12100 PARK 35 CIRCLE BLDG. A, SUITE 156, MC-230, AUSTIN, TEXAS 78753 (512) 329-5263

NAME	ADDRESS	CITY & ZIP	PHONE	FAX
OWNER: CYNTHIA O'BRIAN	152 E. 94TH STREET, APT. 6J	NEW YORK, NY 10128	(956) 778-0140	NONE
ENGINEER: DAVID O. SALINAS	2221 DAFFODIL AVE.	MCALLEN, TEXAS 78501	(956) 682-9081	(956) 686-1489
SURVEYOR: DAVID O. SALINAS	2221 DAFFODIL AVE.	MCALLEN, TEXAS 78501	(956) 682-9081	(956) 686-1489



South Bridge Ranchettes

Legend



Mile 5 N Rd

Google Earth

Image © 2024 Airbus

1000 ft





Standardized Agenda Request Form

Date of Meeting: January 21, 2025		Agenda Item No. (to be assigned by CSO): 2024-1250	
From: REBEKAH DE LA FUENTE			
Subject: Discussion and consideration to approve the Final Plat for The Gardens At Villa Verde Subdivision Phase 1, being 7.08 acres out of Farm Tract 745, West and Adams Tract Subdivision, Weslaco, Hidalgo County, Texas. Located approximately 2,200 ft. north of W Mile 5 N. (Staffed by Planning & Code Enforcement Department.)			
Background: The proposed forty-four (44) 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 "B". Applicant has requested a variance for off-site drainage, zero side setback and Minimum Lot Size.			
Funding Source (budget code, if applicable):			
Amount:	Term of Impact:	Identified in Current Budget:	
Additional Action Prompted: Mayor's Signature			
If item previously considered, provide date and action by Commission:			
If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners:			
Advisory Review, if any (name of board/committee, date of action, recommendation): The Planning and Zoning Commission recommended approval of the final plat and the variance requests at their regular meeting of January 8, 2025.			
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 Final Plat and compliance with the ordinance on the variance request			
Attachments, if any: The Gardens at villa Verde - Memo, The gardens at villa verde subd. phase 1- Application, Drainage Report and Legal documents, The Gardens at Villa Verde Subdivision 7-24-24, The Gardens at Villa Verde - Aerial			
Responsibilities upon Approval: Staff will advise the applicant.			

City of Weslaco

"The City on the Grow"



Adrian Gonzalez, Mayor
Israel Gonzalez, Jr., Mayor Pro-Tem, Commissioner At-large
Pete Garcia, Jr. Commissioner At-large
Josh Pedraza, Commissioner, District 1
Letty Lopez, Commissioner, District 2
Jose "JP" Rodriguez, Commissioner, District 3
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 Gardens At Villa Verde - Final Plat

DATE: January 17, 2025

The proposed forty-four (44) lot subdivision is for residential/ garden home type use and is located inside the City of Weslaco. The subdivision will be provided with water and sanitary sewer by the City of Weslaco. The developer has requested a variance for off-site drainage, zero side setback and Minimum Lot Size. The minimum lots size for an R-4 district is 5,000 to 5,500 square feet and the developer has proposed 5,919.97 square feet for Lot 20. The Planning & Zoning Commission recommended approval of the final plat.

Thank you,

Rebekah de la Fuente, CFM



SUBDIVISION PLATTING APPLICATION

PLAT-000730-2024



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: The Gardens At Villa Verde Subdivision Phase 1

Location: South Hidalgo County Texas, on the west side of S Texas Blvd and approximately 2,200 ft. north of W Mile 5 N.

Legal Description: A 7.08 acre tract of land more or less out of farm tract 745, The West and Adams Tract Subdivision, Hidalgo County, Texas, volume 2, pages 34-37 H.C.M.R.
and also being part out of a 15.32 acre tract of land as described in warranty deed recorded february 16, 2022, via document number 3311512, official 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-4

Existing Land Use: Open Land Proposed Land Use: Garden Homes

Number of Lots Proposed: 44 Gross Acreage: 7.08

Title Report Submitted: ☒ YES ☐ NO

OWNER INFORMATION

Owner's Name: RGV Developers LLC Telephone: (956)-732-6619

Address: 4812 N 10TH Street, Apt. 715 Fax: _____

City: McAllen State: TX Zip: 78504 E-mail: jorge.ferretis@outlook.com

ENGINEER INFORMATION

Name: S2 Engineering PLLC Telephone: (956)403-9787

Address: 2020 Griffin Pkwy Fax: _____

City: Mission State: TX Zip: 78574 E-mail: S2engineering.ns@gmail.com

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

UTILITY PROVISIONS

Will proposed subdivision connect to:

☒ YES ☐ NO Water Provision: City of Weslaco

☒ YES ☐ NO Wastewater Provision: City of Weslaco

☒ YES ☐ NO Electric Company: AEP

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

Proposed subdivision is in the following districts:

☒ YES ☐ NO Drainage District <u>HCDD1</u>	☒ YES ☐ NO Irrigation District <u>HCCID9</u>
--	---

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

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

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

SUBMITTALS REQUIRED FOR MINOR PLAT REVIEW

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

_____ PDF copy of all documents submitted (emailed or USB)

_____ \$355.00 Planning Review fee, \$100.00 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 street names

_____ Drainage plans and calculations with engineer's seal

_____ Elevations

_____ Flood directional arrows

_____ Detention areas

_____ Street names

_____ Proof of ownership of the property

_____ If septic tank system required, submit soil evaluation report

_____ Water Rights associated with the property

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

SUBMITTALS REQUIRED FOR PRELIMINARY (P & Z)

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

☒ PDF copy of all documents submitted (emailed or USB)

☒ \$355.00 Planning Review fee, \$100.00 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
- ☐ N/A 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

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

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
- ☐ Traffic Impact Analysis (If required)
- ☐ 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
- ☐ 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

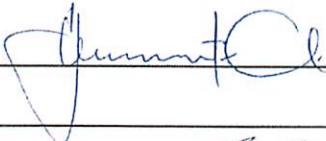
**** Any revisions requested would require resubmission of plats and reduced copy reflecting changes.**

AUTHORIZATION AND ACKNOWLEDGEMENTS

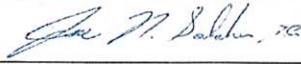
I certify that I am the actual owner of the property described above and this application is being submitted with my consent (include corporate name if applicable); and the following person listed below is my authorized agent to act on my behalf.

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: JORGE M. FERREZ

Owner Signature:  Date: 10/29/24

_____ is the authorized agent

Authorized Agent Signature:  Date: 10/29/24

Authorized Agent Printed Name: Jose Noe Saldivar

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-000598-2024



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. _____

BY: _____

GENERAL INFORMATION

Name of Subdivision: The Gardens At Villa Verde Subdivision Phase 1

Location: South Hidalgo County Texas, on the west side of S Texas Blvd and approximetly 2,200 ft. north of W Mile 5 N.

Legal Description: A 7.30 acre tract of land more or less out of farm tract 745, The West and Adams Tract Subdivision, Hidalgo County, Texas, volume 2, pages 34-37, HCMR and also being part out of a 15.32 acre tract of land as described in warranty deed recorded february 16, 2022, via document number 3311512, offical records of Hidalgo County, Texas.

VARIANCE TYPE:

☐ Streetlights ☐ YES ☐ NO

Describe in detail the reason for the variance request:

☐ Sanitary Sewer ☐ YES ☐ NO

Describe in detail the reason for the variance request:

☐ Fire Hydrants ☐ YES ☐ NO

Describe in detail the reason for the variance request:

☒ Setbacks ☐ YES ☐ NO

Describe in detail the reason for the variance request:

A Setback of zero (0) feet on one side of the lot only would like to be proposed at this subdivision.

Fire protected wall to be used.

☒ Drainage ☐ YES ☐ NO

Describe in detail the reason for the variance request:

Runoff water will be detained by widening existing drainage ditch on the west side of property.

Inv-00017072

☒ Minimum Lot Size ☒ YES ☐ NO

Describe in detail the reason for the variance request:

R-4 Residential one family/narrow lot - The intent is to meet the lot area requirements
with an average lot width of at least 44.50 ft.

☐ 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: RGV Developers LLC / Jorge Ferretis, Manager Telephone: 956-732-6619

Address: 4812 N 10th St Apt. 715

Fax: _____

City: McAllen

State: TX

Zip: 78504

E-mail: Jorge.ferretis@outlook.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.

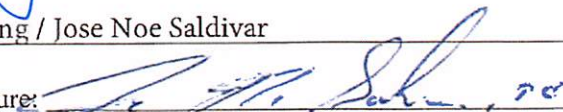
Owner Printed Name: Jorge Ferretis

Owner Signature: 

Date: 1/31/2024

S2 Engineering / Jose Noe Saldivar

is the authorized agent

Authorized Agent Signature: 

Date: 1-31-24

Authorized Agent Printed Name: Jose Noe Saldivar

Rebekah M. De La Fuente

From: Rebekah M. De La Fuente
Sent: Thursday, September 19, 2024 8:02 AM
To: Luis R. Martinez
Cc: S2 engineering
Subject: RE: The Gardens at Villa Verde Subdivision
Attachments: subdivision review report.pdf

Good Morning,

Attached is the subdivisions review report, which has been approved with comments. Please make the necessary revisions and proceed with submittal for your platting packet:

- Platting application
- \$355.00 application fee
- \$100.00 fire review fee
- 12 set of plats folded (Plat, drainage, paving and utility sheet only)
- Approved drainage report
- Variance request: Off-site drainage and letters of support from the irrigation and drainage district
- \$55.00 variance application fee

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: Luis R. Martinez <s2engineering.lm@gmail.com>
Sent: Tuesday, September 3, 2024 9:26 AM
To: Rebekah M. De La Fuente <rdelafuente@weslacotx.gov>
Cc: S2 engineering <s2engineering.ns@gmail.com>
Subject: Fwd: The Gardens at Villa Verde Subdivision

EXTERNAL EMAIL: This email originated from outside of the organization. Do not click any links or open/download any attachments unless you recognize the sender and know the content is safe.

Good morning Ms. De La Fuente,

Please see attached for the latest revised plans for this subdivision. Please review and feel free to contact me if you have any questions or if you need any additional information.

Thank you,

S2 Engineering

Luis R. Martinez
Graduate Engineer

Cell (956) 627-9671

s2engineering.lm@gmail.com

2020 E Griffin Parkway

Mission, Texas 78574

----- Forwarded message -----

From: **S2 engineering** <s2engineering.ns@gmail.com>

Date: Wed, Jul 24, 2024 at 5:52 PM

Subject: The Gardens at Villa Verde Subdivision

To: Rebekah M. De La Fuente <rdelafuente@weslacotx.gov>

Cc: Luis Martinez <S2ENGINEERING.LM@gmail.com>, Jorge M. Ferretis A. <jorge.ferretis@outlook.com>

Good afternoon Ms. De La Fuente,

Please see attached for the revised plans and response letter for the Gardens at Villa Verde. We've also included the approved Drainage Report. The developer is interested in moving forward with this project. Please review and please feel free to contact us if you have any questions or if you need any additional information.

Additionally, as per the attached Trip Generation Worksheet, we believe the volume of new trips generated by this subdivision should not trigger a Traffic Impact Analysis. Please advise.

Thank you,

S2 Engineering, PLLC
Jose Noe Saldivar, P.E., CFM.
President/Senior Project Manager
Cell (956) 403-9787
s2engineering.ns@gmail.com
2020 E. Griffin Parkway
Mission, Texas 78574



PLAN CORRECTIONS REPORT PAR-000552-2023 FOR CITY OF WESLACO

PLAN ADDRESS: The Gardens At Villa Verde Subdivision Phase 1
Weslaco, TX 78596

PARCEL:

APPLICATION DATE: 11/20/2023

SQUARE FEET: 0.00

DESCRIPTION: THE GARDENS AT VILLA VERDE SUBDIVISION PHASE

EXPIRATION DATE: 11/19/2024

VALUATION: \$0.00

CONTACTS

Engineer

Name

JOSE SALDIVAR

Company

S2 ENGINEERING PLLC

Address

2020 Griffin Pkwy
Mission, TX 78574

Owner

RGV DEVELOPERS LLC/ JORGE
FERRETIS, MANAGER

N 4812 10Th St, Apt. 715
McAllen, TX 78504

Pre-Application Subdivision Review

REVIEW ITEM

STATUS

REVIEWER

Building Review - Planning v.1

Requires Re-submit

Felix Salazar email: fsalazar@weslacotx.gov

Building Review - Planning

Requires Re-submit

Felix Salazar email: fsalazar@weslacotx.gov

Building Review - Planning v.2

Building Review - Planning

Requires Re-submit

Felix Salazar email: fsalazar@weslacotx.gov

Building Review - Planning v.3

Building Review - Planning

Approved

Felix Salazar email: fsalazar@weslacotx.gov

Building Review - Planning v.4

Building Review - Planning

Engineering v.1

Requires Re-submit

Alberto Aldana Ph: 956-969-1533 email: aaldana@weslacotx.gov

Review conducted by the engineering department

Engineering v.2

Requires Re-submit

Alberto Aldana Ph: 956-969-1533 email: aaldana@weslacotx.gov

Review conducted by the engineering department

Engineering v.3

Requires Re-submit

Alberto Aldana Ph: 956-969-1533 email: aaldana@weslacotx.gov

Review conducted by the engineering department

Engineering v.4

Approved

Alberto Aldana Ph: 956-969-1533 email: aaldana@weslacotx.gov

Review conducted by the engineering department

Fire Review v.1

Requires Re-submit

Mike Swinnea Ph: 956-447-1990 email: mswinnea@weslacotx.gov

Review by the fire department

Fire Review v.2

Requires Re-submit

Mike Swinnea Ph: 956-447-1990 email: mswinnea@weslacotx.gov

Review by the fire department

Fire Review v.3

Requires Re-submit

Mike Swinnea Ph: 956-447-1990 email: mswinnea@weslacotx.gov

Review by the fire department

Fire Review v.4

Approved with
Comments

Mike Swinnea Ph: 956-447-1990 email: mswinnea@weslacotx.gov

Review by the fire department

Review by the fire department

Planning/Zoning v.1

Requires Re-submit

Kayla Arevalo email: karevalo@weslacotx.gov

Review conducted by the planning and zoning department

Planning/Zoning v.2

Requires Re-submit

Kayla Arevalo email: karevalo@weslacotx.gov

Review conducted by the planning and zoning department

Planning/Zoning v.3

Requires Re-submit

Kayla Arevalo email: karevalo@weslacotx.gov

Review conducted by the planning and zoning department

Planning/Zoning v.4

Approved with
Comments

Kayla Arevalo email: karevalo@weslacotx.gov

Review conducted by the planning and zoning department

Review conducted by the planning and zoning department

Police v.1

Not Required

System Administrator Ph: 444 email: admin@energov.com

Review conducted by the police department

Public Works v.1

Requires Re-submit

Marcelo Cosme Ph: 956-973-3146 email: mcosme@weslacotx.gov

Public Works

Public Works v.2

Approved with
Comments

Marcelo Cosme Ph: 956-973-3146 email: mcosme@weslacotx.gov

Public Works

Public Works

CONDITION(S) All access gates to property shall have specs submitted to our office. Shall maintain a 20' clearance or 12' on each side of an island, if present, prior to installation of gate. - All access gates to property shall have specs submitted to our office. Shall maintain a 20' clearance or 12' on each side of an island, if present, prior to installation of gate. Shall provide Knox Box Gate Entry System if the gate is automated and shall be mounted on keypad. Chained gates shall have a Knox padlock in place. If the gate system is automated, all gates in the system shall open automatically.

Comment: Engineer's comments it will not be gated.

Access roads shall be 26' minimum with hydrant unobstructed, 20' without hydrant unobstructed. All weather surface road that supports the imposed loads of fire apparatus shall be in place (concrete or asphalt). - Access roads shall be 26' minimum with hydrant unobstructed, 20' without hydrant unobstructed. All weather surface road that supports the imposed loads of fire apparatus shall be in place (concrete or asphalt).

Comment: General Note

General Condition - Public works revisions required

Comment: They will need DFW meter boxes with blue lids and antenna hole.

Stainless steel tapping sleeve needed to tie into existing water line.

1" min water service per lot with 1" x ¾ angle stops

No drop structures on manholes

General Condition - Planning approved w/comments

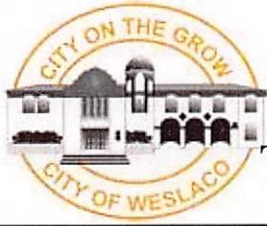
Comment: 1. Proposed street names need to be aligned with existing streets. Developer must provide letter from 911 addressing of approved street names

Shall have fire hydrant within 400'. Shall have 4 ½" outlet facing the street with 18" to 24" clearance from bottom of outlet to grade level for hydrant wrench - Shall have fire hydrant within 400'. Shall have 4 ½" outlet facing the street with 18" to 24" clearance from bottom of outlet to grade level for hydrant wrench. Hydrants shall be marked on the streets with reflective blue marker to show location of hydrants. Hydrants shall have 3' clearance from any fences, poles, brush, etc.

Comment: Water lines will be looped into phase 2 as per Engineer's comments.

Fire apparatus access road shall comply with IFC 2015 Edition, Appendix D. (Cul-de-sac, wye, hammerhead) - Fire apparatus access road shall comply with IFC 2015 Edition, Appendix D. (Cul-de-sac, wye, hammerhead)

Comment: Engineer's response advised cul-de-sac will comply.



City of Weslaco
Engineering Division

255 S. Kansas ♦ Weslaco, TX 78570 ♦ (956)

TRIP GENERATION WORKSHEET

Complete parts A and B as an aid to determine if your project requires a Traffic Impact Analysis (TIA).

A. Subdivision Information

Subdivision Name: The Gardens at Villa Verde Subdivision Phase 1
Location: East Side of Texas Rd. and 2,200 feet north of 6th St.
Applicant: S2 Engineering PLLC ☐ Owner ☒ Agent
Address: 2020 Griffin Pkwy, Mission, Texas, 78574 Phone Number: 956-627-9671

B. Trip Generation Calculation

The texts needed to complete this table are available at the Planning Department. See back of sheet for more information.

ITE Code	Anticipated Land Use	Project Size			AM Peak Hour Trips	PM Peak Hour Trips	Weekday Trips
		Acres	GFA	# of Units			
220	Townhouses	7.08	5.84	44	26.23	30.45	56.68

Comments: Road will be widened for entrance of subdivision
Prepared by: S2 Engineering PLLC Date: _____
Address: 2020 Griffin Pkwy, Mission, Texas, 78574 Phone Number: 956-627-9671

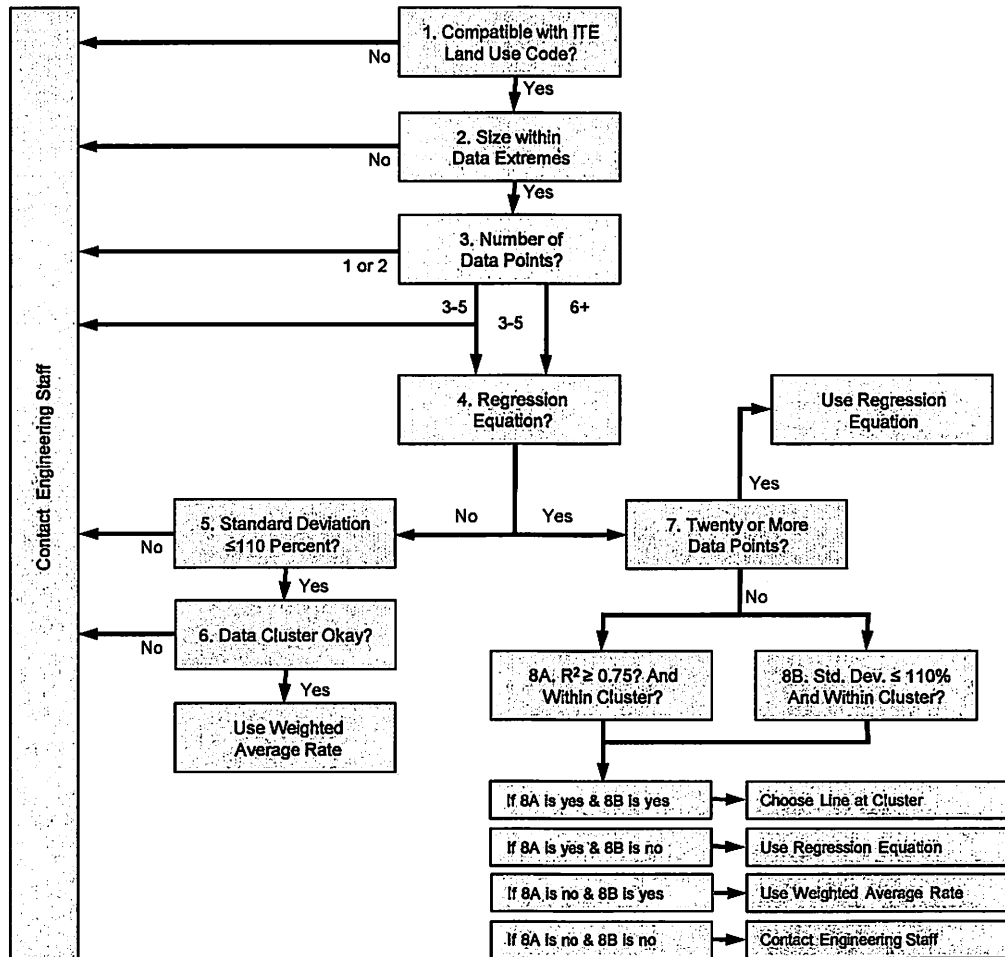
(For Official Use Only, Do Not Write In This Box)

- _____ A traffic impact analysis is required. The agent preparing the study must meet with City staff to discuss the scope and requirements of the study before beginning the study.
- _____ A traffic impact analysis is not required. The traffic generated by the proposed development does not exceed the threshold requirements.

Comments:

Reviewed by: _____ Date: _____ STID#: _____

Recommended Procedure for Selecting Between Trip Generation Average Rates and Equations



From ITE Trip Generation Handbook

City of Weslaco
Engineering Division
255 S. Kansas Ave
Weslaco, TX 78596
(956)
(956) 973-3128 (fax)



HIDALGO COUNTY DRAINAGE DISTRICT No. 1

Raul E. Segin, PE, CFM
District General Manager
Hidalgo County Floodplain Administrator

BOARD OF DIRECTORS

DAVID L. FUENTES
Board Member

EDUARDO "EDDIE" CANTU
Board Member

RICHARD F. CORTEZ
Chairman of the Board

EVERARDO "EVER" VILLARREAL
Board Member

ELLIE TORRES
Board Member

July 25, 2024

Rebekah De La Fuente
Planning & Code Enforcement Director
255 S. Kansas Ave.
Weslaco, Texas 78596

RE: S2 Engineering – Gardens at Villa Verde Subdivision

This letter is in response to a request from the Engineer of record for Gardens at Villa Verde Subdivision, J. Noe Saldivar, PE. HCDD1 has received and approved the drainage statement for the above-mentioned development located in the City of Weslaco ETJ, annexing into the city limits, and has no objections to the Engineer's plan to discharge water as identified in the approved drainage report.

If you should have any questions or require additional information, please feel free to give me a call at (956) 292-7080.

Sincerely,
Hidalgo County Drainage District No. 1

Yvette Barrera, PE, CFM
Assistant General Manager

XC: Raul E. Segin, PE, CFM – District General Manager, HCDD1
Omar Anzaldua, PE, CFM – Assistant General Manager, HCDD1
Isaac Gonzalez, EIT
Alexis Lozano, EIT
Gilberto Aguirre, EIT
Esther Mireles

Hidalgo and Cameron Counties Irrigation District No. 9

General Office

(956) 565-2411
(956) 565-0521 Fax

E-Mail
hccid9@hotmail.com



P O Box 237 Mercedes, Texas 78570

Randy Winston
General Manager

Debra Pena
Tax Assessor-Collector

Date: 10/17/2024

Luis R. Martinez
S2 Engineering
2020 E Griffin Parkway
Mission, Tx 78574

RE: Garden At Villa Verde Subd. Drainage and Detention

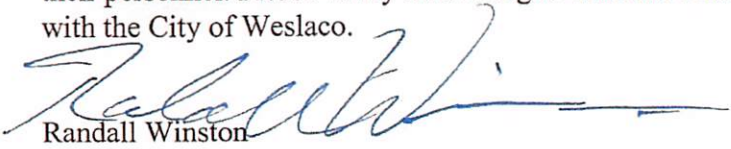
Good Morning Mr. Martinez:

I have received your revised cross section and calculations dated 06/25/2024 for the **Garden At Villa Verde PH 1/ PH 2** Subdivision modified to include the 50-year detention volume in the proposed drain ditch as shown on your provided cross sections.

HCCID #9 does not object to storing the mandated 50-year detention with the proposed ditch as shown on the cross sections. This Subdivision will require the following:

1. The Proposed Ditch widening, and Detention Area will require outlet controls going into existing ditch
2. Discharge Permit will be required.
3. Approved Variance Letter from Weslaco.
4. Recorded Easement for proposed discharge line prior to Plat recording.
5. Filing of LOMR and provided to each entity.
6. Area in Zone AH ponding displaced in detention

The maintenance of this section is within the City Limits of Weslaco and will be done by their personnel. Please verify final designs with Mr. Albert Aldana, P.E. City Engineer with the City of Weslaco.


Randall Winston
General Manager

HCCID #9
Mercedes, Texas
956-565-2411

DRAINAGE STATEMENT

Gardens at Villa Verde Subdivision

Hidalgo County, Texas



Gardens at Villa Verde Subdivision Phase 1 is a proposed 36-lot townhouse subdivision in Hidalgo County, located on the west side of S Texas Rd (FM 88) and approximately 2,000 ft north of W Mile 5 N. The property lies within City of Weslaco city limits as per the approved annexation letter (attached). Being a 6.33-acre tract of land, more or less, out of Farm Tract 745, The West and Adams Tract Subdivision, Hidalgo County, Texas, as per the map or plat thereof recorded in Volume 2, Pages 34-37, Map Records in the Office of the County Clerk of Hidalgo County, Texas.

The proposed subdivision lies within Zone "B" (Medium Shading) according to the FEMA FIRM Community Panel No. 480334 0525 B, dated January 2, 1981. Zone "B" is defined as areas between limits of the 100- year flood and 500- year flood; or certain areas subject to 100-year flooding with average depths less than one (1) foot or where the contributing drainage area is less than one square mile; or areas protected by levees from the base flood.

According to the Soil Survey Report prepared for Hidalgo County by the USDA Natural Resources Conservation Service, the site consists of Hidalgo sandy clay loam (28) (hydrologic group B); Matamoros silty clay (34) (hydrologic group C); Raymondville clay loam (52) (hydrologic group C).

The existing runoff sheet flows overland towards the existing drain ditch "37" (UID: 0167) owned by HCCID9 and maintained by HCDD1. There is currently no apparent drainage system other than natural overland flow.

Based on the Rational Method and the attached calculations, an existing 10-year storm event for phase 1 and future phase 2 generates 6.00 cfs of runoff. The proposed runoff after development is 41.20 cfs for a 50-year storm event. The proposed project will have an approximate increase of 35.20 cfs of storm runoff for a 50-year storm event.

In accordance with the county of hidalgo's drainage requirements, 88,904 cubic feet (3,293 cubic yard) of runoff detention will need to be detained for a 50-year storm event for Phase 1 and future Phase 2. Runoff will be accommodated on the drain ditch expansion by HCDD1 as part of the 2018 Bond Project 35, subject to city of Weslaco's variance approval. Said ditch is owned by HCCID9 and maintained by HCDD1. The system will begin with a 24" pipe and run through type A inlets to finally end up with a 36" to finally outfall on the previously mentioned drain ditch. Runoff will not be increased during a 50-year storm event due to the proposed subdivision.

☐ REJECTED	
☒ APPROVED FOR SUBMITTAL	
☐ TO H.C. PLANNING DEPT.	
☒ TO CITY	
☒ DISCHARGE PERMIT REQUIRED	
☐ DISTRICT FACILITY	
☐ CITY FACILITY	
☐ OTHER	
H.C.D.D. NO. 1	DATE 6-25-24



6-19-24

* subject to letter from the City of Weslaco accepting and acknowledging the use of linear detention in place of onsite detention

Jose N. Saldivar, P.E.

Drainage Calculations

The Gardens at Villa Verde Phase 1 and 2

JUNE 2024

Area (A)	12.39	acres	
Length (L)	1124	ft	
Slope (Sp)	0.12	%	(Exist.)
	0.12	%	(Prop.)
Runoff Coeff. (C)	0.20	Undeveloped	(Exist.)
	0.50	Multi-family	(Prop.)

Average velocity (V): $V = KkSp^{0.5}$

k (Table 2): 0.213 (Exist.)

k (Table 2): 0.619 (Prop.)

Ku constant: 3.28

Time of concentration (tc): $tc = L/60V$

(tc = 10 min. minimum)

Peak flow (Q): $Q = CiA$

V	0.24	ft/s	(Exist.)
	0.70	ft/s	(Prop.)
tc	77.41	min	(Exist.)
	26.64	min	(Prop.)
Q	6.00	cfs	(Exist. - 10-yr)
	41.20	cfs	(Prop. - 50-yr)

Intensity (i): $i = b/(tc+d)^e$

Rainfall IDF Coefficients - Hidalgo County (Table 1)

Annual Recurrence Interval (Years)	Rainfall IDF Coefficients (NOAA Atlas 14)			
	e	b	d	i (in/hr)
2	0.83	66.64	12.36	1.58
5	0.82	81.00	12.24	2.03
10	0.81	93.18	12.34	2.42
25	0.80	110.35	12.61	2.99
50	0.80	123.67	12.86	3.45
100	0.79	137.99	13.32	3.94

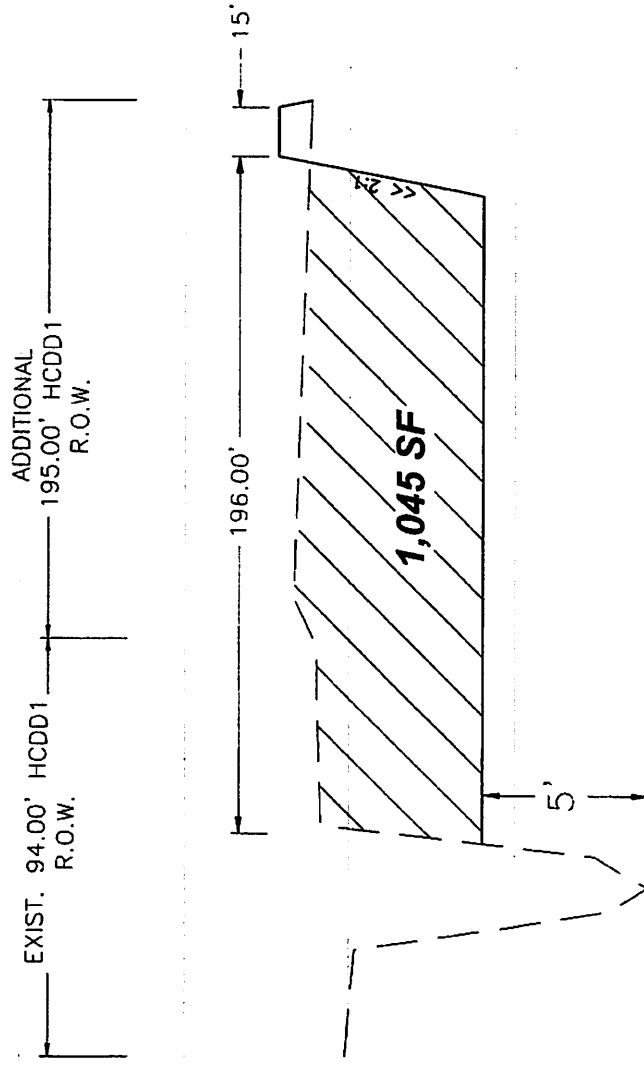
Release Rate: 6.00 cfs
 Prop. 50-yr i: 6.65 in/hr

Time (min)	i (in/hr)	Q _{in} (cfs)	V _{in} (cf)	Q _{out} (cfs)	V _{out} (cf)	Storage (cf)
10	10.27	63.63	38,177	6.00	6,594	31,583
20	7.70	47.68	57,219	6.00	8,395	48,825
30	6.23	38.60	69,486	6.00	10,195	59,291
40	5.27	32.67	78,420	6.00	11,995	66,425
50	4.60	28.47	85,410	6.00	13,795	71,616
60	4.09	25.32	91,141	6.00	15,595	75,547
70	3.69	22.86	95,996	6.00	17,395	78,601
80	3.37	20.88	100,208	6.00	19,195	81,013
90	3.11	19.25	103,929	6.00	20,995	82,934
100	2.89	17.88	107,265	6.00	22,795	84,470
110	2.70	16.71	110,290	6.00	24,595	85,695
120	2.53	15.70	113,059	6.00	26,395	86,664
130	2.39	14.82	115,613	6.00	28,195	87,419
140	2.27	14.05	117,986	6.00	29,995	87,991
150	2.16	13.36	120,202	6.00	31,795	88,407
160	2.06	12.74	122,283	6.00	33,595	88,688
170	1.97	12.18	124,244	6.00	35,395	88,849
180	1.88	11.68	126,099	6.00	37,195	88,904
200	1.74	10.79	129,538	6.00	40,795	88,743
220	1.62	10.05	132,673	6.00	44,395	88,278
240	1.52	9.41	135,556	6.00	47,995	87,561
280	1.35	8.38	140,719	6.00	55,195	85,524

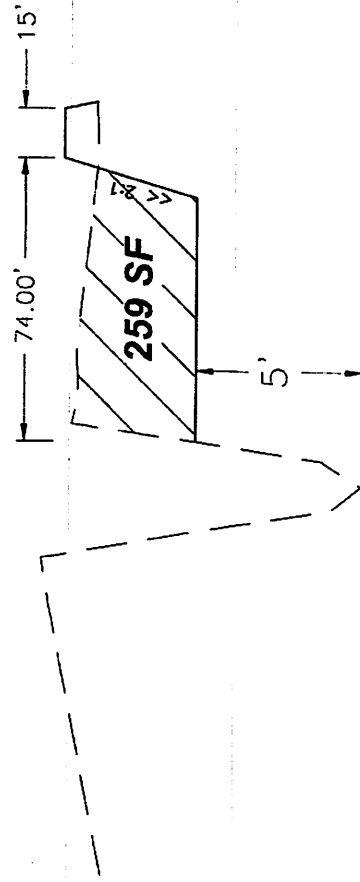
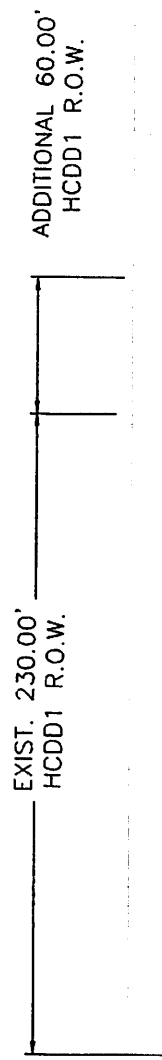
88,904 cf (Detention Required)

2.04 Ac-ft

3,293 cy



DRAIN DITCH CROSS SECTION A-A



DRAIN DITCH CROSS SECTION B-B

isaac hccid9.org

From: S2 engineering <s2engineering.ns@gmail.com>
Sent: Monday, October 21, 2024 1:21 PM
To: isaac hccid9.org
Cc: Luis R. Martinez; randall hccid9.org; s2engineering.ar@gmail.com; Jorge M. Ferretis A.
Subject: Re: Gardens at Villa Verde Subdivision Supporting letter
Attachments: WSE Profile.pdf; WSE CXs.pdf

Good afternoon Isaac,

The proposed development is within the project area of 2018 HCDD1 Bond Project 35. They developed an H&H study for the area. Their model shows the existing 100-year water surface elevation is 71.22 feet and the proposed 100-year water surface elevation is 70.05 feet, at the proposed development area. Attached are the model's WSE profile and CX's for your reference. FEMA has the BFE recorded at 72 feet, which we used as the elevation to fill, for a more conservative value.

Let me know if you have any additional questions. We would greatly appreciate it if you provide the no-objection letter.

Thank you,

S2 Engineering, PLLC
Jose Noe Saldivar, P.E., CFM.
President/Senior Project Manager
Cell (956) 403-9787
s2engineering.ns@gmail.com
2020 E. Griffin Parkway
Mission, Texas 78574

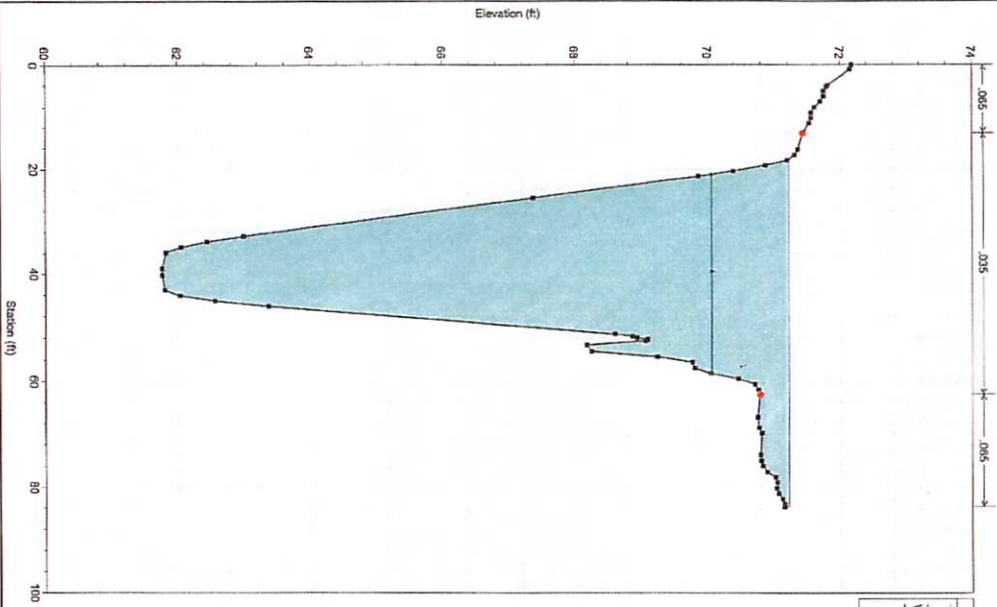
On Thu, Oct 17, 2024 at 2:55 PM isaac hccid9.org <isaac@hccid9.org> wrote:

Good Afternoon Mr. Saldivar,

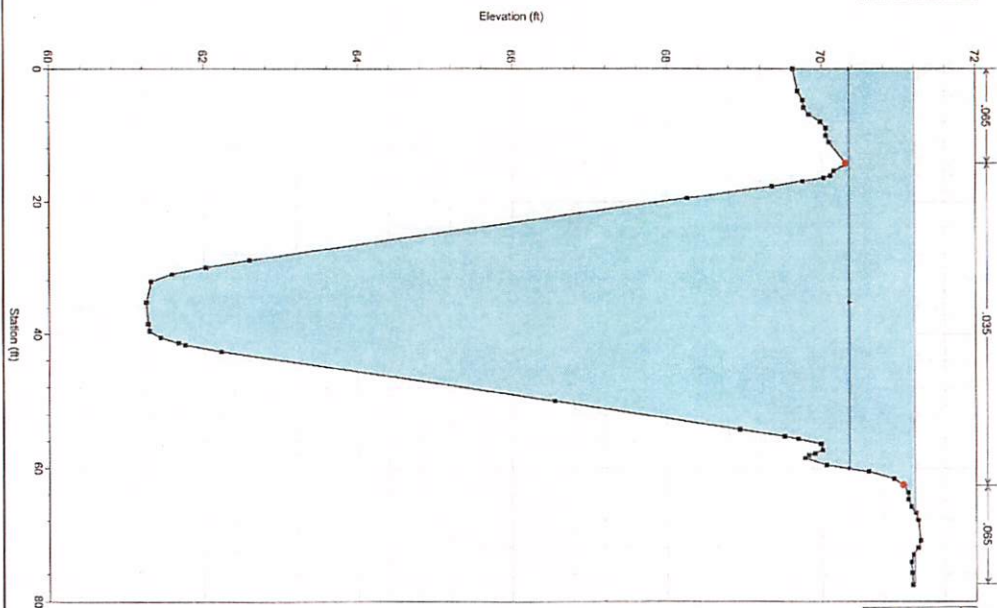
Thank you for the revisions on the proposed development, we will get on the requested no objection letter but while double checking the estimated BFE we want to ensure that the properties will not be affected by any potential flood before releasing a no objection letter. Please see attached FEMA BFE report and confirm or revise elevations/plat to ensure that the properties will not be afflicted by any flooding.

Thank you,

DA37 Plan: 1) D37Exel_100 2) Prop_100_2D_Final_CLSDGATE



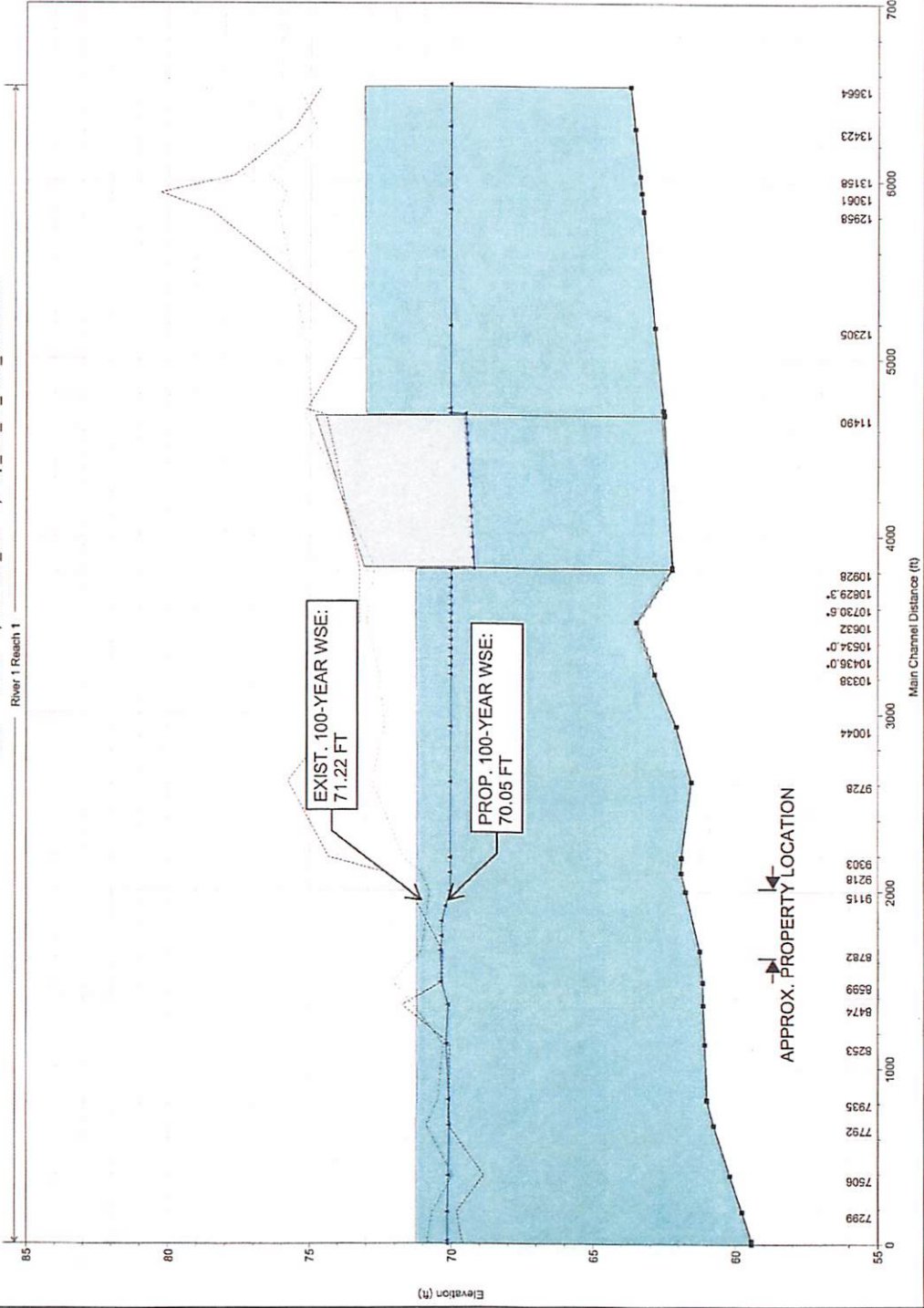
DA37 Plan: 1) D37Exel_100 2) Prop_100_2D_Final_CLSDGATE



DA37 Plan: 1) D37Exist_100 2) Prop_100_2D_Final_CLSDGATE

River 1 Reach 1

Legend	
WS Max WS - D37Exist_100	
WS Max WS - Prop_100_2D_Final_CLSDGATE	
Ground	
LOB	
ROB	



Gardens at Villa Verde Subdivision Phase 1

Drainage Report

Prepared By:

S2 Engineering, PLLC

Firm Registration No.: 22858

2020 Griffing Parkway

Mission, Texas 78574

Phone No.: (956) 403-9787

Email: s2engineering.ns@gmail.com

Date: June 19, 2024



6-19-24

A handwritten signature in blue ink that reads "Jose N. Saldivar, P.E.".



S2 ENGINEERING, PLLC

CIVIL ENGINEERING & LAND SURVEYING

TBPE F-22858 TBLS 10194796
2020 E GRIFFIN PKWY, MISSION, TX 78574 956-403-9787
S2ENGINEERINGPLLC.COM

INDEX

1. Drainage Statement
2. Subdivision Location Map
3. Drainage Calculations
6. FEMA FIRMette
7. USDA NRCS Soil Survey Map and Report
8. USGS Topo Map
9. USGS National Hydrography Dataset
10. Preliminary Plat & Drainage Layout

DRAINAGE STATEMENT

Gardens at Villa Verde Subdivision

Hidalgo County, Texas



Gardens at Villa Verde Subdivision Phase 1 is a proposed 36-lot townhouse subdivision in Hidalgo County, located on the west side of S Texas Rd (FM 88) and approximately 2,000 ft north of W Mile 5 N. The property lies within City of Weslaco city limits as per the approved annexation letter (attached). Being a 6.33-acre tract of land, more or less, out of Farm Tract 745, The West and Adams Tract Subdivision, Hidalgo County, Texas, as per the map or plat thereof recorded in Volume 2, Pages 34-37, Map Records in the Office of the County Clerk of Hidalgo County, Texas.

The proposed subdivision lies within Zone "B" (Medium Shading) according to the FEMA FIRM Community Panel No. 480334 0525 B, dated January 2, 1981. Zone "B" is defined as areas between limits of the 100- year flood and 500- year flood; or certain areas subject to 100-year flooding with average depths less than one (1) foot or where the contributing drainage area is less than one square mile; or areas protected by levees from the base flood.

According to the Soil Survey Report prepared for Hidalgo County by the USDA Natural Resources Conservation Service, the site consists of Hidalgo sandy clay loam (28) (hydrologic group B); Matamoros silty clay (34) (hydrologic group C); Raymondville clay loam (52) (hydrologic group C).

The existing runoff sheet flows overland towards the existing drain ditch "37" (UID: 0167) owned by HCCID9 and maintained by HCDD1. There is currently no apparent drainage system other than natural overland flow.

Based on the Rational Method and the attached calculations, an existing 10-year storm event for phase 1 and future phase 2 generates 6.00 cfs of runoff. The proposed runoff after development is 41.20 cfs for a 50-year storm event. The proposed project will have an approximate increase of 35.20 cfs of storm runoff for a 50-year storm event.

In accordance with the county of hidalgo's drainage requirements, 88,904 cubic feet (3,293 cubic yard) of runoff detention will need to be detained for a 50-year storm event for Phase 1 and future Phase 2. Runoff will be accommodated on the drain ditch expansion by HCDD1 as part of the 2018 Bond Project 35, subject to city of Weslaco's variance approval. Said ditch is owned by HCCID9 and maintained by HCDD1. The system will begin with a 24" pipe and run through type A inlets to finally end up with a 36" to finally outfall on the previously mentioned drain ditch. Runoff will not be increased during a 50-year storm event due to the proposed subdivision.

☐ REJECTED	
☒ APPROVED FOR SUBMITTAL	
☐ TO H.C. PLANNING DEPT.	
☒ TO CITY	
☒ DISCHARGE PERMIT REQUIRED	
☒ DISTRICT FACILITY	
☐ CITY FACILITY	
☐ OTHER	
H.C.D.D. NO. 1 <u>6-25-24</u> DATE	



6-19-24

* subject to letter from the City of Weslaco accepting and acknowledging the use of linear detention in place of onsite detention

Jose N. Saldivar, P.E.

City of Weslaco

"The City on the Grow"



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

Martin Garza, Interim City Manager

August 3, 2022

Jose Saldivar
2424 Mimosa
Mission, TX 78574

Re: Voluntary Annexation of Sunset Valley Estates– being a 15.32-acre tract of land out of Farm Tract 745, West and Adams Tract Subdivision, Hidalgo County, Texas located approximately 0.36 miles North of E Mile 5 North, on the West side of Texas Road

Dear Applicant:

I pleased to inform you that the Weslaco City Commission approved your voluntary annexation request, at their regular meeting on August 2, 2022.

Should you need additional information or have any questions, please call the Planning Department at (956) 447-3403.

Attentively,

Rebekah de la Fuente
Planning Director



S2 ENGINEERING, PLLC
CIVIL ENGINEERING & LAND SURVEYING
TPOE F-22050 TELS 10194796
2020 E GRIFFIN PKWY, MISSION, TX 78574 956-403-9787
S2ENGINEERINGPLLC.COM

LOCATION MAP

GARDENS AT VILLA VERDE PHASE I
SUBDIVISION

PROJECT NO.	E-22-21
SCALE:	NTS
DRAWN BY:	A.A.
CHECKED BY:	N.S.
TPOD BY:	M.P.
SHEET:	SHEET 1 OF 1

Drainage Calculations

The Gardens at Villa Verde Phase 1 and 2

JUNE 2024

Area (A)	12.39	acres	
Length (L)	1124	ft	
Slope (Sp)	0.12	%	(Exist.)
	0.12	%	(Prop.)
Runoff Coeff. (C)	0.20	Undeveloped	(Exist.)
	0.50	Multi-family	(Prop.)

Average velocity (V): $V = KkSp^{0.5}$

k (Table 2): 0.213 (Exist.)

k (Table 2): 0.619 (Prop.)

Ku constant: 3.28

Time of concentration (tc): $tc = L/60V$

(tc = 10 min. minimum)

Peak flow (Q): $Q = CiA$

V	0.24	ft/s	(Exist.)
	0.70	ft/s	(Prop.)
tc	77.41	min	(Exist.)
	26.64	min	(Prop.)
Q	6.00	cfs	(Exist. - 10-yr)
	41.20	cfs	(Prop. - 50-yr)

Intensity (i): $i = b/(tc+d)^e$

Rainfall IDF Coefficients - Hidalgo County (Table 1)

Annual Recurrence Interval (Years)	Rainfall IDF Coefficients (NOAA Atlas 14)			
	e	b	d	i (in/hr)
2	0.83	66.64	12.36	1.58
5	0.82	81.00	12.24	2.03
10	0.81	93.18	12.34	2.42
25	0.80	110.35	12.61	2.99
50	0.80	123.67	12.86	3.45
100	0.79	137.99	13.32	3.94

Release Rate: 6.00 cfs
 Prop. 50-yr i: 6.65 in/hr

Time (min)	i (in/hr)	Qin (cfs)	Vin (cf)	Qout (cfs)	Vout (cf)	Storage (cf)
10	10.27	63.63	38,177	6.00	6,594	31,583
20	7.70	47.68	57,219	6.00	8,395	48,825
30	6.23	38.60	69,486	6.00	10,195	59,291
40	5.27	32.67	78,420	6.00	11,995	66,425
50	4.60	28.47	85,410	6.00	13,795	71,616
60	4.09	25.32	91,141	6.00	15,595	75,547
70	3.69	22.86	95,996	6.00	17,395	78,601
80	3.37	20.88	100,208	6.00	19,195	81,013
90	3.11	19.25	103,929	6.00	20,995	82,934
100	2.89	17.88	107,265	6.00	22,795	84,470
110	2.70	16.71	110,290	6.00	24,595	85,695
120	2.53	15.70	113,059	6.00	26,395	86,664
130	2.39	14.82	115,613	6.00	28,195	87,419
140	2.27	14.05	117,986	6.00	29,995	87,991
150	2.16	13.36	120,202	6.00	31,795	88,407
160	2.06	12.74	122,283	6.00	33,595	88,688
170	1.97	12.18	124,244	6.00	35,395	88,849
180	1.88	11.68	126,099	6.00	37,195	88,904
200	1.74	10.79	129,538	6.00	40,795	88,743
220	1.62	10.05	132,673	6.00	44,395	88,278
240	1.52	9.41	135,556	6.00	47,995	87,561
280	1.35	8.38	140,719	6.00	55,195	85,524

88,904 cf (Detention Required)

2.04 Ac-ft

3,293 cy

Table 2 - Intercept Coefficients

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

**FHWA Urban Drainage Design Manual, 3rd Edition (2013)*

Table 3 - Runoff Coefficients

Description	Runoff Coeff. (C)
Business:	
Downtown Areas	0.70 - 0.95
Neighborhood Areas	0.50 - 0.70
Residential:	
Single-Family Areas	0.30 - 0.50
Multi-Units (detached)	0.40 - 0.60
Multi-Units (attached)	0.60 - 0.75
Suburban	0.25 - 0.40
Apartment Dwelling Areas	0.50 - 0.70
Industrial:	
Light Areas	0.50 - 0.80
Heavy Areas	0.60 - 0.90
Parks Cemeteries	0.10 - 0.25
Playgrounds	0.20 - 0.40
Railroad Yard Areas	0.20 - 0.40
Unimproved Areas	0.10 - 0.30
Lawns:	
Sandy Soil (flat 2%)	0.05 - 0.10
Sandy Soil (average 2-7%)	0.10 - 0.15
Sandy Soil (steep 7%)	0.15 - 0.20
Heavy Soil (flat 2%)	0.13 - 0.17
Heavy Soil (average 2-7%)	0.18 - 0.22
Heavy Soil (steep 7%)	0.25 - 0.35
Streets:	
Asphaltic	0.70 - 0.95
Concrete	0.80 - 0.95
Brick	0.70 - 0.85
Drives and walks	0.75 - 0.85
Roofs	0.75 - 0.95

**FHWA Urban Drainage Design Manual, 3rd Edition (2013)*

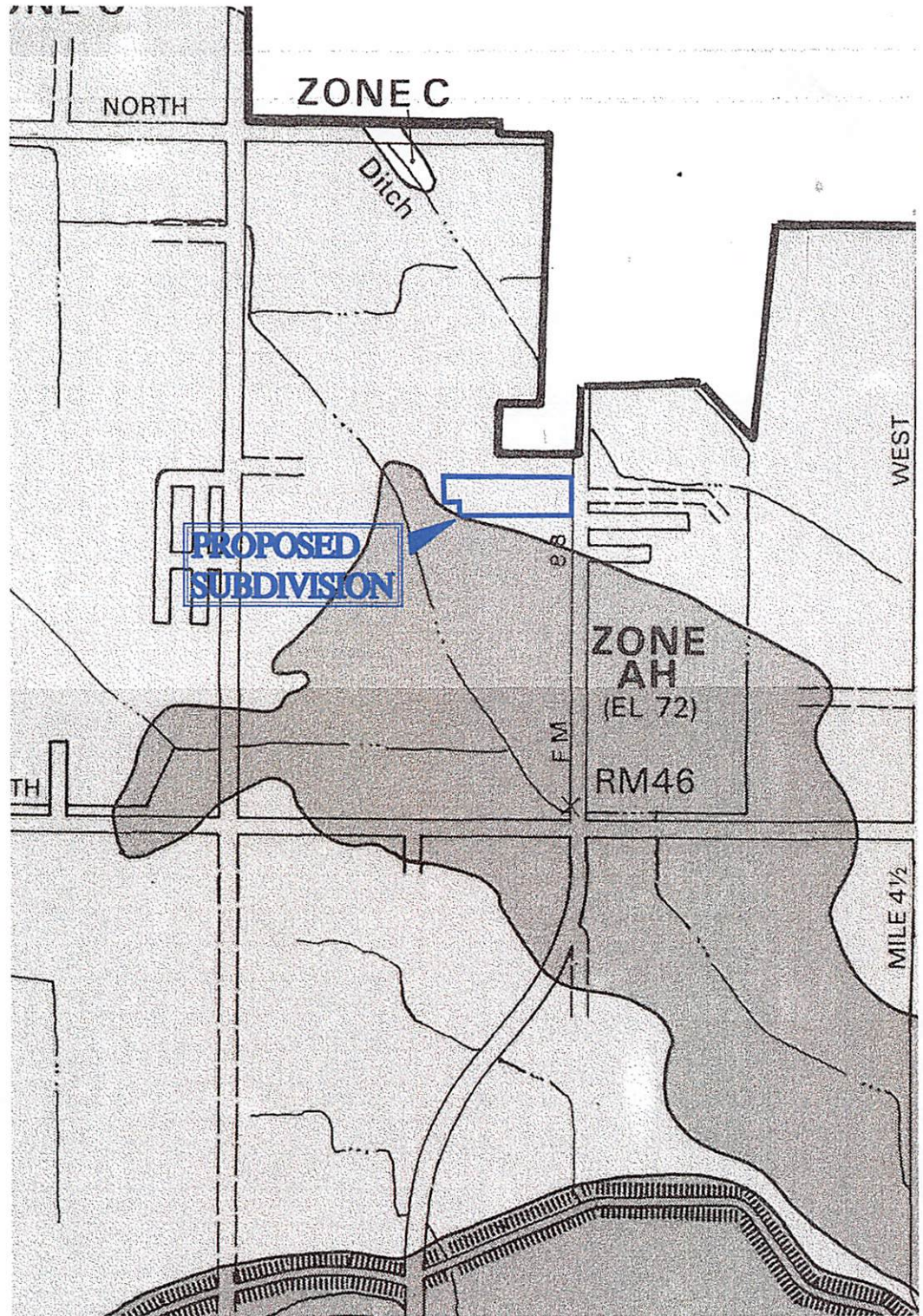
KEY TO MAP

500-Year Flood Boundary	ZONE B
100-Year Flood Boundary	ZONE A2 DATE
Zone Designations* With Date of Identification e.g., 12/2/74	ZONE A1 DATE
100-Year Flood Boundary	ZONE B
500-Year Flood Boundary	ZONE B
Base Flood Elevation Line With Elevation In Feet**	513
Base Flood Elevation In Feet Where Uniform Within Zone**	(EL 987)
Elevation Reference Mark	RM7x
River Mile	M1.5

**Referenced to the National Geodetic Vertical Datum of 1929

*EXPLANATION OF ZONE DESIGNATIONS

ZONE	EXPLANATION
A	Areas of 100-year flood; base flood elevations and flood hazard factors not determined.
A0	Areas of 100-year shallow flooding where depths are between one (1) and three (3) feet; average depths of inundation are shown, but no flood hazard factors are determined.
AH	Areas of 100-year shallow flooding where depths are between one (1) and three (3) feet; base flood elevations are shown, but no flood hazard factors are determined.
A1-A30	Areas of 100-year flood; base flood elevations and flood hazard factors determined.
A99	Areas of 100-year flood to be protected by flood protection system under construction; base flood elevations and flood hazard factors not determined.
B	Areas between limits of the 100-year flood and 500-year flood; or certain areas subject to 100-year flooding with average depths less than one (1) foot or where the contributing drainage area is less than one square mile; or areas protected by levees from the base flood. (Medium shading)
C	Areas of minimal flooding. (No shading)
D	Areas of undetermined, but possible, flood hazards.
V	Areas of 100-year coastal flood with velocity (wave action); base flood elevations and flood hazard factors not determined.
V1-V30	Areas of 100-year coastal flood with velocity (wave action); base flood elevations and flood hazard factors determined.



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

FEMA FIRM MAP APPENDIX A

SCALE=NTS



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CIVIL ENGINEERING & LAND SURVEYING
TBPE F-22858 TBL 10194796
2020 E GRIFFIN PKWY, MISSION, TX 78574 956-403-9787
S2ENGINEERINGPLLC.COM

LOCATION: HIDALGO COUNTY, TEXAS
DATE: 6-26-2023

DESCRIPTION: THE GARDENS AT VILLA
VERDE PHASE I
SUBDIVISION



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



November 13, 2023

Custom Soil Resource Report Soil Map



MAP LEGEND

MAP INFORMATION

	Area of Interest (AOI)		Spill Area
	Area of Interest (AOI)		Stony Spot
	Soils		Very Stony Spot
	Soil Map Unit Polygons		Wet Spot
	Soil Map Unit Lines		Other
	Soil Map Unit Points		Special Line Features
	Special Point Features		Streams and Canals
	Blowout		Water Features
	Borrow Pit		Transportation
	Clay Spot		Rails
	Closed Depression		Interstate Highways
	Gravel Pit		US Routes
	Gravelly Spot		Major Roads
	Landfill		Local Roads
	Lava Flow		Background
	Marsh or swamp		Aerial Photography
	Mine or Quarry		
	Miscellaneous Water		
	Perennial Water		
	Rock Outcrop		
	Saline Spot		
	Sandy Spot		
	Severely Eroded Spot		
	Sinkhole		
	Slide or Slip		
	Sodic Spot		

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 22, Sep 5, 2023

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 Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
28	Hidalgo sandy clay loam, 0 to 1 percent slopes	3.9	79.3%
34	Matamoros silty clay	0.1	1.2%
52	Raymondville clay loam, 0 to 1 percent slopes	1.0	19.4%
Totals for Area of Interest		4.9	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 landform segments that have similar use and management requirements. The

Custom Soil Resource Report

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

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

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

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

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

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

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

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

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

Hidalgo County, Texas

28—Hidalgo sandy clay loam, 0 to 1 percent slopes

Map Unit Setting

National map unit symbol: 2sxvl

Elevation: 20 to 500 feet

Mean annual precipitation: 20 to 27 inches

Mean annual air temperature: 72 to 74 degrees F

Frost-free period: 300 to 365 days

Farmland classification: All areas are prime farmland

Map Unit Composition

Hidalgo and similar soils: 85 percent

Minor components: 15 percent

Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Hidalgo

Setting

Landform: Terraces

Landform position (three-dimensional): Tread

Down-slope shape: Linear

Across-slope shape: Linear

Parent material: Calcareous loamy alluvium

Typical profile

Ap - 0 to 17 inches: sandy clay loam

Bk1 - 17 to 28 inches: sandy clay loam

Bk2 - 28 to 38 inches: clay loam

Ck - 38 to 80 inches: clay loam

Properties and qualities

Slope: 0 to 1 percent

Depth to restrictive feature: More than 80 inches

Drainage class: Well drained

Runoff class: Negligible

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

Depth to water table: More than 80 inches

Frequency of flooding: None

Frequency of ponding: None

Calcium carbonate, maximum content: 35 percent

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

Sodium adsorption ratio, maximum: 10.0

Available water supply, 0 to 60 inches: Moderate (about 7.8 inches)

Interpretive groups

Land capability classification (irrigated): 1

Land capability classification (nonirrigated): 2c

Hydrologic Soil Group: B

Ecological site: R083DY019TX - Gray Sandy Loam

Hydric soil rating: No

Custom Soil Resource Report

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
Ecological site: R083DY023TX - Sandy Loam
Hydric soil rating: No

34—Matamoros silty clay

Map Unit Setting

National map unit symbol: dbld
Elevation: 30 to 200 feet
Mean annual precipitation: 17 to 27 inches
Mean annual air temperature: 72 to 73 degrees F
Frost-free period: 320 to 340 days
Farmland classification: Not prime farmland

Map Unit Composition

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

Description of Matamoros

Setting

Landform: Flood plains
Down-slope shape: Linear
Across-slope shape: Linear

Custom Soil Resource Report

Parent material: Calcareous clayey alluvium

Typical profile

H1 - 0 to 7 inches: silty clay

H2 - 7 to 65 inches: stratified very fine sandy loam to silty clay to 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: Occasional

Frequency of ponding: None

Calcium carbonate, maximum content: 5 percent

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

Sodium adsorption ratio, maximum: 2.0

Available water supply, 0 to 60 inches: High (about 10.0 inches)

Interpretive groups

Land capability classification (irrigated): 2s

Land capability classification (nonirrigated): 2s

Hydrologic Soil Group: C

Ecological site: R083DY009TX - Clayey Bottomland

Hydric soil rating: No

Minor Components

Unnamed

Percent of map unit: 15 percent

Hydric soil rating: No

52—Raymondville clay loam, 0 to 1 percent slopes

Map Unit Setting

National map unit symbol: dbm1

Elevation: 20 to 200 feet

Mean annual precipitation: 23 to 33 inches

Mean annual air temperature: 72 to 73 degrees F

Frost-free period: 300 to 340 days

Farmland classification: Prime farmland if irrigated

Map Unit Composition

Raymondville and similar soils: 85 percent

Minor components: 15 percent

Estimates are based on observations, descriptions, and transects of the mapunit.

Custom Soil Resource Report

Description of Raymondville

Setting

Landform: Delta plains
Down-slope shape: Linear
Across-slope shape: Linear
Parent material: Calcareous clayey alluvium

Typical profile

H1 - 0 to 15 inches: clay loam
H2 - 15 to 43 inches: clay loam
H3 - 43 to 65 inches: clay

Properties and qualities

Slope: 0 to 1 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Moderately well drained
Runoff class: Medium
Capacity of the most limiting layer to transmit water (Ksat): Moderately low to moderately high (0.06 to 0.20 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Calcium carbonate, maximum content: 10 percent
Maximum salinity: Nonsaline to slightly saline (0.0 to 4.0 mmhos/cm)
Sodium adsorption ratio, maximum: 8.0
Available water supply, 0 to 60 inches: Moderate (about 9.0 inches)

Interpretive groups

Land capability classification (irrigated): 2s
Land capability classification (nonirrigated): 2s
Hydrologic Soil Group: C
Ecological site: R083DY025TX - Clay Loam
Hydric soil rating: No

Minor Components

Unnamed

Percent of map unit: 15 percent
Hydric soil rating: No

References

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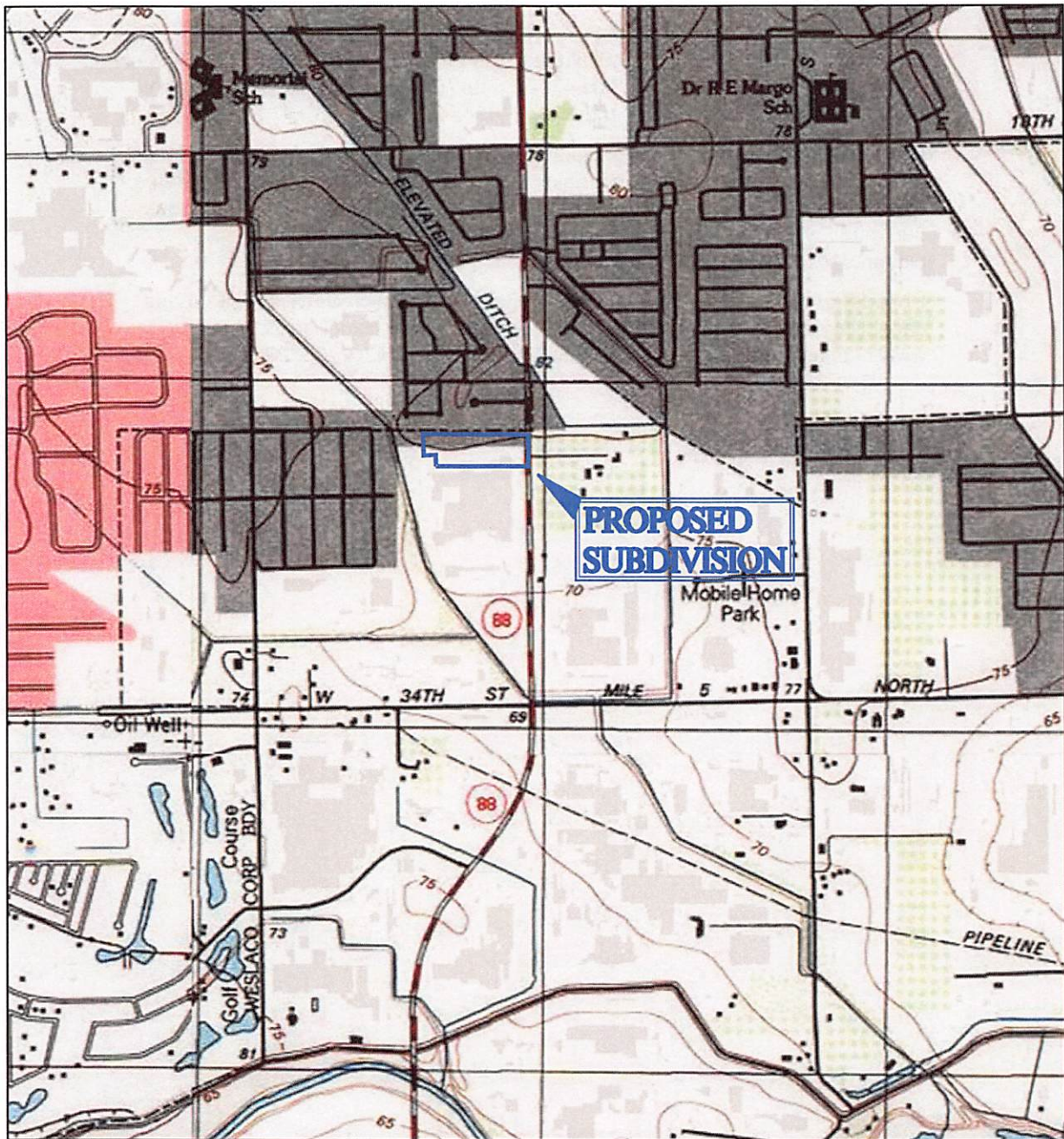
Custom Soil Resource Report

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The National Map Advanced Viewer



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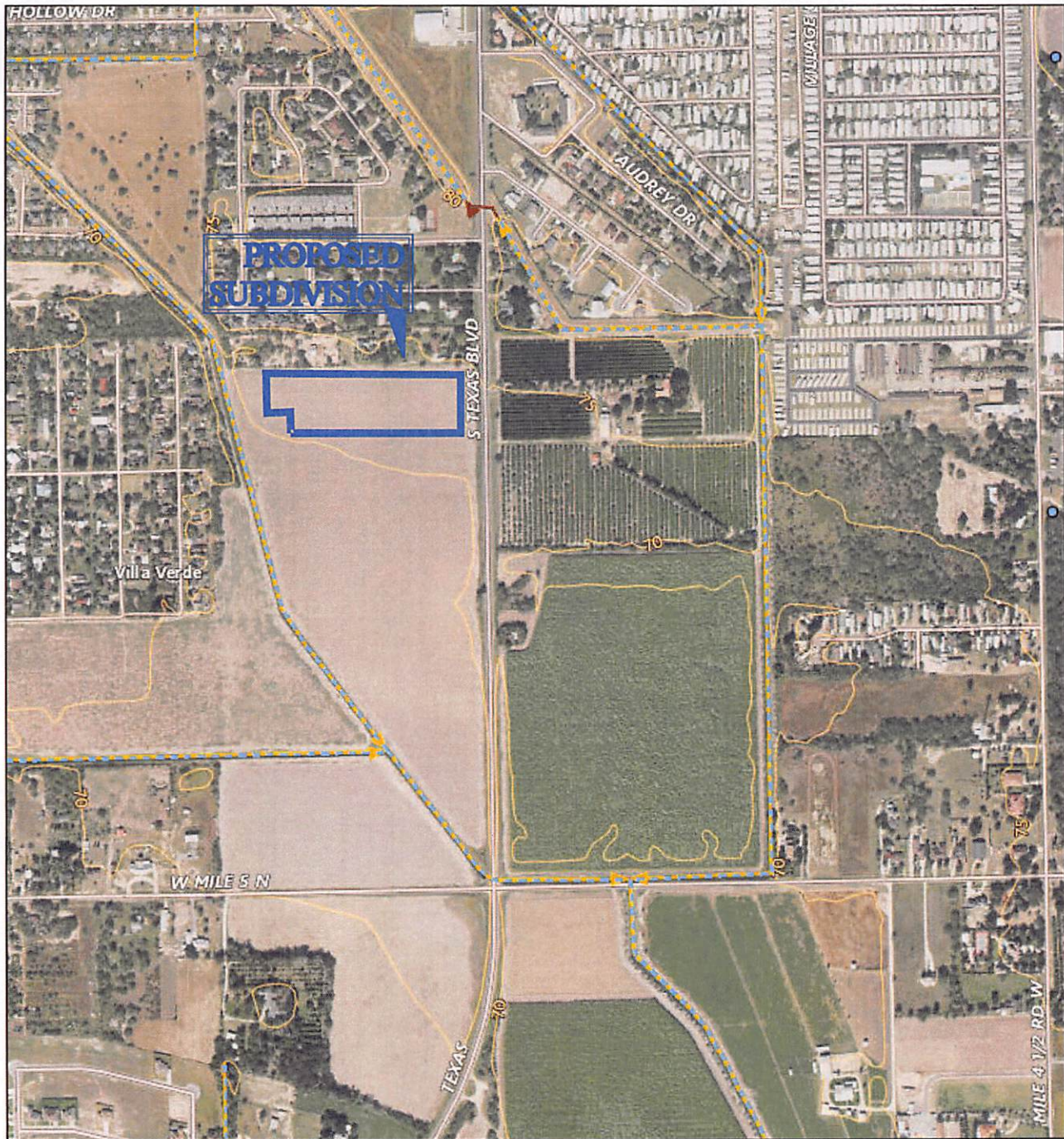
USGS TOPOGRAPHIC MAP APPENDIX B

SCALE=NTS



LOCATION:	HIDALGO COUNTY, TEXAS	DESCRIPTION:	THE GARDENS AT VILLA VERDE PHASE I SUBDIVISION
DATE:	6-26-2023		

The National Map Advanced Viewer

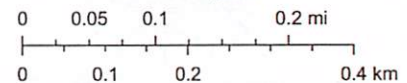


6/27/2023, 1:40:06 PM

1:9,028

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 HYDROGRAPHIC MAP APPENDIX C

SCALE=NTS

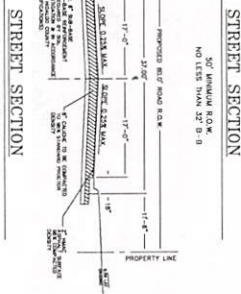
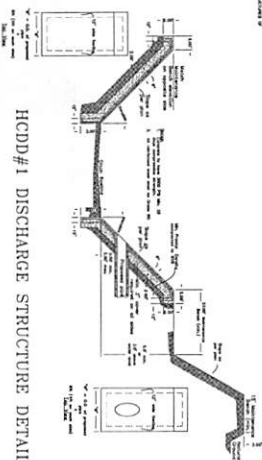
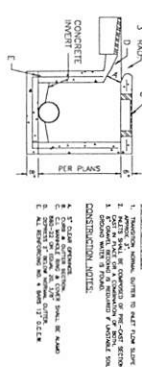


S2 ENGINEERING, PLLC
CIVIL ENGINEERING & LAND SURVEYING
TBPE F-22658 TELS 10194796
2020 E GRIFFIN PKWY, MISSION, TX 78574 956-403-9787
S2ENGINEERINGPLLC.COM

LOCATION: HIDALGO COUNTY, TEXAS

DATE: 6-26-2023

DESCRIPTION: THE GARDENS AT VILLA VERDE SUBDIVISION



THE GARDENS AT VILLA VERDE

Area 1: 18,833.50 SF
Paved 20,823.17 FT
Net 11,840.33 FT

Area 2: 51,024.88 SF
Paved 20,823.17 FT
Net 11,840.33 FT

Area 3: 42,996.11 SF
Paved 20,823.17 FT
Net 11,840.33 FT

Area 4: 71,127.12 SF
Paved 20,823.17 FT
Net 11,840.33 FT

Area 5: 71,127.12 SF
Paved 20,823.17 FT
Net 11,840.33 FT

Area 6: 71,127.12 SF
Paved 20,823.17 FT
Net 11,840.33 FT

Area 7: 71,127.12 SF
Paved 20,823.17 FT
Net 11,840.33 FT

Area 8: 71,127.12 SF
Paved 20,823.17 FT
Net 11,840.33 FT

Area 9: 71,127.12 SF
Paved 20,823.17 FT
Net 11,840.33 FT

Area 10: 71,127.12 SF
Paved 20,823.17 FT
Net 11,840.33 FT

Area 11: 71,127.12 SF
Paved 20,823.17 FT
Net 11,840.33 FT

Area 12: 71,127.12 SF
Paved 20,823.17 FT
Net 11,840.33 FT

Area 13: 71,127.12 SF
Paved 20,823.17 FT
Net 11,840.33 FT

Area 14: 71,127.12 SF
Paved 20,823.17 FT
Net 11,840.33 FT

Area 15: 71,127.12 SF
Paved 20,823.17 FT
Net 11,840.33 FT

Area 16: 71,127.12 SF
Paved 20,823.17 FT
Net 11,840.33 FT

Area 17: 71,127.12 SF
Paved 20,823.17 FT
Net 11,840.33 FT

Area 18: 71,127.12 SF
Paved 20,823.17 FT
Net 11,840.33 FT

Area 19: 71,127.12 SF
Paved 20,823.17 FT
Net 11,840.33 FT

Area 20: 71,127.12 SF
Paved 20,823.17 FT
Net 11,840.33 FT

Area 21: 71,127.12 SF
Paved 20,823.17 FT
Net 11,840.33 FT

Area 22: 71,127.12 SF
Paved 20,823.17 FT
Net 11,840.33 FT

Area 23: 71,127.12 SF
Paved 20,823.17 FT
Net 11,840.33 FT

Area 24: 71,127.12 SF
Paved 20,823.17 FT
Net 11,840.33 FT

Area 25: 71,127.12 SF
Paved 20,823.17 FT
Net 11,840.33 FT

Area 26: 71,127.12 SF
Paved 20,823.17 FT
Net 11,840.33 FT

Area 27: 71,127.12 SF
Paved 20,823.17 FT
Net 11,840.33 FT

Area 28: 71,127.12 SF
Paved 20,823.17 FT
Net 11,840.33 FT

Area 29: 71,127.12 SF
Paved 20,823.17 FT
Net 11,840.33 FT

Area 30: 71,127.12 SF
Paved 20,823.17 FT
Net 11,840.33 FT

Area 31: 71,127.12 SF
Paved 20,823.17 FT
Net 11,840.33 FT

Area 32: 71,127.12 SF
Paved 20,823.17 FT
Net 11,840.33 FT

Area 33: 71,127.12 SF
Paved 20,823.17 FT
Net 11,840.33 FT

Area 34: 71,127.12 SF
Paved 20,823.17 FT
Net 11,840.33 FT

Area 35: 71,127.12 SF
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Net 11,840.33 FT

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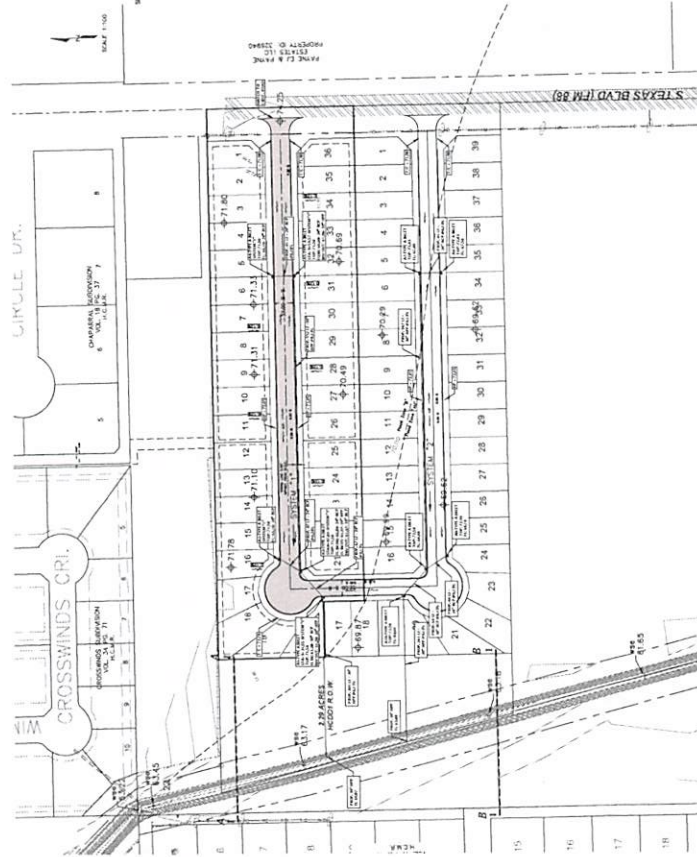


THE GARDENS AT VILLA VERDE PAVING AND DRAINAGE LAYOUT PHASE 1 AND 2

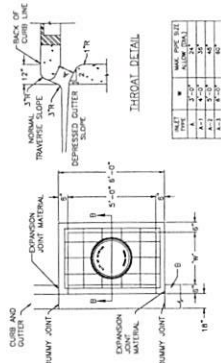


SHEET NO. 4
OF 4 SHEETS

PAVING AND DRAINAGE LAYOUT: THE GARDENS AT VILLA VERDE



TYPE "A" INLET

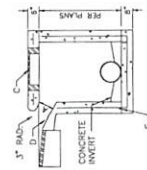


THROAT DETAIL

ITEM	QTY	UNIT	PRICE
1. TYPE 'A' INLET	1	EA	100.00
2. EXPANSION JOINT MATERIAL	1	EA	50.00
3. DEPRESSION CUTTER	1	EA	25.00
4. 12" RADIUS	1	EA	15.00
5. 12" DEPTH	1	EA	15.00
6. 12" WIDTH	1	EA	15.00

TOP VIEW

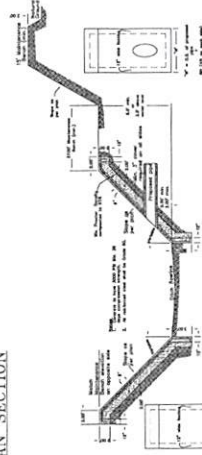
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1. ALL INLETS TO BE SET IN PLACE.
2. ALL INLETS TO BE SET IN PLACE.
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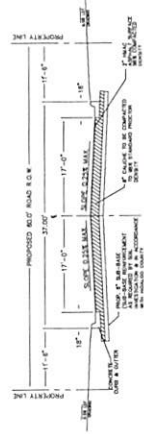
TYPICAL SIGNAL



PLAN VIEW OF URBAN SECTION



HCDD#1 DISCHARGE STRUCTURE DETAIL



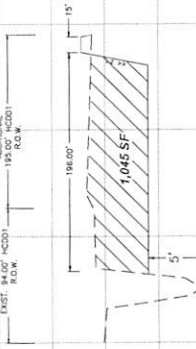
STREET SECTION

60" ANNUAL R.O.W.
NO LESS THAN 37' B-B

DRAIN DITCH CROSS
SECTION B-B



DRAIN DITCH CROSS
SECTION A-A



THE GARDENS AT VILLA VERDE

METES AND BOUNDS

COMMENCING, AT A POINT OF APPARENT NORTHEAST CORNER OF SAID FARM TRACT 745, THENCE, S01°20'2" E, WITH THE APPARENT EAST LOT LINE OF SAID FARM TRACT 745, A DISTANCE OF 156.77 FEET TO A POINT FOR THE SOUTHEAST CORNER OF A 3.68-ACRE TRACT VESTED IN JESUS E. MORALES (DOCUMENT #701486, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS), ALSO BEING THE NORTHEAST CORNER AND POINT OF BEGINNING OF SAID 6.33-ACRE TRACT HEREIN DESCRIBED;

THENCE, SOUTH 88°47'58" WEST, A DISTANCE OF 745.0 FEET, PASSED THE APPARENT RIGHT-OF-WAY LINE OF FM 88, CONTINUING FOR A TOTAL DISTANCE OF 926.0 FEET TO A SET 1/2 INCH IRON ROD WITH PLASTIC CAP "S2 10194796." FOR THE SOUTHERNMOST SOUTHWEST CORNER OF THE TRACT HEREIN DESCRIBED;

THENCE, SOUTH 88°47'58" WEST, PARALLEL TO THE NORTH LOT LINE OF SAID F
TRACT 745, A DISTANCE OF 104.76 FEET TO A SET 1/2 INCH IRON ROD WITH
PLASTIC CAP S2 10194796 FOR THE NORTHERNMOST SOUTHWEST THE TRACT

THENCE, NORTH 88° 47' 58" EAST, PARALLEL TO THE NORTH LOT LINE OF SAID FARM TRACT 745, AND WITH THE SOUTH LINE OF SAID 3.68-ACRE TRACT VESTED IN JESUS E. MORALES, A DISTANCE OF 980.76 FEET TO A NO. 4 REBAR FOUND ON WEST RIGHT-OF-WAY LINE OF FM 88, CONTINUING FOR A TOTAL DISTANCE OF 1,030.76 FEET TO THE POINT OF BEGINNING, CONTAINING A GROSS OF 6.33 ACRES OF LAND MORE OR LESS.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 20____.

PRINCIPAL CONTACTS:

Name	Address	City & Zip	Phone
OWNER: RGV DEVELOPERS, LLC	4812 N 10TH STREET, APT 715	MCCALLEN, TEXAS 78504	(956)732-6619
ENGINEER: JOSE N. SALDIVAR P.E., C.F.M.	2020 GRIFFING PKWY	MISSION, TEXAS 78572	(956)403-9787
SURVEYOR: RESTITUTO A. ASCANO III R.P.L.S.	2020 GRIFFING PKWY	MISSION, TEXAS 78572	(956)403-9787

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N11°02'W	75.08'
L2	S86°47'56"W	104.76'
L3	N43°47'58"E	35.35'
L4	S48°12'02"E	35.35'
L5	N11°02'W	16.28'
L6	S11°12'02"E	8.05'
L7	N11°12'02"W	16.28'

BY: _____ DEPUTY _____

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CIVIL ENGINEERING & LAND SURVEYING
TBPE F-22858 TBLs 10194796
2020 E GRIFFIN PKWY, MISSION, TX 78574 956-403-9787
S2ENGINEERINGPLLC.COM

GENERAL MANAGER
HIDALGO & CAMERON COUNTIES IRRIGATION DISTRICT NO. 9

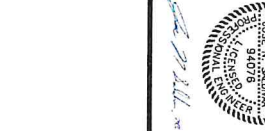
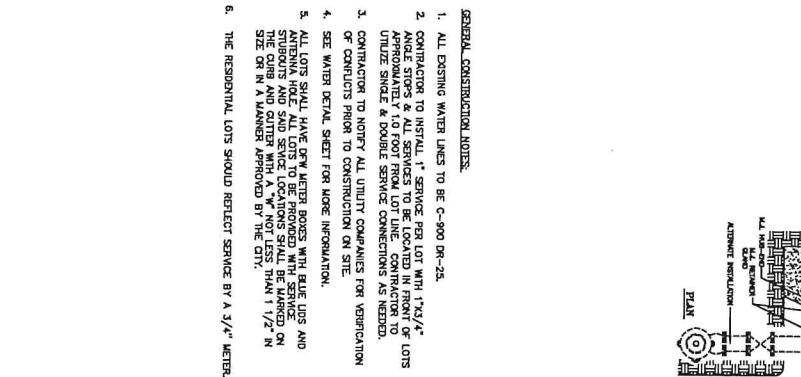
JOSE N. SALDAR, P.E., C.F.M.
LICENSED PROFESSIONAL ENGINEER No. 94076
TYPE F-22858
SS2 ENGINEERING, PLLC.
2020 GRIFTING PKWY
MISSION, TEXAS 78572
FIRM NUMBER: F-22858

R.P.L.S. No. 6225
 TBLS 10194796
 S2 ENGINEERING, PLLC.
 2020 GRIFFING PKWY
 MISSION, TEXAS 78572
 FIRM NUMBER: 10194796

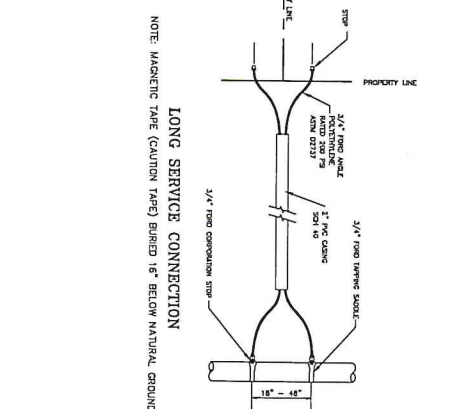
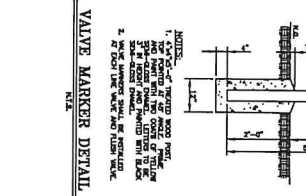
PRINCIPAL CONTACTS:

Name	Address	City & Zip	Phone
OWNER: RGV DEVELOPERS, LLC	4812 N 10TH STREET, APT 715	MCALEN, TEXAS 78504	(956)732-6619
ENGINEER: JOSE N. SALDIVAR P.E., C.F.M.	2020 GRIFFING PKWY	MISSION, TEXAS 78572	(956)403-9787
SURVEYOR: RESTITUTO A. ASCANO III R.P.L.S.	2020 GRIFFING PKWY	MISSION, TEXAS 78572	(956)403-9787

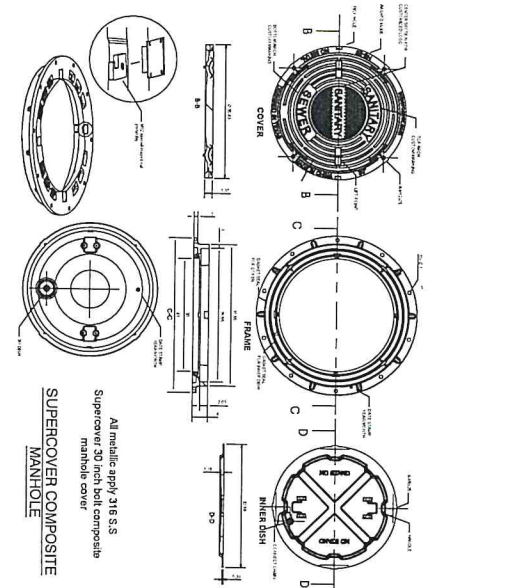
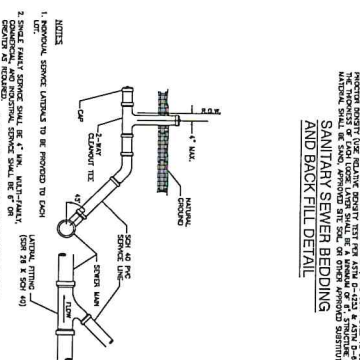
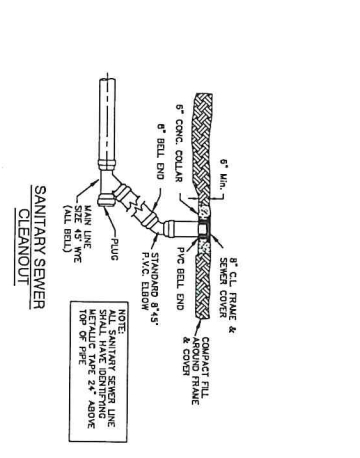
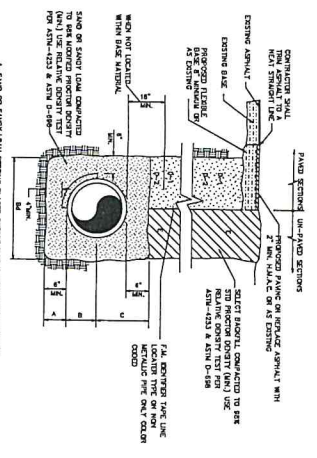
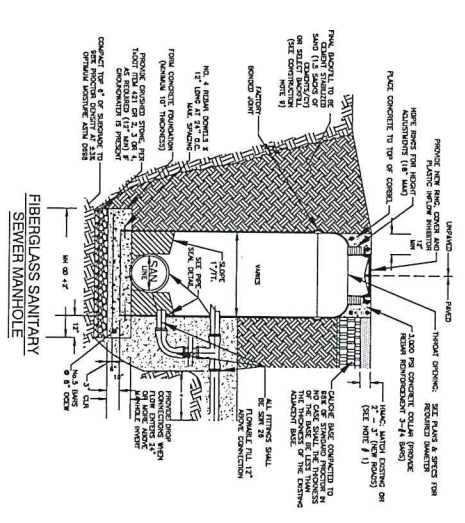
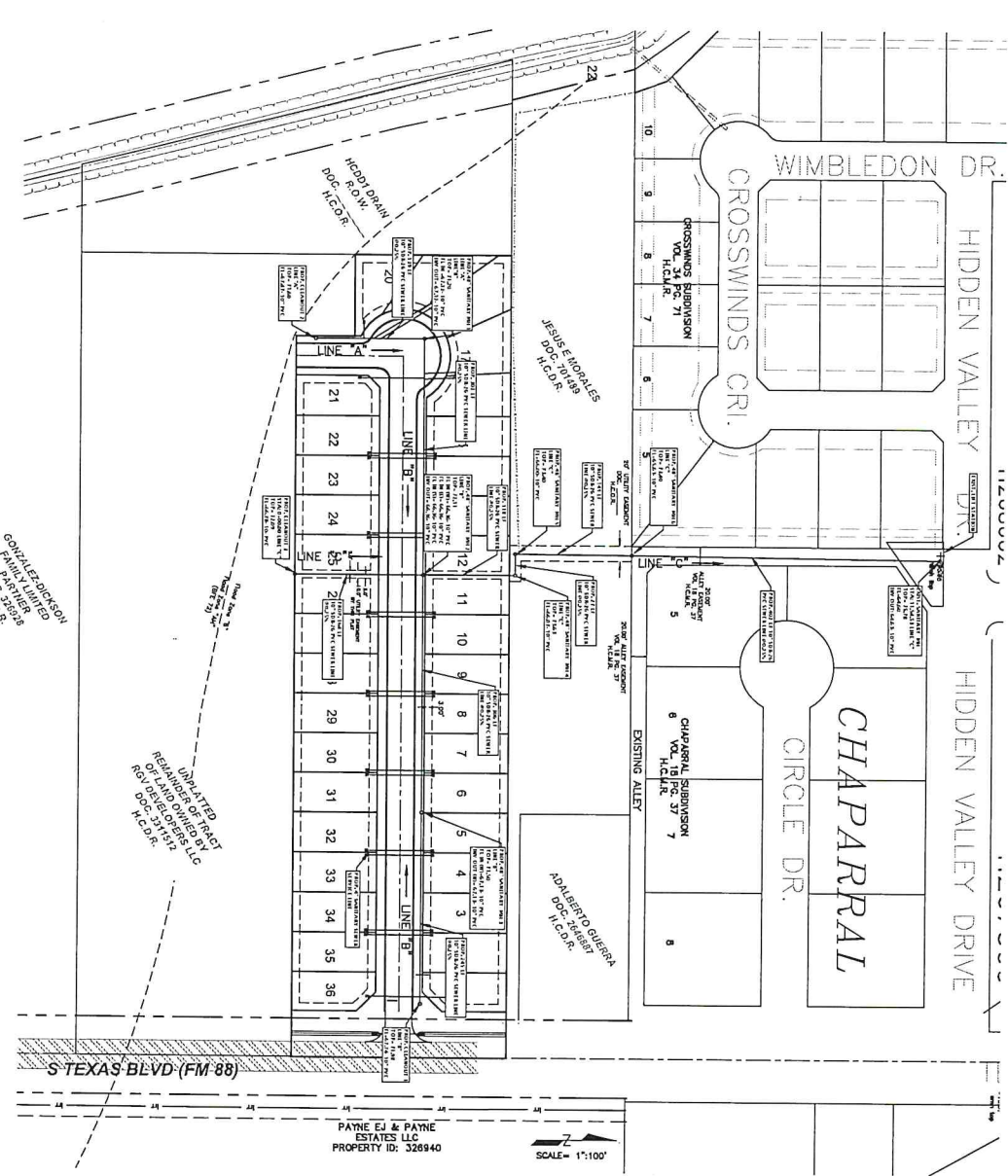
STATE OF TEXAS
JOSE N. SALDIVAR
94076



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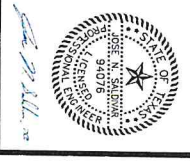
SANITARY SEWER DISTRIBUTION OF:
THE GARDENS AT VILLA VERDE



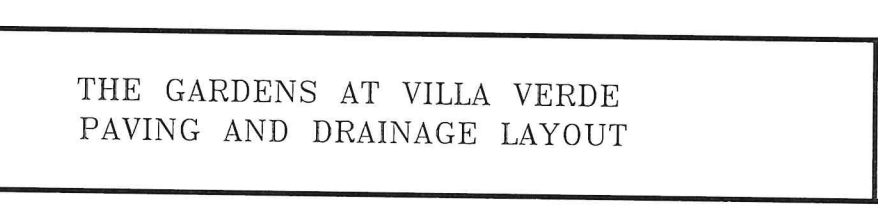
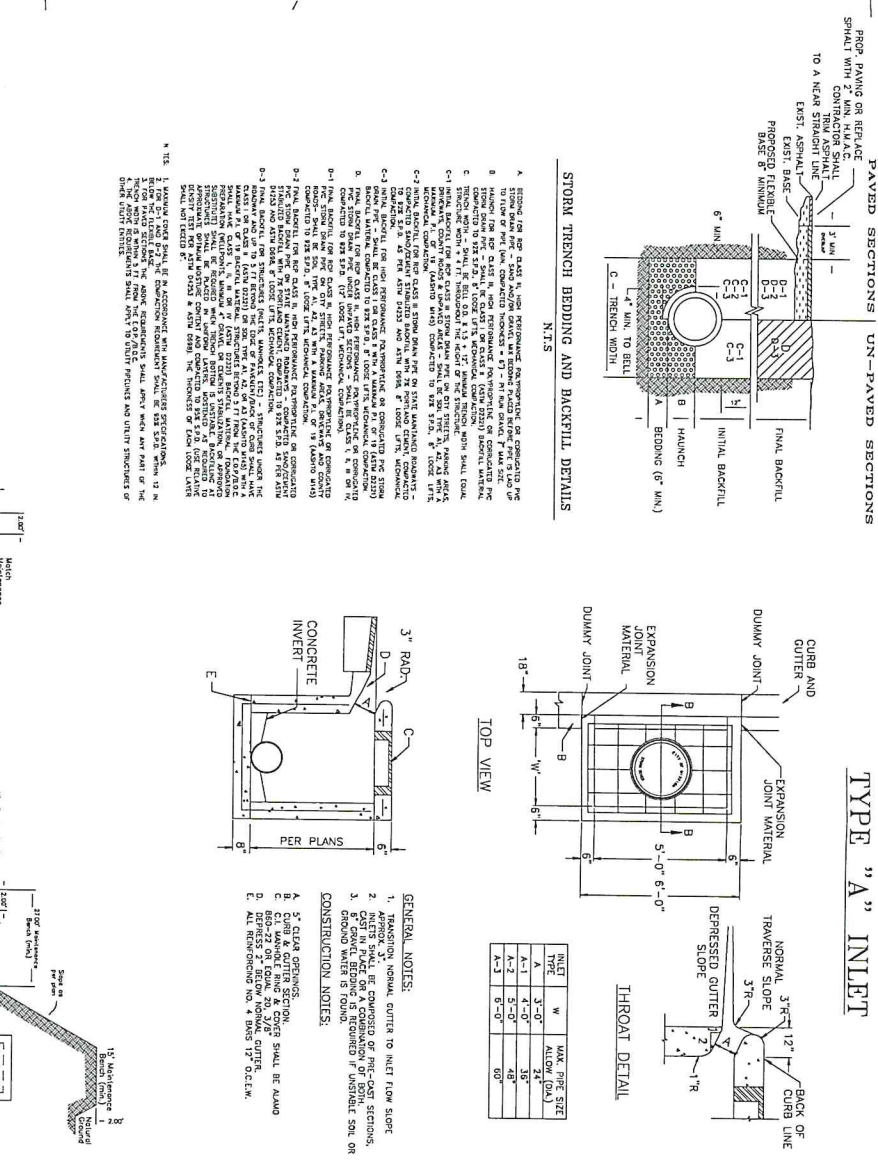
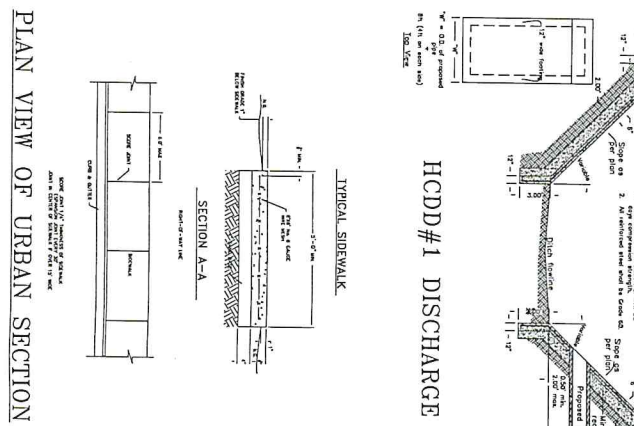
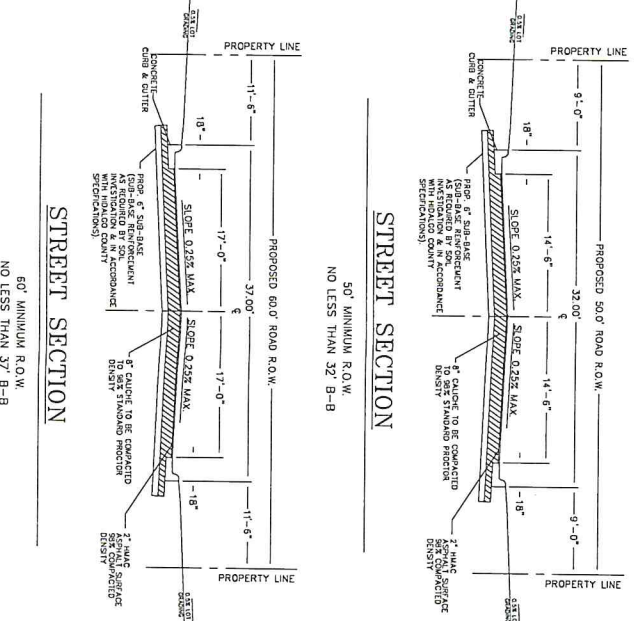
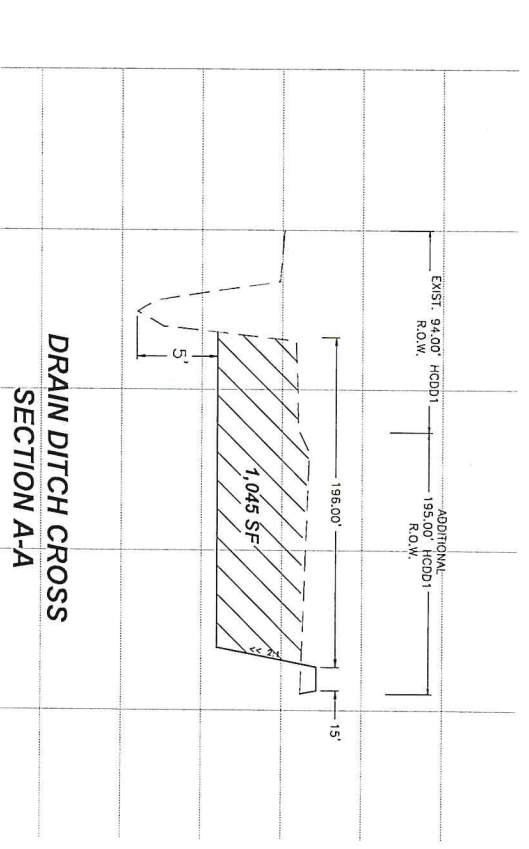
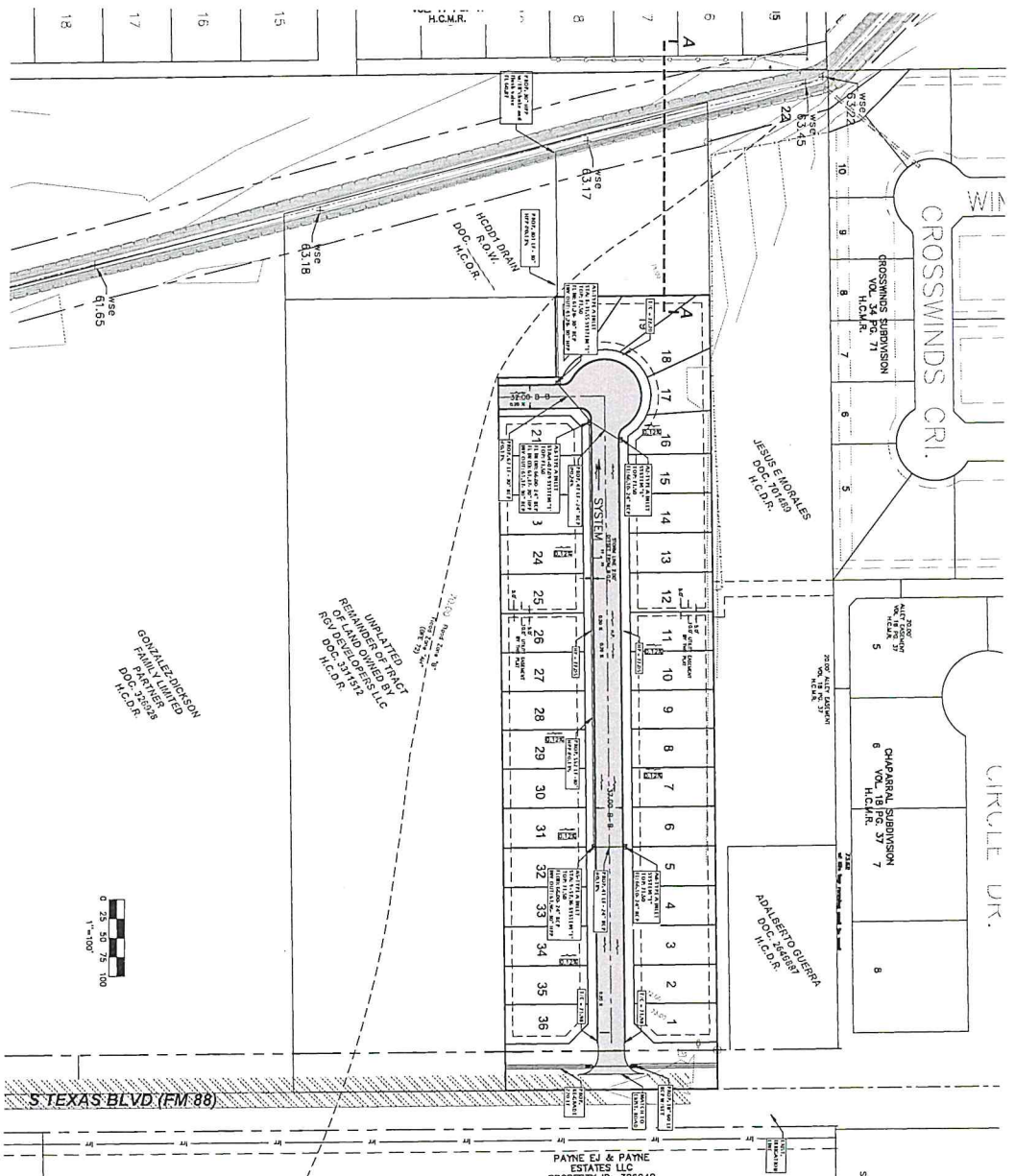
- GENERAL WASTEWATER CONSTRUCTION NOTES:**
1. ALL SANITARY SEWER LINES SHALL BE 12" DIA. UNLESS OTHERWISE NOTED.
 2. ALL SANITARY SEWER LINES SHALL BE 12" DIA. UNLESS OTHERWISE NOTED.
 3. ALL SANITARY SEWER LINES SHALL BE 12" DIA. UNLESS OTHERWISE NOTED.
 4. ALL SANITARY SEWER LINES SHALL BE 12" DIA. UNLESS OTHERWISE NOTED.
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 12. ALL SANITARY SEWER LINES SHALL BE 12" DIA. UNLESS OTHERWISE NOTED.

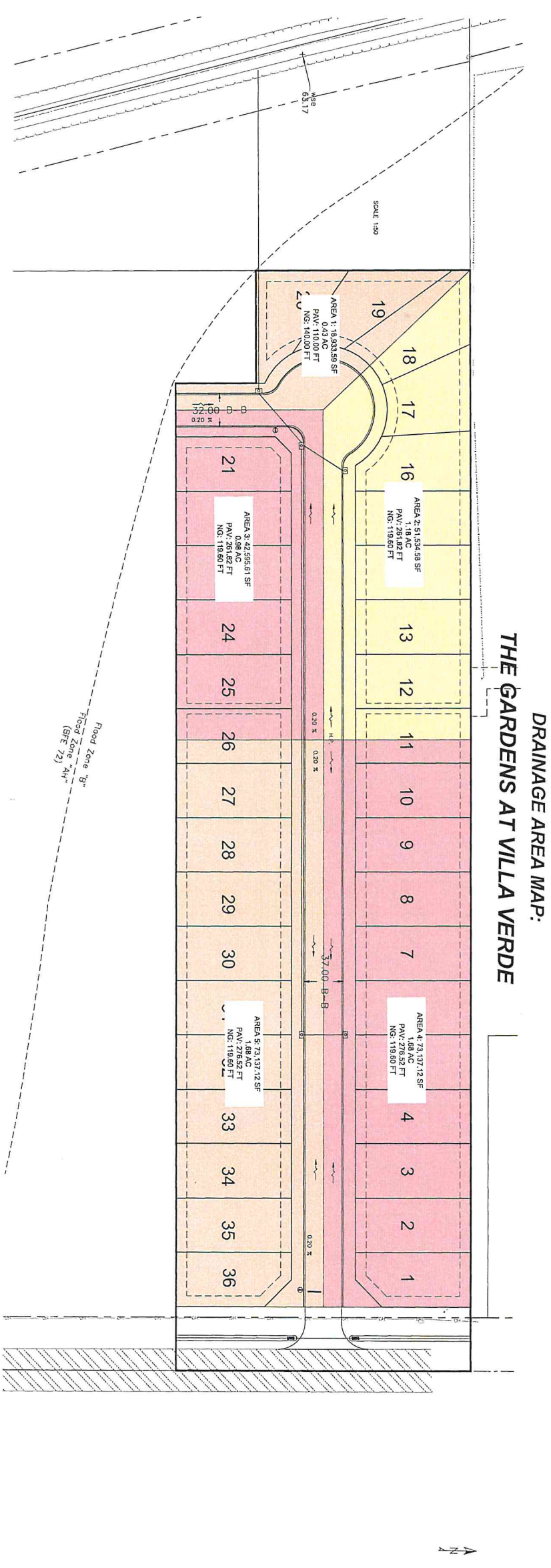
*CONSTRUCTION NOTES:
PROTECT EXISTING UTILITIES FROM DAMAGE DURING CONSTRUCTION.
SCHEMATIC WHERE 5' OR GREATER IS INDICATED.





PAVING AND DRAINAGE LAYOUT:
THE GARDENS AT VILLA VERDE
PHASE 1





HYDRAULIC CALCULATIONS

Project Name: The Garden at Villa Verde Subdivision		Location: Westlake, Texas	
Project No.: 3162024		Date: 3/16/2024	
Time of concentration (tc):		Time of Concentration Calculations	
tc = L/60V			
Minimum 10 min.			
FHA Hydraulic Engineering Circular No. 22, Third Edition			
Urban Drainage Design Manual			
Shallow Concentrated Flow Velocity Formula			
Average velocity (V):		Atlas 14 Values	
V = K _u (S ^{1/3}) ^{0.48}		10 year frequency	
K value for short		CITY	
K value for paved		TXDOT	
K value for gravel		10 year frequency	
K value for rough		CITY	
K value for smooth		TXDOT	
K value for concrete		10 year frequency	
K value for asphalt		CITY	
K value for stone		TXDOT	
K value for brick		10 year frequency	
K value for tile		CITY	
K value for metal		TXDOT	
K value for plastic		10 year frequency	
K value for rubber		CITY	
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K value for metal		TXDOT	

SUBDIVISION PLAT OF:
THE GARDENS AT VILLA VERDE

A 6.33 ACRE TRACT OF LAND MORE OR LESS OUT OF FARM TRACT 745, THE WEST AND ADAMS TRACTS SUBDIVISION, HIDALGO COUNTY, TEXAS, VOLUME 2, PAGES 34-37. H.C.M.R. AND ALSO BEING PART OUT OF A 15.32 ACRE TRACT OF LAND AS DESCRIBED IN WARRANTY DEED RECORDED FEBRUARY 16, 2022, VIA DOCUMENT NUMBER 3311512, OFFICIAL RECORDS OF HIDALGO COUNTY, TEXAS.

METS. AND BOUNDS

A 6.33 ACRE TRACT OF LAND MORE OR LESS OUT OF FARM TRACT 745, THE WEST AND ADAMS TRACT SUBDIVISION, HIDALGO COUNTY, TEXAS, VOLUME 2, PAGES 34-37. H.C.M.R. AND ALSO BEING PART OUT OF A 15.32 ACRE TRACT OF LAND AS DESCRIBED IN WARRANTY DEED RECORDED FEBRUARY 16, 2022, VIA DOCUMENT NUMBER 3311512, OFFICIAL RECORDS OF HIDALGO COUNTY, TEXAS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING, AT A POINT OF APPARENT NORTHEAST CORNER OF SAID FARM TRACT 745, THENCE, S01°12'02"E, WITH THE APPARENT EAST LOT LINE OF SAID FARM TRACT 745, A DISTANCE OF 156.77 FEET TO A POINT FOR THE SOUTHEAST CORNER OF A 3.68-ACRE TRACT VESTED IN JESUS E. MORALES (DOCUMENT #701486, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS), ALSO BEING THE NORTHEAST CORNER AND POINT OF BEGINNING OF SAID 6.33-ACRE TRACT HEREIN DESCRIBED;

THENCE, SOUTH 01° 12' 02" EAST, CONTINUING ALONG THE SAID EAST LOT LINE OF SAID FARM TRACT 745, A DISTANCE OF 275.38 FEET TO A POINT BEING THE SOUTHEAST CORNER OF THE TRACT HEREIN DESCRIBED;

THENCE, SOUTH 88°47'58" WEST, PARALLEL TO THE NORTH LINE OF SAID FARM TRACT 745, A DISTANCE OF 50.00 FEET PASSED THE APPARENT WEST RIGHT-OF-WAY LINE OF FM 88, CONTINUING FOR A TOTAL DISTANCE OF 926.00 FEET TO A SET 1/2 INCH IRON ROD WITH PLASTIC CAP "S2 10194796" FOR THE SOUTHERNMOST SOUTHWEST CORNER OF THE TRACT HEREIN DESCRIBED;

THENCE, NORTH 01° 12' 02" WEST, PARALLEL TO THE EAST LOT LINE OF SAID FARM TRACT 745, A DISTANCE OF 75.08 FEET TO A SET 1/2 INCH IRON ROD WITH PLASTIC CAP "S2 10194796" FOR AN INTERNAL CORNER OF THE TRACT HEREIN DESCRIBED;

THENCE, SOUTH 88°47'58" WEST, PARALLEL TO THE NORTH LOT LINE OF SAID FARM TRACT 745, A DISTANCE OF 104.76 FEET TO A SET 1/2 INCH IRON ROD WITH PLASTIC CAP "S2 10194796" FOR THE NORTHERNMOST SOUTHWEST THE TRACT HEREIN DESCRIBED;

THENCE, NORTH 01° 12' 02" WEST, PARALLEL TO THE EAST LINE OF SAID FARM TRACT 745, A DISTANCE OF 200.28 TO A SET 1/2 INCH IRON ROD WITH PLASTIC CAP "S2 10194796" ALONG THE SOUTH LINE OF SAID 3.68-ACRE TRACT VESTED IN JESUS E. MORALES, FOR THE NORTHWEST CORNER OF THE TRACT HEREIN DESCRIBED;

THENCE, NORTH 88° 47' 58" EAST, PARALLEL TO THE NORTH LOT LINE OF SAID FARM TRACT 745, AND WITH THE SOUTH LINE OF SAID 3.68-ACRE TRACT VESTED IN JESUS E. MORALES, A DISTANCE OF 980.76 FEET TO A NO. 4 REBAR FOUND ON WEST RIGHT-OF-WAY LINE OF FM 88, CONTINUING FOR A TOTAL DISTANCE OF 1,030.76 FEET TO THE POINT OF BEGINNING, CONTAINING A GROSS OF 6.33 ACRES OF LAND MORE OR LESS.

STATE OF TEXAS
COUNTY OF HIDALGO

I, THE UNDERSIGNED, OWNER OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED AS THE GARDENS AT VILLA VERDE SUBDIVISION, DO HEREBY GRANT AND EASEMENT TO THE CITY OF WESLACO AND THOSE WHO MAY NOW OR HEREAFTER HOLD FRANCHISE UNDER SAID CITY, THE USE OF STREETS, ALLEYS, AND EASEMENTS THEREIN SHOWN, SURFACE USE OF THE STREETS AND ALLEYS IS RESTRICTED TO THE EMPLOYEES OR AGENTS OF THE CITY OF WESLACO, EMPLOYEES OF UTILITIES OPERATING UNDER FRANCHISE TO THE CITY OF WESLACO, RESIDENTS OF THE SUBDIVISION, AND THEIR GUESTS.

JORGE FERRETIS, MANAGER
RGV DEVELOPERS LLC
4812 N 10TH STREET, APT 715
MCALLEN, TX 78504

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED _____, PROVED TO ME THROUGH 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, DE-CLARED THAT THE STATEMENTS THEREIN ARE TRUE AND CORRECT AND ACKNOWLEDGED THAT SHE EXECUTED THE SAME FOR THE PURPOSED AND CONSIDERATION THEREBY EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 20____.

NOTARY PUBLIC- STATE OF TEXAS

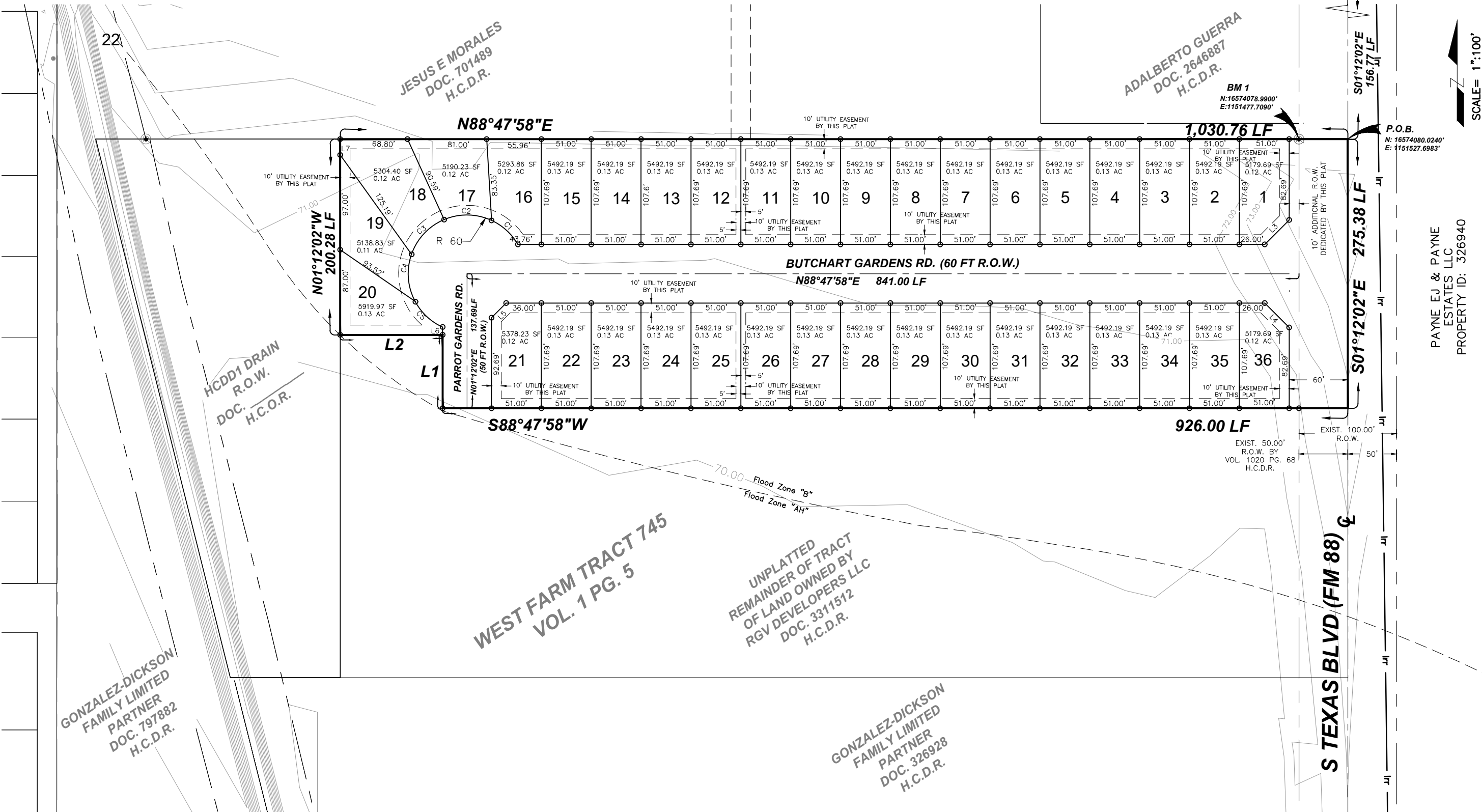
STATE OF TEXAS
COUNTY OF HIDALGO

I, RESTITUTO A. ASCANO, A REGISTERED PROFESSIONAL LAND SURVEYOR IN TEXAS, HEREBY CERTIFY THAT THE ABOVE PLAT AND DESCRIPTION OF THE THE GARDENS AT VILLA VERDE SUBDIVISION WAS PREPARED FROM A SURVEY OF THE PROPERTY MADE ON THE GROUND BY ME OR UNDER MY SUPERVISION ON _____



Preliminary
RESTITUTO A. ASCANO III, R.P.L.S.
R.P.L.S. No. 6225
TBLS 10194796
S2 ENGINEERING, PLLC.
2020 GRIFFIN PKWY
MISSION, TEXAS 78572
FIRM NUMBER: 10194796

PRINCIPAL CONTACTS:			
Name	Address	City & Zip	Phone
OWNER: RGV DEVELOPERS, LLC	4812 N 10TH STREET, APT 715	MCALLEN, TEXAS 78504	(956)732-8619
ENGINEER: JOSE N. SALDIVAR P.E., C.F.M.	2020 GRIFFIN PKWY	MISSION, TEXAS 78572	(956)403-9787
SURVEYOR: RESTITUTO A. ASCANO III R.P.L.S.	2020 GRIFFIN PKWY	MISSION, TEXAS 78572	(956)403-9787



GENERAL NOTES:

1. FLOOD ZONE STATEMENT:
FLOOD ZONE DESIGNATION: ZONE "B" (MEDIUM SHADING)

ACCORDING TO THE FEMA FIRM COMMUNITY PANEL NO. 480334 0525 B, DATED JANUARY 2, 1981, ZONE "B" (MEDIUM SHADING) IS DEFINED AS AREAS BETWEEN LIMITS OF THE 100- YEAR FLOOD AND 500- YEAR FLOOD; OR CERTAIN AREAS SUBJECT TO 100-YEAR FLOODING WITH AVERAGE DEPTHS LESS THAN ONE (1) FOOT OR WHERE THE CONTRIBUTING DRAINAGE AREA IS LESS THAN ONE SQUARE MILE; OR AREAS PROTECTED BY LEVEES FROM THE BASE FLOOD.

THE AREAS WITHIN THE PROPOSED STREET RIGHT-OF-WAY ARE WITHIN THE 100-YEAR FLOOD PLAIN. COMMUNITY-PANEL NO. 480334 0325 D EFFECTIVE DATE: MAY 17, 2001 OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY MAPS FOR HIDALGO COUNTY, TEXAS AND THE LOCAL FLOOD PLAIN ADMINISTRATOR HAVE IDENTIFIED NO OTHER AREAS AS SHOWN ON THIS PLAT ARE WITHIN THE PROPOSED SUBDIVISION TO BE WITHIN THE 100-YEAR FLOOD PLAIN.

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).

2. SETBACKS:
FRONT: 25.00 FEET.
REAR: 20.00 FEET OR EASEMENT WHICHEVER IS GREATER
SIDE: 5.00 FEET OR EASEMENT WHICHEVER IS GREATER
CUL-DE-SAC FRONT: 20.00 FEET OR GREATER FOR EASEMENTS

3. FINISHED FLOOR ELEVATIONS ESTABLISHED MUST BE HIGHER THAN 72.00 OR 18" ABOVE TOP OF CURB OR CENTER LINE OF STREET, WHICHEVER IS GREATER, MEASURED FROM THE CENTER OF THE LOT.

4. THE FOLLOWING BENCHMARKS ARE IDENTIFIED ON THE FACE OF THE PLAT AND ON THE ATTACHED ENGINEERING PLANS.

BM 1 AT IRON ROD LOCATED NORTHEAST CORNER OF THE SUBDIVISION AND WEST SIDE OF TEXAS RD. NORTHINGS: 16574078.9900' EASTING: 1151477.7090' ELEVATION: 74.88'

5. NO PERMANENT STRUCTURES ARE PERMITTED OVER ANY EASEMENTS. EASEMENTS SHALL BE KEPT CLEAR OF BUILDINGS, SHEDS, SHRUBS, TREES AND OTHER PLANTINGS (EXCEPT LOW, LESS AN 18" MATURE HEIGHTS, GROUND COVER, GRASS OR FLOWERS) AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATIONS AND MAINTENANCE OF THE EASEMENT.

6. IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1, HIDALGO COUNTY REQUIREMENTS, AND CITY OF WESLACO REQUIREMENTS, PHASE 1 AND 2 OF THIS DEVELOPMENT WILL BE REQUIRED TO DETAIN A TOTAL OF 88,904 CUBIC FEET OR 2.04 ACRE-FEET OF STORM WATER RUNOFF. DRAINAGE DETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMMODATED IN THE PROPOSED DRAIN DITCH EXPANSION BY HCDD1. 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 ENGINEER CONSIDERED FOR HIS CALCULATIONS OF THIS SUBDIVISION.

7. FOLLOW LANDSCAPE ORDINANCE AS PER CITY REQUIREMENTS.

8. CORNERS LOT DRIVEWAYS SHOULD BE CONSTRUCTED AT THE FURTHEST POSSIBLE POINTS FROM INTERSECTIONS AND IN COMPLIANCE WITH ACCESS MANAGEMENT ORDINANCE.

9. NO ACCESS SHALL BE GRANTED FOR LOTS 1 AND 36 ONTO TEXAS RD (FM 88).

10. ALL INTERIOR LOT CORNERS ARE SET BY NO. 4 REBARS WITH PLASTIC CAP S2 F-10194796.

11. ALL BEARINGS AND DISTANCES ARE BASED ON GRID COORDINATES.

12. 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.

13. AS PER LOCAL GOVERNMENT CODE REQUIREMENTS, SANITARY SEWER MUST BE CONNECTED TO A RESIDENCE PRIOR TO THE CITY 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).

14. ALL LOTS SHALL HAVE A POST DEVELOPMENT FINISHED GRADE FROM THE REAR OF THE LOT TO THE CURB AND/OR ROADSIDE DITCH AT A 0.20 % SLOPE TO ACCOMPLISH POSITIVE DRAINAGE.

15. STREETLIGHT MUST BE LOCATED EVERY 300 FEET.

16. A 5 FT. SIDEWALK IS REQUIRED ALONG EXTERIOR PERIMETER UPON THE ISSUANCE OF A NOTICE TO PROCEED.

17. A 5 FT. SIDEWALK IS REQUIRED ALONG ALL INTERIOR STREETS UPON ISSUANCE OF A BUILDING PERMIT. ON CORNER LOTS, THE OWNER SHALL BE RESPONSIBLE FOR THE SIDEWALK ALONG ALL STREETS ADJOINING THE LOT.

18. 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.

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 CERTIFICATE

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

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

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

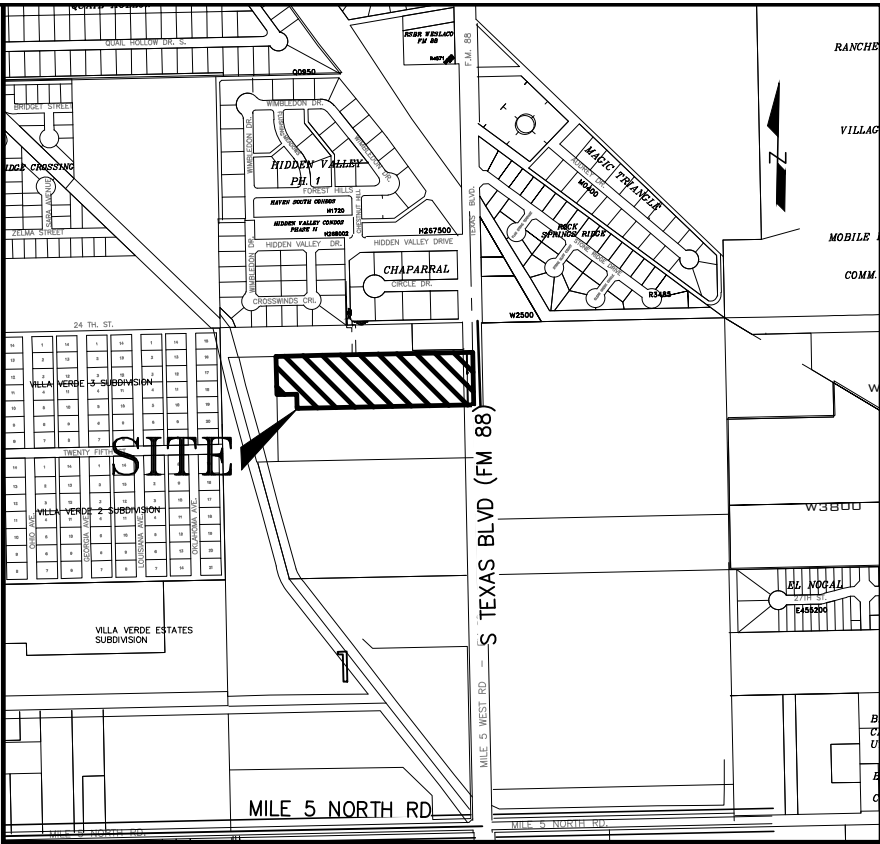
HIDALGO AND CAMERON COUNTY IRRIGATION DISTRICT No. 9

THIS PLAT IS HEREBY APPROVED BY THE HIDALGO COUNTY IRRIGATION DISTRICT NO. 9

DATE THIS _____ DAY OF _____, 20____.

- NO IMPROVEMENTS OF ANY KIND SHALL BE PLACED UPON HIDALGO AND CAMERON COUNTIES IRRIGATION DISTRICT NO. 9 RIGHTS-OF-WAYS AND/OR EASEMENTS WITHOUT THE EXPRESSED WRITTEN PERMISSION OF HCDD #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.
- HCDD #9 WILL NOT BE RESPONSIBLE FOR THE STORM DRAINAGE WATER SYSTEM TO ANY LOT WITHIN THIS SUBDIVISION, AS WELL, HCDD #9 WILL NOT RESPONSIBLE FOR THE DELIVERY OF WATER TO ANY LOT WITHIN THIS SUBDIVISION, IF DESIRED, THIS WILL NOT BE AT THE DISTRICTS EXPENSE.
- HCDD #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.
- HCDD #9 EXCLUSIVE EASEMENTS SHALL BE KEPT CLEAR OF BUILDINGS, SHEDS, FENCES, SHRUBS, TREES, AND OTHER PLANTINGS AND OTHER OBSTRUCTION THAT WOULD INTERFERE WITH THE OPERATIONS AND MAINTENANCE OF THE EASEMENT.

