



**A REGULAR MEETING  
OF THE WESLACO CITY COMMISSION  
TUESDAY, OCTOBER 16, 2018**

NOTICE IS HEREBY GIVEN THAT the City Commission of the City of Weslaco, Texas will hold a Regular Meeting in the Legislative Chamber of City Hall, located at 255 South Kansas Avenue, on Tuesday, October 16, 2018 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.

**I. CALL TO ORDER**

- A. Certification of Public Notice.
- B. Invocation.
- C. Pledge of Allegiance.
- D. Mayoral recognition.
- E. Roll Call.

**II. PUBLIC COMMENTS**

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

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

**III. PUBLIC HEARING**

- A. To solicit input on behalf of Mike Givilancz Jr. to rezone 100 Laurel Drive. Also being Lot 1, Laureles Subdivision, Weslaco, Hidalgo County, and Texas from R-1 One-family dwelling district to B-1 Neighborhood Business District (Staffed by Planning and Code Enforcement Department.)
- B. To solicit public input on behalf of the residents of Austin and Merida Streets who are requesting to close the two streets where they intersect with the drainage canal to allow for unrestricted drainage flow but will impact through traffic. (Staffed by Planning and Code Enforcement Department.)

- C. To solicit input in compliance with the Consolidated Plan for Community Planning and Development (CDBG) Urban County Program Fiscal Year 32 (2019) Needs Assessment Plan. (Staffed by Finance Department.) Attachment

#### IV. **CONSENT AGENDA**

The following items are of a routine or administrative nature. The City Commission has been furnished with background and support material on each item, and/or it had been discussed at a previous meeting. All items will be acted upon by one vote without being discussed separately unless requested by one commission member, in which event the item or items will immediately be withdrawn for individual consideration in its normal sequence after the items not requiring separate discussion have been acted upon. The remaining items will be adopted by one vote. Possible action.

- A. Approval of the Minutes of the Regular Meeting on October 2, 2018  
(Staffed by City Secretary's Office.) Attachment.
- B. Authorization to submit an application renewing the ERate 2019-2020 Grant program, accept funds upon award, accept additional funding if awarded during the grant year, and authorize the Mayor to execute any related documents. (Staffed by the Library Department.) Attachment
- C. Approval of the annual renewal of a general software subscription services contract for maintenance and support with Tyler Technologies, Inc in an amount not to exceed \$46,719.79 and authorize the Mayor to execute any related documents. (Staffed by Information Technology Department.) Attachment
- D. Approval of the annual renewal of a general software subscription services contract for maintenance and support with PTS Solutions, Inc in an amount not to exceed \$44,801.37 and authorize the Mayor to execute any related documents. (Staffed by Information Technology Department.) Attachment
- E. Approval of the renewal of a Public Purposes Services Contract with the Boys & Girls Club of Weslaco in an amount not to exceed \$50,000.00 for the public purpose services and activities in this contract, effective October 1, 2018 through September 30, 2019 and authorize the Mayor to execute any related documents. (Staffed by Parks and Recreation Department.) Attachment
- F. Approval of a renewal of a Public Purpose Service Contract with the Weslaco Bicultural Museum d.b.a Weslaco Museum of Local History and Cultural Art in an amount not to exceed \$63,100.00 effective October 1, 2018 through September 30, 2019 and authorize the Mayor to execute any related documents. (Staffed by Parks and Recreation Department.) Attachment
- G. Approval of the renewal of Professional Services Agreement as recommended by the



Weslaco Hotel Occupancy Tax Advisory Committee:

1. Frontera Audubon Society - \$33,000.00;

2. Lower Rio Grande Valley Nature Center - \$39,100.00;

3. Weslaco Area Chamber of Commerce - \$183,665.00;

and authorize the Mayor to execute any related documents. (Staffed by Finance Department. Attachment

- H. Approval of a request by Valley Nature Center to utilize Gibson Park on November 10, 2018 from 12 noon - 11 p.m. for Brew in the Woods, and authorize the Mayor to execute any related documents as may be required, and waive any fees that may be associated with the event. (Requested by Valley Nature Center.) Attachment
- I. Approval of a Mid Valley Airport Hangar Lease Agreement with Aaron Carlson, Hangar E-6, and authorize the Mayor to execute any related documents. (Staffed by Airport.) Attachment
- J. Authorization to solicit sealed bids, RFB No. 2018-19-02, for the Rehabilitation of the Water Tower located on 8th Street & Bridge Ave. (Staffed by Public Works.)
- K. Approval of Resolution 2018-64 increasing the Weslaco Drainage Citizens' Task Force Drainage Committee not to exceed ten and authorize the Mayor to execute any related documents. (Staffed by the City Manager's Office.) Attachment
- L. Acceptance of the Local Border Security Program Award, Grant #3407202, from the Office of the Governor, in the amount of \$60,000.00 with no match required and authorize the Mayor to execute any related documents. (Staffed by the Police Department.) Attachment
- M. Acceptance of the Bullet-proof Vest Partnership Award, from the Office of Justice Programs, in the amount of \$27,645 with no match required and authorize the Mayor to execute any related documents. (Staffed by the Police Department.) Attachment
- N. Approval to adopt the charter and other formalization documents of the Marion Booth Foundation and authorize the Mayor to execute any related documents. (Staffed by Library.) Attachment

**V. OLD BUSINESS**

- A. Discussion and consideration to authorize staff to discontinue debris pickup from flood event of June 20 effective October 12, 2018 at 5 p.m. and authorize continuance of construction debris disposal at the City Shop until November 16, 2018. Possible action. (There was no action on this item October 2, 2018; Staffed City Manager's Office.)

**VI. NEW BUSINESS**

- A. Discussion and consideration after public hearing on behalf of Mike Givilancz Jr. to approve Ordinance 2018-35 rezoning 100 Laurel Drive, also being Lot 1, Laureles Subdivision, Weslaco, Hidalgo County, Texas from R-1 One-family dwelling district to B-1 Neighborhood Business District and authorize the Mayor to execute any related documents First reading of Ordinance 2018-35. Three-fourths vote required. Possible action. (Staffed by Planning and Code Enforcement Department.) Attachment
- B. Discussion and consideration after public hearing on behalf of the residents of Austin and Merida Streets who are requesting to close the two streets where they intersect with the drainage canal to allow for unrestricted drainage flow but will impact through traffic. Possible action. (Staffed by Planning and Code Enforcement Department.) Attachment
- C. Discussion and consideration to approve the Final Plat for North Valley Ranchettes Subdivision, being a 31.3737 acres out of Farm Tracts 317 the West & Adams Subdivision, Weslaco, Hidalgo County, Texas located approximately 1750 ft. West of Mile 4 West Road. Possible action. (Staffed by Planning and Code Enforcement.) Attachment
- D. Discussion and consideration to approve the Final Plat for Rangila Subdivision, being a 1.878 acres out of Farm Tracts 29, West Tract Subdivision Vol. 2, Weslaco, Hidalgo County, Texas located approximately 1900 ft. North of West Frontage Road. Possible action. (Staffed by Planning and Code Enforcement.) Attachment
- E. Discussion and consideration to approve request for Pony Winter Softball League to utilize 2-3 softball fields at Pablo G. Peña Park on a first come first serve basis for a maximum of two weeks at a time. Possible action. (Staffed by Parks and Recreation Department.)
- F. Discussion and consideration on renewal of a Mutual Leage Agreement with the Boys and Girls Club of Weslaco for use of facility located at 300 N. Airport, Suite B and authorize the Mayor to execute any related documents. Possible action. (Staffed by Parks and Recreation Department.) Attachment
- G. Discussion and consideration to purchase through Buyboard vendor Caldwell Country a 2018-2019 Tahoe not to exceed \$35,000 and authorize the Mayor to execute any related documents. Possible action. (Staffed by Fire Department.) Attachment
- H. Discussion and consideration to solicit bids for a 2019 Ford F-250 Gas 4x4 to replace a 2004 Expedition and a 2019 F-550 gas 4x4 chassis. Possible Action. (Staffed by the Fire Department.) Attachment

- I. Discussion and consideration to approve a Professional Services Agreement with Halff Associates for Civil Engineering Services for Stormwater Improvements Plan as negotiated. Possible action. (Staffed by City Manager's Office.)
- J. Discussion and consideration to approve Ordinance 2018-38 amending the Code of Ordinances Chapter 98 Parks and Recreation by adding to Article I Section 98-15 "Dockless Vehicle Permits: Licenses, Permits and Miscellaneous Regulations," supporting a Valley-wide bike share initiative as coordinated by the Lower Rio Grande Valley Development Council. Possible action. (Staffed by City Manager's Office.) Attachment
- K. Discussion and consideration to approve the Interlocal Agreement with the City of Mercedes for the temporary provision of potable water and wastewater service to property adjacent and adjoining Weslaco's city limits along U.S. Business Highway 83 and authorize the Mayor to execute any related documents. Possible action. (Staffed by City Manager's Office.) Attachment

## **VII. EXECUTIVE SESSION**

*Texas Government Code, Section 551 Open Meetings:*

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

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

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

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

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

(1) commits an offense; and

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

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

(B) reasonable attorney fees and court costs; and

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

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

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

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

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

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

- A. Personnel - Discussion regarding the goals, objectives, and evaluation of the City Manager for the City of Weslaco as authorized by §551.074 of the Texas Government Code.
- B. Personnel - Discussion with the City Manager regarding employment of a City Secretary as authorized by §551.074 of the Texas Government Code.

- C. Personnel - Discussion regarding the Arbitration of Appeal for settlement from Gilbert Luna as authorized by §551.074 of the Texas Government Code.
- D. Contract Negotiations – Discussion with the City Manager and City Attorney relating to the City’s rights, duties, privileges, and obligations in connection to the Collective Bargaining Agreement with the Fire Union (IAFF-WFFA Local 3207) as authorized by §551.071 of the Texas Government Code.
- E. Legal Consultation - Seek City Attorney opinion relating to the mediation with CDM as authorized by §551.071 of the Texas Government Code.
- F. Real Property – Consultation with City Attorney on the purchase of real property legally described as Chelsea Park W6.83AC GR 5.22AC Net on Border Avenue as authorized by §551.072 of the Texas Local Government Code.
- G. Real Property – Consultation with City Attorney on the purchase of real property legally described as West Tract W3.67AC-S10AC-N20AC FT 685 at Dawson and Oregon Streets as authorized by §551.072 of the Texas Local Government Code.
- H. Economic Development – Consultation with City Attorney regarding Economic Development incentive programs related to Project Catherine as authorized by §551.087 of the Texas Government Code.

## **VIII. POSSIBLE ACTION ON WHAT IS DISCUSSED IN EXECUTIVE SESSION**

## **IX. ADJOURNMENT**

I hereby certify this **Notice of a Regular Meeting of the Weslaco City Commission** was posted in accordance with the Open Meetings Act on the outside bulletin board at City Hall of the City of Weslaco, located at the 255 South Kansas Avenue entrance, visible and accessible to the general public during and after regular working hours. This notice was posted on this 12th day of October 2018 at 5:30 p.m. 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/ Elizabeth M. Walker, City Secretary

**NOTE:** If any accommodation for a disability is required, please notify the City Secretary’s Office at (956) 968-3181, Ext. 3100 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:



# Standardized Agenda Request Form

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|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------|--------------------------------------------------------------|--|
| <b>Date of Meeting:</b><br>October 16, 2018                                                                                                                                                                                                                                                                                                                                                                    |                 | <b>Agenda Item No. (to be assigned by CSO):</b><br>2018-2006 |  |
| <b>From:</b>                                                                                                                                                                                                                                                                                                                                                                                                   |                 |                                                              |  |
| <b>Subject:</b><br>Certification of Public Notice.                                                                                                                                                                                                                                                                                                                                                             |                 |                                                              |  |
| <b>Background:</b><br><br>Call to Order, includes the following:<br>A. Certification of Public Notice.<br>B. Invocation.<br>C. Pledge of Allegiance.<br>D. Mayoral recognition.<br>E. Roll Call.                                                                                                                                                                                                               |                 |                                                              |  |
| <b>Funding Source</b> (budget code, if applicable):                                                                                                                                                                                                                                                                                                                                                            |                 |                                                              |  |
| Amount:                                                                                                                                                                                                                                                                                                                                                                                                        | Term of Impact: | Identified in Current Budget:                                |  |
| <b>Additional Action Prompted:</b>                                                                                                                                                                                                                                                                                                                                                                             |                 |                                                              |  |
| <b>If item previously considered, provide date and action by Commission:</b>                                                                                                                                                                                                                                                                                                                                   |                 |                                                              |  |
| <b>If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners:</b>                                                                                                                                                                                                                                                  |                 |                                                              |  |
| <b>Advisory Review, if any</b> (name of board/committee, date of action, recommendation):                                                                                                                                                                                                                                                                                                                      |                 |                                                              |  |
| Aida Vega                                                                                                                                                                                                                                                                                                                                                                                                      |                 | Created/Initiated                                            |  |
| Elizabeth Walker                                                                                                                                                                                                                                                                                                                                                                                               |                 | Approved                                                     |  |
| Mike Perez                                                                                                                                                                                                                                                                                                                                                                                                     |                 | Final Approval                                               |  |
| <b>City Manager Comments:</b><br>Approve.                                                                                                                                                                                                                                                                                                                                                                      |                 |                                                              |  |
| <b>Staff Recommendation:</b><br><br>A. Mayor will Call to Order and certify Public Notice.<br>B. Guadalupe Garcia, First Baptist Church will lead the invocation.<br>C. Mayor will lead Pledge of Allegiance; Mayor Pro-Tem may lead Texas Flag.<br>D. Mayoral recognition.<br>E. City Secretary will call roll.<br>Four or more Commissioners present constitute a Quorum; otherwise, no action may be taken. |                 |                                                              |  |
| <b>Attachments, if any:</b><br>Pledge & Mission updated 2017 election                                                                                                                                                                                                                                                                                                                                          |                 |                                                              |  |
| <b>Responsibilities upon Approval:</b>                                                                                                                                                                                                                                                                                                                                                                         |                 |                                                              |  |

# City of Weslaco

*"The City on the Grow"*



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

Mike R. Perez, City Manager

## The Pledge of Allegiance to the Flag

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

## The Pledge of Allegiance to the State Flag

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

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

## Preamble to the Constitution of the United States of America

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

## STATEMENT OF VISION: AN INTERNATIONAL CENTER OF GROWTH

Friendly people with vision, courage and integrity

## STATEMENT OF MISSION: COMMITMENT TO EXCELLENCE IN PUBLIC SERVICE

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



## Standardized Agenda Request Form

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|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------|--------------------------------------------------------------|--|
| <b>Date of Meeting:</b><br>October 16, 2018                                                                                                                                                                                                                                                                                                                                               |                 | <b>Agenda Item No.</b> (to be assigned by CSO):<br>2018-2015 |  |
| <b>From:</b><br>Joe Pedraza                                                                                                                                                                                                                                                                                                                                                               |                 |                                                              |  |
| <b>Subject:</b><br>To solicit input on behalf of Mike Givilancz Jr. to rezone 100 Laurel Drive. Also being Lot 1, Laureles Subdivision, Weslaco, Hidalgo County, and Texas from R-1 One-family dwelling district to B-1 Neighborhood Business District (Staffed by Planning and Code Enforcement Department.)                                                                             |                 |                                                              |  |
| <b>Background:</b><br>The applicant is requesting to rezone property from R-1 One-family dwelling district to B-1 Neighborhood Business District. Thirteen (13) property owners within 200 feet of the applicant's property were notified by letter on September 24, 2018. Petition has been submitted against this rezone. Over 20% of owners within the 200 ft. radius signed petition. |                 |                                                              |  |
| <b>Funding Source</b> (budget code, if applicable):                                                                                                                                                                                                                                                                                                                                       |                 |                                                              |  |
| Amount:                                                                                                                                                                                                                                                                                                                                                                                   | Term of Impact: | Identified in Current Budget:                                |  |
| <b>Additional Action Prompted:</b><br>Public Hearing                                                                                                                                                                                                                                                                                                                                      |                 |                                                              |  |
| <b>If item previously considered, provide date and action by Commission:</b>                                                                                                                                                                                                                                                                                                              |                 |                                                              |  |
| <b>If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners:</b><br>Notice of the application and the Public Hearing for the City Commission appeared in The Monitor on September 18, 2018                                                                                                   |                 |                                                              |  |
| <b>Advisory Review, if any</b> (name of board/committee, date of action, recommendation):<br>The Planning and Zoning Commission recommended denial of the rezone request on October 3, 2018.                                                                                                                                                                                              |                 |                                                              |  |
| Kayla Arevalo                                                                                                                                                                                                                                                                                                                                                                             |                 | Created/Initiated                                            |  |
| Joe Pedraza                                                                                                                                                                                                                                                                                                                                                                               |                 | Approved                                                     |  |
| Mike Perez                                                                                                                                                                                                                                                                                                                                                                                |                 | Final Approval                                               |  |
| <b>City Manager Comments:</b><br>Approve solicitation of public comments.                                                                                                                                                                                                                                                                                                                 |                 |                                                              |  |
| <b>Staff Recommendation:</b><br>Staff recommends approval based on 2040 zone map.                                                                                                                                                                                                                                                                                                         |                 |                                                              |  |
| <b>Attachments, if any:</b>                                                                                                                                                                                                                                                                                                                                                               |                 |                                                              |  |
| <b>Responsibilities upon Approval:</b><br>Staff will notify applicant.                                                                                                                                                                                                                                                                                                                    |                 |                                                              |  |



# Standardized Agenda Request Form

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|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------|--------------------------------------------------------------|--|
| <b>Date of Meeting:</b><br>October 16, 2018                                                                                                                                                                                                                                                                                                   |                 | <b>Agenda Item No. (to be assigned by CSO):</b><br>2018-2040 |  |
| <b>From:</b><br>Joe Pedraza                                                                                                                                                                                                                                                                                                                   |                 |                                                              |  |
| <b>Subject:</b><br>To solicit public input on behalf of the residents of Austin and Merida Streets who are requesting to close the two streets where they intersect with the drainage canal to allow for unrestricted drainage flow but will impact through traffic. (Staffed by Planning and Code Enforcement Department.)                   |                 |                                                              |  |
| <b>Background:</b><br>A petition was received from the property owners of Tejas Development Phase 1, 2, 3 and 4 requesting the reconstruction of the drainage pipe that runs beneath Merida and Austin Street. Two-hundred and twenty eight (228) property owners were notified by letter for the proposed street closure on October 5, 2018. |                 |                                                              |  |
| <b>Funding Source (budget code, if applicable):</b>                                                                                                                                                                                                                                                                                           |                 |                                                              |  |
| Amount:                                                                                                                                                                                                                                                                                                                                       | Term of Impact: | Identified in Current Budget:                                |  |
| <b>Additional Action Prompted:</b><br>Public Hearing                                                                                                                                                                                                                                                                                          |                 |                                                              |  |
| <b>If item previously considered, provide date and action by Commission:</b>                                                                                                                                                                                                                                                                  |                 |                                                              |  |
| <b>If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners:</b><br>Notice of the public hearing for the City Commission appeared in The Monitor on October 4, 2018.                                                                             |                 |                                                              |  |
| <b>Advisory Review, if any (name of board/committee, date of action, recommendation):</b>                                                                                                                                                                                                                                                     |                 |                                                              |  |
| Elizabeth Walker                                                                                                                                                                                                                                                                                                                              |                 | Created/Initiated                                            |  |
| Joe Pedraza                                                                                                                                                                                                                                                                                                                                   |                 | Approved                                                     |  |
| Mike Perez                                                                                                                                                                                                                                                                                                                                    |                 | Final Approval                                               |  |
| <b>City Manager Comments:</b><br>Approve solicitation of public comments.                                                                                                                                                                                                                                                                     |                 |                                                              |  |
| <b>Staff Recommendation:</b><br>Staff recommends approval.                                                                                                                                                                                                                                                                                    |                 |                                                              |  |
| <b>Attachments, if any:</b>                                                                                                                                                                                                                                                                                                                   |                 |                                                              |  |
| <b>Responsibilities upon Approval:</b><br>Staff will proceed with the closure of Austin and Merida Street.                                                                                                                                                                                                                                    |                 |                                                              |  |





## Standardized Agenda Request Form

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| <b>Date of Meeting:</b><br>October 16, 2018                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                   | <b>Agenda Item No. (to be assigned by CSO):</b><br>2018-2035 |
| <b>From:</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                   |                                                              |
| <b>Subject:</b><br>To solicit input in compliance with the Consolidated Plan for Community Planning and Development (CDBG) Urban County Program Fiscal Year 32 (2019) Needs Assessment Plan. (Staffed by Finance Department.)                                                                                                                                                                                                                                                                       |                   |                                                              |
| <b>Background:</b><br>In compliance with the Consolidated Plan for Community Planning and Development (CDBG), City of Weslaco is conducting a public hearing to solicit input from interested parties on the City needs under the Urban County Program Fiscal Year 32 (2019). Primary goals are to enable the City to provide decent housing, to establish and maintain a suitable living environment, and to expand economic opportunities for every citizen, particularly for low income persons. |                   |                                                              |
| <b>Funding Source (budget code, if applicable):</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                   |                                                              |
| Amount:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | Term of Impact:   | Identified in Current Budget:                                |
| <b>Additional Action Prompted:</b><br>Public Hearing                                                                                                                                                                                                                                                                                                                                                                                                                                                |                   |                                                              |
| <b>If item previously considered, provide date and action by Commission:</b>                                                                                                                                                                                                                                                                                                                                                                                                                        |                   |                                                              |
| <b>If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners:</b>                                                                                                                                                                                                                                                                                                                                       |                   |                                                              |
| <b>Advisory Review, if any (name of board/committee, date of action, recommendation):</b>                                                                                                                                                                                                                                                                                                                                                                                                           |                   |                                                              |
| Aida Vega                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | Created/Initiated |                                                              |
| Sonia Flores                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | Approved          |                                                              |
| Mike Perez                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | Final Approval    |                                                              |
| <b>City Manager Comments:</b><br>Approve solicitation of public comments.                                                                                                                                                                                                                                                                                                                                                                                                                           |                   |                                                              |
| <b>Staff Recommendation:</b><br>Approve public comments.                                                                                                                                                                                                                                                                                                                                                                                                                                            |                   |                                                              |
| <b>Attachments, if any:</b><br>UCP 2019 - PH Notice English and Spanish (Pct. 1 cities)                                                                                                                                                                                                                                                                                                                                                                                                             |                   |                                                              |
| <b>Responsibilities upon Approval:</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                   |                                                              |

**HIDALGO COUNTY - PRECINCT NO. 1 RESIDENTS**  
**PUBLIC HEARING NOTICE**  
**HIDALGO COUNTY - URBAN COUNTY PROGRAM**  
**Publication Date: Friday, September 28, 2018**

In compliance with the Consolidated Plan for Community Planning & Development (CDBG), the **Cities listed below** will conduct a public hearing to solicit input from interested parties on the **Cities** needs under the **Urban County Program Fiscal Year 32 (2019)**.

The overall goals for the Consolidated Plan are to strengthen partnerships with jurisdiction, to extend and strengthen partnerships among all levels of government and the private sector, including profit and nonprofit organizations, to enable them to provide decent housing, to establish and maintain a suitable living environment, and to expand economic opportunities for every citizen, particularly for very low income persons.

The public hearing for the **City of Alamo** will be held on **Tuesday, October 2, 2018 at 7:00 P.M.** at the following location: **Alamo City Hall located at 420 N. Tower Road, Alamo, Texas 78516**. For more information, please come by our city office or call **(956) 787-0006**. Written comments can be forwarded to: **Mayor Diana Martinez - City of Alamo, 420 N. Tower Road, Alamo, Texas 78516**. Expected allocation is **\$266,440.00**.

The public hearing for the **City of Edcouch** will be held on **Thursday, October 04, 2018 at 6:00 P.M.** at the following location: **Edcouch City Hall located at 211 West Southern Avenue, Edcouch, Texas 78538**. For more information, please come by our city office or call **(956) 262-2140**. Written comments can be forwarded to: **Mayor Virgino Gonzalez, Jr. - City of Edcouch, P.O. Box 100, Edcouch, Texas 78538**. Expected allocation is **\$266,440.00**.

The public hearing for the **City of Elsa** will be held on **Monday, October 15, 2018 at 6:00 P.M.** at the following location: **Elsa City Hall located at 102 S. Diana Street, Elsa, Texas 78543**. For more information, please come by our city office or call **(956) 262-2127**. Written comments can be forwarded to: **Mayor Alonzo Perez - City of Elsa, P.O Box 427, Elsa, Texas 78543**. Expected allocation is **\$266,440.00**.

The public hearing for the **City of La Villa** will be held on **Wednesday, October 17, 2018 at 6:15 P.M.** at the following location: **La Villa City Hall located at 916 S. Mike Chapa, La Villa, Texas 78562**. For more information, please come by our city office or call **(956) 262-2122**. Written comments can be forwarded to: **Mayor Alma Moron - City of La Villa, P.O. Box 60, La Villa, Texas 78562**. Expected allocation is **\$266,440.00**.

The public hearing for the **City of Mercedes** will be held on **Tuesday, October 16, 2018 at 6:00 P.M.** at the following location: **Mercedes City Hall located at 400 South Ohio Avenue., Mercedes, Texas 78570**. For more information, please come by our city office or call **(956) 565-3114**. Written comments can be forwarded to: **Mayor Henry Hinojosa - City of Mercedes, 400 South Ohio Ave., Mercedes, TX 78570**. Expected allocation is **\$266,440.00**.

The public hearing for the **City of Progreso** will be held on **Wednesday, October 10, 2018 at 6:00 P.M.** at the following location: **Progreso City Hall located at 300 N. FM 1015, Progreso, Texas 78579**. For more information, please come by our city office or call **(956) 565-0241**. Written comments can be forwarded to: **Mayor Gerardo Alanis - City of Progreso, P.O. Box 699, Progreso, TX 78579**. Expected allocation is **\$266,440.00**.

The public hearing for the **City of Weslaco** will be held on **Tuesday, October 16, 2018 at 6:00 P.M.** at the following location: **Weslaco City Hall Legislative Chambers located at 255 S. Kansas Ave., Weslaco, Texas 78596**. For more information, please come by our city office or call **(956) 968-3181**. Written comments can be forwarded to: **Mayor David Suarez, City of Weslaco - 255 S. Kansas Ave., Weslaco, Texas 78596**. Expected allocation is **\$295,584.00**.

Listed below is a partial listing of eligible activities.

|                                  |                                   |
|----------------------------------|-----------------------------------|
| Public Facilities Needs          | Child Care Services               |
| Senior Centers                   |                                   |
| Youth Centers                    | Accessibility                     |
| Neighborhood Facilities          |                                   |
| Parks and Recreation Facilities  | Economic Development Needs        |
| Health Facilities                | Technical Assistance              |
| Child Care Facilities            |                                   |
| Parking Facilities               | Lead-Based Paint/Hazard Abatement |
| Infrastructure Improvement Needs | Code Enforcement                  |
| Flood Drain Improvements         |                                   |
| Water Improvements               | Emergency Shelter Needs           |
| Sewer Improvements               | Housing Needs                     |
| Street Improvements              |                                   |
| Public Service Needs             | Community Planning                |
| Senior Services                  |                                   |
| Handicapped Services             | Program Administration            |
| Youth Services                   |                                   |

It is the objective of Hidalgo County to comply with Section 504 of the Rehabilitation Act of 1973, as amended, the Americans with Disabilities Act (ADA) of 1990 and the ADA Amendment Act of 2008, the Fair Housing Act, and the Architectural Barriers Act in all respects. Persons with disabilities/handicapped, non-English speaking, or limited English proficiency (LEP) who may require an interpreter shall be provided upon request by calling (956) 787-8127 at least three (3) days in advance. Persons who are deaf, hard-of-hearing, deaf-blind or speech-disabled may use Relay Texas at (800) 735-2989 to call the Hidalgo County Urban County Program (UCP) and request arrangements in order to participate in the citizen participation process. Hidalgo County Urban County Program does not discriminate on the basis of disability status in the admission of, or access to, or treatment in its federally assisted programs or activities.

**Diana R. Serna, Director**  
**Hidalgo County – Urban County Program**  
**427 E. Duranta Avenue, Suite 107**  
**Alamo, Texas 78516**



**RESIDENTES DEL CONDADO DE HIDALGO PRECINTO NO. 1**  
**AVISO DE AUDENCIA PUBLICA**  
**PROGRAMA URBANO DEL CONDADO DE HIDALGO**  
**Fecha de publicación: viernes día 28 de septiembre 2018**

En cumplimiento con el Plan Consolidado para la Planificación y Desarrollo Comunitario (CDBG), las ciudades mencionadas debajo llevarán a cabo una audiencias públicas para solicitar la opinión de las partes interesadas en las necesidades de la ciudades bajo el Programa Urbano del Condado de Hidalgo, del año fiscal 32 (2019).

Los objetivos generales del Plan Consolidado son el fortalecimiento de las asociaciones con jurisdicciones a fin de ampliar y fortalecer las alianzas entre todos los niveles del gobierno y el sector privado, incluidas las organizaciones sin fines de lucro y, a fin de que puedan proporcionar una vivienda digna, para establecer y mantener una vida adecuada en el medio ambiente, y para ampliar las oportunidades económicas para todos los ciudadanos, en particular para las personas con ingresos muy bajos.

La audiencia pública para la Ciudad de Alamo se llevará a cabo el **Martes 02 de octubre 2018 a las 7:00 P.M.** en la siguiente ubicación: **Municipalidad de la Ciudad de Alamo ubicado en el 420 N. Tower Road, Alamo, Texas 78516.** Para obtener más información, por favor venga a nuestra oficina de la ciudad o llame al (956) 787-0006. Los comentarios escritos pueden hacer enviados a: **Alcalde Diana Martinez de la Ciudad de Alamo al 420 N. Tower Road, Alamo, Texas 78516.** Asignación esperada de **\$266,440.00.**

La audiencia pública para la Ciudad de Edcouch se llevará a cabo el **Jueves 04 de octubre 2018 a las 6:00 P.M.** en la siguiente ubicación: **Municipalidad de la Ciudad de Edcouch ubicado en el 211 West Southern Avenue, Edcouch, Texas 78538.** Para obtener más información, por favor venga a nuestra oficina de la ciudad o llame al (956) 262-2140. Los comentarios escritos pueden hacer enviados a: **El Alcalde Virginio Gonzalez, Jr. de la Ciudad de Edcouch al P.O. Box 100, Edcouch, Texas 78538.** Asignación esperada de **\$266,440.00.**

La audiencia pública para la Ciudad de Elsa se llevará a cabo el **Lunes 15 de octubre 2018 a las 6:00 P.M.** en la siguiente ubicación: **Municipalidad de la Ciudad de Elsa ubicado en el 102 S. Diana Street, Elsa, Texas 78543.** Para obtener más información, por favor venga a nuestra oficina de la ciudad o llame al (956) 262-2127. Los comentarios escritos pueden hacer enviados a: **El Alcalde Alonzo Perez de la Ciudad de Elsa al P.O. Box 427, Elsa, Texas 78543.** Asignación esperada de **\$266,440.00.**

La audiencia pública para la Ciudad de La Villa se llevará a cabo el **Miércoles 17 de octubre 2018 a las 6:15 P.M.** en la siguiente ubicación: **Municipalidad de la Ciudad de La Villa ubicado en el 916 S. Mike Chapa, La Villa, Texas 78562.** Para obtener más información, por favor venga a nuestra oficina de la ciudad o llame al (956) 262-2122. Los comentarios escritos pueden hacer enviados a: **El Alcalde Alma Moron de la Ciudad de La Villa al P.O. Box 60, La Villa, Texas 78562.** Asignación esperada de **\$266,440.00.**

La audiencia pública para la Ciudad de Mercedes se llevará a cabo el **Martes 16 de octubre 2018 a las 6:00 P.M.** en la siguiente ubicación: **Municipalidad de la Ciudad de Mercedes ubicado en el 400 South Ohio Ave., Mercedes, Texas 78570.** Para obtener más información, por favor venga a nuestra oficina de la ciudad o llame al (956) 565-3114. Los comentarios escritos pueden hacer enviados a: **El Alcalde Henry Hinojosa de la Ciudad de Mercedes al 400 South Ohio Ave., Mercedes, Texas 78570.** Asignación esperada de **\$266,440.00.**

La audiencia pública para la Ciudad de Progreso se llevará a cabo el **Miércoles 10 de octubre 2018 a las 6:00 P.M.** en la siguiente ubicación: **Municipalidad de la Ciudad de Progreso ubicado en el 300 N. FM 1015, Progreso, Texas 78579.** Para obtener más información, por favor venga a nuestra oficina de la ciudad o llame al (956) 565-0241. Los comentarios escritos pueden hacer enviados a: **El Alcalde Gerardo Alanis de la Ciudad de Progreso al P.O. Box 699, Progreso, Texas 78579.** Asignación esperada de **\$266,440.00.**

La audiencia pública para la Ciudad de Weslaco se llevará a cabo el **Martes 16 de octubre 2018 a las 6:00 P.M.** en la siguiente ubicación: **Municipalidad de la Ciudad de Weslaco Cámara de Legislatura ubicado en el 255 S. Kansas Ave., Weslaco, Texas 78596.** Para obtener más información, por favor venga a nuestra oficina de la ciudad o llame al (956) 968-3181. Los comentarios escritos pueden hacer enviados a: **El Alcalde David Suarez de la Ciudad de Weslaco al 255 S. Kansas Ave., Weslaco, Texas 78596.** Asignación esperada de **\$295,584.00.**

A continuación se muestra una lista parcial de las actividades elegibles.

|                                                  |                                       |
|--------------------------------------------------|---------------------------------------|
| Necesidades de establecimientos públicos         | Servicios para discapacitados         |
| Centros para personas de la tercera edad         | Servicios para jóvenes                |
| Centros para jóvenes                             | Servicios de cuidado infantil         |
| Instalaciones del vecindario                     |                                       |
| Instalaciones de parques y recreación            | Aplicación del código                 |
| Instalaciones de salud                           |                                       |
| Instalaciones para el cuidado de niños           | Necesidades de vivienda de emergencia |
| Instalaciones de estacionamiento                 | Necesidades de vivienda               |
| Necesidades de mejoras de infraestructura        |                                       |
| Mejoras de drenaje de inundaciones               | Planificación de la Comunidad         |
| Mejoras de agua                                  |                                       |
| Mejoras de alcantarillado                        | Administración del Programa           |
| Mejoras de calles                                |                                       |
| Necesidades de Servicios Públicos                | Necesidades de desarrollo económico   |
| Servicios para personas de tercera edad          | Asistencia Técnica                    |
| Pintura con base de plomo / Reducción de Riesgos |                                       |

*Es el objetivo del Condado de Hidalgo para cumplir con la Sección 504 de la Ley de Rehabilitación de 1973, según enmendada, los Americanos con Discapacidades de la Ley de barreras arquitectónicas (ADA) de 1990 y la Ley ADA Enmienda de 2008, la Ley de Equidad de Vivienda, y Con todo respeto. Las personas con discapacidades / minusválidos, que no hablan inglés o con un dominio limitado del inglés (LEP) que pueden requerir un intérprete se les proporcionarán previa solicitud llamando al (956) 787-8127 por lo menos con tres (3) días de anticipación. Las personas sordas, con problemas de audición, sordo-ciegos o del habla discapacitados pueden utilizar Relay Texas al (800) 735-2989 para llamar al Programa del Condado de Hidalgo Condado Urbano (UCP) y los arreglos de solicitud con el fin de participar en el ciudadano proceso de participación. El Programa Urbano del Condado de Hidalgo no discrimina en base al estado de discapacidad en la admisión, el acceso o el tratamiento en sus programas o actividades con asistencia federal.*

**Diana R. Serna, Directora**  
**Programa Urbano del Condado de Hidalgo**  
**427 E. Duranta Avenue, Suite 107**







## Standardized Agenda Request Form

|                                                                                                                                                               |                 |                                                              |  |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------|--------------------------------------------------------------|--|
| <b>Date of Meeting:</b><br>October 16, 2018                                                                                                                   |                 | <b>Agenda Item No. (to be assigned by CSO):</b><br>2018-2011 |  |
| <b>From:</b>                                                                                                                                                  |                 |                                                              |  |
| <b>Subject:</b><br>Approval of the Minutes of the Regular Meeting on October 2, 2018 (Staffed by City Secretary's Office.) Attachment.                        |                 |                                                              |  |
| <b>Background:</b><br>Record of commission from the regular meeting on October 2, 2018.                                                                       |                 |                                                              |  |
| <b>Funding Source (budget code, if applicable):</b>                                                                                                           |                 |                                                              |  |
| Amount:                                                                                                                                                       | Term of Impact: | Identified in Current Budget:                                |  |
| <b>Additional Action Prompted:</b>                                                                                                                            |                 |                                                              |  |
| <b>If item previously considered, provide date and action by Commission:</b>                                                                                  |                 |                                                              |  |
| <b>If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners:</b> |                 |                                                              |  |
| <b>Advisory Review, if any (name of board/committee, date of action, recommendation):</b>                                                                     |                 |                                                              |  |
| Aida Vega                                                                                                                                                     |                 | Created/Initiated                                            |  |
| Elizabeth Walker                                                                                                                                              |                 | Approved                                                     |  |
| Mike Perez                                                                                                                                                    |                 | Final Approval                                               |  |
| <b>City Manager Comments:</b><br>Approve.                                                                                                                     |                 |                                                              |  |
| <b>Staff Recommendation:</b><br>Approve.                                                                                                                      |                 |                                                              |  |
| <b>Attachments, if any:</b><br>18-10-02 minutes                                                                                                               |                 |                                                              |  |
| <b>Responsibilities upon Approval:</b><br>Execute and retain.                                                                                                 |                 |                                                              |  |



**A REGULAR MEETING  
OF THE WESLACO CITY COMMISSION  
TUESDAY, OCTOBER 2, 2018**

On Tuesday, October 2, 2018, at 5:33 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 members present

|                |                         |
|----------------|-------------------------|
| Mayor          | David Suarez            |
| Mayor Pro-Tem  | Gerardo “Jerry” Tafolla |
| Commissioner   | Leo Muñoz               |
| Commissioner   | Greg Kerr               |
| Commissioner   | Jose “J.P.” Rodriguez   |
| Commissioner   | Letty Lopez             |
| Commissioner   | Josh Pedraza            |
| City Manager   | Mike R. Perez           |
| City Secretary | Elizabeth Walker        |
| City Attorney  | Juan E. Gonzalez        |

Also present: Sonia Flores, Interim Finance Director; Olga Garza, Interim Parks and Recreation Director; Leo Gonzalez, Information Technology Director; Mardoqueo Hinojosa, Planning and Code Enforcement Director and City Engineer; Tony Lopez, Fire Chief; Joel Rivera, Police Chief; Andrew Munoz, Airport Director; Pete Garcia, Public Works Director; and other staff members and citizens.

**I. CALL TO ORDER**

**A. Certification of Public Notice.**

Mayor Suarez called the meeting to order and certified the public notice of the meeting as properly posted Friday, September 28, 2018.

**B. Invocation.**

Pastor Robin Wiley, First Baptist Church, led the invocation.

**C. Pledge of Allegiance.**

Mayor Suarez led the Pledge of Allegiance and Texas Flag.

**D. Mayoral Recognition.**

None.

E. Roll Call.

Elizabeth Walker, City Secretary, called the roll, noting perfect attendance and a quorum present.

**II. PUBLIC COMMENTS**

Gail Weigel Ortiz voiced her objection to New Business Item B stating curbside pickup of debris is still needed; Lupita Perez, District Commander Veterans' Foreign War, requested support in locating a home for the organization; Alicia Rodriguez voiced concerns with her neighbor; and Alfredo Aguilar, Cornerstone Subdivision, voiced concerns with drainage problems on Chrysolite Street.

**III. CONSENT AGENDA**

The following items are of a routine or administrative nature. The City Commission has been furnished with background and support material on each item, and/or it had been discussed at a previous meeting. All items will be acted upon by one vote without being discussed separately unless requested by one commission member, in which event the item or items will immediately be withdrawn for individual consideration in its normal sequence after the items not requiring separate discussion have been acted upon. The remaining items will be adopted by one vote. Possible action.

A. Approval of the following:

- 1) Record of Workshop on September 18, 2018;
- 2) Minutes of the Regular Meeting on September 18, 2018;and
- 3) Minutes of the Special Meeting on September 25, 2018. (Staffed by City Secretary's Office.)

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

1) Ordinance 2018-34 rezoning 1901 Maria Isabel Drive, also being Lot 24, San Francisco subdivision, Weslaco, Hidalgo County, and Texas from R-2 Duplex and Apartment District to B-1 Neighborhood Business District. Three-fourths vote required. (First reading held September 18, 2018; staffed by Planning and Code Enforcement Department.)

2) Ordinance 2018-36 rezoning 2500 E. Expressway 83, also being a 2.59 acres out of Farm Tract 18, West Tract Subdivision, Weslaco, Hidalgo County, and Texas from R-1 One-family dwelling District to B-2 Secondary highway business District. (First reading held September 18, 2018; staffed by Planning and Code Enforcement Department.)

C. Authorization to accept funds from the Lower Rio Grande Valley Development Council (LRGVDC) as awarded to continue enhancing Public Safety Answering Point (PSAP) operations. (Staffed by the Police Department.)

D. Ratification of Purchase Order No. 18-04444 to contract Moore Land Surveying, LLC. for the repairs and engineering services of the water line at the Water Treatment Plant, in the amount of \$82,725.00, authorize a budget amendment as appropriate, and authorize the Mayor to execute any related documents. (Staffed by Public Works.)

E. Ratification of Purchase Order No. 18-04502 to contract Southern Trenchless Solutions for emergency repairs of a collapsed manhole located at 18th & 22nd St., in the amount not to exceed \$120,500.00, authorize a budget amendment as may be required and authorize the Mayor to execute any related documents. (Staffed by Public Works.)

F. Approval of renewal of a Memorandum of Understanding between Weslaco Fire Department and Texas A&M Engineering Extension Service (TEEX) and Texas Task Force 1 (TX-TF1) program to provide personnel to serve in TX-TF1 as determined by TEEX and authorize the Mayor to execute any related documents. (Staffed by the Fire Department.)

Mayor Pro Tem Tafolla, seconded by Commissioner Rodriguez, moved to approve consent agenda items A, B, C and F, withholding consent agenda items D and E as requested by Commissioner Muñoz. The motion carried unanimously; Mayor Suarez was present and voting.

D. Ratification of Purchase Order No. 18-04444 to contract Moore Land Surveying, LLC for the repairs and engineering services of the water line at the Water Treatment Plant, in the amount of \$82,725.00, authorize a budget amendment as appropriate, and authorize the Mayor to execute any related documents. (Staffed by Public Works.)

Mike Perez, City Manager, stated this was an emergency repair to a line leading to the Water Treatment Plant. Four (4) bids were received with the most advantageous respondent being Moore Land Surveying LLC.; work has begun and should be completed by next week.

In response to Mayor Pro Tem Tafolla, staff will be in discussions with the irrigation district concerning wooden posts that may disrupt the clay liner and flow. In response to Commissioner Muñoz, monies will come out of the water and sewer fund.

Mayor Pro Tem Tafolla, seconded by Commissioner Kerr, moved to approve ratification of Purchase Order No. 18-04444 to contract Moore Land Surveying, LLC. for the repairs and engineering services of the water line at the Water Treatment Plant, in the amount of \$82,725.00 as presented. The motion carried unanimously; Mayor Suarez was present and voting.

E. Ratification of Purchase Order No. 18-04502 to contract Southern Trenchless Solutions for emergency repairs of a collapsed manhole located at 18th & 22nd St., in the amount not to exceed \$120,500.00, authorize a budget amendment as may be required and authorize the Mayor to execute any related documents. (Staffed by Public Works.)

The City Manager stated the vendor is on contract through Buyboard to provide repairs needed to one of the larger manholes in the city that failed. This area had been identified by staff in workshops as one of 59 in critical condition requiring attention. Staff recommends approval.

Mayor Pro Tem Tafolla, seconded by Commissioner Kerr, moved to approve ratification of Purchase Order No. 18-04502 to contract Southern Trenchless Solutions for emergency repairs of a collapsed manhole located at 18th & 22nd St., in the amount not to exceed \$120,500.00 and authorize a budget amendment as presented. The motion carried unanimously; Mayor Suarez was present and voting.

For the record, the following are the ordinances:



ORDINANCE NO. 2018-34

AN ORDINANCE AMENDING ZONING ORDINANCE NO. 320 AND AMENDING THE ZONING MAP OF THE CITY OF WESLACO TO CHANGE THE ZONING OF 1901 MARIA ISABEL DRIVE ALSO BEING LOT 24, SAN FRANCISCO SUBDIVISION, WESLACO, HIDALGO COUNTY, TEXAS, FROM R-2 DUPLEX AND APARTMENT DISTRICT TO B-1 NEIGHBORHOOD BUSINESS DISTRICT.

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

SECTION I: R-2 Duplex and Apartment District to B-1 Neighborhood Business District being 1901 Maria Isabel Drive also being Lot 24, San Francisco Subdivision, Weslaco, Hidalgo County, Texas.

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

PASSED AND APPROVED on first reading at a regular meeting of the City Commission this 18th day of September, 2018.

PASSED AND APPROVED on second reading at a regular meeting of the City Commission this 2<sup>nd</sup> day of October 2018.

ORDINANCE NO. 2018-36

AN ORDINANCE AMENDING ZONING ORDINANCE NO. 320 AND AMENDING THE ZONING MAP OF THE CITY OF WESLACO TO CHANGE THE ZONING OF 2500 E. EXPRESSWAY 83 ALSO BEING A 2.59 ACRES OUT OF FARM TRACT 18, WEST TRACT SUBDIVISION, WESLACO, HIDALGO COUNTY, TEXAS, FROM R-1 ONE-FAMILY DWELLING DISTRICT TO B-2 SECONDARY HIGHWAY BUSINESS DISTRICT.

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

SECTION I: R-1 One-family dwelling District to B-2 Secondary highway business District being 2500 E. Expressway 83 also being a 2.59 acres out of Farm Tract 18, West Tract Subdivision, Weslaco, Hidalgo County, Texas.

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

PASSED AND APPROVED on first reading at a regular meeting of the City Commission this 18th day of September, 2018.

PASSED AND APPROVED on second reading at a regular meeting of the City Commission this 2<sup>nd</sup> day of October 2018.

CITY OF WESLACO  
/s/David Suarez, MAYOR

ATTEST:  
/s/Elizabeth M. Walker, CITY SECRETARY

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

The order of the day was changed to Item VI. C New Business.

**VI. NEW BUSINESS**

C. Discussion and consideration to approve an interlocal agreement with Weslaco Independent School District for the employment and shared expense of the First Offender Program case

manager as identified in the proposed FY 2018-2019 budget and authorize the Mayor to execute any related documents. Possible action. (Staffed by Police.)

Commissioner Kerr abstained from discussion and vote.

Joel Rivera, Police Chief, stated this program will allow rehabilitation as a first alternative and help defendants avoid the full effects of criminal conviction on class A&B Misdemeanors; the program would be the first in eastern Hidalgo County. Staff recommends approval.

In response to Commissioner Rodriguez, parental involvement and community service are outlined in the program. The school district is a partner to identify at-risk students and is paying half the cost of a case manager.

Commissioner Lopez, seconded by Mayor Pro Tem Tafolla, moved to approve interlocal agreement with Weslaco Independent School District for the employment and shared expense of the First Offender Program case manager as identified in the proposed FY 2018-2019 as presented. The motion carried with Commissioner Kerr abstaining; Mayor Suarez was present and voting.

#### **IV. APPOINTMENTS**

A. Discussion and consideration to approve Resolution 2018-51 appointing a member to the Citizen's Drainage Committee and authorize the Mayor to execute any related documents. Possible action. (There was no action on September 18, 2018; Staffed by City Manager's Office.)

In response to Mayor Suarez, David Menchaca and Fred Perez expressed interest.

Commissioner Lopez, seconded by Mayor Pro Tem Tafolla, moved to approve Resolution 2018-51 appointing David Menchaca and increase the membership not to exceed ten approving the appointment of Fred Perez. The motion carried; Mayor Suarez was present and voting.

For the record, the resolutions of appointment are as follows, with the resolution increasing membership of the Committee to be presented at the next meeting:

##### **RESOLUTION NO. 2018-51**

##### **A RESOLUTION OF THE CITY OF WESLACO ESTABLISHING AN AD HOC CITIZENS' COMMITTEE THAT SHALL BE DESIGNATED AS THE WESLACO DRAINAGE CITIZENS' TASK FORCE**

WHEREAS, This Commission finds merit in establishing an ad hoc citizens' committee to solicit suggestions, make recommendations, and review progress toward the planning and implementing of infrastructure improvements for City-wide detention and drainage of floodwaters; and

WHEREAS, as it is intended to serve ad hoc, the work of this Committee shall be limited to one year from establishment; and

WHEREAS, there shall be seven (7) members in the Weslaco Drainage Citizens' Task Force who shall be nominated one by each Commission member and approved by the whole Weslaco City Commission; and

WHEREAS, members shall be residents of the City of Weslaco, serve without compensation, and may be eligible for reappointment.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF WESLACO, TEXAS THAT David Menchaca is appointed to serve on the Weslaco Drainage Citizen's Task Force and the term will expire on the 7<sup>th</sup> day of August 2018.

PASSED AND APPROVED on this 2<sup>nd</sup> day of October 2018.

RESOLUTION NO. 2018-64

A RESOLUTION OF THE CITY OF WESLACO ESTABLISHING AN AD HOC CITIZENS' COMMITTEE THAT SHALL BE DESIGNATED AS THE WESLACO DRAINAGE CITIZENS' TASK FORCE

WHEREAS, This Commission finds merit in establishing an ad hoc citizens' committee to solicit suggestions, make recommendations, and review progress toward the planning and implementing of infrastructure improvements for City-wide detention and drainage of floodwaters; and

WHEREAS, as it is intended to serve ad hoc, the work of this Committee shall be limited to one year from establishment; and

WHEREAS, there shall be seven (7) members in the Weslaco Drainage Citizens' Task Force who shall be nominated one by each Commission member and approved by the whole Weslaco City Commission; and

WHEREAS, members shall be residents of the City of Weslaco, serve without compensation, and may be eligible for reappointment.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF WESLACO, TEXAS THAT Fred Perez is appointed to serve on the Weslaco Drainage Citizen's Task Force and the term will expire on the 7<sup>th</sup> day of August 2018

PASSED AND APPROVED on this 2<sup>nd</sup> day of October 2018.

CITY OF WESLACO  
/s/David Suarez, MAYOR

ATTEST:  
/s/Elizabeth M. Walker, CITY SECRETARY

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

**V. OLD BUSINESS**

A. Discussion and consideration to select an engineering firm from short list for Civil Engineering Services from the Request for Qualifications #2017-18-21 for consulting services to prepare a Stormwater Improvements Plan and prepare any applicable grant applications for funding. Possible action. (There was no action on this item September 18, 2018; Staffed by Planning and Code Enforcement.)

The City Manager instructed the Commission to rank each of the firms with one being the best; Elizabeth Walker, City Secretary, calculated the rankings and announced Halff Associates Inc. as top ranked.

Mayor Pro Tem Tafolla, seconded by Commissioner Lopez, moved to select Halff and Associates for Civil Engineering Services from the Request for Qualifications #2017-18-21 for consulting services to prepare a Stormwater Improvements Plan and prepare any applicable grant applications for funding. The motion carried unanimously; Mayor Suarez was present and voting.

## **VI. NEW BUSINESS**

A. Discussion and consideration to approve payment to Republic Services in the amount of \$104,113.40 for flood debris removal for total payment to date in the amount of \$442,211.09. Possible action. (Staffed by Planning and Code Enforcement.)

Mardoqueo Hinojosa, City Engineer/Director of Planning and Code Enforcement, stated the invoice covers debris removal for the end of July through August with a running total of \$42,211.09; there are more invoices pending. Staff recommends approval.

Mayor Pro Tem Tafolla, seconded by Commissioner Lopez, moved to approve payment to Republic Services in the amount of \$104,113.40 for flood debris removal as presented. The motion carried unanimously; Mayor Suarez was present and voting.

B. Discussion and consideration to authorize staff to discontinue debris pickup from flood event of June 20 effective October 12, 2018 at 5 p.m. and authorize continuance of construction debris disposal at the City Shop until November 16, 2018. Possible action. (Staffed City Manager's Office.)

Mayor Pro Tem Tafolla, seconded by Commissioner Lopez, moved to discuss.

The City Manager stated debris removal has been ongoing since June but dwindled since September; he recommends effective October 12 to discontinue curbside pickup of debris and effective November 16, 2018 discontinue all flood debris disposal at the Public Works building.

Mayor Suarez recommended renting a cherry picker to allow City staff to pick up debris curbside, which may be more cost effective. In response to Commissioner Muñoz, debris and brush should be collected monthly, however, staff is getting complaints that brush is not getting picked up.

Mayor Suarez stated there would be no action.

Commissioner Rodriguez excused himself from the regular meeting at 6:25 p.m.

D. Discussion and consideration to accept from Texas Office of the Governor - Criminal Justice Division NB-National Incident-Based Reporting System (NIBRS) Grant #3658001, in an amount not to exceed \$904,025.00 with no match required and authorize the Mayor to execute any related documents. Possible action. (Staffed by Police Department.)

Chief Rivera stated the grant was a long shot but submitted anyway and awarded. This will upgrade technology for dispatch. Assistant Chief Lopez stated previous grant notices required a 25% local match but this funding round requires none. Staff recommends approval.

Mayor Pro Tem Tafolla, seconded by Commissioner Lopez, moved to accept from Texas Office of the Governor - Criminal Justice Division NB-National Incident-Based Reporting System (NIBRS) Grant #3658001, in an amount not to exceed \$904,025.00 with no match required as presented. the motion carried unanimously; Mayor Suarez was present and voting.

E. Discussion and consideration to solicit Request for Proposals to provide landscape architect and engineering design services for the North Side Sports Complex and authorize the Mayor to execute any related documents. Possible action. (Staffed by Airport.)

Mayor Pro Tem Tafolla, seconded by Commissioner Muñoz, moved to approve.

Andrew Muñoz, Aviation Director, requests approval to solicit proposals in anticipation of timelines from the Knapp Center Community Foundation and Texas Parks and Wildlife grant requirements. This will help expedite compliance requirements. Staff recommends approval. The City Manager clarified solicitation would need to be for qualifications not proposals.

Mayor Pro Tem Tafolla, withdrew his motion.

Mayor Pro Tem Tafolla, seconded by Commissioner Muñoz, moved to solicit Request for Qualifications to provide landscape architect and engineering design services for the North Side Sports Complex as presented. The motion carried unanimously; Mayor Suarez was present and voting.

F. Discussion and consideration to authorize the submission of a grant to the Texas Water Development Board under the FEMA Flood Mitigation Assistance Grant Program and authorize the Mayor to execute any related documents. Possible action. (Staffed by Airport.)

The City Manager stated this item and subsequent items G, H and I are items being prepared by staff and will be finalized by Halff Associates as part of the civil engineering services to be provided. Andrew Munoz stated proposals opened yesterday for 30 days and H2O Partners will also support the development of the grant.

Commissioner Pedraza, seconded by Commissioner Kerr, moved to approve the submission of a grant to the Texas Water Development Board under the FEMA Flood Mitigation Assistance Grant Program. The motion carried unanimously; Mayor Suarez was present and voting.

G. Discussion and consideration to authorize the submission of a grant to the Department of Homeland Security for FY18 Flood Mitigation Assistance and authorize the Mayor to execute any related documents. Possible action. (Staffed by Airport.)

Andrew Munoz stated staff will coordinate with Texas Department of Emergency Management on this Flood Mitigation Assistance Grant working also with Engineering and the Drainage Committee.

Commissioner Lopez, seconded by Commissioner Pedraza, moved to authorize the submission of a grant to the Department of Homeland Security for FY18 Flood Mitigation Assistance. The motion carried unanimously; Mayor Suarez was present and voting.

H. Discussion and consideration to authorize the submission of a grant to the Department of Homeland Security for FY18 Pre - Disaster Mitigation and authorize the Mayor to execute any related documents. Possible action. (Staffed by Airport.)

Andrew Munoz stated grant completion will be overseen by H2O Partners and Halff Associates; potential grant awards are open amounts based on project with a 25-35% local match. Staff recommends approval.

Mayor Pro Tem Tafolla, seconded by Commissioner Lopez, moved to approve the submission of a grant to the Department of Homeland Security for FY18 Pre-Disaster Mitigation. The motion carried unanimously; Mayor Suarez was present and voting.

I. Discussion and consideration to authorize the submission of a Letter of Intent to the US Army Corps of Engineers under the Continuing Authorities Program (CAP), Section 205 grant funding and authorize the Mayor to execute any related documents. Possible action. (Staffed by Airport.)

Andrew Munoz requested authorization to submit a Letter of Intent to the US Army Corps of Engineers which already visited Weslaco and assessed damages. Staff recommends approval.

Mayor Pro Tem Tafolla, seconded by Commissioner Pedraza, moved to authorize the submission of a Letter of Intent to the US Army Corps of Engineers under the Continuing Authorities Program (CAP), Section 205 grant funding as presented. The motion carried unanimously; Mayor Suarez was present and voting.

J. Discussion and consideration to authorize the 2nd Annual Community Fly-In event at the Mid Valley Airport on October 13, 2018 and authorize a fuel discount. Possible action. (Staffed by Airport.)

Andrew Munoz stated this event serves to promote aviation and related jobs in partnership with Weslaco and IDEA school districts as well as promote the airport itself as back open by hosting AOPA Rusty Pilots seminar. He requests a discount on fuel sales at \$2.50 a gallon to attract pilots; the sale of air rides will offset the proposed fuel discount. Staff recommends approval.

Commissioner Lopez, seconded by Commissioner Pedraza, moved to authorize the 2nd Annual Community Fly-In event at the Mid Valley Airport on October 13, 2018 and authorize a fuel discount as presented. The motion carried unanimously; Mayor Suarez was present and voting.