GENERAL MANAGER
HIDALGO & CAMERON COUNTIES IRRIGATION DISTRICT NO. 9



LOCATION MAP SCALE= 1"=1000'

LOCATION OF SUBDIVISION WITH RESPECT TO THE HIDALGO COUNTY AREA:
THE GARDENS AT VILLA VERDE SUBDIVISION IS LOCATED SOUTH HIDALGO COUNTY TEXAS, PRECINCT NO. 1, ON THE WEST SIDE OF S TEXAS BLVD AND APPROXIMATELY 2,200 FT NORTH OF MILE 5. THIS SUBDIVISION LIES WITHIN THE CITY'S LIMITS OF WESLACO, HIDALGO COUNTY, TEXAS (POPULATION 41,024 - 2021 CENSUS) UNDER LOCAL GOVERNMENT CODE 42.02

CURVE DATA TABLE				
CURVE	DELTA	RADIUS	ARC LENGTH	CHORD BEARING
"C1"	35.26	60.00'	36.93	N48°49'53"W
"C2"	47.75	60.00'	50.00'	S89°39'52"W
"C3"	47.74	60.00'	50.00'	S41°55'06"W
"C4"	47.75	60.00'	50.00'	S5°49'43"W
"C5"	36.87	60.00'	38.61	S48°08'21"E

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N1°12'02"W	75.08'
L2	S88°47'58"W	104.76'
L3	N43°47'58"E	35.35'
L4	S46°12'02"E	35.35'
L5	N1°12'02"W	16.28'
L6	S1°12'02"E	8.05'
L7	N1°12'02"W	16.28'

LEGEND	
●	1/2" IRON ROD FOUND
○	1/2" IRON ROD SET
Q	SET 60-D NAIL
R.O.W.	RIGHT OF WAY
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCING
S.W.C.	SOUTHWEST CORNER
X	LATITUDE AND LONGITUDE COORDINATES



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

ON: _____ AT _____ AM/PM

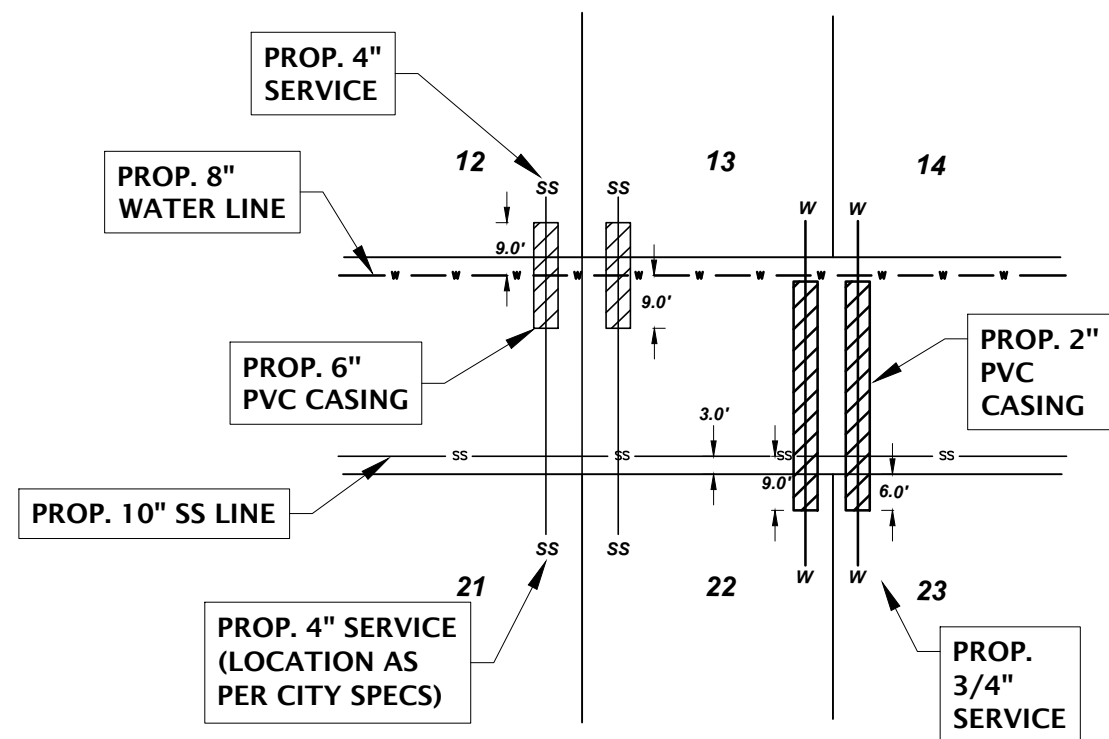
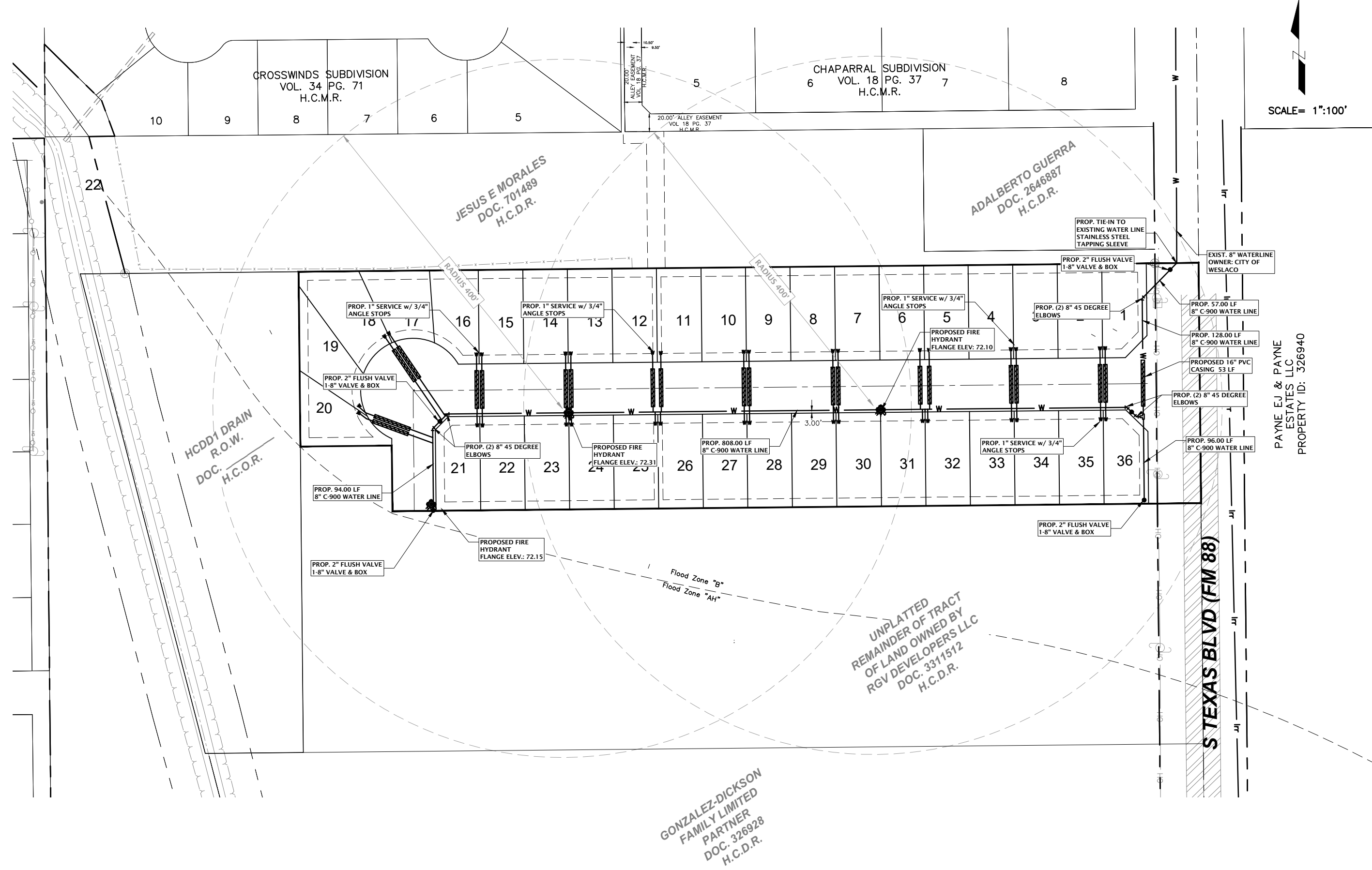
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OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS

BY: _____ DEPUTY

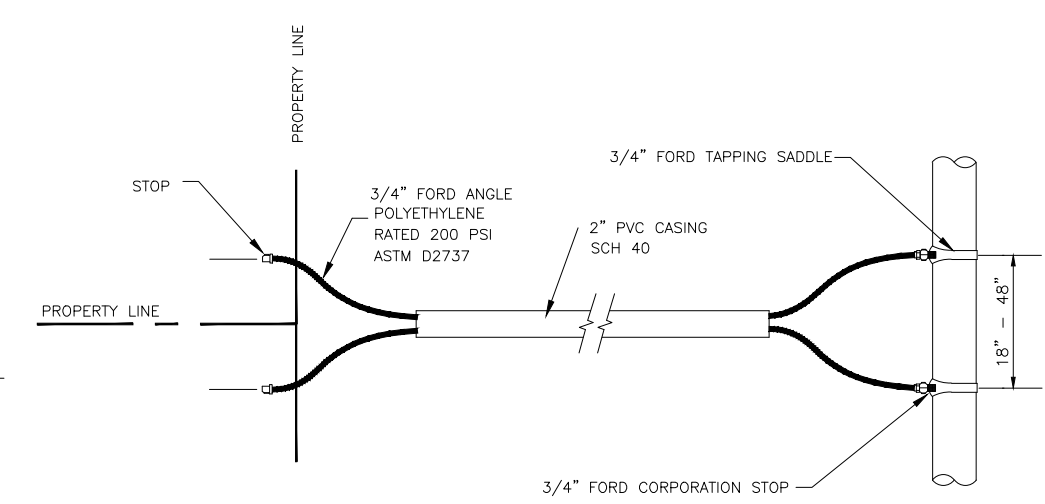
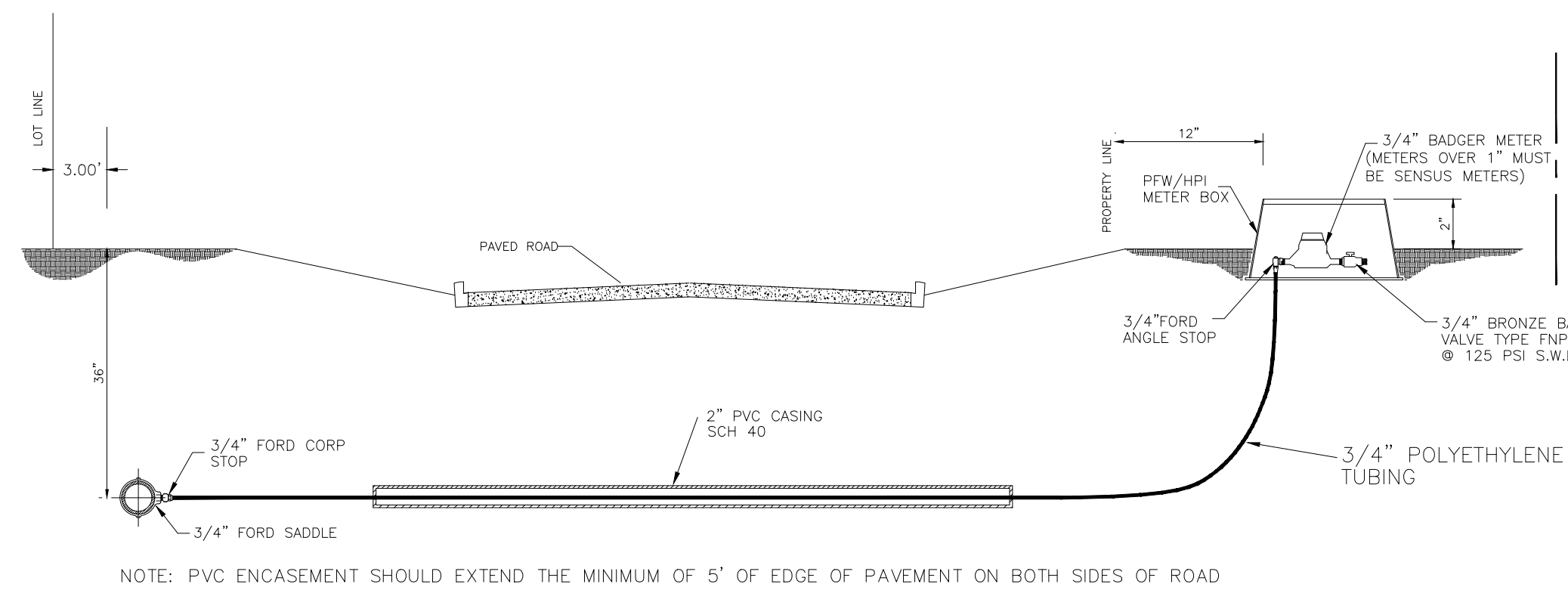


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WATER DISTRIBUTION AND OSSF:
THE GARDENS AT VILLA VERDE

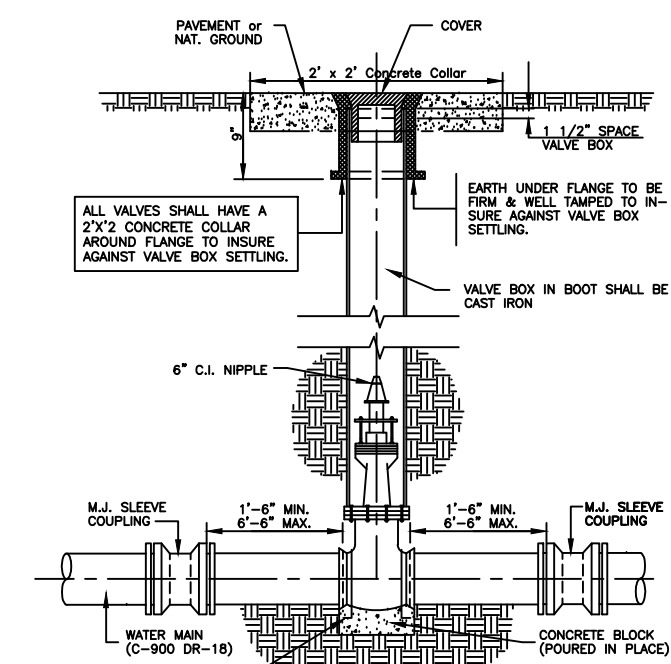


CASING DETAIL FOR SEWER LINE CROSSING

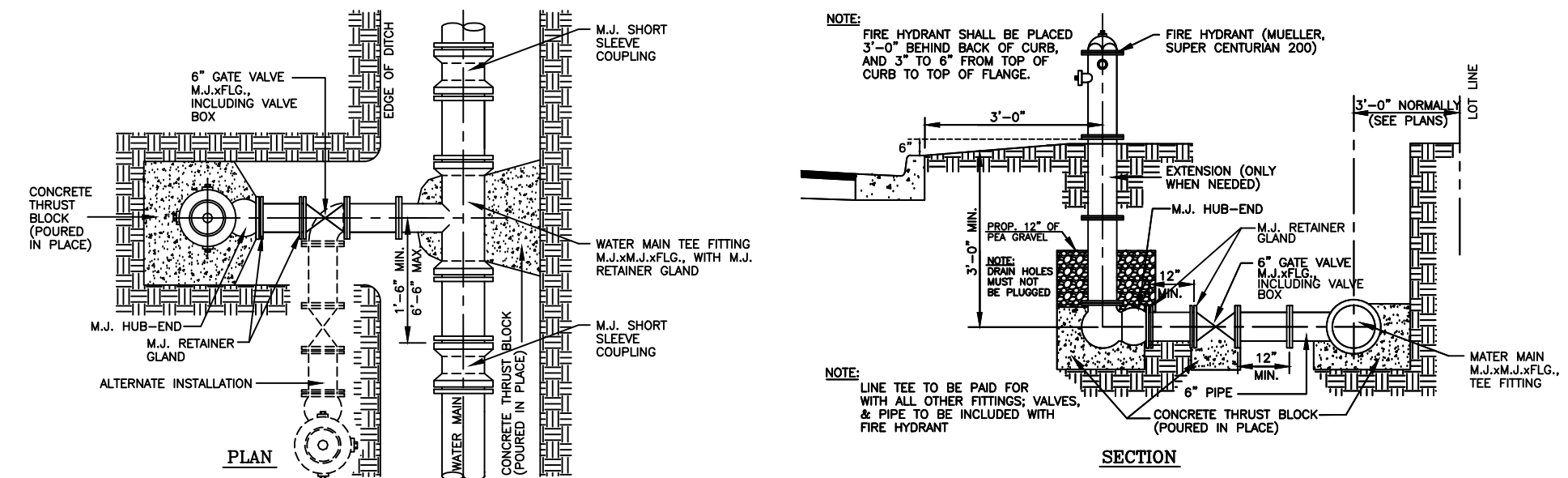


LONG SERVICE CONNECTION

NOTE: MAGNETIC TAPE (CAUTION TAPE) BURIED 16" BELOW NATURAL GROUND



TYPICAL VALVE and VALVE BOX INSTALLATION

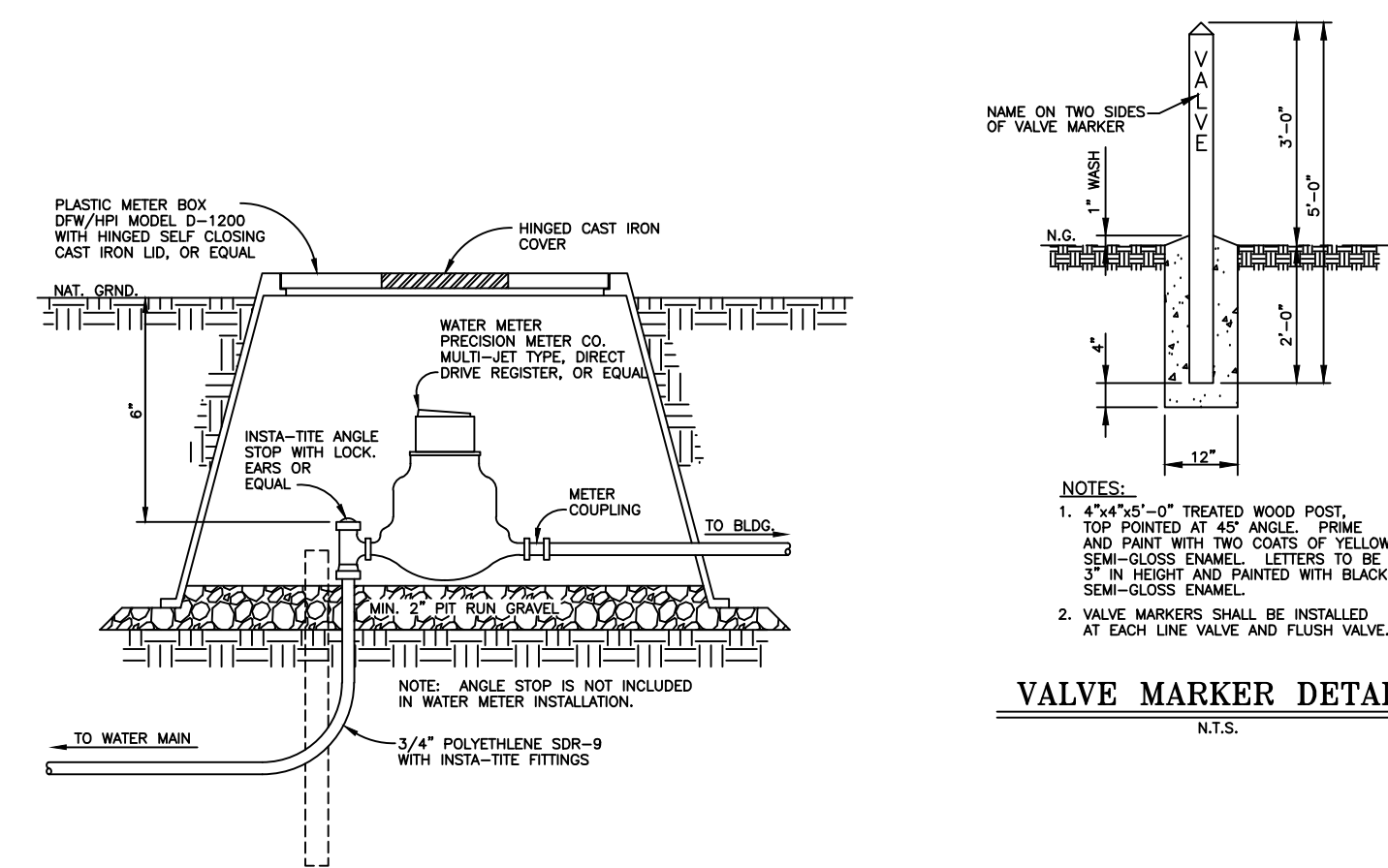


TYPICAL FIRE HYDRANT INSTALLATION

N.T.S.

- GENERAL CONSTRUCTION NOTES:

1. ALL EXISTING WATER LINES TO BE C-900 DR-25.
2. CONTRACTOR TO INSTALL 1" SERVICE PER LOT WITH 1"x3/4" ANGLE STOPS & ALL SERVICES TO BE LOCATED IN FRONT OF LOTS APPROXIMATELY 1.0 FOOT FROM LOT LINE. CONTRACTOR TO UTILIZE SINGLE & DOUBLE SERVICE CONNECTIONS AS NEEDED.
3. CONTRACTOR TO NOTIFY ALL UTILITY COMPANIES FOR VERIFICATION OF CONFLICTS PRIOR TO CONSTRUCTION ON SITE.
4. SEE WATER DETAIL SHEET FOR MORE INFORMATION.
5. ALL LOTS SHALL HAVE DFWM WATER BOXES WITH BLUE LIDS AND ANTENNA HOLE. ALL LOTS TO BE PROVIDED WITH SERVICE SUBUTONS AND SAID SERVICE LOCATIONS SHALL BE MARKED ON THE CURB AND GUTTER WITH A "W" NOT LESS THAN 1 1/2" IN SIZE OR IN A MANNER APPROVED BY THE CITY.
6. THE RESIDENTIAL LOTS SHOULD REFLECT SERVICE BY A 3/4" METER.



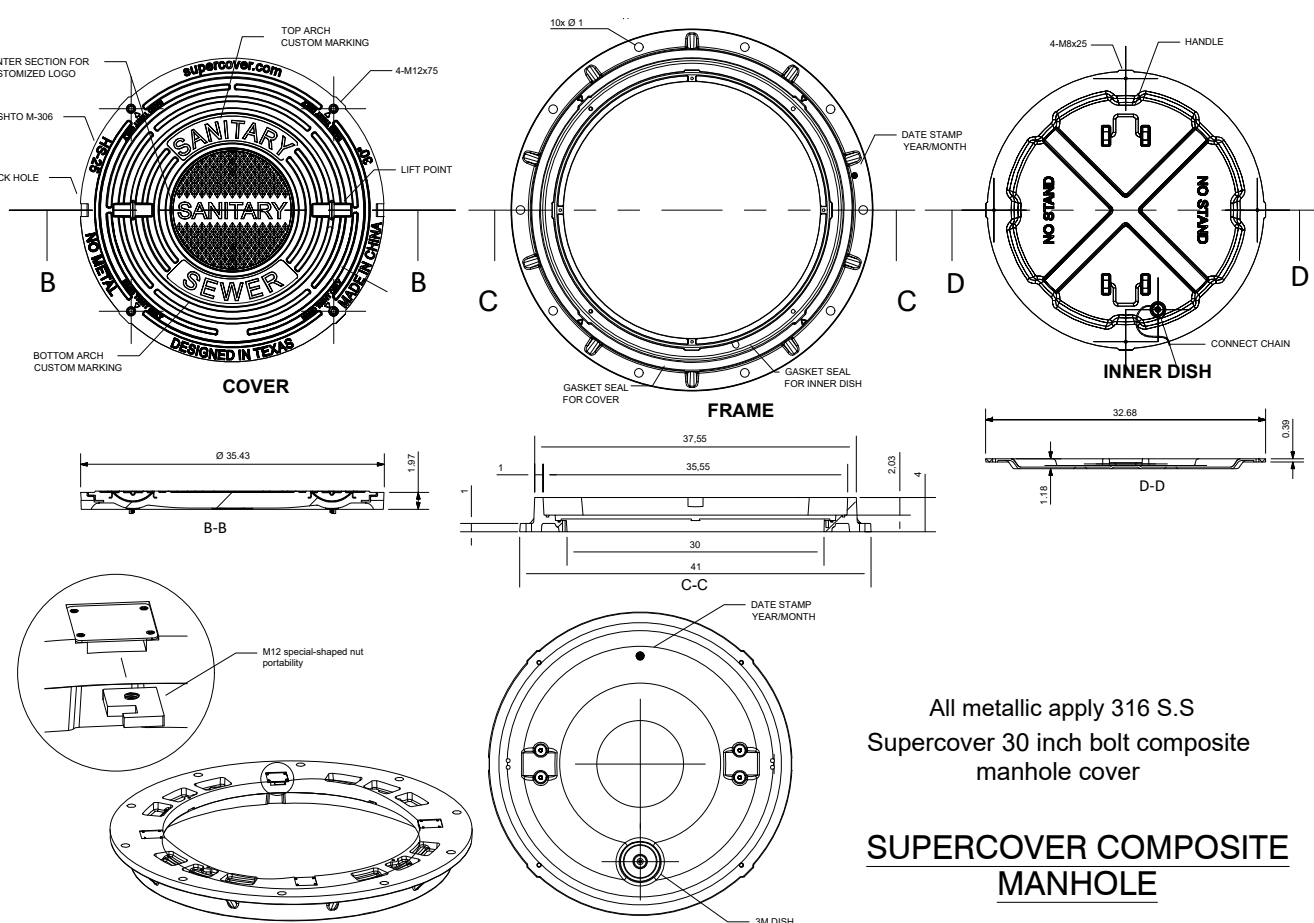
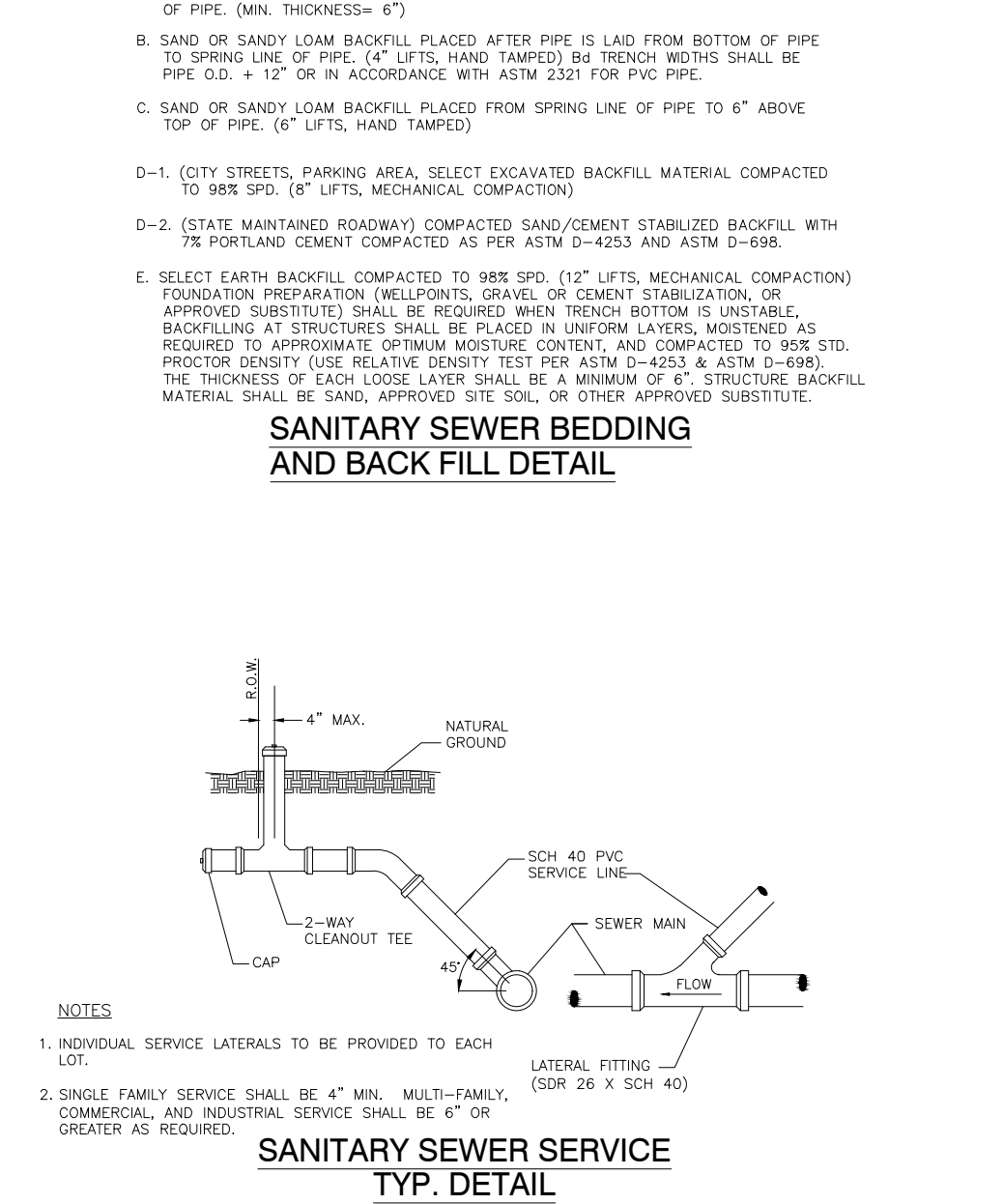
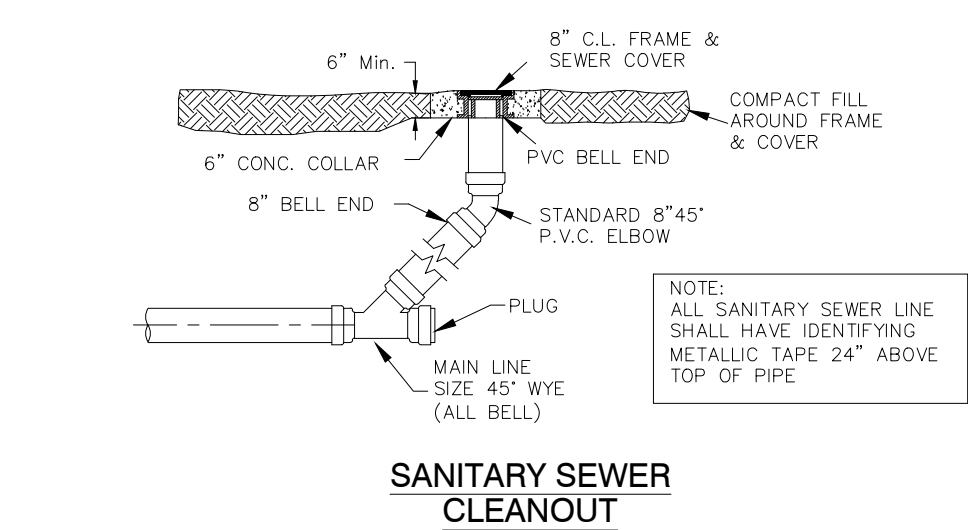
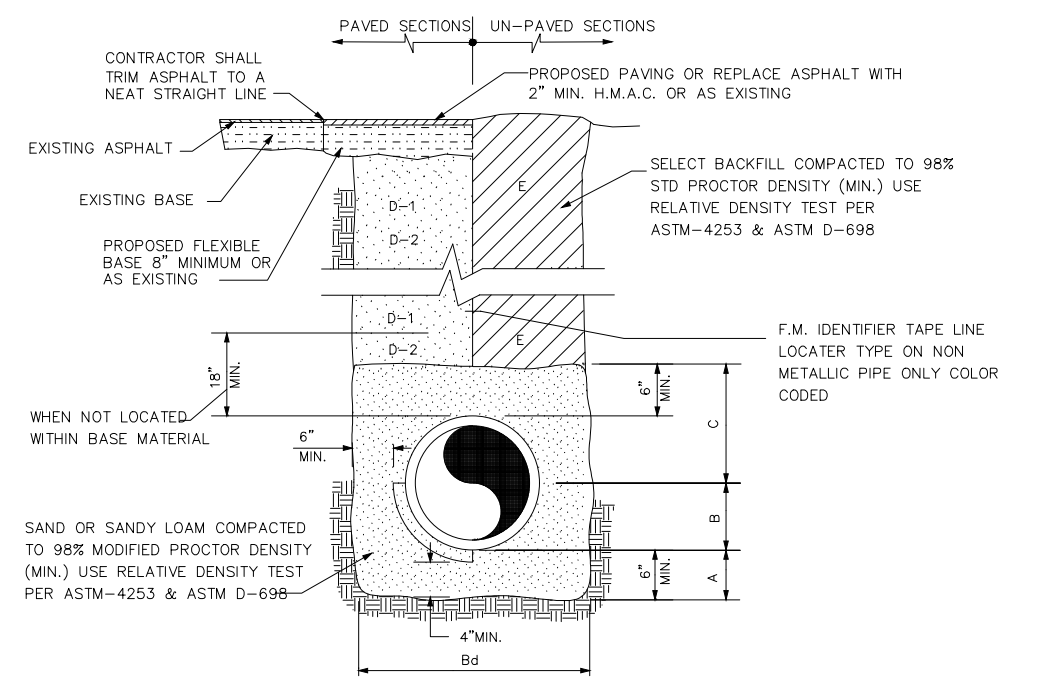
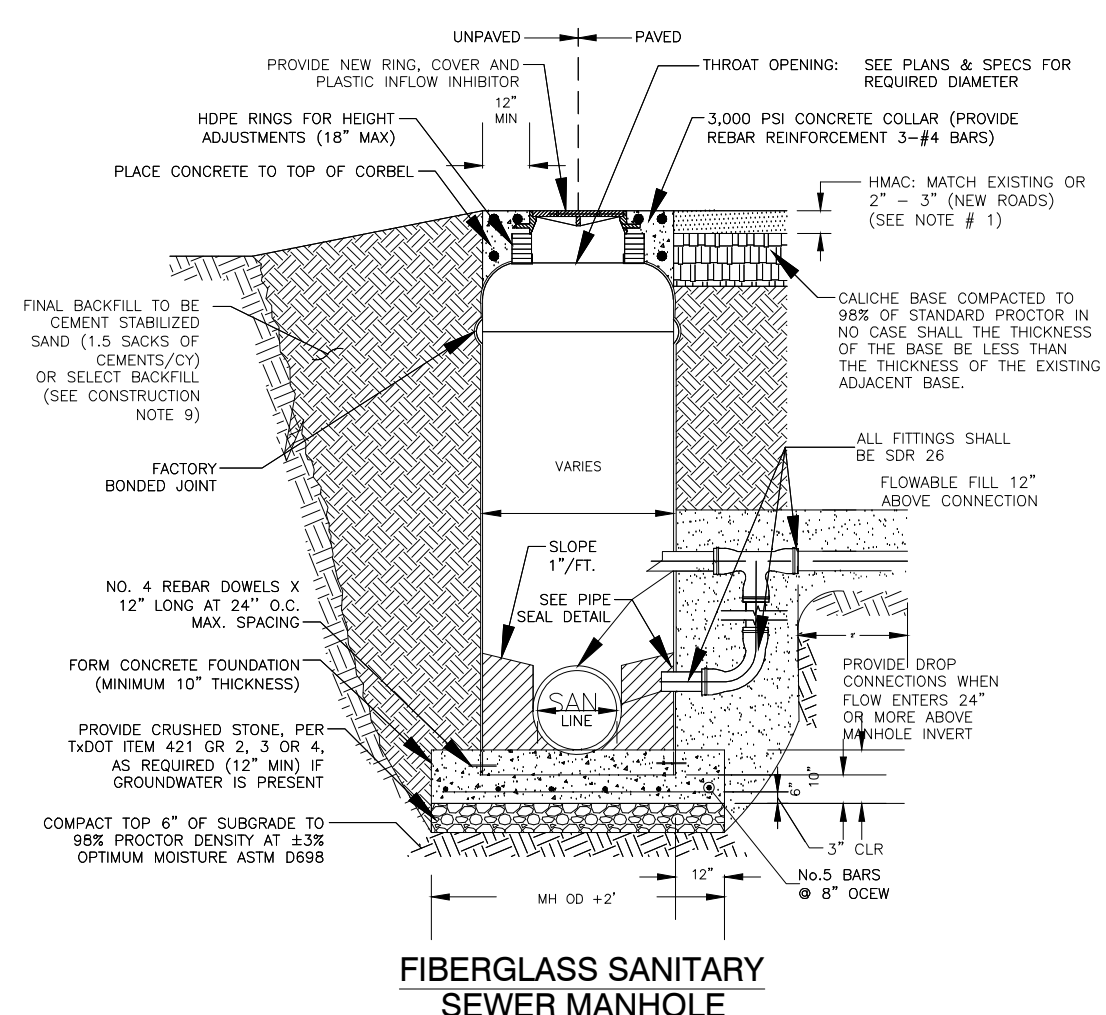
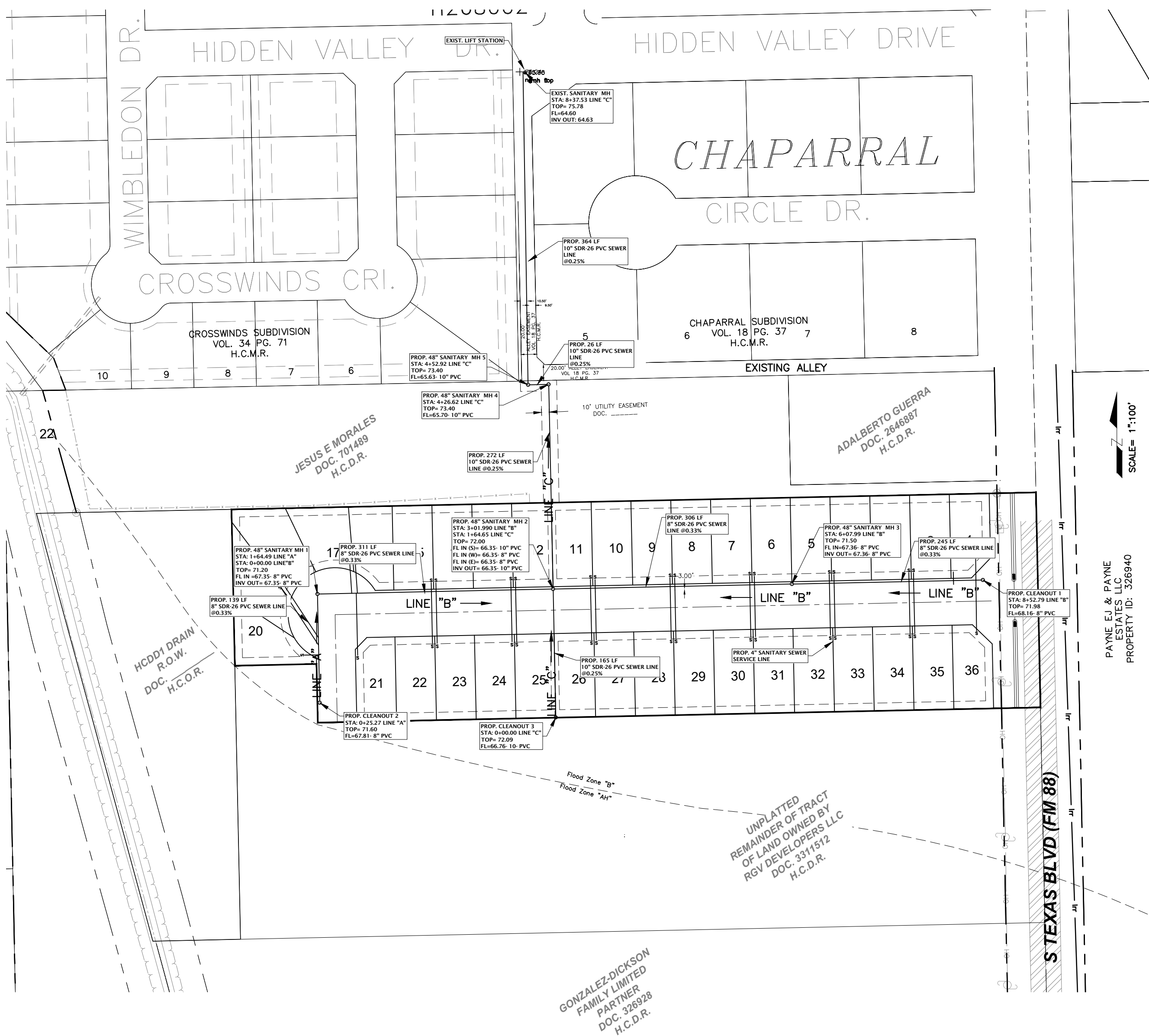
TYPICAL WATER METER INSTALLATION

N.T.S.

THE GARDENS AT VILLA VERDE UTILITIES LAYOUT

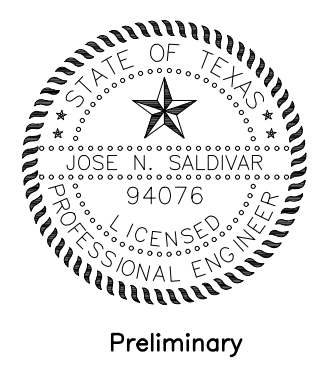
SANITARY SEWER DISTRIBUTION OF:

THE GARDENS AT VILLA VERDE



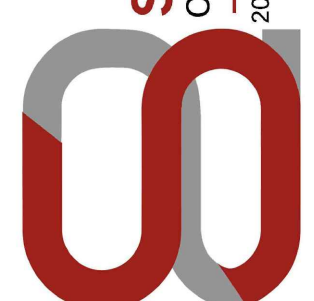
- GENERAL WASTEWATER CONSTRUCTION NOTES:**
1. HMA: 2\"/>
 2. THE CONTRACTOR SHALL VISIT THE SITE OF THE WORK AND EXAMINE LOCAL CONDITIONS TO BE ENCOUNTERED. IMPROVEMENTS TO BE PROTECTED AND PERMITS AND FEES TO BE REQUIRED, ALONG WITH OTHER RESEARCH THAT IS NECESSARY TO ENSURE THAT THE CONTRACTOR THOROUGHLY UNDERSTANDS THE PROJECT AND IS FULLY AWARE OF ALL THE CONDITIONS AND CONSTRAINTS THAT MAY BE ENCOUNTERED DURING THE COURSE OF CONSTRUCTION.
 3. THE CONTRACTOR SHALL ADHERE TO ALL TCE REGULATIONS PER 30 TAC CHAPTER 217 AND TRENCH SAFETY T2 REGULATIONS.
 4. THE CONTRACTOR IS RESPONSIBLE FOR ALL TRAFFIC CONTROL, AND MUST ADHERE TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
 5. ALL FIBERGLASS MANHOLES SHALL BE MONOLITHIC WITH 0.50\"/>
 6. ALL MANHOLE WALL PENETRATIONS SHALL BE CORED AND SEALED WITH APPROVED TPSMA WATER STOP GASKET ASSEMBLY.
 7. THE CONTRACTOR SHALL PROVIDE PROTECTIVE COATING ON ALL EXPOSED CONCRETE SURFACES, INCLUDING CORREL AREA, MANHOLE WALLS AND MANHOLE BENCH.
 8. FOR FIBERGLASS MANHOLES WITH WATER TIGHT BOTTOM, ADHERE TO ALL MANUFACTURER REQUIREMENTS. FIBERGLASS BOTTOM AND BENCH MUST ALSO BE FACTORY INSTALLED.
 9. CEMENT STABILIZED SAND AND SELECT BACKFILL TO BE COMPACTED TO 12 INCH LIFTS TO 98% STD. PROCTOR.
 10. ALL DROP CONNECTIONS TO MANHOLE SHALL USE TPSMA WATER STOP GASKET ASSEMBLY.
 11. CONCRETE COLLARS WITHIN PAVED AREAS SHALL BE SQUARE.
 12. NO DROP STRUCTURES ON MANHOLES.

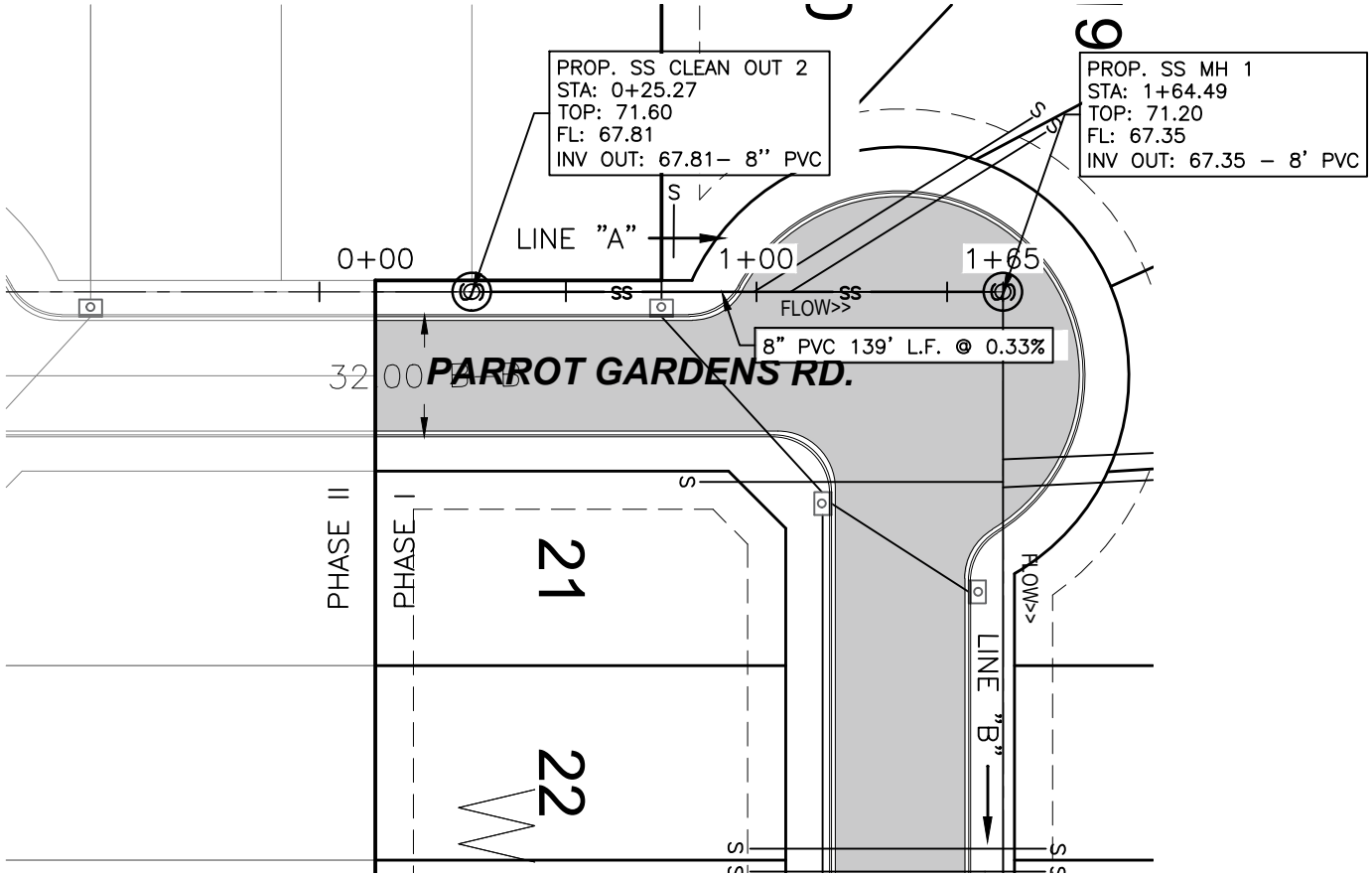
*CONSTRUCTION NOTES:
PROVIDE TRENCH PROTECTION TO COMPLY WITH OSHA STANDARDS ON SECTIONS WHERE 5' OR GREATER IS EXCAVATED.



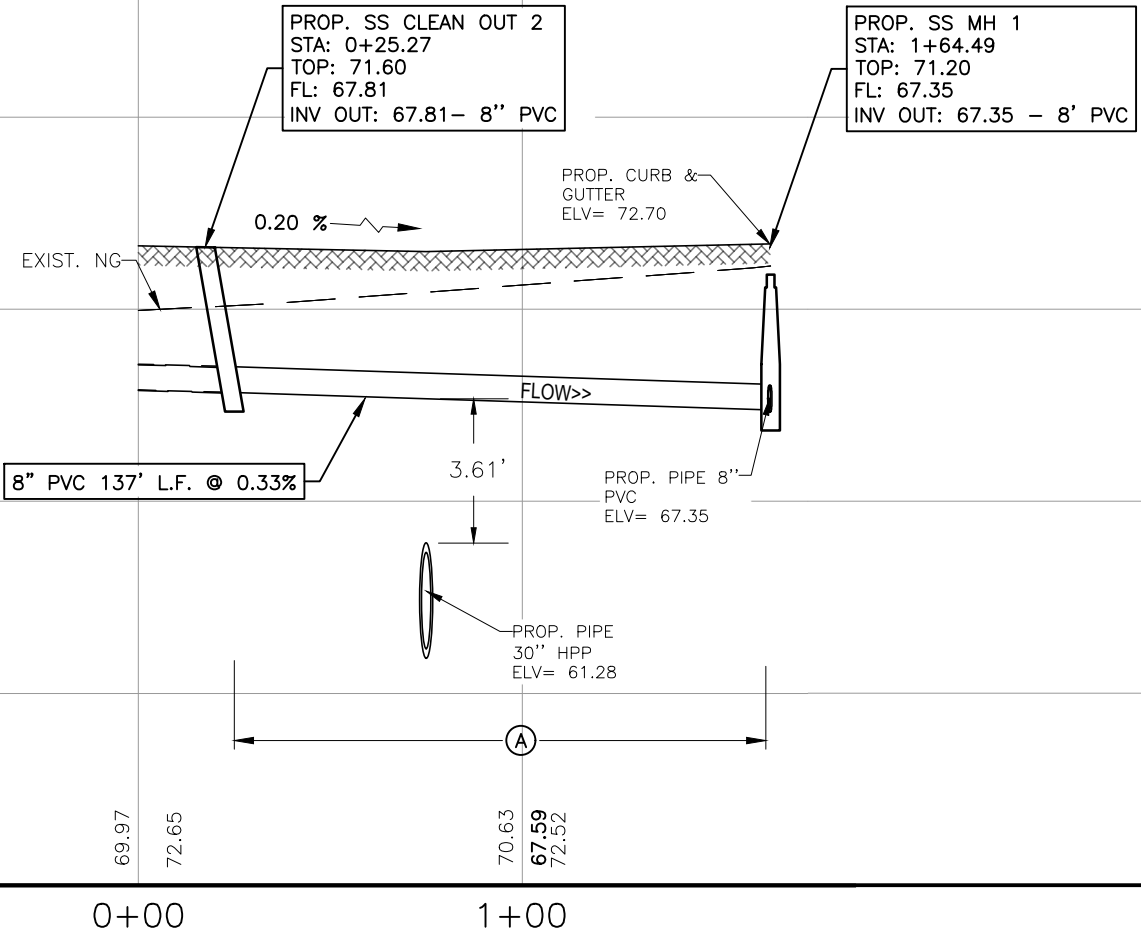
THE GARDENS AT VILLA VERDE
SANITARY SEWER LAYOUT

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Ⓐ TRENCH PROTECTION OR CUTBACK SLOPES TO COMPLY WITH OSHA STANDARDS AND SPECIFICATIONS.

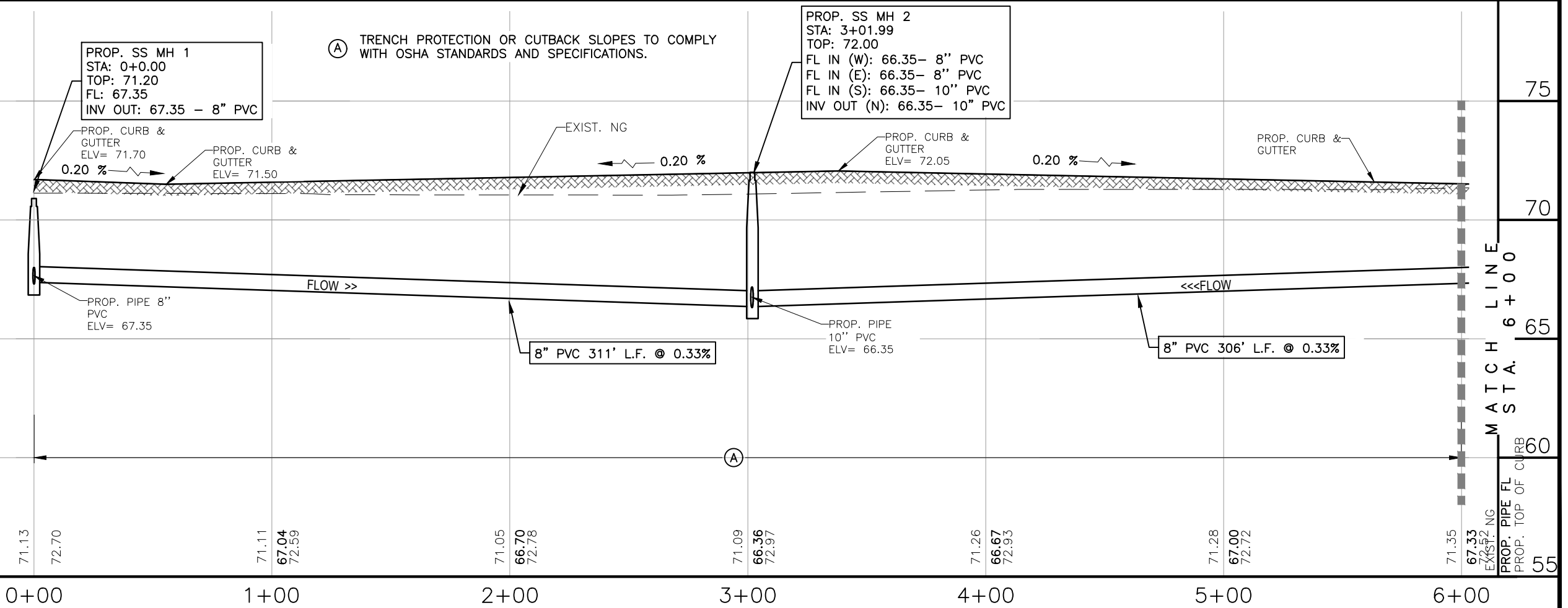
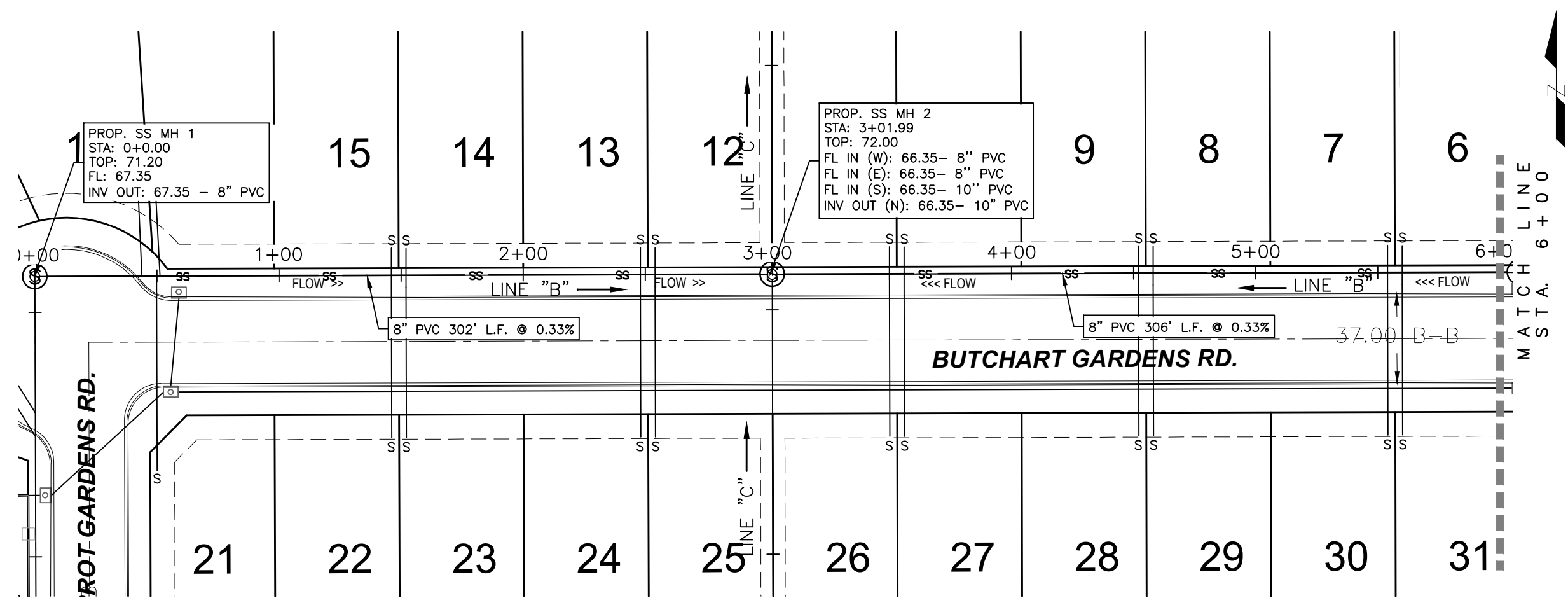


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THE GARDENS AT VILLA VERDE

8" SANITARY SEWER LINE PLAN & PROFILE
STA. 00+00 - STA. 1+37
PARROT GARDENS RD.

PROJECT NO. SE-23-B35
SCALE: H: 1" = 50' / V: 1" = 5'
DRAWN BY: N.C.
CHECKED BY: N.S.
TOPO BY: M.P.
SHEET: C1-07



TBPELS F-10194796
2424 MIMOSA ST.
MISSION, TEXAS 78574
PHONE (956) 403-9787
EMAIL: s2engineering@gmail.com

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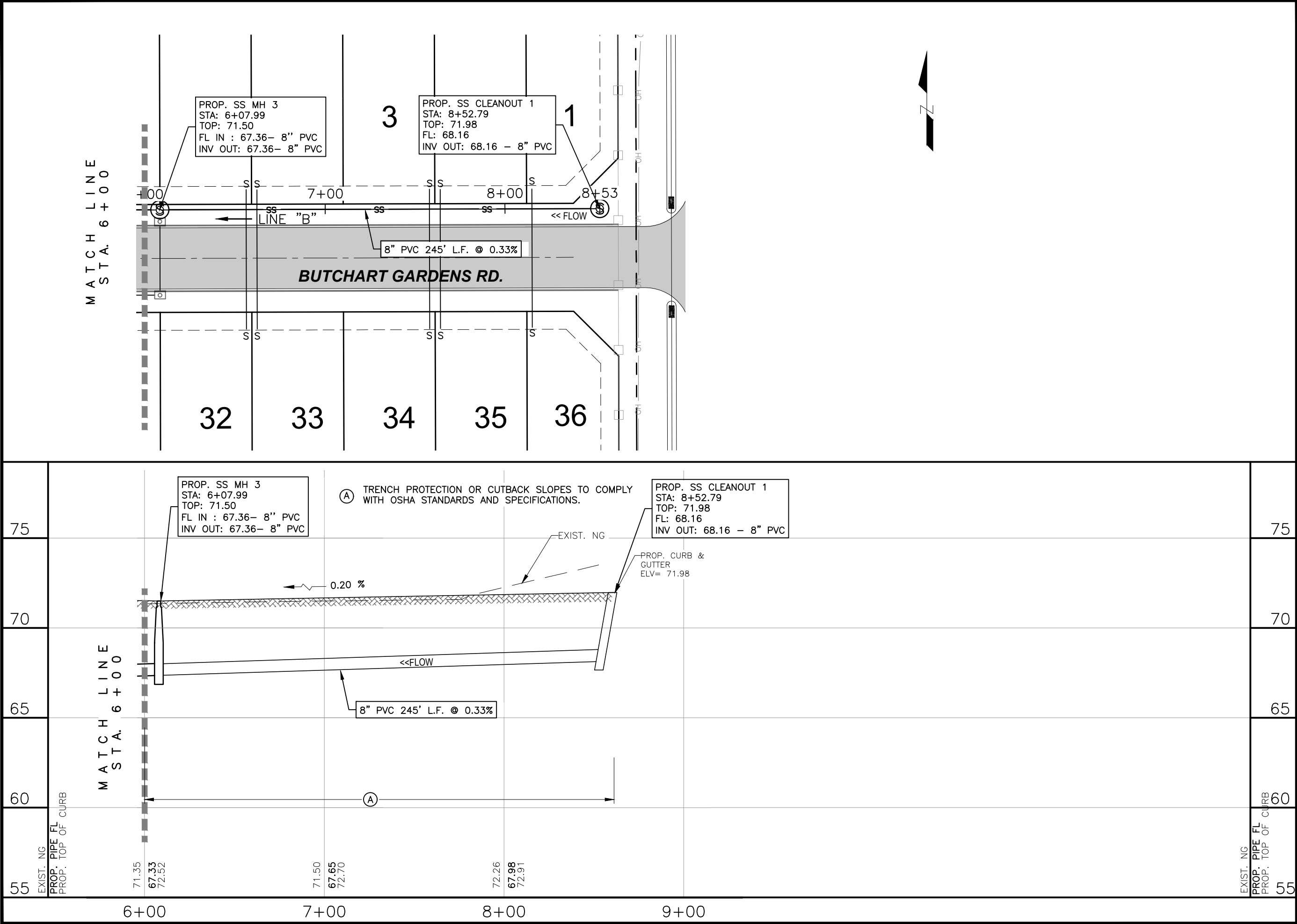
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THE GARDENS AT VILLA VERDE

8" SANITARY SEWER LINE PLAN & PROFILE
STA. 00+00 - STA. 6+00
BUTCHART GARDENS RD.

PROJECT NO. SE-23-B35
SCALE: H: 1" = 50' / V: 1" = 5'
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SHEET: C2-07



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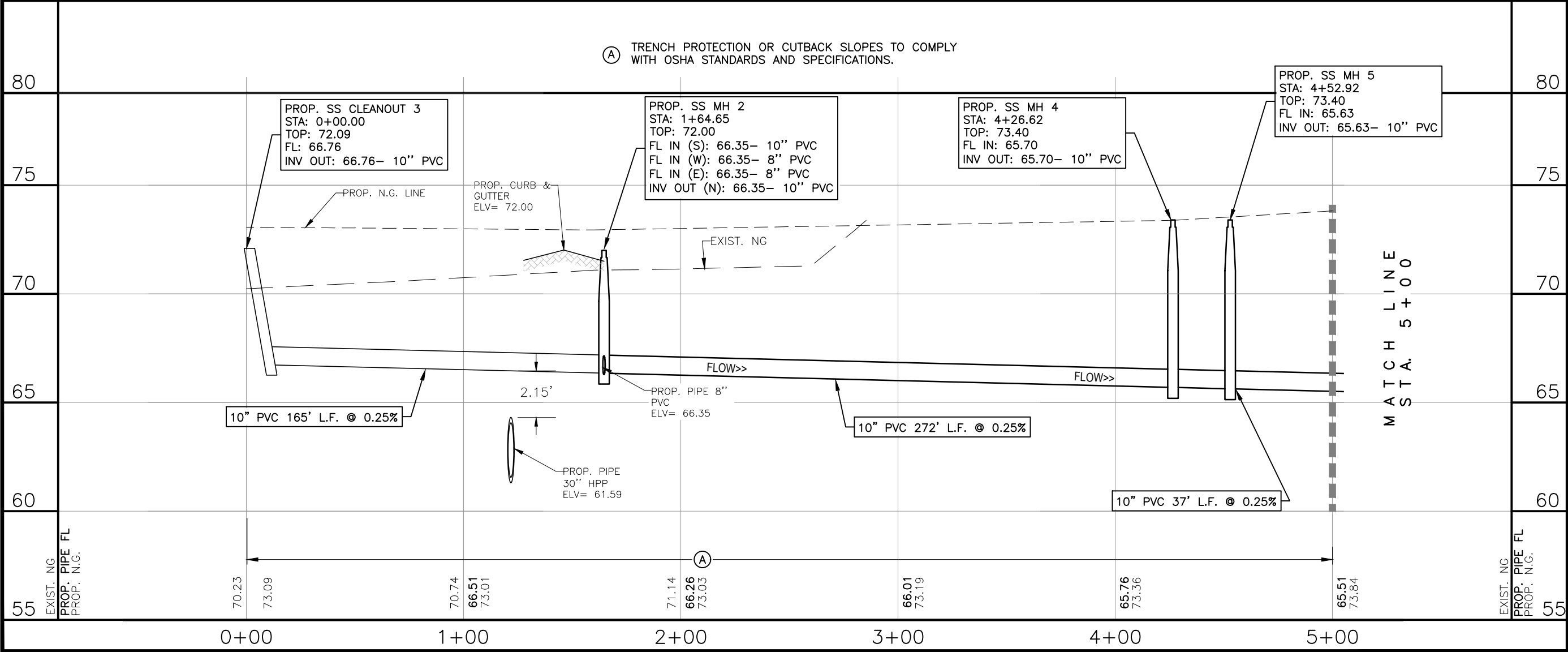
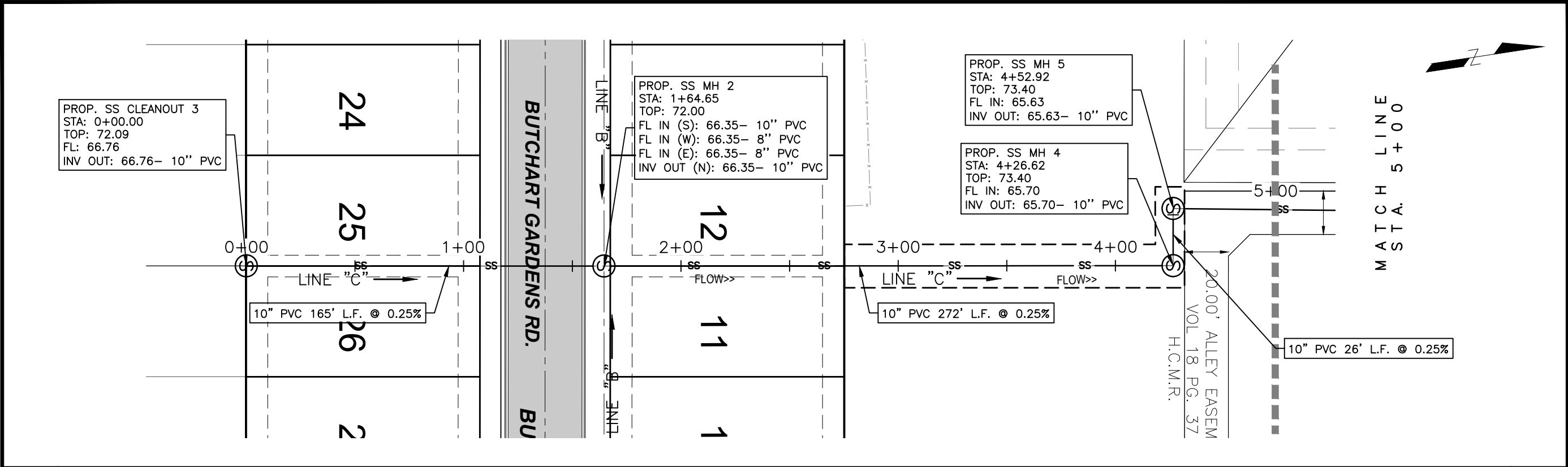
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THE GARDENS AT VILLA VERDE

8" SANITARY SEWER LINE PLAN & PROFILE STA. 6+00 - STA. 9+00 BUTCHART GARDENS RD.

PROJECT NO.	SE-23-B35
SCALE:	H: 1" = 50' / V: 1" = 5'
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TOPO BY:	M.P.
SHEET:	C3-07

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PROJECT NO. SE-23-B35

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THE GARDENS AT VILLA VERDE

10" SANITARY SEWER LINE PLAN & PROFILE STA. 00+00 - STA. 5+00

TBPE F-22858

TBPELS F-10194796

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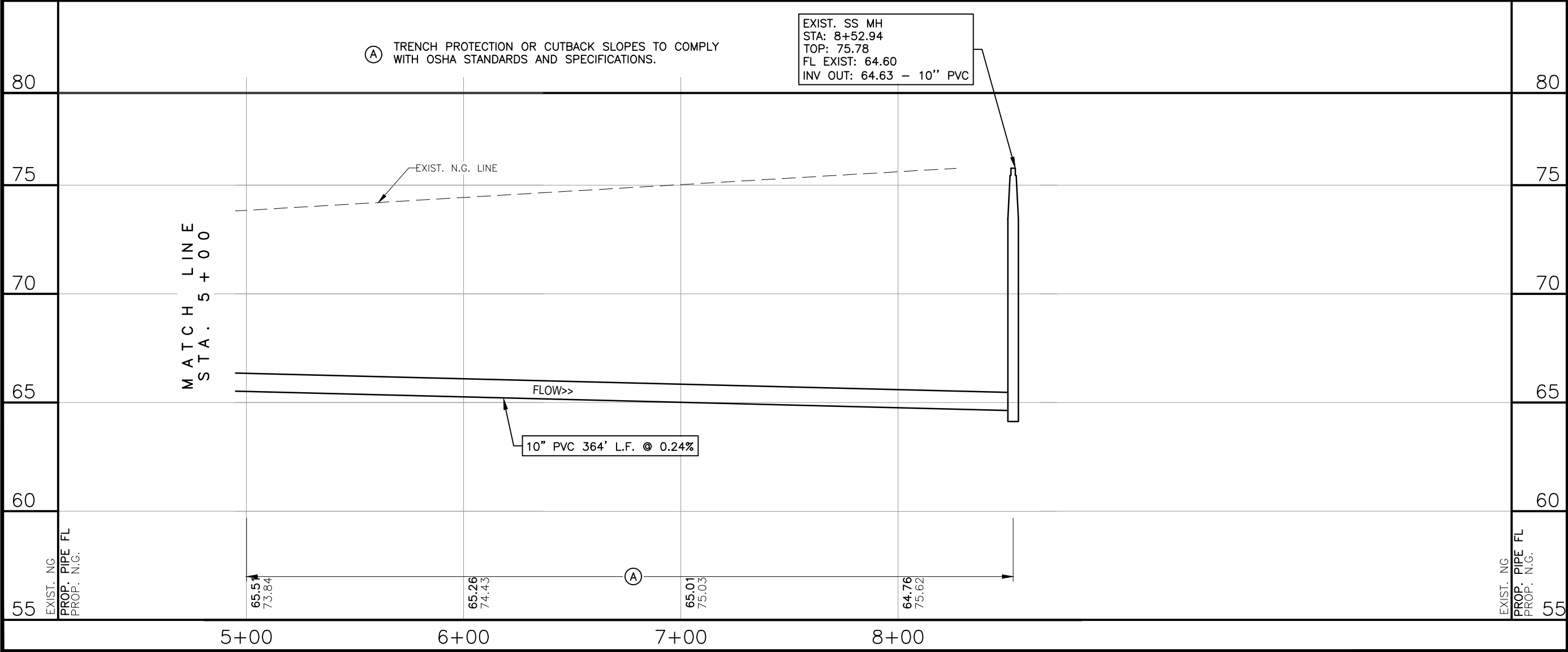
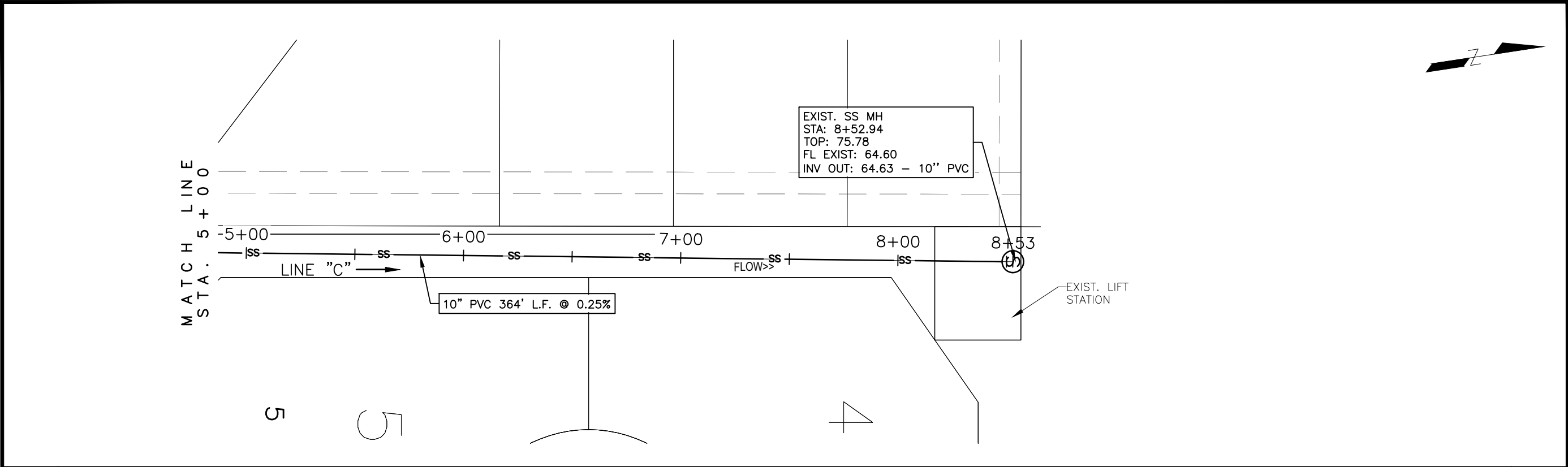
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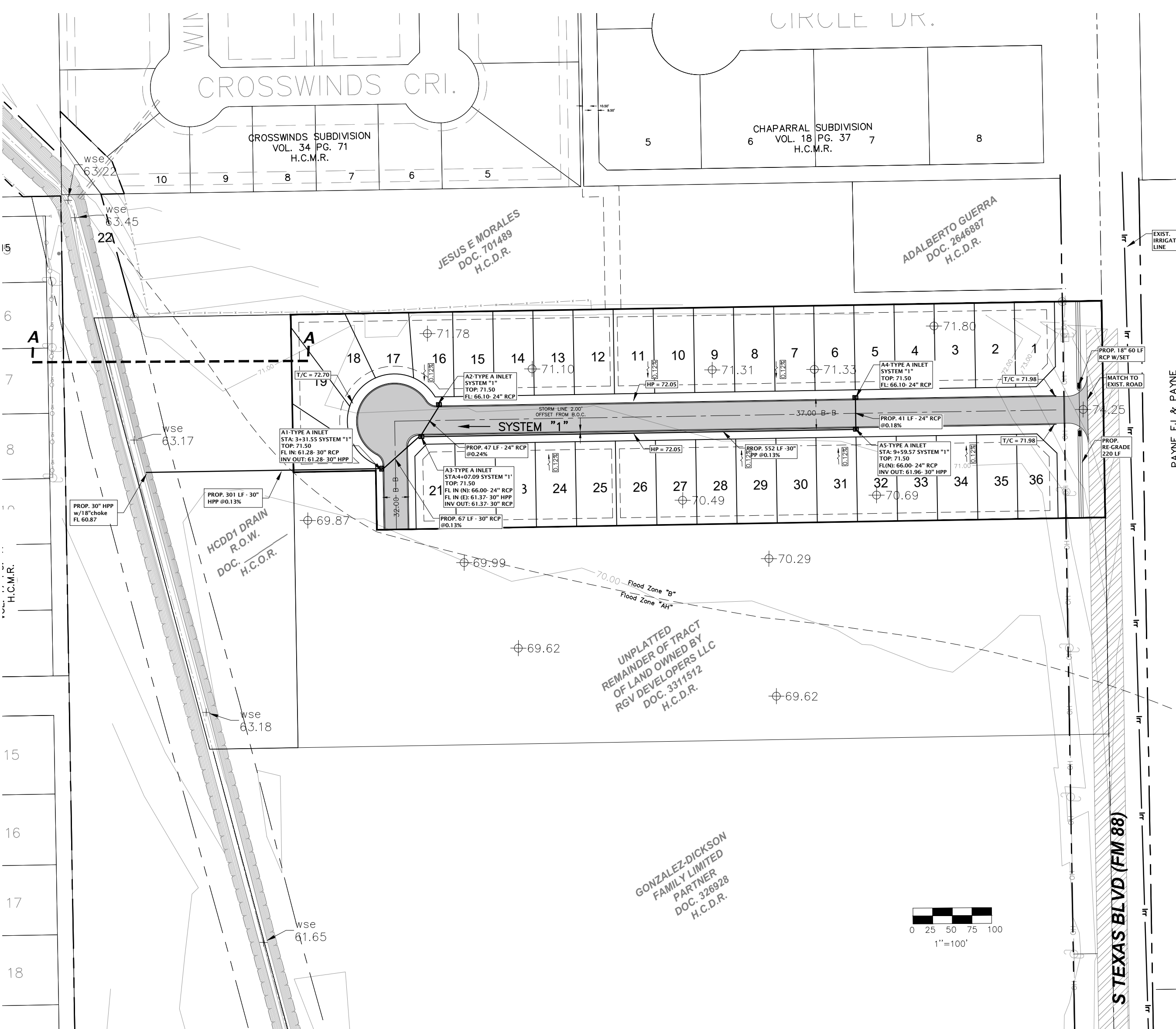
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THE GARDENS AT VILLA VERDE

10" SANITARY SEWER LINE PLAN & PROFILE

STA. 5+00 - STA. 8+50

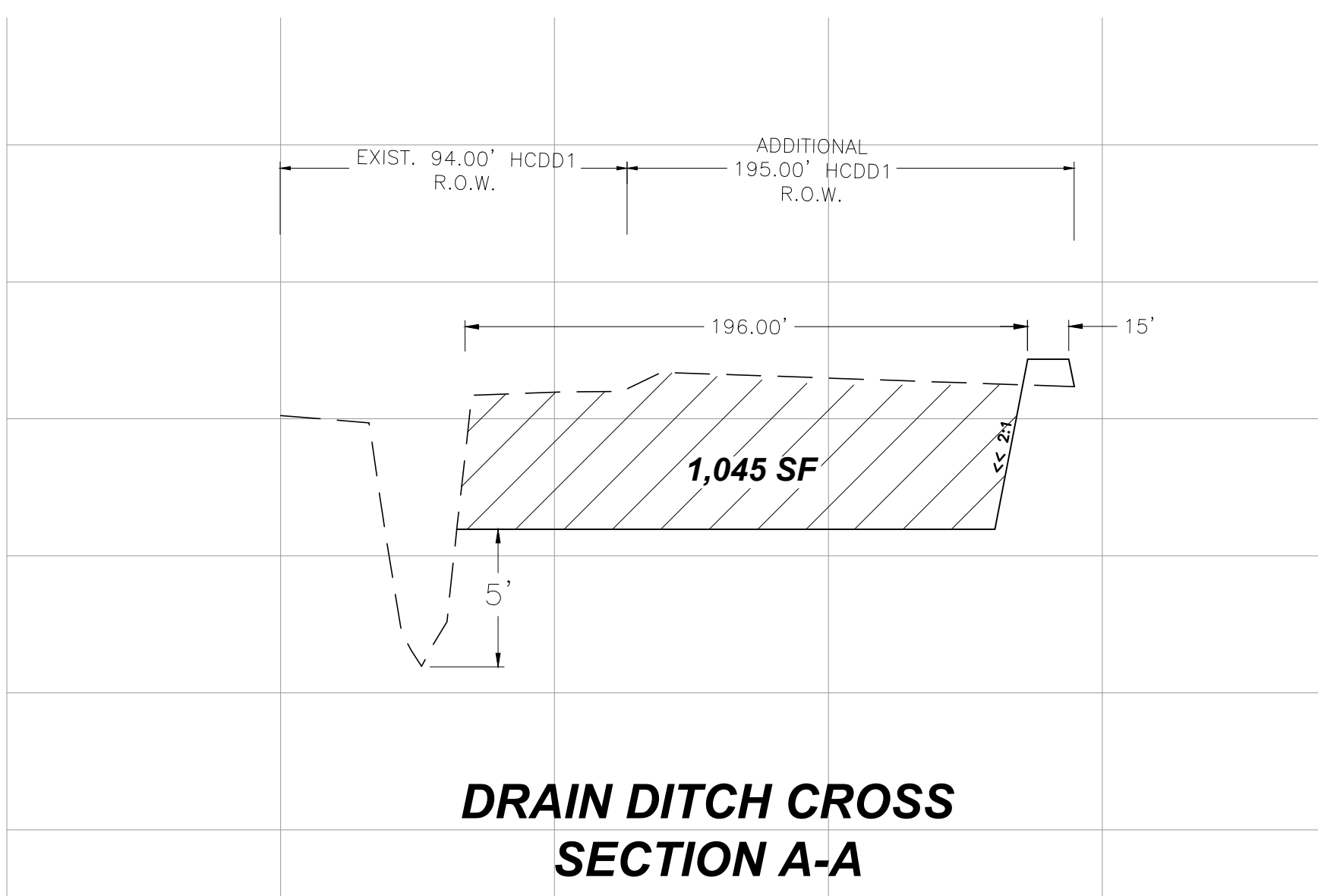
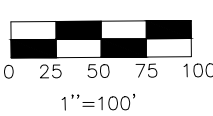
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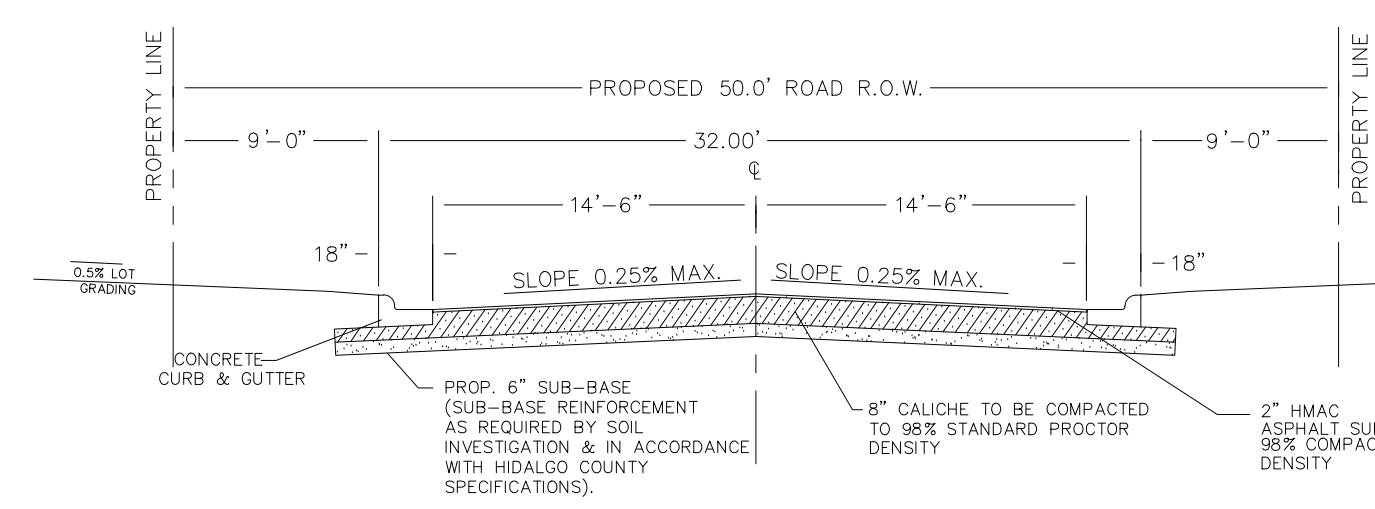
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PAYNE EJ & PAYNE
ESTATES LLC
PROPERTY ID: 326940

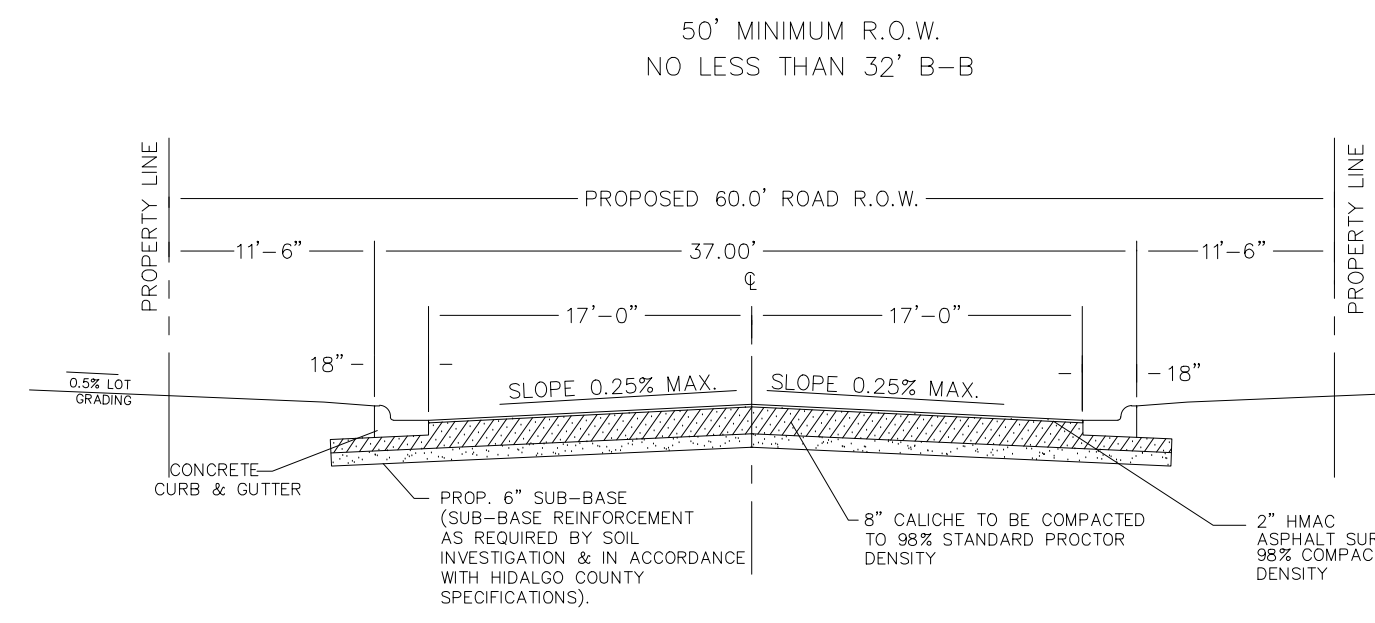
STEXAS BLVD (FM 88)



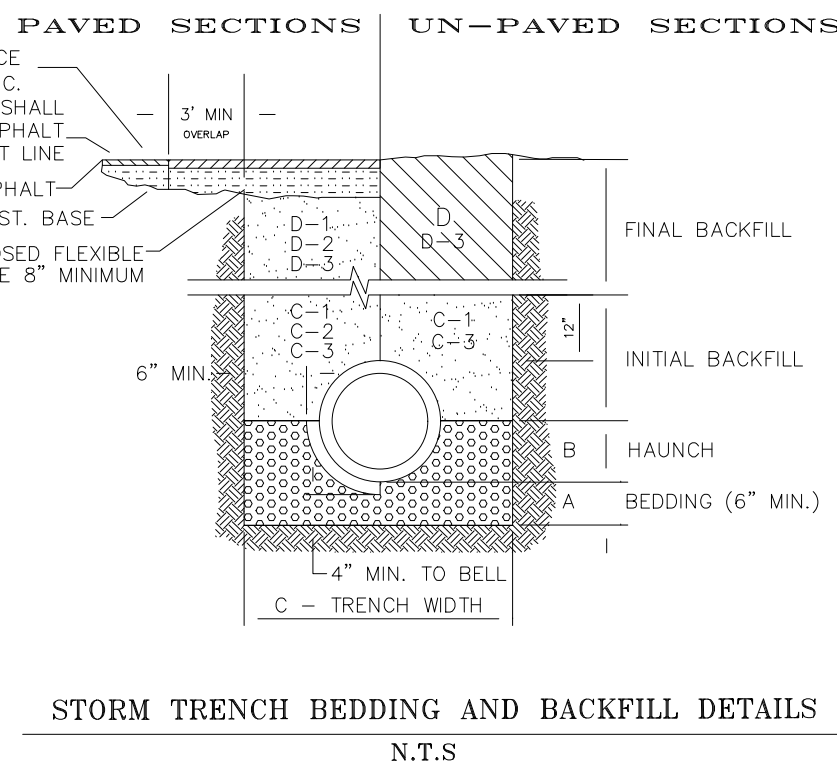
DRAIN DITCH CROSS
SECTION A-A



STREET SECTION

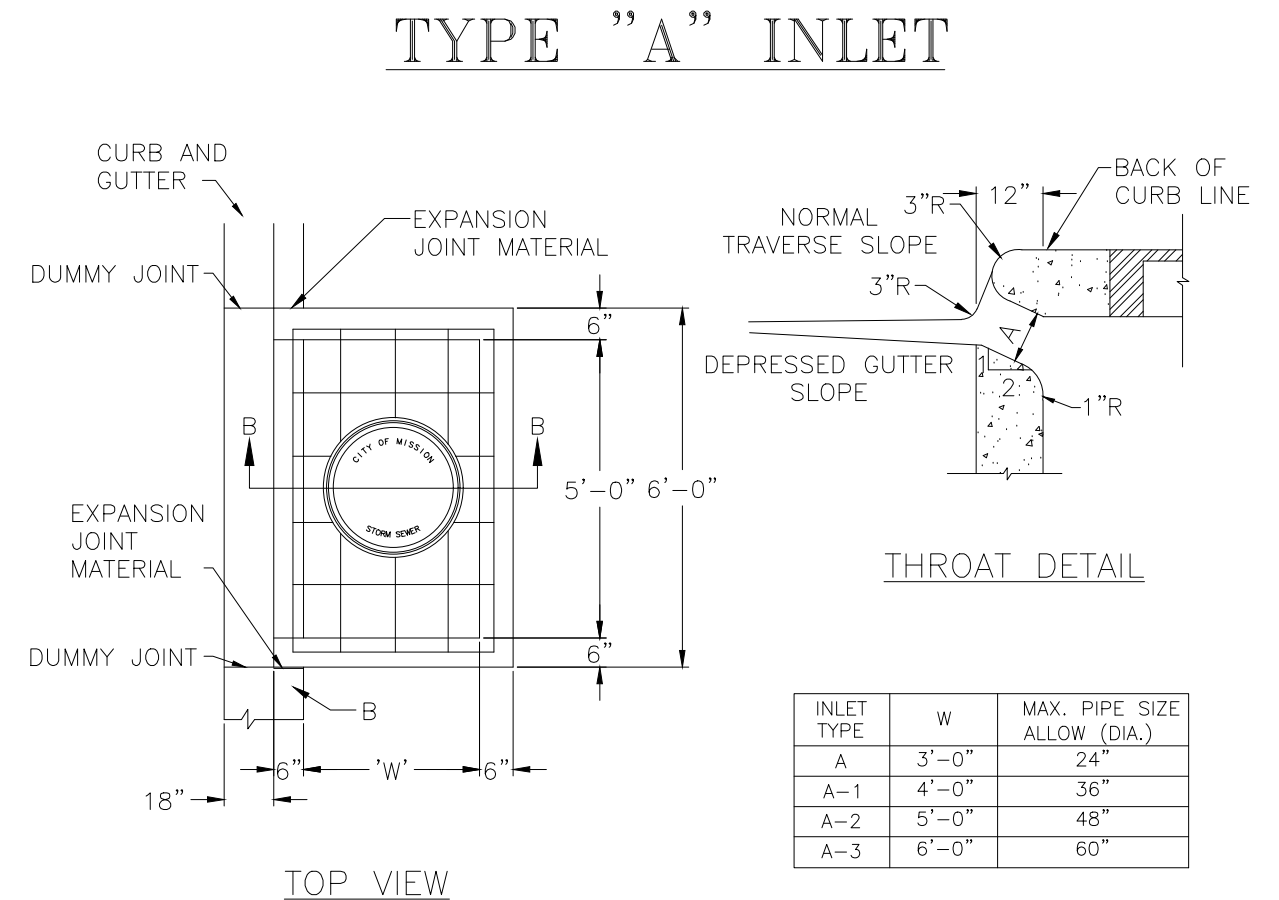


STREET SECTION

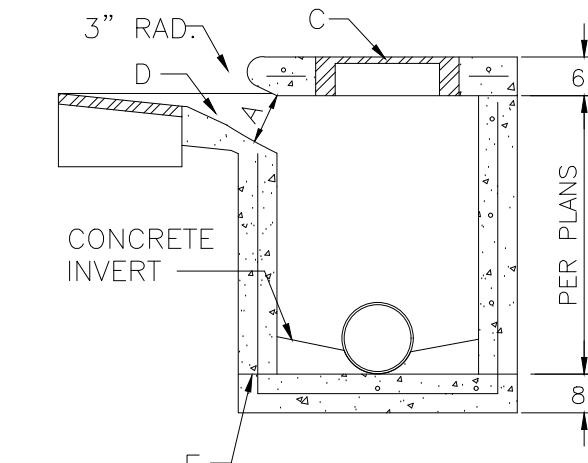


STORM TRENCH BEDDING AND BACKFILL DETAILS
N.T.S.

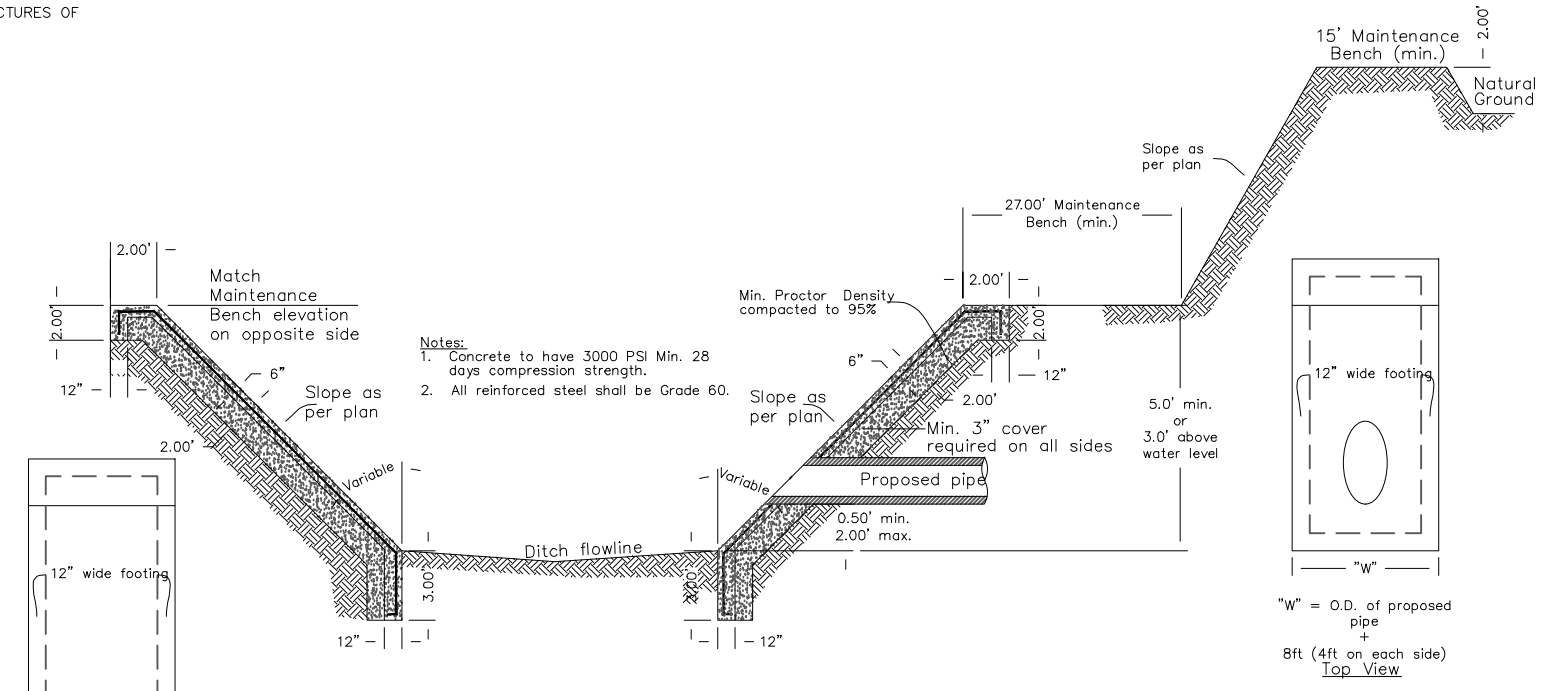
- A. BEDDING FOR RCP CLASS II, HIGH PERFORMANCE POLYPROPYLENE OR CORRUGATED PVC STORM DRAIN PIPE - SAND AND/OR GRAVEL MIX BEDDING PLACED BEFORE PIPE IS LAD UP TO FLOW OF PIPE (MIN. COMPACTED THICKNESS = 4" - 11" FOR GRAVEL, 2" MAX. SIZE).
- B. HAUNCH FOR RCP CLASS II, HIGH PERFORMANCE POLYPROPYLENE OR CORRUGATED PVC STORM DRAIN PIPE - SHALL BE CLASS I OR CLASS II (ASTM D2237) BACKFILL MATERIAL COMPACTED TO 92% S.P.D., 8" LOOSE LIFTS, MECHANICAL COMPACTION.
- C. TRENCH WIDTH - SHALL BE BELL O.D. X 1.5 + 12" MINIMUM TRENCH WIDTH SHALL EQUAL STRUCTURE WIDTH + 4" FT. THROUGHOUT THE HEIGHT OF THE STRUCTURE.
- D-1 INITIAL BACKFILL FOR RCP CLASS II STORM DRAIN PIPE ON CITY STREETS, PARKING AREAS, DRIVEWAYS, COUNTY ROADS & UNPAVED AREAS - SHALL BE SOL TYPE A1, A2, A3 WITH A MAXIMUM P.I. OF 19 (ASTM D1455) COMPACTED TO 92% S.P.D., 8" LOOSE LIFTS, MECHANICAL COMPACTION.
- D-2 INITIAL BACKFILL FOR RCP CLASS II STORM DRAIN PIPE ON STATE MAINTAINED ROADWAYS - COMPACTED SAND/CEMENT STABILIZED BACKFILL WITH 7% PORTLAND CEMENT, COMPACTED TO 92% S.P.D. AS PER ASTM D4253 AND ASTM D698, 8" LOOSE LIFTS, MECHANICAL COMPACTION.
- D-3 INITIAL BACKFILL FOR HIGH PERFORMANCE POLYPROPYLENE OR CORRUGATED PVC STORM DRAIN PIPE - SHALL BE CLASS I OR CLASS II WITH A MAXIMUM P.I. OF 19 (ASTM D2237) BACKFILL MATERIAL COMPACTED TO 92% S.P.D., 8" LOOSE LIFTS, MECHANICAL COMPACTION.
- D-4 FINAL BACKFILL FOR RCP CLASS II, HIGH PERFORMANCE POLYPROPYLENE OR CORRUGATED PVC STORM DRAIN PIPE UNDER UNPAVED SECTIONS - SHALL BE CLASS I, II, III OR IV, COMPACTED TO 92% S.P.D., 12" LOOSE LIFTS, MECHANICAL COMPACTION.
- D-5 FINAL BACKFILL FOR STRUCTURES (INLETS, MANHOLES, ETC.) - STRUCTURES UNDER THE ROADWAY AND UP TO 5 FT. BEYOND THE EDGE OF PAVEMENT/BACK OF CURB SHALL HAVE CLASS I OR CLASS II (ASTM D2237) OR SOL TYPE A1, A2, OR A3 (ASTM D1455) WITH A MAXIMUM P.I. OF 19 BACKFILL MATERIAL. STRUCTURES BEYOND 5 FT. FROM THE E.O.P./B.O.C. SHALL HAVE CLASS I, II, III, OR IV (ASTM D2237) BACKFILL MATERIAL. FOUNDATION PREPARATION (WELPPOINTS, MINIMUM 4" GRAVEL OR CEMENTS STABILIZATION, OR APPROVED SUBSTITUTE) SHALL BE REQUIRED WHEN TRENCH BOTTOM IS UNSTABLE. BACKFILL AT STRUCTURES SHALL BE PLACED IN UNIFORM LAYERS, MOISTENED AS REQUIRED TO APPROPRIATE OPTIMUM MOISTURE CONTENT AND COMPACTED TO 92% S.P.D. (USE RELATIVE DENSITY TEST PER ASTM D4253 & ASTM D698). THE THICKNESS OF EACH LOOSE LAYER SHALL NOT EXCEED 8".
- N.T.S.
1. MAXIMUM COVER SHALL BE IN ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS.
2. FOR D-1 AND D-2 THE COMPACTION REQUIREMENT SHALL BE 92% S.P.D. WITHIN 12 IN. BELOW THE FLEXIBLE BASE.
3. FOR PAVED SECTIONS THE ABOVE REQUIREMENTS SHALL APPLY WHEN ANY PART OF THE TRENCH WIDTH IS WITHIN 5 FT. FROM THE E.O.P./B.O.C.
4. THE ABOVE REQUIREMENTS SHALL APPLY TO UTILITY PIPELINES AND UTILITY STRUCTURES OF OTHER UTILITY ENTITIES.



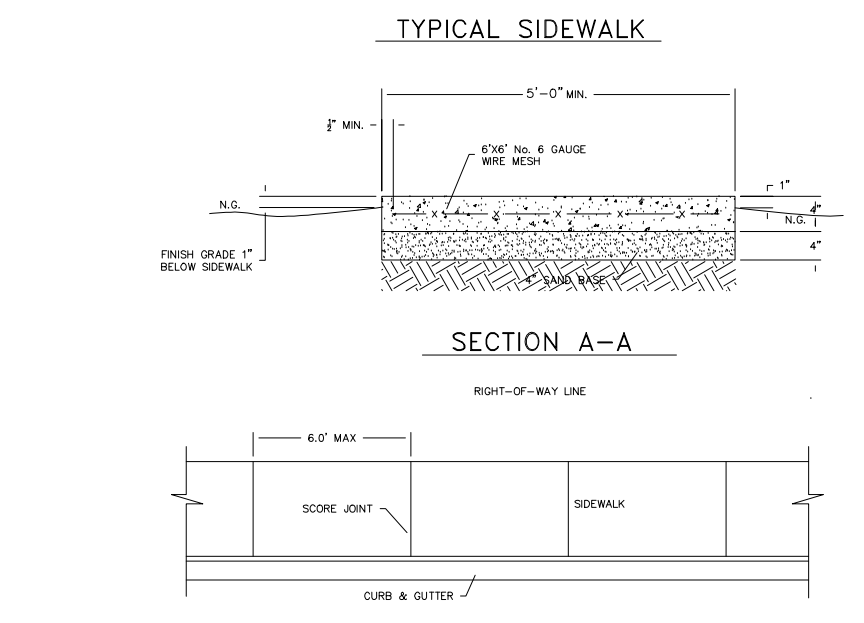
TOP VIEW



- GENERAL NOTES:
- TRANSITION NORMAL GUTTER TO INLET FLOW SLOPE APPROX. 3".
 - INLETS SHALL BE COMPOSED OF PRE-CAST SECTIONS, CAST IN PLACE OR A COMBINATION OF BOTH.
 - 6" GRAVEL BEDDING IS REQUIRED IF UNSTABLE SOIL OR GROUND WATER IS FOUND.
- CONSTRUCTION NOTES:
- 5" CLEAR OPENINGS.
 - CURB & GUTTER SECTION.
 - C.I. MANHOLE RING & COVER SHALL BE ALAMO 860-22 OR EQUAL 20, 3/8".
 - DEPRESS 2" BELOW NORMAL GUTTER.
 - ALL REINFORCING NO. 4 BARS 12" O.C.E.W.



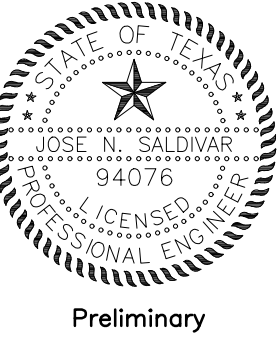
HCDD#1 DISCHARGE STRUCTURE DETAIL



SECTION A-A

PLAN VIEW OF URBAN SECTION

LEGEND	
	WOOD FENCE
	CHAIN LINK FENCE
	EXIST. PAVEMENT

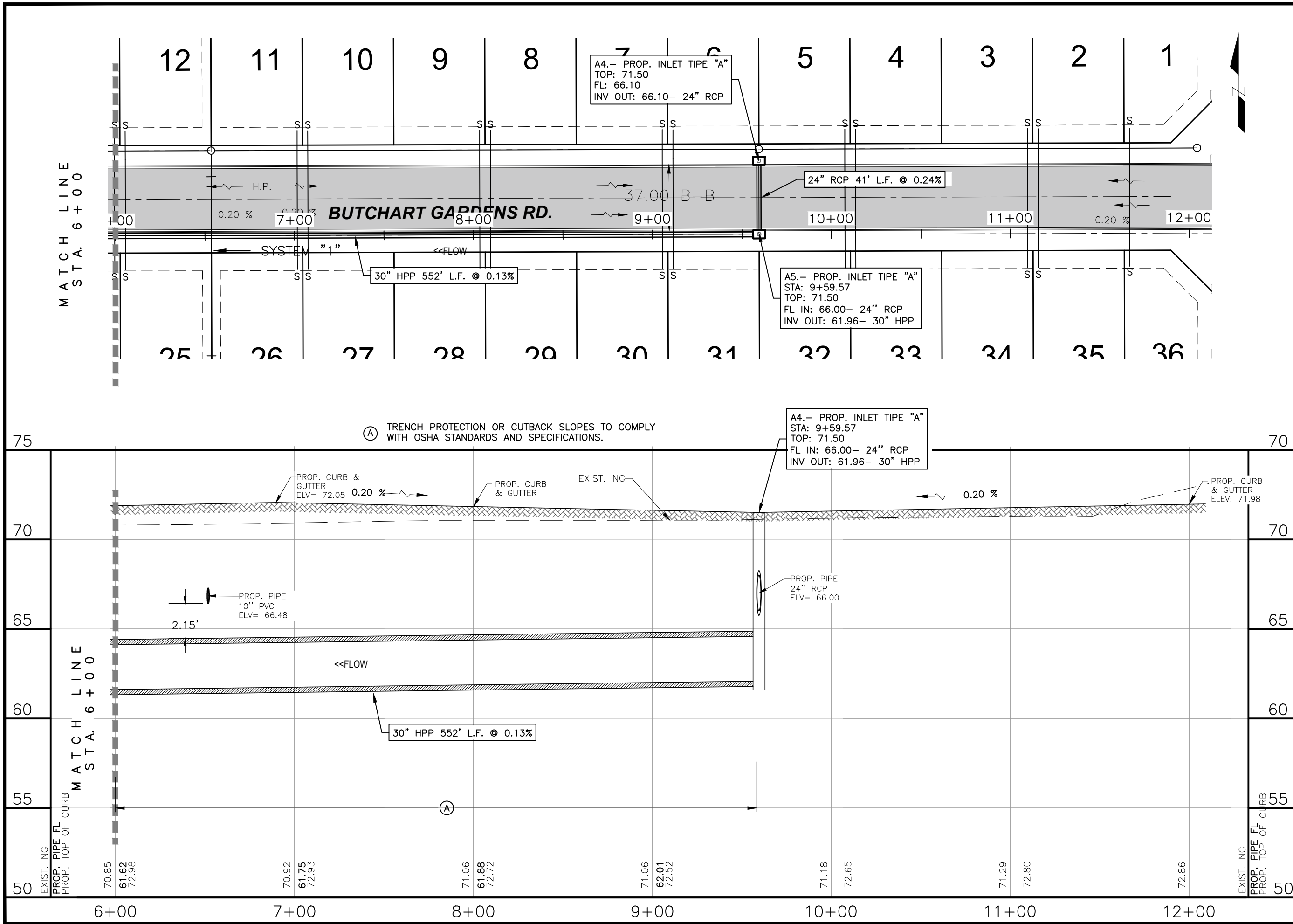


THE GARDENS AT VILLA VERDE
PAVING AND DRAINAGE LAYOUT

S2ENGINEERING, PLLC
CIVIL ENGINEERING & LAND SURVEYING
1800 E. GRIFT ROAD, SUITE 100
DALLAS, TEXAS 75244
958-403-9787
S2ENGINEERINGPLLC.COM



SHEET NO. 4
OF 6 SHEETS



TBPELS F-10194796

2424 MIMOSA ST.

MISSION, TEXAS 78574

PHONE (956) 403-9787

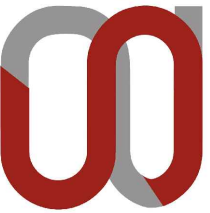
EMAIL: s2engineering@gmail.com

S2 ENGINEERING, PLLC

CIVIL ENGINEERING & LAND SURVEYING

TBPE F-22858 TBLS 10194796

TBPE F-22858



THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF PRELIMINARY REVIEW AND COMMENTS UNDER THE AUTHORITY OF JOSE N. SALDIVAR, P.E. 94076 ON 03/15/24

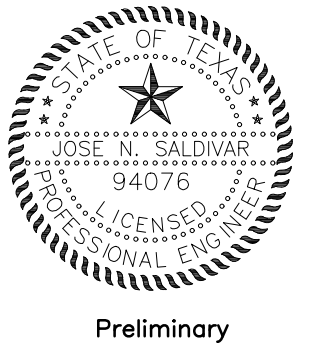
IT IS NOT TO BE USED FOR CONSTRUCTION, BIDDING, AND/OR PERMIT PURPOSES.

THE GARDENS AT VILLA VERDE

STORM DRAIN LINE PLAN & PROFILE

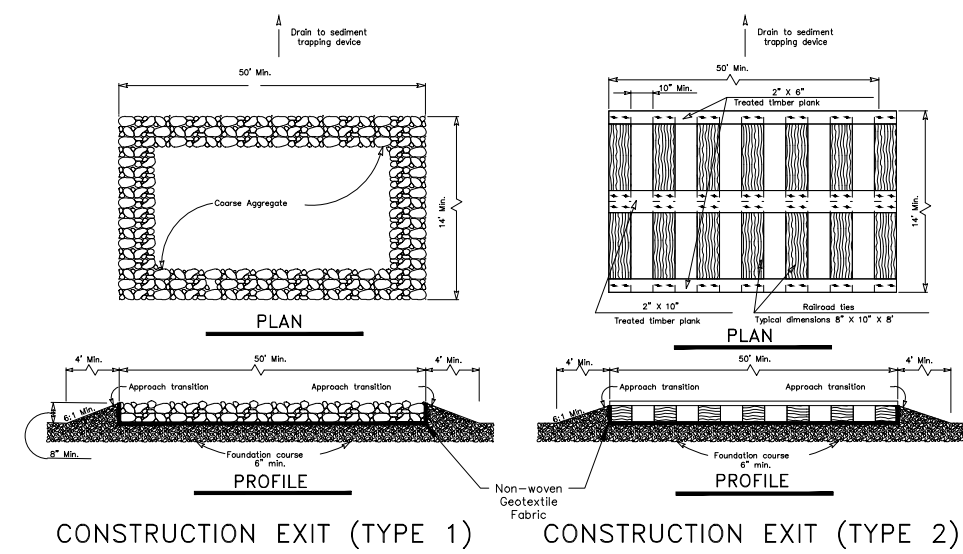
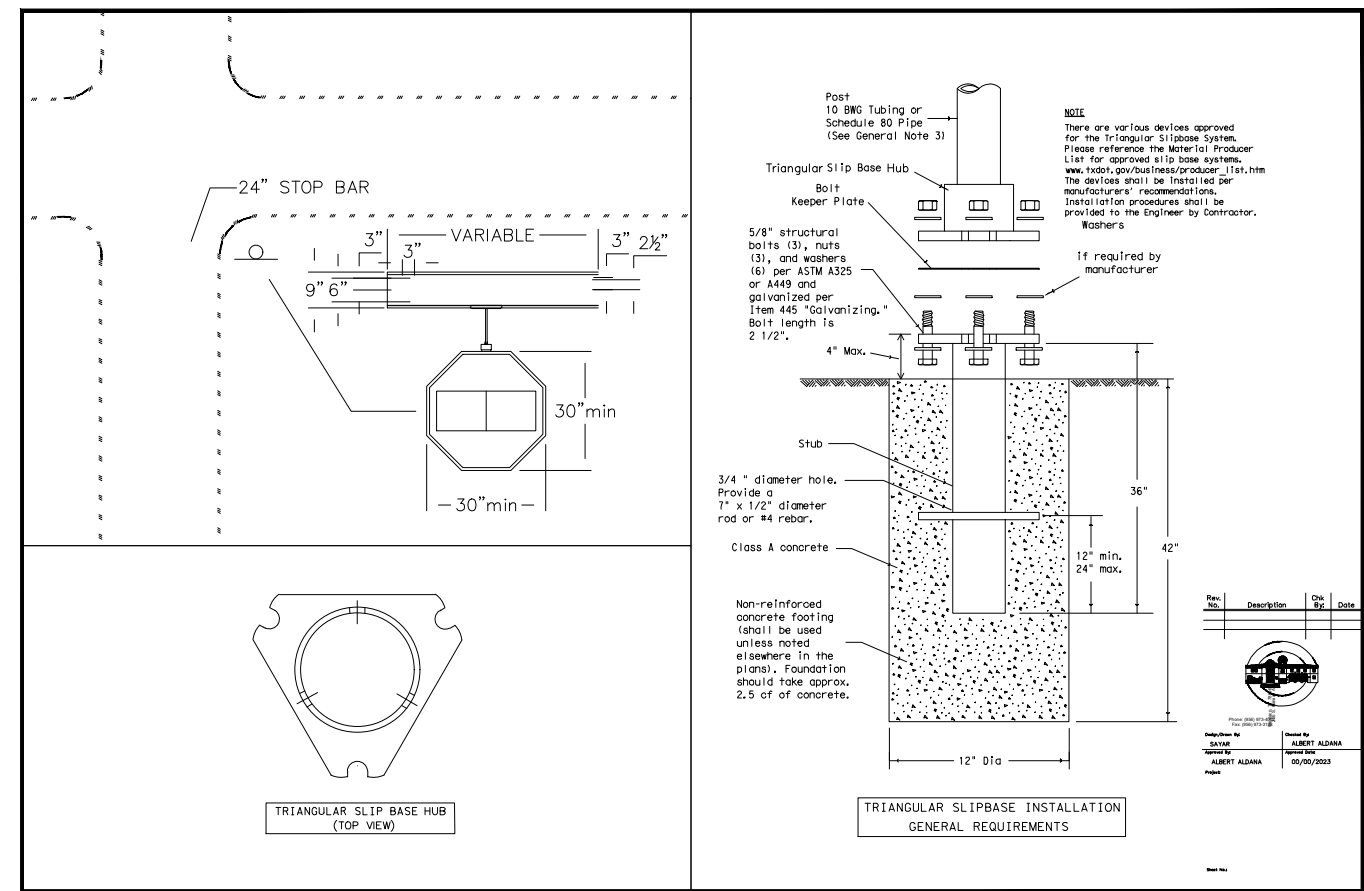
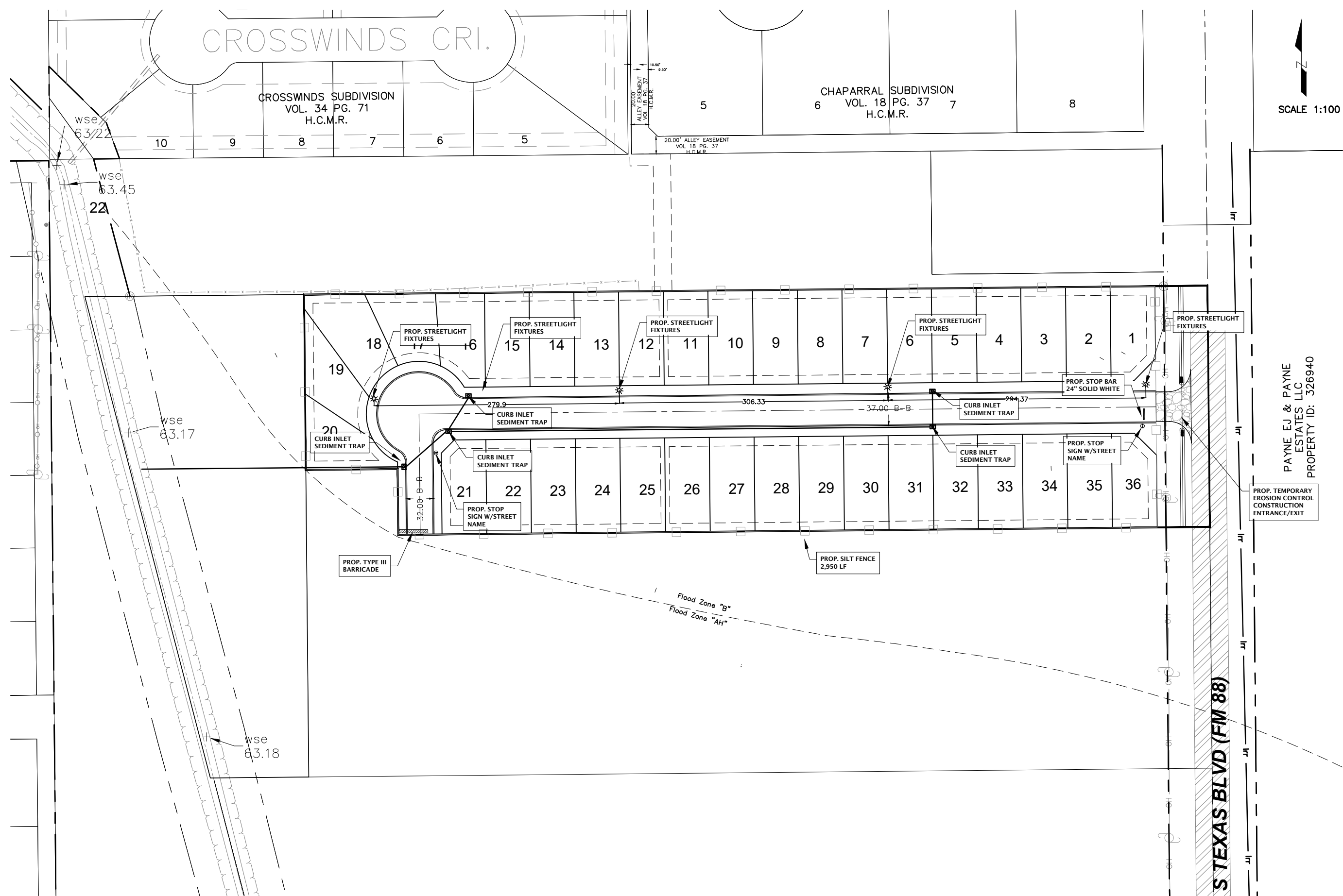
STA. 00+00 - STA. 10+00 BUTCHART GARDENS RD.

PROJECT NO.	SE-23-B35
SCALE:	H: 1" = 50' / V: 1" = 5'
DRAWN BY:	N.C.
CHECKED BY:	N.S.
TOPO BY:	M.P.
SHEET:	C7-07



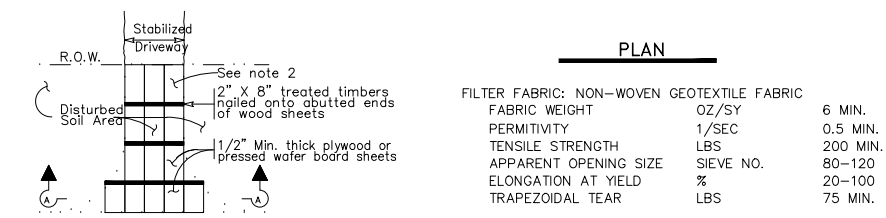
THE GARDENS AT VILLA VERDE STREETLIGHT
LAYOUT, EROSION CONTROL, SIGNS PLAN AND
STRIPING

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2020 E. GRIFFIN PARKWAY, SUITE 100, DALLAS, TEXAS 75246
958-403-9787
S2ENGINEERINGPLLC.COM



- GENERAL NOTES**
1. THE LENGTH OF TYPE 1 CONSTRUCTION EXIT SHALL BE AS INDICATED ON THE PLANS, BUT NOT LESS THAN 50'.
 2. THE CHARGE AGGREGATE SHOULD BE OPEN GRADED WITH A SIZE OF 4" TO 6".
 3. THE APPROACH TRANSITIONS SHOULD BE NO STEEPER THAN 6:1 AND CONSTRUCTED AS DIRECTED BY THE ENGINEER.
 4. THE CONSTRUCTION EXIT FOUNDATION COURSE SHALL BE FLEXIBLE BASE, BITUMINOUS CONCRETE, PORTLAND CEMENT CONCRETE OR OTHER MATERIAL AS APPROVED BY THE ENGINEER.
 5. THE CONSTRUCTION EXIT SHALL BE GRADED TO ALLOW DRAINAGE TO A SEDIMENT TRAPPING DEVICE.
 6. THE GUIDELINES SHOWN HEREON ARE SUGGESTIONS ONLY AND MAY BE MODIFIED BY THE ENGINEER.
- GENERAL NOTES**
1. THE LENGTH OF TYPE 2 CONSTRUCTION EXIT SHALL BE AS INDICATED ON THE PLANS, BUT NOT LESS THAN 50'.
 2. THE TREATED TIMBER PLANS SHALL BE ATTACHED TO THE BARRICADE WITH 1/2" X 4" W/4" LAG BOLTS. OTHER FASTENERS MAY BE USED AS APPROVED BY THE ENGINEER.
 3. THE TREATED TIMBER PLANS SHALL BE #2 GRADE MIN. AND SHOULD BE FREE FROM LARVAE AND LOOSE KNOTS.
 4. THE APPROACH TRANSITIONS SHOULD BE NO STEEPER THAN 6:1 AND CONSTRUCTED AS DIRECTED BY THE ENGINEER.
 5. THE CONSTRUCTION EXIT FOUNDATION COURSE SHALL BE FLEXIBLE BASE, BITUMINOUS CONCRETE, PORTLAND CEMENT CONCRETE OR OTHER MATERIAL AS APPROVED BY THE ENGINEER.
 6. THE CONSTRUCTION EXIT SHALL BE GRADED TO ALLOW DRAINAGE TO A SEDIMENT TRAPPING DEVICE.
 7. THE GUIDELINES SHOWN HEREON ARE SUGGESTIONS ONLY AND MAY BE MODIFIED BY THE ENGINEER.

TEMPORARY EROSION CONTROL
CONSTRUCTION ACCESS / EXIT

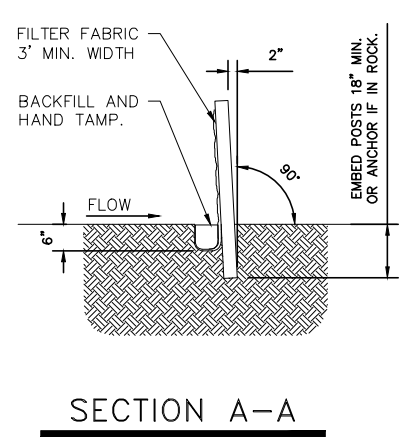


- GENERAL NOTES**
1. THE GUIDELINES SHOWN HEREON ARE SUGGESTIONS ONLY AND MAY BE MODIFIED BY THE ENGINEER.

SEDIMENT CONTROL FENCE USAGE GUIDELINES

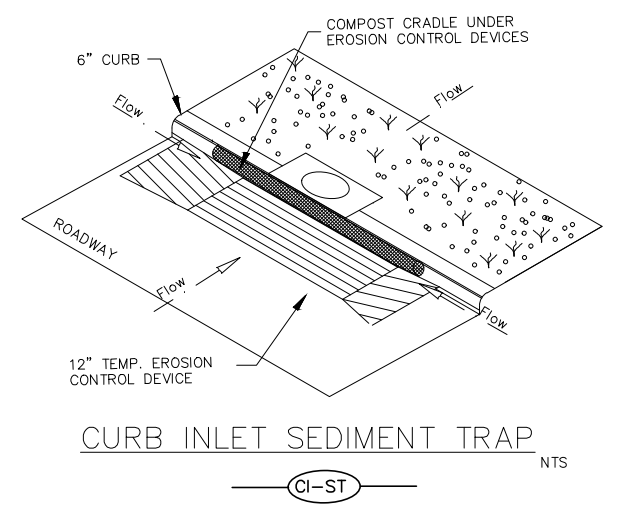
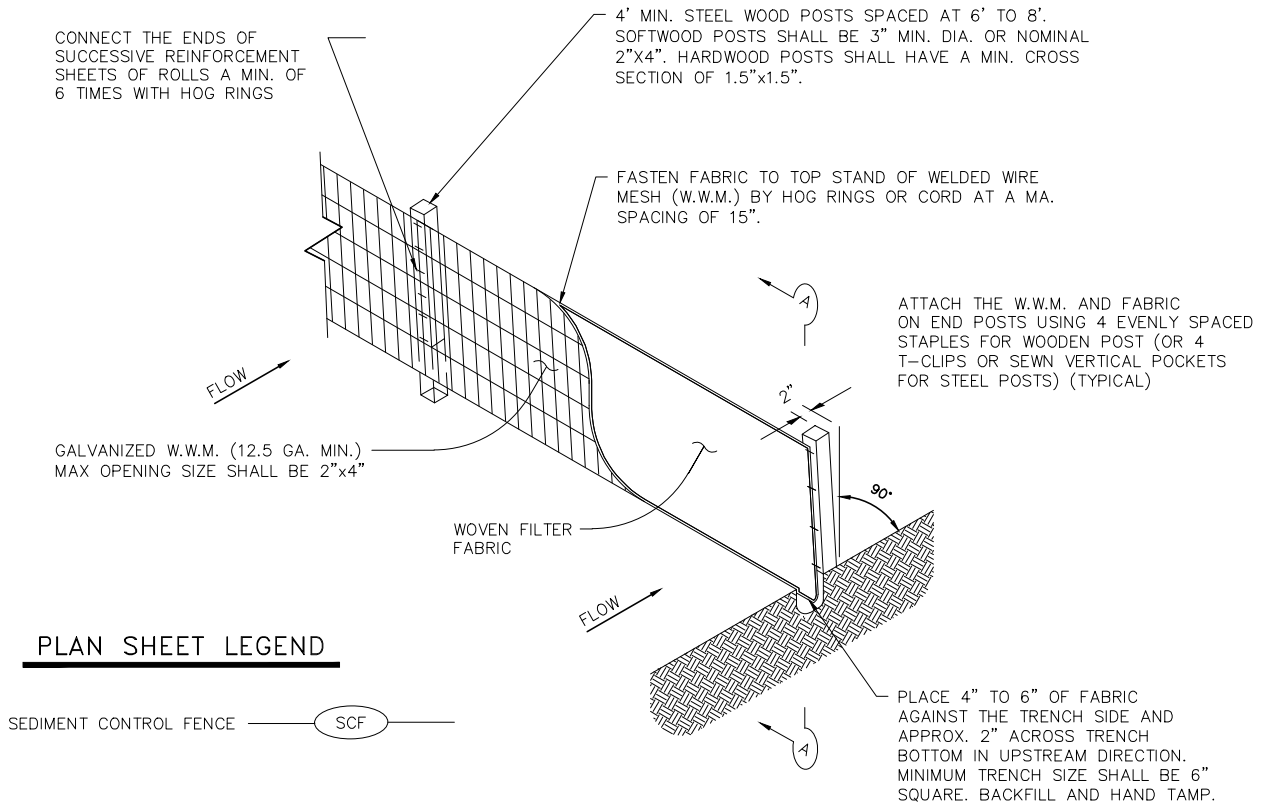
A SEDIMENT CONTROL FENCE MAY BE CONSTRUCTED NEAR THE DOWNSIDE PERIMETER OF A DISTURBED AREA ALONG A CONTOUR TO INTERCEPT SEDIMENT FROM OVERLAND RUNOFF. A 2 YEAR STORM FREQUENCY MAY BE USED TO CALCULATE THE FLOW RATE TO BE FILTERED.

SEDIMENT CONTROL FENCE SHOULD BE SIZED TO FILTER A MAX. FLOW THROUGH RATE OF 100 GPM/FT. SEDIMENT CONTROL FENCE IS NOT RECOMMENDED TO CONTROL EROSION FROM A DRAINAGE AREA LARGER THAN 2 ACRES.



TEMPORARY SEDIMENT
CONTROL FENCE - DETAILS

STW-2



TEMPORARY EROSION
CONTROL LOGS - 2

STW-4

SEDIMENT BASIN & TRAP USAGE GUIDELINES

A sediment trap may be used to precipitate sediment out of runoff draining from an undisturbed area.

Traps: The drainage area for a sediment trap should not exceed 5 acres. The trap capacity should be 1800 CF (10.5' deep) over the drainage area.

Sediment traps should be placed in the following locations:

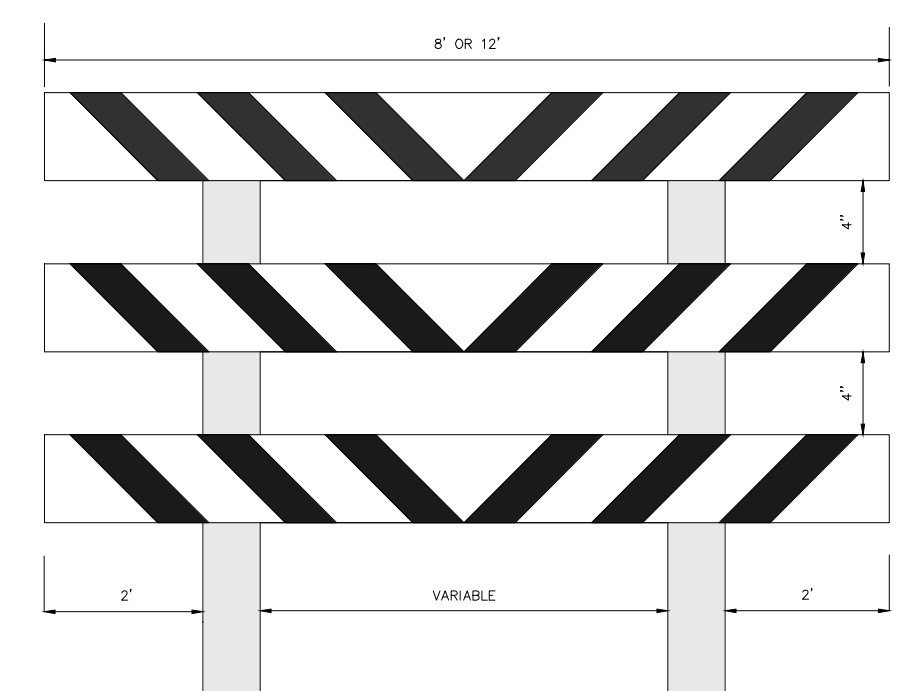
1. Immediately preceding drain inlets.
2. Just before the drainage enters a water course.
3. Just before the drainage leaves the right of way.
4. Just before the drainage leaves the construction limits where drainage flows away from the project.

The trap should be cleaned when the capacity has been reached by 1/2 or the sediment has accumulated to a depth of 1', whichever is less.

Cleaning and removal of accumulated sediment deposits is incidental and will not be paid for separately.

GENERAL NOTES

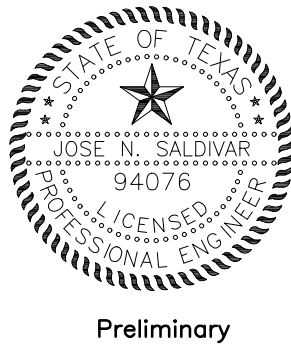
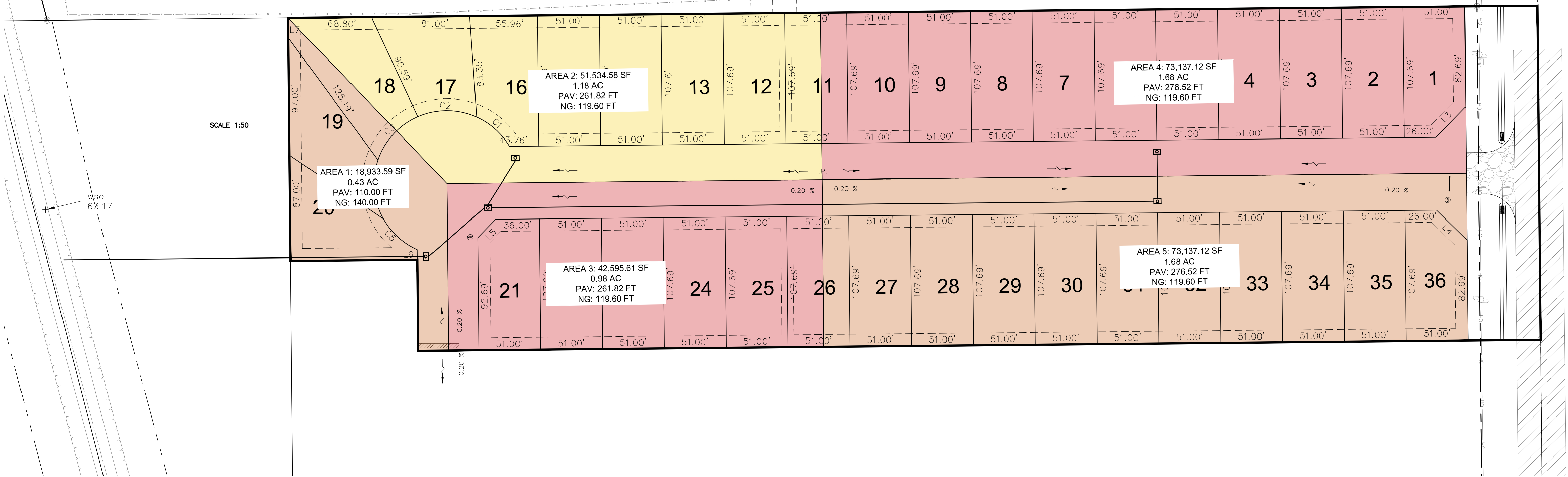
1. LENGTHS OF EROSION CONTROL LOGS SHALL BE IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS AND AS REQUIRED FOR THE PURPOSE INTENDED. MAXIMUM LENGTH OF LOGS SHALL BE 30' FOR 12" DIAMETER LOGS.
2. UNLESS OTHERWISE DIRECTED, USE BIODEGRADABLE OR PHOTODEGRADABLE CONTAINMENT MESH ONLY WHERE LOGS WILL REMAIN IN PLACE AS PART OF A VEGETATIVE SYSTEM. FOR TEMPORARY INSTALLATIONS, USE RECYCLABLE CONTAINMENT MESH.
3. SOFT LOGS WITH SUFFICIENT FILTER MATERIAL TO ACHIEVE DESIRED FLOW WILL HOLD SHAPE WITHOUT EXCESSIVE DEFORMATION.
4. LOGS, DIMENSIONED SUCH THAT PROTRUSION ABOVE LOG.
5. COMPOST CRADLE MATERIAL IS INCIDENTAL AND WILL NOT BE PAID FOR SEPARATELY.



TYPE III BARRICADE
GENERAL NOTES

1. 8" x 12" OR 8" x 8" PANEL MADE OF HDPE PLASTIC MATERIAL.
2. SHEETING TO BE H-PRISMATIC GRADE RED/WHITE.
3. 2-1/8" OD 1/2" GALV. STEEL POSTS.
4. SHOULD BE INSTALLED USING BREAKAWAY SIGN INSTALLATION SYSTEM (REFER TO BREAKAWAY SIGN INSTALLATION DETAIL).
5. SIGN TO BE SHEETED A PROTECTIVE ANTI-GRAPPLING OVERLAY FILM.

DRAINAGE AREA MAP:
THE GARDENS AT VILLA VERDE



THE GARDENS AT VILLA VERDE
DRAINAGE AREA MAP

HYDRAULIC CALCULATIONS

Project Name: The Garden at Villa Verde Subdivision
Location: Weslaco, Texas
Project No.:
Date: 3/16/2024

Time of Concentration Calculations
Time of concentration (tc) = L/60V
Minimum 10 min.
FHA Hydraulic Engineering Circular No. 22, Third Edition
Urban Drainage Design Manual
Shallow Concentrated Flow Velocity Formula
Average velocity (V): $V = K u (S p \%)^{0.5}$
k value for short grass pasture: 0.213
k value for paved area (shallow): 0.619
Ku constant: 3.28

Atlas 14 Values			
10 year frequency			
	CITY	e	b
	0.812	92.23	12.33
	TXDOT	0.8133	65.758
	9.053		
50 year frequency			
	CITY	e	b
	0.795	123.47	12.86
	TXDOT	0.8056	90.414
	8.508		

Enter Distances in Feet										Velocities Calculated										10 year frequency										Under Design										Head Loss										Minor Loss										Flow Time										Hydraulic Grade Line										Top Curb										Top Gutter										elev = gutter																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																											
DA #	Flow	Pipe Flow	Gutter Flow	Overland Velocity	Overland Slope	Gutter Velocity	Gutter Slope	Time of Concentration:	I CITY	C TXDOT	RESID	ACRES	Q	n	value	DA #	R	F/L IN	%/LOU	Slope FT/FT	Dia	Veloc	drop	FT	Length	A	PIPE Q	EXIST Q	CFS	CFS	Design cfs	Coef	Coef	in Sower																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																													</

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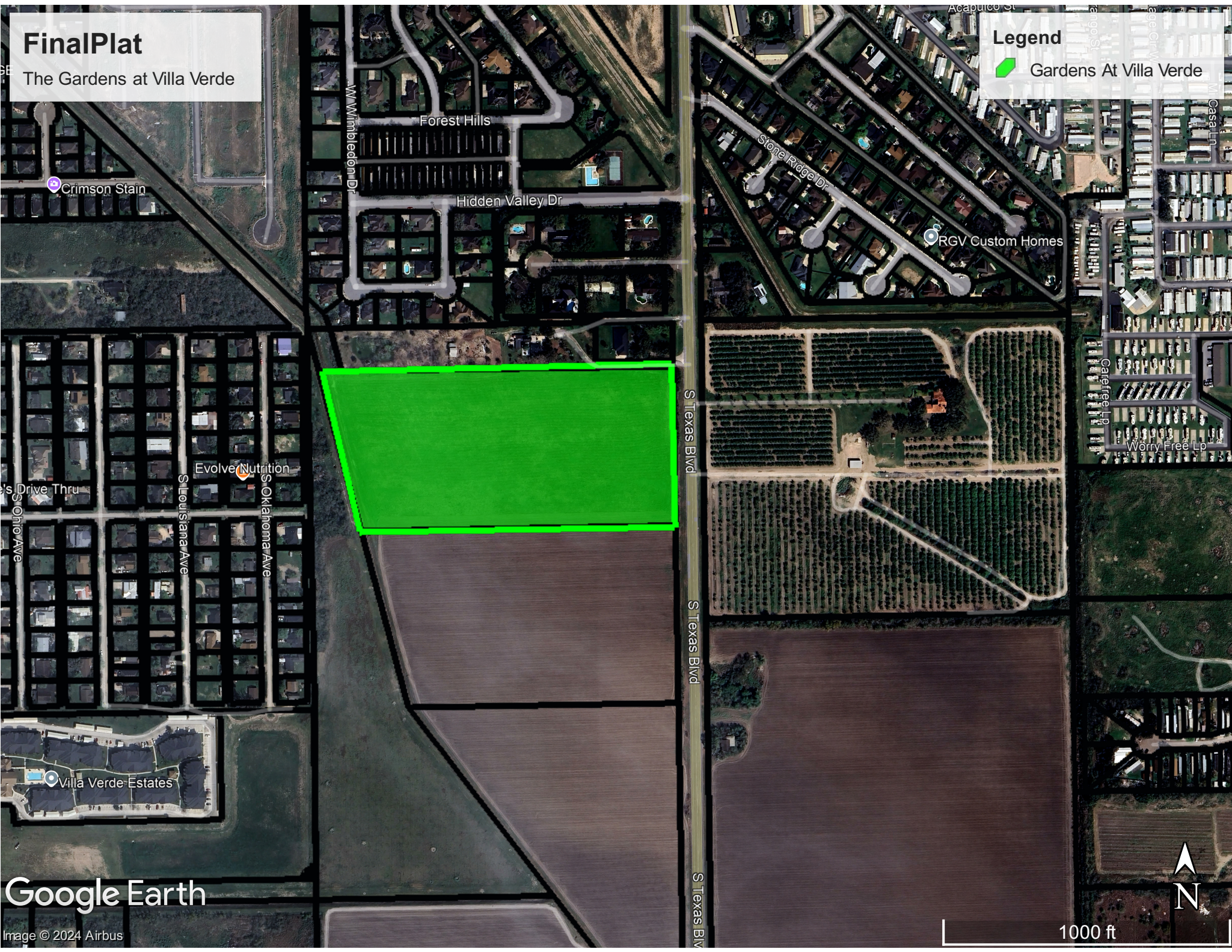


FinalPlat

The Gardens at Villa Verde

Legend

 Gardens At Villa Verde





Standardized Agenda Request Form

Date of Meeting: January 21, 2025		Agenda Item No. (to be assigned by CSO): 2024-1251	
From: REBEKAH DE LA FUENTE			
Subject: Discussion and consideration to approve the Final Plat for Pena Shelton Ranch Subdivision being 3.4 acres out of Farm Tracts 772, Blk. 137, West Tract Subdivision, Weslaco, Hidalgo County, Texas. Located on the West side of S. Pleasantview Dr. approximately 384' south of Mile 5 ½ North Road. (Staffed by Planning & Code Enforcement Department.)			
Background: The proposed one (1) lot subdivision is located outside the City of Weslaco. This subdivision is being serviced with water by 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 "B".			
Funding Source (budget code, if applicable):			
Amount:	Term of Impact:	Identified in Current Budget:	
Additional Action Prompted: Mayor's Signature			
If item previously considered, provide date and action by Commission:			
If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners:			
Advisory Review, if any (name of board/committee, date of action, recommendation): The Planning and Zoning Commission recommended approval of the final plat at their regular meeting of January 8, 2025.			
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 Final Plat.			
Attachments, if any: Pena Shelton Ranch- Memo, Pena shelton ranch subd.-Application, Drainage Report and Legal Documents, PENA SHELTON PLANS 10-21-2024, Pena Shelton Ranch - Aerial			
Responsibilities upon Approval: Staff will advise the applicant.			

City of Weslaco

"The City on the Grow"



Adrian Gonzalez, Mayor
Israel Gonzalez, Jr., Mayor Pro-Tem, Commissioner At-large
Pete Garcia, Jr. Commissioner At-large
Josh Pedraza, Commissioner, District 1
Letty Lopez, Commissioner, District 2
Jose "JP" Rodriguez, Commissioner, District 3
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: Pena Shelton Ranch - Final Plat

DATE: January 17, 2025

The proposed one (1) lot subdivision is for residential use and is located outside the City of Weslaco. The subdivision will be provided with water and sanitary sewer by the City of Weslaco. The developer has complied with all staff comments. The Planning & Zoning Commission recommended approval of the final plat.

Thank you,

Rebekah de la Fuente, CFM



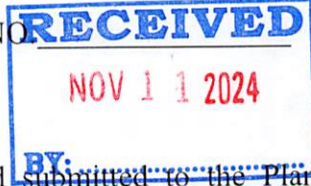
SUBDIVISION PLATTING APPLICATION

PLAT-000734-2024

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: PENA SHELTON RANCH SUBDIVISION

Location: WEST SIDE OF S. PLEASANT VIEW DR, 384 FEET SOUTH OF MICE S 1/2 NORT

Legal Description: A 3.40 ACRE TRACT OF LAND OUT OF FARM TRACT 772, BLOCK 137, WEST TRACT SUBDIVISION, HIDALGO COUNTY, TEXAS

Is subdivision inside city limits? ☐ YES ☒ NO

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

If no submit letter of Annexation (Contiguous or Consensual)

Existing Zoning: R1

Existing Land Use: RESIDENTIAL Proposed Land Use: RESIDENTIAL

Number of Lots Proposed: 1 Gross Acreage: 3.4

Title Report Submitted: ☐ YES ☒ NO

OWNER INFORMATION

Owner's Name: SEVERIANO PENA Telephone: _____

Address: 2733 PLEASANT VIEW DR Fax: _____

City: WESLACO State: TX Zip: 78596 E-mail: _____

ENGINEER INFORMATION

Name: WILLIE ARRAPIA Telephone: (956) 784-0218

Address: 910 VILCA DEL PRADO Fax: _____

City: Donna State: TX Zip: 78537 E-mail: namengineering@yahoo.com

UTILITY PROVISIONS

Will proposed subdivision connect to:

- ☒ YES ☐ NO Water Provision: CITY OF WESLACO
- ☒ YES ☐ NO Wastewater Provision: CITY OF WESLACO
- ☒ YES ☐ NO Electric Company: AEP

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

Proposed subdivision is in the following districts:

☒ YES ☐ NO Drainage District <u>No. 1</u>	☒ YES ☐ NO Irrigation District <u>No. 9</u>
--	--

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

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

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

SUBMITTALS REQUIRED FOR MINOR PLAT REVIEW

- Two (2) sets of plats **folded and stapled** (24 x 36) and forward a copy in PDF format to mhinojosa@weslacotx.gov & rdelafuente@weslacotx.gov
- \$350.00 Planning Review fee
- One 11" X 17" reduced copy of plat
- Plat Layout
 - Existing & Proposed Easements
 - Existing & Proposed ROW
 - Existing & Proposed Drainage Easements
 - Contours
 - Flood Zones
 - Adjoiners
 - Existing street names
- Drainage plans and calculations with engineer's seal
 - Elevations
 - Flood directional arrows
 - Detention areas
 - Street names
- Proof of ownership of the property
- If septic tank system required, submit soil evaluation report
- Water Rights associated with the property
- Tax Receipt for all taxing entities showing that taxes are paid in full

SUBMITTALS REQUIRED FOR PRELIMINARY (P & Z)

- Twelve (12) sets of preliminary plat **folded and stapled** (24 x 36) and forward a copy in PDF format to mhinojosa@weslacotx.gov & rdelafuente@weslacotx.gov
- \$350.00 (one time fee for preliminary and final plat)
- One 11" X 17" reduced copy of plat
- Plat Layout
 - Existing & Proposed Easements
 - Existing & Proposed ROW
 - Existing & Proposed Drainage Easements

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

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

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

SUBMITTALS REQUIRED FOR FINAL (City Commission)

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

SUBMITTALS REQUIRED FOR PRE-CONSTRUCTION MEETING

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

SUBMITTALS REQUIRED FOR RECORDING OR HIDALGO COUNTY PLANNING

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

SUBMITTALS REQUIRED FOR RECORDING BY SECURITY

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

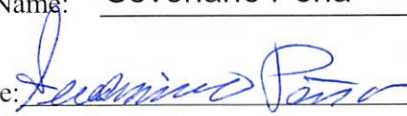
** Any revisions requested would require resubmission of plats and reduced copy reflecting changes.

AUTHORIZATION AND ACKNOWLEDGEMENTS

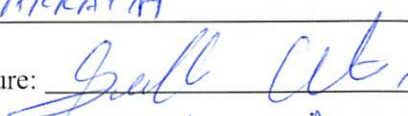
I certify that I am the actual owner of the property described above and this application is being submitted with my consent (include corporate name if applicable); and the following person listed below is my authorized agent to act on my behalf.

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

Owner Printed Name: Severiano Pena

Owner Signature:  Date: 11/11/2024

WILLIE ARRATA is the authorized agent

Authorized Agent Signature:  Date: 11/1/24

Authorized Agent Printed Name: Willie Arrata

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: _____

Rebekah M. De La Fuente

From: Rebekah M. De La Fuente
Sent: Monday, October 28, 2024 12:00 PM
To: Guillermo
Cc: Flor Acuna; javihv2013@gmail.com; Ruben Solis
Subject: RE: Pena Shelton Ranch
Attachments: Pena Shelton Ranch-5th Review Comments_10_25_24.pdf

Good Morning,

Attached is the subdivision review report which has been approve with comments. Please submit your platting application packet:

- Platting Application
- \$355.00 application fee
- \$100.00 fire review fee
- 12 plats (plat, utility, drainage, paving)
- Up to date or approved drainage report

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: Guillermo <nainengineering@yahoo.com>
Sent: Thursday, October 24, 2024 1:41 PM
To: Rebekah M. De La Fuente <rdelafuente@weslacotx.gov>
Cc: Flor Acuna <facuna@weslacotx.gov>; javihv2013@gmail.com; Ruben Solis <ruben@jlfloreslawfirm.com>
Subject: Pena Shelton Ranch

EXTERNAL EMAIL: This email originated from outside of the organization. Do not click any links or open/download any attachments unless you recognize the sender and know the content is safe.

Good afternoon Rebekah
Attached are the revised plans
Thanks

Sent from my iPhone



PLAN CORRECTIONS REPORT PAR-000709-2024 FOR CITY OF WESLACO

PLAN ADDRESS: Pena Shelton Ranch Subdivision
Weslaco, TX 78596

PARCEL:

APPLICATION DATE: 09/26/2024

SQUARE FEET:

0.00

DESCRIPTION: PENA SHELTON RANCH SUBDIVISION

EXPIRATION DATE: 09/26/2025

VALUATION:

\$0.00

CONTACTS

Engineer

Name

WILLIE ARRATIA

Company

NAIN ENGINEERING

Address

N 526 5Th St
Donna, TX 78531

Owner

SEVERANO PENA

Pre-Application Subdivision Review

REVIEW ITEM

Building Review - Planning v.1
Building Review - Planning

STATUS

Not Required

REVIEWER

Felix Salazar email: fsalazar@weslacotx.gov

Engineering v.1
Review conducted by the engineering department

Requires Re-submit

Alberto Aldana Ph: 956-969-1533 email: aaldana@weslacotx.gov

Fire Review v.1
Review by the fire department

Approved

Mike Swinnea Ph: 956-447-1990 email: mswinnea@weslacotx.gov

Planning/Zoning v.1
Review conducted by the planning and zoning department

Requires Re-submit

Kayla Arevalo email: karevalo@weslacotx.gov

Police v.1
Review conducted by the police department

Not Required

System Administrator Ph: 444 email: admin@energov.com

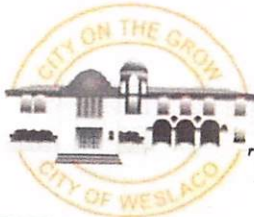
Public Works v.1
Public Works

Approved

Marcelo Cosme Ph: 956-973-3146 email: mcosme@weslacotx.gov

CONDITION(S) General Condition - Planning revisions required

- Comment: 1. Metes and bounds description must match plan view as provided
2. Adjacent properties must be identified on all sides. Missing property East of Pleasantview
3. Contours must be shown on plat every foot
4. Submit a trip test generation worksheet
5. Must update plat sheet to show detention area
6. All drainage easements shall be private within the property lines and maintained by property owners/HOA.
7. Minimum Building Setback lines shall be as follows:
Rear: 20% of lot depth not to exceed 25' (otherwise must apply for a variance)
8. No more than one single family detached dwelling shall be located on each lot. Applications for construction are required prior to occupying the lot.
9. Landscaping is required per city ordinance.



**City of Weslaco
Engineering Division**

255 S. Kansas ♦ Weslaco, TX 78570 ♦ (956)

TRIP GENERATION WORKSHEET

Complete parts A and B as an aid to determine if your project requires a Traffic Impact Analysis (TIA).

A. Subdivision Information

Subdivision Name: PENA SHELTON RANCH SUBDIVISION
Location: WEST SIDE OF S PLEASANTVIEW DR. 254 FEET SOUTH OF MILE 5 1/2
Applicant: WILLIE ARRAPIA ☐ Owner ☒ Agent
Address: 526 N. 5th ST. DONNA TX 78531 Phone Number: (956) 784-0218

B. Trip Generation Calculation

The texts needed to complete this table are available at the Planning Department. See back of sheet for more information.

ITE Code	Anticipated Land Use	Project Size			AM Peak Hour Trips	PM Peak Hour Trips	Weekday Trips
		Acres	GFA	# of Units			
210	SINGLE FAMILY DETACHED HOUSING	3.4		1	3	8	11

Comments: _____
Prepared by: WILLIE ARRAPIA 10/17/24 Date:
Address: 526 N 5th ST DONNA TX 78531 Phone Number: 956-784-0218

(For Official Use Only, Do Not Write In This Box)

- _____ A traffic impact analysis is required. The agent preparing the study must meet with City staff to discuss the scope and requirements of the study before beginning the study.
- _____ A traffic impact analysis is not required. The traffic generated by the proposed development does not exceed the threshold requirements.

Comments: _____

Reviewed by: _____ Date: _____ STID#: _____

TRIP GENERATION REPORT

FOR

PENA SHELTON RANCH SUBDIVISION

A 3.4 acre tract of land out of Farm Tract 772, West and Adams Tract Subdivision, according to the map recorded in volume 24, page 68, Deed Records, Hidalgo County, Texas.

This property is located on the west side of S. Pleasantview Drive, 384 feet south of Mile 5 ½ North and is within the 2 mile ETJ of the city of Weslaco.

Presently, the site is vacant. Expected use of the property is for 1 Residential Lots

This report is based on Trip Generation, 8th Edition Book.

SINGLE-FAMILT DETACHED HOUSING (210)

1. AVERAGE VEHICLE TRIP ENDS VS : DWELLING UNITS

(Trip generation, 8th Edition page 291)

On a: Weekday, Peak Hour of adjacent Street traffic, one hour between 7 and 9 a.m.

Directional Distribution: 20 % Entering, 80% Exiting

Equation $T = 0.70(x) + 9.74$ where: T = Average Vehicle Ends X = Number of Dwelling Units

$$X = 1$$

$$T = 0.70(1) + 9.74 = 10.44$$

$$T_{\text{enter}} = 10.44 (0.25) = 2.61 \text{ trip/hour}$$

$$T_{\text{exit}} = 10.44 (0.75) = 7.83 \text{ trip/hour}$$

2. AVERAGE VEHICLE TRIP ENDS VS : DWELLING UNITS

(Trip generation, 8th Edition page 292)

On a: Weekday, Peak Hour of adjacent Street traffic, one hour between 4 and 6 p.m.

Directional Distribution: 63% Entering, 37% Exiting

Equation $\ln T = 0.90 \ln(x) + 0.51$ where: T = Average Vehicle Ends Dwelling X = Number of Dwelling

$$X = 1$$

$$\ln T = 0.90 \ln(1) + 0.51 = 1.66$$

$$T_{\text{enter}} = 1.66(0.63) = 1 \text{ trip/hour}$$

$$T_{\text{exit}} = 1.66(0.37) = 0.61 \text{ trip/hour}$$



Guillermo A. Arratia, P.E.
10/7/24

Single-Family Detached Housing (210)

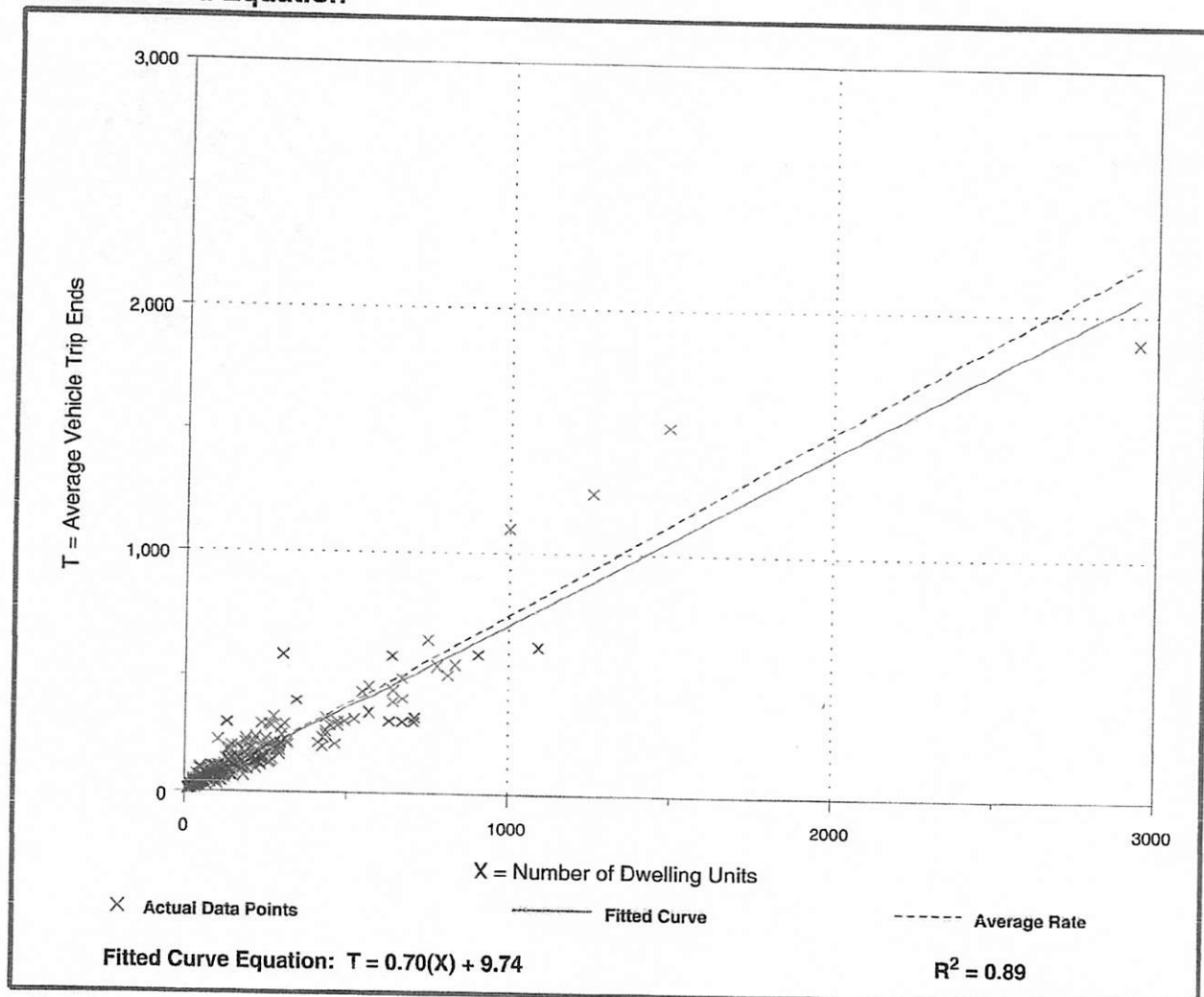
Average Vehicle Trip Ends vs: Dwelling Units
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 7 and 9 a.m.

Number of Studies: 286
Avg. Number of Dwelling Units: 194
Directional Distribution: 25% entering, 75% exiting

Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.75	0.33 - 2.27	0.90

Data Plot and Equation



Single-Family Detached Housing (210)

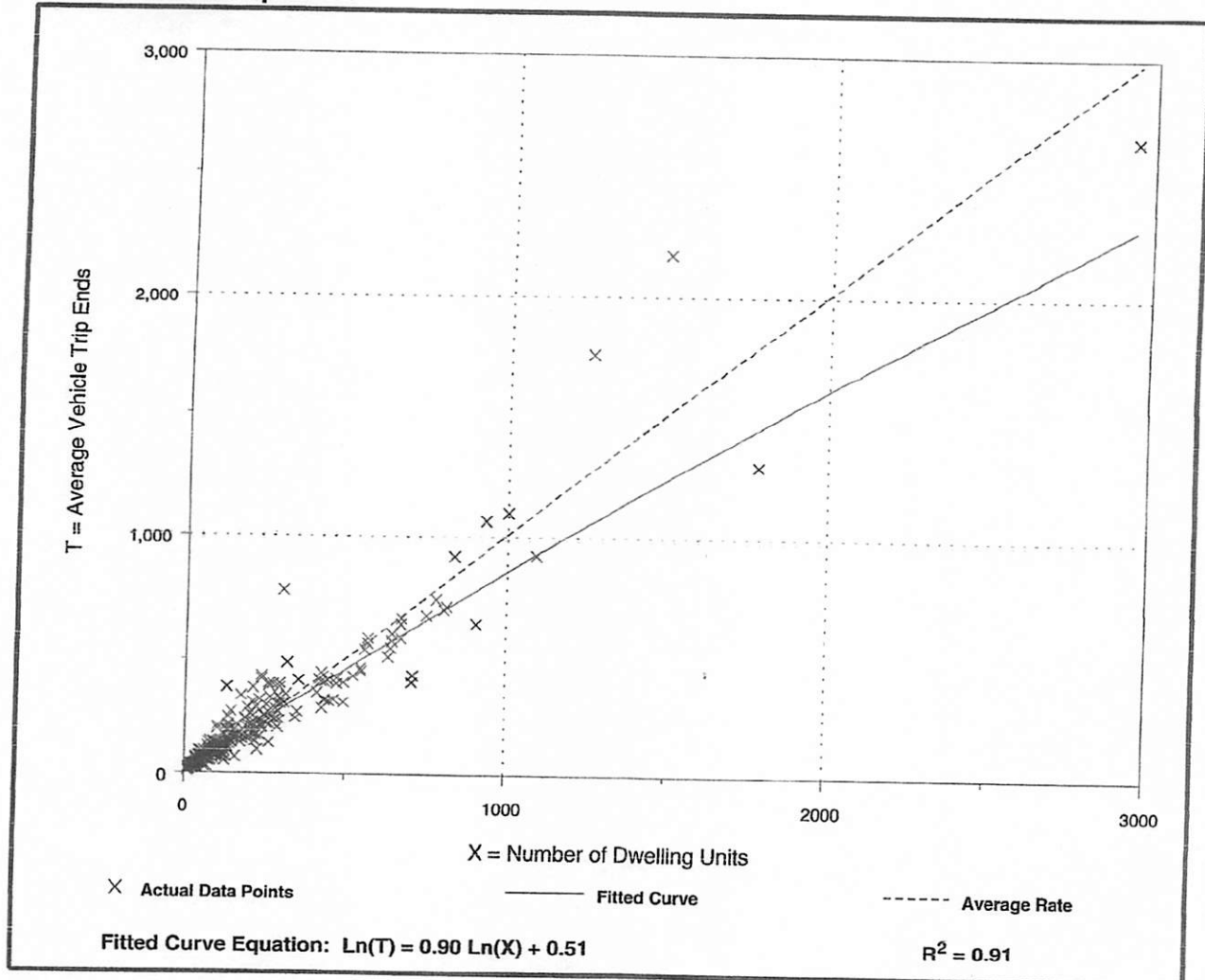
Average Vehicle Trip Ends vs: Dwelling Units
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.

Number of Studies: 314
Avg. Number of Dwelling Units: 208
Directional Distribution: 63% entering, 37% exiting

Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
1.01	0.42 - 2.98	1.05

Data Plot and Equation



NAIN ENGINEERING, L.L.C.
CONSULTING ENGINEER
526 N. 5TH STREET, DONNA, TEXAS. 78537 PH. (956) 784-0218
FIRM No. F-9050

DRAINAGE REPORT
For
PENA SHELTON RANCH SUBDIVISION

Prepared by : Guillermo A. Arratia, P.E.



Guillermo A. Arratia, P.E.
9/25/24

INDEX OF SHEETS

- 1. Cover Sheet**
- 2. Index of Sheets**
- 3. Drainage Report**
- 4. Drainage Calculations – Exhibit "A"**
- 5. Rainfall Intensity Table**
- 6. Runoff Coefficient Table**
- 7. Location Map – Exhibit "B"**
- 8-9 FEMA Map Location "Exhibit "C"**
- 10-11 Soil Map – Exhibit "D"**

NAIN ENGINEERING, L.L.C.
CONSULTING ENGINEER
526 N. 5TH STREET, DONNA, TEXAS. 78537 PH. (956) 784-0218
FIRM No. F-9050

DRAINAGE REPORT
For
PENA SHELTON RANCH SUBDIVISION

I. PROJECT LOCATION

A 3.4 acre tract of land out of Farm Tract 772, Block 137, West Tract Subdivision, according to the map recorded in volume 2, pages 34-37, map records, Hidalgo County, Texas, and is located on the west side of S. Pleasant View Drive, 384.00 feet south of Mile 5 ½ North Road and is located within the County of Hidalgo and within the 2 Mile ETJ of the city of Weslaco. (Refer to Exhibit B).

II. FLOOD PLAIN

Zone "X" (medium shading)

areas between limits of the 100-year flood and the 500-year flood; or certain areas subject to 100-year flooding with average depths less than one (1) foot or where the contributing drainage area is less than one square mile; areas protected by levees from the base flood. M.A.-F.I.R.M. Map No. 480334 0525 B, Map Effective Date: January 2, 1981. (Refer to Exhibit C).

III. SOIL CONDITIONS

A review of the Soil Survey of Hidalgo County indicates the subject tract lies in an area of predominantly Hidalgo (28) sandy clay loam soil that has a pour low shrink-swell potential and is listed in Hydrological Group B. (Refer to Exhibit D)

IV. EXISTING CONDITIONS

The subject tract is currently undeveloped. The existing terrain has a grade of approximately (0.1%). Existing runoff (2.42 cfs) from the site is by form of sheet flow runs towards the east side of this tract.

V. PROPOSED CONDITIONS

The proposed conditions for this subject tract is for one lot for Single Family use. The storm runoff after development will be increase 2.98 cfs for a total 5.4 cfs, I have calculated that 8,060 cf of storm runoff for a 50 year design frequency, and will be detained with proposed detention areas and ultimately out falling in to the road side ditch. This property is already developed. There are no proposed improvements at this time. This property is the remaining portion of Pleasant View Apartments Subdivision.



Guillermo A. Arratia, P.E.
9/25/24

DRAINAGE CALCULATIONS EXHIBIT "A"

PENA SHELTON RANCH SUBDIVISION

AREA= 3.4 Ac.

TxDOT Intensity Constants for $I=b/(Tc+d)^e$

Existing Conditions

Length= 220 ft.
Slope= 0.1 %
Cexist.= 0.2
Time of Concentration= 52 min.
Texist. = 52 min.
Iexist.= 3.55 in/hr
Qexist.= 2.42 cfs.

10 year storm

b= 87
e= 0.778
d= 9.2

Proposed Conditions

Length= 220 ft.
Slope= 0.15 %
Cfut.= 0.3
Time of Coni 40 min.
Tfut.= 40 min.
Ifut.= 5.33 in/hr
Qfut.= 5.4 cfs.
Qin= 1.02 i

50 year storm

b= 99
e= 0.749
d= 9.2

tp (Min.)	I50 (in/hr)	Qin (cfs)	Vin (cubic ft.)	Qout (cfs)	Vout (cubic ft.)	Ev (cubic ft.)
10	10.83	11.04	6625	2.42	3639	2,986
20	7.91	8.07	9679	2.42	4364	5,315
30	6.34	6.47	11645	2.42	5089	6,555
40	5.35	5.46	13097	2.42	5814	7,282
50	4.66	4.75	14252	2.42	6539	7,713
60	4.14	4.23	15216	2.42	7264	7,951
70	3.75	3.82	16045	2.42	7989	8,056
80	3.43	3.49	16775	2.42	8714	8,060
90	3.16	3.23	17428	2.42	9439	7,988
110	2.76	2.81	18563	2.42	10889	7,674
120	2.60	2.65	19065	2.42	11614	7,450
130	2.45	2.50	19532	2.42	12339	7,192
140	2.33	2.38	19969	2.42	13064	6,905
150	2.22	2.26	20381	2.42	13789	6,591
160	2.12	2.16	20770	2.42	14515	6,255
170	2.03	2.07	21139	2.42	15240	5,900
180	1.95	1.99	21490	2.42	15965	5,526
190	1.88	1.91	21826	2.42	16690	5,136
200	1.81	1.85	22147	2.42	17415	4,733
210	1.75	1.78	22455	2.42	18140	4,316

DRAINAGE CALCULATIONS EXHIBIT "A"

220	1.69	1.72	22751	2.42	18865	3,887
230	1.64	1.67	23037	2.42	19590	3,447
240	1.59	1.62	23312	2.42	20315	2,998
250	1.54	1.57	23578	2.42	21040	2,539
260	1.50	1.53	23836	2.42	21765	2,071
270	1.46	1.49	24086	2.42	22490	1,596

Storage Requires= 8,060 cubic feet = 0.19 ac-ft



Guillermo A. Arratia, P.E.
9/25/24

TABLE 6. CONSTANTS FOR USE IN FORMULA $I = b/(t_c + d)^e$ (Continued)

COUNTY	2 year				5 year				10 year				25 year				50 year				100 year			
	a	b	d	e	a	b	d	e	a	b	d	e	a	b	d	e	a	b	d	e	a	b	d	e
Hemphill	0.845	56	10.5	0.861	76	10.7	0.842	87	10.7	0.843	103	10.7	0.843	103	10.7	0.843	103	10.7	0.843	103	10.7	0.847	132	10.6
Henderson	0.800	60	8.7	0.796	77	9.0	0.770	79	9.0	0.773	93	9.0	0.773	93	9.0	0.773	93	9.0	0.773	93	9.0	0.749	102	8.7
Hidalgo	0.831	74	9.6	0.795	80	9.2	0.778	83	9.2	0.771	98	9.2	0.771	98	9.2	0.771	98	9.2	0.771	98	9.2	0.740	103	9.6
Hill	0.799	57	8.2	0.790	72	8.8	0.777	78	8.8	0.773	91	8.8	0.773	91	8.8	0.773	91	8.8	0.773	91	8.8	0.769	105	8.2
Hockley	0.832	46	9.9	0.832	60	10.0	0.807	64	10.0	0.812	78	10.0	0.812	78	10.0	0.812	78	10.0	0.812	78	10.0	0.817	101	9.9
Hood	0.782	48	7.7	0.773	63	8.3	0.773	75	8.3	0.782	80	8.3	0.782	80	8.3	0.782	80	8.3	0.782	80	8.3	0.765	105	7.7
Hopkins	0.788	54	8.3	0.783	70	9.1	0.775	77	9.1	0.767	88	9.1	0.767	88	9.1	0.767	88	9.1	0.767	88	9.1	0.760	100	8.3
Houston	0.797	63	8.2	0.780	73	8.3	0.757	78	8.3	0.748	85	8.3	0.748	85	8.3	0.748	85	8.3	0.748	85	8.3	0.727	94	8.2
Howard	0.805	42	9.2	0.800	55	10.1	0.802	65	10.0	0.796	76	10.1	0.796	76	10.1	0.796	76	10.1	0.796	76	10.1	0.788	95	9.2
Hudspeth	0.800	27	9.4	0.840	44	11.4	0.827	50	11.4	0.819	60	11.4	0.819	60	11.4	0.819	60	11.4	0.819	60	11.4	0.833	77	7.4
Hunt	0.793	55	8.4	0.785	69	9.2	0.783	80	9.2	0.776	93	9.2	0.776	93	9.2	0.776	93	9.2	0.776	93	9.2	0.768	104	8.4
Hutchinson	0.880	56	10.4	0.844	70	11.0	0.837	80	11.0	0.851	100	11.0	0.851	100	11.0	0.851	100	11.0	0.851	100	11.0	0.837	115	10.4
Irion	0.780	37	8.1	0.789	55	9.6	0.778	61	9.6	0.783	77	9.6	0.783	77	9.6	0.783	77	9.6	0.783	77	9.6	0.770	90	8.1
Jack	0.788	48	8.5	0.779	63	8.5	0.786	75	8.5	0.782	88	8.5	0.782	88	8.5	0.782	88	8.5	0.782	88	8.5	0.775	109	8.5
Jackson	0.809	68	8.8	0.769	73	8.5	0.757	89	8.5	0.745	89	8.5	0.745	89	8.5	0.745	89	8.5	0.745	89	8.5	0.720	97	8.8
Jasper	0.782	65	8.1	0.743	65	7.4	0.736	73	7.4	0.719	78	7.4	0.719	78	7.4	0.719	78	7.4	0.719	78	7.4	0.700	87	8.1
Jeff Davis	0.821	35	9.6	0.855	63	10.8	0.853	69	10.8	0.802	65	10.8	0.802	65	10.8	0.802	65	10.8	0.802	65	10.8	0.832	93	9.6
Jefferson	0.799	74	9.2	0.733	65	7.6	0.727	74	7.6	0.730	85	7.6	0.730	85	7.6	0.730	85	7.6	0.730	85	7.6	0.687	84	9.2
Jim Hogg	0.831	73	9.4	0.813	82	9.4	0.786	87	9.4	0.780	98	9.4	0.780	98	9.4	0.780	98	9.4	0.780	98	9.4	0.760	104	9.4
Jim Wells	0.825	71	9.4	0.797	79	8.9	0.765	80	8.9	0.768	94	8.9	0.768	94	8.9	0.768	94	8.9	0.768	94	8.9	0.740	102	9.4
Johnson	0.789	52	8.1	0.779	67	8.6	0.773	77	8.6	0.778	90	8.6	0.778	90	8.6	0.778	90	8.6	0.778	90	8.6	0.763	105	8.1
Jones	0.780	41	8.5	0.771	55	9.0	0.794	73	9.0	0.780	82	9.0	0.780	82	9.0	0.780	82	9.0	0.780	82	9.0	0.784	104	8.5
Karnes	0.800	60	8.8	0.791	75	8.9	0.766	77	8.9	0.767	91	8.9	0.767	91	8.9	0.767	91	8.9	0.767	91	8.9	0.749	105	8.8
Kaufman	0.797	57	8.6	0.790	72	9.0	0.776	80	9.0	0.777	93	9.0	0.777	93	9.0	0.777	93	9.0	0.777	93	9.0	0.757	104	8.6
Kendall	0.791	53	8.6	0.771	64	8.3	0.773	74	8.3	0.764	84	8.3	0.764	84	8.3	0.764	84	8.3	0.764	84	8.3	0.763	104	8.6
Kenedy	0.826	73	9.2	0.793	79	8.7	0.771	84	8.7	0.763	94	8.7	0.763	94	8.7	0.763	94	8.7	0.763	94	8.7	0.731	100	9.2
Kent	0.801	43	9.0	0.801	60	10.0	0.796	70	10.0	0.806	85	10.0	0.806	85	10.0	0.806	85	10.0	0.806	85	10.0	0.798	104	9.0
Kerr	0.789	49	8.4	0.765	58	8.0	0.764	69	8.0	0.763	80	8.0	0.763	80	8.0	0.763	80	8.0	0.763	80	8.0	0.768	104	8.4
Kimble	0.775	42	8.2	0.758	53	7.6	0.763	66	7.6	0.757	75	7.6	0.757	75	7.6	0.757	75	7.6	0.757	75	7.6	0.768	104	8.4
King	0.804	45	9.4	0.794	59	9.6	0.804	74	9.6	0.802	87	9.6	0.802	87	9.6	0.802	87	9.6	0.802	87	9.6	0.802	111	9.4
Kinney	0.812	53	8.8	0.780	62	8.0	0.773	70	8.0	0.777	82	8.0	0.777	82	8.0	0.777	82	8.0	0.777	82	8.0	0.781	108	8.8
Klabarg	0.826	72	9.4	0.794	79	8.7	0.764	81	8.7	0.761	93	8.7	0.761	93	8.7	0.761	93	8.7	0.761	93	8.7	0.731	99	9.4
Knox	0.800	46	9.4	0.788	58	9.3	0.801	76	9.3	0.798	88	9.3	0.798	88	9.3	0.798	88	9.3	0.798	88	9.3	0.798	111	9.4
Lamar	0.783	53	8.2	0.777	66	8.9	0.770	74	8.9	0.769	87	8.9	0.769	87	8.9	0.769	87	8.9	0.769	87	8.9	0.762	98	8.2
Lamb	0.837	47	10.1	0.828	60	9.6	0.800	63	9.6	0.821	80	9.6	0.821	80	9.6	0.821	80	9.6	0.821	80	9.6	0.820	103	10.1

Table 4-10: Runoff Coefficients for Urban Watersheds

Type of drainage area	Runoff coefficient
Business:	
Downtown areas	0.70-0.95
Neighborhood areas	0.30-0.70
Residential:	
Single-family areas	0.30-0.50
Multi-units, detached	0.40-0.60
Multi-units, attached	0.60-0.75
Suburban	0.35-0.40
Apartment dwelling areas	0.30-0.70
Industrial:	
Light areas	0.30-0.80
Heavy areas	0.60-0.90
Parks, cemeteries	0.10-0.25
Playgrounds	0.30-0.40
Railroad yards	0.30-0.40
Unimproved areas:	
Sand or sandy loam soil, 0-3%	0.15-0.20
Sand or sandy loam soil, 3-5%	0.20-0.25
Black or loessial soil, 0-3%	0.18-0.25
Black or loessial soil, 3-5%	0.25-0.30
Black or loessial soil, > 5%	0.70-0.80
Deep sand area	0.05-0.15
Steep grassed slopes	0.70
Lawns:	
Sandy soil, flat 2%	0.05-0.10
Sandy soil, average 2-7%	0.10-0.15
Sandy soil, steep 7%	0.15-0.20
Heavy soil, flat 2%	0.13-0.17
Heavy soil, average 2-7%	0.18-0.22

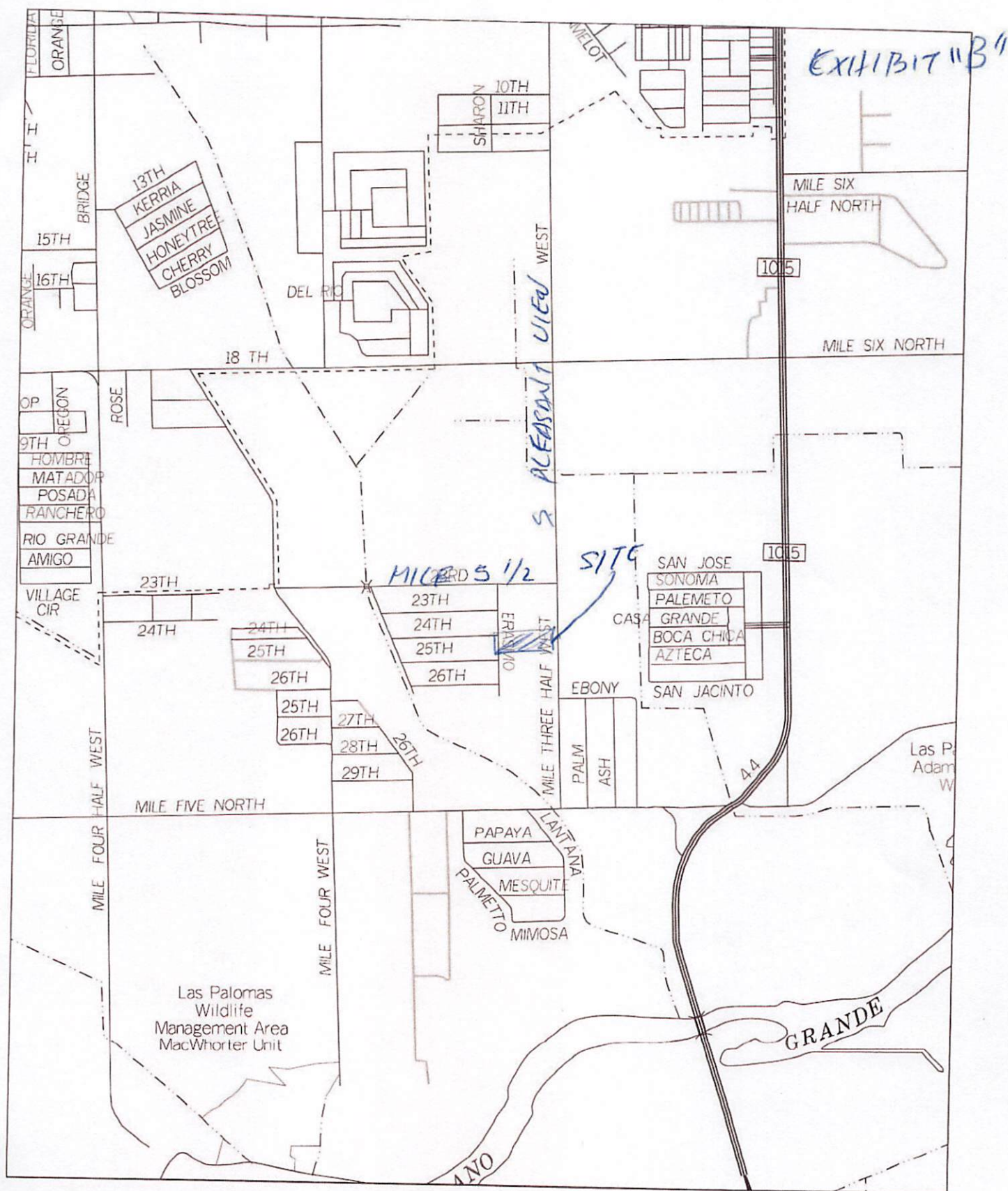
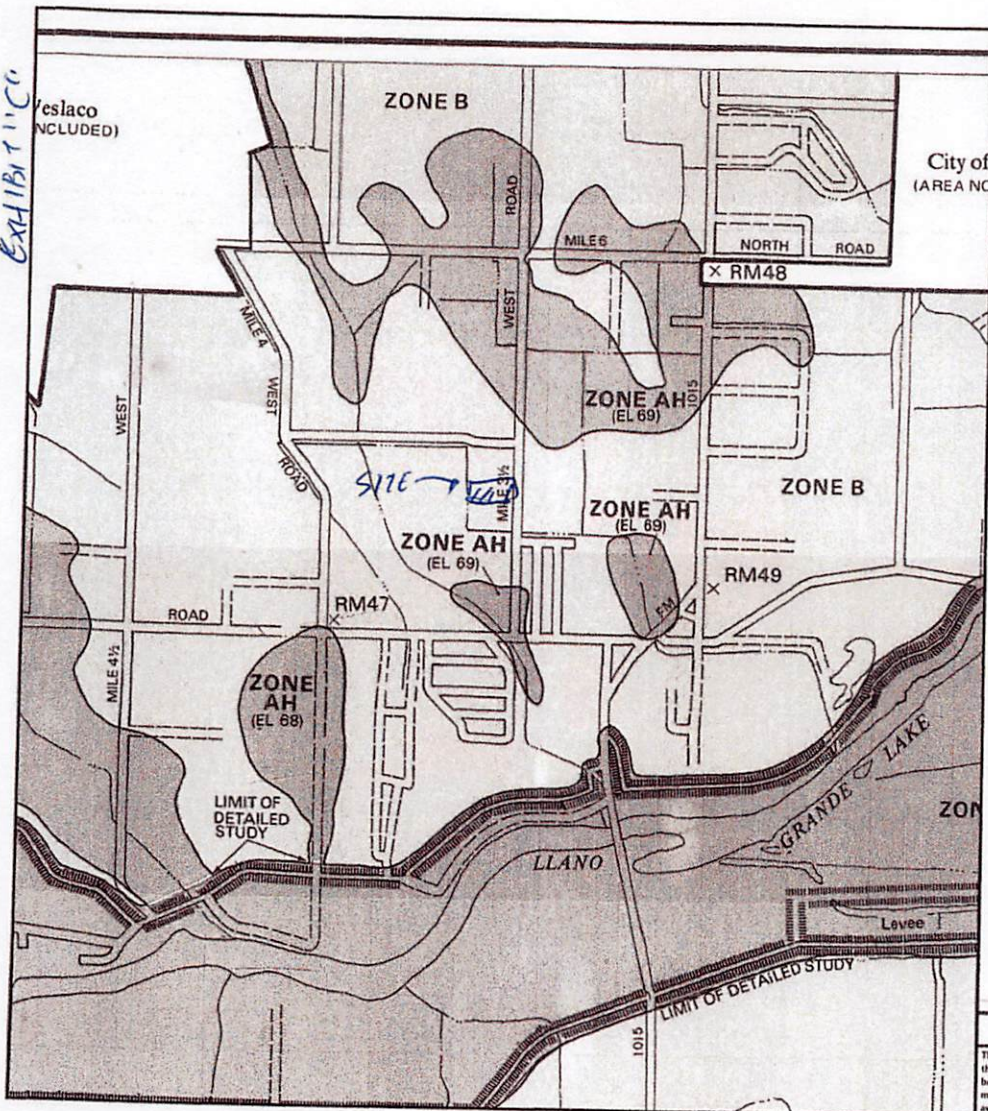


EXHIBIT 11100



contact your insurance agent, or call the National Flood Insurance Program at (800) 638-6620, or (800) 424-8872.



APPROXIMATE SCALE

2000 0 2000 FEET

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://www.fema.gov>.

contact your insurance agent, or call the National Flood Insurance Program at (800) 638-6620, or (800) 424-8872.

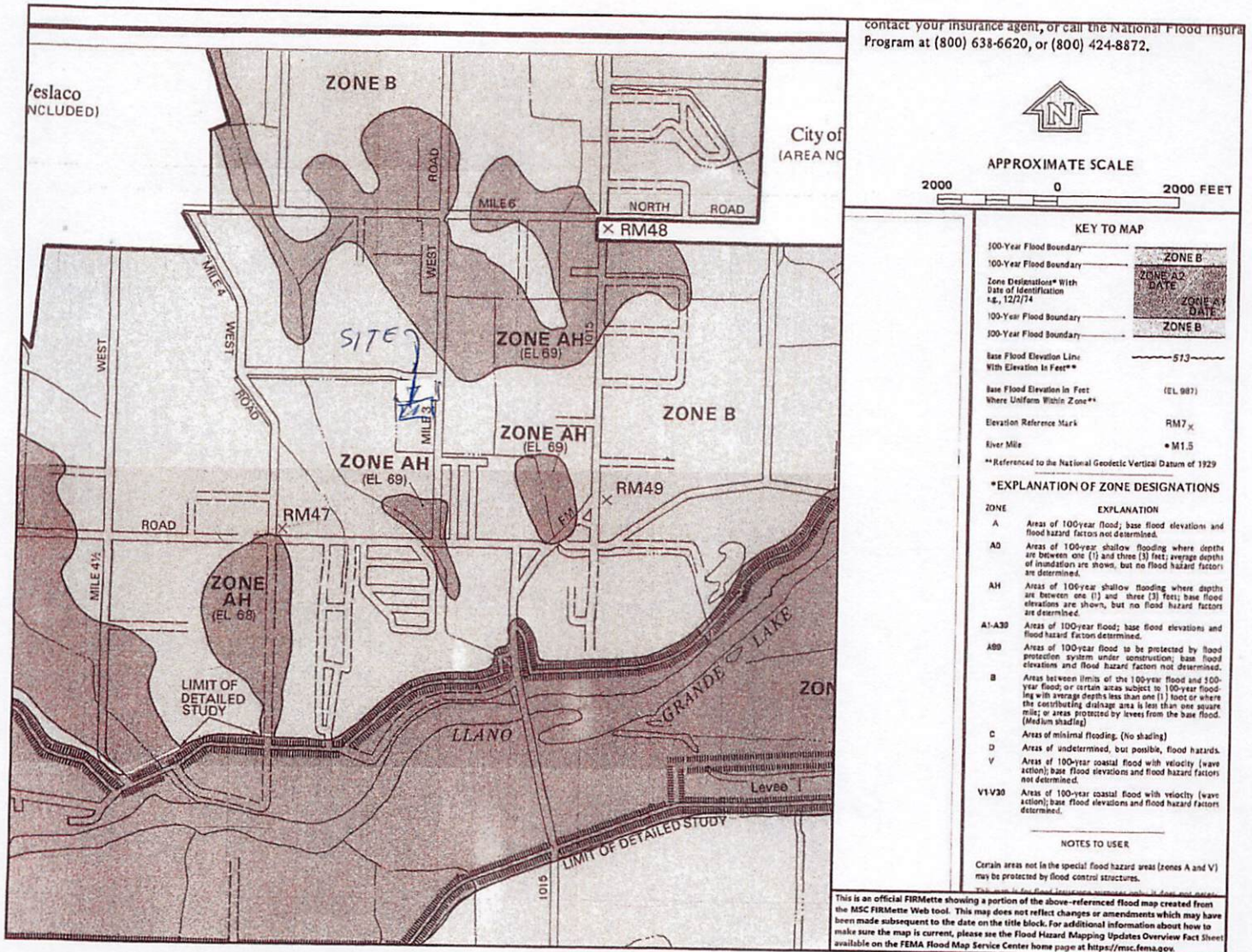


EXHIBIT "D"

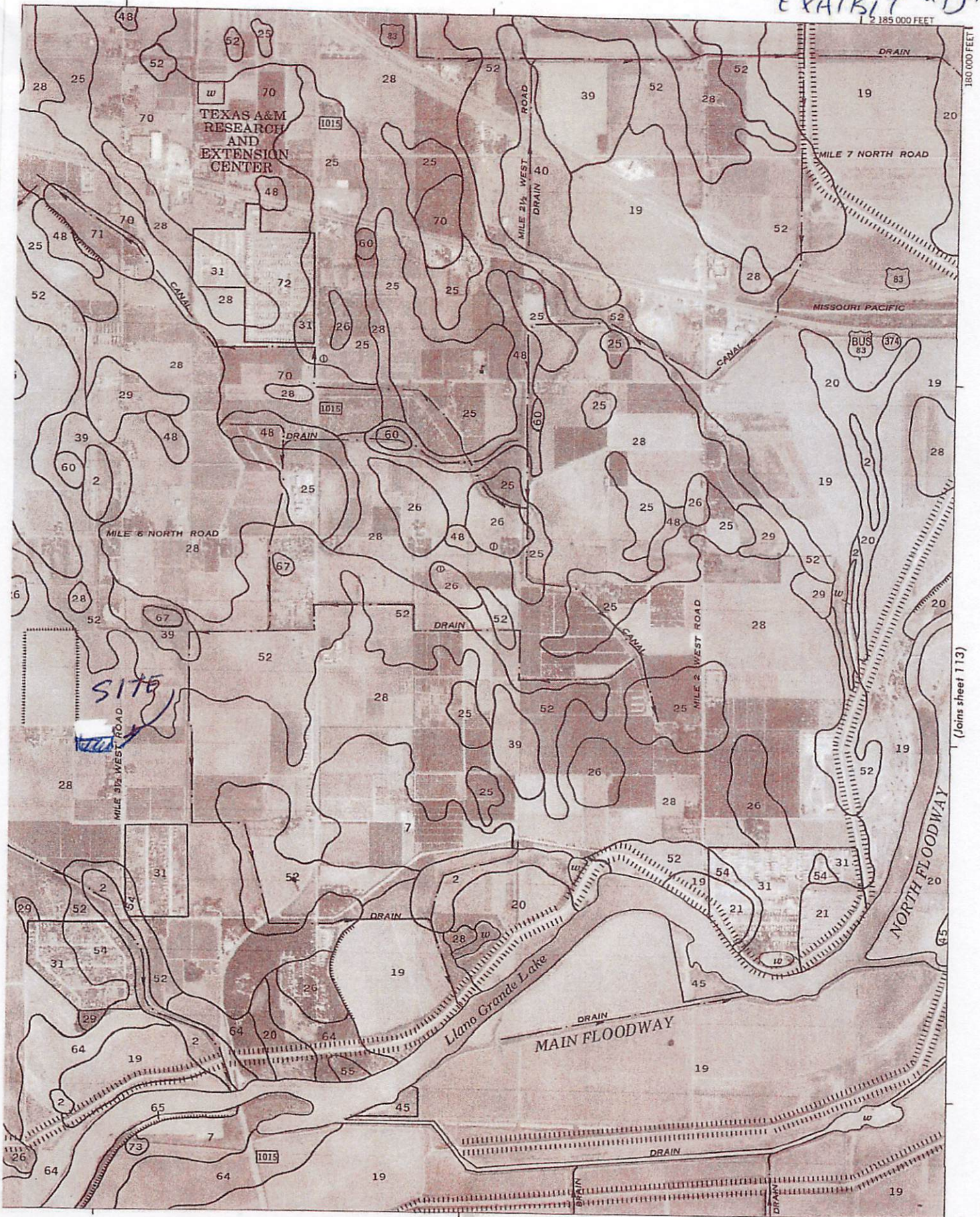


TABLE 18.--SOIL AND WATER FEATURES

"Flooding" and "water table" and terms such as "rare," "brief," "apparent," and "perched" are explained in the text. The symbol > means more than. Absence of an entry indicates that the feature is not a concern]

Map symbol and soil name	Hydro-logic Group	Flooding			High water table			Cemented pan		Risk of corrosion	
		Frequency	Duration	Months	Depth	Kind	Months	Depth	Hard-ness	Uncoated steel	Concrete
1.* Arents					<u>Ft</u>			<u>In</u>			
2----- Benito	D	Occasional	Long-----	Sep-May	4.0-6.0	Apparent	Sep-May	---	---	High-----	Low.
3, 4----- Brennan	B	None-----	---	---	>6.0	---	---	---	---	Moderate	Low.
5, 6----- Camargo	B	Rare-----	Brief-----	Sep-May	>6.0	---	---	---	---	Moderate	Low.
7----- Cameron	D	None-----	---	---	5.0-6.0	Apparent	Sep-May	---	---	High-----	Low.
8----- Comitas	A	None-----	---	---	>6.0	---	---	---	---	Low-----	Low.
9, 10, 11----- Delfina	B	None-----	---	---	2.5-5.0	Apparent	Sep-May	---	---	High-----	Low.
12----- Delmita	C	None-----	---	---	>6.0	---	---	20-40	Thin	Moderate	Low.
13.* Delmita-----	C	None-----	---	---	>6.0	---	---	20-40	Thin	Moderate	Low.
----- Randado-----	C	None-----	---	---	>6.0	---	---	8-20	Thin	Moderate	Low.
14----- Falfurrias	A	None-----	---	---	>6.0	---	---	---	---	Low-----	Low.
15** Grulla	D	Frequent-----	Very long	Sep-May	+2-6.0	Apparent	Sep-May	---	---	High-----	Low.
16, 17, 18----- Hargill	B	None-----	---	---	>6.0	---	---	---	---	High-----	Low.
19----- Harlingen	D	None-----	---	---	>6.0	---	---	---	---	High-----	Low.
20----- Harlingen	D	None-----	---	---	5.0-6.0	---	---	---	---	High-----	Moderate.
21.* Harlingen-----	D	None to rare	---	---	>6.0	---	---	---	---	High-----	Low.
----- Urban land.											
22, 23, 24----- Hebbronville	B	None-----	---	---	>6.0	---	---	---	---	Low-----	Low.
25, 26, 27, 28, 29----- Hidalgo	B	None-----	---	---	>6.0	---	---	---	---	High-----	Low.
30----- Hidalgo	B	None-----	---	---	2.5-5.0	Apparent	Sep-May	---	---	High-----	Low.
31.* Hidalgo-----	B	None-----	---	---	>6.0	---	---	---	---	High-----	Low.
----- Urban land.											
32.* Jimenez-----	C	None-----	---	---	>6.0	---	---	7-20	Thin	High-----	Low.

See footnotes at end of table.

USGS MAP



Drive-in
Theater

BM 75

Harbor
Block
Park

1 NC

BM 76

Trailer Park

Trailer Park

South Palm Gate
Sc

SITE

14

Trailer Park

1016

A 3.40 ACRE TRACT OF LAND OUT OF FARM TRACT 772, BLOCK 137,
WEST AND ADAMS TRACT SUBDIVISION, ACCORDING TO THE MAP RECORDED
IN VOLUME 2, PAGES 34-37, MAP RECORDS, HIDALGO COUNTY, TEXAS.

METES AND BOUNDS

THENCE: N 88°47'15" E, PASSING A 1/2" IRON ROD FOUND WITH A PLASTIC CAP STAMPED "2791" AT 9.57 FEET FOR THE EAST R.O.W. LINE OF ERASMO DRIVE, PASSING A 1/2" IRON ROD FOUND WITH A PLASTIC CAP STAMPED "2791" AT 629.57 FEET FOR THE WEST R.O.W LINE OF S. PLEASANTVIEW DRIVE, A TOTAL DISTANCE OF 669.57 FEET TO THE POINT OF BEGINNING AND CONTAINING 3.40 ACRES OF AND MORE OR LESS.

OWNER: SEVERIANO PENA ADDRESS: 2733 PLEASANTVIEW DRIVE WESLACO, TEXAS. 78596	OWNER: APRIL MICHELLE PENA ADDRESS: 2733 PLEASANTVIEW DRIVE WESLACO, TEXAS. 78596
--	---

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 2024

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

HIDALGO COUNTY DRAINAGE DISTRICT NO.1

RAUL E. SESIN, P.E., C.F.M. DATE

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

DATED THIS _____ DAY OF _____, 2024

1. NO IMPROVEMENTS OF ANYKIND SHALL BE PLACED UPON HIDAAGO AND CAMERON COUNTIES IRRIGATION DISTRICT NO. 9 RIGHT-OF-WAYS AND/OR EASEMENTS WITHOUT THE EXPRESSED WRITTEN PERMISSION OF H.C.C.I.D. NO. 9
2. IT IS UNDERSTOOD THAT THE RATE OF FLOW OF STORM WATER FOR THE DEVELOPMENT WILL BE NO GREATER THAN THE RATE OF FLOW OF STORM WATER WHEN THE LAND WAS IN AGRICULTURAL USE.
3. HCCID NO. 9 WILL NOT BE RESPONSIBLE FOR STORM/DRAINAGE WATER SYSTEM TO ANY LOT WITHIN THIS SUBDIVISION, AS WELL HCCID NO. 9 WILL NOT BE RESPONSIBLE FOR THE DELIVERY OF WATER TO ANY LOT WITHIN THIS SUBDIVISION, IF DESIRED, THIS WILL NOT BE AT THE DISTRICT EXPENSE.
4. HCCID NO. 9 HAS NOT REVIEWED AND DOES NOT CERTIFY THAT THE STORM SEWER OR UTILITIES SYSTEMS DESCRIBED AND LOCATED HEREIN ARE IN ACCORDANCE WITH ANY BULKHEAD OR LOCALLY ACCEPTED ENGINEERING CRITERIA. THE DEVELOPER AND HIS ENGINEER ARE RESPONSIBLE FOR THEIR DETERMINATIONS.
5. HCCID NO.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

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

MAYOR, CITY OF WESLACO	DATE	CITY SECRETARY	DATE
------------------------	------	----------------	------

THIS SUBDIVISION PLAT OF PENA SHELTON RANCH SUBDIVISION BEEN SUBMITTED
SUBDIVISION TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY
OF WESLACO, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION.
DATED THIS _____ DAY OF _____, 2024 A.D.

CHAIRMAN, PLANNING & ZONING COMMISSION

STATE OF TEXAS
COUNTY OF HIDALGO

I, HOMERO LUIS GUTIERREZ, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE AND IS PREPARED FROM AN ACTUAL SURVEY ON THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND AND THAT THE CORNER MONUMENTS WERE PROPERLY PLACED UNDER MY SUPERVISION.

HOMERO LUIS GUTIERREZ
REGISTERED PROFESSIONAL LAND SURVEYOR No. 2791
2600 SAN DIEGO
MISSION, TEXAS 78572

STATE OF TEXAS
COUNTY OF HIDALGO

I, THE UNDERSIGNED, GUILLERMO A. ARRATIA, A LICENSED PROFESSIONAL ENGINEER
IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE PROPER ENGINEERING
CONSIDERATION HAS BEEN GIVEN TO THIS PLAT.

Bulbano Quatia PE 10/21/2024

GUILLERMO A. ARRATIA
LICENSED PROFESSIONAL ENGINEER No. 94001
526 N. 5TH ST.
DONNA, TEXAS. 78537

INDEX TO SHEET OF PENA SHELTON RANCH SUBDIVISION

SHEET 1	HEADING: INDEX: LOCATION MAP AND ETJ; PRINCIPAL CONTACTS: PLAT WITH LOTS, STREETS, AND EASEMENT DESIGNATIONS; LEGAL DESCRIPTION (METES AND BOUNDS); SURVEYOR'S AND ENGINEER'S CERTIFICATION; PLAT NOTES AND RESTRICTIONS; CITY COUNCIL CERTIFICATION; CITY OF DENVER AND ATTENTION: COUNTY APPROVAL CERTIFICATE; COUNTY CLERK'S RECORDED CERTIFICATE; HIDALGO COUNTY CERTIFICATE OF PLAT APPROVAL; DESCRIPTION OF LOCATION OF SUBDIVISION WITH RESPECT TO THE E.T.J. OF A PREVIOUSLY RECORDED PLAT; LOCATION OF THE PROJECT IS SITUATED: H.C.C.D. CERTIFICATION: H.C.C.D. No. _____ CERTIFICATE OF APPROVAL: REVISION NOTES: H.C.C.D. CITY PLANNING AND CITY COMMISSION'S CERTIFICATION AND CITY COUNCIL CERTIFICATION	
SHEET 2	WATER DISTRIBUTION AND ON-SITE SEWAGE FACILITY, ENGINEERING REPORT (ENGLISH AND SPANISH VERSION), INCLUDING DESCRIPTION OF WATER AND WASTE WATER, AND ENGINEER'S CERTIFICATION (ENGLISH AND SPANISH VERSION); TYPICAL WATER SERVICE CONNECTION; OWNER'S DEDICATION, CERTIFICATION, AND ATTENTION DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE AND HOW IT WILL SERVE THIS DEVELOPMENT; MAP OF TOPOGRAPHY, DRAINAGE, AND ENGINEER'S CERTIFICATIONS; REVISION NOTES; CONSTRUCTION DETAILS	

GENERAL NOTES:

- MIN. BUILDING SETBACK LINES:
FRONT 30.0'
CORNER 10.0' OR EASEMENT WHICH EVER IS GREATER
SIDE 6.0' OR EASEMENT WHICH EVER IS GREATER
REAR 20.0' OF LOT DEPTH NOT TO EXCEED 25'
18.00 GARAGE / CAR PORT OFF SET BACK
2. MINIMUM FINISH FLOOR NOTE:
MINIMUM FINISH FLOOR ELEVATION SHALL BE 18" ABOVE TOP OF CURB
18" ABOVE NATURAL GROUND, WHICHEVER IS GREATER
ELEVATION CERTIFICATE MAY BE REQUIRED FOR LOTS LOCATED OUTSIDE A
DESIGNATED FLOOD ZONE AT THE TIME FOR APPLICATION FOR CONSTRUCTION
TO THE CITY OF PUEBLO. MINIMUM 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. MIN. F.F. ELEV.=72.50
3. ● DENOTES 1/2" IRON ROD FOUND UNLESS OTHERWISE NOTED.
○ DENOTES 1/2" IRON ROD SET UNLESS OTHERWISE NOTED.
△ DENOTES NAL FOUND UNLESS OTHERWISE NOTED
4. PROJECT BENCH MARK ELEV. = 71.36, TOP OF CONCRETE MONUMENT LOCATED AT
THE INTERSECTION OF THE SOUTH PROPERTY LINE AND THE WEST R.O.W. LINE OF
S. PLEASANTVIEW DRIVE. N.A.V.D. 88
5. FLOOD ZONE "B" - AREAS BETWEEN LIMITS OF THE 100-YEAR
FLOOD AND 500-YEAR FLOOD OR CERTAIN AREAS SUBJECT TO
100-YEAR FLOODING WITH AVERAGE DEPTHS LESS THAN ONE(1)
FOOT OR WHERE THE CONTRIBUTING DRAINAGE AREA IS LESS
THAN ONE SQUARE MILE; AREAS PROTECTED BY LEVEES FROM
THE BASE FLOOD. (medium shading)
- COMMUNITY-PANEL NO. 480334 0525 B
EFFECTIVE DATE: JANUARY 2, 1981

CONSTRUCTION OF RESIDENTIAL HOUSING WITHIN ANY 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)).



SCALE: 1" = 1000'

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

PENA SHELTON RANCH SUBDIVISION IS LOCATED WITHIN HIDALGO COUNTY PRECINCT NO. 1 IN THE
CENTRAL EAST OF HIDALGO COUNTY ON THE WEST SIDE OF PLEASANTVIEW DRIVE, 384 FEET SOUTH OF
MILE 5 NORTH. THE ONLY NEARBY MUNICIPALITY IS THE CITY
OF WESLACO ACCORDING TO THE MAP IN THE OFFICE OF THE SECRETARY OF THE CITY OF
WESLACO (POPULATION 37,791/2015 CENSUS). PENA SHELTON RANCH SUBDIVISION LIES ADJACENT
TO THE CITY LIMITS OF WESLACO. EXTRATERRITORIAL JURISDICTION (ETJ) UNDER LOCAL GOVERNMENT CODE § 42.021

ORDINANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND HIDALGO
Y REQUIREMENTS, THIS DEVELOPMENT WILL BE
ED TO DETAIN A TOTAL OF .8060 CUBIC FEET (.019 ACRE-FEET)
ORM WATER RUNOFF. DRAINAGE DETENTION IN ACCORDANCE WITH THE LOCAL
EMENTS WILL BE ACCOMPLISHED AS FOLLOWS: THE DRAINAGE
THIS DEVELOPMENT WILL BE SELF-CONTAINED WITHIN THE SUBDIVISION
EVALUATOR SHALL BE RESPONSIBLE FOR DETAINING AND ACCOMMODATING MORE
HE DETAINED VOLUME SHOWN ON THIS PLAT IF IT IS DETERMINED AT THE
STAGE, THAT THE DETENTION REQUIREMENTS ARE GREATER THAN STATED ON THIS
DUE TO THE PREVIOUS ARE BEING GREATER THAN THE PLAT ENGINEER CONSIDERS
HYDRAULIC CALCULATIONS FOR THIS SUBDIVISION

STRUCTURE SHALL BE PERMITTED OVER ANY EASEMENT.
ENTS SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, SHEDS, SHRUBS
AND OTHER PLANTINGS (EXCEPT LOW, LESS THAN 18 INCHES MATURE
GROUND COVER, GRASS, OR FLOWERS) AND OTHER OBSTRUCTIONS
WOULD INTERFERE WITH THE OPERATIONS AND MAINTENANCE OF THE
ENT.

NOTAL NOTE FOR SINGLE FAMILY RESIDENCES:
ORE THAN ONE-SINGLE FAMILY DETACHED DWELLING SHALL BE LOCATED ON
LOT. (ANY OTHER USE SHALL REQUIRE PLANNING DEPARTMENT, OFFICE
ENVIRONMENTAL COMPLIANCE, HEALTH DEPARTMENT AND FIRE MARSHALL
VAL). APPLICATIONS FOR CONSTRUCTION ARE REQUIRED PRIOR TO
OCCUPYING THE LOT.

ARE NO WATER WELLS WITHIN 150 FEET FROM THE BOUNDARIES OF
SUBDIVISION

PURCHASED CONTRACT MADE BETWEEN A SUBDIVIDER AND PURCHASER
LOT IN THIS SUBDIVISION SHALL CONTAIN A STATEMENT DESCRIBING HOW
WHEN WATER, SEWER, ELECTRICITY, AND GAS SERVICES WILL BE MADE
ABLE TO THE SUBDIVISION.

UBLIC UTILITIES EASEMENTS DEDICATED BY THIS PLAT SHALL BE A MINIMUM
OF 15.00 FEET AS PER THE HIDALGO COUNTY MODEL SUBDIVISION RULES. BY
GIVING THIS PLAT DEVELOPER AND ENGINEER CERTIFY THAT ALL OTHER EASEMENTS
N COMPLY WITH THE SIZE REQUIRED BY EACH UTILITY PROVIDER OCCUPANCY AN
ENT.

FF-STREET PARKING LOT SITE PLAN & DRAINAGE PLAN APPROVAL BY THE
HIDALGO COUNTY PLANNING DEPARTMENT, OFFICE OF ENVIRONMENTAL COMPLIANCE
BE REQUIRED FOR COMMERCIAL USE AT THE
OF APPLICATION FOR CONSTRUCTION PRIOR TO THE ISSUANCE OF A BUILDING
OR DEVELOPMENT PERMIT. NO WATER OR LIGHT CLEARANCES SHALL BE
D UNTIL THE SITE PLAN, DRAINAGE PLAN AND OSSP PLAN ARE APPROVED
PROPOSED IMPROVEMENTS ARE CONSTRUCTED IN ACCORDANCE WITH
ITY AND STATE STANDARDS.

HYDRANTS INSTALLED WITHIN THE CORPORATION'S DISTRIBUTION SYSTEM ARE PROVIDED
THE CONVENIENCE OF THE CORPORATION AND DO NOT IMPLY ANY RESPONSIBILITY ON
PART OF THE CORPORATION TO MEET FIRE FLOW REQUIREMENTS.

PURCHASER(S) OF A LOT REQUIRES A COMMERCIAL LOT & SUBSEQUENTLY DETERMINE
A LARGER WATER IS REQUIRED.

DOTS SHALL HAVE A POST DEVELOPMENT FINISHED GRADE FROM THE REAR OF THE LOT TO THE
AND/OR ROADSIDE DITCH AT A 0.25% SLOPE TO ACCOMPLISH POSITIVE DRAINAGE. THIS IS
CORDANCE WITH HIDALGO COUNTY APPENDIX 5: COUNTY CONSTRUCTION SPECIFICATIONS 3.14
IT LIGHTS MUST BE AT EVERY 300 FEET

T ADA COMPLAINT SIDEWALK IS REQUIRED ALONG THE WEST SIDE OF PLEASANTVIEW DRIVE
RULES, REGULATIONS AND EASEMENTS IN FAVOR OF HIDALGO COUNTY IRRIGATION DISTRICT NO. 9
CAPING IS REQUIRED PER CITY ORDINANCE

ORE THAN ONE-SINGLE FAMILY DETACHED DWELLING SHALL BE LOCATED ON EACH LOT. APPLICATIONS
CONSTRUCTION ARE REQUIRED PRIOR TO OCCUPYING THE LOT.

TION EASEMENT TO BE MAINTAINED BY LOT OWNER

PROVEMENTS OF ANY KIND SHALL BE PLACED UPON HIDALGO AND CAMERON COUNTIES IRRIGATION DISTRICT
LIGHT-OF-WAYS AND/OR EASEMENTS WITHOUT THE EXPRESSED WRITTEN PERMISSION OF H.C.G.I.D. NO. 9

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

[illegible]

PRINCIPAL CONTACTS:		ADDRESS	CITY & ZIP	PHONE
OWNER:	NAME			
OWNER:	SEVERIANO PENA	2733 PLEASANTVIEW DRIVE	WESLACO, TEXAS. 78596	
ENGINEER:	GUILLERMO A. ARRATIA, P.E.	526 N. 5TH ST.	DONNA, TX 78537.	(956) 784-0218
SURVEYOR:	HOMERO L. GUTIERREZ	2600 SAN DIEGO	MISSION, TEXAS 78572	(956) 583-5479

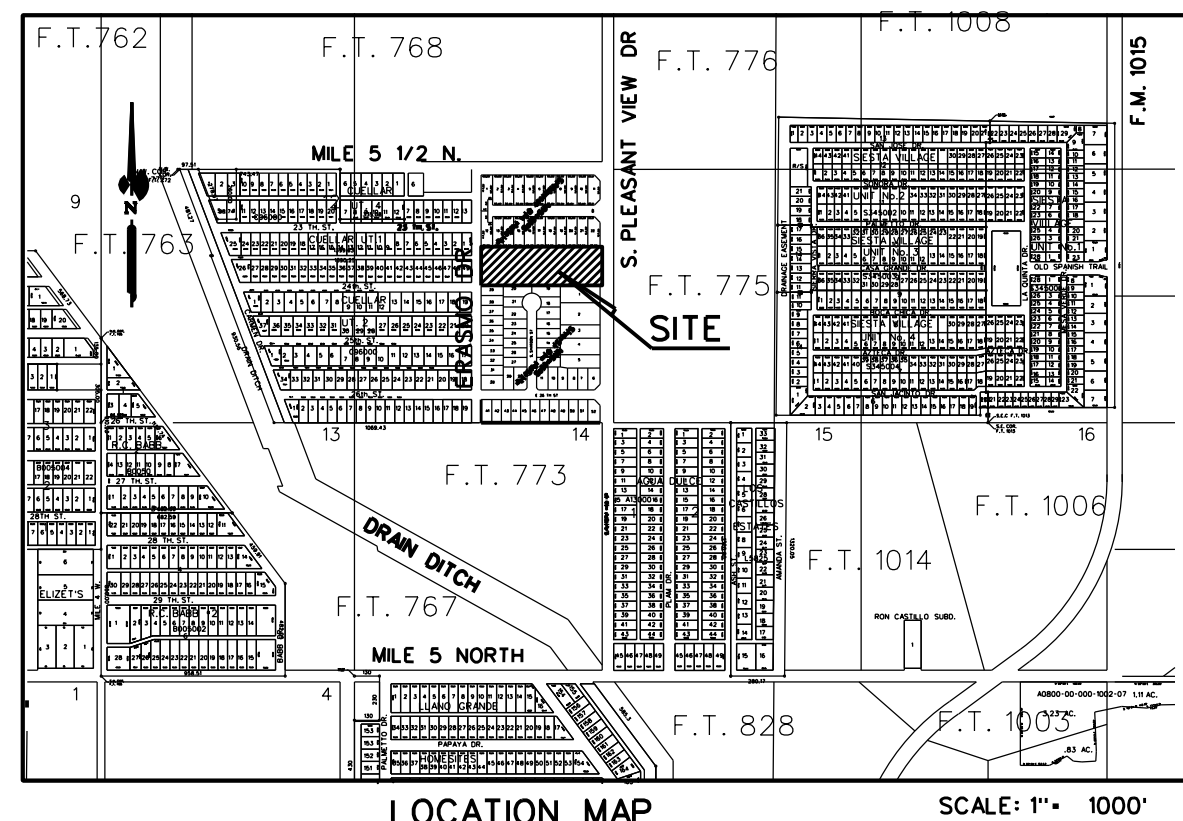
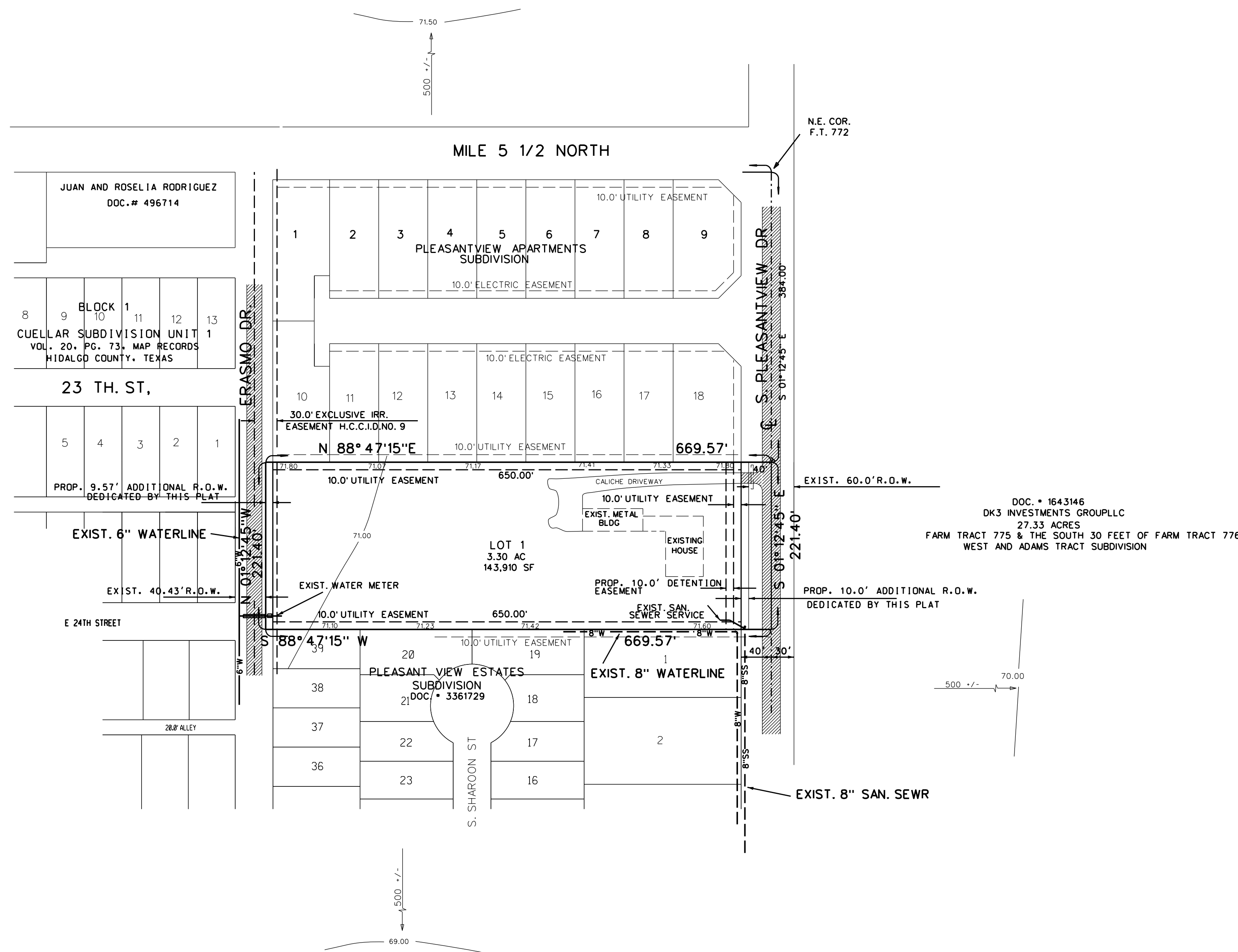
NAIN ENGINEERING, L.L.C.
CONSULTING ENGINEER

526 N. 5TH STREET
DONNA, TEXAS. 78537

LEGEND
o Found 1/2" iron rod
o Set 1/2" iron rod with a plastic cap stamped "RAA"
Power pole
Light pole
Stand pipe
Water meter
Irrigation valve
Chain link fence
Hogwire fence
Wood fence
Iron fence
Electrical box

SC: 1"=100'

UTILITY LAYOUT EXISTING CONDITION



LOCATION OF SUBDIVISION WITH RESPECT TO THE EXTRATERRITORIAL JURISDICTION OF A MUNICIPALITY:
PENA SHELTON RANCH SUBDIVISION IS LOCATED WITHIN HIDALGO COUNTY PRECINCT No. 1 IN THE CENTRAL EAST OF HIDALGO COUNTY ON THE WEST SIDE OF PLEASANTVIEW DRIVE, 384 FEET SOUTH OF MILE 5 NORTH. THE ONLY NEARBY MUNICIPALITY IS THE CITY OF WESLACO ACCORDING TO THE MAP IN THE OFFICE OF THE SECRETARY OF THE CITY OF WESLACO (POPULATION 37,791/2015 CENSUS). PENA SHELTON RANCH SUBDIVISION LIES ADJACENT TO THE CITY LIMITS OF WESLACO, EXTRATERRITORIAL JURISDICTION (ETJ) UNDER LOCAL GOVERNMENT CODE § 42.021

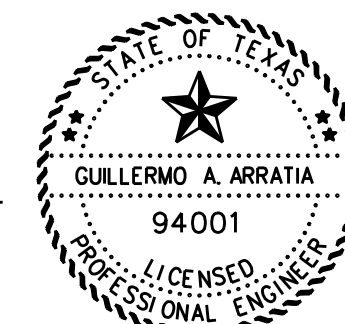
REVISION NOTES				
No.	SHEET	REVISION	DATE	APPROVED

PRINCIPAL CONTACTS:
NAME ADDRESS CITY & ZIP PHONE
OWNER: SEVERIANO PENA 2733 PLEASANTVIEW DRIVE WESLACO, TEXAS 78596
ENGINEER: GUILLERMO A. ARRATIA, P.E. 526 N. 5TH ST. DONNA, TX 78537 (956) 784-0218
SURVEYOR: HOMERO L. GUTIERREZ 2600 SAN DIEGO MISSION, TEXAS 78572 (956) 583-5479

NAIN ENGINEERING, L.L.C.
CONSULTING ENGINEER
526 N. 5TH STREET DONNA, TEXAS 78537
FIRM NO. F-9050 PH. (956) 784-0218
E-MAIL: NAINENGINEERING@YAHOO.COM

DATE OF PREPARATION: SEPTEMBER 23, 2024

Guillermo Arratia, P.E.
GUILLERMO A. ARRATIA
LICENSED PROFESSIONAL ENGINEER • 94001
526 N. 5TH ST.
DONNA, TEXAS 78537



INDEX TO SHEET OF PENA SHELTON RANCH SUBDIVISION	
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	WATER DISTRIBUTION AND ON-SITE SEWAGE FACILITY: ENGINEERING REPORT (ENGLISH AND SPANISH VERSION): INCLUDING DESCRIPTION OF WATER AND WASTE WATER AND ENGINEER'S CERTIFICATION (ENGLISH AND SPANISH VERSION): TYPICAL WATER SERVICE CONNECTION: OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION
SHEET 2	DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE AND HOW IT WILL SERVE THIS DEVELOPMENT: MAP OF TOPOGRAPHY AND DRAINAGE, AND ENGINEER'S CERTIFICATION: REVISION NOTES: CONSTRUCTION DETAILS

Final Plat

Pena Shelton Ranch

Amigo Park

E Mile 5 1/2 N

Legend

 Pena Shelton Ranch

S Pleasantview Dr

Elasmu Dr

Rudy Dr

Google Earth

Image © 2024 Airbus

N

600 ft



Standardized Agenda Request Form

Date of Meeting: January 21, 2025		Agenda Item No. (to be assigned by CSO): 2024-1252	
From: REBEKAH DE LA FUENTE			
Subject: Discussion and consideration to approve the Final Plat for Pleasantview Apartments Subdivision also being a 5.902-acre tract of land, out of Farm Tract 722, Block 137, West and Adams Tracts, Subdivision, Weslaco, Hidalgo County, Texas. Located on the southwest corner intersection of Pleasantview Dr. and Mile 5 ½ North Road. (Staffed by Planning & Code Enforcement Department.)			
Background: The proposed eighteen (18) 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. The property is within a Flood Zone "B". Applicants requesting a variance for off-site drainage and 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 plat and variance request at their regular meeting of January 8, 2025.			
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 Final Plat and compliance with the ordinance on the variance request.			
Attachments, if any: Pleasantview Apartments- Memo, Pleasantview apartments subd.-Application, Drainage Report and Legal Documents, PLEASANTVIEW APARTMENTS 10-20-2024, Pleasantview Apartments - Aerial			
Responsibilities upon Approval: Staff will advise the applicant.			

City of Weslaco

"The City on the Grow"



Adrian Gonzalez, Mayor
Israel Gonzalez, Jr., Mayor Pro-Tem, Commissioner At-large
Pete Garcia, Jr. Commissioner At-large
Josh Pedraza, Commissioner, District 1
Letty Lopez, Commissioner, District 2
Jose "JP" Rodriguez, Commissioner, District 3
Adrian Farias, Commissioner District 4

Martin Garza, City Manager

MEMO

TO: Mayor and City Commission

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

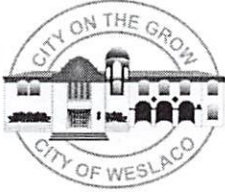
RE: Pleasnatview Apartments - Final Plat

DATE: January 17, 2025

The proposed eighteen (18) lot subdivision is for apartment and duplex type use and is located inside the City of Weslaco. The subdivision will be provided with water and sanitary sewer by the City of Weslaco. The developer has requested a variance for off-site drainage and has provided letters of support. The Planning & Zoning Commission recommended approval of the final plat.

Thank you,

Rebekah de la Fuente, CFM



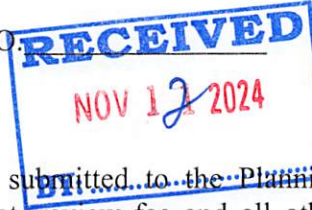
SUBDIVISION PLATTING APPLICATION

PIAT-000739-2024

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: PLEASANTVIEW APARTMENTS SUBDIVISION

Location: SOUTHWEST CORNER OF MILES 1/2 NORTH AND S. PLEASANT VIEW DR.

Legal Description: A 5.902 ACRE TRACT OUT OF FARM TRACT 772, BLOCK 137, WEST TRACT SUBDIVISION, HIDALGO COUNTY, TEXAS

Is subdivision inside city limits? ☐ YES ☒ NO

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

If no submit letter of Annexation (Contiguous or Consensual)

Existing Zoning: _____

Existing Land Use: VACANT Proposed Land Use: MULTI-FAMILY

Number of Lots Proposed: 18 Gross Acreage: 5.902

Title Report Submitted: ☐ YES ☐ NO

OWNER INFORMATION

Owner's Name: JAVIER HERNANDEZ Telephone: (956) 984-9756

Address: 1111 W. NOLAN AVE Fax: _____

City: McALLEN State: TX Zip: 78504 E-mail: _____

ENGINEER INFORMATION

Name: WILLIE ARRATIA Telephone: (956) 784-0218

Address: 910 ULLA DEC PRADO Fax: _____

City: Donna State: TX Zip: 78537 E-mail: namengineering@yahoo.com

UTILITY PROVISIONS

Will proposed subdivision connect to:

☒ YES ☐ NO Water Provision: CITY OF WESLACO
☒ YES ☐ NO Wastewater Provision: CITY OF WESLACO
☒ YES ☐ NO Electric Company: AEP

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

Proposed subdivision is in the following districts:

☒ YES ☐ NO Drainage District <u>No. 1</u>	☒ YES ☐ NO Irrigation District <u>No. 9</u>
--	--

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

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

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

SUBMITTALS REQUIRED FOR MINOR PLAT REVIEW

- _____ Two (2) sets of plats folded and stapled (24 x 36) and forward a copy in PDF format to mhinojosa@weslacotx.gov & rdelafuente@weslacotx.gov
- _____ \$350.00 Planning Review fee
- _____ One 11" X 17" reduced copy of plat
- _____ Plat Layout
 - _____ Existing & Proposed Easements
 - _____ Existing & Proposed ROW
 - _____ Existing & Proposed Drainage Easements
 - _____ Contours
 - _____ Flood Zones
 - _____ Adjoiners
 - _____ Existing street names
- _____ Drainage plans and calculations with engineer's seal
 - _____ Elevations
 - _____ Flood directional arrows
 - _____ Detention areas
 - _____ Street names
- _____ Proof of ownership of the property
- _____ If septic tank system required, submit soil evaluation report
- _____ Water Rights associated with the property
- _____ Tax Receipt for all taxing entities showing that taxes are paid in full

SUBMITTALS REQUIRED FOR PRELIMINARY (P & Z)

- _____ Twelve (12) sets of preliminary plat folded and stapled (24 x 36) and forward a copy in PDF format to mhinojosa@weslacotx.gov & rdelafuente@weslacotx.gov
- _____ \$350.00 (one time fee for preliminary and final plat)
- _____ One 11" X 17" reduced copy of plat
- _____ Plat Layout
 - _____ Existing & Proposed Easements
 - _____ Existing & Proposed ROW
 - _____ Existing & Proposed Drainage Easements

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

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

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

SUBMITTALS REQUIRED FOR FINAL (City Commission)

- _____ One set of 8 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: Javier Hernandez

Owner Signature: [Signature] Date: 11/10/24

WILLIE MORALES is the authorized agent

Authorized Agent Signature: [Signature] Date: 11/10/24

Authorized Agent Printed Name: Willie Morales

THIS PAGE FOR STAFF USE ONLY

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

P & Z Commission Approval on Preliminary Plat: _____

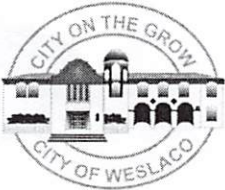
P & Z Commission Approval on Final Plat: _____

City Commission Approval on Final Plat: _____

Preconstruction Meeting Date: _____

Date Recorded: _____ Instrument No. _____

General Comments: _____



APPLICATION FOR VARIANCE

VAR-000740-2024

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: PLEASANTVIEW APARTMENTS SUBDIVISION

Location: SOUTHWEST CORNER OF HILES 1/2 WEST, AND S. PLEASANTVIEW RD.

Legal Description: A 5.902 ACRE TRACT OF LAND OUT OF FARM TRACT 772, BLOCK 137, WEST TRACT SUBDIVISION, HIDALGO COUNTY, TEXAS

VARIANCE TYPE:

☐ Streetlights ☐ YES ☐ NO

Describe in detail the reason for the variance request:

☐ Sanitary Sewer ☐ YES ☐ NO

Describe in detail the reason for the variance request:

☐ Fire Hydrants ☐ YES ☐ NO

Describe in detail the reason for the variance request:

☐ Setbacks ☐ YES ☐ NO

Describe in detail the reason for the variance request:

☒ Drainage ☐ YES ☐ NO

Describe in detail the reason for the variance request:

TO ALLOW LINEAR DETENTION ON ADJACENT EXISTING DRAIN DITCH LOCATED ON THE SOUTH SIDE

☐ Minimum Lot Size ☐ YES ☐ NO

Describe in detail the reason for the variance request:

☐ Sidewalks ☐ YES ☐ NO

Describe in detail the reason for the variance request:

☐ Easement Requirements ☐ YES ☐ NO

Describe in detail the reason for the variance request:

OWNER INFORMATION

Owner's Name: _____ Telephone: _____

Address: _____ Fax: _____

City: _____ State: _____ Zip: _____ E-mail: _____

AUTHORIZATION AND ACKNOWLEDGEMENTS

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

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

Owner Printed Name: Javier Hernandez, President of Premier Partnership, LLC

Owner Signature: [Signature] Date: 11/10/24

Willie Arratis is the authorized agent

Authorized Agent Signature: [Signature] Date: 11/10/24

Authorized Agent Printed Name: Willie Arratis



PLAN CORRECTIONS REPORT PAR-000691-2024 FOR CITY OF WESLACO

PLAN ADDRESS: Pleasantview Apartments Subdivision
Weslaco 78596

PARCEL:

APPLICATION DATE: 08/28/2024

SQUARE FEET: 0.00

DESCRIPTION: PLEASANTVIEW APARTMENTS SUBDIVISION

EXPIRATION DATE: 08/28/2025

VALUATION: \$0.00

CONTACTS

Engineer

Name

WILLIE ARRATIA

Company

NAIN ENGINEERING

Address

N 526 5Th St
Donna, TX 78531

Owner

JAVIER HERNANDEZ

W 1111 Nolana Ave
McAllen, TX 78504

Pre-Application Subdivision Review

REVIEW ITEM

STATUS

REVIEWER

Building Review - Planning v.1
Building Review - Planning

Not Required

Felix Salazar email: fsalazar@weslacotx.gov

Engineering v.1
Review conducted by the engineering department

Requires Re-submit

Alberto Aldana Ph: 956-969-1533 email: aaldana@weslacotx.gov

Engineering v.2
Review conducted by the engineering department

Requires Re-submit

Alberto Aldana Ph: 956-969-1533 email: aaldana@weslacotx.gov

Engineering v.3
Review conducted by the engineering department

Requires Re-submit

Alberto Aldana Ph: 956-969-1533 email: aaldana@weslacotx.gov

Engineering v.4
Review conducted by the engineering department

Approved with
Comments

Alberto Aldana Ph: 956-969-1533 email: aaldana@weslacotx.gov

Fire Review v.1
Review by the fire department

Requires Re-submit

Mike Swinnea Ph: 956-447-1990 email: mswinnea@weslacotx.gov

Fire Review v.2
Review by the fire department

Requires Re-submit

Mike Swinnea Ph: 956-447-1990 email: mswinnea@weslacotx.gov

Fire Review v.3
Review by the fire department

Requires Re-submit

Mike Swinnea Ph: 956-447-1990 email: mswinnea@weslacotx.gov

Fire Review v.4
Review by the fire department

Approved with
Comments

Mike Swinnea Ph: 956-447-1990 email: mswinnea@weslacotx.gov

Planning/Zoning v.1
Review conducted by the planning and zoning department

Requires Re-submit

Kayla Arevalo email: karevalo@weslacotx.gov

Planning/Zoning v.2
Review conducted by the planning and zoning department

Approved with
Comments

Kayla Arevalo email: karevalo@weslacotx.gov

Police v.1
Review conducted by the police department

Not Required

System Administrator Ph: 444 email: admin@energov.com

Public Works v.1
Public Works

Requires Re-submit

Marcelo Cosme Ph: 956-973-3146 email: mcosme@weslacotx.gov

Public Works v.2
Public Works

Approved with
Comments

Marcelo Cosme Ph: 956-973-3146 email: mcosme@weslacotx.gov

PLAN CORRECTIONS REPORT (PAR-00691-2024)

CONDITION(S) All access gates to property shall have specs submitted to our office. Shall maintain a 20' clearance or 12' on each side of an island, if present, prior to installation of gate. - All access gates to property shall have specs submitted to our office. Shall maintain a 20' clearance or 12' on each side of an island, if present, prior to installation of gate. Shall provide Knox Box Gate Entry System if the gate is automated and shall be mounted on keypad. Chained gates shall have a Knox padlock in place. If the gate system is automated, all gates in the system shall open automatically.

Comment: If gated

General Condition - Planning approved w/comments

Comment: 2. Update plat note 19 to include : No access off of Mile 5 ½ North for lots 1-9

3. must apply for a variance for off- site and submit letter of support from the irrigation and drainage district.

Access roads shall be 26' minimum with hydrant unobstructed, 20' without hydrant unobstructed. All weather surface road that supports the imposed loads of fire apparatus shall be in place (concrete or asphalt). - Access roads shall be 26' minimum with hydrant unobstructed, 20' without hydrant unobstructed. All weather surface road that supports the imposed loads of fire apparatus shall be in place (concrete or asphalt).

Comment: General Note

Shall have fire hydrant within 400'. Shall have 4 ½" outlet facing the street with 18" to 24" clearance from bottom of outlet to grade level for hydrant wrench - Shall have fire hydrant within 400'. Shall have 4 ½" outlet facing the street with 18" to 24" clearance from bottom of outlet to grade level for hydrant wrench. Hydrants shall be marked on the streets with reflective blue marker to show location of hydrants. Hydrants shall have 3' clearance from any fences, poles, brush, etc.

Comment: General Note

Fire apparatus access road shall comply with IFC 2015 Edition, Appendix D. (Cul-de-sac, wye, hammerhead) - Fire apparatus access road shall comply with IFC 2015 Edition, Appendix D. (Cul-de-sac, wye, hammerhead)

Comment: General Note

Rebekah M. De La Fuente

From: Rebekah M. De La Fuente
Sent: Wednesday, October 30, 2024 10:10 AM
To: Guillermo Arratia
Cc: Flor Acuna
Subject: RE: PLEASANTVIEW APARTMENTS SUBDIVISION
Attachments: Pleasantview Apartments Subdivision Review Comments_Oct_29_2024.pdf; Subdivision review report.pdf

Good morning,

Attached are the subdivision review reports which has been approved with comments. Please make the recommended changes and submit the following packet:

1. Platting Application
2. \$355.00 application fee
3. \$100.00 fire review fee
4. 12 plats (plat, utility, drainage, paving)
5. Up to date or approved drainage report
6. Variance Application (off-site drainage plus letters of support)
7. \$55.00 variance application fee

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: Guillermo Arratia <nainengineering@yahoo.com>
Sent: Sunday, October 20, 2024 10:57 PM
To: Rebekah M. De La Fuente <rdelafuente@weslacotx.gov>
Cc: Flor Acuna <facuna@weslacotx.gov>
Subject: Re: PLEASANTVIEW APARTMENTS SUBDIVISION

EXTERNAL EMAIL: This email originated from outside of the organization. Do not click any links or open/download any attachments unless you recognize the sender and know the content is safe.

Rebekah
attached please find.

1. Revised plans
2. letter of support HCDD No. 1
3. Drainage Areas
4. Drainage Calculations

I hope Issac send the letter

thanks

On Wednesday, October 16, 2024 at 08:22:31 AM CDT, Rebekah M. De La Fuente <rdelafuente@weslacotx.gov> wrote:

Good morning,

Attached are the subdivision review reports. I believe you already satisfied fires comments with the hydrants. Please make all the required revisions and email back a PDF copy for staff to review and approve

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: Guillermo Arratia <nainengineering@yahoo.com>

Sent: Tuesday, October 8, 2024 8:19 PM

To: Rebekah M. De La Fuente <rdelafuente@weslacotx.gov>

Cc: Flor Acuna <facuna@weslacotx.gov>

Subject: PLEASANTVIEW APARTMENTS SUBDIVISION

EXTERNAL EMAIL: This email originated from outside of the organization. Do not click any links or open/download any attachments unless you recognize the sender and know the content is safe.



HIDALGO COUNTY DRAINAGE DISTRICT No. 1

Raul E. Segin, PE, CFM

District General Manager

Hidalgo County Floodplain Administrator

BOARD OF DIRECTORS

DAVID L. FUENTES
Board Member

EDUARDO "EDDIE" CANTU
Board Member

RICHARD F. CORTEZ
Chairman of the Board

EVERARDO "EVER" VILLARREAL
Board Member

ELLIE TORRES
Board Member

May 22, 2024

Rebekah De La Fuente
Planning & Code Enforcement Director
255 S. Kansas Ave.
Weslaco, Texas 78596

RE: Nain Eng. LLC – PleasantView Apartments Subdivision

This letter is in response to a request from the Engineer of record for PleasantView Apartments Subdivision, Guillermo Arratia, PE. HCDD1 has received and approved the drainage statement for the above-mentioned development located in the City of Weslaco ETJ and has no objections to the Engineer's plan to discharge water as identified in the approved drainage report.

If you should have any questions or require additional information, please feel free to give me a call at (956) 292-7080.

Sincerely,
Hidalgo County Drainage District No. 1

Yvette Barrera, PE, CFM
Assistant General Manager

XC: Raul E. Segin, PE, CFM – District General Manager, HCDD1
Omar Anzaldúa, PE, CFM – Assistant General Manager, HCDD1
Isaac Gonzalez, EIT
Alexis Lozano, EIT, CFM
Gilberto Aguirre, EIT
Esther Mireles

Hidalgo and Cameron Counties Irrigation District No. 9

General Office

(956) 565-2411
(956) 565-0521 Fax

E-Mail
hccid9@hotmail.com



P O Box 237 Mercedes, Texas 78570

Randy Winston
General Manager

Debra Pena
Tax Assessor-Collector

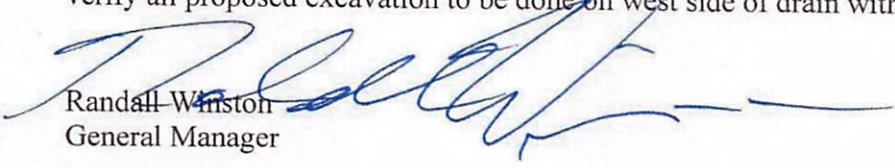
Date: 10/22/2024

Rebekah De La Fuente
Planning & Code Enforcement Director
City of Weslaco
255 S. Kansas Ave
Weslaco, Tx 78596

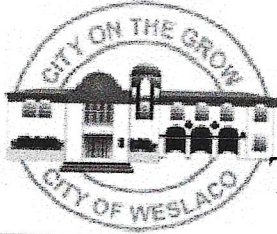
RE: **Pleasantview Apt** Subd. Drainage and Detention

Good Morning Mrs. De La Fuente:

We have received the revised cross section and calculations dated 03/26/2024 for the **Pleasantview Apt** Subdivision modified to include the 50-year detention volume in the proposed drain ditch owned and operated by Hidalgo County Drainage District #1. Please verify all proposed excavation to be done on west side of drain with HCDD #1.


Randall Winston
General Manager

HCCID #9
Mercedes, Texas
956-565-2411



**City of Weslaco
Engineering Division**

255 S. Kansas ♦ Weslaco, TX 78570 ♦ (956)

TRIP GENERATION WORKSHEET

Complete parts A and B as an aid to determine if your project requires a Traffic Impact Analysis (TIA).

A. Subdivision Information

Subdivision Name: PLEASANTVIEW APARTMENTS SUBDIVISION

Location: SOUTHWEST CORNER OF MILE S 1/2 NORTH AND S. PLEASANTVIEW DR

Applicant: WILLIE ARRAPIA, P.E. ☐ Owner ☒ Agent

Address: 520 N. 5th St Donna TX 78533 Phone Number: (956) 784-0218

B. Trip Generation Calculation

The texts needed to complete this table are available at the Planning Department. See back of sheet for more information.

ITE Code	Anticipated Land Use	Project Size			AM Peak Hour Trips	PM Peak Hour Trips	Weekday Trips
		Acres	GFA	# of Units			
220	APARTMENTS	5		72	39	57	96

Comments: _____

Prepared by: WILLIE ARRAPIA, P.E. Date: _____

Address: 520 N. 5th St Donna TX Phone Number: (956) 784-0218

(For Official Use Only, Do Not Write In This Box)

_____ A traffic impact analysis is required. The agent preparing the study must meet with City staff to discuss the scope and requirements of the study before beginning the study.

_____ A traffic impact analysis is not required. The traffic generated by the proposed development does not exceed the threshold requirements.

Comments: _____

Reviewed by: _____ Date: _____ STID#: _____

TRIP GENERATION REPORT

FOR

PLEASANTVIEW APARTMENTS SUBDIVISION

A 5.092 acre tract of land out of Farm Tract 772, Block 137, West and Adams Tract Subdivision, according to the map recorded in volume 2, pages 34-37, Map Records, Hidalgo County, Texas.

This property is located at the southwest corner of S. Pleasant View Dr. and Mile 5 ½ North Road, in the County of Hidalgo and within the city's 2 Mile ETJ of Weslaco.

Presently, the site is vacant. Expected use of the property is for 72 Apartments Units

This report is based on Trip Generation, 8th Edition Book.

APARTMENT (220)

1. AVERAGE VEHICLE TRIP ENDS VS : DWELLING UNITS

(Trip generation, 8th Edition page 328)

On a: Weekday, Peak Hour of adjacent Street traffic, one hour between 7 and 9 a.m.

Directional Distribution: 20 % Entering, 80% Exiting

Equation $T = 0.49(x) + 3.73$ where: T = Average Vehicle Ends X = Number of Dwelling Units

$$X = 72$$

$$T = 0.49(72) + 3.73 = 39.01$$

$$T_{\text{enter}} = 39.01 (0.20) = 7.80 \text{ trip/hour}$$

$$T_{\text{exit}} = 39.01 (0.80) = 31.20 \text{ trip/hour}$$

2. AVERAGE VEHICLE TRIP ENDS VS : DWELLING UNITS

(Trip generation, 8th Edition page 329)

On a: Weekday, Peak Hour of adjacent Street traffic, one hour between 4 and 6 p.m.

Directional Distribution: 65% Entering, 35% Exiting

Equation $T = 0.55(x) + 17.65$ where: T = Average Vehicle Ends X = Number of Dwelling Units

$$X = 72$$

$$T = 0.55(72) + 17.65 = 57.25$$

$$T_{enter} = 57.25 (0.65) = 37.21 \text{ trip/hour}$$

$$T_{exit} = 57.25 (0.35) = 20.03 \text{ trip/hour}$$



Guillermo A. P.E.
9/18/24

Apartment (220)

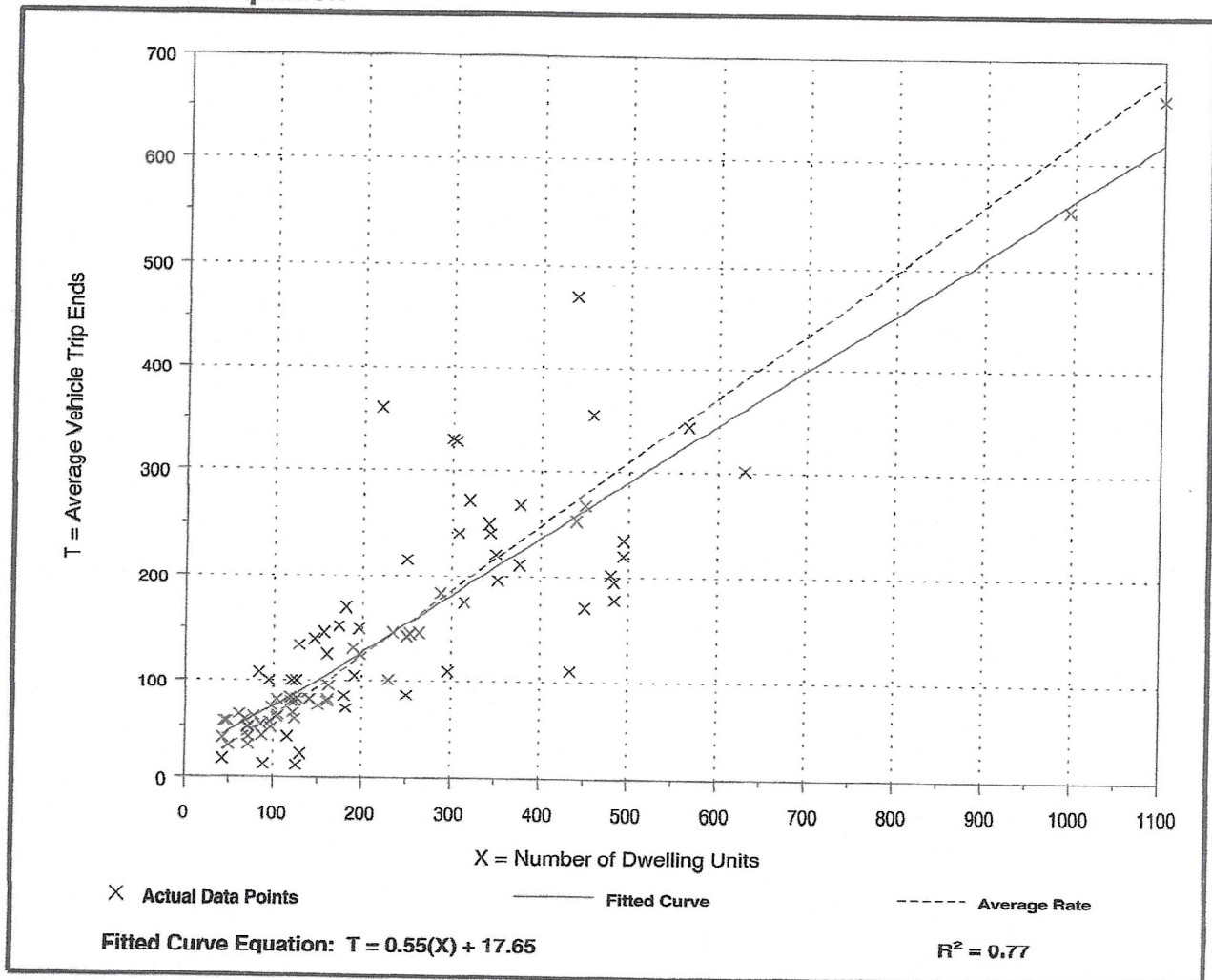
Average Vehicle Trip Ends vs: Dwelling Units
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.

Number of Studies: 90
 Avg. Number of Dwelling Units: 233
 Directional Distribution: 65% entering, 35% exiting

Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.62	0.10 - 1.64	0.82

Data Plot and Equation



Apartment (220)

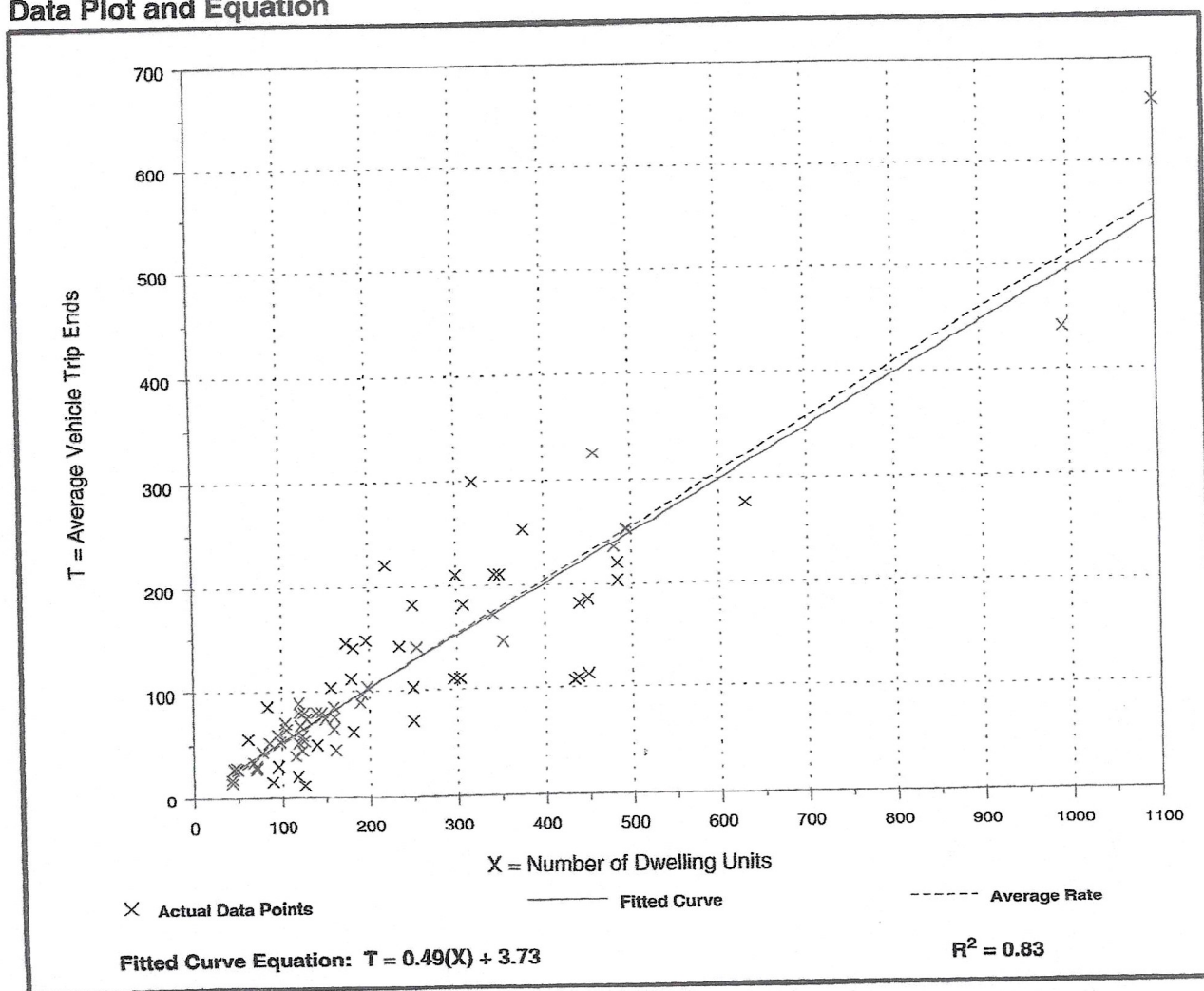
Average Vehicle Trip Ends vs: Dwelling Units
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 7 and 9 a.m.

Number of Studies: 78
Avg. Number of Dwelling Units: 235
Directional Distribution: 20% entering, 80% exiting

Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.51	0.10 - 1.02	0.73

Data Plot and Equation



NAIN ENGINEERING, L.L.C.
CONSULTING ENGINEER
526 N. 5TH STREET, DONNA, TEXAS. 78537 PH. (956) 784-0218
FIRM No. F-9050

DRAINAGE REPORT
For
PLEASANTVIEW APARTMENTS SUBDIVISION

Prepared by : Guillermo A. Arratia, P.E.



Guillermo A. Arratia, P.E.
2/14/24

NAIN ENGINEERING, L.L.C.
CONSULTING ENGINEER
526 N. 5TH STREET, DONNA, TEXAS. 78537 PH. (956) 784-0218
FIRM No. F-9050

DRAINAGE REPORT
For
PLEASANTVIEW APARTMENTS SUBDIVISION

I. PROJECT LOCATION

A 5.902 acre tract of land out of Farm Tract 772, Block 137, West Tract Subdivision, according to the map recorded in volume 2, pages 34-37, map records, Hidalgo County, Texas, and is located at the southwest corner of Mile 5 ½ North Road and S. Pleasant View Road and is located within the County of Hidalgo and within the 2 Mile ETJ of the city of Weslaco. (Refer to Exhibit B).

II. FLOOD PLAIN

Zone "X" (medium shading)

areas between limits of the 100-year flood and the 500-year flood; or certain areas subject to 100-year flooding with average depths less than one (1) foot or where the contributing drainage area is less than one square mile; areas protected by levees from the base flood.M.A.-F.I.R.M. Map No. 480334 0525 B, Map Effective Date: January 2, 1981. (Refer to Exhibit C).

III. SOIL CONDITIONS

A review of the Soil Survey of Hidalgo County indicates the subject tract lies in an area of predominantly Hidalgo (28) sandy clay loam soil that has a pour low shrink-swell potential and is listed in Hydrological Group B. (Refer to Exhibit D)

IV. EXISTING CONDITIONS

The subject tract is currently undeveloped. The existing terrain has a grade of approximately (0.1%). Existing runoff (3.48 cfs) from the site is by form of sheet flow runs towards the east side of this tract.

V. PROPOSED CONDITIONS

The proposed conditions for this subject tract is for 31 lots for Multi Family use. The storm runoff after development will be increase 17.72 cfs for a total 21.2 cfs, I have calculated that 52,570 cf of storm runoff for a 50 year design frequency, and will be out falling into a proposed storm sewer system pipes ranging from 18" to 24" RCP with curb inlets and out falling into an existing manhole located On the west side of west side of S. Pleasant View Road , 1960 feet south and ultimately discharging into an Existing Drain Ditch owned by H.C.D.D. No. 1, Proposed detention of 52,570 CF will be accomplished by excavating this volume on that existing Drain Ditch south of Mile 5 North.

☐ REJECTED	
☒ APPROVED FOR SUBMITTAL	
☒ TO H.C. PLANNING DEPT.	
☐ TO CITY	
☒ DISCHARGE PERMIT REQUIRED	
☒ DISTRICT FACILITY	
☐ CITY FACILITY	
☐ OTHER	
<u>Alexis Lozano</u>	<u>3/26/24</u>
H.C.D.D. NO. 1	DATE



Guillermo A. Arratia
3/26/24

INDEX OF SHEETS

- 1. Cover Sheet**
- 2. Index of Sheets**
- 3. Drainage Report**
- 4. Drainage Calculations – Exhibit "A"**
- 5. Rainfall Intensity Table**
- 6. Runoff Coefficient Table**
- 7. Location Map – Exhibit "B"**
- 8-9 FEMA Map Location "Exhibit "C"**
- 10-11 Soil Map – Exhibit "D"**

DRAINAGE CALCULATIONS EXHIBIT "A"

PLEASANTVIEW APARTMENTS SUBDIVISION

AREA= 5.9 Ac. TxDOT Intensity Constants for $I=b/(T_c+d)^e$

Existing Conditions			<u>10 year storm</u>
Length=	384	ft.	b= 87
Slope=	0.1	%	e= 0.778
Cexist.=	0.2		d= 9.2
Time of Concentration=		68 min.	
Texist. =	68	min.	
Iexist.=	2.95	in/hr	
Qexist.=	3.48	cfs.	

			<u>50 year storm</u>
Proposed Conditions			b= 99
Length=	384	ft.	e= 0.749
Slope=	0.15	%	d= 9.2
Cfut.=	0.6		
Time of Con		33 min.	
Tfut.=	33	min.	
Ifut.=	5.98	in/hr	
Qfut.=	21.2	cfs.	
Qin=	3.54	i	

tp (Min.)	I50 (in/hr)	Qin (cfs)	Vin (cubic ft.)	Qout (cfs)	Vout (cubic ft.)	Ev (cubic ft.)
10	10.83	38.32	22993	3.48	4505	18,489
20	7.91	27.99	33593	3.48	5547	28,046
30	6.34	22.45	40415	3.48	6590	33,824
40	5.35	18.94	45454	3.48	7633	37,820
50	4.66	16.49	49464	3.48	8676	40,788
60	4.14	14.67	52808	3.48	9719	43,089
70	3.75	13.26	55686	3.48	10762	44,924
80	3.43	12.13	58218	3.48	11805	46,413
90	3.16	11.20	60485	3.48	12848	47,637
110	2.76	9.76	64425	3.48	14933	49,491
120	2.60	9.19	66166	3.48	15976	50,190
130	2.45	8.69	67787	3.48	17019	50,768
140	2.33	8.25	69305	3.48	18062	51,243
150	2.22	7.86	70734	3.48	19105	51,629
160	2.12	7.51	72084	3.48	20148	51,936
170	2.03	7.19	73365	3.48	21191	52,174
180	1.95	6.91	74584	3.48	22234	52,351
190	1.88	6.64	75749	3.48	23277	52,472
200	1.81	6.41	76863	3.48	24319	52,544
210	1.75	6.19	77933	3.48	25362	52,570

DRAINAGE CALCULATIONS EXHIBIT "A"

220	1.69	5.98	78961	3.48	26405	52,556
230	1.64	5.79	79951	3.48	27448	52,503
240	1.59	5.62	80907	3.48	28491	52,416
250	1.54	5.46	81831	3.48	29534	52,297
260	1.50	5.30	82725	3.48	30577	52,148
270	1.46	5.16	83592	3.48	31620	51,972

Storage Requires= 52,570 cubic feet = 1.21 ac-ft



Guillermo A. Arratia, P.E.
2/14/24

TABLE 6. CONSTANTS FOR USE IN FORMULA $I = b/(t_c + d)^e$ (Continued)

COUNTY	2 year				5 year				10 year				25 year				50 year				100 year			
	a	b	d	e	a	b	d	e	a	b	d	e	a	b	d	e	a	b	d	e	b	d		
Hempshire	0.845	56	10.6	0.851	76	10.7	0.842	87	10.7	0.843	103	10.7	0.840	115	10.7	0.847	132	10.8						
Henderson	0.800	60	8.7	0.796	77	9.0	0.770	79	9.0	0.773	93	9.0	0.752	93	9.0	0.749	102	8.7						
Hidalgo	0.831	74	9.6	0.795	80	9.2	0.778	87	9.2	0.771	98	9.2	0.745	99	9.2	0.740	103	8.7						
Hill	0.799	57	8.2	0.790	72	8.8	0.777	78	8.8	0.773	91	8.8	0.764	96	8.8	0.759	105	8.2						
Heckley	0.832	46	9.9	0.832	60	10.0	0.807	64	10.0	0.812	78	10.0	0.810	87	10.0	0.817	101	9.9						
Hood	0.782	48	7.7	0.773	63	8.3	0.773	75	8.3	0.782	90	8.3	0.773	98	8.3	0.768	105	7.7						
Hopkins	0.788	54	8.3	0.783	70	9.1	0.775	77	9.1	0.767	88	9.1	0.754	93	9.1	0.750	100	8.3						
Houston	0.797	63	8.2	0.780	73	8.3	0.757	78	8.3	0.748	86	8.3	0.740	93	8.3	0.727	94	8.2						
Howard	0.805	42	9.2	0.800	56	10.1	0.802	65	10.0	0.796	76	10.1	0.791	86	10.1	0.788	95	9.2						
Hudspeth	0.800	27	9.4	0.840	44	11.4	0.827	50	11.4	0.819	60	11.4	0.856	78	11.4	0.833	77	7.4						
Hunt	0.793	55	8.4	0.785	69	9.2	0.783	80	9.2	0.776	93	9.2	0.764	99	9.2	0.768	104	8.4						
Hutchinson	0.860	56	10.4	0.844	70	11.0	0.837	80	11.0	0.851	100	11.0	0.863	121	11.0	0.837	115	10.4						
Irtion	0.780	37	8.1	0.789	55	9.6	0.779	61	9.6	0.783	77	9.6	0.769	81	9.6	0.770	90	8.1						
Jack	0.789	48	8.5	0.779	63	8.5	0.786	75	8.5	0.782	88	8.5	0.782	98	8.5	0.775	109	8.5						
Jackson	0.809	68	8.8	0.769	73	8.5	0.757	80	8.5	0.745	89	8.5	0.737	95	8.5	0.720	97	8.8						
Jasper	0.782	66	8.1	0.743	65	7.4	0.736	73	7.4	0.719	78	7.4	0.715	84	7.4	0.700	87	8.1						
Jeff Davis	0.821	35	9.6	0.865	63	10.8	0.853	69	10.8	0.802	65	10.8	0.818	77	10.8	0.832	93	9.6						
Jefferson	0.799	74	9.2	0.733	65	7.5	0.727	74	7.5	0.730	85	7.5	0.710	87	7.5	0.687	84	9.2						
Jim Hogg	0.831	73	9.4	0.813	82	9.4	0.786	87	9.4	0.780	98	9.4	0.756	99	9.4	0.750	104	9.4						
Jim Wells	0.825	71	9.4	0.797	79	8.9	0.765	80	8.9	0.768	94	8.9	0.748	98	8.9	0.740	102	9.4						
Johnson-	0.789	52	8.1	0.779	67	8.6	0.773	77	8.6	0.776	90	8.6	0.771	99	8.6	0.763	105	8.1						
Jones	0.780	41	8.5	0.771	55	9.0	0.794	73	9.0	0.780	82	9.0	0.803	102	9.0	0.784	104	8.5						
Karries	0.800	60	8.8	0.791	75	8.9	0.766	77	8.9	0.767	91	8.9	0.751	95	8.9	0.749	106	8.8						
Kaufman	0.797	57	8.6	0.790	72	9.0	0.776	80	9.0	0.777	93	9.0	0.763	98	9.0	0.757	104	8.6						
Kenda11	0.791	53	8.6	0.771	64	8.3	0.773	74	8.3	0.764	84	8.3	0.762	94	8.3	0.763	104	8.6						
Kendy	0.826	73	9.2	0.793	79	8.7	0.771	84	8.7	0.763	94	8.7	0.735	95	8.7	0.731	100	9.2						
Kerr	0.801	43	9.0	0.801	60	10.0	0.796	70	10.0	0.805	85	10.0	0.799	93	10.0	0.798	104	9.0						
Kibbie	0.789	49	8.4	0.765	58	8.0	0.764	69	8.0	0.763	80	8.0	0.768	91	8.0	0.768	104	8.4						
King-	0.775	42	8.2	0.758	53	7.6	0.763	66	7.6	0.757	75	7.6	0.778	88	7.6	0.768	100	8.2						
Kling-	0.804	45	9.4	0.794	59	9.6	0.804	74	9.6	0.802	87	9.6	0.811	103	9.6	0.802	111	9.4						
Klinsky	0.812	53	8.8	0.780	62	8.0	0.773	70	8.0	0.777	82	8.0	0.780	97	8.0	0.781	108	8.8						
Klaberg	0.826	72	9.4	0.794	79	8.7	0.764	81	8.7	0.761	93	8.7	0.739	96	8.7	0.731	99	9.4						
Knox	0.800	46	9.4	0.788	58	9.3	0.801	76	9.3	0.798	88	9.3	0.809	104	9.3	0.798	111	9.4						
Lamar	0.783	53	8.2	0.777	66	8.9	0.770	74	8.9	0.769	87	8.9	0.769	93	8.9	0.762	98	8.2						
Lamb	0.837	47	10.1	0.828	60	9.6	0.800	63	9.6	0.821	80	9.6	0.818	88	9.6	0.820	103	10.1						

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

$$C_w = (C_1A_1 + C_2A_2 + C_3A_3 + \dots + C_nA_n) / A_{\text{total}}$$

C_w = Weighted Runoff Coefficient (Composite Coefficient)

C_n = Runoff Coefficient n-th term

A_n = Area of n-th term

A_{total} = Total Area (acres)

EXHIBIT "B"

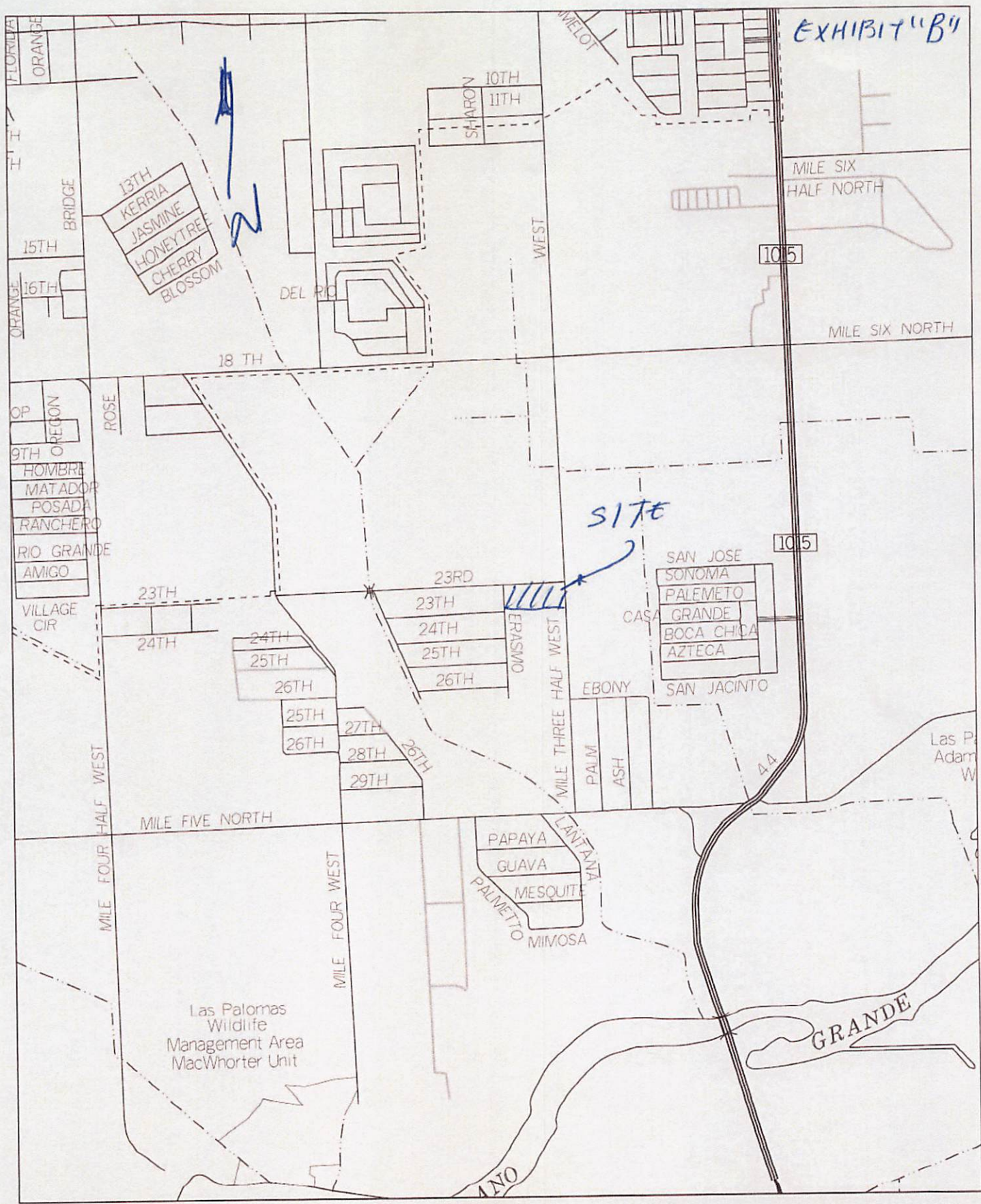
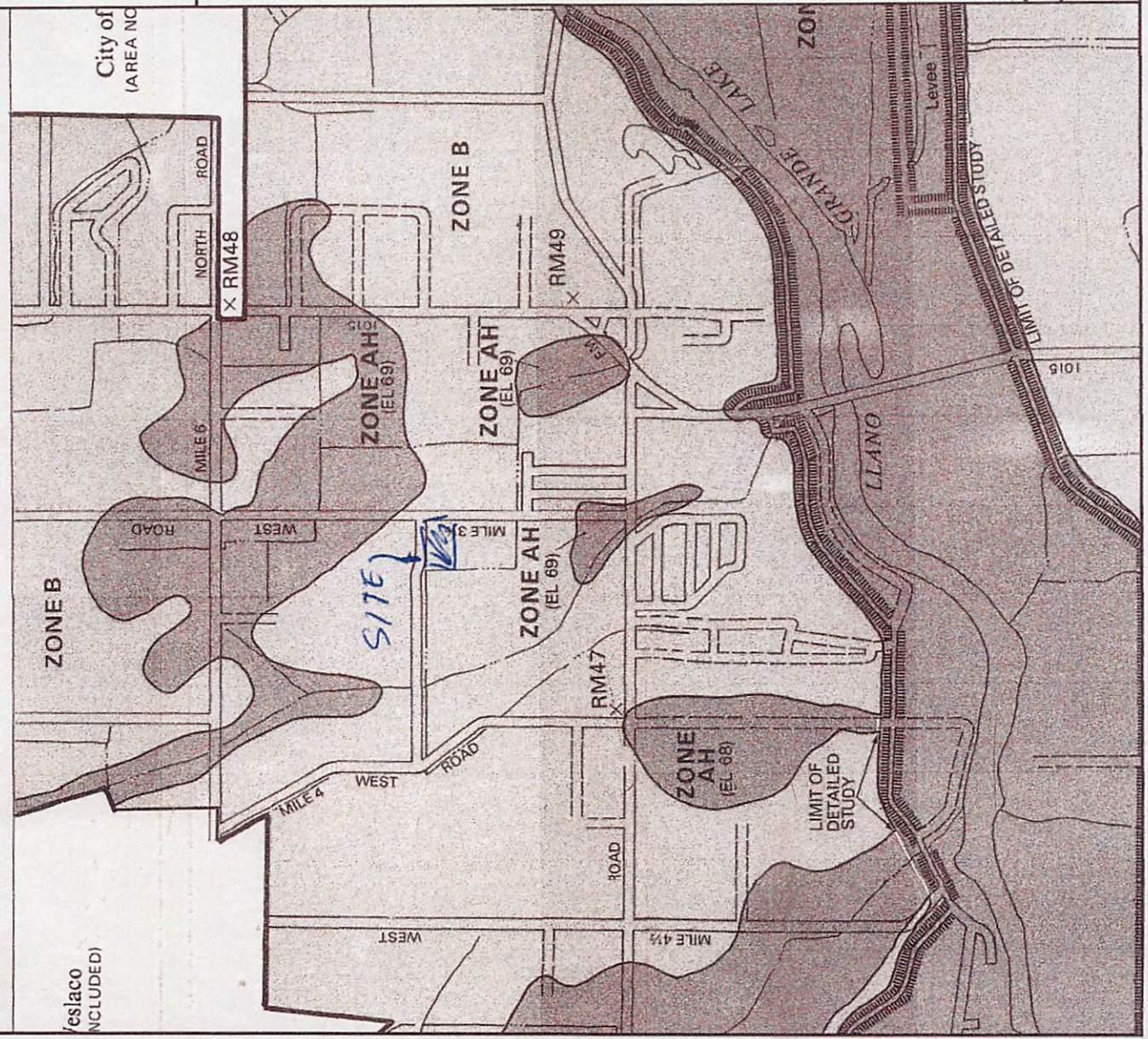
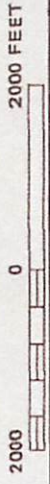


EXHIBIT "C"

contact your insurance agent, or call the National Flood Insurance Program at (800) 638-6620, or (800) 424-8872.