K. Discussion and consideration to approve the purchase of a Certificate of Deposit from Navy Army Credit Union in the amount of \$240,000.00 for a term of 30 months utilizing Booth Endowment Funds. Possible action. (Staffed by the Library Department.)

Arnold Becho, Library Director, recommended approval reporting the bequest from Marion Booth totaled \$500,000 with staggered investments; this Certificate of Deposit will be purchased in the amount of \$240,000 at a rate of return of 3.3% APY over a set term of 30 months. The Library Board and staff recommend approval.

Mayor Pro Tem Tafolla, seconded by Commissioner Muñoz moved to approve the purchase of a Certificate of Deposit from Navy Army Credit Union in the amount of \$240,000.00 for a term of 30 months utilizing Booth Endowment Funds as presented. The motion carried unanimously; Mayor Suarez was present and voting.

L. Discussion and consideration to authorize the expenditure of \$3,620 of the Marion Booth Endowment fund for the expansion of the Hotspot and Tablet checkout program within the Mayor Joe V. Sanchez Public Library. Possible action. (Staffed by the Library Department.)

Arnold Becho stated upon maturity of a separate Certificate of Deposit from Capital Plains Bank, the Library Board recommends purchasing another eight (8) hotspots and five (5) tablets for the program that has been a tremendous success. Commissioner Lopez suggested more tablets be purchased instead of the hotspots since the Weslaco East High School library recently purchased 2,000 hotspots through a grant.

Mayor Pro Tem Tafolla, seconded by Commissioner Pedraza, moved to authorize the expenditure of \$3,620 of the Marion Booth Endowment fund for the expansion of the Hotspot and Tablet checkout program as presented. The motion carried unanimously; Mayor Suarez was present and voting.

M. Discussion and consideration to approve the 2018-2019 Interlocal Agreement with County of Hidalgo for the implementation of the Community Development Block Grant (CDBG) under Grant No. B-18-UC-48-0501 setting the City's allotment at \$295,584.00 for activities to be carried out in the City's jurisdiction and authorize the Mayor to execute any related documents. Possible action. (Staffed by the Finance Department.)

Sonia Flores, Interim Finance Director, reviewed 2018 proposed activities with \$2,881.00 allocated for general program administration and \$287,703.00 for water/sewer improvements. Mardoqueo Hinojosa noted Cruz-Hogan Associates was approved as the engineering firm by Urban County to oversee projects including: alley between Kansas Ave. and Illinois Ave. (from 4th St. to 8th St.); alley between Illinois Ave. and Iowa Ave. (from 7th St. to 8th St.); South Side of Central Middle School (alley between Tennessee Ave. and Oregon Ave. to alley between Oregon Ave. and Florida Ave. then south to 8th St.); 8th St. (from Texas Blvd. to the alley between Iowa Ave. and Tennessee Ave.).

Commissioner Pedraza, seconded by Commissioner Lopez, moved to approve the 2018-2019 Interlocal Agreement with County of Hidalgo for the implementation of the Community Development Block Grant (CDBG) under Grant No. B-18-UC-48-0501 setting the City's allotment

at \$295,584.00 for activities to be carried out in the City's jurisdiction as presented. The motion carried unanimously; Mayor Suarez was present and voting.

N. Discussion and consideration to approve the Economic Development Corporation of Weslaco annual budget and work plan for fiscal year 2018-2019. Possible action. (Requested by Weslaco Economic Development Corporation.)

Marie McDermott reported this year 266 jobs and \$31 million investment in local industry created. The EDC will continue to support financially airport improvements and hotel and sports complex; marketing and recruitment outside of the Rio Grande Valley; revitalized downtown and AlFresco. She confirmed the workplan includes a \$140,000.00 payment to the annual debt issuance for drainage improvements. In response to Mayor Suarez; there is about 4% increase for employees.

Commissioner Kerr, seconded by Commissioner Pedraza, moved to approve the Economic Development Corporation of Weslaco annual budget and work plan for fiscal year 2018-2019 as presented. The motion carried unanimously; Mayor Suarez was present and voting.

## **VII. REPORTS**

A. Report by Weslaco Area Chamber of Commerce.

Doug Croft, Chamber of Commerce CEO, reported Weslaco advertising initiatives at airport baggage claims; estimated 11,000 visitors because of the on-site Disaster Recovery Center; met with RV Park Mangers forum October 17.

B. Report by Economic Development Corporation of Weslaco.

Marie McDermott, Economic Development Director, reported UTRGV-CIC is pending final completion of four to five items with landscaping to be done this week. University Apartments has seventeen (17) units leased. Alfresco was held September 20 and a delegation traveled to Texas A&M University at Kingsville to revisit with the Dean of Engineering about programs in the Mid Valley area.

C. Report by Planning and Code Enforcement.

Mardoqueo Hinojosa reported project completions for Midway Mobile Home Subdivision, King Estates and Villa Verde Estates. The Pleasantview Sewer line project remains ongoing and the water line at the water treatment plant should be completed next week. He noted this is his final meeting.

D. Report by Inframark.

George Quintana, Inframark, reported 5.83 million gallons of water treated and 2.48mgd of wastewater treated in September; there was an alleged violation noted for rotor #5 but was already under repair.

E. Report by Public Works.



There was no report as Pete Garcia was dismissed from the meeting to address an ongoing water break.

F. Report by Siemens Technologies on Performance Contracting Agreement.

Zach Grindle, Siemens Technologies, reported that lighting retrofits and HVAC and HVAC Armor are complete; traffic signals have started with completion by next week; 10,171 water meters installed to date.

**VIII. EXECUTIVE SESSION**

At 7:34 p.m. Mayor Pro Tem, seconded by Commissioner Lopez, moved to convene the regular meeting in Executive Session. The motion carried unanimously; Mayor Suarez was present and voting.

At 9:11 p.m. Mayor Suarez announced the City Commission had completed its Executive Session and reconvened the regular meeting as open to the public.

**X. POSSIBLE ACTION ON WHAT IS DISCUSSED IN EXECUTIVE SESSION**

A. Personnel - Discussion regarding the goals, objectives, and evaluation of the City Manager for the City of Weslaco as authorized by §551.074 of the Texas Government Code.

There was no action.

B. Personnel - Discussion with the City Manager regarding employment of a City Engineer as authorized by §551.074 of the Texas Government Code.

Commissioner Muñoz, seconded by Commissioner Pedraza, moved to appoint an interim City Engineer effective Friday, October 5 at 5:00 p.m. authorizing the City Manager to negotiate terms with Randy Winston. The motion carried; Mayor Suarez was present and voting.

C. Contract Negotiations – Discussion with the City Manager and City Attorney relating to the City’s rights, duties, privileges, and obligations in connection to the Collective Bargaining Agreement with the Fire Union (IAFF-WFFA Local 3207) as authorized by §551.071 of the Texas Government Code.

There was no action.

D. Legal Consultation - Seek City Attorney opinion relating to the mediation with CDM as authorized by §551.071 of the Texas Government Code.

There was no action.

E. Real Property – Consultation with City Attorney on the purchase of real property legally described as Chelsea Park W6.83AC GR 5.22AC Net on Border Avenue as authorized by §551.072 of the Texas Local Government Code.

There was no action.

F. Real Property – Consultation with City Attorney on the purchase of real property legally described as West Tract W3.67AC-S10AC-N20AC FT 685 at Dawson and Oregon Streets as authorized by §551.072 of the Texas Local Government Code.

There was no action.

G. Economic Development – Consultation with City Attorney regarding Economic Development incentive programs related to Project Catherine as authorized by §551.087 of the Texas Government Code.

Commissioner Muñoz, seconded by Commissioner Lopez, moved to proceed with negotiations regarding Economic Development incentive programs related to Project Catherine as discussed in executive session. The motion carried; Mayor Suarez was present and voting.

## **XI. ADJOURNMENT**

Commissioner Kerr, seconded by Commissioner Lopez, moved to adjourn the meeting at 9:12 p.m. The motion carried unanimously; Mayor Suarez was present and voting.

CITY OF WESLACO

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MAYOR, David Suarez

ATTEST:

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CITY SECRETARY, Elizabeth Walker

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MAYOR PRO-TEM, Gerardo “Jerry” Tafolla

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COMMISSIONER, Leo Muñoz

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COMMISSIONER, Greg Kerr

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COMMISSIONER, Jose “J.P.” Rodriguez

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COMMISSIONER, Letty Lopez

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COMMISSIONER, Josh Pedraza



## Standardized Agenda Request Form

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                 |                                                              |  |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------|--------------------------------------------------------------|--|
| <b>Date of Meeting:</b><br>October 16, 2018                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                 | <b>Agenda Item No. (to be assigned by CSO):</b><br>2018-2014 |  |
| <b>From:</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                 |                                                              |  |
| <b>Subject:</b><br>Authorization to submit an application renewing the ERate 2019-2020 Grant program, accept funds upon award, accept additional funding if awarded during the grant year, and authorize the Mayor to execute any related documents. (Staffed by the Library Department.)                                                                                                                                                                                                                                                  |                 |                                                              |  |
| <b>Background:</b><br>The Schools and Libraries Program of the Universal Service Fund (ERate) makes discounts available to eligible schools and libraries for internet access, maintenance, and equipment. The program is intended to ensure that schools and libraries have access to affordable bandwidth and computing infrastructure. The program provides up to a 90% discount and has saved the city hundreds of thousands of dollars in years past. The library would like to continue participation and seeks permission to do so. |                 |                                                              |  |
| <b>Funding Source (budget code, if applicable):</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                 |                                                              |  |
| Amount:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | Term of Impact: | Identified in Current Budget:                                |  |
| <b>Additional Action Prompted:</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                 |                                                              |  |
| <b>If item previously considered, provide date and action by Commission:</b><br>NA                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                 |                                                              |  |
| <b>If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners:</b><br>NA                                                                                                                                                                                                                                                                                                                                                                        |                 |                                                              |  |
| <b>Advisory Review, if any (name of board/committee, date of action, recommendation):</b><br>None at this time.                                                                                                                                                                                                                                                                                                                                                                                                                            |                 |                                                              |  |
| Martin Mata                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                 | Created/Initiated                                            |  |
| Arnold Becho                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                 | Approved                                                     |  |
| Leo Gonzales                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                 | Approved                                                     |  |
| Sonia Flores                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                 | Approved                                                     |  |
| Mike Perez                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                 | Final Approval                                               |  |
| <b>City Manager Comments:</b><br>Approve.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                 |                                                              |  |
| <b>Staff Recommendation:</b><br>Staff recommends approval.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                 |                                                              |  |
| <b>Attachments, if any:</b><br>Erate Overview, memo - Request to approve ERate 2019-2020                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                 |                                                              |  |
| <b>Responsibilities upon Approval:</b><br>The Library will begin the application process and return for Commission approval of other measures as required by the grant and City protocol.                                                                                                                                                                                                                                                                                                                                                  |                 |                                                              |  |



## What is E-rate

The E-rate program provides discounts on certain services and products that are essential for classrooms and libraries to receive voice, video, and data communications. The amount of the discount depends on the level of poverty and location of the school or library receiving service. The discount ranges from 20% to 90% of the cost of eligible services.

To be eligible to receive discounts, a school or library must meet certain eligibility criteria. In general elementary and secondary schools are eligible to receive discounts--including many private schools and religious schools. Public libraries and library systems can receive E-rate discounts, provided they meet the eligibility requirements of libraries.

## The E-rate process

**Develop a Technology Plan** - applicant develops a plan for technology implementation.

**Procure Services** - based on the technology plan, the applicant files the FCC Form 470 to announce that they are seeking E-rate support to purchase eligible goods and services. When the Form 470 is posted to the SLD's website, a 28-day period begins in which interested service providers may submit proposals and bids to provide service to the applicant. After the 28 day posting period, the applicant reviews the bids and proposals, selects a service provider, and signs a contract or service agreement.

**Apply For Funding** - the applicant submits the FCC Form 471 which tells the SLD which service provider was selected, the goods and services for which the applicant will be requesting E-rate support, and the costs of those goods and services.

**Application Review** - SLD will review the application to substantiate that the requests are for eligible services that will be delivered to eligible locations and students/patrons.

**Receive Services** - applicants receive services during the "Funding Year" (July 1 - June 30). They submit the Form 486 to the SLD to signify that the approved services are being delivered.

**Realizing Discounts** - the applicant has two means of realizing the benefit of the E-rate program. The first, is to receive discounted billing from the approved service provider (the service provider then bills the SLD for the committed portion of the delivered services. The second is to pay the service provider in full and then apply for reimbursement directly to the SLD.

# City of Weslaco

*"The City on the Grow"*



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

Mike R. Perez, City Manager

September 27, 2018

To: David Suarez, Mayor; Gerardo Tafolla, Mayor Pro-Tem; Gregory Kerr, Commissioner; Letty Lopez, Commissioner; Leo Muñoz, Commissioner; Jose "JP" Rodriguez, Commissioner; Josh Pedraza, Commissioner; Mike Perez, City Manager  
CC: Martin J. Mata, Sonia Flores, Leo Gonzalez  
Fr: Arnoldo Becho, Library Director  
Re: Request to approve application to the ERate 2019-2020 program

The Library is looking to continue participation within the ERate program and is looking for permission to apply to the next fiscal year of program funding. The library has participated in ERate for greater than 10 years and the program has provided millions of dollars in savings to the city.

The ERate program provides discounts on computing infrastructure, internet access, and other services. ERate allows the library to maintain its computer infrastructure and access the internet at a discounted price. The amount of the discount depends on the level of poverty and location receiving service. Recently, the library has qualified for an 80% discount.

This agenda item does not incur any expenses within this fiscal year but will need to be budgeted for in the following fiscal year. The library is not able to provide information regarding total funding and the city's matching responsibility at this point because those numbers are calculated later during the ERate process. Any funding granted, and matching responsibility required will be brought to commission at a later point. There will be an opportunity to review and accept or deny those amounts at that time. From past experience, a rough estimate of \$35,000 in granted funds and \$15,000 of matching funds is logical, but it is very likely that both of those numbers change significantly.

Library staff strongly supports the request as it provides necessary services and equipment and a much lower than market cost. Please feel free to contact me with any questions, I will be happy to provide additional information. Thank you for the time.

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



## Standardized Agenda Request Form

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                 |                                                              |  |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------|--------------------------------------------------------------|--|
| <b>Date of Meeting:</b><br>October 16, 2018                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                 | <b>Agenda Item No. (to be assigned by CSO):</b><br>2018-2021 |  |
| <b>From:</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                 |                                                              |  |
| <b>Subject:</b><br>Approval of the annual renewal of a general software subscription services contract for maintenance and support with Tyler Technologies, Inc in an amount not to exceed \$46,719.79 and authorize the Mayor to execute any related documents. (Staffed by Information Technology Department.)                                                                                                                                                                                                                                                                          |                 |                                                              |  |
| <b>Background:</b><br>The Tyler Technologies, Inc Incode software system is the City's ERP (Electronic Resource Planning) system used by all City Departments and Staff. The software is used to run many of the City's internal processes including Utility Billing, Procurement, Human Resources and Financials. The original agreement between Tyler Technologies, Inc and the City of Weslaco was signed on November 13, 2012 for a three year term. Since November 2015, the City of Weslaco has continued to renew the agreement on an annual basis as approved by City Commission. |                 |                                                              |  |
| <b>Funding Source (budget code, if applicable):</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                 |                                                              |  |
| Amount:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | Term of Impact: | Identified in Current Budget:                                |  |
| <b>Additional Action Prompted:</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                 |                                                              |  |
| <b>If item previously considered, provide date and action by Commission:</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                 |                                                              |  |
| <b>If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners:</b>                                                                                                                                                                                                                                                                                                                                                                                                                             |                 |                                                              |  |
| <b>Advisory Review, if any (name of board/committee, date of action, recommendation):</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                 |                                                              |  |
| Leo Gonzales                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                 | Created/Initiated                                            |  |
| Elizabeth Walker                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                 | Approved                                                     |  |
| Sonia Flores                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                 | Approved                                                     |  |
| Mike Perez                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                 | Final Approval                                               |  |
| <b>City Manager Comments:</b><br>Approve.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                 |                                                              |  |
| <b>Staff Recommendation:</b><br>Staff is requesting approval to submit payment for the Software subscription maintenance and support for the Tyler Technologies, Inc Incode system.                                                                                                                                                                                                                                                                                                                                                                                                       |                 |                                                              |  |
| <b>Attachments, if any:</b><br>TylerAgreement, TylerIncodeMaint2019                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                 |                                                              |  |
| <b>Responsibilities upon Approval:</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                 |                                                              |  |



## **Systems Agreement**

Local Government Division

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*Agreement between:*

**Tyler Technologies, Inc**

5519 53rd Street  
Lubbock, Texas 79414  
(800) 646-2633  
(806) 797-4849 Fax

And

**City of Weslaco**

255 South Kansas Ave  
Weslaco, TX 78596  
(956) 973-3146

*Issued date:*

October 9, 2012





## AGREEMENT

This agreement is entered into by and between Tyler Technologies, Inc., hereinafter referred to as COMPANY, located at 5519 53rd Street, Lubbock, Texas 79414; and: hereinafter referred to as CLIENT on, 11-13-, 2012.

City of Weslaco

COMPANY and CLIENT agree as follows:

1. COMPANY shall furnish the products and services as described in this Agreement, and CLIENT shall pay the prices set forth in this Agreement.
2. This Agreement consists of this Cover and the following Attachments and Exhibits:  
Section A Investment Summary (A-D)  
Section B COMPANY Agreement Terms and Conditions
3. The License Fees set forth in the Investment Summary are based on defined category levels. Placement within a category is based on the size of the organization serviced and measured by such factors as operating budget, number of employees, number of utility accounts, number of sworn officers, population of the entity, etc.

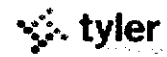
IN WITNESS WHEREOF, persons having been duly authorized and empowered to enter into this Agreement hereunto executed this Agreement effective as of the date last set forth below.

Client: City of Weslaco  
By:   
Signature  
Leonardo Olivares  
Printed Name  
City Manager  
Title  
Nov. 13, 2012  
Date  
3-00000-2300-9  
Sales Tax Certificate Number

Tyler Technologies, Inc.:  
By:   
Signature  
S. Brett Cate  
Printed Name  
President, L&D  
Title  
11/14/12  
Issue Date

**Investment Summary**

Rey Garcia  
City of Weslaco

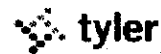


|                 |                                                                  |                 |              |
|-----------------|------------------------------------------------------------------|-----------------|--------------|
| Prepared for:   | City of Weslaco                                                  | Contract ID # : | 2012-0231    |
| Contact Person: | Rey Garcia                                                       | Issue Date:     | 10/9/12      |
| Address:        | 255 South Kansas Ave<br>Weslaco, TX 78596<br>(956) 973-3146      | Salesman:       | DK Robertson |
| Phone:          | -                                                                | Tax Exempt:     | Yes / No     |
| Fax:            | -                                                                |                 |              |
| Email:          | <a href="mailto:rgarcia@weslacity.gov">rgarcia@weslacity.gov</a> |                 |              |

|                                                                                   |  | Initial Fees | Annual Fee |
|-----------------------------------------------------------------------------------|--|--------------|------------|
| Total Annual Services                                                             |  | Waived       | 9,900      |
| Internet Services and Products                                                    |  |              |            |
| **Please note this is an Annual agreement, the fees listed herein are annual fees |  |              |            |
| Totals                                                                            |  |              | 9,900      |

## Hosted Applications

Ray Garcia  
City of Weslaco  
October 9, 2012



| Service                                                                       | QTY    | Charges     | Initial Year | Annual Fee |
|-------------------------------------------------------------------------------|--------|-------------|--------------|------------|
| <b>Citizen Portal</b>                                                         |        |             |              |            |
| One Time Setup Fee                                                            | 1      | 800         | 800          |            |
| - Hardware Configuration                                                      |        |             |              |            |
| - DNS registration                                                            |        |             |              |            |
| Setup Fee Discount                                                            | 1      |             | -800         |            |
| Monthly fee to support and host Web site                                      |        | 100 /month  | 1,200        | 1,200      |
| Hosting Discount                                                              |        |             | -600         | -600       |
| <b>INCODE Utility Billing On-Line Component</b>                               |        |             |              |            |
| Utility Billing Online (4 cents per bill, per month)                          | 10,000 | 0.04 /month | 4,800        | 4,800      |
| - Data extraction and storage                                                 |        |             |              |            |
| - Display of:                                                                 |        |             |              |            |
| • Current status (late, out off etc)                                          |        |             |              |            |
| • Action needed to avoid penalty                                              |        |             |              |            |
| • Current Balance                                                             |        |             |              |            |
| • Deposits on file (optional)                                                 |        |             |              |            |
| • Last payment date                                                           |        |             |              |            |
| • Last payment amount                                                         |        |             |              |            |
| • Payment arrangements on file                                                |        |             |              |            |
| • Last bill amount                                                            |        |             |              |            |
| • Last bill date                                                              |        |             |              |            |
| • Bill due date                                                               |        |             |              |            |
| • Contracts on file and status                                                |        |             |              |            |
| • Transaction history                                                         |        |             |              |            |
| - Address information including                                               |        |             |              |            |
| • Mapping                                                                     |        |             |              |            |
| • Legal description*                                                          |        |             |              |            |
| • Precinct*                                                                   |        |             |              |            |
| • School district*                                                            |        |             |              |            |
| • Services at address                                                         |        |             |              |            |
| * - Subject to data availability                                              |        |             |              |            |
| - Consumption history by service, including graphs                            |        |             |              |            |
| - Request for service (optional)                                              |        |             |              |            |
| - Information change request (optional)                                       |        |             |              |            |
| - Security - SSL (Secure Socket Layer)                                        |        |             |              |            |
| - Online Payments                                                             |        |             |              |            |
| • Payment packet is created to be imported to Utility System                  |        |             |              |            |
| NOTE: Customer pays \$1.25 fee per transaction for payment on-line.           |        |             |              |            |
| <b>INCODE Court Online Component</b>                                          |        |             |              |            |
| Monthly support/maintenance fee                                               | 100    | /month      | 1,200        | 1,200      |
| - Display of citation/citations for payment                                   |        |             |              |            |
| - Display of Payment Plans                                                    |        |             |              |            |
| - Payment Options                                                             |        |             |              |            |
| • Drivers Safety Course                                                       |        |             |              |            |
| • Deferred Disposition                                                        |        |             |              |            |
| • Make Payment                                                                |        |             |              |            |
| - Collects plea from defendant                                                |        |             |              |            |
| - Security -- SSL (Secure Socket Layer)                                       |        |             |              |            |
| - Payment Processing - Credit Card                                            |        |             |              |            |
| • Payment packet is created to be imported to Court System                    |        |             |              |            |
| NOTE: Defendant pays \$2.50 - \$3.50 fee per transaction for payment on-line. |        |             |              |            |
| Court Online Discount                                                         |        |             | -300         | -300       |
| <b>INCODE Building Projects Online Component</b>                              |        |             |              |            |
| Monthly support/maintenance fee                                               | 100    | /month      | 1,200        | 1,200      |
| - Display of project status                                                   |        |             |              |            |
| - Display of projects for payment                                             |        |             |              |            |
| - Schedule/Re-Schedule inspections                                            |        |             |              |            |
| - Security -- SSL (Secure Socket Layer)                                       |        |             |              |            |
| - Payment Processing - Credit Card                                            |        |             |              |            |
| • Payment packet is created to be imported to Building Project System         |        |             |              |            |
| NOTE: Customer pays \$1.25 fee per transaction for payment on-line.           |        |             |              |            |
| Building Project Online Discount                                              |        |             | -300         | -300       |
| <b>INCODE Business License Online Component</b>                               |        |             |              |            |
| Monthly support/maintenance fee                                               | 100    | /month      | 1,200        | 1,200      |
| - Display of license status                                                   |        |             |              |            |
| - Display of license for payment                                              |        |             |              |            |
| - Security -- SSL (Secure Socket Layer)                                       |        |             |              |            |
| - Payment Processing - Credit Card                                            |        |             |              |            |
| • Payment packet is created to be imported to Business License System         |        |             |              |            |
| NOTE: Customer pays \$1.25 fee per transaction for payment on-line.           |        |             |              |            |
| Business License Online Discount                                              |        |             | -300         | -300       |
| <b>INCODE Accounts Receivable Online Component</b>                            |        |             |              |            |
| Monthly support/maintenance fee                                               | 100    | /month      | 1,200        | 1,200      |
| - Display of account status                                                   |        |             |              |            |
| - Display of accounts for payment                                             |        |             |              |            |
| - Security -- SSL (Secure Socket Layer)                                       |        |             |              |            |
| - Payment Processing - Credit Card                                            |        |             |              |            |
| • Payment packet is created to be imported to Accounts Receivable System      |        |             |              |            |
| NOTE: Customer pays \$1.25 fee per transaction for payment on-line.           |        |             |              |            |
| Accounts Receivable Online Discount                                           |        |             | -300         | -300       |
| <b>INCODE Call Center Online Component</b>                                    |        |             |              |            |
| Monthly support/maintenance fee                                               | 100    | /month      | 1,200        | 1,200      |
| - Create code enforcement complaints online                                   |        |             |              |            |
| - View complaints (open, closed)                                              |        |             |              |            |
| - Security -- SSL (Secure Socket Layer)                                       |        |             |              |            |
| Call Center Online Discount                                                   |        |             | -300         | -300       |
| <b>Hosted Applications Total</b>                                              |        |             | 9,900        | 9,900      |

# **COMPANY WEB SERVICES - INTERNET BASED PRODUCTS SUBSCRIPTION AGREEMENT TERMS AND CONDITIONS**

THIS AGREEMENT is effective as of the date of acceptance set forth at the end hereof, and is by and between Tyler Technologies, Inc., hereinafter referred to as COMPANY and the party signing this agreement as the "SUBSCRIBER".

## **DEFINITIONS**

**COMPANY Web Services** COMPANY Web Services are designed to enable SUBSCRIBER to easily establish a presence on the Internet. COMPANY Web Hosting and Design is composed of the COMPANY Web Hosting and Design Publishing Component and other miscellaneous components. These components may be used independently or in conjunction with each other.

**COMPANY Utility Billing On-Line** The COMPANY Utility Billing On-Line Component allows the SUBSCRIBER to make available certain information from their COMPANY Utility Billing System to citizens with Internet access. This information is posted to SUBSCRIBER's web site, which is hosted on COMPANY's web server. With the proper security clearance, citizens with Internet access have access to the data which can include: Consumption information, service level information, requests for service, accounting information and the opportunity to pay their Utility Bill over the Internet using a credit card.

**COMPANY Court On-Line** The COMPANY Court On-Line Component provides the ability for municipal court fines to be paid by credit card via the Internet. Since it was designed by COMPANY, this system interfaces seamlessly with COMPANY's InCourt Municipal Court System.

**COMPANY Building Projects On-Line** The COMPANY Building Projects On-Line Component allows the SUBSCRIBER to make available certain information from their COMPANY Building Projects System to citizens with Internet access. This information is posted to SUBSCRIBER's web site, which is hosted on COMPANY's web server. With the proper security clearance, citizens with Internet access have access to the data which can include: Building project status, inspection results, inspection scheduling and the opportunity to pay their Building Projects over the Internet using a credit card.

**COMPANY Business License On-Line** The COMPANY Business License On-Line Component allows the SUBSCRIBER to make available certain information from their COMPANY Business License System to citizens with Internet access. This information is posted to SUBSCRIBER's web site, which is hosted on COMPANY's web server. With the proper security clearance, citizens with Internet access have access to the data which can include: Business License status, business license renewal and the opportunity to pay their Business License over the Internet using a credit card.

**COMPANY Accounts Receivable On-Line** The COMPANY Accounts Receivable On-Line Component allows the SUBSCRIBER to make available certain information from their COMPANY Accounts Receivable System to citizens with Internet access. This information is posted to SUBSCRIBER's web site, which is hosted on COMPANY's web server. With the proper security clearance, citizens with Internet access have access to the data which can include: Current balance, contract status, and the opportunity to pay the Accounts Receivable over the Internet using a credit card.

**COMPANY Call Center On-Line** The COMPANY Call Center On-Line Component allows the SUBSCRIBER to make available certain information from their COMPANY Call Center System to citizens with Internet access. This information is posted to SUBSCRIBER's web site, which is hosted on COMPANY's web server. With the proper security clearance, citizens with Internet access have access to the data which can include: current and past incidents, create a new incident and view status of incident.

## **AGREEMENTS**

**1) TERM.** SUBSCRIBER must return an executed copy of this Agreement to COMPANY within 90 days from the issue date. Thereafter, the Agreement will be voided and is subject to change. Subject to the limitations of this Section 1, and unless otherwise provided for in this Agreement, the term of this Agreement shall commence as of the effective date and shall continue for three (3) years. The term shall thereafter be automatically extended in separate consecutive periods of twelve (12) months duration unless either party gives written notice to terminate. Notice to terminate must provide at least sixty (60) days notice of said intent. In the event that the SUBSCRIBER fails to pay any amount payable to COMPANY hereunder, when due, or fails to comply with any other provision of this Agreement, COMPANY may terminate the SUBSCRIBER's rights by written notice to that effect to the SUBSCRIBER. COMPANY may, by written notice to the SUBSCRIBER, terminate its obligations under this Agreement in the event that COMPANY, for whatever reason, ceases to host SUBSCRIBER's Web Site. A termination of the SUBSCRIBER's rights under this Agreement shall not terminate any of the parties' rights under this Agreement to receive or hold amounts rightfully owing to the respective party pursuant to the terms of this agreement or to enforce the intellectual and proprietary rights in the COMPANY concept, web site, software, and technology. Upon termination or non-renewal of this agreement, the parties shall each promptly account for all due but unpaid amounts hereunder. If SUBSCRIBER wishes to terminate before the stated term expires, SUBSCRIBER must give sixty (60) days written notice in order not to incur termination costs of \$3,000.00. Please also see section entitled "**TERMINATION**" in this Agreement.

# **COMPANY WEB SERVICES - INTERNET BASED PRODUCTS SUBSCRIPTION AGREEMENT TERMS AND CONDITIONS**

2) **NATURE OF WEB SITE.** COMPANY shall maintain a web site accessible over the Internet, for SUBSCRIBER. This web site shall contain both static information pages, non-static interactive pages as well as payment function pages. The web site shall allow a citizen with Internet access to view relevant data provided by SUBSCRIBER. This data may include certain data elements from SUBSCRIBER's Tyler Software System. This web site shall be equipped to accept payment of amounts owed to SUBSCRIBER, via Secured Socket Layer (SSL) encryption and credit card or debit card charge.

3) **DATA PROCUREMENT.** COMPANY must host the components and services listed in the Investment Summary of this Agreement. The SUBSCRIBER will be required to setup a merchant account with Electronic Transaction System Corporation or authorized.net for the sole use of COMPANY Web Service transactions. The merchant account must be setup to fund to the SUBSCRIBER bank account. All fees for the merchant account will be paid by SUBSCRIBER.

SUBSCRIBER will be required to install and run Tyler Web Services in order for the COMPANY On-Line application to access and transfer the necessary data from the SUBSCRIBER's primary software system, to COMPANY's web server. The transfer will occur on a real time basis. Additionally, certain information, such as payment information, must be conveyed to SUBSCRIBER. COMPANY will assume responsibility for transferring such information back to SUBSCRIBER on a regular basis. Tyler Web Services requires a dedicated IP address. Assignment of dedicated IP address is the sole responsibility of SUBSCRIBER.

4) **LICENSED SOFTWARE OWNERSHIP.** SUBSCRIBER agrees that COMPANY possesses exclusive title to and ownership of the COMPANY Software.

- a. SUBSCRIBER agrees that SUBSCRIBER acquires neither ownership nor any other interest in the COMPANY Software, except for the right to use and possess the COMPANY Software in accordance with the terms and conditions of this Agreement.
- b. All rights not expressly granted to SUBSCRIBER in this Agreement are retained by COMPANY.
- c. SUBSCRIBER agrees that COMPANY Software including, but not limited to, systems designs, programs in source and/or object code format, applications, techniques, ideas, and/or know-how utilized and/or developed by COMPANY are and shall remain the exclusive property of COMPANY. SUBSCRIBER agrees that the COMPANY Software consists of COMPANY's trade secrets. COMPANY shall retain all copyrights in the COMPANY Software, whether published or unpublished.
- d. COMPANY agrees that all data provided to COMPANY for the purposes of generating the web site shall remain the property of SUBSCRIBER. Should SUBSCRIBER terminate the Internet Services in good standing and in accordance with the termination provisions of this Agreement, COMPANY agrees to return to SUBSCRIBER, all graphics, text documents, and data files held by COMPANY.

5) **SUBSCRIBER MEMBERSHIP FEES.** For establishing new COMPANY Web Services, the SUBSCRIBER shall pay to COMPANY the amounts as stated in the Investment Summary.

6) **INSITE FEES.** COMPANY may increase the INSITE per-transaction fee for online payment no more than once per year with prior written notice.

7) **NOT ASSIGNABLE.** The rights of the SUBSCRIBER under this Agreement are not assignable without the prior written consent of COMPANY. Any attempt to sublicense, assign, encumber or transfer any of the rights, duties or obligations under this Agreement by the SUBSCRIBER is void. Subject to the foregoing, this Agreement shall be binding upon and shall inure to the benefit of the parties hereto and their respective permitted assigns and successors.

8) **SOFTWARE MAINTENANCE.** This SUBSCRIPTION AGREEMENT includes unlimited telephone support, support by communication modem, and all software upgrades, enhancements and new releases. COMPANY reserves the right to change the functionality of future releases of its software and SUBSCRIBER understands that COMPANY is not obligated to include specific functionality in future releases unless provided for herein.

9) **PARTIAL INVALIDITY.** Should any provision or clause of this Agreement be held to be invalid, such invalidity shall not affect any other provision or clause hereof, which can be given effect without such invalid provision or clause.

10) **RESPONSIBILITY OF DATA.** COMPANY will assume responsibility for all data transfer, but not responsible for data accuracy.

11) **SITE REQUIREMENTS.**

- a. SUBSCRIBER shall maintain a high speed internet connection (1.5mbps download AND 512kbps upload) with a static IP address and must be able to provide COMPANY with IP connection to SUBSCRIBER's network through Citrix GotoAssist, VPN, Citrix, or Microsoft Terminal Services. COMPANY shall use the connection to assist with problem diagnosis and resolution. COMPANY is not responsible for purchase of VPN client software license or configuration of SUBSCRIBER's firewall settings. **No wireless Internet connections allowed.**

# **COMPANY WEB SERVICES - INTERNET BASED PRODUCTS SUBSCRIPTION AGREEMENT TERMS AND CONDITIONS**

- b. COMPANY shall provide SUBSCRIBER with remote support through the use of secure connection over the Internet connection via Citrix GotoAssist. If SUBSCRIBER will not allow access through GotoAssist, COMPANY cannot guarantee support standards will be met.

## **12) PROPRIETARY INFORMATION.**

- a. Distribution of COMPANY Software. SUBSCRIBER may not sell, assign, transfer, disclose, or otherwise make available, either directly or indirectly, any object code, documentation or other material relating to the Software, in whole or in part, or any copy of the same in any form, to any other person or entity.
- b. Software as Trade Secret. SUBSCRIBER shall maintain the confidentiality of the Software and unless specifically authorized by COMPANY or except for ordinary and necessary backup purposes, SUBSCRIBER may not make or have made any copies of the Software or any part thereof. SUBSCRIBER shall include COMPANY's proprietary notice or other legend on any copies made by SUBSCRIBER as permitted hereunder.

## **13) WARRANTY, DISCLAIMER, LIMITATION ON LIABILITY.**

COMPANY warrants that the Software will substantially conform to current specifications delivered by COMPANY to SUBSCRIBER pursuant to this Agreement, including COMPANY's response to the Request for Proposal for six (6) months following installation; provided, however, that COMPANY's warranty hereunder shall not cover or apply to any software or part thereof that is not developed or designed by COMPANY. In the event that the Software is found to be defective in such respect and SUBSCRIBER notifies COMPANY in writing within six (6) months after its receipt of the Software of any substantial non-conformity of the Software with such specifications, COMPANY's sole obligation under this warranty is to remedy such defect within a reasonable time. THE FOREGOING WARRANTY IS EXCLUSIVE AND IS MADE IN LIEU OF ALL OTHER WARRANTIES OR REPRESENTATIONS, WHETHER EXPRESS OR IMPLIED, IN FACT OR IN LAW, INCLUDING THE IMPLIED WARRANTIES OF MERCHANTABILITY AND FITNESS FOR A PARTICULAR PURPOSE. COMPANY SHALL IN NO EVENT BE LIABLE FOR DAMAGES THAT EXCEED THE AMOUNT OF THE CHARGES PAID BY SUBSCRIBER HEREUNDER FOR THE DEVELOPMENT AND LICENSE OF THE SOFTWARE. IN NO EVENT SHALL COMPANY BE LIABLE FOR SPECIAL, INCIDENTAL, EXEMPLARY, INDIRECT OR CONSEQUENTIAL DAMAGES OR FOR LOSS OF PROFITS, REVENUES OR DATA, EVEN IF COMPANY HAS BEEN ADVISED OF THE POSSIBILITY OF SUCH DAMAGES.

## **14) HOLD HARMLESS.**

SUBSCRIBER agrees that it will hold COMPANY harmless against any claims, damages, liabilities, costs and expenses, including reasonable attorneys' fees, arising out of or relating to

- a. SUBSCRIBER's failure to implement any corrections, improvements and new releases relating to the Software, or any part thereof,
- b. SUBSCRIBER's unauthorized alterations to or use of the Software, or
- c. SUBSCRIBER's breach of any of its obligations to maintain the confidentiality of the Software or SUBSCRIBER's unauthorized copying thereof.

## **15) TERMINATION.**

This Agreement or any license referenced hereunder may be terminated by COMPANY upon written notice to SUBSCRIBER if SUBSCRIBER performs any breach of the terms of this Agreement. At the date of termination of this Agreement, SUBSCRIBER shall promptly return to COMPANY any Software, related documentation, materials and other property of COMPANY then in its possession, and any copies thereof wherever located. Notwithstanding the foregoing, all provisions hereof relating to confidentiality of the Software shall survive the termination of this Agreement.

## **16) GENERAL.**

- a. This Agreement shall be governed by the laws of SUBSCRIBER's state of domicile and constitutes the entire Agreement between the parties hereto with respect to the Software described herein, and shall supersede all previous or contemporaneous negotiations, commitments and writings with respect to the matters set forth herein.
- b. All acceptances by COMPANY of purchase orders and all sales by COMPANY are expressly limited to and made on the basis of the terms and conditions set forth herein, notwithstanding receipt or acknowledgment of SUBSCRIBER's order forms or specifications containing additional or different provisions, or conflicting oral representations by an agent, representative or employee of COMPANY. Any such additional or different terms are hereby objected to. All acceptances by COMPANY are expressly conditional on SUBSCRIBER's assent to the additional or different terms and conditions set forth in this Agreement. If these terms and conditions are not acceptable, SUBSCRIBER should notify COMPANY at once.



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

# Invoice

| Invoice No | Date       | Page   |
|------------|------------|--------|
| 025-233306 | 09/01/2018 | 1 of 2 |

**Empowering people who serve the public®**

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



Bill To: City of Weslaco  
255 S. Kansas  
Weslaco, TX 78596

Ship To: City of Weslaco  
255 S. Kansas  
Weslaco, TX 78596

| Customer No. | Ord No | PO Number | Currency | Terms | Due Date   |
|--------------|--------|-----------|----------|-------|------------|
| 45019        | 97839  |           | USD      | NET30 | 10/01/2018 |

| Date                           | Description                                       | Units | Rate     | Extended Price |
|--------------------------------|---------------------------------------------------|-------|----------|----------------|
| Contract No.: Weslaco, City of |                                                   |       |          |                |
|                                | Badger Utility Handheld Meter-Reader Interface    | 1     | 941.44   | 941.44         |
|                                | Maintenance: Start: 01/Oct/2018, End: 30/Sep/2019 |       |          |                |
|                                | Utility Payment Import                            | 1     | 854.77   | 854.77         |
|                                | Maintenance: Start: 01/Oct/2018, End: 30/Sep/2019 |       |          |                |
|                                | Accounts Payable                                  | 1     | 2,658.99 | 2,658.99       |
|                                | Maintenance: Start: 01/Oct/2018, End: 30/Sep/2019 |       |          |                |
|                                | Accounts Receivable                               | 1     | 1,923.65 | 1,923.65       |
|                                | Maintenance: Start: 01/Oct/2018, End: 30/Sep/2019 |       |          |                |
|                                | Business License                                  | 1     | 1,300.04 | 1,300.04       |
|                                | Maintenance: Start: 01/Oct/2018, End: 30/Sep/2019 |       |          |                |
|                                | Central Cash Collection                           | 1     | 2,600.03 | 2,600.03       |
|                                | Maintenance: Start: 01/Oct/2018, End: 30/Sep/2019 |       |          |                |
|                                | Fixed Assets                                      | 1     | 1,107.65 | 1,107.65       |
|                                | Maintenance: Start: 01/Oct/2018, End: 30/Sep/2019 |       |          |                |
|                                | General Ledger                                    | 1     | 3,875.24 | 3,875.24       |
|                                | Maintenance: Start: 01/Oct/2018, End: 30/Sep/2019 |       |          |                |
|                                | Payroll/Personnel                                 | 1     | 3,547.88 | 3,547.88       |
|                                | Maintenance: Start: 01/Oct/2018, End: 30/Sep/2019 |       |          |                |
|                                | Permits & Inspections                             | 1     | 1,901.94 | 1,901.94       |
|                                | Maintenance: Start: 01/Oct/2018, End: 30/Sep/2019 |       |          |                |
|                                | Purchase Orders                                   | 1     | 2,658.99 | 2,658.99       |
|                                | Maintenance: Start: 01/Oct/2018, End: 30/Sep/2019 |       |          |                |
|                                | Utility CIS System                                | 1     | 6,003.64 | 6,003.64       |
|                                | Maintenance: Start: 01/Oct/2018, End: 30/Sep/2019 |       |          |                |
|                                | Service Order Management                          | 1     | 2,401.44 | 2,401.44       |
|                                | Maintenance: Start: 01/Oct/2018, End: 30/Sep/2019 |       |          |                |
|                                | Project Accounting                                | 1     | 2,399.90 | 2,399.90       |
|                                | Maintenance: Start: 01/Oct/2018, End: 30/Sep/2019 |       |          |                |
|                                | AcuCorp AcuServer                                 | 1     | 606.62   | 606.62         |
|                                | Maintenance: Start: 01/Oct/2018, End: 30/Sep/2019 |       |          |                |
|                                | Secure Signatures                                 | 1     | 713.62   | 713.62         |
|                                | Maintenance: Start: 01/Oct/2018, End: 30/Sep/2019 |       |          |                |
|                                | HR Base Package                                   | 1     | 2,313.70 | 2,313.70       |
|                                | Maintenance: Start: 01/Oct/2018, End: 30/Sep/2019 |       |          |                |
|                                | Position Control/Budgeting                        | 1     | 1,711.12 | 1,711.12       |
|                                | Maintenance: Start: 01/Oct/2018, End: 30/Sep/2019 |       |          |                |



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

# Invoice

| Invoice No | Date       | Page   |
|------------|------------|--------|
| 025-233306 | 09/01/2018 | 2 of 2 |

**Empowering people who serve the public®**

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

Bill To: City of Weslaco  
255 S. Kansas  
Weslaco, TX 78596

Ship To: City of Weslaco  
255 S. Kansas  
Weslaco, TX 78596

| Customer No. | Ord No | PO Number | Currency | Terms | Due Date   |
|--------------|--------|-----------|----------|-------|------------|
| 45019        | 97839  |           | USD      | NET30 | 10/01/2018 |

| Date | Description                                                                            | Units | Rate     | Extended Price |
|------|----------------------------------------------------------------------------------------|-------|----------|----------------|
|      | GASB Module                                                                            | 1     | 3,931.52 | 3,931.52       |
|      | Maintenance: Start: 01/Oct/2018, End: 30/Sep/2019                                      |       |          |                |
|      | 21 Combining Statements - Maintenance                                                  | 1     | 554.05   | 554.05         |
|      | Maintenance: Start: 01/Oct/2018, End: 30/Sep/2019                                      |       |          |                |
|      | One Time Charge Import Utility                                                         | 1     | 1,168.13 | 1,168.13       |
|      | Maintenance: Start: 01/Oct/2018, End: 30/Sep/2019                                      |       |          |                |
|      | Collection Agency Export Interface                                                     | 1     | 1,067.30 | 1,067.30       |
|      | Maintenance: Start: 01/Oct/2018, End: 30/Sep/2019                                      |       |          |                |
|      | Incode Personnel Management Suite - Payroll - Electronic Time Clock Import Maintenance | 1     | 478.13   | 478.13         |
|      | Maintenance Start: 01/Oct/2018, End: 30/Sep/2019                                       |       |          |                |

**\*\*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      | 46,719.79 |
| Sales Tax     | 0.00      |
| Invoice Total | 46,719.79 |



PTS Solutions, Inc.  
PO Box 469  
Harrisonburg, LA 71340  
1-888-831-5151

# Invoice

| Date      | Invoice # |
|-----------|-----------|
| 8/29/2018 | 2018018-M |

Bill To:

CITY OF WESLACO  
ACCOUNTING DEPARTMENT  
255 SOUTH KANSAS AVENUE  
WESLACO, TX 78596-6158

| P.O. No.    | Terms          |
|-------------|----------------|
| Maintenance | Due on receipt |

| Description                                                                                                                                                                                                                                                                                                                                           | Qty | Rate      | Amount      |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----|-----------|-------------|
| Annual Software Maintenance; Includes Updates and 24 hrs. a day, 7 days a week Telephone Support from October 1, 2018 to October 1, 2019<br><br>Covers CAD, Mapping, Mobile, AVL, ANI/ALI, NCIC, Incident, Jail, Fire, Case Management, SQL, GoGlobal, Field Reporting, Firehouse Interface, CopLogic Interface, E-Citations, and Evidence Management | 1   | 44,801.37 | 44,801.37   |
| <p>RECEIVED</p> <p>SEP - 4 2018</p> <p>ACCOUNTS PAYABLE<br/>CITY OF WESLACO</p>                                                                                                                                                                                                                                                                       |     |           |             |
| Payments/Credits                                                                                                                                                                                                                                                                                                                                      |     |           | \$0.00      |
| Balance Due                                                                                                                                                                                                                                                                                                                                           |     |           | \$44,801.37 |



## ANNUAL MAINTENANCE AGREEMENT

The parties to this Annual Maintenance Agreement are PTS Solutions, Inc. ("PTS"), PO Box 469, Harrisonburg, LA 71340 and **City of Weslaco** ("Client"), 255 South Kansas Avenue, Weslaco, TX 78596. The terms and conditions of this Annual Maintenance Agreement are effective as of the **1<sup>st</sup> Day of October, 2013** ("Maintenance Anniversary Date") and the Annual Maintenance Agreement automatically renews on that day each year thereafter, unless canceled as provided herein.

Client's maintenance cost, on a per year basis, is **\$27,224.65\*** per year, covering **CAD, Mapping, Mobile, AVL, ANI/ALI, NCIC, Incident, Jail, Fire, Case Management, and SQL Software**. Client understands that adding additional licenses for the listed modules and/or adding separate modules not listed will increase the maintenance cost, as provided herein. \*(This year billed at \$29,493.37 for an additional month of service in order to change bill date to October of each year per email request on 10/11/12 by E. Rev Garcia)

### General Terms and Conditions

1. Client agrees that, while it uses PTS modules and/or products, it will maintain the Annual Maintenance Agreement in good standing on all such modules and/or products.
2. To remain in good standing, Client must pay the cost of the Annual Maintenance Agreement within thirty (30) days of the Maintenance Anniversary Date (and by that month/day each year thereafter.)
3. While the Annual Maintenance Agreement is maintained in good standing, PTS will provide Client with the following services:
  - a. **Unlimited priority telephone technical support:** PTS provides 24/7 telephone technical support. PTS technicians will make every effort to respond within 2 hours of a Client call. Clients experiencing a system down condition will receive priority attention;
  - b. **Log Me In Rescue remote support:** To utilize remote support, Client must have broadband internet and the ability to connect via Log Me In Rescue. PTS provides Log Me In Rescue at no cost to Client. Log Me In Rescue can be used for web based remote support for questions and technical issues, as well as first call questions for hardware and operating systems.
  - c. **Module updates/upgrades:** Client receives all software module updates/upgrades at no additional software cost.
4. Client acknowledges that the following services are **not** included in the Annual Maintenance Agreement and are subject to separate billing when utilized by Client:
  - a. Services that require on-site trainers, programmers, or technicians;
  - b. Third party costs of software licenses and/or upgrades for products not developed by PTS, including, but not limited to, Windows licensed products, such as SQL;
  - c. Hardware purchased through PTS is supported by the hardware manufacturer's original warranty;



## ANNUAL MAINTENANCE AGREEMENT

- d. PTS no longer supports Windows 98, Windows 2000, Microsoft SQL Server 2000, or any product that is not supported by the original manufacturer.
5. The Parties agree that, if the Annual Maintenance Agreement is not kept in good standing by Client, PTS may suspend client support and/or module update/upgrades until all past due amounts are satisfied and good standing status resumed.
6. In the event Client elects to cancel the Annual Maintenance Agreement, Client shall notify PTS, in writing, within thirty days of the Annual Maintenance Date. Client acknowledges that sums paid under the Annual Maintenance Agreement are not subject to refund in the event of cancellation.
7. Client acknowledges that the maintenance price listed above of **\$29,493.37** is subject to change by PTS as detailed herein.
8. The cost of the Annual Maintenance Agreement may change with the addition of modules and/or other products. When additional modules and/or other products are purchased, any cost change to Annual Maintenance Agreement will be documented in a Contract Amendment signed by the Parties. Any such cost modification documented in a mutually executed Contract Amendment shall be considered part of this Annual Maintenance Agreement as if copied herein *in extenso*.
9. The cost of the Annual Maintenance Agreement may also change due to pricing changes of software modules and/or other products, as well as with reference to the Consumer Price Index (CPI.)
10. PTS reserves the right to change the cost calculation percentage associated with the Annual Maintenance Agreement. In the event of a cost change in the Annual Maintenance Agreement not incurred by Contract Amendment, PTS will provide Client's Notice Designate with written notice of such cost change at least 60 days prior to implementation of such cost change.

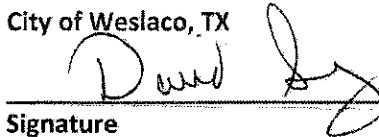
PTS Solutions, Inc.

  
Dave Fuqua, President

Dave Fuqua  
Print Name

11-25-13  
Date

City of Weslaco, TX

  
Signature

David Suarez  
Print Name

11-22-13  
Date

### Return Information:

Please mail signed agreement to:

PTS Solutions, Inc.  
PO Box 469  
Harrisonburg, LA 71340

PTS Solutions, Inc.  
 PO Box 469  
 Harrisonburg, LA 71340

1-888-831-5151

# Invoice

| Date      | Invoice # |
|-----------|-----------|
| 9/12/2013 | 2013018-M |



**Bill To:**

CITY OF WESLACO  
 ACCOUNTING DEPARTMENT  
 255 SOUTH KANSAS AVENUE  
 WESLACO, TX 78596-6158

| P.O. No.    | Terms          |
|-------------|----------------|
| Maintenance | Due on receipt |

| Description                                                                                                                          | Qty | Rate      | Amount             |
|--------------------------------------------------------------------------------------------------------------------------------------|-----|-----------|--------------------|
| Annual Software Maintenance; Includes Updates and 24 hrs. a day, 7 days a week Telephone Support from 09/01/13 to 10/01/13 (1 month) | 1   | 2,268.72  | 2,268.72           |
| Annual Software Maintenance; Includes Updates and 24 hrs. a day, 7 days a week Telephone Support from 10/01/13 to 10/01/14           | 1   | 27,224.65 | 27,224.65          |
| Software Modules Covered:<br>CAD, Mapping, Mobile, AVL, ANI/ALI, NCIC, Incident, Jail, Fire, Case Management, and SQL Software       |     |           |                    |
| Please remit payment & signed maintenance agreement to the above address. Thank You!                                                 |     |           |                    |
| <b>Payments/Credits</b>                                                                                                              |     |           | \$0.00             |
| <b>Balance Due</b>                                                                                                                   |     |           | <b>\$29,493.37</b> |



# Standardized Agenda Request Form

|                                                                                                                                                                                                                                                                                                                                                                                              |                 |                                                              |  |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------|--------------------------------------------------------------|--|
| <b>Date of Meeting:</b><br>October 16, 2018                                                                                                                                                                                                                                                                                                                                                  |                 | <b>Agenda Item No. (to be assigned by CSO):</b><br>2018-2023 |  |
| <b>From:</b>                                                                                                                                                                                                                                                                                                                                                                                 |                 |                                                              |  |
| <b>Subject:</b><br>Approval of the renewal of a Public Purposes Services Contract with the Boys & Girls Club of Weslaco in an amount not to exceed \$50,000.00 for the public purpose services and activities in this contract, effective October 1, 2018 through September 30, 2019 and authorize the Mayor to execute any related documents. (Staffed by Parks and Recreation Department.) |                 |                                                              |  |
| <b>Background:</b>                                                                                                                                                                                                                                                                                                                                                                           |                 |                                                              |  |
| <b>Funding Source</b> (budget code, if applicable):                                                                                                                                                                                                                                                                                                                                          |                 |                                                              |  |
| Amount:                                                                                                                                                                                                                                                                                                                                                                                      | Term of Impact: | Identified in Current Budget:                                |  |
| <b>Additional Action Prompted:</b><br>Mayor's Signature                                                                                                                                                                                                                                                                                                                                      |                 |                                                              |  |
| <b>If item previously considered, provide date and action by Commission:</b>                                                                                                                                                                                                                                                                                                                 |                 |                                                              |  |
| <b>If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners:</b>                                                                                                                                                                                                                                |                 |                                                              |  |
| <b>Advisory Review, if any</b> (name of board/committee, date of action, recommendation):                                                                                                                                                                                                                                                                                                    |                 |                                                              |  |
| Kayla Arevalo                                                                                                                                                                                                                                                                                                                                                                                |                 | Created/Initiated                                            |  |
| Olga Garza                                                                                                                                                                                                                                                                                                                                                                                   |                 | Approved                                                     |  |
| Sonia Flores                                                                                                                                                                                                                                                                                                                                                                                 |                 | Approved                                                     |  |
| Mike Perez                                                                                                                                                                                                                                                                                                                                                                                   |                 | Final Approval                                               |  |
| <b>City Manager Comments:</b><br>Approve subject to financial report submitted prior to funds being released.                                                                                                                                                                                                                                                                                |                 |                                                              |  |
| <b>Staff Recommendation:</b><br>Staff recommends approval.                                                                                                                                                                                                                                                                                                                                   |                 |                                                              |  |
| <b>Attachments, if any:</b><br>2019 BOYS AND GIRLS CLUB PUBLIC PURPOSE                                                                                                                                                                                                                                                                                                                       |                 |                                                              |  |
| <b>Responsibilities upon Approval:</b>                                                                                                                                                                                                                                                                                                                                                       |                 |                                                              |  |

**STATE OF TEXAS                    § PUBLIC PURPOSE SERVICES CONTRACT**  
**COUNTY OF HIDALGO        § BETWEEN THE CITY OF WESLACO AND THE**  
**CITY OF WESLACO        § BOYS AND GIRLS CLUB OF WESLACO**

This Contract is entered into on this the \_\_\_\_ day of October 2019, by and between the City of Weslaco, a Home-ruled Municipal Corporation of Hidalgo County, Texas (hereinafter called "City") and The Boys and Girls Club of Weslaco, Inc. (hereinafter called "Contractor").

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

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

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

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

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

**SECTION I.**

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

**SECTION II.**  
**RECORDS AND REPORTING**

Contractor agrees to furnish City its budget and all related expenditures for the duration of this contract. Contractor will maintain all records of operation for the period of this contract that confirms and establishes that the funds furnished by City are and have been used exclusively for the purposes as outlined and detailed herein. A written report of expenditures and the progress of the activities will be submitted on a monthly basis to City. Contractor will, if requested by City, make presentations to the Weslaco City Commission, of the status of the expenditures of public monies and the status of the activities contracted for in

this Contract. Contractor acknowledges and agrees that records (as the term is defined under the Texas Open Records Act) produced by the expenditure of funds received from the City hereunder are and will be subject to public disclosure. Contractor will develop procedures to disclose this information to the public. Contractor will have fiduciary duty to the City with respect to the public funds Contractor receives from the City.

### SECTION III. DISCRIMINATION PROHIBITED

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

### SECTION IV. SUSPENSION AND TERMINATION

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

### SECTION V. REVERSION OF ASSETS

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

### SECTION VI. TIME OF PERFORMANCE

Time of performance for this Contract shall be for seasonal activities during the city's fiscal year, which begins October 1, 2018 and ends September 30, 2019.

### SECTION VII.

## PAYMENTS TO CONTRACTOR

City hereby agrees to pay Contractor Fifty Thousand and 00/100 Dollars (\$50,000.00) in twelve (12) equally monthly installments of Four Thousand One Hundred and 66/100 Dollars (\$4,166.66) each for public purpose services and activities in this contract. Contractor shall invoice City and City shall make payment within twenty-one (21) days of invoice date. The invoice shall detail all activities Contractor, expenses incurred, the number of boys and girls served and the activities engaged in that are contracted for in this contract.

## SECTION VIII. AUDIT

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

## SECTION IX. DEFAULT

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

## SECTION X. VENUE AND REMEDIES

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

## SECTION XI. NOTICES AND ADDRESS

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



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

CITY

CONTRACTOR

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

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

## SECTION XII. PARTIES BOUND

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

## SECTION XIII. LEGAL CONSTRUCTION

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

## SECTION XIV. AMENDMENT

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

## SECTION XV. WAIVER OF DEFAULT

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

## SECTION XVI. ENUMERATION OF CONTRACT DOCUMENTS

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

be changed except by express written agreement. The Contract document so enumerated is:

**Statement of Work, EXHIBIT "A"**

**Attachment, Definition of FIVE SERVICE CORE PROGRAM**

SECTION XVII.  
LIABILITY INSURANCE

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

IN WITNESS THEREOF, City and Contractor have executed two (2) conformed copies of this Contract effective as of this the \_\_\_\_ day of \_\_\_\_\_, 2018

**CITY OF WESLACO**

\_\_\_\_\_  
David Suarez, **MAYOR**

**ATTEST:**

\_\_\_\_\_  
Elizabeth M. Walker, **CITY SECRETARY**

**APPROVED AS TO FORM:**

\_\_\_\_\_  
Juan Gonzalez, **CITY ATTORNEY**

**BOYS' AND GIRLS' CLUB OF WESLACO**

\_\_\_\_\_  
Mary Lopez, **CHIEF PROFESSIONAL  
OFFICER (EXECUTIVE DIRECTOR)**



# Standardized Agenda Request Form

|                                                                                                                                                                                                                                                                                                                                                                             |                 |                                                              |  |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------|--------------------------------------------------------------|--|
| <b>Date of Meeting:</b><br>October 16, 2018                                                                                                                                                                                                                                                                                                                                 |                 | <b>Agenda Item No. (to be assigned by CSO):</b><br>2018-2024 |  |
| <b>From:</b>                                                                                                                                                                                                                                                                                                                                                                |                 |                                                              |  |
| <b>Subject:</b><br>Approval of a renewal of a Public Purpose Service Contract with the Weslaco Bicultural Museum d.b.a Weslaco Museum of Local History and Cultural Art in an amount not to exceed \$63,100.00 effective October 1, 2018 through September 30, 2019 and authorize the Mayor to execute any related documents. (Staffed by Parks and Recreation Department.) |                 |                                                              |  |
| <b>Background:</b>                                                                                                                                                                                                                                                                                                                                                          |                 |                                                              |  |
| <b>Funding Source</b> (budget code, if applicable):                                                                                                                                                                                                                                                                                                                         |                 |                                                              |  |
| Amount:                                                                                                                                                                                                                                                                                                                                                                     | Term of Impact: | Identified in Current Budget:                                |  |
| <b>Additional Action Prompted:</b>                                                                                                                                                                                                                                                                                                                                          |                 |                                                              |  |
| <b>If item previously considered, provide date and action by Commission:</b>                                                                                                                                                                                                                                                                                                |                 |                                                              |  |
| <b>If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners:</b>                                                                                                                                                                                                               |                 |                                                              |  |
| <b>Advisory Review, if any</b> (name of board/committee, date of action, recommendation):                                                                                                                                                                                                                                                                                   |                 |                                                              |  |
| Kayla Arevalo                                                                                                                                                                                                                                                                                                                                                               |                 | Created/Initiated                                            |  |
| Olga Garza                                                                                                                                                                                                                                                                                                                                                                  |                 | Approved                                                     |  |
| Sonia Flores                                                                                                                                                                                                                                                                                                                                                                |                 | Approved                                                     |  |
| Mike Perez                                                                                                                                                                                                                                                                                                                                                                  |                 | Final Approval                                               |  |
| <b>City Manager Comments:</b><br>Approve subject to financial report submitted prior to funds being released.                                                                                                                                                                                                                                                               |                 |                                                              |  |
| <b>Staff Recommendation:</b>                                                                                                                                                                                                                                                                                                                                                |                 |                                                              |  |
| <b>Attachments, if any:</b><br>2019 Public Purposes - Weslaco Museum                                                                                                                                                                                                                                                                                                        |                 |                                                              |  |
| <b>Responsibilities upon Approval:</b>                                                                                                                                                                                                                                                                                                                                      |                 |                                                              |  |

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

This Contract is entered into on this the \_\_\_\_ day of October 2018, by and between the City of Weslaco, a Home-ruled Municipal Corporation of Hidalgo County, Texas (hereinafter called "City") and The Weslaco Bicultural Museum d.b.a. Weslaco Museum of Local History and Cultural Art (hereinafter called "Contractor").

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

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

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

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

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

## SECTION I.

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

## SECTION II. RECORDS AND REPORTING

Contractor agrees to furnish City its budget and all related expenditures for the duration of this contract. Contractor will maintain all records of operation for the period of this contract that confirms and establishes that the funds furnished by City are and have been used exclusively for the purposes as outlined and detailed herein. A written report of expenditures and the

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

### SECTION III. DISCRIMINATION PROHIBITED

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

### SECTION IV. SUSPENSION AND TERMINATION

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

### SECTION V. REVERSION OF ASSETS

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

### SECTION VI. TIME OF PERFORMANCE

Time of performance for this Contract shall be for seasonal activities during the city's fiscal year, which begins October 1, 2018 and ends September 30, 2019.

### SECTION VII. PAYMENTS TO CONTRACTOR

City hereby agrees to pay Contractor Sixty-Three Thousand One Hundred Dollars (\$63,100.00) in twelve (12) equally monthly installments of Five Thousand Two Hundred Fifty-Eight and 33/100 Dollars (\$5,258.33) each for public purpose services and activities in this contract. Contractor shall invoice City and City shall make payment within twenty-one (21) days of invoice date. The invoice shall detail all activities Contractor, expenses incurred, the number of visitors and the activities engaged in that are contracted for in this contract.

#### SECTION VIII. AUDIT

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

#### SECTION IX. DEFAULT

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

#### SECTION X. VENUE AND REMEDIES

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

#### SECTION XI. NOTICES AND ADDRESS

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

CITY

CONTRACTOR

CITY OF WESLACO

WESLACO MUSEUM OF LOCAL HISTORY

255 S. Kansas Avenue  
Weslaco, TX 78596  
Attn. City Manager

AND CULTURAL ART  
500 S. Texas Avenue  
Weslaco, TX 78596  
Attn. Executive Director

## SECTION XII. PARTIES BOUND

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

## SECTION XIII. LEGAL CONSTRUCTION

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

## SECTION XIV. AMENDMENT

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

## SECTION XV. WAIVER OF DEFAULT

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

## SECTION XVI. ENUMERATION OF CONTRACT DOCUMENTS

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

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

## SECTION XVII. LIABILITY INSURANCE

Contractor will provide, upon execution of this Contract, City with a certificate of general liability insurance naming the City of Weslaco as an additional insured, protecting and insuring

the City against claims for liability for bodily injury or other damages by youth or other individuals engaged in the activities funded by this Contract.

Contract will hold harmless and indemnify the City of Weslaco, its elected officials, employees, agents or representatives from all claims, actions and damages that are made and assessed against the City of Weslaco, its elected officials, employees, agents or representatives as a result of Contractor's performance of activities and services under this Contract.

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

CITY OF WESLACO

By: \_\_\_\_\_  
David Suarez, Mayor

ATTEST:

\_\_\_\_\_  
Elizabeth M. Walker, City Secretary

WESLACO MUSEUM

By: \_\_\_\_\_  
(Executive Director)

Approved as to form:

\_\_\_\_\_  
Juan Gonzalez, City Attorney



## Exhibit “A”

### ACTIVITIES AND PUBLIC PURPOSE SERVICES

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

## Exhibit “B”

### INTENT OF PUBLIC PURPOSE ACTIVITIES

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



## Standardized Agenda Request Form

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                 |                                                              |  |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------|--------------------------------------------------------------|--|
| <b>Date of Meeting:</b><br>October 16, 2018                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                 | <b>Agenda Item No. (to be assigned by CSO):</b><br>2018-2026 |  |
| <b>From:</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                 |                                                              |  |
| <b>Subject:</b><br>Approval of the renewal of Professional Services Agreement as recommended by the Weslaco Hotel Occupancy Tax Advisory Committee:<br>1. Frontera Audubon Society - \$33,000.00;<br>2. Lower Rio Grande Valley Nature Center - \$39,100.00;<br>3. Weslaco Area Chamber of Commerce - \$183,665.00;<br>and authorize the Mayor to execute any related documents. (Staffed by Finance Department.) Attachment.                                                                      |                 |                                                              |  |
| <b>Background:</b><br>Applications for the 2018-2019 Hotel Occupancy Tax funding cycle were accepted by the Weslaco Hotel Occupancy Tax Advisory Committee on August 14, 2018. The applicants made presentations to the committee on July 26, 2018. The committee voted unanimously to award the full request from each applicant. The applicants also made presentations to the City Commission at the City budget workshop on August 23rd. The applications and service agreements are attached. |                 |                                                              |  |
| <b>Funding Source (budget code, if applicable):</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                |                 |                                                              |  |
| Amount:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | Term of Impact: | Identified in Current Budget:                                |  |
| <b>Additional Action Prompted:</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                 |                                                              |  |
| <b>If item previously considered, provide date and action by Commission:</b>                                                                                                                                                                                                                                                                                                                                                                                                                       |                 |                                                              |  |
| <b>If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners:</b>                                                                                                                                                                                                                                                                                                                                      |                 |                                                              |  |
| <b>Advisory Review, if any (name of board/committee, date of action, recommendation):</b><br>Weslaco Hotel Occupancy Tax Advisory Committee reviewed August 14. City Commission reviewed at City budget workshop held on August 23rd.                                                                                                                                                                                                                                                              |                 |                                                              |  |
| Sonia Flores                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                 | Created/Initiated                                            |  |
| Sonia Flores                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                 | Approved                                                     |  |
| Mike Perez                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                 | Final Approval                                               |  |
| <b>City Manager Comments:</b><br>Approve subject to financial report submitted prior to funds being released.                                                                                                                                                                                                                                                                                                                                                                                      |                 |                                                              |  |
| <b>Staff Recommendation:</b><br>Recommend approval                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                 |                                                              |  |
| <b>Attachments, if any:</b><br>18-10-16 Frontera Audubon 2018-2019, 18-10-16 VNC 2018-2019, 18-10-16 WACC 2018-2019                                                                                                                                                                                                                                                                                                                                                                                |                 |                                                              |  |
| <b>Responsibilities upon Approval:</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                 |                                                              |  |

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

### **PUBLICITY AND TOURISM AGREEMENT**

This agreement made this the \_\_\_\_ day of October 2018, by and between THE CITY OF WESLACO, a home-ruled municipal corporation located at 255 S. Kansas Avenue, Weslaco, Hidalgo County, Texas hereinafter called “The City” and THE FRONTERA AUDUBON SOCIETY located at 1101 S. Texas Blvd., Weslaco, Hidalgo County, Texas, hereinafter called “The Frontera Audubon”.

#### **I.**

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

#### **II.**

As part of its obligation under state statutes (primarily V.A.T.S. Tax Code, Section 351.101) to use local hotel/motel occupancy tax funds for attracting and promoting tourism and the convention and hotel industry, the City hereby agrees to pay to the Frontera Audubon an amount not to exceed \$33,000.00, of which \$33,000.00 will be funded through the hotel/motel occupancy tax funds. The Frontera Audubon agrees to spend all allocated funds during the term of this contract. The monies received by the City from the local hotel/motel occupancy tax and used by the Frontera Audubon for digital marketing, and solicitations and promotional materials that attract tourists to the city, derives direct tourism income benefit to the City.

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

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

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

### III. Performance Measures

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

### IV.

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

### V.

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

### VI.

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

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

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

## VII.

This Agreement shall begin the \_\_\_\_day of October 2018 and shall continue in force ending September 30, 2019. The City shall have the option to terminate this Agreement at any time and for any reason within thirty (30) days after giving such notice of its intent to the Frontera Audubon.

## VIII.

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

### **If to the City of Weslaco:**

Mike R. Perez  
City Manager  
City of Weslaco  
255 S. Kansas Avenue  
Weslaco, Texas 78596

### **If to the Frontera Audubon Society:**

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

## IX.

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

## X.

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

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

**CITY OF WESLACO**

---

**David Suarez, MAYOR**

**ATTEST:**

---

**Elizabeth M. Walker, CITY SECRETARY**

**APPROVED AS TO FORM:**

---

**Juan E. Gonzalez, CITY ATTORNEY**

**FRONTERA AUDUBON**

---

**Jenna Grado-Gonzalez, President**

**ATTEST:**

---

**Christine Warren,  
Administrative Assistant**



August 1, 2018

Weslaco HOT Advisory Committee  
City of Weslaco  
255 S. Kansas Ave.  
Weslaco, TX 78596

## FRONTERA AUDUBON

### Board

Jenna Grado-Gonzalez, President  
Craig Weart, Vice President  
Cassidy Mejia, Secretary  
Travis McDaniel, Treasurer  
Karen Boward  
Jim Chapman  
Ruben Villanueva  
Jeff Walker

### Staff

Christine Warren, Admin. Assistant  
Alicesen Lopez, Program Coordinator

### Website

[fronteraaudubon.org](http://fronteraaudubon.org)

### Social Networks:

[facebook.com/frontera.audubon](https://www.facebook.com/frontera.audubon)  
Twitter: @FronteraAudubon  
Instagram: @FronteraAudubon

Dear Members of the WHOT Advisory Committee:

Frontera Audubon continues to be a key tourist attraction in Weslaco that draws visitors from around the country and around the world to view the birds and other wildlife and simply enjoy the beauty of our site.

The mission of Frontera is to preserve and promote the natural and historical environment for the education and enjoyment of the community of South Texas and beyond. To that end, we propose that part of the money we are requesting will be used to continue with our programming and promotional efforts to attract tourists and bring business to the local hotels. Another part will go to the interior restoration efforts in the Skaggs House so that this facility can be a viable addition to the Weslaco historical community.

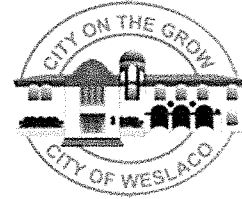
Thank you for the opportunity to present this request that will help draw more tourists to Weslaco and increase hotel occupancy.

Sincerely,

Jenna-Grado-Gonzalez  
FAS Board President



**WESLACO HOTEL OCCUPANCY TAX  
APPLICATION FOR FUNDING**



**Instructions**

1. Answer each question. Additional attachments are permissible.
2. Attach a detailed budget for the organization/project(s).
3. Sign application.

Organization Name: Frontera Audubon Society

Organization Mailing Address: 1101 S. Texas Blvd., Weslaco, TX 78596

Contact Name: Chris Warren

Email: fronteraaudubon@yahoo.com Telephone: (956) 968-3275

Amount Requested: \$ 33,000

Has your organization received **Hotel/Motel** Tax funding in the past three years? Yes  
Please note amount(s):

FY 2015-2016  
\$ 30,000

FY 2016-2017  
\$ 32,500

FY 2017-2018  
\$ 30,800

What is the entire budget of your organization or for this event? \$ 80,000

What is the percentage of the requested amount to the entire budget? 25 % (not including Skaggs House)

Does this organization/event directly enhance and promote tourism AND the convention and hotel industry in the City of Weslaco? Yes (Yes/No)

The organization qualifies under AT LEAST ONE of the following categories: (can be more than one)

- |                                                                      |                                                                      |
|----------------------------------------------------------------------|----------------------------------------------------------------------|
| <input type="radio"/> Convention or Visitor Center                   | <input type="radio"/> Convention Registration                        |
| <input checked="" type="radio"/> Advertising/Promotion for City      | <input checked="" type="radio"/> Historical Restoration/Preservation |
| <input checked="" type="radio"/> Promotion of the Arts               | <input checked="" type="radio"/> Signage for Tourist Sites           |
| <input type="radio"/> Sports Promotion that Increases Hotel Activity | <input type="radio"/> Tourist Transportation                         |

For Organizations – Provide a brief description of your organization and its purpose:

We are a 15-acre nature preserve in Weslaco where tourists visit from across the country and the world to enjoy birding and nature. With rare birds often sighted, it is a top birding destination in Texas.

For Specific Projects/Events – Provide a brief description of the project/event to be funded:

Programming targeted at Winter Texans  
Restoration of the Skaggs House.

**For Events:**

Expected attendance: \_\_\_\_\_

How will the event be promoted? \_\_\_\_\_

How will this event increase hotel occupancy and promote tourism in Weslaco?

How many hotel/motel room nights do you expect to generate from your event?

**For Organizations:**How much was spent last year specifically on tourism advertising? \$ 12,000Are there any new programs/projects planned to increase room nights? Yes**For Both:**

List any other organizations, government entities and grants that have offered financial support for your organization/event:

Weslaco EDC, Texas Historical Foundation, Robert + Margaret Mc Allen Foundation, Raul Tijerina, Jr., Foundation, donors**If the request includes funding related to a permanent facility (such as museum):**Last year's attendance: 3000Percentage of those in attendance that are staying in a local hotel: 10 %Next year's projected attendance (annually): 3500**Please submit no later than 4:00 p.m. on August 2nd, 2018.**

Weslaco Hotel Occupancy Tax Advisory Committee

c/o City of Weslaco Finance Department

255 S. Kansas Ave.

Weslaco, TX 78596

**Privacy Policy Statement and Application Certification**

Your privacy is important to the City. That is why we request that all applicants read the following privacy policy statement carefully.

Information about program applicants and current and past participants consists of data contained in their applications, information derived from interviews and information gathered during the course of past experiences. The City stores this information in written and electronic form for a period of time. Information, which is described above, may be: Used by Committee members, City Staff and the City Commission, and interviewers to review applicants; Supplied to the program's funding organization; Used for the evaluation of an individual's participation in the program and in the collection of data for general program evaluation by the City, funding representative (Motel/Hotel Owners) or other organizations that may request the information from the City, a Public Agency. The City does not sell applicant current or past participant information.

I certify that the information given in this application is complete and accurate and that I have carefully read and understand all notes and disclaimers provided therein. I understand the City reserves the right to verify all the information listed in the application. I understand that giving false or misleading information in the application will result in exclusion from the consideration for funding under the City of Weslaco Hotel Occupancy Tax Advisory Committee Funding Program.

Signature: \_\_\_\_\_

Date: 8/2/2018

### **Frontera Audubon's Programming and Promotion**

**Goals: To provide the public with programs and classes to enhance their understanding and enjoyment of nature and history. To provide branded materials to promote our organization and Weslaco.**

|                                                    |       |
|----------------------------------------------------|-------|
| Items for promotional packets                      | \$500 |
| Tote bags, personalized Frontera and Weslaco items |       |

|                                                                                       |       |
|---------------------------------------------------------------------------------------|-------|
| Speakers and materials for at least five programs/classes geared toward Winter Texans | \$500 |
|---------------------------------------------------------------------------------------|-------|

The program coordinator will plan the classes for the winter season and promote them through the website and social media as well as ordering merchandise and promotional materials.

|                     |                     |          |
|---------------------|---------------------|----------|
| Program Coordinator | (20 hours per week) | \$14,000 |
|---------------------|---------------------|----------|

### **Frontera Audubon's Skaggs House Renovation**

**Goal: To showcase the historical house and provide a place for visitors to gather and learn about Weslaco.**

|                                                                                |          |
|--------------------------------------------------------------------------------|----------|
| Replacement/refinishing of the wood floors on both the first and second floors | \$13,000 |
|--------------------------------------------------------------------------------|----------|

### **Frontera's LED Sign**

**Goal: To draw attention to our site and provide up-to-date information for visitors.**

|                                                                                                                                                                                                                             |         |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------|
| Two years ago, Frontera received \$10,000 to go toward an outdoor LED sign to inform visitors of tourism related events and activities. Another \$5,000 would help in getting the most appropriate sign for our front yard. | \$5,000 |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------|

|                       |                 |
|-----------------------|-----------------|
| <b>Total Request:</b> | <b>\$33,000</b> |
|-----------------------|-----------------|

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

**PUBLICITY AND TOURISM AGREEMENT**

This agreement made this the \_\_\_\_ day of October 2018, by and between THE CITY OF WESLACO, a home-ruled municipal corporation located at 255 S. Kansas Avenue, Weslaco, Hidalgo County, Texas hereinafter called “The City” and THE LOWER RIO GRANDE VALLEY NATURE CENTER located at 301 S. Border Avenue, Weslaco, Hidalgo County, Texas, hereinafter called “The Valley Nature Center”.

**I.**

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

**II.**

As part of its obligation under state statutes (primarily V.A.T.S. Tax Code, Section 351.101) to use local hotel/motel occupancy tax funds for attracting and promoting tourism and the convention and hotel industry, the City hereby agrees to pay to the Valley Nature Center an amount not to exceed \$39,100.00, of which \$39,100.00 will be funded through the hotel/motel occupancy tax funds. The Valley Nature Center agrees to spend all allocated funds during the term of this contract. The monies received by the City from the hotel/motel occupancy tax and used by the Valley Nature Center for preserving and promoting the unique natural environment of the Lower Rio Grande Valley and promoting tourism in the City derives direct tourism income benefit to the City.

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

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

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

### III. Performance Measures

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

### IV.

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

### V.

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

### VI.

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

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

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

VII.

This Agreement shall begin the \_\_\_\_day of October 2018 and shall continue in force ending September 30, 2019. The City shall have the option to terminate this Agreement at any time and for any reason within thirty (30) days after giving such notice of its intent to the Valley Nature Center.

VIII.

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

**If to the City of Weslaco:**

Mike R. Perez  
City Manager  
City of Weslaco  
255 S. Kansas Avenue  
Weslaco, Texas 78596

**If to the Valley Nature Center:**

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

IX.

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

X.

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

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

**CITY OF WESLACO**

---

**David Suarez, MAYOR**

**ATTEST:**

---

**Elizabeth M. Walker, CITY SECRETARY**

**APPROVED AS TO FORM:**

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**Juan E. Gonzalez, CITY ATTORNEY**

**VALLEY NATURE CENTER**

---

**Dr. Michael J. McClure, President**

**ATTEST:**

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**Hollie Johnston, Director**

## WESLACO HOTEL OCCUPANCY TAX APPLICATION FOR FUNDING



### Instructions

1. Answer each question. Additional attachments are permissible.
2. Attach a detailed budget for the organization/project(s).
3. Sign application.

Organization Name: Lower Rio Grande Valley Nature Center

Organization Mailing Address: 301 S. Border Avenue Weslaco, Texas 78596

Contact Name: Hollie Johnston

Email: hjohnston@valleynaturecenter.org Telephone: (956) 969-2475

Amount Requested: \$ 39,100

Has your organization received **Hotel/Motel** Tax funding in the past three years? Yes

Please note amount(s):

|                  |                  |                  |
|------------------|------------------|------------------|
| FY 2015-2016     | FY 2016-2017     | FY 2017-2018     |
| \$ <u>35,000</u> | \$ <u>32,500</u> | \$ <u>32,500</u> |

What is the entire budget of your organization or for this event? \$ 217,500

What is the percentage of the requested amount to the entire budget? 17 %

Does this organization/event directly enhance and promote tourism AND the convention and hotel industry in the City of Weslaco? Yes (Yes/No)

The organization qualifies under AT LEAST ONE of the following categories: (can be more than one)

- |                                                                      |                                                            |
|----------------------------------------------------------------------|------------------------------------------------------------|
| <input checked="" type="radio"/> Convention or Visitor Center        | <input type="radio"/> Convention Registration              |
| <input checked="" type="radio"/> Advertising/Promotion for City      | <input type="radio"/> Historical Restoration/Preservation  |
| <input type="radio"/> Promotion of the Arts                          | <input checked="" type="radio"/> Signage for Tourist Sites |
| <input type="radio"/> Sports Promotion that Increases Hotel Activity | <input type="radio"/> Tourist Transportation               |

For Organizations – Provide a brief description of your organization and its purpose:

To provide education and foster an understanding of the unique flora and fauna of the Rio Grande Valley.

For Specific Projects/Events – Provide a brief description of the project/event to be funded:

Host 3<sup>rd</sup> Spring Chirp Birding festival in Weslaco. Additionally attend 5-6 domestic nature trade shows to help increase overall tourism to Weslaco and specifically target eco-tourist to come and stay in Weslaco.



**For Events:** Expected attendance: Brew in the Woods - 540 Spring Feast  
- 175 Spring Chirp - 116

How will the event be promoted? Social Media, Print Materials (including flyers, rack cards banners etc.)  
Billboards, Radio, Newspaper.

How will this event increase hotel occupancy and promote tourism in Weslaco?

Increasing our attendance at Nature/Birding trade shows as well as utilizing all of the different  
marketing methods available to us including collaborating with entities such as Texas Birding  
(formerly South Texas Nature). Will increase awareness as well creating a year-round marketing plan  
to help direct tourism to Weslaco.

How many hotel/motel room nights do you expect to generate from your event?

Through a combination of the birding festival, Brew in the Woods and Spring Feast, we anticipate  
over 100 nights. We additionally host private events which generate hotel nights which could  
increase our overall total to more than 150.

**For Organizations:**

How much was spent last year specifically on tourism advertising? \$ 8,117.24

Are there any new programs/projects planned to increase room nights? Yes

**For Both:**

List any other organizations, government entities and grants that have offered financial support for your organization/event:

N/A

**If the request includes funding related to a permanent facility (such as museum):**

Last year's attendance: 18,132

Percentage of those in attendance that are staying in a local hotel: 8.5 %

Next year's projected attendance (annually): 22,000

**Please submit no later than 4:00 p.m. on August 2nd, 2018.**

Weslaco Hotel Occupancy Tax Advisory Committee

c/o City of Weslaco Finance Department

255 S. Kansas Ave.

Weslaco, TX 78596

**Privacy Policy Statement and Application Certification**

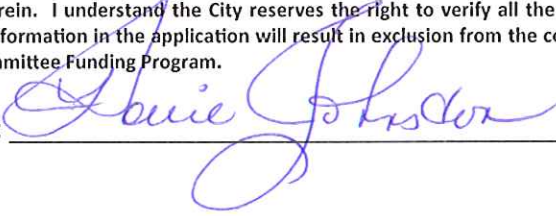
Your privacy is important to the City. That is why we request that all applicants read the following privacy policy statement carefully.

Information about program applicants and current and past participants consists of data contained in their applications, information derived from interviews and information gathered during the course of past experiences. The City stores this information in written and electronic form for a period of time. Information, which is described above, may be: Used by Committee members, City Staff and the City Commission, and interviewers to review applicants; Supplied to the program's funding organization; Used for the evaluation of an individual's participation in the program and in the collection of

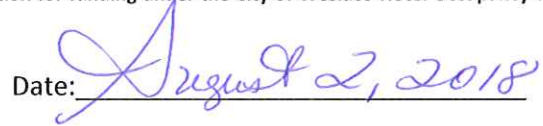
data for general program evaluation by the City, funding representative (Motel/Hotel Owners) or other organizations that may request the information from the City, a Public Agency. The City does not sell applicant current or past participant information.

I certify that the information given in this application is complete and accurate and that I have carefully read and understand all notes and disclaimers provided therein. I understand the City reserves the right to verify all the information listed in the application. I understand that giving false or misleading information in the application will result in exclusion from the consideration for funding under the City of Weslaco Hotel Occupancy Tax Advisory Committee Funding Program.

Signature: \_\_\_\_\_



Date: \_\_\_\_\_





Thank you for the opportunity apply for the Weslaco Hotel Occupancy Tax. The Valley Nature Center is the oldest nature center in the Rio Grande Valley. We are in our fourth year in the new facility and our attendance has steadily increased, bringing more visitors to Weslaco. We continue to work with groups such as the Native Plant Project, Orchid Society, U.S. Fish and Wildlife, Rare Fruit Growers and FemCity to host their events which include guest speakers and out of town guests. This fiscal year we will host two special events: Brew in the Woods, Spring Feast. Our Brew in the Woods event has seen an incredible increase in attendance going from 402 in 2015 to 510 in 2016 and 525 in 2017. We anticipate this year's attendance to stay steady or slightly increase. We do not want to grow beyond a comfortable capacity. We book hotel stays for all our events including our summer camps and we have increased our total hotel stays this year over last.

We hosted the 2<sup>nd</sup> annual Spring birding festival, Spring Chirp in April of this year. We had an excellent turn out with visitors from Arizona, New Mexico, Florida, New York and Texas. All the festival's activities were centered around the Holiday Inn Express, Ruben Villanueva and his staff went out of their way to insure our success. Exhibiting at the Nature and Birding festivals has proven to be successful in educating festival goers on the exceptional wildlife we have, but more importantly the incredible convenience and list of attractions Weslaco offers. There is also a need to offset the negative press our region is receiving around the border wall and immigration.

This year McAllen will host the 2018 ANCA Summit. Weslaco, specifically the Valley Nature Center is one of the destinations for the pre and post field trip. We will definitely highlight our location and Spring festival to the attendees.



We are respectfully seeking \$ 39,100.00. Our projected budget is as follows:

**\$ 8,000.00** Attendance as an exhibitor at 5-6 domestic Nature trade shows to include booth fees, air and hotel. Participating in these shows has increased awareness of the assets our city and helps to meet tour operators who can plan trips down here with their clients. Because of attendance at these festivals, we have had an increase in visitors come from across the country to Weslaco.

**\$ 24,850 Spring Chirp:** Attendance this year increased with out of town visitors and locals alike. For the third year, we will change up some of the festival components such as field trip options and plan a dinner in conjunction with the SPI World Birding Center to give our visitors a full valley experience. This year, we will continue to with a strong emphasis on year-round event promotion. We will need to intensify our marketing efforts to ensure that we will have a festival which will become sustainable. We will work with local business owners to help with welcome packets and swag bags with promotions to keep attendees spending more time and ultimately more money here in Weslaco.

**\$ 6,250 Marketing:** To build our audience and increase our potential tourism we will utilize multiple marketing methods with an emphasis on digital media, print, radio and billboard advertising. We will add strategic partnerships and join organizations that can help us reach additional potential visitors.

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

**PUBLICITY AND TOURISM AGREEMENT**

This agreement made this the \_\_\_\_ day of October 2018, by and between THE CITY OF WESLACO, a home-ruled municipal corporation located at 255 S. Kansas Avenue, Weslaco, Hidalgo County, Texas hereinafter called "The City" and THE WESLACO AREA CHAMBER OF COMMERCE located at 275 S. Kansas Avenue, Weslaco, Hidalgo County, Texas, hereinafter called "The Chamber of Commerce".

I.

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

II.

As part of its obligation under state statutes (primarily V.A.T.S. Tax Code, Section 351.101) to use hotel/motel occupancy tax funds for attracting and promoting tourism and the convention and hotel industry, the City hereby agrees to pay to the Chamber of Commerce an amount not to exceed \$183,665.00, of which \$183,665.00 will be funded through the hotel/motel occupancy tax funds. The Chamber of Commerce agrees to spend all allocated funds during the term of this contract. The monies received by the City from the hotel/motel occupancy tax and used by the Chamber of Commerce for advertising and promoting tourism in the City derives direct tourism income benefit to the City.

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

The Chamber of Commerce further agrees that it will seek to achieve economic benefit for the City through all of such activities, that it will provide tourist-related information about the City

upon request and that it will serve as an advisory body to the City, on request, in matters related to expanding the tourist-derived economy.

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

### III. Performance Measures

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

### IV.

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

### V.

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

### VI.

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

Thereafter, the Chamber of Commerce shall provide to the City monthly financial and activity reports, on the approved projects that are conducted to benefit the City of Weslaco, as well as an end-of-the-year financial report listing the expenditures made from the revenues from the

hotel/motel occupancy tax. It is further agreed by the Chamber of Commerce that it shall maintain said revenue in a separate account established for that purpose and that it shall not commingle the revenues with any other money or maintain it in any other account. The Chamber of Commerce shall maintain complete and accurate financial records of each expenditure of hotel/motel occupancy tax revenue and, upon request of the Weslaco City Commission or its staff, shall make the records available for inspection and review. The Chamber of Commerce will cooperate with the City of Weslaco on an annual independent audit of the hotel/motel tax funds received by the Chamber of Commerce from the City of Weslaco. The audit will be performed in conjunction with the City of Weslaco Annual Audit.

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

#### VII.

This Agreement shall begin the \_\_\_\_ day of October 2018 and shall continue in force ending September 30, 2019. The City shall have the option to terminate this Agreement at any time and for any reason within thirty (30) days after giving such notice of its intent to the Chamber of Commerce.

#### VIII.

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

**If to the City of Weslaco:**

Mike R. Perez  
City Manager  
City of Weslaco  
255 S. Kansas Avenue  
Weslaco, Texas 78596

**If to the Weslaco Area Chamber of Commerce:**

Doug Croft, President/CEO  
Weslaco Area Chamber of Commerce  
275 S. Kansas Avenue  
Weslaco, Texas 78596

#### IX.

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

X.

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

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

**CITY OF WESLACO**

---

**David Suarez, MAYOR**

**ATTEST:**

---

**Elizabeth M. Walker, CITY SECRETARY**

**APPROVED AS TO FORM:**

---

**Juan E. Gonzalez, CITY ATTORNEY**

**WESLACO AREA**



**CHAMBER OF COMMERCE**

---

**Johnny Bautista, CHAIRMAN**

**ATTEST:**

---

**Doug Croft**  
**CEO/PRESIDENT**

WESLACO HOTEL OCCUPANCY TAX  
APPLICATION FOR FUNDING



Instructions

1. Answer each question. Additional attachments are permissible.
2. Attach a detailed budget for the organization/project(s).
3. Sign application.

Organization Name:

Weslaco Chamber of Commerce

Organization Mailing Address:

PO BOX 8398, Weslaco, TX 78599

Contact Name:

Doug Croft

Email:

doug@weslaco.com

Telephone:

956-968-2102

Amount Requested: \$

183,665.<sup>00</sup>

Has your organization received **Hotel/Motel** Tax funding in the past three years?

Please note amount(s):

yes

FY 2015-2016

\$ 177,023.<sup>00</sup>

FY 2016-2017

\$ 178,613.<sup>00</sup>

FY 2017-2018

\$ 183,665.<sup>00</sup>

What is the entire budget of your organization or for this event?

\$ 183,665.<sup>00</sup>

What is the percentage of the requested amount to the entire budget?

100

%

Budget for Tourism Promotion + Visitor Center is not combined with Chamber General Fund.

Does this organization/event directly enhance and promote tourism AND the convention and hotel industry in the City of Weslaco? yes (Yes/No)

The organization qualifies under AT LEAST ONE of the following categories: (can be more than one)

☒ Convention or Visitor Center

☒ Advertising/Promotion for City

☒ Promotion of the Arts

☒ Sports Promotion that Increases Hotel Activity

☒ Convention Registration

☐ Historical Restoration/Preservation

☒ Signage for Tourist Sites

☐ Tourist Transportation

For Organizations – Provide a brief description of your organization and its purpose:

The Weslaco Chamber of Commerce serves as the Visitor + Convention Center for Weslaco. The Chamber markets Weslaco as a destination for visitors and assists with meeting + conventions (explanation attached)

For Specific Projects/Events – Provide a brief description of the project/event to be funded:

N/A

**For Events:**

Expected attendance: \_\_\_\_\_

How will the event be promoted? N/A

How will this event increase hotel occupancy and promote tourism in Weslaco?

How many hotel/motel room nights do you expect to generate from your event?

N/A

**For Organizations:**

How much was spent last year specifically on tourism advertising?

\$137,215.00

Are there any new programs/projects planned to increase room nights?

Mini-Grants

**For Both:**

List any other organizations, government entities and grants that have offered financial support for your organization/event:

N/A

**If the request includes funding related to a permanent facility (such as museum):**

Last year's attendance: \_\_\_\_\_

Percentage of those in attendance that are staying in a local hotel: \_\_\_\_\_%

Next year's projected attendance (annually): \_\_\_\_\_

**Please submit no later than 4:00 p.m. on August 2nd, 2018.**

Weslaco Hotel Occupancy Tax Advisory Committee

c/o City of Weslaco Finance Department

255 S. Kansas Ave.

Weslaco, TX 78596

**Privacy Policy Statement and Application Certification**

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I certify that the information given in this application is complete and accurate and that I have carefully read and understand all notes and disclaimers provided therein. I understand the City reserves the right to verify all the information listed in the application. I understand that giving false or misleading information in the application will result in exclusion from the consideration for funding under the City of Weslaco Hotel Occupancy Tax Advisory Committee Funding Program.

Signature: \_\_\_\_\_

Douglas E. Craft

Date: \_\_\_\_\_

8-2-18



August 2, 2018

Ms. Mary Barrera, Finance Director  
City of Weslaco  
525 S. Kansas  
Weslaco, TX 78596

Dear Ms. Barrera:

Please find enclosed the Weslaco Area Chamber of Commerce Budget Request for providing marketing and visitor center services for Weslaco for October 2018 – September 2019. We are pleased to once again be considered to provide these services.

In addition to this cover letter, attached are the budget and overview of specific budget areas.

I look forward to visiting with the Weslaco Hotel Occupancy Tax Advisory Committee on August 6. If you require any additional information, please let me know. Our Chamber team continues to enjoy working with the City of Weslaco, Weslaco EDC, Weslaco hotels, nature centers, museum and the arts to increase visitors and boost the local economy.

Respectfully,

Doug Croft  
President/CEO





*The Weslaco Area Chamber of Commerce serves as the destination marketing organization for the community. Additionally, the Chamber manages the Business Visitor Event Center, greeting visitors and assisting with meetings and conferences. The following is an overview of the attached budget proposal for October 2018 – September 2019. This budget was developed based on historical successes and with focus using modern mediums. An administrative fee is included with programs that utilize Chamber staff and resources. These are charged only as the particular program or activity is completed. If you have any questions, please do not hesitate to call Chamber CEO Doug Croft at 956-968-2102.*

### **General Advertising**

This category covers several marketing initiatives that provide information about Weslaco to all visitors, or projects which don't fit in a more detailed category below. The Chamber provides the membership and listings for all Weslaco hotels on the State of Texas Tourism website [www.traveltex.com](http://www.traveltex.com), and official local site [www.weslaco.com](http://www.weslaco.com). General Advertising includes printing and updating Weslaco tourism literature which is distributed locally, in Texas, nationally and internationally. Discover South Texas is a new app with local financial support equally divided between the City, EDC and Chamber.

### **Winter Texan Advertising**

The Chamber participates in promoting the Valley as a destination through the Texas Birding marketing co-op. The Chamber has a force of 10 – 15 volunteers that assist visitors at the Visitor Center and we provide a small budget to serve our volunteers. Using a variety of mediums, the Chamber encourages visitors to choose Weslaco. Staff and occasional volunteers participate in a number of travel shows to market Weslaco to visitors. Many of the Winter Texans choose long-term stays in area hotels and bring family to the area for holiday visits, which also include hotel stays.

### **Nature Tourism Advertising**

Nature tourism marketing is critical to the economy of Weslaco. Weslaco is the only Valley community with three major nature tourism destinations. A majority of the nature tourists which come to south Texas visit Weslaco. Among the mediums within this emphasis, the chamber targets digital ads at international and/or domestic bird fairs. The Chamber will host national and international journalists that are brought to the area. The Weslaco Nature Hot Spots brochure and a brochure promoting the three mid Valley nature centers remain popular.

**Mexico Marketing**

The Chamber will advertise in DeShopping En El Valle magazine. The Chamber will also print 90,000 Weslaco flyers to be distributed during peak Mexico shopping days at the Valley's international bridges to visitors from Mexico. Digital advertising in Mexico was added this year and the Chamber intends to build on that initial investment going forward. Another reason for increased emphasis on new digital marketing, reminding visitors that they have choices and great shopping, restaurants, and accommodations in the Mid-Valley. Recent analysis of Weslaco's shopping market area shows heaviest Mexico traffic from the Rio Bravo and Reynosa areas.

**Texas/Domestic**

Two billboards will promote shopping and nature in Weslaco at the east and west entrances to the city along I-2/Expressway 83. The east location targets potential shoppers leaving the outlet mall and the west location promotes the nature of Weslaco.

**City Promotions/Airport**

The Chamber is partnering with the City of Weslaco and Mid Valley Airport to promote the expansion of the runway and the Customs facility available in Weslaco. This budget anticipates repeating and enhancing the Fly-in along with new opportunities targeting pilots at origination locations.

**Convention Sales & Service/Trade Show Expense**

Trade shows to be attended include the McAllen Health & Travel Show, along with the Connections Fair in McAllen. The Chamber participate and engages with attendees while distributing promotional literature.

**Business Visitor Center Operational Expense & Administrative Expense**

The Chamber, by contract with the City, serves as the Visitor Center for Weslaco. The laws that govern the use of Municipal Hotel Occupancy Tax allow for the funding of a visitor information center and allows for administrative costs. The law also allows for the paying of advertising, solicitations and promotions that attract tourists and convention delegates to the city or its vicinity. A portion of the operational costs include postage for mailing literature to other Texas Travel Information Centers and cost of membership in organizations such as: Texas Hotel & Lodging Association, Texas Convention & Visitor Bureau Association and the Texas Travel Information Association. A portion of rent which is paid to the Weslaco EDC is also included.

**Administration of Tourist/Visitor Center**

A full-time employee of the Chamber staffs the Weslaco Visitor Center. This includes payroll taxes and benefits.

## Weslaco Chamber Tourism Marketing &amp; Visitor Center Budget

2017-18

2018-2019

| General Advertising                                      |                                                                                                                                                                                                                             |                  |                  |
|----------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------|------------------|
| RGV Guide Book (produced by Winter Texan Times)          | Color full pg 4, 32,000 distributed Valleywide & key entry points of Texas; includes online edition ad.                                                                                                                     | \$ 1,500         | \$ 1,500         |
| RGV Guide                                                | Produced by RGV Partnership. Full color, 55,000 copies, 1/2 page vertical                                                                                                                                                   | \$ 2,700         | \$ -             |
| Partnership Publications                                 | South Texas Tourism partnership publications, Soft Adventure Guide.                                                                                                                                                         | \$ 500           | \$ 1,600         |
| Literature Printing                                      | Weslaco Visitors Guide, Nature Hot Spots, Post Cards, Dining Guide, etc.                                                                                                                                                    | \$ 3,000         | \$ 600           |
| Graphic Design                                           | Graphic design outsourced to professionals.                                                                                                                                                                                 | \$ 3,500         | \$ 2,500         |
| Texas Hotel & Lodging listings/www.traveltex.com         | Includes THLA membership, listings for all Weslaco hotels in State of Texas website www.traveltex.com.                                                                                                                      | \$ 4,700         | \$ 4,700         |
| Discover South Texas App                                 | Split between City, EDC & ChamberVisitor app: hotels, events, restaurants, attractions, services, etc.                                                                                                                      | \$ 8,500         | \$ 2,000         |
| Website updates & maintenance                            | Majority of site cost paid for by Chamber General fund. Www.weslaco.com is designed for visitors and area residents. Includes membership + listings for all Weslaco hotels not otherwise members.                           | \$ 2,000         | \$ 3,500         |
| Local ads                                                | Texas Border Business - quarterly ads in newspaper                                                                                                                                                                          |                  | \$ 1,800         |
| Mini Grants                                              | Small marketing grants to local organizations or projects which produce significant visitors and economic impact including overnight accommodations.                                                                        |                  | \$ 3,000         |
| Other (marketing contest entries, directories)           | Various Chamber ads are placed in state competition. Other small ad requests as needed.                                                                                                                                     | \$ 1,500         | \$ 300           |
| <b>Subtotal</b>                                          |                                                                                                                                                                                                                             | <b>\$ 27,900</b> | <b>\$ 21,500</b> |
| Administrative fee 30% (as ads are placed)               |                                                                                                                                                                                                                             | \$ 8,370         | 6450             |
| <b>Total General Advertising</b>                         |                                                                                                                                                                                                                             | <b>\$ 36,270</b> | <b>\$ 27,950</b> |
| Winter Texans Advertising                                |                                                                                                                                                                                                                             |                  |                  |
| Welcome Winter Texans                                    | Welcome Home RGV Magazine distributed to Winter Texans throughout the RGV, encouraging them to visit Weslaco. - Produced by Welcome Home RGV. Additionally, two publications by AIM Media - a park guide & a visitor guide. | \$ 2,500         | \$ 2,250         |
| South Texas Tourism Coop                                 | Multi-city cooperative promoting the RGV to potential new Winter Texan visitors via trade shows and positive media coverage.                                                                                                | \$ 2,200         | \$ -             |
| Volunteer Reception & Supplies                           | Chamber team of visitor center volunteers are 10-20 depending on time of year. They are given a name badge and an appreciation luncheon.                                                                                    | \$ 500           | \$ 50            |
| Winter Texan Times RV Park Directory (and visitor guide) | 35,000 printed. Delivered to RV&MH Parks throughout RGV, Mission to SPI, key entry points of Texas.                                                                                                                         | \$ 1,500         | \$ 3,000         |
| Direct digital marketing to Winter Texans                | Digital advertising directly targeted to Winter Texans in RV Parks.                                                                                                                                                         | \$ 2,500         | \$ 2,500         |
| <b>Subtotal</b>                                          |                                                                                                                                                                                                                             | <b>\$ 9,200</b>  | <b>\$ 7,800</b>  |
| Administrative fee 30% (as ads are placed)               |                                                                                                                                                                                                                             | \$ 2,760         | 2,340            |

|                                                                         |                                                                                                                                                                                                             |                  |                  |
|-------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------|------------------|
| Total Winter Texans Advertising                                         |                                                                                                                                                                                                             | \$ 11,960        | \$ 10,140        |
| <b>Nature Tourism Advertising</b>                                       |                                                                                                                                                                                                             |                  |                  |
| Texas Birding Co-op                                                     | Cooperative of Texas cities that are nature tourism destinations. Area promoted in Europe and domestically. Journalists and tour guides are invited to visit and hosted by the co-op and individual cities. | \$ 2,200         | \$ 1,500         |
| Travel Writer Expense                                                   | Hosting domestic & foreign journalists.                                                                                                                                                                     | \$ 1,000         | \$ 500           |
| Weslaco Area Nature Publications & Advertising                          | Nature publications and advertising developed in cooperation with Weslaco nature centers to showcase Weslaco's attractability for nature tourists. (Produced in summer 2017)                                | \$ -             | \$ -             |
| Digital Advertising to Birders                                          | Digital ads targeting bird-watchers at one or more birding fairs. International and/or domestic. Plus participation at Rio Grande Bird Fest.                                                                | \$ 3,000         | \$ 3,500         |
| <b>Subtotal</b>                                                         |                                                                                                                                                                                                             | <b>\$ 6,200</b>  | <b>\$ 5,500</b>  |
| Administrative fee 30% (as ads are placed)                              |                                                                                                                                                                                                             | \$ 1,860         | \$ 1,650         |
| <b>Total Nature Tourism Advertising</b>                                 |                                                                                                                                                                                                             | <b>\$ 8,060</b>  | <b>\$ 7,150</b>  |
| <b>Mexico Marketing</b>                                                 |                                                                                                                                                                                                             |                  |                  |
| Digital Advertising in Mexico                                           | Digital ads to encourage Mexican shoppers to stay, shop and dine in Weslaco.                                                                                                                                | \$ 10,000        | \$ 12,500        |
| De Shopping En El Valley / print publications                           | A shopper magazine produced for Mexican tourists. Cooperative ads with the Weslaco EDC                                                                                                                      | \$ 3,000         | \$ 3,000         |
| VIP Publication of Weslaco Flyer to distribute at International Bridges | Eight-seven percent of Mexico visitors arrive by car. VIP delivers to 480,000 northbound cars annually; readership 1.5 million. 6-1/2 pg ads/year based on Mexico holidays.                                 | \$ 6,500         | \$ 7,000         |
| <b>Subtotal</b>                                                         |                                                                                                                                                                                                             | <b>\$ 19,500</b> | <b>\$ 22,500</b> |
| Administrative fee 30% (as ads are placed)                              |                                                                                                                                                                                                             | \$ 5,850         | \$ 6,750         |
| <b>Total Mexico Marketing</b>                                           |                                                                                                                                                                                                             | <b>\$ 25,350</b> | <b>\$ 29,250</b> |
| <b>Texas/Domestic</b>                                                   |                                                                                                                                                                                                             |                  |                  |
| Billboard on Expressway 83 - Donna & Mercedes                           | Stationery boards to attract Interstate 2 eastbound and westbound travelers. Placed strategically near Mercedes for Prime Outlet Mall shoppers and in Donna before you enter Weslaco.                       | \$ 30,000        | \$ 30,000        |
| Geofencing target audiences                                             | Consider digital geofencing at outlets to promote weslaco shopping.                                                                                                                                         |                  | \$ 3,000         |
| <b>Subtotal</b>                                                         |                                                                                                                                                                                                             | <b>\$ 30,000</b> | <b>\$ 33,000</b> |
| Administrative fee 30% (as ads are placed)                              |                                                                                                                                                                                                             | \$ 9,000         | \$ 9,900         |
| <b>Total Texas/Domestic</b>                                             |                                                                                                                                                                                                             | <b>\$ 39,000</b> | <b>\$ 42,900</b> |
| <b>City Promotions</b>                                                  |                                                                                                                                                                                                             |                  |                  |
| Airport Marketing                                                       | Promotion of Weslaco Airport to increase landings and visitors that fly to the RGV.                                                                                                                         | \$ 7,500         | \$ 7,500         |
| Miscellaneous Special Events                                            | Events planned throughout the year that are not currently budgeted.                                                                                                                                         | \$ 1,000         | \$ -             |
| <b>Subtotal</b>                                                         |                                                                                                                                                                                                             | <b>\$ 8,500</b>  | <b>\$ 7,500</b>  |
| Administrative fee 30% (as ads are placed)                              |                                                                                                                                                                                                             | \$ 2,550         | \$ 3,150         |



|                                                           |                                                                                                                                                                 |                  |                  |
|-----------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------|------------------|
| Total City Promotions                                     |                                                                                                                                                                 | \$ 11,050        | \$ 10,650        |
| <b>Convention Sales &amp; Service/Trade Show Expense</b>  |                                                                                                                                                                 |                  |                  |
| Meeting Hosting & Promotional Items                       | Seven hundred and fifty calendars, giveaway items to promote <i>ThinkWeslaco</i> local shopping concept. Planned for year - calendars, luggage tags, tote bags. | \$ 2,000         | \$ 2,000         |
| Travel & Trade Shows                                      | McAllen Intl. Travel Show, State of Texas Media Mission, Connections Fair at McA Convention Center, International Council of Shopping Centers RECON             | \$ 2,250         | \$ 4,000         |
| <b>Subtotal</b>                                           |                                                                                                                                                                 | <b>\$ 4,250</b>  | <b>\$ 6,000</b>  |
| Administrative fee 30% (as ads are placed)                |                                                                                                                                                                 | \$ 1,275         | \$ 1,800         |
| <b>Total Convention Sales &amp; Service</b>               |                                                                                                                                                                 | <b>\$ 5,525</b>  | <b>\$ 7,800</b>  |
| <b>Business Visitor Center Operational Expenses</b>       |                                                                                                                                                                 |                  |                  |
| Rent & Building Maintenance -1509/mo                      | Portion of the \$1,677 rent paid to Weslaco EDC and minor repairs                                                                                               | \$ 11,000        | \$ 10,500        |
| Membership & Dues                                         | Cost of membership in tourism professional organizations including Texas Travel Industry Assoc., Texas Association of Convention & Visitors Bureaus.            | \$ 1,750         | \$ 1,000         |
| Postage & Delivery                                        | Delivery of boxes of literature to visitor centers and Texas entry points.                                                                                      | \$ 500           | \$ 300           |
| <b>Total Business Visitor Center Operational Expenses</b> |                                                                                                                                                                 | <b>\$ 13,250</b> | <b>\$ 11,800</b> |
| <b>Tourism Visitor Center Administration Staff</b>        |                                                                                                                                                                 |                  |                  |
| Salaries                                                  | Visitor Center Staff                                                                                                                                            | \$ 28,640        | \$ 26,000        |
| Payroll Taxes                                             | Visitor Center Staff                                                                                                                                            | \$ 2,910         | \$ 2,600         |
| Health Insurance (+5%)                                    | Visitor Center Director                                                                                                                                         | \$ 4,725         | \$ 4,925         |
| <b>Total Tourism Visitor Center Administration Staff</b>  |                                                                                                                                                                 | <b>\$ 36,275</b> | <b>\$ 33,525</b> |
| <b>Staff Development</b>                                  |                                                                                                                                                                 |                  |                  |
| Registration, Travel & Lodging for Staff Development      | Includes TTIA Tourism College, TACVB, Texas Chamber of Commerce Annual Conference                                                                               | \$ 5,000         | \$ 2,500         |

**TOTAL FUNDS REQUESTED 2017-2018**

**\$ 191,740 \$ 183,665**



## Standardized Agenda Request Form

|                                                                                                                                                                                                                                                                                                                                        |                 |                                                              |  |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------|--------------------------------------------------------------|--|
| <b>Date of Meeting:</b><br>October 16, 2018                                                                                                                                                                                                                                                                                            |                 | <b>Agenda Item No. (to be assigned by CSO):</b><br>2018-2034 |  |
| <b>From:</b>                                                                                                                                                                                                                                                                                                                           |                 |                                                              |  |
| <b>Subject:</b><br>Approval of a request by Valley Nature Center to utilize Gibson Park on November 10, 2018 from 12 noon - 11 p.m. for Brew in the Woods, and authorize the Mayor to execute any related documents as may be required, and waive any fees that may be associated with the event. (Requested by Valley Nature Center.) |                 |                                                              |  |
| <b>Background:</b>                                                                                                                                                                                                                                                                                                                     |                 |                                                              |  |
| <b>Funding Source</b> (budget code, if applicable):                                                                                                                                                                                                                                                                                    |                 |                                                              |  |
| Amount:                                                                                                                                                                                                                                                                                                                                | Term of Impact: | Identified in Current Budget:                                |  |
| <b>Additional Action Prompted:</b><br>Mayor's Signature                                                                                                                                                                                                                                                                                |                 |                                                              |  |
| <b>If item previously considered, provide date and action by Commission:</b>                                                                                                                                                                                                                                                           |                 |                                                              |  |
| <b>If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners:</b>                                                                                                                                                                          |                 |                                                              |  |
| <b>Advisory Review, if any</b> (name of board/committee, date of action, recommendation):                                                                                                                                                                                                                                              |                 |                                                              |  |
| Olga Garza                                                                                                                                                                                                                                                                                                                             |                 | Created/Initiated                                            |  |
| Olga Garza                                                                                                                                                                                                                                                                                                                             |                 | Approved                                                     |  |
| Mike Perez                                                                                                                                                                                                                                                                                                                             |                 | Final Approval                                               |  |
| <b>City Manager Comments:</b><br>Approve.                                                                                                                                                                                                                                                                                              |                 |                                                              |  |
| <b>Staff Recommendation:</b><br>Staff recommends approval.                                                                                                                                                                                                                                                                             |                 |                                                              |  |
| <b>Attachments, if any:</b><br>Brew in the Woods 2018                                                                                                                                                                                                                                                                                  |                 |                                                              |  |
| <b>Responsibilities upon Approval:</b>                                                                                                                                                                                                                                                                                                 |                 |                                                              |  |

301 South Border Ave. Weslaco Texas  
956.969.2475



*Valley Nature Center's*  
*7th Annual*

# **BREW IN THE WOODS**

## **Tickets on sale NOW!!!**

Buy tickets online or at The Valley Nature Center

*Silent Auction*

*Beer & Wine*

*Door Prizes*

*Live Music*

*Raffles*

*Food*

**NOV. 10**  
**2018**

*7:00 P.M. to 10:00 P.M.*





## Standardized Agenda Request Form

|                                                                                                                                                                                                                                                                                            |                   |                                                              |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------|--------------------------------------------------------------|
| <b>Date of Meeting:</b><br>October 16, 2018                                                                                                                                                                                                                                                |                   | <b>Agenda Item No. (to be assigned by CSO):</b><br>2018-1945 |
| <b>From:</b>                                                                                                                                                                                                                                                                               |                   |                                                              |
| <b>Subject:</b><br>Approval of a Mid Valley Airport Hangar Lease Agreement with Aaron Carlson, Hangar E-6, and authorize the Mayor to execute any related documents. (Staffed by Airport.)                                                                                                 |                   |                                                              |
| <b>Background:</b><br>The hangar lease agreement being presented is for the city owned hangar E-6 located on the east side of the airport. The proposed hangar lease agreement is for two (2) years with a two (2) renewal option. There is a 3% CPI review and cap every three (3) years. |                   |                                                              |
| <b>Funding Source (budget code, if applicable):</b>                                                                                                                                                                                                                                        |                   |                                                              |
| Amount:                                                                                                                                                                                                                                                                                    | Term of Impact:   | Identified in Current Budget:                                |
| <b>Additional Action Prompted:</b><br>Mayor's Signature                                                                                                                                                                                                                                    |                   |                                                              |
| <b>If item previously considered, provide date and action by Commission:</b>                                                                                                                                                                                                               |                   |                                                              |
| <b>If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners:</b>                                                                                                                              |                   |                                                              |
| <b>Advisory Review, if any (name of board/committee, date of action, recommendation):</b><br>The advisory board does not approve revenue agreements. The advisory board did approve the hangar lease agreement template.                                                                   |                   |                                                              |
| Andrew Muñoz                                                                                                                                                                                                                                                                               | Created/Initiated |                                                              |
| Andrew Muñoz                                                                                                                                                                                                                                                                               | Approved          |                                                              |
| Mike Perez                                                                                                                                                                                                                                                                                 | Final Approval    |                                                              |
| <b>City Manager Comments:</b><br>Approve.                                                                                                                                                                                                                                                  |                   |                                                              |
| <b>Staff Recommendation:</b><br>Staff recommends approval.                                                                                                                                                                                                                                 |                   |                                                              |
| <b>Attachments, if any:</b><br>E-6, Carlson, Aaron J., E-6, Carlson, Aaron J. Insurance                                                                                                                                                                                                    |                   |                                                              |
| <b>Responsibilities upon Approval:</b>                                                                                                                                                                                                                                                     |                   |                                                              |

## Lease Agreement

STATE OF TEXAS                    )  
CITY OF WESLACO                )   **KNOW ALL PERSONS BY THESE PRESENTS:**  
HIDALGO COUNTY                 )

This lease is entered into this \_\_\_\_\_ day of \_\_\_\_\_, 2018, between the City of Weslaco, a home ruled municipal corporation with its principal place of business at 255 S. Kansas Avenue, Weslaco, Hidalgo County, Texas, hereinafter referred to as the “Lessor” and the owner of the Weslaco Mid Valley Airport, hereinafter referred to as “Airport” and Aaron J. Carlson, hereinafter referred to as “Lessee” who covenant and agree as follows:

**WHEREAS**, Lessor owns and operates the Airport and all grounds within the area designated as the Weslaco Mid Valley Airport for aeronautical and non-aeronautical purposes to include landings, takeoffs, storage of aircraft and sales of fuel; and

**WHEREAS**, Lessor and Lessee are committed to the proper operation, improvement, and continued development of the Airport; and

**WHEREAS**, Lessor deems it advantageous to itself and to the operation of the Airport to lease to Lessee certain land/hangar/building/office as stated herein;

**NOW THEREFORE**, in consideration of the terms, premises, and mutual covenants contained herein and other good and valuable considerations, the sufficiency of which is hereby acknowledged, Lessor and Lessee covenant and agree as follows:

### **Section 1.       Lease Premises**

- A) Lessor does hereby lease to Lessee Hangar E-6 more particularly described as set forth in Exhibit “A” which is attached and incorporated by reference, hereinafter referred to as the lease premises.