APPROXIMATE SCALE



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



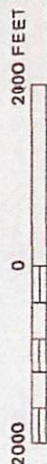
federal emergency management agency
federal insurance administration

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://msc.fema.gov>.

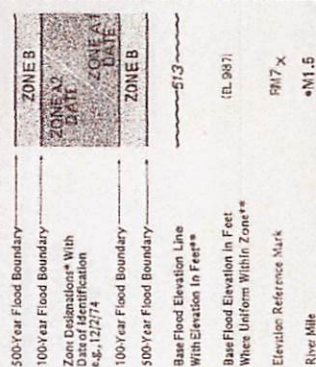
contact your insurance agent, or call the National Flood Insurance Program at (800) 638-6620, or (800) 424-8872.



APPROXIMATE SCALE



KEY TO MAP



**Referenced to the National Geodetic Vertical Datum of 1929

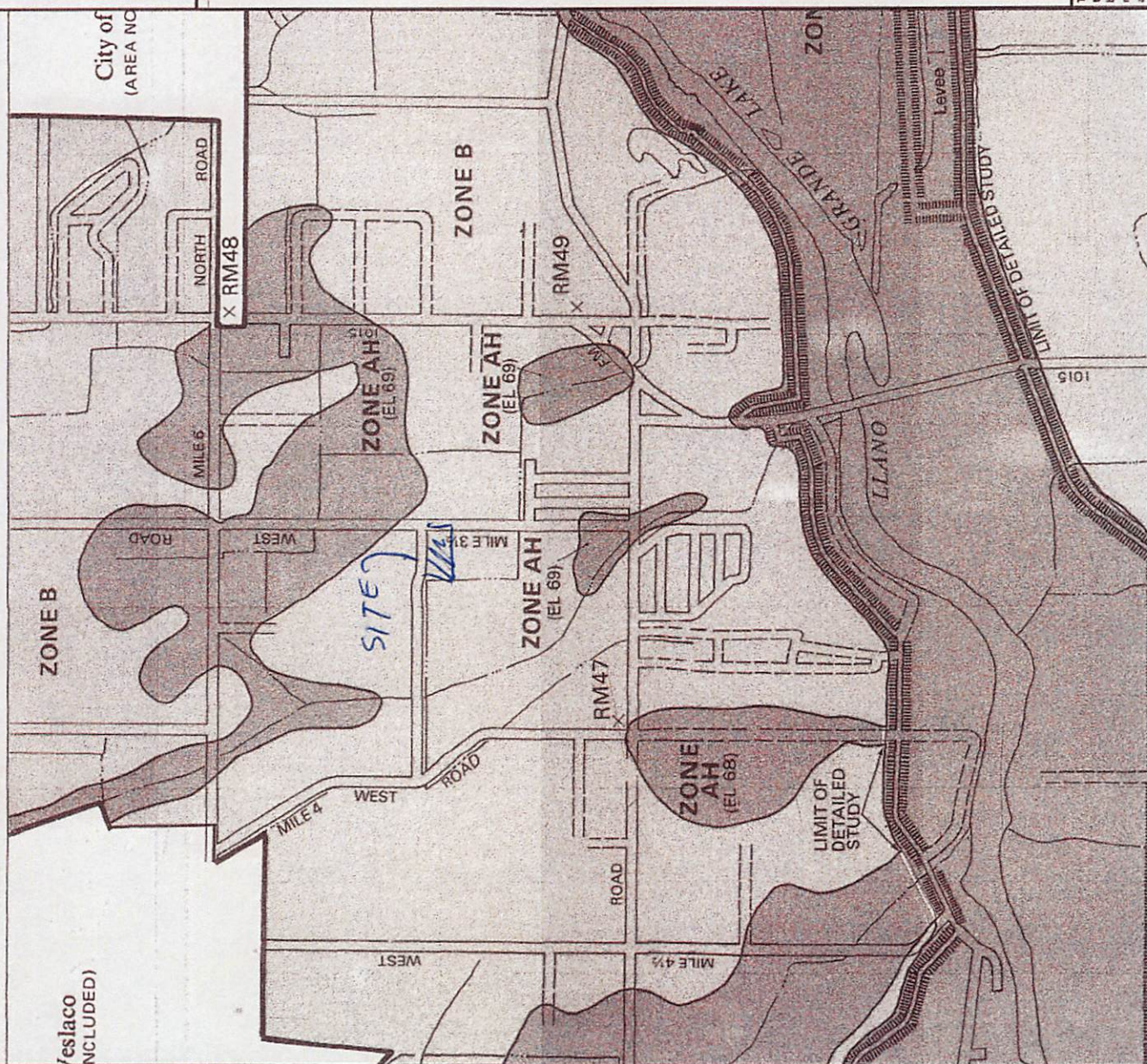
EXPLANATION OF ZONE DESIGNATIONS

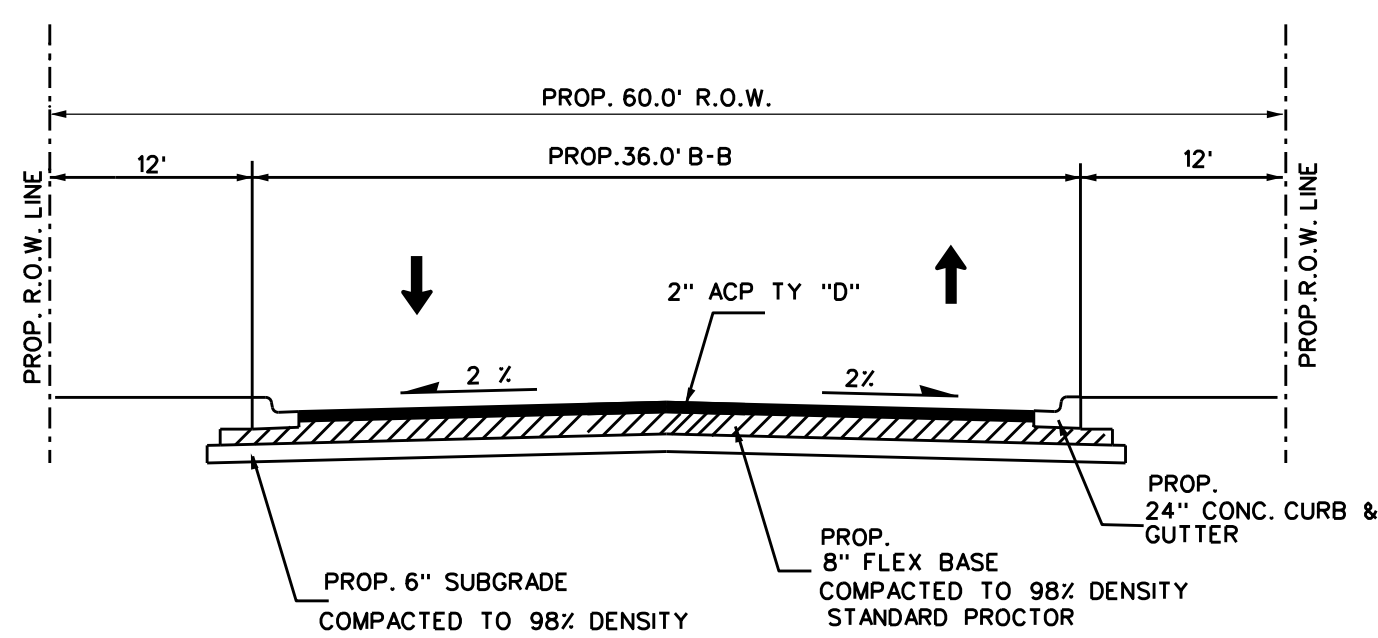
ZONE	EXPLANATION
A	Areas of 100-year flood; base flood elevations and flood hazard factors not determined.
A0	Areas of 100-year shallow flooding where depths are between one (1) and three (3) feet average depths of inundation are shown, but no flood hazard factors are determined.
AH	Areas of 100-year shallow flooding where depths are between one (1) and three (3) feet average depths of inundation are shown, but no flood hazard factors are determined.
A1-A30	Areas of 100-year flood; base flood elevations and flood hazard factors determined.
A99	Areas of 100-year flood to be protected by flood protection system under construction; base flood elevations and flood hazard factors not determined.
B	Area between limits of the 100-year flood and 500-year flood; or certain areas subject to 100-year flooding with average depths less than one (1) foot or where the contributing drainage area is less than one square mile; or area protected by levees from the base flood. (Medium shading)
C	Areas of minimal flooding. (No shading)
D	Areas of undetermined, but possible, flood hazards.
V	Areas of 100-year coastal flood with velocity (wave action); base flood elevations and flood hazard factors not determined.
V1-V30	Areas of 100-year coastal flood with velocity (wave action); base flood elevations and flood hazard factors determined.

NOTES TO USER

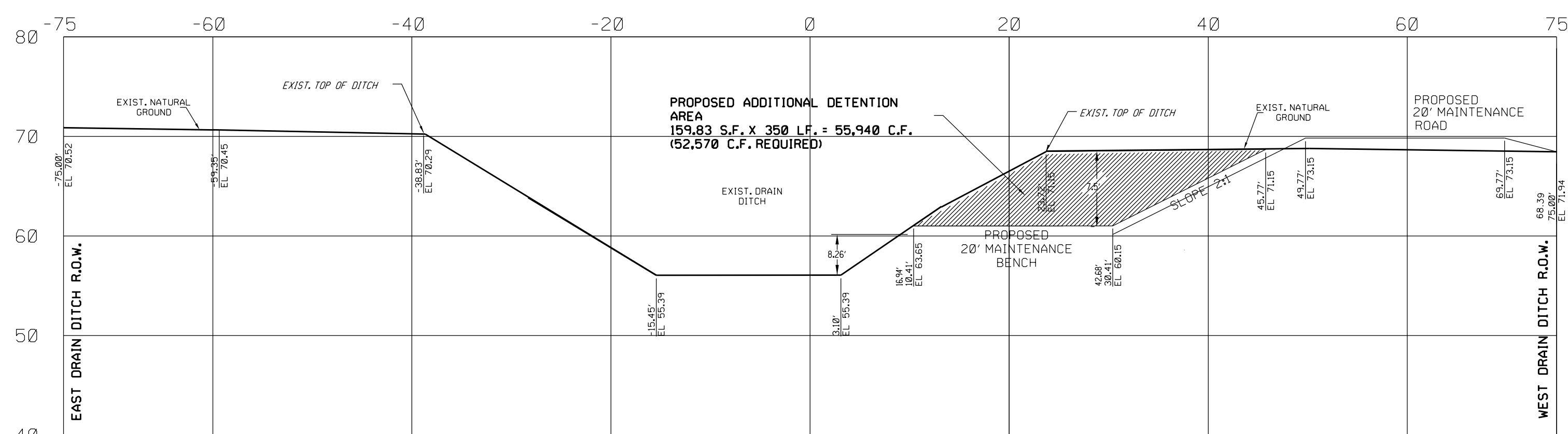
Certain areas not in the special flood hazard areas (zones A and V) may be protected by flood control structures.

This 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 <http://msc.fema.gov>.

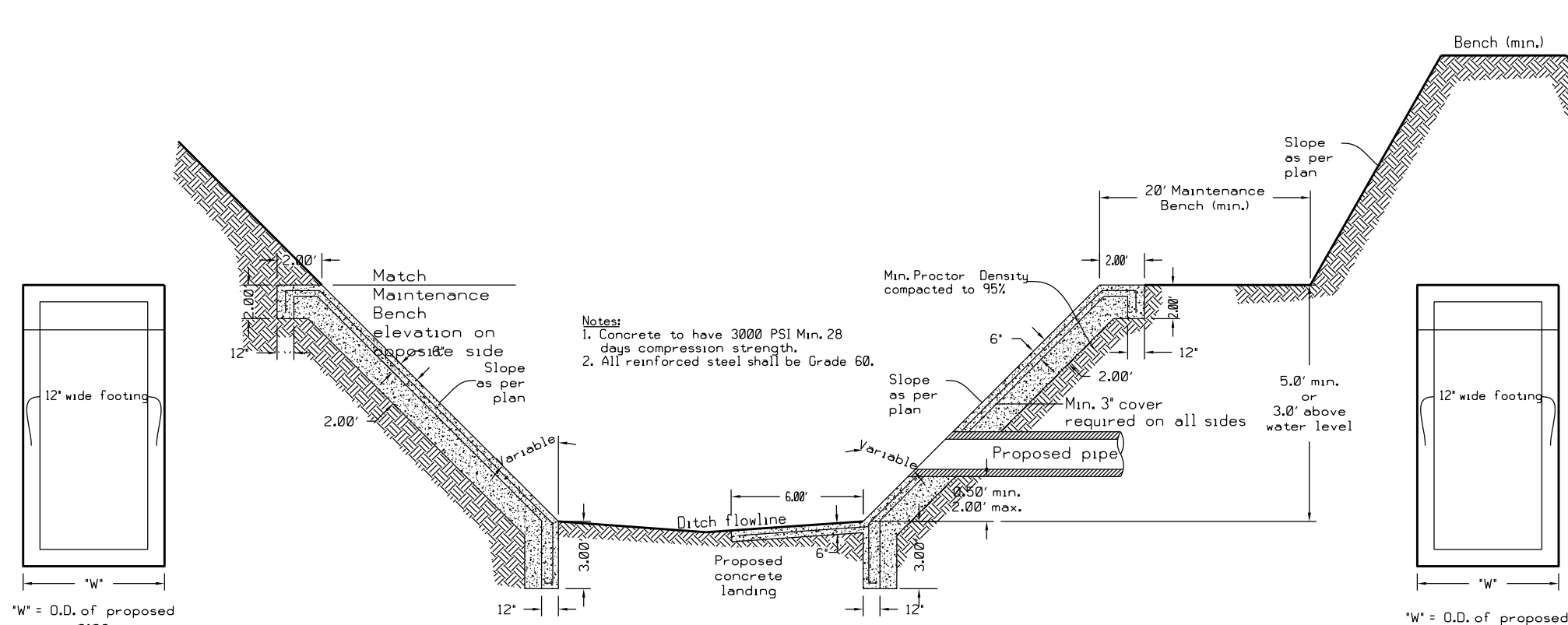




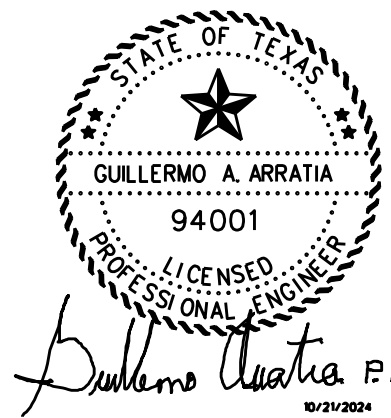
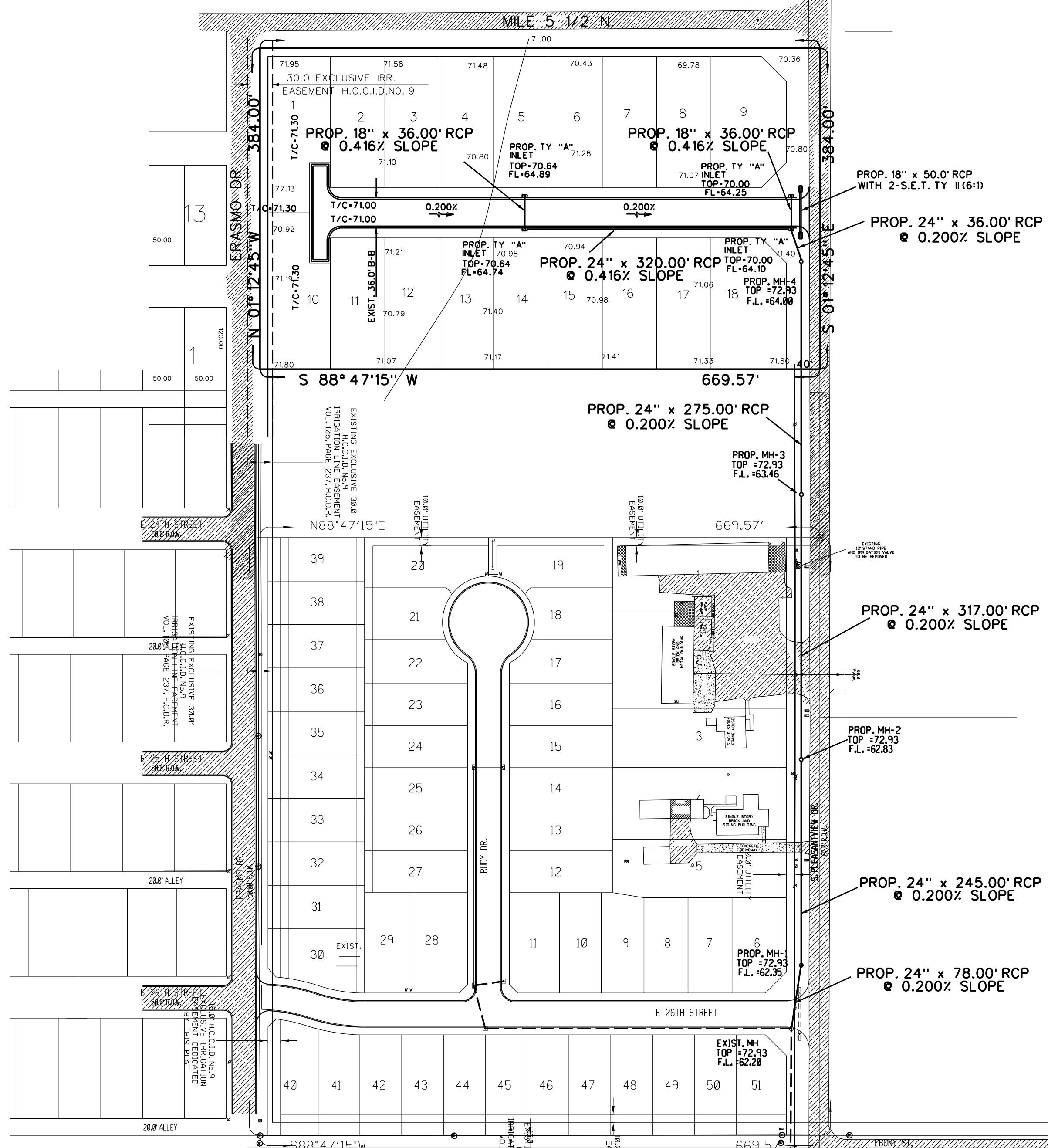
HAMMERHEAD DETAIL



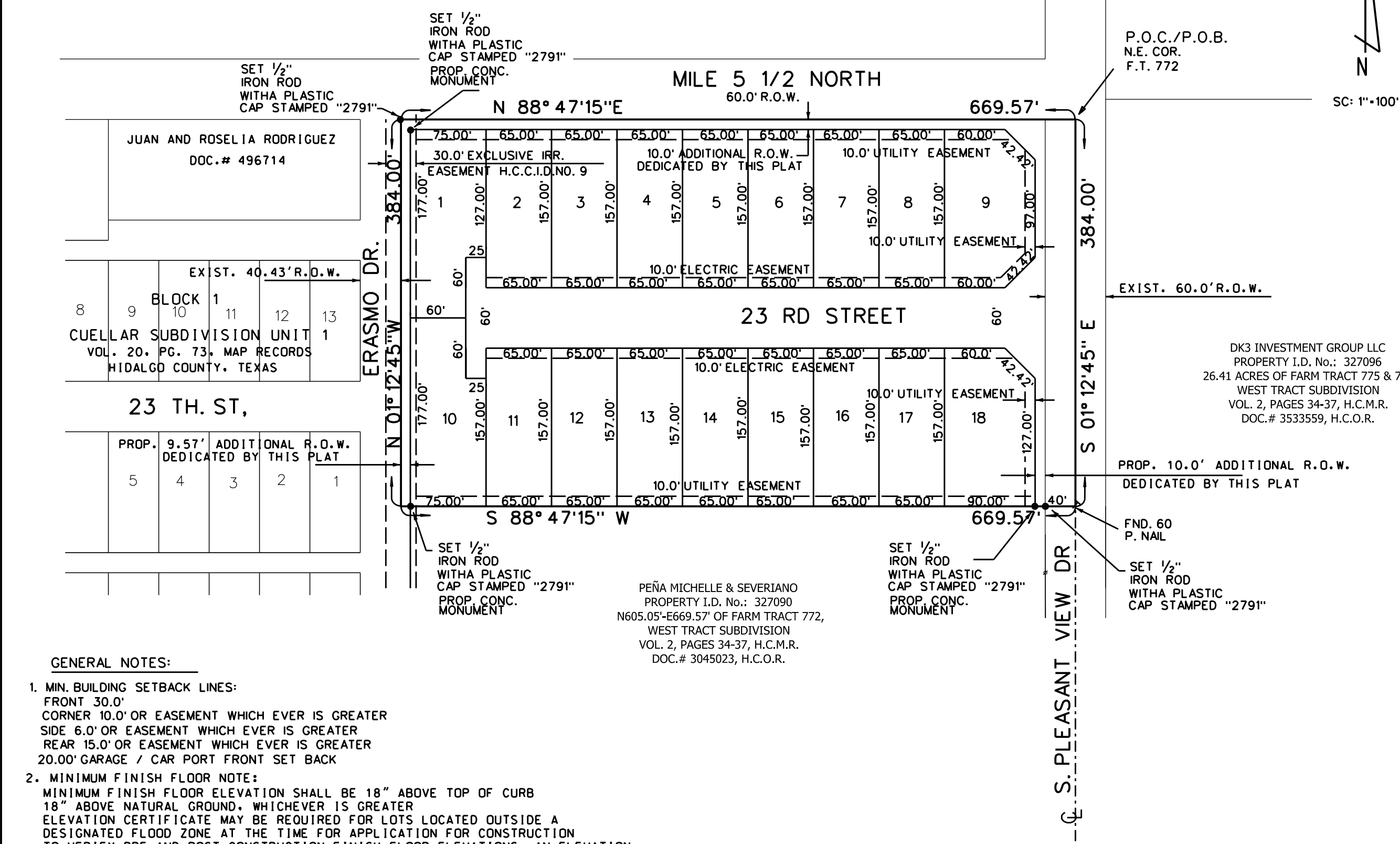
SCALE: 1"=10'



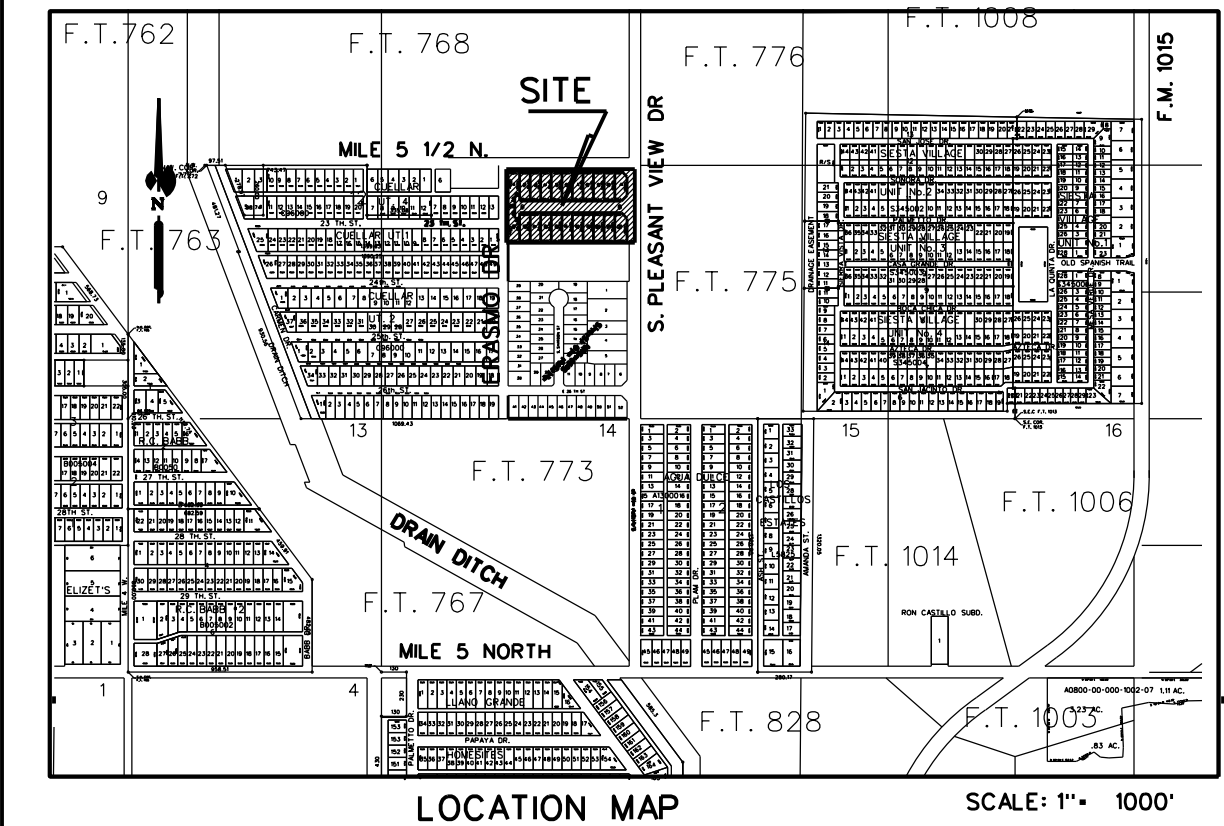
PROPOSED STORM DISCHARGE STRUCTURE
SCALE: N.T.S.



GEORGE AND SAN JUANITA BARRERA
PROPERTY I.D. No.: 327090
E 660' OF FARM TRACT 768,
WEST TRACT SUBDIVISION
VOL. 2, PAGES 34-37, H.C.M.R.
DOC.# 327050, H.C.O.R.



- GENERAL NOTES:
- MIN. BUILDING SETBACK LINES:
FRONT 30.0'
CORNER 10.0' OR EASEMENT WHICH EVER IS GREATER
SIDE 6.0' OR EASEMENT WHICH EVER IS GREATER
REAR 15.0' OR EASEMENT WHICH EVER IS GREATER
20.00' GARAGE / CAR PORT FRONT SET BACK
 - MINIMUM FINISH FLOOR NOTE:
MINIMUM FINISH FLOOR ELEVATION SHALL BE 18" ABOVE TOP OF CURB
18" ABOVE NATURAL GROUND, 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. MIN. F.F. ELEV.=79.50
 - DENOTES 1/2" IRON ROD FOUND UNLESS OTHERWISE NOTED.
○-DENOTES 1/2" IRON ROD SET UNLESS OTHERWISE NOTED. BM # 2-76.00
^--DENOTES NAIL FOUND UNLESS OTHERWISE NOTED.
 - PROJECT BENCH MARK ELEV.= 70.45, NAIL IN POWER POLE AT THE NORTHWEST CORNER
OF THIS SUBDIVISION
 - FLOOD ZONE "B" - AREAS BETWEEN LIMITS OF THE 100-YEAR
FLOOD AND 500-YEAR FLOOD OR CERTAIN AREAS SUBJECT TO
100-YEAR FLOODING WITH AVERAGE DEPTHS LESS THAN ONE(1)
FOOT OR WHERE THE CONTRIBUTING DRAINAGE AREA IS LESS
THAN ONE SQUARE MILE; AREAS PROTECTED BY LEVEES FROM
THE BASE FLOOD (Medium shading)
COMMUNITY-PANEL No. 480334 0525 B
EFFECTIVE DATE: JANUARY 2, 1981
CONSTRUCTION OF RESIDENTIAL HOUSING WITHIN ANY OF THE SUBDIVISION THAT IS
IN THE 100-YEAR FLOOD PLAN IS PROHIBITED UNLESS THE HOUSING QUALIFIES FOR
FOR INSURANCE UNDER THE NATIONAL FLOOD INSURANCE ACT OF 1968 (42 U.S.C.
SECTIONS 4001 THROUGH 4127).
 - 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 52,570 CUBIC FEET (1.21 ACRE-FEET)
OF STORM WATER RUNOFF. DRAINAGE DETENTION IN ACCORDANCE WITH THE LOCAL
REQUIREMENTS WILL BE ACCOMPLISHED AS FOLLOWS: THE DRAINAGE
FOR THIS DEVELOPMENT WILL BE SELF-CONTAINED WITHIN THE SUBDIVISION
THE DEVELOPER SHALL BE RESPONSIBLE FOR DETAINING AND ACCOMMODATING MORE
THAN THE DETAINED VOLUME SHOWN ON THIS PLAT IF IT IS DETERMINED, AT THE
PERMIT STAGE, THAT THE DETENTION REQUIREMENTS ARE GREATER THAN STATED ON THIS
PLAT DUE TO THE IMPROVEMENTS BEING GREATER THAN THE PLAT ENGINEER CONSIDERED
IN THE HYDRAULIC CALCULATIONS FOR THIS SUBDIVISION
 - NO STRUCTURE SHALL BE PERMITTED OVER ANY EASEMENT.
EASEMENTS SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, SHEDS, SHRUBS
TREES, AND OTHER PLANTINGS (EXCEPT LOW, LESS THAN 18 INCHES MATURE
HEIGHT, GROUND COVER, GRASS, OR FLOWERS) AND OTHER OBSTRUCTIONS
THAT WOULD INTERFERE WITH THE OPERATIONS AND MAINTENANCE OF THE
EASEMENT.
 - GENERAL NOTE FOR SINGLE FAMILY RESIDENCES:
NO MORE THAN ONE SINGLE FAMILY DETACHED DWELLING SHALL BE LOCATED ON
EACH LOT. (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.
 - THERE ARE NO WATER WELLS WITHIN 150 FEET FROM THE BOUNDARIES OF
THIS SUBDIVISION



LOCATION OF SUBDIVISION WITH RESPECT TO THE EXTRATERRITORIAL JURISDICTION
OF A MUNICIPALITY:
PLEASANTVIEW APARTMENTS SUBDIVISION IS LOCATED WITHIN HIDALGO COUNTY PRECINCT No. 1
IN THE CENTRAL EAST OF HIDALGO COUNTY AT THE SOUTHWEST CORNER OF MILE 5 1/2 NORTH ROAD
AND S. PLEASANTVIEW APARTMENTS SUBDIVISION. THE ONLY NEARBY MUNICIPALITY IS THE CITY
OF WESLACO ACCORDING TO THE MAP IN THE OFFICE OF THE SECRETARY OF THE CITY OF
WESLACO (POPULATION 37,791/2015 CENSUS). PLEASANTVIEW APARTMENTS SUBDIVISION LIES ADJACENT
TO THE CITY LIMITS OF WESLACO, EXTRATERRITORIAL JURISDICTION (ETJ) UNDER LOCAL GOVERNMENT CODE § 42.021

LEGEND
○ Found 1/2" iron rod
○ Set 1/2" iron rod with a
plastic cap stamped "R&A"
○ Power pole
○ Light pole
○ Stand pipe
○ Water meter
○ Irrigation valve
○ Chain link fence
○ Hogwire fence
○ Wood fence
○ Iron fence
○ Electrical box

DK3 INVESTMENT GROUP LLC
PROPERTY I.D. No.: 327096
26.41 ACRES OF FARM TRACT 775 & 776,
WEST TRACT SUBDIVISION
VOL. 2, PAGES 34-37, H.C.M.R.
DOC.# 353359, H.C.O.R.

PROP. 10.0' ADDITIONAL R.O.W.
DEDICATED BY THIS PLAT

FND. 60
P. NAIL

SET 1/2" IRON ROD
WITH PLASTIC
CAP STAMPED "2791"
PROP. CONC.
MONUMENT

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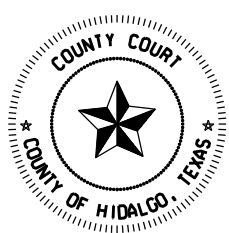
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FILED FOR RECORD IN
HIDALGO COUNTY
ARTURO GUJARDO, JR.,
HIDALGO COUNTY CLERK

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

BY: _____ DEPUTY

PRINCIPAL CONTACTS:

NAME	ADDRESS	CITY & ZIP	PHONE
OWNER: JAVIER HERNANDEZ	1111 W. NOLANA AVENUE	McALLEN, TEXAS. 78504	956-984-9756
ENGINEER: GUILLERMO A. ARRATIA, P.E.	526 N. 5TH ST.	DONNA, TX. 78537	(956) 784-0218
SURVEYOR: HOMERO L. GUTIERREZ	2600 SAN DIEGO	MISSION, TEXAS. 78572	(956) 583-5479

PLEASANTVIEW APARTMENTS SUBDIVISION

A 5.902 ACRE TRACT OF LAND OUT OF FARM TRACT 772, BLOCK 137,
WEST AND ADAMS TRACT SUBDIVISION, ACCORDING TO THE MAP RECORDED
IN VOLUME 2, PAGES 34-37, MAP RECORDS, HIDALGO COUNTY, TEXAS.

METES AND BOUNDS

A 5.902-Acre Tract of land, more or less, out of Farm Tract 772, Block 137, The West
and Adams Tracts Subdivision, as per map or plat thereof recorded in Volume 2, Pages
34 - 37, Map Records in the Office of the County Clerk of Hidalgo County, Texas,
reference to which is here made for all purpose, located at the Southwest corner of the
intersection of Pleasantview Drive and Mile 5 1/2 North Road, is more particularly
described by metes and bounds as follows:

The POINT OF COMMENCEMENT (P.O.C.) being at a point on the apparent existing
60.00-foot right-of-way centerline of said Pleasantview Drive for the apparent
Northeast corner of said Farm Tract 772 and of said 5.902-Acre Tract, and also being
the POINT OF BEGINNING of said 5.902-Acre Tract of land herein described;

THENCE, S 01°12'45"E, with the said Pleasantview Drive existing 60.00-foot
right-of-way centerline, and the apparent East lot line of said Farm Tract 772 and of
said 5.902-Acre Tract, a distance 384.00 feet to a found 600 nail for the apparent
Southeast corner of said 5.902-Acre Tract of land herein described;

THENCE, S 88°47'15"W, parallel to the apparent North lot line of said Farm Tract 772,
and with the apparent North lot line of a tract of land vested in Michelle and Severiano
Peña (Document No. 304523, Official Records, Hidalgo County, Texas) and the South
lot line of said 5.902-Acre Tract, a distance of 30.00 feet past a No. 4 Rebar set with
plastic cap stamped 2791 on the apparent West right-of-way line of said Pleasantview
Drive, continuing for a total distance of 669.57 feet to a No. 4 Rebar set with plastic cap
stamped 2791 on the apparent Hidalgo and Cameron County Irrigation District No. 9
existing 30-foot irrigation easement centerline for the apparent Southwest corner of said
5.902-Acre Tract of land herein described;

THENCE, N 01°12'45"W, parallel to the said East lot line of Farm Tract 772, and with
the said Hidalgo and Cameron County Irrigation District No. 9 existing 30-foot irrigation
easement centerline and the apparent West lot line of said 5.902-Acre Tract, a distance
of 384.00 feet to a point within an existing 48-inch irrigation well apparent existing
center and being on the apparent existing South right-of-way line of said Mile 5 1/2 North
Road for the apparent Northwest corner of said 5.902-Acre Tract of land herein
described;

THENCE, N 88°47'15"E, with said Mile 5 1/2 North Road existing South right-of-way line
and the apparent North lot line of Farm Tract 772 and of said 5.902-Acre Tract, a
distance of 669.57 feet past a No. 4 Rebar set with plastic cap stamped 2791 on the
said Pleasantview Drive existing West right-of-way line, continuing for a total distance of
669.57 feet to the said point for the Northeast corner of said 5.902-Acre Tract of land
herein described, also being the POINT OF BEGINNING containing a gross of 5.902
acres of land, of which 1.204 of an acre lies in existing Road Right-of-Way easement,
for a net of 5.698 acres of land, more or less.

Bearing basis as per NAD 1983 State Plane Texas South FIPS 4205 feet.

STATE OF TEXAS
COUNTY OF HIDALGO

OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION
JAVIER HERNANDEZ OWNERS OF THE 5.902 ACRES TRACT OF LAND
ENCOMPASSED WITHIN THE PROPOSED "PLEASANTVIEW APARTMENTS SUBDIVISION" HEREBY
SUBDIVIDE THE LAND AS DEPICTED IN THIS SUBDIVISION PLAT AND DEDICATE TO PUBLIC
USE THE STREETS, PARK AND EASEMENTS SHOWN HEREIN.
WE CERTIFY THAT WE HAVE COMPLIED WITH THE REQUIREMENTS OF TEXAS LOCAL
GOVERNMENT CODE § 232.032 AND THAT
(A) THE WATER QUALITY AND CONNECTION TO THE LOTS MEET, OR WILL MEET, THE
MINIMUM STATE STANDARDS;
(B) SEWER CONNECTION TO THE LOTS OR SEPTIC TANKS MEET, OR WILL MEET, THE
MINIMUM REQUIREMENTS OF STATE STANDARDS;
(C) ELECTRICAL CONNECTION PROVIDED TO THE LOTS MEET, OR WILL MEET,
MINIMUM STATE STANDARDS; AND
(D) GAS CONNECTION, IF AVAILABLE, PROVIDED TO THE LOTS MEET, OR WILL MEET,
THE MINIMUM STATE STANDARDS.

WE ATTEST THAT THE MATTERS ASSERTED IN THIS PLAT IS TRUE AND COMPLETE.

PREMIER PARTNERSHIP, LLC
PRESIDENT: JAVIER HERNANDEZ
ADDRESS: 1111 W. NOLANA AVENUE
MCALLEN, TEXAS. 78504

STATE OF TEXAS
COUNTY OF HIDALGO

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 2024

NOTARY PUBLIC

APPROVED BY DRAINAGE DISTRICT:

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

HIDALGO COUNTY DRAINAGE DISTRICT NO.1

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

DATE

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

DATED THIS _____ DAY OF _____, 2024

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

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

MAYOR, CITY OF WESLACO DATE _____ CITY SECRETARY DATE _____

THIS SUBDIVISION PLAT OF PLEASANTVIEW APARTMENTS SUBDIVISION BEEN SUBMITTED
SUBDIVISION TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY
OF WESLACO, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION.
DATED THIS _____ DAY OF _____, 2024 A.D.

CHAIRMAN, PLANNING & ZONING COMMISSION

STATE OF TEXAS
COUNTY OF HIDALGO

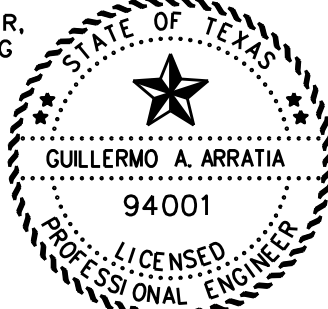
I, HOMERO LUIS GUTIERREZ, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS HEREBY
CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE AND IS PREPARED FROM AN ACTUAL SURVEY
ON THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND AND THAT THE CORNER MONUMENTS
WERE PROPERLY PLACED UNDER MY SUPERVISION.

HOMERO LUIS GUTIERREZ
REGISTERED PROFESSIONAL LAND SURVEYOR No. 2791
2600 SAN DIEGO
MISSION, TEXAS 78572

STATE OF TEXAS
COUNTY OF HIDALGO

I, THE UNDERSIGNED, GUILLERMO A. ARRATIA, A LICENSED PROFESSIONAL ENGINEER,
IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE PROPER ENGINEERING
CONSIDERATION HAS BEEN GIVEN TO THIS PLAT.

Guillermo A. Arratia P.E. 10/20/2024
GUILLERMO A. ARRATIA
LICENSED PROFESSIONAL ENGINEER No. 94001
526 N. 5TH ST.
DONNA, TEXAS. 78537



INDEX TO SHEET OF PLEASANTVIEW APARTMENTS SUBDIVISION

	HEADING; INDEX; LOCATION MAP AND ETJ; PRINCIPAL CONTACTS; PLAT WITH LOTS, STREETS, AND EASEMENT DESIGNATIONS; LEGAL DESCRIPTION (METES AND BOUNDS); SURVEYOR'S AND ENGINEER'S CERTIFICATION; PLAT NOTES AND RESTRICTIONS; OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION; COUNTY APPROVAL CERTIFICATE; COUNTY CLERK'S RECORDING CERTIFICATE; HIDALGO COUNTY CERTIFICATE OF PLAT APPROVAL; DESCRIPTION OF LOCATION OF SUBDIVISION WITH RESPECT TO THE ETJ OF A MUNICIPALITY AND DESIGNATE THE PRECINCT THE PROJECT IS SITUATED; H.C.C.D. CERTIFICATION; H.C.C.I.D. No. 9 CERTIFICATE OF APPROVAL; REVISION NOTES. H.C.H.D. CITY PLANNING AND CITY COMMISSION'S CERTIFICATION AND CITY COUNCIL CERTIFICATION
SHEET 1	
	WATER DISTRIBUTION AND ON-SITE SEWAGE FACILITY; ENGINEERING REPORT (ENGLISH AND SPANISH VERSION); INCLUDING DESCRIPTION OF WATER AND WASTE WATER AND ENGINEER'S CERTIFICATION (ENGLISH AND SPANISH VERSION); TYPICAL WATER SERVICE CONNECTION; OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION
SHEET 2	
	DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE AND HOW IT WILL SERVE THIS DEVELOPMENT; MAP OF TOPOGRAPHY AND DRAINAGE; AND ENGINEER'S CERTIFICATION; REVISION NOTES; CONSTRUCTION DETAILS
SHEET 3	

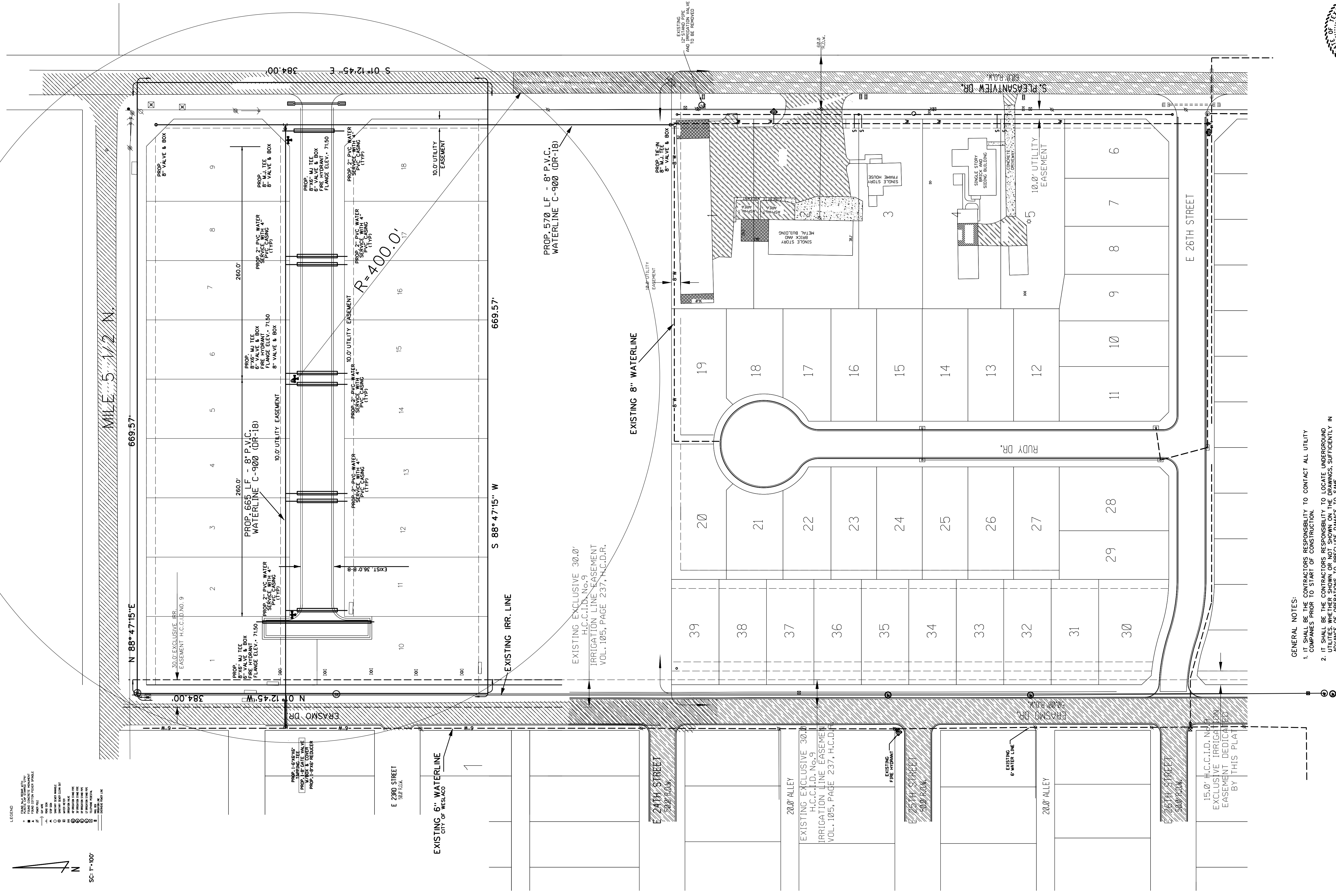
NAIN ENGINEERING, L.L.C.

CONSULTING ENGINEER

526 N. 5TH STREET
DONNA, TEXAS. 78537

FRM NO. F-9050
E-MAIL: NAINENGINEERING@YAHOO.COM

PH. (956) 784-0218

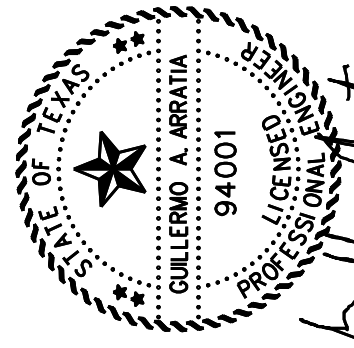


NOTES:

- WATERLINE SERVICE MUST BE "1" x 3/4" PER UNIT
ALL VALVES AND FIRE HYDRANTS MUST BE MULLER
ONLY ALL STAINLESS- STEEL TAPPING SLEEVE ALLOWED
FOR WATERLINE TIE IN WHERE CANNOT BE INSTALLED
FIREMETER BOXES TO BE DFW 1302 WITH BLUE LIDS AND ANTEENAROLE
FIRE HYDRANTS SHALL HAVE 4 1/2" OUTLET FACING THE STREET
WITH 18" TO 24" CLEARANCE FROM BOTTOM OF OUTLET TO GRADE
FIRE HYDRANT SHALL BE MARK IT ON THE STREET WITH REFLECTIVE
BLUE MARKER TO SHOW LOCATION
ANGLE STOP MUST BE "1" x 3/4" PER CONNECTION

GENERAL NOTES:

1. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO CONTACT ALL UTILITY COMPANIES PRIOR TO START OF CONSTRUCTION.
2. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO LOCATE UNDERGROUND UTILITIES, WHETHER SHOWN OR NOT SHOWN ON THE DRAWINGS, SUFFICIENTLY IN ADVANCE OF OPERATIONS TO PRECLUDE DAMAGE TO SAME.
3. WATER, SEWER, OR OTHER UTILITY SERVICES NOT BE INTERRUPTED. ANY DAMAGE TO EXISTING UTILITIES WILL BE THE CONTRACTORS RESPONSIBILITY.
4. IN THE EVENT OF DAMAGE TO UNDERGROUND FACILITIES, WHETHER SHOWN OR NOT SHOWN ON THE DRAWINGS, CONTRACTOR SHALL BE RESPONSIBLE FOR THE NECESSARY REPAIRS TO PLACE AND ALL SUCH REPAIRS SHALL CONFORM TO THE REQUIREMENTS OF THE COMPANY OR AGENCY SERVICING THE FACILITY.
5. THE CONTRACTOR SHALL EXERCISE CARE TO PREVENT DAMAGE TO ALL OTHER STRUCTURES IN THE AREA INCLUDING BUILDINGS, FEEDS, ROADS, PIPELINES UTILITIES, ETC., WHETHER PUBLICLY OR PRIVATELY OWNED.
6. UNTIL ACCEPTANCE BY THE PLANS AND THESE SPECIFICATIONS OR ALL OF THE CONSTRUCTION AS PROVIDED FOR IN THE PLANS AND THESE SPECIFICATIONS IT SHALL BE UNDER THE CONTRACTOR'S COMPLETE CONTROL AND HE SHALL BE RESPONSIBLE FOR ANY PREVENTION OF DAMAGE TO EXISTING UTILITIES, STRUCTURES, OR PARTS OF THE WORK. THE CONTRACTOR SHALL REBUILD, REPAIR, RESTORE AND MAKE GOOD, AT HIS OWN EXPENSE, ALL INJURIES OR DAMAGE TO ANY PORTION OF THE WORK BEFORE ITS COMPLETION AND ACCEPTANCE.
7. CONTRACTOR WILL BE RESPONSIBLE FOR TRAFFIC CONTROL PLAN AND TRAFFIC SIGNALS AND TRAFFIC SIGNALS TO BE PROVIDED BY THE CITY OF WESLACO. OVERNIGHT.
8. PROPOSED TRENCH PROTECTION FOR SANITARY SEWER LINE.
9. CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES.
10. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO START OF CONSTRUCTION TO VERIFY ALL EXISTING UTILITIES PRIOR TO START OF CONSTRUCTION.



10/20/2024
b. Ruben Quintero P.E.
ESSENTIAL ENGINEER

NAIN ENGINEERING, L.L.C.
CONSULTING ENGINEER

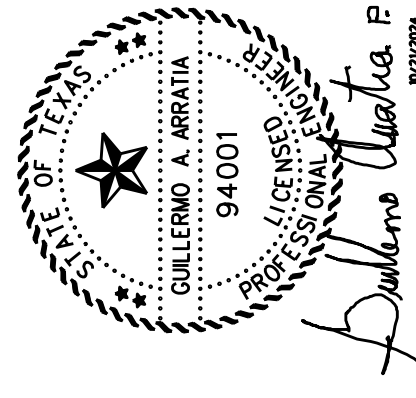
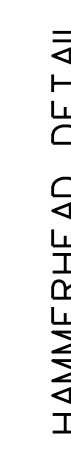
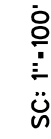
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WATERLINE LAYOUT

PLEASANTVIEW APARTMENTS
SUBDIVISION

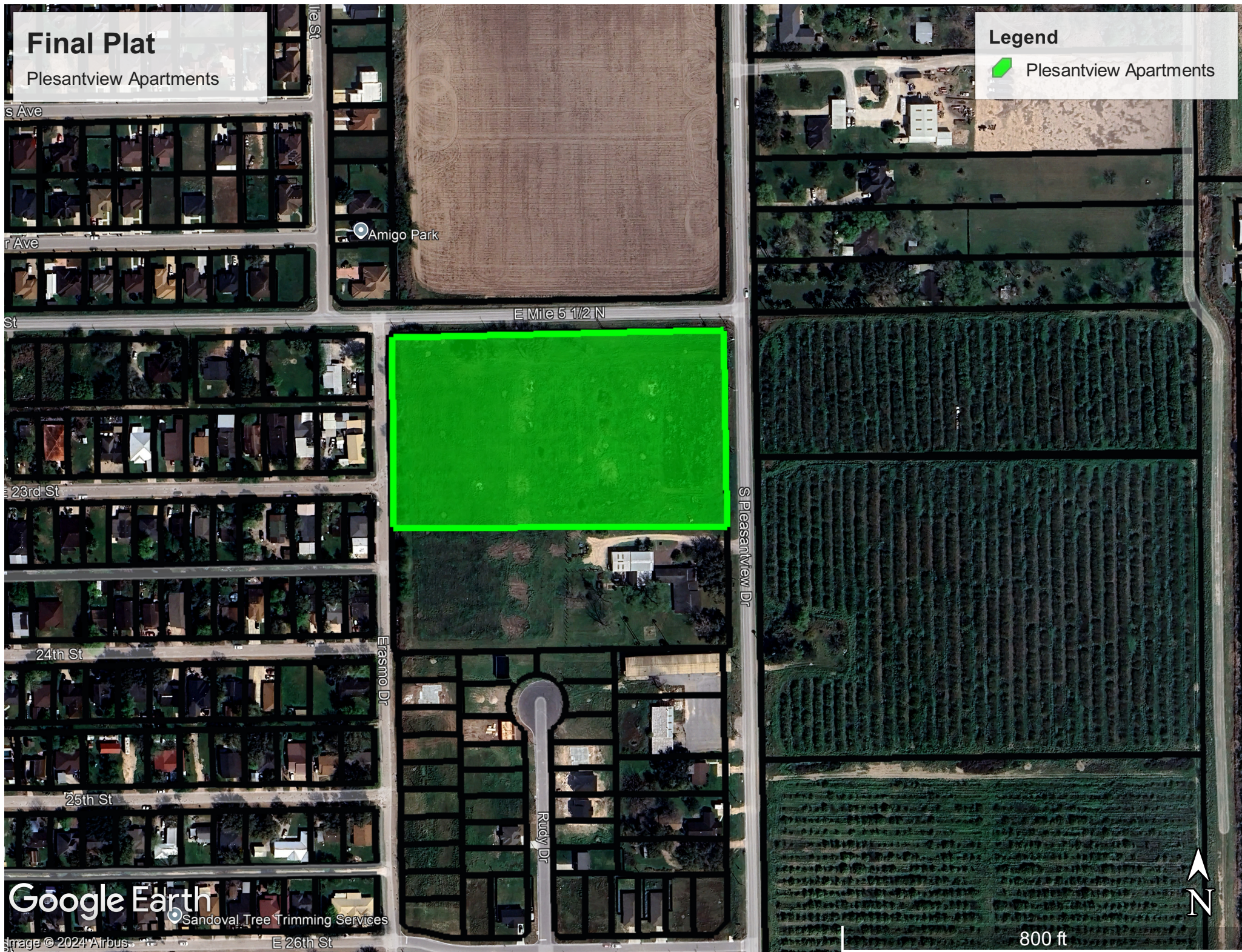


Final Plat

Plesantview Apartments

Legend

 Plesantview Apartments



Google Earth

Sandoval Tree Trimming Services

Image © 2024 Airbus

E 26th St

E Mile 5 1/2 N

S Pleasantview Dr

Rudy Dr

Easmol Dr

24th St

25th St

S Ave

r Ave

St

E 23rd St

Amigo Park

N

800 ft



Standardized Agenda Request Form

Date of Meeting: January 21, 2025		Agenda Item No. (to be assigned by CSO): 2024-1253	
From: REBEKAH DE LA FUENTE			
Subject: Discussion and consideration to approve the Final Plat for Alto Bonito Subdivision being Lot 2 Reisser Subdivision an 8.172-acre tract of land, Weslaco, Hidalgo County, Texas. Located approximately 600ft east of South Milanos Rd. (Staffed by Planning & Code Enforcement Department.)			
Background: The proposed thirty-six (36) 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 request at their regular meeting of January 8, 2025.			
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 Final Plat.			
Attachments, if any: Alto Bonito- Memo, Alto bonito subd.-Application, Drainage Report and Legal Documents, ALTO BONITO SUBDIVISION-Plat, Alto Bonito - Aerial			
Responsibilities upon Approval: Staff will advise the applicant.			

City of Weslaco

"The City on the Grow"



Adrian Gonzalez, Mayor
Israel Gonzalez, Jr., Mayor Pro-Tem, Commissioner At-large
Pete Garcia, Jr. Commissioner At-large
Josh Pedraza, Commissioner, District 1
Letty Lopez, Commissioner, District 2
Jose "JP" Rodriguez, Commissioner, District 3
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: Alto Bonito - Final Plat

DATE: January 14, 2025

The proposed use for the thirty-six (36) lot subdivision is for residential use and is located inside the city limits of Weslaco. The subdivision will be provided with water and sanitary sewer by the City of Weslaco. The developer has complied with all staff comments. The Planning & Zoning Commission recommended approval of the final plat.

Thank you,

Rebekah de la Fuente, CFM



SUBDIVISION PLATTING APPLICATION

PLAT-000743-2024

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: Alto Bonito Subdivision

Location: 600 ft west of Milanos Rd on 6th St.

Legal Description: Lot 2 Reisser Subdivision

Is subdivision inside city limits? ☒ YES ☐ NO

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

If no submit letter of Annexation (Contiguous or Consensual)

Existing Zoning: _____

Existing Land Use: Residential Proposed Land Use: Residential

Number of Lots Proposed: 36 Gross Acreage: 8.172 acres

Title Report Submitted: ☐ YES ☒ NO

OWNER INFORMATION

Owner's Name: 3BU Family Limited Partnership Telephone: (956) 778-8252

Address: 533 N Alamo Rd Fax: _____

City: Alamo State: Tx Zip: 78516 E-mail: art@ortegaventures.com

ENGINEER INFORMATION

Name: Izaguirre Engineering Group LLC Telephone: (956) 240-3246

Address: 2121 E Griffin Parkway Suite 2 Fax: _____

City: Mission State: Tx Zip: 78574 E-mail: diana.izaguirre@yahoo.com

UTILITY PROVISIONS

Will proposed subdivision connect to:

☒ YES ☐ NO Water Provision: City of Weslaco
☒ YES ☐ NO Wastewater Provision: City of Weslaco
☒ YES ☐ NO Electric Company: A E P

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

Proposed subdivision is in the following districts:

☒ YES ☐ NO Drainage District <u>HCDD1</u>	☒ YES ☐ NO Irrigation District <u>HCDDI9</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 rdelafuente@weslacotx.gov
- ☒ PDF copy of all documents submitted (emailed or USB)
- ☒ **\$355.00** Planning Review fee, **\$100.00** 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 street names
- ☒ Drainage plans and calculations with engineer's seal
 - _____ Elevations
 - _____ Flood directional arrows
 - _____ Detention areas
 - _____ Street names
- ☒ Proof of ownership of the property
- _____ If septic tank system required, submit soil evaluation report
- _____ Water Rights associated with the property
- ☒ Tax Receipt for all taxing entities showing that taxes are paid in full

SUBMITTALS REQUIRED FOR PRELIMINARY (P & Z)

- ☒ **Twelve (12)** sets of preliminary plat **folded and stapled** (24 x 36) and forward a copy in PDF format to rdelafuente@weslacotx.gov
- ☒ PDF copy of all documents submitted (emailed or USB)
- ☒ **\$355.00** Planning Review fee, **\$100.00** 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

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

SUBMITTALS REQUIRED FOR FINAL (City Commission)

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

SUBMITTALS REQUIRED FOR PRE-CONSTRUCTION MEETING

- ☐ Seven (7) full sets of construction plans 24 x 36 and one (1) 11 x 17 with plan & profile.
- ☐ Engineering cost estimates for 3% geotechnical testing fees and 2% inspection fees
- ☐ Traffic Impact Analysis (If required)
- ☐ 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
- ☐ 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: Arturo Ortega

Owner Signature: [Signature] Date: 11-19-24

_____ is the authorized agent

Authorized Agent Signature: _____ Date: _____

Authorized Agent Printed Name: _____

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: _____



PLAN CORRECTIONS REPORT PAR-000693-2024 FOR CITY OF WESLACO

PLAN ADDRESS: Alto Bonito Subdivision
Weslaco, TX 78596

PARCEL:

APPLICATION DATE: 09/03/2024

SQUARE FEET:

0.00

DESCRIPTION: ALTO BONITO SUBDIVISION

EXPIRATION DATE: 09/03/2025

VALUATION:

\$0.00

CONTACTS

Name

Company

Address

Engineer

Izaguirre Engineering Group LLC

E 2121 Griffin Parkway , Ste 2
Mission, TX 78574

Owner

3BU FAMILY LIMITED
PARTNERSHIP

533 North Alamo Road
Alamo, TX 78516

Pre-Application Subdivision Review

REVIEW ITEM	STATUS	REVIEWER
Building Review - Planning v.1 Building Review - Planning	Not Required	Felix Salazar email: fsalazar@weslacotx.gov
Engineering v.1 Review conducted by the engineering department	Requires Re-submit	Alberto Aldana Ph: 956-969-1533 email: aaldana@weslacotx.gov
Engineering v.2 Review conducted by the engineering department	Requires Re-submit	Alberto Aldana Ph: 956-969-1533 email: aaldana@weslacotx.gov
Engineering v.3 Review conducted by the engineering department	Requires Re-submit	Alberto Aldana Ph: 956-969-1533 email: aaldana@weslacotx.gov
Engineering v.4 Review conducted by the engineering department	Approved	Alberto Aldana Ph: 956-969-1533 email: aaldana@weslacotx.gov
Fire Review v.1 Review by the fire department	Requires Re-submit	Mike Swinnea Ph: 956-447-1990 email: mswinnea@weslacotx.gov
Fire Review v.2 Review by the fire department	Requires Re-submit	Mike Swinnea Ph: 956-447-1990 email: mswinnea@weslacotx.gov
Fire Review v.3 Review by the fire department	Requires Re-submit	Mike Swinnea Ph: 956-447-1990 email: mswinnea@weslacotx.gov
Fire Review v.4 Review by the fire department	Approved with Comments	Mike Swinnea Ph: 956-447-1990 email: mswinnea@weslacotx.gov
Planning/Zoning v.1 Review conducted by the planning and zoning department	Requires Re-submit	Kayla Arevalo email: karevalo@weslacotx.gov
Planning/Zoning v.2 Review conducted by the planning and zoning department	Approved with Comments	Kayla Arevalo email: karevalo@weslacotx.gov
Police v.1 Review conducted by the police department	Not Required	System Administrator Ph: 444 email: admin@energov.com
Public Works v.1 Public Works	Requires Re-submit	Marcelo Cosme Ph: 956-973-3146 email: mcosme@weslacotx.gov
Public Works v.2 Public Works	Requires Re-submit	Marcelo Cosme Ph: 956-973-3146 email: mcosme@weslacotx.gov
Public Works v.3 Public Works	Requires Re-submit	Marcelo Cosme Ph: 956-973-3146 email: mcosme@weslacotx.gov
Public Works v.4 Public Works	Approved	Marcelo Cosme Ph: 956-973-3146 email: mcosme@weslacotx.gov

PLAN CORRECTIONS REPORT (PAR-0693-2024)

CONDITION(S) Access roads shall be 26' minimum with hydrant unobstructed, 20' without hydrant unobstructed. All weather surface road that supports the imposed loads of fire apparatus shall be in place (concrete or asphalt). - Access roads shall be 26' minimum with hydrant unobstructed, 20' without hydrant unobstructed. All weather surface road that supports the imposed loads of fire apparatus shall be in place (concrete or asphalt).

Comment: General Note

Fire apparatus access road shall comply with IFC 2015 Edition, Appendix D. (Cul-de-sac, wye, hammerhead) - Fire apparatus access road shall comply with IFC 2015 Edition, Appendix D. (Cul-de-sac, wye, hammerhead)

Comment: General Note

General Condition - Planning approved w/ comments

Comment: 1. Proposed street names need to be aligned with existing streets. Developer must provide letter from 911 addressing of approved street names

2. Traffic Plan- missing cluster box layout

All access gates to property shall have specs submitted to our office. Shall maintain a 20' clearance or 12' on each side of an island, if present, prior to installation of gate. - All access gates to property shall have specs submitted to our office. Shall maintain a 20' clearance or 12' on each side of an island, if present, prior to installation of gate. Shall provide Knox Box Gate Entry System if the gate is automated and shall be mounted on keypad. Chained gates shall have a Knox padlock in place. If the gate system is automated, all gates in the system shall open automatically.

Comment: If gated

Shall have fire hydrant within 400'. Shall have 4 ½" outlet facing the street with 18" to 24" clearance from bottom of outlet to grade level for hydrant wrench - Shall re-submit showing compliance with Appendix B of the 2015 IFC or shall loop water line.

Comment: Shall re-submit showing compliance with Appendix B of the 2015 IFC or shall loop water line. Letter submitted that will comply with Appendix B or loop line.



**City of Weslaco
Engineering Division**

255 S. Kansas ♦ Weslaco, TX 78570 ♦ (956)

TRIP GENERATION WORKSHEET

Complete parts A and B as an aid to determine if your project requires a Traffic Impact Analysis (TIA).

A. Subdivision Information

Subdivision Name: Alto Bonito
Location: North side of W 6th St and approx. 575ft east of S Milanos Rd.
Applicant: Izaguirre Engineering LLC ☐ Owner ☒ Agent
Address: 2121 E Griffin Parkway Suite 2. Mission, TX 78574 Phone Number: 956-240-3246

B. Trip Generation Calculation

The texts needed to complete this table are available at the Planning Department. See back of sheet for more information.

ITE Code	Anticipated Land Use	Project Size			AM Peak Hour Trips	PM Peak Hour Trips	Weekday Trips
		Acres	GFA	# of Units			
210	Single Family Residential	8.17	-	36	37.57	43.53	81.10

Comments: _____

Prepared by: Izaguirre Engineering LLC Date: _____

Address: 2121 E Griffin Parkway Suite 2. Mission, TX 78574 Phone Number: 956-240-3246

(For Official Use Only, Do Not Write In This Box)

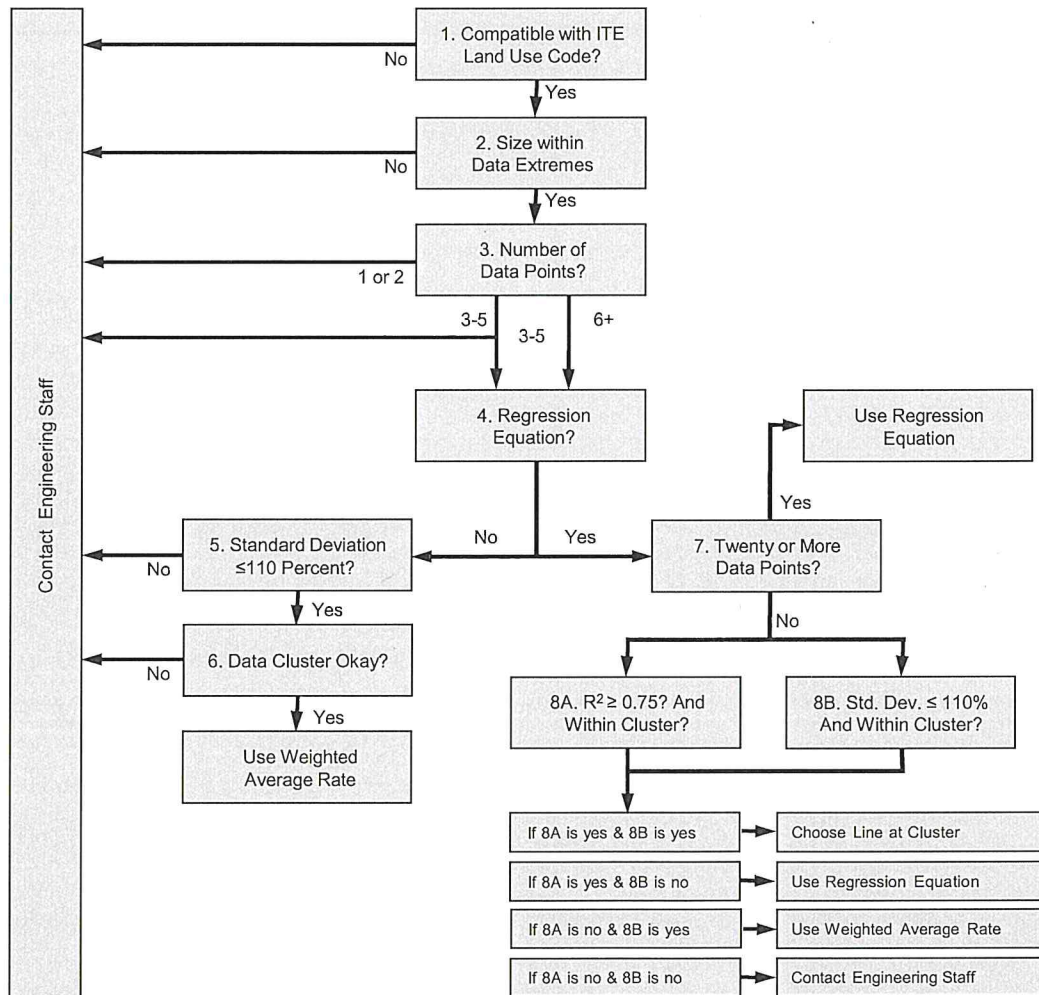
_____ A traffic impact analysis is required. The agent preparing the study must meet with City staff to discuss the scope and requirements of the study before beginning the study.

_____ A traffic impact analysis is not required. The traffic generated by the proposed development does not exceed the threshold requirements.

Comments: _____

Reviewed by: _____ Date: _____ STID#: _____

Recommended Procedure for Selecting Between Trip Generation Average Rates and Equations



From ITE Trip Generation Handbook

City of Weslaco
Engineering Division
255 S. Kansas Ave
Weslaco, TX 78596
(956)
(956) 973-3128 (fax)



DRAINAGE STATEMENT

FOR

ALTO BONITO SUBDIVISION

CITY OF WESLACO
HIDALGO COUNTY, TEXAS

July 2024



Gilberto A. Gracia

IZAGUIRRE ENGINEERING GROUP, LLC.

2121 E Griffin Parkway Suite 2
Mission, Texas 78574

Consulting Engineers
Firm #10214

Tel: 956-584-0554
Fax: 956-584-0554

52- Raymondville clay loam, (Hydrologic Group C, Unified Class CL)

Identified by its composition of clay loam with clay layers. Typically, slopes range from 0 to 1 percent. This moderately well-drained soil has a deep profile exceeding 80 inches, with no issues of flooding or ponding. It has a moderate capacity for water retention (about 9.0 inches available). See attached Soil Survey of Hidalgo County, Texas.

IV. EXISTING CONDITIONS

The subject tract is currently undeveloped grassland. Topographic elevations obtained from the site indicate that the existing terrain has a slight grade to the east approximately (0.20%).

Existing runoff from the subject site is in the form of sheet runoff flowing overland towards the south and is intercepted by an existing roadside ditch along the W 6th St. The Rationale Method was utilized to determine the existing 10-year frequency event storm water runoff ($Q_{\text{exist}} = 4.62 \text{ cfs}$) for this site.

V. PROPOSED CONDITIONS

Utilizing the 50-year frequency storm event, after development of this subdivision storm water runoff will be **11.77 cfs** with and **increased $Q = 7.15 \text{ cfs}$** the total proposed detention volume, in accordance with the County of Hidalgo's drainage requirements, is **28,452.46 cubic feet** (0.65 acre-feet) (Refer to attached Drainage Calculations). The development surface is to be graded to direct storm water surface runoff towards proposed paved curb and gutter streets. Said storm water surface runoff will be intercepted by proposed type "A" curb inlets to be installed at appropriate locations. Curb inlets will be connected to an appropriately sized drain pipeline system, which will out fall into a proposed detention pond. Said detention pond will be drained by an 18-inch "bleeder" drain line, which will be connected to Magnolia Ridge Subdivision via proposed grate inlet located in existing road side ditch. This system will outfall into ditch 37D owned HCCID#9 and maintained my HCDD#1.



GILBERTO A. GRACIA, P.E. Date: July 30, 2024

Gilberto A. Gracia

☐ REJECTED	
☒ APPROVED FOR SUBMITTAL	
☐ TO H.C. PLANNING DEPT.	
☒ TO CITY	
☒ DISCHARGE PERMIT REQUIRED	
☐ DISTRICT FACILITY	
☒ CITY FACILITY	
☐ OTHER _____	
<u>Alexis Lozano</u>	<u>10/7/24</u>
H.C.D.D. NO. 1	DATE

Owner Printed Name: Arturo Ortega

Owner Signature: [Signature] Date: 9-18-24

_____ is the authorized agent

Authorized Agent Signature: _____ Date: _____

Authorized Agent Printed Name: _____

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: _____

Area: 8.17 Acres	
Length of Basin: 800.00 ft	FAA/RM 0
Avg. Basin Slope (Und.): 0.25 %	FAA-3 RM-1
Undeveloped L _c : 72.74 min.	72.74 38.17
Developed L _c : 60.61 min.	60.61 11.77

Proposed	
Intensity (in/hr): 1.337	Peak Disch. (cfs): 38.81
Accumulated Runoff (in): 0.35	C (composite, developed)
50 year storm	0.20 C (composite, developed)

Existing	
Intensity (in/hr): 1.337	Peak Disch. (cfs): 38.81
Accumulated Runoff (in): 0.35	C (composite, developed)
50 year storm	0.20 C (composite, developed)

RM	
Length	800
Sp	0.25
K	3.28
K	0.691
V	1.13324
Tc	11.76567

Post	
Length	800
Sp	0.25
K	3.28
K	0.691
V	1.13324
Tc	11.76567

Undeveloped Calculations	
County: HIDALGO COUNTY, TEXAS	
2-year	
e	b d I ₃ (in/hr)
0.831	74 9.6 1.89 Q ₃ = 3.10
5-year	
e	b d I ₅ (in/hr)
0.795	60 9.2 2.41 Q ₅ = 3.94
10-year	
e	b d I ₁₀ (in/hr)
0.778	67 9.2 2.82 Q ₁₀ = 4.62
25-year	
e	b d I ₂₅ (in/hr)
0.771	98 9.2 3.28 Q ₂₅ = 5.36
50-year	
e	b d I ₅₀ (in/hr)
0.749	99 9.2 3.65 Q ₅₀ = 5.97
100-year	
e	b d I ₁₀₀ (in/hr)
0.74	103 9.6 3.94 Q ₁₀₀ = 6.44

LIMIT OUTFLOW:	
Intensity (in/hr): 1.337	Peak Disch. (cfs): 38.81
Accumulated Runoff (in): 0.35	C (composite, developed)
50 year storm	0.20 C (composite, developed)

RM	
Length	800
Sp	0.25
K	3.28
K	0.691
V	1.13324
Tc	11.76567

Post	
Length	800
Sp	0.25
K	3.28
K	0.691
V	1.13324
Tc	11.76567

The FAA equation was developed by the Federal Aviation Authority. It is based on data from airfield drainage and is most valid for small watersheds where sheet flow and overland flow predominate. The FAA equation is shown below for both U.S. and S.I. units.

For U.S. units: $t = 1.8(1.1 - C) L^{0.5} / S^{0.33}$

Where: L = length of flow path in ft
S = surface slope %
C = Rational Method runoff coefficient
t = travel time (time of concentration) in min

9.085	2.559	11643.6	11643.6
9.777	8.001	6933.956	1877.55
11.161	15.080	6564.292	27141.64
12.546	20.108	5511.758	32653.6
13.931	22.794	4071.181	3724.78
15.315	24.350	3240.432	3995.22
16.700	25.967	2701.862	42667.08
18.084	26.907	2324.787	44991.86
19.469	27.569	2046.025	47037.89
20.854	28.016	1831.44	48869.33
22.238	28.232	1661.026	50530.36
23.623	28.330	1522.299	52052.65
25.007	28.452	1407.072	53459.73
26.392	28.578	1309.761	54769.49
27.776	28.719	1226.422	55995.91
29.161	27.989	1154.194	57150.1
30.546	27.695	1090.951	58241.05
31.930	27.346	1035.079	59276.13
33.315	26.947	985.332	60261.47
34.699	26.503	940.73	61202.2
36.084	26.019	900.4941	62102.69
37.468	25.498	863.9962	62966.69
38.853	24.944	830.7242	63797.41
40.238	24.350	800.2562	64597.67
41.622	23.748	772.2418	65369.91
43.007	23.110	746.3869	66116.29
44.391	22.447	722.4435	66836.74
45.776	21.763	700.2003	67538.94
47.161	21.058	678.4765	68218.41
48.545	20.333	656.1165	68878.53
49.929	19.598	633.1452	69520.22
51.314	18.851	609.9565	70145.46
52.699	18.096	586.5548	70754.44
54.083	17.265	563.8621	71348.3
55.468	16.460	541.6084	71927.91

9.085	2.559	11643.6	11643.6
9.777	8.001	6933.956	1877.55
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11.161	15.080	6564.292	27141.64
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52.699	18.096	586.5548	70754.44
54.083	17.265	563.8621	71348.3
55.468	16.460	541.6084	71927.91

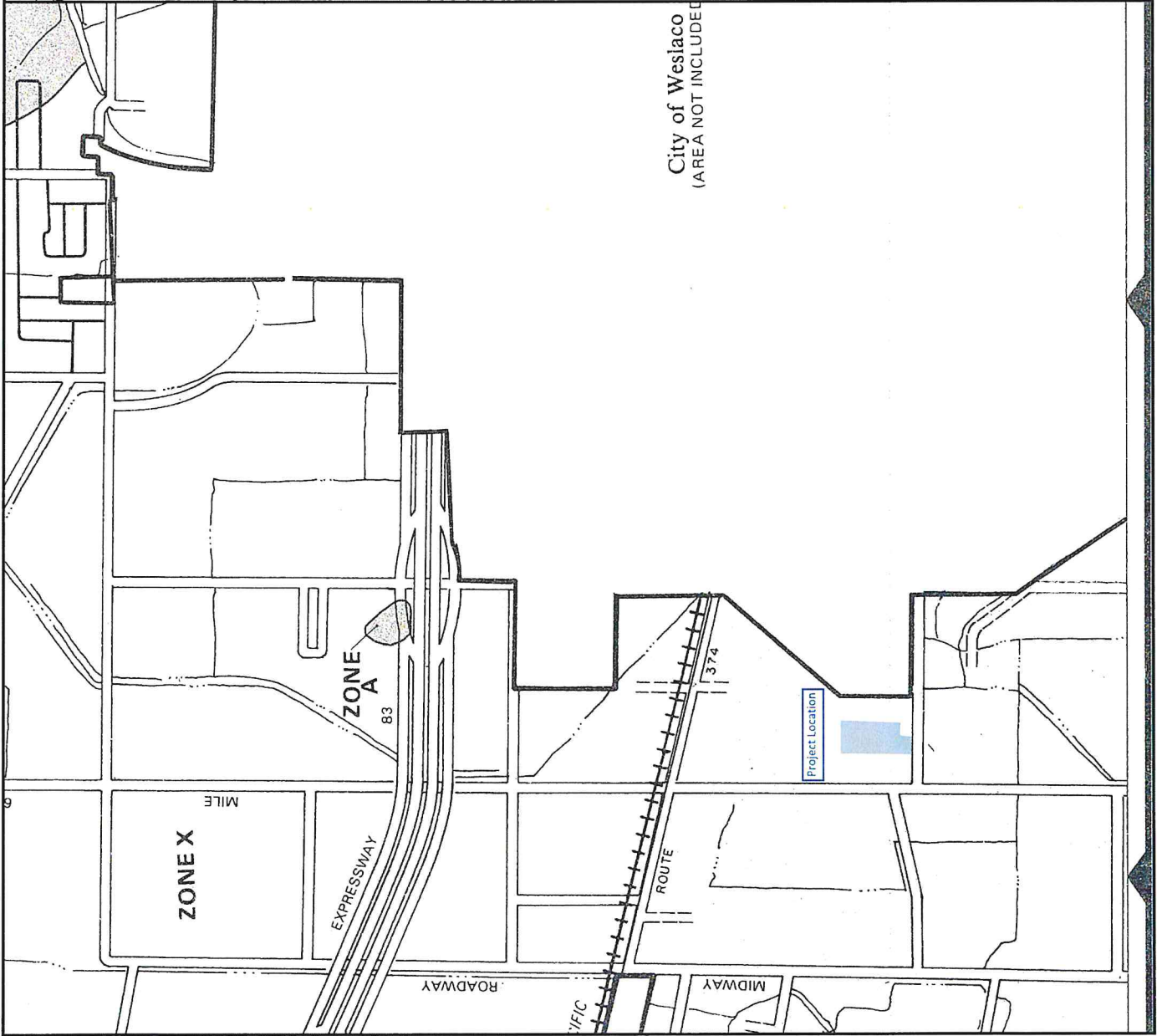
GILBERTO A. GRACIA

GILBERTO A. GRACIA, P.E..

Date: July 30, 2024.







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



APPROXIMATE SCALE

2000 0 2000 FEET

NATIONAL FLOOD INSURANCE PROGRAM

FIRM FLOOD INSURANCE RATE MAP

HIDALGO COUNTY,
TEXAS
(UNINCORPORATED AREAS)

(SEE MAP INDEX FOR PANELS NOT PRINTED)

COMMUNITY-PANEL NUMBER

480334 0450 C

MAP REVISED:

JUNE 6, 2000



Federal Emergency Management Agency

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



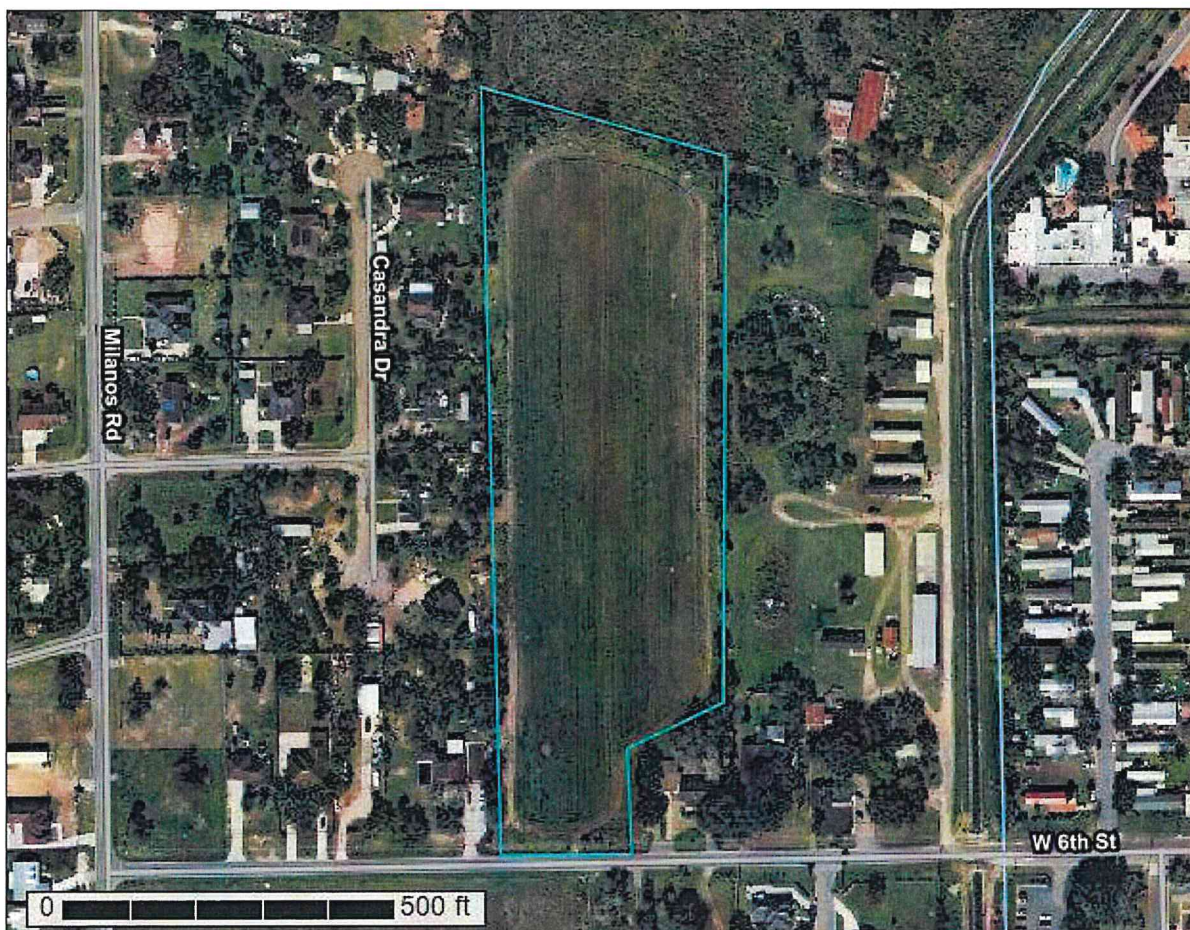
United States
Department of
Agriculture

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



July 26, 2024

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.

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

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

Custom Soil Resource Report Soil Map



Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
26	Hidalgo fine sandy loam, 1 to 3 percent slopes	0.8	10.2%
28	Hidalgo sandy clay loam, 0 to 1 percent slopes	4.6	55.3%
48	Racombes sandy clay loam, 0 to 1 percent slopes	0.4	4.4%
52	Raymondville clay loam, 0 to 1 percent slopes	2.5	30.0%
Totals for Area of Interest		8.3	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.

Hidalgo County, Texas

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

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

Custom Soil Resource Report

Properties and qualities

Slope: 0 to 1 percent

Depth to restrictive feature: More than 80 inches

Drainage class: Well drained

Runoff class: Negligible

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

Depth to water table: More than 80 inches

Frequency of flooding: None

Frequency of ponding: None

Calcium carbonate, maximum content: 35 percent

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

Sodium adsorption ratio, maximum: 10.0

Available water supply, 0 to 60 inches: Moderate (about 7.8 inches)

Interpretive groups

Land capability classification (irrigated): 1

Land capability classification (nonirrigated): 2c

Hydrologic Soil Group: B

Ecological site: R083DY019TX - Gray Sandy Loam

Hydric soil rating: No

Minor Components

Raymondville

Percent of map unit: 7 percent

Landform: Terraces

Landform position (three-dimensional): Tread

Down-slope shape: Linear

Across-slope shape: Linear

Ecological site: R083DY025TX - Clay Loam

Hydric soil rating: No

Racombes

Percent of map unit: 6 percent

Landform: Terraces

Landform position (three-dimensional): Tread

Down-slope shape: Linear

Across-slope shape: Linear

Ecological site: R083DY025TX - Clay Loam

Hydric soil rating: No

Willacy

Percent of map unit: 2 percent

Landform: Terraces

Landform position (three-dimensional): Tread

Down-slope shape: Linear

Across-slope shape: Linear

Ecological site: R083DY023TX - Sandy Loam

Hydric soil rating: No

Custom Soil Resource Report

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

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

Raymondville

Percent of map unit: 4 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

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

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

Soil Information for All Uses

Soil Properties and Qualities

The Soil Properties and Qualities section includes various soil properties and qualities displayed as thematic maps with a summary table for the soil map units in the selected area of interest. A single value or rating for each map unit is generated by aggregating the interpretive ratings of individual map unit components. This aggregation process is defined for each property or quality.

Soil Qualities and Features

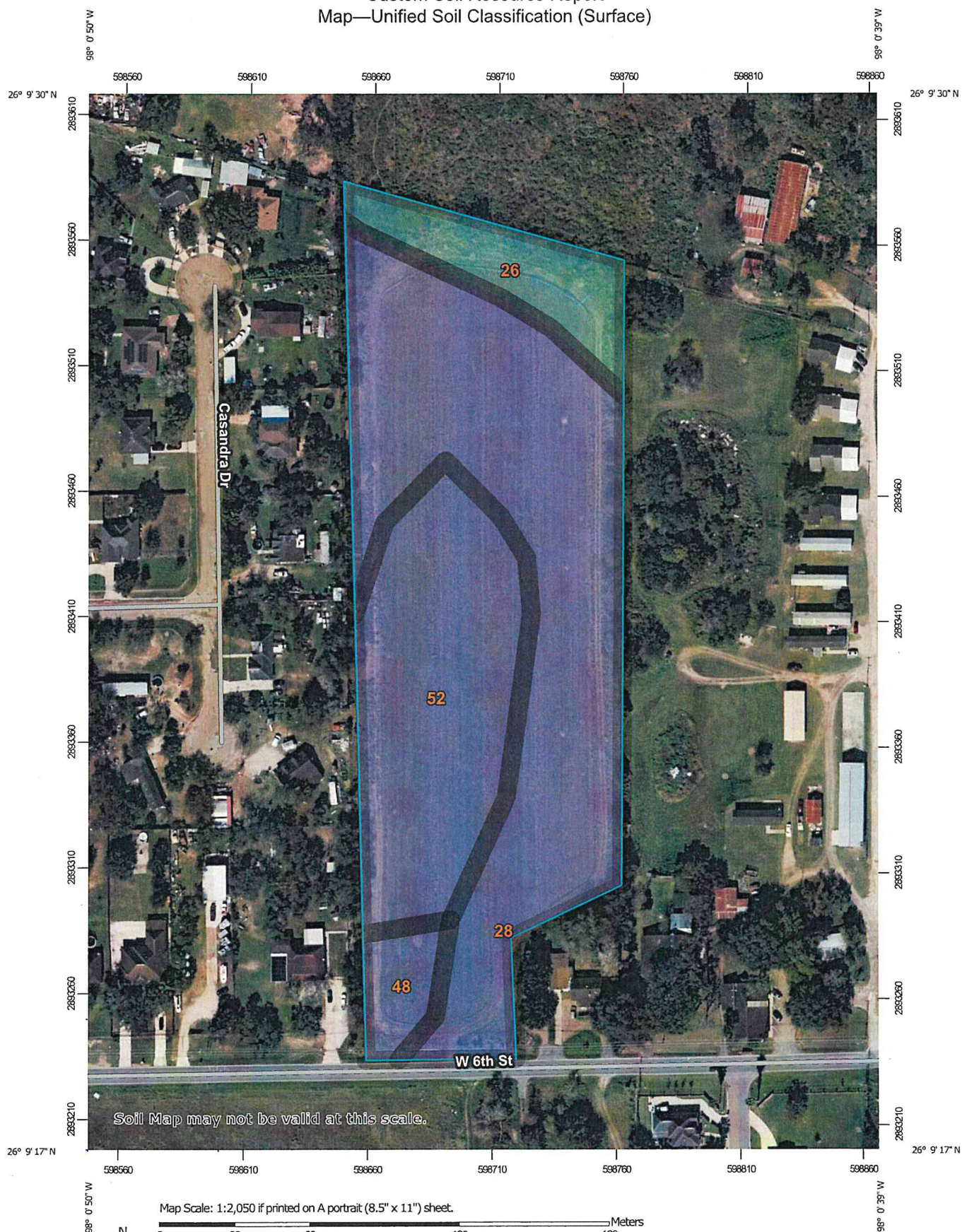
Soil qualities are behavior and performance attributes that are not directly measured, but are inferred from observations of dynamic conditions and from soil properties. Example soil qualities include natural drainage, and frost action. Soil features are attributes that are not directly part of the soil. Example soil features include slope and depth to restrictive layer. These features can greatly impact the use and management of the soil.

Unified Soil Classification (Surface)

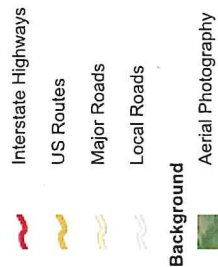
The Unified soil classification system classifies mineral and organic mineral soils for engineering purposes on the basis of particle-size characteristics, liquid limit, and plasticity index. It identifies three major soil divisions: (i) coarse-grained soils having less than 50 percent, by weight, particles smaller than 0.074 mm in diameter; (ii) fine-grained soils having 50 percent or more, by weight, particles smaller than 0.074 mm in diameter; and (iii) highly organic soils that demonstrate certain organic characteristics. These divisions are further subdivided into a total of 15 basic soil groups. The major soil divisions and basic soil groups are determined on the basis of estimated or measured values for grain-size distribution and Atterberg limits. ASTM D 2487 shows the criteria chart used for classifying soil in the Unified system and the 15 basic soil groups of the system and the plasticity chart for the Unified system.

The various groupings of this classification correlate in a general way with the engineering behavior of soils. This correlation provides a useful first step in any field or laboratory investigation for engineering purposes. It can serve to make some general interpretations relating to probable performance of the soil for engineering uses.

Custom Soil Resource Report Map—Unified Soil Classification (Surface)



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 22, Sep 5, 2023

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.

Custom Soil Resource Report

Components whose percent composition is below the cutoff value will not be considered. If no cutoff value is specified, all components in the database will be considered. The data for some contrasting soils of minor extent may not be in the database, and therefore are not considered.

Tie-break Rule: Lower

The tie-break rule indicates which value should be selected from a set of multiple candidate values, or which value should be selected in the event of a percent composition tie.

Layer Options (Horizon Aggregation Method): Surface Layer (Not applicable)

For an attribute of a soil horizon, a depth qualification must be specified. In most cases it is probably most appropriate to specify a fixed depth range, either in centimeters or inches. The Bottom Depth must be greater than the Top Depth, and the Top Depth can be greater than zero. The choice of "inches" or "centimeters" only applies to the depth of soil to be evaluated. It has no influence on the units of measure the data are presented in.

When "Surface Layer" is specified as the depth qualifier, only the surface layer or horizon is considered when deriving a value for a component, but keep in mind that the thickness of the surface layer varies from component to component.

When "All Layers" is specified as the depth qualifier, all layers recorded for a component are considered when deriving the value for that component.

Whenever more than one layer or horizon is considered when deriving a value for a component, and the attribute being aggregated is a numeric attribute, a weighted average value is returned, where the weighting factor is the layer or horizon thickness.

Custom Soil Resource Report

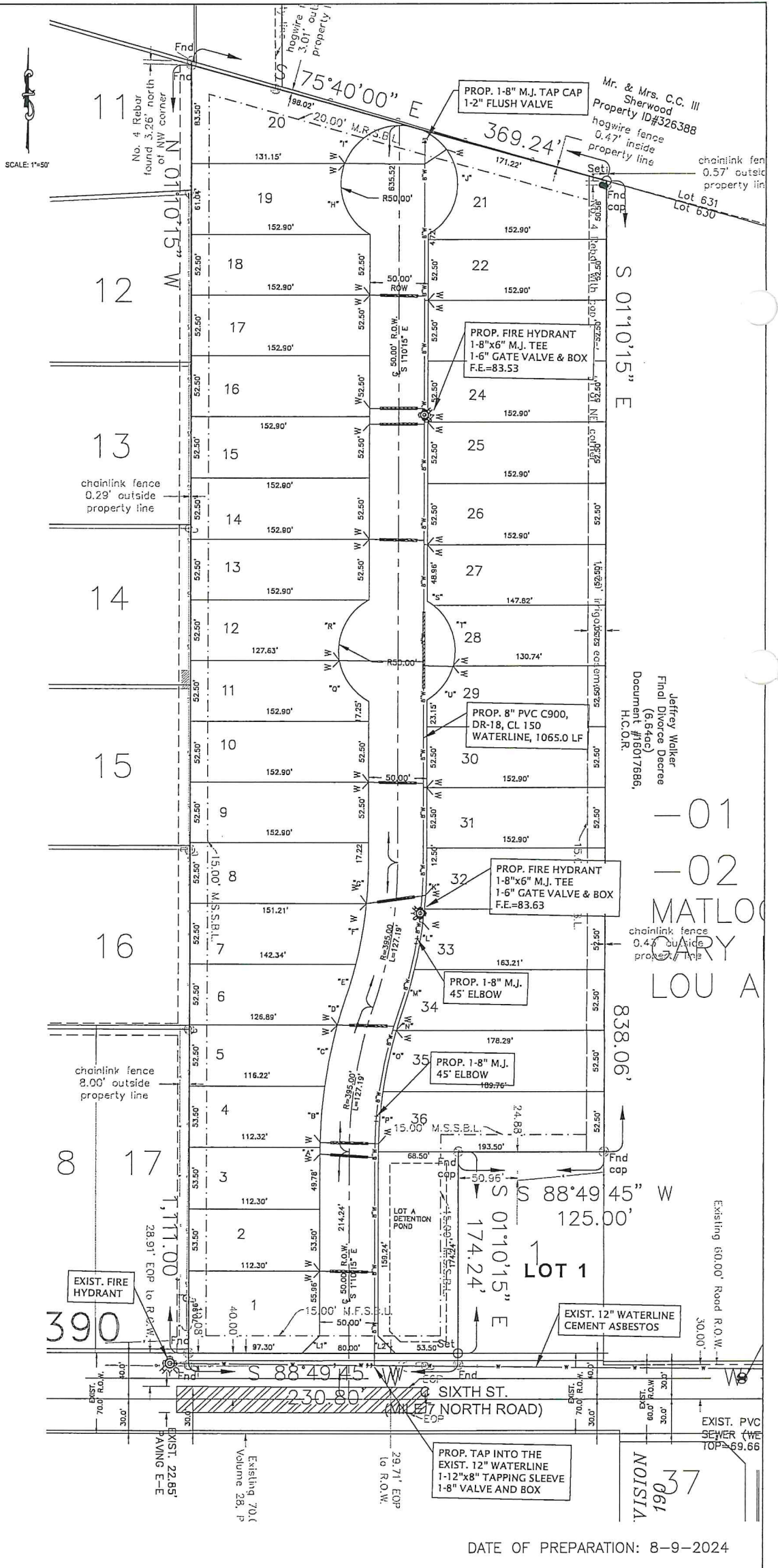
United States Department of Agriculture, Natural Resources Conservation Service. National soil survey handbook, title 430-VI. http://www.nrcs.usda.gov/wps/portal/nrcs/detail/soils/scientists/?cid=nrcs142p2_054242

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

SCALE: F-450

WATER DISTRIBUTION LAYOUT OF:
ALTO BONITO SUBDIVISION



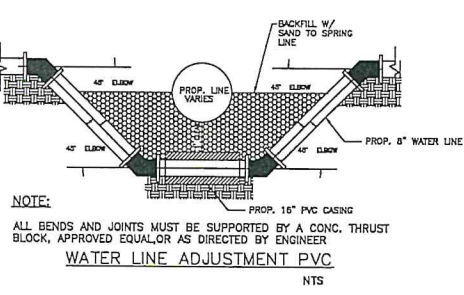
Jeffrey Walker
Final Divorce Decree
(6/8/2024)
Document #16017686,
H.C.O.R.

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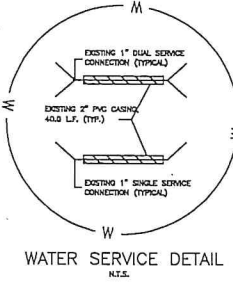
NOISIA
37
661

DATE OF PREPARATION: 8-9-2024

COST ESTIMATE
WATER DISTRIBUTION: \$110,000.00
PAVING IMPROVEMENTS: \$100,000.00
SEWER IMPROVEMENTS: \$100,000.00
TOTAL: \$310,000.00



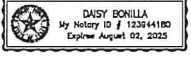
- GENERAL CONSTRUCTION NOTES:
- ALL EXISTING WATER LINES TO BE C-900 DR-18.
 - CONTRACTOR TO INSTALL 1" SERVICE CONNECTIONS TO EVERY LOT & ALL SERVICES TO BE LOCATED IN FRONT OF LOTS APPROXIMATELY 1.0 FOOT FROM LOT LINE. CONTRACTOR TO UTILIZE SINGLE & DOUBLE SERVICE CONNECTIONS AS NEEDED.
 - CONTRACTOR TO NOTIFY ALL UTILITY COMPANIES FOR VERIFICATION OF CONFLICTS PRIOR TO CONSTRUCTION ON SITE.
 - SEE WATER DETAIL SHEET FOR MORE INFORMATION.
 - ALL LOTS SHALL BE PROVIDED WITH SERVICE STUBOUTS AND SAID SERVICE LOCATIONS SHALL BE MARKED ON THE CURB AND GUTTER WITH A "W" NOT LESS THAN 1 1/2" IN SIZE OR IN A MANNER APPROVED BY THE CITY AND SHALL BE 12" BELOW FINISH GRADE ELEVATION.
 - THE RESIDENTIAL LOTS SHOULD REFLECT SERVICE BY A 3/4" METER.



STATE OF TEXAS
COUNTY OF HIDALGO
OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION
I, ANICETO IZAGUIRRE, OWNER OF THE 19.67 ACRE TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED ALTO BONITO SUBDIVISION, HEREBY SUBDIVIDE THE LAND AS DEPICTED IN THIS SUBDIVISION PLAT AND DEDICATE TO PUBLIC USE THE STREET, PARK, AND EASEMENTS SHOWN HEREIN.
I CERTIFY THAT I HAVE COMPLIED WITH THE REQUIREMENTS OF TEXAS LOCAL GOVERNMENT CODE 232.032 AND THAT:
(A) THE WATER QUALITY AND CONNECTIONS TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS;
(B) SEWER CONNECTIONS TO THE LOTS OR SEPTIC TANKS MEET, OR WILL MEET, THE MINIMUM REQUIREMENTS OF STATE STANDARDS;
(C) ELECTRICAL CONNECTIONS PROVIDED TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS;
(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.

ANICETO IZAGUIRRE — PRESIDENT
IZAGUIRRE REAL ESTATE HOLDINGS
500 SOLAR DR.
MISSION, TEXAS 78574

STATE OF TEXAS
COUNTY OF HIDALGO
BEFORE ME, the undersigned notary public, on this day personally appeared ANICETO IZAGUIRRE proved to me through 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 she executed the same for the purposes and consideration therein expressed.
Given under my hand and seal of office this _____ day of _____, 2024.



NOTARY PUBLIC— STATE OF TEXAS

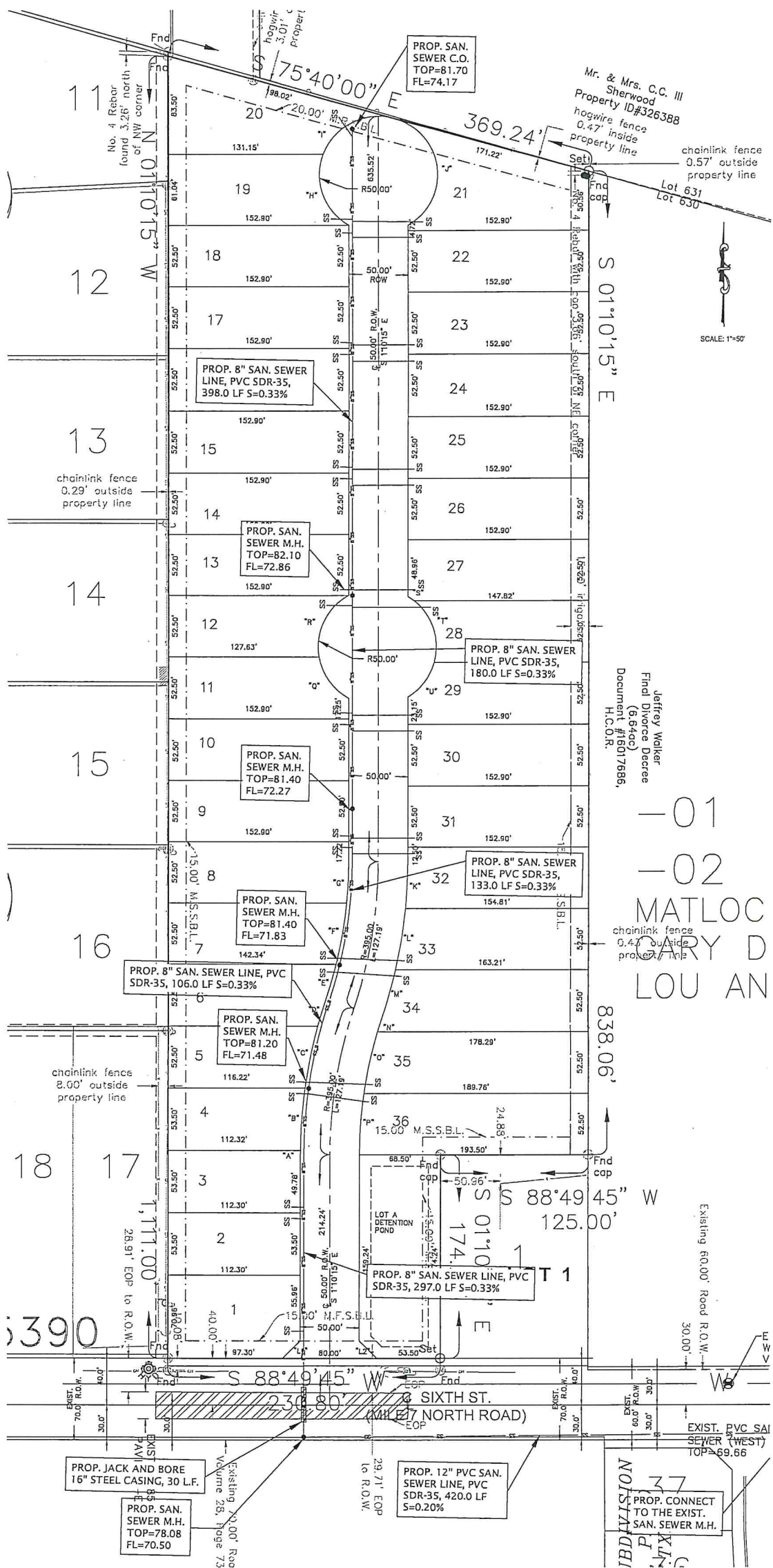
*NOTE: SEE CONSTRUCTION TYPICAL DETAILS AND SPECIFICATION ON PAGE 3

IZAGUIRRE
Engineering Group LLC.
2121 E GRIFFIN PKWY SUITE 2 F-10214 PHONE (956) 584-0554
MISSION TEXAS, 78574 FAX (956) 584-0049

ALTO BONITO SUBDIVISION
WATER DISTRIBUTION LAYOUT



SANITARY SEWER LAYOUT OF:
ALTO BONITO SUBDIVISION



Jeffrey Walker
Final Divorce Decree
(b.64c)
Document #16017686,
H.C.O.R.

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—02
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CARY D
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DATE OF PREPARATION: 8-9-2024

COST ESTIMATE
WATER DISTRIBUTION \$112,200.00
SEWER IMPROVEMENTS \$112,200.00
TOTAL \$224,400.00

INDEX OF SHEETS

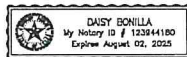
- SHEET 1.- HEADINGS, INDEX, LOCATION MAP AND ETC. PRINCIPAL CONTACTS; PLAT WITH LOTS, STREETS, AND EASEMENTS; LEGAL DESCRIPTION (METES AND BOUNDS); SURVEYOR'S AND ENGINEER'S CERTIFICATION; PLAT NOTES AND RESTRICTIONS; OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION; COUNTY CLERK'S RECORDING CERTIFICATE; HIOLO COUNTY CERTIFICATE OF PLAT APPROVAL; DESCRIPTION OF LOCATION OF SUBDIVISION WITH RESPECT TO THE E13 OF A MUNICIPALITY AND DESIGNATE THE PRECINCT THE PROJECT IS SITUATED; H.C.O.D. CERTIFICATION; IRRIGATION DISTRICT CERTIFICATE OF APPROVAL; SWS CERTIFICATION; P&Z CITY CERTIFICATION; REVISION NOTES.
- SHEET 2.- WATER DISTRIBUTION MAP, ENGINEERING REPORT (ENGLISH AND SPANISH VERSIONS), INCLUDING DESCRIPTION OF WATER AND ENGINEER'S CERTIFICATION (ENGLISH AND SPANISH VERSIONS); TYPICAL WATER SERVICE CONNECTION; SUBDIVISION CERTIFICATE AND STATEMENT.
- SHEET 3.0- DETAILS SHEETS
- SHEET 4.- SANITARY SEWER DISTRIBUTION LAYOUT
- SHEET 5.- PLANNING AND DRAINAGE LAYOUT, DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE AND HOW IT WILL SERVE THIS DEVELOPMENT; MAP OF TOPOGRAPHY AND DRAINAGE; AND ENGINEER'S CERTIFICATION (ENGLISH AND SPANISH VERSIONS); SECTION: CURB AND GUTTER SECTION; VALLEY CUTTER SECTION.
- SHEET 6.- STREETLIGHT LAYOUT

STATE OF TEXAS
COUNTY OF HIDALGO
OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION
I, ANICETO IZAGUIRRE, OWNER OF THE 19.67 ACRE TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED ALTO BONITO SUBDIVISION, HEREBY SUBDIVIDE THE LAND AS DEPICTED IN THIS SUBDIVISION PLAT AND DEDICATE TO PUBLIC USE THE STREET, PARK, AND EASEMENTS SHOWN HEREIN.
I CERTIFY THAT I HAVE COMPLIED WITH THE REQUIREMENTS OF TEXAS LOCAL GOVERNMENT CODE 232.032 AND THAT:
(A) THE WATER QUALITY AND CONNECTIONS TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS;
(B) SEWER CONNECTIONS TO THE LOTS OR SEPTIC TANKS MEET, OR WILL MEET, THE MINIMUM REQUIREMENTS OF STATE STANDARDS;
(C) ELECTRICAL CONNECTIONS PROVIDED TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS;
(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.

ANICETO IZAGUIRRE - PRESIDENT
IZAGUIRRE REAL ESTATE HOLDINGS
500 SOLAR DR.
MISSION, TEXAS 78574

DATE

STATE OF TEXAS
COUNTY OF HIDALGO
BEFORE ME, the undersigned notary public, on this day personally appeared ANICETO IZAGUIRRE proved to me through 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 she executed the same for the purposes and consideration thereby expressed.
Given under my hand and seal of office this _____ day of _____, 2024.



NOTARY PUBLIC- STATE OF TEXAS

*NOTE: SEE CONSTRUCTION TYPICAL DETAILS AND SPECIFICATION ON PAGE 3

SHEET NO. 5
OF 6 SHEETS

IZAGUIRRE
Engineering Group LLC.

2121 E GRIFFIN PKWY SUITE 2 F-10214 PHONE (956) 584-0554
MISSION TEXAS, 78574 FAX (956) 584-0049

ALTO BONITO SUBDIVISION
SANITARY SEWER LAYOUT



PAVING AND DRAINAGE LAYOUT OF: ALTO BONITO SUBDIVISION

DRAINAGE STATEMENT
FOR
ALTO BONITO SUBDIVISION SUBDIVISION

SCALE: 1"=50'

I. PROJECT LOCATION
THIS SUBDIVISION IS A 1.72-ACRE TRACT CONSISTING OF 36 SINGLE FAMILY RESIDENTIAL LOTS, SAID SUBDIVISION, LOCATED WITHIN THE CITY OF WESTLACO, TEXAS. THE TRACT IS BOUND BY THE NORTH SIDE OF W 6TH ST AND APPROXIMATELY 575 FT EAST OF S MILANOS RD. THIS IS 8.172-ACRE TRACT OF LAND, MORE OR LESS, BEING ALL OF LOT 2, REISSER SUBDIVISION, IN THE CITY OF WESTLACO, TEXAS AS PER MAP THEREOF RECORDED IN VOLUME 28, PAGE 73, OF THE HIDALGO COUNTY MAP RECORDS.

II. FLOOD PLAN
THE SUBJECT TRACT IS LOCATED WITHIN FLOOD ZONE "X" (UNSHADED) INDICATES AREAS TO BE OUTSIDE 500-YEAR FLOODPLAIN. FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NO. 480334 0450 C, MAP REVISED JUNE 6, 2000.

III. SOIL CONDITIONS
A REVIEW OF THE U.S. SOIL CONSERVATION SURVEY OF HIDALGO COUNTY INDICATES THAT THE PREDOMINANT SOIL OF THE SUBJECT SITE IS CLASSIFIED AS HIDALGO-28 (FINE SANDY LOAM), HIDALGO-28 (SANDY CLAY LOAM), RACOMBES-48 (SANDY CLAY), AND RAYMONDVILLE-52 (CLAY LOAM).

26-HIDALGO SOIL (HYDROLOGIC GROUP B, UNIFIED CLASS CL)
IDENTIFIED BY ITS COMPOSITION OF FINE SANDY LOAM TRANSITIONING INTO SANDY CLAY LOAM AND CLAY LOAM LAYERS. TYPICALLY SLOPES RANGE FROM 1 TO 3 PERCENT. THIS WELL-DRAINED SOIL HAS A DEEP PROFILE EXCEEDING 80 INCHES, WITH NO ISSUES OF FLOODING OR PONDING. IT EXHIBITS A MODERATELY HIGH TO HIGH WATER TRANSMISSION RATE. SEE ATTACHED SOIL SURVEY OF HIDALGO COUNTY, TEXAS.

28-HIDALGO SOIL (HYDROLOGIC GROUP B, UNIFIED CLASS CL)
TYPICALLY FOUND WITH 0-1% SLOPES, CONSISTS OF A SURFACE LAYER OF DARK GRAYISH-BROWN SANDY CLAY LOAM ABOUT 17 INCHES THICK. THE NEXT SOIL LAYER DOWN, FROM 17 TO 28 INCHES THICK, IS BROWN SANDY CLAY LOAM. THE NEXT SOIL LAYER DOWN, FROM 28 TO 38 INCHES THICK, IS PALE BROWN CLAY LOAM. THE SOIL DOWN THEREAFTER, TO APPROXIMATELY 80 INCHES, IS VERY PALE BROWN CLAY LOAM. THIS SOIL: A) IS CALCREOUS THROUGHOUT, B) IS WELL DRAINED, C) HAS AVAILABLE WATER CAPACITY, D) HAS SLOW SURFACE RUNOFF, E) HAS MODERATE PERMEABILITY, F) HAS AN OVERALL MODERATE SHRINK-SWELL POTENTIAL. SEE ATTACHED SOIL SURVEY REPORT(S) FROM THE SOIL CONSERVATION SERVICE.

48- RACOMBES SANDY CLAY LOAM (HYDROLOGIC GROUP B, UNIFIED CLASS CL)
IDENTIFIED BY ITS COMPOSITION OF SANDY CLAY LOAM WITH CONSISTENT LAYERS. TYPICALLY, SLOPES RANGE FROM 0 TO 1 PERCENT. THIS WELL-DRAINED SOIL HAS A DEEP PROFILE EXCEEDING 80 INCHES, WITH NO ISSUES OF FLOODING OR PONDING. IT HAS A MODERATE CAPACITY FOR WATER RETENTION (ABOUT 9.0 INCHES AVAILABLE). SEE ATTACHED SOIL SURVEY OF HIDALGO COUNTY, TEXAS.

52- RAYMONDVILLE CLAY LOAM (HYDROLOGIC GROUP C, UNIFIED CLASS CL)
IDENTIFIED BY ITS COMPOSITION OF CLAY LOAM WITH CLAY LAYERS. TYPICALLY, SLOPES RANGE FROM 0 TO 1 PERCENT. THIS MODERATELY WELL-DRAINED SOIL HAS A DEEP PROFILE EXCEEDING 80 INCHES, WITH NO ISSUES OF FLOODING OR PONDING. IT HAS A MODERATE CAPACITY FOR WATER RETENTION (ABOUT 9.0 INCHES AVAILABLE). SEE ATTACHED SOIL SURVEY OF HIDALGO COUNTY, TEXAS.

IV. EXISTING CONDITIONS
THE SUBJECT TRACT IS CURRENTLY UNDEVELOPED GRASSLAND. TOPOGRAPHIC ELEVATIONS OBTAINED FROM THE SITE INDICATE THAT THE EXISTING TERRAIN HAS A SLIGHT GRADE TO THE EAST APPROXIMATELY (0.20%).
EXISTING RUNOFF FROM THE SUBJECT SITE IS IN THE FORM OF SHEET RUNOFF FLOWING OVERLAND TOWARDS THE SOUTH AND IS INTERCEPTED BY AN EXISTING ROADSIDE DITCH ALONG THE W 6TH ST. THE RATIONALE METHOD WAS UTILIZED TO DETERMINE THE EXISTING 10-YEAR FREQUENCY EVENT STORM WATER RUNOFF (Q_{10}) = 4.62 CFS FOR THIS SITE.

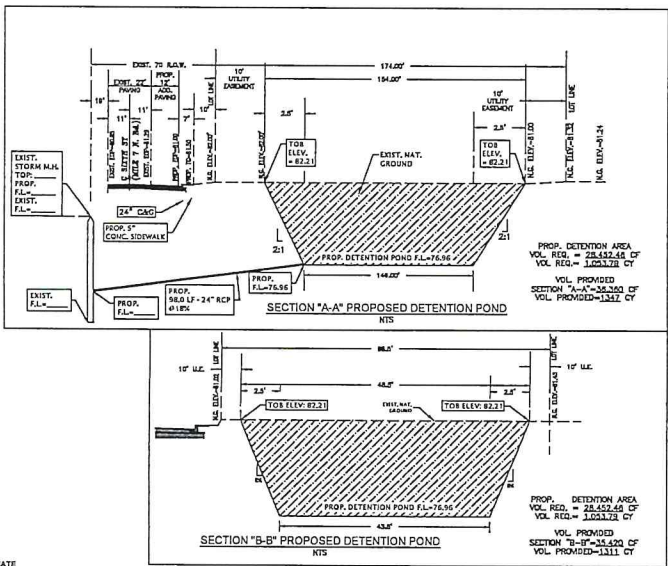
V. PROPOSED CONDITIONS
UTILIZING THE 50-YEAR FREQUENCY STORM EVENT, AFTER DEVELOPMENT OF THIS SUBDIVISION STORM WATER RUNOFF WILL BE 11.77 CFS WITH AN INCREASED Q_{10} = 7.15 CFS. THE TOTAL PROPOSED DETENTION VOLUME, IN ACCORDANCE WITH THE COUNTY OF HIDALGO'S DRAINAGE REQUIREMENTS, IS 28,452.48 CUBIC FEET (0.65 ACRE-FEET) (REFER TO ATTACHED DRAINAGE CALCULATIONS). THE DEVELOPMENT SURFACE IS TO BE GRADED TO DIRECT STORM WATER SURFACE RUNOFF TOWARDS PROPOSED PAVED CURBS AND GUTTER STREETS. SAID STORM WATER SURFACE RUNOFF WILL BE INTERCEPTED BY PROPOSED TYPE "A" CURB INLETS TO BE INSTALLED AT APPROPRIATE LOCATIONS. CURB INLETS WILL BE CONNECTED TO AN APPROPRIATELY SIZED DRAIN PIPE SYSTEM, WHICH WILL OUTFALL INTO A PROPOSED DETENTION POND. SAID DETENTION POND WILL BE DRAINED BY AN 18-INCH "DUEY" DRAIN LINE, WHICH WILL BE CONNECTED TO MAGNOLIA RIDGE SUBDIVISION VIA PROPOSED GRADE INLET LOCATED IN EXISTING ROAD SIDE DITCH. THIS SYSTEM WILL OUTFALL INTO DITCH 37D OWNED HCCID#9 AND MAINTAINED BY HCCID#1.



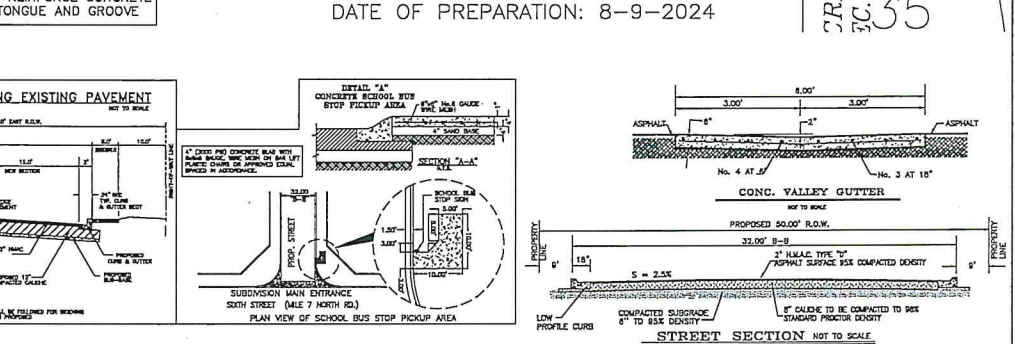
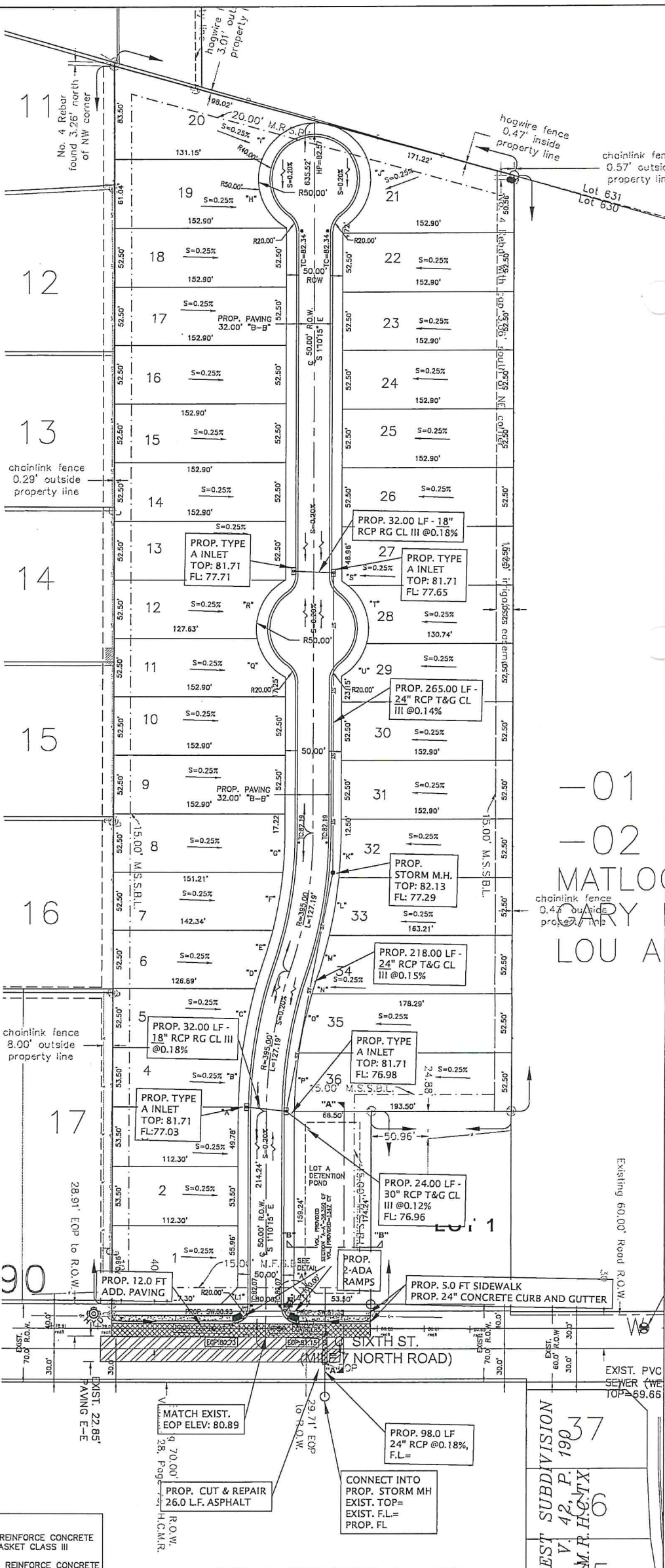
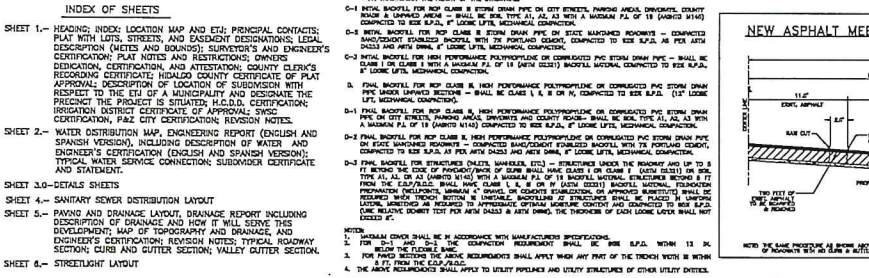
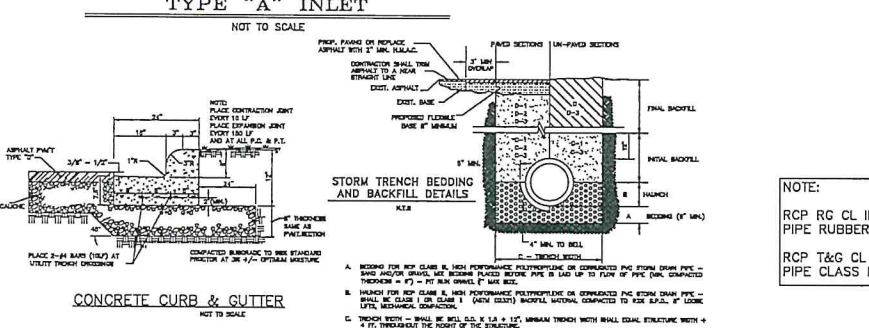
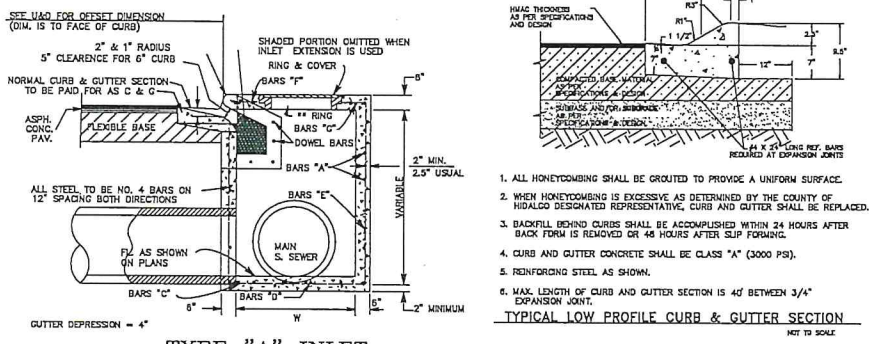
GILBERTO A. GRACIA - P.E. No. 62477

JULY 30TH, 2024
DATE:

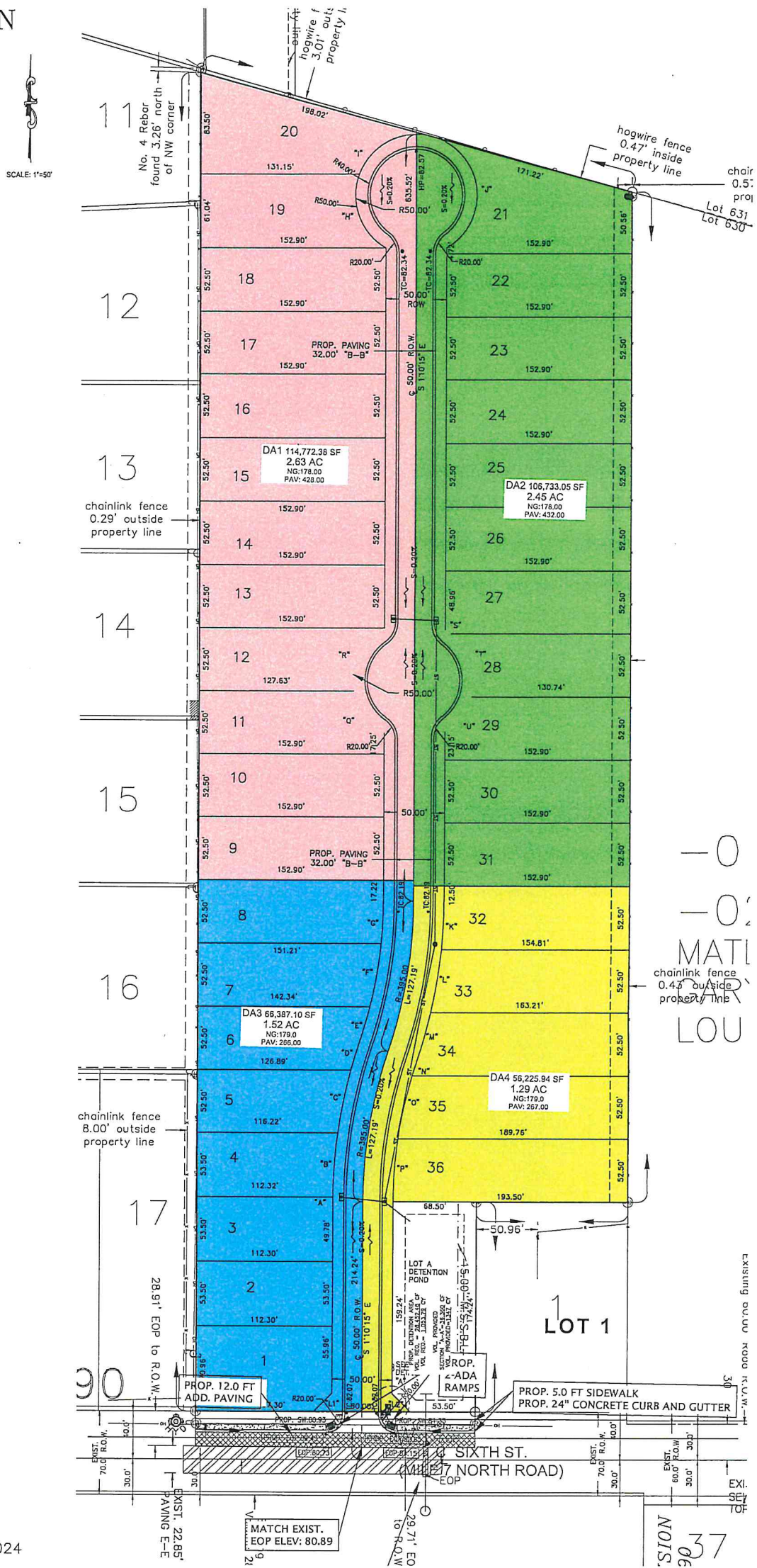
This seal appearing on this document was authorized by Gilberto A. Gracia, P.E. No. 62477 on the above designated date.