### **Section 2.       Term**

- A) This lease shall be for the term of 2 years. Thereafter, this lease may be renewed for a subsequent two (2) year extension upon giving of written notice by Lessee to Lessor not more than one hundred eighty (180) nor less than sixty (60) days prior to the expiration of the preceding year lease term and upon mutual and written agreement by Lessor as provided for in this lease.
- B) **Surrender and Holding Over.** Upon the expiration or termination of this Lease, Lessee shall quit and surrender the Premises in good and serviceable condition, reasonable wear and tear excepted. Thereafter, the Lessor shall have the right to enter

  
Lessee Initials

and take possession of the Premises, with or without process of law and without liability for trespass. Holding over or failure to vacate the Premises at the end of the Initial Term or the Extended Term shall not be construed to be the granting or exercise of any additional term.

Any Improvements erected or constructed on the Premises shall be permanently and inseparably attached to the Premises and shall not be removed without prior written approval of the Lessor.

### **Section 3. Consideration**

- A) In consideration for the lease of the Hangars referenced herein Lessee hereby agrees to pay monthly the sum of \$ 300.00. The first month's payment is to be made at lease execution. Thereafter, all future payments shall be made on or before the first working day of the month due for the term of this contract plus any extensions thereto.
- B) All lease fees shall be paid as the same becomes due, without demand, in lawful currency of the United States made payable to the City of Weslaco, Hidalgo County, Texas by mail or delivery as specified in Section 13. Notice Requirements of this agreement.
- C) In the event Lessee fails to remit any payments when the same are due, interest at the rate of 10 % shall be charged by Lessor beginning on the tenth (10) day after the date the payment is due and such interest shall continue to accrue against such delinquent payment until the payment plus interest is received by Lessor. In the event Lessee shall become delinquent for more than thirty (30) days, this lease may be terminated by Lessor.
- D) Lessee shall be liable for all taxes and fees owed on or by his personal business or himself. Under no circumstances shall Lessor be liable for or be required to pay any tax or fee owed by Lessee. Lessor shall provide insurance for all Lessor owned real property located at the Airport under Lessor's policy which shall be for the sole benefit and protection of Lessor. Lessee should provide his own insurance coverage for any personal property located in or on the Hangar and is required herein to provide business liability insurance in an amount of \$1,000,000.00 per occurrence. Certificates of such required insurance shall be furnished by Lessee to Lessor and certificates presently then in effect shall be on file at all times and Lessor shall be listed as an additional insured with the condition that said insurance shall provide Lessor notice of any cancellation of said insurance. Any changes in those certificates must have prior written approval of Lessor.
- E) Any sum that Lessee is obligated to pay to Lessor arising from or relating to this agreement or Lessee's use, occupancy or operations at the Airport constitutes additional rent, which may include, but is not limited to, fees, fuel flowage fees for self-fueling activities (at the rate and on the terms imposed by Lessor), fines, civil penalties, damages, claims, interest, charges and utility charges.

- F) Lessee shall pay all taxes, fees, assessments, and levies that relate to Lessee's use, occupancy, or operation at the lease premises or the Airport and all other obligations for which a lien may be created relating thereto. Within thirty (30) days Lessee shall remove any such lien that may be created or commence a protest of such lien by depositing with Lessor cash or other security acceptable to Lessor in an amount sufficient to cover the cost of removing such lien. When contracting for any work in connection with the lease premises, Lessee shall include in such contract a provision prohibiting the contractor or any subcontractor or supplier from filing a lien or asserting a claim against Lessor's real property or any interest therein.

#### **Section 4. Use of Lease Premises**

- A) Lessee and Lessee's associates shall comply at all times, at Lessee's sole cost, with any and all laws and regulation that are applicable to Lessee's use, occupancy, or operations at the lease premises or the Airport, which include, but are not limited to, all laws, statutes, ordinances, regulations, rules, orders, writs, judgments, decrees, injunctions, directives, rulings, guidelines, standards, codes, policies, common law and other pronouncements of any kind having the effect of law including, but not limited, to the Airport Rules and Regulations, City of Weslaco master plans and zoning codes, and all laws and regulations pertaining to the environment, any and all plans and programs developed in compliance with such requirements and all lawful, reasonable, and nondiscriminatory airport policies and other requirements.
- B) Lessee agrees that the leased Hangar may be used for any noncommercial aeronautical activity which must be made known to and agreed upon by Lessor and for no other purposes.
- C) Lessee may park his and/or his passenger's privately owned automobile(s) inside the Hangar, but only while on a flight which originated at the Airport.
- D) Lessee may store containers of aviation oil, in accordance with the Airport Rules and Regulations, inside the Hangar for aircraft use so long, and only so long, as such oil is contained in marked, approved containers. Such storage will be at the discretion of and with written approval from the local fire marshal if such storage is allowed under local fire codes.
- E) Lessee agrees that he will at all times keep the premises of the Hangar, including the inside and the outside of the Hangar, clean and free of trash, litter, tall grass, weeds, junked automobiles, and scrap aircraft parts. Lessee shall abide by all applicable rules and regulations of the Environmental Protection Agency, the Texas Commission on Environmental Quality, the Texas Department of Agriculture, the Texas Department of Transportation, and any other public agency concerning the use, storage, and disposal of hazardous chemicals, fuel, and/or oil. Lessee further agrees to abide by the manufacturer's directions in regards to the use, storage, and disposal of all pesticides, herbicides, and other chemicals plus their containers used at the airport. Should Lessee fail to keep the leased Land/Hangar/Building/Office clean and free of hazards, Lessor may, after thirty (30) days written notice, arrange for the cleanup of the littered or

hazardous area. Such cleanup shall be charged to Lessee and payable on demand. Failure to render proper payment for such cleanup and/or general disregard for the considerations and restrictions listed in this lease agreement are grounds for Lessor to terminate this lease.

- F) Lessee agrees that the usage of the Hangar plus any associated apron shall be limited to the parking/hangaring of his personal/company owned aircraft. No automobile, bus, truck, or other transportation mode may be permanently or habitually parked or stored on/in the Land/Hangar except in approved automobile parking areas and as agreed upon by Lessor.
- G) Lessee agrees that he will not conduct any commercial activity such as pilot instruction, aerial spraying, charter flights, air taxi, sight-seeing, aerial photography, aircraft engine or airframe repair, avionics repair, or any other at the Airport without the written consent of Lessor. Any such approved commercial operation must be in accordance with a separate contract agreement with Lessor.
- H) Lessee agrees that he will not store or permit the storage of any fuel or hazardous, volatile, and/or dangerous chemicals on/inside the Land/Hangar/Building/Office except as authorized in this agreement without the written consent of Lessor.
- I) Lessee agrees not to fuel or defuel any aircraft parked inside the Hangar.
- J) Lessee agrees that he will not operate any non-aviation related business or activity on/in the Hangar without the expressed written consent of Lessor. Any such non-aviation related business or activity must be so established by a separate contract.
- K) Lessee agrees that none of the leased premises shall be used for residential purposes or any other purpose prohibited by any federal, state or municipal law, statute, regulation or ordinance

## **Section 5. Sublease, Assignment, or Sale**

- A) The Lessee shall not sublease, assign, sell, or transfer this contract agreement or any right hereunder to any person, corporation, or association. Any such sublease, assignment, sale, or transfer shall be grounds, at the option of the Lessor, to immediately terminate this lease agreement. Lessor shall have the right, in Lessor's sole discretion, to assign any of its rights under this agreement and upon any such assignment, Lessee agrees that Lessee shall perform its obligations under this agreement in favor of such assignee.

## **Section 6. Termination**

- A) This contract agreement may be prematurely terminated by Lessor or Lessee if either fails to abide by the terms and conditions expressed herein and due the complainant and so decreed by a court of competent jurisdiction. Lessee shall have no more than



fifteen (15) days upon notification to resolve said violation(s). Should Lessee be declared bankrupt or incompetent, this contract agreement shall immediately terminate. In the event Lessee fails to make timely payments of all taxes or fees, fails to provide proof of required insurance, uses the Airport property or permits the Airport property to be used for any illegal or unauthorized purpose, files bankruptcy, abandons or leaves the property vacant or unoccupied for thirty (30) consecutive days, or violates any of the terms and conditions of this contract agreement, Lessor has the right to terminate this contract agreement and retake possession of any Airport property leased to or under the control of Lessee.

- B) Lessee agrees and understands that Lessor reserves the right to further expand, develop, or improve the airport, including the termination of this lease agreement, in such instance that the continued leasing of the Hangar would have a negative impact on any proposed development or improvements at the Airport. This contract agreement may be terminated regardless of the desires, wishes, or views of Lessee and without interference or hindrance from Lessee, but only so long as such expansion, development, or improvements are shown on a Texas Department of Transportation and/or FAA approved Airport Layout Plan or Master Plan.
- C) This contract may be prematurely terminated by mutual agreement and consent of both parties in writing. Such termination by mutual agreement shall cause both Lessor and Lessee to be free of any and all requirements of this contract hereunder, and neither Lessor nor Lessee shall have any derogatory remarks or entries made upon their resumes or upon any public or private records which would indicate failure to successfully fulfill the conditions of this contract.
- D) At the termination of this contract agreement, either by normal expiration, premature termination, or mutual agreement, Lessee shall peaceably vacate the premises. Should Lessee be in default of any monies owed to Lessor, Lessor may take possession of any personal property owned by Lessee and located at the Airport and hold until the monetary default is settled. In such case that Lessee cannot or will not settle any claims against him owed to Lessor, Lessor may liquidate any personal property seized, subject to the disposition of a court of competent jurisdiction. Lessee shall be liable for any and all expenses incurred by Lessor in such action.
- E) Upon any expiration or termination of this Agreement, Lessee, at Lessee's sole cost, shall (i) promptly and peaceably surrender to Lessor the lease premises "broom clean", free of debris, and in good order and condition; (ii) repair in a good and workmanlike manner any damage to the lease premises or the Airport that arises from or relates to Lessee's use, occupancy, or operations under this Agreement (iii) deliver to Lessor all keys and access credentials relating to the Airport (iv) perform Lessee's environmental obligations as provided in this Agreement; and (v) remove all movable personal property and trade fixtures that are not owned by Lessor. All property that Lessee leaves on the lease premises shall conclusively be deemed to have been abandoned and may be appropriated, sold, stored, destroyed, or otherwise disposed of by Lessor without notice to and without any obligation to account to Lessee or any other person. Lessee shall pay to Lessor all expenses incurred in connection with the disposition of such property in excess of any amount received by Lessor from such disposition. Lessee shall not be released from Lessee's obligations under this Agreement in

connection with surrender of the lease premises until lessor has inspected the lease premises and delivered to Lessee a written acceptance of such surrender.

### **Section 7. Hold Harmless**

- A) Lessee agrees to save and hold harmless Lessor and its agents, servants, and employees of and from any and all liabilities, expenses, causes of action, damages, and/or attorney's fees resulting from or as a result of any of Lessee's businesses, operation, occupancy, or use of the Airport or from any act or omission of Lessee's agents, servants, or employees.

### **Section 8. Maintenance of Landing Area**

- A) Lessee understands and agrees that Lessor reserves the right, but not the obligation, to maintain the Airport to at least the minimum standards as recommended by the FAA and/or the Texas Department of Transportation. Such right includes the right to maintain and keep in repair all public use areas at the Airport and the right to direct and control all activities as necessary at the Airport.

### **Section 9. Non-Discrimination**

- A) Lessee for itself, successors in interest, and assigns (to the extent successors and assigns are permitted by this Agreement), as a part of the consideration hereof, does hereby covenant and agree as a covenant running with the land that in the event facilities are constructed, maintained, or otherwise operated on the property described in this Agreement for a purpose for which a U.S. Department of Transportation program or activity is extended, or for another purpose involving the provision of similar services or benefits, Tenant/Lessee shall maintain and operate such facilities and services in compliance with all other requirements imposed pursuant to 49 CFR Part 21, Nondiscrimination in Federally Assisted Programs of the Department of Transportation, and as said regulations may be amended.
- B) Lessee for itself, successors in interest, and assigns (to the extent successors and assigns are permitted by this Agreement), as a part of the consideration hereof, does hereby covenant and agree as a covenant running with the land that: (1) no person on the grounds of race, creed, color, national origin, sex, age, or handicap shall be excluded from participation in, denied the benefits of, or be otherwise subjected to discrimination in the use of said facilities or any activity conducted with or benefiting from Federal assistance, (2) that in the construction of any improvements on, over, or under such land and the furnishing of services thereon, no person on the grounds of race, color, or national origin shall be excluded from participation in, denied the benefits of, or otherwise be subjected to discrimination, (3) that Lessee shall use the Premises in compliance with all other requirements imposed by or pursuant to 49 CFR Part 21, Nondiscrimination in Federally Assisted Programs of the Department of Transportation, as said regulations may be amended, and other applicable Laws and

Regulations, and shall obtain such compliance from any sub-leases or other parties holding lower tier agreements (to the extent the same are permitted by this Agreement).

## **Section 10. Exclusions**

- A) Nothing in this Agreement shall be construed to grant to Lessee any exclusive right or privilege for the conduct of any activity on the Airport (except to lease the Premises for Lessee's exclusive use as provided herein).
- B) This Agreement shall be interpreted to preserve Lessor's rights and powers to comply with Lessor's Federal and other governmental obligations.
- C) This Agreement is subordinate to the provisions of any agreement between Lessor and the United States or other governmental authority (regardless of when made) that affects the Airport, including, but not limited to, agreements governing the expenditure of Federal funds for Airport improvements. In the event that the Federal Aviation Administration or other governmental authority requires any modification to this Agreement as a condition of Lessor entering any agreement or participating in any program applicable to the Airport (including, but not limited to, those providing funding), Lessee agrees to consent to any such modification. If a governmental authority determines that any act or omission of Lessee or Lessee's Associates has caused or will cause Lessor to be noncompliant with any of Lessor's government commitments (including, but not limited to, any assurances or covenants required of Lessor or obligations imposed by law), Lessee shall immediately take all actions that may be necessary to preserve Lessor's compliance with the same. Without liability to Lessor, Lessor shall have the right to terminate this Agreement and reenter and repossess any portion of the Premises if the U.S. Department of Transportation or other governmental authority having jurisdiction expressly requires any such action, subject to any review that may be afforded to Lessee by such authority.

## **Section 11. Force Majeure**

- A) No act or event, whether foreseen or unforeseen, shall operate to excuse Lessee from the prompt payment of rent or any other amounts required to be paid under this Agreement. If Lessor (or Lessee in connection with obligations other than payment obligations) is delayed or hindered in any performance under this Agreement by a force majeure event, such performance shall be excused to the extent so delayed or hindered during the time when such force majeure event is in effect, and such performance shall promptly occur or resume thereafter at the expense of the party so delayed or hindered. A "force majeure event" is an act or event, whether foreseen or unforeseen, that prevents a party in whole or in part from performing as provided in this Agreement, that is beyond the reasonable control of and not the fault of such party, and that such party has been unable to avoid or overcome by exercising due diligence, and may include, but is not limited to, acts of nature, war, riots, strikes, accidents, fire, and changes in law.

## Section 12. Rights and Remedies

- A) Except as expressly set forth in this Agreement, the rights and remedies set forth in this Agreement are not intended to be exhaustive and the exercise by either party of any right or remedy does not preclude the exercise of any other rights or remedies that may now or subsequently exist.

## Section 13. Notice Requirements

- A) This Agreement has specific and strict notice requirements. All payments by Lessee are to be made to Lessor through the Aviation Director at Weslaco Mid-Valley Airport, 1909 Joe Stephens, Weslaco, TX 78596.

All notices between the Lessor and Lessee shall be sent to the following addresses for Lessor in paragraph B and for Lessee in paragraph C. All notices shall be sent regular mail and certified mail return receipt requested. No other form of payment or notice will be accepted. Notice by email is not accepted.

- B) Notice to Lessor is to be sent to:

Aviation Director  
Weslaco Mid-Valley Airport  
1909 Joe Stephens  
Weslaco, TX 78596

with a required, simultaneous copy to:

City Attorney  
255 South Kansas Street  
Weslaco, TX 78596

ACC  
Lessee Initials

- C) Notice to Lessee to be sent to:

Lessee Name: Aaron J. Carlson  
Address: PO Box 99  
Edcouch, TX 78538

ACC  
Lessee Initials

ACC  
Lessee Initials

- D) Either Lessor or Lessee may change its notice address by giving written notice (as provided herein) of such change to the other party. Any notice, demand, or written consent or communication shall be deemed to have been given, and shall be effective, upon compliance with this Section and delivery to the notice address then in effect for the party to which the notice is directed; provided, however, that such delivery shall not be defeated or delayed by any refusal to accept delivery or an inability to effect delivery because of an address change that was not properly communicated.

#### **Section 14. Miscellaneous**

- A) This Agreement and the respective rights and obligations of the parties shall be governed by, interpreted, and enforced in accordance with the laws of the State of Texas. Venue for any action arising out of or related to this Agreement or actions contemplated hereby may be brought in the District Court for the State of Texas sitting in Hidalgo County, Texas so long as one of such courts shall have subject matter jurisdiction over such action or proceeding, and each of the parties hereby irrevocably consents to the jurisdiction of the same and of the appropriate appellate courts there from. Process in any such action may be served on any party anywhere in the world. LESSOR AND LESSEE EACH KNOWINGLY, VOLUNTARILY, AND INTENTIONALLY WAIVES ITS RIGHT TO TRIAL BY JURY IN ANY ACTION, PROCEEDING, OR COUNTERCLAIM BROUGHT BY EITHER OF THEM AGAINST THE OTHER FOR ALL MATTERS ARISING OUT OF OR RELATING TO THIS LEASE OR ANY USE, OCCUPANCY, OR OPERATIONS AT THE PREMISES OR THE AIRPORT. The provisions of this agreement shall survive any expiration or termination of this Agreement.
- B) No amendment to this Agreement shall be binding on Lessor or Lessee unless reduced to writing and signed by both parties. No provision of this Agreement may be waived, except pursuant to a writing executed by the party against whom the waiver is sought to be enforced.
- C) If any provision of this Agreement is determined to be invalid, illegal, or unenforceable, the remaining provisions of this Agreement shall remain in full force and effect if both the economic and legal substance of the transactions that this Agreement contemplates is not affected in any manner materially adverse to any party. If any provision of this Agreement is held invalid, illegal, or unenforceable, the parties shall negotiate in good faith to modify this Agreement to fulfill as closely as possible the original intents and purposes of this Agreement.
- D) This Agreement constitutes the final, complete, and exclusive agreement between the parties on the matters contained in this Agreement. All prior and contemporaneous negotiations and agreements between the parties on the matters contained in this Agreement are expressly merged into and superseded by this Agreement. In entering into this Agreement, neither party has relied on any statement, representation, warranty, nor agreement of the other party except for those expressly contained in this Agreement.

- E) Lessee acknowledges that Lessor is subject to legal requirements regarding the public disclosure of records. Lessee shall comply with such laws in connection with making any request that Lessor maintain a record confidentially, and if Lessee complies with the same Lessee shall have the right to defend any such request for confidentiality at Lessee's expense.
- F) This Agreement does not create any partnership, joint venture, employment, or agency relationship between the parties. Nothing in this Agreement shall confer upon any other person or entity any right, benefit, or remedy of any nature.
- G) Each party shall execute any document or take any action that may be necessary or desirable to consummate and make effective a performance that is required under this Agreement.
- H) The headings in this Agreement are provided for convenience only and do not affect this Agreement's construction or interpretation. All references to Sections are to Sections in this Agreement. Each provision to be performed by Lessee shall be construed as both a covenant and a condition. This Agreement shall be construed without regard to any presumption or rule requiring construction or interpretation against the drafting party. If Lessee consists of more than one individual or entity, the obligations of all such individuals and entities shall be joint and several. References in this Agreement to any period of days shall mean calendar days unless specifically stated otherwise.
- I) Lessee is not authorized to install or operate any signage outside of enclosed structures on the lease premises or at the Airport, except with the prior written approval of Lessor, which may be given or withheld in Lessor's sole discretion. Any approved signage shall be at Lessee's expense and shall comply with local, state or federal laws and regulation. Lessee shall not advertise or permit other to advertise at the Airport by any means, whether or not such advertising is for profit.
- J) Lessor and its associates, agents or employees reserve the right to enter the lease premises at any time and the same does not constitute a trespass on the lease premises or a violation of any of Lessee's rights.
- K) Lessee warrants and represents that it has the right, power, and legal capacity to enter into and perform its obligations under this agreement as a legal, valid, and binding obligation of Lessee.
- L) Time is of the essence of this Agreement.

EXECUTED this \_\_\_\_\_ day of \_\_\_\_\_, 2018.

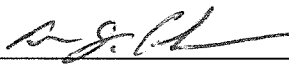
City of Weslaco, Hidalgo County, Texas

\_\_\_\_\_  
Mayor

Approved as to Form:

\_\_\_\_\_  
City Attorney

Attest: \_\_\_\_\_  
City Secretary

  
\_\_\_\_\_  
Lessee

  
Lessee Initials

“EXHIBIT A”

Hangar E-6





NON-COMMERCIAL  
AIRCRAFT POLICY  
No. **NC-170112777501**

**Avemco Insurance Company**  
8490 Progress Drive, Suite 100  
Frederick, MD 21701

Phone: 800 638 8440 Fax: 800 863 3338

CERTS/FORMS

**DATA PAGE**

1. Policyholder and Address:

Aaron J Carlson  
Po Box 72  
La Villa, TX 78562-0072

2. Lienholder and Address:

3. Policy Period :

Mo. Day Yr. Mo. Day Yr.  
10/05/2018 To 10/05/2019  
(12:01 A.M. to 12:01 A.M. local time at **your** address)

4. Aircraft Description: Reg. No.: N2895R

Year Make and Model Based In TX  
1987 CHRISTEN INDUSTRIES INC  
A-1

5. Insurance is provided for the coverages for which limits of liability are shown below:

| COVERAGES                                                                                                                                           |                                                                   |                         |                               | ANNUAL PREMIUMS            |
|-----------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------|-------------------------|-------------------------------|----------------------------|
| A                                                                                                                                                   | Bodily Injury (Including Occupants) and Property Damage Liability | \$ 100,000 each person  | \$ 1,000,000 property damage  | \$ 1,000,000 each accident |
| B                                                                                                                                                   | Aircraft Damage (Including In Flight) Less deductible             | \$ 70,000 insured value | \$ 0 not in motion deductible | \$ 0 in motion deductible  |
| C                                                                                                                                                   | Medical Expenses                                                  | \$ 3,000 each occupant  |                               |                            |
| Endorsements at time of issue: TX0001,F056,F232,133801<br>This policy includes these premium credits: Hangar, Claims Free;                          |                                                                   |                         |                               | Included                   |
| TOTAL PREMIUM                                                                                                                                       |                                                                   |                         |                               | \$1,332.00                 |
| The limits shown are the limits <b>you</b> have selected. OTHER LIMITS ARE AVAILABLE. If <b>you</b> wish to change these limits, please contact us. |                                                                   |                         |                               |                            |
| TOTAL                                                                                                                                               |                                                                   |                         |                               | \$1,332.00                 |

6. Approved Pilot(s): This policy applies when **your insured aircraft** is **in flight**, only while being operated by one of the following pilots who holds a currently effective Pilot Certificate (unless a pre-solo student pilot) issued by the **FAA**:

Continued on back, if applicable

COUNTERSIGNED:

09/26/2018

BY

*Maria Lynn Krasner*  
(Authorized Signature)



# Standardized Agenda Request Form

|                                                                                                                                                                                       |                 |                                                              |  |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------|--------------------------------------------------------------|--|
| <b>Date of Meeting:</b><br>October 16, 2018                                                                                                                                           |                 | <b>Agenda Item No.</b> (to be assigned by CSO):<br>2018-2027 |  |
| <b>From:</b><br>Pete Garcia                                                                                                                                                           |                 |                                                              |  |
| <b>Subject:</b><br>Authorization to solicit sealed bids, RFB No. 2018-19-02, for the Rehabilitation of the Water Tower located on 8th Street & Bridge Ave. (Staffed by Public Works.) |                 |                                                              |  |
| <b>Background:</b><br><br>Rehab is needed in order to be in compliance with TCEQ due to existing violations.                                                                          |                 |                                                              |  |
| <b>Funding Source</b> (budget code, if applicable):                                                                                                                                   |                 |                                                              |  |
| Amount:                                                                                                                                                                               | Term of Impact: | Identified in Current Budget:                                |  |
| <b>Additional Action Prompted:</b>                                                                                                                                                    |                 |                                                              |  |
| <b>If item previously considered, provide date and action by Commission:</b>                                                                                                          |                 |                                                              |  |
| <b>If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners:</b>                         |                 |                                                              |  |
| <b>Advisory Review, if any</b> (name of board/committee, date of action, recommendation):                                                                                             |                 |                                                              |  |
| Lucy Espinoza                                                                                                                                                                         |                 | Created/Initiated                                            |  |
| Pete Garcia                                                                                                                                                                           |                 | Approved                                                     |  |
| Mike Perez                                                                                                                                                                            |                 | Final Approval                                               |  |
| <b>City Manager Comments:</b><br>Approve.                                                                                                                                             |                 |                                                              |  |
| <b>Staff Recommendation:</b><br>Staff recommends approval for the above mentioned.                                                                                                    |                 |                                                              |  |
| <b>Attachments, if any:</b>                                                                                                                                                           |                 |                                                              |  |
| <b>Responsibilities upon Approval:</b>                                                                                                                                                |                 |                                                              |  |



## Standardized Agenda Request Form

|                                                                                                                                                                                                                                                                                                                                                                          |                 |                                                              |  |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------|--------------------------------------------------------------|--|
| <b>Date of Meeting:</b><br>October 16, 2018                                                                                                                                                                                                                                                                                                                              |                 | <b>Agenda Item No. (to be assigned by CSO):</b><br>2018-2032 |  |
| <b>From:</b>                                                                                                                                                                                                                                                                                                                                                             |                 |                                                              |  |
| <b>Subject:</b><br>Approval of Resolution 2018-64 increasing the Weslaco Drainage Citizens' Task Force Drainage Committee not to exceed ten and authorize the Mayor to execute any related documents. (Staffed by the City Manager's Office.)                                                                                                                            |                 |                                                              |  |
| <b>Background:</b><br>Commission action on September 4, 2018 approved Resolution 2018-44 creating the Weslaco Drainage Citizen's Task Force Committee with a membership of seven (7); on September 18, 2018 the Commission approved Resolution 2018-59 increasing the membership not to exceed nine (9); on October 2, 2018 increased membership not to exceed ten (10). |                 |                                                              |  |
| <b>Funding Source</b> (budget code, if applicable):                                                                                                                                                                                                                                                                                                                      |                 |                                                              |  |
| Amount:                                                                                                                                                                                                                                                                                                                                                                  | Term of Impact: | Identified in Current Budget:                                |  |
| <b>Additional Action Prompted:</b><br>Mayor's Signature<br>Resolution                                                                                                                                                                                                                                                                                                    |                 |                                                              |  |
| <b>If item previously considered, provide date and action by Commission:</b>                                                                                                                                                                                                                                                                                             |                 |                                                              |  |
| <b>If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners:</b>                                                                                                                                                                                                            |                 |                                                              |  |
| <b>Advisory Review, if any</b> (name of board/committee, date of action, recommendation):                                                                                                                                                                                                                                                                                |                 |                                                              |  |
| Aida Vega                                                                                                                                                                                                                                                                                                                                                                |                 | Created/Initiated                                            |  |
| Elizabeth Walker                                                                                                                                                                                                                                                                                                                                                         |                 | Approved                                                     |  |
| Mike Perez                                                                                                                                                                                                                                                                                                                                                               |                 | Final Approval                                               |  |
| <b>City Manager Comments:</b><br>Approve.                                                                                                                                                                                                                                                                                                                                |                 |                                                              |  |
| <b>Staff Recommendation:</b><br>Approve as Resolution will memorialize action on membership not to exceed ten (10).                                                                                                                                                                                                                                                      |                 |                                                              |  |
| <b>Attachments, if any:</b><br>R2018-64 Weslaco Drainage Citizens' Task Force                                                                                                                                                                                                                                                                                            |                 |                                                              |  |
| <b>Responsibilities upon Approval:</b><br>Execute and retain.                                                                                                                                                                                                                                                                                                            |                 |                                                              |  |

**RESOLUTION NO. 2018-64**

**A RESOLUTION OF THE CITY OF WESLACO INCREASING THE AD HOC CITIZENS' COMMITTEE THAT SHALL BE DESIGNATED AS THE WESLACO DRAINAGE CITIZENS' TASK FORCE NOT TO EXCEED TEN MEMBERS.**

**WHEREAS,** This Commission finds merit in establishing an ad hoc citizens' committee to solicit suggestions, make recommendations, and review progress toward the planning and implementing of infrastructure improvements for City-wide detention and drainage of floodwaters; and

**WHEREAS,** as it is intended to serve ad hoc, the work of this Committee shall be limited to one year from establishment; and

**WHEREAS,** there shall be ten (10) members in the Weslaco Drainage Citizens' Task Force who shall be nominated one by each Commission member and approved by the whole Weslaco City Commission; and

**WHEREAS,** members shall be residents of the City of Weslaco, serve without compensation, and may be eligible for reappointment.

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF WESLACO, TEXAS THAT** the Weslaco Drainage Citizens' Task Force membership hereby increased not to exceed ten (10).

**PASSED AND APPROVED** on this 2<sup>nd</sup> day of October 2018.

**CITY OF WESLACO**

---

David Suarez, **MAYOR**

**ATTEST:**

---

Elizabeth M. Walker, **CITY SECRETARY**

**APPROVED AS TO FORM:**

---

Juan E. Gonzalez, **CITY ATTORNEY**



# Standardized Agenda Request Form

|                                                                                                                                                                                                                                                                                                                                                              |  |                                                              |                                   |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--------------------------------------------------------------|-----------------------------------|
| <b>Date of Meeting:</b><br>October 16, 2018                                                                                                                                                                                                                                                                                                                  |  | <b>Agenda Item No.</b> (to be assigned by CSO):<br>2018-2036 |                                   |
| <b>From:</b><br>Robert Lopez                                                                                                                                                                                                                                                                                                                                 |  |                                                              |                                   |
| <b>Subject:</b><br>Acceptance of the Local Border Security Program Award, Grant #3407202, from the Office of the Governor, in the amount of \$60,000.00 with no match required and authorize the Mayor to execute any related documents. (Staffed by the Police Department.)                                                                                 |  |                                                              |                                   |
| <b>Background:</b><br>The purpose of the grant is to enhance law enforcement preparedness and operational readiness while securing and protecting our borders, as defined in LBSP grant objectives. The grant will reimburse local funds used for overtime pay to officers who worked (to include fringe benefits) the LBSP grant within defined objectives. |  |                                                              |                                   |
| <b>Funding Source</b> (budget code, if applicable):<br>Office of the Governor                                                                                                                                                                                                                                                                                |  |                                                              |                                   |
| Amount: \$60,000.00                                                                                                                                                                                                                                                                                                                                          |  | Term of Impact: 12                                           | Identified in Current Budget: Yes |
| <b>Additional Action Prompted:</b><br>Mayor's Signature                                                                                                                                                                                                                                                                                                      |  |                                                              |                                   |
| <b>If item previously considered, provide date and action by Commission:</b><br>Resolution 2018-26 signed on March 20, 2018                                                                                                                                                                                                                                  |  |                                                              |                                   |
| <b>If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners:</b>                                                                                                                                                                                                |  |                                                              |                                   |
| <b>Advisory Review, if any</b> (name of board/committee, date of action, recommendation):                                                                                                                                                                                                                                                                    |  |                                                              |                                   |
| Aida Vega                                                                                                                                                                                                                                                                                                                                                    |  | Created/Initiated                                            |                                   |
| Robert Lopez                                                                                                                                                                                                                                                                                                                                                 |  | Approved                                                     |                                   |
| Mike Perez                                                                                                                                                                                                                                                                                                                                                   |  | Final Approval                                               |                                   |
| <b>City Manager Comments:</b>                                                                                                                                                                                                                                                                                                                                |  |                                                              |                                   |
| <b>Staff Recommendation:</b><br>Approve.                                                                                                                                                                                                                                                                                                                     |  |                                                              |                                   |
| <b>Attachments, if any:</b><br>Office of the Governor Statement of Award Letter \$60,000.00, R2018-26 GRANT NUMBER 3407202                                                                                                                                                                                                                                   |  |                                                              |                                   |
| <b>Responsibilities upon Approval:</b><br>Police Department will be responsible for grant management and compliance.                                                                                                                                                                                                                                         |  |                                                              |                                   |

**Statement of Grant Award (SOGA)**

The Statement of Grant Award is the official notice of award from the Office of the Governor (OOG). This Grant Agreement and all terms, conditions, provisions and obligations set forth herein shall be binding upon and shall inure to the benefit of the Parties and their respective successors and assigns and all other State of Texas agencies and any other agencies, departments, divisions, governmental entities, public corporations, and other entities which shall be successors to each of the Parties or which shall succeed to or become obligated to perform or become bound by any of the covenants, agreements or obligations hereunder of each of the Parties hereto.

The approved project narrative and budget for this award are reflected in eGrants on the 'Narrative' and 'Budget/Details' tabs. By accepting the Grant Award in eGrants, the Grantee agrees to strictly comply with the requirements and obligations of this Grant Agreement including any and all applicable federal and state statutes, regulations, policies, guidelines and requirements. In instances where conflicting requirements apply to a Grantee, the more restrictive requirement applies.

The Grant Agreement includes the Statement of Grant Award; the OOG Grantee Conditions and Responsibilities; the Grant Application in eGrants; and the other identified documents in the Grant Application and Grant Award, including but not limited to: 2 CFR Part 200, Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards; Chapter 783 of the Texas Government Code, Title 34, Part 1, Chapter 20, Subchapter E, Division 4 of the Texas Administrative Code, and the Uniform Grant Management Standards (UGMS) developed by the Comptroller of Public Accounts; the state Funding Announcement or Solicitation under which the grant application was made, and for federal funding, the Funding Announcement or Solicitation under which the OOG was awarded funds; and any applicable documents referenced in the documents listed above. For grants awarded from the U.S. Department of Justice, the current applicable version of the Department of Justice Grants Financial Guide and any applicable provisions in Title 28 of the CFR apply. For grants awarded from the Federal Emergency Management Agency (FEMA), all Information Bulletins and Policies published by the FEMA Grants Program Directorate apply. The OOG reserves the right to add additional responsibilities and requirements, with or without advance notice to the Grantee.

By clicking on the 'Accept' button within the 'Accept Award' tab, the Grantee accepts the responsibility for the grant project, agrees and certifies compliance with the requirements outlined in the Grant Agreement, including all provisions incorporated herein, and agrees with the following conditions of grant funding. The grantee's funds will not be released until the grantee has satisfied the requirements of the following Condition(s) of Funding and Other Fund-Specific Requirement(s), if any, cited below:

|                                                      |                                                                                                                                                                                           |                               |             |
|------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------|-------------|
| <b>Grant Number:</b>                                 | 3407202                                                                                                                                                                                   | <b>Award Amount:</b>          | \$60,000.00 |
| <b>Date Awarded:</b>                                 | 10/3/2018                                                                                                                                                                                 | <b>Grantee Cash Match:</b>    | \$0.00      |
| <b>Grant Period:</b>                                 | 09/01/2018 - 08/31/2019                                                                                                                                                                   | <b>Grantee In Kind Match:</b> | \$0.00      |
| <b>Liquidation Date:</b>                             | 11/29/2019                                                                                                                                                                                | <b>Total Project Cost:</b>    | \$60,000.00 |
| <b>Program Fund:</b>                                 | BL-Local Border Security Program (LBSP)                                                                                                                                                   |                               |             |
| <b>Grantee Name:</b>                                 | Weslaco, City of                                                                                                                                                                          |                               |             |
| <b>Project Title:</b>                                | Local Border Security Program                                                                                                                                                             |                               |             |
| <b>Grant Manager:</b>                                | Jerry Ding                                                                                                                                                                                |                               |             |
| <b>DUNS Number:</b>                                  | 036562767                                                                                                                                                                                 |                               |             |
| <b>CFDA:</b>                                         | N/A                                                                                                                                                                                       |                               |             |
| <b>Federal Awarding Agency:</b>                      | N/A - State Funds                                                                                                                                                                         |                               |             |
| <b>Federal Award Date:</b>                           | N/A - State Funds                                                                                                                                                                         |                               |             |
| <b>Federal/State Award ID Number:</b>                | 2019-BL-ST-0016                                                                                                                                                                           |                               |             |
| <b>Total Federal Award/State Funds Appropriated:</b> | \$5,100,000.00                                                                                                                                                                            |                               |             |
| <b>Pass Thru Entity Name:</b>                        | Texas Office of the Governor – Homeland Security Grants Division (HSGD)                                                                                                                   |                               |             |
| <b>Is the Award R&amp;D:</b>                         | No                                                                                                                                                                                        |                               |             |
| <b>Federal/State Award Description:</b>              | Grants for local law enforcement agencies to support Operation Border Star. The grant funds may also support the humane processing of remains of undocumented migrants, when specifically |                               |             |

awarded for that purpose.

RESOLUTION 2018-26

WHEREAS, The City of Weslaco finds it in the best interest of the citizens of Weslaco, Hidalgo County, Texas that the 2018 Local Border Security Program be operated for the fiscal year 2018 through 2019; and

WHEREAS, The City of Weslaco agrees to provide matching funds for the said project as required by the Office of the Governor - Homeland Security Grants Division 2019 Local Border Security Program grant application; 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.

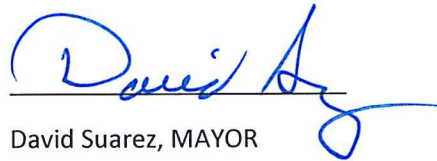
WHEREAS, The City of Weslaco designates Mayor David Suarez as the grantee's authorized official. The authorized official is given the power to apply for, accept, reject, alter or terminate the grant on behalf of the applicant agency.

NOW THEREFORE, BE IT RESOLVED that The City of Weslaco approves submission of the grant application for the 2018 Local Border Security Program to the Office of the Governor.

Grant Number: 3407202

Passed and approved this 20<sup>th</sup> day of March 2018

CITY OF WESLACO

  
David Suarez, MAYOR

ATTEST:  
 03/20/18

Elizabeth Walker, City Secretary

APPROVED AT TO FORM:



Juan E. Gonzalez, CITY ATTORNEY





## Standardized Agenda Request Form

|                                                                                                                                                                                                                                                                                                                                                                                                           |  |                                                              |                                   |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--------------------------------------------------------------|-----------------------------------|
| <b>Date of Meeting:</b><br>October 16, 2018                                                                                                                                                                                                                                                                                                                                                               |  | <b>Agenda Item No.</b> (to be assigned by CSO):<br>2018-2037 |                                   |
| <b>From:</b><br>Robert Lopez                                                                                                                                                                                                                                                                                                                                                                              |  |                                                              |                                   |
| <b>Subject:</b><br>Acceptance of the Bullet-proof Vest Partnership Award, from the Office of Justice Programs, in the amount of \$27,645 with no match required and authorize the Mayor to execute any related documents. (Staffed by the Police Department.)                                                                                                                                             |  |                                                              |                                   |
| <b>Background:</b><br>The purpose of the Bulletproof Vest Partnership (BVP) Program is to reimburse states, counties, federally recognized tribes, cities, and local jurisdictions up to 50% of the cost of body armor vests purchased for law enforcement officers.<br><br>The Weslaco Police Department applied for BVP assistance and received \$27,645.00 in grant funding with no match requirement. |  |                                                              |                                   |
| <b>Funding Source</b> (budget code, if applicable):<br>Bulletproof Vest Partnership Grant                                                                                                                                                                                                                                                                                                                 |  |                                                              |                                   |
| Amount: \$27,645.00                                                                                                                                                                                                                                                                                                                                                                                       |  | Term of Impact: 24                                           | Identified in Current Budget: Yes |
| <b>Additional Action Prompted:</b><br>Mayor's Signature                                                                                                                                                                                                                                                                                                                                                   |  |                                                              |                                   |
| <b>If item previously considered, provide date and action by Commission:</b><br>04/14/2018 Regular Meeting Agenda item #2018-1655                                                                                                                                                                                                                                                                         |  |                                                              |                                   |
| <b>If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners:</b>                                                                                                                                                                                                                                             |  |                                                              |                                   |
| <b>Advisory Review, if any</b> (name of board/committee, date of action, recommendation):                                                                                                                                                                                                                                                                                                                 |  |                                                              |                                   |
| Aida Vega                                                                                                                                                                                                                                                                                                                                                                                                 |  | Created/Initiated                                            |                                   |
| Robert Lopez                                                                                                                                                                                                                                                                                                                                                                                              |  | Approved                                                     |                                   |
| Mike Perez                                                                                                                                                                                                                                                                                                                                                                                                |  | Final Approval                                               |                                   |
| <b>City Manager Comments:</b><br>Approve.                                                                                                                                                                                                                                                                                                                                                                 |  |                                                              |                                   |
| <b>Staff Recommendation:</b>                                                                                                                                                                                                                                                                                                                                                                              |  |                                                              |                                   |
| <b>Attachments, if any:</b><br>BVP_GuidanceOverview, BVP Award Letter \$27,645.00                                                                                                                                                                                                                                                                                                                         |  |                                                              |                                   |
| <b>Responsibilities upon Approval:</b><br>Police Department will be responsible for grant management and compliance.                                                                                                                                                                                                                                                                                      |  |                                                              |                                   |

## **Bulletproof Vest Partnership (BVP) Overview**

### **(Updated March 2018)**

The purpose of the Bulletproof Vest Partnership (BVP) Program is to reimburse states, counties, federally recognized tribes, cities, and local jurisdictions up to 50% of the cost of body armor vests purchased for law enforcement officers. Since 1999, over 13,000 jurisdictions have participated in the BVP Program, with a total of \$447 million in federal funds for the purchase of over one million vests (1,312,281 vests as of January 2018).

**I. Eligible Applicants:** Any recognized unit of general government (states, counties, federally recognized tribes, cities, and local jurisdictions) recognized by the U.S. Census Bureau that employs law enforcement officers. The jurisdiction's chief executive is required to complete the online registration and to provide general oversight and approval of key transactions between the BVP Program and the participating law enforcement agencies.

**II. Law Enforcement Officer Definition:** The term 'Law Enforcement Officer' means any officer, agent, or employee of a State, unit of local government, or federally recognized tribes authorized by law or by a government agency to engage in or supervise the prevention, detection, or investigation of any violation of criminal law, or authorized by law to supervise sentenced criminal offenders. This includes full, part-time and auxiliary personnel, whether paid or volunteer.

**III. Application Period:** The BVP application usually opens in April and closes six weeks from opening date. The BVP application only opens once per year.

**IV. Award Process:** When a BVP recipient is notified of an award amount, the funds are not disbursed until the recipient logs into the BVP site and provides the receipt information for the vests. Once the payment request is made, BJA reviews the request for accuracy and completes payments on a monthly schedule.

**V. Funds Usage Period:** BVP funds will be available for drawdown for two years from the time of the award announcement.

**VI. Small Jurisdiction Priority Funding:** Current legislation allocates funds first to jurisdictions with less than 100,000 residents.

**VII. Vest Requirements:** In order to qualify for this reimbursement, body armor must comply with the most current National Institute of Justice [JTIC - Ballistic Armor Compliant Product List](#) (NIJ) body armor standards, as of the date the body armor was ordered.

**VIII. SWAT vests/tactical armor vest eligibility:** BVP funds can be used for tactical-level armor, but for only one vest per officer in a replacement cycle. If the agency purchases a tactical level vest for an officer, it must be the officer's primary vest. The agency cannot then use BVP funds to purchase a regular duty vest for the same officer during the same replacement cycle.

**IX. Mandatory Wear Policy:** BJA will continue the existing policy that requires a written mandatory wear policy for uniformed patrol officers in place when the FY 2018 BVP applications are submitted.

**X. Uniquely Fitted Vest Requirement:** The BVP Reauthorization Act of 2015 included a provision that states that preference should be given to BVP recipients that provide armor vests to law enforcement officers that are uniquely fitted for such officers, including vests uniquely fitted to individual female law enforcement officers. This provision is applicable to FY 17 BVP awards moving forward. Please see the BVP Reauthorization Act of 2015 amendment for reference: <https://www.congress.gov/114/plaws/publ155/PLAW-114publ155.pdf>.

In the BVP Program, “uniquely fitted vests” means protective (ballistic or stab-resistant) armor vests that conform to the individual wearer to provide the best possible fit and coverage, through a combination of: 1) correctly-sized panels and carrier, determined through appropriate measurement, and 2) properly adjusted straps, harnesses, fasteners, flaps, or other adjustable features. The requirement that body armor be “uniquely fitted” does not necessarily require body armor that is individually manufactured based on the measurements of an individual wearer. In support of the Office of Justice Programs’ efforts to improve officer safety, the American Society for Testing and Materials (ASTM) International has made available the *Standard Practice for Body Armor Wearer Measurement and Fitting of Armor* ([Active Standard ASTM E3003](#)) available at no cost. The [Personal Armor Fit Assessment checklist](#), is excerpted from ASTM E3003.

In addition, a certification section has been added to the 2018 application (in the BVP system) stating the jurisdictions and law enforcement agency are aware of and will comply with this fitted vest requirement.

# APPLICATION DETAILS

## APPLICATION PROFILE

|                                             |              |
|---------------------------------------------|--------------|
| Participant                                 | WESLACO CITY |
| Fiscal Year                                 | 2018         |
| Number of Agencies Applied                  | 0            |
| Total Number of Officers for Application    | 73           |
| Number of Officers on Approved Applications | 73           |

## APPLICATION PROFILE

|                                                                                                                           |                               |
|---------------------------------------------------------------------------------------------------------------------------|-------------------------------|
| Fiscal Year                                                                                                               | 2018                          |
| Vest Replacement Cycle                 | 5                             |
| Number of Officers                                                                                                        | 73                            |
| Number of Emergency Replacement Needs  | Number of Stolen or Damaged 0 |
|                                                                                                                           | Number of Officer Turnover 3  |

## APPLICATION DETAILS

| NIJ#                | Quantity  | Unit Price | Extended Cost      | Tax Shipping and Handling | Total Cost         |
|---------------------|-----------|------------|--------------------|---------------------------|--------------------|
| sa2910              | 73        | \$755.00   | \$55,115.00        | \$175.00                  | \$55,290.00        |
| <b>Grand Totals</b> | <b>73</b> |            | <b>\$55,115.00</b> | <b>\$175.00</b>           | <b>\$55,290.00</b> |

AWARD SUMMARY FOR FY2018 REGULAR FUND

| Funds Type           | Eligible Amount | Award       | Date Approved | Status          |
|----------------------|-----------------|-------------|---------------|-----------------|
| Regular Fund         | \$55,290.00     | \$27,645.00 | 10/03/18      | Approved by BVP |
| <b>Grand Totals:</b> | \$55,290.00     | \$27,645.00 |               |                 |

RETURN



## Standardized Agenda Request Form

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                 |                                                              |  |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------|--------------------------------------------------------------|--|
| <b>Date of Meeting:</b><br>October 16, 2018                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                 | <b>Agenda Item No.</b> (to be assigned by CSO):<br>2018-2039 |  |
| <b>From:</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                 |                                                              |  |
| <b>Subject:</b><br>Approval to adopt the charter and other formalization documents of the Marion Booth Foundation and authorize the Mayor to execute any related documents. (Staffed by Library.)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                 |                                                              |  |
| <b>Background:</b><br>Approximately 10 years ago, Marion Booth bequeathed to the Library Board roughly \$481,000. The Library request approval of the proposed Charter, for establishment of the Marion Booth Endowment Program. The Endowment Charter outlines the goals of the Library Board with respect to these funds and the means through which projects could be sponsored. Currently the Library Board favors sponsoring projects funded only by interest garnered through investments.<br><br>The Library is also requesting approval to authorize the Library Board to administer the Marion Booth Endowment Program within the confines of the Charter. Any expenditure or purchase of investment vehicle will be reviewed by the City Commission and Library Board. All investments are to abide within the confines of the Texas Public Funds Investment Act and City of Weslaco Policy. |                 |                                                              |  |
| <b>Funding Source</b> (budget code, if applicable):                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                 |                                                              |  |
| Amount:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | Term of Impact: | Identified in Current Budget:                                |  |
| <b>Additional Action Prompted:</b><br>Mayor's Signature                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                 |                                                              |  |
| <b>If item previously considered, provide date and action by Commission:</b><br>Nov. 1st and Nov. 15th of 2011. Item was tabled both times and no action was taken.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                 |                                                              |  |
| <b>If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners:</b><br>NA                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                 |                                                              |  |
| <b>Advisory Review, if any</b> (name of board/committee, date of action, recommendation):<br>Library Board reviewed and approved in October of 2011 but the Library will have this re-certified within the upcoming October 22, 2018 meeting.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                 |                                                              |  |
| Elizabeth Walker                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                 | Created/Initiated                                            |  |
| Arnold Becho                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                 | Approved                                                     |  |
| Sonia Flores                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                 | Approved                                                     |  |
| Mike Perez                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                 | Final Approval                                               |  |
| <b>City Manager Comments:</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                 |                                                              |  |
| <b>Staff Recommendation:</b><br>Staff recommends approval.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                 |                                                              |  |
| <b>Attachments, if any:</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                 |                                                              |  |

Booth Endowment Charter submitted for Commission approval, memo - Request to Approve Booth Endowment Charter

**Responsibilities upon Approval:**

The Library Board will continue to work together with city staff to execute the Marion Booth Endowment Program and establish sound investment of the Booth Bequest.

**CHARTER**

**THE MARION BOOTH PERMANENT  
ENDOWMENT PROGRAM**

**MAYOR JOE V. SANCHEZ PUBLIC LIBRARY**

**WESLACO, TEXAS**

**THE PURPOSE**

The Marion Booth Permanent Endowment Program, hereafter referred to in this document as the “Endowment Program,” is established for the purpose of providing individuals and organizations the opportunity to make charitable gifts to Weslaco’s public library that will become a permanent endowment and internal grant program. The Endowment Program is intended for purposes that are not a part of the library’s established programs, which are funded through the annual operating budget provided by the City. Thus, the Endowment Program is not intended to substitute in any way the City’s budget for the library.

The Mayor Joe V. Sanchez Public Library dedicates itself to provide information to the community in a caring, committed and effective manner, with due and diligent stewardship of the resources placed in its trust. The library emphasizes collections which support the community’s interest, programming with cultural depth, and social enrichment.

**ADMINISTRATION**

The Endowment Program will be administered by the Library Board of Weslaco, hereafter referred to in this document as the “Board.” The Board shall cooperate with the Finance Department of the City of Weslaco in assuring that funds are accurately tracked and only utilized for purposes permitted by the City Commission and Board. The Library Director and the Finance Director of the City together shall be responsible for acknowledging donations to the Endowment Program within City Commission and Library Board Meetings.



## **INVESTMENT OF ENDOWMENT FUNDS**

The purpose of any endowment is to provide a stable and secure source of financial support in order to facilitate the mission of the organization. To that end, the policy that governs the management of the Endowment Program will be the total return concept. This is essential to provide current income and growth of income for future needs to carry out the mission of the Mayor Joe V. Sanchez Public Library and to ensure the preservation and growth of principal.

All gifts received by the Endowment Program shall be invested as determined by the Board. Assets of the Endowment Program may be segregated into separate accounts, and such separate accounts may, for convenience or in order to comply with the conditions or request of the donor, be designated by separate names. Assets of the various accounts may be commingled for investment or accounting purposes.

The Board may select a default account to place funds within during transitional periods. Currently that account is the BBVA Compass account originally created for the Library, by the City of Weslaco.

## **CHANGE IN INVESTMENT POLICY**

Any transfer of the Endowment Program assets for investment with another institution must be approved by a majority vote of the Library Board and the City Commission, at which a quorum is present.

## **LIMITATION ON USE OF PRINCIPAL**

The objectives of the Endowment Program are to conserve principal and make use of only the distributions determined by the Board. Any withdrawal of principal will be recommended by the Board and must be approved by a two-thirds (2/3) vote of the Board and a majority vote of the City Commission.

## **DISTRIBUTIONS FROM THE ENDOWMENT PROGRAM**

Distributions from accounts in the Endowment Program shall be made by the Board. In the case of undesignated gift accounts, the amount of all distributions shall be determined by the Board, which shall keep in mind the Endowment Program investment objectives stated in this document. The purposes and causes to which distributions are to be made shall be approved by the Board and City Commission. Quantity of distributions will be made with respect to the Endowment's goal of ensuring the preservation and growth of principal.

## **GIFTS TO THE FUND**

The Board may accept gifts, devises, or bequests of money or property (herein called donations) to the Endowment Program. All donations to the Endowment Program shall be subject to approval by the City Commission. Donations may be accepted on such conditions as may be approved by the City Commission. Without limitation upon the generality of lawful conditions which may be approved by the City Commission, donations may be accepted on the condition that the principal amount thereof be retained and invested and only the income expended for the benefit of Weslaco's public library.

### **LIABILITY OF TRUSTEES**

In the absence of gross negligence or fraud, no member of the Library Board shall be personally liable for any action taken or omitted with respect to the Endowment Program.

### **MERGER, CONSOLIDATION, OR DISSOLUTION OF THE MARION BOOTH PERMANENT ENDOWMENT PROGRAM**

If at any time the Mayor Joe V. Sanchez Public Library is lawfully merged or consolidated with any other department, municipality or library, all the provisions hereof in respect to the Endowment shall be deemed to have been made on behalf of the merged or consolidated institution which shall be authorized to administer the same in all respects and in accordance with the terms thereto. If the Mayor Joe V. Sanchez Public Library should ever be dissolved without any lawful successor, the Fund, including both principal and interest to date, shall be distributed as directed by the Board.

### **AMENDMENTS**

Technical corrections and amendments to the Endowment Program which do not alter the stated purpose of the Endowment Program may be made by a majority affirmative vote of the Board and the City Commission.

### **SEVERABILITY**

If any provisions or any application of any provisions of the Endowment Program shall be held or deemed to be illegal, inoperative, or unenforceable, the same shall not affect any other provisions or application of any provisions herein contained or render the same invalid, inoperative or unenforceable.

**This Endowment Program charter was adopted on \_\_\_\_\_**

## **Library Board**

**\_\_\_\_ For \_\_\_\_ Against and \_\_\_\_\_ Abstained. \_\_\_\_\_**  
**Board President**

\_\_\_\_\_  
**Library Director**

**This Endowment Program charter was adopted on \_\_\_\_\_**

## **City Commission**

**\_\_\_\_ For \_\_\_\_ Against and \_\_\_\_\_ Abstained. \_\_\_\_\_**  
**Recording Secretary**

\_\_\_\_\_  
**Mayor**

Authored by Patricia Avila and Arnoldo Becho, 7/26/10  
Revised by Christine Warren and Arnoldo Becho, 8/03/11  
Revised by Arnoldo Becho, 10/11/18

# City of Weslaco

*"The City on the Grow"*



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

Mike R. Perez, City Manager

October 11, 2018

To: David Suarez, Mayor; Gerardo Tafolla, Mayor Pro-Tem; Gregory Kerr, Commissioner; Letty Lopez, Commissioner; Leo Muñoz, Commissioner; Jose "JP" Rodriguez, Commissioner; Josh Pedraza, Commissioner; Mike Perez, City Manager  
CC: Sonia Flores, Martin J. Mata  
Fr: Arnoldo Becho, Library Director  
Re: Request to adopt the Marion Booth Endowment Charter

Approximately 10 years ago, Marion Booth bequeathed to the Library Board roughly \$481,000. The Library requests approval of the proposed Charter, for establishment of the Marion Booth Endowment Program with these funds. The Endowment Charter outlines the goals of the Library Board with respect to these funds and the means through which projects could be sponsored. Currently the Library Board favors sponsoring projects funded only by interest garnered through investments.

The Library is also requesting approval to authorize the Library Board to administer the Marion Booth Endowment Program within the confines of the Charter. Any expenditure or purchase of investment vehicle will be reviewed by the City Commission and the Library Board. All investments are to abide within the confines of the Texas Public Funds Investment Act and City of Weslaco Policy.

This item was previously considered on Nov. 1st and Nov. 15th of 2011. The item was tabled both times and no action was taken. The Library Board reviewed and approved the Charter in October of 2011. The Library will have this re-certified within the upcoming October 22, 2018 meeting to account for edits. The activities of the Marion Booth Endowment typically do not use general city funds. If city funds are used, they have always been of a minimal nature to cover minimal project overages. At this time the Library strongly recommends approval. Please feel free to contact me with any questions, I will be happy to provide additional information.

Thank you for the time.