COST ESTIMATE
WATER RETENTION: \$113,000.00
PAVING IMPROVEMENTS: \$113,000.00
DRAINAGE IMPROVEMENTS: \$113,000.00
SANITARY SEWER IMPROVEMENTS: \$113,000.00
TOTAL: \$449,000.00



DRAINAGE AREAS MAP OF:
ALTO BONITO SUBDIVISION



DATE OF PREPARATION: 8-9-2024



GILBERTO A. GRACIA-P.E. No. 62477

This seal appearing on this document was authorized by Gilberto A. Gracia, P.E. No. 62477 on the above designated date.

Project Name: Reposo Estates
Location: City of Weslaco, Hidalgo County, Texas
Project No.:
Date: 7/29/2024

Time of concentration (tc)	Time of Concentration Calculations
FHA Hydraulic Engineering Circular No. 22, Third Edition Urban Drainage Design Manual	$t_c = L/60V$ Minimum 10 min.
Shallow Concentrated Flow Velocity Formula	
Average velocity (V):	$V = K_u(Sp^{1/3})^{0.5}$
k value for short grass pasture (overland flow):	0.213
k value for paved area (shallow concentrated flow):	0.619
Ku constant:	3.28

Atlas 14 Values
10 year frequency

50 year frequency

Enter Distances in Feet				Velocities Calculated		Time of Concentration:		TXX007 10 year frequency										Over/Under Design										Head Loss Coeff		Minor Loss Coeff		Flow Time In Sewer		Hydraulic Grade Line		Top Gutter		elev + gutter	
DA #	Pipe Flow	Flow Flow	Flow Flow	Overland Velocity	Gutter Slope	Gutter Velocity	Gutter Slope	I CITY	XX007	XX007	Single Fam	ACRES	Q CFS	n value	DA #	RUN	R ID#	FL IN FT	FL OUT FT	SLP FT/FT	SLP Dia	FL Velo	drop FT	Length FT	A SQFT	PIPE Q CFS	EXIST Q CFS	Over/Under Design	Head Loss Coeff	Minor Loss Coeff	Flow Time In Sewer	Top Gutter	Gutter	elev + gutter					
A-1	178.00	100	428	0.20	0.12	0.91	0.2	ts =	23.25min	5.047355		0.35	2.63	4.67	0.011	A-1	A-1	0.38	77.71	77.65	3.0492943	0.06	32.00	1.77	5.37	4.67	0.70	1.5		0.0000	0.0000	0.0000	1.08	1.18	1.24	0.219	-0.5	0.169	
A-2	178.00	100	428	0.20	0.12	0.91	0.2	ts =	23.25min	5.047355		0.35	2.63	4.67	0.011	A-1	A-2	0.38	77.71	77.65	3.0492943	0.06	32.00	1.77	5.37	4.67	0.70	1.5		0.0000	0.0000	0.0000	1.08	1.18	1.24	0.219	-0.5	0.169	
A-3	178.00	100	428	0.20	0.12	0.91	0.2	ts =	23.25min	5.047355		0.35	2.63	4.67	0.011	A-1	A-3	0.38	77.71	77.65	3.0492943	0.06	32.00	1.77	5.37	4.67	0.70	1.5		0.0000	0.0000	0.0000	1.08	1.18	1.24	0.219	-0.5	0.169	
A-4	178.00	100	428	0.20	0.12	0.91	0.2	ts =	23.25min	5.047355		0.35	2.63	4.67	0.011	A-1	A-4	0.38	77.71	77.65	3.0492943	0.06	32.00	1.77	5.37	4.67	0.70	1.5		0.0000	0.0000	0.0000	1.08	1.18	1.24	0.219	-0.5	0.169	
A-5	178.00	100	428	0.20	0.12	0.91	0.2	ts =	23.25min	5.047355		0.35	2.63	4.67	0.011	A-1	A-5	0.38	77.71	77.65	3.0492943	0.06	32.00	1.77	5.37	4.67	0.70	1.5		0.0000	0.0000	0.0000	1.08	1.18	1.24	0.219	-0.5	0.169	
A-6	178.00	100	428	0.20	0.12	0.91	0.2	ts =	23.25min	5.047355		0.35	2.63	4.67	0.011	A-1	A-6	0.38	77.71	77.65	3.0492943	0.06	32.00	1.77	5.37	4.67	0.70	1.5		0.0000	0.0000	0.0000	1.08	1.18	1.24	0.219	-0.5	0.169	
A-7	178.00	100	428	0.20	0.12	0.91	0.2	ts =	23.25min	5.047355		0.35	2.63	4.67	0.011	A-1	A-7	0.38	77.71	77.65	3.0492943	0.06	32.00	1.77	5.37	4.67	0.70	1.5		0.0000	0.0000	0.0000	1.08	1.18	1.24	0.219	-0.5	0.169	
A-8	178.00	100	428	0.20	0.12	0.91	0.2	ts =	23.25min	5.047355		0.35	2.63	4.67	0.011	A-1	A-8	0.38	77.71	77.65	3.0492943	0.06	32.00	1.77	5.37	4.67	0.70	1.5		0.0000	0.0000	0.0000	1.08	1.18	1.24	0.219	-0.5	0.169	
A-9	178.00	100	428	0.20	0.12	0.91	0.2	ts =	23.25min	5.047355		0.35	2.63	4.67	0.011	A-1	A-9	0.38	77.71	77.65	3.0492943	0.06	32.00	1.77	5.37	4.67	0.70	1.5		0.0000	0.0000	0.0000	1.08	1.18	1.24	0.219	-0.5	0.169	
A-10	178.00	100	428	0.20	0.12	0.91	0.2	ts =	23.25min	5.047355		0.35	2.63	4.67	0.011	A-1	A-10	0.38	77.71	77.65	3.0492943	0.06	32.00	1.77	5.37	4.67	0.70	1.5		0.0000	0.0000	0.0000	1.08	1.18	1.24	0.219	-0.5	0.169	
A-11	0.00	0.00	0.00	0.20	0.12	0.91	0.2	ts =	23.25min	5.047355		0.35	2.63	4.67	0.011	A-1	A-11	0.38	77.71	77.65	3.0492943	0.06	32.00	1.77	5.37	4.67	0.70	1.5		0.0000	0.0000	0.0000	1.08	1.18	1.24	0.219	-0.5	0.169	
A-12	0.00	0.00	0.00	0.20	0.12	0.91	0.2	ts =	23.25min	5.047355		0.35	2.63	4.67	0.011	A-1	A-12	0.38	77.71	77.65	3.0492943	0.06	32.00	1.77	5.37	4.67	0.70	1.5		0.0000	0.0000	0.0000	1.08	1.18	1.24	0.219	-0.5	0.169	
A-13	178.00	100	266	0.20	0.12	0.91	0.2	ts =	20.35min	5.459296		0.35	1.29	2.59	0.011	A-2	A-2	0.63	79.87	78.97	0.001875	2.50	28.00	4.14	10.48	9.01	1.47	0.5		0.0718	0.1456	0.154	0.25	0.33	0.65	0.219	-0.5	0.169	
A-14	178.00	100	267	0.20	0.12	0.91	0.2	ts =	20.35min	5.459296		0.35	1.29	2.59	0.011	A-2	A-4	0.63	79.87	78.94	0.001875	2.50	28.00	4.91	17.14	14.36	2.78	0.5		0.0718	0.1168	0.168	0.219	-0.5	0.169				

PRELIMINARY



2121 E GRIFFIN PKWY SUITE 2 F-10214 PHONE (956) 584-0554
MISSION TEXAS, 78574 FAX (956) 584-0049

ALTO BONITO SUBDIVISION
DRAINAGE AREAS MAP



WATER DISTRIBUTION LAYOUT OF:
ALTO BONITO SUBDIVISION

SUBDIVIDER CERTIFICATION

1.- BY COMPLETING THE IMPROVEMENTS DESCRIBED ON THE PLAT, SUBDIVIDER WILL COMPLY WITH MINIMUM STATE STANDARDS AND THAT (a) WATER QUALITY AND CONNECTIONS INCLUDING WATER METERS TO THE LOTS MEET SUCH STANDARDS AND (b) SEWER CONNECTIONS TO THE LOTS OR SEPTIC TANKS MEET OR WILL MEET SUCH STANDARDS AND WILL BE CONSTRUCTED IN ACCORDANCE WITH STATE AND COUNTY REGULATIONS.

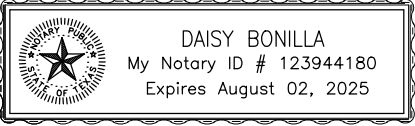
SUBDIVIDER STATEMENT:

1.- I (WE), ARTURO ORTEGA, SUBDIVIDER OF ALTO BONITO SUBDIVISION, HEREBY CERTIFY SEWER PERMITS, AS APPLICABLE, HAVE BEEN PAID AND COPIES OF RECEIPTS ARE ON FILE WITH THE HIDALGO COUNTY HEALTH DEPARTMENT AND THAT AN ADEQUATE DRINKING WATER SOURCE IS IMMEDIATELY AVAILABLE TO EACH LOT OF THE TYPE, QUALITY & QUANTITY TO ENABLE EACH PERSON PURCHASING A LOT HAVE ADEQUATE WATER TO COMPLY WITH THE REGULATIONS AND THE LAWS OF THE STATE AS REQUIRED BY STATE AND COUNTY REGULATIONS.

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED ARTURO ORTEGA, 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/SHE EXECUTED THE SAME FOR THE PURPOSED AND CONSIDERATION THEREBY EXPRESSED.

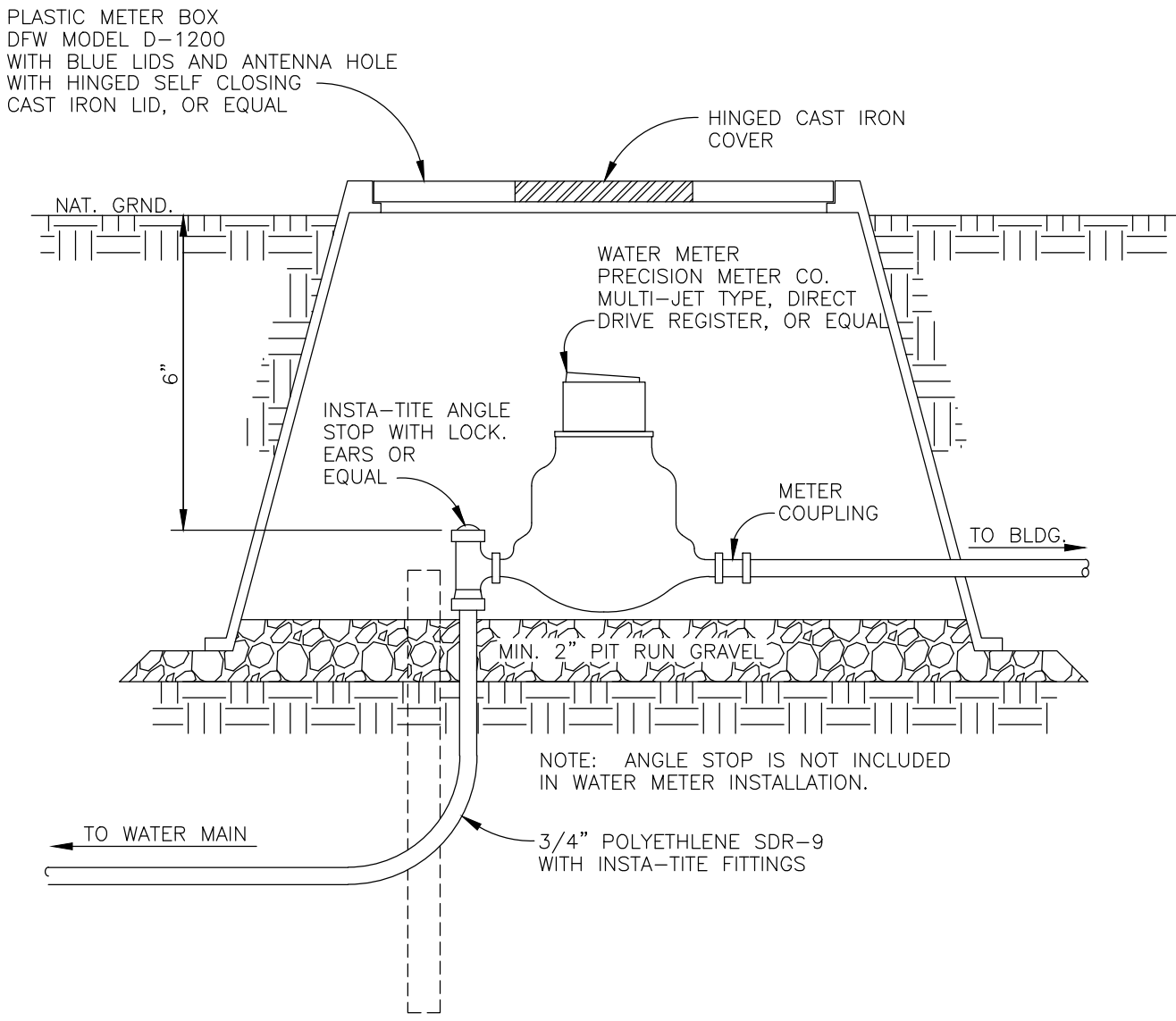
GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 2024.



NOTARY PUBLIC- STATE OF TEXAS

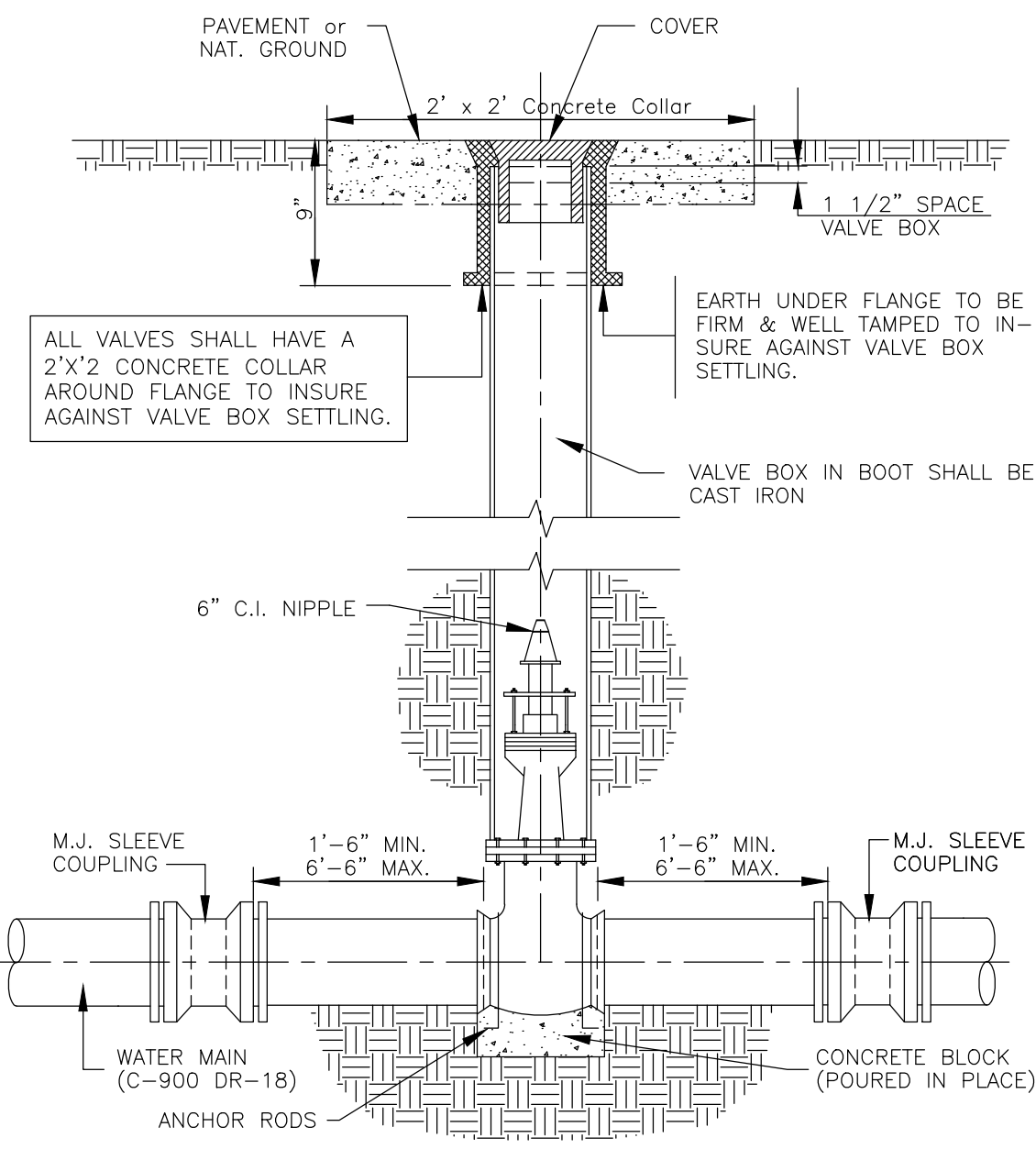
ARTURO ORTEGA, PRESIDENT
3BU FAMILY LIMITED PARTNERSHIP
533 N ALAMO RD
ALAMO, TEXAS 78516

DATE



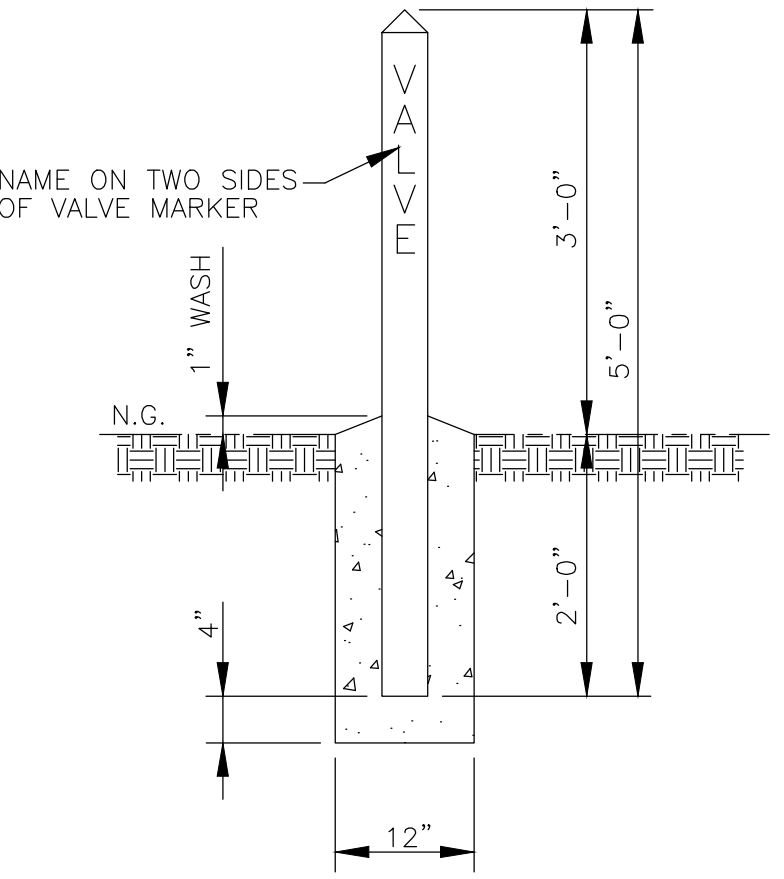
TYPICAL WATER METER INSTALLATION

N.T.S.



TYPICAL VALVE and
VALVE BOX INSTALLATION

N.T.S.

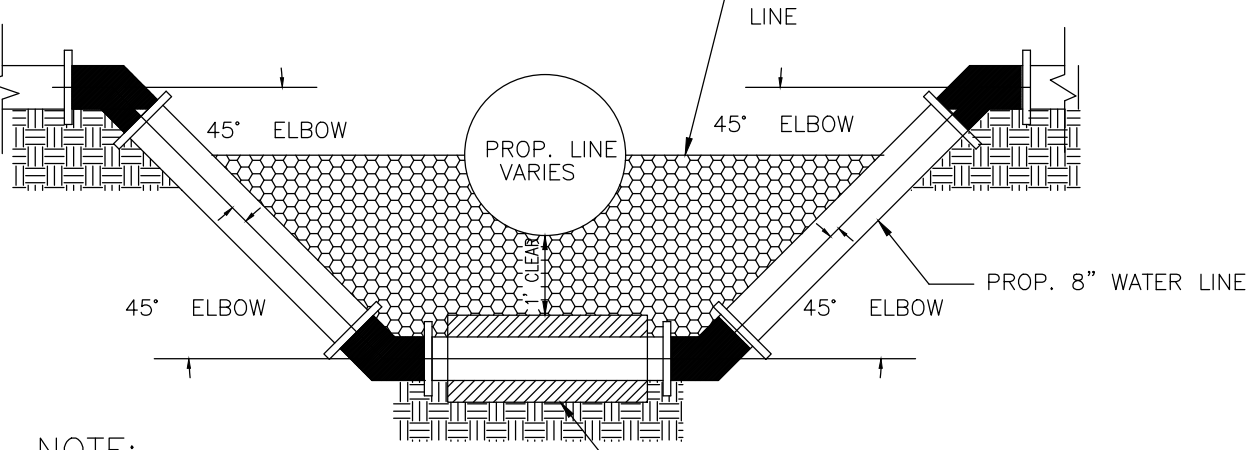
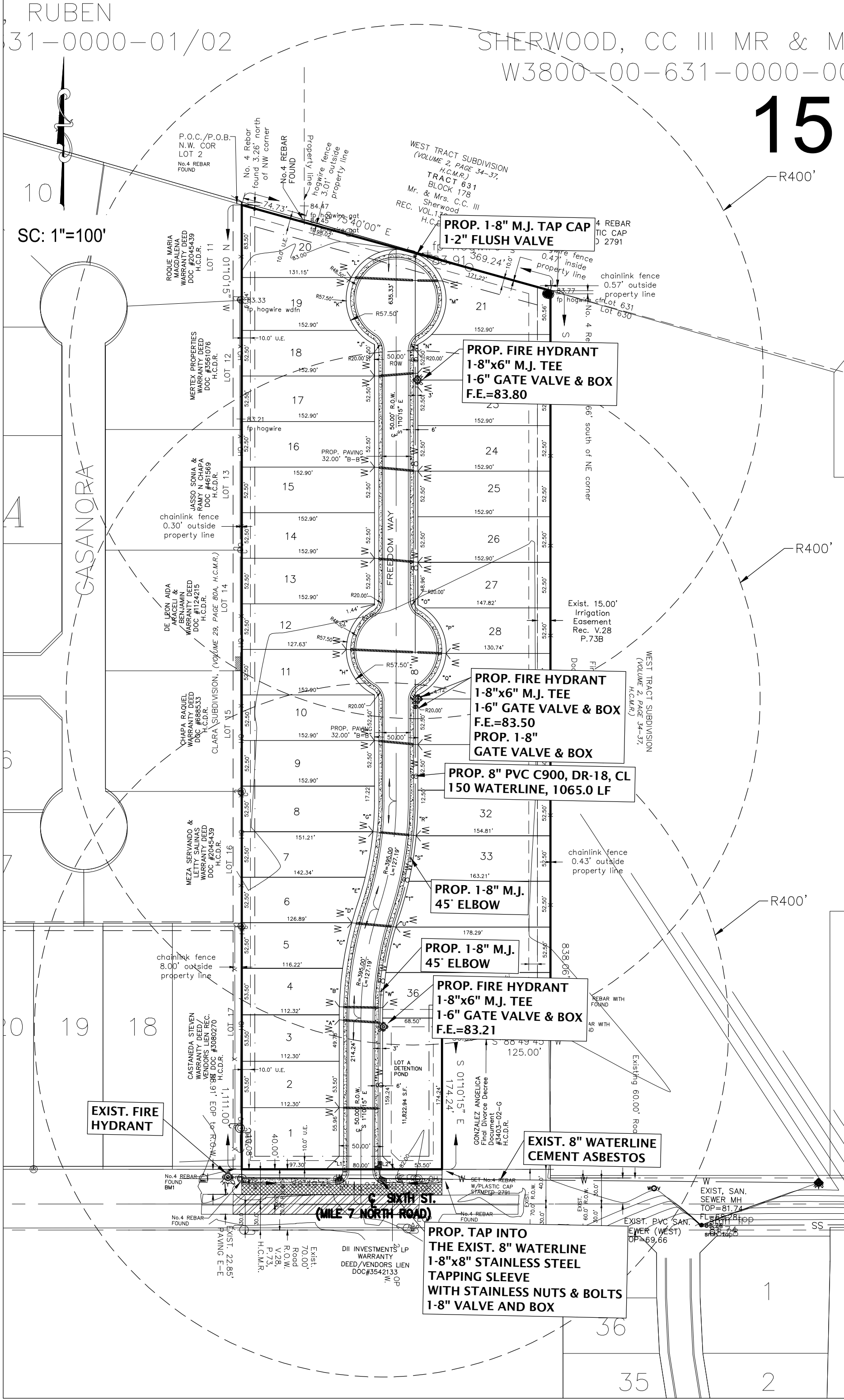


VALVE MARKER DETAIL

N.T.S.

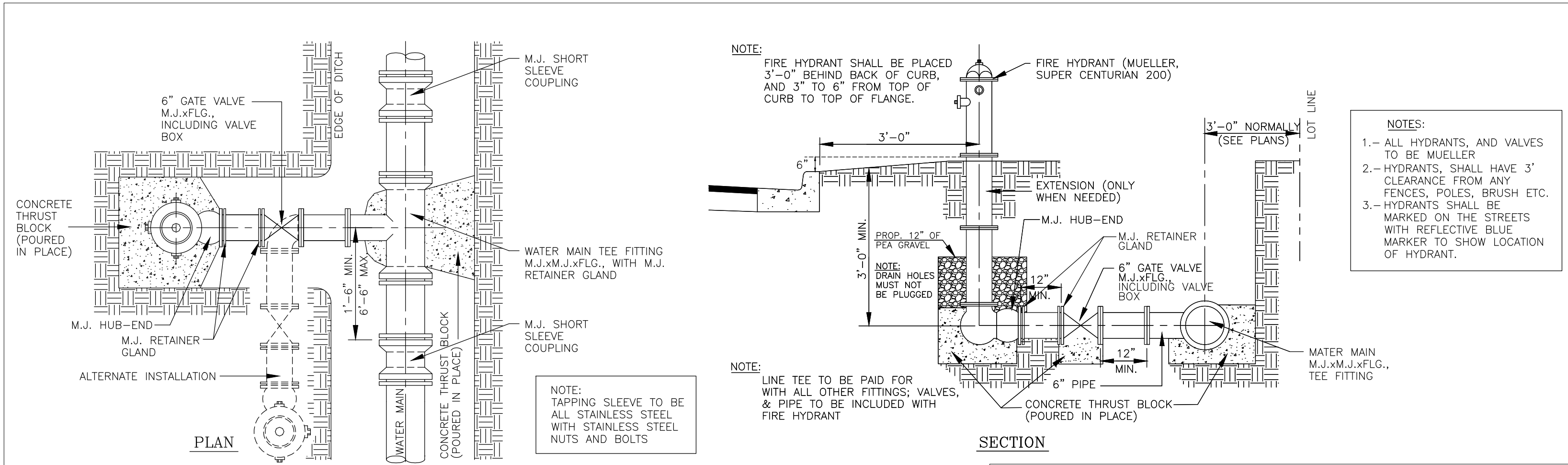
- NOTES:
1. 4"x4"x5'-0" TREATED WOOD POST, TOP POINTED AT 45° ANGLE. PRIME AND PAINT WITH TWO COATS OF YELLOW SEMI-GLOSS ENAMEL, LETTERS TO BE 3" IN HEIGHT AND PAINTED WITH BLACK SEMI-GLOSS ENAMEL.
 2. VALVE MARKERS SHALL BE INSTALLED AT EACH LINE VALVE AND FLUSH VALVE.

NOTE:
ALL HYDRANTS, AND
VALVES TO BE MUELLER



WATER LINE ADJUSTMENT PVC

N.T.S.

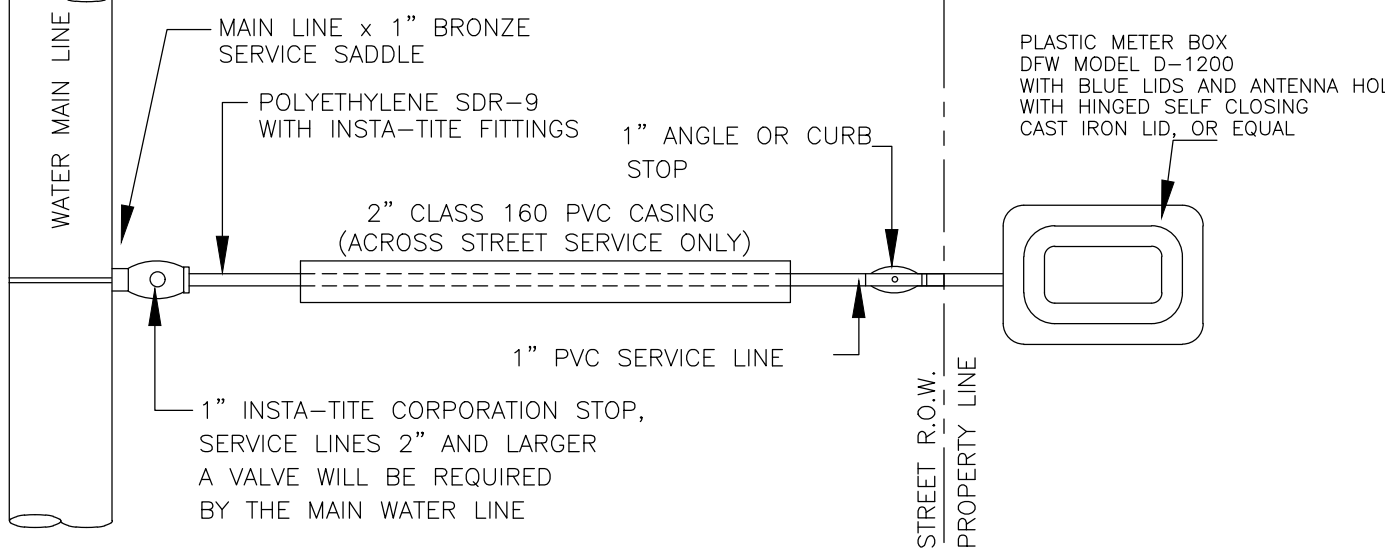
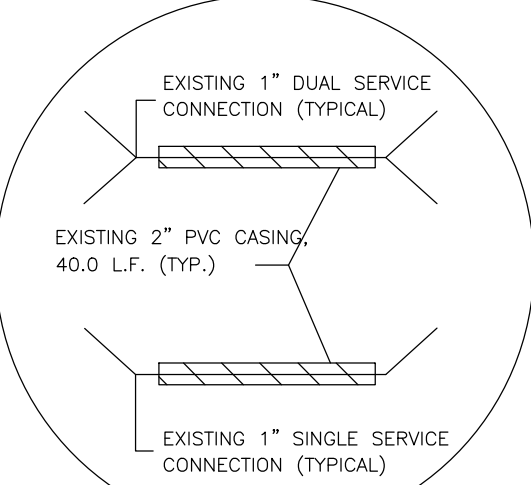


TYPICAL FIRE HYDRANT INSTALLATION

N.T.S.

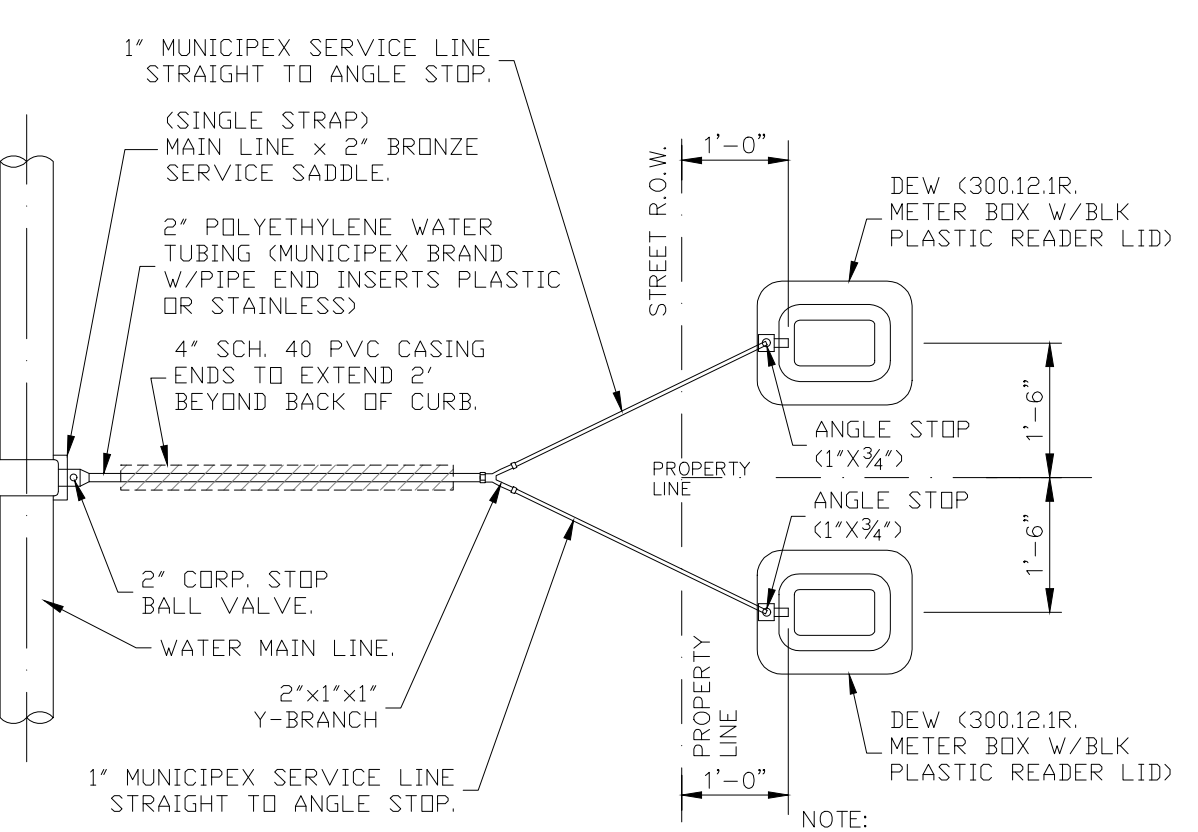
GENERAL CONSTRUCTION NOTES:

1. ALL EXISTING WATER LINES TO BE C-900 DR-18.
2. CONTRACTOR TO INSTALL 1" SERVICE CONNECTIONS TO EVERY LOT & ALL SERVICES TO BE LOCATED IN FRONT OF LOTS APPROXIMATELY 1.0 FOOT FROM LOT LINE. CONTRACTOR TO UTILIZE SINGLE & DOUBLE SERVICE CONNECTIONS AS NEEDED.
3. CONTRACTOR TO NOTIFY ALL UTILITY COMPANIES FOR VERIFICATION OF CONFLICTS PRIOR TO CONSTRUCTION ON SITE.
4. SEE WATER DETAIL SHEET FOR MORE INFORMATION.
5. ALL LOTS SHALL BE PROVIDED WITH SERVICE STUBOUTS AND SAID SERVICE LOCATIONS SHALL BE MARKED ON THE CURB AND GUTTER WITH A "W" NOT LESS THAN 1 1/2" IN SIZE OR IN A MANNER APPROVED BY THE CITY AND SHALL BE 12" BELOW FINISH GRADE ELEVATION.
6. THE RESIDENTIAL LOTS SHOULD REFLECT SERVICE BY A 3/4" METER.
7. TAPPING SLEEVE TO BE ALL STAINLESS STEEL WITH STAINLESS STEEL NUTS AND BOLTS



SINGLE WATER SERVICE CONNECTION

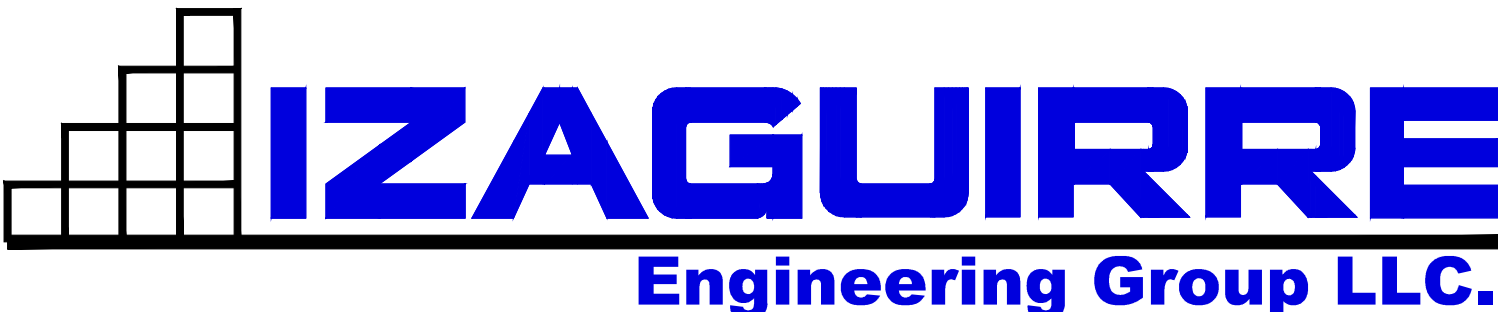
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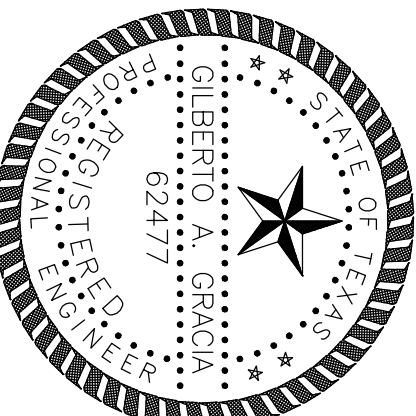
RESIDENTIAL DUAL WATER
SERVICE CONNECTION

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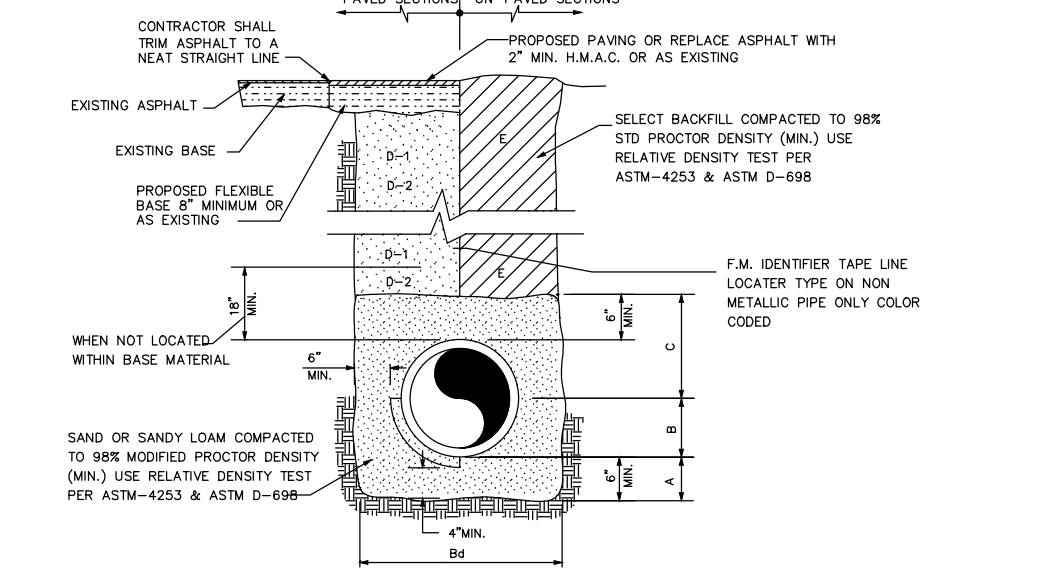
*NOTE: SEE CONSTRUCTION TYPICAL DETAILS AND SPECIFICATION ON PAGE 3



ALTO BONITO SUBDIVISION
WATER DISTRIBUTION LAYOUT

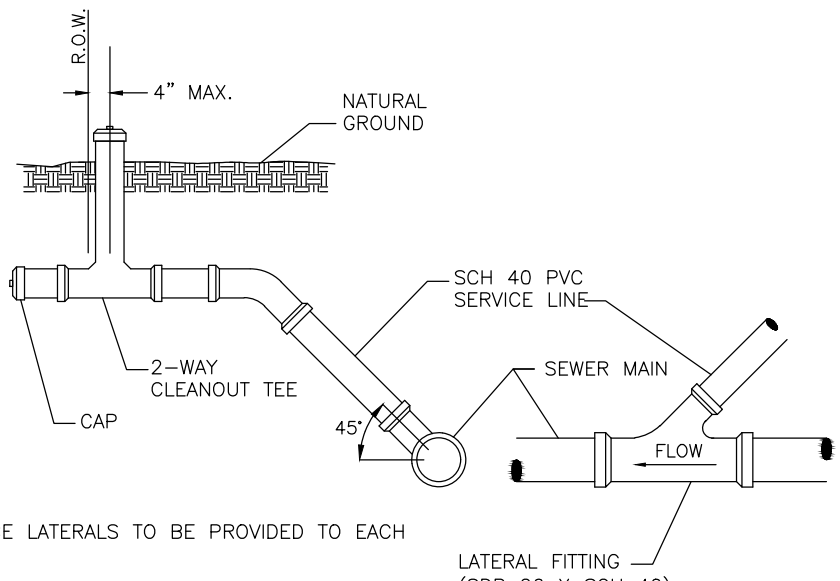


SANITARY SEWER LAYOUT OF:
ALTO BONITO SUBDIVISION



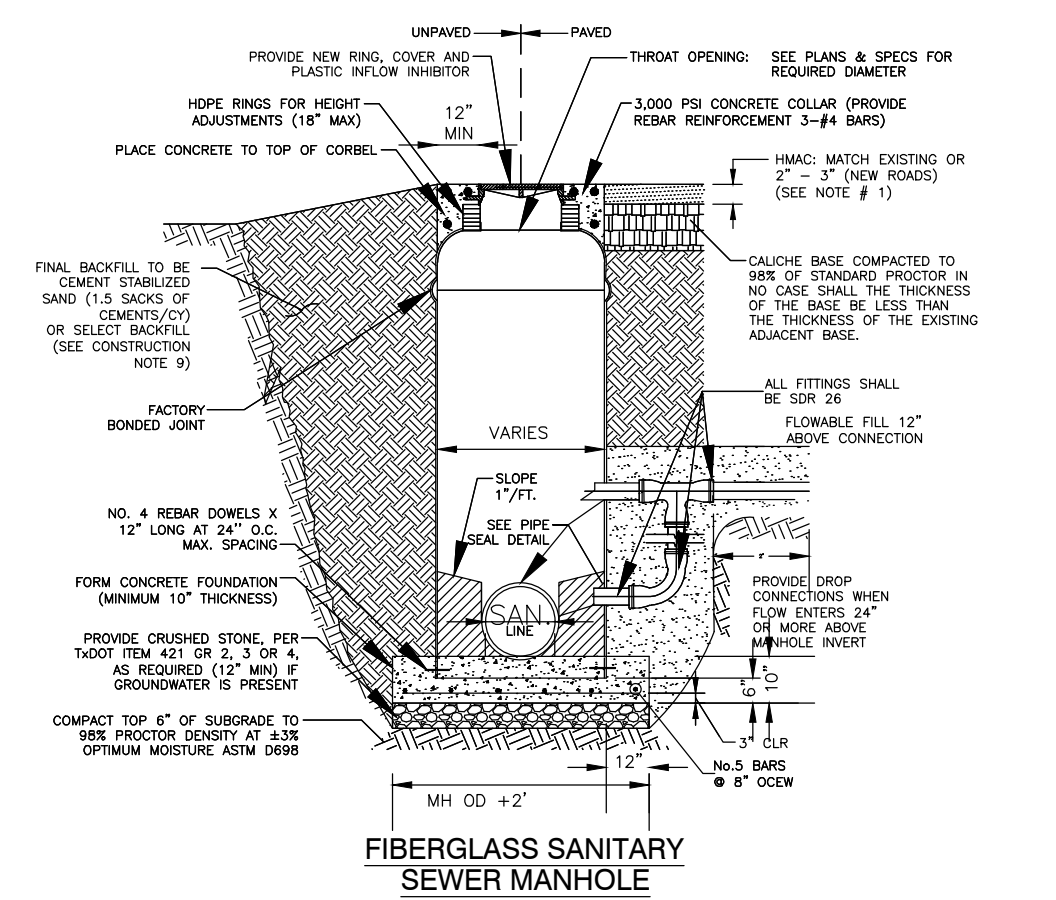
- NOTES
- INDIVIDUAL SERVICE LATERALS TO BE PROVIDED TO EACH LOT.
 - SINGLE FAMILY SERVICE SHALL BE 4" MIN. MULTI-FAMILY, COMMERCIAL, AND INDUSTRIAL SERVICE SHALL BE 6" OR GREATER AS REQUIRED.

SANITARY SEWER SERVICE
TYP. DETAIL

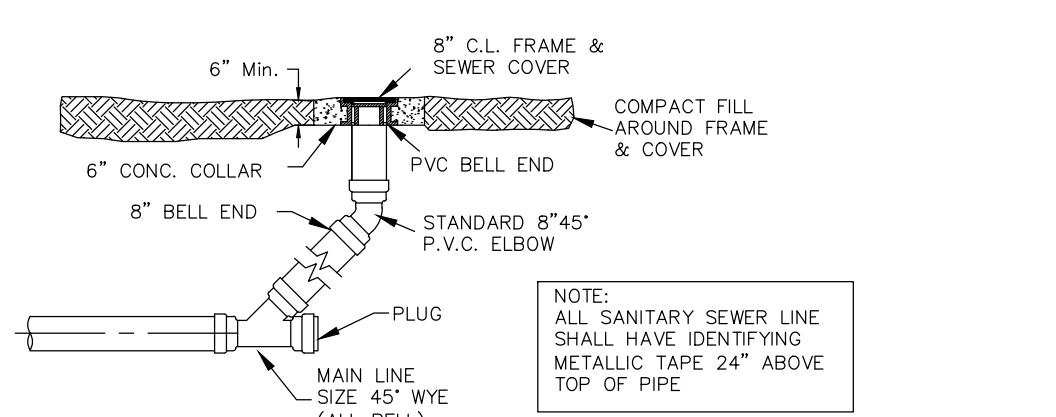


GENERAL WASTEWATER
CONSTRUCTION NOTES:

- HMAC: 2"- MINOR RESIDENTIAL, RESIDENTIAL AND MULTI-FAMILY COLLECTOR, COLLECTOR, MINOR AND PRINCIPAL ARTERIAL STREETS.
- HMAC: 3"- RURAL ARTERIAL STREETS. IN NO CASE SHALL THE THICKNESS OF THE HMAC BE LESS THAN THE THICKNESS OF THE EXISTING ADJACENT HMAC.
- THE CONTRACTOR SHALL VISIT THE SITE OF THE WORK AND EXAMINE LOCAL CONDITIONS TO BE ENCOUNTERED, IMPROVEMENTS TO BE PROTECTED, AND PERMITS AND FEES TO BE REQUIRED, ALONG WITH OTHER RESEARCH THAT IS NECESSARY TO ENSURE THAT THE CONTRACTOR THOROUGHLY UNDERSTANDS THE PROJECT AND IS FULLY AWARE OF ALL THE CONDITIONS AND CONSTRAINTS THAT MAY BE ENCOUNTERED DURING THE COURSE OF CONSTRUCTION.
- THE CONTRACTOR SHALL ADHERE TO ALL TCEC REGULATIONS PER 30 TAC CHAPTER 217 AND TRENCH SAFETY FOR EXCAVATIONS.
- THE CONTRACTOR IS RESPONSIBLE FOR ALL TRAFFIC CONTROL AND MUST ADHERE TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
- ALL FIBERGLASS MANHOLES SHALL BE MONOLITHIC WITH 0.50" MINIMUM WALL THICKNESS. FIBERGLASS BOTTOM SHALL BE DESIGNED TO WITHSTAND HYDROSTATIC HEAD PRESSURE UNDER ALL CONDITIONS.
- ALL MANHOLE WALL PENETRATIONS SHALL BE CORED AND SEALED WITH APPROVED TPSMHA WATER STOP GASKET ASSEMBLY.
- THE CONTRACTOR SHALL PROVIDE PROTECTIVE COATING ON ALL EXPOSED CONCRETE SURFACES, INCLUDING CORBEL AREA, MANHOLE WALLS AND MANHOLE BENCH.
- FOR FIBERGLASS MANHOLES WITH WATERTIGHT BOTTOM, ADHERE TO ALL MANUFACTURER REQUIREMENTS. FIBERGLASS BOTTOM AND BENCH MUST ALSO BE FACTORY INSTALLED.
- CEMENT STABILIZED SAND AND SELECT BACKFILL TO BE COMPACTED IN 12 INCH LIFTS TO 98% STD. PROCTOR.
- ALL DROP CONNECTIONS TO MANHOLE SHALL USE TPSMHA WATER STOP GASKET ASSEMBLY.
- CONCRETE COLLARS WITHIN PAVED AREAS SHALL BE SQUARE.



SANITARY SEWER
CLEANOUT



SANITARY SEWER
CLEANOUT

SANITARY SEWER
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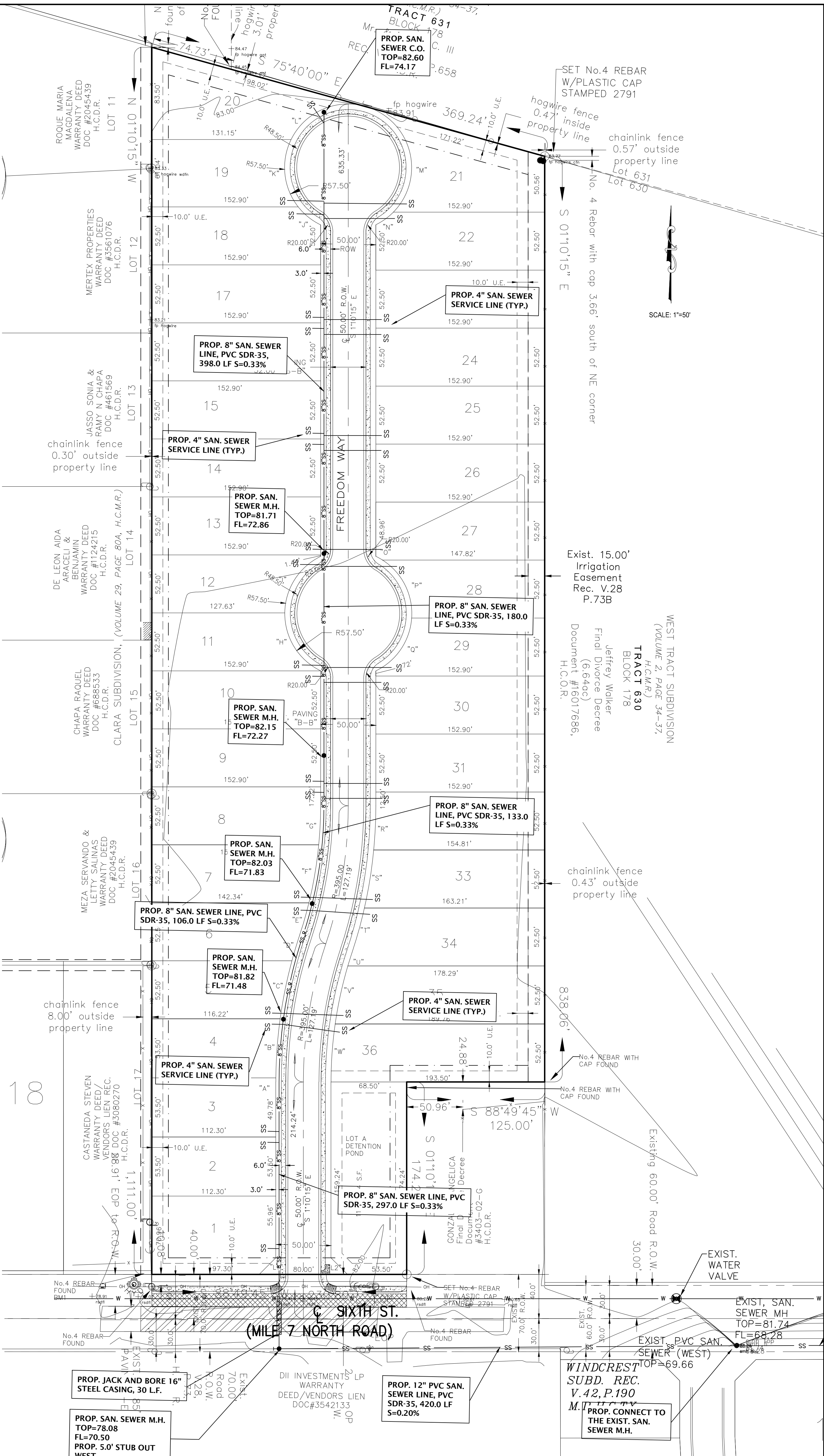
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SUBDIVIDER CERTIFICATION

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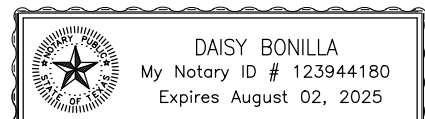
ARTURO ORTEGA, PRESIDENT
3BU FAMILY LIMITED PARTNERSHIP
533 N ALAMO RD
ALAMO, TEXAS 78516

DATE

STATE OF TEXAS
COUNTY OF HIDALGO

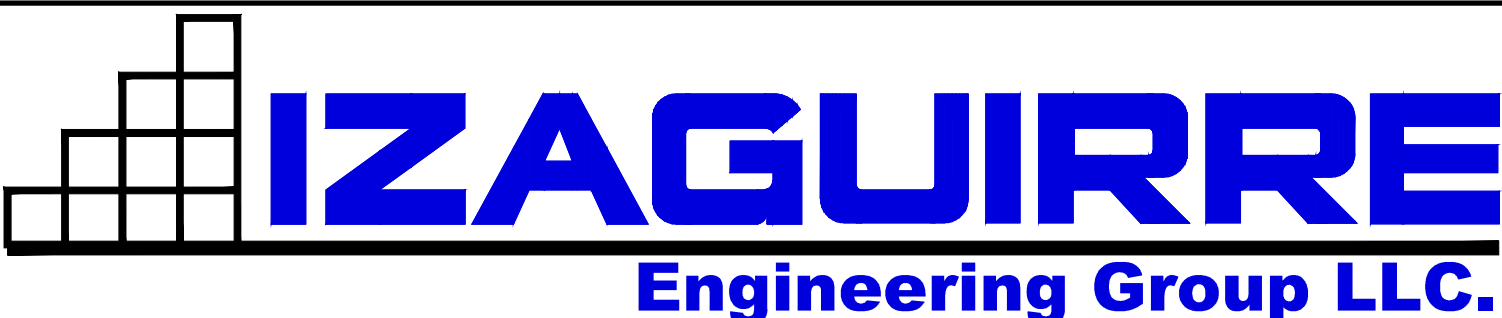
BEFORE ME, the undersigned notary public, on this day personally appeared ARTURO ORTEGA, proved to me through her Texas Department of Public Safety Driver License to be the person whose name is subscribed to the foregoing instrument, who, being by me first duly sworn, declared that the statements therein are true and correct and acknowledged that she executed the same for the purposes and consideration thereby expressed.

Given under my hand and seal of office this _____ day of _____, 2024.



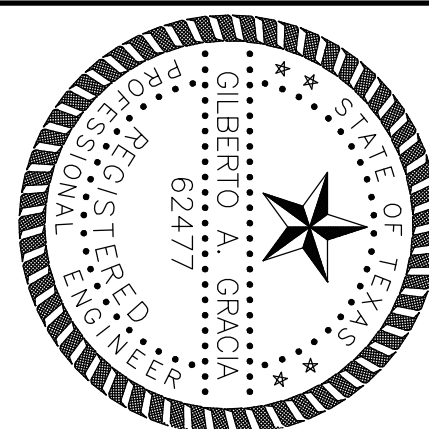
NOTARY PUBLIC- STATE OF TEXAS

*NOTE: SEE CONSTRUCTION TYPICAL DETAILS AND SPECIFICATION ON PAGE 3



2121 E GRIFFIN PKWY SUITE 2 F-10214 PHONE (956) 584-0554
MISSION TEXAS, 78574 FAX (956) 584-0049

ALTO BONITO SUBDIVISION
SANITARY SEWER LAYOUT



PAVING AND DRAINAGE LAYOUT OF: ALTO BONITO SUBDIVISION

DRAINAGE STATEMENT FOR ALTO BONITO SUBDIVISION

SCALE: 1"=50'

I. PROJECT LOCATION
THIS SUBDIVISION IS A 8.172-ACRE TRACT CONSISTING OF 36 SINGLE FAMILY RESIDENTIAL LOTS, SAID SUBDIVISION, LOCATED WITHIN THE CITY OF WESLACO, TEXAS. THE TRACT IS LOCATED ON THE NORTH SIDE OF W 6TH ST AND APPROXIMATELY 575FT EAST OF S MILANOS RD. THIS IS 8.172-ACRE TRACT OF LAND, MORE OR LESS, BEING ALL OF LOT 2, RESSER SUBDIVISION, IN THE CITY OF WESLACO, TEXAS AS PER MAP THEREOF RECORDED IN VOLUME 28, PAGES 73, OF THE HIDALGO COUNTY MAP RECORDS.

II. FLOOD PLAIN
THE SUBJECT TRACT IS LOCATED WITHIN FLOOD ZONE "X" (UNSHADED) INDICATES AREAS TO BE OUTSIDE 500-YEAR FLOODPLAIN. FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NO. 480334 0450 C, MAP REVISED JUNE 6, 2000.

III. SOIL CONDITIONS
A REVIEW OF THE U.S. SOIL CONSERVATION SURVEY OF HIDALGO COUNTY INDICATES THAT THE PREDOMINANT SOIL OF THE SUBJECT SITE IS CLASSIFIED AS HIDALGO-26 (FINE SANDY LOAM), HIDALGO-28 (SANDY CLAY LOAM), RACOMBES- 48 (SANDY CLAY), AND RAYMONDVILLE- 52 (CLAY LOAM).

26-HIDALGO SOIL (HYDROLOGIC GROUP B, UNIFIED CLASS CL), IDENTIFIED BY ITS COMPOSITION OF FINE SANDY LOAM TRANSITIONING INTO SANDY CLAY LOAM AND CLAY LOAM LAYERS. TYPICALLY SLOPES RANGE FROM 1 TO 3 PERCENT. THIS WELL-DRAINED SOIL HAS A DEEP PROFILE EXCEEDING 80 INCHES, WITH NO ISSUES OF FLOODING OR PONDING. IT EXHIBITS A MODERATELY HIGH TO HIGH WATER TRANSMISSION RATE. SEE ATTACHED SOIL SURVEY OF HIDALGO COUNTY, TEXAS

28-HIDALGO SOIL (HYDROLOGIC GROUP B, UNIFIED CLASS CL), TYPICALLY FOUND WITH 0-1% SLOPES, CONSISTS OF A SURFACE LAYER OF DARK GRAYISH-BROWN SANDY CLAY LOAM ABOUT 17 INCHES THICK, THE NEXT SOIL LAYER DOWN, FROM 17 TO 28 INCHES THICK, IS A LIGHT BROWN SANDY CLAY LOAM. THE NEXT SOIL LAYER DOWN, FROM 28 TO 36 INCHES THICK, IS PALE BROWN CLAY LOAM. THE SOIL DOWN THEREAFTER, TO APPROXIMATELY 80 INCHES, IS VERY PALE BROWN CLAY LOAM. THIS SOIL: A) IS CALICAREOUS THROUGHOUT, B) IS WELL DRAINED, C) HAS HIGH AVAILABLE WATER CAPACITY, D) HAS SLOW SURFACE RUNOFF, E) HAS MODERATE PERMEABILITY, F) HAS AN OVERALL MODERATE SHRINK-SWELL POTENTIAL. SEE ATTACHED SOIL SURVEY REPORT(S) FROM THE SOIL CONSERVATION SERVICE.

48- RACOMBES SANDY CLAY LOAM, (HYDROLOGIC GROUP B, UNIFIED CLASS CL) IDENTIFIED BY ITS COMPOSITION OF SANDY CLAY LOAM WITH CONSISTENT LAYERS. TYPICALLY SLOPES RANGE FROM 0 TO 1 PERCENT. THIS MODERATELY WELL-DRAINED SOIL HAS A DEEP PROFILE EXCEEDING 80 INCHES, WITH NO ISSUES OF FLOODING OR PONDING. IT HAS A MODERATE CAPACITY FOR WATER RETENTION (ABOUT 9.0 INCHES AVAILABLE). SEE ATTACHED SOIL SURVEY OF HIDALGO COUNTY, TEXAS.

52- RAYMONDVILLE CLAY LOAM, (HYDROLOGIC GROUP C, UNIFIED CLASS CL) IDENTIFIED BY ITS COMPOSITION OF CLAY LOAM WITH CLAY LAYERS. TYPICALLY SLOPES RANGE FROM 0 TO 1 PERCENT. THIS MODERATELY WELL-DRAINED SOIL HAS A DEEP PROFILE EXCEEDING 80 INCHES, WITH NO ISSUES OF FLOODING OR PONDING. IT HAS A MODERATE CAPACITY FOR WATER RETENTION (ABOUT 9.0 INCHES AVAILABLE). SEE ATTACHED SOIL SURVEY OF HIDALGO COUNTY, TEXAS.

IV. EXISTING CONDITIONS
THE SUBJECT TRACT IS CURRENTLY UNDEVELOPED GRASSLAND. TOPOGRAPHIC ELEVATIONS OBTAINED FROM THE SITE INDICATE THAT THE EXISTING TERRAIN HAS A SLIGHT GRADE TO THE EAST APPROXIMATELY (0.20%).
EXISTING RUNOFF FROM THE SUBJECT SITE IS IN THE FORM OF SHEET RUNOFF FLOWING OVERLAND TOWARDS THE SOUTH AND IS INTERCEPTED BY AN EXISTING ROADSIDE DITCH ALONG THE W 6TH ST. THE RATIONALE METHOD WAS UTILIZED TO DETERMINE THE EXISTING 10-YEAR FREQUENCY EVENT STORM WATER RUNOFF ($Q_{EXIST} = 4.62$ CFS) FOR THIS SITE.

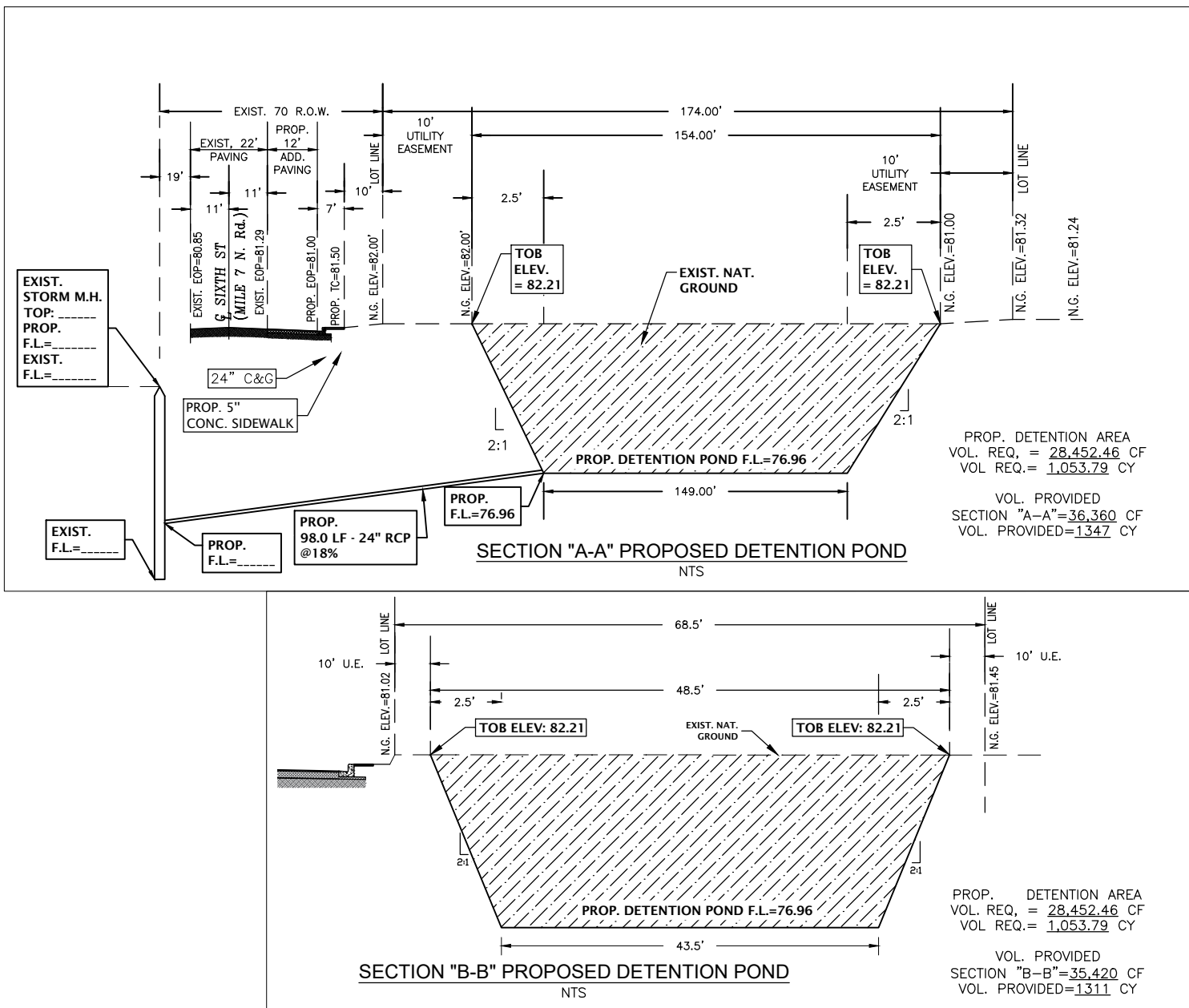
V. PROPOSED CONDITIONS
UTILIZING THE 50-YEAR FREQUENCY STORM EVENT, AFTER DEVELOPMENT OF THIS SUBDIVISION STORM WATER RUNOFF WILL BE 11.77 CFS WITH AN INCREASED $Q = 7.15$ CFS THE TOTAL PROPOSED DETENTION VOLUME, IN ACCORDANCE WITH THE COUNTY OF HIDALGO'S DRAINAGE REQUIREMENTS, IS 28,452.46 CUBIC FEET (0.65 ACRE-Feet) (REFER TO ATTACHED DRAINAGE CALCULATIONS). THE DEVELOPMENT SURFACE IS TO BE GRADED TO DIRECT STORM WATER SURFACE RUNOFF TOWARDS PROPOSED PAVED CURB AND GUTTER STREETS. SAID STORM WATER SURFACE RUNOFF WILL BE INTERCEPTED BY PROPOSED TYPE "A" CURB INLETS TO BE INSTALLED AT APPROPRIATE LOCATIONS. CURB INLETS WILL BE CONNECTED TO AN APPROPRIATELY SIZED DRAIN PIPELINE SYSTEM, WHICH WILL OUT FALL INTO A PROPOSED DETENTION POND. SAID DETENTION POND WILL BE DRAINED BY AN 18-INCH "BLEEDER" DRAIN LINE, WHICH WILL BE CONNECTED TO MAGNOLIA RIDGE SUBDIVISION VIA PROPOSED GATE INLET LOCATED IN EXISTING ROAD SIDE DITCH. THIS SYSTEM WILL OUTFALL INTO DITCH 37D OWNED HCCID#9 AND MAINTAINED BY HCCID#1.



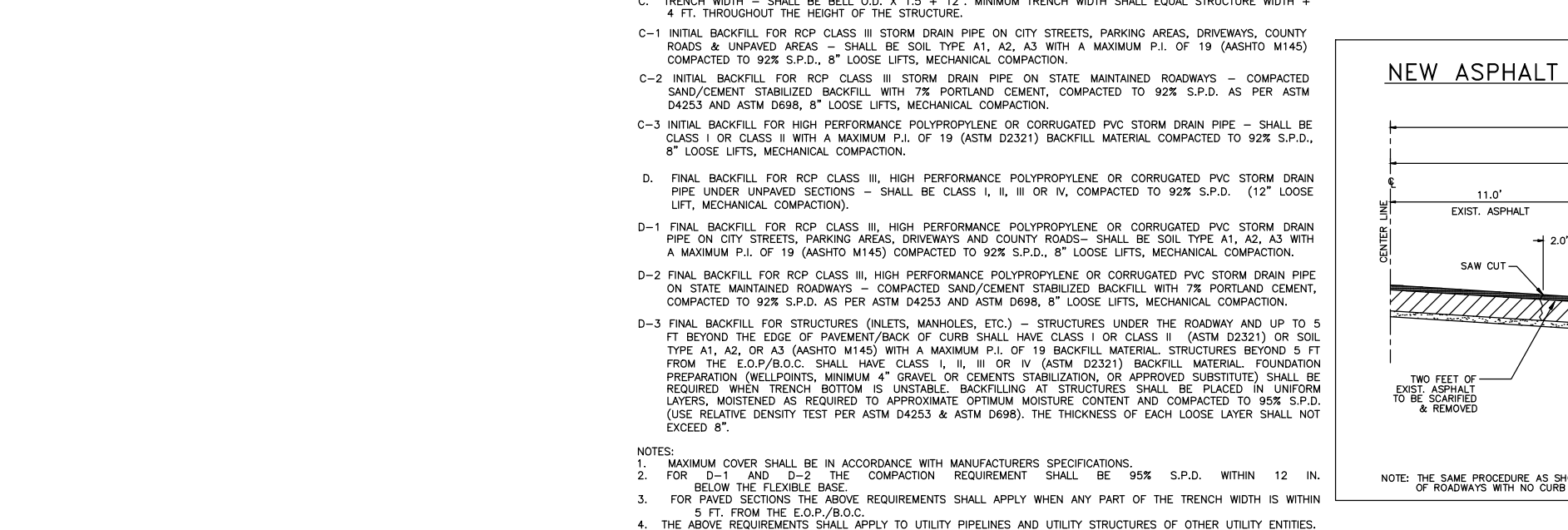
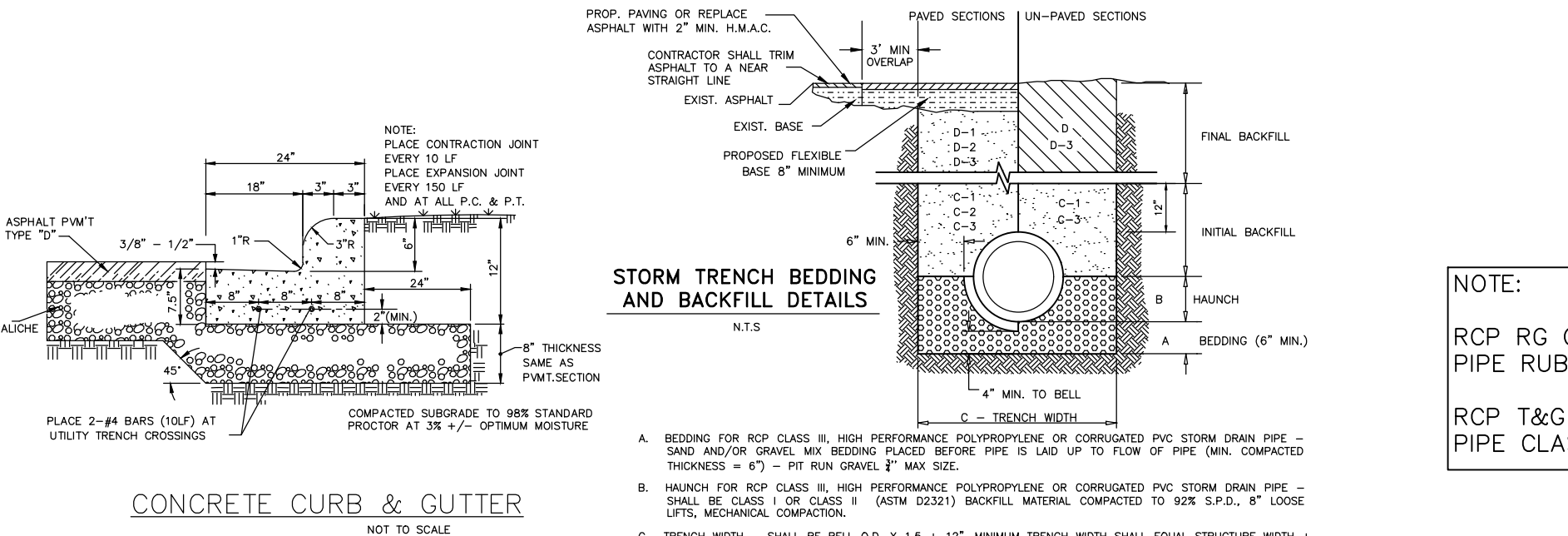
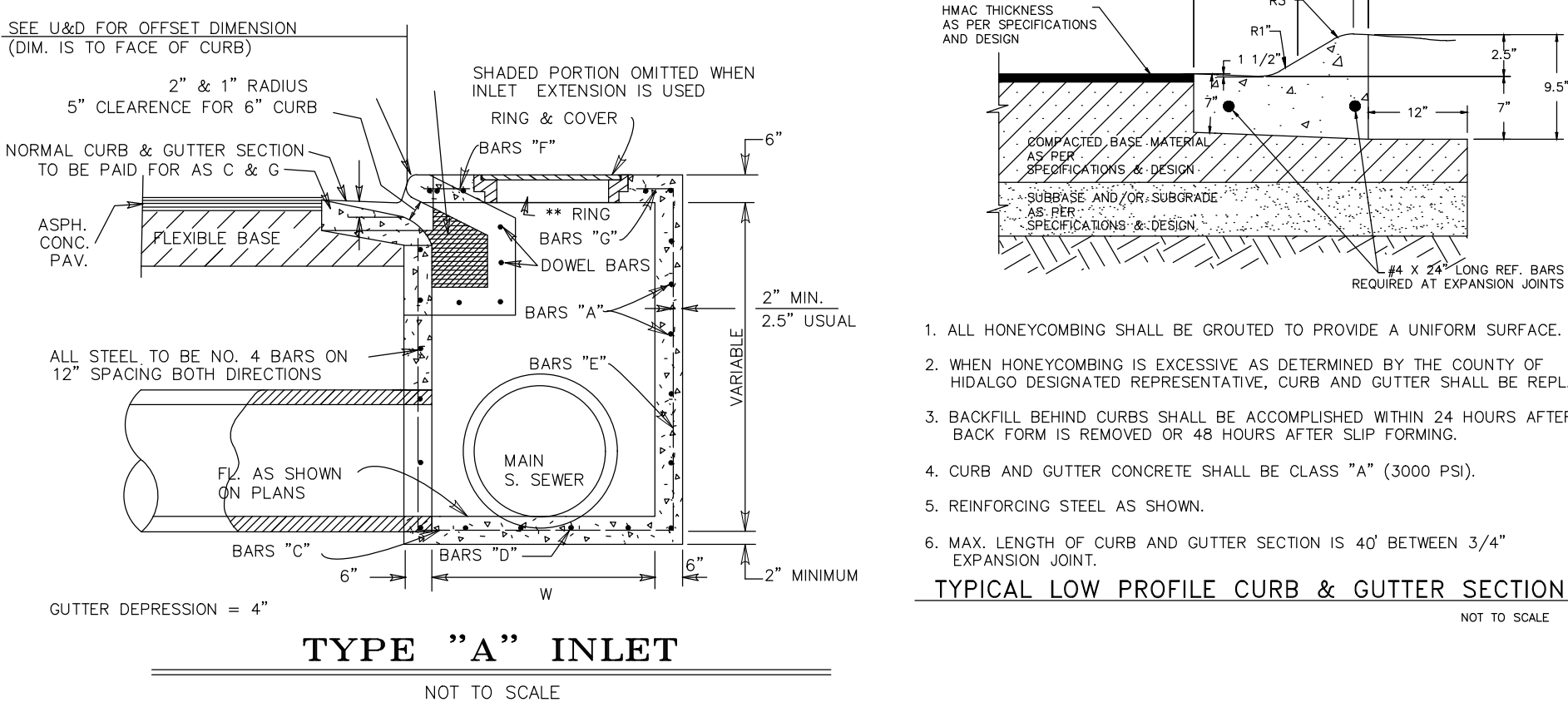
Gilberto A. Gracia
GILBERTO A. GRACIA-P.E. No. 62477

JULY 30TH, 2024
DATE:

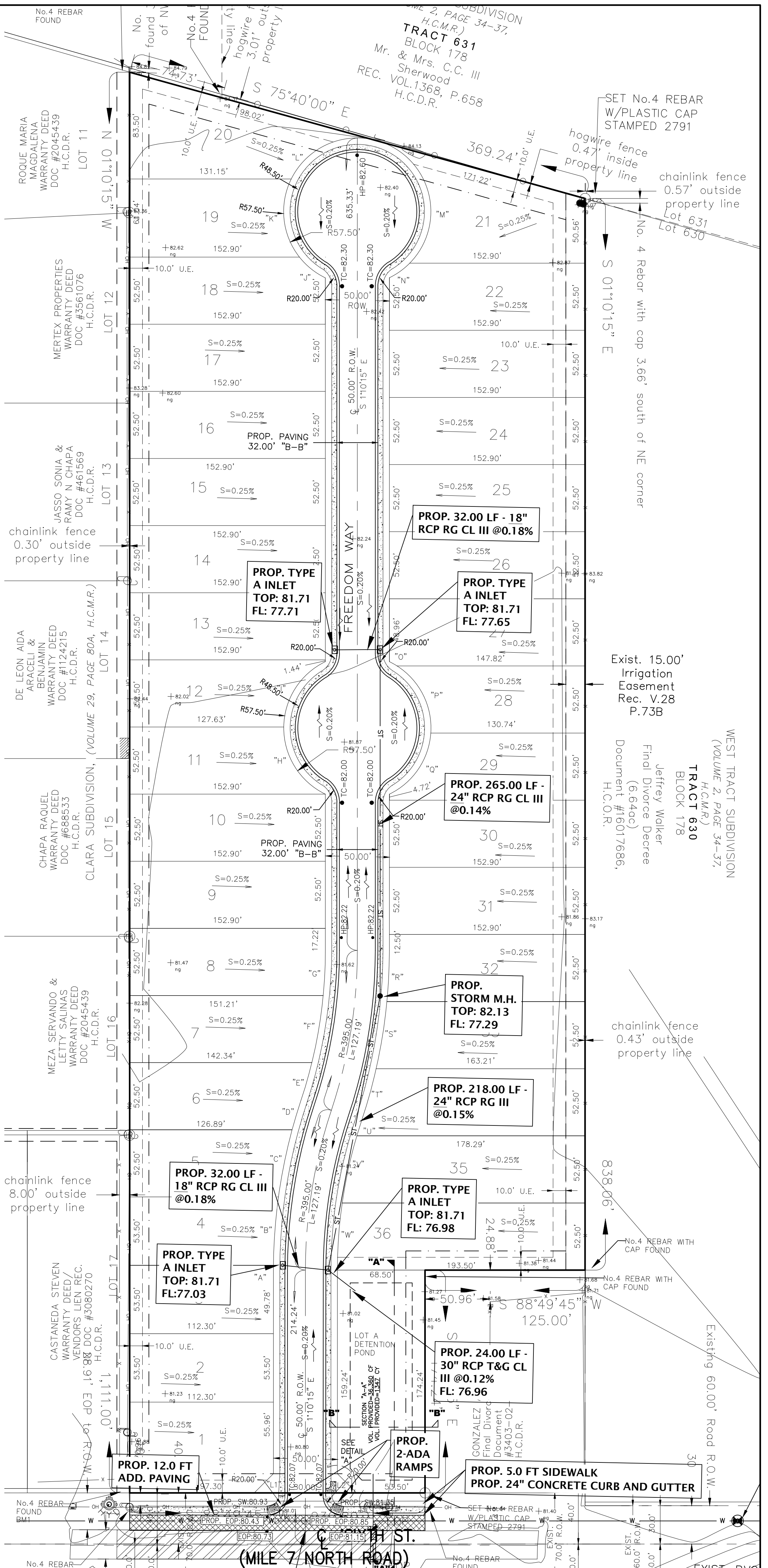
This seal appearing on this document was authorized by Gilberto A. Gracia, P.E. No. 62477 on the above designated date.



COST ESTIMATE	
WATER DISTRIBUTION	\$113,286.00
PAVING IMPROVEMENTS	\$128,880.00
DRAINAGE IMPROVEMENTS	\$150,455.00
SANITARY SEWER IMPROVEMENTS	\$145,000.00
TOTAL	\$537,621.00



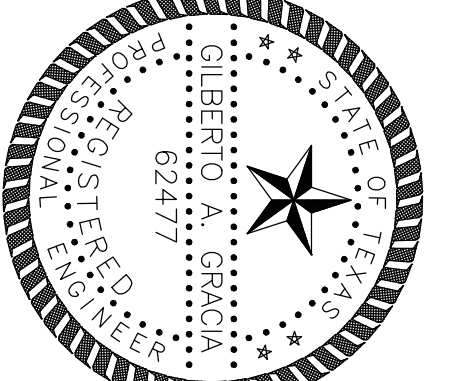
NOTE: THE SAME PROCEDURE AS SHOWN ABOVE SHALL BE FOLLOWED FOR MOWING OF ROADSIDE WITH NO CURB & GUTTER BEING REQUIRED.



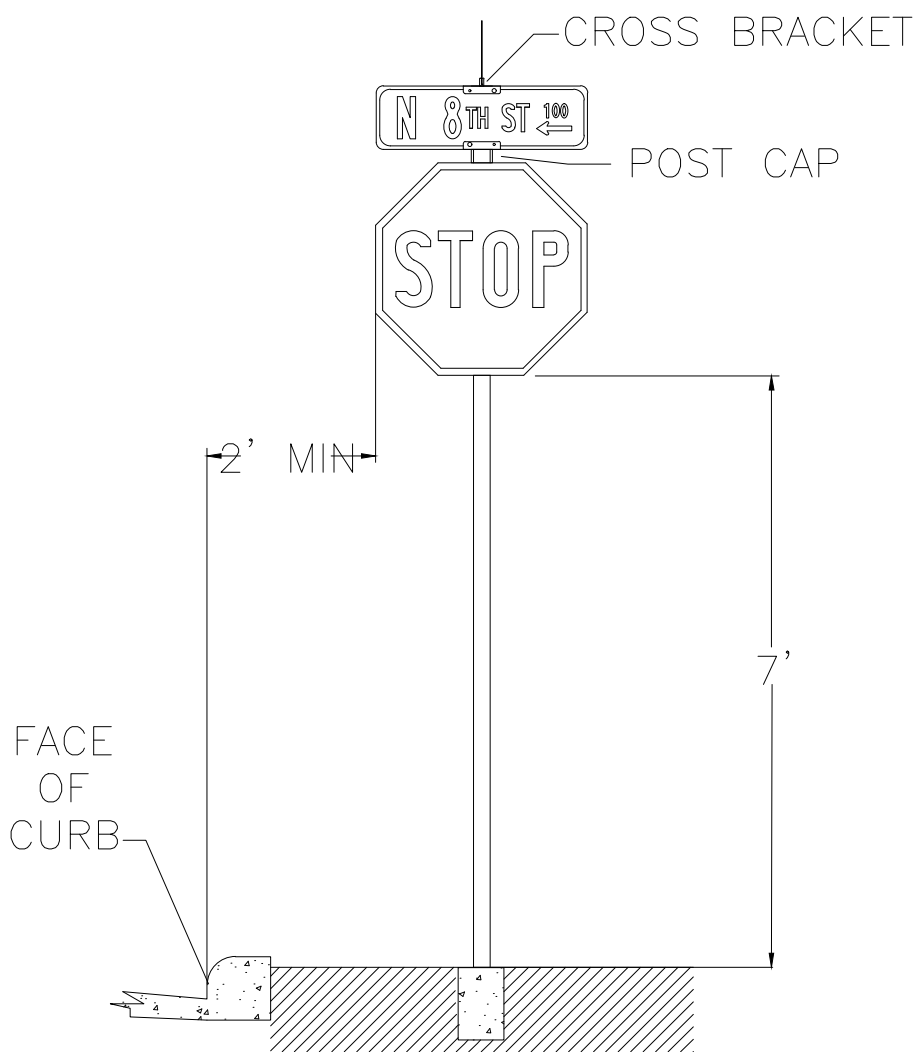
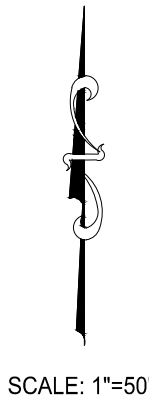
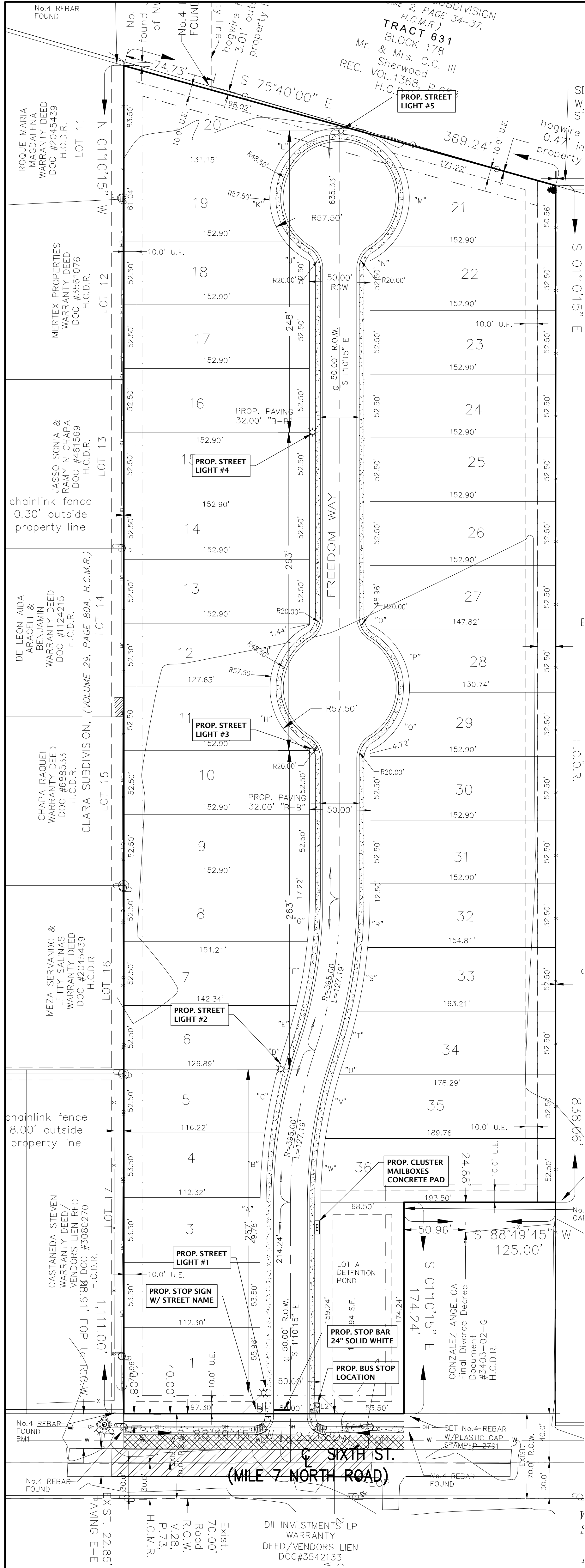
NOTE: THE SAME PROCEDURE AS SHOWN ABOVE SHALL BE FOLLOWED FOR MOWING OF ROADSIDE WITH NO CURB & GUTTER BEING REQUIRED.

DATE OF PREPARATION:
10-16-2024

ALTO BONITO SUBDIVISION PAVING AND DRAINAGE LAYOUT

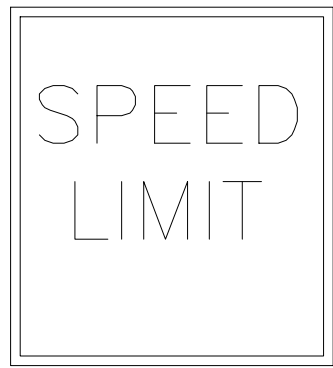
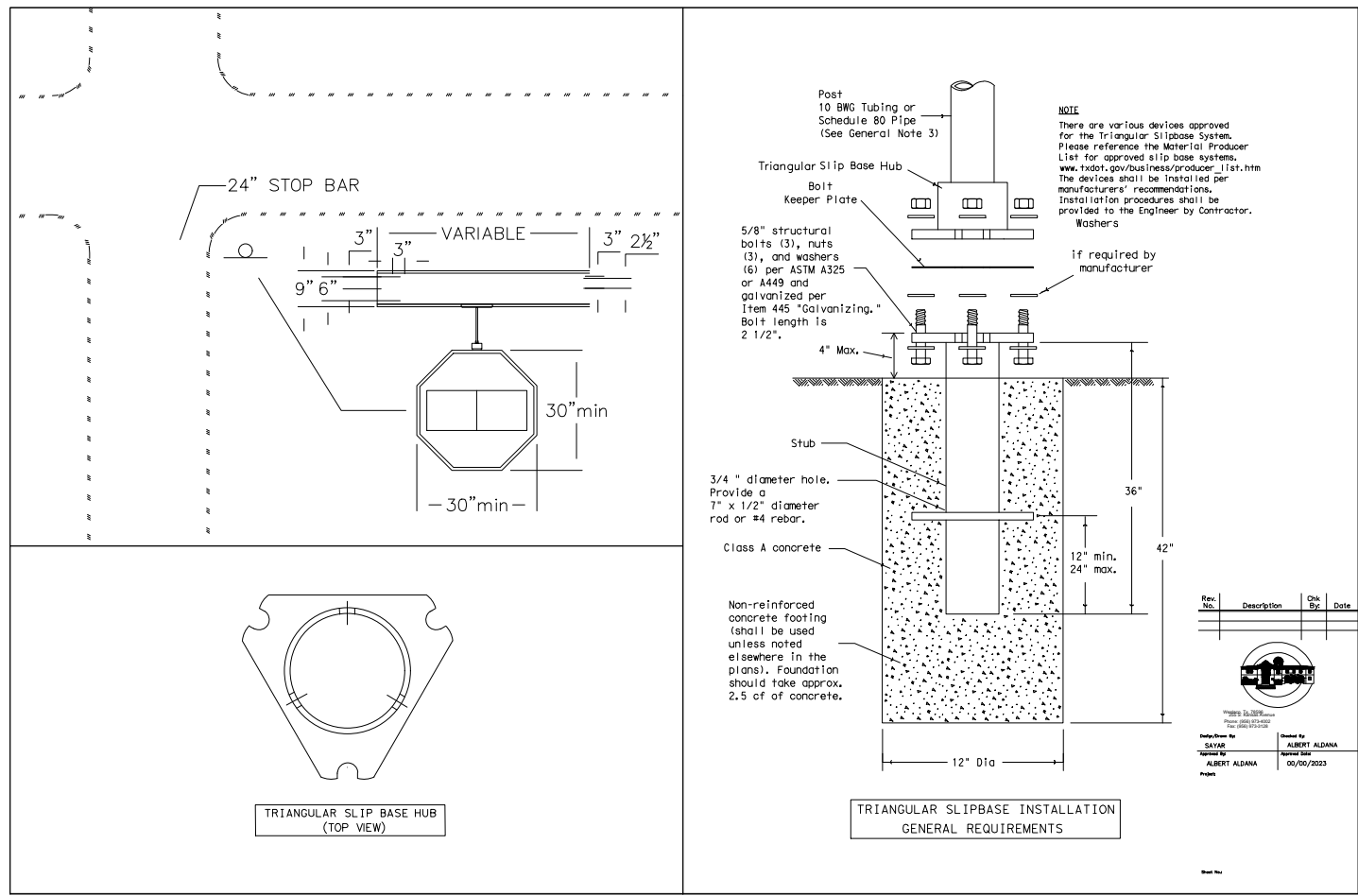


STREETLIGHT & SIGN LAYOUT OF:
ALTO BONITO SUBDIVISION



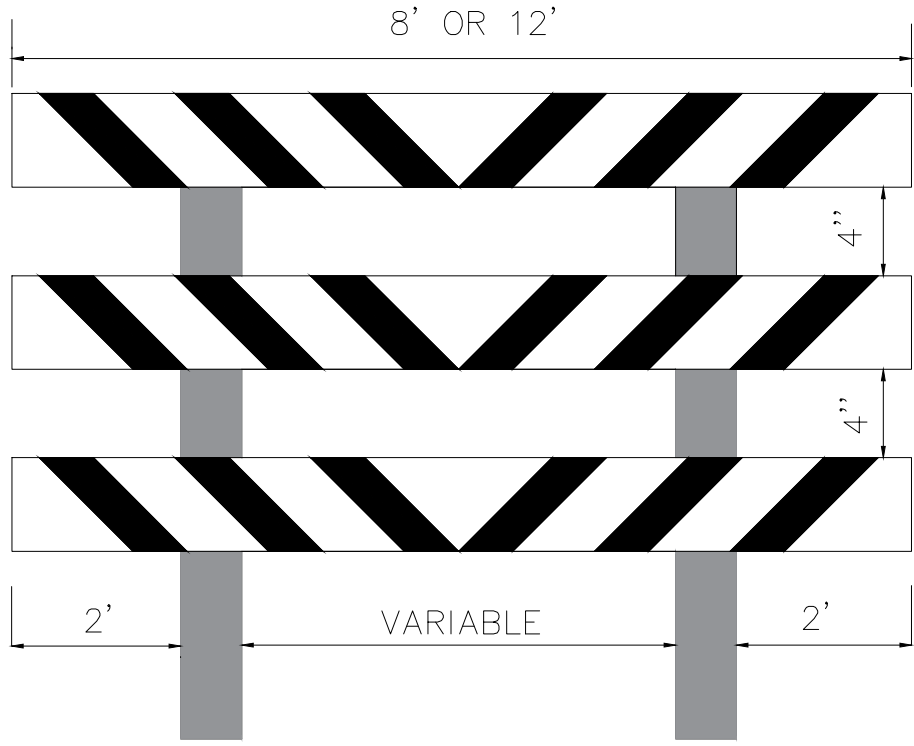
SIGN CLEARANCE DETAIL

1. 2-3/8" OD 12 GA. GALVANIZED STEEL SIGN POST
2. STREET NAME SIGNS TO HAVE 3/8" X 1" HEX HEAD SET SCREW THROUGH BRACKET ON SIGN CAP AND CROSS
3. MAINTAIN 32" ADA CLEARANCE ON ALL SIDEWALKS
4. INSTALL AT LEAST FIVE FEET AWAY FROM WOOD POWER POLES
5. INSTALL POST AT LEAST THREE FEET AWAY FROM ALL FIRE HYDRANTS



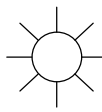
1. 30" FLAT ALUMINUM, WITH A 0.080 THICKNESS
2. BACKGROUND TO BE HI INTENSITY PRISMATIC GRADE SHEETING (WHITE)
3. LEGEND TO BE ELECTROCUIT FIL (EC FILM)(GREEN) OR SCREENED TRANSPARENT COLOR (GREEN)
4. SIGN TO BE SHEETED WHIT A PROTECTIVE ANTIGRAFFITI OVERLAY FILM

SPEED LIMIT DETAIL



TYPE III BARRICADE
GENERAL NOTES

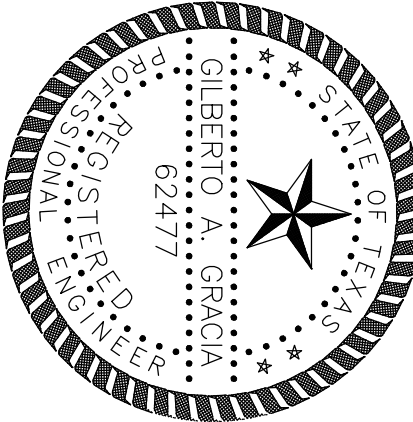
8" X 12" OR 8" X 8" PANEL MADE OF HDPE PLASTIC MATERIAL.
SHEETING TO BE HI-INTENSITY PRISMATIC GRADE RED/WHITE.
2-3/8" OD 12 GA. GALVANIZED STEEL POST.
SHOULD BE INSTALLED USING BREAKAWAY SIGN INSTALLATION
SYSTEM (REFER TO BREAKAWAY SIGN INSTALLATION DETAIL
S. SIGN TO BE SHEETED A PROTECTIVE ANTIGRAFFITI OVERLAY FILM.



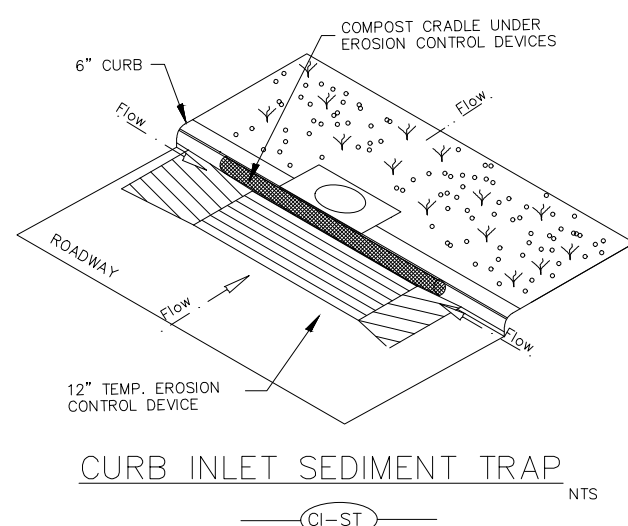
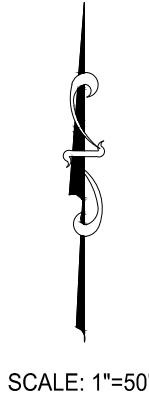
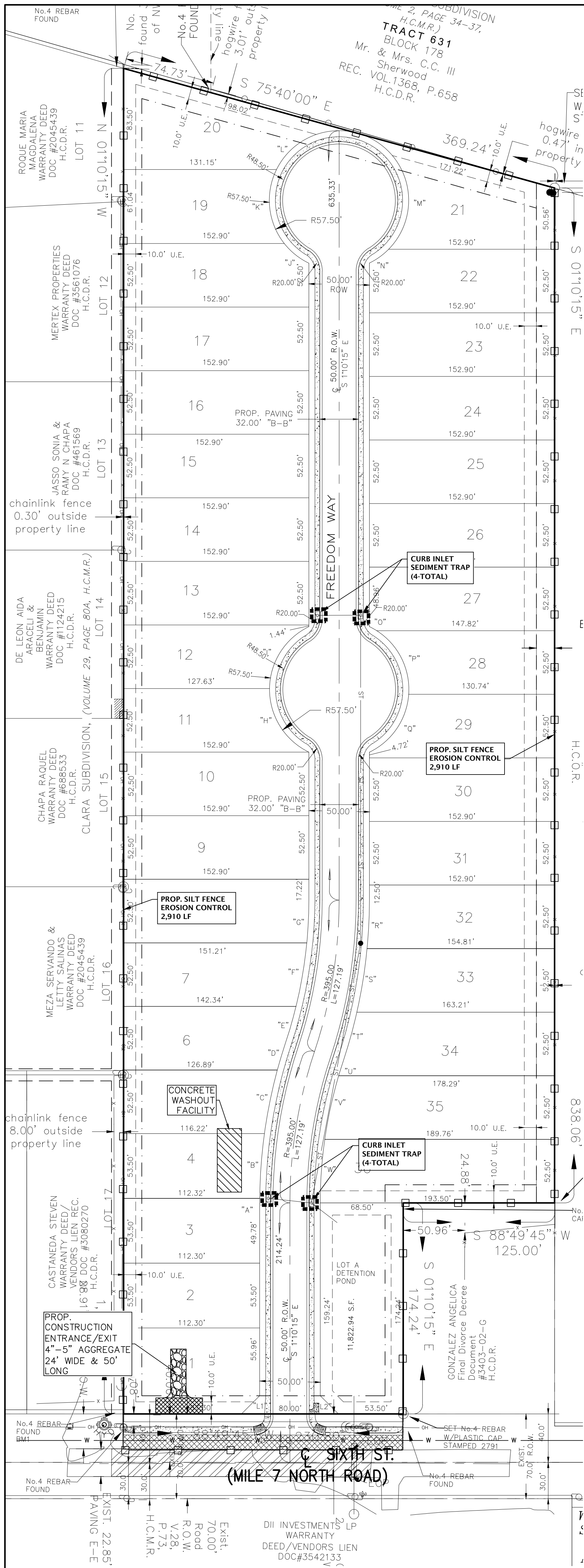
PROPOSED STREET LIGHT FIXTURES

THE STREET LIGHT FIXTURES FOR RESIDENTIAL STREETS ARE TO CONSIST OF 250 WATT HIGH PRESSURE SODIUM, COBRA TYPE FIXTURES WITH 6' EXTENSIONS MOUNTED ON 35" CONCRETE STANDARD.

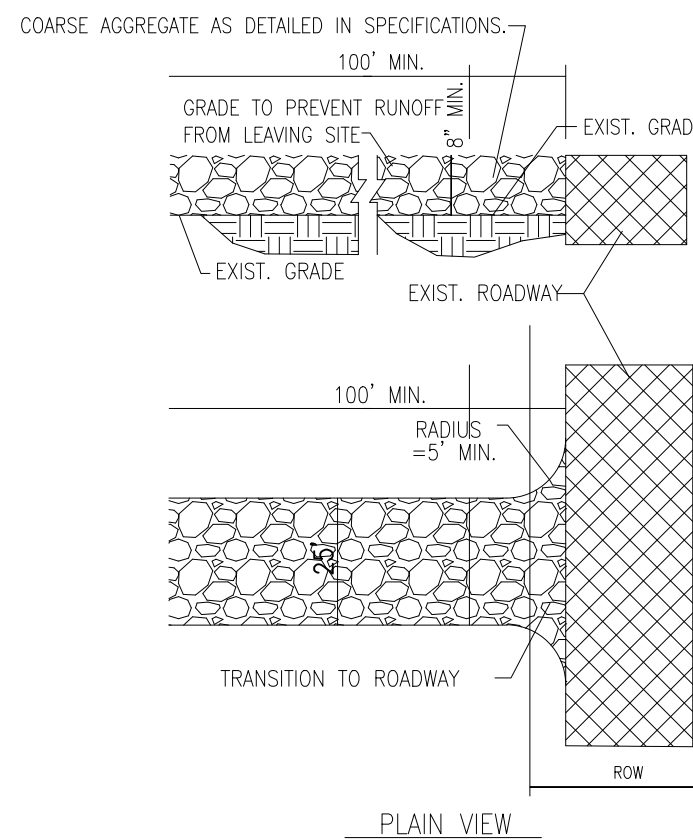
DATE OF PREPARATION: 10-30-2024



EROSION PLAN LAYOUT OF:
ALTO BONITO SUBDIVISION



TEMPORARY EROSION
CONTROL LOGS - 2



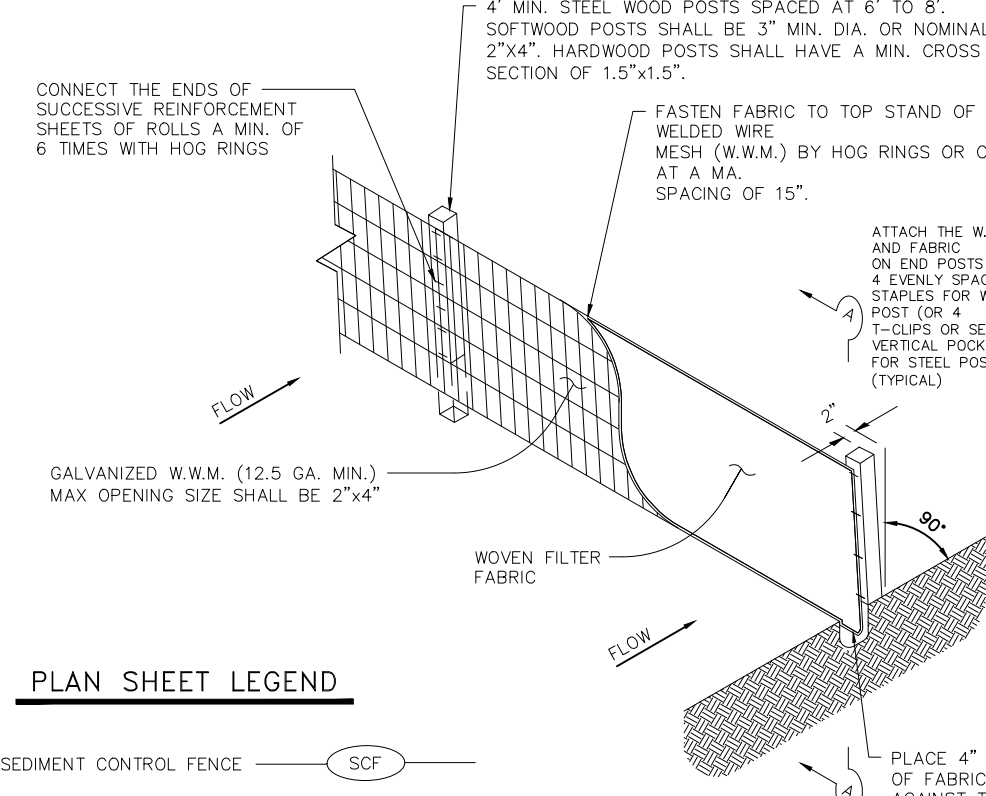
STABILIZED CONSTRUCTION ENTRANCE/EXIT

SEDIMENT BASIN & TRAP USAGE GUIDELINES

- A sediment trap may be used to precipitate sediment out of runoff draining from an unstable area.
- Traps: the drainage area for a sediment trap should not exceed 5 acres. The trap capacity should be 1800 CF/Acre (0.5' over the drainage area).
- Sediment traps should be placed in the following locations:
1. Immediately preceding water bodies.
 2. Just before the drainage enters a water course.
 3. Just before the drainage leaves the right of way.
 4. Just before the drainage leaves the construction limits where drainage flows away from the project.
- The trap should be cleaned when the capacity has been reduced by 1/2 or the sediment has accumulated to a depth of 1/2, whichever is less.
- Clearing and removal of accumulated sediment deposits is incidental and will not be paid for separately.

GENERAL NOTES

1. LENGTHS OF EROSION CONTROL LOGS SHALL BE IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS AND AS REQUIRED FOR THE PURPOSE INTENDED. MAXIMUM LENGTH OF LOGS SHALL BE 30' FOR 12" DIAMETER LOGS.
2. UNLESS OTHERWISE DIRECTED, USE BIODEGRADABLE OR PHOTODEGRADABLE CONTAINMENT MESH ONLY. WHERE LOGS WILL REMAIN IN PLACE AS PART OF A VEGETATIVE SYSTEM, FOR TEMPORARY INSTALLATIONS, USE RECYCLABLE CONTAINMENT MESH.
3. STUFF LOGS WITH SUFFICIENT FILTER MATERIAL TO ACHIEVE DENSITY THAT WILL HOLD SHAPE WITHOUT EXCESSIVE DEFORMATION.
4. STAKES SHALL BE 2" X 2" WOOD SHAPE, 4' LONG, EMBEDDED SUCH THAT 2' PROTRUDES ABOVE LOG.
5. COMPOST CHARGE MATERIAL IS INCIDENTAL AND WILL NOT BE PAID FOR SEPARATELY.

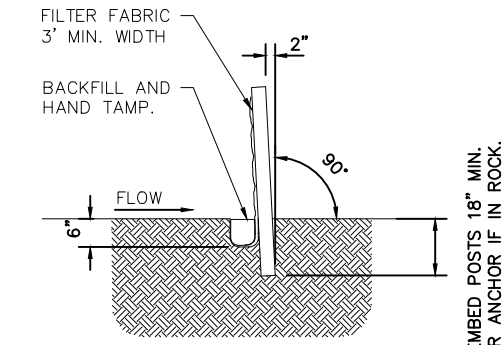


PLAN SHEET LEGEND

SEDIMENT CONTROL FENCE (SCF)

GENERAL NOTES

1. THE GUIDELINES SHOW HEREON ARE SUGGESTIONS ONLY AND MAY BE MODIFIED BY THE ENGINEER.



SECTION A-A

SEDIMENT CONTROL FENCE USAGE GUIDELINES

A SEDIMENT CONTROL FENCE MAY BE CONSTRUCTED NEAR THE DOWNSTREAM PERIMETER OF A DISTURBED AREA ALONG A CONTOUR TO INTERCEPT SEDIMENT FROM OVERLAND RUNOFF. A 2 YEAR STORM FREQUENCY MAY BE USED TO CALCULATE THE FLOW RATE TO BE FILTERED.

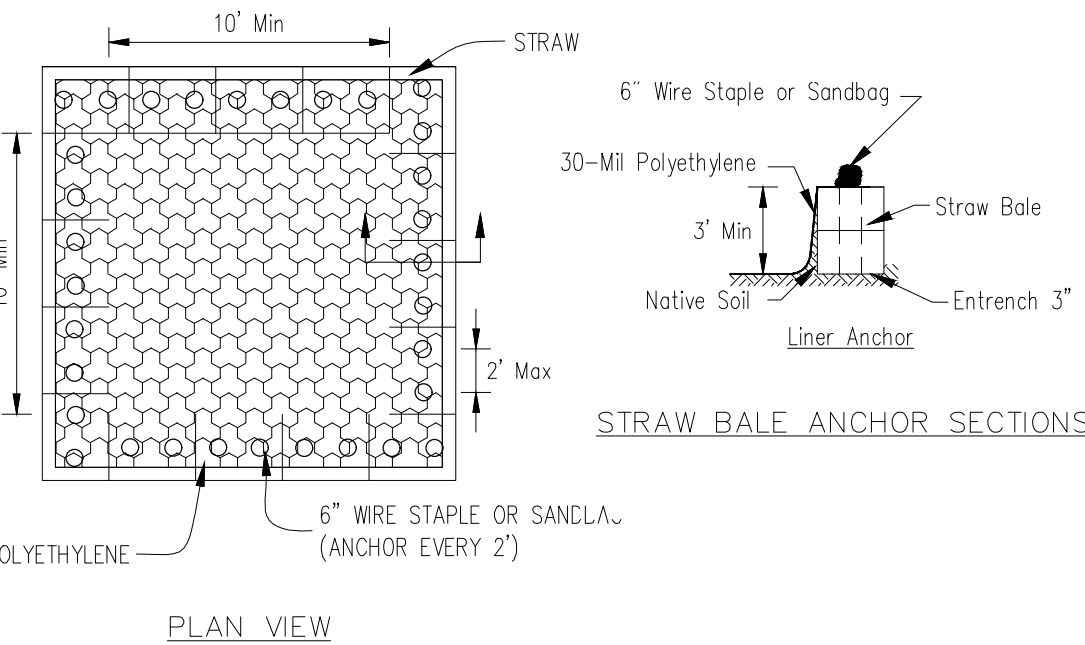
SEDIMENT CONTROL FENCE SHOULD BE SIZED TO FILTER A MAX. FLOW THROUGH RATE OF 100 GPM/FT². SEDIMENT CONTROL FENCE IS NOT RECOMMENDED TO CONTROL EROSION FROM A DRAINAGE AREA LARGER THAN 2 ACRES.

TEMPORARY SEDIMENT
CONTROL FENCE - DETAILS

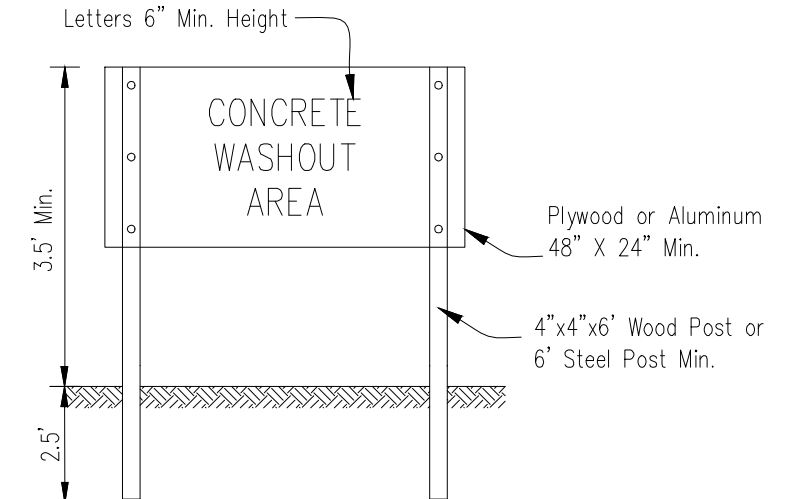
STW-2

NOTE: CONTRACTOR TO PROVIDE THE FOLLOWING

1. WASHOUT AREA
2. MATERIAL STORAGE AREA
3. FUEL AND CHEMICAL STORAGE AREA



PLAN VIEW

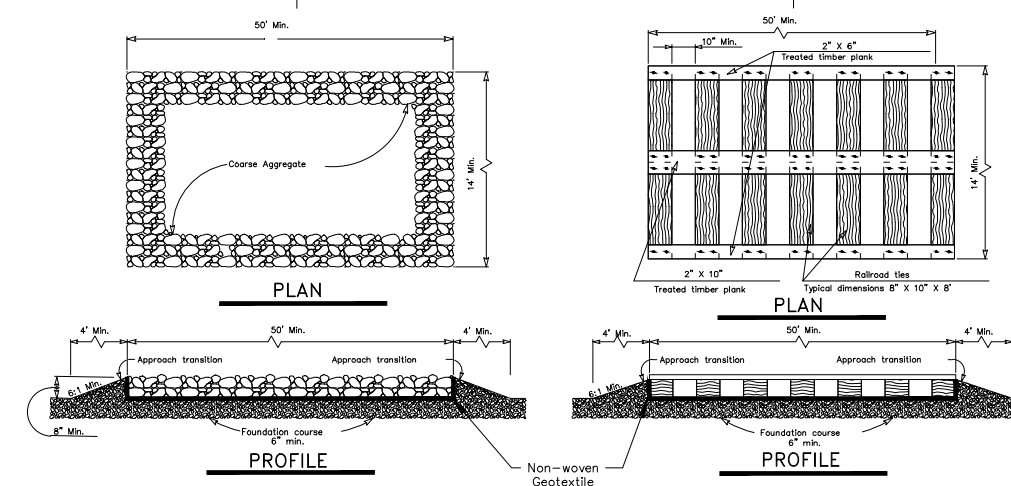


SIGN DETAIL

NOTES:

1. Maintaining temporary concrete washout facilities shall include removing and disposing of hardened concrete and/or slurry and returning the facilities to a functional condition.
2. Facility shall be cleaned or reconstructed in a new area once washout becomes two-thirds full.
3. Each straw bale is to be staked in place using (2) 2"x4" wooden stakes.

TEMPORARY CONCRETE
WASHOUT FACILITY



CONSTRUCTION EXIT (TYPE 1)

CONSTRUCTION EXIT (TYPE 2)

GENERAL NOTES

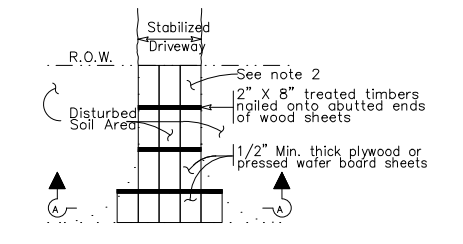
1. THE LENGTH OF TYPE 1 CONSTRUCTION EXIT SHALL BE AS INDICATED ON THE PLANS, BUT NOT LESS THAN 50'.
2. THE TREATED TIMBER PLANS SHALL BE ATTACHED TO THE RAILROAD TIES WITH 1/2" X 6" MIN. LAG BOLTS. OTHER FASTENERS MAY BE USED AS APPROVED BY THE ENGINEER.
3. THE TREATED TIMBER PLANS SHALL BE #2 GRADE MIN. AND SHOULD BE FREE FROM LARVES AND LOOSE KNOTS.
4. THE APPROACH TRANSITIONS SHOULD BE NO STEEPER THAN 6:1 AND CONSTRUCTED AS DIRECTED BY THE ENGINEER.
5. THE CONSTRUCTION EXIT FOUNDATION COURSE SHALL BE FLEXIBLE BASE, BITUMINOUS CONCRETE, PORTLAND CEMENT CONCRETE OR OTHER MATERIAL AS APPROVED BY THE ENGINEER.
6. THE CONSTRUCTION EXIT SHALL BE GRADED TO ALLOW DRAINAGE TO A SEDIMENT TRAPPING DEVICE.
7. THE GUIDELINES SHOWN HEREON ARE SUGGESTIONS ONLY AND MAY BE MODIFIED BY THE ENGINEER.

GENERAL NOTES

1. THE LENGTH OF TYPE 2 CONSTRUCTION EXIT SHALL BE AS INDICATED ON THE PLANS, BUT NOT LESS THAN 50'.
2. THE TREATED TIMBER PLANS SHALL BE ATTACHED TO THE RAILROAD TIES WITH 1/2" X 6" MIN. LAG BOLTS. OTHER FASTENERS MAY BE USED AS APPROVED BY THE ENGINEER.
3. THE TREATED TIMBER PLANS SHALL BE #2 GRADE MIN. AND SHOULD BE FREE FROM LARVES AND LOOSE KNOTS.
4. THE APPROACH TRANSITIONS SHOULD BE NO STEEPER THAN 6:1 AND CONSTRUCTED AS DIRECTED BY THE ENGINEER.
5. THE CONSTRUCTION EXIT FOUNDATION COURSE SHALL BE FLEXIBLE BASE, BITUMINOUS CONCRETE, PORTLAND CEMENT CONCRETE OR OTHER MATERIAL AS APPROVED BY THE ENGINEER.
6. THE CONSTRUCTION EXIT SHALL BE GRADED TO ALLOW DRAINAGE TO A SEDIMENT TRAPPING DEVICE.
7. THE GUIDELINES SHOWN HEREON ARE SUGGESTIONS ONLY AND MAY BE MODIFIED BY THE ENGINEER.

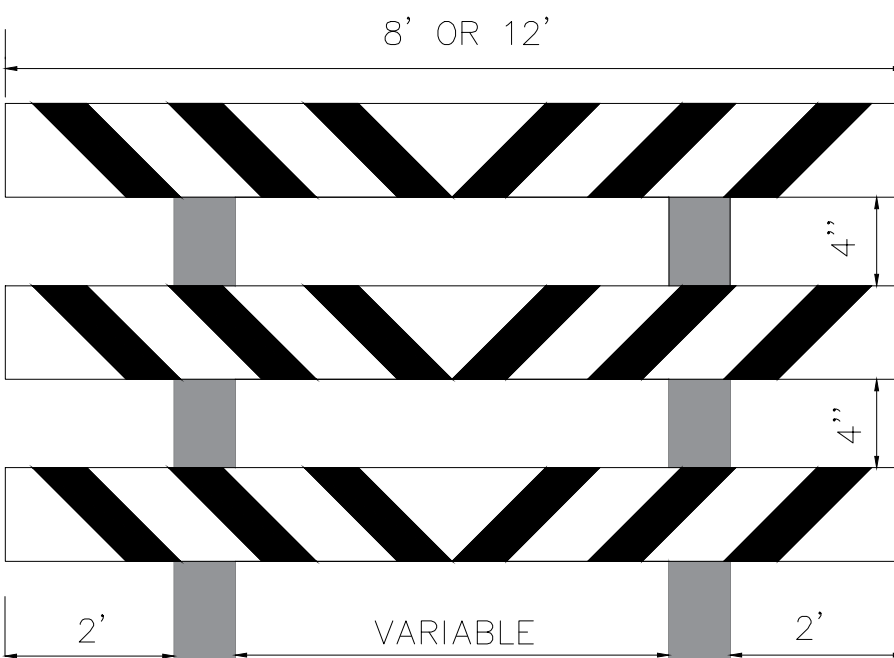
TEMPORARY EROSION CONTROL
CONSTRUCTION ACCESS / EXIT

STW-3



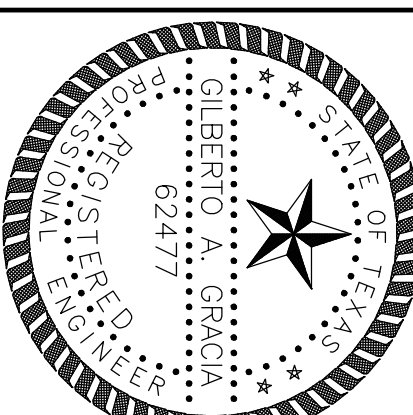
PLAN

FILTER FABRIC: NON-WOVEN GEOTEXTILE FABRIC
FABRIC WEIGHT: 0.25/5Y
PERMEABILITY: 1/500
TENSILE STRENGTH: 200 LBS
APPROXIMATE OPENING SIZE: 0.5 MIN.
ELONGATION AT YIELD: 5%
TRAPEZOIDAL TEAR: 75 LBS

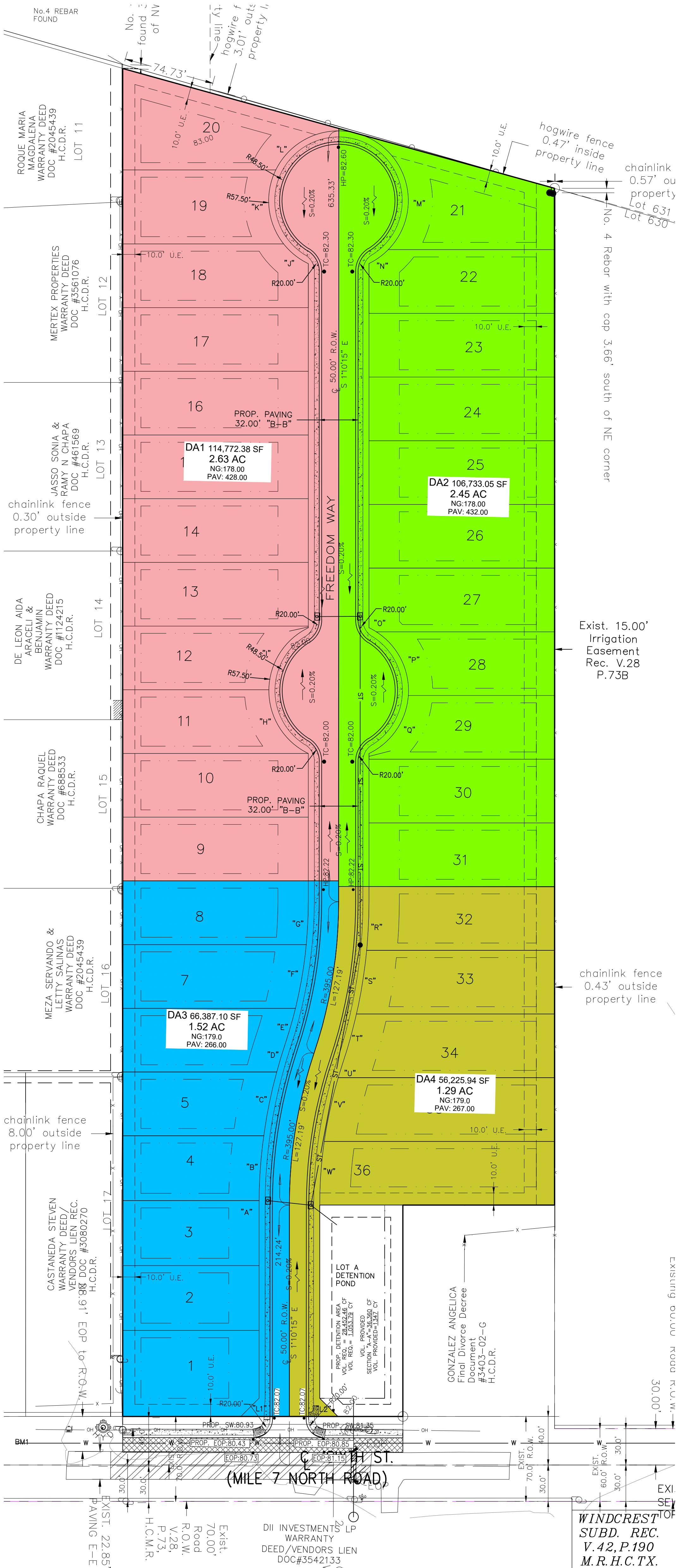
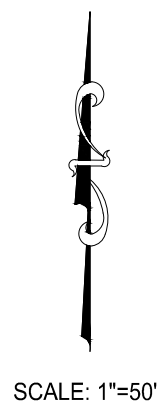


TYPE III BARRICADE

- GENERAL NOTES
1. 6" X 12" OR 8" X 6" PANEL MADE OF HDPE PLASTIC MATERIAL.
 2. SHEETING TO BE HIGH-IMPACT GRADE, RECYCLED WHITE.
 3. 2-3/8" OD 1/2" GA. GALVANIZED STEEL POSTS.
 4. SHOULD BE INSTALLED USING BREAKAWAY SIGN INSTALLATION SYSTEM (REFER TO BREAKAWAY SIGN INSTALLATION DETAIL).
 5. SIGN TO BE SHEETED A PROTECTIVE, ANTI-GRITTY OVERLAY FILM.



DRAINAGE AREAS MAP OF:
ALTO BONITO SUBDIVISION



Gilberto A. Gracia
GILBERTO A. GRACIA—P.E. No. 62477

This seal appearing on this document was authorized by Gilberto A. Gracia, P.E. No. 62477 on the above designated date.