Arnoldo Becho  
Library Director, City of Weslaco  
Phone: 956.973.3144  
Email: [abecho@weslacopl.us](mailto:abecho@weslacopl.us)



## Standardized Agenda Request Form

|                                                                                                                                                                                                                                                                                                                                                                          |                 |                                                              |  |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------|--------------------------------------------------------------|--|
| <b>Date of Meeting:</b><br>October 16, 2018                                                                                                                                                                                                                                                                                                                              |                 | <b>Agenda Item No. (to be assigned by CSO):</b><br>2018-2002 |  |
| <b>From:</b>                                                                                                                                                                                                                                                                                                                                                             |                 |                                                              |  |
| <b>Subject:</b><br>Discussion and consideration to authorize staff to discontinue debris pickup from flood event of June 20 effective October 12, 2018 at 5 p.m. and authorize continuance of construction debris disposal at the City Shop until November 16, 2018. Possible action. (There was no action on this item October 2, 2018; Staffed City Manager's Office.) |                 |                                                              |  |
| <b>Background:</b>                                                                                                                                                                                                                                                                                                                                                       |                 |                                                              |  |
| <b>Funding Source</b> (budget code, if applicable):                                                                                                                                                                                                                                                                                                                      |                 |                                                              |  |
| Amount:                                                                                                                                                                                                                                                                                                                                                                  | Term of Impact: | Identified in Current Budget:                                |  |
| <b>Additional Action Prompted:</b>                                                                                                                                                                                                                                                                                                                                       |                 |                                                              |  |
| <b>If item previously considered, provide date and action by Commission:</b><br>No action taken October 2, 2018.                                                                                                                                                                                                                                                         |                 |                                                              |  |
| <b>If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners:</b>                                                                                                                                                                                                            |                 |                                                              |  |
| <b>Advisory Review, if any</b> (name of board/committee, date of action, recommendation):                                                                                                                                                                                                                                                                                |                 |                                                              |  |
| Elizabeth Walker                                                                                                                                                                                                                                                                                                                                                         |                 | Created/Initiated                                            |  |
| Joe Pedraza                                                                                                                                                                                                                                                                                                                                                              |                 | Approved                                                     |  |
| Mike Perez                                                                                                                                                                                                                                                                                                                                                               |                 | Final Approval                                               |  |
| <b>City Manager Comments:</b><br>Recommendation forthcoming; meeting with Republic Services Monday, October 15.                                                                                                                                                                                                                                                          |                 |                                                              |  |
| <b>Staff Recommendation:</b><br>Approve.                                                                                                                                                                                                                                                                                                                                 |                 |                                                              |  |
| <b>Attachments, if any:</b>                                                                                                                                                                                                                                                                                                                                              |                 |                                                              |  |
| <b>Responsibilities upon Approval:</b>                                                                                                                                                                                                                                                                                                                                   |                 |                                                              |  |



## Standardized Agenda Request Form

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                 |                                                              |  |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------|--------------------------------------------------------------|--|
| <b>Date of Meeting:</b><br>October 16, 2018                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                 | <b>Agenda Item No.</b> (to be assigned by CSO):<br>2018-2016 |  |
| <b>From:</b><br>Joe Pedraza                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                 |                                                              |  |
| <b>Subject:</b><br>Discussion and consideration after public hearing on behalf of Mike Givilancz Jr. to approve Ordinance 2018-35 rezoning 100 Laurel Drive, also being Lot 1, Laureles Subdivision, Weslaco, Hidalgo County, Texas from R-1 One-family dwelling district to B-1 Neighborhood Business District and authorize the Mayor to execute any related documents First reading of Ordinance 2018-35. Three-fourths vote required. Possible action. (Staffed by Planning and Code Enforcement Department.)                |                 |                                                              |  |
| <b>Background:</b><br>The applicant is requesting to rezone property from R-1 One-family dwelling district to B-1 Neighborhood Business District. Notice of the application and the Public Hearing for the Planning and Zoning Commission appeared in The Monitor on September 18, 2018. Thirteen (13) property owners within 200 feet of the applicant's property were notified by letter on September 24, 2018. Petition has been submitted against this rezone. Over 20% of owners within the 200 ft. radius signed petition. |                 |                                                              |  |
| <b>Funding Source</b> (budget code, if applicable):                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                 |                                                              |  |
| Amount:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | Term of Impact: | Identified in Current Budget:                                |  |
| <b>Additional Action Prompted:</b><br>Mayor's Signature<br>Ordinance - First Reading<br>Ordinance - Final Reading                                                                                                                                                                                                                                                                                                                                                                                                                |                 |                                                              |  |
| <b>If item previously considered, provide date and action by Commission:</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                 |                                                              |  |
| <b>If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners:</b><br>Notice of the application and the Public Hearing for the City Commission appeared in The Monitor on September 18, 2018.                                                                                                                                                                                                                                         |                 |                                                              |  |
| <b>Advisory Review, if any</b> (name of board/committee, date of action, recommendation):<br>The Planning & Zoning Commission recommended denial of the rezone request on October 3, 2018.                                                                                                                                                                                                                                                                                                                                       |                 |                                                              |  |
| Kayla Arevalo<br>Joe Pedraza<br>Mike Perez                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                 | Created/Initiated<br>Approved<br>Final Approval              |  |
| <b>City Manager Comments:</b><br>Deny.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                 |                                                              |  |
| <b>Staff Recommendation:</b><br>Staff recommends approval based on 2040 zone map.                                                                                                                                                                                                                                                                                                                                                                                                                                                |                 |                                                              |  |
| <b>Attachments, if any:</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                 |                                                              |  |

LAURELES -ATTACHMENTS, Petition, Amended Petition, O2018-35 rezone 100  
Laurel Dr.

**Responsibilities upon Approval:**

Staff will notify applicant.



## 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. Rez/8-00017

**RECEIVED**

**SEP 12 2018**

### PROPOSED PROJECT

Legal Description of Property to be rezoned:

Lot #1 Block \_\_\_\_\_ Per \_\_\_\_\_

Subdivision Name LAURELES

Street Address 100 LAUREL DRIVE

Existing Zoning RESIDENTIAL R-1 Existing Land Use RESIDENTIAL

Proposed Zoning COMMERCIAL B-1 Proposed Land Use COMMERCIAL PHOTOGRAPHY

☒ \$300.00 non-refundable filing fee.

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

N/A ☐ 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 MIKE GIVILANCZ JR. Phone 956.463.4447

Address 100 LAUREL DRIVE Fax: \_\_\_\_\_

City WESLACO State TX Zip Code 78596 E-Mail: MIKE.GIVILANCZ@GMAIL.COM

### OWNER

Name (SAME AS ABOVE) Phone \_\_\_\_\_

Address \_\_\_\_\_ Fax: \_\_\_\_\_

City \_\_\_\_\_ State \_\_\_\_\_ Zip Code \_\_\_\_\_ E-Mail: \_\_\_\_\_

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

Signature Mike Givilancz Jr. Date 9/12/18  
Owner

Signature \_\_\_\_\_ Date \_\_\_\_\_  
Applicant

Signature \_\_\_\_\_ Date \_\_\_\_\_  
Authorized Agent



**STAFF USE ONLY**

Accepted By \_\_\_\_\_ Payment Received By \_\_\_\_\_ Date Paid \_\_\_\_\_

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

Date \_\_\_\_\_

P & Z Notice of Public Hearing Published in Newspaper

Date \_\_\_\_\_

City Commission Notice of Public Hearing Published

Date \_\_\_\_\_

Presented to P & Z Commission

Date \_\_\_\_\_

Approved \_\_\_\_\_ Disapproved \_\_\_\_\_ Tabled \_\_\_\_\_

Presented to City Commission

Date \_\_\_\_\_

Approved \_\_\_\_\_ Disapproved \_\_\_\_\_ Tabled \_\_\_\_\_

Ordinance No. \_\_\_\_\_

# 2017 TAX STATEMENT



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

**Certified Owner:**  
GIVILANCZ MIKE  
318 E 18TH ST  
WESLACO, TX 78596-8177

**Legal Description:**  
LAURELES LOT 1

Account No: L3553-00-000-0001-00

Appr. Dist. No.: 729866

Legal Acres: .2649

Parcel Address: LAUREL DR

As of Date: 09/21/2018

Print Date: 09/21/2018

| Market Value                                                 |             | Appraised Value       | Assessed Value | Capped Value | Homesite Value | Agricultural Market Value | Non-Qualifying Value |
|--------------------------------------------------------------|-------------|-----------------------|----------------|--------------|----------------|---------------------------|----------------------|
| Land                                                         | Improvement |                       |                |              |                |                           |                      |
| \$35,198                                                     | \$274,068   | \$309,266             | \$309,266      | \$0          | \$0            | \$0                       | \$309,266            |
| Taxing Unit                                                  |             | Assessed Value (100%) | Exemptions     |              | Taxable Value  | Tax Rate                  | Tax                  |
|                                                              |             |                       | Code           | Amount       |                |                           |                      |
| HIDALGO COUNTY                                               |             | \$309,266             |                | \$0.00       | \$309,266      | 0.5800000                 | \$1,793.74           |
| DRAINAGE DIST #1                                             |             | \$309,266             |                | \$0.00       | \$309,266      | 0.0951000                 | \$294.11             |
| CITY OF WESLACO                                              |             | \$309,266             |                | \$0.00       | \$309,266      | 0.6667000                 | \$2,061.88           |
| <i>Amount saved by additional sales tax revenue \$545.24</i> |             |                       |                |              |                |                           |                      |
| WESLACO ISD                                                  |             | \$309,266             |                | \$0.00       | \$309,266      | 1.1597000                 | \$3,586.56           |
| SOUTH TEXAS ISD                                              |             | \$309,266             |                | \$0.00       | \$309,266      | 0.0492000                 | \$152.16             |
| SOUTH TEXAS COLLEGE                                          |             | \$309,266             |                | \$0.00       | \$309,266      | 0.1850000                 | \$572.14             |

Total Tax: \$8,460.59  
Total Tax Paid to date: \$8,460.59  
Total Tax Remaining: \$0.00

## Exemptions:

## AMOUNT DUE IF PAID BY:

|                           |                           |                           |                           |                           |                           |
|---------------------------|---------------------------|---------------------------|---------------------------|---------------------------|---------------------------|
| 10/01/2018 20 + up to 15% | 10/31/2018 21 + up to 15% | 11/30/2018 22 + up to 15% | 12/31/2018 23 + up to 15% | 01/31/2019 24 + up to 15% | 02/28/2019 25 + up to 15% |
| \$0.00                    | \$0.00                    | \$0.00                    | \$0.00                    | \$0.00                    | \$0.00                    |
| 04/01/2019 26 + up to 15% | 04/30/2019 27 + up to 15% | 05/31/2019 28 + up to 15% | 07/01/2019 29 + up to 15% | 07/31/2019 30 + up to 15% | 09/02/2019 31 + up to 15% |
| \$0.00                    | \$0.00                    | \$0.00                    | \$0.00                    | \$0.00                    | \$0.00                    |

## School Information:

WESLACO ISD 2017 M&O 1.1397000 I&S .02000000 Total 1.1597000 2016 M&O 1.1397000 I&S .00000000 Total 1.1397000

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

4.1.68

Print Date: 09/21/2018

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

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



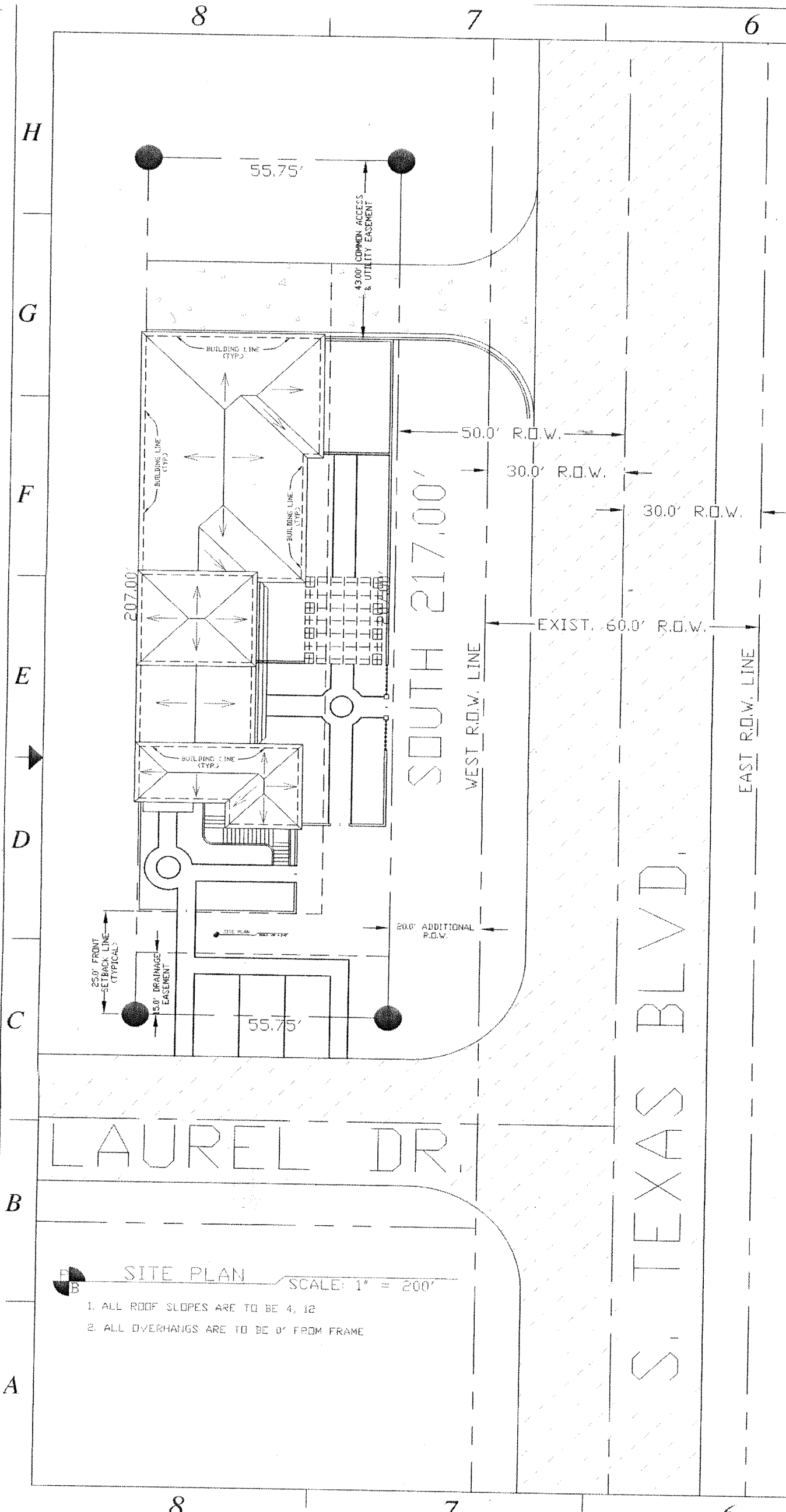
L3553-00-000-0001-00

GIVILANCZ MIKE  
318 E 18TH ST  
WESLACO, TX 78596-8177

AMOUNT PAID:

\$ \_\_\_\_\_

00007298660000000000



SITE PLAN

SCALE: 1" = 200'

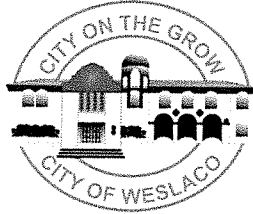
1. ALL ROOF SLOPES ARE TO BE 4, 12
2. ALL OVERHANGS ARE TO BE 0' FROM FRAME

GENERAL

- A. CONCRETE YARD OR ALSO A MATERIAL
- B. CONCRETE
- C. REINFORCEMENT
- D. FILL MATERIAL
- E. THE BUILDING
- F. MEMBRANE
- G. PROVIDE OR OTHER
- H. PROVIDE ALL BE BOTTOM
- I. FABRIC FOR REINFORCEMENT
- J. AT ALL
- K. THE FILL OF CONCRETE
- L. THE CONCRETE EXCAVATION
- M. PROVIDE

# City of Weslaco

*"The City on the Grow"*



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

Mike R. Perez, City Manager

## PLANNING DEPARTMENT

September 24, 2018

### Legal Notice

Dear Occupant:

The Weslaco Planning and Zoning Commission will hold a public hearing on Wednesday, October 3 2018 at 5:30 p.m. and the City Commission will also hold a public hearing on Tuesday, October 16, 2018 at 5:30 p.m. at the City Hall Legislative Chambers located at 255 South Kansas Avenue to consider the following request:

### REZONE REQUEST:

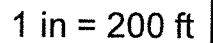
Mike Givilancz Jr. is requesting to rezone 100 Laurel Drive. Also being Lot 1, Laureles Subdivision, Weslaco, Hidalgo County, and Texas from R-1 One-family dwelling district to B-1 Neighborhood Business District.

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

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

Sincerely,

Mardoqueo Hinojosa, P.E., CFM  
Planning Director/City Engineer



SEP 21, 2018

|                                                                      |                                                                                                                   |                        |
|----------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------|------------------------|
| DICKERSON DUSTIN & ASHLEY<br>101 LAUREL DR<br>WESLACO TX 78596       | L3500-00-000-0001-00<br>LAUREL ESTATES LOT 1<br><br>101 LAUREL DR                                                 | L: 97148<br>B: 232015  |
| GARCIA TOMAS<br>103 LAUREL DR<br>WESLACO TX 78596                    | L3500-00-000-0009-00<br>LAUREL ESTATES LOTS 9 & 10<br><br>103 LAUREL DR                                           | L: 72257<br>B: 279568  |
| HERNANDEZ NILDA<br>111 LAUREL DR<br>WESLACO TX 78596                 | L3500-00-000-0011-00<br>LAUREL ESTATES LOT 11<br><br>111 LAUREL DR                                                | L: 41278<br>B: 143093  |
| SCHWARZ SUSAN<br>101 SOUTHGATE BLVD<br>WESLACO TX 78596              | W3800-00-678-0000-00<br>WEST TRACT AN IRR TR E55'-S161.5<br>8' FT676 & E300'-S300' FT 678 2.<br>1302 S TEXAS BLVD | L: 173974<br>B: 202156 |
| HOVDA HANS O & CONSTANCE W<br>1310 S TEXAS BLVD<br>WESLACO TX 78596  | W3800-00-679-0000-20<br>WEST TRACT N167.54'-S948.34'-E39<br>0' FT 679 1.50AC GR 1.38AC NET<br>1310 S TEXAS BLVD   | L: 120226<br>B: 160671 |
| SUMMERS RANDALL L & ALMA L<br>1307 S TEXAS BLVD<br>WESLACO TX 78596  | W3800-00-680-0000-00<br>WEST TRACT W413'-S143.35'-N286.7<br>' FT680 1.39AC GR 1.29AC NET<br>1307 S TEXAS BLVD     | L: 84289<br>B: 58824   |
| ARNOLD DANNY & KAREN<br>1309 S TEXAS BLVD<br>WESLACO TX 78596        | W3800-00-680-0000-16<br>WEST TRACT N305'-S1033.3'-W363'<br>FT 680 2.54AC GR 2.34AC NET<br>1309 S TEXAS BLVD       | L: 152896<br>B: 146226 |
| BEARD, JON & PATRICIA<br>1305 S TEXAS BLVD<br>WESLACO TX 78596-7070  | W3800-00-680-0000-80<br>WEST TRACT W1.10AC-N3.36AC FT 68<br>0 1.10AC<br>1305 S TEXAS BLVD                         | L: 95832<br>B: 159588  |
| HARREN MARYELLEN A/K/A MARY<br>8308 NAVIDAD DRIVE<br>AUSTIN TX 78735 | W3800-00-681-0000-60<br>WEST TRACT S372.20'-W1019.90' FT<br>681 8.62AC NET<br>1303 S TEXAS BLVD                   | L: 35260<br>B: 10598   |
| GIVILANCZ MIKE<br>318 E 18TH ST<br>WESLACO TX 78596                  | L3553-00-000-0001-00<br>LAURELES LOT 1<br><br>0 LAUREL DR                                                         | L: 35198<br>B: 274068  |
| GIVILANCZ MIKE<br>318 E 18TH ST<br>WESLACO TX 78596                  | L3553-00-000-0002-00<br>LAURELES LOT 2<br><br>0 LAUREL DR                                                         | L: 35198<br>B: 0       |
| CASTILLO ISMAEL<br>114 LAUREL DR<br>WESLACO TX 78596                 | L3553-00-000-0003-00<br>LAURELES LOT 3 & 4<br><br>0 LAUREL DR                                                     | L: 66738<br>B: 328017  |

City of Weslaco Code Enforcement Dept.

SEP 21, 2018

GIVILANCZ MIKE  
318 E 18TH CONDO 1

L3553-00-000-0004-00  
LAURELES LOT 4

L: 38184

WESLACO TX 78596

0 LAUREL DR

B: 0

13

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## PUBLIC NOTICES

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### MA-30100750 CITY OF WESLACO LEGAL NOTICE THE

MA-30100750 CITY OF WESLACO LEGAL NOTICE The Weslaco Planning and Zoning Commission will hold a public hearing on Wednesday, October 3, 2018 at 5:30 p.m. and the City Commission will also hold a Public Hearing on Tuesday, October 16, 2018 at 5:30 p.m. at the City Hall Legislative Chambers located at 255 South Kansas Avenue to consider the following request: Si desea informacion en español, llame al departamento de Planeación de la Ciudad de Weslaco, (956) 447-3403. Mike Givilancz Jr is requesting to rezone 100 Laurel Drive. Also being Lot 1, Laureles Subdivision, Weslaco, Hidalgo County, and Texas from R-1 One-family dwelling district to B-1 Neighborhood Business District The public is invited to attend and express support for or opposition to these applications. You may also file written support or opposition on or before October 3, 2018, for the Planning and Zoning Commission and on or before October 16,, for the City Commission. For additional information, contact the Planning Department at (956) 447-3403 /S/ MARDOQUEO HINOJOSA, P.E., CFM Planning Director/City Engineer



Click here to view the public notice as it appeared in print.

#### Attachment 1

No Attachment Uploaded

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#### Attachment 2

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[+ ADD](#) [? HELP](#)

Appeared in: **The Monitor** on Wednesday, 09/19/2018



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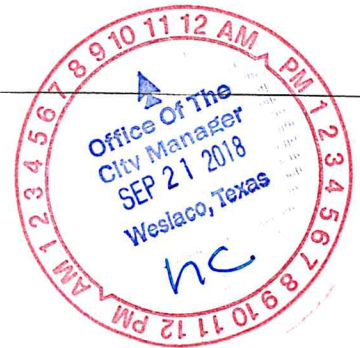


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September 12, 2018



Dear Weslaco City Commissioners,

We are a group of concerned neighbors. It has been brought to our attention that our neighbor, Mike Givilancz of 100 Laurel Drive, is requesting that his property be zoned commercial. We live on a quiet, residential street and we all purchased our homes with the understanding it was (and would always remain) a residential area. There are no other commercial properties on our street.

Mr. Givilancz's house sits at the entrance to Laurel Drive. He does NOT have a designated parking area to run a commercial business. Over the past several years, we have experienced problems because Mr. Givilancz rents his house for events, such as weddings and baby showers, as well as almost daily rentals to photographers for photo shoots. The extra traffic on Laurel Drive and the additional parking on Texas Blvd create safety hazards. At least four of our neighbors have reported nearly being hit by an oncoming car while trying to turn out of the neighborhood. We have contacted the police department and various members of the city administration about our concerns. Cars cannot see properly to turn left out of our street when vehicles are parked at the end of our street and on both sides of Texas Blvd. To allow a commercial business on this residential property would be not only negligent, but also dangerous due to these traffic and parking concerns.

Safety is a top priority for the residents of Laurel Drive. We know safety is also a top priority for the City of Weslaco. The problems we are experiencing at the entrance to our neighborhood compromises this feeling of safety. Children live in over half of the homes on our street. We want our children to be able to run and play freely in our neighborhood. A commercial business at the entrance would change that dynamic. Please do not approve the rezoning of 100 Laurel Drive.

Sincerely,

The Residents of Laurel Drive

|                               |                                |                |
|-------------------------------|--------------------------------|----------------|
| Barry + Linda Dickerson       | 107 Laurel Drive               | (956) 968-4622 |
| Laura Villarreal              | 102 Laurel Drive               | (956) 251-8468 |
| Justy + Ashley Dickerson      | 101 Laurel Drive               | (956) 968-4234 |
| April P. Walling              | 108 Laurel Dr.                 | (956) 493-7997 |
| Ismael Castillo               | 114 Laurel Dr.                 | (956) 562-5612 |
| <del>Ismael Castillo</del>    |                                |                |
| Elva Contreras                | 106 <sup>+105</sup> Laurel Dr. | 956-463-5630   |
| Thomas Garcia, MD             | 103 Laurel Dr.                 | 956-975-6594   |
| Caleb + Angela Nicole Cavazos | 112 Laurel Dr.                 | 956-975-1134   |
| Debra Aguilar                 | 104 Laurel Dr.                 | 956-351-7113   |

September 12, 2018

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|-------------------------------|--------------------------------|----------------|
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| Dusty + Ashley Dixon          | 101 Laurel Drive               | (956) 968-4234 |
| April P. Walling              | 108 Laurel Dr.                 | (956) 493-7997 |
| Ismael Castillo               | 114 Laurel Dr.                 | (956) 562-5612 |
| <del>Ismael Castillo</del>    |                                |                |
| M & Elena Carter              | 106 <sup>+105</sup> Laurel Dr. | 956-463-5630   |
| Thomas Garcia, MD             | 103 [Laurel] Dr.               | 956-975-6594   |
| Caleb + Angela Nicole Cavazos | 112 Laurel Dr.                 | 956-975-1134   |
| Debra Aguilar                 | 104 Laurel Dr.                 | 956-357-7113   |
| Anna + Manuel (Linda)         | 1310 S. Lamar Blvd             | 956-412-4921   |

Brad + Susan Alway 101 Southgate Blvd. (956) 968-7565  
Nenny + Karen Arnold 1309 S. Jags Blvd (956) 3405  
~~968-75~~

Jennifer and Michael Sander 205 Southgate Blvd. 956-351-5353

~~Robert + Cameron Turner~~ 1303 S. TX Blvd 806-548-3224

Paul Cabanillo 1311 So TX Blvd

~~Arden Perez Jr~~ 1301 S. Texas Blvd.

Nelda Hernandez 111 Laurel Dr 956-463-8044

**ORDINANCE NO. 2018-35**

**AN ORDINANCE AMENDING ZONING ORDINANCE NO. 320 AND AMENDING THE ZONING MAP OF THE CITY OF WESLACO TO CHANGE THE ZONING OF 100 LAUREL DRIVE ALSO BEING LOT 1, LAURELES SUBDIVISION, WESLACO, HIDALGO COUNTY, TEXAS, FROM R-1 ONE-FAMILY DWELLING DISTRICT TO B-1 NEIGHBORHOOD BUSINESS DISTRICT.**

**BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF WESLACO, TEXAS:**

**SECTION I:** R-1 One-family dwelling district to B-1 Neighborhood Business District being 100 Laurel Drive also being Lot 1, Laureles 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 16<sup>th</sup> day of October, 2018.

**PASSED AND APPROVED** on second reading at a regular meeting of the City Commission this \_\_\_\_ day of \_\_\_\_\_, 2018.

**CITY OF WESLACO**

\_\_\_\_\_  
David Suarez, **MAYOR**

**ATTEST:**

\_\_\_\_\_  
Elizabeth M. Walker, **CITY SECRETARY**

**APPROVED AS TO FORM:**

\_\_\_\_\_  
Juan E. Gonzalez, **CITY ATTORNEY**



## Standardized Agenda Request Form

|                                                                                                                                                                                                                                                                                                                                                                        |                 |                                                              |  |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------|--------------------------------------------------------------|--|
| <b>Date of Meeting:</b><br>October 16, 2018                                                                                                                                                                                                                                                                                                                            |                 | <b>Agenda Item No.</b> (to be assigned by CSO):<br>2018-2043 |  |
| <b>From:</b><br>Joe Pedraza                                                                                                                                                                                                                                                                                                                                            |                 |                                                              |  |
| <b>Subject:</b><br>Discussion and consideration after public hearing on behalf of the residents of Austin and Merida Streets who are requesting to close the two streets where they intersect with the drainage canal to allow for unrestricted drainage flow but will impact through traffic. Possible action. (Staffed by Planning and Code Enforcement Department.) |                 |                                                              |  |
| <b>Background:</b><br><br>A petition was received from the property owners of Tejas Development Phase 1, 2, 3 and 4 requesting the reconstruction of the drainage pipe that runs beneath Merida and Austin Street. Two-hundred and twenty eight (228) property owners were notified by letter for the proposed street closure on October 5, 2018.                      |                 |                                                              |  |
| <b>Funding Source</b> (budget code, if applicable):                                                                                                                                                                                                                                                                                                                    |                 |                                                              |  |
| Amount:                                                                                                                                                                                                                                                                                                                                                                | Term of Impact: | Identified in Current Budget:                                |  |
| <b>Additional Action Prompted:</b><br>Mayor's Signature<br>Public Hearing                                                                                                                                                                                                                                                                                              |                 |                                                              |  |
| <b>If item previously considered, provide date and action by Commission:</b>                                                                                                                                                                                                                                                                                           |                 |                                                              |  |
| <b>If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners:</b><br><br>Notice of the public hearing for the City Commission appeared in The Monitor on October 4, 2018.                                                                                                  |                 |                                                              |  |
| <b>Advisory Review, if any</b> (name of board/committee, date of action, recommendation):                                                                                                                                                                                                                                                                              |                 |                                                              |  |
| Aida Vega                                                                                                                                                                                                                                                                                                                                                              |                 | Created/Initiated                                            |  |
| Joe Pedraza                                                                                                                                                                                                                                                                                                                                                            |                 | Approved                                                     |  |
| Mike Perez                                                                                                                                                                                                                                                                                                                                                             |                 | Final Approval                                               |  |
| <b>City Manager Comments:</b><br>Approve.                                                                                                                                                                                                                                                                                                                              |                 |                                                              |  |
| <b>Staff Recommendation:</b><br><br>Staff recommends approval.                                                                                                                                                                                                                                                                                                         |                 |                                                              |  |
| <b>Attachments, if any:</b><br>Austin & Merida Attachments, Petition                                                                                                                                                                                                                                                                                                   |                 |                                                              |  |
| <b>Responsibilities upon Approval:</b>                                                                                                                                                                                                                                                                                                                                 |                 |                                                              |  |

Staff will proceed with the closure of Austin and Merida Street.



# City of Weslaco

*"The City on the Grow"*



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

Mike R. Perez, City Manager

## PLANNING DEPARTMENT

October 5, 2018

### Legal Notice

Dear Occupant:

The Weslaco City Commission will hold a public hearing on Tuesday, October 16, 2018 at 5:30 p.m. at the City Hall Legislative Chambers located at 255 South Kansas Avenue to consider the following request:

### **STREET CLOSURE REQUEST:**

Residents in the Austin and Merida Streets are requesting to close the two streets where they intersect with the drainage canal. The proposed street closure (street removal) will allow for unrestricted drainage flow but will impact through traffic.

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

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

Sincerely,

A handwritten signature in blue ink, appearing to read 'M. Hinojosa'.

Mardoqueo Hinojosa, P.E., CFM  
Planning Director/City Engineer





SEP 26, 2018

|                                                                     |                                                                               |                       |
|---------------------------------------------------------------------|-------------------------------------------------------------------------------|-----------------------|
| OCANAS JOSE G & MARIA<br>2921 N TEXAS BLVD<br>WESLACO TX 78599      | T1250-00-001-0001-00<br>TEJAS CUATRO LOT 1 & LOT 2 BLK 1<br>2921 N TEXAS BLVD | L: 95392<br>B: 112609 |
| CARR JOHN L & LINDA K<br>202 AUSTIN ST<br>WESLACO TX 78599          | T1250-00-001-0003-00<br>TEJAS CUATRO LOT 3 BLK 1<br>202 AUSTIN ST             | L: 22680<br>B: 106494 |
| JUAREZ JULIO C & MARIA S<br>206 AUSTIN ST<br>WESLACO TX 78599       | T1250-00-001-0004-00<br>TEJAS CUATRO LOT 4 BLK 1<br>206 AUSTIN ST             | L: 22680<br>B: 50025  |
| GOMEZ GERARDO JR<br>2509 S LANE DRIVE<br>WESLACO TX 78599           | T1250-00-001-0005-00<br>TEJAS CUATRO LOT 5 BLK 1<br>210 AUSTIN ST             | L: 22680<br>B: 0      |
| VARELA ALFREDO<br>214 AUSTIN ST<br>WESLACO TX 78599                 | T1250-00-001-0006-00<br>TEJAS CUATRO LOT 6 BLK 1<br>214 AUSTIN ST             | L: 22680<br>B: 60207  |
| GONZALEZ ROBERTO JR & PATRICIA<br>218 AUSTIN ST<br>WESLACO TX 78599 | T1250-00-001-0007-00<br>TEJAS CUATRO LOT 7 BLK 1<br>218 AUSTIN ST             | L: 22680<br>B: 65335  |
| AQUINO ESTHER<br>222 AUSTIN ST<br>WESLACO TX 78599                  | T1250-00-001-0008-00<br>TEJAS CUATRO LOT 8 BLK 1<br>222 AUSTIN ST             | L: 22680<br>B: 58034  |
| VELA LYNN M<br>302 AUSTIN ST<br>WESLACO TX 78596                    | T1250-00-001-0009-00<br>TEJAS CUATRO LOT 9 BLK 1<br>302 AUSTIN ST             | L: 22680<br>B: 79564  |
| NAVARRO JUAN U<br>1424 TOWER ST<br>WESLACO TX 78599-5517            | T1250-00-001-0010-00<br>TEJAS CUATRO LOT 10 BLK 1<br>306 AUSTIN ST            | L: 22680<br>B: 0      |
| REYNA ROSARIO<br>667 DRAIN<br>WESLACO TX 78596                      | T1250-00-001-0011-00<br>TEJAS CUATRO LOT 11 BLK 1<br>310 AUSTIN ST            | L: 22680<br>B: 0      |
| FERNANDEZ JESUS M<br>2914 ENCINO ST<br>HARLINGEN TX 78550           | T1250-00-001-0012-00<br>TEJAS CUATRO LOT 12 BLK 1<br>0                        | L: 22680<br>B: 75533  |
| ANDRADE JULIO ALBERTO<br>318 AUSTIN ST<br>WESLACO TX 78599          | T1250-00-001-0013-00<br>TEJAS CUATRO LOT 13 BLK 1<br>0                        | L: 22680<br>B: 78703  |

SEP 26, 2018

|                                                                     |                                                                    |                       |
|---------------------------------------------------------------------|--------------------------------------------------------------------|-----------------------|
| JILPAS ANTONIA & EDUARDO<br>322 AUSTIN ST<br>WESLACO TX 78599       | T1250-00-001-0014-00<br>TEJAS CUATRO LOT 14 BLK 1<br>0             | L: 22680<br>B: 61959  |
| MARTINEZ AMERICO & ELIZABETH T<br>503 W 17TH ST<br>WESLACO TX 78596 | T1250-00-001-0015-00<br>TEJAS CUATRO LOT 15 BLK 1<br>0             | L: 22680<br>B: 46344  |
| JUAREZ SAMUEL<br>406 AUSTIN ST<br>WESLACO TX 78599                  | T1250-00-001-0016-00<br>TEJAS CUATRO LOT 16 BLK 1<br>0             | L: 22680<br>B: 84634  |
| HERNANDEZ JOSE L & SANTOS<br>410 AUSTIN ST<br>WESLACO TX 78599      | T1250-00-001-0017-00<br>TEJAS CUATRO LOT 17 BLK 1<br>0             | L: 25618<br>B: 67943  |
| TEJAS BLDG & DEV INC<br>2401 E EXPRESSWAY 83<br>WESLACO TX 78599    | T1250-00-002-0001-00<br>TEJAS CUATRO LOT 1 BLK 2<br>2901 AUSTIN ST | L: 89440<br>B: 52445  |
| TREVINO ERIKA<br>117 AUSTIN ST<br>WESLACO TX 78599                  | T1250-00-002-0002-00<br>TEJAS CUATRO LOT 2 BLK 2<br>117 AUSTIN ST  | L: 22680<br>B: 105302 |
| TREVINO ERIKA<br>117 AUSTIN ST<br>WESLACO TX 78599                  | T1250-00-002-0003-00<br>TEJAS CUATRO LOT 3 BLK 2<br>121 AUSTIN ST  | L: 22680<br>B: 0      |
| VASQUEZ CAROLINA<br>2401 S GEORGIA AVE<br>WESLACO TX 78596          | T1250-00-002-0004-00<br>TEJAS CUATRO LOT 4 BLK 2<br>201 AUSTIN ST  | L: 22680<br>B: 0      |
| RODRIGUEZ CRISTELA<br>101 S PALMAS ST<br>WESLACO TX 78596-5929      | T1250-00-002-0005-00<br>TEJAS CUATRO LOT 5 BLK 2<br>205 AUSTIN ST  | L: 22680<br>B: 0      |
| PEREZ ROSARIO<br>209 AUSTIN ST<br>WESLACO TX 78599                  | T1250-00-002-0006-00<br>TEJAS CUATRO LOT 6 BLK 2<br>209 AUSTIN ST  | L: 22680<br>B: 62735  |
| ALVARADO JOSE G & ELIZABETH<br>213 AUSTIN ST<br>WESLACO TX 78599    | T1250-00-002-0007-00<br>TEJAS CUATRO LOT 7 BLK 2<br>213 AUSTIN ST  | L: 22680<br>B: 52755  |
| FARIAS LEONEL JR<br>217 AUSTIN ST<br>WESLACO TX 78599               | T1250-00-002-0008-00<br>TEJAS CUATRO LOT 8 BLK 2<br>217 AUSTIN ST  | L: 22680<br>B: 80703  |

SEP 26, 2018

|                                                                     |                                                                                 |                       |
|---------------------------------------------------------------------|---------------------------------------------------------------------------------|-----------------------|
| REYES ANGELITA & MORADO<br>605 E JEFFERSON<br>WESLACO TX 78599      | T1250-00-002-0009-00<br>TEJAS CUATRO LOT 9 BLK 2<br>221 AUSTIN ST               | L: 22680<br>B: 36429  |
| PORTILLO LUCIA C & MARTIN D MD<br>301 AUSTIN ST<br>WESLACO TX 78599 | T1250-00-002-0010-00<br>TEJAS CUATRO LOT 10 BLK 2<br>0                          | L: 22680<br>B: 65567  |
| CARDOZA ALBERTO & ELVIA A<br>305 AUSTIN ST<br>WESLACO TX 78599      | T1250-00-002-0011-00<br>TEJAS CUATRO LOT 11 BLK 2<br>0                          | L: 22680<br>B: 87623  |
| ANTONACCI ROBERT JOSEPH &<br>309 AUSTIN ST<br>WESLACO TX 78599      | T1250-00-002-0012-00<br>TEJAS CUATRO LOT 12 BLK 2<br>0                          | L: 22680<br>B: 71084  |
| CARDOZA ADRIANA<br>313 AUSTIN ST<br>WESLACO TX 78599                | T1250-00-002-0013-00<br>TEJAS CUATRO LOT 13 BLK 2<br>0                          | L: 22680<br>B: 106208 |
| ELIZONDO GRISEL<br>2023 S BORDER AVE<br>WESLACO TX 78596            | T1250-00-002-0014-00<br>TEJAS CUATRO LOT 14 BLK 2<br>317 AUSTIN ST              | L: 22680<br>B: 90525  |
| SAUCEDA HECTOR J & ORALIA<br>321 AUSTIN ST<br>WESLACO TX 78599      | T1250-00-002-0015-00<br>TEJAS CUATRO LOT 15 BLK 2<br>0                          | L: 22680<br>B: 71747  |
| SALINAS OZIEL O<br>1817 TRINITY ST<br>MISSION TX 78572              | T1250-00-002-0016-00<br>TEJAS CUATRO LOT 16 BLK 2<br>0                          | L: 22680<br>B: 69049  |
| PEREZ MARICELA & VICTOR<br>405 AUSTIN ST<br>WESLACO TX 78599        | T1250-00-002-0017-00<br>TEJAS CUATRO LOT 17 BLK 2<br>0                          | L: 22680<br>B: 81906  |
| TORRES SONIA R<br>409 AUSTIN ST<br>WESLACO TX 78599                 | T1250-00-002-0018-00<br>TEJAS CUATRO LOT 18 BLK 2<br>0                          | L: 22680<br>B: 154370 |
| RINCON DOMINGO & MARGARITA<br>413 AUSTIN ST<br>WESLACO TX 78599     | T1250-00-002-0019-00<br>TEJAS CUATRO LOT 19 BLK 2<br>413 AUSTIN ST              | L: 22680<br>B: 38442  |
| MARGO DALIA & CALIXTO E<br>811 BOWIE ST<br>WESLACO TX 78599         | T1250-02-001-0018-00<br>TEJAS CUATRO PH 2 UT A LOT 18 BL<br>K 1<br>811 BOWIE ST | L: 21838<br>B: 86294  |



SEP 26, 2018

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| TORRES RUSVELINA<br>809 BOWIE ST<br>WESLACO TX 78599                  | T1250-02-001-0019-00<br>TEJAS CUATRO PH 2 UT A LOT 19 BL<br>K 1<br>0            | L: 19440<br>B: 71973 |
| VASQUEZ RICARDO<br>807 BOWIE ST<br>WESLACO TX 78599                   | T1250-02-001-0020-00<br>TEJAS CUATRO PH 2 UT A LOT 20 BL<br>K 1<br>0            | L: 19440<br>B: 71741 |
| VALDEZ MELISSA<br>805 BOWIE ST<br>WESLACO TX 78599                    | T1250-02-001-0021-00<br>TEJAS CUATRO PH 2 UT A LOT 21 BL<br>K 1<br>0            | L: 19440<br>B: 77457 |
| MORAN GLORIA & REBECCA<br>803 BOWIE ST<br>WESLACO TX 78599            | T1250-02-001-0022-00<br>TEJAS CUATRO PH 2 UT A LOT 22 BL<br>K 1<br>803 BOWIE ST | L: 19440<br>B: 65541 |
| PUENTE CORINA<br>801 BOWIE ST<br>WESLACO TX 78599                     | T1250-02-001-0023-00<br>TEJAS CUATRO PH 2 UT A LOT 23 BL<br>K 1<br>0            | L: 19440<br>B: 63142 |
| LOZANO JOSE L & MAYTEZ<br>711 BOWIE ST<br>WESLACO TX 78599            | T1250-02-001-0024-00<br>TEJAS CUATRO PH 2 UT A LOT 24 BL<br>K 1<br>0            | L: 19440<br>B: 81657 |
| NAVEJA JOANN & JUAN R<br>709 BOWIE ST<br>WESLACO TX 78599             | T1250-02-001-0025-00<br>TEJAS CUATRO PH 2 UT A LOT 25 BL<br>K 1<br>0            | L: 19440<br>B: 90804 |
| JIMENEZ JAIME & NELVA<br>707 BOWIE ST<br>WESLACO TX 78599             | T1250-02-001-0026-00<br>TEJAS CUATRO PH 2 UT A LOT 26 BL<br>K 1<br>0            | L: 19440<br>B: 61796 |
| GALLEGOS RAUL JR & SAMANTHA<br>705 BOWIE ST<br>WESLACO TX 78599       | T1250-02-001-0027-00<br>TEJAS CUATRO PH 2 UT A LOT 27 BL<br>K 1<br>705 BOWIE ST | L: 22680<br>B: 60832 |
| PALOMO RICARDO<br>703 BOWIE ST<br>WESLACO TX 78599                    | T1250-02-001-0028-00<br>TEJAS CUATRO PH 2 UT A LOT 28 BL<br>K 1<br>0            | L: 19991<br>B: 81288 |
| ESTEVANES ROBERTO & IRENE<br>701 BOWIE ST<br>WESLACO TX 78599         | T1250-02-001-0029-00<br>TEJAS CUATRO PH 2 UT A LOT 29 BL<br>K 1<br>0            | L: 19305<br>B: 63234 |
| SILVA MAURO JR & NORMA BARRON<br>2925 CROCKETT ST<br>WESLACO TX 78599 | T1250-02-001-0030-00<br>TEJAS CUATRO PH 2 UT A LOT 30 BL<br>K 1<br>0            | L: 19991<br>B: 82915 |

SEP 26, 2018

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| ALFARO MARTINA<br>2923 CROCKETT ST<br>WESLACO TX 78596                | T1250-02-001-0031-00<br>TEJAS CUATRO PH 2 UT A LOT 31 BL<br>K 1<br>0             | L: 19440<br>B: 77296  |
| CRUZ OSBALDO & MARIA A<br>2921 CROCKETT ST<br>WESLACO TX 78599        | T1250-02-001-0032-00<br>TEJAS CUATRO PH 2 UT A LOT 32 BL<br>K 1<br>0             | L: 20763<br>B: 82765  |
| MARTINEZ SELINA<br>609 AUSTIN ST<br>WESLACO TX 78599                  | T1250-02-001-0033-00<br>TEJAS CUATRO PH 2 UT A LOT 33 BL<br>K 1<br>0             | L: 40102<br>B: 99284  |
| HERNANDEZ JACQUELINE<br>607 AUSTIN ST<br>WESLACO TX 78599             | T1250-02-001-0034-00<br>TEJAS CUATRO PH 2 UT A LOT 34 BL<br>K 1<br>0             | L: 28372<br>B: 87707  |
| LOPEZ EDDIE<br>605 AUSTIN ST<br>WESLACO TX 78599                      | T1250-02-001-0035-00<br>TEJAS CUATRO PH 2 UT A LOT 35 BL<br>K 1<br>605 AUSTIN ST | L: 22680<br>B: 83839  |
| PEREZ ROLANDO<br>603 AUSTIN ST<br>WESLACO TX 78599                    | T1250-02-001-0036-00<br>TEJAS CUATRO PH 2 UT A LOT 36 BL<br>K 1<br>0             | L: 22680<br>B: 84449  |
| HERNANDEZ HERIBERTO & NEREYDA<br>516 W MERIDA ST<br>WESLACO TX 78599  | T1250-02-001-0037-00<br>TEJAS CUATRO PH 2 UT A LOT 37 BL<br>K 1<br>0             | L: 22680<br>B: 0      |
| GARZA TEODORO JR<br>516 W MERIDA ST<br>WESLACO TX 78599               | T1250-02-001-0038-00<br>TEJAS CUATRO PH 2 UT A LOT 38 BL<br>K 1<br>0             | L: 22680<br>B: 0      |
| CARDOZA ELVIA A<br>305 AUSTIN ST<br>WESLACO TX 78599                  | T1250-02-001-0039-00<br>TEJAS CUATRO PH 2 UT A LOT 39 BL<br>K 1<br>0             | L: 22680<br>B: 53131  |
| LOERA JORGE HUMBERTO<br>313 DE LOS SANTOS AVE<br>WESLACO TX 78599     | T1250-02-001-0040-00<br>TEJAS CUATRO PH 2 UT A LOT 40 BL<br>K 1<br>0             | L: 28350<br>B: 96228  |
| GALLEGOS RAUL SR & IDA<br>806 E JEFFERSON ST<br>WESLACO TX 78599-8826 | T1250-02-002-0001-00<br>TEJAS CUATRO PH 2 UT A LOT 1 BLK<br>2<br>810 BOWIE ST    | L: 21838<br>B: 0      |
| ROMERO JOSE SALVADOR & ELIA A<br>808 BOWIE ST<br>WESLACO TX 78599     | T1250-02-002-0002-00<br>TEJAS CUATRO PH 2 UT A LOT 2 BLK<br>2<br>808 BOWIE ST    | L: 19440<br>B: 103476 |

SEP 26, 2018

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| PINEDA CRISELDA & MICHAEL F<br>806 BOWIE ST<br>WESLACO TX 78599    | T1250-02-002-0003-00<br>TEJAS CUATRO PH 2 UT A LOT 3 BLK<br>2<br>806 BOWIE ST | L: 19440<br>B: 77427  |
| ORTIZ DAMIAN<br>804 BOWIE ST<br>WESLACO TX 78599                   | T1250-02-002-0004-00<br>TEJAS CUATRO PH 2 UT A LOT 4 BLK<br>2<br>804 BOWIE ST | L: 19440<br>B: 63393  |
| FLORES DAVID & JESSICA ESTRADA<br>802 BOWIE ST<br>WESLACO TX 78599 | T1250-02-002-0005-00<br>TEJAS CUATRO PH 2 UT A LOT 5 BLK<br>2<br>802 BOWIE ST | L: 19440<br>B: 87807  |
| ORTIZ MARTHA<br>800 BOWIE ST<br>WESLACO TX 78599                   | T1250-02-002-0006-00<br>TEJAS CUATRO PH 2 UT A LOT 6 BLK<br>2<br>800 BOWIE ST | L: 19440<br>B: 103633 |
| MARTINEZ JOSE M<br>710 BOWIE ST<br>WESLACO TX 78599                | T1250-02-002-0007-00<br>TEJAS CUATRO PH 2 UT A LOT 7 BLK<br>2<br>710 BOWIE ST | L: 19440<br>B: 64069  |
| CALDERON MARIA<br>708 BOWIE STREET<br>WESLACO TX 78599             | T1250-02-002-0008-00<br>TEJAS CUATRO PH 2 UT A LOT 8 BLK<br>2<br>708 BOWIE ST | L: 19440<br>B: 71821  |
| MORENO FABIAN<br>706 BOWIE ST<br>WESLACO TX 78599                  | T1250-02-002-0009-00<br>TEJAS CUATRO PH 2 UT A LOT 9 BLK<br>2<br>0            | L: 19440<br>B: 82066  |
| VALLEJO EDUARDO<br>3107 W ASH ST<br>WESLACO TX 78596               | T1250-02-002-0010-00<br>TEJAS CUATRO PH 2 UT A LOT 10 BL<br>K 2<br>0          | L: 19440<br>B: 84938  |
| GARCIA BOBBY LEE & NORMA<br>700 BOWIE ST<br>WESLACO TX 78599       | T1250-02-002-0011-00<br>TEJAS CUATRO PH 2 UT A LOT 11 BL<br>K 2<br>0          | L: 19440<br>B: 0      |
| GARCIA BOBBY LEE & NORMA<br>700 BOWIE ST<br>WESLACO TX 78599       | T1250-02-002-0012-00<br>TEJAS CUATRO PH 2 UT A LOT 12 BL<br>K 2<br>0          | L: 19440<br>B: 92298  |
| FINO GRISELDA<br>608 BOWIE ST<br>WESLACO TX 78599                  | T1250-02-002-0013-00<br>TEJAS CUATRO PH 2 UT A LOT 13 BL<br>K 2<br>0          | L: 19440<br>B: 92237  |
| BEARDEN JOHN RAY<br>606 BOWIE ST<br>WESLACO TX 78599               | T1250-02-002-0014-00<br>TEJAS CUATRO PH 2 UT A LOT 14 BL<br>K 2<br>0          | L: 19440<br>B: 92395  |



SEP 26, 2018

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| FLORES LAURA<br>604 BOWIE ST<br>WESLACO TX 78599                                | T1250-02-002-0015-00<br>TEJAS CUATRO PH 2 UT A LOT 15 BL<br>K 2<br>0             | L: 19440<br>B: 71354 |
| SEGURA ELIZABETH<br>ELISEO LOPEZ JR<br>602 BOWIE ST<br>WESLACO TX 78599         | T1250-02-002-0016-00<br>TEJAS CUATRO PH 2 UT A LOT 16 BL<br>K 2<br>0             | L: 19440<br>B: 60006 |
| CHUCA MIGUEL<br>ESPERANZA TORRES<br>600 BOWIE ST<br>WESLACO TX 78599            | T1250-02-002-0017-00<br>TEJAS CUATRO PH 2 UT A LOT 17 BL<br>K 2<br>0             | L: 19305<br>B: 98525 |
| DE LEON MAYRA<br>607 BOWIE ST<br>WESLACO TX 78599                               | T1250-02-003-0041-00<br>TEJAS CUATRO PH 2 UT A LOT 41 BL<br>K 3<br>0             | L: 20925<br>B: 68883 |
| ZAMORA NORA<br>605 BOWIE ST<br>WESLACO TX 78599                                 | T1250-02-003-0042-00<br>TEJAS CUATRO PH 2 UT A LOT 42 BL<br>K 3<br>0             | L: 21060<br>B: 70607 |
| HERNANDEZ SERGIO & FLORA<br>603 BOWIE ST<br>WESLACO TX 78599-2987               | T1250-02-003-0043-00<br>TEJAS CUATRO PH 2 UT A LOT 43 BL<br>K 3<br>603 BOWIE ST  | L: 21060<br>B: 80409 |
| PENA SERGIO<br>601 BOWIE ST<br>WESLACO TX 78599                                 | T1250-02-003-0044-00<br>TEJAS CUATRO PH 2 UT A LOT 44 BL<br>K 3<br>601 BOWIE ST  | L: 20925<br>B: 85712 |
| CAVAZOS ORALIA<br>606 AUSTIN ST<br>WESLACO TX 78599                             | T1250-02-003-0045-00<br>TEJAS CUATRO PH 2 UT A LOT 45 BL<br>K 3<br>0             | L: 20925<br>B: 74565 |
| RODRIGUEZ ROY & NOELIA<br>PO BOX 550<br>WESLACO TX 78599                        | T1250-02-003-0046-00<br>TEJAS CUATRO PH 2 UT A LOT 46 BL<br>K 3<br>0             | L: 21060<br>B: 86447 |
| ALTAMIRANO ANA<br>602 AUSTIN ST<br>WESLACO TX 78599                             | T1250-02-003-0047-00<br>TEJAS CUATRO PH 2 UT A LOT 47 BL<br>K 3<br>0             | L: 21060<br>B: 77349 |
| FERNANDEZ LUIS EDUARDO<br>FRANCISCA OJEDA<br>1202 E 18TH ST<br>WESLACO TX 78596 | T1250-02-003-0048-00<br>TEJAS CUATRO PH 2 UT A LOT 48 BL<br>K 3<br>600 AUSTIN ST | L: 20925<br>B: 0     |
| GOMEZ AARON A & GLORIA B<br>3004 TRAVIS ST<br>WESLACO TX 78599                  | T1250-02-004-0049-00<br>TEJAS CUATRO PH 2 UT A LOT 49 BL<br>K 4<br>0             | L: 20250<br>B: 90667 |

SEP 26, 2018

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| REYES MAURICIO & NOEMI<br>3002 TRAVIS ST<br>WESLACO TX 78599             | T1250-02-004-0050-00<br>TEJAS CUATRO PH 2 UT A LOT 50 BL<br>K 4<br>0   | L: 20250<br>B: 111772 |
| MARQUEZ ANITA<br>3000 TRAVIS ST<br>WESLACO TX 78599                      | T1250-02-004-0051-00<br>TEJAS CUATRO PH 2 UT A LOT 51 BL<br>K 4<br>0   | L: 20250<br>B: 85163  |
| SERNA NORBERTO & JESSICA L<br>2928 TRAVIS ST<br>WESLACO TX 78599         | T1250-02-004-0052-00<br>TEJAS CUATRO PH 2 UT A LOT 52 BL<br>K 4<br>0   | L: 20250<br>B: 85472  |
| ZAPATA JOSE R<br>2926 TRAVIS ST<br>WESLACO TX 78599                      | T1250-02-004-0053-00<br>TEJAS CUATRO PH 2 UT A LOT 53 BL<br>K 4<br>0   | L: 20250<br>B: 68689  |
| CHAVEZ MICHAEL LEE<br>1606 W SUGAR CANE DR<br>WESLACO TX 78599           | T1250-02-004-0054-00<br>TEJAS CUATRO PH 2 UT A LOT 54 BL<br>K 4<br>0   | L: 20250<br>B: 60431  |
| CARDOZA VERONICA<br>2922 TRAVIS ST<br>WESLACO TX 78599                   | T1250-02-004-0055-00<br>TEJAS CUATRO PH 2 UT A LOT 55 BL<br>K 4<br>0   | L: 23490<br>B: 99009  |
| GOMEZ FRANCISCO JR & MARISELA<br>410 CALLE MERIDA<br>WESLACO TX 78596    | T1300-00-001-0001-00<br>TEJAS DOS LOTS 1 & 2 BLK 1<br>416 CALLE MERIDA | L: 40622<br>B: 127237 |
| GOMEZ FRANCISCO JR & MARISELA<br>410 CALLE MERIDA<br>WESLACO TX 78596    | T1300-00-001-0002-00<br>TEJAS DOS LOT 2, BLK 1<br>410 CALLE MERIDA     | L: 17901<br>B: 0      |
| SARMIENTO DANIEL & GRACIELA<br>404 W MERIDA ST<br>WESLACO TX 78599       | T1300-00-001-0003-00<br>TEJAS DOS LOT 3 BLK 1<br>404 CALLE MERIDA      | L: 17901<br>B: 79519  |
| MARTINEZ CANDELARIO & MARIA T<br>1906 E JACKSON ST<br>HARLINGEN TX 78550 | T1300-00-001-0004-00<br>TEJAS DOS LOT 4 BLK 1<br>324 CALLE MERIDA      | L: 17901<br>B: 0      |
| CAMPA YOLANDA<br>312 W MERIDA ST<br>WESLACO TX 78599                     | T1300-00-001-0005-00<br>TEJAS DOS LOT 5 BLK 1<br>320 CALLE MERIDA      | L: 17075<br>B: 0      |
| CAMPA YOLANDA<br>312 W MERIDA ST<br>WESLACO TX 78599                     | T1300-00-001-0006-00<br>TEJAS DOS LOT 6 BLK 1<br>316 CALLE MERIDA      | L: 17901<br>B: 46425  |