DATE OF PREPARATION: 10-16-2024

Project Name: Alto Bonito Subdivision
Location: City of Weslaco, Hidalgo County, Texas
Project No.:
Date: 7/29/2024

Time of Concentration Calculations
 $t_c = L/60V$
Minimum 10 min.
FHWA Hydraulic Engineering Circular No. 22, Third Edition
Urban Drainage Design Manual
Shallow Concentrated Flow Velocity Formula
Average velocity (V): $V = K_u(Sp)^{0.5}$
k value for short grass pasture (overland flow): 0.213
k value for paved area (shallow concentrated flow): 0.619
Ku constant: 3.28

Atlas 14 Values
10 year frequency

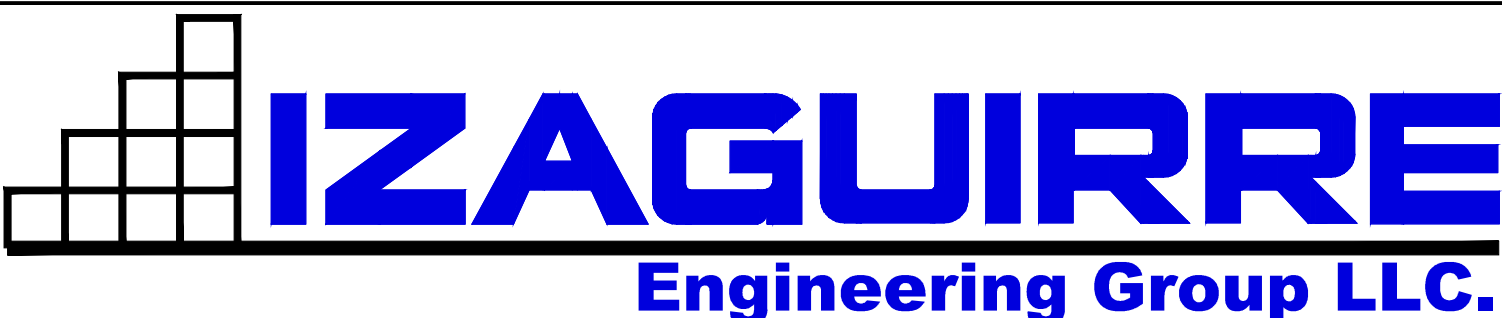
CITY TXDOT
e 0.812
b 92.23
d 12.33
0.8133 65.7576 9.6525

50 year frequency

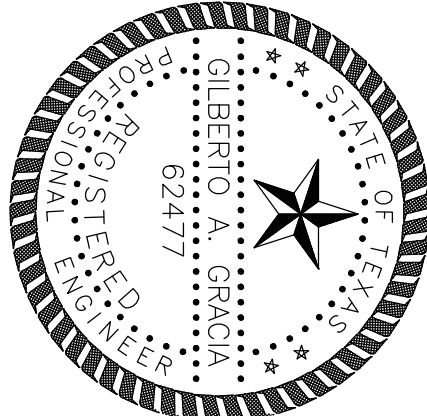
CITY TXDOT
e 0.795
b 123.47
d 12.86
0.8056 90.4138 8.5079

DA #	Enter Distances in Feet			Velocities Calculated				Time of Concentration:	I CITY	TXDOT	Q Single Fam	A ACRES	Q CFS	n value	DA #	RUN	R ID/4	FL IN FT	FL OUT FT	Slope FT/FT	Dia FT	Veloc FPS	drop FT	Length FT	A SQFT	PIPE Q CFS	EXIST Q CFS	Over/Under Design dfs	Head Loss Coeff	Minor Loss Coeff	Flow Time in Sewer	Hydraulic Grade Line	Top Curb	Top Gutter	elev = gutter			
	Overland Flow	Pipe Flow	Gutter Flow	Overland Velocity	Overland Slope	Gutter Velocity	Gutter Slope																															
A-1	178.00	100	428	0.20	0.12	0.91	0.2	tc =	23.25	min	5.073896	0.35	2.63	4.67	0.011	A-1	A1-A2	0.38	77.71	77.65	0.001875	1.50	3.0409243	0.06	32.00	1.77	5.37	4.67	0.70	1.5	0.1000	0.2000	1.08	1.18	1.24	82.19	-0.5	81.69
A-2	178.00	100	432	0.20	0.12	0.91	0.2	tc =	23.32	min	5.085409	0.35	2.45	4.34	0.011	A-2	A2-MH1	0.50	77.65	77.29	0.001385	2.00	3.1659474	0.36	268.00	3.14	9.95	9.01	0.93	0.5	0.0718	1.3687	0.65	0.72	1.08	82.19	-0.5	81.69
MH1	0.00	0	0	0.20	0.12	0.91	0.2	tc =	0.00	min	11.99527	0.35	0	0.00	0.011	MH1	MH1-A4	0.50	77.29	76.97	0.001385	2.00	3.3372018	0.32	208.00	3.14	10.48	9.01	1.47	0.5	0.0778	1.0388	0.25	0.33	0.65	82.19	-0.5	81.69
A-3	179.00	100	266	0.20	0.12	0.91	0.2	tc =	20.35	min	5.435296	0.35	1.52	2.89	0.011	A-3	A3-A4	0.38	77.03	76.97	0.001875	1.50	3.0409243	0.06	32.00	1.77	5.37	2.89	2.48	0.5	0.0865	0.1754	0.10	0.19	0.25	82.19	-0.5	81.69
A-4	179.00	100	267	0.20	0.12	0.91	0.2	tc =	20.37	min	5.432818	0.35	1.29	2.45	0.011	A-4	A4-OUT	0.63	76.97	76.94	0.001250	2.50	3.4908654	0.03	24.00	4.91	17.14	14.36	2.78	0.5	0.0718	0.1146	-	0.07	0.10	82.19	-0.5	81.69

PRELIMINARY



ALTO BONITO SUBDIVISION
DRAINAGE AREAS MAP

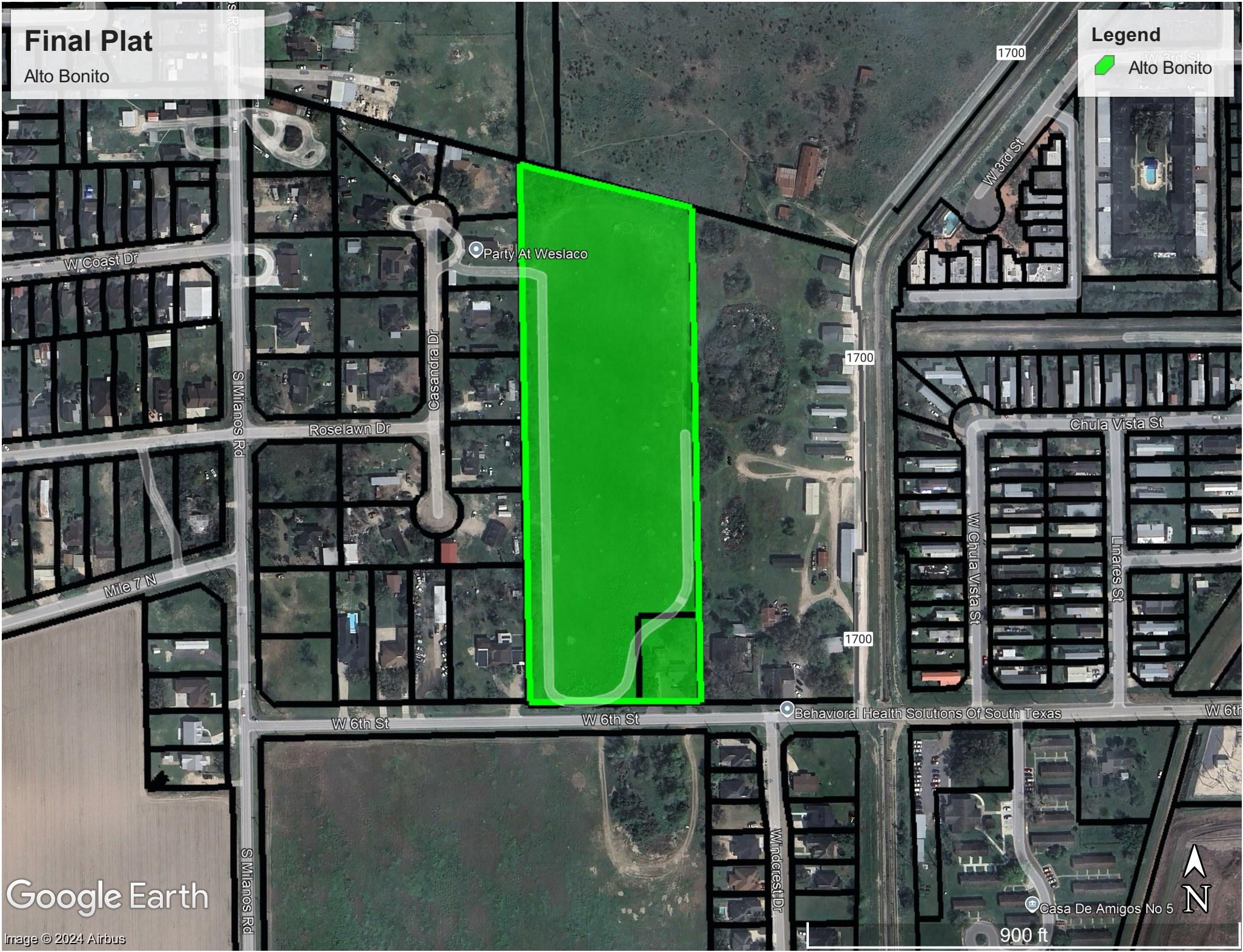


Final Plat

Alto Bonito

Legend

 Alto Bonito



Google Earth

Image © 2024 Airbus



Standardized Agenda Request Form

Date of Meeting: January 21, 2025		Agenda Item No. (to be assigned by CSO): 2025-31	
From: REBEKAH DE LA FUENTE			
Subject: Discussion and consideration on Ordinance 2025-02 to approve the naming of a service road located within Expressway Heights Unit #3 as Fort Worth Service Road. First reading of Ordinance 2025-02. (Staffed by Planning & Code Enforcement Department.)			
Background: Staff had received an address verification form for a property located on Block E of Expressway Heights Unit 3. The properties along Block E were never properly subdivided and the roadway was never dedicated or named. After discussions with administration, the Post Office and 911 Addressing department, it was recommended that the roadway be named as a service road so that proper addresses could be issued for these properties. In order to keep in line with the existing street names in the area staff has proposed Fort Worth and the name has been approved for use by 911 Addressing.			
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):			
REBEKAH DE LA FUENTE 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: Forth Worth Service Road- Aerial, 911 approval letter, Post Office- email, Expressway Heights Unit 3- Addressed Plat, O2025-02 rename Fort Worth Service Road			
Responsibilities upon Approval: Staff will issue addresses for the properties as request come in.			

Service Road

Legend

 Fort Worth Service Road

Fort Worth Service Road

Google Earth

Image © 2025 Airbus

700 ft





Rio Grande Valley Emergency Communication District

Mayor Gilbert Gonzales, Raymondville..... President
Mayor Pro-Tem Joaquin "J.J." Zamora, McAllen Vice President
Judge Aurelio "Keeter" Guerra, Willacy County.....Secretary
Ramiro Garza Jr., Mayor, Edinburg..... Treasurer

RGV9-1-1 BOARD OF MANAGERS

Arturo Galvan Jr.
Mayor Pro Tem, Alton

Alonzo "AL" Perez Jr
Mayor, Elsa

Yvette Cabrera
Mayor, Granjeno

Oscar D. Montoya
Mayor, Mercedes

Ramiro Loya
Mayor, Penitas

Alma D. Salinas
Mayor, Sullivan City

Adrian Gonzalez
Mayor, Weslaco

Sheriff J. E. "Eddie" Guerra
Hidalgo County

January 9, 2025

Rebakah De La Fuente
City of Weslaco
255 S. Kansas Ave
Weslaco, Texas 78596

The Rio Grande Valley Emergency Communication District/RGV 911
acknowledges the notification on the following **PROPOSED NAMES:**

FORT WORTH SR

to be part of **EXPRESSWAY HEIGHTS** in the **WESLCO** community.

A query was done on the state 9-1-1 database and found no conflict for
the proposed names to be used.

STAFF:

EXECUTIVE DIRECTOR
Manuel "Manny" Cruz

ACKNOWLEDGED ON: January 9, 2025
RESEARCHED BY: Rosemary Contreras
TITLE: Customer Service

Rebekah M. De La Fuente

From: Espericueta, Joseph - Weslaco, TX <Joseph.Espericueta@usps.gov>
Sent: Wednesday, November 20, 2024 12:42 PM
To: Rebekah M. De La Fuente
Subject: RE: [EXTERNAL] Expressway Heights

EXTERNAL EMAIL: This email originated from outside of the organization. Do not click any links or open/download any attachments unless you recognize the sender and know the content is safe.

Good afternoon

We do have some mailboxes located in the area but they are using W Expressway 83 and Anaqua St.

☐	3901	29	2229	W	EXPRESSWAY 83		--	S	AAY	N
☐	3901	09	2209	W	EXPRESSWAY 83		--	S	AAN	N
☐	3901	07	2207	W	EXPRESSWAY 83		--	S	AAN	N
☐	3901	05	2205	✓ W	EXPRESSWAY 83		--	S	AAN	N
☐	3912	00	100	✓	BLUEBONNET	ST	--	S	AAN	Y
☐	3905	06	2106	✓ W	EXPRESSWAY 83		--	S	AAN	N
	3931	02	102	✓	ANAQUA	ST	--	S	AAN	N
	4334	06	2006	✓ W	EXPRESSWAY 83		--	S	AAN	N
	3906	02	2002		ANAQUA	ST	--	S	AAY	N
	4336	20	1920	W	EXPRESSWAY 83		--	S	AAN	Y

Joseph Espericueta
Postmaster
109 N Border Ave
Weslaco, TX 78596
956-968-7412
Joseph.espericueta@usps.gov

From: Rebekah M. De La Fuente <rdelafuente@weslacotx.gov>
Sent: Tuesday, October 15, 2024 11:28 AM
To: Espericueta, Joseph - Weslaco, TX <Joseph.Espericueta@usps.gov>
Subject: [EXTERNAL] Expressway Heights

CAUTION: This email originated from outside USPS. **STOP and CONSIDER** before responding, clicking on links, or opening attachments.

Good Morning, Joseph

We received an address verification form from a citizen in Expressway Heights Subdivision, along the roadway to the far south. It was noted at that time by staff that this was not a properly subdivided tract of land and the roadway was never dedicated or named. How can I verify if you have any post office boxes located along this roadway.

EXPRESSWAY HEIGHTS SUBDIVISION

Unit No. 3



State of Texas
County of Hidalgo

KNOW ALL MEN BY THESE PRESENTS THAT WE, M.F. CONNOR AND L.C. OLIVAREZ, OWNERS OF THE ABOVE DESCRIBED PROPERTY, DO HERE BY ADOPT, DEDICATE, RATIFY AND CONFIRM THE FORE GOING PLAT AND DO HEREBY DEDICATE TO THE PUBLIC THE STREETS AND ALLEYS AS SHOWN AND DESIGNATED HERE-ON.

WITNESS OUR HANDS, THIS 24th DAY OF MARCH, ONE THOUSAND, NINE HUNDRED, AND SEVENTY.

SUBSCRIBED AND SWORN TO BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THE 24th DAY OF MARCH, 1970.

I, WILLIAM F. REEVES, REGISTERED PROFESSIONAL ENGINEER, CERTIFY THAT THE ABOVE AND FOREGOING PLAT IS A TRUE AND ACCURATE REPRESENTATION OF A SURVEY MADE BY ME, BEING A RE-SUBDIVISION OF THE SOUTH-EAST 26.015 ACRES OF FARMTRACT 146, BLOCK 179, WEST TRACT SUBDIVISION OF LANDS IN LLANO GRANDE GRANT, HIDALGO COUNTY, TEXAS, AND TO BE KNOWN AS "UNIT No. 3, EXPRESSWAY HEIGHTS SUBDIVISION, HIDALGO COUNTY, TEXAS."

WHERE-ON, WITNESS MY SIGNATURE AND SEAL OF CERTIFICATION, THIS 24th DAY OF MARCH, 1970.

SUBSCRIBED AND SWORN TO BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THE _____ DAY OF _____, 1970.

THIS PLAT APPROVED BY THE CITY OF WESLACO, THIS 7 DAY OF APRIL, 1970. ATTEST: Mabel R. Foster CITY SECRETARY

THIS PLAT APPROVED BY THE COUNTY COMMISSIONERS COURT, THIS _____ DAY OF _____, 1970

APPROVED FOR RECORDING
BY
COMMISSIONERS' COURT
This the 14th day of June 1970
SANTOS SALDANA, County Clerk
Hidalgo County, Texas
Luis M. Busta Deputy

FILED FOR SETTING THIS DATE
At 11:16 AM on 2 M.

JUN 4 1970

SANTOS SALDANA
County Clerk
Hidalgo County, Texas
M. H. H. H. H.

APPROVED
FOR RECORDING
Hidalgo Co. Public Survey Dept.
L. C. Olivarez
6-2-70

L. C. Olivarez
L.C. OLIVAREZ
NOTARY PUBLIC, IN AND FOR HIDALGO CO., TEXAS

William F. Reeves
WILLIAM F. REEVES, CIVIL ENGINEER, P.E. No. 8818

NOTARY PUBLIC, IN AND FOR HIDALGO CO., TEXAS

John F. Stephens
JOHN F. STEPHENS, CITY CLERK, HIDALGO COUNTY, TEXAS

Milton D. Richardson
MILTON D. RICHARDSON, COUNTY JUDGE, HIDALGO COUNTY, TEXAS



ORDINANCE 2025-02

AN ORDINANCE TO NAME A SERVICE ROAD LOCATED WITHIN EXPRESSWAY HEIGHTS UNIT #3 AND SOUTH OF DALLAS DRIVE BETWEEN ANAQUA STREET AND AN IRRIGATION CANAL IS HEREBY KNOWN AS FORT WORTH SERVICE ROAD, WESLACO, HIDALGO COUNTY, TEXAS, AND ORDAINING OTHER MATTER WITH RESPECT TO THE SUBJECT MATTER HEREOF.

BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF WESLACO TEXAS THAT:

SECTION I. To name a service road located within Expressway Heights Unit #3 and South of Dallas Drive between Anaqua Street and an irrigation canal is hereby known as Fort Worth Service Road, 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 21st day of January 2025.

PASSED AND APPROVED on second reading at a regular meeting of the City Commission this ____ day of _____, 2025

CITY OF WESLACO

Adrian Gonzalez, **MAYOR**

ATTEST:

Norma A. Cantu, **CITY SECRETARY**

APPROVED AS TO FORM:

Benjamin Castillo, **CITY ATTORNEY**



Standardized Agenda Request Form

Date of Meeting: January 21, 2025		Agenda Item No. (to be assigned by CSO): 2025-35	
From: Gabriel Perez			
Subject: Discussion and consideration on Resolution 2025-07 on the legislative priorities for the City of Weslaco in the 89th State Legislative Session. (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: Legislative Agenda Exhibit 1, Legislative Agenda Exhibit 2, R2025-07 State Legislative Agenda			
Responsibilities upon Approval:			

City of Weslaco

"The City on the Grow"



Adrian Gonzalez, Mayor
Israel Gonzalez, Jr., Mayor Pro-Tem, Commissioner At-large
Pete Garcia, Jr. Commissioner At-large
Josh Pedraza, Commissioner, District 1
Letty Lopez, Commissioner, District 2
Jose "JP" Rodriguez, Commissioner, District 3
Adrian Farias, Commissioner District 4

Martin Garza, City Manager

City of Weslaco Legislative Agenda Exhibit 1 Intended for the 89th Texas Legislature's regular session on Tuesday, January 14, 2025, through Monday, June 2, 2025

2025 General Legislative Agenda

Cities are the level of government closest to the people it serves, and therefore decision-making authority should be placed at the municipal level whenever reasonable.

Weslaco will:

- **SUPPORT** the continuation of existing eminent domain authority and related tools used for planning and development of projects serving a valid public purpose
- **SUPPORT** measures to strengthen or restore municipal authority to manage and maintain public rights-of-way, including the right to seek adequate compensation for their use
- **SUPPORT** maintaining the ability of municipal government to participate in utility rate cases on behalf of their residents
- **SUPPORT** strengthening the ability of cities to regulate the placement of pipelines and drilling sites within their municipal boundaries
- **SUPPORT** revising or eliminating outdated print advertising mandates for cities
- **SUPPORT** legislation protecting the ability of local government officials to use public funds to communicate with legislators and state agencies on matters of public interest, as well as pay membership dues to organizations that hire lobbyists
- **SUPPORT** legislation that would amend state requirements to create a more efficient and reasonable schedule for developing the city budget, including provisions that would hold appraisal districts accountable for reporting deadlines
- **SUPPORT** legislation that would amend provisions of HB-3167, enacted during the 2019 legislature, to provide that the governing body may delegate to one or more officers or employees the authority to approve, deny, or conditionally approve plans; and to give the applicant discretion to waive the deadline for a response, including allowing an extension on a plat application
- **OPPOSE** legislation that would erode local authority over land uses
- **OPPOSE** legislation that would restrict or hinder a city's ability to annex property located within its ETJ

- **OPPOSE** legislation that would erode or invalidate a city's ability to establish and enforce reasonable business regulations
- **OPPOSE** legislation that would further erode local control related to retirement issues for municipal employees

Providing quality municipal services to residents requires the ability to generate adequate revenue to pay for those services. The City Commission carefully balances tax rates, with the high-quality services our citizen's demand.

Weslaco will:

- **SUPPORT** efforts to require reporting of actual sales prices in real estate transactions as a step toward a more equitable appraisal process for property tax purposes
- **SUPPORT** legislation that would close the "dark box" loophole being used by some large retailers to artificially devalue commercial properties for tax purposes, a process that has the effect of shifting a disproportionate property tax burden onto homeowners
- **SUPPORT** refining the current ability of commercial property owners to select comparison properties during the property appraisal process, establishing standards to ensure the comparable properties are a fair comparison and accurately reflect the local real estate market
- **SUPPORT** maintaining and expanding all economic development tools available to cities so Texas cities can remain competitive with cities outside the state.
- **SUPPORT** measures that would expand allowable uses of PEG fee revenue to include operations and staffing related to video production and broadcast
- **SUPPORT** legislation that creates flexibility in the use of Hotel Occupancy Tax revenue to allow that an amount up to a fixed percentage of total annual HOT revenue may be used in support of parks and recreation facilities with a documented tourism impact
- **OPPOSE** any measure that would re-direct existing local revenue to the state
- **OPPOSE** any legislation that would increase or expand appraisal caps
- **OPPOSE** any legislation that would erode local taxing authority, including measures that would create new obstacles to funding sources or that would restrict the use of existing revenue streams
- **OPPOSE** any legislation that would change the definition of "debt" or restrict certain debt types from inclusion in the debt service property tax rate calculation
- **OPPOSE** any legislation that would erode the concept of "fair market" appraisals
- **OPPOSE** any increased state fees, or reallocation of existing fees, on municipal court fines and proceedings, or any legislation that would have the effect of requiring municipal courts to collect revenue for the state
- **OPPOSE** any legislation that would create new sales tax exemptions, expand current exemptions, or expand the annual "sales tax holiday"
- **OPPOSE** any reduction in local sales tax authority, either the current local sales tax cap or currently authorized uses

Public parks are popular recreation options for residents. Multiple studies also have shown that a well-maintained park system has positive economic impacts on a

community. State funding of parks secures the viability of parks, and it has a direct positive impact on local parks that residents value.

Weslaco will:

- **SUPPORT** expanded state and federal funding to assist with creating, maintaining, and operating local parks and trail systems
- **SUPPORT** ensuring that parks and recreation agencies are included as eligible partners and beneficiaries in any strategy or guideline aimed at benefiting healthy lifestyles, creating safe zones, increasing physical activity, conservation, or preservation
- **SUPPORT** legislation and funding for programs that improve mental health through parks and recreation
- **SUPPORT** expanding options for parks, recreation, open space, and trails on utility corridors, to include waiving all liability for those purposes to the utilities
- **SUPPORT** increasing local access to pass-through federal dollars for parks and related uses

Police, fire, and emergency medical care are among the most important services a city provides its residents. Those services often represent the majority of a municipality's budget.

Weslaco will:

- **SUPPORT** clarifying the authority of municipalities to enact residency restrictions on registered sex offenders
- **SUPPORT** measures that would prioritize the production of public safety vehicles in the manufacturing supply chain
- **SUPPORT** new direct or grant funding from the state for crisis intervention, de-escalation, implicit bias, and other best practices training for certified peace officers
- **SUPPORT** state funding to improve police officer wellness, with an emphasis on suicide prevention
- **SUPPORT** legislation that would dedicate increased and stable funding to cities and school districts for measures related to campus and student safety and security
- **SUPPORT** measures that would enhance the state's mental health system including increased funding to mental health providers who provide community-based services, and increased capacity for in-patient mental health treatment
- **SUPPORT** discontinuing the redirection of dedicated telephone taxes to purposes other than 911 services
- **SUPPORT** seeking assistance from the state in the form of opt-in programs to help local governments protect electronic databases from criminal breach, including state funding mechanisms to assist with cybersecurity priorities
- **SUPPORT** legislation that would create a database for rejected peace officer applicants and decertified officers, and make that database available to law enforcement agencies
- **SUPPORT** legislation that would revise Texas Local Government Code, Chapter 143, to remove barriers to holding unfit officers accountable while maintaining their due process rights

- **SUPPORT** legislation that would standardize “Use of Force” policies in Texas using the Texas Best Practices Recognition program as a model
- **SUPPORT** legislation that would prevent an NCIS-prohibited person from obtaining, possessing, or accessing a firearm in Texas
- **SUPPORT** making it an offense for a person to post on a publicly accessible website the residence address or telephone number of an individual the actor knows is a public servant or a member of a public servant’s family or household
- **OPPOSE** legislation that would compromise police officer safety
- **OPPOSE** legislation that would create an expectation for local law enforcement agencies to enforce federal immigration law
- **OPPOSE** any legislation that would subject local police to criminal charges for enforcing federal firearms laws, or subject any city that allows such enforcement to a lawsuit by the state’s attorney general or to punitive reductions in state funding
- **OPPOSE** legislation that would permit first responders other than certified peace officers to carry a firearm while on the job

Weslaco is a city that celebrates its ethnic, cultural, and economic diversity. We believe Texas should be a place of tremendous opportunity that is equally accessible to all persons regardless of race, ethnicity, religious beliefs, sex, gender identification, or economic status. This requires the state to aggressively protect the rights of all Texans.

Weslaco will:

- **SUPPORT** enacting state regulation to prevent exploitative payday and vehicle title lending and to subject these businesses to appropriate state banking regulations
- **SUPPORT** legislation that would apply residential eviction processes to residents in an extended stay hotel property who have applied for and received an exemption from Hotel Occupancy Tax
- **SUPPORT** developing plans and dedicating resources needed for greater broadband connectivity, especially in low-income areas, to enhance access to public education, healthcare, employment, news, and information
- **SUPPORT** legislation that improves racial equity in all sectors of the state including education, employment, healthcare, housing, and criminal justice
- **SUPPORT** measures that would provide state funding and support for affordable housing initiatives, including grant and incentive programs to developers, and measures that would cap yearly rent increases for low-income and fixed-income renters

Transportation is a key factor in the future viability of our community. Roads provide a vital network that connects Weslaco to the region and the state. Funding those needs is a crucial investment in the future of Weslaco, Texas.

Weslaco will:

- **SUPPORT** providing increased and consistent state funding to build and maintain a high-quality, efficient highway system

- **SUPPORT** ending the diversion of transportation revenues to non-transportation purposes
- **SUPPORT** providing greater flexibility for cities to fund local transportation projects, including potential new state funding sources for important local and regional roads and trail systems
- **SUPPORT** measures to strengthen or restore municipal authority to manage and maintain public rights-of-way, including the right to seek adequate compensation for their use
- **SUPPORT** allowing voluntary “complete streets” participation by cities, but not imposing mandatory “complete streets” requirements on cities
- **SUPPORT** the United States Department of Transportation’s Recreation Trails Program and similar programs at the state or federal level
- **SUPPORT** accessibility so long as it does not impose an unfunded mandate on cities
- **SUPPORT** expanding Type-A and Type-B Sales Tax use to allow an expanded use of funds for new roads and road maintenance
- **OPPOSE** legislation that impedes local authorities from adopting, implementing, or considering ordinances that regulate traffic controls and safety in their communities

Future viability requires the ability to provide for the long-term water supply needs of residents and businesses in Weslaco.

Weslaco will:

- **SUPPORT** fully funding the State Water Plan, and creating future state funding sources; limiting the number of loans issued by the state
- **SUPPORT** fully funding hazard mitigation programs, drainage mitigation programs and emergency operations
- **OPPOSE** any legislation that would undermine city original jurisdiction, and oppose any efforts to make local water rates subject to approval by any state agency
- **OPPOSE** additional state “tap fees” or other state fees on municipal water systems
- **OPPOSE** any legislation that might restrict Weslaco’s ability to continue providing a safe and reliable local water supply



City of Weslaco Legislative Agenda Exhibit 2

Intended for the 89th Texas Legislature's regular session on Tuesday, January 14, 2025,
through Monday, June 2, 2025

2025 Specific Legislative Agenda

I. Weslaco South Wastewater Treatment Plant

Description: The Weslaco South Wastewater Treatment Plant project focuses on rehabilitating and expanding the facility to improve its capacity and operational efficiency. The existing plant, which is over 20 years old, is currently operating at only 75% of its full capacity. It plays a crucial role in processing raw sewage and producing reusable water, serving the growing population of the Weslaco South area. The City of Weslaco is requesting sources of funding for this project due to an influx of multifamily housing developments, which are placing a significant burden on the wastewater plant's current infrastructure. The \$33 million project will upgrade outdated infrastructure, increase treatment capacity, and integrate advanced technologies to optimize operations and reduce energy use.

The expansion will enable the plant to handle more wastewater, ensuring it meets the community's needs for years to come while complying with environmental regulations. By improving treatment processes and automating monitoring systems, the facility will be more efficient and environmentally responsible.

II. Kansas & Los Torritos Drainage Improvement Project (Phase 3)

Description: The Kansas & Los Torritos Drainage Improvement Project at Pablo Peña Park is a vital initiative to address persistent flooding hazards in Weslaco, Texas. This project focuses on alleviating flooding in the area bounded by I-2 to the north, Business 83 to the south, Border Avenue to the west, and Pleasantview Drive to the east.

The existing storm drainage system in this region is significantly undersized and obstructed at its outfall, resulting in recurrent flooding that poses risks to residents and property. With an estimated project cost of \$10 million, this improvement initiative aims to upgrade the drainage infrastructure, providing a sustainable and effective solution to safeguard the community and promote resilience against future flooding events.

Additionally, the water being processed through this upgraded system will be treated and made reusable, benefiting local parks and the community.

III. Harlon Block Sports Complex Drainage Plan

Description: The Harlon Block Sports Complex Drainage Plan is a comprehensive \$44 million initiative designed to mitigate flooding and enhance stormwater management for Weslaco residents in the surrounding area. This plan includes the construction and installation of a Regional Detention Facility, a new stormwater line, and the widening of existing drainage ditches.

These critical infrastructure upgrades aim to alleviate persistent flooding issues, providing long-term protection and improving the quality of life for residents. The \$44 million investment covers both the planning and construction phases, ensuring a robust and sustainable solution to the area's drainage challenges.

IV. FM 1015 Freight Corridor Extension Proposal

Description: The City of Weslaco seeks to enhance the FM 1015 Freight Corridor to address the growing demands of increased truck traffic due to international bridge crossings and the development of two industrial parks within the city. With over 300 daily trucks traveling from the Progreso International Bridge Crossing and an increasing number of overloaded vehicles utilizing city roadways, this project aims to improve connectivity and ensure safer, more efficient freight mobility.

To address these challenges, Weslaco is partnering with Hidalgo County to extend the FM 1015 Freight Corridor by including key roadways frequently used by trucks accessing the Mid-Valley Industrial Park and the new Mid-Valley International Industrial Park. This extension will reduce overloading citations issued by the Department of Public Safety and improve freight traffic flow. Additionally, the City of Weslaco is in support of legislation that empowers the incorporation of local roadways into the State's network of roads, highways, and corridors. This initiative will further enhance the region's infrastructure, improve connectivity, and support the city's economic growth.

V. Mile 10 N Expansion Project

Description: The Mile 10 N Expansion Project is a collaborative effort between the City of Weslaco and Hidalgo County to enhance mobility and infrastructure in the region. This critical roadway expansion, with a total project cost of \$20 million, begins at FM 1015 and extends through Mile 10 N to Westgate. The project will transform the existing road into a five-lane roadway, including dedicated bike lanes to accommodate cyclists, ensuring safer and more accessible transportation options for all users.

A key goal of this project is to significantly improve community accessibility, not only by enhancing vehicular transportation routes but also by expanding pedestrian and bicycle infrastructure. The expansion will include new, safer connections to local hike and bike trails, promoting active transportation and healthy lifestyles. These improvements will ensure that

residents can more easily access recreational areas, parks, and other community destinations. By integrating these elements, the project aims to create a more connected, accessible, and sustainable environment for both pedestrians and cyclists, complementing the broader goals of improving transportation and road safety for all users.

The City of Weslaco is requesting state support for the Mile 10 N Expansion Project, in partnership with the RGV MPO, to address the shortage of funds necessary to complete this important infrastructure initiative.

VI. Weslaco Loop Transportation Project

Description: The Weslaco Loop Transportation Project is a collaborative effort between the City of Weslaco and Hidalgo County to address long-term transportation needs and improve regional connectivity. Currently in the feasibility phase, this project will assess the potential for creating a new transportation loop to enhance mobility and support economic growth in the area.

VII. Mid-Valley Airport Enhancement Projects

Description: The Weslaco Mid-Valley Airport is seeking additional funding to further expand and enhance its operations, building on an already secured \$5 million investment. This existing funding will be utilized to construct a state-of-the-art hangar, which will provide temporary housing for aircraft for up to two weeks. This new infrastructure will increase air traffic, attract businesses, and strengthen regional connectivity, positioning the airport as a critical hub for both economic and transportation growth.

To continue advancing these efforts and support everyday operations, the Weslaco Mid-Valley Airport are requesting additional general funding. These funds will enable the airport to maintain and expand its capacity, improve facilities, and sustain day-to-day operations that are vital to the airport's long-term success. Continued investment in the Weslaco Mid-Valley Airport will drive regional economic development, foster business opportunities, and enhance access to the broader region.

VIII. Continued Support for Local Governance

Description: The City of Weslaco strongly supports legislation that preserves and enhances our authority over local matters, ensuring that we retain full control over ordinances, permitting, inspections, and land use regulations. This control is crucial for us to effectively address our unique priorities, respond to the specific needs of our residents, and implement policies that reflect the values and goals of our community. By safeguarding local governance, we empower ourselves to make timely, informed decisions that are best suited to our circumstances, fostering greater accountability, responsiveness, and long-term prosperity for the citizens of Weslaco.

IX. Continued Public Safety Improvements

Description: The City of Weslaco strongly supports increased funding for law enforcement and public safety initiatives to ensure that our community remains safe and secure for all residents and businesses. Adequate resources are essential for equipping our law enforcement officers with the tools and training they need to effectively protect and serve.

X. Digital Equity

Description: The City of Weslaco strongly supports the pursuit of funding to expand broadband and Wi-Fi connectivity across our community. Equitable access to reliable internet is essential for fostering education, business growth, and overall community development in today's digital age. By ensuring that all residents and businesses have access to high-speed internet, we can bridge the digital divide, enhance opportunities for learning and economic advancement, and strengthen our community's connection to the broader world. This investment in digital infrastructure will create lasting benefits, positioning Weslaco for future success and ensuring that no one is left behind in the digital era.

XI. Support for Park Improvement Funding

Description: The City of Weslaco is in strong support of legislation that increases funding for park improvements through the Texas Parks and Wildlife Department. This support stems from the significant benefits that park enhancements offer to the community, particularly in promoting mental health and encouraging physical activity.

The City of Weslaco is home to several parks that would greatly benefit from increased funding for improvements. These parks serve as essential hubs for recreation, fostering healthier lifestyles and enhancing the physical and mental health of the community. Below are the parks in Weslaco:

1. **Harlon Block Sports Complex** – 1020 West 18th Street
Features: 3 Softball Fields (2, 3, 4), 1 Baseball Field, 2 Basketball Courts, Workout/Weight Station, Walking Trail (1.1 miles), 2 Pavilions, Shelters, Dog Park, Open Space for multiple events.
2. **Mayor Pablo Peña Park (City Park)** – 300 North Airport Drive
Features: 3 Softball Fields (1, 2, 3), 9 Tennis Courts, Workout/Weight Station, Paved Walking Trail (0.9 miles), 4 Pavilions, 3 Soccer Fields, Open Space for multiple events.
3. **Isaac Rodriguez Park** – 1200 East 6th Street
Features: Skate Park, 2 Baseball Fields, Playground, Weslaco Service Center.
4. **Gibson Park** – 301 South Border Avenue
Features: Valley Nature Center, Swimming Pool, 2 Pavilions.
5. **La Plazita Park** – 310 North Kansas Avenue
Features: Shelters, Pavilion, Playground, Basketball Court.
6. **Cavazos Park** – 400 Hidalgo Street
Features: Basketball Court, Swingset, Playground.

RESOLUTION NO 2025-07

A RESOLUTION SETTING FORTH THE CITY OF WESLACO'S 2025 STATE LEGISLATIVE AGENDA

WHEREAS, the City of Weslaco's Legislative Agenda is developed annually with input from our City Departments, Elected Officials, Rio Grande Valley Legislative Delegation, Regional Governmental Agencies, Statewide Interest Groups, and Advocates; and

WHEREAS, the City, in cooperation with these entities, will advocate to the Legislature for items included in the Legislative Agenda; and

WHEREAS, the 2025 legislative session will last 140 days and will likely result in the adoption of operating, capital, transportation budgets, and changes to state policy;

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND CITY COMMISSION OF THE CITY OF WESLACO, THAT:

Section 1. Issues in the City of Weslaco 2025 State Legislative Agenda are an accurate, though not exhaustive, list of City interests and priorities for the 2025 state legislative session as per Exhibit 1.

Section 2. The City of Weslaco, in this resolution, has outlined specific projects for which state funding is being sought. These projects are essential to enhancing the quality of life for the residents of Weslaco. The requested funding will support improvements in key areas such as streets, drainage, parks and recreation, walkability, transportation, and other critical community infrastructure as per Exhibit 2.

PASSED AND APPROVED on this 21st day of January 2025.

CITY OF WESLACO

ATTEST:

Adrian Gonzalez, MAYOR

Norma A. Cantu, CITY SECRETARY

APPROVED AS TO FORM:

Benjamin Castillo, INTERIM CITY ATTORNEY



Standardized Agenda Request Form

Date of Meeting: January 21, 2025		Agenda Item No. (to be assigned by CSO): 2025-2	
From: David Arce			
Subject: Discussion and consideration to purchase 10 roll off bins and 9 Recycle Bins from Wastequip Manufacturing Company LLC., Sourcewell contract # 040621-WQI, in an amount not to exceed \$62,610. (Staffed by Public Works Department.)			
Background: The City is experiencing continued growth in service accounts, resulting in an increased demand for roll-off containers. Expanding the inventory will enhance the City's capacity to meet service needs and ensure timely and efficient waste and recycling collection.			
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 Xavier Salinas Martin Garza		Created/Initiated Approved Approved New	
City Manager Comments: Approve as recommended by staff.			
Staff Recommendation: Approval			
Attachments, if any: Memo 2025 ROLLOFF BINS, Quote-Roll Offs, City of Weslaco TX 8YD FELs_V1			
Responsibilities upon Approval:			

City of Weslaco

"The City on the Grow"



Adrian Gonzalez, Mayor
Israel Gonzalez, Jr., Mayor Pro-Tem, Commissioner At-large
Pete Garcia, Jr., Commissioner, At-large
Josh Pedraza, Commissioner, District 1
Letty Lopez, Commissioner, District 2
Jose "JP" Rodriguez, Commissioner, District 3
Adrian Farias, Commissioner, District 4

Martin Garza, City Manager

Date: January 21, 2025

To: City Commission

From: David Arce, Public Works Director

Subject: PURCHASE ROLL OFF/8-YARD BINS

Cc: Martin Garza, City Manager
Rosie Cavazos, Finance Director

Purpose

Staff requests approval for the purchase of ten (10) thirty-yard roll-off containers and additional eight-yard containers to expand the City's current inventory for recycling and debris management.

Background

The City is experiencing continued growth in service accounts, resulting in an increased demand for roll-off containers. Expanding the inventory will enhance the City's capacity to meet service needs and ensure timely and efficient waste and recycling collection.

Cost and Budget

- Ten (10) thirty-yard roll-off containers: \$51,048
- Eight-yard containers: \$11,562

These purchases are budgeted items and will be made utilizing a Sourcewell contract, ensuring competitive pricing and compliance with procurement standards.

Lead Time

The estimated lead time for delivery is 30 to 45 days.

Recommendation

Staff recommends approval of this purchase to ensure sufficient inventory to meet the growing demands of the City's expanding service area.



8521 FM 850, Tyler, TX, 75705

PHONE: 903-405-4475

WQ-10333346

Sourcewell

Awarded Contract

Contract #040621-WQI

Sell To:

Contact Name	Armando Torres	Ship To Name	City of Weslaco
Bill To Name	City of Weslaco	Ship To	3000 S Border Ave
Bill To	255 S Kansas Ave		Weslaco, TX 78596
	Weslaco, TX 78596-6158		USA
	USA	Quick Ship	☐
Email	atorres@weslacotx.gov		
Phone	(956) 968-3181		

Quote Information

Salesperson	Chance Hennig	Expiration Date	2/1/2025
Salesperson Email	chennig@wastequip.com	Quote Number	WQ-10333346
Salesperson Phone	(361) 362-4485		Please Reference Quote Number on all Purchase Orders

Product	Product Description	Description	Quantity	Sales Price	Total Price
Container - TT - 134029	30 Cubic Yard Standard Duty Rectangular Roll Off Container 22' Long - Floor: 7 gauge with 3" structural channels on 18" centers and 6" x 2" x 3/16" Structural Tubing Main Rails, Walls: 12 gauge with side columns on 36" centers and 3" x 4" x 11 gauge Top Rails, Primed and Painted any Standard Color	3 painted green 7 painted brown	10.00	\$4,900.00	\$49,000.00

Payment Terms	Net 30 Days if credit has been established	Subtotal	\$49,000.00
Shipping Terms	FOB Origin	Shipping	\$2,048.00
		Tax	\$0.00
		Grand Total	\$51,048.00

Additional Information

Additional Terms Our Quote serves as an offer to provide Products and/or services at the quantities and prices shown and is a good faith estimate, based on our understanding of your needs. By signing below, you indicate your acceptance of our offer which is expressly subject to the Wastequip Terms & Conditions of Sale ("Wastequip's Terms") located at: <https://www.wastequip.com/terms-conditions-sale>, as of the date set forth in Section 1(b) of the WQ T&C, which are made a part of this Quote. Wastequip's Terms may be updated from time to time and are available by hard copy upon request. Any changes or deviations to the terms of this Quote, including any different terms in an Order submitted by you, must be agreed upon in writing by both parties.

Additional Information Pricing is based on your anticipated Order prior to the expiration of this Quote, including product specifications, quantities and timing. Any differences to your Order may result in different pricing, freight or other costs. Due to volatility in petrochemical, steel and related Product material markets, actual prices and freight, are subject to change. We reserve the right, by providing notice to you at any time before beginning Product manufacturing, to increase the price of the Product(s) to reflect any increase in the cost to us which is due to any factor beyond our control (such as, without



8521 FM 850, Tyler, TX, 75705

PHONE: 903-405-4475

WQ-10333346



limitation, any increase in the costs of labor, materials, or other costs of manufacture or supply). Unless otherwise stated, materials and container sizes indicated on sales literature, invoices, price lists, quotations and delivery tickets are nominal sizes and representations – actual volume, Products and materials are subject to manufacturing and commercial variation and Wastequip's practices, and may vary from nominal sizes and materials. All prices are in US dollars; this Quote may not include all applicable taxes, brokerage fees or duties. If customer is not tax exempt, final tax calculations are subject to change.

Special Contract
Information

Sourcewell-Pricing & Product offerings are based on the Sourcewell Co-Operative Contract with Wastequip, LLC (#040621-WQI, eff. 06/02/2021) and such Contract terms & conditions are incorporated herein by reference. Pricing & Product (& related) changes may occur at any time with proper documentation, & subject to Sourcewell approval; therefore, offerings may change without written prior notice. Wastequip Product Limited Warranties, Disclaimers, Limitation of Liability & Remedies, & Limited Warranty Provisions apply to all purchases thereunder.

Signatures

Accepted By: _____

Company Name: _____

Date: _____

Purchase Order: _____

Please Reference Quote Number on all Purchase Orders



8521 FM 850, Tyler, TX, 75705

PHONE: 903-405-4475

WQ-10334032



Awarded Contract

Contract #040621-WQI

Sell To:

Contact Name	Armando Torres	Ship To Name	City of Weslaco
Bill To Name	City of Weslaco	Ship To	3000 S Border Ave
Bill To	255 S Kansas Ave		Weslaco, TX 78596
	Weslaco, TX 78596-6158		USA
	USA	Quick Ship	☐
Email	atorres@weslacotx.gov		
Phone	(956) 968-3181		

Quote Information

Salesperson	Chance Hennig	Expiration Date	2/9/2025
Salesperson Email	chennig@wastequip.com	Quote Number	WQ-10334032
Salesperson Phone	(361) 362-4485		Please Reference Quote Number on all Purchase Orders

Product	Product Description	Quantity	Sales Price	Total Price
Container - TT - 125537	8 Cubic Yard Standard Duty Flat Front Load Container - Floor: 10 gauge, Walls: 12 gauge with Horizontal V-Crimps for Added Strength, Doors: (2) 30"x 30" Sliding, Pockets: Heavy Duty with Three Way Fork Entry Guide, Top Channels: Interlocking, Bottom Runners: 2 1/2" Tall Formed, Primed and Painted Any Standard Color	9.00	\$995.00	\$8,955.00
Containers - TT - AUTO SIDE	Lid Lock - Automatic Serious Side Mount, Installed	9.00	\$90.00	\$810.00
Containers - TT - FEL001	Slot - 6" High x 60" Wide Framed, Installed	9.00	\$82.00	\$738.00

Payment Terms	Net 30 Days if credit has been established	Subtotal	\$10,503.00
Shipping Terms	FOB Origin	Shipping	\$1,059.00
		Tax	\$0.00
		Grand Total	\$11,562.00

Additional Information

Additional Terms Our Quote serves as an offer to provide Products and/or services at the quantities and prices shown and is a good faith estimate, based on our understanding of your needs. By signing below, you indicate your acceptance of our offer which is expressly subject to the Wastequip Terms & Conditions of Sale ("Wastequip's Terms") located at: <https://www.wastequip.com/terms-conditions-sale>, as of the date set forth in Section 1(b) of the WQ T&C, which are made a part of this Quote. Wastequip's Terms may be updated from time to time and are available by hard copy upon request.



8521 FM 850, Tyler, TX, 75705

PHONE: 903-405-4475

WQ-10334032

Sourcewell

Awarded Contract

Contract #040621-WQI

Any changes or deviations to the terms of this Quote, including any different terms in an Order submitted by you, must be agreed upon in writing by both parties.

Additional
Information

Pricing is based on your anticipated Order prior to the expiration of this Quote, including product specifications, quantities and timing. Any differences to your Order may result in different pricing, freight or other costs. Due to volatility in petrochemical, steel and related Product material markets, actual prices and freight, are subject to change. We reserve the right, by providing notice to you at any time before beginning Product manufacturing, to increase the price of the Product(s) to reflect any increase in the cost to us which is due to any factor beyond our control (such as, without limitation, any increase in the costs of labor, materials, or other costs of manufacture or supply). Unless otherwise stated, materials and container sizes indicated on sales literature, invoices, price lists, quotations and delivery tickets are nominal sizes and representations – actual volume, Products and materials are subject to manufacturing and commercial variation and Wastequip's practices, and may vary from nominal sizes and materials. All prices are in US dollars; this Quote may not include all applicable taxes, brokerage fees or duties. If customer is not tax exempt, final tax calculations are subject to change.

Special Contract
Information

Sourcewell-Pricing & Product offerings are based on the Sourcewell Co-Operative Contract with Wastequip, LLC (#040621-WQI, eff. 06/02/2021) and such Contract terms & conditions are incorporated herein by reference. Pricing & Product (& related) changes may occur at any time with proper documentation, & subject to Sourcewell approval; therefore, offerings may change without written prior notice. Wastequip Product Limited Warranties, Disclaimers, Limitation of Liability & Remedies, & Limited Warranty Provisions apply to all purchases thereunder.

Signatures

Accepted By: _____

Company Name: _____

Date: _____

Purchase Order: _____

Please Reference Quote Number on all Purchase Orders



Standardized Agenda Request Form

Date of Meeting: January 21, 2025		Agenda Item No. (to be assigned by CSO): 2024-1232	
From: David Arce			
Subject: Discussion and consideration on final reading of Ordinance 2024-37 to amend Chapter 62 of the Code of Ordinances codified as Garbage, Trash, and Rubbish to establish the Voluntary Recycling Curbside Program. Final reading of Ordinance 2024-37. (Staffed by Public Works Department.)			
Background: After working together with the Recycle committee, we are moving closer to starting the voluntary curbside recycling program. The ordinance is to set a fee at \$5.00. Violations have also been added to discourage the misuse of the recycle bin.			
Funding Source (budget code, if applicable):			
Amount:	Term of Impact:	Identified in Current Budget:	
Additional Action Prompted: Mayor's Signature Ordinance - First Reading Ordinance - Final Reading			
If item previously considered, provide date and action by Commission:			
If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners:			
Advisory Review, if any (name of board/committee, date of action, recommendation):			
ADELAIDA VEGA David Arce Rosalinda Cavazos NORMA CANTU Xavier Salinas Martin Garza		Created/Initiated Approved Approved New	
City Manager Comments: Approve as recommended by staff.			
Staff Recommendation: Approval			
Attachments, if any: Memo 2025 Recycle Curbside 2nd Reading, O2024-37 Voluntary Recycling Curbside Program - revised			
Responsibilities upon Approval:			

City of Weslaco

"The City on the Grow"



Adrian Gonzalez, Mayor
Israel Gonzalez, Jr., Mayor Pro-Tem, Commissioner At-large
Pete Garcia, Jr., Commissioner, At-large
Josh Pedraza, Commissioner, District 1
Letty Lopez, Commissioner, District 2
Jose "JP" Rodriguez, Commissioner, District 3
Adrian Farias, Commissioner, District 4

Martin Garza, City Manager

Date: January 16, 2025

To: City Commission

From: David Arce, Public Works Director

Subject: VOLUNTARY CURBSIDE RECYCLE PROGRAM SECOND READING

Cc: Martin Garza, City Manager
Rosie Cavazos, Finance Director

Program Overview

- **Fee for Service:** \$5.00 monthly per 95-gallon bin.
- **Service Frequency:** Bi-monthly (twice a month) curbside collection.
- **Fee Review:** Board of commissioners will periodically review the fee in relation to program costs and revenues.

Violation and Penalty Structure

1. **First Violation:** Warning for contamination with landfill waste.
2. **Second Violation:** \$15.00 fine added to the water bill.
3. **Third Violation:** \$25.00 fine and discontinuation of service, with the fine also added to the water bill.

Additional Notes

- Proper sorting is essential to ensure that materials can be sold and recycled effectively, helping prevent materials from being sent to the landfill.

Staff Recommends Approval

Recycle Committee Recommends Approval

ORDINANCE 2024-~~XXX~~37

AN ORDINANCE AMENDING ORDINANCE NUMBER 71-4 CODIFIED IN THE CITY OF WESLACO CODE OF ORDINANCES AS CHAPTER 62, GARBAGE, TRASH, AND RUBBISH BY ADOPTING NEW REGULATIONS REGARDING “VOLUNTARY RECYCLING CURBSIDE SERVICE” AND ORDAINING OTHER MATTERS WITH RESPECT TO THE SUBJECT MATTER HEREOF, INCLUDING TO PROVIDE FOR ENFORCEMENT OF THE ORDINANCE, PROVIDING FOR PENALTIES, AND PROVIDING FOR SEVERABILITY.

BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF WESLACO TEXAS THAT:

SECTION I.

Ordinance 71-4 passed and approved on March 2, 1971 as “Garbage, Trash, and Rubbish Ordinance” and Codified as Chapter 62 of the Weslaco Code of Ordinances is hereby amended to create a new section and regulations which shall be Section 62-24 to be known as “Voluntary Recycling Curbside Program”.

SECTION II.

After second and final reading of this Ordinance the amended Garbage, Trash, and Rubbish Ordinance is hereby amended to add a new section to be adopted and codified and shall read as follows:

CHAPTER 62 GARBAGE, TRASH, AND RUBBISH

SECTION 62-24 VOLUNTARY RECYCLING CURBSIDE PROGRAM

Section 62-24.1 - DEFINITION

(a) Recyclable materials shall be defined as:

1. PAPER – clean and flattened newspapers, catalogs, magazines, cardboard materials, cardboard cereal boxes and office paper;
2. PLASTICS (1&2) - empty, rinsed, loose soda bottles, milk & water Jugs, detergent/ cleaning bottles and plastic bottles & jugs.
3. CANS – empty, rinsed, loose aluminum and tin, aerosol cans, food and beverage cans.

Section 62-24.2 – RECYCLING FEE FOR RESIDENTIAL UNITS

(a) In addition to any other charges provided for in this chapter the rate for residential property requesting curbside recycling service shall be \$5.00 per month per container for the purposes of funding the recycle operation of curbside pickup. Such charge shall be reviewed by the city commissioners from time to time, in relationship to the cost of the city's voluntary recycling curbside program and the revenues derived there from.

(b) The bin to be provided shall be (95 gallon) for the collection and removal of recyclable items by the city from single-family residences with service being provided twice a month.

~~(c)~~ ~~(e)~~—The city shall remove the bin if the recycle bin is contaminated with landfill waste and a fee for violation as follows will be imposed: first violation will be a warning, the second violation will be a fine of \$15.00 and the third violation will be a fine of \$25.00 and discontinued service. The Code Enforcement Division of the City of Weslaco is hereby authorized to issue citations to any person(s) who violate any provision of this Ordinance.

(d) Late Fee for Non-Payment of Recycling Fees.

(1) A late fee of \$10.00 shall be applied to any account with an unpaid recycling fee after the due date, consistent with the procedures outlined for late payments for garbage and water services in Section 138-63.

(2) Accounts remaining unpaid for seven days past the due date may result in service suspension until payment, including the late fee, is made in full.

(3) Notices of late payment and service suspension shall be sent to the account holder's registered mailing address or email on file.

(4) Payment plans for overdue accounts may be offered at the discretion of the City Manager or designee to assist residents in maintaining service continuity.

Section 62-24.3 - RECYCLING CONTAINER.

(a) Residential customers shall utilize the specified container for the collection and removal of recyclable materials, as defined herein. The city or the city's designated representative will distribute one (1) recycling container to the residential customer at a cost of \$5.00 to the customer. The container shall remain the property of the city and shall not be removed from the property when changing residences.

(b) Customer use of the residential recycling container shall be subject to the same regulations for placement, storage, repair, replacement, and care as specified herein for residential solid waste containers.

(c) If a residential account serviced by the city regularly generates more recyclables than can be placed in the residential recycling container for the twice a month collection, the city will provide the residential customer with a second (95 gallon) recycling container at an additional fee of \$5.00 per month.

(d) No person other than the residential customer and solid waste services division employee, or an authorized recycling contractor may remove, collect or transfer recyclable materials that have been placed in a recycling container in the city. Each violation of this provision shall constitute a separate and distinct offense punishable as provided in section 62-24.3.

Sec. 62-24.4 - PLACEMENT OF CONTAINERS FOR COLLECTION.

(a) **Placement of containers on street.**

Residential solid waste and recycling containers set out for street collection should be aligned with the handles facing the house and located within two (2) feet of the paved curb and at least ten (10) feet from any mailbox, other container or other large object. The residential customer with street collection is prohibited from placing the container at the collection point prior to twelve (12) hours before collection.

(b) Removal of solid waste and recycling containers following collection.

The residential customer with street collection is required to remove the solid waste and recycling containers from the collection area and to relocate them to a place within six (6) feet of the residential structure within twelve (12) hours after the containers are serviced by the environmental waste services division.

Sec. 62-24.5- BLOCKING ACCESS TO CONTAINERS.

It shall be unlawful to stop, stand, or park a vehicle or trailer on public or private property in a manner that prevents access to a solid waste or recycling collection container by a collection truck that is attempting to service the container. For the purposes of this section, it shall be presumed that the owner of record of any violating vehicle or trailer is the person who stopped or parked the vehicle or trailer in the offending location.

- (a) It shall be a violation to place garbage containers within 10 feet of a United States Postal box, a building/structure, low hanging wires, or any fence located in a residential use area in accordance with Figure 1.1, between the hours of 8:00 a.m. to 5:00 p.m., Monday through Saturdays, except on federal holidays and except momentarily to load or unload passengers or merchandise.

SECTION III. EFFECTIVE DATE. This Ordinance shall take effect upon final reading.

SECTION IV. ENFORCEMENT.

The Code Enforcement Division of the City of Weslaco is hereby authorized to issue citations to any person(s) who violate any provision of this Ordinance.

SECTION V. PENALTIES.

Any person, firm or corporation violating any of the provisions or terms of this section, as amended hereby, shall be guilty of a misdemeanor and upon conviction in the Municipal Court of the City of Weslaco, Texas shall be subjected for each offense to a fine in an amount not to exceed \$500.00 for each and every offense. Each and every violation or day that such violation shall continue or exist shall be deemed a separate offense.

SECTION VI. SEVERABILITY.

The provisions of this Ordinance are severable, and if any section, subsection, sentence, clause or phrase of this Ordinance is for any reason held unconstitutional or invalid by any court of competent jurisdiction, such holding shall not affect or impair any of the remaining parts or provisions hereof.

PASSED AND APPROVED on first reading at a regular meeting of the City Commission this 17th day of December 2024.

PASSED AND APPROVED on second reading at a regular meeting of the City Commission this XXX day of January 2025

CITY OF WESLACO

Adrian Gonzalez, **MAYOR**

ATTEST:

Norma A. Cantu, **CITY SECRETARY**

APPROVED AS TO FORM:

Benjamin Castillo, **INTERIM CITY ATTORNEY**

DRAFT



Standardized Agenda Request Form

Date of Meeting: January 21, 2025		Agenda Item No. (to be assigned by CSO): 2025-26	
From: Rosalinda Cavazos			
Subject: Discussion and consideration to approve Resolution 2025-08 adopting the 2025 Work Plan and Budget for the thirty-eighth (38th) Urban County Program in the amount of \$294,597. (Staffed by Finance Department.)			
Background: The city held a public hearing on October 15, 2024 on the Urban County FY 25 year soliciting input from the community as to the usage of the awarded funds. This resolution is to set year 38 budget for the program activities. Year 38 will see \$3,000 go towards general administration services, \$5,000 for Senior Services (Amigos Del Valle), \$5,000 for Health Services (Nuestra Clinica) and \$281,597 for Water/Sewer line improvements. The Water/Sewer line improvements will be a continuation of the Year 37 (FY24) project located on Pike Street, between Kansas Ave & Bridge Ave.			
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):			
Rosalinda Cavazos Rosalinda Cavazos Martin Garza		Created/Initiated Approved New	
City Manager Comments: Approve as recommended by staff.			
Staff Recommendation: Staff Recommends approval of Resolution and Work Plan/Budget.			
Attachments, if any: 2025 Workplan Summary Sheet, R2025-08 Adopting 2025 CDBG Workplan Year 38			
Responsibilities upon Approval:			

AVAILABLE FUNDS: \$ 294,597

21A	General Administration	\$ 3,000.00
03K	Water & Sewer Improvements	\$ 281,597.00
05A	Senior Services (Amigos Del Valle)	\$ 5,000.00
05M	Health Services (Nuestra Clinica Del Valle)	\$ 5,000.00
		\$ -
	TOTAL:	\$ 294,597.00

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

RESOLUTION NO. 2025-08

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF WESLACO, TEXAS ADOPTING THE 2025 WORK PLAN AND BUDGET FOR YEAR THIRTY-EIGHT (38) FOR THE URBAN COUNTY PROGRAM.

WHEREAS: the City of Weslaco is participating in the Urban County Program; and

WHEREAS: the City of Weslaco conducted a Public Hearing on Tuesday, October 15, 2024, at 5:30 P.M. at the Weslaco City Hall to solicit public input on community needs in compliance with CDBG Requirements'

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

The Urban County Program Work Plan and Budget for Year Thirty-Eight (38) 2025 is hereby adopted as follows:

Year 38 (2025)

<u>PROGRAM ACITIVITY</u>	<u>BUDGET</u>
Water/Sewer Improvements	\$281,597.00
Senior Services	\$ 5,000.00
Health Services	\$ 5,000.00
General Administration	\$ 3,000.00
Total:	\$294,597.00

PASSED, APPROVED AND ADOPTED ON THIS THE 21ST DAY OF January 2025.

CITY OF WESLACO

Adrian Gonzalez, Mayor

ATTEST:

Norma A. Cantu, CITY SECRETARY

APPROVED AS TO FORM:

Benjamin Castill, INTERIM CITY ATTORNEY



Standardized Agenda Request Form

Date of Meeting: January 21, 2025		Agenda Item No. (to be assigned by CSO): 2024-1254	
From:			
Subject: Discussion and consideration to approve Change order No. 1 for the New Theater Wall & Porter Doss Bldg. Demolition Project to reduce the contract amount to \$348,324.50 and change substantial completion date of the project. (Staffed by Parks and Recreation Department.)			
Background: This item reconciles the City's contingency allowance authorizing additional costs of testing; decreasing contract amount with balance of unused contingency allowance; and, increasing the contract time by fifteen days.			
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: AIA G701-2017-CO#1-12-20-24			
Responsibilities upon Approval:			



AIA® Document G701® – 2017

Change Order

PROJECT: *(Name and address)*
MJVSPL - New Theater Wall & Porter
Doss Bldg. Demolition
Weslaco, Texas

OWNER: *(Name and address)*
City of Weslaco, Texas
255 S. Kansas Ave.
Weslaco, TX 78596

CONTRACT INFORMATION:
Contract For: General Construction

Date: July 25, 2024

ARCHITECT: *(Name and address)*
Boultinghouse Simpson Gates Architects,
Inc.
3301 N. McColl Rd.
McAllen, TX 78501

CHANGE ORDER INFORMATION:
Change Order Number: 001

Date: December 20, 2024

CONTRACTOR: *(Name and address)*
CRC Development & Construction Co.,
LLC
2016 S. 45th Street
McAllen, TX 78503

THE CONTRACT IS CHANGED AS FOLLOWS:

(Insert a detailed description of the change and, if applicable, attach or reference specific exhibits. Also include agreed upon adjustments attributable to executed Construction Change Directives.)

This Change Order authorizes the additional cost of \$804.50, for materials testing (invoices attached) which was paid for by the Contractor, but which normally would be paid for by the Owner. This additional cost will be deducted from the Contingency Allowance balance of \$17,800, resulting in a new Contingency Allowance balance of \$16,995.50.

This Change Order credits the balance of the Contingency Allowance of \$16,995.50 to the Total Contract Sum.

The original Contract Sum was	\$	365,320.00
The net change by previously authorized Change Orders	\$	0.00
The Contract Sum prior to this Change Order was	\$	365,320.00
The Contract Sum will be decreased by this Change Order in the amount of	\$	16,995.50
The new Contract Sum including this Change Order will be	\$	348,324.50

The Contract Time will be increased by Fifteen (15) days.

The new date of Substantial Completion will be December 30, 2024

NOTE: This Change Order does not include adjustments to the Contract Sum or Guaranteed Maximum Price, or the Contract Time, that have been authorized by Construction Change Directive until the cost and time have been agreed upon by both the Owner and Contractor, in which case a Change Order is executed to supersede the Construction Change Directive.

NOT VALID UNTIL SIGNED BY THE ARCHITECT, CONTRACTOR AND OWNER.

Boultinghouse Simpson Gates Architects,
Inc.

ARCHITECT *(Firm name)*

SIGNATURE

PRINTED NAME AND TITLE
ROBERT SIMPSON, R.P.

DATE

CRC Development & Construction Co.,
LLC

CONTRACTOR *(Firm name)*

SIGNATURE

PRINTED NAME AND TITLE
Carlo Cantu,
12-20-2

DATE

City of Weslaco, Texas

OWNER *(Firm name)*

SIGNATURE

PRINTED NAME AND TITLE

DATE



Standardized Agenda Request Form

Date of Meeting: January 21, 2025		Agenda Item No. (to be assigned by CSO): 2024-1233	
From:			
Subject: Discussion and consideration to approve final payment No. 5 and execute substantial completion for Project No.: #2023-24-06 New Theater Wall & Porter Doss Building Demolition for an amount not to exceed \$17,417. (Staffed by Parks & Recreation Department.)			
Background: This item seeks to release the final payment to the contractor for the work completed and certified by the architect.			
Funding Source (budget code, if applicable):			
Amount:	Term of Impact:	Identified in Current Budget:	
Additional Action Prompted: Mayor's Signature			
If item previously considered, provide date and action by Commission:			
If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners:			
Advisory Review, if any (name of board/committee, date of action, recommendation):			
OMAR RODRIGUEZ OMAR RODRIGUEZ Martin Garza		Created/Initiated Approved New	
City Manager Comments: Approve as recommended by staff.			
Staff Recommendation: Staff recommends approval.			
Attachments, if any: PayApp#5-Final-certified-011525, CertificateOfSubs.Compl-010325-PendingOwnerSignature			
Responsibilities upon Approval:			

PAYMENT APPLICATION

TO:

City of Weslaco
255 S. Kansas
Weslaco, TX. 78596
Attn: Homer Rhodes

PROJECT
NAME AND
LOCATION:

City of Weslaco
New Theater Wall & Porter Doss Bldg Demo
255 S. Kansas
Weslaco, TX. 78596

FROM:

CRC Development & Construction Co., LLC
2016 S 45th St
McAllen, TX 78503

ARCHITECT:

Boultinghouse Simpson Gates Architects, Inc.
3301 N McCall Rd
McAllen, Texas, 78501

FOR:

New Theater Wall & Porter Doss Bldg. Demo

APPLICATION #

PERIOD THRU:

PROJECT #s:

DATE OF CONTRACT:

5 Final

12/20/2024

2023-24-06

07/25/2024

Distribution to:

☒ OWNER

☒ ARCHITECT

☐ CONTRACTOR

CONTRACTOR'S SUMMARY OF WORK

Application is made for payment as shown below. Continuation Page is attached.

1. CONTRACT AMOUNT	\$365,320.00
2. SUM OF ALL CHANGE ORDERS	(\$16,995.50)
3. CURRENT CONTRACT AMOUNT (Line 1 +/- 2)	\$348,324.50
4. TOTAL COMPLETED AND STORED (Column G on Continuation Page)	\$348,324.50
5. RETAINAGE:	
a. 0.00% of Completed Work (Columns D + E on Continuation Page)	\$0.00
b. 0.00% of Material Stored (Column F on Continuation Page)	\$0.00
Total Retainage (Line 5a + 5b or Column I on Continuation Page)	\$0.00
6. TOTAL COMPLETED AND STORED LESS RETAINAGE (Line 4 minus Line 5 Total)	\$348,324.50
7. LESS PREVIOUS PAYMENT APPLICATIONS	\$330,908.27
8. PAYMENT DUE	\$17,416.23
9. BALANCE TO COMPLETION (Line 3 minus Line 6)	\$0.00

SUMMARY OF CHANGE ORDERS	ADDITIONS	DEDUCTIONS
Total changes approved in previous months	\$0.00	\$0.00
Total approved this month	\$0.00	(\$16,995.50)
TOTALS	\$0.00	(\$16,995.50)
NET CHANGES	(\$16,995.50)	

Contractor's signature below is his assurance to Owner, concerning the payment herein applied for, that: (1) the Work has been performed as required in the Contract Documents, (2) all sums previously paid to Contractor under the Contract have been used to pay Contractor's costs for labor, materials and other obligations under the Contract for Work previously paid for, and (3) Contractor is legally entitled to this payment.

CONTRACTOR: CRC Development & Construction Co., LLC

By:  Date: 12-20-2024

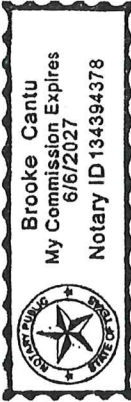
State of: Texas

County of: Hidalgo

Subscribed and sworn to before me this 20th day of December

Notary Public: B. Cantu

My Commission Expires: 6/6/2027



ARCHITECT'S CERTIFICATION

Architect's signature below is his assurance to Owner, concerning the payment herein applied for, that: (1) Architect has inspected the Work represented by this Application, (2) such Work has been completed to the extent indicated in this Application, and the quality of workmanship and materials conforms with the Contract Documents, (3) this Application for Payment accurately states the amount of Work completed and payment due therefor, and (4) Architect knows of no reason why payment should not be made.

CERTIFIED AMOUNT \$17,416.23

(If the certified amount is different from the payment due, you should attach an explanation. Initial all the figures that are changed to match the certified amount.)

ARCHITECT: Bob Simpson, AIA

By:  Date: 01-15-2025

Neither this Application nor payment applied for herein is assignable or negotiable. Payment shall be made only to Contractor, and is without prejudice to any rights of Owner or Contractor under the Contract Documents or otherwise.

CONTINUATION PAGE

PROJECT: City of Weslaco
 New Theater Wall & Porter Doss Bldg Demo
 APPLICATION #: 5 Final
 DATE OF APPLICATION: 12/20/2024
 PERIOD THRU: 12/20/2024
 PROJECT #s: 2023-24-06

Payment Application containing Contractor's signature is attached.

A ITEM #	B WORK DESCRIPTION	C SCHEDULED AMOUNT	D COMPLETED WORK		F STORED MATERIALS (NOT IN D OR E)	G TOTAL COMPLETED AND STORED (D + E + F)	H BALANCE TO COMPLETION (C-G)	I RETAINAGE (If Variable)
			AMOUNT PREVIOUS PERIODS	AMOUNT THIS PERIOD				
1	General Conditions	\$35,320.00	\$35,320.00	\$0.00	\$0.00	\$35,320.00	\$0.00	\$0.00
2	Bonds & Insurances	\$36,000.00	\$36,000.00	\$0.00	\$0.00	\$36,000.00	\$0.00	\$0.00
3	Interior Concrete Footing	\$10,000.00	\$10,000.00	\$0.00	\$0.00	\$10,000.00	\$0.00	\$0.00
4	Exterior Concrete Footing	\$10,000.00	\$10,000.00	\$0.00	\$0.00	\$10,000.00	\$0.00	\$0.00
5	Reinforcing Steel	\$5,000.00	\$5,000.00	\$0.00	\$0.00	\$5,000.00	\$0.00	\$0.00
6	Temp Fence	\$5,000.00	\$5,000.00	\$0.00	\$0.00	\$5,000.00	\$0.00	\$0.00
7	SWPPP	\$3,000.00	\$3,000.00	\$0.00	\$0.00	\$3,000.00	\$0.00	\$0.00
8	Metal Studs	\$8,000.00	\$8,000.00	\$0.00	\$0.00	\$8,000.00	\$0.00	\$0.00
9	Sheetrock & Sheathing	\$8,000.00	\$8,000.00	\$0.00	\$0.00	\$8,000.00	\$0.00	\$0.00
10	Painting	\$8,000.00	\$8,000.00	\$0.00	\$0.00	\$8,000.00	\$0.00	\$0.00
11	Steel - Roof Modifications	\$10,000.00	\$10,000.00	\$0.00	\$0.00	\$10,000.00	\$0.00	\$0.00
12	EIFS Finish System	\$10,000.00	\$10,000.00	\$0.00	\$0.00	\$10,000.00	\$0.00	\$0.00
13	Bldg Demo & Haul Off	\$95,000.00	\$95,000.00	\$0.00	\$0.00	\$95,000.00	\$0.00	\$0.00
14	Building Pad	\$80,000.00	\$80,000.00	\$0.00	\$0.00	\$80,000.00	\$0.00	\$0.00
15	Electrical Demo	\$6,000.00	\$6,000.00	\$0.00	\$0.00	\$6,000.00	\$0.00	\$0.00
16	Plumbing Demo	\$3,000.00	\$3,000.00	\$0.00	\$0.00	\$3,000.00	\$0.00	\$0.00
17	HVAC Demo	\$3,000.00	\$3,000.00	\$0.00	\$0.00	\$3,000.00	\$0.00	\$0.00
18	Allowances Per Spec	\$30,000.00	\$13,004.50	\$0.00	\$0.00	\$13,004.50	\$16,995.50	\$0.00
19	Change Order # 1	(\$16,995.50)	\$0.00	\$0.00	\$0.00	\$0.00	(\$16,995.50)	\$0.00
	TOTALS	\$348,324.50	\$348,324.50	\$0.00	\$0.00	\$348,324.50	\$0.00	\$0.00

CRC

Development & Construction Co., LLC
Synergetic Solutions

CONDITIONAL RELEASE OF LIEN

STATE OF TEXAS
COUNTY OF HIDALGO

KNOW ALL MEN BY THESE PRESENTS:

The undersigned, for and in consideration of the sum of \$52,915.00 received, does hereby release his/her lien, and waive and relinquish the right to claim a lien in the amount of \$52,915.00, subject to the condition of payment described below, for labor, services, and materials furnished for improvement of the following described property:

525 S Kansas, Weslaco, TX 78596 – New Theater Wall and Porter Doss Building Demolition

This is a Partial Release of Lien by the undersigned given pursuant to Texas Statutes for the sole purpose of releasing the lien rights up to the amount above stated, and does not waive or release any lien rights in excess of the stated sum. This Partial Waiver and Release of Lien is conditioned upon payment of the consideration described above. It is not effective until said payment is received in paid funds.

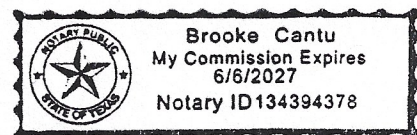
IN WITNESS WHEREOF, I have hereunto set my hand and seal this 10th day of December 2024.

BY: *[Signature]*

The forgoing instrument was acknowledged before me this 10th day of December 2024, by Carlo Cantu, who is personally know to me or who has produced TX Driver's License as identification and who did take an oath.

NOTARY PUBLIC: *B. Cantu*

My Commission Expires: 6/6/2027



CRC

Development & Construction Co., LLC
Synergetic Solutions

CONDITIONAL RELEASE OF LIEN

STATE OF TEXAS
COUNTY OF HIDALGO

KNOW ALL MEN BY THESE PRESENTS:

The undersigned, for and in consideration of the sum of \$41,645.50 **NOT YET** received, does hereby release his/her lien, and waive and relinquish the right to claim a lien in the amount of \$41,645.50, subject to the condition of payment described below, for labor, services, and materials furnished for improvement of the following described property:

525 S Kansas, Weslaco, TX 78596 – New Theater Wall and Porter Doss Building Demolition

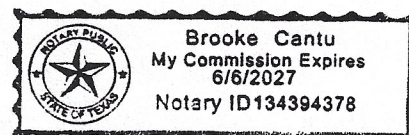
This is a Partial Release of Lien by the undersigned given pursuant to Texas Statutes for the sole purpose of releasing the lien rights up to the amount above stated, and does not waive or release any lien rights in excess of the stated sum. This Partial Waiver and Release of Lien is conditioned upon payment of the consideration described above. It is not effective until said payment is received in paid funds.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 10th day of December 2024.

BY: 

The forgoing instrument was acknowledged before me this 10th day of December 2024, by Carlo Cantu, who is personally know to me or who has produced TX Driver's License as identification and who did take an oath.

NOTARY PUBLIC: 
My Commission Expires: 6/6/2027



CONSENT OF SURETY TO FINAL PAYMENT

AIA Document G707

(Instructions on reverse side)

OWNER	☐
ARCHITECT	☐
CONTRACTOR	☐
SURETY	☒
OTHER	☐

TO OWNER:

(Name and address)

The City of Weslaco, Texas
255 S. Kansas Ave.
Weslaco, Tx 78596

ARCHITECT'S PROJECT NO.: Project #2023-24-06

CONTRACT FOR:

PROJECT:

(Name and address)

City of Weslaco
New Theater Wall Construction
& Demolition of Porter Doss Buildings

CONTRACT DATED: 07/25/2024

In accordance with the provisions of the Contract between the Owner and the Contractor as indicated above, the
(Insert name and address of Surety)

Old Republic Surety Company
2201 E Lamar Blvd. Unit 260
Arlington, TX 76006

, SURETY,

on bond of

(Insert name and address of Contractor)

CRC Development & Construction Co.LLC
2016 S 45th St.
McAllen, TX 78503

, CONTRACTOR,

hereby approves of the final payment to the Contractor, and agrees that final payment to the Contractor shall not relieve the Surety of
any of its obligations to

(Insert name and address of Owner)

The City of Weslaco, Texas
255 S. Kansas Ave.
Weslaco, Tx 78596

, OWNER,

as set forth in said Surety's bond.

IN WITNESS WHEREOF, the Surety has hereunto set its hand on this date: December 5, 2024

(Insert in writing the month followed by the numeric date and year.)

Old Republic Surety Company

(Surety)



(Signature of authorized representative)

Tommy Mulanax, Attorney In Fact

(Printed name and title)

Attest:

(Seal):



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OLD REPUBLIC SURETY COMPANY

POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS: That OLD REPUBLIC SURETY COMPANY, a Wisconsin stock insurance corporation, does make, constitute and appoint: **JIM WHORTON, TOMMY G. MULANAX, ROSEMARIE LOPEZ, JEREMY FARQUE, KARLA DOMKE**
MELANIE WOLTERS of AUSTIN, TX

its true and lawful Attorney(s)-in-Fact, with full power and authority for and on behalf of the company as surety, to execute and deliver and affix the seal of the company thereto (if a seal is required), bonds, undertakings, recognizances or other written obligations in the nature thereof, **(other than bail bonds, bank depository bonds, mortgage deficiency bonds, mortgage guaranty bonds, guarantees of installment paper and note guaranty bonds, self-insurance workers compensation bonds guaranteeing payment of benefits, or black lung bonds)**, as follows:

ALL WRITTEN INSTRUMENTS

and to bind OLD REPUBLIC SURETY COMPANY thereby, and all of the acts of said Attorneys-in-Fact, pursuant to these presents, are ratified and confirmed. This appointment is made under and by authority of the board of directors at a special meeting held on February 18, 1982.

This Power of Attorney is signed and sealed by facsimile under and by the authority of the following resolutions adopted by the board of directors of the OLD REPUBLIC SURETY COMPANY on February 18, 1982.

RESOLVED that, the president, any vice-president or assistant vice president, in conjunction with the secretary or any assistant secretary, may appoint attorneys-in-fact or agents with authority as defined or limited in the instrument evidencing the appointment in each case, for and on behalf of the company to execute and deliver and affix the seal of the company to bonds, undertakings, recognizances, and suretyship obligations of all kinds; and said officers may remove any such attorney-in-fact or agent and revoke any Power of Attorney previously granted to such person.

RESOLVED FURTHER, that any bond, undertaking, recognizance, or suretyship obligation shall be valid and binding upon the Company

- (i) when signed by the president, any vice president or assistant vice president, and attested and sealed (if a seal be required) by any secretary or assistant secretary; or
- (ii) when signed by the president, any vice president or assistant vice president, secretary or assistant secretary, and countersigned and sealed (if a seal be required) by a duly authorized attorney-in-fact or agent; or
- (iii) when duly executed and sealed (if a seal be required) by one or more attorneys-in-fact or agents pursuant to and within the limits of the authority evidenced by the Power of Attorney issued by the company to such person or persons.

RESOLVED FURTHER that the signature of any authorized officer and the seal of the company may be affixed by facsimile to any Power of Attorney or certification thereof authorizing the execution and delivery of any bond, undertaking, recognizance, or other suretyship obligations of the company; and such signature and seal when so used shall have the same force and effect as though manually affixed.

IN WITNESS WHEREOF, OLD REPUBLIC SURETY COMPANY has caused these presents to be signed by its proper officer, and its corporate seal to be affixed this 14th day of June, 2023.

OLD REPUBLIC SURETY COMPANY

Karen J. Haffner
 Assistant Secretary



Alan Pavlic
 President

STATE OF WISCONSIN, COUNTY OF WAUKESHA - SS

On this 14th day of June, 2023, personally came before me, Alan Pavlic and Karen J. Haffner, to me known to be the individuals and officers of the OLD REPUBLIC SURETY COMPANY who executed the above instrument, and they each acknowledged the execution of the same, and being by me duly sworn, did severally depose and say: that they are the said officers of the corporation aforesaid, and that the seal affixed to the above instrument is the seal of the corporation, and that said corporate seal and their signatures as such officers were duly affixed and subscribed to the said instrument by the authority of the board of directors of said corporation.



Kathryn R. Pearson
 Notary Public

My Commission Expires: September 28, 2026

(Expiration of notary's commission does not invalidate this instrument)

CERTIFICATE

I, the undersigned, assistant secretary of the OLD REPUBLIC SURETY COMPANY, a Wisconsin corporation, CERTIFY that the foregoing and attached Power of Attorney remains in full force and has not been revoked; and furthermore, that the Resolutions of the board of directors set forth in the Power of Attorney, are now in force.

89-5970



Signed and sealed at the City of Brookfield, WI this 5th day of December, 2024

Karen J. Haffner
 Assistant Secretary

ORSC 22262 (3-06)

JIM WHORTON & ASSOCIATES, INC.

CONSENT OF SURETY TO FINAL PAYMENT

AIA Document G707

(Instructions on reverse side)

OWNER	☐
ARCHITECT	☐
CONTRACTOR	☐
SURETY	☒
OTHER	☐

TO OWNER:

(Name and address)

Harlingen Housing Authority
PO Box 1669
Harlingen, TX 78550

ARCHITECT'S PROJECT NO.:

CONTRACT FOR:

PROJECT:

(Name and address)

Harlingen Housing Authority
Head Start Renovation Work at LeMoyne Gardens Subdivision

CONTRACT DATED: February 21, 2024

In accordance with the provisions of the Contract between the Owner and the Contractor as indicated above, the
(Insert name and address of Surety)

Old Republic Surety Company
2201 E Lamar Blvd. Unit 260
Arlington, TX 76006

, SURETY,

on bond of

(Insert name and address of Contractor)

CRC Development & Construction Co.LLC
2016 S 45th St.
McAllen, TX 78503

, CONTRACTOR,

hereby approves of the final payment to the Contractor, and agrees that final payment to the Contractor shall not relieve the Surety of any of its obligations to

(Insert name and address of Owner)

Harlingen Housing Authority
PO Box 1669
Harlingen, TX 78550

, OWNER,

as set forth in said Surety's bond.

IN WITNESS WHEREOF, the Surety has hereunto set its hand on this date: December 5, 2024

(Insert in writing the month followed by the numeric date and year.)

Old Republic Surety Company

(Surety)

(Signature of authorized representative)

Attest:

(Seal):

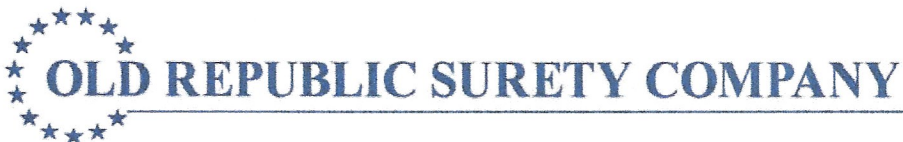
Tommy Mulanax, Attorney In Fact

(Printed name and title)



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POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS: That OLD REPUBLIC SURETY COMPANY, a Wisconsin stock insurance corporation, does make, constitute and appoint: **JIM WHORTON, TOMMY G. MULANAX, ROSEMARIE LOPEZ, JEREMY FARQUE, KARLA DOMKE**
MELANIE WOLTERS of AUSTIN, TX

its true and lawful Attorney(s)-in-Fact, with full power and authority for and on behalf of the company as surety, to execute and deliver and affix the seal of the company thereto (if a seal is required), bonds, undertakings, recognizances or other written obligations in the nature thereof, **(other than bail bonds, bank depository bonds, mortgage deficiency bonds, mortgage guaranty bonds, guarantees of installment paper and note guaranty bonds, self-insurance workers compensation bonds guaranteeing payment of benefits, or black lung bonds)**, as follows:

ALL WRITTEN INSTRUMENTS

and to bind OLD REPUBLIC SURETY COMPANY thereby, and all of the acts of said Attorneys-in-Fact, pursuant to these presents, are ratified and confirmed. This appointment is made under and by authority of the board of directors at a special meeting held on February 18, 1982.

This Power of Attorney is signed and sealed by facsimile under and by the authority of the following resolutions adopted by the board of directors of the OLD REPUBLIC SURETY COMPANY on February 18, 1982.

RESOLVED that, the president, any vice-president or assistant vice president, in conjunction with the secretary or any assistant secretary, may appoint attorneys-in-fact or agents with authority as defined or limited in the instrument evidencing the appointment in each case, for and on behalf of the company to execute and deliver and affix the seal of the company to bonds, undertakings, recognizances, and suretyship obligations of all kinds; and said officers may remove any such attorney-in-fact or agent and revoke any Power of Attorney previously granted to such person.

RESOLVED FURTHER, that any bond, undertaking, recognizance, or suretyship obligation shall be valid and binding upon the Company

- (i) when signed by the president, any vice president or assistant vice president, and attested and sealed (if a seal be required) by any secretary or assistant secretary; or
- (ii) when signed by the president, any vice president or assistant vice president, secretary or assistant secretary, and countersigned and sealed (if a seal be required) by a duly authorized attorney-in-fact or agent; or
- (iii) when duly executed and sealed (if a seal be required) by one or more attorneys-in-fact or agents pursuant to and within the limits of the authority evidenced by the Power of Attorney issued by the company to such person or persons.

RESOLVED FURTHER that the signature of any authorized officer and the seal of the company may be affixed by facsimile to any Power of Attorney or certification thereof authorizing the execution and delivery of any bond, undertaking, recognizance, or other suretyship obligations of the company; and such signature and seal when so used shall have the same force and effect as though manually affixed.

IN WITNESS WHEREOF, OLD REPUBLIC SURETY COMPANY has caused these presents to be signed by its proper officer, and its corporate seal to be affixed this 14th day of June, 2023.

OLD REPUBLIC SURETY COMPANY

Karen J. Haffner
Assistant Secretary



Alan Pavlic
President

STATE OF WISCONSIN, COUNTY OF WAUKESHA - SS

On this 14th day of June, 2023, personally came before me, Alan Pavlic and Karen J. Haffner, to me known to be the individuals and officers of the OLD REPUBLIC SURETY COMPANY who executed the above instrument, and they each acknowledged the execution of the same, and being by me duly sworn, did severally depose and say: that they are the said officers of the corporation aforesaid, and that the seal affixed to the above instrument is the seal of the corporation, and that said corporate seal and their signatures as such officers were duly affixed and subscribed to the said instrument by the authority of the board of directors of said corporation.



Kathryn R. Pearson
Notary Public

My Commission Expires: September 28, 2026

(Expiration of notary's commission does not invalidate this instrument)

CERTIFICATE

I, the undersigned, assistant secretary of the OLD REPUBLIC SURETY COMPANY, a Wisconsin corporation, CERTIFY that the foregoing and attached Power of Attorney remains in full force and has not been revoked; and furthermore, that the Resolutions of the board of directors set forth in the Power of Attorney, are now in force.



89-5970

Signed and sealed at the City of Brookfield, WI this 5th day of December, 2024.

Karen J. Haffner
Assistant Secretary

ORSC 22262 (3-06)

JIM WHORTON & ASSOCIATES, INC.

AIA® Document G704® – 2017

Certificate of Substantial Completion

PROJECT: *(name and address)*
MJVSPL - New Theater Wall & Porter
Doss Bldg. Demolition
Weslaco, Texas

CONTRACT INFORMATION:
Contract For: General Construction

Date: July 25, 2024

CERTIFICATE INFORMATION:
Certificate Number: 001

Date: January 3, 2025

OWNER: *(name and address)*
City of Weslaco, Texas
255 S. Kansas Ave.
Weslaco, TX 78596

ARCHITECT: *(name and address)*
BSG Architects, Inc.
3301 N. McColl Road
McAllen, TX 78501

CONTRACTOR: *(name and address)*
CRC Development & Construction Co.,
LLC
2016 S. 45th St.
McAllen, TX 78503

The Work identified below has been reviewed and found, to the Architect's best knowledge, information, and belief, to be substantially complete. Substantial Completion is the stage in the progress of the Work when the Work or designated portion is sufficiently complete in accordance with the Contract Documents so that the Owner can occupy or utilize the Work for its intended use. The date of Substantial Completion of the Project or portion designated below is the date established by this Certificate.

(Identify the Work, or portion thereof, that is substantially complete.)

Entire Project

BSG Architects, Inc.
ARCHITECT *(Firm Name)*


SIGNATURE

ROBERT SIMPSON, V.P.
PRINTED NAME AND TITLE

January 3, 2025
DATE OF SUBSTANTIAL COMPLETION

WARRANTIES

The date of Substantial Completion of the Project or portion designated above is also the date of commencement of applicable warranties required by the Contract Documents, except as stated below:

(Identify warranties that do not commence on the date of Substantial Completion, if any, and indicate their date of commencement.)

None Applicable

WORK TO BE COMPLETED OR CORRECTED

A list of items to be completed or corrected is attached hereto, or transmitted as agreed upon by the parties, and identified as follows:

(Identify the list of Work to be completed or corrected.)

See attached Punch List with Photos from inspection performed on December 31, 2024

The failure to include any items on such list does not alter the responsibility of the Contractor to complete all Work in accordance with the Contract Documents. Unless otherwise agreed to in writing, the date of commencement of warranties for items on the attached list will be the date of issuance of the final Certificate of Payment or the date of final payment, whichever occurs first. The Contractor will complete or correct the Work on the list of items attached hereto within Fourteen (14) days from the above date of Substantial Completion.

Cost estimate of Work to be completed or corrected: \$17,000

The responsibilities of the Owner and Contractor for security, maintenance, heat, utilities, damage to the Work, insurance, and other items identified below shall be as follows:

(Note: Owner's and Contractor's legal and insurance counsel should review insurance requirements and coverage.)

Shall commence on the date of this Certificate of Substantial Completion - January 3, 2025

The Owner and Contractor hereby accept the responsibilities assigned to them in this Certificate of Substantial Completion:

CRC Development &
Construction Co., LLC
CONTRACTOR *(Firm Name)*


SIGNATURE

Carlo Cantu, President
PRINTED NAME AND TITLE

1-6-2025
DATE

City of Weslaco, Texas
OWNER *(Firm Name)*

SIGNATURE

PRINTED NAME AND TITLE

DATE

December 31, 2024

PROJECT: MJVSPL New Theater Wall & Porter Doss Bldg. Demolition

CONTRACTOR: CRC Development & Construction Co., LLC

FINAL INSPECTION PUNCH LIST

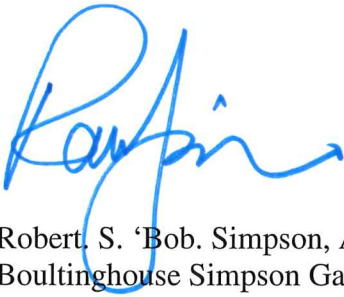
EXTERIOR:

1. Cleanup site and remove all extraneous demolition debris, such as concrete rubble, bricks, & trash. Sweep sidewalk along Kansas Ave. to remove loose fill materials.
See photos #1
2. Repair details at following locations:
 - a. NW Corner at edge of slab where new EIFS meets concrete. Add section of stainless steel base flashing on west return, placing it over 'white' flexible base flashing, and underneath stainless steel flashing along north
See photo #2
3. Add colored sealant at low end of rake tile at NW corner, to fill gaps between tile and EIFS.
See photo #3
4. Same as #3 above, but at NE corner of low end of rake tile.
See photo #4
5. Same as #3 above, but at NE corner of rise condition above rake tile at EIFS corner.
See photo #5.
6. Remove all debris and miscellaneous metal (nails/screws) from Stainless Steel base flashing.
See photo #6.
7. Clean construction markings from surface of new EIFS along north wall, especially near new downspouts.
See Photo #7
8. At NE entrance to rear of Theater, remove debris , including sandbags, from sidewalk and sweep clean.
See Photo #8
9. Clean all debris from threshold of west exterior door, to allow it to open more freely.
See Photo #9

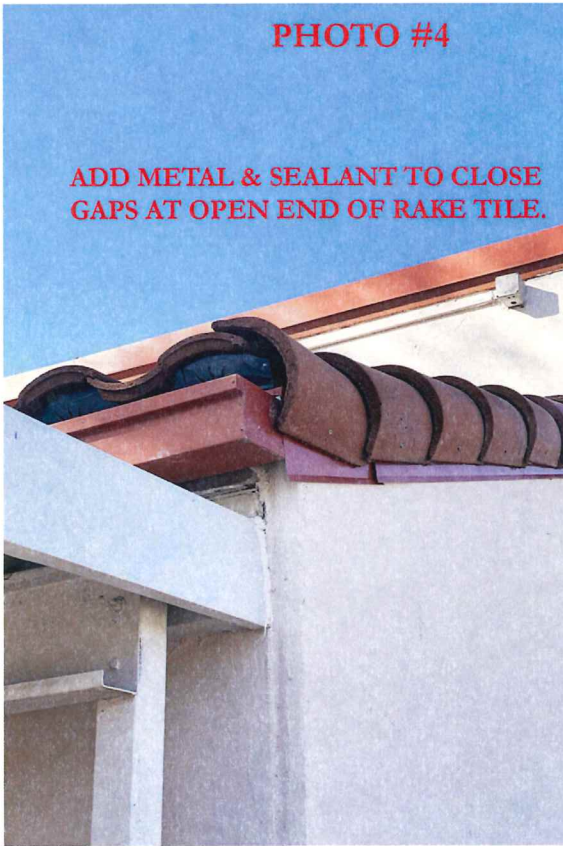
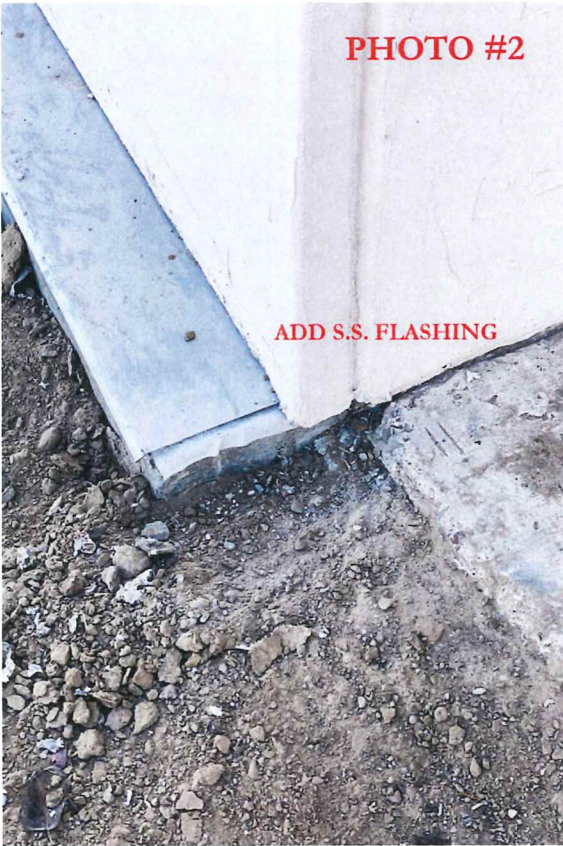
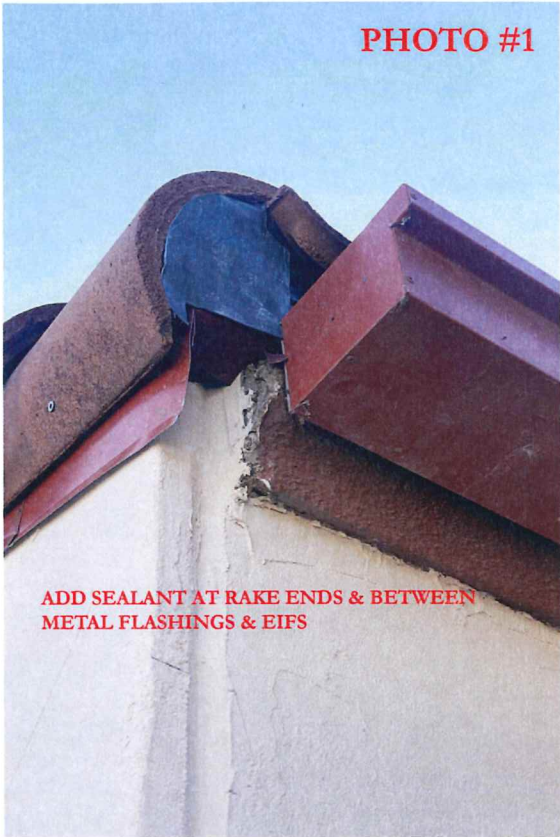
INTERIOR:

10. At NW Interior landing, remove all construction debris, and clean (mop) floor.
See Photo#10
11. At existing stairways, clean handrails, risers and stringers, and repaint per drawings.
Match existing paint color.
See Photo #11.

This list will be attached to the Certificate of Substantial Completion, and all items must be completed prior to Final Inspection, and prior to review of Final Application and Certificate for Payment.

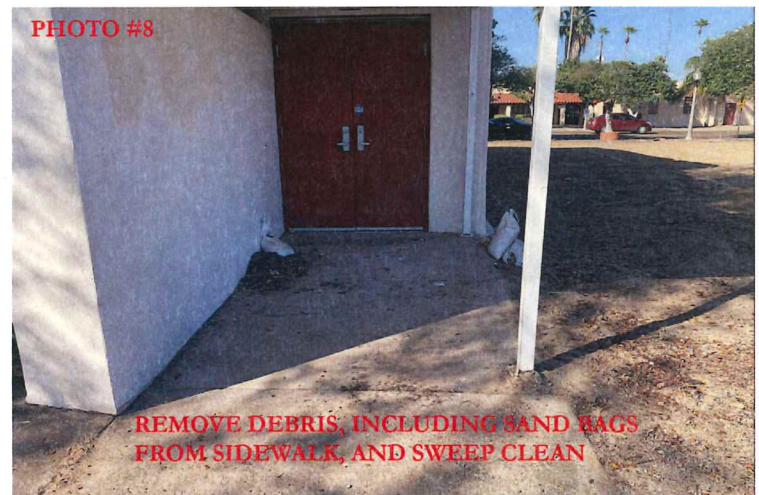
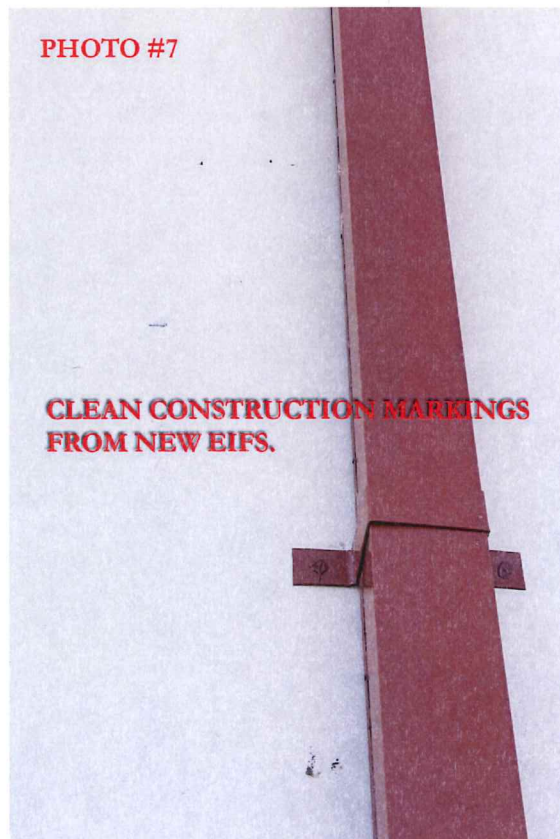
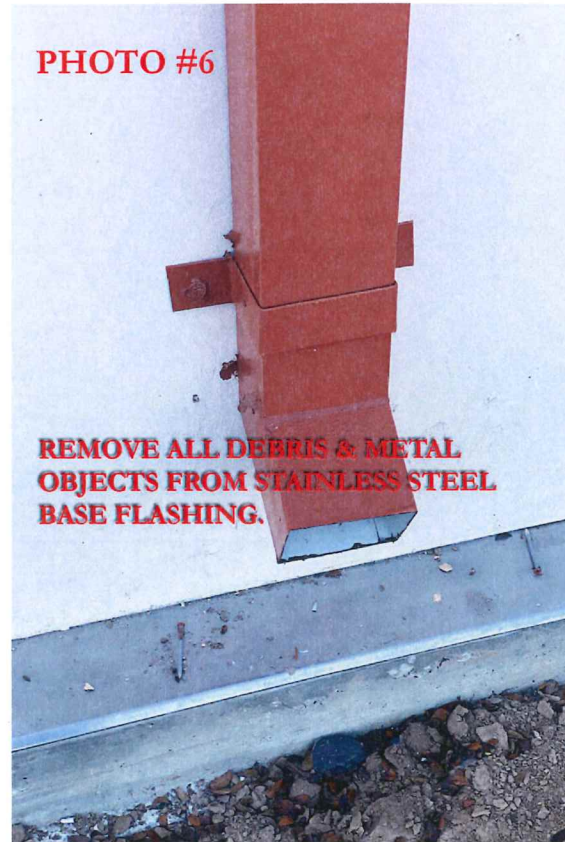
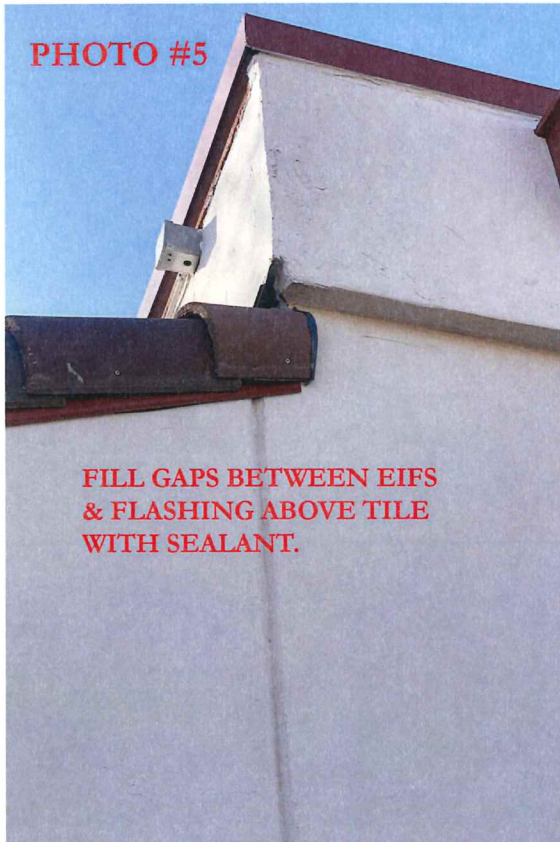


Robert S. 'Bob' Simpson, AIA
Boultinghouse Simpson Gates Architects.



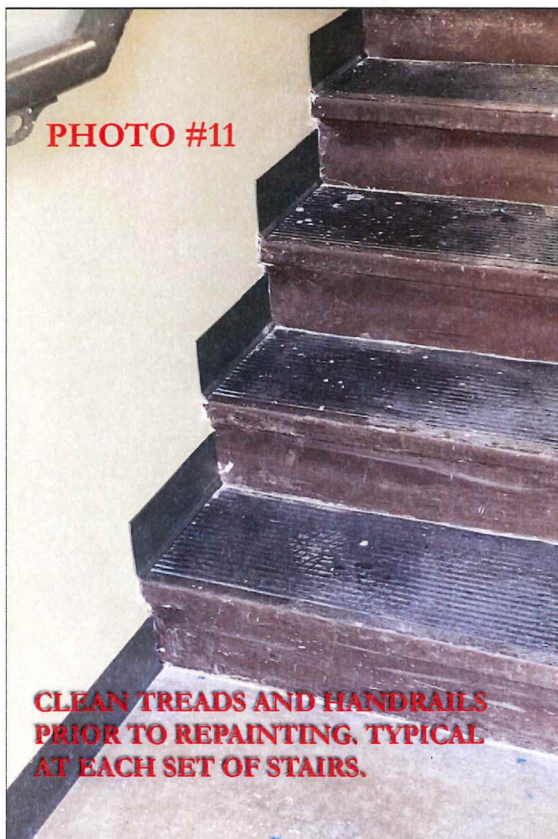
Certificate of Substantial Completion Punch List - December 31, 2024

Photo Attachments



Certificate of Substantial Completion Punch List - December 31, 2024

Photo Attachments





Standardized Agenda Request Form

Date of Meeting: January 21, 2025		Agenda Item No. (to be assigned by CSO): 2025-28	
From:			
Subject: Discussion and consideration to approve software support and maintenance renewal agreement for Tyler Technologies - New World System used by Weslaco Police Department. Modules included are CAD, Mobile Records for Patrol Units and Reporting modules in the amount of \$75,079.51; budgeted from FY 24-25 Computer Vendor Support account. (Staffed by Information Technology 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):			
Rick Mendoza Rick Mendoza Martin Garza		Created	
City Manager Comments: Approve as recommended by staff.			
Staff Recommendation: Staff Recommends Approval			
Attachments, if any: TylerTech-NewWorld-Renewal-2025			
Responsibilities upon Approval:			



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

Invoice

Invoice No	Date	Page
130-151908	12/15/2024	1 of 5

Questions:

Tyler Technologies- Public Safety
Phone: 1-800-772-2260 Press 2, then 5
Email: ar@tylertech.com



Bill To WESLACO POLICE DEPARTMENT
901 N. AIRPORT DR.
WESLACO, TX 78596

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WESLACO, TX 78596

Cust No.-BillTo-ShipTo	Ord No	PO Number	Currency	Terms	Due Date
45019 - 18916 - 18916	35053		USD	NET30	01/14/2025

Contract Date	Description	Units	Rate	Extended Price
Contract No.: Weslaco, City of				
01/Jan/2020	New World Third Party LE Records Interface Standard Maintenance- On-Line Wants and Warrants Interface to State/NCIC Cycle: Start: 01/Jan/2025, End: 31/Dec/2025	1	772.26	772.26
01/Jan/2020	New World Enterprise Combined LE/Fire/EMS CAD Standard Maintenance Cycle: Start: 01/Jan/2025, End: 31/Dec/2025	1	6,432.28	6,432.28
01/Jan/2020	Additional New World Enterprise Standard Maintenance for CAD - BOLOs Cycle: Start: 01/Jan/2025, End: 31/Dec/2025	1	590.55	590.55
01/Jan/2020	Additional New World Enterprise Standard Maintenance for CAD - CAD Auto Routing Cycle: Start: 01/Jan/2025, End: 31/Dec/2025	1	590.55	590.55
01/Jan/2020	Additional New World Enterprise Standard Maintenance for CAD - CAD AVL Cycle: Start: 01/Jan/2025, End: 31/Dec/2025	1	590.55	590.55
01/Jan/2020	Additional New World Enterprise Standard Maintenance for CAD - Service Vehicle Rotation Cycle: Start: 01/Jan/2025, End: 31/Dec/2025	1	590.55	590.55
01/Jan/2020	New World Enterprise Third Party Interface Standard Maintenance- CAD Paging Interface Cycle: Start: 01/Jan/2025, End: 31/Dec/2025	1	635.98	635.98
01/Jan/2020	New World Enterprise Third Party Interface Standard Maintenance- E-911 Interface Cycle: Start: 01/Jan/2025, End: 31/Dec/2025	1	635.98	635.98
01/Jan/2020	New World Enterprise Third Party Interface Standard Maintenance- NG911 Interface Cycle: Start: 01/Jan/2025, End: 31/Dec/2025	1	908.54	908.54
01/Jan/2020	New World Enterprise Third Party Interface Standard Maintenance Pre-Arrival Questionnaire Interface Cycle: Start: 01/Jan/2025, End: 31/Dec/2025	1	635.98	635.98
01/Jan/2020	New World Standard Maintenance - CAD Alarm Interface Cycle: Start: 01/Jan/2025, End: 31/Dec/2025	1	68.14	68.14
01/Jan/2020	New World Multi-Jurisdictional Base LE Records Standard Maintenance Cycle: Start: 01/Jan/2025, End: 31/Dec/2025	1	6,715.65	6,715.65
01/Jan/2020	New World Federal and State Compliance Reporting for LE Records Standard Maintenance - Federal UCR/IBR Cycle: Start: 01/Jan/2025, End: 31/Dec/2025	1	1,090.25	1,090.25
01/Jan/2020	Additional New World Software for LE Records Standard Maintenance - Alarm Tracking and Billing Cycle: Start: 01/Jan/2025, End: 31/Dec/2025	1	817.69	817.69
01/Jan/2020	Additional New World Software for LE Records Standard Maintenance - Bookings Cycle: Start: 01/Jan/2025, End: 31/Dec/2025	1	817.69	817.69
01/Jan/2020	Additional New World Software for LE Records Standard Maintenance - Career Criminal Registry (parolee, sex offender)	1	545.13	545.13



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Invoice No	Date	Page
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Questions:

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45019 - 18916 - 18916	35053		USD	NET30	01/14/2025

Contract Date	Description	Units	Rate	Extended Price
	Cycle: Start: 01/Jan/2025, End: 31/Dec/2025			
01/Jan/2020	Additional New World Software for LE Records Standard Maintenance - Case Management Cycle: Start: 01/Jan/2025, End: 31/Dec/2025	1	545.13	545.13
01/Jan/2020	Additional New World Software for LE Records Standard Maintenance - DataAnalysis/Crime Mapping/Mgmt Reporting Cycle: Start: 01/Jan/2025, End: 31/Dec/2025	1	1,135.68	1,135.68
01/Jan/2020	Additional New World Software for LE Records Standard Maintenance - Demographic Profiling Reporting Cycle: Start: 01/Jan/2025, End: 31/Dec/2025	1	817.69	817.69
01/Jan/2020	Additional New World Software for LE Records Standard Maintenance - Equipment Tracking Cycle: Start: 01/Jan/2025, End: 31/Dec/2025	1	817.69	817.69
01/Jan/2020	Additional New World Software for LE Records Standard Maintenance - Field Investigations Cycle: Start: 01/Jan/2025, End: 31/Dec/2025	1	545.13	545.13
01/Jan/2020	Additional New World Software for LE Records Standard Maintenance - Gang Tracking Cycle: Start: 01/Jan/2025, End: 31/Dec/2025	1	817.69	817.69
01/Jan/2020	Additional New World Software for LE Records Standard Maintenance - Narcotics Mgmt/Intelligence Cycle: Start: 01/Jan/2025, End: 31/Dec/2025	1	817.69	817.69
01/Jan/2020	Additional New World Software for LE Records Standard Maintenance - Property Room Bar Coding Cycle: Start: 01/Jan/2025, End: 31/Dec/2025	1	545.13	545.13
01/Jan/2020	New World Standard Maintenance - Tyler Content Manager Cycle: Start: 01/Jan/2025, End: 31/Dec/2025	1	8,176.90	8,176.90
01/Jan/2020	Additional New World Software for LE Records Standard Maintenance - Web Briefing Notes Cycle: Start: 01/Jan/2025, End: 31/Dec/2025	1	590.55	590.55
01/Jan/2020	New World Third Party LE Records Interface Standard Maintenance- Ticket Writer Interface Cycle: Start: 01/Jan/2025, End: 31/Dec/2025	1	0.00	0.00
01/Jan/2020	New World Law Enforcement Standard Maintenance -Accident Interface Cycle: Start: 01/Jan/2025, End: 31/Dec/2025	1	0.00	0.00
01/Jan/2020	New World Law Enforcement Standard Maintenance - Tow/Impound Interface Cycle: Start: 01/Jan/2025, End: 31/Dec/2025	1	0.00	0.00
01/Jan/2020	New World Third Party LE Records Interface Standard Maintenance- New World State/NCIC Interface Cycle: Start: 01/Jan/2025, End: 31/Dec/2025	1	999.40	999.40
01/Jan/2020	New World Third Party LE Records Interface Standard Maintenance- On-Line Global Subjects Interface to State/NCIC Cycle: Start: 01/Jan/2025, End: 31/Dec/2025	1	772.26	772.26



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Invoice No	Date	Page
130-151908	12/15/2024	3 of 5

Questions:
Tyler Technologies- Public Safety
Phone: 1-800-772-2260 Press 2, then 5
Email: ar@tylertech.com

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WESLACO, TX 78596

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Cust No.-BillTo-ShipTo	Ord No	PO Number	Currency	Terms	Due Date
45019 - 18916 - 18916	35053		USD	NET30	01/14/2025

Contract Date	Description	Units	Rate	Extended Price
01/Jan/2020	New World Law Enforcement Mobile Unit Standard Maintenance - Mobile Message - In-Car Routing Cycle: Start: 01/Jan/2025, End: 31/Dec/2025	1	0.00	0.00
01/Jan/2020	New World Imaging Standard Maintenance - LE Public Safety Lineups/Mug Shots Cycle: Start: 01/Jan/2025, End: 31/Dec/2025	1	1,817.09	1,817.09
01/Jan/2020	New World LE Dispatch Site License Standard Maintenance Cycle: Start: 01/Jan/2025, End: 31/Dec/2025	1	1,628.89	1,628.89
01/Jan/2020	New World CrewForce - Fire Dispatch with Advanced Mapping Standard Maintenance Cycle: Start: 01/Jan/2025, End: 31/Dec/2025	1	0.00	0.00
01/Jan/2020	New World Law Enforcement Mobile Unit Standard Maintenance - Mobile Message - Dispatch/Messaging/LE State/NCIC Cycle: Start: 01/Jan/2025, End: 31/Dec/2025	1	0.00	0.00
01/Jan/2020	New World Mobility Server Standard Maintenance Cycle: Start: 01/Jan/2025, End: 31/Dec/2025	1	908.54	908.54
01/Jan/2020	New World Law Enforcement Mobile Unit Standard Maintenance - Mobile Message - In-Car Mapping/AVL Cycle: Start: 01/Jan/2025, End: 31/Dec/2025	1	0.00	0.00
01/Jan/2020	New World Law Enforcement Mobile Unit Standard Maintenance - Mobile Message - Mugshot Image Download Cycle: Start: 01/Jan/2025, End: 31/Dec/2025	1	0.00	0.00
01/Jan/2020	New World Mobile Messaging Server Standard Maintenance Cycle: Start: 01/Jan/2025, End: 31/Dec/2025	1	3,407.04	3,407.04
01/Jan/2020	New World Law Enforcement Mobile Unit Standard Maintenance - Mobile Message - Drivers Lic Mag Stripe Reader/Barcode Reader Interface Cycle: Start: 01/Jan/2025, End: 31/Dec/2025	1	0.00	0.00
01/Jan/2020	New World Third Party LE Records Interface Standard Maintenance- On-Line Property Checks Interface to State/NCIC Cycle: Start: 01/Jan/2025, End: 31/Dec/2025	1	772.26	772.26
01/Jan/2020	New World Law Enforcement Mobile Unit Standard Maintenance - Field-Based Reporting - Field Investigation Field Reporting(1 Form) Cycle: Start: 01/Jan/2025, End: 31/Dec/2025	1	0.00	0.00
01/Jan/2020	New World Law Enforcement Mobile Unit Standard Maintenance - Mobile Message - State Photo Download Cycle: Start: 01/Jan/2025, End: 31/Dec/2025	1	0.00	0.00
01/Jan/2020	New World Law Enforcement Mobile Unit Standard Maintenance - Field-Based Reporting - Demographic Profiling Questionnaire Cycle: Start: 01/Jan/2025, End: 31/Dec/2025	1	106.00	106.00
01/Jan/2020	New World Law Enforcement Mobile Unit Standard Maintenance - Field-Based Reporting - LE Field Reporting Cycle: Start: 01/Jan/2025, End: 31/Dec/2025	1	0.00	0.00
01/Jan/2020	New World LE Field Reporting Site License Standard Maintenance Cycle: Start: 01/Jan/2025, End: 31/Dec/2025	1	1,430.96	1,430.96



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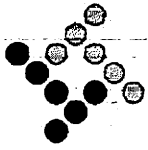
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45019 - 18916 - 18916	35053		USD	NET30	01/14/2025

Contract Date	Description	Units	Rate	Extended Price
01/Jan/2020	New World Mobile Standard Maintenance - Fire Dispatch/Messaging Cycle: Start: 01/Jan/2025, End: 31/Dec/2025	1	0.00	0.00
01/Jan/2020	Law Enforcement Management Data Mart Standard Maintenance - Includes 10+ users Cycle: Start: 01/Jan/2025, End: 31/Dec/2025	1	1,090.25	1,090.25
01/Jan/2020	Law Enforcement Management Data Mart CAD Standard Maintenance - Includes 10+ users Cycle: Start: 01/Jan/2025, End: 31/Dec/2025	1	1,090.25	1,090.25
01/Jan/2020	New World Additional Workstations Standard Maintenance Cycle: Start: 01/Jan/2025, End: 31/Dec/2025	1	0.00	0.00
01/Jan/2020	New World Fire Mobile Unit Standard Maintenance - In-Car Routing Cycle: Start: 01/Jan/2025, End: 31/Dec/2025	1	0.00	0.00
01/Jan/2020	New World Fire Dispatch Site License Standard Maintenance Cycle: Start: 01/Jan/2025, End: 31/Dec/2025	1	515.92	515.92
01/Jan/2020	New World ShieldForce - Fire Dispatch with Advanced Mapping Standard Maintenance Cycle: Start: 01/Jan/2025, End: 31/Dec/2025	1	0.00	0.00
01/Jan/2020	New World Data Sharing Standard Maintenance - Multi-Server Search Cycle: Start: 01/Jan/2025, End: 31/Dec/2025	1	0.00	0.00
01/Jan/2020	New World Fire Mobile Unit Standard Maintenance - In-Car Mapping Cycle: Start: 01/Jan/2025, End: 31/Dec/2025	1	0.00	0.00
01/Jan/2020	Socrata Public Safety Analytics (includes Citizen Connect) Cycle: Start: 01/Jan/2025, End: 31/Dec/2025	1	6,489.60	6,489.60
01/Jan/2020	New World Field Reporting Server Standard Maintenance Cycle: Start: 01/Jan/2025, End: 31/Dec/2025	1	2,498.50	2,498.50
01/Jan/2020	New World Third Party Maintenance - Esri Mobile In-Car Mapping unit(s) Cycle: Start: 01/Jan/2025, End: 31/Dec/2025	1	1,465.57	1,465.57
01/Jan/2020	New World Third Party Maintenance - Esri ArcGIS Engine Runtime for CAD Workstations Cycle: Start: 01/Jan/2025, End: 31/Dec/2025	1	340.70	340.70
01/Jan/2020	New World Third Party Maintenance - Embedded Third Party Software Cycle: Start: 01/Jan/2025, End: 31/Dec/2025	1	6,700.51	6,700.51
01/Jan/2020	Mobility Hosting Fee Cycle: Start: 01/Jan/2025, End: 31/Dec/2025	1	3,981.63	3,981.63
01/Jan/2020	Performance Dashboard Cycle: Start: 01/Jan/2025, End: 31/Dec/2025	1	1,817.09	1,817.09



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Invoice No	Date	Page
130-151908	12/15/2024	5 of 5

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45019 - 18916 - 18916	35053		USD	NET30	01/14/2025

Contract Date	Description	Units	Rate	Extended Price
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****ATTENTION****

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

Subtotal 75,079.51

Sales Tax \$0.00

Invoice Total 75,079.51



Standardized Agenda Request Form

Date of Meeting: January 21, 2025		Agenda Item No. (to be assigned by CSO): 2025-3	
From: ARMANDO ESPINOZA			
Subject: Discussion and consideration on the purchase of drone equipment, software, and training from open bid submission to Unmanned Vehicle Technologies in the amount of \$49,740.95 using asset forfeiture funds. (Staffed by Police Department.)			
Background: The Drone will be used in major crash reconstruction, search and rescue, supporting tactical operations, and post weather event surveying. Unmanned technologies provided all requested specifications.			
Funding Source (budget code, if applicable): Asset Forfeiture			
Amount: \$49,740.95		Term of Impact: FY 2024-2025	Identified in Current Budget:
Additional Action Prompted: Mayor's Signature			
If item previously considered, provide date and action by Commission: November 6, 2024, commission meeting approval for solicitation of bids.			
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):			
ARMANDO ESPINOZA Rosalinda Cavazos Martin Garza		Created/Initiated New	
City Manager Comments: Approve as recommended by staff.			
Staff Recommendation: Recommend Approval			
Attachments, if any: TABULATION 2024-25-06 WPD DRONE PROGRAM final , Drone Package for Commission			
Responsibilities upon Approval:			

CITY OF WESLACO
WESLACO POLICE DEPARTMENT DRONE PROGRAM - RFB NO.: 2024-25-06 TABULATION
Bid Opening held on: 12/9/2024 @ 10:00 AM via ZOOM / BIDNET



			AXON ENTERPRISES 17800 N. 85TH STREET SCOTTSDALE, AZ 85255 ROBERT E. DRISCOLL 800-978-2737		FLYMOTION, LLC 4416 EAGLE FALLS PL. TAMPA, FL 33619 CHANDLER LANGFORD 800-548-5844 EXT. 470		TXAT., LLC 3200 KIRBY DRIVE SUITE 801 HOUSTON, TX 77098 KAREN BERGGREN 281-636-2610		UNMANNED VEHICLE TECHNOLOGIES 1722 NORTH COLLEGE AVE.S#C-243 FAYETTEVILLE, AR 72703 ANDREW MCKINNEY 844-595-8010	
Item	Description	Estimated Qty	Unit Price	Total Price	Unit Price	Total Price	Unit Price	Total Price	Unit Price	Total Price
1	DRONE	3	\$18,908.00	\$56,724.00	\$9,637.00	\$28,911.00	\$9,637.00	\$28,911.00	\$9,155.15	\$27,465.45
2	DRONE SOFTWARE	1	\$5,253.00	\$5,253.00	\$5,990.00	\$5,990.00	\$3,500.00	\$3,500.00	\$10,440.50	\$10,440.50
3	IN-PERSON TRAINING / 6 OFFICERS	1	\$954.00	\$954.00	\$12,487.00	\$12,487.00	NO BID	NO BID	\$3,570.00	\$3,570.00
4	DRONE BATTERIES	12	\$369.00	\$4,428.00	\$164.50	\$1,974.00	\$164.50	\$1,974.00	\$312.55	\$3,750.60
5	REMOTE CONTROL BATTERIES	6	INCLUDED	INCLUDED	\$71.00	\$426.00	\$59.00	\$354.00	\$56.05	\$336.30
6	SPOT LIGHT/SPEAKERS ATTACHMENT	2	\$585.00	\$1,170.00	\$2,199.00	\$4,398.00	\$2,199.00	\$4,398.00	\$2,089.05	\$4,178.10
7	LANDING PAD FOR DRONE	2	\$99.00	\$198.00	\$139.99	\$279.98	\$139.99	\$279.98	INCLUDED	INCLUDED
			\$68,727.00		\$54,465.98		\$39,416.98		\$49,740.95	
			AXON ENTERPRISES		FLYMOTION, LLC		TXAT., LLC		UNMANNED VEHICLE TECHNOLOGIES	
			60-90 DAYS 1 YEAR		10-12 WEEK 1 YEAR		30 DAYS 1 YEAR		30 + DAYS 1 YEAR	

Tabulation created by: Homer Rhodes
DATE: 12/9/2024

WESLACO POLICE DEPARTMENT DRONE PACKAGE

The Weslaco Police Department submitted a request for bid on a package for the implementation of a drone program. The hardware portion of the package includes three (3) drones, extra batteries for the drone and remote control, two (2) spotlight/speaker attachments and two landing pads.

The software portion of the package includes a vehicle crash reconstruction as well as online training for its use. Pix4D Matic is software used for crash reconstruction. It is the software currently used by the Texas Department of Public Safety for their crash reconstruction. Using the drone for crash reconstruction will decrease the time of road closures.

In-house training for the testing and certification for officers as drone pilots via the Federal Aviation Administration.

The following incidents the Weslaco Police Department plans on using a drone.

- Major crash reconstruction
- Search and Rescue (i.e. missing persons)
- Support tactical operations
- Post weather event surveying

After reviewing the bids received from Axon Enterprise, Flymotion, TXAT and Unmanned Vehicle Technologies, the Weslaco Police Department is recommending the City of Weslaco to purchase the drones, drone equipment, software and training from Unmanned Vehicle Technologies.

Unmanned Vehicle Technologies met all requested specifications, equipment, software and training as requested and had the best price point. The drone (DJI M30T) offered by Unmanned Vehicle Technologies meets the standards we are requesting. The software for crash reconstruction (Pix4d Matic) also meets our preferred standards.



Standardized Agenda Request Form

Date of Meeting: January 21, 2025		Agenda Item No. (to be assigned by CSO): 2025-18	
From: ARMANDO ESPINOZA			
Subject: Discussion and consideration to enter into an Inter-local agreement between Hidalgo County and City of Weslaco regarding the Motor Vehicle Crime Prevention Authority grant with matching funds of \$32,248 from the city. (Staffed by Police Department.)			
Background: The Acceptance of grant was approved on the City Commission Meeting on January 7, 2025			
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 ARMANDO ESPINOZA Martin Garza		Created/Initiated New	
City Manager Comments: Approve as recommended by staff.			
Staff Recommendation: Recommends Approval			
Attachments, if any: HCSO & Weslaco City-MVCPA Task Force			
Responsibilities upon Approval:			

STATE OF TEXAS

§
§
§

COUNTY OF HIDALGO

**INTERLOCAL COOPERATION AGREEMENT BETWEEN
THE COUNTY OF HIDALGO, TEXAS, AND THE
CITY OF WESLACO, TEXAS REGARDING MVCPA TASK FORCE**

THIS Agreement is made on and entered into, effective as of the ____ day of _____, 20____, by and between **HIDALGO COUNTY, TEXAS**, by and through the Hidalgo County Sheriff's Office (the "County"), and **CITY OF WESLACO** (the "City"), collectively referred to as the "Parties", pursuant to the provisions of the Texas Interlocal Cooperation Act ("Act"), Chapter 791, et seq., Texas Government Code. The purpose of this Agreement is for County to provide City with law enforcement services within its jurisdiction in accordance with the Texas Government Code Chapter 791. This Agreement shall be fully executed and enforceable on the date it is signed by both of the Parties.

WITNESSETH:

WHEREAS, the City is a municipality defined as a "Political Subdivision" under the Interlocal Cooperation Act, a political subdivision organized under the laws of the State of Texas;

WHEREAS, the County is defined as a "Local Government" under the Act, and a county in the State of Texas;

WHEREAS, County and City are authorized to enter into this Agreement pursuant to the Interlocal Cooperation Act, Chapter 791 Texas Government Code, which authorizes local governments to contract with each other to perform governmental functions and services under the terms of the Act;

WHEREAS, this agreement is intended to further the purpose of the Interlocal Cooperation Act, which is to increase the efficiency and effectiveness of local government;

WHEREAS, County and City have the objective to operate a multi-agency taskforce funded in part by the Motor Vehicle Crime Prevention Authority of the State of Texas (MVCPA) grant, for funding in the amount of **\$161,240.00** for the items described below;

WHEREAS, County and City have agreed to contribute an amount of matching funds in an amount indicated below if said application is approved;

WHEREAS, the source of funds would not normally be used for this purpose;

WHEREAS, the County and City have the authority and it is in their best interest to join in the application to develop a multijurisdictional MVCPA Task Force;

WHEREAS, the County and City agree to each accept the responsibility for their respective commitments and to adhere to all applicable federal, state and local laws or regulations, as well as all grant rules and conditions.

WHEREAS, County and City have determined that it is in the best interest and benefit of the citizens of City and County to cooperate in this agreement and that it serves a public purpose;

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

1. All of the above statements are incorporated herein and fully restated.
2. **Purpose.** The purpose of this Agreement is to allow County and City to operate a multi-agency taskforce with the Motor Vehicle Crime Prevention Authority of the State of Texas, which application is attached hereto as Exhibit "A" and made a part hereof for all purposes.
3. **Term.** The term of this Interlocal agreement commences on the effective date indicated above and ends on **October 16th, 2025**, or unless otherwise terminated as provided herein.
4. **Termination.** This Agreement may be terminated for convenience by either party upon thirty (30) days written notice to the other party. This Agreement may also be terminated immediately by mutual written agreement of the parties. The parties intend this provision to be a continuing right to terminate this Agreement.
5. **Consideration.** As consideration for this Agreement, County and City agree to contribute a total of **\$32,248.00** in matching funds for the enhancement of the funded grant program in the amounts and methods as follows:

Item Description	Amount	Method (Cash Paid/In Lieu of/In Kind)
Weslaco PD TFOs	\$24,748.00	
Weslaco PD Vehicle	\$7,500.00	

6. Allocation of Funds. The specific allocation of the County and City fund is set out in the attachments to this Agreement, marked as Exhibits “ ” through “ ” inclusive, and made part hereof for all purposes.

7. Equipment. Upon termination of this Agreement, equipment including vehicles, hardware, and other non-expendable items will revert back to the applicant. The Motor Vehicle Crime Prevention Authority of the State of Texas will be notified and inventory records will be updated.

8. Amendments. This Agreement may be amended by the mutual agreement of the parties hereto in writing to be attached to and incorporated into this agreement.

9. Indemnity. TO THE EXTENT AUTHORIZED BY LAW AND WITHOUT WAIVING ANY GOVERNMENTAL OR OFFICIAL IMMUNITIES OR DEFENSES, CITY AGREES TO AND SHALL INDEMNIFY, SAVE AND HOLD HARMLESS, AND DEFEND COUNTY, ITS OFFICIALS, OFFICERS, AGENTS, AND EMPLOYEES FROM AND AGAINST ANY AND ALL CLAIMS, LOSSES, DAMAGES, CAUSES OF ACTION, SUITS AND LIABILITY OF EVERY KIND, INCLUDING BUT NOT LIMITED TO ATTORNEY’S FEES AND RELATED COSTS, FOR PERSONAL INJURY, DEATH, OR PROPERTY DAMAGE, DESTRUCTION, OR LOSS ARISING OUT OF OR CONNECTED IN ANY WAY WITH THE PERFORMANCE BY CITY OFFICIALS, AGENTS, AND EMPLOYEES OF CITY’S RESPONSIBILITIES UNDER THIS AGREEMENT, WHERE SUCH PERSONAL INJURY, DEATH, OR PROPERTY DAMAGE, DESTRUCTION, OR LOSS IS CAUSED BY THE JOINT NEGLIGENCE OF CITY AND ANY OTHER PERSON OR ENTITY OR THE JOINT INTENTIONAL ACT OR OMISSION OF CITY AND ANY OTHER PERSON OR ENTITY. SUCH INDEMNITY SHALL APPLY WHERE THE CLAIMS, LOSSES, DAMAGES, CAUSES OF SUCH ACTION, SUITS OR LIABILITY ARISE IN WHOLE OR IN PART FROM THE NEGLIGENCE OR INTENTIONAL ACT OR OMISSION OF CITY.

10. This Agreement is not intended to extend the liability of the Parties beyond that provided by law. Neither County nor City waive, nor shall be deemed to have hereby waived, any immunity or defense that would otherwise be available to it against claims arising from third parties.

11. Entire Agreement. This Agreement contains the entire contract between the parties hereto and each party acknowledges that neither has made (either directly or through any agreement or representative) and representation or agreement in connection with this Agreement not specifically set forth herein. This Agreement may be modified or amended only by agreement in writing executed by City and County, and not otherwise.

12. Texas Law to Apply. The validity of this Agreement and of any of its terms or provisions, as well as the rights and duties of the Parties, shall be governed by the laws of the State of Texas. 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 City hereby consent to personal jurisdiction in Hidalgo County, Texas.

13. Conflict of Applicable Law/Severability. Nothing in this Agreement shall be construed so as to require the commission of any act contrary to law, and whenever there is a conflict between and provisions of their 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 provisions or provision of the Agreement shall be modified only to the extent necessary to bring them within the legal requirements and only during times such conflict exists. In case any one or more of the provisions contained in this Agreement will for any reason be held to be invalid, illegal or unenforceable in any respect, such invalidity, illegality or unenforceability will not affect any other provision thereof, and this Agreement will be construed as if such invalid, illegal or unenforceable provision had never been contained herein.

14. Authority to Execute. The execution and performance of this Agreement by each Party to this Agreement has been duly authorized by all necessary laws, resolutions or corporate action, and this Agreement constitutes the valid and enforceable obligations of the Parties to this Agreement in accordance with its terms.

15. 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 County: County of Hidalgo
Attention: County Judge
100 E. Cano, 2nd Floor
Edinburg, TX 78539

w/ copy to: Hidalgo County Sheriff's Office
Attn: Hidalgo County Sheriff
711 El Cibolo Rd.
Edinburg, TX 78541

If to City: City of _____
Attn: _____
Address: _____

Each notice, 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.

16. Governmental Purpose. Each party hereto is entering into this Agreement for the purpose of providing for governmental services or functions and will pay for such services out of current revenues available for the paying party, as herein provided.

17. Commitment or Current Revenues Only: In the event that during any term hereof; the governing body of any party does not appropriate sufficient funds to meet the obligations of such party under this Agreement, then any party may terminate this Agreement upon ninety (90) days written notice to the other party. Each of the parties hereto agrees, however, to use its best efforts to secure funds necessary for the continued performance of this Agreement. The parties intend this provision to be a continuing right to terminate this Agreement at the expiration of each budget period of each party hereto pursuant to the provisions of Tex. Loc. Govt. Code Ann. §271.903.

18. Liability Insurance. Each entity will carry sufficient liability insurance at the statutorily required limits, pursuant to the Texas Tort Claims Act.

19. No Waiver of Immunities/Defenses: Nothing in this Agreement is intended to and the Parties to this Agreement do not hereby waive, release or relinquish any right to assert any of the defenses the Parties to this Agreement may enjoy by virtue of the state or federal constitution, laws, rules or regulations, and any sovereign, official or qualified immunity available to the Parties to this Agreement as to any claim or action of any person, entity, or individual against the Parties to this Agreement.

20. Non-Discrimination. The Agreement and all related activities shall be conducted in a manner that does not discriminate against any person on a basis prohibited by applicable law or by each Party's respective policy, including without limitation race, color, national origin, religion, sex, age, veteran status, disability or any other protected category.

21. 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.

22. 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.

23. Assignments. This Agreement shall not be assignable.

24. 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.

22. Authority to Execute: The execution and performance of this Agreement by each Party to this Agreement has been duly authorized by all necessary laws, resolutions or corporate action, and this Agreement constitutes the valid and enforceable obligations of the Parties to this Agreement in accordance with its terms.

23. Governing Provisions. Parties shall comply with all applicable laws and regulations.

24. Headings. The headings and captions contained in this Agreement are solely for convenience reference and shall not be deemed to affect the meaning or interpretation of any provision of any paragraph hereof.

25. Prior Agreements. This Agreement supersedes and terminates all previous Interlocal Agreement(s) between the parties hereto concerning the subject matter hereof, except for any Interlocal Agreement dated prior to this Agreement to the extent work is being performed under said Agreement at the time of executing this Agreement. Once ongoing work under any such previous Interlocal Agreement(s) is completed and payment is remitted such previous Interlocal Agreement shall terminate at such time.

26. Appendix II to CFR 200-Contract Provisions. Pursuant to 2 CFR 200.327, a non-Federal entity's contracts must contain the applicable provisions described in Appendix II to 2 CFR 200-Contract Provisions for non-Federal Entity Contracts under Federal Awards. Therefore, if applicable, the provisions of Appendix II to 2 CFR 200 are incorporated by reference into this County contract should it be subject to Federal award.

[SIGNATURE PAGE TO FOLLOW]

WITNESS THE HANDS OF THE PARTIES effective as of the day and year first written above.

THE CITY OF _____,
TEXAS

Printed Name: _____
Mayor

ATTEST

Printed Name: _____
City Secretary

THE COUNTY OF HIDALGO

Richard F. Cortez, County Judge

ATTEST

Arturo Guajardo, Jr., County Clerk

Approved by Hidalgo County Commissioners Court on: _____
Agenda Item No. _____

APPROVED AS TO FORM:
Hidalgo County Criminal District Attorney's Office
Toribio "Terry" Palacios

_____, Assistant District Attorney



Standardized Agenda Request Form

Date of Meeting: January 21, 2025		Agenda Item No. (to be assigned by CSO): 2025-24	
From: Albert Aldana			
Subject: Discussion and consideration to Interview shortlisted firms for RFQ #2024-25-07 Traffic Engineering Services for Votech & Pike Dr and award a contract to most qualified and advantageous respondent. (Staffed by the Engineering Department.)			
Background: See attached memo.			
Funding Source (budget code, if applicable):			
Amount:	Term of Impact:	Identified in Current Budget:	
Additional Action Prompted: Mayor's Signature			
If item previously considered, provide date and action by Commission:			
If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners:			
Advisory Review, if any (name of board/committee, date of action, recommendation):			
Albert Aldana		Created/Initiated	
Albert Aldana		Approved	
Martin Garza		New	
City Manager Comments: Approve to proceed with interviews and award contract as recommended by the governing body.			
Staff Recommendation: Staff recommends approval of the most qualified respondent.			
Attachments, if any: 01-16-25CC_RFQ2024-25-07, EVALUATION MATRIX 2024-25-07 TRAFFIC, Colliers Engineering _ Design, Inc. Response for RFQ 2024-25-07, SF330 Pt 1 and 2_Colliers Engineering _ Design, Inc., RFQ No. 2024-25-07 Traffic Engineering Services			
Responsibilities upon Approval:			

City of Weslaco

"The City on the Grow"



Adrian Gonzalez, Mayor
Israel Gonzalez, Jr., Mayor Pro-Tem, Commissioner At-large
Pete Garcia, Jr. Commissioner At-large
Josh Pedraza, Commissioner, District 1
Letty Lopez, Commissioner, District 2
Jose "JP" Rodriguez, Commissioner, District 3
Adrian Farias, Commissioner District 4

Martin Garza, City Manager

DATE: January 16, 2025

TO: Mayor Adrian Gonzalez, Commissioners,
City Manager Martin Garza

FROM: Albert J. Aldana, P.E.

**RE: EVALUATION OF RESPONDENTS FOR RFQ #2024-25-07 TRAFFIC
ENGINEERING SERVICES FOR VOTECH AND PIKE**

The city received two responses (statements of qualifications) for the proposed traffic engineering services for the subject RFQ. The two respondents included Colliers Engineering & TEDSI Infrastructure Group.

A scoring committee was formed and included David Arce, Lily Alvarez, Steve Valdez, and Xavier Salinas. Scores were submitted to Homer Rhodes in purchasing and he tabulated the results. The tabulation of the scores resulted in a tie.

As a result, staff recommends that each firm be interviewed, and the most qualified firm be awarded the contract.

Kind regards,

A handwritten signature in blue ink, appearing to read "Aldana", with a stylized flourish at the end.

Attachments: Scoring Matrix
SOQ's for each Respondent

CITY OF WESLACO

Traffic Engineering Services for Intersection of Vo-Tech and Pike Blvd.

RFQ NO.: 2024-25-07 opening held on 12/18/2024 at 10:00 AM

	EVALUATOR	TEDSI	COLLIERS
1. Team Qualifications.	LILY ALVAREZ	20	20
	XAVIER SALINAS	18	17
	DAVID ARCE	20	20
	STEVE VALDEZ	15	20
CRITERIA 1 AVERAGE	MAX 20 POINTS	18.25	19.25
2. Project Evaluation/Comparable Services	LILY ALVAREZ	35	36
	XAVIER SALINAS	38	38
	DAVID ARCE	35	30
	STEVE VALDEZ	35	40
CRITERIA 2 AVERAGE	MAX 40 POINTS	35.75	36.00
3. Understanding of the Project and approach.	LILY ALVAREZ	25	28
	XAVIER SALINAS	28	28
	DAVID ARCE	30	25
	STEVE VALDEZ	25	30
CRITERIA 3 AVERAGE	MAX 30 POINTS	27.00	27.75
4. Familiarity with the geographic area.	LILY ALVAREZ	10	8
	XAVIER SALINAS	9	8
	DAVID ARCE	10	10
	STEVE VALDEZ	10	5
CRITERIA 4 AVERAGE	MAX 10 POINTS	9.75	7.75
AVERAGE BY EVALUATOR	LILY ALVAREZ	90.00	92.00
AVERAGE BY EVALUATOR	XAVIER SALINAS	93.00	91.00
AVERAGE BY EVALUATOR	DAVID ARCE	95.00	85.00
AVERAGE BY EVALUATOR	STEVE VALDEZ	85.00	95.00
TOTAL POINTS	MAX 100 POINTS	90.75	90.75
		TEDSI	COLLIERS

Score matrix created by Homer Rhodes, Purchasing Agent



Statement of Qualifications

City of Weslaco

Traffic Engineering Services for the Intersection of Votech Dr. and Pike Blvd.

December 18, 2024 | RFQ No. 2024-25-07



Engineering
& Design

December 18, 2024

City of Weslaco
255 S. Kansas Ave
Weslaco, Texas 78596

RE: RFQ #2024-25-07 Traffic Engineering Services for the Intersection of Votech Dr. and Pike Blvd.

Dear Selection Committee,

The intersection of Votech Dr. and Pike Blvd. has become a focal point of transportation challenges in the rapidly growing community of Weslaco, TX. As the Mid Valley Industrial Park continues to develop, the current all-way stop configuration has become increasingly inadequate to manage the escalating traffic volumes and safety concerns. This intersection demands a comprehensive traffic engineering solution that goes beyond mere infrastructure improvement—it requires a strategic partnership with a knowledgeable and forward-thinking engineering firm capable of navigating the complex technical, regulatory, and operational challenges inherent in transforming this critical junction into a modern, efficient four-way signalized intersection that can support the current and future transportation needs of the region.

Colliers Engineering & Design, Inc. ("CED") is dedicated to assisting the City of Weslaco by providing our engineering expertise to enhance traffic flow, safety, and transportation infrastructure at this critical intersection. Our ultimate goal aims to directly target the concerns of the City and its residents by designating a highly responsive and experienced team, implementing innovative solutions that optimize operational efficiency, and maintaining the highest professional standards through proactive collaboration with the City and key project stakeholders.

Guillermo Benavides, PE, ENV SP will be your proposed Project Manager for this project. Guillermo is the Department Manager for our Municipal Services department in Houston, TX and brings over 36 years of civil engineering design experience to the team. He has extensive knowledge on transportation improvement projects, having deep expertise in analyzing and designing complex infrastructure solutions that encompass the intricate challenges of roadway geometry, intersection design, and comprehensive transportation systems. You can reach Guillermo via phone at 281 506 0610 or via email at guillermo.benavides@collierseng.com.

We are confident that our qualifications adequately showcase our firm's commitment to providing outstanding engineering services, adherence to industry best practices, and prioritizing environmental sustainability. We thank you for your consideration and look forward to working with the City of Weslaco.

Sincerely,



Chris Otto, PE, CFM
Regional Discipline Leader | Municipal Services
210 897 9645 | chris.otto@collierseng.com



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	Required Forms

Team Qualifications

About Colliers Engineering & Design

Colliers Engineering & Design, Inc. is a trusted provider of multi-discipline engineering and architecture, design and consulting services to public and private sector clients. Headquartered in Holmdel, New Jersey with offices throughout the United States, we specialize in providing a comprehensive suite of services including civil/site, architecture, transportation, survey/geospatial, infrastructure, governmental, geotechnical/environmental, telecommunications, utilities/energy and project management. We employ professionals who utilize the most advanced technologies to deliver customized solutions for our clients.

Firm Name

Colliers Engineering & Design, Inc.

Main Office Supporting This Project

Houston, TX

13501 Katy Freeway, Ste 1350, Houston, TX 77079

Additional Offices Supporting This Project

Austin, TX

5901 Vega Ave, Ste 100, Austin, TX 78735

San Antonio, TX

3421 Paesanos Parkway, San Antonio, TX 78231

Contact Person / Assigned Project Manager

Guillermo Benavides, PE, ENV SP

Department Manager, Municipal Services

281 506 0610

Names of Principals in Firm

Richard M. Maser, PE, PP, CME

Kevin L. Haney, PE

Leonardo E. Ponzio, PLS

Joseph A. Dopico, PE

Jennie Muscarella, Esq.

David Tingley

Brian E. Curtiz, Esq.

Craig Zeidman

Allison Colantuoni, PHR, SHRM-CP

S. Maurice Rached, PE, PTOE

Years Firm Has Been in Business

40 years

Staff by Skillset

Skill	No.	Skill	No.	Skill	No.
Archaeologist	12	Foundation/Geotechnical Engineer	41	Planner: Urban/Regional	20
Architect	113	GIS Specialist	16	Project Manager	111
CADD Technician	151	Geologist	11	Railroad Engineer	11
Civil Engineer	308	Interior Designer	30	Sanitary Engineer	19
Communications Engineer	41	Intern	40	Structural Engineer	72
Construction Inspector	142	Lab Testing Technican	27	SUE	52
Construction Manager	10	Land Acquisition/ROW	51	Transportation Engineer	104
Ecologist	12	Land Surveyor	352	Utility Design Engineering	13
Electrical Engineer	30	Landscape Architect	21	Water Resources Engineer	66
Environmental Engineer	3	Mechanical Engineer	50	Other	714
Environmental Scientist	37			Total	2680

Transportation Planning

We balance mobility, access, design and land use to improve the functional aspects of each project.

Our transportation professionals offer all aspects of transportation analysis, design, planning and permitting for improvements in local, county and state jurisdictions. Transportation systems should respect all users, regardless of age or ability. Our transportation planning team examines all modes of transportation (vehicular, pedestrians, cyclists, transit) within a community and uses data-driven analysis to determine existing and future travel patterns. Our design solutions incorporate Complete Streets concepts to provide safe and efficient environments to promote non-automotive travel.

Having established working relationships with DOT and county agencies has enabled us to gain intimate knowledge of these entities' standards, procedures, and review requirements, resulting in expedited permitting and entitlement timeframes. Working closely with a wide array of related, in-house services enables us to provide full support to traffic engineering, highway design, bridges and site development for projects of all sizes and complexities.



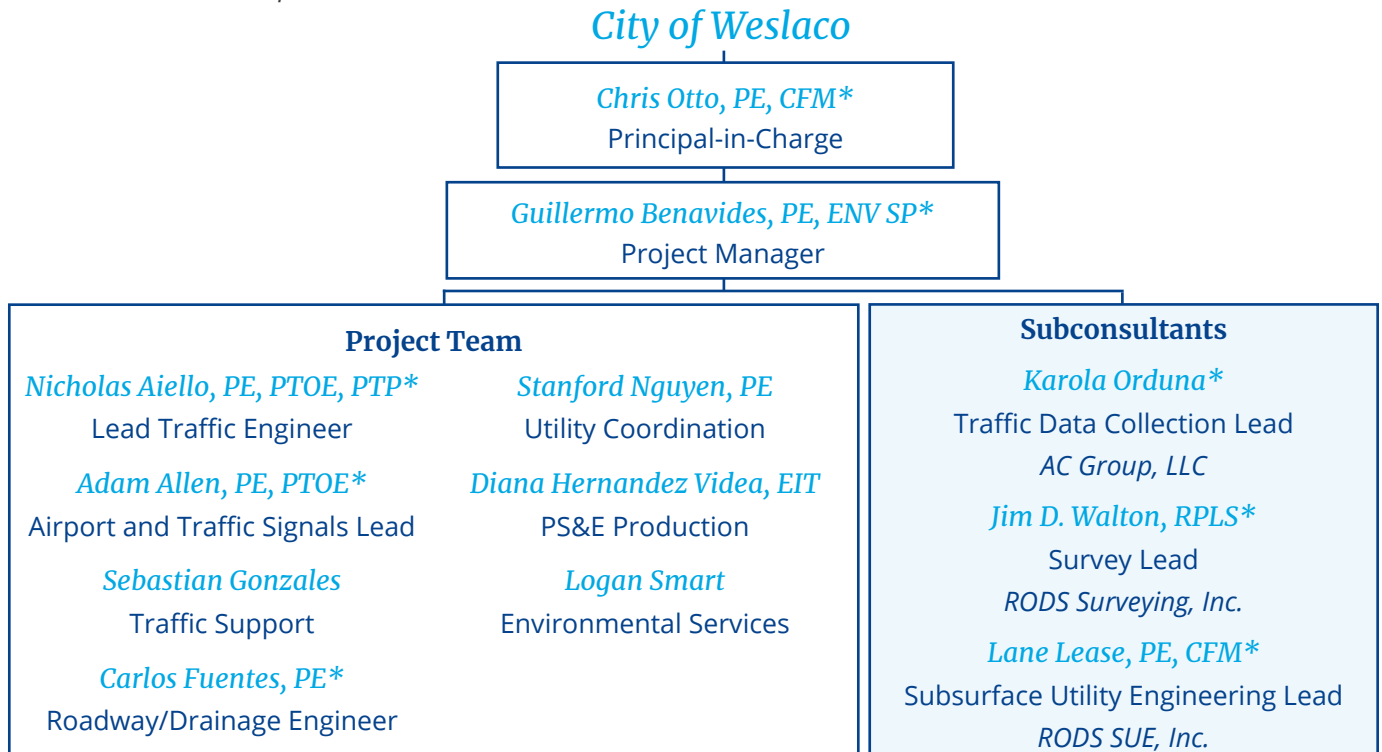
- Traffic Impact Studies
- DOT Permitting & Coordination
- Expert Testimony
- Parking Assessments & Analysis
- Crash Assessments & Analysis
- Transportation Improvement Districts
- Transit Oriented Developments
- Highway Corridor Analysis
- Residential Developments
- Origin/Destination Surveys
- Wayfinding Signage Design
- Traffic signal optimization and adaptive systems
- Traffic signal design
- Capacity analyses and microsimulation
- Working with Metropolitan Planning Organizations' Travel Demand Models



Engineering
& Design

Organization Chart

*Resume included in response



Current Workload/Availability

Name	Weekly Availability
Chris Otto, PE, CFM	10%
Guillermo Benavides, PE, ENV SP	50%
Nicholas Aiello, PE, PTOE, PTP	35%
Adam Allen, PE, PTOE	20%
Sebastian Gonzales	40%
Carlos Fuentes, PE	40%
Stanford Nguyen, PE	40%
Diana Hernandez Videia, EIT	40%
Logan Smart	30%
Karola Orduna	30%
Jim D. Walton, RPLS	30%
Lane Lease, PE, CFM	30%

Philosophy on Customer Service

Mr. Otto and Mr. Benavides have a history of successful project delivery involving heavy coordination with various levels of government entities. The experiences gained in those projects has provided them with the tools to be able to lead, collaborate and coordinate with a wide range of technical staff. Additionally, they have gained the knowledge to be able to anticipate any challenges and provide out-of-the-box solutions to these challenges. Finally, their extensive history of working with governmental agencies, gives them the insight to be able to effectively communicate with City personnel at all stages of project execution. CED has ensured timely completion of projects by establishing detailed project planning from the start of the project, communicating effectively throughout the project, managing resource allocation, and maintaining design changes to a minimum.

To ensure an effective flow of information, all communication from CED to the City will be initiated by either the project manager or principal-in-charge. On occasions where a technical design issue is to be discussed, the appropriate technical lead for the design issue will be available to answer the City's questions. It is customary for all meetings initiated by CED staff to be followed by issuance of meeting minutes for review by the City. These minutes will help establish a written record of design discussions and decisions made throughout the duration of the project.



Chris Otto, PE, CFM

Regional Discipline Leader | Municipal

Education

BS, Mechanical Engineering
Technology, Texas A&M
University

Professional Registrations

Professional Engineer (PE),
Texas: No. 113172

Certified Floodplain Manager
(CFM), Texas: No. 0752-05N

Certifications

TxDOT Pre-Certified: 4.2.1,
8.1.1, 10.8.1, 11.1.1, 17.5.1,
18.3.1, 18.4.1, 18.6.1

Summary

Mr. Otto leads the Texas region for municipal services and is a subject matter expert on water, roadway, and drainage solutions for many of our projects. He boasts comprehension of HEC-RAS, dynamic storm sewer models, and dam breach analyses. Mr. Otto has experience working with the City of San Antonio, sitting on the advisory panel for the City of San Antonio's Atlas 14, assisting with development of grant applications for several municipalities, and more.

Key Projects

New Braunfels/Nacogdoches Intersection

San Antonio, Texas

As the Assistant Project Manager, Mr. Otto designed the widening of $\pm 1,700$ LF of North New Braunfels Avenue from Tophill Road through Nacogdoches Road in order to improve traffic conveyance through the area. He designed improvements for the 6-leg intersection of North New Braunfels, Nacogdoches, and East Terra Alta Drive in order to improve the efficiency of the intersection. Mr. Otto also managed the design of a new traffic signal system by a sub-consultant and the design of $\pm 1,000$ LF of water and ± 350 LF of sanitary sewer. He coordinated the temporary relocation of two VIA bus stops on Nacogdoches Road during construction and designed the sidewalk improvements to accommodate the VIA bus stop facilities. Mr. Otto also performed construction phase services including construction observation, meetings, RFIs, pay app review, and project close-out.

Graytown Road Improvements

San Antonio, Texas

Mr. Otto managed the design to improve one-half of the width of Graytown Road, a substandard very narrow roadway with significant drainage issues. The goal was to improve traffic circulation and provide unflooded access on this secondary arterial to the growing residential communities in the area. This project replaced a low water crossing roadway with an existing 24" CMP to a raised road profile, above the 100-year water surface, with 20 - 10'x5' multi-box culverts, added right turn lanes on SE loop 1604 and Waverunner Road and added signalization to the intersection at SE Loop 1604. The existing right-of-way (ROW) did not have ample dedication from the opposing properties to the north, thus a half-width pavement section on the south side was designed to allow for future improvements to both roadway and drainage facilities. The project was designed to maintain existing traffic throughout construction.

San Marcos Regional Airport Master Plan

San Marcos, Texas

Mr. Otto prepared an Opinion of Probable Construction Cost (OPCC) for any identified future landside airport infrastructure projects. OPCC's were prepared to a planning level of detail and included appropriate contingencies and approximation of engineering fees required to prepare the detailed design.



Guillermo Benavides, PE, ENV SP

Department Manager | Municipal Services

Key Projects

Legacy Municipal Management District (Talise) - Public Infrastructure for Multifamily Development

Webb County, Texas

Mr. Benavides is the project manager leading the design and preparation plans for public infrastructure to support a new multifamily development for Talise. The scope includes constructing three new main roads (Kandy Lane, Webb Road, and Vantage Road), along with water distribution, sanitary sewer collection, and wastewater effluent systems. Key tasks encompass topographic surveying, utilities design, road and drainage design, landscaping, and managing the bidding and construction phases.

Transportation Improvement Around the University of Houston – Cullen Boulevard Reconstruction

Harris County, Texas

Director of Public Works overseeing the Major corridor reconstruction, low impact development demonstration, sidewalk improvements, and intersection signal improvements through the University of Houston campus, to provide safe, diverse, innovative, environmentally friendly, educational, and cost-saving solutions for campus master plan, mobility, stormwater management, and utility upgrades.

Reading Road Extension Project Phase I, From FM 762 To 430 ft West of Royal Lakes Manor Boulevard

Fort Bend County, TX

Senior Project Manager in-charge of the development of a new section of Reading Road, approximately 1.6 miles with an ultimate section of 4-Lanes which included a raised median. The project required coordination with adjacent TxDOT design FM 762 which caused reconsideration of the intersection design with Reading Road. A detailed drainage study was done to mitigate the change of soil use designing a detention pond to be in compliance with local and state regulations. The project drainage design consists in several outfalls into crossing creeks and then into channel meeting the Fort Bend County Drainage criteria and standards.

Sugar Land Airport Maintenance Bridge

City of Sugar Land. Fort Bend County, TX

Director of Public Works overseeing the Design the replacement of a two-span maintenance services bridge located in the vicinity of runway 17 of the Sugar Land Regional Airport.

Education

BS Civil Engineering, Escuela Colombiana de Ingeniería, Bogotá Colombia

Professional Registrations

Professional Engineer (PE),
Texas: No. 112686

Certified Envision
Sustainability Professional No.
42717

FAA Certified Private Pilot No.
3834081

FAA Certified Remote Pilot No.
3902599

Summary

Mr. Benavides has over 30 years experience in engineering and construction, business administration, project management, civil, transportation, and structural engineering. developing schematics, plan, specification, and cost estimating (PS&E), construction management and construction inspection services for major projects in public infrastructure, private development, and energy industry. He has experience in the Greater Houston Area including roadway paving and drainage Improvements, sidewalk, hiking, and biking programs, and water and wastewater improvements.



Nicholas Aiello, PE, PTOE, PTP

Geographic Discipline Leader | Traffic Planning

Key Projects

Talise Transportation Master Plan

Webb County, Texas

This is part of a large master-planned community in Laredo, creating a thriving community hub within a disadvantaged area. Mr. Aiello is leading the development of a Transportation and Land Use Master Plan, to include traffic assessments for on and off-road facilities, thoroughfare classification, and relationships between streetscapes and adjacent land uses. This includes a local and regional improvements evaluation, and roadway cross-sections that include a multiway boulevard, principal arterial, minor arterial, collector and local street. Mr. Aiello is identifying street sizing and roadway classification utilizing traffic projections from vehicular count data, the ITE Trip Generation Manual, and daily/peak hour volumes provided.

City of Ennis TIA Guidelines

Ennis, Texas

Mr. Aiello is preparing the Traffic Impact Analysis (TIA) Guidelines for the City of Ennis. The TIA guidelines are being prepared to establish standards for traffic documentation and analysis during the development process (zoning, platting, permitting, etc).

Buffalo Crossing Traffic-Calming Assessment

City of Cibolo, Texas

As part of the City of Cibolo Engineering On-Call, Mr. Aiello evaluated three intersections identified by the public for traffic calming applications, pedestrian improvements and warrant analyses. Mr. Aiello led the evaluation of traffic calming design solutions to include bike lanes, shoulders, ramps curb extensions and performed all-way stop control warrant analysis to address speeding along 2,700 feet of roadway. He also evaluated pedestrian crossing solutions in downtown Cibolo to address the crossing of pedestrians from a City parking lot to the commercial mixed-use area. Additionally, Mr. Aiello performed an all-way stop control warrant analysis and documented crash data, sight distance limitations and evaluated pedestrian data to determine whether an all-way stop control was warranted.

Guayaquil Airport Highway

City of Guayaquil, Guayas Province, Ecuador

Project Engineer who oversaw the feasibility and preliminary design stages of a new limited access highway, which will connect the City of Guayaquil to a new international airport. The City of Guayaquil is the most populous city in Ecuador and is planning the construction of a new airport located approximately 30 KM southwest of the urbanized City. Mr. Aiello studied eight highway alignment alternatives with respect to traffic operations, travel time, highway capacity, horizontal/vertical geometric design, cross sections, structural design, interchange design, safety, economic impacts, socio-economic impacts, environmental impacts, costs, and other considerations. PTV Vissim and StreetLight Bluetooth Data were used for traffic demand modeling.

Education

BS Civil Engineering, Rutgers University

Professional Registrations

Professional Engineer (PE) Texas, New Jersey, Pennsylvania

Professional Traffic Operations Engineer (PTOE)

Professional Transportation Planner (PTP)

Professional Affiliations

Institute of Transportation Engineers (ITE)

Summary

Mr. Aiello has 15 years of public and private experience in transportation engineering and management. Mr. Aiello is the Department Manager of the Colliers Engineering & Design office in Austin, Texas. Prior to working at Colliers Engineering & Design, Mr. Aiello worked as the Lead Engineer at the Texas Department of Transportation (TxDOT) in the Traffic Safety Division. Mr. Aiello is a transportation safety advocate and subject matter expert in both transportation planning and safety engineering. His transportation engineering experience includes: traffic impact studies, safety grant programs, multi-modal safety analysis, capacity analysis, traffic signal warrant and analysis, work zone standards, crash studies, cost-benefit analysis, transit-oriented development planning, speed studies, traffic calming, and access management.



Adam Allen, PE, PTOE

Discipline Leader | Highways & Traffic Engineering

Key Projects

JFK Rockaway Boulevard Access Project

Queens, NY

Mr. Allen was the Lead Engineer on the Rockaway Boulevard Access Project. The complex project required extensive coordination among multiple agencies including NYCDOT, NYSDOT, NYCDEP, and NYCEDC. Services encompassed traffic and civil engineering, including survey coordination, traffic signal design, roadway widening, intersection lighting, and median light fixture adjustments to accommodate FAA flight path requirements. The team designed plans in compliance with state transportation standards and provided construction oversight.

Restricted Vehicle Service Road and Runway Drive at Runway 4-22 - LaGuardia Airport

Queens, NY

Mr. Allen led Colliers Engineering & Design in developing the Stage 1 Report for the Restricted Vehicle Service Road at LaGuardia Airport's Runway 4-22. The project aimed to connect the eastern and western service road spurs, eliminating the need for airport vehicles to use public roads. The team prepared conceptual alignment plans for two alternatives, including traffic signal, pavement marking, and signage designs, accounting for FAA flight path restrictions. A comprehensive traffic simulation model was created to analyze existing and proposed conditions, with design recommendations presented in the final report.

LaGuardia Airport Redevelopment Program Signal Design Services

Queens, NY

Colliers Engineering & Design provided comprehensive traffic engineering services for the LaGuardia Airport Redevelopment Program. The team, led by Mr. Allen, conducted site visits, performed traffic signal assessments, and coordinated with various stakeholders including the Port Authority, NYCDOT, NYSDOT, LaGuardia Gateway Partners, and construction teams. Mr. Allen reviewed over 100 design packages and collaborated with PANYNJ Traffic staff to develop innovative solutions to construction challenges.

Runway 10-28 Rehabilitation

Albany, NY

Mr. Allen led a team in comprehensively rehabilitating Albany International Airport's Runway 10-28 and Taxiway "C", addressing infrastructure needs through pavement restoration, lighting upgrades, and drainage improvements. The project involved developing a Construction Safety and Phasing Plan to ensure continuous airport operations while meeting stringent funding deadlines and adhering to Authority standards.

Education

BS Civil Engineering, Lafayette College

Professional Registrations

Professional Engineer (PE) NJ, NY, PA, CT, FL, NC, TX, MI

Professional Traffic Operations Engineer (PTOE)

Professional Affiliations

Institute of Transportation Engineers (ITE)

Summary

With 20 years of experience with private and public sector clients, Mr. Allen's personal specialty lies in all aspects of traffic signal design and operations, having successfully completed projects ranging from single traffic signal installations to large-scale signalization efforts consisting of over 90 intersections. On multiple occasions, Mr. Allen has been retained by New Jersey Department of Transportation (NJDOT) to teach traffic signal training classes to their employees. He is also very committed to the Institute of Transportation Engineers (ITE), where he humbly served the Northeastern District President (2021), the Metropolitan Section of New York and New Jersey President (2013) and is also an alumnus (2014) and Chair Emeritus (2021) of LeadershipITE. He has also served as the Traffic Signal Design and Operations Subcommittee Chair on the ITE Traffic Engineering Council's Executive Committee since 2019.



Carlos Fuentes, PE, CME

Technical Manager | Municipal Services

Key Projects

Talise Development, Phase IB

Webb County, Texas

As part of CED's involvement with the development of a large master planned community in Laredo, Mr. Fuentes has provided support for the project coordination and design of the initial phase of this project. The design included the preparation of road, drainage and utility profiles, hydrologic analysis, hydraulic design of storm sewer systems, and floodplain coordination.

State Highway 534 Loop Improvements – Windridge Development

Kerrville, Texas

CED was tasked with performing hydrologic and hydraulic analysis and design for a section of existing State Highway 534. In conjunction with a proposed residential development, a portion of State Highway 534 was to be widened for a proposed turn lane. The project required design of one new culvert associated with a new driveway connection point onto State Highway 534 and analysis and redesign of an existing roadside stormwater collection ditch. This project required adherence to TxDOT's hydrologic and hydraulic requirements.

Prospect Avenue Road Improvements

Plainfield, New Jersey

The project consisted of preparation of plans and overseeing construction of the resurfacing of approximately 4,000 feet of the existing road known as Prospect Avenue. The project entailed preparing site plans and specifications required to award a contract for the construction of the proposed improvements. The proposed road improvements included new sidewalks and driveway aprons in select areas, new ADA compliant curb ramps, new curbs along the entirety of the project length, and the milling and resurfacing of the existing asphalt surface.

State Highway 211 Improvements – Landon Ridge

San Antonio, TX

Mr. Fuentes performed detailed hydrologic and hydraulic design for five proposed culverts associated with new driveway connection points onto State Highway 211. This project required adherence to TxDOT's hydrologic and Hydraulic requirements.

Education

MS Civil Engineering, New Jersey Institute of Technology

BS Civil Engineering, New Jersey Institute of Technology

Professional Registrations

Professional Engineer (PE),
Texas: No. 151041; New Jersey:
No. 24GE04900400

Certified Municipal Engineer,
New Jersey

Summary

Mr. Fuentes has nearly two decades of experience in land development and municipal services. He is well-versed in standard engineering practices for a variety of project types, including retail, commercial, residential, and municipal capital improvements. He has working knowledge of state, county, and municipal regulations and standards as well as thorough knowledge of the land development process. Mr. Fuentes is proficient in technical software including AutoCAD Civil 3D, HydroCAD, and Hydraflow Storm Sewers. He is highly effective in managing and coordinating all facets of land development and municipal services independently or as part of a team.


Traffic Count Equipment:

- IRD Traffic ACE Recorders
- wayCOUNT Recorders
- JAMAR TDC Boards
- Miovision Video
- CountCam Video
- Black Cat II Radar

Traffic Count Software:

- JAMAR PetraPro
- IRD Road Reporter
- COUNTpro
- Tru-Traffic
- STARNext

Years with Firm:

- 16 Years

Firm Certifications:

- SBE
- DBE
- MBE
- ESBE
- HABE
- HUB

PROFFESIONAL EXPERIENCE

Mrs. Orduña has over 16 years of experience with traffic data collection and supervision of traffic data collection staff. Her traffic data collection experience includes collection of average daily traffic (ADT) volume data, speed classification data, vehicle classification data, turning movement count (TMC) data, and corridor travel time data, parking survey data, and preparing intersection geometric sketches.

TRAFFIC DATA COLLECTION PROJECT EXPERIENCE
On-Call Traffic Engineering Contract, City of San Antonio 2008, 2011, 2014, 2017, 2020

As a prime-consultant and/or sub consultant to the City of San Antonio, Mrs. Orduña coordinated the collection of traffic data during various task authorizations including traffic volume data for a city-wide traffic signal retiming study for the Traffic Management Department, parking data for a King William District parking study and traffic volume data for a charter school trip generation study for the Transportation Capital Improvements Department, and pedestrian facility designs (hike and bike trails, z-crossings, and school flashers).

On-Call Traffic Engineering Contract, Bexar County 2015

As a sub-consultant to Kimley-Horn Associates and Dannenbaum Corporation, Mrs. Orduña coordinated the collection of traffic data for several Bexar County task authorizations including the collection of turning movement count (TMC) data and speed classification data for a county-wide traffic count project.

City of Laredo Pavement Management Study, City of Laredo 2016

As a sub-consultant to Civil Engineering Consultants, Mrs. Orduña coordinated the collection of traffic data for the updating of the City of Laredo Subdivision Ordinance Handbook, specifically the review of the Streets and Alleys Pavement Standards for establishing ESAL and ADT values related to existing pavement design standards. The traffic data collection efforts included the collection of average daily traffic (ADT) and vehicle classification data at ten city-wide residential study roadways.

On-Call Traffic Engineering Contract, TxDOT San Antonio District 2017

As a sub-consultant to Dannenbaum Corporation, Mrs. Orduña coordinated the collection of traffic data for several task authorizations including speed classification data for a district-wide strip map development project and turning movement count data for major interchange improvement projects. Other traffic data collection tasks included the collection of average daily traffic (ADT) volume data and intersection sketches.

Laredo Traffic Signal Synchronization Study, City of Laredo 2018

Mrs. Orduña has coordinated and collected traffic data for the City of Laredo Traffic Signal Synchronization Study which required the collection of average daily traffic (ADT) data and turning movement count (TMC) data at 80 major signalized intersections along seven study corridors. The study corridors included congested industrial park and urban arterial roadways within the City of Laredo.

On-Call Data Collection Contract, Bexar County 2023-24

As a prime-consultant to Bexar County, Mrs. Orduña coordinated the collection of traffic data for one master task authorization that consisted of collecting traffic volume data for various county-wide studies for the Bexar County Public Works. The data collection effort involved collecting speed data, 12 hour turning movement counts (TMC), 24 hour average daily traffic (ADT), classification counts and pedestrian counts. It was our understanding that this data was to be used to conduct multi way stop warrant analysis, pedestrian crosswalk warrant analysis, speed hump warrant analysis, signal warrant analysis, safety infrastructure and traffic engineering (SITE) analysis and speed studies.



JIM D. WALTON, R.P.L.S.

Horizontal and Vertical Control Task Leader

REGISTRATION:

Registered Professional Land Surveyor

LICENSING STATUS: Texas Registration No. 5889 (2006)

TxDOT Precertification Sequence Number: 000015271

EDUCATION:

B.S. in Geomatics, Texas A&M University Corpus Christi, 1998-2001

Texas A & M University Surveyors Short Course, 1999

EXPERIENCE:

Mr. Walton has over 30 years of experience in all phases of land surveying including ALTA land title surveys, standard boundary surveys, topographic design surveys, as-built surveys, right-of-way acquisition surveys, as well as establishing horizontal and vertical control for terrestrial and aerial surveying purposes. Mr. Walton has been with RODS for a total of 13 years. His responsibilities include the management and coordination of survey operations related to the establishment of survey and aerial control networks and the preparation and execution of survey control deliverables for RODS corporate and satellite offices. He is also involved with RODS terrestrial laser scanning department and is active in client communication and proposal preparation. He uses Microstation Bentley GeoPAK Survey, Trimble Business Center and Global Mapper software for survey control data processing and mapping.

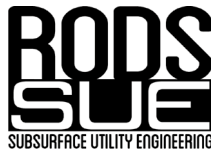
RECENT PROJECTS:

CCRMA - WA No. 3 to CCRMA WA 22 (19), 2024: Right-of-Way Mapping services in support of a PS&E for East Loop from Interstate 69E to 1.57 Miles East of the intersection of SH 4 and FM 1419 in Cameron County, Texas. Subconsultant to Cameron County Regional Mobility Authority and RRP Consulting Engineers, LLC

CCRMA WA No. 2 to CCRMA WA 32, 2023: Project Control & Design Survey services in support of a design schematic & preliminary drainage study for FM 509 from FM 508 to FM 1599 in Cameron County, Texas. Subconsultant to Cameron County Regional Mobility Authority -and S & B Infrastructure

Cameron County Outer Loop (Parkway) Cameron County, 2017: The scope of services included setting Primary & Vertical control; Set "LiDAR Verification Points" not listed in scope of services; Ownership Research and Right of Entry; Geotechnical Borehole Surveys; Proposed ROW staking; Hydraulic Cross Sections.

Cameron County Regional Mobility Authority - WA 1 to CCRMA WA 4 SH 550 from Station 1195-75.00 to 1325+00.00, 3.2 miles +/-, 2020: Control & Design Survey tasks included recovered and verified existing control established by others; Recovered or set benchmarks at 1000' intervals along proposed route; GPS horizontal & vertical location of benchmarks; Processed GPS Data; Ran Digital Level Loop through Benchmarks; Prepared 11"x17" H&V control index & detail sheets; Performed topographic survey of 2000 LF at both ends of the project limits for tie in purposes, totaling 4,000 LF. Subconsultant to CCRMA and S&B Infrastructure



Lane Matthew Lease, PE, CFM

Mr. Lane Lease, P.E. has twenty-two years of experience with urban and rural transportation projects. He serves as Project Manager for SUE projects statewide and is well versed in all four quality levels of SUE. He has managed field work and created test hole data reports on non-destructive excavation of utilities (QL A), managed field work on QL B designation of utilities using electromagnetic tools to mark indications of utilities on site, created QL C utility maps integrating above-ground appurtenances that indicate the presence of a subsurface utility, and performed QL D research on records of underground private and public utilities. He uses his experience, organizational, and communication skills to provide efficient, quality design that resolves engineering challenges.

RECENT PROJECT EXPERIENCE

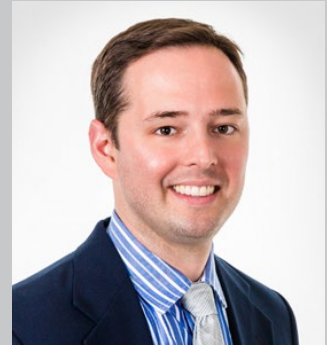
CCRMA - East Loop SH 32 Brownsville WA2, Cameron County, 2024: Scope of work includes SUE Quality Level A services. Managed tasks include Level A Test Holes performed via non-destructive air vacuum excavation at 38 locations including waterline, communication conduits, electric and gas. Subconsultant to S & B Infrastructure (RRP) / CCRMA

CCRMA - East Loop SH 32 Brownsville WA1, Cameron County, 2022: The scope of work includes SUE Quality Levels D, C & B Services. Managed tasks include Level C & D records research, creation of CADD Utility Base Map & Utility Conflict Table. Level B Field Designation & Pole Inventory investigation of underground utilities using electromagnetic pipe and cable locators yielded a total of 38,507 LF of utilities. Subconsultant to S & B Infrastructure / CCRMA

TxDOT Laredo - IH 35 Phase III from 0.5 Mi South of IH 35 / US 59 to 2.6 mi North of Uniroyal in Webb County, 2019: Scope of work included updated, signed, and sealed Utility Layout sheets in support of PS&E for Direct Connectors 5 and 8 and associated quadrants at the I H 35 / US 59 Interchange in Webb County. Subconsultant to S&B Infrastructure

TxDOT Laredo - IH 35 Phase II from 0.5 Mi South of IH 35 / US 59 to 2.6 mi North of Uniroyal in Webb County, 2019: Scope of work includes SUE Quality Level A, B, C, & D Services. Managed tasks include Level C & D records research and survey for an approximate distance of 417,192 LF. SUE Level B surface geophysical investigation of underground utilities using electromagnetic pipe and cable locators yielded a total of 190,842 LF of utilities. Level A Test Holes performed via non-destructive air vacuum excavation at 30 locations including waterline, communication conduits, electric and gas. Subconsultant to S&B Infrastructure

TxDOT Pharr – FM 907 from Rancho Blanco Rd to FM 3072 in San Juan, Hidalgo County, 2023: Scope of work includes SUE Quality Level A services. Managed tasks include Level A Test Holes performed via non-destructive air vacuum excavation at 31 locations including waterline, communication conduits, electric and gas. Subconsultant to HDR



FIRM

RODS Subsurface Utility Engineering, Inc. - Feb 2014

EDUCATION

BS, Civil Engineering,
University of Iowa, 2001

PROFESSIONAL REGISTRATIONS

2006, Professional Engineer,
TX, # 98546, Civil

2008, Professional Engineer,
OK, # 23309, Civil

2007, Certified Floodplain
Manager, # 1620-09N

PROFESSIONAL SOCIETIES

American Society of Civil
Engineers

Texas Floodplain Management
Association

Project Knowledge

Coordination with the Airport/FAA Regarding Vertical Restrictions

Colliers Engineering & Design (“CED”) has established a robust and ongoing partnership with the Federal Aviation Administration’ through the William J. Hughes Technical Center (FAA WJHTC) project, demonstrating extensive expertise in navigating complex regulatory requirements and delivering comprehensive engineering solutions. Through a five-year contract, CED consistently demonstrated our ability to coordinate effectively with FAA personnel across multiple critical service areas, including architectural, engineering, environmental, and safety-critical domains.

Our team’s approach involved working closely with FAA representatives to understand and meticulously execute task orders, delivering high-quality deliverables that range from preliminary design documents to complex environmental and safety investigation reports. By providing precise, regulation-compliant solutions, we have consistently met and exceeded the FAA’s stringent requirements across various project types, including new construction, facility renovations, utility upgrades, and critical infrastructure improvements.

Some other examples of coordination with various airports/FAA include:

1. LaGuardia Airport Redevelopment Program Signal Design Services, Queens, NY

*Year Completed: 2021 | On-Time and On-Budget: Yes
| Contact: Michael Diculescu (215) 435-5783*

At LaGuardia Airport, our team exemplified multi-stakeholder coordination by seamlessly integrating with various critical partners. Our approach went far beyond traditional engineering services, establishing ourselves

as the Authority’s Traffic Signals lead and developing a comprehensive communication framework. By maintaining regular site visits, conducting detailed assessments, and facilitating coordination between the Resident Engineer’s Office, New York City and State Departments of Transportation, and multiple construction teams, we ensured smooth project progression. The team’s ability to review and comment on over 100 design packages while developing innovative solutions demonstrated our adaptability and technical expertise.

2. Albany Airport Runway 10-28 Taxiway C Rehabilitation

*Year Completed: 2024 | On-Time and On-Budget: Yes
| Contact: John LaClair, PE (518) 242-2255*

Similarly, the Albany International Airport Runway 10-28 Rehabilitation project showcased our firm’s comprehensive aviation engineering capabilities. Led by Mr. Allen, the project involved a holistic approach to runway rehabilitation that extended well beyond simple resurfacing. The team’s meticulous planning was evident in the Construction Safety and Phasing Plan, which prioritized work safety and minimized operational disruptions. By addressing complex elements such as pavement rehabilitation, drainage upgrades, lighting improvements, and precise markings, we delivered a comprehensive solution that met aggressive funding constraints while maintaining the highest standards of airport infrastructure design.

These projects highlight our firm’s unique ability to blend technical engineering prowess with strategic coordination, ultimately delivering successful transportation infrastructure solutions that meet the rigorous demands of airport authorities.

(Continued on next page)

Traffic Engineering Study Report & Recommendations

Our approach to traffic engineering studies is defined by meticulous research, stakeholder collaboration, and data-driven recommendations. Through three distinct projects, we've consistently demonstrated our ability to transform complex transportation challenges into practical solutions:

1. SH 211 & Landon Ridge, San Antonio, TX

Year Completed: 2024 | On-Time and On-Budget: Yes | Contact: Allen Hoover (210) 764-9575

For this new traffic signal to access a residential development, we began with extensive due diligence, engaging stakeholders early to understand existing conditions and traffic concerns. By reviewing TxDOT's alternative intersection designs and conducting thorough field investigations, we uncovered critical insights. Our detailed analysis resulted in a multi-faceted recommendation package that included installing a traffic signal, expanding lane configurations, adding advance signal LED signs to improve visibility, implementing declaration lanes, and integrating radar detection and optimized left-turn signal phasing.

2. Borgfeld Avenue, Cibolo, TX

Year Completed: 2024 | On-Time and On-Budget: Yes | Contact: Jacob Parsons, CWP (210) 619-0062

The intersection at Borgfeld Ave. and Cibolo Valley Dr. presented a unique challenge with significant traffic congestion during school hours. Our team recognized that understanding peak hour dynamics was crucial. Through careful queue assessments, we mapped out how traffic bottlenecks formed during drop-off and pick-up times. By conducting precise traffic counts and monitoring queue lengths, we identified critical oversaturation points. Our recommendations went beyond just suggesting a traffic signal; we also provided comprehensive access management guidance to the city, addressing the complex traffic flow around multiple driveways.

3. Guayaquil Airport Highway, Ecuador

Year Completed: 2021 | On-Time and On-Budget: Yes | Contact: Guillermo Elizalde – guillermo.elizalde@grupovera.com (Phone number is international)

Our transportation experience in relation to airport proximity shines through in the Guayaquil Airport Highway project in Ecuador. For this limited access highway that connects the City of Guayaquil to the new airport, we first engaged with both city and airport officials, establishing a collaborative framework. Our team's methodology was particularly robust, analyzing seven different alternatives through a comprehensive lens that considered traffic operations, environmental impact, socio-economic factors, economic feasibility, safety, and mobility. Using sophisticated power matrix assessments, we narrowed down the options to two viable solutions, providing a clear, strategic recommendation to local authorities.

Across these projects, several consistent tactics emerge that define our approach:

- Proactive stakeholder communication from the project's inception
- Rigorous field investigations to identify potential conflicts
- Comprehensive data collection and analysis
- Systematic review of design standards and alternative approaches
- Mid-project updates to ensure alignment with stakeholder expectations
- Recommendations that seamlessly translate into actionable design and construction plans

Our traffic engineering studies are more than just technical reports—they are strategic roadmaps that transform transportation infrastructure, enhance safety, and improve mobility for communities both locally and internationally.

Understanding of Project

Project Approach Plan – Traffic Engineering Services

The intersection of Votech Drive and Pike Boulevard in Weslaco, TX, has become a significant traffic bottleneck due to the rapid growth of the Mid Valley Industrial Park, the continued use of the Mid Valley Airport, traffic generated by Hidalgo County Precinct offices, and other existing uses in the area. The existing all-way stop configuration is no longer adequate to handle the increased traffic volume and safety concerns. To address these challenges, a comprehensive traffic engineering solution is required. Colliers Engineering & Design, Inc. ("CED") is committed to partnering with the City of Weslaco to develop a modern, efficient four-way signalized intersection that can support the community's current and future transportation needs. By leveraging our expertise and innovative solutions, we aim to improve traffic flow, enhance safety, and address the specific concerns of the City and its residents.

Project Challenges

CED understands that approaching a street intersection design project requires a thorough understanding of existing conditions and future needs. This involves conducting a comprehensive traffic analysis to assess current traffic volumes, peak hours, and accident history. Additionally, identifying potential future development in the area is crucial to anticipating future traffic demands. By considering these factors, designers can create a solution that is both functional and safe.

One of the primary challenges in this project is relieving congestion at the intersection. Through a detailed traffic study, we will assess peak traffic times and travel patterns to inform the design of an intersection capable of accommodating these demands. The limited right-of-way width further complicates the design process, restricting the possibility of adding more lanes. However, lengthening transition areas for turn lanes may mitigate this issue by allowing longer turning queues, which will help alleviate congestion while promoting a safer and more efficient flow of traffic.

The existing utility infrastructure within the right-of-way will also need to be carefully coordinated during the planning and design phases. Any necessary utility relocations must be managed efficiently to ensure the project remains on schedule and within budget, while also minimizing disruptions to the surrounding area.

The proximity of the Mid Valley Airport presents unique challenges related to vertical clearance. FAA safety restrictions dictate that any vertical structures, such as traffic signal support poles, must be designed to avoid interfering with aircraft flight paths. The FAA's stringent guidelines ensure that all vertical improvements are safe and compliant with aviation standards. To address this, all proposed structures will undergo a comprehensive review to verify that they do not encroach upon designated flight zones or conflict with radar systems. The potential for signal lights to distract pilots will also be carefully considered, with adjustments made to minimize any visual interference. Our approach to this challenge will be grounded in sustainability, ensuring that traffic signals are designed not only to comply with FAA regulations but also to harmonize with the surrounding environment and aviation safety.

Understanding of Project Site Surroundings

The intersection of Votech Drive and Pike Boulevard is a four-way intersection, currently controlled by stop signs. Pike Boulevard is a 36-foot-wide asphalt-paved road with an east-west orientation and provides one lane of travel in each direction. The western and eastern approaches to the intersection feature dual lanes, allowing for left-turn only and combined right-turn and through lanes. Votech Drive, oriented north-south, also features lanes transitioning to accommodate left-turn and combined right-turn and through lanes. There are no existing sidewalks or pedestrian crosswalks within the vicinity of the intersection.

Various traffic-generating uses are present in the vicinity, including commercial, industrial, governmental, and educational facilities, contributing to congestion and a mix of vehicle types at the intersection. The southeast corner

of the intersection, owned by the City, is intended for future development, further adding to the complexity of the design.

The proximity to the Mid Valley Airport, located approximately 840 feet to the northwest, introduces additional challenges. FAA regulations dictate that any vertical improvements at the intersection must be carefully reviewed to avoid conflicts with aircraft flight paths, runway activity, and airport radar systems.

Technical Innovations to be Incorporated

To effectively address the challenges at this intersection, CED will incorporate technical innovations such as Adaptive Traffic Control Systems (ATCS) and advanced sensor technologies. These systems can optimize traffic flow by adjusting signal timings in real time based on traffic conditions. The integration of real-time data, such as incident detection and sensor-based feedback, will allow for adaptive responses to reduce congestion, improve safety, and support future traffic demands. Additionally, incorporating vehicle-to-infrastructure (V2I) communications will improve traffic coordination and ensure that emergency vehicles can be prioritized when necessary.

By envisioning a future where technology continuously improves traffic management and infrastructure integration, we will design an intersection that not only addresses current needs but also adapts to future demands. This sustainable approach ensures that the intersection will remain effective and efficient, even as traffic volumes and transportation technologies evolve over time.

Firm Experience with Project Components

The successful execution of this project relies on a multidimensional approach that incorporates various engineering disciplines and expertise. CED's team is equipped with the skills and knowledge necessary to tackle the diverse challenges of this project, ensuring that the design is not only effective but also sustainable. We bring years of experience to every aspect of traffic engineering, roadway design, FAA regulation compliance, and environmental impact analysis. Our goal is to ensure that every element of the design contributes to the long-term success of the intersection and serves the needs of the community while adhering to the highest safety and regulatory standard.

Traffic Engineering Expertise

CED's traffic engineering department is dedicated to optimizing transportation systems to improve safety, efficiency, and sustainability. Our team is experienced in designing and implementing modern traffic solutions that enhance the flow of both vehicular and pedestrian traffic. Nicholas Aiello, PE, PTOE, PTP, our traffic engineering lead, brings over a decade of experience in intersection design and traffic signal systems. His deep understanding of traffic flow patterns, congestion alleviation strategies, and safety measures is crucial to the success of this project. Nicholas' experience with TxDOT regulations, traffic impact studies, and safety engineering practices allows him to address the unique challenges of the intersection while ensuring the design is aligned with the City's long-term transportation goals. He is committed to creating a solution that not only addresses immediate concerns but also envisions future traffic demands and sustainable growth. Through his leadership, CED will ensure that the traffic systems integrate seamlessly with the community's evolving needs.

Roadway Design Expertise

CED's roadway design expertise is built on a strong foundation of advanced engineering principles and cutting-edge technology. Our Houston-based team is highly skilled in designing roadways that are safe, durable, and capable of supporting growing traffic volumes. Guillermo Benavides, PE, ENV SP a seasoned roadway design expert, will lead the design efforts for this project. His comprehensive understanding of roadway geometry, materials, and construction techniques ensures that the intersection will be both functional and long-lasting. Guillermo has successfully led numerous projects involving complex infrastructure designs, coordinating closely with surveyors, geotechnical professionals, and other engineers to ensure the design meets the highest standards of safety and quality. His ability to navigate the intricate balance between cost-effectiveness and sustainability is integral to the success of this project. He will also ensure that the design accommodates future developments, all while maintaining strict adherence to budget and schedule.

FAA Regulations Expertise

As this project is in proximity to the Mid Valley Airport, understanding and adhering to FAA regulations is critical for its success. CED's team includes professionals with extensive experience navigating the complex world of aviation regulations. Adam Allen, PE, PTOE is an expert in Federal Aviation Regulations (FARs), and will

play a key role in ensuring that all proposed improvements comply with FAA standards. His knowledge of regulatory interpretation and application, coupled with his ability to work closely with FAA officials, will ensure that the project avoids any conflicts with flight paths or airport operations. Adam's involvement will ensure that all vertical elements, such as traffic signal poles and support structures, are carefully reviewed for FAA compliance, maintaining the necessary clearances to ensure aviation safety. By coordinating with the FAA throughout the design and construction phases, CED will mitigate potential risks and streamline the regulatory approval process.

Environmental Impact Expertise

Sustainability is a core value at CED, and every project is designed with an eye toward minimizing its environmental impact. Traffic signals, while necessary for safety and efficiency, can present environmental challenges, particularly in terms of energy consumption and their interaction with surrounding ecosystems. Logan Smart, our Environmental Services project lead, brings invaluable expertise in assessing and mitigating the environmental impact of infrastructure projects. Logan has a deep understanding of how traffic signal systems can affect the local environment, from energy consumption to potential impacts on wildlife. He will conduct thorough environmental analyses to ensure that the project minimizes any adverse effects on the surrounding area. Logan will also explore options for incorporating green technologies, such as energy-efficient LED signals and sustainable materials, into the design, ensuring that the project aligns with best practices in environmental stewardship.

Case Histories of Similar Projects

SH 211 & Landon Ridge (*San Antonio, TX*)

In this project, CED provided detailed hydrologic and hydraulic design for several proposed culverts associated with new driveway connection points onto State Highway 211. The project involved comprehensive coordination with TxDOT, similar to the coordination needed for the Vo-Tech Drive and Pike Boulevard intersection, particularly with respect to right-of-way and utility coordination. The redesign of the highway included signalization improvements at the intersection, which parallels the objectives of the Weslaco project in terms of improving traffic flow and safety at critical points. CED's expertise in roadway design, drainage systems, and

working with state transportation departments ensures a seamless integration of transportation improvements with existing infrastructure, making it a relevant experience for the proposed work at Weslaco.

Talise Development – Transportation and Land Use Master Plan (*Webb County, TX*)

The Talise project is a large-scale, 13,000-acre master-planned community designed to accommodate diverse residential, commercial, and recreational spaces. CED played a key role in developing a comprehensive Transportation and Land Use Master Plan for the area. This project involved detailed traffic assessments for both on- and off-road facilities, including thoroughfare classifications and relationships between streetscapes and adjacent land uses. The project required the integration of a transportation plan to support significant future residential growth and job market expansion, making it similar to Weslaco's rapidly growing region. CED's team applied innovative traffic modeling, land use planning, and roadway design to ensure a sustainable, efficient, and safe transportation network. The project also involved close coordination with local authorities and stakeholders, addressing complex regional transportation needs while focusing on safety and efficiency.

Conclusion

The intersection improvements at Vo-Tech Drive and Pike Boulevard in Weslaco present a complex but exciting opportunity to address critical traffic issues while ensuring the long-term sustainability and safety of the area. CED's team of experts is uniquely qualified to take on this challenge. Through a collaborative approach that emphasizes innovation, regulatory compliance, and environmental sustainability, we are committed to delivering a solution that meets the needs of the City of Weslaco and its residents.

By focusing on the efficient design of traffic signals, coordination with FAA regulations for vertical clearance, and the implementation of advanced technologies, we are confident in our ability to provide a forward-thinking solution. Our experience in navigating the complexities of roadway and traffic engineering, coupled with our commitment to sustainability, ensures that this project will be a model of modern infrastructure development. The solutions we envision for this intersection will enhance safety, ease congestion, and accommodate future growth, making it a key asset to the community for many years to come.

Familiarity with Geographic Area

Experience in Rio Grande Valley and South Texas

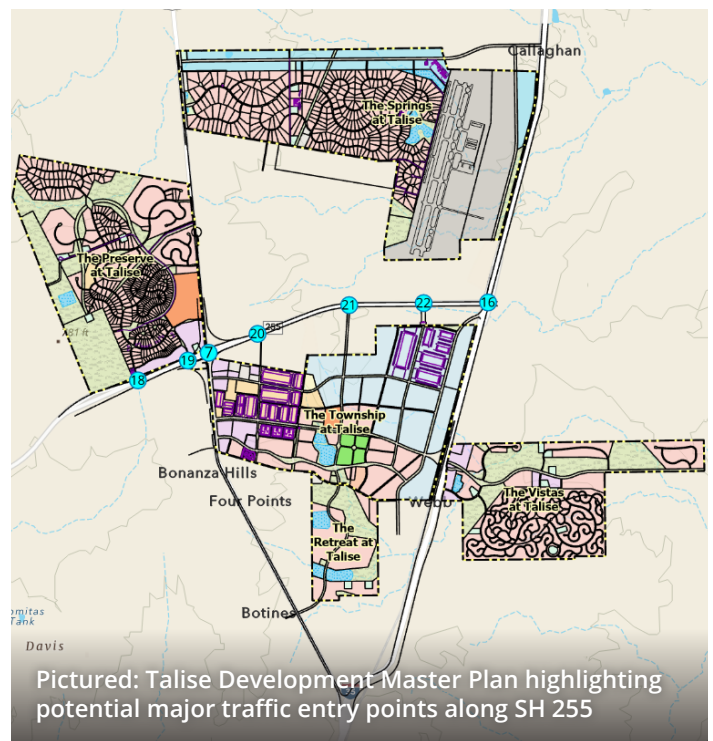
Colliers Engineering & Design's extensive experience in the Rio Grande Valley and South Texas provides us with a deep understanding of the region's unique urban development challenges and opportunities. While we have not directly worked in Weslaco, our firm's portfolio of projects spans several key cities in the area, including Brownsville, McAllen, Harlingen, and Edinburg. Each of these projects has enriched our knowledge of the local landscape, community needs, and infrastructure requirements.

Talise: Urban Growth and Transportation Strategy

The standout project of our South Texas portfolio is undoubtedly the Talise development, situated 18 miles north of Laredo. This ambitious 13,000-acre master-planned community represents our most comprehensive urban development endeavor in the region. Talise is not just a residential development, but a meticulously designed ecosystem that integrates diverse housing types, local retail spaces, and robust commercial opportunities, including a small municipal airport (similar to Weslaco's Mid-Valley Airport) to enhance transportation infrastructure and regional connectivity.

Central to the Talise project is our commitment to intelligent infrastructure planning, particularly in transportation. We've developed a comprehensive master transportation plan that anticipates and accommodates the expected growth of residential communities and emerging job markets within the development. **Every proposed Colliers Engineering & Design personnel on this submittal has had their hand in the engineering of this project,** demonstrating our team's deep collective expertise, collaborative approach, and commitment to transformative urban design that goes far beyond traditional development strategies. Our subconsultant AC Group plays a pivotal role in the Talise project as well, conducting traffic counts and preparing a thorough traffic impact analysis (TIA) to assess and model the anticipated traffic patterns linking the development with surrounding major roadways and highway systems.

This approach demonstrates our deep understanding of safe and efficient traffic systems in rapidly developing regions like Weslaco. Our experience in Talise and throughout the Rio Grande Valley has equipped us with nuanced insights into the complex dynamics of urban growth, transportation planning, and community development in South Texas.



Pictured: Talise Development Master Plan highlighting potential major traffic entry points along SH 255

Required Forms

THE CITY OF WESLACO RESERVES THE RIGHT TO REFUSE AND REJECT ANY OR ALL RESPONSES RECEIVED AS A RESULT OF THIS SOLICITATION, TO WAIVE ANY OR ALL FORMALITIES OR TECHNICALITIES, AND TO MAKE SUCH AWARDS OF CONTRACT AS MAY BE DEEMED TO BE THE BEST AND MOST ADVANTAGEOUS TO THE CITY OF WESLACO.

RESPONDENT SHALL ATTEST TO THE FACT THAT THEY HAVE READ, UNDERSTOOD, AND ARE IN COMPLIANCE WITH ALL THE REQUIREMENTS AS STATED IN ALL OF THE AFOREMENTIONED, BY AFFIXING THEIR ORIGINAL SIGNATURE BELOW. ALL EXCEPTIONS MADE SHALL BE NOTED BY THE RESPONDENT.

12/18/2024

DATE

Colliers Engineering & Design, Inc.

LEGAL COMPANY NAME

SIGNATURE

Chris Otto, PE, CFM

PRINT/TYPER NAME

Regional Discipline Leader, Municipal Services

TITLE

**SUPPLEMENT NO. 1 TO REQUEST FOR STATEMENT OF
QUALIFICATIONS: NON-COLLUSION AFFIDAVIT**

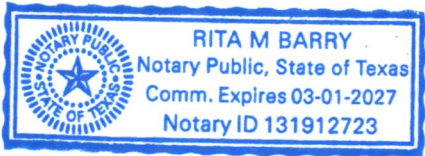
STATE OF Texas

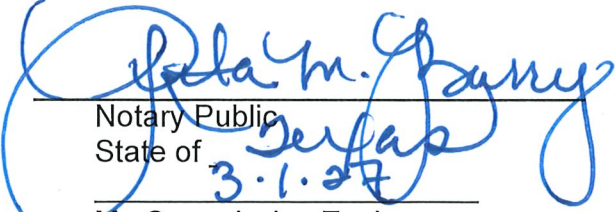
COUNTY OF Bexar

Chris Otto, PE, CFM, of lawful age, being first duly sworn, on oath says, that (s)he is the agent authorized by the bidder to submit the attached bid. Affiant further states that the respondent/bidder has not been a party to any collusion among bidders in restraint of freedom of competition by agreement to purpose at a fixed price or to refrain from proposing; or with any state official, city employee, Board Trustee, or benefit consultant as to quantity, quality, or price in the prospective contract, or any other terms of said prospective contract; or in any discussions or actions between bidders, city employee, Board Trustee, or benefit consultant concerning exchange of money or other things of value for special consideration in the letting of this contract.


Signature

Subscribed and sworn to before me this 18th day of December, 2024
Chris Otto




Notary Public
State of Texas
My Commission Expires: 3-1-27



CERTIFICATE OF LIABILITY INSURANCE

COLLIER-01

C.JOHNSON

 DATE (MM/DD/YYYY)
 2/27/2024

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Ames & Gough 859 Willard Street Suite 320 Quincy, MA 02169	CONTACT NAME: PHONE (A/C, No, Ext): (617) 328-6555 FAX (A/C, No): (617) 328-6888 E-MAIL ADDRESS: boston@amesgough.com	
	INSURER(S) AFFORDING COVERAGE INSURER A : Berkshire Hathaway Specialty Insurance Company (A++XV) NAIC # 22276 INSURER B : INSURER C : INSURER D : INSURER E : INSURER F :	
INSURED Colliers Engineering & Design, Inc. dba Maser Consulting* 101 Crawfords Corner, Suite 3400 Holmdel, NJ 07733		

COVERAGES

CERTIFICATE NUMBER:

REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
	COMMERCIAL GENERAL LIABILITY ☐ CLAIMS-MADE ☐ OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: ☐ POLICY ☐ PRO-JECT ☐ LOC OTHER:						EACH OCCURRENCE \$ DAMAGE TO RENTED PREMISES (Ea occurrence) \$ MED EXP (Any one person) \$ PERSONAL & ADV INJURY \$ GENERAL AGGREGATE \$ PRODUCTS - COMP/OP AGG \$ \$
	AUTOMOBILE LIABILITY ☐ ANY AUTO OWNED AUTOS ONLY ☐ HIRED AUTOS ONLY ☐ SCHEDULED AUTOS ☐ NON-OWNED AUTOS ONLY						COMBINED SINGLE LIMIT (Ea accident) \$ BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
	UMBRELLA LIAB ☐ OCCUR EXCESS LIAB ☐ CLAIMS-MADE DED ☐ RETENTION \$						EACH OCCURRENCE \$ AGGREGATE \$ \$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) ☐ Y ☐ N If yes, describe under DESCRIPTION OF OPERATIONS below						PER STATUTE ☐ OTH-ER ☐ E.L. EACH ACCIDENT \$ E.L. DISEASE - EA EMPLOYEE \$ E.L. DISEASE - POLICY LIMIT \$
A	Professional Liab.			47EPP32691802	2/25/2024	2/25/2025	Per Claim Limit 1,000,000
A	Professional Liab.			47EPP32691802	2/25/2024	2/25/2025	Aggregate Limit 1,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

All Coverages are in accordance with policy terms and conditions.

*NAMED INSUREDS INCLUDE:

Colliers Engineering & Design, Architecture, Landscape Architecture, Surveying CT P.C.; Colliers Engineering & Design/Maser Consulting Inc.; Colliers Land Services, LLC.; Colliers Architecture, Inc.; Colliers Engineering & Design CT, P.C.

Evidence of Insurance

CERTIFICATE HOLDER

CANCELLATION

Evidence of Insurance	SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.
	AUTHORIZED REPRESENTATIVE <i>gared maxwell</i>

ACORD 25 (2016/03)

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PROPOSED EXCEPTIONS:

37. INDEMNIFICATION CLAUSE

The Respondent hereby agrees to protect, ~~defend,~~ indemnify and hold the City and its employees, ~~agents,~~ officers and servants free and harmless from all losses, claims, liens, demands and causes of action of every kind and character including, but not limited to, the amounts of judgments, penalties, interests, court costs, reasonable legal fees, and all other expenses incurred by the City arising in favor of any party, including claims, liens, debts, personal injuries, including employees of the City, death or damages to property (including property of the City) and without limitation by enumeration, all other claims or demands ~~of every character occurring to the proportionate extent from the negligent performance of Respondent in connection with this Contract. or in any ways incident to, in connection with or arising directly or indirectly out of this contract.~~ Respondent agrees to investigate, handle, and respond to, ~~provide defense for and defend~~ any such claims, demand, or suit to the extent arising from the act(s) of omission(s) of the Respondent at the sole expense of the Respondent. In addition, the Respondent shall protect, ~~defend,~~ indemnify and hold the City and its employees, ~~agents,~~ officers and servants free and harmless from all losses, claims, liens, demands and causes of action relating to, for, or on account of the use of patented appliances, products or processes, and he shall pay all royalties and charges which are legal and equitable. Evidence of such payment or satisfaction shall be submitted upon request of the Director of Purchasing/Finance, as a necessary requirement in connection with the final estimate for payment in which such patented appliance, products or processes are used. Respondent also agrees to bear all other costs and expenses related thereto, even if the claim or claims alleged are groundless, false or fraudulent. This provision is not intended to create any cause of action in favor of any third party against Respondent or the City or to enlarge in any way the Respondent's liability but is intended solely to provide for indemnification of the City from liability from damages or injuries to third persons or property arising from Respondent's performance hereunder.

50. INSURANCE REQUIREMENTS

A. Comprehensive Commercial General Liability:

The Contractor/Respondent/Selected Firm shall provide minimum limits of \$500,000 each occurrence, \$1,000,000 annual aggregate combined single limit for bodily injury and property damage liability. This shall include premises/operations, independent contractors, products, completed operations, personal and advertising injury, and contractual liability. This insurance shall apply as primary insurance with respect to any other insurance or self-insurance programs maintained by the City and shall include ~~name~~ the "City of Weslaco" as an additional insured with a waiver of subrogation. The policy of insurance shall be written on an "occurrence" form.

Litigation Statement

As a large nationally-recognized engineering design and consulting services company, Colliers Engineering & Design has been, from time to time, involved in claims and litigation. We value the confidence of our clients as well as our contractual commitments to confidentiality and strive to avoid disclosures to and/or with third parties of the circumstances involving other Projects. We would take the same position with information regarding our work on your Project. We can, of course, confirm that there are no claims or litigation of any kind that could reasonably be expected to have a material adverse impact upon the quality of Colliers Engineering & Design's performance and its ability to provide the services required for this Contract.



Colliers Engineering & Design is a leading, multi-discipline engineering and architecture, design and consulting firm servicing public and private sector clients nationwide.

For a full listing of our office locations, please visit colliersengineering.com

1 877 627 3772



Engineers • Architects • Planners • Surveyors • Inspectors • Interior Designers
Landscape Architects • Environmental Scientists • Project Managers

ARCHITECT-ENGINEER QUALIFICATIONS

OMB Control Number: 9000-0157
Expiration Date: 1/31/2027

Paperwork Reduction Act Statement - This information collection meets the requirements of 44 USC § 3507, as amended by section 2 of the Paperwork Reduction Act of 1995. You do not need to answer these questions unless we display a valid Office of Management and Budget (OMB) control number. The OMB control number for this collection is 9000-0157. We estimate that it will take 29 hours (25 hours for part 1 and 4 hours for Part 2) to read the instructions, gather the facts, and answer the questions. Send only comments relating to our time estimate, including suggestions for reducing this burden, or any other aspects of this collection of information to: U.S. General Services Administration, Regulatory Secretariat Division (M1V1CB), 1800 F Street, NW, Washington, DC 20405.

PURPOSE

Federal agencies use this form to obtain information from architect-engineer (A-E) firms about their professional qualifications. Federal agencies select firms for A-E contracts on the basis of professional qualifications as required by 40 U.S.C. chapter 11, Selection of Architects Engineers, and Part 36 of the Federal Acquisition Regulation (FAR).

The Selection of Architects and Engineers statute requires the public announcement of requirements for A-E services (with some exceptions provided by other statutes), and the selection of at least three of the most highly qualified firms based on demonstrated competence and professional qualifications according to specific criteria published in the announcement. The Act then requires the negotiation of a contract at a fair and reasonable price starting first with the most highly qualified firm.

The information used to evaluate firms is from this form and other sources, including performance evaluations, any additional data requested by the agency, and interviews with the most highly qualified firms and their references.

GENERAL INSTRUCTIONS

Part I presents the qualifications for a specific contract.

Part II presents the general qualifications of a firm or a specific branch office of a firm. Part II has two uses:

1. An A-E firm may submit Part II to the appropriate central, regional or local office of each Federal agency to be kept on file. A public announcement is not required for certain contracts, and agencies may use Part II as a basis for selecting at least three of the most highly qualified firms for discussions prior to requesting submission of Part I. Firms are encouraged to update Part II on file with agency offices, as appropriate, according to FAR Part 36. If a firm has branch offices, submit a separate Part II for each branch office seeking work.

2. Prepare a separate Part II for each firm that will be part of the team proposed for a specific contract and submitted with Part I. If a firm has branch offices, submit a separate Part II for each branch office that has a key role on the team.

INDIVIDUAL AGENCY INSTRUCTIONS

Individual agencies may supplement these instructions. For example, they may limit the number of projects or number of pages submitted in Part I in response to a public announcement for a particular project. Carefully comply with any agency instructions when preparing and submitting this form. Be as concise as possible and provide only the information requested by the agency.

DEFINITIONS

Architect-Engineer Services: Defined in FAR 2.101.

Branch Office: A geographically distinct place of business or subsidiary office of a firm that has a key role on the team.

Discipline: Primary technical capabilities of key personnel, as evidenced by academic degree, professional registration, certification, and/or extensive experience.

Firm: Defined in FAR 36.102.

Key Personnel: Individuals who will have major contract responsibilities and/or provide unusual or unique expertise.

SPECIFIC INSTRUCTIONS

Part I - Contract-Specific Qualifications

Section A. Contract Information.

1. Title and Location. Enter the title and location of the contract for which this form is being submitted, exactly as shown in the public announcement or agency request.

2. Public Notice Date. Enter the posted date of the agency's notice on the Federal Business Opportunity website (FedBizOpps), other form of public announcement or agency request for this contract.

3. Solicitation or Project Number. Enter the agency's solicitation number and/or project number, if applicable, exactly as shown in the public announcement or agency request for this contract.

Section B. Architect-Engineer Point of Contact.

4-8. Name, Title, Name of Firm, Telephone Number, Fax (Facsimile) Number and E-mail (Electronic Mail) Address. Provide information for a representative of the prime contractor or joint venture that the agency can contact for additional information.

Section C. Proposed Team.

9-11. Firm Name, Address, and Role in This Contract.

Provide the contractual relationship, name, full mailing address, and a brief description of the role of each firm that will be involved in performance of this contract. List the prime contractor or joint venture partners first. If a firm has branch offices, indicate each individual branch office that will have a key role on the team. The named subcontractors and outside associates or consultants must be used, and any change must be approved by the contracting officer. (See FAR Part 52 Clause "Subcontractors and Outside Associates and Consultants (Architect-Engineer Services)"). Attach an additional sheet in the same format as Section C if needed.

Section D. Organizational Chart of Proposed Team.

As an attachment after Section C, present an organizational chart of the proposed team showing the names and roles of all key personnel listed in Section E and the firm they are associated with as listed in Section C.

Section E. Resumes of Key Personnel Proposed for this Contract.

Complete this section for each key person who will participate in this contract. Group by firm, with personnel of the prime contractor or joint venture partner firms first. The following blocks must be completed for each resume:

12. Name. Self-explanatory.

13. Role in this contract. Self-explanatory.

14. Years Experience. Total years of relevant experience (block 14a), and years of relevant experience with current firm, but not necessarily the same branch office (block 14b).

15. Firm Name and Location. Name, city and state of the firm where the person currently works, which must correspond with one of the firms (or branch office of a firm, if appropriate) listed in Section C.

16. Education. Provide information on the highest relevant academic degree(s) received. Indicate the area(s) of specialization for each degree.

17. Current Professional Registration. Provide information on current relevant professional registration(s) in a State or possession of the United States, Puerto Rico, or the District of Columbia according to FAR Part 36.

18. Other Professional Qualifications. Provide information on any other professional qualifications relating to this contract, such as education, professional registration, publications, organizational memberships, certifications, training, awards, and foreign language capabilities.

19. Relevant Projects. Provide information on up to five projects in which the person had a significant role that demonstrates the person's capability relevant to her/his proposed role in this contract. These projects do not necessarily have to be any of the projects presented in Section F for the project team if the person was not involved in any of those projects or the person worked on other projects that were more relevant than the team projects in Section F. Use the check box provided to indicate if the project was performed with any office of the current firm. If any of the professional services or construction projects are not complete, leave Year Completed blank and indicate the status in Brief Description and Specific Role (block (3)).

Section F. Example Projects Which Best Illustrate Proposed Team's Qualifications for this Contract.

Select projects where multiple team members worked together, if possible, that demonstrate the team's capability to perform work similar to that required for this contract. Complete one Section F for each project. Present ten projects, unless otherwise specified by the agency. Complete the following blocks for each project:

20. Example Project Key Number. Start with "1" for the first project and number consecutively.

21. Title and Location. Title and location of project or contract. For an indefinite delivery contract, the location is the geographic scope of the contract.

22. Year Completed. Enter the year completed of the professional services (such as planning, engineering study, design, or surveying), and/or the year completed of construction, if applicable. If any of the professional services or the construction projects are not complete, leave Year Completed blank and indicate the status in Brief Description of Project and Relevance to this Contract (block 24).

23a. Project Owner. Project owner or user, such as a government agency or installation, an institution, a corporation or private individual.

23b. Point of Contact Name. Provide name of a person associated with the project owner or the organization which contracted for the professional services, who is very familiar with the project and the firm's (or firms') performance.

23c. Point of Contact Telephone Number. Self-explanatory.

24. Brief Description of Project and Relevance to this Contract. Indicate scope, size, cost, principal elements and special features of the project. Discuss the relevance of the example project to this contract. Enter any other information requested by the agency for each example project.

25. Firms from Section C Involved with this Project. Indicate which firms (or branch offices, if appropriate) on the project team were involved in the example project, and their roles. List in the same order as Section C.

Section G. Key Personnel Participation in Example Projects.

This matrix is intended to graphically depict which key personnel identified in Section E worked on the example projects listed in Section F. Complete the following blocks (see example below).

26. and 27. Names of Key Personnel and Role in this Contract. List the names of the key personnel and their proposed roles in this contract in the same order as they appear in Section E.

28. Example Projects Listed in Section F. In the column under each project key number (see block 29) and for each key person, place an "X" under the project key number for participation in the same or similar role.

29. Example Projects Key. List the key numbers and titles of the example projects in the same order as they appear in Section F.

Section H. Additional Information.

30. Use this section to provide additional information specifically requested by the agency or to address selection criteria that are not covered by the information provided in Sections A-G.

Section I. Authorized Representative.

31. and 32. Signature of Authorized Representative and Date. An authorized representative of a joint venture or the prime contractor must sign and date the completed form. Signing attests that the information provided is current and factual, and that all firms on the proposed team agree to work on the project. Joint ventures selected for negotiations must make available a statement of participation by a principal of each member of the joint venture.

33. Name and Title. Self-explanatory.

SAMPLE ENTRIES FOR SECTION G (MATRIX)

26. NAMES OF KEY PERSONNEL (From Section E, Block 12)	27. ROLE IN THIS CONTRACT (From Section E, Block 13)	28. EXAMPLE PROJECTS LISTED IN SECTION F (Fill in "Example Projects Key" section below first, before completing table. Place "X" under project key number for participation in same or similar role.)									
		1	2	3	4	5	6	7	8	9	10
Jane A. Smith	Chief Architect	X		X							
Joseph B. Williams	Chief Mechanical Engineer	X	X	X	X						
Tara C. Donovan	Chief Electrical Engineer	X	X		X						

29. EXAMPLE PROJECTS KEY

NUMBER	TITLE OF EXAMPLE PROJECT (From Section F)	NUMBER	TITLE OF EXAMPLE PROJECT (From Section F)
1	Federal Courthouse, Denver, CO	6	XYZ Corporation Headquarters, Boston, MA
2	Justin J. Wilson Federal Building, Baton Rouge, LA	7	Founder's Museum, Newport, RI

Part II - General Qualifications

See the "**General Instructions**" on page 1 for firms with branch offices. Prepare Part II for the specific branch office seeking work if the firm has branch offices.

1. Solicitation Number. If Part II is submitted for a specific contract, insert the agency's solicitation number and/or project number, if applicable, exactly as shown in the public announcement or agency request.

2a-2e. Firm (or Branch Office) Name and Address. Self-explanatory.

3. Year Established. Enter the year the firm (or branch office, if appropriate) was established under the current name.

4. Unique Entity Identifier. Insert the unique entity identifier issued by the entity designated at SAM. See FAR part 4.6.

5. Ownership.

a. Type. Enter the type of ownership or legal structure of the firm (sole proprietor, partnership, corporation, joint venture, etc.).

b. Small Business Status. Refer to the North American Industry Classification System (NAICS) code in the public announcement, and indicate if the firm is a small business according to the current size standard for that NAICS code (for example, Engineering Services (part of NAICS 541330), Architectural Services (NAICS 541310), Surveying and Mapping Services (NAICS 541370)). The small business categories and the internet website for the NAICS codes appear in FAR part 19. Contact the requesting agency for any questions. Contact your local U.S. Small Business Administration office for any questions regarding Business Status.

6a-6c. Point of Contact. Provide this information for a representative of the firm that the agency can contact for additional information. The representative must be empowered to speak on contractual and policy matters.

7. Name of Firm. Enter the name of the firm if Part II is prepared for a branch office.

8a-8c. Former Firm Names. Indicate any other previous names for the firm (or branch office) during the last six years. Insert the year that this corporate name change was effective and the associated unique entity identifier. This information is used to review past performance on Federal contracts.

9. Employees by Discipline. Use the relevant disciplines and associated function codes shown at the end of these instructions and list in the same numerical order. After the listed disciplines, write in any additional disciplines and leave the function code blank. List no more than 20 disciplines. Group remaining employees under "Other Employees" in column b. Each person can be counted only once according to his/her primary function. If Part II is prepared for a firm (including all branch offices), enter the number of employees by disciplines in column c(1). If Part II is prepared for a branch office, enter the number of employees by discipline in column c(2) and for the firm in column c(1).

10. Profile of Firm's Experience and Annual Average Revenue for Last 5 Years. Complete this block for the firm or branch office for which this Part II is prepared. Enter the experience categories which most accurately reflect the firm's technical capabilities and project experience. Use the relevant experience categories and associated profile codes shown at the end of these instructions, and list in the same numerical order. After the listed experience categories, write in any unlisted relevant project experience categories and leave the profile codes blank. For each type of experience, enter the appropriate revenue index number to reflect the professional services revenues received annually (averaged over the last 5 years) by the firm or branch office for performing that type of work. A particular project may be identified with one experience category or it may be broken into components, as best reflects the capabilities and types of work performed by the firm. However, do not double count the revenues received on a particular project.

11. Annual Average Professional Services Revenues of Firm for Last 3 Years. Complete this block for the firm or branch office for which this Part II is prepared. Enter the appropriate revenue index numbers to reflect the professional services revenues received annually (averaged over the last 3 years) by the firm or branch office. Indicate Federal work (performed directly for the Federal Government, either as the prime contractor or subcontractor), non-Federal work (all other domestic and foreign work, including Federally-assisted projects), and the total.

12. Authorized Representative. An authorized representative of the firm or branch office must sign and date the completed form. Signing attests that the information provided is current and factual. Provide the name and title of the authorized representative who signed the form.

List of Disciplines (*Function Codes*)

Code	Description	Code	Description
01	Acoustical Engineer	32	Hydraulic Engineer
02	Administrative	33	Hydrographic Surveyor
03	Aerial Photographer	34	Hydrologist
04	Aeronautical Engineer	35	Industrial Engineer
05	Archeologist	36	Industrial Hygienist
06	Architect	37	Interior Designer
07	Biologist	38	Land Surveyor
08	CADD Technician	39	Landscape Architect
09	Cartographer	40	Materials Engineer
10	Chemical Engineer	41	Materials Handling Engineer
11	Chemist	42	Mechanical Engineer
12	Civil Engineer	43	Mining Engineer
13	Communications Engineer	44	Oceanographer
14	Computer Programmer	45	Photo Interpreter
15	Construction Inspector	46	Photogrammetrist
16	Construction Manager	47	Planner: Urban/Regional
17	Corrosion Engineer	48	Project Manager
18	Cost Engineer/Estimator	49	Remote Sensing Specialist
19	Ecologist	50	Risk Assessor
20	Economist	51	Safety/Occupational Health Engineer
21	Electrical Engineer	52	Sanitary Engineer
22	Electronics Engineer	53	Scheduler
23	Environmental Engineer	54	Security Specialist
24	Environmental Scientist	55	Soils Engineer
25	Fire Protection Engineer	56	Specifications Writer
26	Forensic Engineer	57	Structural Engineer
27	Foundation/Geotechnical Engineer	58	Technician/Analyst
28	Geodetic Surveyor	59	Toxicologist
29	Geographic Information System Specialist	60	Transportation Engineer
30	Geologist	61	Value Engineer
31	Health Facility Planner	62	Water Resources Engineer

List of Experience Categories (*Profile Codes*)

Code	Description	Code	Description
A01	Acoustics, Noise Abatement	E01	Ecological & Archeological Investigations
A02	Aerial Photography; Airborne Data and Imagery Collection and Analysis	E02	Educational Facilities; Classrooms
A03	Agricultural Development; Grain Storage; Farm Mechanization	E03	Electrical Studies and Design
A04	Air Pollution Control	E04	Electronics
A05	Airports; Navais; Airport Lighting; Aircraft Fueling	E05	Elevators; Escalators; People-Movers
A06	Airports; Terminals and Hangars; Freight Handling	E06	Embassies and Chanceries
A07	Arctic Facilities	E07	Energy Conservation; New Energy Sources
A08	Animal Facilities	E08	Engineering Economics
A09	Anti-Terrorism/Force Protection	E09	Environmental Impact Studies, Assessments or Statements
A10	Asbestos Abatement	E10	Environmental and Natural Resource Mapping
A11	Auditoriums & Theaters	E11	Environmental Planning
A12	Automation; Controls; Instrumentation	E12	Environmental Remediation
		E13	Environmental Testing and Analysis
B01	Barracks; Dormitories	F01	Fallout Shelters; Blast-Resistant Design
B02	Bridges	F02	Field Houses; Gyms; Stadiums
C01	Cartography	F03	Fire Protection
C02	Cemeteries (<i>Planning & Relocation</i>)	F04	Fisheries; Fish ladders
C03	Charting: Nautical and Aeronautical	F05	Forensic Engineering
C04	Chemical Processing & Storage	F06	Forestry & Forest products
C05	Child Care/Development Facilities	G01	Garages; Vehicle Maintenance Facilities; Parking Decks
C06	Churches; Chapels	G02	Gas Systems (Propane; Natural, Etc.)
C07	Coastal Engineering	G03	Geodetic Surveying: Ground and Air-borne
C08	Codes; Standards; Ordinances	G04	Geographic Information System Services: Development, Analysis, and Data Collection
C09	Cold Storage; Refrigeration and Fast Freeze	G05	Geospatial Data Conversion: Scanning, Digitizing, Compilation, Attributing, Scribing, Drafting
C10	Commercial Building (<i>low rise</i>) ; Shopping Centers	G06	Graphic Design
C11	Community Facilities	H01	Harbors; Jetties; Piers, Ship Terminal Facilities
C12	Communications Systems; TV; Microwave	H02	Hazardous Materials Handling and Storage
C13	Computer Facilities; Computer Service	H03	Hazardous, Toxic, Radioactive Waste Remediation
C14	Conservation and Resource Management	H04	Heating; Ventilating; Air Conditioning
C15	Construction Management	H05	Health Systems Planning
C16	Construction Surveying	H06	Highrise; Air-Rights-Type Buildings
C17	Corrosion Control; Cathodic Protection; Electrolysis	H07	Highways; Streets; Airfield Paving; Parking Lots
C18	Cost Estimating; Cost Engineering and Analysis; Parametric Costing; Forecasting	H08	Historical Preservation
C19	Cryogenic Facilities	H09	Hospital & Medical Facilities
D01	Dams (<i>Concrete; Arch</i>)	H10	Hotels; Motels
D02	Dams (<i>Earth; Rock</i>); Dikes; Levees	H11	Housing (<i>Residential, Multi-Family; Apartments; Condominiums</i>)
D03	Desalinization (<i>Process & Facilities</i>)	H12	Hydraulics & Pneumatics
D04	Design-Build - Preparation of Requests for Proposals	H13	Hydrographic Surveying
D05	Digital Elevation and Terrain Model Development		
D06	Digital Orthophotography		
D07	Dining Halls; Clubs; Restaurants		
D08	Dredging Studies and Design		

List of Experience Categories (*Profile Codes continued*)

Code	Description	Code	Description
I01	Industrial Buildings; Manufacturing Plants	P09	Product, Machine Equipment Design
I02	Industrial Processes; Quality Control	P10	Pneumatic Structures, Air-Support Buildings
I03	Industrial Waste Treatment	P11	Postal Facilities
I04	Intelligent Transportation Systems	P12	Power Generation, Transmission, Distribution
I05	Interior Design; Space Planning	P13	Public Safety Facilities
I06	Irrigation; Drainage	R01	Radar; Sonar; Radio & Radar Telescopes
J01	Judicial and Courtroom Facilities	R02	Radio Frequency Systems & Shieldings
L01	Laboratories; Medical Research Facilities	R03	Railroad; Rapid Transit
L02	Land Surveying	R04	Recreation Facilities (Parks, Marinas, Etc.)
L03	Landscape Architecture	R05	Refrigeration Plants/Systems
L04	Libraries; Museums; Galleries	R06	Rehabilitation (Buildings; Structures; Facilities)
L05	Lighting (Interior; Display; Theater, Etc.)	R07	Remote Sensing
L06	Lighting (Exteriors; Streets; Memorials; Athletic Fields, Etc.)	R08	Research Facilities
M01	Mapping Location/Addressing Systems	R09	Resources Recovery; Recycling
M02	Materials Handling Systems; Conveyors; Sorters	R10	Risk Analysis
M03	Metallurgy	R11	Rivers; Canals; Waterways; Flood Control
M04	Microclimatology; Tropical Engineering	R12	Roofing
M05	Military Design Standards	S01	Safety Engineering; Accident Studies; OSHA Studies
M06	Mining & Mineralogy	S02	Security Systems; Intruder & Smoke Detection
M07	Missile Facilities (Silos; Fuels; Transport)	S03	Seismic Designs & Studies
M08	Modular Systems Design; Pre-Fabricated Structures or Components	S04	Sewage Collection, Treatment and Disposal
N01	Naval Architecture; Off-Shore Platforms	S05	Soils & Geologic Studies; Foundations
N02	Navigation Structures; Locks	S06	Solar Energy Utilization
N03	Nuclear Facilities; Nuclear Shielding	S07	Solid Wastes; Incineration; Landfill
O01	Office Buildings; Industrial Parks	S08	Special Environments; Clean Rooms, Etc.
O02	Oceanographic Engineering	S09	Structural Design; Special Structures
O03	Ordnance; Munitions; Special Weapons	S10	Surveying; Platting; Mapping; Flood Plain Studies
P01	Petroleum Exploration; Refining	S11	Sustainable Design
P02	Petroleum and Fuel (Storage and Distribution)	S12	Swimming Pools
P03	Photogrammetry	S13	Storm Water Handling & Facilities
P04	Pipelines (Cross-Country - Liquid & Gas)	T01	Telephone Systems (<i>Rural; Mobile; Intercom, Etc.</i>)
P05	Planning (Community, Regional, Areawide and State)	T02	Testing & Inspection Services
P06	Planning (Site, Installation, and Project)	T03	Traffic & Transportation Engineering
P07	Plumbing & Piping Design	T04	Topographic Surveying and Mapping
P08	Prisons & Correctional Facilities	T05	Towers (<i>Self-Supporting & Guyed Systems</i>)
		T06	Tunnels & Subways

List of Experience Categories *(Profile Codes continued)*

Code	Description
U01	Unexploded Ordnance Remediation
U02	Urban Renewals; Community Development
U03	Utilities (Gas and Steam)
V01	Value Analysis; Life-Cycle Costing
W01	Warehouses & Depots
W02	Water Resources; Hydrology; Ground Water
W03	Water Supply; Treatment and Distribution
W04	Wind Tunnels; Research/Testing Facilities Design
Z01	Zoning; Land Use Studies

ARCHITECT-ENGINEER QUALIFICATIONS

PART I - CONTRACT-SPECIFIC QUALIFICATIONS

A. CONTRACT INFORMATION

1. TITLE AND LOCATION *(City and State)*

Traffic Engineering Services for Intersection of Votach Dr. and Pike Blvd., Weslaco, TX

2. PUBLIC NOTICE DATE

11/20/2024

3. SOLICITATION OR PROJECT NUMBER

2024-25-07

B. ARCHITECT-ENGINEER POINT OF CONTACT

4. NAME AND TITLE

Guillermo Benavides, PE, ENV SP

5. NAME OF FIRM

Colliers Engineering & Design, Inc.

6. TELEPHONE NUMBER

281 506 0610

7. FAX NUMBER

N/A

8. E-MAIL ADDRESS

guillermo.benavides@collierseng.com

C. PROPOSED TEAM

(Complete this section for the prime contractor and all key subcontractors.)

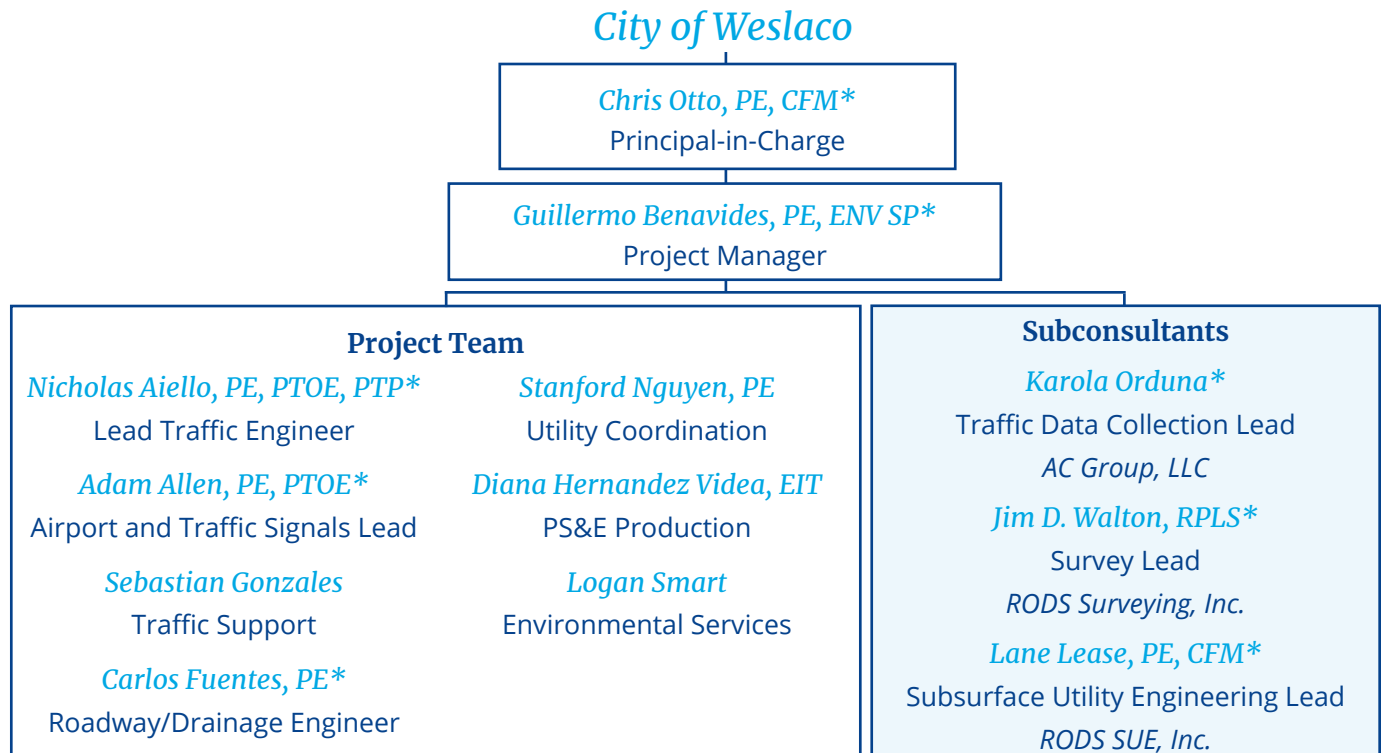
	(Check)				9. FIRM NAME	10. ADDRESS	11. ROLE IN THIS CONTRACT
	PRIME	J-V	PARTNER	SUBCONTRACTOR			
a.	✓				Colliers Engineering & Design, Inc. ☐ CHECK IF BRANCH OFFICE	13501 Katy Freeway, Suite 1350, Houston, TX 77079	Civil engineer Traffic & transportation engineer Roadway design engineer
b.				✓	AC Group, LLC ☐ CHECK IF BRANCH OFFICE		Traffic data collection
c.				✓	RODS Surveying, Inc. ☐ CHECK IF BRANCH OFFICE		Surveying support
d.				✓	RODS Subsurface Utility Locating, Inc. ☐ CHECK IF BRANCH OFFICE		Subsurface utility engineering support
e.					 ☐ CHECK IF BRANCH OFFICE		
f.					 ☐ CHECK IF BRANCH OFFICE		

D. ORGANIZATIONAL CHART OF PROPOSED TEAM

☒ (Attached)

Organization Chart

**Resume included in response*



E. RESUMES OF KEY PERSONNEL PROPOSED FOR THIS CONTRACT*(Complete one Section E for each key person.)*

12. NAME	13. ROLE IN THIS CONTRACT	14. YEARS EXPERIENCE	
Chris Otto, PE, CFM	Principal-in-Charge	a. TOTAL 22	b. WITH CURRENT FIRM 9
15. FIRM NAME AND LOCATION <i>(City and State)</i> Colliers Engineering & Design, Inc. - San Antonio, TX			
16. EDUCATION <i>(Degree and Specialization)</i> BS, Mechanical Engineering Technology, Texas A&M University		17. CURRENT PROFESSIONAL REGISTRATION <i>(State and Discipline)</i> Professional Engineer (PE), Texas: No. 113172 Certified Floodplain Manager (CFM), Texas: No. 0752-05N	
18. OTHER PROFESSIONAL QUALIFICATIONS <i>(Publications, Organizations, Training, Awards, etc.)</i> TxDOT Pre-Certified: 4.2.1, 8.1.1, 10.8.1, 11.1.1, 17.5.1, 18.3.1, 18.4.1, 18.6.1			

19. RELEVANT PROJECTS

(1) TITLE AND LOCATION <i>(City and State)</i>	(2) YEAR COMPLETED	
New Braunfels/Nacogdoches Intersection, San Antonio, TX	PROFESSIONAL SERVICES 2013	CONSTRUCTION <i>(If applicable)</i> 2014
a. (3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE As the Assistant Project Manager, Mr. Otto designed the widening of $\pm 1,700$ LF of North New Braunfels Avenue from Tophill Road through Nacogdoches Road in order to improve traffic conveyance through the area. He designed improvements for the 6-leg intersection of North New Braunfels, Nacogdoches, and East Terra Alta Drive in order to improve the efficiency of the intersection. Mr. Otto also managed the design of a new traffic signal system by a sub-consultant and the design of $\pm 1,000$ LF of water and ± 350 LF of sanitary sewer. He coordinated the temporary relocation of two VIA bus stops on Nacogdoches Road during construction and designed the sidewalk improvements to accommodate the VIA bus stop facilities. Mr. Otto also performed construction phase services including construction observation, meetings, RFIs, pay app review, and project close-out. ☐ Check if project performed with current firm		
Graytown Road Improvements, San Antonio, TX	PROFESSIONAL SERVICES 2020	CONSTRUCTION <i>(If applicable)</i> 2022
b. (3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE Mr. Otto managed the design to improve one-half of the width of Graytown Road, a substandard very narrow roadway with significant drainage issues. The goal was to improve traffic circulation and provide unflooded access on this secondary arterial to the growing residential communities in the area. This project replaced a low water crossing roadway with an existing 24" CMP to a raised road profile, above the 100-year water surface, with 20 - 10'x5' multi-box culverts, added right turn lanes on SE loop 1604 and Waverunner Road and added signalization to the intersection at SE Loop 1604. The existing right-of-way (ROW) did not have ample dedication from the opposing properties to the north, thus a half-width pavement section on the south side was designed to allow for future improvements to both roadway and drainage facilities. The project was designed to maintain existing traffic throughout construction. ☒ Check if project performed with current firm		
San Marcos Regional Airport Master Plan, San Marcos, TX	PROFESSIONAL SERVICES 2014	CONSTRUCTION <i>(If applicable)</i> N/A
c. (3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE Mr. Otto prepared an Opinion of Probable Construction Cost (OPCC) for any identified future landside airport infrastructure projects. OPCC's were prepared to a planning level of detail and included appropriate contingencies and approximation of engineering fees required to prepare the detailed design. ☐ Check if project performed with current firm		
Talise Master-Planned Development, Webb County, TX	PROFESSIONAL SERVICES In Progress	CONSTRUCTION <i>(If applicable)</i> N/A
d. (3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE Mr. Otto is serving as the Principal-in- Charge on this project, as CED is responsible for preparing hydrology and hydraulic models, exhibits, and GIS shapefiles for major culvert crossings on both regional and local streets. This comprehensive analysis includes the development of Corrected Effective Hydrology Models for 18 tributaries, specifically identified as Zone A Floodplain, within the overall development area. For the hydraulic models, a combination of on-the-ground survey data and LiDAR data from TNRIS will be utilized to generate accurate models representing existing ground conditions and flow rates for the 100-year existing and ultimate scenarios. Additionally, CED's services extend to stormwater management, with the inclusion of a Transportation and Land Use plan. ☒ Check if project performed with current firm		
West Military and Ingram Rd Connectors, San Antonio, TX	PROFESSIONAL SERVICES 2021	CONSTRUCTION <i>(If applicable)</i> 2022
e. (3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE As Project Manager, Mr. Otto worked on a master-planned, mixed-use development with multi- modal transportation alternatives. This includes the upgrade of a regional inline detention pond, CLOMR, and underground storm drain. FEMA analysis was conducted using HEC-RAS and HEC- HMS. Underground storm drain was analyzed using XPStorm. The City of San Antonio and SAWS are financially participating with bond funds. ☒ Check if project performed with current firm		

E. RESUMES OF KEY PERSONNEL PROPOSED FOR THIS CONTRACT*(Complete one Section E for each key person.)*

12. NAME Guillermo Benavides, PE, ENV SP	13. ROLE IN THIS CONTRACT Project Manager	14. YEARS EXPERIENCE	
		a. TOTAL 30	b. WITH CURRENT FIRM 1
15. FIRM NAME AND LOCATION <i>(City and State)</i> Colliers Engineering & Design, Inc.- Houston, TX			
16. EDUCATION <i>(Degree and Specialization)</i> BS, Civil Engineering, Escuela Colombiana de Ingeniería, Bogotá Colombia		17. CURRENT PROFESSIONAL REGISTRATION <i>(State and Discipline)</i> Professional Engineer (PE), Texas: No. 112686	
18. OTHER PROFESSIONAL QUALIFICATIONS <i>(Publications, Organizations, Training, Awards, etc.)</i> Certified Envision Sustainability Professional No. 42717 FAA Certified Private Pilot No. 3834081 FAA Certified Remote Pilot No. 3902599			

19. RELEVANT PROJECTS

(1) TITLE AND LOCATION <i>(City and State)</i>	(2) YEAR COMPLETED	
Legacy Municipal Management District (Talise)- Public Infrastructure for Multifamily Development, Webb County, TX	PROFESSIONAL SERVICES In Progress	CONSTRUCTION <i>(If applicable)</i> N/A
a. (3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE ☒ Check if project performed with current firm Mr. Benavides is the project manager leading the design and preparation plans for public infrastructure to support a new multifamily development for Talise. The scope includes constructing three new main roads (Kandy Lane, Webb Road, and Vantage Road), along with water distribution, sanitary sewer collection, and wastewater effluent systems. Key tasks encompass topographic surveying, utilities design, road and drainage design, landscaping, and managing the bidding and construction phases.		
(1) TITLE AND LOCATION <i>(City and State)</i>	(2) YEAR COMPLETED	
Transportation Improvement Around the University of Houston – Cullen Boulevard Reconstruction, Harris County, TX	PROFESSIONAL SERVICES 2023	CONSTRUCTION <i>(If applicable)</i> N/A
b. (3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE ☐ Check if project performed with current firm Director of Public Works overseeing the Major corridor reconstruction, low impact development demonstration, sidewalk improvements, and intersection signal improvements through the University of Houston campus, to provide safe, diverse, innovative, environmentally friendly, educational, and cost-saving solutions for campus master plan, mobility, stormwater management, and utility upgrades.		
(1) TITLE AND LOCATION <i>(City and State)</i>	(2) YEAR COMPLETED	
Reading Road Extension Project Phase I, From FM 762 To 430 ft West of Royal Lakes Manor Boulevard, Fort Bend County, TX	PROFESSIONAL SERVICES 2019	CONSTRUCTION <i>(If applicable)</i> 2021
c. (3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE ☐ Check if project performed with current firm Director of Public Works overseeing the Major corridor reconstruction, low impact development demonstration, sidewalk improvements, and intersection signal improvements through the University of Houston campus, to provide safe, diverse, innovative, environmentally friendly, educational, and cost-saving solutions for campus master plan, mobility, stormwater management, and utility upgrades.		
(1) TITLE AND LOCATION <i>(City and State)</i>	(2) YEAR COMPLETED	
Sugar Land Airport Maintenance Bridge, Sugar Land, TX	PROFESSIONAL SERVICES 2019	CONSTRUCTION <i>(If applicable)</i> 2020
d. (3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE ☐ Check if project performed with current firm Director of Public Works overseeing the Design the replacement of a two-span maintenance services bridge located in the vicinity of runway 17 of the Sugar Land Regional Airport.		
(1) TITLE AND LOCATION <i>(City and State)</i>	(2) YEAR COMPLETED	
Greenbusch Road Paving and Drainage Improvements, Fort Bend County, TX	PROFESSIONAL SERVICES 2021	CONSTRUCTION <i>(If applicable)</i> 2023
e. (3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE ☐ Check if project performed with current firm Director of Public Works overseeing the infrastructure improvements include street widening converting 2-lane road to 4-lane boulevard configuration, twin bridges for NB and SB, ROW acquisition study, street paving, storm sewers, hydraulic impacts, traffic control plans, stormwater pollution prevention plans.		

E. RESUMES OF KEY PERSONNEL PROPOSED FOR THIS CONTRACT*(Complete one Section E for each key person.)*

12. NAME Nicholas Aiello, PE, PTOE, PTP	13. ROLE IN THIS CONTRACT Traffic Engineering Lead	14. YEARS EXPERIENCE a. TOTAL 17 b. WITH CURRENT FIRM 14	
15. FIRM NAME AND LOCATION <i>(City and State)</i> Colliers Engineering & Design, Inc.- Austin, TX			
16. EDUCATION <i>(Degree and Specialization)</i> BS Civil Engineering, Rutgers University		17. CURRENT PROFESSIONAL REGISTRATION <i>(State and Discipline)</i> Professional Engineer (PE), Texas: No. 133969 Professional Traffic Operations Engineer (PTOE), Texas Professional Transportation Planner (PTP), Texas	
18. OTHER PROFESSIONAL QUALIFICATIONS <i>(Publications, Organizations, Training, Awards, etc.)</i>			

19. RELEVANT PROJECTS

(1) TITLE AND LOCATION <i>(City and State)</i> Talise Transportation Master Plan, Webb County, TX	(2) YEAR COMPLETED PROFESSIONAL SERVICES In Progress CONSTRUCTION <i>(If applicable)</i> N/A	
a. (3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE ☒ Check if project performed with current firm This is part of a large master-planned community in Laredo, creating a thriving community hub within a disadvantaged area. Mr. Aiello is leading the development of a Transportation and Land Use Master Plan, to include traffic assessments for on and off-road facilities, thoroughfare classification, and relationships between streetscapes and adjacent land uses. This includes a local and regional improvements evaluation, and roadway cross-sections that include a multiway boulevard, principal arterial, minor arterial, collector and local street. Mr. Aiello is identifying street sizing and roadway classification utilizing traffic projections from vehicular count data, the ITE Trip Generation Manual, and daily/peak hour volumes provided.		
(1) TITLE AND LOCATION <i>(City and State)</i> City of Ennis TIA Guidelines, Ennis, TX	(2) YEAR COMPLETED PROFESSIONAL SERVICES 2024 CONSTRUCTION <i>(If applicable)</i> N/A	
b. (3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE ☒ Check if project performed with current firm Mr. Aiello is preparing the Traffic Impact Analysis (TIA) Guidelines for the City of Ennis. The TIA guidelines are being prepared to establish standards for traffic documentation and analysis during the development process (zoning, platting, permitting, etc.).		
(1) TITLE AND LOCATION <i>(City and State)</i> Buffalo Crossing Traffic-Calming Assessment, Ennis, TX	(2) YEAR COMPLETED PROFESSIONAL SERVICES 2023 CONSTRUCTION <i>(If applicable)</i> N/A	
c. (3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE ☒ Check if project performed with current firm As part of the City of Cibolo Engineering On-Call, Mr. Aiello evaluated three intersections identified by the public for traffic calming applications, pedestrian improvements and warrant analyses. Mr. Aiello led the evaluation of traffic calming design solutions to include bike lanes, shoulders, ramps curb extensions and performed all-way stop control warrant analysis to address speeding along 2,700 feet of roadway. He also evaluated pedestrian crossing solutions in downtown Cibolo to address the crossing of pedestrians from a City parking lot to the commercial mixed-use area. Additionally, Mr. Aiello performed an all-way stop control warrant analysis and documented crash data, sight distance limitations and evaluated pedestrian data to determine whether an all-way stop control was warranted.		
(1) TITLE AND LOCATION <i>(City and State)</i> Guayaquil Airport Highway, Guayaquil, Ecuador	(2) YEAR COMPLETED PROFESSIONAL SERVICES 2019 CONSTRUCTION <i>(If applicable)</i> 2021	
d. (3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE ☒ Check if project performed with current firm Project Engineer who oversaw the feasibility and preliminary design stages of a new limited access highway, which will connect the City of Guayaquil to a new international airport. The City of Guayaquil is the most populous city in Ecuador and is planning the construction of a new airport located approximately 30 KM southwest of the urbanized City. Mr. Aiello studied eight highway alignment alternatives with respect to traffic operations, travel time, highway capacity, horizontal/vertical geometric design, cross sections, structural design, interchange design, safety, economic impacts, socio-economic impacts, environmental impacts, costs, and other considerations. PTV Vissim and StreetLight Bluetooth Data were used for traffic demand modeling.		
(1) TITLE AND LOCATION <i>(City and State)</i> Texas Highway Safety Improvement Program and Road-to-Zero, Statewide	(2) YEAR COMPLETED PROFESSIONAL SERVICES 2022 CONSTRUCTION <i>(If applicable)</i> N/A	
e. (3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE ☐ Check if project performed with current firm Lead Engineer at TxDOT who oversaw the grant funding and approval process for the Highway Safety Improvement Program (HSIP) and Road-to-Zero (RTZ) Initiatives in Texas from 2019 to 2022. The HSIP approval process included detailed fatal/serious injury crash analyses, SII calculations using Crash Modification Factors, and, in some cases, the review of alternative intersection designs (e.g. Roundabouts and RCUTs). HSIP funding was allocated for both on-system projects and off-system local projects.		

E. RESUMES OF KEY PERSONNEL PROPOSED FOR THIS CONTRACT*(Complete one Section E for each key person.)*

12. NAME Adam Allen, PE, PTOE	13. ROLE IN THIS CONTRACT Airport and Traffic Signals Lead	14. YEARS EXPERIENCE	
		a. TOTAL 22	b. WITH CURRENT FIRM 14
15. FIRM NAME AND LOCATION <i>(City and State)</i> Colliers Engineering & Design, Inc.- Hamilton, NJ			
16. EDUCATION <i>(Degree and Specialization)</i> BS Civil Engineering, Lafayette College		17. CURRENT PROFESSIONAL REGISTRATION <i>(State and Discipline)</i> Professional Engineer (PE), Texas: No. 140706 Professional Traffic Operations Engineer (PTOE), Texas	
18. OTHER PROFESSIONAL QUALIFICATIONS <i>(Publications, Organizations, Training, Awards, etc.)</i>			

19. RELEVANT PROJECTS

(1) TITLE AND LOCATION <i>(City and State)</i>	(2) YEAR COMPLETED	
LaGuardia Airport Redevelopment Program Signal Design Services, Queens, NY	PROFESSIONAL SERVICES 2019	CONSTRUCTION <i>(If applicable)</i> 2021
a. (3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE ☒ Check if project performed with current firm Colliers Engineering & Design provided comprehensive traffic engineering services for the LaGuardia Airport Redevelopment Program. The team, led by Mr. Allen, conducted site visits, performed traffic signal assessments, and coordinated with various stakeholders including the Port Authority, NYCDOT, NYSDOT, LaGuardia Gateway Partners, and construction teams. Mr. Allen reviewed over 100 design packages and collaborated with PANYNJ Traffic staff to develop innovative solutions to construction challenges.		
(1) TITLE AND LOCATION <i>(City and State)</i>	(2) YEAR COMPLETED	
Runway 10-28 Rehabilitation, Albany, NY	PROFESSIONAL SERVICES 2022	CONSTRUCTION <i>(If applicable)</i> 2024
b. (3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE ☒ Check if project performed with current firm Mr. Allen led a team in rehabilitating Albany International Airport's Runway 10-28 and Taxiway "C", encompassing design services for pavement restoration, lighting improvements, and drainage upgrades. The project involved creating a Construction Safety and Phasing Plan to ensure work safety and continuous airport operations, with design documents prepared under tight funding deadlines.		
(1) TITLE AND LOCATION <i>(City and State)</i>	(2) YEAR COMPLETED	
JFK Rockaway Boulevard Access Project, Queens, NY	PROFESSIONAL SERVICES 2016	CONSTRUCTION <i>(If applicable)</i> 2018
c. (3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE ☒ Check if project performed with current firm Mr. Allen was the Lead Engineer on the Rockaway Boulevard Access Project. The complex project required extensive coordination among multiple agencies including NYCDOT, NYSDOT, NYCDEP, and NYCEDC. Services encompassed traffic and civil engineering, including survey coordination, traffic signal design, roadway widening, intersection lighting, and median light fixture adjustments to accommodate FAA flight path requirements. The team designed plans in compliance with state transportation standards and provided construction oversight.		
(1) TITLE AND LOCATION <i>(City and State)</i>	(2) YEAR COMPLETED	
Restricted Vehicle Service Road and Runway Drive at Runway 4-22, LaGuardia Airport, Queens, NY	PROFESSIONAL SERVICES 2016	CONSTRUCTION <i>(If applicable)</i> 2018
d. (3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE ☒ Check if project performed with current firm Mr. Allen led Colliers Engineering & Design in developing the Stage 1 Report for the Restricted Vehicle Service Road at LaGuardia Airport's Runway 4-22. The project aimed to connect the eastern and western service road spurs, eliminating the need for airport vehicles to use public roads. The team prepared conceptual alignment plans for two alternatives, including traffic signal, pavement marking, and signage designs, accounting for FAA flight path restrictions. A comprehensive traffic simulation model was created to analyze existing and proposed conditions, with design recommendations presented in the final report.		
(1) TITLE AND LOCATION <i>(City and State)</i>	(2) YEAR COMPLETED	
On-Call Traffic Engineering Services Contract, Port Authority of New York and New Jersey	PROFESSIONAL SERVICES In Progress	CONSTRUCTION <i>(If applicable)</i> N/A
e. (3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE ☒ Check if project performed with current firm Mr. Allen is part of the Colliers Engineering & Design team that has provided comprehensive "on-call" traffic engineering services to the Port Authority of New York and New Jersey since 2010. Over this period, the team has completed 85 projects valued at over \$20 million across key transportation facilities like the Lincoln Tunnel, Holland Tunnel, George Washington Bridge, and JFK International Airport. Services encompassed project management, traffic signal design, safety audits, and infrastructure improvements, while also collaborating on developing critical guidelines for traffic signal design, pedestrian treatments, and pavement marking standards.		

E. RESUMES OF KEY PERSONNEL PROPOSED FOR THIS CONTRACT*(Complete one Section E for each key person.)*

12. NAME Carlos Fuentes, PE	13. ROLE IN THIS CONTRACT Roadway/Drainage Engineer	14. YEARS EXPERIENCE	
		a. TOTAL 20	b. WITH CURRENT FIRM 4
15. FIRM NAME AND LOCATION <i>(City and State)</i> Colliers Engineering & Design, Inc.- Houston, TX			
16. EDUCATION <i>(Degree and Specialization)</i> MS Civil Engineering, New Jersey Institute of Technology BS Civil Engineering, New Jersey Institute of Technology		17. CURRENT PROFESSIONAL REGISTRATION <i>(State and Discipline)</i> Professional Engineer (PE), Texas: No. 151041; New Jersey: No. 24GE04900400 Certified Municipal Engineer, New Jersey	
18. OTHER PROFESSIONAL QUALIFICATIONS <i>(Publications, Organizations, Training, Awards, etc.)</i>			

19. RELEVANT PROJECTS

(1) TITLE AND LOCATION <i>(City and State)</i> Talise Development, Phase IB, Webb County, TX	(2) YEAR COMPLETED PROFESSIONAL SERVICES In Progress		CONSTRUCTION <i>(If applicable)</i> N/A
a. (3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE ☒ Check if project performed with current firm As part of CED's involvement with the development of a large master planned community in Laredo, Mr. Fuentes has provided support for the project coordination and design of the initial phase of this project. The design included the preparation of road, drainage and utility profiles, hydrologic analysis, hydraulic design of storm sewer systems, and floodplain coordination.			
(1) TITLE AND LOCATION <i>(City and State)</i> State Highway 534 Loop Improvements – Windridge Development, Kerrville, TX	(2) YEAR COMPLETED PROFESSIONAL SERVICES 2024		CONSTRUCTION <i>(If applicable)</i> Not yet bid
b. (3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE ☒ Check if project performed with current firm Mr. Fuentes was on the CED team tasked with performing hydrologic and hydraulic analysis and design for a section of existing State Highway 534. In conjunction with a proposed residential development, a portion of State Highway 534 was to be widened for a proposed turn lane. The project required design of one new culvert associated with a new driveway connection point onto State Highway 534 and analysis and redesign of an existing roadside stormwater collection ditch. This project required adherence to TxDOT's hydrologic and hydraulic requirements.			
(1) TITLE AND LOCATION <i>(City and State)</i> Prospect Avenue Road Improvements, Plainfield, NJ	(2) YEAR COMPLETED PROFESSIONAL SERVICES 2021		CONSTRUCTION <i>(If applicable)</i> 2023
c. (3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE ☒ Check if project performed with current firm The project consisted of preparation of plans and overseeing construction of the resurfacing of approximately 4,000 feet of the existing road known as Prospect Avenue. The project entailed preparing site plans and specifications required to award a contract for the construction of the proposed improvements. The proposed road improvements included new sidewalks and driveway aprons in select areas, new ADA compliant curb ramps, new curbs along the entirety of the project length, and the milling and resurfacing of the existing asphalt surface.			
(1) TITLE AND LOCATION <i>(City and State)</i> State Highway 211 Improvements – Landon Ridge, San Antonio, TX	(2) YEAR COMPLETED PROFESSIONAL SERVICES 2024		CONSTRUCTION <i>(If applicable)</i> Not yet bid
d. (3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE ☒ Check if project performed with current firm Mr. Fuentes performed detailed hydrologic and hydraulic design for five proposed culverts associated with new driveway connection points onto State Highway 211. This project required adherence to TxDOT's hydrologic and Hydraulic requirements.			
(1) TITLE AND LOCATION <i>(City and State)</i> 144 Wisteria Lane, Cibolo, TX	(2) YEAR COMPLETED PROFESSIONAL SERVICES 2024		CONSTRUCTION <i>(If applicable)</i> N/A
e. (3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE ☒ Check if project performed with current firm This project consisted of hydrologic and hydraulic analysis of an existing stormwater collection ditch that serviced an established residential area. CED was tasked with analyzing the existing ditch capacity, establish existing and proposed contributing flows and improving the existing ditch to accommodate the anticipated stormwater runoff from the residential area.			

E. RESUMES OF KEY PERSONNEL PROPOSED FOR THIS CONTRACT*(Complete one Section E for each key person.)*

12. NAME Karola Orduna	13. ROLE IN THIS CONTRACT Traffic Data Collection Lead	14. YEARS EXPERIENCE a. TOTAL 16 b. WITH CURRENT FIRM 16	
15. FIRM NAME AND LOCATION <i>(City and State)</i> AC Group, LLC - San Antonio, TX			
16. EDUCATION <i>(Degree and Specialization)</i>		17. CURRENT PROFESSIONAL REGISTRATION <i>(State and Discipline)</i>	
18. OTHER PROFESSIONAL QUALIFICATIONS <i>(Publications, Organizations, Training, Awards, etc.)</i>			

19. RELEVANT PROJECTS

(1) TITLE AND LOCATION <i>(City and State)</i> On-Call Traffic Engineering Contract, San Antonio, TX	(2) YEAR COMPLETED PROFESSIONAL SERVICES 2020 CONSTRUCTION <i>(If applicable)</i> N/A	
a. (3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE ☒ Check if project performed with current firm As a prime-consultant and/or sub consultant to the City of San Antonio, Mrs. Orduña coordinated the collection of traffic data during various task authorizations including traffic volume data for a city-wide traffic signal retiming study for the Traffic Management Department, parking data for a King William District parking study and traffic volume data for a charter school trip generation study for the Transportation Capital Improvements Department, and pedestrian facility designs (hike and bike trails, z-crossings, and school flashers).		
(1) TITLE AND LOCATION <i>(City and State)</i> On-Call Traffic Engineering Contract, Bexar County, TX	(2) YEAR COMPLETED PROFESSIONAL SERVICES 2015 CONSTRUCTION <i>(If applicable)</i> N/A	
b. (3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE ☒ Check if project performed with current firm As a sub-consultant to Kimley-Horn Associates and Dannenbaum Corporation, Mrs. Orduña coordinated the collection of traffic data for several Bexar County task authorizations including the collection of turning movement count (TMC) data and speed classification data for a county-wide traffic count project.		
(1) TITLE AND LOCATION <i>(City and State)</i> City of Laredo Pavement Management Study, Laredo, TX	(2) YEAR COMPLETED PROFESSIONAL SERVICES 2016 CONSTRUCTION <i>(If applicable)</i> N/A	
c. (3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE ☒ Check if project performed with current firm As a sub-consultant to Civil Engineering Consultants, Mrs. Orduña coordinated the collection of traffic data for the updating of the City of Laredo Subdivision Ordinance Handbook, specifically the review of the Streets and Alleys Pavement Standards for establishing ESAL and ADT values related to existing pavement design standards. The traffic data collection efforts included the collection of average daily traffic (ADT) and vehicle classification data at ten city-wide residential study roadways.		
(1) TITLE AND LOCATION <i>(City and State)</i> TxDOT On-Call Traffic Engineering Contract, San Antonio, TX	(2) YEAR COMPLETED PROFESSIONAL SERVICES 2017 CONSTRUCTION <i>(If applicable)</i> N/A	
d. (3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE ☒ Check if project performed with current firm As a sub-consultant to Dannenbaum Corporation, Mrs. Orduña coordinated the collection of traffic data for several task authorizations including speed classification data for a district-wide strip map development project and turning movement count data for major interchange improvement projects. Other traffic data collection tasks included the collection of average daily traffic (ADT) volume data and intersection sketches.		
(1) TITLE AND LOCATION <i>(City and State)</i> Laredo Traffic Signal Synchronization Study, Laredo, TX	(2) YEAR COMPLETED PROFESSIONAL SERVICES 2018 CONSTRUCTION <i>(If applicable)</i> N/A	
e. (3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE ☒ Check if project performed with current firm Mrs. Orduña has coordinated and collected traffic data for the City of Laredo Traffic Signal Synchronization Study which required the collection of average daily traffic (ADT) data and turning movement count (TMC) data at 80 major signalized intersections along seven study corridors. The study corridors included congested industrial park and urban arterial roadways within the City of Laredo.		

E. RESUMES OF KEY PERSONNEL PROPOSED FOR THIS CONTRACT*(Complete one Section E for each key person.)*

12. NAME Jim D. Walton, RPLS	13. ROLE IN THIS CONTRACT Survey Lead	14. YEARS EXPERIENCE	
		a. TOTAL 30	b. WITH CURRENT FIRM 13
15. FIRM NAME AND LOCATION <i>(City and State)</i> RODS Surveying, Inc. - Spring, TX			
16. EDUCATION <i>(Degree and Specialization)</i> BS Geomatics, Texas A&M University- Corpus Christi Texas A&M University Surveyors Short Course		17. CURRENT PROFESSIONAL REGISTRATION <i>(State and Discipline)</i> Registered Professional Land Surveyor (RPLS), Texas: No. 5889	
18. OTHER PROFESSIONAL QUALIFICATIONS <i>(Publications, Organizations, Training, Awards, etc.)</i>			

19. RELEVANT PROJECTS

(1) TITLE AND LOCATION <i>(City and State)</i> CCRMA- WA No. 3 to CCRMA WA 22 (19), Cameron County, TX	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICES 2024	CONSTRUCTION <i>(If applicable)</i> N/A
a. (3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE ☒ Check if project performed with current firm Right-of-Way Mapping services in support of a PS&E for East Loop from Interstate 69E to 1.57 Miles East of the intersection of SH 4 and FM 1419 in Cameron County, Texas.		
(1) TITLE AND LOCATION <i>(City and State)</i> CCRMA WA No. 2 to CCRMA WA 32, Cameron County, TX	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICES 2023	CONSTRUCTION <i>(If applicable)</i> N/A
b. (3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE ☒ Check if project performed with current firm Project Control & Design Survey services in support of a design schematic & preliminary drainage study for FM 509 from FM 508 to FM 1599 in Cameron County, Texas.		
(1) TITLE AND LOCATION <i>(City and State)</i> Cameron County Outer Loop (Parkway), Cameron County, TX	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICES 2017	CONSTRUCTION <i>(If applicable)</i> N/A
c. (3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE ☒ Check if project performed with current firm The scope of services included setting Primary & Vertical control; Set "LiDAR Verification Points" not listed in scope of services; Ownership Research and Right of Entry; Geotechnical Borehole Surveys; Proposed ROW staking; Hydraulic Cross Sections.		
(1) TITLE AND LOCATION <i>(City and State)</i> Cameron County Regional Mobility Authority- WA 1 to CCRMA WA 4 SH 550 from Station 1195-75.00 to 1325+00.00, 3.2 miles +/-, Cameron County, TX	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICES 2020	CONSTRUCTION <i>(If applicable)</i> N/A
d. (3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE ☒ Check if project performed with current firm Control & Design Survey tasks included recovered and verified existing control established by others; Recovered or set benchmarks at 1000' intervals along proposed route; GPS horizontal & vertical location of benchmarks; Processed GPS Data; Ran Digital Level Loop through Benchmarks; Prepared 11"x17" H&V control index & detail sheets; Performed topographic survey of 2000 LF at both ends of the project limits for tie in purposes, totaling 4,000 LF.		
(1) TITLE AND LOCATION <i>(City and State)</i> TXDOT Pharr Contract 36-5IDP5166- US 281, Various Counties, TX	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICES 2017	CONSTRUCTION <i>(If applicable)</i> N/A
e. (3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE ☒ Check if project performed with current firm The scope of services included ROW Mapping and Horizontal and Vertical Control for Aerial Mapping along US 281 from Hidalgo/Brooks County Line to 0.315 Mi N of SH 186 in Hidalgo County and on US 281 from 0.690 Mi S of FM 757 to Hidalgo / Brooks County Line in Hidalgo and Brooks County.		

E. RESUMES OF KEY PERSONNEL PROPOSED FOR THIS CONTRACT*(Complete one Section E for each key person.)*

12. NAME Lane Lease, PE, CFM	13. ROLE IN THIS CONTRACT Subsurface Utility Engineering Lead	14. YEARS EXPERIENCE	
		a. TOTAL 22	b. WITH CURRENT FIRM 10
15. FIRM NAME AND LOCATION <i>(City and State)</i> RODS SUE, Inc. - Spring, TX			
16. EDUCATION <i>(Degree and Specialization)</i> BS, Civil Engineering, University of Iowa		17. CURRENT PROFESSIONAL REGISTRATION <i>(State and Discipline)</i> Professional Engineer (PE), Texas: No. 98546 Professional Engineer (PE), Oklahoma: No. 23309 Certified Floodplain Manager (CFM), Texas: No. 1620-09N	
18. OTHER PROFESSIONAL QUALIFICATIONS <i>(Publications, Organizations, Training, Awards, etc.)</i>			

19. RELEVANT PROJECTS

(1) TITLE AND LOCATION <i>(City and State)</i> CCRMA- East Loop SH 32 Brownsville WA2, Brownsville, TX	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICES 2024	CONSTRUCTION <i>(If applicable)</i> N/A
a. (3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE ☒ Check if project performed with current firm Scope of work includes SUE Quality Level A services. Managed tasks include Level A Test Holes performed via non-destructive air vacuum excavation at 38 locations including waterline, communication conduits, electric and gas.		
(1) TITLE AND LOCATION <i>(City and State)</i> CCRMA- East Loop SH 32 Brownsville WA1, Brownsville, TX	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICES 2022	CONSTRUCTION <i>(If applicable)</i> N/A
b. (3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE ☒ Check if project performed with current firm The scope of work includes SUE Quality Levels D, C & B Services. Managed tasks include Level C & D records research, creation of CADD Utility Base Map & Utility Conflict Table. Level B Field Designation & Pole Inventory investigation of underground utilities using electromagnetic pipe and cable locators yielded a total of 38,507 LF of utilities.		
(1) TITLE AND LOCATION <i>(City and State)</i> TxDOT Pharr – FM 907 from Rancho Blanco Rd to FM 3072 in San Juan, Hidalgo County, TX	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICES 2023	CONSTRUCTION <i>(If applicable)</i> N/A
c. (3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE ☒ Check if project performed with current firm Scope of work includes SUE Quality Level A services. Managed tasks include Level A Test Holes performed via non-destructive air vacuum excavation at 31 locations including waterline, communication conduits, electric and gas.		
(1) TITLE AND LOCATION <i>(City and State)</i> TxDOT Pharr – SH 107 from SH 495 to FM 676, Hidalgo County, TX	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICES 2022	CONSTRUCTION <i>(If applicable)</i> N/A
d. (3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE ☒ Check if project performed with current firm Scope of work includes SUE Quality Level A services. Managed tasks include Level A Test Holes performed via non-destructive air vacuum excavation at 21 locations including waterline, communication conduits, electric and gas.		
(1) TITLE AND LOCATION <i>(City and State)</i> TxDOT Pharr – FM 1846 from San Jose Ranch Rd to Bus 77, Cameron County, TX	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICES 2021	CONSTRUCTION <i>(If applicable)</i> N/A
e. (3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE ☒ Check if project performed with current firm Scope of work includes SUE Quality Level B Services. SUE Level B surface geophysical investigation of underground utilities using electromagnetic pipe and cable locators yielded a total of 50,000 LF of utilities.		

F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS FOR THIS CONTRACT <i>(Present as many projects as requested by the agency, or 10 projects, if not specified. Complete one Section F for each project.)</i>		20. EXAMPLE PROJECT KEY NUMBER 1		
21. TITLE AND LOCATION <i>(City and State)</i> LaGuardia Airport Redevelopment Program Signal Design Services, Queens, NY		22. YEAR COMPLETED <table border="1"> <tr> <td>PROFESSIONAL SERVICES 2019</td> <td>CONSTRUCTION <i>(If applicable)</i> 2021</td> </tr> </table>	PROFESSIONAL SERVICES 2019	CONSTRUCTION <i>(If applicable)</i> 2021
PROFESSIONAL SERVICES 2019	CONSTRUCTION <i>(If applicable)</i> 2021			

23. PROJECT OWNER'S INFORMATION

a. PROJECT OWNER LaGuardia Airport	b. POINT OF CONTACT NAME <i>Michael Diculescu</i>	c. POINT OF CONTACT TELEPHONE NUMBER <i>(215) 435-5783</i>
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24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT *(Include scope, size, and cost)*

At LaGuardia Airport, our team exemplified multi-stakeholder coordination by seamlessly integrating with various critical partners. Our approach went far beyond traditional engineering services, establishing ourselves as the Authority's Traffic Signals lead and developing a comprehensive communication framework. By maintaining regular site visits, conducting detailed assessments, and facilitating coordination between the Resident Engineer's Office, New York City and State Departments of Transportation, and multiple construction teams, we ensured smooth project progression. The team's ability to review and comment on over 100 design packages while developing innovative solutions demonstrated our adaptability and technical expertise.

25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT

a.	(1) FIRM NAME Colliers Engineering & Design, Inc.	(2) FIRM LOCATION <i>(City and State)</i> Hamilton, NJ	(3) ROLE Prime
b.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
c.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
d.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
e.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
f.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE

F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS FOR THIS CONTRACT <i>(Present as many projects as requested by the agency, or 10 projects, if not specified. Complete one Section F for each project.)</i>		20. EXAMPLE PROJECT KEY NUMBER 2
21. TITLE AND LOCATION <i>(City and State)</i> Albany Airport Runway 10-28 Taxiway C Rehabilitation, Albany, NY	22. YEAR COMPLETED	
	PROFESSIONAL SERVICES 2022	CONSTRUCTION <i>(If applicable)</i> 2024

23. PROJECT OWNER'S INFORMATION		
a. PROJECT OWNER Albany Airport	b. POINT OF CONTACT NAME <i>John LaClair, PE</i>	c. POINT OF CONTACT TELEPHONE NUMBER <i>(518) 242-2255</i>
24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT <i>(Include scope, size, and cost)</i>		

The Albany International Airport Runway 10-28 Rehabilitation project showcased our firm’s comprehensive aviation engineering capabilities. Led by Mr. Allen, the project involved a holistic approach to runway rehabilitation that extended well beyond simple resurfacing. The team’s meticulous planning was evident in the Construction Safety and Phasing Plan, which prioritized work safety and minimized operational disruptions. By addressing complex elements such as pavement rehabilitation, drainage upgrades, lighting improvements, and precise markings, we delivered a comprehensive solution that met aggressive funding constraints while maintaining the highest standards of airport infrastructure design.