SEP 26, 2018

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| CAMPA YOLANDA<br>312 W MERIDA ST<br>WESLACO TX 78599                                               | T1300-00-001-0007-00<br>TEJAS DOS LOT 7 BLK 1<br>312 CALLE MERIDA       | L: 17901<br>B: 58259 |
| MARTINEZ ERNESTO & AMELIA<br>306 W MERIDA ST<br>WESLACO TX 78599                                   | T1300-00-001-0008-00<br>TEJAS DOS LOT 8 BLK 1<br>306 CALLE MERIDA       | L: 17901<br>B: 56922 |
| GONZALEZ ALFREDO & MARIA<br>302 W MERIDA ST<br>WESLACO TX 78599                                    | T1300-00-001-0009-00<br>TEJAS DOS LOT 9 BLK 1<br>302 CALLE MERIDA       | L: 17901<br>B: 58301 |
| VARGAS RICARDO & ELVIRA<br>224 W MERIDA ST<br>WESLACO TX 78599                                     | T1300-00-001-0010-00<br>TEJAS DOS LOT 10 & 11 BLK 1<br>224 CALLE MERIDA | L: 35802<br>B: 55631 |
| HARPER & ASSOCIATES INC<br>C/O RICARDO & ELVIRA VARGAS<br>224 W MERIDA ST<br>WESLACO TX 78599-3852 | T1300-00-001-0011-00<br>TEJAS DOS LOT 11 BLK 1<br>208 CALLE MERIDA      | L: 17901<br>B: 42183 |
| HERNANDEZ DANIEL & MARIA G<br>212 W MERIDA ST<br>WESLACO TX 78599-3852                             | T1300-00-001-0012-00<br>TEJAS DOS LOT 12 BLK 1<br>212 CALLE MERIDA      | L: 17901<br>B: 28755 |
| HYDE AUSTIN<br>208 W MERIDA ST<br>WESLACO TX 78599                                                 | T1300-00-001-0013-00<br>TEJAS DOS LOT 13 BLK 1<br>208 CALLE MERIDA      | L: 17901<br>B: 52513 |
| SAENZ JULIE<br>202 W MERIDA ST<br>WESLACO TX 78599                                                 | T1300-00-001-0014-00<br>TEJAS DOS LOT 14 BLK 1<br>202 CALLE MERIDA      | L: 17901<br>B: 43334 |
| VILLARREAL ROLANDO V & MARICELA<br>RR 7 BOX 31C<br>WESLACO TX 78596                                | T1300-00-001-0015-00<br>TEJAS DOS LOT 15 BLK 1<br>124 CALLE MERIDA      | L: 22721<br>B: 54123 |
| ALVAREZ HUMBERTO & ENRIQUETA<br>324 POLANCO AVE<br>WESLACO TX 78599                                | T1300-00-001-0016-00<br>TEJAS DOS LOT 16 BLK 1<br>2821 N TEXAS BLVD     | L: 114075<br>B: 0    |
| GUAJARDO ARMANDINA<br>415 W MERIDA ST<br>WESLACO TX 78599                                          | T1300-00-002-0001-00<br>TEJAS DOS LOT 1 BLK 2<br>415 CALLE MERIDA       | L: 23389<br>B: 76055 |
| MACIAS ROXANNE ORTIZ<br>409 W MERIDA ST<br>WESLACO TX 78599                                        | T1300-00-002-0002-00<br>TEJAS DOS LOT 2 BLK 2<br>409 CALLE MERIDA       | L: 18428<br>B: 67831 |

SEP 26, 2018

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| WALKER JEFFERY<br>910 W 6TH ST<br>WESLACO TX 78596               | T1300-00-002-0003-00<br>TEJAS DOS LOT 3 BLK 2<br>407 CALLE MERIDA  | L: 18428<br>B: 19245 |
| RODRIGUEZ OSCAR<br>PO BOX 1910<br>WESLACO TX 78599               | T1300-00-002-0004-00<br>TEJAS DOS LOT 4 BLK 2<br>323 CALLE MERIDA  | L: 23389<br>B: 49434 |
| HERNANDEZ DAVID & IRMA<br>319 W MERIDA ST<br>WESLACO TX 78599    | T1300-00-002-0005-00<br>TEJAS DOS LOT 5 BLK 2<br>319 CALLE MERIDA  | L: 18428<br>B: 68906 |
| VENEGAS JAIME T & ADRIANA<br>315 W MERIDA ST<br>WESLACO TX 78599 | T1300-00-002-0006-00<br>TEJAS DOS LOT 6 BLK 2<br>315 CALLE MERIDA  | L: 18428<br>B: 69471 |
| LOPEZ SAMUEL & MARIA E<br>311 W MERIDA ST<br>WESLACO TX 78599    | T1300-00-002-0007-00<br>TEJAS DOS LOT 7 BLK 2<br>311 CALLE MERIDA  | L: 18428<br>B: 69178 |
| TREVINO ESMERALDA<br>307 W MERIDA ST<br>WESLACO TX 78599         | T1300-00-002-0008-00<br>TEJAS DOS LOT 8 BLK 2<br>307 CALLE MERIDA  | L: 18428<br>B: 87891 |
| SOTOMAYOR JORGE ALBERTO<br>301 W MERIDA ST<br>WESLACO TX 78599   | T1300-00-002-0009-00<br>TEJAS DOS LOT 9 BLK 2<br>301 CALLE MERIDA  | L: 18428<br>B: 85243 |
| PALOMARES DORA<br>223 W MERIDA ST<br>WESLACO TX 78599            | T1300-00-002-0010-00<br>TEJAS DOS LOT 10 BLK 2<br>223 CALLE MERIDA | L: 18428<br>B: 28478 |
| GOMEZ DELIA<br>217 W MERIDA ST<br>WESLACO TX 78599               | T1300-00-002-0011-00<br>TEJAS DOS LOT 11 BLK 2<br>217 CALLE MERIDA | L: 18428<br>B: 42757 |
| ALVAREZ MANUEL & MARIA<br>3136 WICHITA DR<br>MESQUITE TX 75149   | T1300-00-002-0012-00<br>TEJAS DOS LOT 12 BLK 2<br>211 CALLE MERIDA | L: 18428<br>B: 0     |
| RODRIGUEZ DIANA C<br>714 E PIKE BLVD<br>WESLACO TX 78596         | T1300-00-002-0013-00<br>TEJAS DOS LOT 13 BLK 2<br>207 CALLE MERIDA | L: 18428<br>B: 70633 |
| MARTINEZ PABLO & RACHEL<br>201 W MERIDA ST<br>WESLACO TX 78599   | T1300-00-002-0014-00<br>TEJAS DOS LOT 14 BLK 2<br>201 CALLE MERIDA | L: 18428<br>B: 34959 |

SEP 26, 2018

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| DELGADO JUAN M & LEONOR<br>123 W MERIDA ST<br>WESLACO TX 78599        | T1300-00-002-0015-00<br>TEJAS DOS LOT 15 BLK 2<br>123 CALLE MERIDA  | L: 23389<br>B: 55526  |
| AGUIRRE GUADALUPE<br>11287 MILE 2 W<br>MERCEDES TX 78570              | T1300-00-002-0016-00<br>TEJAS DOS LOT 16 BLK 2<br>2807 N TEXAS BLVD | L: 117000<br>B: 30491 |
| AGUILAR DAVID LUIS<br>716 W MERIDA ST<br>WESLACO TX 78599             | T1300-00-003-0001-00<br>TEJAS DOS LOT 1 BLK 3<br>716 CALLE MERIDA   | L: 22394<br>B: 81975  |
| IBARRA JIMMY EDWARD<br>710 W MERIDA ST<br>WESLACO TX 78599            | T1300-00-003-0002-00<br>TEJAS DOS LOT 2 BLK 3<br>710 CALLE MERIDA   | L: 20358<br>B: 86538  |
| GONZALEZ RUBY<br>706 CALLE MERIDA<br>WESLACO TX 78596                 | T1300-00-003-0003-00<br>TEJAS DOS LOT 3 BLK 3<br>706 CALLE MERIDA   | L: 20358<br>B: 84975  |
| ALEJANDRO RAMIRO JR<br>702 W MERIDA ST<br>WESLACO TX 78599            | T1300-00-003-0004-00<br>TEJAS DOS LOT 4 BLK 3<br>702 CALLE MERIDA   | L: 20358<br>B: 86863  |
| ALEJANDRO RAMIRO & MARTHA A<br>702 W MERIDA ST<br>WESLACO TX 78599    | T1300-00-003-0005-00<br>TEJAS DOS LOT 5 BLK 3<br>620 CALLE MERIDA   | L: 20358<br>B: 0      |
| VALDEZ RICHARD<br>616 W MERIDA ST<br>WESLACO TX 78599                 | T1300-00-003-0006-00<br>TEJAS DOS LOT 6 BLK 3<br>616 CALLE MERIDA   | L: 20358<br>B: 87939  |
| VILLARREAL XAVIER & SANJUANITA<br>610 W MERIDA ST<br>WESLACO TX 78599 | T1300-00-003-0007-00<br>TEJAS DOS LOT 7 BLK 3<br>610 CALLE MERIDA   | L: 20358<br>B: 89408  |
| CORDOVA GUADALUPE<br>606 W MERIDA ST<br>WESLACO TX 78599              | T1300-00-003-0008-00<br>TEJAS DOS LOT 8 BLK 3<br>606 CALLE MERIDA   | L: 20358<br>B: 34860  |
| LEAL LAZARO JR & ELVIRA P<br>602 W MERIDA ST<br>WESLACO TX 78599-3859 | T1300-00-003-0009-00<br>TEJAS DOS LOT 9 BLK 3<br>602 CALLE MERIDA   | L: 20358<br>B: 38973  |
| LOPEZ JOSE & IRMA BELINDA<br>520 W MERIDA ST<br>WESLACO TX 78599      | T1300-00-003-0010-00<br>TEJAS DOS LOT 10 BLK 3<br>520 CALLE MERIDA  | L: 20358<br>B: 33335  |



SEP 26, 2018

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| GARZA TEODORO & OFELIA ET AL<br>PO BOX 8204<br>WESLACO TX 78599       | T1300-00-003-0011-00<br>TEJAS DOS LOT 11 BLK 3<br>516 CALLE MERIDA         | L: 20358<br>B: 81335 |
| CLEMENTE APOLONIO & ONEYDA<br>PO BOX 8204<br>WESLACO TX 78599         | T1300-00-003-0012-00<br>TEJAS DOS LOT 12 BLK 3<br>510 CALLE MERIDA         | L: 20358<br>B: 90716 |
| COSME MARCELO<br>504 W CALLE MERIDA<br>WESLACO TX 78596               | T1300-00-003-0013-00<br>TEJAS DOS LOT 13 BLK 3<br>504 CALLE MERIDA         | L: 24940<br>B: 63335 |
| GONZALEZ LUCINDA G & MANUEL J<br>516 W MERIDA ST<br>WESLACO TX 78599  | T1300-00-004-0001-00<br>TEJAS DOS LOT 1 BLK 4<br>2810 N LOUISIANA AVE      | L: 17954<br>B: 0     |
| GARCIA DIONICIO<br>2804 N LOUISIANA AVE<br>WESLACO TX 78599           | T1300-00-004-0002-00<br>TEJAS DOS LOT 2 BLK 4<br>2804 N LOUISIANA AVE      | L: 17111<br>B: 48172 |
| VALDEZ NORMA L<br>2213 NORTHGATE CIR<br>WESLACO TX 78599-3844         | T1300-00-004-0003-00<br>TEJAS DOS LOT 3 BLK 4<br>2724 N LOUISIANA AVE      | L: 17111<br>B: 0     |
| PENA GUADALUPE & MARTHA L<br>2720 N LOUISIANA AVE<br>WESLACO TX 78599 | T1300-00-004-0004-00<br>TEJAS DOS LOTS 4 & 5 BLK 4<br>2720 N LOUISIANA AVE | L: 34223<br>B: 50945 |
| GONZALEZ MARIA M<br>2708 N LOUISIANA AVE<br>WESLACO TX 78599          | T1300-00-004-0006-00<br>TEJAS DOS LOT 6 BLK 4<br>2708 N LOUISIANA AVE      | L: 17111<br>B: 75570 |
| PRESAS SANTIAGO & SYLVIA A<br>PO BOX 869<br>WESLACO TX 78599          | T1300-00-004-0007-00<br>TEJAS DOS LOT 7 BLK 4<br>2704 N LOUISIANA AVE      | L: 16031<br>B: 86463 |
| GARZA TEODORO & ALMA<br>2710 CRONICAS ST<br>WESLACO TX 78599          | T1300-00-004-0008-00<br>TEJAS DOS LOT 8 BLK 4<br>2809 N OKLAHOMA AVE       | L: 19217<br>B: 75814 |
| SOTO JORGE & YOLANDA<br>302 E 7TH ST<br>FREEPORT TX 77541             | T1300-00-004-0009-00<br>TEJAS DOS LOT 9 BLK 4<br>2801 N OKLAHOMA AVE       | L: 17111<br>B: 3550  |
| PEREZ ADOLFO & RAQUEL G<br>3009 N HOEHN RD<br>EDINBURG TX 78541       | T1300-00-004-0010-00<br>TEJAS DOS LOT 10 BLK 4<br>2723 N OKLAHOMA AVE      | L: 17111<br>B: 0     |

SEP 26, 2018

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| PEREZ ADOLFO & RAQUEL G<br>3009 N HOEHN RD<br>EDINBURG TX 78541                    | T1300-00-004-0011-00<br>TEJAS DOS LOT 11 BLK 4<br>2717 N OKLAHOMA AVE | L: 17111<br>B: 0     |
| LUEVANO EDDIE & MARY<br>2713 N OKLAHOMA AVE<br>WESLACO TX 78599                    | T1300-00-004-0012-00<br>TEJAS DOS LOT 12 BLK 4<br>2713 N OKLAHOMA AVE | L: 17111<br>B: 60670 |
| LOPEZ AURELIO & SANTOS N<br>408 W MILE 12 N<br>WESLACO TX 78599                    | T1300-00-004-0013-00<br>TEJAS DOS LOT 13 BLK 4<br>2705 N OKLAHOMA AVE | L: 24789<br>B: 45522 |
| MARTINEZ ROSA T<br>2808 N GEORGIA AVE<br>WESLACO TX 78599                          | T1300-00-005-0001-00<br>TEJAS DOS LOT 1 BLK 5<br>2808 N GEORGIA AVE   | L: 29008<br>B: 87552 |
| VILLARREAL REYNALDO & NORMALI<br>1409 W BUSINESS 83 APT NO 227<br>WESLACO TX 78596 | T1300-00-005-0002-00<br>TEJAS DOS LOT 2 BLK 5<br>2802 N GEORGIA AVE   | L: 21735<br>B: 0     |
| SILVA AURELIA S & HERMELICIA<br>1004 OAKWOOD DR<br>LEANDER TX 78641                | T1300-00-005-0003-00<br>TEJAS DOS LOT 3 BLK 5<br>2722 N GEORGIA AVE   | L: 21735<br>B: 82037 |
| LEAL JOEL & NORA AIDA<br>2716 N GEORGIA AVE<br>WESLACO TX 78599                    | T1300-00-005-0004-00<br>TEJAS DOS LOT 4 BLK 5<br>2716 N GEORGIA AVE   | L: 21735<br>B: 75177 |
| GARZA JUAN D & SILVIA G<br>710 E LINCOLN ST<br>WESLACO TX 78599-8862               | T1300-00-005-0005-00<br>TEJAS DOS LOT 5 BLK 5<br>2710 N GEORGIA AVE   | L: 21735<br>B: 0     |
| GARCIA JERARDO & GLORIA CANTU<br>2704 N GEORGIA AVE<br>WESLACO TX 78599            | T1300-00-005-0006-00<br>TEJAS DOS LOT 6 BLK 5<br>2704 N GEORGIA AVE   | L: 21735<br>B: 25263 |
| TRUJILLO TAURINO<br>2624 N GEORGIA AVE<br>WESLACO TX 78599                         | T1300-00-005-0007-00<br>TEJAS DOS LOT 7 BLK 5<br>2624 N GEORGIA AVE   | L: 21735<br>B: 76546 |
| DEL TORO MARIA T<br>2807 N LOUISIANA AVE<br>WESLACO TX 78599                       | T1300-00-005-0008-00<br>TEJAS DOS LOT 8 BLK 5<br>2807 N LOUISIANA AVE | L: 30297<br>B: 69117 |
| BANDA FELICIANO & YVETTE<br>2801 N LOUISIANA AVE<br>WESLACO TX 78599               | T1300-00-005-0009-00<br>TEJAS DOS LOT 9 BLK 5<br>2801 N LOUISIANA AVE | L: 22680<br>B: 93583 |

SEP 26, 2018

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| ALANIZ RAUL & CONSUELO M<br>2721 N LOUISIANA AVE<br>WESLACO TX 78599                    | T1300-00-005-0010-00<br>TEJAS DOS LOT 10 BLK 5<br>2721 N LOUISIANA AVE | L: 22680<br>B: 62676  |
| GAMEZ EUGENIA<br>2715 N LOUISIANA AVE<br>WESLACO TX 78599                               | T1300-00-005-0011-00<br>TEJAS DOS LOT 11 BLK 5<br>2715 N LOUISIANA AVE | L: 22680<br>B: 101654 |
| TORRES JESUS JR<br>708 ELMA ST<br>WESLACO TX 78596-4934                                 | T1300-00-005-0012-00<br>TEJAS DOS LOT 12 BLK 5<br>2709 N LOUISIANA AVE | L: 22680<br>B: 0      |
| VALDEZ ALICIA M<br>708 ELMA ST<br>WESLACO TX 78596-4934                                 | T1300-00-005-0013-00<br>TEJAS DOS LOT 13 BLK 5<br>2705 N LOUISIANA AVE | L: 22680<br>B: 0      |
| ALVAREZ JESUS & CELINA<br>2623 N LOUISIANA AVE<br>WESLACO TX 78599                      | T1300-00-005-0014-00<br>TEJAS DOS LOT 14 BLK 5<br>2623 N LOUISIANA AVE | L: 22680<br>B: 59859  |
| PEQUENO RAUL & MARIA L A<br>PO BOX 1342<br>WESLACO TX 78599                             | T1300-00-006-0001-00<br>TEJAS DOS LOT 1 BLK 6<br>2808 N OHIO AVE       | L: 22969<br>B: 47812  |
| DELGADILLO RODOLFO<br>3605 TIMES SQ<br>HARLINGEN TX 78552                               | T1300-00-006-0002-00<br>TEJAS DOS LOT 2 BLK 6<br>2802 N OHIO AVE       | L: 19541<br>B: 26803  |
| VILLARREAL CESAR<br>IVONNE H & WILLIAM BRAXTON &<br>2722 N OHIO AVE<br>WESLACO TX 78599 | T1300-00-006-0003-00<br>TEJAS DOS LOT 3 BLK 6<br>2722 N OHIO AVE       | L: 19541<br>B: 76806  |
| GARCIA JESUS & ANNA<br>2716 N OHIO AVE<br>WESLACO TX 78599                              | T1300-00-006-0004-00<br>TEJAS DOS LOT 4 BLK 6<br>2716 N OHIO AVE       | L: 19541<br>B: 37326  |
| MORALES BAUDELIO S & JUANITA<br>2708 N OHIO AVE<br>WESLACO TX 78599                     | T1300-00-006-0005-00<br>TEJAS DOS LOT 5 BLK 6<br>2708 N OHIO AVE       | L: 19541<br>B: 52112  |
| RAMIREZ CHARLES C & NAOMI J<br>5305 ALEJANDRO ST<br>CORPUS CHRISTI TX 78415             | T1300-00-006-0006-00<br>TEJAS DOS LOT 6 BLK 6<br>2702 N OHIO AVE       | L: 19541<br>B: 48102  |
| RIVERA EMMA<br>2624 N OHIO AVE<br>WESLACO TX 78599                                      | T1300-00-006-0007-00<br>TEJAS DOS LOT 7 BLK 6<br>2624 N OHIO AVE       | L: 19541<br>B: 32417  |



SEP 26, 2018

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| PEREZ ALBERTO & MARIA<br>8102 WINTHROP ST<br>HOUSTON TX 77075         | T1300-00-006-0008-00<br>TEJAS DOS LOT 8 BLK 6<br>2618 N OHIO AVE                   | L: 22969<br>B: 0      |
| GONZALEZ VIDAL JR<br>2807 N GEORGIA AVE<br>WESLACO TX 78599           | T1300-00-006-0009-00<br>TEJAS DOS LOT 9 BLK 6<br>2807 N GEORGIA AVE                | L: 22969<br>B: 105443 |
| SANDOVAL FLORESTELA<br>2803 N GEORGIA AVE<br>WESLACO TX 78599         | T1300-00-006-0010-00<br>TEJAS DOS LOT 10 BLK 6<br>2803 N GEORGIA AVE               | L: 19541<br>B: 47311  |
| GONZALEZ JESSICA<br>8236 LANHAM LN<br>HOUSTON TX 77075                | T1300-00-006-0011-00<br>TEJAS DOS LOT 11 BLK 6<br>2721 N GEORGIA AVE               | L: 19541<br>B: 74623  |
| CORTEZ ADRIAN<br>2715 N GEORGIA AVE<br>WESLACO TX 78599               | T1300-00-006-0012-00<br>TEJAS DOS LOT 12 BLK 6<br>2715 N GEORGIA AVE               | L: 19541<br>B: 82636  |
| HERNANDEZ ROBERT & BELEN<br>2709 N GEORGIA AVE<br>WESLACO TX 78599    | T1300-00-006-0013-00<br>TEJAS DOS LOT 13 BLK 6<br>2709 N GEORGIA AVE               | L: 19541<br>B: 75156  |
| ZEPEDA GEORGE & CELIA<br>2701 N GEORGIA AVE<br>WESLACO TX 78599       | T1300-00-006-0014-00<br>TEJAS DOS LOT 14 BLK 6<br>2701 N GEORGIA AVE               | L: 19541<br>B: 91235  |
| MATAMOROS ROBERTO & ELVIA S<br>2623 N GEORGIA AVE<br>WESLACO TX 78599 | T1300-00-006-0015-00<br>TEJAS DOS LOT 15 BLK 6<br>2623 N GEORGIA AVE               | L: 19541<br>B: 77574  |
| GOMEZ JUAN MANUEL & VERONICA<br>2102 TERRACE LN<br>WESLACO TX 78599   | T1300-00-006-0016-00<br>TEJAS DOS LOT 16 BLK 6<br>2617 N GEORGIA AVE               | L: 22969<br>B: 0      |
| CAVAZOS ROBERT & MINERVA<br>720 W MERIDA ST<br>WESLACO TX 78599       | T1300-00-007-0001-00<br>TEJAS DOS LOT 1 BLK 7<br>720 CALLE MERIDA                  | L: 22884<br>B: 61236  |
| HINOJOSA SERGIO & MARIA DEL<br>528 S INDIANA AVE<br>WESLACO TX 78596  | T1300-00-007-0002-00<br>TEJAS DOS LOT 2 & N 1/2 LOT 3 BLK 7<br>2807 N OHIO AVE     | L: 31204<br>B: 93295  |
| BANDA FELICIANO<br>2723 N OHIO AVE<br>WESLACO TX 78599                | T1300-00-007-0003-01<br>TEJAS DOS S 1/2 LOT 3 & ALL LOT 4 BLK 7<br>2803 N OHIO AVE | L: 31205<br>B: 83354  |

SEP 26, 2018

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| JIMENEZ SARA B<br>2017 NORTHGATE CIR<br>WESLACO TX 78596-3980                 | T1300-00-007-0004-00<br>TEJAS DOS LOT 4 BLK 7<br>2723 N OHIO AVE      | L: 20804<br>B: 0      |
| MUNOZ RUPERTA<br>2719 N OHIO AVE<br>WESLACO TX 78599                          | T1300-00-007-0005-00<br>TEJAS DOS LOT 5 BLK 7<br>2719 N OHIO AVE      | L: 20804<br>B: 82000  |
| GUZMAN RODOLFO<br>C/O REYES & IRMA GUZMAN<br>PO BOX 1081<br>EDINBURG TX 78540 | T1300-00-007-0006-00<br>TEJAS DOS LOT 6 BLK 7<br>2713 N OHIO AVE      | L: 20804<br>B: 79663  |
| SILVA LIONEL & MARIA E<br>2707 N OHIO AVE<br>WESLACO TX 78599                 | T1300-00-007-0007-00<br>TEJAS DOS LOT 7 BLK 7<br>2707 N OHIO AVE      | L: 20804<br>B: 33872  |
| JUAREZ ROBERTO JR<br>2701 N OHIO AVE<br>WESLACO TX 78599                      | T1300-00-007-0008-00<br>TEJAS DOS LOT 8 BLK 7<br>2701 N OHIO AVE      | L: 20804<br>B: 35039  |
| MONTY RANDALL W & ANNETTE Z<br>214 PACIFIC AVE APT C<br>EDINBURG TX 78539     | T1300-00-007-0009-00<br>TEJAS DOS LOT 9 BLK 7<br>2623 N OHIO AVE      | L: 20804<br>B: 103167 |
| SALDIVAR MELISSA<br>ELISEO PINA<br>2612 N OHIO AVE<br>WESLACO TX 78599        | T1300-00-007-0010-00<br>TEJAS DOS LOT 10 BLK 7<br>2612 N OHIO AVE     | L: 25363<br>B: 115142 |
| ALVARADO MARTHA<br>812 DOVER ST<br>WESLACO TX 78599                           | T1300-00-008-0001-00<br>TEJAS DOS LOT 1 BLK 8<br>816 CALLE CANCUN     | L: 19497<br>B: 45747  |
| GARCIA JUAN<br>810 CANCUN ST<br>WESLACO TX 78599                              | T1300-00-008-0002-00<br>TEJAS DOS LOT 2 BLK 8<br>810 CALLE CANCUN     | L: 18522<br>B: 30259  |
| CONTRERAS ROSA ELENA<br>804 WEST CANCUN<br>WESLACO TX 78599                   | T1300-00-008-0003-00<br>TEJAS DOS LOT 3 BLK 8<br>804 CALLE CANCUN     | L: 18522<br>B: 27706  |
| VALLEJO MELISSA<br>815 CALLE CANCUN<br>WESLACO TX 78596                       | T1300-00-009-0001-00<br>TEJAS DOS LOT 1 BLK 9<br>815 CALLE CANCUN     | L: 19379<br>B: 83498  |
| CUELLAR JAIME J & MARIBEL<br>805 CANCUN ST<br>WESLACO TX 78599                | T1300-00-009-0002-00<br>TEJAS DOS LOT 2 & 3 BLK 9<br>809 CALLE CANCUN | L: 34398<br>B: 43592  |



SEP 26, 2018

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| SALINAS FIDEL & MARIA<br>801 CANCUN ST<br>WESLACO TX 78599                        | T1300-00-009-0004-00<br>TEJAS DOS LOT 4 BLK 9<br>801 CALLE CANCUN      | L: 17199<br>B: 56627 |
| FLORES SYLVIA E<br>721 CANCUN ST<br>WESLACO TX 78596                              | T1300-00-009-0005-00<br>TEJAS DOS LOT 5 BLK 9<br>721 CALLE CANCUN      | L: 17199<br>B: 30344 |
| MARTINEZ RUDY<br>715 CALLE CANCUN ST<br>WESLACO TX 78596                          | T1300-00-009-0006-00<br>TEJAS DOS LOT 6 BLK 9<br>715 CALLE CANCUN      | L: 17199<br>B: 79156 |
| VEGA REYNALDO & DELMA<br>709 CANCUN ST<br>WESLACO TX 78599                        | T1300-00-009-0007-00<br>TEJAS DOS LOT 7 BLK 9<br>709 CALLE CANCUN      | L: 17199<br>B: 64683 |
| VEGA DELMA<br>709 CANCUN ST<br>WESLACO TX 78599                                   | T1300-00-009-0008-00<br>TEJAS DOS LOT 8 BLK 9<br>705 CALLE CANCUN      | L: 17199<br>B: 0     |
| OZUNA BALDEMAR & ANGELITA<br>1121 W 5TH ST<br>WESLACO TX 78596                    | T1300-00-009-0009-00<br>TEJAS DOS LOT 9 BLK 9<br>701 CALLE CANCUN      | L: 21917<br>B: 0     |
| CUELLAR MYRNA<br>2620 N GEORGIA AVE<br>WESLACO TX 78599                           | W3000-00-001-0001-00<br>WEST GROVE LOT 1 BLOCK 1<br>2620 N GEORGIA AVE | L: 19343<br>B: 71381 |
| RAMIREZ DINORA G<br>AKA DINORA GONZALEZ<br>2616 N GEORGIA AVE<br>WESLACO TX 78599 | W3000-00-001-0002-00<br>WEST GROVE LOT 2 BLOCK 1<br>2616 N GEORGIA AVE | L: 19343<br>B: 61772 |
| MORENO MANUEL Jr<br>2612 N GEORGIA AVE<br>WESLACO TX 78599                        | W3000-00-001-0003-00<br>WEST GROVE LOT 3 BLOCK 1<br>2612 N GEORGIA AVE | L: 19343<br>B: 75535 |
| MORALES JOSE & YVETTE<br>2606 N GEORGIA AVE<br>WESLACO TX 78599                   | W3000-00-001-0004-00<br>WEST GROVE LOT 4 BLOCK 1<br>2606 N GEORGIA AVE | L: 18502<br>B: 88491 |
| MONTALVO AMADOR & ELISA M<br>2602 N GEORGIA AVE<br>WESLACO TX 78599               | W3000-00-001-0005-00<br>WEST GROVE LOT 5 BLOCK 1<br>2602 N GEORGIA AVE | L: 19677<br>B: 78709 |
| MOLINA EFRAIN & ESPERANZA<br>2516 N GEORGIA AVE<br>WESLACO TX 78599               | W3000-00-001-0006-00<br>WEST GROVE LOT 6 BLOCK 1<br>2520 N GEORGIA AVE | L: 19677<br>B: 0     |

SEP 26, 2018

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| MOLINA EFRAIN JR<br>2516 N GEORGIA AVE<br>WESLACO TX 78599                               | W3000-00-001-0007-00<br>WEST GROVE LOT 7 BLOCK 1<br>2516 N GEORGIA AVE    | L: 19677<br>B: 78641 |
| LARA JOSE J JR & LYDIA H<br>2512 N GEORGIA AVE<br>WESLACO TX 78599                       | W3000-00-001-0008-00<br>WEST GROVE LOT 8 BLOCK 1<br>2512 N GEORGIA AVE    | L: 19677<br>B: 89854 |
| MORA RAUL & JUANA<br>2502 N GEORGIA AVE<br>WESLACO TX 78599                              | W3000-00-001-0009-00<br>WEST GROVE LOT 9 BLK 1<br>2506 N GEORGIA AVE      | L: 19677<br>B: 0     |
| MORA RAUL & JUANA<br>2502 N GEORGIA AVE<br>WESLACO TX 78599                              | W3000-00-001-0010-00<br>WEST GROVE LOT 10 BLK 1<br>2502 N GEORGIA AVE     | L: 19677<br>B: 83640 |
| CASANOVA JUAN J & AIDA<br>2501 N LOUISIANA AVE<br>WESLACO TX 78599                       | W3000-00-001-0011-00<br>WEST GROVE LOT 11 BLOCK 1<br>2501 N LOUISIANA AVE | L: 20532<br>B: 53249 |
| CASTILLO LUIS J<br>2505 N LOUISIANA AVE<br>WESLACO TX 78599                              | W3000-00-001-0012-00<br>WEST GROVE LOT 12 BLOCK 1<br>2505 N LOUISIANA AVE | L: 20532<br>B: 67200 |
| MOLINA ANITA<br>2511 N LOUISIANA AVE<br>WESLACO TX 78599                                 | W3000-00-001-0013-00<br>WEST GROVE LOT 13 BLOCK 1<br>2511 N LOUISIANA AVE | L: 20532<br>B: 53409 |
| DE ANDA LAURA<br>5504 SAGO DR<br>WESLACO TX 78599                                        | W3000-00-001-0014-00<br>WEST GROVE LOT 14 BLOCK 1<br>2515 N LOUISIANA AVE | L: 20532<br>B: 64826 |
| CASARES JESUS & IRENE G<br>2519 N LOUISIANA AVE<br>WESLACO TX 78599                      | W3000-00-001-0015-00<br>WEST GROVE LOT 15 BLOCK 1<br>2519 N LOUISIANA AVE | L: 20532<br>B: 90955 |
| LEOS JAVIER ENRIQUE<br>2601 N LOUISIANA AVE<br>WESLACO TX 78599                          | W3000-00-001-0016-00<br>WEST GROVE LOT 16 BLOCK 1<br>2601 N LOUISIANA AVE | L: 20532<br>B: 45340 |
| GONZALEZ LUIS E<br>2605 N LOUISIANA AVE<br>WESLACO TX 78599                              | W3000-00-001-0017-00<br>WEST GROVE LOT 17 BLOCK 1<br>2605 N LOUISIANA AVE | L: 20184<br>B: 59394 |
| GONZALEZ DORA A & CINDY GARZA<br>RAMON MALDONADO<br>2611 N LOUISIANA<br>WESLACO TX 78596 | W3000-00-001-0018-00<br>WEST GROVE LOT 18 BLOCK 1<br>2611 N LOUISIANA AVE | L: 20184<br>B: 50896 |

SEP 26, 2018

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| GONZALEZ GENARO Sr<br>2615 N LOUISIANA AVE<br>WESLACO TX 78599           | W3000-00-001-0019-00<br>WEST GROVE LOT 19 BLOCK 1<br>2615 N LOUISIANA AVE | L: 20184<br>B: 88404  |
| GARCIA ENEDINA<br>104 S IOWA AVE<br>WESLACO TX 78596                     | W3000-00-001-0020-00<br>WEST GROVE LOT 20 BLOCK 1<br>2619 N LOUISIANA AVE | L: 20184<br>B: 133660 |
| CUELLAR ROMEO ISRAEL<br>2616 N LOUISIANA AVE<br>WESLACO TX 78599         | W3000-00-002-0001-00<br>WEST GROVE LOT 1 BLOCK 2<br>2620 N LOUISIANA AVE  | L: 20184<br>B: 0      |
| CUELLAR ROMEO I & OLGA LIDIA<br>2616 N LOUISIANA AVE<br>WESLACO TX 78599 | W3000-00-002-0002-00<br>WEST GROVE LOT 2 BLOCK 2<br>2616 N LOUISIANA AVE  | L: 20184<br>B: 77978  |
| RODRIGUEZ HILDA BERTHA<br>PO BOX 1031<br>WESLACO TX 78599                | W3000-00-002-0003-00<br>WEST GROVE LOT 3 BLOCK 2<br>2612 N LOUISIANA AVE  | L: 20184<br>B: 75426  |
| LOPEZ LIONEL R & ORALIA G<br>2602 N LOUISIANA AVE<br>WESLACO TX 78599    | W3000-00-002-0004-00<br>WEST GROVE LOT 4 BLOCK 2<br>2606 N LOUISIANA AVE  | L: 20184<br>B: 644    |
| LOPEZ LIONEL R & ORALIA G<br>2602 N LOUISIANA AVE<br>WESLACO TX 78599    | W3000-00-002-0005-00<br>WEST GROVE LOT 5 BLOCK 2<br>2602 N LOUISIANA AVE  | L: 20532<br>B: 93254  |
| BARCENAS JOSE A<br>214 E 2ND ST<br>WESLACO TX 78596                      | W3000-00-002-0006-00<br>WEST GROVE LOT 6 BLOCK 2<br>2520 N LOUISIANA AVE  | L: 20532<br>B: 0      |
| BARCENAS JOSE A<br>214 E 2ND ST<br>WESLACO TX 78596                      | W3000-00-002-0007-00<br>WEST GROVE LOT 7 BLOCK 2<br>2526 N LOUISIANA AVE  | L: 20532<br>B: 0      |
| MARTINEZ JOAQUIN ESTEBAN &<br>2512 N LOUISIANA AVE<br>WESLACO TX 78599   | W3000-00-002-0008-00<br>WEST GROVE LOT 8 BLK 2<br>2512 N LOUISIANA AVE    | L: 20532<br>B: 66084  |
| GALINDO NOE & MIRIAM<br>2506 N LOUISIANA AVE<br>WESLACO TX 78599         | W3000-00-002-0009-00<br>WEST GROVE LOT 9 BLOCK 2<br>2506 N LOUISIANA AVE  | L: 20532<br>B: 70969  |
| PEREZ NORA ALICIA<br>2502 N LOUISIANA AVE<br>WESLACO TX 78599            | W3000-00-002-0010-00<br>WEST GROVE LOT 10 BLOCK 2<br>2502 N LOUISIANA AVE | L: 20532<br>B: 53967  |



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#### CITY OF WESLACO LEGAL NOTICE THE WESLACO CITY

CITY OF WESLACO LEGAL NOTICE The Weslaco City Commission will hold a public hearing on Tuesday, October 16, 2018 at 5:30 p.m. at the City Hall Legislative Chambers located at 255 South Kansas Avenue to consider the following request: Si desea informacion en español, llame al departamento de Planeación de la Ciudad de Weslaco, (956) 447-3403. Residents in the Austin and Merida Streets are requesting to close the two streets where they intersect with the drainage canal. The proposed street closure (street removal) will allow for unrestricted drainage flow but will impact through traffic. The public is invited to attend and express support for or opposition to these requests. You may also file written support or opposition on or before October 16, 2018, for the City Commission. For additional information, contact the Planning Department at (956) 447-3403 /S/ MARDOQUEO HINOJOSA, P.E., CFM Planning Director/City Engineer



[Click here to view the public notice as it appeared in print.](#)

Appeared in: **The Monitor** on Thursday, 10/04/2018

#### Attachment 1

No Attachment Uploaded



#### Attachment 2

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**To The Attention Of: The City of Weslaco, Mayor, City Manager and Commissioners**

The neighbors from subdivision Texas 1, 2,3, & 4 in Weslaco Texas are concern with the overflow of the canal during the last couple of months. The problem with the canal is that the water from subdivision Texas 2-is not flowing to Austin Street canal. On June 20, 2018 the canal from Texas 2 Subdivision overflow causing the neighborhood home to get flood. Most homes got approximately 5 to 24 inches of water damage inside their homes and all around their property. The major concern is that lives could have been lost and there was property damage. Vehicles were affected too and most damage beyond repair.

The day of the incident the city did not take any precautions to make the public aware of the storm that was going to occur. It caught most residents by surprise leaving most of them stranded and without help. Notification of potential flooding in that area due to poor drainage was needed. The last week of June 2018 I set up an appointment to speak with Mike Perez city manager to discuss installing addition pipes to the canals to prevent canals from flooding. The city manager informed Mr. Luevano and Miss. Ramirez that in order to fix the problem, it was going to take billions of dollars which the city doesn't have. I Miss Ramirez continue to seek resolutions but no one was available to answer questions or help out.

On September 11, 2018 within less than an hour the canal began to overflow. The neighborhood residents began to monitor the water level of the canal. Majority of the residents decided to leave their homes because they feared for their children and pets lives and severe property damage. Everyone has been living in fear and panic for the past couple of days due to the heavy rains and a tropical storm that appears to be landing in the next couple of days. September 12, 2018 Nereyda Ramirez scheduled an appointment with the City Manager Mike Perez and other residents of the neighborhood. Mr. Perez followed us through the neighborhood to observe the damage caused from the previous night. Mr. Perez was understanding and welcome any feedback to the solution of the problem. He offered to install a pump to help alleviate the water level and pressure. The pumps ae going to be installed before 5p.m. on September 13, 2018 and they will remain there until end of hurricane season. . Mr. Perez offered a quick fix solution to the problem meanwhile money is available but all subdivisions have to be in agreement of closing down Merida and Austin Street, as well as installing a bigger pipe.

The residents of subdivision Tejas 1,2,3,& 4 have sign the petition in agreeance for the reconstruction of the new pipe to resolve the problem of water flow into the canals. Mr. Perez has been very helpful in offering and implementing a temporary solution for this issue.

We are very thankful for the time and effort given to this situation. It is still a major concern for the resident s when major weather storms arise, but we are confident that this problem has been made aware of to the city and a solution is forthcoming.

Santos. Ramirez 2hc hsp.org

⑩ Nereida Ramirez

(956) 486-3750

⑪ Enrique Medina

956 647 7540

⑫ Ana Medina

956 503 1468

Josefina ⑬ Pina Valladares

956 968 - 7346

⑭ Ofelia Garza

956-472-7346

⑮ (fela)

⑯ Maggie Pena

956-463-9663

⑰ Ari Perez

956-792-6677

⑱ Ofelia Rodriguez

" 850-1504

⑲ Linda Alvarez

956 975-0508

⑳ Eddie Luevano

956-463-8392

㉑ Mary Luevano

956-376-8144

㉒ Alma Garcia

956-472-8358

㉓ Richard Valdez

956-793-9762

㉔ Robert Martinez

(956)-684-5505

㉕ ~~Maria Elena~~

" 460-2551

㉖ ~~Ray Rios~~

533-9141

㉗ Issa Sanchez

(956) 584-8897

㉘ Julia Montes

(361) 442-4244

㉙ Rando Guerrero

(956) 973-8678

㉚ Selina Martinez

(956) 332-3425

㉛ José Luis Martinez

956 255 2018

㉜ MARIA A CRUZ

956-969 3496

㉝ Ruben Zamora

956-393-0660

㉞ Jesus Sosa

956-463-5298



Anita Marquez-Adz 975-6681

Humberto Alvarez 969 3373

Fabian Clemente ~~Fabian~~ ~~Fuentes~~ (956) 472-8831

Gerardo Tafolla (956) 975-4301

Aurora Contreras (956) 975-4301

Jennifer Fuentes (956) 975-4301

Oneyda Clemente (956) 472-1564

Eddie Guerrero " 463-8397

Teodoro Lopez

David ~~Rodriguez~~ 956 472-1092

Vernica Rodriguez 956-793-7831

Lupe Ramos 956

Ind ~~Ind~~

Efrain Molina (956) 463-5474

Bobby Carazo (956) 532-8203



## Standardized Agenda Request Form

|                                                                                                                                                                                                                                                                                                                                                    |                                                 |                                                              |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------|--------------------------------------------------------------|
| <b>Date of Meeting:</b><br>October 16, 2018                                                                                                                                                                                                                                                                                                        |                                                 | <b>Agenda Item No. (to be assigned by CSO):</b><br>2018-2017 |
| <b>From:</b><br>Joe Pedraza                                                                                                                                                                                                                                                                                                                        |                                                 |                                                              |
| <b>Subject:</b><br>Discussion and consideration to approve the Final Plat for North Valley Ranchettes Subdivision, being a 31.3737 acres out of Farm Tracts 317 the West & Adams Subdivision, Weslaco, Hidalgo County, Texas located approximately 1750 ft. West of Mile 4 West Road. Possible action. (Staffed by Planning and Code Enforcement.) |                                                 |                                                              |
| <b>Background:</b><br>The proposed twelve (12) lot subdivision is inside the City of Weslaco outside city limits. This subdivision is being serviced with water by North Alamo Water Supply Company through a 16" waterline and sewer by OSSF. The property is within a Flood Zone "X". Owner is requesting an OSSF variance.                      |                                                 |                                                              |
| <b>Funding Source (budget code, if applicable):</b>                                                                                                                                                                                                                                                                                                |                                                 |                                                              |
| Amount:                                                                                                                                                                                                                                                                                                                                            | Term of Impact:                                 | Identified in Current Budget:                                |
| <b>Additional Action Prompted:</b><br>Mayor's Signature                                                                                                                                                                                                                                                                                            |                                                 |                                                              |
| <b>If item previously considered, provide date and action by Commission:</b>                                                                                                                                                                                                                                                                       |                                                 |                                                              |
| <b>If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners:</b>                                                                                                                                                                                      |                                                 |                                                              |
| <b>Advisory Review, if any (name of board/committee, date of action, recommendation):</b><br>Planning and Zoning recommended approval of the final plat and the variance of the OSSF on October 3, 2018.                                                                                                                                           |                                                 |                                                              |
| Kayla Arevalo<br>Joe Pedraza<br>Mike Perez                                                                                                                                                                                                                                                                                                         | Created/Initiated<br>Approved<br>Final Approval |                                                              |
| <b>City Manager Comments:</b><br>Approve.                                                                                                                                                                                                                                                                                                          |                                                 |                                                              |
| <b>Staff Recommendation:</b><br>Staff recommended approval with compliance with the ordinance for the variance.                                                                                                                                                                                                                                    |                                                 |                                                              |
| <b>Attachments, if any:</b><br>North Valley Ranchettes Sudivision - attachments, North Valley Ranchettes- Construction Plans                                                                                                                                                                                                                       |                                                 |                                                              |
| <b>Responsibilities upon Approval:</b><br>Staff will notify applicant.                                                                                                                                                                                                                                                                             |                                                 |                                                              |





## APPLICATION FOR VARIANCE

VAR18-00032

**RECEIVED**

SEP 12 2018

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. \_\_\_\_\_

Planning &  
Code Enforcement Dept.

### GENERAL INFORMATION

Name of Subdivision: North Valley Ranchettes Subdivision

Location: North side of Mile 12 N Road- 800 Feet West from Mile 4 West

Legal Description: 31.737 Acre Tract of Land out of Farm Tract 317, The West & Adams

Tract Vol. 2 Pg.s 34-37, H.C.M.R.

### 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:

Proposed use of Septic System

☐ 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:

---

---

### OWNER INFORMATION

Owner's Name: Premier Equity Investments, LLC Javier Hernandez President Telephone: 956-222-6488

Address: 1111 W. Nolana Ave. Ste Q Fax: \_\_\_\_\_

City: McAllen State: Tx Zip: 78504 E-mail: rjcanales@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:  Date: 9/7/18

Authorized Agent Printed Name: Ruben Canales

\*\*\*\*\*

**THIS PAGE FOR STAFF USE ONLY**

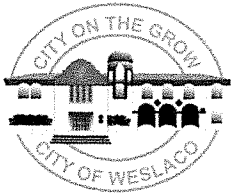
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Date Received: \_\_\_\_\_ Received By: \_\_\_\_\_ Date Paid \_\_\_\_\_

P & Z Meeting \_\_\_\_\_ City Commission Mtg \_\_\_\_\_

Variance Granted: \_\_\_\_\_  
\_\_\_\_\_

General Comments: \_\_\_\_\_  
\_\_\_\_\_



## SUBDIVISION PLATTING APPLICATION

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

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

FILE NO. SUB18-00021

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: North Valley Ranchettes Subdivision

Location: North side of Mile 12 N Road- 800 Feet West from Mile 4 West

Legal Description: 31.3737 Acre Tract of Land out of Farm Tract 317, The West & Adams Tract Vol. 2 Pg.s 34-37, H.C.M.R.

Is subdivision inside city limits?    ☐ YES    ☒ NO

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

If no submit letter of Annexation (Contiguous or Consensual)

Existing Zoning: n/a

Existing Land Use: Farm    Proposed Land Use: Single Family

Number of Lots Proposed: 12    Gross Acreage: 31.737

Title Report Submitted:    ☐ YES    ☒ NO

### OWNER INFORMATION

Owner's Name: Premier Equity Investments, LLC Javier Hernandez President Telephone: 956-222-6488

Address: 1111 W. Nolana Ave. Ste Q

Fax: N/A

City: McAllen    State: Tx    Zip: 78504    E-mail: rubene.jifloreslawfirm.com

### ENGINEER INFORMATION

Name: HLG PLAN REVIEW SERVICES    Telephone: 956-369-098

Address: P.O. Box 548

Fax: N/A

City: McAllen    State: Tx    Zip: 78505    E-mail: homero.gutierrez@sbcglobal.net

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

## UTILITY PROVISIONS

Will proposed subdivision connect to:

☐ YES ☐ NO Water Provision: NORTH ALAMO WATER SUPPLY CORPORATION

☐ YES ☐ NO Wastewater Provision: OSSF

☒ YES ☐ NO Electric Company: CPL / AEP

|                                                                                         |                                                                                       |                                                                                         |
|-----------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------|
| <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO Phone Utility _____ | <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO Gas Utility _____ | <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO Cable Utility _____ |
|-----------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------|

Proposed subdivision is in the following districts:

|                                                                                                    |                                                                                                      |
|----------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------|
| <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO Drainage District <u>NO. 1</u> | <input checked="" type="checkbox"/> YES <input type="checkbox"/> 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](mailto:mhinojosa@weslacotx.gov) & [rdelafuente@weslacotx.gov](mailto: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](mailto:mhinojosa@weslacotx.gov) & [rdelafuente@weslacotx.gov](mailto:rdelafuente@weslacotx.gov)
- \$350.00 (one time fee for preliminary and final plat)
- One 11" X 17" reduced copy of plat
- Plat Layout
  - Existing & Proposed Easements
  - Existing & Proposed ROW
  - Existing & Proposed Drainage Easements

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

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

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

**SUBMITTALS REQUIRED FOR FINAL (City Commission)**

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

**SUBMITTALS REQUIRED FOR PRE-CONSTRUCTION MEETING**

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

**SUBMITTALS REQUIRED FOR RECORDING OR HIDALGO COUNTY PLANNING**

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

**SUBMITTALS REQUIRED FOR RECORDING BY SECURITY**

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

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

### AUTHORIZATION AND ACKNOWLEDGEMENTS

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

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

Owner Printed Name: \_\_\_\_\_

Owner Signature: \_\_\_\_\_ Date: \_\_\_\_\_

\_\_\_\_\_ is the authorized agent

Authorized Agent Signature: Ruben Canales Date: 8-29-18

Authorized Agent Printed Name: Ruben J. Canales

\*\*\*\*\*

### THIS PAGE FOR STAFF USE ONLY

Date Received: \_\_\_\_\_ Received By: \_\_\_\_\_ Date Paid: \_\_\_\_\_

P & Z Commission Approval on Preliminary Plat: \_\_\_\_\_

P & Z Commission Approval on Final Plat: \_\_\_\_\_

City Commission Approval on Final Plat: \_\_\_\_\_

Preconstruction Meeting Date: \_\_\_\_\_

Date Recorded: \_\_\_\_\_ Instrument No. \_\_\_\_\_

General Comments: \_\_\_\_\_

CITY OF WESLACO  
956-968-3181

REC#: 02419312 8/29/2018 11:33 AM  
OPER: LVALD TERM: 036  
REF#: 1172  
PAID BY:

TRAN: 235.1000 PROCESSING FEE  
9998  
101-400-3200  
PROCESSING FEE-ONLI 5.00CR

TRAN: 203.0000 SUBDIVISION INSPECT  
9998  
101-400-1025  
SUBDIVISION INSPECT 350.00CR

TENDERED: 350.00 CHECK  
5.00 CASH

APPLIED: 355.00-

CHANGE: 0.00

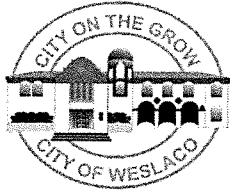
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Revised Form Decer

(Fax) 956-973-3128 ■ [WWW.WESLACOTX.GOV](http://WWW.WESLACOTX.GOV)

Please do not alter this application.  
Page 4





## SUBDIVISION REVIEW APPLICATION

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

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

FILE NO. SRV18-00022

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

### GENERAL INFORMATION

Name of Subdivision: NORTH VALLEY RANCHETTES SUBDIVISION

Location: NORHT SIDE OF MILE 12 N ROAD - 800 FEET WEST FROM MILE 4 WEST

Legal Description: 31.3737 ACRE TRACT OF LAND OUT OF FARM TRACT 317, THE WEST & ADAMS TRACT VOL. PGS. 34-37, H.C.M.R

Is subdivision inside city limits? ☐ YES ☒ NO

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

If no submit letter of Annexation (Contiguous or Consensual)

Existing Zoning: N/A

Existing Land Use: FARM Proposed Land Use: SINGLE FAMILY

Number of Lots Proposed: 12 Gross Acreage: 31.737

Title Report Submitted: ☐ YES ☐ NO

### OWNER INFORMATION

Owner's Name: PREMIER EQUILITY INVESTMENTS, LLC JAVIER HERNANDEZ PRES. Telephone: 956-222-6488

Address: 1111 W. NOLANA AVE. STE Q

Fax: \_\_\_\_\_

City: MCALLEN

State: TX

Zip: 78504

E-mail: RUBEN@JLFLORESLAWFIRM.COM

### ENGINEER INFORMATION

Name: HLG PLAN REVIEW SERVICES Telephone: 956-369-0988

Address: P.O. BOX 548

Fax: \_\_\_\_\_

City: MCALLEN

State: TX

Zip: 78505

E-mail: HOMERO\_GUTIERREZ@SBCGLOBAL.NET

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

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

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

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

**SUBMITTALS REQUIRED FOR FINAL (City Commission)**

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

**SUBMITTALS REQUIRED FOR PRE-CONSTRUCTION MEETING**

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

**SUBMITTALS REQUIRED FOR RECORDING OR HIDALGO COUNTY PLANNING**

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

**SUBMITTALS REQUIRED FOR RECORDING BY SECURITY**

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

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

### AUTHORIZATION AND ACKNOWLEDGEMENTS

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

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

Owner Printed Name: \_\_\_\_\_

Owner Signature: \_\_\_\_\_ Date: \_\_\_\_\_

\_\_\_\_\_ is the authorized agent

Authorized Agent Signature: Ruben J. Canales Date: 7-25-18

Authorized Agent Printed Name: RUBEN J. CANALES

\*\*\*\*\*

### 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: \_\_\_\_\_

\_\_\_\_\_

**AUTHORIZATION**

RE: 31.72 Acres out of West Tract 317

To whom it may concern:

Please be informed that Premier Equity Investments, LLC owns the property with approx. 31.737 Acres out of Farm Tract 317, THE WEST AND ADAMS TRACTS, in the northern area of Weslaco with property tax id number W3800-00-317-000-00. I, Javier Hernandez, President of Premier Equity Investments, LLC, hereby authorize Ruben Canales of Land Mark Services to apply and sign the application to be submitted to the City of Weslaco for the development of the above mentioned property.

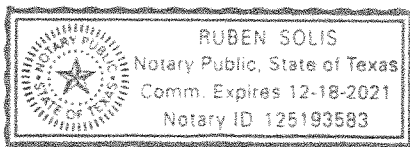
I am attesting my signature to confirm my authorization.

Yours truly,



Javier Hernandez, President of  
Premier Equity Investments, LLC

SWORN TO AND SUBSCRIBED BEFORE ME on this 24<sup>th</sup> day of July, 2018 by  
Javier Hernandez.



Notary Public  
In and for the State of Texas

## Property Tax Balance

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

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

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

*Unless otherwise noted, all data refers to tax information for 2017. All amounts due include penalty, interest, and attorney fees when applicable.*

**Account Number:** W380000317000000

**Pending Credit Card or eCheck Payments:**

No Payment Pending

**Appraisal District Number:** 325301

**Pay by Credit Card**

**Address:**

ALLIANZA PARTNERSHIP LTD  
1111 W NOLANA AVE STE Q  
MCALLEN, TX 78504

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

**Property Site Address:**

E MILE 12 NORTH RD

**Pay by eCheck**

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

**Legal Description:**

WEST TRACT 31.72AC FT 317

**Print Current Statement**

**Current Tax Levy:** \$195.24

**Current Amount Due:** \$0.00

**Print Delinquent Statement**

**Prior Year Amount Due:** \$0.00

**Total Amount Due:** \$0.00

**Register for Certified Statements by Email**

**Last Payment Amount for Current Year Taxes:**  
\$195.24

**Gross Value:** \$228,384

**Last Payer for Current Year Taxes:**

ALLIANZA PARTNERSHIP LTD

**Land Value:** \$228,384

**Improvement Value:** \$0

**Last Payment Date for Current Year Taxes:**  
01/31/2018

**Capped Value:** \$0

**Active Lawsuits:** None

**Agricultural Value:** \$9,357

**Exemptions:**  
None

[Exemption and Tax Rate Information](#)

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

[Payment Information](#)

[Print a Current Tax Statement](#)

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

7/24/2018

Hidalgo County

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[Terms of Use](#)

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HIDALGO COUNTY TAX OFFICE  
PO BOX 178  
EDINBURG, TEXAS 78540  
(956) 318-2157  
You may also [e-mail](#) the office.

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**NO. 1 VALLEY RANCHETTES SUBDIVISION**  
**On-Site Sewerage Facility**  
**Soil Evaluation Report Information**

Date Soil Survey Performed: 7/16/18

Site Location: FT 317 The West and Adams Tract

County: Hidalgo

Proposed Excavation Depth: As per soils book

Name of Site Evaluator: Homero L. Gutierrez

Registration Number: 36639

**Requirements:**

At least two soil excavation must be performed on the site, at opposite ends of the proposed disposal area.

Locations of soil boring or dug pits must be shown on the site drawing.

For subsurface disposal, soil evaluation must be performed to a depth of at least two feet below the proposed excavation depth. For surface disposal, the surface horizon must be evaluated.

Describe each soil horizon and identify any restrictive features on the form. Indicate depths where features appear.

| Soil Boring Number: <u>1</u> |               |                 |                                                    |                                 |                     |                           |
|------------------------------|---------------|-----------------|----------------------------------------------------|---------------------------------|---------------------|---------------------------|
| Depth (Feet)                 | Texture Class | Soil Texture    | Structure (For Class III-blocky, platy or massive) | Drainage (Mottles/ Water Table) | Restrictive Horizon | Observations              |
| 0                            |               |                 |                                                    | None                            |                     |                           |
| 1                            | III           | Sandy Clay Loam |                                                    |                                 |                     |                           |
| 2                            |               |                 |                                                    |                                 |                     |                           |
| 3                            |               |                 |                                                    |                                 |                     |                           |
| 4                            |               |                 |                                                    |                                 |                     |                           |
| 5                            | III           | Clay Loam       | N/A                                                |                                 | None                | Soil is suitable for ossf |

| Soil Boring Number: <u>2</u> |               |                 |                                                    |                                 |                     |                           |
|------------------------------|---------------|-----------------|----------------------------------------------------|---------------------------------|---------------------|---------------------------|
| Depth (Feet)                 | Texture Class | Soil Texture    | Structure (For Class III-blocky, platy or massive) | Drainage (Mottles/ Water Table) | Restrictive Horizon | Observations              |
| 0                            |               |                 |                                                    |                                 |                     |                           |
| 1                            | II            | Fine Sandy Loam |                                                    |                                 |                     |                           |
| 2                            |               |                 |                                                    |                                 |                     |                           |
| 3                            |               |                 |                                                    |                                 |                     |                           |
| 4                            |               |                 |                                                    |                                 |                     |                           |
| 5                            | III           | Sandy Clay Loam | N/A                                                | None                            | None                | Soil is suitable for ossf |

I certify that the findings of this report are based on my field observations and are accurate to the best of my ability.

Homero L. Gutierrez  
 Signature of Site Evaluator

7-12-18  
 Date:



**Applicant Information:**

Name: **PREMIER EQUITY INVESTMENTS, L.L.C.**  
Address: **1111 W. Nolana Ave.**  
City: **McAllen** State: **Texas**  
Zip Code: **78504** Phone: **-** Fax: **-**

**Property Location:**

Lot **317** Block **-** Subdivision: **West Tract**  
Street/Road Address: **-**  
County: **Hidalgo** Unincorporated Area? **Y or N**  
City **-** Zip Code **-**  
Additional Information: **-**

**Site Evaluator Information:**

Name: **Homero Luis Gutierrez, P.E.**  
Company: **HOMERO L. GUTIERREZ, P.E., OWNER**  
Address: **P.O. Box 548**  
City: **McAllen** State: **Texas**  
Zip Code: **78505** Phone: **-** Fax: **n/a**  
**956-369-0988**

**Installer Information:**

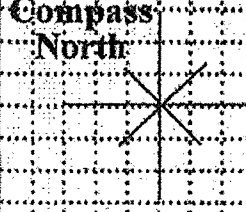
Name: **-**  
Company: **-**  
Address: **-**  
City: **-** State: **Texas**  
Zip Code: **-** Phone: **-** Fax: **-**

Show:

**Schematic of Lot or Tract**

Compass North, adjacent streets, property lines, property dimensions, location of buildings, easements, swimming pools, water lines, and other surface improvements where known (drainage, patios, sidewalks).  
Location of existing or proposed water wells within 150 feet of property.  
Indicate slope or provide contour lines from the structure to the farthest location of the proposed soil absorption or irrigation area.  
Location of soil borings or dug pits (show location with respect to a known reference point)  
Location of natural, constructed, or proposed drainage ways, (streams, ponds, lakes, rivers, high tide of salt water bodies) water impoundment areas, cut or fill bank, sharp slopes and breaks.

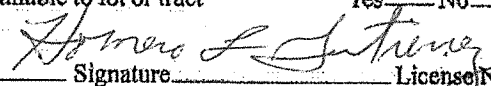
Lot Size **-** acres

|                                                                                                            |                                                                   |
|------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------|
| <b>Compass North</b><br> | <b>Site Drawing</b>                                               |
|                                                                                                            | Scale: <b>1 inch = 50 feet</b><br>Note type of vegetation on lot: |

**Features of Site Area**

|                                                         |                                                          |
|---------------------------------------------------------|----------------------------------------------------------|
| Presence of 100 year flood zone                         | Yes <input type="checkbox"/> No <input type="checkbox"/> |
| Presence of adjacent ponds, streams, water impoundments | Yes <input type="checkbox"/> No <input type="checkbox"/> |
| Existing or proposed water well in nearby area          | Yes <input type="checkbox"/> No <input type="checkbox"/> |
| Organized sewage service available to lot or tract      | Yes <input type="checkbox"/> No <input type="checkbox"/> |

Site Evaluator  
Name: **HOMERO L. GUTIERREZ**

Signature: 

License No.:

36639

(Circle one RS, PE, DR, Installer If)

TABLE 16.--ENGINEERING INDEX PROPERTIES--Continued

| Map symbol and soil name | Depth     | USDA texture                      | Classification |                        | Percentage passing sieve number-- |        |        |        | Liquid limit | Plasticity index |
|--------------------------|-----------|-----------------------------------|----------------|------------------------|-----------------------------------|--------|--------|--------|--------------|------------------|
|                          |           |                                   | Unified        | AASHTO                 | 4                                 | 10     | 40     | 200    |              |                  |
|                          | <u>In</u> |                                   |                |                        |                                   |        |        |        | <u>Pct</u>   |                  |
| 13:*                     |           |                                   |                |                        |                                   |        |        |        |              |                  |
| Randado-----             | 0-9       | Fine sandy loam                   | SM, SM-SC      | A-2-4                  | 75-100                            | 70-100 | 70-100 | 20-35  | <25          | NP-7             |
|                          | 9-16      | Fine sandy loam, sandy clay loam. | SC, SM-SC, GC  | A-2-4, A-2-6, A-4, A-6 | 65-100                            | 60-100 | 60-100 | 25-50  | 25-34        | 7-14             |
|                          | 16-60     | Cemented-----                     | ---            | ---                    | ---                               | ---    | ---    | ---    | ---          | ---              |
| 14-----                  |           |                                   |                |                        |                                   |        |        |        |              |                  |
| Falfurrias               | 0-80      | Fine sand-----                    | SP-SM, SM      | A-2-4, A-3             | 100                               | 100    | 75-100 | 5-25   | <25          | NP-3             |
| 15-----                  |           |                                   |                |                        |                                   |        |        |        |              |                  |
| Grulla                   | 0-7       | Clay-----                         | CL, CH         | A-7-6                  | 100                               | 100    | 100    | 90-100 | 41-55        | 20-30            |
|                          | 7-65      | Silty clay, clay                  | CH             | A-7-6                  | 100                               | 100    | 100    | 90-100 | 52-66        | 28-39            |
| 16, 17, 18-----          |           |                                   |                |                        |                                   |        |        |        |              |                  |
| Hargill                  | 0-18      | Fine sandy loam                   | SC, SM-SC, SM  | A-2-4                  | 100                               | 95-100 | 95-100 | 17-35  | <30          | NP-8             |
|                          | 18-63     | Sandy clay loam                   | SC, CL         | A-6                    | 100                               | 95-100 | 95-100 | 40-55  | 30-40        | 11-20            |
|                          | 63-80     | Sandy clay loam                   | SC             | A-2-4, A-2-6, A-4, A-6 | 85-100                            | 80-100 | 75-100 | 34-50  | 28-39        | 9-18             |
| 19, 20-----              |           |                                   |                |                        |                                   |        |        |        |              |                  |
| Harlingen                | 0-8       | Clay-----                         | CH             | A-7-6                  | 100                               | 100    | 100    | 90-100 | 51-85        | 32-60            |
|                          | 8-35      | Clay-----                         | CH             | A-7-6                  | 100                               | 100    | 100    | 95-100 | 65-85        | 50-65            |
|                          | 35-72     | Clay-----                         | CH             | A-7-6                  | 100                               | 100    | 100    | 95-100 | 65-85        | 50-65            |
| 21:*                     |           |                                   |                |                        |                                   |        |        |        |              |                  |
| Harlingen-----           | 0-8       | Clay-----                         | CH             | A-7-6                  | 100                               | 100    | 100    | 90-100 | 51-85        | 32-60            |
|                          | 8-35      | Clay-----                         | CH             | A-7-6                  | 100                               | 100    | 100    | 95-100 | 65-85        | 50-65            |
|                          | 35-72     | Clay-----                         | CH             | A-7-6                  | 100                               | 100    | 100    | 95-100 | 65-85        | 50-65            |
| Urban land.              |           |                                   |                |                        |                                   |        |        |        |              |                  |
| 22, 23, 24-----          |           |                                   |                |                        |                                   |        |        |        |              |                  |
| Hebbronville             | 0-17      | Sandy loam-----                   | SM             | A-2-4                  | 100                               | 100    | 75-100 | 13-24  | <25          | NP-4             |
|                          | 17-58     | Fine sandy loam, loam.            | SM, SM-SC      | A-2-4                  | 100                               | 100    | 90-100 | 20-30  | <30          | NP-7             |
|                          | 58-65     | Fine sandy loam, loam.            | SM-SC, SC      | A-2-4, A-4, A-2-6, A-6 | 95-100                            | 90-100 | 90-100 | 20-40  | 20-30        | 4-13             |
| 25, 26, 27-----          |           |                                   |                |                        |                                   |        |        |        |              |                  |
| Hidalgo                  | 0-17      | Fine sandy loam                   | SC, SM-SC      | A-4, A-6               | 100                               | 95-100 | 90-100 | 36-50  | 20-30        | 4-11             |
|                          | 17-28     | Sandy clay loam, clay loam.       | SC, CL         | A-6                    | 100                               | 95-100 | 90-100 | 36-80  | 30-40        | 11-20            |
|                          | 28-80     | Clay loam, sandy clay loam.       | CL, SC         | A-6, A-7-6             | 90-100                            | 80-100 | 75-99  | 44-80  | 30-44        | 11-23            |
| 28, 29, 30-----          |           |                                   |                |                        |                                   |        |        |        |              |                  |
| Hidalgo                  | 0-17      | Sandy clay loam                   | SC, CL         | A-6                    | 100                               | 95-100 | 90-100 | 36-55  | 29-40        | 11-20            |
|                          | 17-28     | Sandy clay loam, clay loam.       | SC, CL         | A-6                    | 100                               | 95-100 | 90-100 | 36-80  | 30-40        | 11-20            |
|                          | 28-80     | Clay loam, sandy clay loam.       | CL, SC         | A-6, A-7-6             | 90-100                            | 80-100 | 75-99  | 44-80  | 30-44        | 11-23            |
| 31:*                     |           |                                   |                |                        |                                   |        |        |        |              |                  |
| Hidalgo-----             | 0-17      | Sandy clay loam                   | SC, CL         | A-6                    | 100                               | 95-100 | 90-100 | 36-50  | 29-40        | 11-20            |
|                          | 17-28     | Sandy clay loam, clay loam.       | SC, CL         | A-6                    | 100                               | 95-100 | 90-100 | 36-80  | 30-40        | 11-20            |
|                          | 28-80     | Clay loam, sandy clay loam.       | CL, SC         | A-6, A-7-6             | 90-100                            | 80-100 | 75-99  | 44-80  | 30-44        | 11-23            |
| Urban land.              |           |                                   |                |                        |                                   |        |        |        |              |                  |

See Appendix A and B for details.

Urban land

69:\*

Ustorthents

70, 71-----

Willacy

0-14 Fine sandy loam  
14-80 Sandy clay loam, fine sandy loam.SC, SM-SC  
SC, CL  
A-2-4, A-4  
A-4, A-6100 100 95-100 30-45  
95-100 90-100 90-100 36-6920-30  
20-30

72:\*

Willacy-----

0-14 Fine sandy loam  
14-80 Sandy clay loam, fine sandy loam.SC, SM-SC  
SC, CL  
A-2-4, A-4  
A-4, A-6100 100 95-100 30-45  
95-100 90-100 90-100 36-6920-30  
20-30

Urban land.

73-----

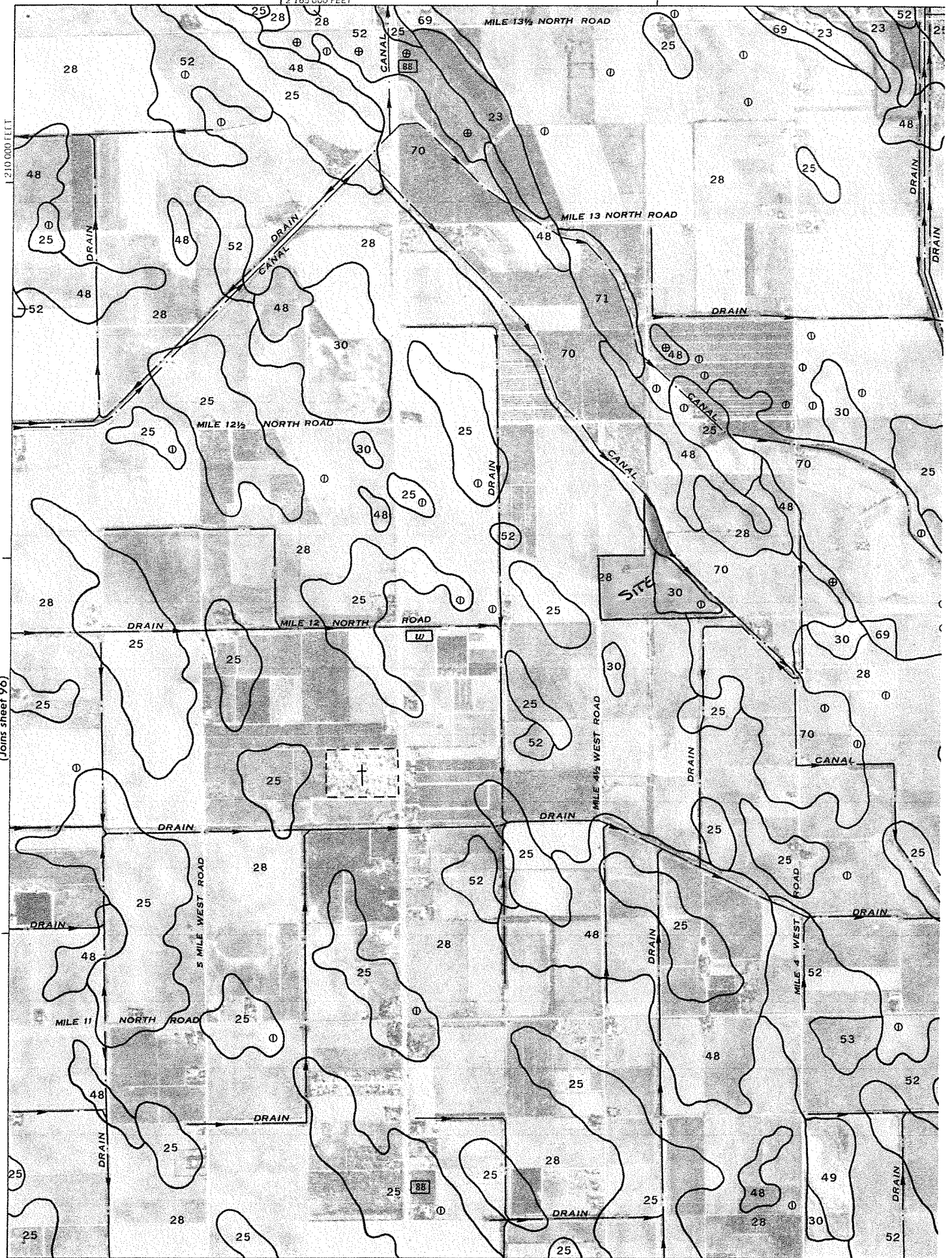
0-9 Loamy fine sand

SP-SM, SM, A-2-4

95-100 95-100 70-85

10-25 &lt;25

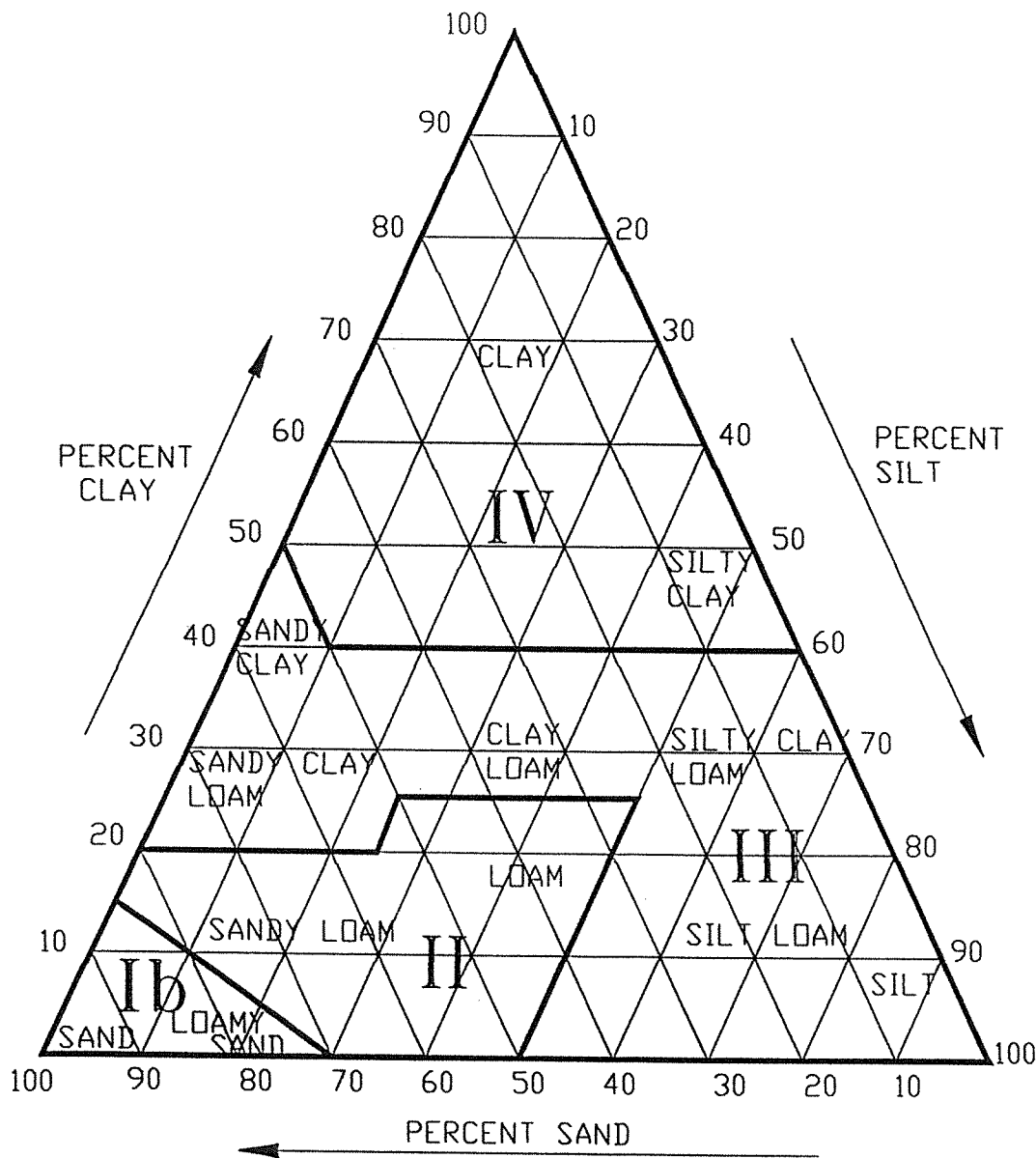
1:2165 000 FEET



Shaded areas are approximately equal.

(Joins sheet 96)

(6) Table VI. USDA Soil Textural Classifications.



#### SOIL PARTICLE SIZE:

Clay - Smaller than 0.002 mm in diameter.

Silt - 0.05 to 0.002 mm in diameter.

Sand - 2.0 to 0.05 mm in diameter.

Gravel - Greater than 2.0 mm in diameter.

mm = millimeter

Note 1: Sand shall be free of organic matter and shall be composed of silica, quartz, mica, or any other stable mineral.

Note 2: Class Ia soils contain more than 30% gravel, therefore, they are not portrayed on the soil triangle.

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

---

|                                     |                    |
|-------------------------------------|--------------------|
| Document No: 2931558                | Billable Pages: 5  |
| Recorded On: July 11, 2018 02:05 PM | Number of Pages: 6 |

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

Total Recording: \$ 52.00

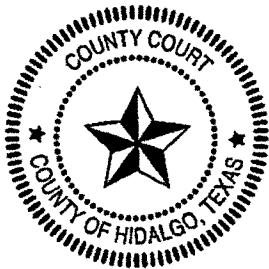
---

\*\*\*\*\*THIS PAGE IS PART OF THE DOCUMENT\*\*\*\*\*

Any provision herein which restricts the Sale, Rental, or use of the described REAL PROPERTY  
because of color or race is invalid and unenforceable under federal law.

|                                     |                              |
|-------------------------------------|------------------------------|
| <b>File Information:</b>            | <b>Record and Return To:</b> |
| Document No: 2931558                | Corporation Service Company  |
| Receipt No: 20180711000286          | na                           |
| Recorded On: July 11, 2018 02:05 PM |                              |
| Deputy Clerk: Elaine Acuna          | na TX 00000                  |
| Station: Mcallen-CC-K24             |                              |

---



STATE OF TEXAS  
COUNTY OF HIDALGO

I hereby certify that this Instrument was FILED in the File Number sequence on the date/time  
printed hereon, and was duly RECORDED in the Official Records of Hidalgo County, Texas.

Arturo Guajardo Jr.  
County Clerk  
Hidalgo County, Texas

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

**WARRANTY DEED WITH VENDOR'S LIEN**

**Date:** July 11, 2018

**Grantor:** Allianza Partnership, Ltd, a Texas Limited Partnership

**Grantor's Mailing Address (including county):**

1111 W. Nolana Ave  
McAllen, Texas 78504  
Hidalgo County

**Grantee:** Premier Equity Investments, LLC, a Texas Limited Liability Company

**Grantee's Mailing Address (including county):**

1111 W. Nolana Ave, Ste. Q  
McAllen, Texas 78504  
Hidalgo County

**Consideration:** TEN AND NO/100 DOLLARS and other good and valuable consideration and the further consideration of a note of even date, that is in the principal amount of FOUR HUNDRED FIFTEEN THOUSAND AND NO/100 DOLLARS (\$415,000.00) and is executed by Grantee, payable to the order of Grantor. It is secured by a vendor's lien retained in this deed and by a deed of trust of even date, from Grantee to Jose Luis Flores, Trustee.

**Property (including any improvements):**

See attached Exhibit "A".

**Reservations From and Exceptions to Conveyance and Warranty:**

Easements, rights-of-way, and prescriptive rights, whether of record or not; all presently recorded instruments, other than liens and conveyances, that affect the property; taxes for the current year, the payment of which Grantee assumes.

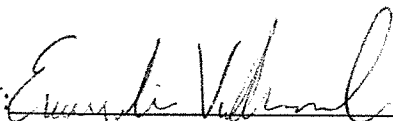
This conveyance is made subject to the prior lien of a deed of trust recorded under Clerk's File #2810218 of the Official Public Records of Real Property of Hidalgo County, Texas, which secures payment of a promissory note in the original principal amount of TWO HUNDRED FIFTEEN THOUSAND AND NO/100 DOLLARS (\$215,000.00). Grantee in this deed does not assume payment of that TWO HUNDRED FIFTEEN THOUSAND AND NO/100 DOLLARS (\$215,000.00) note. Payee of the wraparound note is obligated to pay all installments on the TWO HUNDRED FIFTEEN THOUSAND AND NO/100 DOLLARS (\$215,000.00) note as they fall due. In the event of default in payment of that TWO HUNDRED FIFTEEN THOUSAND AND NO/100 DOLLARS (\$215,000.00) note, Grantee shall have the right to cure any such default as long as Grantee is not in default in payment of the wraparound note or in performance of the covenants of the deed of trust securing it. If Grantee cures a default in payment of the TWO HUNDRED FIFTEEN THOUSAND AND NO/100 DOLLARS (\$215,000.00) note, Grantee may receive credit on the wraparound note for all amounts so paid as of the date of the Payment, in the manner that Grantee directs.

Grantor, for the consideration, receipt of which is acknowledged, and subject to the reservations from and exceptions to conveyance and warranty, grants, sells and conveys to Grantee the property, together with all and singular the rights and appurtenances thereto in any wise belonging, to have and hold it to Grantee, Grantee's heirs, executors, administrators, successors or assigns forever. Grantor binds Grantor and Grantor's heirs, executors, administrators and successors to warrant and forever defend all and singular the property to Grantee and Grantee's heirs, executors, administrators, successors and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the reservations from and exceptions to conveyance and warranty.

The vendor's lien against and superior title to the property are retained until each note described is fully paid according to its terms, at which time this deed shall become absolute.

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

Allianza Partnership, Ltd, a Texas Limited Partnership  
By: Allianza Investments, LLC, its General Partner

BY:   
Evangelina Villarreal  
President

## ACKNOWLEDGMENT

STATE OF TEXAS

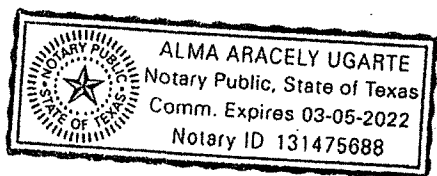
§

COUNTY OF HIDALGO

§

§

This instrument was acknowledged before me on July 11<sup>th</sup>, 2018, by Evangelina Villarreal, President of Allianz Partnership, Ltd, a Texas Limited Partnership.



Alma Aracely Ugarte  
Notary Public, State of Texas

PREPARED IN THE OFFICE OF:

LAW OFFICE OF JOSE LUIS FLORES  
1111 W. Nolana Ave  
McAllen, Texas 78504



**EXHIBIT "A"**

May 16, 2017

**METES AND BOUNDS DESCRIPTION  
31.737 ACRES OUT OF  
FARM TRACT 317,  
THE WEST AND ADAMS TRACTS  
HIDALGO COUNTY, TEXAS**

A tract of land containing 31.737 acres situated in Hidalgo County, Texas, being a part or portion out of Farm Tract 317, The West and Adams Tracts, according to the plat thereof recorded in Volume 2, Pages 34-37, Hidalgo County Map Records, which said 31.737 acres being the same tract of land conveyed to Alianza Partnership, Ltd, a Texas Limited Partnership by virtue of a General Warranty Deed recorded under Document Number 2796600, Hidalgo County Official Records, said 31.737 acres also being more particularly described as follows:

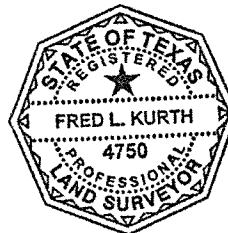
BEGINNING at a Cotton Picker Spindle found [Northing: 16608575.944, Easting: 1153441.407] within the existing right-of-way of Mile 12 North Road, and the Southwest corner of said Farm Tract 317, for the Southwest corner of this herein described tract;

1. THENCE, N 01° 15' 25" W (North deed calls) along the West line of said Farm Tract 317, at a distance of 19.74 feet pass a No. 4 rebar found, at distance of 30.00 feet pass the existing North right-of-way line of Mile 12 Rd. N., at a distance of 500.71 feet pass the Northeast corner of certain tract conveyed to Roberto Rios by virtue of a Partition Deed recorded under Document Number 1984452, Hidalgo County Official Records and the Southernmost Southwest corner of Shilo Subdivision according to the plat thereof recorded in Volume 27, Page 36B, Hidalgo County Map Records, at a distance of 786.92 feet pass a No. 4 rebar found, continuing a total distance of 857.92 feet (857.2 feet deed calls) to a No. 4 rebar found at an inside corner of said Shilo Subdivision, for the Southernmost Northwest corner of this tract;
2. THENCE, N 88° 44' 35" E (East deed calls) along a South line of said Shilo Subdivision, a distance of 610.00 feet to a No. 4 rebar set for an inside corner of this tract;
3. THENCE, N 01° 15' 25" W (South deed calls) along a East line of said Shilo Subdivision, a distance of 818.08 feet to a No. 4 rebar found for Northernmost Northwest corner of this tract;
4. THENCE, S 46° 05' 55" E (N 45° 11' 00" W deed calls) along the West right-of-way line of an Easement conveyed to Hidalgo & Cameron Irrigation District #9 by virtue of Warranty Deed recorded in Volume 314, Page 62, Hidalgo County Deed Records, a distance of 187.98 feet to a No. 4 rebar set for an outside corner of this tract;
5. THENCE, S 21° 55' 21" E (N 20° 41' 00" W deed calls) along the West right-of-way line of said Easement, a distance of 807.36 feet to a No. 4 rebar set for an inside corner of this tract;
6. THENCE, S 46° 34' 21" E (S 45° 20' 00" E deed calls) along the West right-of-way line of said Easement, at a distance of 1,077.72 feet pass a No. 4 rebar set on the existing North right-of-way of Mile 12 Rd. N., continuing a total distance of 1,120.40 feet to a Cotton Picker Spindle set [Northing: 16608615.389, Easting: 1155265.054] on the Southeast corner of said Farm Tract 317, and within the existing right-of-way of Mile 12 North Road, for Southeast corner of this tract
7. THENCE, S 88° 45' 39" W (West deed calls) within the right-of-way of Mile 12 North Road, at a distance of 1,014.07 feet pass the Southeast corner of said 8.23-acre tract 1, at a distance of 1,214.07 feet pass the Southwest corner of said 8.23-acre tract 1, continuing a total distance of 1,824.07 feet (1,824.2'

deed calls) to the POINT OF BEGINNING and containing 31.737 acres of which 1.246 acre lies within the existing right-of-way of Mile 12 North Road, leaving a net of 30.491 acres of land, more or less.

I, FRED L. KURTH, A REGISTERED PROFESSIONAL LAND SURVEYOR DO HEREBY AFFIRM THAT THIS METES AND BOUNDS DESCRIPTION REPRESENTS THE RESULTS OF A SURVEY MADE ON THE GROUND ON 5/4/2017 UNDER MY DIRECTION AND SUPERVISION.

*Fred L. Kurth*      5-17-17  
FRED L. KURTH, R.P.L.S. #4750      DATE:



# CITY OF WESLACO

## PLANNING AND CODE ENFORCEMENT DEPARTMENT

### Subdivision Review MEETING

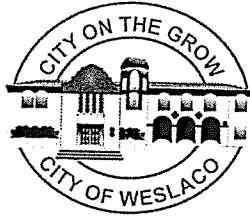
NAME OF SUBDIVISION: NORTH VALLEY RANCHETTES 08/15/2018

#### SIGN IN FORM

| 1  | Name                 | Company              | Phone #      |
|----|----------------------|----------------------|--------------|
| 2  | Mardeques Hinojosa   | City of Weslaco      | 447-3403     |
| 3  | Zenaida Guerrero     | City of Weslaco      | 447-3401     |
| 4  | Rebekah de la Fuente | COW                  | 447-3401     |
| 5  | Jesse Valderas       | COW - Fire Marshal's | 447-3415     |
| 6  | Mike Sumner          | Weslaco FMO          | 447-3415     |
| 7  | Marcelo Cosme        | COCU                 | 532-8342     |
| 8  | Rolando Garza        | City of Weslaco      | 447-3401     |
| 9  | Eric Hernandez       | COW - Police         | 778-3417     |
| 10 | Jeremy Ariza         | City of Weslaco      | 956-353-1169 |
| 11 | Efraim Tafolla       | City of Weslaco      | 956-472-2181 |
| 12 | Rubén Carabán        | SAI                  | 956 802-7477 |
| 13 |                      |                      |              |
| 14 |                      |                      |              |
| 15 |                      |                      |              |
| 16 |                      |                      |              |
| 17 |                      |                      |              |

# City of Weslaco

*"The City on the Grow"*



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

Mike R. Perez, City Manager

August 14, 2018

HLG Plan Review Services, LLC  
P.O. Box 548  
McAllen, TX 78505  
Engineering Firm No. F-10426

Re: Subdivision Review Comments for North Valley Ranchettes

Homero L. Gutierrez, P.E.

Please find below comments to the above-mentioned project:

## Plat

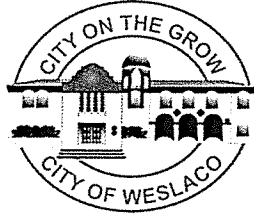
1. Must call out Point of Commencement.
2. Please update the Irrigation District No. 9's Signature block.
3. Metes and bounds must correspond to the plat. South side of lot needs the measurements.
4. Find the updated property owners to the east side of the property and update.
5. Flood Zone statement must be added for a Flood Zone X Unshaded and Revision from 2002.
6. Drainage Plat Note must be filled. 65750 cf or 1.51 ac-ft
7. Must provide runoff calculations in drainage report.
8. Plat note #8 mentions an off-site parking lot, a proposed site plan must be presented.
9. Must provide sediment and erosion plan.

Sincerely,

Mardoqueo Hinojosa, P.E., CFM  
Planning Director/City Engineer

# City of Weslaco

*"The City on the Grow"*



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

Mike R. Perez, City Manager

August 15, 2018

HLG Plan Review Services  
c/o Homero Gutierrez  
P.O. Box 548  
McAllen, Texas 78505

Re: North Valley Ranchettes Subdivision

Dear Applicant:

As per the plan set received, please find below general comments that need to be addressed for the above-mentioned subdivision:

1. Identify the point of commencement
2. Fix minor corrections on metes and bound. The last bearing point is not identified on plat.
3. Identify FIRM panel \_\_\_\_\_ dated \_\_\_\_\_
4. Add Plat Note: Streetlight must be located every 300 feet
5. Update signature line for the HCCID#9
6. Minimum Building Setback lines shall be as follows: Rear: 25'- Applicant may request a variance
7. Request a variance for OSSF.
8. Add Plat Note: A 4ft. sidewalk is required along exterior perimeter upon the issuance of a building permit.

Should you need additional information or have any questions, please call the Planning Department at (956) 447-3401.

Sincerely,

Rebekah de la Fuente, CFM  
Senior Planner

**WESLACO FIRE MARSHAL'S OFFICE**

255 S. Kansas

Weslaco, Texas 78596

(956) 447-3415 Fax (956) 969-4921

DATE: 7/30/18

OCCUPANCY CLASS: Subdivison

FACILITY NAME: North Valley Ranchettes

PHYSICAL &amp; MAILING ADDRESS: Mile 12N and 4 W

PHONE #:

OWNER/MANAGER: Javier Hernandez

**PLAN REVIEW – CHECK OFF LIST**

|   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                        |                              |
|---|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------|------------------------------|
| x | Approved as submitted                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | x                      | with notes                   |
|   | Illuminated exit signs and emergency lighting shall be combination with 90 minute battery pack back-up.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                        |                              |
|   | All restrooms shall have emergency lighting with 90 minute battery pack back-up.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                        |                              |
|   | Shall provide minimum 5 lb. ABC dry chemical extinguisher at 75' intervals, annually inspected & tagged by a licensed agency and mounted no higher than 48" from top to ground. NFPA 10, Latest Edition & IFC 2015 Edition, Section 906.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                        |                              |
|   | Shall have fire alarm company submit plans for proposed fire alarm.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                        |                              |
|   | Shall have fire alarm system installed in accordance with the latest editions of NFPA 70 & 72, by a licensed agency and monitored 24/7 by an outside agency. Shall call our office 24 hours in advance for trip test. NFPA 101, Life Safety Code, 2015 Edition                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                        |                              |
|   | Shall have fire alarm system tied into the sprinkler system to monitor flow and tamper switches. Shall also be tied into the suppression system for the kitchen hood. NFPA 101, Life Safety Code, 2015 Edition.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                        |                              |
|   | Shall have automatic sprinkler system installed by a licensed agency and in accordance with the latest edition of NFPA 13. Sprinkler company shall submit plans to our office and ISO for review. Shall contact our office 24 hours in advance for underground & aboveground hydrostatic tests. IFC, 2015 Edition, Section 903 & 912 and latest edition of NFPA 13. <b>No ceiling shall be in place until Aboveground hydrostatic test has been approved.</b>                                                                                                                                                                                                                                                                                                  |                        |                              |
|   | If cooking that releases grease latent vapors, shall provide hood suppression system installed by a licensed agency; hood shall vent to exterior of building. NFPA 96, Latest edition. An approved method shall be provided that will ensure that the appliance(s) is returned to an approved design location, NFPA 96, Section 12.1.2.3.1 Shall call our office 24 hours in advance for trip test. IFC, 2015 Edition, Section 904.                                                                                                                                                                                                                                                                                                                            |                        |                              |
|   | Shall have 1 – K extinguisher for kitchen annually inspected by a licensed agency. IFC, 2015 Edition, Section 904.11.5                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                        |                              |
| x | 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.                                                                                                                                                                                                                                                                                                                                                                                                                        |                        |                              |
|   | Fire department connection shall be free-standing, away from the building, minimum 1 ½ times the building height, out of the collapse zone, and within 100' of a fire hydrant. FDC shall be protected from impact with 4" diameter concrete filled bollards, cemented 4' into the ground with 3' above ground. Shall be spaced 3' apart. Shall have a reflective sign indicating "FDC" with 6" high letters, ½" wide. IFC, 2015 Edition, Section 903.3.7 and all of section 912, IFC, 2015 Edition, and latest edition of NFPA 13. The FDC connection shall be the 5 inch storz with a 30 to 40 degree downward deflection angle adapter. Tamper protection for backflow preventer shall be of an approved type and approved by Authority Having Jurisdiction. |                        |                              |
|   | 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).                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                        |                              |
|   | Fire apparatus access road shall comply with IFC 2015 Edition, Appendix D. (Cul-de-sac, wye, hammerhead)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                        |                              |
|   | Shall have evacuation routes, with primary & secondary exits marked, in place. IFC, 2015 Edition, Section 404.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                        |                              |
|   | Shall maintain a clear path for means of egress in the following areas:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                        |                              |
|   | Shall have all exit doors open in the direction of egress travel. If equipped with a locking device, it shall be of an approved type.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                        |                              |
|   | Every room or space that is an Assembly occupancy shall have the occupant load posted in a conspicuous place.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                        |                              |
|   | Shall maintain 44" clearance between aisles.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                        |                              |
|   | 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. Chained gates shall have a Knox padlock in place. If the gate system is automated, all gates in the system shall open automatically.                                                                                                                                                                                                                                                                                                                                                                     |                        |                              |
|   | Shall post address in front of building plainly visible from the street with 6" x ½" stroke letters or numbers.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                        |                              |
|   | Shall have Knox Box, 3200 Series, with hinged door, installed for fire department access. www.KnoxBox.com                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                        |                              |
|   | Shall have Knox FDC 5 inch Storz Caps in place. www.KnoxBox.com                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                        |                              |
|   | Shall have an exterior door to Riser Room. Shall label Riser Room with a white reflective sign to read "Riser Room" with 6" x ¾" stroke red letters.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                        |                              |
|   | Shall provide fire lane painted with 6" red striping, with white lettering 4" x ¾" stroke to read "No Parking Fire Lane" spaced every 10 to 12 feet.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                        |                              |
|   | Shall submit a complete set of plans for construction to my office for further requirements.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                        |                              |
|   | Shall pay appropriate fees for the following:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | Plan review            | Fire alarm plan review       |
|   | Sprinkler system plan review                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | Aboveground hydro test | Underground hydro test       |
|   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                        | Fire alarm trip test         |
|   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                        | Suppression system trip test |
| X | Shall have fire hydrants spaced for 400' of coverage in either direction. 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.                                                                                                                                                                                                                                                                                                                                                                                   |                        |                              |

Fire Marshal Chris Sanchez

FIRE MARSHAL/FIRE INSPECTOR

**DRAINAGE STATEMENT  
FOR  
NORTH VALLEY RANCHETTES  
(31.737-ACRE RESIDENTIAL DEVELOPMENT)  
HIDALGO COUNTY, TEXAS**

*Prepared by*

**HLG PLAN REVIEW SERVICES  
HOMERO L. GUTIERREZ, P.E., OWNER  
TBPE Firm Licensed No. F-10426**

2600 San Diego  
Mission, Texas 78572  
Tel: 956-369-0988



*Homero L. Gutierrez*

**JULY 23, 2018**

# **NORTH VALLEY RANCHETTES INDEX**

- **COVER**
- **INDEX**
- **DRAINAGE STATEMENT**
- **DRAINAGE CALCULATIONS**
- **LOCATION MAP**
- **USGS TOPOGRAPHICAL MAP**
- **“C” VALUES FOR METHOD**
- **RAINFALL INTENSITY FOR HIDALGO COUNTY**
- **FLOOD PLAIN**
- **SOIL SURVEY**
- **PLAT**
- **DRAINAGE LAYOUT**

**HLG PLAN REVIEW SERVICES**  
**HOMERO L. GUTIERREZ, P.E., OWNER**  
TBPE Firm Licensed No. F-10426

2600 San Diego  
2600 SAN DIEGO  
Mission, Texas 78572  
Tel: 956-369-0988



*Homero L. Gutierrez*



**Drainage Statement  
For  
NORTH VALLEY RANCHETTES**

**I. PROJECT LOCATION**

North Valley Ranchettes is a 31.737-acre tract of land out of Farm Tract 317, West and Adams Tract, according to the map recorded in Volume 2, Page 34-37, Hidalgo County Map Records. The property is located at the North side of Mile 12 North Road and 1/2 Mile East of F.M. 88 and is located in the county of Hidalgo and within the 2 mile ETJ's (Extra Territorial Jurisdiction) of the City of Weslaco. Proposed development will consist of a 12-Lots, single family residential subdivision. (Refer to **Exhibit A**).

**II. FLOOD PLAIN**

The subject tract lies in "Zone X", Areas of 500-year flood; areas of 100 year flooding with average depths less than one (1) foot or with drainage areas less than 1 square mile; and protected by levees from 100-years flood. Community panel in accordance with Flood Insurance Rate Map No. 480334 0450 C, Map Revised June 6, 2000. Map Revised to Reflect LOMR: May 30, 2002. (Refer to **Exhibit B**).

**III. SOIL CONDITIONS**

A review of the Soil Survey of Hidalgo County (Refer to **Exhibit C**) indicates the subject tract lies in an area of predominantly Hidalgo (28) (30) sandy clay loam (Willacy (70) fine sandy loam, a soil that has a pour low shrink-swell potential and is listed in Hydrological Group B. Soil B has a moderate rate of water transmission.

**IV. EXISTING CONDITIONS**

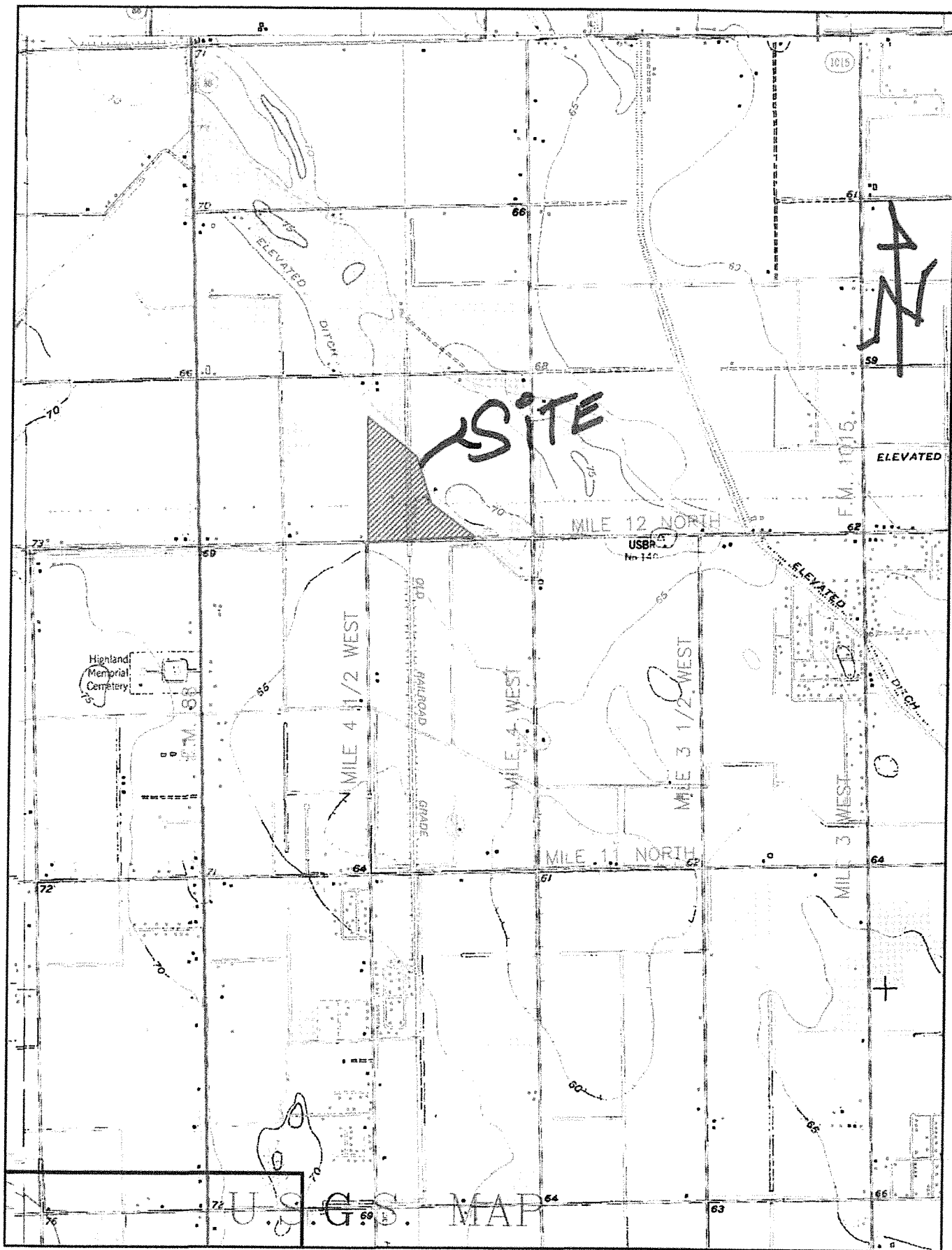
The subject tract is currently undeveloped. The existing terrain has a grade of approximately 1% to 1½%. The existing total contributing 10-year storm water runoff is **10.60 (cfs)** from the site is by form of sheet flow runs towards the west side of this tract. (Refer to **Exhibit D**)

## V. PROPOSED CONDITIONS

The proposed conditions for this subject tract will consist of a 12-lot, single-family residential subdivision. The detention of this subdivision will be thru the regrading of the existing road side ditch along the North side of Mile 12 North Road 14,069.88 cubic feet (0.323 ac-ft) of storm water storage for a 25 year design frequency. Said road side ditch along Mile 12 North Road will be regraded West to allow for positive drainage flow. The storm runoff after development will be increased 21.98 cfs for a total 32.58 cfs. Additional runoff shall flow East along the north side of Mile 12 North Road ultimately discharging into the Weslaco Area Lateral. (Refer to **Exhibit D**)



*Homero L. Gutierrez*



## HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

### " C " - VALUES FOR RATIONAL METHOD

| Type of Drainage Area                        | Runoff Coefficient |
|----------------------------------------------|--------------------|
| Residential Districts:                       |                    |
| Single Family ( Lots less than 1/4 acre )    | 0.35               |
| Single Family ( Lots 1/4 to 1/2 acre )       | 0.30               |
| Single Family ( Lots greater than 1/2 acre ) | 0.25               |
| Multi - Family ( Less than 20 DU / AC )      | 0.45               |
| Multi - Family ( Greater than 20 DU / AC )   | 0.55               |
| Business District:                           | 0.70               |
| Industrial Districts:                        |                    |
| Light Areas                                  | 0.50               |
| Heavy Areas                                  | 0.60               |
| Railroad Yard Areas:                         | 0.20               |
| Parks:                                       | 0.10               |
| Unimproved Areas:                            |                    |
| Bare Surface                                 | 0.30               |
| Grassland                                    | 0.25               |
| Cultivated                                   | 0.20               |
| Woodlands                                    | 0.15               |
| Streets:                                     |                    |
| Asphalt                                      | 0.70               |
| Concrete                                     | 0.75               |
| Drives & Walks:                              |                    |
| Concrete                                     | 0.75               |

# Appendix 1.0

## RAINFALL INTENSITY FOR HIDALGO COUNTY

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

$$\text{formula } I = b/(t_c + d)^e$$

| TIME | 2 yr.  | 5 yr.  | 10 yr. | 25 yr. | 50 yr. | 100 yr. |
|------|--------|--------|--------|--------|--------|---------|
| 1    | 10.404 | 12.626 | 14.283 | 16.353 | 17.386 | 17.952  |
| 2    | 9.653  | 11.721 | 13.281 | 15.215 | 16.210 | 16.793  |
| 3    | 9.012  | 10.950 | 12.426 | 14.244 | 15.204 | 15.797  |
| 4    | 8.458  | 10.286 | 11.687 | 13.405 | 14.333 | 14.929  |
| 5    | 7.974  | 9.706  | 11.042 | 12.671 | 13.570 | 14.165  |
| 6    | 7.546  | 9.194  | 10.472 | 12.023 | 12.895 | 13.487  |
| 7    | 7.167  | 8.740  | 9.966  | 11.447 | 12.294 | 12.881  |
| 8    | 6.827  | 8.334  | 9.512  | 10.930 | 11.755 | 12.336  |
| 9    | 6.520  | 7.968  | 9.103  | 10.464 | 11.268 | 11.841  |
| 10   | 6.243  | 7.636  | 8.732  | 10.042 | 10.825 | 11.391  |
| 11   | 5.990  | 7.334  | 8.394  | 9.656  | 10.421 | 10.979  |
| 12   | 5.758  | 7.058  | 8.084  | 9.303  | 10.051 | 10.601  |
| 13   | 5.546  | 6.804  | 7.799  | 8.978  | 9.710  | 10.252  |
| 14   | 5.350  | 6.569  | 7.536  | 8.678  | 9.395  | 9.928   |
| 15   | 5.169  | 6.353  | 7.293  | 8.400  | 9.102  | 9.628   |
| 16   | 5.000  | 6.151  | 7.067  | 8.142  | 8.831  | 9.348   |
| 17   | 4.843  | 5.964  | 6.856  | 7.902  | 8.577  | 9.087   |
| 18   | 4.697  | 5.789  | 6.659  | 7.677  | 8.340  | 8.842   |
| 19   | 4.560  | 5.625  | 6.475  | 7.466  | 8.117  | 8.612   |
| 20   | 4.432  | 5.472  | 6.302  | 7.268  | 7.908  | 8.396   |
| 21   | 4.311  | 5.327  | 6.139  | 7.082  | 7.711  | 8.192   |
| 22   | 4.198  | 5.191  | 5.985  | 6.906  | 7.525  | 8.000   |
| 23   | 4.090  | 5.062  | 5.840  | 6.740  | 7.349  | 7.817   |
| 24   | 3.989  | 4.941  | 5.703  | 6.583  | 7.183  | 7.644   |
| 25   | 3.893  | 4.825  | 5.572  | 6.434  | 7.025  | 7.480   |
| 26   | 3.802  | 4.716  | 5.449  | 6.293  | 6.875  | 7.324   |
| 27   | 3.715  | 4.612  | 5.331  | 6.158  | 6.732  | 7.176   |
| 28   | 3.633  | 4.513  | 5.220  | 6.030  | 6.596  | 7.034   |
| 29   | 3.554  | 4.419  | 5.113  | 5.908  | 6.467  | 6.899   |
| 30   | 3.480  | 4.329  | 5.011  | 5.792  | 6.343  | 6.769   |
| 31   | 3.408  | 4.244  | 4.914  | 5.680  | 6.224  | 6.646   |
| 32   | 3.340  | 4.161  | 4.821  | 5.574  | 6.111  | 6.527   |
| 33   | 3.275  | 4.083  | 4.732  | 5.472  | 6.002  | 6.413   |
| 34   | 3.212  | 4.008  | 4.646  | 5.374  | 5.897  | 6.304   |
| 35   | 3.152  | 3.935  | 4.564  | 5.280  | 5.797  | 6.199   |

| TIME | 2 yr. | 5 yr. | 10 yr. | 25 yr. | 50 yr. | 100 yr. |
|------|-------|-------|--------|--------|--------|---------|
| 36   | 3.095 | 3.866 | 4.486  | 5.189  | 5.701  | 6.098   |
| 37   | 3.040 | 3.799 | 4.410  | 5.103  | 5.608  | 6.001   |
| 38   | 2.986 | 3.735 | 4.337  | 5.019  | 5.519  | 5.908   |
| 39   | 2.935 | 3.673 | 4.267  | 4.939  | 5.433  | 5.817   |
| 40   | 2.886 | 3.614 | 4.199  | 4.861  | 5.350  | 5.730   |
| 41   | 2.838 | 3.557 | 4.134  | 4.786  | 5.270  | 5.646   |
| 42   | 2.793 | 3.501 | 4.071  | 4.714  | 5.193  | 5.565   |
| 43   | 2.748 | 3.448 | 4.010  | 4.644  | 5.118  | 5.487   |
| 44   | 2.706 | 3.396 | 3.951  | 4.577  | 5.046  | 5.411   |
| 45   | 2.665 | 3.346 | 3.895  | 4.511  | 4.976  | 5.337   |
| 46   | 2.625 | 3.298 | 3.840  | 4.448  | 4.908  | 5.266   |
| 47   | 2.586 | 3.251 | 3.786  | 4.387  | 4.843  | 5.197   |
| 48   | 2.549 | 3.206 | 3.735  | 4.328  | 4.779  | 5.130   |
| 49   | 2.513 | 3.162 | 3.685  | 4.270  | 4.717  | 5.065   |
| 50   | 2.477 | 3.120 | 3.636  | 4.215  | 4.658  | 5.002   |
| 51   | 2.443 | 3.078 | 3.589  | 4.161  | 4.600  | 4.941   |
| 52   | 2.410 | 3.038 | 3.543  | 4.108  | 4.543  | 4.881   |
| 53   | 2.378 | 2.999 | 3.499  | 4.057  | 4.488  | 4.824   |
| 54   | 2.347 | 2.962 | 3.456  | 4.007  | 4.435  | 4.767   |
| 55   | 2.317 | 2.925 | 3.414  | 3.959  | 4.383  | 4.713   |
| 56   | 2.288 | 2.889 | 3.373  | 3.912  | 4.333  | 4.659   |
| 57   | 2.259 | 2.854 | 3.333  | 3.867  | 4.284  | 4.608   |
| 58   | 2.231 | 2.821 | 3.295  | 3.822  | 4.236  | 4.557   |
| 59   | 2.204 | 2.788 | 3.257  | 3.779  | 4.189  | 4.508   |
| 60   | 2.178 | 2.756 | 3.220  | 3.737  | 4.144  | 4.460   |
| 65   | 2.056 | 2.607 | 3.050  | 3.541  | 3.933  | 4.237   |
| 70   | 1.948 | 2.475 | 2.899  | 3.368  | 3.745  | 4.038   |
| 75   | 1.852 | 2.358 | 2.765  | 3.212  | 3.577  | 3.860   |
| 80   | 1.765 | 2.252 | 2.643  | 3.073  | 3.426  | 3.699   |
| 85   | 1.688 | 2.156 | 2.533  | 2.946  | 3.289  | 3.554   |
| 90   | 1.617 | 2.069 | 2.434  | 2.831  | 3.164  | 3.421   |
| 95   | 1.552 | 1.990 | 2.342  | 2.726  | 3.050  | 3.299   |
| 100  | 1.493 | 1.917 | 2.258  | 2.629  | 2.944  | 3.187   |
| 105  | 1.439 | 1.850 | 2.181  | 2.540  | 2.847  | 3.083   |
| 110  | 1.389 | 1.788 | 2.109  | 2.457  | 2.757  | 2.988   |

| where: | 2yr   | 5yr   | 10yr  |
|--------|-------|-------|-------|
| e=     | 0.831 | 0.795 | 0.778 |
| b=     | 74    | 80    | 87    |
| d=     | 9.6   | 9.2   | 9.2   |

| 25yr  | 50yr  | 100yr |
|-------|-------|-------|
| 0.771 | 0.749 | 0.740 |
| 98    | 99    | 103   |
| 9.2   | 9.2   | 9.6   |

# Appendix 1.U (cont.)

## RAINFALL INTENSITY FOR HIDALGO COUNTY

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

$$\text{formula I} = b/(t_c + d)^e$$

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

| TIME | 2 yr. | 5 yr. | 10 yr. | 25 yr. | 50 yr. | 100 yr. |
|------|-------|-------|--------|--------|--------|---------|
| 290  | 0.647 | 0.860 | 1.031  | 1.209  | 1.384  | 1.514   |
| 295  | 0.639 | 0.849 | 1.018  | 1.193  | 1.367  | 1.496   |
| 300  | 0.630 | 0.838 | 1.005  | 1.178  | 1.350  | 1.478   |
| 305  | 0.622 | 0.828 | 0.992  | 1.164  | 1.334  | 1.460   |
| 310  | 0.614 | 0.817 | 0.980  | 1.150  | 1.319  | 1.444   |
| 315  | 0.606 | 0.807 | 0.969  | 1.136  | 1.303  | 1.427   |
| 320  | 0.598 | 0.797 | 0.957  | 1.123  | 1.288  | 1.411   |
| 325  | 0.591 | 0.788 | 0.946  | 1.110  | 1.274  | 1.395   |
| 330  | 0.583 | 0.779 | 0.935  | 1.097  | 1.260  | 1.380   |
| 335  | 0.576 | 0.770 | 0.924  | 1.085  | 1.246  | 1.365   |
| 340  | 0.570 | 0.761 | 0.914  | 1.073  | 1.233  | 1.351   |
| 345  | 0.563 | 0.752 | 0.904  | 1.061  | 1.220  | 1.337   |
| 350  | 0.556 | 0.744 | 0.894  | 1.050  | 1.207  | 1.323   |
| 355  | 0.550 | 0.736 | 0.885  | 1.039  | 1.195  | 1.309   |
| 360  | 0.544 | 0.728 | 0.875  | 1.028  | 1.182  | 1.296   |
| 365  | 0.538 | 0.720 | 0.866  | 1.017  | 1.171  | 1.284   |
| 370  | 0.532 | 0.713 | 0.857  | 1.007  | 1.159  | 1.271   |
| 375  | 0.526 | 0.705 | 0.849  | 0.997  | 1.148  | 1.259   |
| 380  | 0.521 | 0.698 | 0.840  | 0.987  | 1.137  | 1.247   |
| 385  | 0.515 | 0.691 | 0.832  | 0.977  | 1.126  | 1.235   |
| 390  | 0.510 | 0.684 | 0.824  | 0.968  | 1.115  | 1.224   |
| 395  | 0.504 | 0.677 | 0.816  | 0.958  | 1.105  | 1.212   |
| 400  | 0.499 | 0.671 | 0.808  | 0.949  | 1.095  | 1.201   |
| 405  | 0.494 | 0.664 | 0.800  | 0.940  | 1.085  | 1.191   |
| 410  | 0.489 | 0.658 | 0.793  | 0.932  | 1.075  | 1.180   |
| 415  | 0.485 | 0.652 | 0.786  | 0.923  | 1.066  | 1.170   |
| 420  | 0.480 | 0.646 | 0.779  | 0.915  | 1.056  | 1.160   |
| 425  | 0.475 | 0.640 | 0.772  | 0.907  | 1.047  | 1.150   |
| 430  | 0.471 | 0.634 | 0.765  | 0.899  | 1.038  | 1.140   |
| 435  | 0.466 | 0.628 | 0.758  | 0.891  | 1.029  | 1.131   |
| 440  | 0.462 | 0.623 | 0.751  | 0.883  | 1.021  | 1.121   |
| 445  | 0.458 | 0.617 | 0.745  | 0.876  | 1.012  | 1.112   |
| 450  | 0.454 | 0.612 | 0.739  | 0.869  | 1.004  | 1.103   |
| 455  | 0.450 | 0.607 | 0.733  | 0.861  | 0.996  | 1.094   |
| 460  | 0.446 | 0.602 | 0.726  | 0.854  | 0.988  | 1.086   |

|        |       |       |       |
|--------|-------|-------|-------|
| where: | 2yr   | 5yr   | 10yr  |
| e=     | 0.831 | 0.795 | 0.778 |
| b=     | 74    | 80    | 87    |
| d=     | 9.6   | 9.2   | 9.2   |

|       |       |       |
|-------|-------|-------|
| 25yr  | 50yr  | 100yr |
| 0.771 | 0.749 | 0.740 |
| 98    | 99    | 103   |
| 9.2   | 9.2   | 9.6   |

A cotton pin spindle in a power pole on the east side of Mile 1 2 East Road. 1 8 miles north of U.S Expressway 83 in Mercedes.