25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT			
a.	(1) FIRM NAME Colliers Engineering & Design, Inc.	(2) FIRM LOCATION <i>(City and State)</i> Hamilton, NJ	(3) ROLE Prime
b.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
c.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
d.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
e.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
f.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE

F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS FOR THIS CONTRACT <i>(Present as many projects as requested by the agency, or 10 projects, if not specified. Complete one Section F for each project.)</i>		20. EXAMPLE PROJECT KEY NUMBER 3
21. TITLE AND LOCATION <i>(City and State)</i> SH 211 & Landon Ridge, San Antonio, TX	22. YEAR COMPLETED	
	PROFESSIONAL SERVICES 2024	CONSTRUCTION <i>(If applicable)</i> Not yet bid

23. PROJECT OWNER'S INFORMATION		
a. PROJECT OWNER Mosaic Land Development, LLC	b. POINT OF CONTACT NAME <i>Allen Hoover</i>	c. POINT OF CONTACT TELEPHONE NUMBER <i>(210) 764-9575</i>
24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT <i>(Include scope, size, and cost)</i>		

For this new traffic signal to access a residential development, we began with extensive due diligence, engaging stakeholders early to understand existing conditions and traffic concerns. By reviewing TxDOT's alternative intersection designs and conducting thorough field investigations, we uncovered critical insights. Our detailed analysis resulted in a multi-faceted recommendation package that included installing a traffic signal, expanding lane configurations, adding advance signal LED signs to improve visibility, implementing declaration lanes, and integrating radar detection and optimized left-turn signal phasing.

25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT			
a.	(1) FIRM NAME Colliers Engineering & Design, Inc.	(2) FIRM LOCATION <i>(City and State)</i> San Antonio & Houston, TX	(3) ROLE Prime
b.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
c.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
d.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
e.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
f.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE

F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS FOR THIS CONTRACT <i>(Present as many projects as requested by the agency, or 10 projects, if not specified. Complete one Section F for each project.)</i>		20. EXAMPLE PROJECT KEY NUMBER 4
21. TITLE AND LOCATION <i>(City and State)</i> Borgfeld Avenue, Cibolo, TX	22. YEAR COMPLETED	
	PROFESSIONAL SERVICES 2024	CONSTRUCTION <i>(If applicable)</i> Not yet bid

23. PROJECT OWNER'S INFORMATION		
a. PROJECT OWNER City of Cibolo, TX	b. POINT OF CONTACT NAME <i>Jacob Parsons, CWP</i>	c. POINT OF CONTACT TELEPHONE NUMBER <i>(210) 619-0062</i>
24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT <i>(Include scope, size, and cost)</i>		

The intersection at Borgfeld Ave. and Cibolo Valley Dr. presented a unique challenge with significant traffic congestion during school hours. Our team recognized that understanding peak hour dynamics was crucial. Through careful queue assessments, we mapped out how traffic bottlenecks formed during drop-off and pick-up times. By conducting precise traffic counts and monitoring queue lengths, we identified critical oversaturation points. Our recommendations went beyond just suggesting a traffic signal; we also provided comprehensive access management guidance to the city, addressing the complex traffic flow around multiple driveways.

25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT			
a.	(1) FIRM NAME Colliers Engineering & Design, Inc.	(2) FIRM LOCATION <i>(City and State)</i> San Antonio and Austin, TX	(3) ROLE Prime
b.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
c.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
d.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
e.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
f.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE

F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS FOR THIS CONTRACT <i>(Present as many projects as requested by the agency, or 10 projects, if not specified. Complete one Section F for each project.)</i>		20. EXAMPLE PROJECT KEY NUMBER 5
21. TITLE AND LOCATION <i>(City and State)</i> Guayaquil Airport Highway, Ecuador		22. YEAR COMPLETED PROFESSIONAL SERVICES 2019
		CONSTRUCTION <i>(If applicable)</i> 2021

23. PROJECT OWNER'S INFORMATION

a. PROJECT OWNER Guayaquil Airport	b. POINT OF CONTACT NAME <i>Guillermo Elizalde</i>	c. POINT OF CONTACT TELEPHONE NUMBER <i>guillermo.elizalde@grupovera.com</i>
24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT <i>(Include scope, size, and cost)</i>		<i>(Phone number is international)</i>

For this limited access highway that connects the City of Guyaquil to the new airport, we first engaged with both city and airport officials, establishing a collaborative framework. Our team's methodology was particularly robust, analyzing seven different alternatives through a comprehensive lens that considered traffic operations, environmental impact, socio-economic factors, economic feasibility, safety, and mobility. Using sophisticated power matrix assessments, we narrowed down the options to two viable solutions, providing a clear, strategic recommendation to local authorities.

25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT

a.	(1) FIRM NAME Colliers Engineering & Design, Inc.	(2) FIRM LOCATION <i>(City and State)</i> Austin, TX	(3) ROLE Prime
b.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
c.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
d.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
e.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
f.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE

[illegible]

29. EXAMPLE PROJECTS KEY

NUMBER	TITLE OF EXAMPLE PROJECT <i>(From Section F)</i>	NUMBER	TITLE OF EXAMPLE PROJECT <i>(From Section F)</i>
1	LaGuardia Airport Redevelopment Program Signal Design Services, Queens, NY	6	
2	Albany Airport Runway 10-28 Taxiway C Rehabilitation, Albany, NY	7	
3	SH 211 & Landon Ridge, San Antonio, TX	8	
4	Borgfeld Avenue, Cibolo, TX	9	
5	Guayaquil Airport Highway, Ecuador	10	

H. ADDITIONAL INFORMATION

30. PROVIDE ANY ADDITIONAL INFORMATION REQUESTED BY THE AGENCY. ATTACH ADDITIONAL SHEETS AS NEEDED.

Transportation Planning

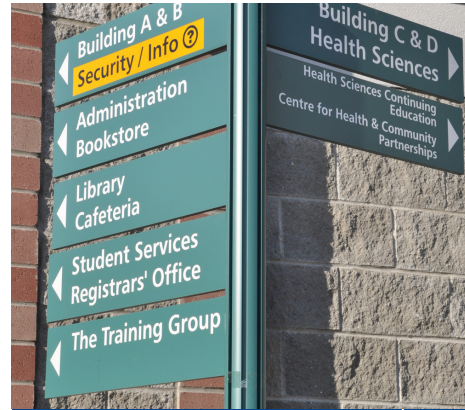
We balance mobility, access, design and land use to improve the functional aspects of each project.

Our transportation professionals offer all aspects of transportation analysis, design, planning and permitting for improvements in local, county and state jurisdictions. Transportation systems should respect all users, regardless of age or ability. Our transportation planning team examines all modes of transportation (vehicular, pedestrians, cyclists, transit) within a community and uses data-driven analysis to determine existing and future travel patterns. Our design solutions incorporate Complete Streets concepts to provide safe and efficient environments to promote non-automotive travel.

Having established working relationships with DOT and county agencies has enabled us to gain intimate knowledge of these entities' standards, procedures, and review requirements, resulting in expedited permitting and entitlement timeframes. Working closely with a wide array of related, in-house services enables us to provide full support to traffic engineering, highway design, bridges and site development for projects of all sizes and complexities.



Accelerating success.



- Traffic Impact Studies
- DOT Permitting & Coordination
- Expert Testimony
- Parking Assessments & Analysis
- Crash Assessments & Analysis
- Transportation Improvement Districts
- Transit Oriented Developments
- Highway Corridor Analysis
- Residential Developments
- Origin/Destination Surveys
- Wayfinding Signage Design
- Traffic signal optimization and adaptive systems
- Traffic signal design
- Capacity analyses and microsimulation
- Working with Metropolitan Planning Organizations' Travel Demand Models

Colliers Engineering & Design

I. AUTHORIZED REPRESENTATIVE

The foregoing is a statement of facts.

31. SIGNATURE

32. DATE

12/18/2024

33. NAME AND TITLE

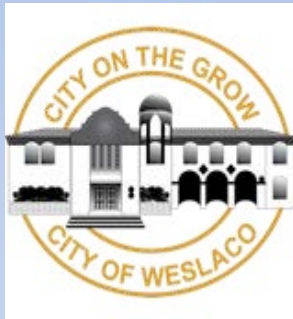
Chris Otto, PE, CFM | Regional Discipline Leader, Municipal Services

ARCHITECT-ENGINEER QUALIFICATIONS					1. SOLICITATION NUMBER (If any)	
PART II – GENERAL QUALIFICATIONS						
(If a firm has branch offices, complete for each specific branch office seeking work.)						
2a. FIRM (or branch office) NAME				3. YEAR ESTABLISHED		4. UNIQUE ENTITY IDENTIFIER
Colliers Engineering & Design, Inc.				2019		UKCTEVNYH6X8
2b. STREET				5. OWNERSHIP		
13501 Katy Freeway, Suite 1350				a. TYPE		
2c. CITY		2d. STATE	2e. ZIP CODE	Corporation		
Houston		TX	77079	b. SMALL BUSINESS STATUS		
6a. POINT OF CONTACT NAME AND TITLE				N/A		
Jonathan Byrne, Geographic Discipline Leader				7. NAME OF FIRM (if block 2a is a branch office)		
6b. TELEPHONE NUMBER		6c. E-MAIL ADDRESS				
281 674 7560		jonathan.byrne@collierseng.com				
8a. FORMER FIRM NAME(S) (if any)				8b. YR. ESTABLISHED		8c. UNIQUE ENTITY IDENTIFIER
Maser Consulting				1984		UKCTEVNYH6X8
9. EMPLOYEES BY DISCIPLINE				10. PROFILE OF FIRM'S EXPERIENCE AND ANNUAL AVERAGE REVENUE FOR LAST 5 YEARS		
a. Function code	b. Discipline	c. No. of employees		a. Profile Code	b. Experience	c. Revenue Index Number (see below)
		(1) FIRM	(2) BRANCH			
08	CADD Technician	142		B02	Bridges	8
12	Civil Engineer	276	4	C10	Commercial Building Shopping Centers	8
13	Communications Engineer	45		D02	Dams; Dikes; Levees	3
15	Construction Inspector	116		E01	Ecological & Archaeological Investigation	5
19	Ecologist	11	3	E02	Educational Facilities; Classrooms	9
21	Electrical Engineer	29		E09	Environmental Impact Study/Assessment/State.	8
24	Environmental Scientist	43	3	G01	Garages	4
27	Foundation/Geotech. Engineer	40		H07	Highway	7
29	GIS Specialist	15		H11	Housing	8
37	Interior Designer	27		L02	Land Surveying	9
38	Land Survey/Geospatial/SUE/UAS	381	4	L03	Landscape Architecture	6
39	Landscape Architect	23		O01	Office Buildings; Industrial Parks	6
42	Mechanical Engineer	40		P04	Pipelines	8
47	Planners: Urban/Regional	18		P06	Planning	8
48	Project Manager	101		R04	Recreation Facilities	7
52	Sanitary Engineer	18		S04	Sewage Collection	6
57	Structural Engineer	68		S05	Soils & Geologic Studies	6
60	Transportation Engineer	102		S13	Storm Water Handling & Facilities	6
62	Water Resources Engineer	48		T03	Traffic & Transportation Engineering	8
	Other Employees	624	5	T06	Tunnels & Subways	8
	Total	2167	19	W03	Water Supply	6
11. ANNUAL AVERAGE PROFESSIONAL SERVICES REVENUES OF FIRM FOR LAST 3 YEARS (insert revenue index number shown at right)		PROFESSIONAL SERVICES REVENUE INDEX NUMBER				
a. Federal Work	5	1. Less than \$100,000				
b. Non-Federal Work	10	2. \$100,000 to less than \$250,000				
c. Total Work	10	3. \$250,000 to less than \$500,000				
		4. \$500,000 to less than \$1 million				
		5. \$1 million to less than \$2 million				
		6. \$2 million to less than \$5 million				
		7. \$5 million to less than \$10 million				
		8. \$10 million to less than \$25 million				
		9. \$25 million to less than \$50 million				
		10. \$50 million or greater				
12. AUTHORIZED REPRESENTATIVE						
The foregoing is a statement of facts.						
a. SIGNATURE					b. DATE	
					05/13/24	
c. NAME AND TITLE						
Joseph A. Dopico, Chief Operating Officer						

STATEMENT OF QUALIFICATIONS

RFQ #2024 - 25 - 07

TRAFFIC ENGINEERING SERVICES FOR INTERSECTION OF VOTECH DR AND PIKE BLVD



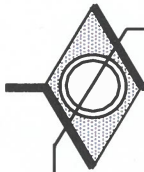
Commitment to quality and dedication to technical excellence

Prepared By:



***TEDSI Infrastructure Group, Inc.
1201 E. Interstate Highway 2,
Mission, TX 78572
Phone: 956-424-7898
Fax: 956-424-7022***

December 18, 2024



TEDSI INFRASTRUCTURE GROUP

Consulting Engineers

1201 E. Interstate Highway 2 ♦ Mission, Texas 78572

December 18, 2024

Mr. Homer Rhodes, Purchasing Agent
City of Weslaco-Purchasing Office
255 S. Kansas Avenue
Weslaco, TX 78596

Re: Request for Qualifications for Traffic Engineering Services for Intersection of Votach and Pike Blvd. RFQ No: 2024-25-07

Dear Mr. Rhodes:

TEDSI Infrastructure Group, Inc. (TEDSI) is pleased to submit our Statement of Qualifications for the above referenced RFQ No.

We are a team of professionals with a wide range of experience on similar services described in scope of service and have demonstrated our successful experience in our design of similar projects provided to public sectors. **TEDSI** and its team of subconsultants can perform **Traffic Engineering Studies, Synchro Modeling and Analysis, Accident Analysis, Surveying, Traffic Signal Design, Traffic Signal Timing and Phasing, Signing and Pavement Markings, FAA Regulations, Subsurface Utility Engineering, Design and Construction Document Preparation, Construction Administration and bidding reviews, Project documentation and permitting process, project closeout and as-builts.** Our firm has the capability to work and interact with City of Weslaco throughout the design and construction. Our team has the competent level of innovation and design ability to carry out the needs for the city of multiple projects not limited to a specific discipline throughout the city. We understand the importance of these projects and are committed to the completion of the project within a time frame required by the City of Weslaco.

Founded over 37 years ago, **TEDSI** is a well-established Engineering Consultant Firm with a local office in Mission, Texas. We are registered with the Texas Board of Professional Engineers (# F-1640) to perform engineering services in the State of Texas. Our professional staff has extensive experience with municipalities across the State of Texas and has experience in working with programs funded by local, county, state and federal entities.

The experience of our team's professional staff covers a broad spectrum of Professional Services. This experience will allow the **TEDSI Team** to provide solutions needed to complete these projects on time and with the utmost professionalism.

Our client relationships are a crucial part of our day-to-day business. Our staff is committed to the philosophy of establishing and maintaining long term relationships with our clients in order to provide them the product they need. We have assembled a very capable team of engineers, surveyors and scientists who can meet the challenges and provide a quality product for the city. **Mr. Eric R. Dietrich, P.E., PTOE will be the assigned Project Manager and Point of Contact** for responding to any questions, or for negotiating any contracts.

We look forward to the opportunity to provide professional engineering services to the City of Weslaco.

Sincerely,

TEDSI INFRASTRUCTURE GROUP, INC.

Jesus Salinas
CEO/President

Tel: 956/424-7898 ♦

TEDSI

♦ Fax: 956/424-7022

1. TEAM QUALIFICATIONS

TEDSI Infrastructure Group, Inc.(TEDSI), founded in 1984, is a Texas Corporation registered with the Texas Board of Professional Engineers (F-1640) to perform engineering services in the State of Texas. We have been providing engineering services in the State of Texas for 40 years.

Years Firm has been in Business: 40 years

We have offices located in:



MISSION

1201 E. Interstate Highway 2
Mission TX 78572
Tel: (956) 424-7898
Fax: (956) 424-7022

HOUSTON

738 Highway 6 South Ste 430
Houston TX 77079
Tel: (832) 619-1000
Fax: (832) 619-1018

Office that will be primary responsible for Traffic Engineering: Mission (Firm is Local)

Contact Person:

Mr. Eric R. Dietrich, P.E., PTOE
Project Manager
edietrich@tedsi.com
1201 E. Interstate Highway 2
Mission TX 78572
(956) 424-7898 Office
(956) 424-7022 Fax

TEDSI's staff consists of:

- 24 full-time employees, including:
- 11 Texas Licensed Professional Engineers (P.E.)
- 1 Professional Traffic Operations Engineer (PTOE)
- 3 Certified Floodplain Managers (CFM)
- 1 Registered Public Land Surveyors (RPLS)

TEDSI also offer abundant fully qualified personnel and the more state-of-the-art tools within their respective areas of expertise to provide the best quality services.

Our facilities here in the Rio Grande Valley office are furnished with over 20 workstations equipped with MicroStation Connect and ProjectWise (PW). We use PW to manage all our projects. PW enables TEDSI to have all project files on 1 centralized server; all team members are given write and/or read only access to applicable files. We use Microsoft OneDrive for transfer of files.

We routinely utilize Synchro, Vissim, Highway Capacity Software (HCS), AGI 32, and SignCAD software, which provides an efficient and detailed analysis of the most complex traffic projects; GEOPAK, Open Roads and ArcView for roadway projects and HEC-HMS, HEC-RAS, GEOPAK Drainage, and SWMM software for drainage design.

TEDSI is fully cognizant of all applicable Federal, State, County and municipal codes, ordinances, regulations, and standards relating to Traffic Engineering. We pride ourselves in the ability to provide personalized quality-assured service and timely responses to our clients' needs. Our track record has demonstrated our performance and earned us a distinguished reputation in the field of Traffic Engineering.

We have demonstrated our staff's qualifications and necessary expertise for these types of projects through our previously completed work. We have the utmost confidence that the team will fulfill your needs to achieve your complete satisfaction, on time and within budget. **TEDSI** has proven track records and have demonstrated their on-time performances on similar projects with governmental agencies. We commit to you our pledge of total quality and superior performance within time and budget constraints.

We have proven track records and have demonstrated their on-time performances on similar projects with Cities, Counties, TXDOT, Toll agencies, Transit Authorities, Regional Mobility Authority, and other governmental agencies. We commit to you our pledge of total quality and superior performance within time and budget constraints.

TEDSI's current certifications are as follows:

- Historically Underutilized Business (HUB) by the State of Texas
- Disadvantaged Business Enterprise (DBE) by the State of Texas
- Hispanic American Business Enterprise (HABE) by SCTPCA
- Minority Business Enterprise (MBE) by City of Houston & SCTPCA
- Small Business Enterprise (SBE) by SCTPCA, Port of Houston and Metropolitan
- Transit Authority of Harris County

TEDSI and the team are pre-certified with TXDOT in all applicable categories for this project.

TEDSI does not have any pending litigation against or involving the firm or its agents.

TEDSI does not have any exceptions to the requirements of this Solicitation.

TEDSI carries a **\$2,000,000 Professional Liability Insurance** to satisfy the City of Weslaco requirements. Refer to Appendix for **TEDSI** sample Certificate of Insurance.

TEDSI and its Team of subconsultants conduct a wide variety of engineering services which include but are not limited to the following:

- | | |
|--------------------------------------|---|
| 1. Traffic Engineering Studies | 8. FAA Regulations |
| 2. Syncchro Modeling and Analysis | 9. Subsurface Utility Engineering |
| 3. Accident analysis | 10. Design and Construction Document Preparation |
| 4. Surveying | 11. Construction Administration and bidding reviews |
| 5. Traffic Signal Design | 12. Project documentation and Permitting Process |
| 6. Traffic Signal Timing and Phasing | 13. Project Closeout, as-builts |
| 7. Signing and Pavement Markings | |

TEDSI pledges to provide, as a minimum, the following services and deliverables:

1. Coordination with the Airport / FAA regarding vertical restrictions
2. Traffic Data Collection
3. Traffic Engineering Study Report & Recommendations
4. Topographic Survey
5. Preparation of Construction Documents
6. Traffic Signal Phasing & Timing plans
7. Electronic CAD Files in AutoCAD or Microstation for all drawings related to the design
8. Synchro Files
9. MS Word File for the Traffic Signal Specifications
10. MS Excel File for the Traffic Signal Cost Estimate

TEDSI's Team philosophy towards customer services include:

- **ABILITY TO HELP MUNICIPALITIES TO OBTAIN GRANTS AND FUNDING OPPORTUNITIES**
- **ABILITY TO MEET SCHEDULES OR DEADLINES**
- **ABILITY TO COMPLETE PROJECTS WITHOUT MAJOR COST OR OVERRUNS**
- **KNOWLEDGE OF ALL APPLICABLE LAWS, STATUTES, ORDINANCE, RULES, REGULATIONS OR REQUIREMENTS**
- **ABILITY TO MANAGE AND INSPECT PROJECT CONSTRUCTION**

All these beneficial approaches to the city will be further discussed in Section 5.

2. TEAM LEADER / PROJECT MANAGER

Mr. Eric R. Dietrich (Texas P.E. No. 94970, PTOE No. 1590) - TEDSI

The designated Project Manager, Mr. Eric R. Dietrich, P.E. PTOE, has availability to commit the necessary time to complete the Weslaco Traffic Engineering Project(s). He and the entire Key/Support Personnel are ready to meet the opportunities granted by the City of Weslaco under this contract.

Mr. Dietrich has over 26 years of experience in traffic and transportation engineering. Mr. Dietrich began employment with TEDSI in 1998. Mr. Dietrich has a thorough working knowledge of the design requirements set forth by the American Association of State Highway Transportation Officials (AASHTO) and the Texas Department of Transportation (TxDOT). This knowledge coupled with his experience in developing Traffic projects for both the public and private sector have given Mr. Dietrich the ability to successfully bring projects from conception to construction. He is precertified by TxDOT in 8 different categories, the majority being in the groups of Traffic Engineering and Operations Studies and Traffic Design. Mr. Dietrich will be available to commit at minimum 60% of his time to the project; additional time will be allocated as necessary.

As an experienced Traffic Operations Engineer, Mr. Dietrich has led multiple projects involving traffic studies. As an example, Mr. Dietrich completed over 1,000 miles of speed zones strip maps development for several TxDOT Districts including Pharr, Laredo, El Paso and Fort Worth. Aside from the development of speed zones strip maps for those Districts, Mr. Dietrich completed numerous traffic studies such as Multi-way stop and Signal Warrants Analyses, Pedestrian Studies, Traffic Impact Studies, Feasibility and Route studies, Ramps Analysis, Weaving Analysis, Freeway Capacity Analysis and Illumination Warrants Analyses.

Mr. Dietrich has also completed numerous studies involving illumination analysis using AGI 32 software and completed the design using conventional and High Mast assemblies. Mr. Dietrich also completed several ITS projects.

In terms of Traffic Design, Mr. Dietrich developed multiple traffic signals designs for conventional intersections, T-intersections, diamond intersections and special design intersections such as DDI's and roundabouts. Mr. Dietrich not only designed the intersections, but also performed the traffic analyses to determine the appropriate traffic control design for

each situation. He used many of the industry's Manuals and various tools such as Synchro, SimTraffic, Highway Capacity Software, etc.

Mr. Dietrich also designed small and large signs and pavement markings for facilities ranging from rural two-way lanes to multi-lane highways and complex freeways.

Among the recently completed Traffic Projects managed by Mr. Dietrich are:

1. **US 377 between Pirate Drive and Overstreet Boulevard in the City of Granbury/Hood County, Texas, TxDOT (Fort Worth District)**
2. **FM 1516 from FM 78 to IH 10 – City of Converse, Bexar County, Texas, TxDOT (San Antonio District)**
3. **HSIP Signal Designs for 6 Intersections in the City of Mission, Texas, TxDOT (Pharr District)**
4. **Traffic Signals at two West Spur 54 Intersections Project in the City of Harlingen, Texas, TxDOT (Pharr District)**
5. **Bentsen Rd from Buddy Owens Blvd to Auburn Ave Traffic Study for City of McAllen, Texas, TxDOT (Pharr District)**
6. **FM 509 from US 281 to IH-69E Feasibility Study for City of Harlingen / RGV MPO**
7. **Dana Rd from FM 3248 to FM 802 Feasibility Study in San Benito, Texas for CCRMA**

Mr. Dietrich will be available to commit at minimum 80% of his time to the projects; additional time will be allocated as necessary. *Please refer to F330 resume for specific project involvement.*

Team composition and staff including all Key Personnel are shown in the Organizational Chart.

ORGANIZATIONAL CHART

REQUEST FOR QUALIFICATIONS FOR TRAFFIC ENGINEERING SERVICES INTERSECTION OF VOTECH DR AND PIKE BLVD - RFQ No. 2024-25-07



TEDSI

Principal In Charge

Jesse Salinas

Deputy Project Manager

Jules M. Morris PE

Project Manager

Eric R. Dietrich, PE, PTOE

QA/QC Manager

Donato Solis

TRAFFIC ENGINEERING SERVICES

**Traffic Engineering
Studies and Design**

Traffic Engineering Study Report and Recommendations
Level of Service / Capacity Studies (Synchro Files and Reports)
Speed Studies

Traffic Control Warrant Studies
Safety Assessment (Crash Analysis)
FAA Regulations and FAA Coordination
Plans, Specifications & Estimates Development & Review
Bicyclist & Pedestrian Facilities (ADA Compliance)
Signing and Pavement Markings Design
Traffic Signals Design (Phasing and Timing Plans)
Roadway Illumination Design
ROW Acquisition
Utility Coordination
Traffic Control Plan Development
QA/QC Procedures
Cost Estimate Services

**Procurement and Construction
Engineering Inspection**

Bid Documents/Evaluation
Pre-bid Conference
Award Recommendation
Pre-Construction Meeting
Construction Inspection
Request for Payment
Change Orders
Walk Through
Punch List & Close-Out Documents

**Related Advanced Planning and
Civil Improvement Services**

Benefit to Cost Analysis (BCA)
Feasibility/Corridor/Route Studies
Schematics
Preliminary Engineering Report
Roadway Modifications
Drainage Modifications

Task Leader

Paul E. Bright, PE, RPLS

Task Leaders

Jose A. Sanchez, PE

Task Leader

Ponciano N. Longoria, PE, CFM

Support Personnel

Evan Roberts, PE, CFM
Marcos De Leon, EIT
Jose L. Vasquez
Martin Fonseca

Support Personnel

Martina Mejia, PE
Mallikarjuna R. Neelapu, PE
Yohannes Tadesse, PE
Leonel Ramirez, EIT
Julio Perez, Senior Cadd Technician

Support Personnel

Ruben Cantu, EIT
Carolina Ramirez, EIT
Armando Diaz
Alex Salinas

SUBCONSULTANTS



Traffic Data Collection

Task Leader

Teresa Hernandez



Topographic Surveying

Task Leader

Kurt Schumacher, RPLS



Subsurface Utility Engineering

Task Leader

Chris Rodriguez, PE

Key Personnel information is provided below.**PRINCIPAL IN CHARGE - Mr. Jesus Salinas - TEDSI**

Mr. Salinas has over 42 years of comprehensive experience in design management of traffic and transportation infrastructure projects. Mr. Salinas will be available to commit at minimum 80% of his time to the projects; additional time will be allocated as necessary.

DEPUTY PROJECT MANAGER - Mr. Jules M. Morris, Jr. (Texas P.E. No. 73543) - TEDSI

Mr. Morris has over 38 years of experience in roadway design and traffic engineering. His past design experience includes both preliminary and final roadway geometry utilizing RDS roadway CADD schematics, roadway widening, parking lot design and drainage improvements. Traffic engineering experience includes freeway capacity/level of service analysis, traffic impact studies, signal warrant studies and the design of traffic control plans, traffic signalization, intelligent transportation systems (ITS), signing, pavement markings and roadway illumination. Mr. Morris will be available to commit at minimum 80% of his time to the projects; additional time will be allocated as necessary.

TRAFFIC ENGINEERING STUDIES AND DESIGN - Mr. Jose A. Sanchez (Texas P.E. No. 87890) - TEDSI

Mr. Sanchez has over 30 years of comprehensive experience in the design of traffic and transportation engineering projects. Project experience includes Traffic Engineering Studies as well as Plans, Specifications and Estimates (PS&E) for various projects such as traffic signal design, intelligent transportation systems design, traffic control design, illumination design, signing design, pavement marking design, Toll Gantries design, Toll Concept of Operations, Toll Business Rules, Toll System Integrator RFP, roadway design, hydrologic/hydraulic studies, FEMA Benefit-Cost-Analysis, roadway drainage design, waterline design, SW3P design for urban/rural freeway, arterial facilities and collector roads. Mr. Sanchez will be available to commit at minimum 75% of his time to the Design of Traffic Engineering Projects; additional time will be allocated as necessary. *Please refer to F330 resume for specific project involvement.*

QA/QC MANAGER - Mr. Donato Solis - TEDSI

Mr. Solis has over 38 years of comprehensive experience in design, Plan Reviewer and Construction Inspection. Project experience includes QA/QC, reading construction plans, material testing, construction records, coordination of meetings, progress reporting, overseeing of project, scheduling and budget management. His experience helps him manage construction projects as he is familiar with all aspects of projects from conceptual PS&E and construction. Mr. Solis will be available to commit at a minimum of 65% of his time.

ADVANCED PLANNING AND CIVIL IMPROVEMENT SERVICES TASK LEADER – Mr. Paul Bright (Texas P.E. No. 61108, Texas RPLS No. 4730) - TEDSI

Mr. Bright has over 30 years' experience in planning, schematic development, and preparation of plans, specifications, and estimates (PS&E) on projects for multiple TxDOT Districts and toll road agencies. Roadway Experience includes All roadway alignment design, typical sections, traffic control plans, ADA compliant facilities, and cross sections. His drainage expertise includes drainage area design, hydrologic runoff calculations, culvert layouts and hydraulic calculations, storm sewer design, EPIC sheets, and SW3P. His traffic designs include large overhead guide signs, small sign layouts and summaries, and pavement marking layouts. He has been responsible for complex interchange bridge layouts, retaining wall layouts, cost estimates, general notes, and construction scheduling. Paul is skilled in developing MicroStation 3D models for existing and proposed conditions.

Mr. Bright will be available to commit at minimum 60% of his time to the projects; additional time will be allocated as necessary. *Please refer to F330 resume for specific project involvement.*

CONSTRUCTION ENGINEERING TASK LEADER - Mr. Ponciano N. Longoria (Texas P.E. No. 92969, CFM #1554-09N TxDOT Certification #13335) - TEDSI

Mr. Longoria has over 24 years of comprehensive experience in the design and construction management of civil and traffic engineering projects. Project experience include Hydrologic and Hydraulic studies, Traffic Engineering Studies as well as Plans, Specifications and Estimates (PS&E) for various projects such as traffic signalization, traffic control, signing, pavement markings, roadway design and drainage design/analysis, transportation and construction management services for municipal facilities, Federal Emergency Management Agency (FEMA), Texas Water Development Board (TWDB) and Texas Commission on Environmental Quality (TCEQ), Federal Transit Administration (FTA), and the Texas Department of Transportation (TXDOT) Projects. Mr. Longoria will be available to commit at minimum 60% of his time to the projects; additional time will be allocated as necessary. *Please refer to F330 resume for specific project involvement.*

RELATIONSHIP WITH SUBCONSULTANTS

TEDSI has an excellent reputation for working closely with a variety of subconsultants. We have selected, for this procurement, **CJ Hensch Associates, Inc - Miovision (CJH)** to lead Traffic Data Collection, **Kane-Lindsey, Inc. (K-L)** to lead Topographic Surveying and **GDJ Engineering (GDJ)** to lead Subsurface Utility Engineering. All sub consultants are registered with the Texas Board of Professional Engineers and Land Surveyors and have no pending violation(s) nor any pending litigation.

CJ HENSCH ASSOCIATES, INC (Miovision) – TRAFFIC DATA COLLECTION

CJ Hensch & Associates, Inc. (CJH) was established in 1995 and was acquired by Miovision in late 2023. CJH specializes in traffic data collection and provides engineering studies for governmental agencies, engineering firms, and developers. CJH has qualified staff and modern data collection equipment available to conduct several large projects simultaneously. CJH is the largest traffic data collection service in Texas, and has gained a reputation for dependable service, integrity and a customer-first mentality. Together with Miovision, CJH will utilize the latest technologies to provide fast and reliable traffic data and insights to our customers.

DATA COLLECTION TASK LEADER – Mrs. Teresa Hernandez

Mrs. Hernandez has 19 years' experience conducting and coordinating all phases of traffic engineering studies. Mrs. Hernandez is responsible for managing and coordinating all projects for the Dallas-Fort Worth office. Her other duties for CJH include the hiring and training of all DFW employees; technical support and training; and contacting new and potential clients. She strives to always provide the best quality data to her clients.

Mrs. Hernandez will be available to commit at minimum 60% of his time to the projects. *Please refer to F330 resume for specific project involvement.*

KANE-LINDSEY LLC – LAND SURVEYING CONSULTANTS

As a minority owned, full-service land surveying firm, Kane Lindsey, LLC (KANE LINDSEY) was incorporated in the Rio Grande Valley in October 2020. We currently have one (1) office located at 2805 Fountain Plaza Blvd., Suite B in Edinburg, Texas where all services are provided to our clients.

Our team members are full-time residents of Hidalgo County and are familiar with the geography, history, and culture of the Rio Grande Valley basin. What sets KANE LINDSEY apart is our hands-on approach to our work, ensuring your vision of success. We pride ourselves on building collaborative relationships with our clients and providing individualized attention throughout the project, allowing you to meet your targeted goals. No matter the size or specs of your project, KANE LINDSEY possesses the staff, technology, and additional resources necessary to provide real solutions on time and within budget. Project experience includes, but is not limited to, right-of-way mapping, parcel exhibits and descriptions for real estate acquisition,

topographical surveys for engineering design, horizontal and vertical control networks, hydro excavation, and construction staking.

SURVEYING TASK LEADER – Mr. Kurt Schumacher (Texas R.P.L.S. No. 6333)

Kurt will serve as the Task Leader and will be the direct contact for communication and correspondence with the City of Weslaco. Kurt has over 23 years of land surveying experience, which includes 12+ years of experience providing boundary, topographic surveys for engineering design, construction surveying, Right-of-Way mapping, establishing Horizontal/Vertical Control Networks, as-built surveys, and surveying support for Schematic and PS&E design for multiple Hidalgo County & Cameron County Capital Improvement projects. Mr. Schumacher will be available to commit at minimum 60% of his time to the projects. *Please refer to F330resume for specific project involvement.*

GDJ ENGINEERING

GDJ Engineering LLC. (GDJ) is a diverse, multi-discipline engineering company with experience in a wide variety of fields including transportation planning, hydrologic analysis/design, surveying, highway/civil engineering, structural/bridge engineering, construction management, environmental analysis/permitting, and construction management. GDJ personnel have combined experience of over 85 years. Our engineers and designers possess the knowledge for planning, design, construction, and management of the infrastructure critical to the growth of our region and the state.

SUBSURFACE UTILITY ENGINEERING TASK LEADER – Mr. Christopher Rodriguez (Texas P.E. No. 107962)

Mr. Rodriguez has over 20 years of experience in the design and management of various public improvement projects. He had previously worked for both the Texas Department of Transportation (San Benito Area Office) and L&G Engineering which provided him with excellent hands-on experience as to how multiple government entities function. He has worked on multiple aspects of transportation and drainage projects, from planning and PS&E preparation, Hydrology & Hydraulics Design to construction phase services. Mr. Rodriguez will be available to commit at minimum 60% of his time to the projects. Please refer to F330resume for specific project involvement

4. PROJECT EVALUATION / COMPARABLE SERVICES

TEDSI is capable of providing all services listed in Par III.B. However, as per RFQ requirements, TEDSI selected two items from the list in Par III.B:

1. Coordination with the Airport / FAA regarding vertical restrictions

2. Preparation of Construction Documents

TEDSI recognizes that these two items are of particular interest for the decision to be made regarding the Type of Control appropriate for the intersection of VoTech Dr and Pike Blvd given the proximity of the intersection to the Mid Valley Airport - KTXW and existing traffic control and geometric conditions.

1. Case History for 3 projects completed by TEDSI in recent years that required Coordination with the Airport / FAA regarding vertical restrictions:

A. US 281 from 0.690 miles south of SH 186 to 0.34 miles north of FM 490, Hidalgo County, Texas, TxDOT (Pharr District)

The traffic PS&E was associated with widening and construction of 7.1 miles of main lanes, bridge approaches and frontage roads along US 281. The purpose of the project is to upgrade the existing US 281 corridor to Interstate standards for the upcoming IH 69 designation. Special features for this project include the proximity to City of Edinburg's South Texas International Airport as well as the tentative tie-in for future IBTC corridor at FM 490. Traffic

engineering tasks included Traffic Signal and Illumination warrants, development of proposed illumination layouts, underpass lighting layouts, lighting contour analysis, FAA coordination for high mast assemblies, flashing beacon layouts at 3 locations, intelligent transportation systems layouts, signing layouts, large sign panel details, overhead sign structure layouts, pavement marking layouts, summary of quantities, standards, specifications, and estimates. Since TEDSI ran the illumination design using conventional and LED High Mast Assemblies and the project is in the vicinity of the South Texas International Airport at Edinburg, TEDSI coordinated with FAA to make sure no regulation was overlooked. TEDSI has extensive experience in City, County, State and Federal projects. For the success of the project design, TEDSI coordinated with the prime consultant, other specialties subconsultants, TxDOT Pharr District and FAA. The project is currently at a 100% completion rate. TEDSI completed its tasks within budget and within allocated time to complete the design.

B. Montana Ave (US 62/180) – Global Reach Dr to LP 375, City of El Paso, Texas, TxDOT (El Paso District)

The traffic PS&E was associated with widening of US 62/180 from 0.5 Miles West of Global Reach to 0.5 Miles East of Loop 375 located within El Paso County, Texas. TEDSI was responsible for 5 miles of PS&E for ITS System including 7 CCTV, 6 multi-lane Bluetooth detection, 6 Radar Vehicle detectors, 8 LED DMS, 2 HAR integrated using over 16 miles of single mode fiber optic, 16 cabinets, 70 patch panels, 6 ITS poles, 128 TY 1 ground boxes and one TY 2 ground box w/splice enclosure. Additional Traffic engineering tasks included Illumination warrants, development of proposed illumination layouts, underpass lighting layouts, lighting contour analysis and FAA coordination for high mast assemblies. Since TEDSI ran the illumination design using LED High Mast Assemblies and the project is in the vicinity of the El Paso International Airport, TEDSI coordinated with FAA to make sure no regulation was overlooked. TEDSI has extensive experience in City, County, State and Federal projects. For the success of the project design, TEDSI coordinated with the prime consultant, other specialties subconsultants, TxDOT El Paso District and FAA. The project is currently at a 100% completion rate. TEDSI completed its tasks within budget and within allocated time to complete the design.

C. US 377 between Pirate Drive and Overstreet Boulevard in the City of Granbury, Hood County, Texas, TxDOT (Fort Worth District)

The project is 1.38 miles long and covers a segment of US 377 with partial control of access and another segment access controlled. It consists of reconstructing an arterial from rural to urban section, including frontage roads in both directions. It also includes reconstructing underpass bridges at FM 51 and SH 144 as well as adding a second bridge over Brazos River for the southbound traffic. TEDSI was retained as a subconsultant to assist in the following disciplines: Traffic Signal and Illumination warrants, small and large signing and pavement markings design, Illumination design, Temporary Traffic Signals at seven locations for several phases of construction and permanent traffic signal design and upgrades at 4 intersections, (1) new signalized diamond intersection, two (2) existing signals needing updates, and one (1) Diamond Intersection modification to a Diverging Diamond Intersection (DDI). TEDSI also closely coordinated with the prime consultant to develop SW3P sheets as needed for each of the 10 phases described in the TCP narrative. Since TEDSI ran the illumination design using LED High Mast Assemblies and the project is located in the vicinity of Granbury Regional Airport, TEDSI closely supported the prime for coordination with FAA to make sure no regulation was overlooked. TEDSI has extensive experience in City, County, State and Federal projects. For the success of the project design, TEDSI coordinated with the prime consultant, other specialties

subconsultants, the City of Gransbury for aesthetics preferences, TxDOT Fort Worth District and FAA. The project is currently at a 100% completion rate. TEDSI completed its tasks within budget and within allocated time to complete the design.

Section 5 of the SOQ describes how TEDSI participated in the coordination efforts to overcome the challenges for each of the projects.

2. Case History for 3 projects completed by TEDSI in recent years that required Preparation of Construction Documents

A. FM 1516 between FM 78 and IH-10 – City of Converse – Bexar County, Texas, TxDOT (San Antonio District)

This project consisted in the reconstruction and widening of 3.693 miles of roadway from an existing two-lane to a proposed 4-lane divided curb and guttered facility with bike lanes and sidewalks on both directions. Project included design of a drainage system, bridge structures, retaining walls, noise control walls and signal improvements. The rolling terrain and the considerable number of reimbursable and non-reimbursable utilities to be relocated, plus the high volume of vehicular traffic made the project particularly challenging, especially the utility coordination and phasing of the traffic control due to the presence of several school campuses and the continuous growing of residential and commercial developments along the segment during the design. TEDSI was the prime consultant, so the coordination with multiple institutions like the multiple utility companies, local school district, City of Converse, Bexar County and TxDOT made it even more difficult. The traffic aspects of the project included Traffic Signal Warrants for 5 intersections and the subsequent Traffic signal design for previously unsignalized intersections and upgrades for signalized intersections. Due to the high presence of pedestrians/students, of specific interest was the design of the signals adhering to all ADA regulations, including the temporary traffic signals to operate during construction. Additionally, signing and pavement markings were prepared considering not only vehicular traffic but transit vehicles and bicycle circulation as well following the latest standards and specifications.

B. Development of Plan for Second Exit from Pharr International Bridge POE to BSIFt, Pharr Texas, TxDOT (Pharr District)

TEDSI provided preliminary engineering services for the development of conceptual plan views, associated design necessary for development of plan view, probable estimate of construction costs, assist the City of Pharr (COP) and PIB with submission of Coordinated Border Infrastructure (CBI) Program Funding Application and Advanced Funding Agreement (AFA) with Texas Department of Transportation (TxDOT) and review and assistance in determining professional services needed for approval to construct proposed improvements. The project site is located at the PIB General Service Administration's (GSA) Pharr Port of Entry (PPOE) Inspection facility. TEDSI prepared a complete roadway and drainage PS&E package for this project. In terms of Traffic Services Mr. Dietrich prepared Signing and Pavement Markings layout sheets, Summary of Small Signs, Sign Details and Summary of Pavement Markings. Mr. Dietrich prepared an Illumination Study, Illumination Sheets and Summary of Illumination. Mr. Dietrich prepared Construction Cost Estimates for SPM and Illumination.

Project involved coordination with multiple Local, State and Federal Agencies (GSA, CBP, TxDOT and USDOT-FMCSA). Estimated Construction Project Cost: \$8 M

C. Brownsville - Los Fresnos Hike & Bike Trail, Brownsville Texas, City of Brownsville, TxDOT (Pharr District)

The purpose of this project is to prepare a Plans, Specifications and Estimates (PS&E) and Construction Support Services for the Brownsville-Los Fresnos Hike & Bike Trail.

Mr. Dietrich and Mr. Longoria were responsible for the Project Management and Construction Support Services for this project, which consists of the construction of a 10' trail, installation of a prefabricated bridge, drainage, solar lighting, rest areas, picnic tables, benches, trash compactors, fence barriers, canopies/pergolas, and fixit bike stations. preparation of bid documents, attending a pre-bid meeting, bid evaluations, award recommendation, preconstruction meeting, RFI's, submittals, and project closeout.

Tasks as follows:

- **Surveying Services**
- **Environmental Services**
- **Engineering Services**
- **Bidding and Negotiating Services**
- **Construction Management Services**

Section 5 of the SOQ describes TEDSI efforts to overcome the challenges for each of the projects.

Comparable Traffic Engineering Studies and Traffic Design projects that TEDSI has completed in South Texas and other regions of the State of Texas:

Traffic Signal Warrant Analysis. Mr. Dietrich completed System-wide Traffic Signal Warrants Analyses for the proposed SH 365 and IBTC toll roads to be constructed in Hidalgo County in the near future.

Mr. Dietrich performed over a hundred traffic engineering analyses for TxDOT Pharr District Traffic Engineering Contracts to determine the need for installation of traffic signals, multi-way stop signs and left-turn bays at various locations in Hidalgo, Cameron, and Willacy Counties in Texas.

Traffic Impact Studies. Mr. Dietrich performed numerous traffic impact analyses and access management studies at several locations such as Weslaco High School, Mc Allen Convention Center, South Texas Community College, Laredo Community College and various privately owned residential and commercial developments in the Rio Grande Valley area and the city of Laredo, Texas.

Signalization. Traffic signal design involves the preparation of plans, specifications, and estimates for the installation of traffic signals. Mr. Dietrich experience includes numerous TxDOT projects with the districts of San Antonio, Pharr and Laredo as well as projects for the Cities of Laredo, Edinburg, Brownsville and San Antonio. These projects involved the design of both, span wire and mast arm mounted traffic signals for intersections with various geometric configurations including conventional intersections, diamond interchanges, closely spaced intersections, pedestrian signals and "T" intersections.

Examples of TxDOT San Antonio District projects include, among others:

Loop 1604 at Huebner Rd - Diamond interchange.

Loop 1604 at FM 2252 (Nacogdoches Rd) - Diamond interchange.

Loop 1604 at Rogers Ranch Pkwy/Bitters Rd - Diamond interchange.

TxDOT San Antonio District upgraded several segments along Loop 1604. One of these upgrade projects consisted in adding turnaround bridges for three elevated intersections. Mr Dietrich developed the Plans, Specifications & Estimates (PS&E) for

signing, illumination, pavement markings and the upgrade of the signals following TMUTCD guidelines, NEC standards and TxDOT's standards, specifications, and design criteria. Given that one of these locations required accommodation of pedestrian signals and curb wheelchair ramps, Mr. Dietrich followed all pertinent TAS and ADA guidelines (eg, dimensions, slopes and surface requirements for wheelchair ramps, accessible pedestrian's push buttons, etc) for compliance of applicable standards. Mr. Dietrich used the latest technology, including LED bulbs, LED pedestrian signal heads and Audible Pedestrian Signal (APS) units as well as radar presence (RPDD) and advance (RADD) detection.

Traffic Signal Timing. Mr. Dietrich past experience includes numerous TxDOT projects with the districts of Pharr, Laredo and El Paso which required the preparation of timing charts for diamond type intersections. Examples of these projects include, among others, US 83 in Palmview (4 diamond interchanges), US 83 in Weslaco (6), US 83 in Mercedes (4), US 77/83 in Brownsville (6) and IH-10 in El Paso (3). Mr. Dietrich also prepared timing charts for conventional intersections at numerous locations for Hidalgo County and City of Brownsville and performed coordinatability analysis and preparation of timing charts for closed loop systems such as the one involving coordination of 7 traffic signals along SH 107 (Conway Ave) in the city of Edinburg, Texas.

Donna - Rio Bravo International Bridge Traffic Study, Donna, Texas. The project included an update of four nearby border crossings (Hidalgo, Pharr, Progreso, and Los Indios), a review of the study area, crossing trends and variations, travel patterns, and traffic projections of both northbound and southbound vehicle and pedestrian traffic. Mr. Dietrich prepared and completed the report that was utilized to justify the need for an additional port of entry in the Rio Grande Valley and help obtain the Presidential permit to construct the international crossing. Project involved coordination with multiple Local, State and Federal Agencies. Estimated Construction Project Cost: \$30 M

FM 509 Route Feasibility Study. South of Harlingen, Texas. Rio Grande Valley Metropolitan Planning Organization (RGVMPO). Mr. Dietrich managed a multidisciplinary team to consider the feasibility of widening to four lanes and a continuous-two-way-left-turn-lane the currently two-lane FM 509 corridor that connects the I-2 Expressway in Harlingen with the International Bridge of Los Indios. The assessment included traffic projections, a traffic operational analysis, an environmental analysis, and a preliminary drainage analysis. Results of the various analyses and recommendations were compiled in a Route Feasibility Study Report which was presented to City of Harlingen, RGVMPO and TxDOT for review and approval.

UTRGV Pedestrian Safety Enhancements Study, City of Brownsville, Texas. Pedestrian Study along University Dr - Ringgold Rd to E. Jackson Rd. Analyzed vehicular and pedestrian activity. Performed and calibrated 12-hr volume and pedestrian counts and 7 locations, crash analysis, marked crosswalks analysis, traffic signal warrants and pedestrian hybrid analysis. Short-term recommendations included signing, striping, ADA ramps, removal of existing crosswalks at 2 locations, and MBGF installation. Long-term recommendations included in roadway lights, pedestrian hybrid beacons installation at 2 locations, traffic signal installation at 2 locations. Construction Cost was provided for short-term and long-term recommendations.

City of Port Neches, Texas Traffic Study. Mr. Dietrich conducted a traffic study for the Port Neches Riverfront Development and the reconstruction of the Woodcrest Intermediate School Campus within the City of Port Neches, Texas. The study had multiple purposes. They were: Evaluate vehicle stacking along Heisler St, Jackson Ave and Block St. for the time when Woodcrest students are being picked up by parents. Conduct a signal warrant analysis for intersections of Port Neches Ave at Nall St and at Block St. Perform traffic impact analysis for the proposed development. Evaluate intersection sight distance at the intersection of Port Neches Ave at Montgomery St. and provide recommendations to mitigate any sight distance issue.

Evaluate existing speed limits on Port Neches Ave, Llano St and Lee Ave. Propose additional measures to discourage the use of Montgomery St., Marion St., Dallas St. and Llano St, as access routes to the Riverfront Development. After performing the various analyses, Mr. Dietrich recommended multiple improvements to solve the queueing concerns at the Woodcrest elementary school campus and the various measurements to be taken to mitigate impacts as a result of the additional vehicular traffic accessing the Riverfront Development.

Pharr – Reynosa Bridge Border Safety Facility Inspection (BSIF), Pharr, Texas. Mr. Dietrich participated as project engineer in the preparation of a complete Signing and Pavement Markings, Illumination and TMS PS&E for the above captioned project. This project involved the installation of a Vehicle Screening System (VCS) including Weigh in Motion System, Dimensioning System, Static Scales and Snapshot cameras as well as a Transponder System, a Flow Manager System, CCTV cameras, DMS and VIVDS at the Pharr – Reynosa Bridge (BSIF) in Pharr, Texas. The project included an Estimated Construction Cost Estimate for the SPM, Illumination and TMS Elements, diagrams and layouts, TMS details plus the selection of applicable standards and specifications. Project involved coordination with multiple Local, State and Federal Agencies (GSA, CBP, TxDOT and USDOT-FMCSA). Estimated Construction Project Cost: \$23 M.

Price Rd - Land O Lakes Dr to Crownridge Dr, City of Brownsville, Texas. Traffic engineering tasks included inventory of existing conditions, 24-hr volume counts at the intersections of Price Rd/Waterside Dr and Price Rd/Land O Lakes Dr, traffic signal warrant analysis, spot speed analysis, crash analysis, crosswalk analysis, pedestrian hybrid analysis, and in-roadway lights analysis for corridor. Recommended installation of traffic signal at intersection of Price Rd and Waterside Dr/Medical Center, installation of an overhead flashing beacon at the intersection of Price Rd/Land O Lakes Dr, as well as signing, pavement markings, and ADA improvements.

UTRGV Pedestrian Safety Enhancements Study, City of Brownsville, Texas. Pedestrian Study along University Dr - Ringgold Rd to E. Jackson Rd. Analyzed vehicular and pedestrian activity. Performed and calibrated 12-hr volume and pedestrian counts and 7 locations, crash analysis, marked crosswalks analysis, traffic signal warrants and pedestrian hybrid analysis. Short-term recommendations included signing, striping, ADA ramps, removal of existing crosswalks at 2 locations, and MBGF installation. Long-term recommendations included in roadway lights, pedestrian hybrid beacons installation at 2 locations, traffic signal installation at 2 locations. Construction Cost was provided for short-term and long-term recommendations.

Below is a list of 3 related municipal projects with dates, addresses and phone numbers of representatives of these municipal projects who can be contacted as references:

1. **Bentsen Rd from Buddy Owens Blvd to Auburn Ave Traffic Study for City of McAllen, Texas, TxDOT (Pharr District) - 2023**
René González P.E. - Transportation Engineer - City of McAllen
301 N 15th St, McAllen, TX 78501
Ph (956) 681-1150 - rgonzalez@mcallen.net
2. **HSIP Signal Designs for 6 Intersections in the City of Mission, Texas, TxDOT (Pharr District) -2023**
Juan Pablo “JP” Terrazas, P.E. - City Engineer City of Mission
1201 E. 8th St. Mission, TX 78572
Ph (956) 585-3275 - jpterrazas@missiontexas.us
3. **Traffic Signals at two West Spur 54 Intersections Project in the City of Harlingen, Texas, TxDOT (Pharr District) - 2023**

Mr. Luis Vargas, P.E., CFM City Engineer City of Harlingen
24200 FM 509. Harlingen TX 78550
Ph (956) 216-5253 - lvargas@harlingentx.gov

5. UNDERSTANDING OF THE PROJECT

DESIGN CHALLENGES – Coordination with the Airport / FAA regarding vertical restrictions:

A. US 281 from 0.690 miles south of SH 186 to 0.34 miles north of FM 490, Hidalgo County, Texas, TxDOT (Pharr District)

Jose A. Sanchez, P.E. from TEDSI, prepared Illumination PS&E for TxDOT Pharr District. US 281 High Mast Illumination Assemblies are subject to FAA approval due to proximity to the South Texas International Airport at Edinburg TX.

Challenge - provide continuous lighting using HMA and secure FAA approval.

Solution

Design

Determined feasibility of using HMA for corridor.

Prepared a lighting contour study to illustrate the proposed design along US 281 corridor.

TEDSI proposed the installation as follows:

20 - 40' conventional luminaires in the vicinity of the international airport

16 - 150' HMA

2 - HMA luminaire upgrades to LED

FAA coordination

Determined latitude, longitude, site elevation, elevation above ground level, and elevation above mean sea level for all HMA.

Prepared and submitted FAA form 7460-1 "notice of proposed construction or alteration" for each HMA.

FAA issued a "Determination of No Hazard to Air Navigation" for HMA in the proximity of the international airport.

B. Montana Ave (US 62/180) – Global Reach Dr to LP 375, City of El Paso, Texas, TxDOT (El Paso District)

Jose A. Sanchez, P.E. from TEDSI prepared ITS and illumination PS&E for TxDOT El Paso District. Montana Ave illumination assemblies are subject to FAA approval in the areas near El Paso International Airport. The Montana Feasibility Study recommended a combination of conventional luminaires in the vicinity of the airport then transitioning to HMA for the rest of the project.

Challenge - Provide Continuous Lighting using 100% HMA and Secure FAA approval

Solution

Design

Determined feasibility of using HMA for the entire corridor. Held a coordination meeting with TxDOT, FAA, El Paso International Airport, and Prime Consultant to discuss HMA in the vicinity of airport. TEDSI prepared a Schematic Plan and Profile delineating the following from the airport runway:

- A 34:1 approaches the surface slope for approximately 1 mile.
- followed by a horizontal surface elevation at 4110' Mean Sea Level (MSL) for approximately 4900'
- last a 20:1 conical surface slope

TEDSI analysis indicated that 100' HMA would fall under the 4100' MSL. A Lighting Analysis was done using AGi32 to determine limits of 100' HMA and transition points to 150' HMA.

TEDSI proposed the installation of 31 HMA as follows:

8 - 100' HMA from Global Reach Dr to Lee Trevino Dr and

23 - 150' HMA East of Lee Trevino Dr to LP 375

FAA Coordination

Determined latitude, longitude, site elevation, elevation above ground level, and elevation above mean sea level for all HMA. Prepared and submitted FAA form 7460-1 "Notice of Proposed Construction or Alteration" for each HMA. Initially, FAA objected to the construction of 28 out of 31 HMA. TEDSI advised FAA certified surveys will be prepared for 28 HMA. TEDSI requested TxDOT to prepare 28 Certified Surveys. TEDSI provided multiple comments for certified surveys to ensure no discrepancies between FAA form 7460-1 and certified surveys. TEDSI requested FAA to re-evaluate the 28 HMA initially rejected. After FAA re-evaluated 28 HMA w/certified surveys, FAA approved the construction of all 31 HMA

TEDSI transferred FAA cases to TxDOT once FAA approved construction of all HMA.

Post construction FAA permits handled by TxDOT during construction: 7460-2 Part 1 and Part 2.

C. US 377 between Pirate Drive and Overstreet Boulevard in the City of Granbury, Hood County, Texas, TxDOT (Fort Worth District)

Jose A. Sanchez, P.E. from TEDSI, prepared Illumination PS&E for TxDOT Fort Worth District. US 377 High Mast Illumination. Assemblies are subject to FAA approval due to proximity to the South Texas International Airport at Edinburg TX.

Challenge - provide continuous lighting using HMA and secure FAA approval.

Solution – Same procedures as for the two previous projects were coordinated with prime consultant and used to obtain clearance from FAA.

COMPLEX DESIGN CHALLENGES – Preparation of Construction Documents

A. FM 1516 between FM 78 and IH-10 – City of Converse – Bexar County, Texas, TxDOT (San Antonio District)

Besides completing all the plans and supporting documentation for this project, TEDSI was specifically retained to provide Construction Phase Services which included:

- Coordination with Subconsultants and Utility Companies
- Assisting in the preparation of Change Orders
- Review and approval of Shop Drawings
- Respond to RFI's
- Provide Minor redesign services if necessary
- Answer general questions and clarifications

As explained in the previous section, the rolling terrain and the considerable number of reimbursable and non-reimbursable utilities to be relocated, plus the high volume of vehicular traffic made the project particularly challenging, especially the utility coordination and phasing of the traffic control due to the presence of several school campuses and the continuous growing of residential and commercial developments along the segment during the design. TEDSI was the prime consultant, so the coordination with multiple institutions like the multiple utility companies, local school district, City of Converse, Bexar County and TxDOT made it even more difficult.

B. Development of Plan for Second Exit from Pharr International Bridge POE to BSIFt, Pharr Texas, TxDOT (Pharr District)

The main challenge for the preparation of Construction Documents and provision of Construction Support Services for this project was consolidating the guidelines, standards, specifications and procedures for the various local, state and federal agencies involved in the project.

C. Brownsville - Los Fresnos Hike & Bike Trail, Brownsville Texas, City of Brownsville, TxDOT (Pharr District)

BIDDING AND NEGOTIATION SERVICES

- Conducted Pre-bid conference
- Issued addenda(s)
- Assisted in obtaining bids and prepare tabulations
- Provided recommendation of award
- Consulted with and advised as to the acceptability of subcontractors
- Consulted with and advise as to the acceptability of substitute materials and equipment

CONSTRUCTION MANAGEMENT SERVICES

- Provided engineering support
- Reviewed request for information submittals
- Reviewed and approved shop drawings
- Conducted site visits and inspections
- Reviewd and approved results of material tests
- Reviewd and approved Invoices
- Reviewed and approved change orders
- Conducted Walk through
- Provided punch list
- Provided record Drawings (as-builts)

As previously listed in Section 1, TEDSI offers the following expertise and customer service to benefit the city, adding value to its projects:

INNOVATIVE APPROACHES AND/OR TECHNICAL INNOVATIONS THAT WILL BE INCORPORATED WHEN EXECUTING THE WORK

As described in the various examples provided, TEDSI has incorporated technical innovations and innovative approaches for several projects recently completed, such as the analysis of the appropriate traffic control needed at intersections based on a deep and rigorous approach. For the Taylor Rd widening and Bentsen Rd widening projects for the City of McAllen, TEDSI proposed recommendations of alternative solutions to the typical traffic signals such as the construction of roundabouts or green T signal designs at several intersections within those segments. Additionally, for the US 377 project in Gransbury, TEDSI designed a DDI intersection to accommodate better the turning movements registered at the intersection.

ABILITY TO HELP MUNICIPALITIES TO OBTAIN GRANTS AND FUNDING OPPORTUNITIES

Among TEDSI members, we have several Certified LGPPs ready to assist municipalities, counties or other agencies to obtain grants, apply for programs like TxDOT's HSIP, etc.

Mr. Ponciano Longoria, P.E., as former City Engineer for the City of Harlingen and the City of Edinburg during two periods, has ample experience preparing applications for funding opportunities. Mr. Dietrich and Mr. Longoria have performed several studies including SII index determination and B/C Analyses for RAISE Grant Program among other types of grants.

ABILITY TO MEET SCHEDULES OR DEADLINES

This type of contract, above all else, requires response and close coordination with the City Project Manager. As with all previous contracts which we have completed, we will posture our team to:

- Expedite the scoping of a work order, fee proposal and resource allocation work plan
- Negotiate the budget
- Execute Prime and Sub Agreements
- Commence work upon issuance of a Notice to Proceed
- Complete all Traffic Engineering Design, Roadway Design, and Construction Management within the allocated schedule/deadline

Below is an example of a project schedule. *Depending on the size of the project, the schedule is subject to change.*

PROJECT SCHEDULE

Task Description	MONTHS FROM NOTICE TO PROCEED											
	1	2	3	4	5	6	7	8	9	10	11	12
Contract Development & Approval												
Topography & Utility Survey												
Study & Report Phase (Preliminary Engineering)												
30% Plans, Specifications & Estimate Submittal & City Review												
90% Plans, Specifications & Estimate Submittal & City Review												
100% Plans, Specifications & Estimate Submittal												
Bidding & Contract Award												
Construction												
Project Closeout												

NOTE: Schedule may change due to the following:

1. Inclement Weather
2. ROW Acquisition
3. Rejecting of Bids
4. Size of Project

TEDSI has met schedules/deadlines for multiple projects, below are some examples:

- Dicker Rd – 23rd St to Jackson Rd
- Westgate Dr – US 83 to Mile 9N Rd
- Westgate Dr – US 83 to Business 83
- Owassa Rd – Jackson Rd to US 281
- Border Ave – 18th St to 34th St
- Hunt Ln – Potranco Rd to Ingram Rd

ABILITY TO COMPLETE PROJECTS WITHOUT MAJOR COST OR OVERRUNS

TEDSI recognizes that close collaboration and coordination between TEDSI and Subconsultants CJH, K-L and GDJ is essential for any project to be successfully completed without any cost overruns.

TEDSI sets a high priority to preparing plans that allow for competitive bidding by the Construction Industry. Plans that are clear and provide details to identify work to be completed reduce the contractor's uncertainty and therefore the ability to provide a competitive bid at competitive cost.

The TEDSI Team understands the potential problems that may occur during a project. The **TEDSI Team** is ready to undertake any problems that may arise during the design and construction phase and will ensure that all problems & concerns are minimized. Potential problems that may arise during the design of the project are:

- Coordination with various utility companies such as gas, electricity, communication (i.e. phone, internet), water, sewer, etc.
- Irrigation District
- Drainage District and other companies
- Need for additional ROW
- Installation of traffic signal at new intersections
- Traffic control within proximity of schools, commercial business and residential
- Environmental Clearance

Recent examples of projects whose bids came in lower than **TEDSI's** Construction Cost Estimate are:

- Mile 2W Rd, 15% under budget
- Edinburg Safe Routes to School Phase I, 15% under budget
- Edinburg Safe Routes to School Phase II, 32% under budget
- Hunt Lane, 20% under budget

All these projects have been completed on schedule and within the Owners Budgeted amount.

KNOWLEDGE OF ALL APPLICABLE LAWS, STATUTES, ORDINANCE, RULES, REGULATIONS OR REQUIREMENTS

TEDSI has the utmost confidence that the team will fulfill your needs to your complete satisfaction, on time and within budget. The entire team members are familiar with the rules, policies, and procedures at the local/county/state/federal level.

ABILITY TO MANAGE AND INSPECT PROJECT CONSTRUCTION

The **TEDSI Team** has extensive knowledge in management and inspection of construction projects. for the City of Harlingen, City of Edinburg, and other numerous cities.

Some projects include but are not limited to:

- Bert Ogden Arena
- Edinburg Police Department Training Facility
- McIntyre Pedestrian Streetscape & Railroad Crossing Project
- Multi-Million Dollar Street Improvements for City of Edinburg & City of Harlingen
- SH 107 (University Dr)
- Edinburg EDC Industrial Park

See below a list of items performed during inspection/construction management:

PHASE I - PRE-CONSTRUCTION PHASE

TEDSI will review plans and coordinate with the City of Weslaco to minimize field changes/change orders. **TEDSI** will verify existing rights-of-way and easements. In addition, **TEDSI** will conduct a site investigation to determine existing conditions and the possible impact in the construction. **TEDSI** will coordinate and issue recommendations to The City of Weslaco.

TEDSI will assist The City of Weslaco in obtaining permits from the State and County. **TEDSI** will assist the City of Weslaco in the preparation of bid documents, attend pre-bid conference, review bid documents, and give an assessment of contractor's capabilities.

Once the Notice of Award is issued, **TEDSI** will coordinate with the contractor to obtain construction contracts including bonds and certificate of insurance.

TEDSI will coordinate with the City of Weslaco and the Contractor to schedule a pre-construction conference. During the pre-construction conference, **TEDSI** will issue Notice to Proceed, discuss status of permits, change order procedures, inspections, construction daily logs, submittals, applications for payment along with required supporting documentation.

PHASE II - CONSTRUCTION PHASE

TEDSI will coordinate with The City of Weslaco and the contractor to ensure each entity fulfills their responsibilities as defined in the contract. All correspondence between the City of Weslaco and the contractor will be through **TEDSI** to maintain quality control.

TEDSI will request that the contractor prepare and maintain a daily construction log of all construction activities including manpower, equipment, material delivery along with construction progress. **TEDSI** will request that the contractor furnish weekly progress reports; **TEDSI** will then prepare Monthly Progress Reports (MPR) to determine construction progress. **TEDSI** will coordinate development of the initial monthly report to ensure the City of Weslaco is satisfied with contents of monthly report. The MPR will include project photographs to document construction progress. A folder will be kept with all photographs; when all construction is completed, MPR along with photographs will be delivered to the City of Weslaco.

TEDSI will coordinate with the City of Weslaco and contractors to schedule progress meetings to discuss construction progress, quality control, pay application submittals, shop drawings, etc. **TEDSI** will establish order procedures and coordinate with the City of Weslaco and contractors for discrepancies in plan quantities. **TEDSI** will modify the plans prior to preparing change order documents. **TEDSI** will issue recommendations to the City of Weslaco regarding the cost of change order and who should pay for change order. **TEDSI** will request that no work outside defined contract terms be performed by the contractor without an approved change order.

TEDSI quality control will ensure the construction progress is consistent with the plans, specifications, estimates (PS&E) and contract documents. Quality Control includes submittals, procurement, storage of material/equipment, coordination of contractor's activities, inspections, and testing. **TEDSI** will coordinate with the testing laboratory and will require that test reports be provided as soon as possible. **TEDSI** will ensure safety and health are a priority by following strict guidelines established in the contract specifications as well as other federal, state, county, and the City of Weslaco. **TEDSI** will review and approve shop drawings prior to fabrication.

TEDSI will follow the City of Weslaco process for the review and approval of the contractor payment applications. **TEDSI** will review payment applications to verify quantities. **TEDSI** will approve application for payment prior to payment by the City of Weslaco. The contractor is to address any comments by **TEDSI**.

At the conclusion of construction, **TEDSI** will request that the contractor furnishes as-builts records. **TEDSI** will prepare record drawings and certificate of completion. **TEDSI** will then review and recommend issuing a certificate of construction completion.

PHASE III. PROJECT CLOSE-OUT PHASE

TEDSI will coordinate the project closeout. When all construction work is completed, **TEDSI** will forward all documents to the City of Weslaco including as-builts, record drawings, construction reports, warranties, and liens.

TEDSI will coordinate the final inspections by the City of Weslaco, the contractor, and the applicable regulatory agencies. **TEDSI** will forward all required Operations and Maintenance data to the City of Weslaco. **TEDSI** will obtain applicable warranties from the contractor. **TEDSI** will prepare a final project report to include all the close-out documentation, progress photos, etc.

TEDSI upon successful completion of all closeout items, punch list, permits, substantial completion certificate and resolution of any open claims or liens, will review the final payment request. Upon all contractual obligations have been completed satisfactorily, **TEDSI** will recommend the City of Weslaco approve the final pay request.

We have proven track records and have demonstrated their on-time performances on similar projects with Cities, Counties, TXDOT, Toll agencies, Transit Authorities, Regional Mobility Authority, and other governmental agencies. We commit to you our pledge of total quality and superior performance within time and budget constraints.

6. FAMILIARITY WITH THE GEOGRAPHIC AREA

TEDSI is very familiar with the City of Weslaco geographic area. Being a Valley Firm, TEDSI has completed numerous projects throughout South Texas.

Mr. Dietrich, Mr. Sanchez and Mr. Longoria have led and completed various projects, located exactly within the City of Weslaco. Among them are the following:

- **Weslaco High School Traffic Study** – Performed traffic impact analyses and access management studies at Weslaco High School, Weslaco High School requested a traffic engineering study to evaluate the vehicular impact on adjacent roadways and intersections as well as the evaluation of campus ingress and egress locations. The report was based on field data collected by TEDSI and provided short and long term recommendations for operational and safety improvements.
- **Westgate Dr – From US 83 to Mile 9N Rd** - Project involved the widening and reconstruction of Westgate Dr - US 83 to Mile 9N Rd. The existing roadway was improved to provide pedestrian access, raised medians and curb and gutter throughout the length of the project. Tasks included: field inventory; site review; traffic control; plan and profile layouts; intersection layouts; typical sections; SW3P; utility coordination; traffic signals; signing and pavement markings. The design included standards, estimates, project schedule and specifications as per TxDOT Standards. Construction Management by TxDOT.
- **Border Ave Improvements, City of Weslaco / Hidalgo County Precinct No 1, Texas** - TEDSI completed PS&E. This project consists of reconstruction and widening of an existing 2 lanes road to 3 lanes road (with 12' continuous left turn lane) in a length of 1.00 miles. The project involved the development of estimate and quantity sheets, Utility Coordination Management, and the selection of applicable standards and specifications for this project plus Bid Manual Package. Client: City of Weslaco/ Hidalgo County Precinct No 1.

Challenges facing contractors and doing projects or work in the area.

Typical challenges for constructors are avoiding utilities conflicts, ROW limitations, coordination with local Electrical Power Companies, acquisition of traffic signal components with enough time to avoid construction delays and also there is factor related to the number of traffic signals to be constructed at a time. Usually, unit bid prices can be reduced when the number of signals to be constructed increases.

ARCHITECT-ENGINEER QUALIFICATIONS

PART I - CONTRACT-SPECIFIC QUALIFICATIONS

A. CONTRACT INFORMATION

1. TITLE AND LOCATION *(City and State)*

Traffic Engineering Services for Intersection of Votach Dr. and Pike Blvd

2. PUBLIC NOTICE DATE

11/20/2024

3. SOLICITATION OR PROJECT NUMBER

2024-25-07

B. ARCHITECT-ENGINEER POINT OF CONTACT

4. NAME AND TITLE

Jesus Salinas, President/CEO

5. NAME OF FIRM

TEDSI Infrastructure Group, Inc.

6. TELEPHONE NUMBER

(956) 424-7898

7. FAX NUMBER

(956) 424-7022

8. E-MAIL ADDRESS

jsalinas@tedsi.com

C. PROPOSED TEAM

(Complete this section for the prime contractor and all key subcontractors.)

	(Check)					
	PRIME	J-V	PARTNER	9. FIRM NAME	10. ADDRESS	11. ROLE IN THIS CONTRACT
			SUBCON-TRACTOR			
a.	✓			TEDSI Infrastructure Group, Inc. ☐ CHECK IF BRANCH OFFICE	1201 E. Interstate Highway 2 Mission, Texas 78572	Advanced Planning and Civil Improvement Services Traffic Engineering Studies & Design, Procurement & Const. Engineering Inspection
b.			✓	GDJ Engineering ☐ CHECK IF BRANCH OFFICE	2805 Foundation Plaza Blvd. Suite B Edinburg, Texas 78539	Subsurface Utility Engineering
c.			✓	Kane Lindsey, LLC ☐ CHECK IF BRANCH OFFICE	2805 Fountain Plaza Blvd. Suite B Edinburg, Texas 78539	Surveying
d.			✓	CJ Hensch & Associates, Inc. ☐ CHECK IF BRANCH OFFICE	116 E. Pioneer Dr. Irving, Texas 75061	Data Collection
e.				☐ CHECK IF BRANCH OFFICE		
f.				☐ CHECK IF BRANCH OFFICE		

D. ORGANIZATIONAL CHART OF PROPOSED TEAM

☒ (Attached)

E. RESUMES OF KEY PERSONNEL PROPOSED FOR THIS CONTRACT*(Complete one Section E for each key person.)*

12. NAME	13. ROLE IN THIS CONTRACT	14. YEARS EXPERIENCE	
Eric R. Dietrich, P.E., PTOE	Project Manager	a. TOTAL 26	b. WITH CURRENT FIRM 26
15. FIRM NAME AND LOCATION <i>(City and State)</i> TEDSI Infrastructure Group, Inc. (Mission, Texas)			
16. EDUCATION <i>(Degree and Specialization)</i> B.S. Civil Engineering, Universidad Nacional de Tucuman, Argentina, 1990		17. CURRENT PROFESSIONAL REGISTRATION <i>(State and Discipline)</i> Professional Engineer (P.E.) State of Texas #94970 - Civil Engineering Professional Traffic Operations Engineer (PTOE) #1590	
18. OTHER PROFESSIONAL QUALIFICATIONS <i>(Publications, Organizations, Training, Awards, etc.)</i>			

19. RELEVANT PROJECTS

(1) TITLE AND LOCATION <i>(City and State)</i>	(2) YEAR COMPLETED	
Various Traffic Engineering for City of Edinburg	PROFESSIONAL SERVICES 2019	CONSTRUCTION <i>(If applicable)</i>
a. (3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE ☒ Check if project performed with current firm Engineer in charge of traffic signals design for various locations in the city. PS&E included use of radars for detection, span wire, flashing yellow signals, signal poles, pedestrian poles, advanced pedestrian signals, conduits, ground boxes, controller cabinet, pedestrian signals, signing and pavement makings along with construction support services.		
(1) TITLE AND LOCATION <i>(City and State)</i>	(2) YEAR COMPLETED	
Brownsville-LF Hike and Bike Trail I & II (Brownsville, Texas)	PROFESSIONAL SERVICES 2016	CONSTRUCTION <i>(If applicable)</i>
b. (3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE ☒ Check if project performed with current firm Project Engineer responsible for the installation of a preconstructed pedestrian bridge, typical sections, plans & profile sheets including pedestrian rail installation, signing and pavement markings, TCP sheets, SW3P sheets, location of rest areas, benches, bicycle racks, water fountains and solar powered illumination.		
(1) TITLE AND LOCATION <i>(City and State)</i>	(2) YEAR COMPLETED	
Signal Designs of 6 Intersections (Mission, Texas)	PROFESSIONAL SERVICES	CONSTRUCTION <i>(If applicable)</i>
c. (3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE ☒ Check if project performed with current firm Responsible for the Signal Design of six (6) intersections. Project consisted of three (3) new signalized intersections, and three (3) existing signals needing updates. The plans consisted of review of utilities and existing structures, design of all signals, electrical schedule, and estimate of quantities. Railroad coordination was part of the scope for this project.		
(1) TITLE AND LOCATION <i>(City and State)</i>	(2) YEAR COMPLETED	
Signal Designs along US 377 Corridor between Pirate Drive and Overstreet Boulevard in the City of Grandbury (Fort Worth District)	PROFESSIONAL SERVICES	CONSTRUCTION <i>(If applicable)</i>
d. (3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE ☒ Check if project performed with current firm Responsible for the signal design of 4 intersections. Project consisted of one (1) new signalized diamond intersection, two (2) existing signals needing updates, and one (1) Diamond intersection modification to a Diverging Diamond Intersection (DDI). The plans consisted of review of utilities and existing structures, design of all signals, electrical schedule, and estimate of quantities.		
(1) TITLE AND LOCATION <i>(City and State)</i>	(2) YEAR COMPLETED	
FM 1516, Converse, Texas	PROFESSIONAL SERVICES 2020	CONSTRUCTION <i>(If applicable)</i> Ongoing
e. (3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE ☒ Check if project performed with current firm Mr. Dietrich served as the PM for the traffic elements of this project. The project consisted of widening 3.6 miles of FM 1516 from 2 lanes to 5 lanes of travel. Mr. Dietrich prepared Signing and Pavement Marking Sheets, Summary of Small Signs, Sign Details and Summary of Pavement Markings. He prepared Traffic Signals for 5 exists.		

E. RESUMES OF KEY PERSONNEL PROPOSED FOR THIS CONTRACT*(Complete one Section E for each key person.)*

12. NAME	13. ROLE IN THIS CONTRACT	14. YEARS EXPERIENCE	
Paul E. Bright, P.E., RPLS	Advanced Planning & Civil Improvement	a. TOTAL 35	b. WITH CURRENT FIRM 3
15. FIRM NAME AND LOCATION <i>(City and State)</i> TEDSI Infrastructure Group, Inc. (Houston, Texas)			
16. EDUCATION <i>(Degree and Specialization)</i> B. S. Civil Engineering - University of Oklahoma 1981		17. CURRENT PROFESSIONAL REGISTRATION <i>(State and Discipline)</i> Texas Professional Engineer #61108 - Civil Texas Registered Public Land Surveyor #4730	
18. OTHER PROFESSIONAL QUALIFICATIONS <i>(Publications, Organizations, Training, Awards, etc.)</i>			

19. RELEVANT PROJECTS

(1) TITLE AND LOCATION <i>(City and State)</i> Sam Houston Tollway - Mainlane Toll Plaza Upgrades at North, Central and South Plazas; Harris County Precints 3 & 4 TX; HCTRA	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICES 2022	CONSTRUCTION <i>(If applicable)</i> Subsequent to PS&E
a. (3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE Project Engineer for Roadway Engineering elements associated with the modernization/Electronic Toll Collection systems at 3 mainlane plazas. Design includes new ramps, mainlane pavement widening, new toll gantry OSB, drainage modifications, removal of automatic toll collection machines, pavement markings, & construction sequencing. ☒ Check if project performed with current firm		
(1) TITLE AND LOCATION <i>(City and State)</i> SH 99 (Grand Parkway) SB Frontage Road - Cinco Ranch Blvd to Westheimer Parkway; Fort Bend County TX; FBC Engineering Departmen	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICES 2023	CONSTRUCTION <i>(If applicable)</i> ongoing
b. (3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE Project Roadway Engineer for development of schematic and PS&E for new frontage road. Schematic has been prepared to provide access to adjacent commercial/residential development, Public Meeting process concluded no adverse impacts and has received approval from TxDOT. Environmental clearance is forthcoming, with final PS&E. ☒ Check if project performed with current firm		
(1) TITLE AND LOCATION <i>(City and State)</i> Brays Bayou Hike & Bike Trail Underpasses at Westpark Drive & Addicks Clodine Road; Harris County Precinct 3, Houston TX	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICES 2020	CONSTRUCTION <i>(If applicable)</i> 2022
c. (3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE Project Engineer responsible for the full PS&E Design Services for Hike & Bike Trails along Brays Bayou between and beneath Addicks Clodine Road and Westpark Drive bridge structures. These new lower trails were designed at a 5% maximum grade, 12 wide paved reinforced concrete undercrossing pathway. ☒ Check if project performed with current firm		
(1) TITLE AND LOCATION <i>(City and State)</i> Sims Road Realignment at TX SPUR 10; Fort Bend County Precinct 1, Rosenberg, TX	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICES 2018	CONSTRUCTION <i>(If applicable)</i> 2021
d. (3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE Project Engineer for approximately 2500 Linear Feet of realignment of Sims Road to Cottonwood School Road at TxDOT Spur 10. Design services included staking of new/proposed ROW, buried utility confirmation, performing H&H study to determine storm water detention requirements, producing horizontal and vertical alignments for new roadway. ☒ Check if project performed with current firm		
(1) TITLE AND LOCATION <i>(City and State)</i> Katy-Ft. Bend County Road; Harris County Public Infrastructure Dept	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICES 2000	CONSTRUCTION <i>(If applicable)</i> 2004
e. (3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE Project Engineer responsible for a 1-mile section to upgrade a two lane county road with open ditch to a four lane concrete pavement boulevard with storm sewer. Responsible for the Preliminary Engineering Report including all roadway, drainage with adjacent detention pond, and cost estimates, and the final design plans. ☐ Check if project performed with current firm		

E. RESUMES OF KEY PERSONNEL PROPOSED FOR THIS CONTRACT*(Complete one Section E for each key person.)*

12. NAME	13. ROLE IN THIS CONTRACT	14. YEARS EXPERIENCE	
Jose A. Sanchez, P.E.	Traffic Engineering Studies and Design	a. TOTAL 31	b. WITH CURRENT FIRM 29
15. FIRM NAME AND LOCATION <i>(City and State)</i> TEDSI Infrastructure Group, Inc.			
16. EDUCATION <i>(Degree and Specialization)</i> B.S. Civil Engineering, Texas A&I University, 1992 M.S. Civil Engineering, Stanford University, 1994		17. CURRENT PROFESSIONAL REGISTRATION <i>(State and Discipline)</i> Licensed Professional Engineer, State of Texas No. 87890	
18. OTHER PROFESSIONAL QUALIFICATIONS <i>(Publications, Organizations, Training, Awards, etc.)</i> TXDOT ESN 11832, LGGP Certification, AGI Training, Synchro Training, Open Road Designer Training			

19. RELEVANT PROJECTS

(1) TITLE AND LOCATION <i>(City and State)</i> SH 365 Toll Rd - Anzalduas Connector Rd to US 281, Hidalgo County TX	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICES 2017	CONSTRUCTION <i>(If applicable)</i> on-going
a. (3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE ☒ Check if project performed with current firm Project Manager responsible for 13 miles of PS&E for ITS and Toll System including toll zone pavement design, CCTV, single lane Bluetooth detection, multi-lane Bluetooth detection, Radars, DMS, Wireless Antennas, Toll Gantries Structures integrated using over 38 miles of fiber optic, cabinets, patch panels, ITS poles, TY 1/TY 2 ground boxes, 280 fiber splices and TMC Electronic/Software Specification.		
(1) TITLE AND LOCATION <i>(City and State)</i> Jackson Rd at Chapin St Signal Warrants/PS&E, Edinburg TX	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICES 2019	CONSTRUCTION <i>(If applicable)</i> 2023
b. (3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE ☒ Check if project performed with current firm Project Manager responsible for signal warrant and signal design. Tasks included data collection, determining 85th percentile speed, photographs, field inventory, existing roadway/intersection conditions and warrant analysis. Traffic signal PS&E: existing conditions, proposed signal design, schedules, quantities, specifications, bid documents, prebid, pre-construction, payment applications, walk through, punch list, retainage release.		
(1) TITLE AND LOCATION <i>(City and State)</i> Loop 20 Level of Service, Laredo TX	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICES 2011	CONSTRUCTION <i>(If applicable)</i> n/a
c. (3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE ☒ Check if project performed with current firm Capacity and LOS performed (existing YR 2011, opening YR 2013, design YR 2033). Used TXDOT TP&P traffic counts, trip generations for new developments. Mainlanes evaluated using Basic Freeway Segment Methodology. Entrance/Exit ramps evaluated via Freeway Merge/Diverge Methodology. Weaving Segments evaluated via Freeway Weaving Segment Methodology, Intersections analyzed via Synchro.		
(1) TITLE AND LOCATION <i>(City and State)</i> LP 375 - SP 601 to Montana Ave, El Paso TX	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICES 2024	CONSTRUCTION <i>(If applicable)</i> on-going
d. (3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE ☒ Check if project performed with current firm LP 375 is adjacent to El Paso Airport and a Military Base. FAA coordination required for the installation of High Mast Assemblies (HMA). Prepared multiple scenarios to allow HMA installation such 100', 125', 150' pole heights to get under FAA max above grade level elevation. Submitted multiple FAA form 7460-1 and extension to allow construction of HMA. Obtained FAA "Determination of No Hazard to Air Navigation" for 29 HMA.		
(1) TITLE AND LOCATION <i>(City and State)</i> City of Pharr Traffic Signal Inventory, Pharr TX	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICES 2010	CONSTRUCTION <i>(If applicable)</i> n/a
e. (3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE ☒ Check if project performed with current firm Conducted Traffic Signal Inventory for the City of Pharr Texas to evaluate the conditions of all traffic signals currently along TXDOT roadways. TEDSI personnel conducted traffic signal inventory. A Signal Inventory GIS database was created for the City of Pharr. Database included "Equipment And Documentation Inside The Controller Cabinet" and "Equipment Outside The Controller Cabinet"		

E. RESUMES OF KEY PERSONNEL PROPOSED FOR THIS CONTRACT*(Complete one Section E for each key person.)*

12. NAME Ponciano N. Longoria, P.E., CFM	13. ROLE IN THIS CONTRACT Construction Support Services	14. YEARS EXPERIENCE a. TOTAL 25 b. WITH CURRENT FIRM 5	
15. FIRM NAME AND LOCATION <i>(City and State)</i> TEDSI Infrastructure Group, Inc. (Mission, Texas)			
16. EDUCATION <i>(Degree and Specialization)</i> B.S. Civil Engineering, Texas A&M University-Kingsville, 1996		17. CURRENT PROFESSIONAL REGISTRATION <i>(State and Discipline)</i> Licensed Professional Engineer, State of Texas No. 92969 Certified Flood Plain Manager, CFM #1554-09N TxDOT Certification #13335	
18. OTHER PROFESSIONAL QUALIFICATIONS <i>(Publications, Organizations, Training, Awards, etc.)</i>			

19. RELEVANT PROJECTS

(1) TITLE AND LOCATION <i>(City and State)</i> Brownsville-LF Hike and Bike Trail Phase I (Brownsville, Texas)	(2) YEAR COMPLETED PROFESSIONAL SERVICES 2021 CONSTRUCTION <i>(If applicable)</i> ongoing	
a. (3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE ☒ Check if project performed with current firm Responsible for the Project Management and Construction Support Services for this project which consists of the construction of a 10' trail, installation of a prefabricated bridge, drainage, preparation of bid documents, attend a prebid meeting, bid evaluations, award recommendation, preconstruction meeting, RFI's, submittals, and project closeout.		
(1) TITLE AND LOCATION <i>(City and State)</i> Esperanza (ML02) Drainage Improvements (Mission, Texas)	(2) YEAR COMPLETED PROFESSIONAL SERVICES 2021 CONSTRUCTION <i>(If applicable)</i> 2023	
b. (3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE ☒ Check if project performed with current firm Responsible for the Project Management, PSE, and Construction Support Services for this project which consisted of the preparation of the PSE, bid documents, attend a prebid meeting, bid evaluations, award recommendation, preconstruction meeting, RFI's, submittals, and project closeout.		
(1) TITLE AND LOCATION <i>(City and State)</i> Trenton @ Auburn & Dove Ave (McAllen, Texas)	(2) YEAR COMPLETED PROFESSIONAL SERVICES 2020 CONSTRUCTION <i>(If applicable)</i> 2023	
c. (3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE ☒ Check if project performed with current firm Responsible for the Project Management, PSE, and Construction Support Services for this project which consisted of the preparation of the PSE, bid documents, attend a prebid meeting, bid evaluations, award recommendation, preconstruction meeting, RFI's, submittals, and project closeout for both projects.		
(1) TITLE AND LOCATION <i>(City and State)</i> Faysville Drain - 2018 Bond Referendum Project (Hidalgo County, Texas)	(2) YEAR COMPLETED PROFESSIONAL SERVICES 2019 CONSTRUCTION <i>(If applicable)</i> 2023	
d. (3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE ☒ Check if project performed with current firm Responsible for the Project Management, PSE, and Construction Management for this project which consisted of the preparation of the PSE, bid documents, attend a prebid meeting, bid evaluations, award recommendation, preconstruction meeting, RFI's, submittals, and project closeout.		
(1) TITLE AND LOCATION <i>(City and State)</i> North Main Drain III Phase I Stormwater (Hidalgo County, Texas)	(2) YEAR COMPLETED PROFESSIONAL SERVICES 2022 CONSTRUCTION <i>(If applicable)</i> 2024	
e. (3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE ☒ Check if project performed with current firm Responsible for the Project Management, PSE, and Construction Support Services for this project which consisted of the preparation of the PSE, bid documents, attend a prebid meeting, bid evaluations, award recommendation, preconstruction meeting, RFI's, submittals, and project closeout.		

E. RESUMES OF KEY PERSONNEL PROPOSED FOR THIS CONTRACT*(Complete one Section E for each key person.)*

12. NAME	13. ROLE IN THIS CONTRACT	14. YEARS EXPERIENCE	
Christopher R. Rodriguez	Subsurface Utility Engineering Task Leader	a. TOTAL 20	b. WITH CURRENT FIRM 5
15. FIRM NAME AND LOCATION <i>(City and State)</i> GDJ Engineering - Edinburg, Tx 78539			
16. EDUCATION <i>(Degree and Specialization)</i> Bachelor of Science - Civil Engineering		17. CURRENT PROFESSIONAL REGISTRATION <i>(State and Discipline)</i> State of Texas - Professional Engineer No.107692 State of Texas - Certified Floodplain Manager No. 2407-13N	
18. OTHER PROFESSIONAL QUALIFICATIONS <i>(Publications, Organizations, Training, Awards, etc.)</i> LGPP Certified, TxDOT Pre-certified: 3.2.1 Route Studies & Schematic Design, 4.2.1 Roadway Design, 8.1.1 Signing, Pavement Marking, & Channelization, & 18.2.1 Subsurface Utility Engineering.			

19. RELEVANT PROJECTS

(1) TITLE AND LOCATION <i>(City and State)</i> I Road Reconstruction Hike/Bike Pharr, TX	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICES Ongoing	CONSTRUCTION <i>(If applicable)</i> Dec. '22 Letting
a. (3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE ☒ Check if project performed with current firm Lead Project Engineer. The project included the completion of the schematic, environmental, utility coordination and PS&E on widening of 4.5 miles of an existing roadway to accommodate a continuous left turn lane, shoulders, and a shared-use path for cyclists and pedestrians.		
(1) TITLE AND LOCATION <i>(City and State)</i> FM 1847 Los Fresnos, TX	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICES Completed	CONSTRUCTION <i>(If applicable)</i> 2024
b. (3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE ☒ Check if project performed with current firm Lead Project Engineer. The project included the completion of project development, funding analysis, MPO Coordination, schematic, environmental documentation, utility coordination, PS&E development and Construction Management. The scope included adding a five-foot-wide sidewalk on the west side of the existing roadway.		
(1) TITLE AND LOCATION <i>(City and State)</i> Jackson Hike & Bike Trail Ph II	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICES Completed	CONSTRUCTION <i>(If applicable)</i> Ongoing
c. (3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE ☒ Check if project performed with current firm Lead Project Engineer. The scope of services included the completion of environmental, design, and utility coordination for a 1.7 mile, 10-foot hike and bike trail. The team coordinated with multiple utilities present within the project limits including gas lines, fiberoptic, drainage, irrigation city water and overhead electrical lines.		
(1) TITLE AND LOCATION <i>(City and State)</i> Adolph Thomae, Jr. Park Rio Hondo, TX	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICES Completed	CONSTRUCTION <i>(If applicable)</i> 2021
d. (3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE ☒ Check if project performed with current firm Lead Project Engineer. The scope of the project involved rehabilitation of the existing park roadway, construction of a new restroom facility, ADA compliant parking facility, and additional lighting at boat ramp locations. The team coordinated with multiple utilities present within the project limits and performed field meetings.		
(1) TITLE AND LOCATION <i>(City and State)</i> Regional Linear Park Hike and Bike Project Edinburg & Hidalgo County, TX	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICES 2016	CONSTRUCTION <i>(If applicable)</i> 2019
e. (3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE ☐ Check if project performed with current firm Lead Project Engineer. The scope of services included the completion of the project development, schematic, environmental, utility coordination and PS&E. The scope of the project included development of a 2.4 mile hike and bike trail including landscaping, safety lighting, roadway tunnels, and drainage improvements.		

E. RESUMES OF KEY PERSONNEL PROPOSED FOR THIS CONTRACT*(Complete one Section E for each key person.)*

12. NAME	13. ROLE IN THIS CONTRACT	14. YEARS EXPERIENCE	
Kurt Schmacher, R.P.L.S.	Surveying Task Leader	a. TOTAL 23	b. WITH CURRENT FIRM 4
15. FIRM NAME AND LOCATION <i>(City and State)</i> Kane Lindsey, LLC Edinburg, TX			
16. EDUCATION <i>(Degree and Specialization)</i> Bachelor of Applied Arts and Sciences University of the Incarnate Word, 2009		17. CURRENT PROFESSIONAL REGISTRATION <i>(State and Discipline)</i> Texas Registered Professional Land Surveyor Number 6333	
18. OTHER PROFESSIONAL QUALIFICATIONS <i>(Publications, Organizations, Training, Awards, etc.)</i> Texas Society of Professional Land Surveyors			

19. RELEVANT PROJECTS

(1) TITLE AND LOCATION <i>(City and State)</i> City of Mission HSIP Traffic Signals Project Mission, TX	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICES 2024	CONSTRUCTION <i>(If applicable)</i>
a. (3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE Kane Lindsey performed topographic surveys at six (6) intersections throughout the City of Mission (100 feet in all directions of each intersecting street) for the proposed upgrade to the overhead flashing beacon signals. Project deliverables included: final Microstation DGN files in surface and grid values.		
☒ Check if project performed with current firm		
(1) TITLE AND LOCATION <i>(City and State)</i> N 10th St. and Nolana Ave. Right Turn Lane Addition McAllen, TX	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICES 2023	CONSTRUCTION <i>(If applicable)</i>
b. (3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE Kane Lindsey performed an improvement survey for a proposed addition of a right turn lane on the East side of Nolana Avenue for the intersection of 10th St & Nolana Ave. Project scope included: topography survey approx. 300 feet W-E and 120 feet N-S, utility coordination with the City of McAllen, and providing one (1) project Benchmark. Deliverables included: three (3) original sketches, CADD file, ASCII file, field notes, and a signed and sealed survey.		
☒ Check if project performed with current firm		
(1) TITLE AND LOCATION <i>(City and State)</i> Carmen Avila and Mile 22 1/2 Edinburg, TX	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICES 2023	CONSTRUCTION <i>(If applicable)</i>
c. (3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE Kane Lindsey performed a topography survey for the proposed addition of new traffic signal lights. Project scope included: topography survey and utility coordination with the City of Edinburg. Project deliverables included: final Microstation DGN file in surface value and DTM.		
☒ Check if project performed with current firm		
(1) TITLE AND LOCATION <i>(City and State)</i> Hidalgo County Pct. #4 HSIP Project Edinburg, TX	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICES 2024	CONSTRUCTION <i>(If applicable)</i>
d. (3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE Kane Lindsey is responsible for design surveys at the intersection of Canton Road & Cesar Chavez Road and at the intersection of Canton Road & Tower Road for the proposed addition of new traffic signal lights at both intersections. Project scope included: topography survey and utility coordination. Project deliverables: final Microstation DGN in surface value and DTM for each intersection.		
☒ Check if project performed with current firm		
(1) TITLE AND LOCATION <i>(City and State)</i> Russell Road (Rooth Rd to Mon Mack Rd and Ware Rd to Rooth Rd) Edinburg, TX	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICES 2022 & 2023	CONSTRUCTION <i>(If applicable)</i>
e. (3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE Topographic survey for Russell Road expansion, horizontal and vertical control, utility coordination, right-of-entry coordination, 3D modeling, and parcel sketches and field notes for approximately 29 parcels.		
☒ Check if project performed with current firm		

E. RESUMES OF KEY PERSONNEL PROPOSED FOR THIS CONTRACT*(Complete one Section E for each key person.)*

12. NAME Teresa Hernandez	13. ROLE IN THIS CONTRACT Data Collection Task Leader	14. YEARS EXPERIENCE	
		a. TOTAL 19	b. WITH CURRENT FIRM 19
15. FIRM NAME AND LOCATION <i>(City and State)</i> C J Hensch & Associates, Inc.			
16. EDUCATION <i>(Degree and Specialization)</i>		17. CURRENT PROFESSIONAL REGISTRATION <i>(State and Discipline)</i>	
18. OTHER PROFESSIONAL QUALIFICATIONS <i>(Publications, Organizations, Training, Awards, etc.)</i>			

19. RELEVANT PROJECTS

(1) TITLE AND LOCATION <i>(City and State)</i> I-345 Truck Study, Dallas TX (Othon/September 2023)	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICES	CONSTRUCTION <i>(If applicable)</i>
a. (3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE Performed 48 hour video counts for 130 locations. This included ramps, mainlanes, HOV's and frontage roads. 24 hour TMCs at 150 locations, and 30 day mainlane counts at 4 locations. \$549K Teresa was responsible for planning and scheduling.		
(1) TITLE AND LOCATION <i>(City and State)</i> Austin District, Austin, TX (Iteris/May 2024)	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICES	CONSTRUCTION <i>(If applicable)</i>
b. (3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE Performed weekday and weekend turning movement counts at 23 locations throughout the City of Austin. \$25,710 Teresa was responsible for planning and scheduling.		
(1) TITLE AND LOCATION <i>(City and State)</i> FY22-23-005 Counts, Fort Worth, TX (City of Fort Worth/April 2023)	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICES	CONSTRUCTION <i>(If applicable)</i>
c. (3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE Performed 24 hour and 12 hour turning movement counts at 4 locations, 24 hour speed tube counts at 13 locations, and 24 hour volume approach tube counts at 1 location throughout the city of Fort Worth. \$6,715 Teresa was responsible for planning and scheduling.		
(1) TITLE AND LOCATION <i>(City and State)</i> FY22-23-008 Counts, Fort Worth, TX (City of Fort Worth/November 2023)	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICES	CONSTRUCTION <i>(If applicable)</i>
d. (3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE Performed 24 hour a turning movement counts at 1 location, 24 hour speed tube counts at 21 locations, and 24 hour classification tube counts at 2 locations throughout the city of Fort Worth. \$6,947 Teresa was responsible for planning and scheduling.		
(1) TITLE AND LOCATION <i>(City and State)</i> FY22-23 Annual TMC, Flower Mound, TX (City of Flower Mound/November 2023)	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICES	CONSTRUCTION <i>(If applicable)</i>
e. (3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE Performed peak hour turning movement counts at 26 locations. \$10,950 Teresa was responsible for planning and scheduling.		

F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS FOR THIS CONTRACT <i>(Present as many projects as requested by the agency, or 10 projects, if not specified. Complete one Section F for each project.)</i>		20. EXAMPLE PROJECT KEY NUMBER 1
21. TITLE AND LOCATION <i>(City and State)</i> Various Traffic Engineering for City of Edinburg, Texas	22. YEAR COMPLETED PROFESSIONAL SERVICES 2019 CONSTRUCTION <i>(If applicable)</i>	

23. PROJECT OWNER'S INFORMATION

a. PROJECT OWNER City of Edinburg	b. POINT OF CONTACT NAME Mr. Mardoqueo Hinojosa	c. POINT OF CONTACT TELEPHONE NUMBER (956) 388-8204
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24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT *(Include scope, size, and cost)*

TEDSI has completed various Traffic Engineering for the City of Edinburg.

Jackson Rd at Chapin Rd Traffic Signal Design

Traffic signal design in northwest Edinburg TX.

PS&E included use of radars for detection, span wire, flashing yellow signals, signal poles, pedestrian poles, advanced pedestrian signals, conduits, ground boxes, controller cabinet, pedestrian signals, electrical service, signing and pavement markings. Construction support services included bid package, prebid conference, response to request for information, bid analysis, award recommendation letter and preconstruction meeting. Construction ongoing with anticipated completion date in early 2023.

FM 1925 at M Rd-Gwin Rd, City of Edinburg

Traffic signal design in northeast Edinburg, TX.

PS&E included use of radars for detection, span wire, flashing yellow signals, signal poles, pedestrian poles, advanced pedestrian signals, conduits, ground boxes, controller cabinet, pedestrian signals, electrical service, signing and pavement markings. Project designed as per TxDOT specifications. Utility coordination ongoing due to conflicts with overhead electrical lines and underground utilities on the north side of FM 1925 in the vicinity of M. Rd.

Freddy Gonzalez Dr. at MonMack Rd, City of Edinburg

Traffic signal design in west Edinburg, TX.

PS&E included use of radars for detection, span wire, flashing yellow signals, signal poles, pedestrian poles, advanced pedestrian signals, conduits, ground boxes, controller cabinet, pedestrian signals, electrical service, signing and pavement markings. Project designed as per TxDOT specifications.

25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT

a.	(1) FIRM NAME TEDSI Infrastructure Group, Inc.	(2) FIRM LOCATION <i>(City and State)</i> Mission, Texas	(3) ROLE Traffic Engineering Design
b.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
c.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
d.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
e.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
f.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE

F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS FOR THIS CONTRACT <i>(Present as many projects as requested by the agency, or 10 projects, if not specified. Complete one Section F for each project.)</i>		20. EXAMPLE PROJECT KEY NUMBER 2
21. TITLE AND LOCATION <i>(City and State)</i> City of Mission HSIP Traffic Signals	22. YEAR COMPLETED PROFESSIONAL SERVICES 2024 CONSTRUCTION <i>(If applicable)</i>	

23. PROJECT OWNER'S INFORMATION

a. PROJECT OWNER City of Mission	b. POINT OF CONTACT NAME Mr. Edgar Gonzalez	c. POINT OF CONTACT TELEPHONE NUMBER (956) 580-8650
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24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT *(Include scope, size, and cost)*

Project consisted of the design and upgrade of 3 existing overhead flashing beacon assemblies and 3 existing signals into fully actuated traffic signals. Other tasks included surveying, utility coordination, field assessment, traffic data collection, environmental services, procurement, submitted for TDLR inspection, and construction support services.

Project size/location: 6 intersections within the City of Mission.

25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT

a.	(1) FIRM NAME TEDSI Infrastructure Group, Inc.	(2) FIRM LOCATION <i>(City and State)</i> Mission, Texas	(3) ROLE PS&E, Traffic Engineering Services, and Construction Support Services
b.	(1) FIRM NAME Kane Lindsey, LLC	(2) FIRM LOCATION <i>(City and State)</i> Edinburg, Texas	(3) ROLE Surveying
c.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
d.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
e.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
f.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE

F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS FOR THIS CONTRACT <i>(Present as many projects as requested by the agency, or 10 projects, if not specified. Complete one Section F for each project.)</i>		20. EXAMPLE PROJECT KEY NUMBER 3		
21. TITLE AND LOCATION <i>(City and State)</i> Esperanza (ML02) Drainage Improvements	22. YEAR COMPLETED <table border="1"> <tr> <td>PROFESSIONAL SERVICES 2021</td> <td>CONSTRUCTION <i>(If applicable)</i> 2022</td> </tr> </table>		PROFESSIONAL SERVICES 2021	CONSTRUCTION <i>(If applicable)</i> 2022
PROFESSIONAL SERVICES 2021	CONSTRUCTION <i>(If applicable)</i> 2022			

23. PROJECT OWNER'S INFORMATION

a. PROJECT OWNER City of Mission	b. POINT OF CONTACT NAME Mr. Juan Pablo "JP" Terrazas, Jr., P.E.	c. POINT OF CONTACT TELEPHONE NUMBER (956) 580-8650
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24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT *(Include scope, size, and cost)*

Project involved the design and analysis for the Drainage PS&E. Project consisted of full replacement of the existing storm sewer system extending along Esperanza Ave. Project consisted of Benefit Cost Analysis (BCA), H&H Study (hydrology and hydraulics) for existing and proposed improvements and development of Plan and Profile sheets, storm sewer system RCP/inlet/MH, large/small drainage areas, removal layouts, storm water pollution prevention plan, traffic control, sequence of construction, utility coordination exhibits, coordination with the city for approval, pre-bid conference, bid analysis, preconstruction meeting and award and recommendation.

Estimated Construction Cost: \$5M

25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT

a.	(1) FIRM NAME TEDSI Infrastructure Group, Inc.	(2) FIRM LOCATION <i>(City and State)</i> Mission, Texas	(3) ROLE Drainage Design
b.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
c.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
d.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
e.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
f.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE

F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS FOR THIS CONTRACT <i>(Present as many projects as requested by the agency, or 10 projects, if not specified. Complete one Section F for each project.)</i>		20. EXAMPLE PROJECT KEY NUMBER 4
21. TITLE AND LOCATION <i>(City and State)</i> Traffic Signals at Two West Spur 54 Intersections (Harlingen, TX)	22. YEAR COMPLETED PROFESSIONAL SERVICES 2023 CONSTRUCTION <i>(If applicable)</i>	

23. PROJECT OWNER'S INFORMATION		
a. PROJECT OWNER City of Harlingen	b. POINT OF CONTACT NAME Mr. Luis Vargas, P.E., CFM	c. POINT OF CONTACT TELEPHONE NUMBER (956) 216-5223
24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT <i>(Include scope, size, and cost)</i> Project Consisted of data collection, plan production and design services, utility coordination, procurement and construction phase services.		

25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT			
a.	(1) FIRM NAME TEDSI Infrastructure Group, Inc.	(2) FIRM LOCATION <i>(City and State)</i> Mission, Texas	(3) ROLE PS&E and Construction Support Services
b.	(1) FIRM NAME Kane Lindsey, LLC	(2) FIRM LOCATION <i>(City and State)</i> Edinburg, Texas	(3) ROLE Surveying
c.	(1) FIRM NAME CJ Hensch	(2) FIRM LOCATION <i>(City and State)</i> Irving, Texas	(3) ROLE Data Collection
d.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
e.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
f.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE

F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS FOR THIS CONTRACT <i>(Present as many projects as requested by the agency, or 10 projects, if not specified. Complete one Section F for each project.)</i>		20. EXAMPLE PROJECT KEY NUMBER 5
21. TITLE AND LOCATION <i>(City and State)</i> Dana Road (FM 3248 to FM 802)	22. YEAR COMPLETED PROFESSIONAL SERVICES 2022 CONSTRUCTION <i>(If applicable)</i>	

23. PROJECT OWNER'S INFORMATION		
a. PROJECT OWNER Cameron County RMA	b. POINT OF CONTACT NAME	c. POINT OF CONTACT TELEPHONE NUMBER

24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT *(Include scope, size, and cost)*

Feasibility Report to Dana Road. Dana Road is being proposed to widen and include sidewalks and a shared use 10ft Hike and Bike Trail. The feasibility report included a description of the project, existing and proposed conditions, alternative alignments, and a Matrix for Comparison of Alternatives.

25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT			
a.	(1) FIRM NAME TEDSI Infrastructure Group, Inc.	(2) FIRM LOCATION <i>(City and State)</i> Mission, Texas	(3) ROLE Advance Planning
b.	(1) FIRM NAME GDJ Engineering	(2) FIRM LOCATION <i>(City and State)</i> Edinburg, Texas	(3) ROLE Environmental
c.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
d.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
e.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
f.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE

F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS FOR THIS CONTRACT <i>(Present as many projects as requested by the agency, or 10 projects, if not specified. Complete one Section F for each project.)</i>		20. EXAMPLE PROJECT KEY NUMBER 6
21. TITLE AND LOCATION <i>(City and State)</i> FM 509 Corridor Study (Harlingen, Texas)	22. YEAR COMPLETED PROFESSIONAL SERVICES 2023 CONSTRUCTION <i>(If applicable)</i>	

23. PROJECT OWNER'S INFORMATION

a. PROJECT OWNER RGVMPO	b. POINT OF CONTACT NAME Mr. Fernando Cantu	c. POINT OF CONTACT TELEPHONE NUMBER (956) 682-3481
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24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT *(Include scope, size, and cost)*

Project called for traffic analysis for FM 509 and seven (7) intersections along FM 509 in the City of Harlingen which included the review of traffic data and characteristics, types of traffic control devices, and the Level of Service for FM 509 segment and intersections. Projects include review of All-Way Stop intersections, Signalized/Unsignalized Intersections, Change of Lane Distributions, Addition of Right/Left Turn Lanes, and Adjusting Signalized Time (if applicable).

25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT

a.	(1) FIRM NAME TEDSI Infrastructure Group, Inc.	(2) FIRM LOCATION <i>(City and State)</i> Mission, Texas	(3) ROLE Traffic Engineering
b.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
c.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
d.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
e.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
f.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE

F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS FOR THIS CONTRACT <i>(Present as many projects as requested by the agency, or 10 projects, if not specified. Complete one Section F for each project.)</i>		20. EXAMPLE PROJECT KEY NUMBER 8
21. TITLE AND LOCATION <i>(City and State)</i> Dixieland Extension-Harrison Ave to Spur 54 (Harlingen, Texas)	22. YEAR COMPLETED PROFESSIONAL SERVICES CONSTRUCTION <i>(If applicable)</i>	

23. PROJECT OWNER'S INFORMATION

a. PROJECT OWNER City of Harlingen	b. POINT OF CONTACT NAME Mr. Luis Vargas, P.E., CFM	c. POINT OF CONTACT TELEPHONE NUMBER (956) 216-5223
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24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT *(Include scope, size, and cost)*

TEDSI is responsible for the PS&E for the extension of Dixieland Rd to proposed Bass Pro Shop Development from Harrison Ave to Spur 54. Project required TXDOT approval for connection to Spur 54 as well as the preparation of Railroad exhibits. We designed roadway portion of the connections to Harrison Rd and Spur 54 and the traffic elements for the entire project limits. TEDSI's tasks included roadway design, storm water pollution prevention design, traffic signal design, signing, pavement markings and signing design.

25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT

a.	(1) FIRM NAME TEDSI Infrastructure Group, Inc.	(2) FIRM LOCATION <i>(City and State)</i> Mission, Texas	(3) ROLE PS&E and Traffic Engineering
b.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
c.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
d.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
e.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
f.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE

F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS FOR THIS CONTRACT <i>(Present as many projects as requested by the agency, or 10 projects, if not specified. Complete one Section F for each project.)</i>		20. EXAMPLE PROJECT KEY NUMBER 9
21. TITLE AND LOCATION <i>(City and State)</i> Trenton Rd at Professional Drive (Edinburg, Texas)	22. YEAR COMPLETED PROFESSIONAL SERVICES 2019 CONSTRUCTION <i>(If applicable)</i>	

23. PROJECT OWNER'S INFORMATION

a. PROJECT OWNER City of Edinburg	b. POINT OF CONTACT NAME Mr. Mardoqueo Hinojosa, P.E.	c. POINT OF CONTACT TELEPHONE NUMBER (956) 388.8211
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24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT *(Include scope, size, and cost)*

Traffic PS&E associated with signal improvements in Edinburg, TX. Traffic engineering tasks included traffic signal design, pavement markings design and small signing design. Signals were designed as part of a single plan set. Project required survey, field inventory, signal design, signing and pavement markings design, civil improvements, estimates, bid documents, pre-bid conference, award recommendation, pre-construction and shop drawing reviews.

25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT

a.	(1) FIRM NAME TEDSI Infrastructure Group, Inc.	(2) FIRM LOCATION <i>(City and State)</i> Mission, Texas	(3) ROLE Traffic Engineering and Construction Support Services
b.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
c.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
d.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
e.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
f.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE

F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS FOR THIS CONTRACT <i>(Present as many projects as requested by the agency, or 10 projects, if not specified. Complete one Section F for each project.)</i>		20. EXAMPLE PROJECT KEY NUMBER 10
21. TITLE AND LOCATION <i>(City and State)</i> I Road Reconstruction Hike/Bike Pharr, TX	22. YEAR COMPLETED PROFESSIONAL SERVICES Ongoing CONSTRUCTION <i>(If applicable)</i> Dec. '22 Letting	

23. PROJECT OWNER'S INFORMATION

a. PROJECT OWNER City of Pharr	b. POINT OF CONTACT NAME Dr. Jonathan B. Flores	c. POINT OF CONTACT TELEPHONE NUMBER (956) 402-4000
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24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT *(Include scope, size, and cost)*

The project included the completion of the schematic, environmental, utility coordination and PS&E on widening of 4.5 miles of an existing roadway to accommodate a continuous left turn lane, shoulders, and a shared-use path for cyclists and pedestrians.

25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT

a.	(1) FIRM NAME GDJ Engineering	(2) FIRM LOCATION <i>(City and State)</i> Edinburg, Texas	(3) ROLE Environmental and PS&E
b.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
c.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
d.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
e.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
f.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE

G. KEY PERSONNEL PARTICIPATION IN EXAMPLE PROJECTS

[illegible]

29. EXAMPLE PROJECTS KEY

NUMBER	TITLE OF EXAMPLE PROJECT (From Section F)	NUMBER	TITLE OF EXAMPLE PROJECT (From Section F)
1	Various Traffic Engineering for City of Edinburg	6	FM 509 Corridor Study
2	City of Mission HSIP Traffic Signals	7	Trenton Roadway Improvements
3	Esperanza (ML02) Drainage Improvements	8	Dixieland Extension
4	Traffic Signals at Two West Spur 54 Intersections	9	Trenton Rd at Professional Drive
5	Dana Road (FM 3248 to FM 802)	10	I Road Reconstruction Hike/Bike

H. ADDITIONAL INFORMATION

30. PROVIDE ANY ADDITIONAL INFORMATION REQUESTED BY THE AGENCY. ATTACH ADDITIONAL SHEETS AS NEEDED.

I. AUTHORIZED REPRESENTATIVE

The foregoing is a statement of facts.

31. SIGNATURE

32. DATE

33. NAME AND TITLE

Jesus Salinas, CEO/President

12/17/2024

Request for Qualifications

Qualified professional individuals/firms interested in responding to this Request for Qualifications (RFQ) should include information requested in the following paragraphs. All information shall have been updated within the past three (3) months. Failure to provide the information requested or falsification of any information provided shall result in disqualification.

**REQUEST FOR QUALIFICATIONS FOR
TRAFFIC ENGINEERING SERVICES FOR
INTERSECTION OF VOTECH DR AND PIKE BLVD
RFQ NO.: 2024-25-07**

ACKNOWLEDGMENT OF RECEIPT

Please fill in the requested information below as acknowledgment that you have received the Request for Professional Qualifications noted above. If your firm is interested in participating, this sheet must be completed and returned to:

Mr. Homer Rhodes, Purchasing Agent
City of Weslaco – Purchasing Office
255 S. Kansas Avenue
Weslaco, Texas 78596
Phone: (956) 447-2240
e-mail: hrhodes@weslacotx.gov

Name of Firm: TEDSI Infrastructure Group, Inc.

Address: 1201 E. Interstate Highway 2

City, State Zip: Mission, Texas 78572

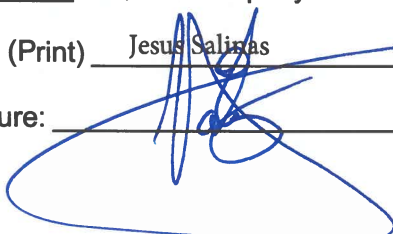
Telephone Number: (956) 424-7898 Fax Number: (956) 424-7022

e-mail: jsalinas@tedsi.com

✓ YES, Our company does have an interest in responding.

 NO, Our company does not have an interest in responding.

Name: (Print) Jesus Salinas Title: CEO/President

Signature:  Date: 12/03/2024

THE CITY OF WESLACO RESERVES THE RIGHT TO REFUSE AND REJECT ANY OR ALL RESPONSES RECEIVED AS A RESULT OF THIS SOLICITATION, TO WAIVE ANY OR ALL FORMALITIES OR TECHNICALITIES, AND TO MAKE SUCH AWARDS OF CONTRACT AS MAY BE DEEMED TO BE THE BEST AND MOST ADVANTAGEOUS TO THE CITY OF WESLACO.

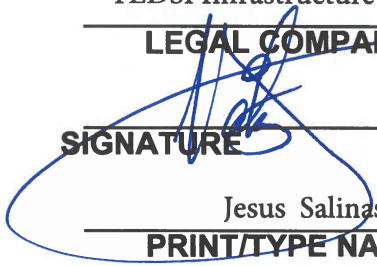
RESPONDENT SHALL ATTEST TO THE FACT THAT THEY HAVE READ, UNDERSTOOD, AND ARE IN COMPLIANCE WITH ALL THE REQUIREMENTS AS STATED IN ALL OF THE AFOREMENTIONED, BY AFFIXING THEIR ORIGINAL SIGNATURE BELOW. ALL EXCEPTIONS MADE SHALL BE NOTED BY THE RESPONDENT.

12/17/2024

DATE

TEDSI Infrastructure Group, Inc

LEGAL COMPANY NAME



SIGNATURE

Jesus Salinas

PRINT/TYPE NAME

CEO/President

TITLE

**SUPPLEMENT NO. 1 TO REQUEST FOR STATEMENT OF
QUALIFICATIONS: NON-COLLUSION AFFIDAVIT**

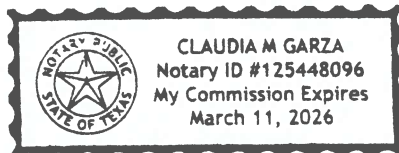
STATE OF Texas

COUNTY OF Hidalgo

Jesus Salinas, of lawful age, being first duly
sworn, on oath says, that (s)he is the agent authorized by the bidder to submit the
attached bid. Affiant further states that the respondent/bidder has not been a party to
any collusion among bidders in restraint of freedom of competition by agreement to
purpose at a fixed price or to refrain from proposing; or with any state official, city
employee, Board Trustee, or benefit consultant as to quantity, quality, or price in the
prospective contract, or any other terms of said prospective contract; or in any
discussions or actions between bidders, city employee, Board Trustee, or benefit
consultant concerning exchange of money or other things of value for special
consideration in the letting of this contract.

Signature 

Subscribed and sworn to before me this 17 day of December, 2024




Notary Public

State of Texas

My Commission Expires:

March 11, 2026

CONFLICT OF INTEREST QUESTIONNAIRE

For vendor doing business with local governmental entity

FORM CIQ

This questionnaire reflects changes made to the law by H.B. 23, 84th Leg., Regular Session.

This questionnaire is being filed in accordance with Chapter 176, Local Government Code, by a vendor who has a business relationship as defined by Section 176.001(1-a) with a local governmental entity and the vendor meets requirements under Section 176.006(a).

By law this questionnaire must be filed with the records administrator of the local governmental entity not later than the 7th business day after the date the vendor becomes aware of facts that require the statement to be filed. See Section 176.006(a-1), Local Government Code.

A vendor commits an offense if the vendor knowingly violates Section 176.006, Local Government Code. An offense under this section is a misdemeanor.

OFFICE USE ONLY

Date Received

1 Name of vendor who has a business relationship with local governmental entity.

TEDSI Infrastructure Group, Inc.

2 ☐ Check this box if you are filing an update to a previously filed questionnaire. (The law requires that you file an updated completed questionnaire with the appropriate filing authority not later than the 7th business day after the date on which you became aware that the originally filed questionnaire was incomplete or inaccurate.)

3 Name of local government officer about whom the information is being disclosed.

None

Name of Officer

4 Describe each employment or other business relationship with the local government officer, or a family member of the officer, as described by Section 176.003(a)(2)(A). Also describe any family relationship with the local government officer. Complete subparts A and B for each employment or business relationship described. Attach additional pages to this Form CIQ as necessary.

N/A

A. Is the local government officer or a family member of the officer receiving or likely to receive taxable income, other than investment income, from the vendor?

☐ Yes

☒ No

B. Is the vendor receiving or likely to receive taxable income, other than investment income, from or at the direction of the local government officer or a family member of the officer AND the taxable income is not received from the local governmental entity?

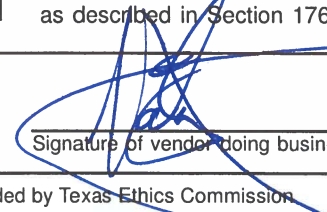
☐ Yes

☒ No

5 Describe each employment or business relationship that the vendor named in Section 1 maintains with a corporation or other business entity with respect to which the local government officer serves as an officer or director, or holds an ownership interest of one percent or more.

N/A

6 ☐ Check this box if the vendor has given the local government officer or a family member of the officer one or more gifts as described in Section 176.003(a)(2)(B), excluding gifts described in Section 176.003(a-1).

7  , Jesus Salinas
Signature of vendor doing business with the governmental entity

12/17/2024

Date

CERTIFICATE OF INTERESTED PARTIES

FORM 1295

1 of 1

Complete Nos. 1 - 4 and 6 if there are interested parties.
Complete Nos. 1, 2, 3, 5, and 6 if there are no interested parties.

OFFICE USE ONLY CERTIFICATION OF FILING

1 Name of business entity filing form, and the city, state and country of the business entity's place of business.

TEDSI Infrastructure Group, Inc.
Mission, TX United States

Certificate Number:
2024-1245585

Date Filed:
12/04/2024

Date Acknowledged:

2 Name of governmental entity or state agency that is a party to the contract for which the form is being filed.

City of Weslaco

3 Provide the identification number used by the governmental entity or state agency to track or identify the contract, and provide a description of the services, goods, or other property to be provided under the contract.

RFQ #2024-25-07
RFQ #2024-25-07 Traffic Engineering Services

4	Name of Interested Party	City, State, Country (place of business)	Nature of interest (check applicable)	
			Controlling	Intermediary
	Salinas, Jesus	Mission, TX United States	X	
	Morris, Jr., Jules M.	Houston, TX United States	X	
	Bright, Paul	Houston, TX United States	X	

5 Check only if there is NO Interested Party.

☐

6 UNSWORN DECLARATION

My name is Jesus Salinas, and my date of birth is 12/24/1957.

My address is 2111 Scout Lane, Mission, TX, 78572, USA.
(street) (city) (state) (zip code) (country)

I declare under penalty of perjury that the foregoing is true and correct.

Executed in Hidalgo County, State of Texas, on the 04 day of December, 20 24.
(month) (year)

Signature of authorized agent of contracting business entity
(Declarant)



Standardized Agenda Request Form

Date of Meeting: January 21, 2025		Agenda Item No. (to be assigned by CSO): 2025-92	
From:			
Subject: Discussion and action regarding the contract with City Prosecutor (Staffed by Mayor.)			
Background:			
Funding Source (budget code, if applicable):			
Amount:	Term of Impact:	Identified in Current Budget:	
Additional Action Prompted:			
If item previously considered, provide date and action by Commission:			
If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners:			
Advisory Review, if any (name of board/committee, date of action, recommendation):			
NORMA CANTU Martin Garza		Created	
City Manager Comments:			
Staff Recommendation:			
Attachments, if any:			
Responsibilities upon Approval:			

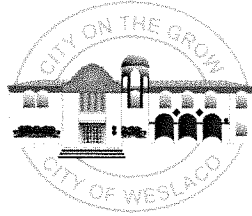


Standardized Agenda Request Form

Date of Meeting: January 21, 2025		Agenda Item No. (to be assigned by CSO): 2025-93	
From:			
Subject: Discussion and consideration to approve Change Order I to the KSA Professional Services Agreement for the development of the hangar project to include proposal for Professional Services - Construction Management of Drainage Improvements for a cost of \$26,916 using ARPA Funds. (Staffed by Airport Department.)			
Background:			
Funding Source (budget code, if applicable):			
Amount:	Term of Impact:	Identified in Current Budget:	
Additional Action Prompted:			
If item previously considered, provide date and action by Commission:			
If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners:			
Advisory Review, if any (name of board/committee, date of action, recommendation):			
ADELAIDA VEGA Maria Alvarez Martin Garza		Created/Initiated New	
City Manager Comments: Approve as recommended by staff.			
Staff Recommendation:			
Attachments, if any: Memo re Change Order 1, 103861 - TXW Drainage CA Fee Proposal			
Responsibilities upon Approval:			

City of Weslaco

"The City on the Grow"



Adrian Gonzalez, Mayor
Israel Gonzalez, Jr., Mayor Pro-Tem, Commissioner At-large
Pete Garcia, Jr. Commissioner At-large
Josh Pedraza, Commissioner, District 1
Letty Lopez, Commissioner, District 2
Jose "JP" Rodriguez, Commissioner, District 3
Adrian Farias, Commissioner District 4

Martin Garza, City Manager

MEMORANDUM

Date: January 15, 2025

From: Mid-Valley Airport Director

To: Commission Board

Subject: Request approval of Change Order I - KSA Agreement for Construction Management Services (Airport Drainage)

On January 14, 2025, Airport received scope of professional services for construction management of the Airport Stormwater Drainage Improvement Project. This scope is Change Order I for the existing contract awarded to KSA November 2023. Scope for construction phase (solely) for drainage was not specified in original contract.

The original contract primarily focused on Hangar Project WITH drainage improvement. As we relocated the hangar project closer to existing FBO, the drainage improvement project was still engineered by KSA, and under current contract, delivered design and all bidding documents, but fell short of including scope for construction administration/management.

The attached document is KSA's scope to proceed with construction phase services, to include Construction Kick-Off meeting, Notice to Proceed, and inspections throughout.

The Proposal amount is \$26,916 which is 4.27% of construction total (see below).

26916. is what percent of 630120. 4.27156732 %

The Airport Stormwater Drainage Improvement project is being funded by ARPA (for the full awarded amount of \$750,000).

To continue moving the project forward, staff recommends approval of KSA Proposal for Professional Engineer Services – Construction Management Phase.



816 Park Two Drive
Sugar Land, TX 77478
281.494.3252

January 10, 2025

Lily Alvarez
Director
Mid Valley Airport
1909 Joe Stephens Drive
Weslaco, TX 78596

via email
mlalvarez@weslacotx.gov

**Re: Mid Valley Airport
Storm Water Sewer Improvements – Project 1
Proposal for Professional Engineer Services – Construction Phase Services**

Dear Ms. Alvarez:

KSA Engineers, Inc. (KSA) is pleased to present this letter to serve as our proposal to provide construction phase services associated with the above referenced project at Mid Valley Airport. The following is a general description of the project scope of work to be performed under this proposal.

Construction Administration

KSA proposes to provide the services outlined below.

- Preliminary Coordination with Contractor and City
- Conduct virtual pre-construction meeting via Microsoft Teams
- Respond to any Requests for Information (RFIs) from the Contractor
- Review Contractor Material Submittals
- Coordinate regularly with Contractor during construction to ensure that work is compliant with the bid documents
- Conduct up to 3 site visits during construction
- Process periodic and final pay applications
- Conduct final inspection
- Prepare final construction completion letter
- Prepare as-built drawings

Construction Materials Acceptance Testing

Given that these improvements are outside any existing or proposed pavement areas, no compaction testing is included in the proposed services. KSA would recommend that the contractor compact the backfill in lifts to prevent settlement. If Construction Material Testing Services are desired by the City, KSA can get a proposal from a qualified firm to provide these services.

Resident Project Representative (RPR)

Part time or full time RPR services are not included in this contract. If desired, KSA has relationships with RGV based firms to provide this service.

Closeout Phase Services

No closeout services are included in this proposal.

For any services not specifically listed as included above, KSA can provide these on an hourly basis if desired by the City. KSA's current hourly billing rate schedule is attached to this proposal. KSA would recommend the city add a line item to the contract for hourly services with a Not-to-exceed amount. KSA would only invoice against this line item if pre-approved by the City.

Compensation

We propose to perform the services described for the following lump sum fees.

Construction Administration

\$ 26,916

A Manhour Projection and Fee Calculation for Engineering Services is attached to this proposal.

Schedule

The anticipated construction schedule is 75 calendar days, after the effective date of the Notice to Proceed (NTP).

Proposal Acceptance

KSA understands that upon completion of the fee negotiation, a contract will be offered that takes the project through completion. As always, KSA appreciates the opportunity to provide professional services for the City of Weslaco and the Mid Valley Airport.

If you have any questions, please do not hesitate to call.

Sincerely,

KSA



Craig A. Clairmont, PE
Aviation Practice Leader

Attachments: - Manhour Projection and Fee Calculation
 - Schedule of Hourly Fees 2025

Email Copy: Nathan Mikell, KSA

Mid Valley Airport, Weslaco, Texas
Storm Water Sewer Improvements - Project 1
Manhour Projection and Fee Calculation for Construction Engineering Services
Version: January 10, 2025

		Projected Manhours							Mileage (\$0.70/mile)	Printing	Surveying Subconsultant	Subtotals	Phase	Total
Task ID	Task Description	Principal- In-Charge	Sr. Project Manager	Project Manager	Sr. Design Engineer	Sr. CAD Technician	Project Assistant	Total Hours						
A. Construction Phase (Length = 75 Calendar Days - 11 weeks)														
A.1	Project Management	1	4	2	0	0	2	9		\$50		\$2,220		
A.2	Preliminary Coordination with Contractor, NTP	0	1	2	0	0	2	5				\$970		
A.3	Preconstruction Conference, etc. (Virtual)	0	1	2	0	0	1	4				\$840		
A.4	RFI Responses	0	1	4	2	0	2	9				\$1,720		
A.5	Site Visits During Construction (3 Trips - Sr.P.M..., 1 Trip - P.M., 2 Trips)	0	8	16	0	0	0	24	\$1,378			\$7,058		
A.6	Change Orders, etc.	0	1	2	0	4	2	9				\$1,450		
A.7	Daily Construction Administration	1	2	22	0	0	2	27				\$5,910		
A.8	Review Contractor Submittals	0	1	6	0	0	2	9				\$1,830		
A.9	Periodic & Final Pay Estimates	0	1	6	0	0	3	10				\$1,960		
A.10	Final Inspection (1 Trip - P.M.)	1	1	8	0	0	1	11	\$459			\$2,949		
Totals		3	21	70	2	4	17	117						\$26,916
Total Projected Manhours		3	21	70	2	4	17							
Hourly Rate		\$360	\$280	\$215	\$160	\$120	\$130							
Total Estimated Cost		\$1,080	\$5,880	\$15,050	\$320	\$480	\$2,210	\$9	\$1,837	\$50		\$26,916		\$26,916



2025 SCHEDULE OF HOURLY FEES - Aviation

Principal	\$360.00/hour
Senior Aviation Planner	\$260.00/hour
Aviation Planner	\$185.00/hour
Electrical Engineer	\$225.00/hour
Electrical Design Engineer	\$160.00/hour
Senior Project Manager	\$280.00/hour
Project Manager	\$215.00/hour
Senior Project Engineer	\$200.00/hour
Project Engineer	\$180.00/hour
Senior Design Engineer	\$160.00/hour
Design Engineer	\$140.00/hour
Senior Project Architect	\$285.00/hour
Project Architect	\$145.00/hour
Design Architect	\$110.00/hour
Senior Engineering Technician	\$230.00/hour
Engineering Technician	\$125.00/hour
Senior Design Technician	\$160.00/hour
Design Technician	\$100.00/hour
Project Assistant	\$130.00/hour
Senior CAD Technician	\$120.00/hour
CAD Technician	\$ 95.00/hour
Senior Project Representative	\$130.00/hour
Project Representative	\$110.00/hour
Graphic Designer	\$ 80.00/hour
Grant Administrator	\$150.00/hour
Administrative Assistant	\$100.00/hour
Secretary	\$ 65.00/hour
Three-Man Survey Crew	\$235.00/hour
Two-Man Survey Crew	\$190.00/hour
Senior Registered Surveyor	\$215.00/hour
Registered Surveyor	\$175.00/hour
Senior Survey Technician	\$125.00/hour
Survey Technician	\$110.00/hour
Mileage	\$ 0.70/mile
ATV (4-Wheeler)	\$100.00/day
GPS	\$100.00/day
Reimbursable Expenses (Travel, Lodging, Copies, Printing)	Actual Cost
Outside Consultants	Cost + 15%

NOTE: The Standard Hourly Rates and Reimbursable Expenses Schedule shall be adjusted annually to reflect equitable changes in the compensation payable to Engineer.