MILE 12 NORTH ROAD

**ZONE X**

**ZONE A**

RM 44-23

BM 42-450

7

MIT OF  
TAILED  
ESTUDY

### OTHER FLOOD AREAS

**ZONE X**  
Areas of 500-year flood; areas of 100-year flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 100-year flood.

## OTHER AREAS

**NATIONAL FLOOD INSURANCE PROGRAM**

# FIRM FLOOD INSURANCE RATE MAP

CHIDALGO COUNTY,  
TEXAS  
(UNINCORPORATED AREAS)

(SEE MAP INDEX FOR PANELS NOT PRINTED)

COMMUNITY-PANEL NUMBER  
480334 0450 C

**MAP REVISED:**  
**JUNE 6, 2000**

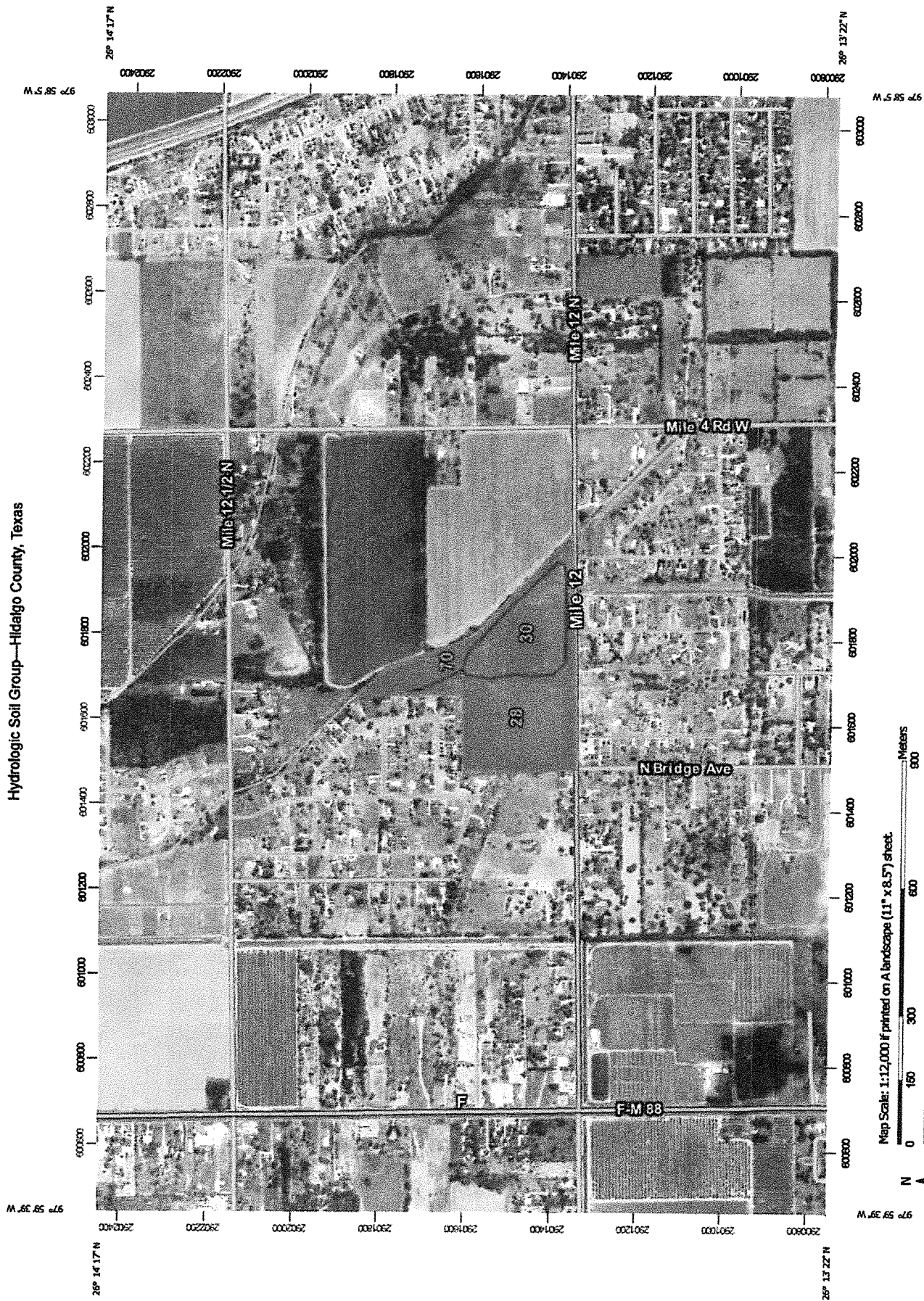


**Federal Emergency Management Agency**

This is an official copy of a portion of the above referenced flood map. It was extracted using F-MIT On-Line. This map does not reflect changes or amendments which may have been made subsequent to the date on the product block. For the latest product information about National Flood Insurance Program flood maps check the FEMA Flood Map Store at [www.msc.fema.gov](http://www.msc.fema.gov)

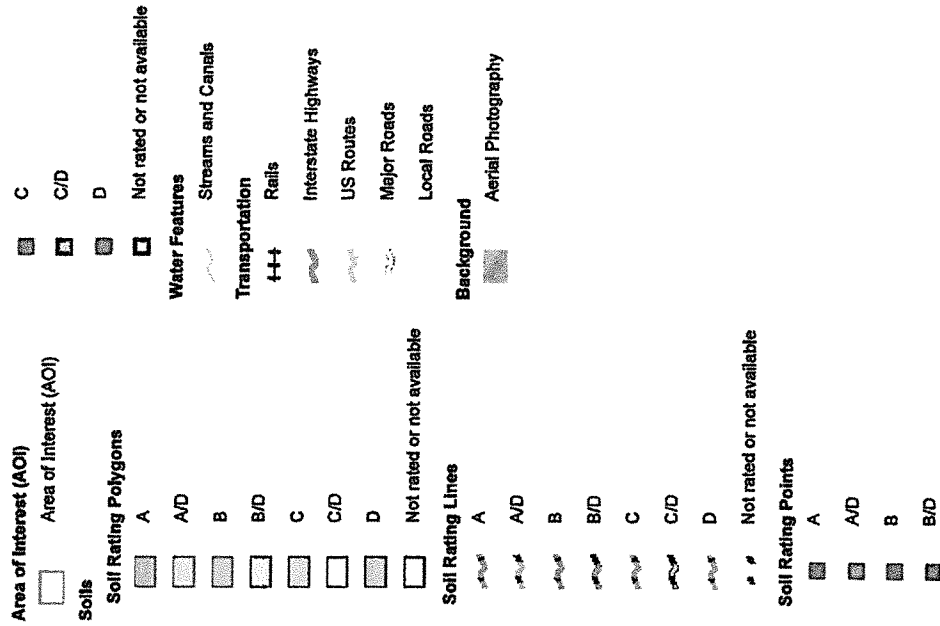


# Hydrologic Soil Group—Hidalgo County, Texas





## MAP LEGEND



## MAP INFORMATION

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

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 15, Nov 7, 2017

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

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

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

## Hydrologic Soil Group

| Map unit symbol                    | Map unit name                                          | Rating | Acres in AOI | Percent of AOI |
|------------------------------------|--------------------------------------------------------|--------|--------------|----------------|
| 28                                 | Hidalgo sandy clay loam, 0 to 1 percent slopes         | B      | 16.0         | 50.7%          |
| 30                                 | Hidalgo sandy clay loam, saline, 0 to 1 percent slopes | B      | 9.6          | 30.5%          |
| 70                                 | Willacy fine sandy loam, 0 to 1 percent slopes         | B      | 5.9          | 18.8%          |
| <b>Totals for Area of Interest</b> |                                                        |        | <b>31.6</b>  | <b>100.0%</b>  |

## Description

Hydrologic soil groups are based on estimates of runoff potential. Soils are assigned to one of four groups according to the rate of water infiltration when the soils are not protected by vegetation, are thoroughly wet, and receive precipitation from long-duration storms.

The soils in the United States are assigned to four groups (A, B, C, and D) and three dual classes (A/D, B/D, and C/D). The groups are defined as follows:

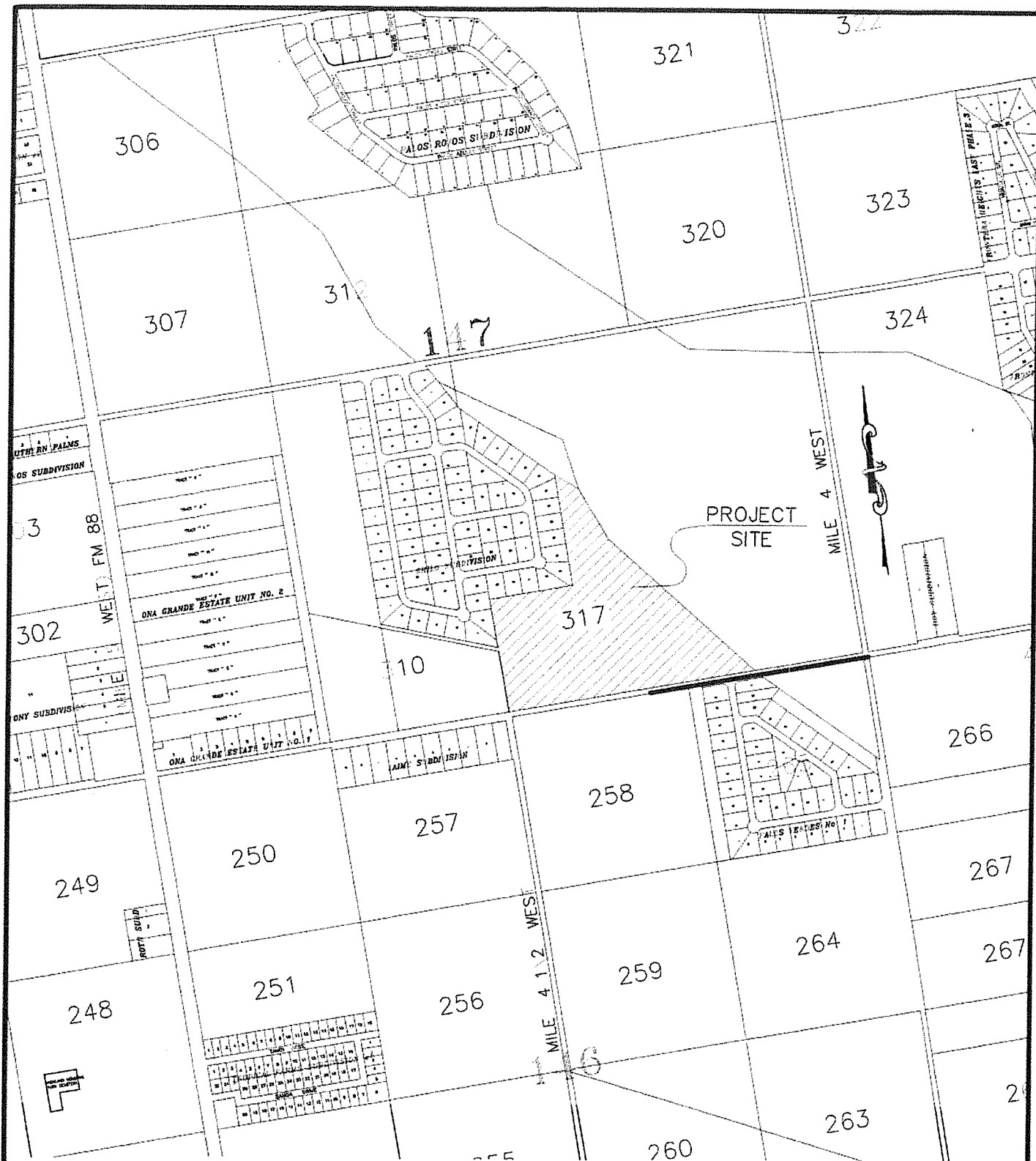
**Group A.** Soils having a high infiltration rate (low runoff potential) when thoroughly wet. These consist mainly of deep, well drained to excessively drained sands or gravelly sands. These soils have a high rate of water transmission.

**Group B.** Soils having a moderate infiltration rate when thoroughly wet. These consist chiefly of moderately deep or deep, moderately well drained or well drained soils that have moderately fine texture to moderately coarse texture. These soils have a moderate rate of water transmission.

**Group C.** Soils having a slow infiltration rate when thoroughly wet. These consist chiefly of soils having a layer that impedes the downward movement of water or soils of moderately fine texture or fine texture. These soils have a slow rate of water transmission.

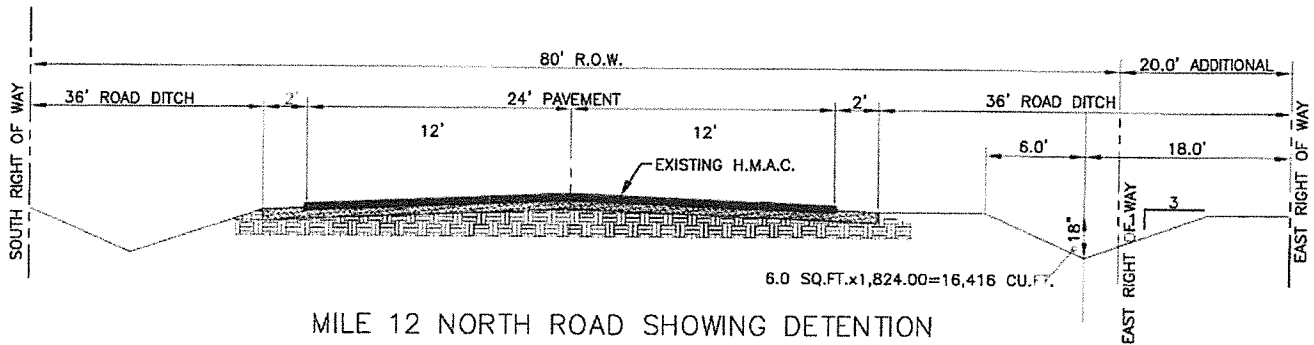
**Group D.** Soils having a very slow infiltration rate (high runoff potential) when thoroughly wet. These consist chiefly of clays that have a high shrink-swell potential, soils that have a high water table, soils that have a claypan or clay layer at or near the surface, and soils that are shallow over nearly impervious material. These soils have a very slow rate of water transmission.

If a soil is assigned to a dual hydrologic group (A/D, B/D, or C/D), the first letter is for drained areas and the second is for undrained areas. Only the soils that in their natural condition are in group D are assigned to dual classes.



SUBDIVISION PLAT OF  
NORTH VALLEY RANCHETTES

BEING A 31.737 ACRE TRACT OF LAND OUT OF  
FARM TRACT 317, WEST AND ADAMS TRACT  
AS PER MAPS RECORDED IN VOLUME 2, PAGE 34-37, H.C.M.R.  
HIDALGO COUNTY, TEXAS



MILE 12 NORTH ROAD SHOWING DETENTION  
WITHIN NORTH ROAD SIDE DITCH

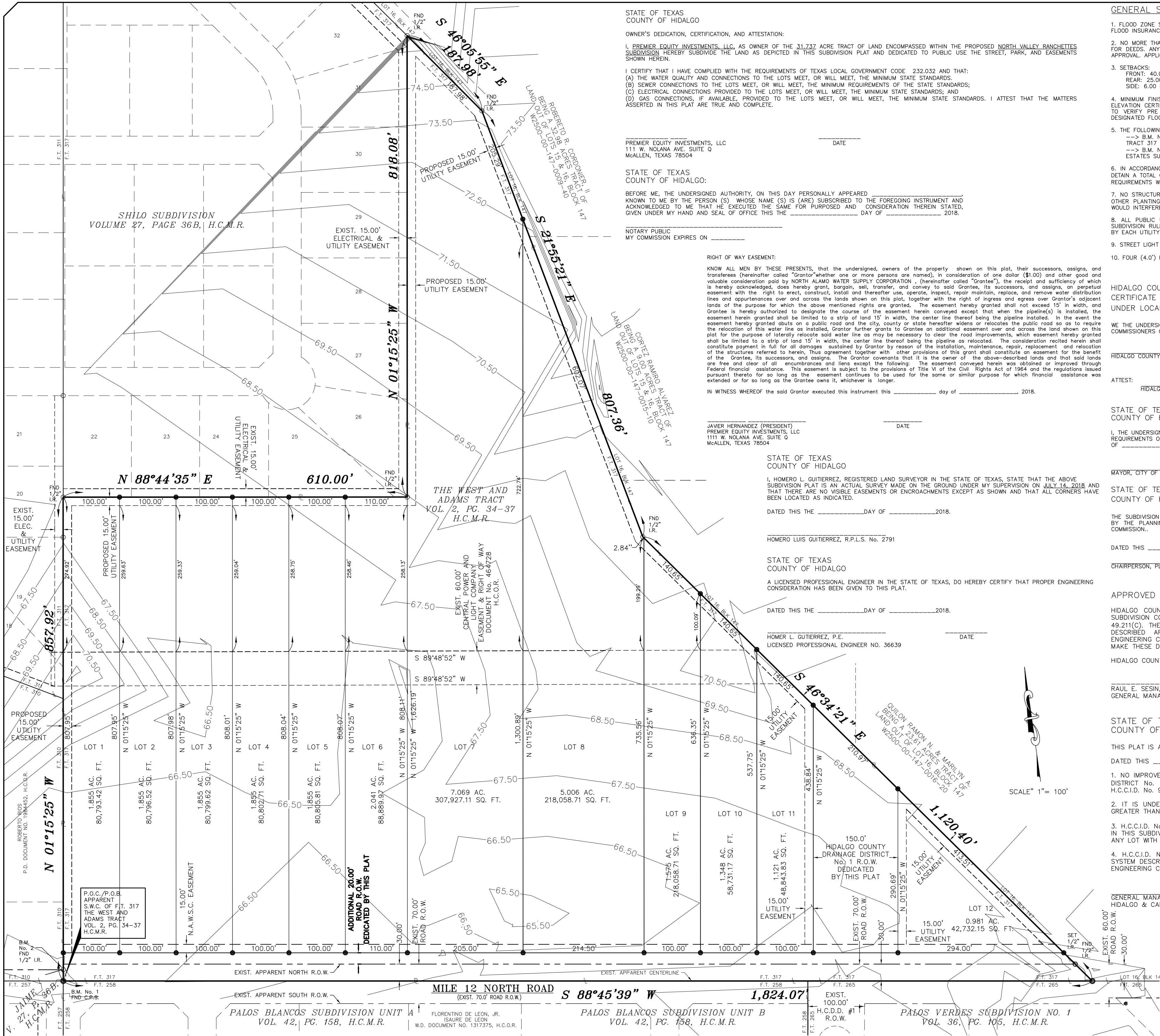












STATE OF TEXAS  
COUNTY OF HIDALGO

OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION:

I, PREMIER EQUITY INVESTMENTS, LLC, AS OWNER OF THE 31.737 ACRE TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED NORTH VALLEY RANCHETTES SUBDIVISION HEREBY SUBDIVIDE THE LAND AS DEPICTED IN THIS SUBDIVISION PLAT AND DEDICATED TO PUBLIC USE THE STREET, PARK, AND EASEMENTS SHOWN HEREIN.

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

(A) THE WATER QUALITY AND CONNECTIONS TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS;

(B) SEWER CONNECTIONS TO THE LOTS MEET, OR WILL MEET, THE MINIMUM REQUIREMENTS OF THE STATE STANDARDS;

(C) ELECTRICAL CONNECTIONS PROVIDED TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS; AND

(D) GAS CONNECTIONS, IF AVAILABLE, PROVIDED TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS. I ATTEST THAT THE MATTERS ASSERTED IN THIS PLAT ARE TRUE AND COMPLETE.

PREMIER EQUITY INVESTMENTS, LLC  
111 W. NOLANA AVE. SUITE Q  
MCALLEN, TEXAS 78504

STATE OF TEXAS  
COUNTY OF HIDALGO:

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED  
KNOWN TO ME BY THE PERSON (S) WHOSE NAME (S) IS (ARE) SUBSCRIBED TO THE FOREGOING INSTRUMENT AND  
ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME, FOR PURPOSED AND CONSIDERATION THEREIN STATED,  
GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2018.

NOTARY PUBLIC  
MY COMMISSION EXPIRES ON \_\_\_\_\_

RIGHT OF WAY EASEMENT:

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

IN WITNESS WHEREOF the said Grantor executed this instrument this \_\_\_\_\_ day of \_\_\_\_\_ 2018.

JAVIER HERNANDEZ (PRESIDENT)  
PREMIER EQUITY INVESTMENTS, LLC  
1111 W. NOLANA AVE. SUITE Q  
MCALLEN, TEXAS 78504

STATE OF TEXAS  
COUNTY OF HIDALGO

I, HOMERO L. GUTIERREZ, REGISTERED LAND SURVEYOR IN THE STATE OF TEXAS, STATE THAT THE ABOVE SUBDIVISION PLAT IS AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY SUPERVISION ON JULY 14, 2018, AND THAT THERE ARE NO VISIBLE EASEMENTS OR ENCROACHMENTS EXCEPT AS SHOWN AND THAT ALL CORNERS HAVE BEEN LOCATED AS INDICATED.

DATED THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_ 2018.

HOMERO LUIS GUTIERREZ, R.P.L.S. No. 2791

STATE OF TEXAS  
COUNTY OF HIDALGO

A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT.

DATED THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_ 2018.

HOMER L. GUTIERREZ, P.E.  
LICENSED PROFESSIONAL ENGINEER NO. 36639

#### GENERAL SUBDIVISION PLAT NOTES

- FLOOD ZONE STATEMENT: ZONE "X" UNSHADED, AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD PLAIN. COMMUNITY PANEL IN ACCORDANCE WITH FLOOD INSURANCE RATE MAP No. 480334 0450 C, MAP REVISED JUNE 6, 2000. MAP REVISED TO REFLECT LOMR: MAY 30, 2002.
- NO MORE THAN ONE-SINGLE FAMILY DETACHED DWELLING SHALL BE LOCATED ON EACH LOT. THIS MUST BE STIPULATED ON ALL DEEDS AND CONTRACT FOR DEEDS. ANY OTHER USE SHALL REQUIRE PLANNING DEPARTMENT, OFFICE OF ENVIRONMENTAL COMPLIANCE, HEALTH DEPARTMENT AND FIRE MARSHALL APPROVAL. APPLICATIONS FOR CONSTRUCTION ARE REQUIRED PRIOR TO OCCUPANCY OF THE LOT.
- SETBACKS:  
FRONT: 40.00 FEET  
REAR: 25.00 FEET OR EASEMENT WHICHEVER IS GREATER  
SIDE: 6.00 FEET OR EASEMENT WHICHEVER IS GREATER
- MINIMUM FINISH FLOOR ELEVATION SHALL BE 18" ABOVE THE CENTER LINE OF STREET OR 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.
- THE FOLLOWING BENCHMARKS ARE IDENTIFIED ON THE FACE OF THE PLAT AND ON THE ATTACHED ENGINEERING PLANS.  
--> B.M. NO. 1 -- ELEV. 66.05, N.A.V.D. 88 DATUM, DESCRIPTION: FOUND C.P.S. (COTTON PIKER SPINDLE) FOR THE SOUTHWEST CORNER OF FARM TRACT 317 AND FOR THE SOUTHWEST CORNER OF NORTH VALLEY RANCHETTES SUBDIVISION  
--> B.M. NO. 2 -- ELEV. 66.88, N.A.V.D. 88 DATUM, DESCRIPTION: FOUND 1/2" IRON ROD FOR THE SOUTHWEST CORNER OF LOT 1 NORTH VALLEY ESTATES SUBDIVISION.
- IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND HIDALGO COUNTY REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO DETAIN A TOTAL OF 62,343.32 CUBIC- FEET 1.546 ACRE- 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.)
- 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.
- ALL PUBLIC UTILITIES EASEMENTS DEDICATED BY THIS PLAT SHALL BE A MINIMUM WIDTH OF 15.00 FEET AS PER THE HIDALGO COUNTY MODEL SUBDIVISION RULES. BY SIGNING THIS PLAT DEVELOPER AND ENGINEER CERTIFY THAT ALL OTHER EASEMENTS SHOWN COMPLY WITH THE SIZE REQUIRED BY EACH UTILITY PROVIDER OCCUPANCY AN EASEMENT.
- STREET LIGHT MUST BE LOCATED EVERY 300 FEET.
- FOUR (4.0') FOOT SIDEWALK IS REQUIRED ALONG MILE 12 NORTH ROAD UPON ISSUANCE OF A BUILDING PERMIT.

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

WE, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF NORTH VALLEY RANCHETTES SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONERS COURT ON \_\_\_\_\_ 2018.

HIDALGO COUNTY JUDGE \_\_\_\_\_ DATE \_\_\_\_\_

ATTEST: HIDALGO COUNTY CLERK \_\_\_\_\_ DATE \_\_\_\_\_

STATE OF TEXAS  
COUNTY OF HIDALGO

I, THE UNDERSIGNED, 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 ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_ 2018.

MAYOR, CITY OF WESLACO \_\_\_\_\_ DATE \_\_\_\_\_ CITY SECRETARY \_\_\_\_\_ DATE \_\_\_\_\_

STATE OF TEXAS  
COUNTY OF HIDALGO

THE SUBDIVISION PLAT OF PROFESSIONAL & MEDICAL COMPLEX SUBDIVISION PHASE II HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF WESLACO, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2018. A.D.

CHAIRPERSON, PLANNING & ZONING COMMISSION

APPROVED BY DRAINAGE DISTRICT NO. 1

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 HEREBY CERTIFIES THAT THE DRAINAGE PLANS FOR THIS SUBDIVISION COMPLY WITH THE MINIMUM STANDARDS OF THE DISTRICT ADOPTED UNDER 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 DEVELOPER OF THE SUBDIVISION AND HIS ENGINEER TO MAKE THESE DETERMINATIONS.

HIDALGO COUNTY DRAINAGE DISTRICT No. 1

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

STATE OF TEXAS  
COUNTY OF HIDALGO

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

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2018.

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 EXPRESS 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. H.C.C.I.D. No. 9 WILL NOT BE RESPONSIBLE FOR THE STORM/DRAINAGE WATER SYSTEM TO ANY LOT WITH IN THIS SUBDIVISION, AS WELL, H.C.C.I.D. No. 9 WILL NOT BE RESPONSIBLE FOR THE DELIVERY OF WATER TO ANY LOT WITH IN THIS SUBDIVISION, IF DESIRED, THIS WILL NOT BE AT THE DISTRICT EXPENSE.

4. H.C.C.I.D. No. 9 HAS NOT REVIEWED AND DOES NOT CERTIFY THAT THE STORM SEWER OR UTILITIES SYSTEM DESCRIBED ARE APPROPRIATE FOR THE PARTICULAR SUBDIVISION, BASED ON GENERALLY ACCEPTED ENGINEERING CRITERIA. THE DEVELOPER AND HIS ENGINEER ARE RESPONSIBLE FOR THEIR DETERMINATIONS.

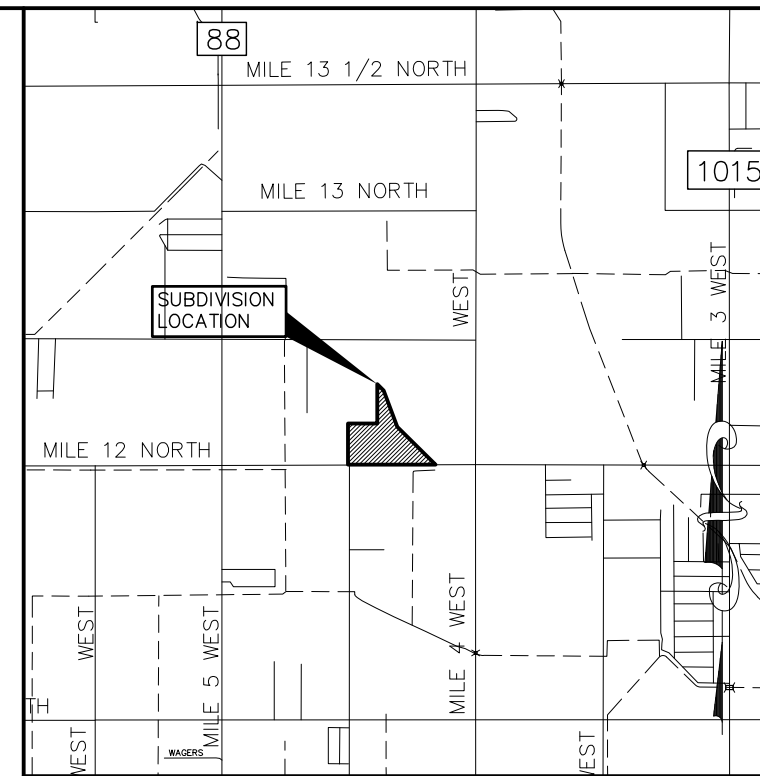
GENERAL MANAGER  
HIDALGO & CAMERON COUNTIES IRRIGATION DISTRICT No. 9

DATED \_\_\_\_\_ DATE \_\_\_\_\_

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

ON: \_\_\_\_\_ AM/PM  
INSTRUMENT NUMBER \_\_\_\_\_  
RECORDED IN VOL \_\_\_\_\_ PAGE \_\_\_\_\_  
OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS

BY: \_\_\_\_\_ DEPUTY



LOCATION MAP  
SCALE: 1"= 4000'

PREPARED BY:

H.L.G. PLAN REVIEW SERVICES  
HOMERO L. GUTIERREZ, P.E., OWNER  
P.O. BOX 548  
MCALLEN, TEXAS 78505

DATE PREPARED: JUNE 17, 2018  
DATE SURVEYED: JUNE 14, 2018

NORTH VALLEY RANCHETTES SUBDIVISION IS LOCATED WITHIN HIDALGO COUNTY PRECINCT NO. 1 IN THE CENTRAL AREA OF HIDALGO COUNTY, ON THE NORTH SIDE OF MILE 12 NORTH ROAD, APPROXIMATELY 860 FEET WEST FROM THE INTERSECTION OF MILE 4 WEST ROAD. THE ONLY NEARBY MUNICIPALITY IS THE CITY OF WESLACO, ACCORDING TO THE OFFICIAL MAP IN THE OFFICE OF THE SECRETARY OF THE CITY OF WESLACO, THE POPULATION IS 40,033. NORTH VALLEY RANCHETTES SUBDIVISION LIES APPROXIMATELY 2.0 MILES NORTH FROM THE CITY LIMITS, AND IS INSIDE THE FIVE (5) MILE EXTRATERRITORIAL JURISDICTION (ETJ) UNDER LOCAL GOVERNMENT CODE 212.001.

## SUBDIVISION PLAT OF NORTH VALLEY RANCHETTES SUBDIVISION

BEING A RESUBDIVISION OF A 31.737 ACRES  
OF LAND OUT OF FARM TRACT 317, THE  
WEST & ADAMS TRACT, AS PER MAP  
RECORDED IN VOLUME 2, PAGES 34-37, MAP  
RECORDS, HIDALGO COUNTY, TEXAS.

#### METES AND BOUNDS DESCRIPTION

BEING A 31.737 ACRES (CALCULATED) TRACT OF LAND OUT OF FARM TRACT 317, THE WEST & ADAMS TRACT, AS PER MAP RECORDED IN VOLUME 2, PAGES 34-37, MAP RECORDS HIDALGO COUNTY, TEXAS, (REFERENCE TO WHICH IS HERE MADE FOR ALL PURPOSE), SAID 31.737 ACRES (CALCULATED) OF LAND IS MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A C.P.S. (COTTON PIKER SPINDLE) FOUND FOR THE APPARENT SOUTHWEST CORNER OF SAID FARM TRACT 317, THE WEST & ADAMS TRACT, AS PER MAP RECORDED IN VOLUME 2, PAGES 34-37, MAP RECORDS HIDALGO COUNTY, TEXAS AND ALSO BEING SOUTHWEST CORNER OF SAID 31.737 ACRES OF LAND HEREIN DESCRIBED FOR THE POINT OF BEGINNING OF SAID 31.737 ACRES OF LAND HEREIN DESCRIBED:

THENCE, NORTH 01°15'25" WEST, WITH THE APPARENT WEST LINE OF SAID FARM TRACT 317, A DISTANCE OF 20.00 FEET TO A 1/2" IRON ROD FOUND FOR THE APPARENT EXISTING NORTH RIGHT OF WAY LINE OF MILE 12 NORTH ROAD, CONTINUING ON THE SAME BEARING FOR A TOTAL DISTANCE OF 857.92 FEET TO A 1/2" IRON ROD FOUND FOR AN EXTERIOR CORNER OF SAID 31.737 ACRES OF LAND HEREIN DESCRIBED;

THENCE, NORTH 88°44'35" EAST, A DISTANCE OF 610.00 FEET TO A 1/2" IRON ROD FOUND FOR AN INTERIOR CORNER OF SAID 31.737 ACRES OF LAND HEREIN DESCRIBED;

THENCE, NORTH 01°15'25" WEST, A DISTANCE OF 818.08 FEET TO A 1/2" IRON ROD FOUND FOR THE APPARENT NORTHWEST CORNER OF SAID 31.737 ACRES OF LAND HEREIN DESCRIBED;

THENCE, SOUTH 46°05'55" EAST, A DISTANCE OF 187.98 FEET TO A 1/2" IRON ROD FOUND FOR AN EXTERIOR CORNER OF SAID 31.737 ACRES OF LAND HEREIN DESCRIBED;

THENCE, SOUTH 21°55'21" EAST, A DISTANCE OF 807.36 FEET TO A 1/2" IRON ROD FOUND FOR AN INTERIOR CORNER OF SAID 31.737 ACRES OF LAND HEREIN DESCRIBED;

THENCE, SOUTH 46°34'21" EAST, A DISTANCE OF 1,077.72 FEET TO A 1/2" IRON ROD FOUND FOR THE APPARENT EXISTING NORTH RIGHT OF WAY LINE OF MILE 12 NORTH ROAD, CONTINUING ON THE SAME BEARING FOR A TOTAL DISTANCE OF 1,120.40 FEET TO A C.P.S. (COTTON PIKER SPINDLE) FOUND FOR THE SOUTHWEST CORNER OF SAID FARM TRACT 317 AND ALSO BEING THE SOUTHEAST CORNER OF SAID 31.737 ACRES OF LAND HEREIN DESCRIBED;

THENCE, SOUTH 88°45'39" WEST, WITH THE APPARENT SOUTH LOT LINE OF SAID FARM TRACT 317 A DISTANCE OF 1,824.07 FEET TO THE POINT OF BEGINNING, CONTAINING A GROSS OF 31.737 ACRES (CALCULATED) TRACT OF LAND, MORE OR LESS.

## INDEX TO SHEET FOR NORTH VALLEY RANCHETTES SUBDIVISION

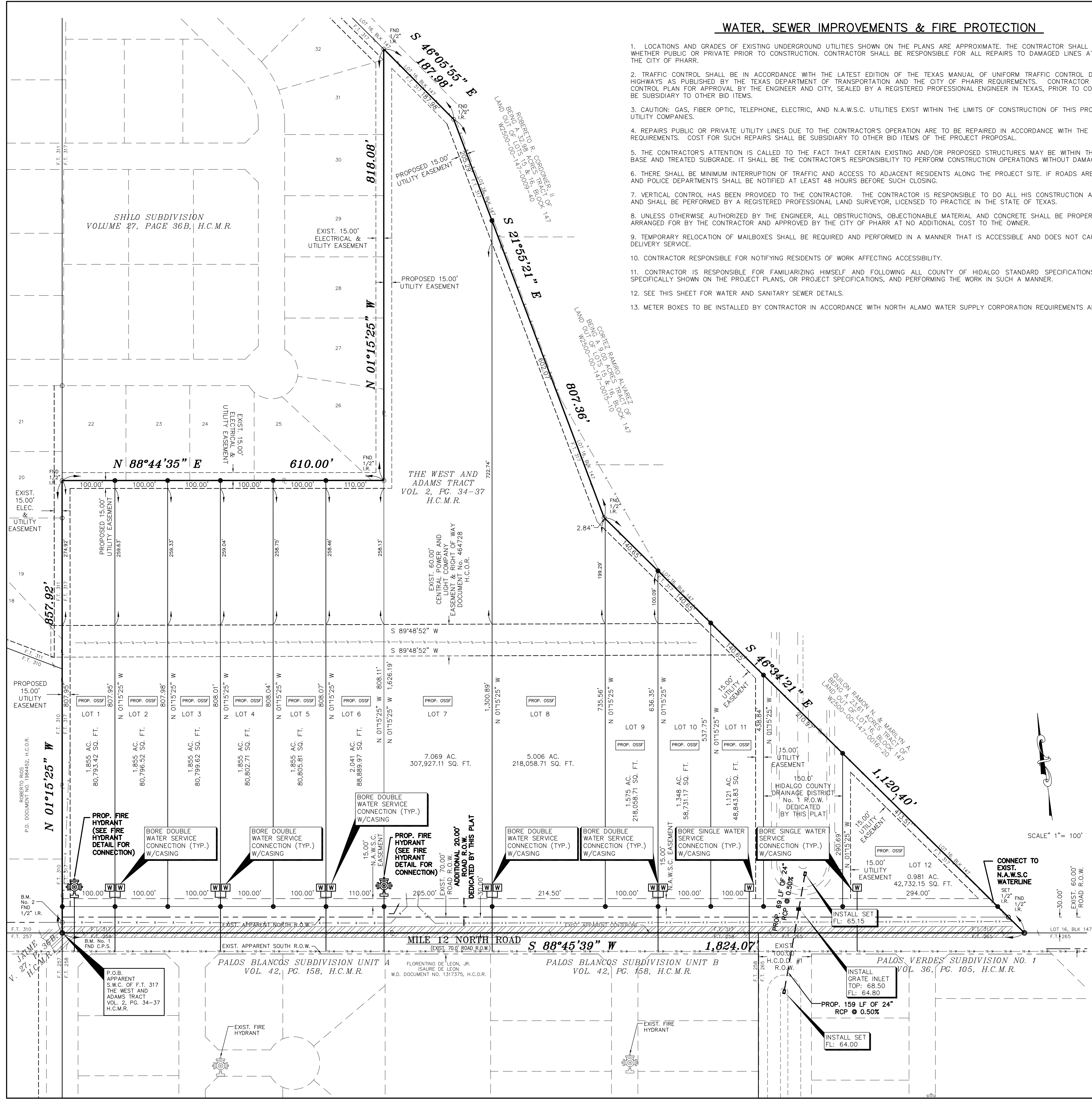
|   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
|---|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1 | 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; CITY 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.I.D. CERTIFICATION; IRRIGATION DISTRICT CERTIFICATE OF APPROVAL; RIGHT OF WAY CERTIFICATION; HCHD CERTIFICATION; REVISION NOTES. |
| 2 | WATER DISTRIBUTION AND SANITARY SEWER (OSSF) MAP, ENGINEERING REPORT (ENGLISH AND SPANISH VERSION), INCLUDING DESCRIPTION OF WATER AND WASTE WATER (OSSF) AND ENGINEER'S CERTIFICATION (ENGLISH AND SPANISH VERSION); SAMPLE OF LOG BORE FOR OSSF SYSTEM. TYPICAL WATER SERVICE CONNECTION; SUBDIVIDER CERTIFICATE AND STATEMENT.                                                                                                                                                                                                                                                                                                                       |
| 3 | DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE AND HOW IT WILL SERVE THIS DEVELOPMENT; MAP OF TOPOGRAPHY AND DRAINAGE, AND ENGINEER'S CERTIFICATION; REVISION NOTES; TYPICAL ROAD SIDE DITCH SECTION.                                                                                                                                                                                                                                                                                                                                                                                                                                                |

HLG PLAN REVIEW SERVICES  
HOMERO L. GUTIERREZ, P.E., OWNER  
P.O. Box 548, McAllen, Texas 78505

Tel: 956-369-0988 • TBPE Firm Licensed No. F-10426

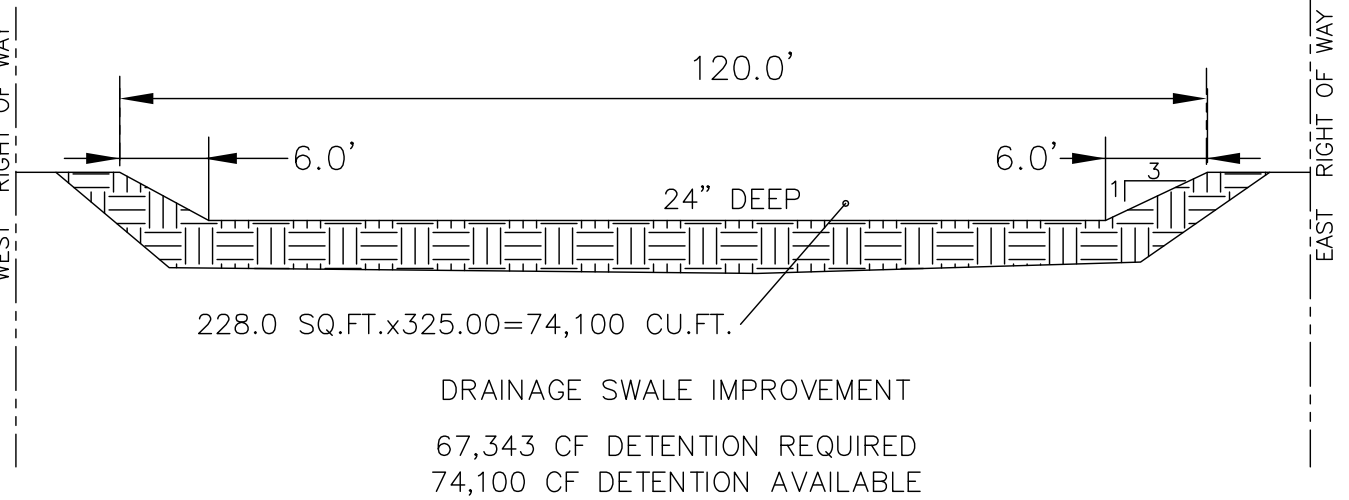
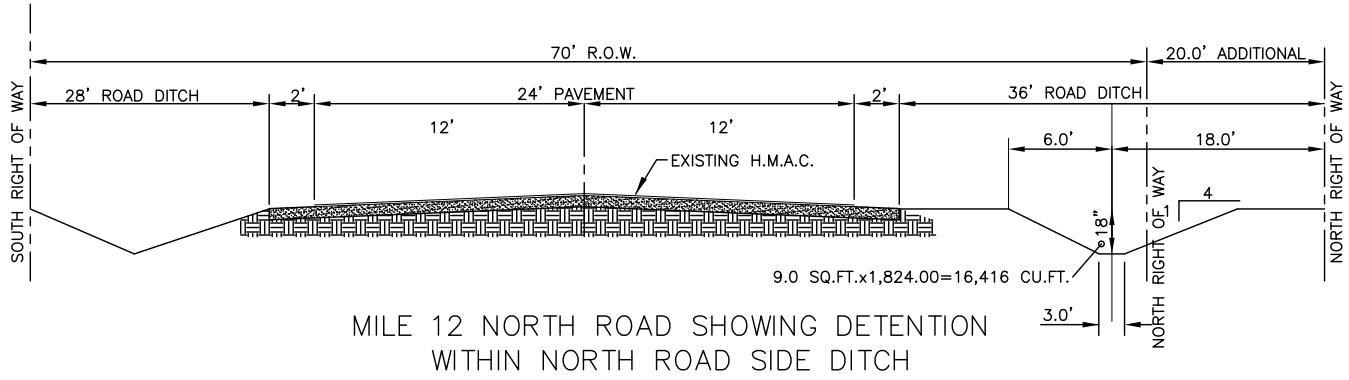
| NAME                                    | ADDRESS                                          | PHONE NUMBER   | FAX NUMBER     |
|-----------------------------------------|--------------------------------------------------|----------------|----------------|
| OWNER: PREMIER EQUITY INVESTMENTS, LLC  | 1111 W. NOLANA AVE. SUITE Q MCALLEN, TEXAS 78504 | (956) N/A      | (956) N/A      |
| ENGINEER: HOMERO L. GUTIERREZ, P.E.     | P.O. BOX 548, MCALLEN, TEXAS 78505               | (956) 369-0988 | (956) 287-3697 |
| SURVEYOR: HOMERO L. GUTIERREZ, R.P.L.S. | P.O. BOX 548, MCALLEN, TEXAS 78505               | (956) 369-0988 | (956) 287-3697 |



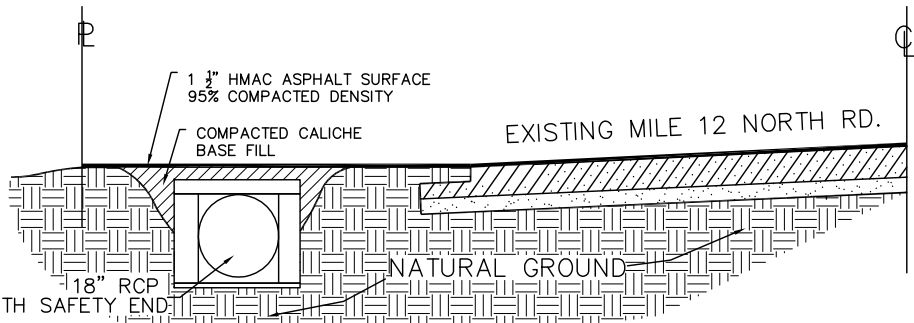


**WATER, SEWER IMPROVEMENTS & FIRE PROTECTION**

1. LOCATIONS AND GRADES OF EXISTING UNDERGROUND UTILITIES SHOWN ON THE PLANS ARE APPROXIMATE. THE CONTRACTOR SHALL FIELD VERIFY ALL UTILITIES WHETHER PUBLIC OR PRIVATE PRIOR TO CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL REPAIRS TO DAMAGED LINES AT NO ADDITIONAL COST TO THE CITY OF PHARR.
2. TRAFFIC CONTROL SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE TEXAS MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS AS PUBLISHED BY THE TEXAS DEPARTMENT OF TRANSPORTATION AND THE CITY OF PHARR REQUIREMENTS. CONTRACTOR SHALL SUBMIT A TRAFFIC CONTROL PLAN FOR APPROVAL BY THE ENGINEER AND CITY, SEALED BY A REGISTERED PROFESSIONAL ENGINEER IN TEXAS, PRIOR TO CONSTRUCTION. COST SHALL BE SUBSIDIARY TO OTHER BID ITEMS.
3. CAUTION: GAS, FIBER OPTIC, TELEPHONE, ELECTRIC, AND N.A.W.S.C. UTILITIES EXIST WITHIN THE LIMITS OF CONSTRUCTION OF THIS PROJECT. NOTIFY RESPECTIVE UTILITY COMPANIES.
4. REPAIRS PUBLIC OR PRIVATE UTILITY LINES DUE TO THE CONTRACTOR'S OPERATION ARE TO BE REPAIRED IN ACCORDANCE WITH THE SPECIFIC UTILITY COMPANY REQUIREMENTS. COST FOR SUCH REPAIRS SHALL BE SUBSIDIARY TO OTHER BID ITEMS OF THE PROJECT PROPOSAL.
5. THE CONTRACTOR'S ATTENTION IS CALLED TO THE FACT THAT CERTAIN EXISTING AND/OR PROPOSED STRUCTURES MAY BE WITHIN THE LIMITS OF THE FLEXIBLE BASE AND TREATED SUBGRADE. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO PERFORM CONSTRUCTION OPERATIONS WITHOUT DAMAGE TO THESE STRUCTURES.
6. THERE SHALL BE MINIMUM INTERRUPTION OF TRAFFIC AND ACCESS TO ADJACENT RESIDENTS ALONG THE PROJECT SITE. IF ROADS ARE TO BE CLOSED, THE FIRE AND POLICE DEPARTMENTS SHALL BE NOTIFIED AT LEAST 48 HOURS BEFORE SUCH CLOSING.
7. VERTICAL CONTROL HAS BEEN PROVIDED TO THE CONTRACTOR. THE CONTRACTOR IS RESPONSIBLE TO DO ALL HIS CONSTRUCTION AND LAYOUT FIELD STAKING AND SHALL BE PERFORMED BY A REGISTERED PROFESSIONAL LAND SURVEYOR, LICENSED TO PRACTICE IN THE STATE OF TEXAS.
8. UNLESS OTHERWISE AUTHORIZED BY THE ENGINEER, ALL OBSTRUCTIONS, OBJECTIONABLE MATERIAL AND CONCRETE SHALL BE PROPERLY DISPOSED OF TO SITES ARRANGED FOR BY THE CONTRACTOR AND APPROVED BY THE CITY OF PHARR AT NO ADDITIONAL COST TO THE OWNER.
9. TEMPORARY RELOCATION OF MAILBOXES SHALL BE REQUIRED AND PERFORMED IN A MANNER THAT IS ACCESSIBLE AND DOES NOT CAUSE ANY INTERRUPTION OF DELIVERY SERVICE.
10. CONTRACTOR RESPONSIBLE FOR NOTIFYING RESIDENTS OF WORK AFFECTING ACCESSIBILITY.
11. CONTRACTOR IS RESPONSIBLE FOR FAMILIARIZING HIMSELF AND FOLLOWING ALL COUNTY OF HIDALGO STANDARD SPECIFICATIONS FOR THOSE ITEMS NOT SPECIFICALLY SHOWN ON THE PROJECT PLANS, OR PROJECT SPECIFICATIONS, AND PERFORMING THE WORK IN SUCH A MANNER.
12. SEE THIS SHEET FOR WATER AND SANITARY SEWER DETAILS.
13. METER BOXES TO BE INSTALLED BY CONTRACTOR IN ACCORDANCE WITH NORTH ALAMO WATER SUPPLY CORPORATION REQUIREMENTS AND SPECIFICATIONS.



SHOWING DETENTION  
WITHIN 150.00 FOOT  
HIDALGO COUNTY DITCH R.O.W.



**CROSS SECTION DETAIL OF PROPOSED DRIVEWAY  
WITH CULVERT AND SAFETY END  
N.T.S.**

**HLG PLAN REVIEW SERVICES**

**HOMERO L. GUTIERREZ, P.E., OWNER**  
**P.O. Box 548, McAllen, Texas 78505**  
**Tel: 956-369-0988**  
**TBPE Firm Licensed No. F-10426**

HOMERO L. GUTIERREZ, P.E., R.P.L.S.  
DATE: 7/14/15

PROJECT NO.: LM-2015-001  
PROJECT TITLE:  
NORTH VALLEY RANCHETTES  
UTILITY MASTER PLAN  
PROJECT ADDRESS:  
HIDALGO COUNTY, TEXAS

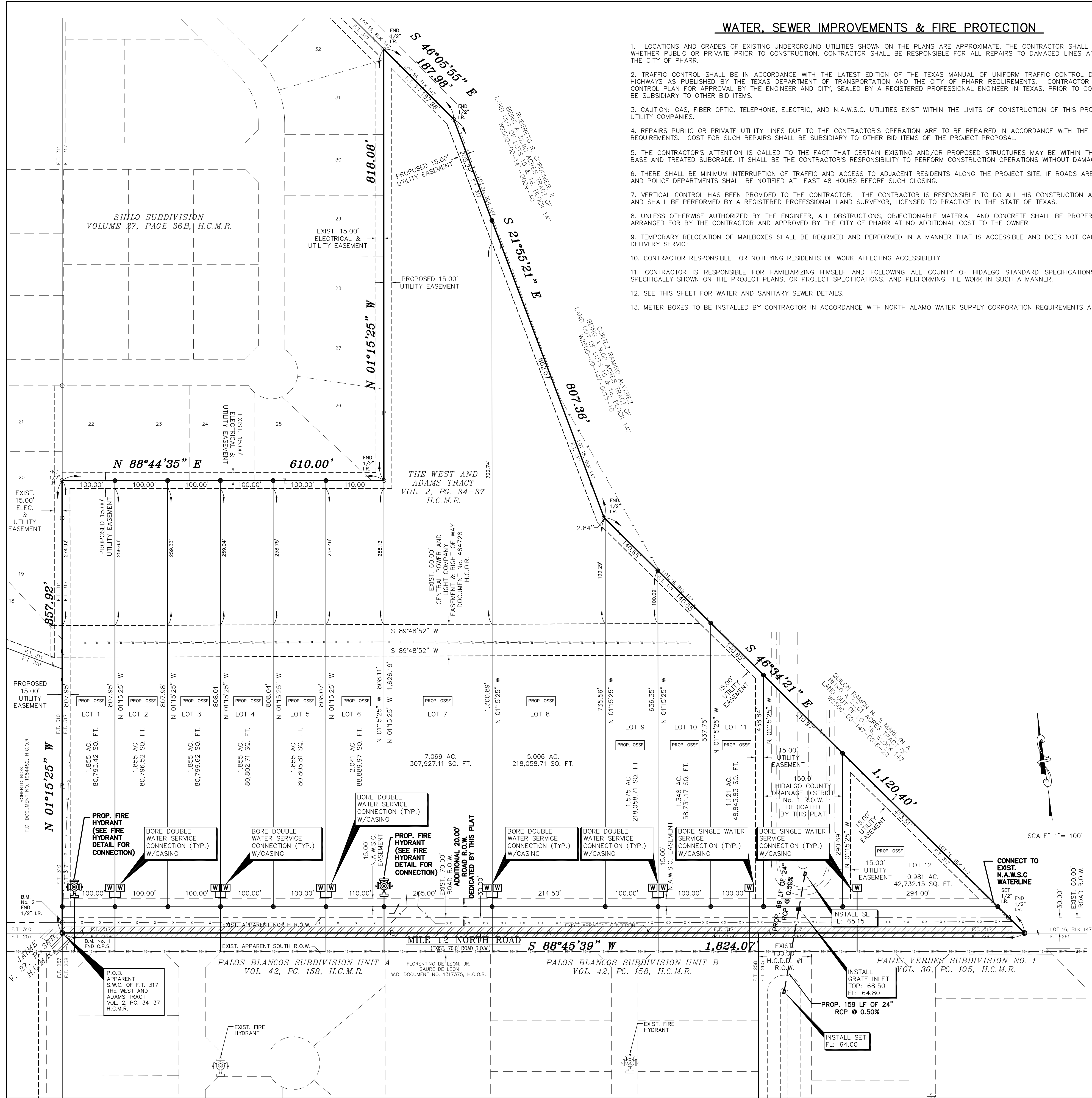
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**REVISIONS**

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| 2.                       |  |
| 3.                       |  |
| 4.                       |  |
| 5.                       |  |
| 6.                       |  |
| DATE: 7/14/18            |  |
| FB. No.: 001             |  |
| SURVEY BY: H.L.G.        |  |
| DRAWN BY: I.F.           |  |
| PREPARED BY: I.F.        |  |
| CHECKED BY: H.L.G., I.F. |  |
| SHEET:                   |  |

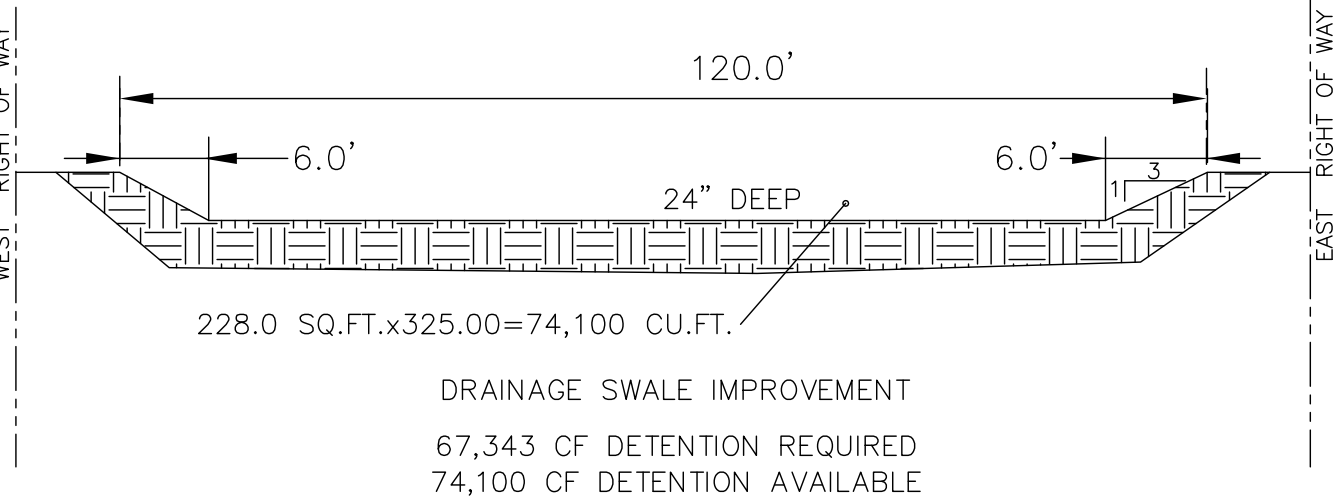
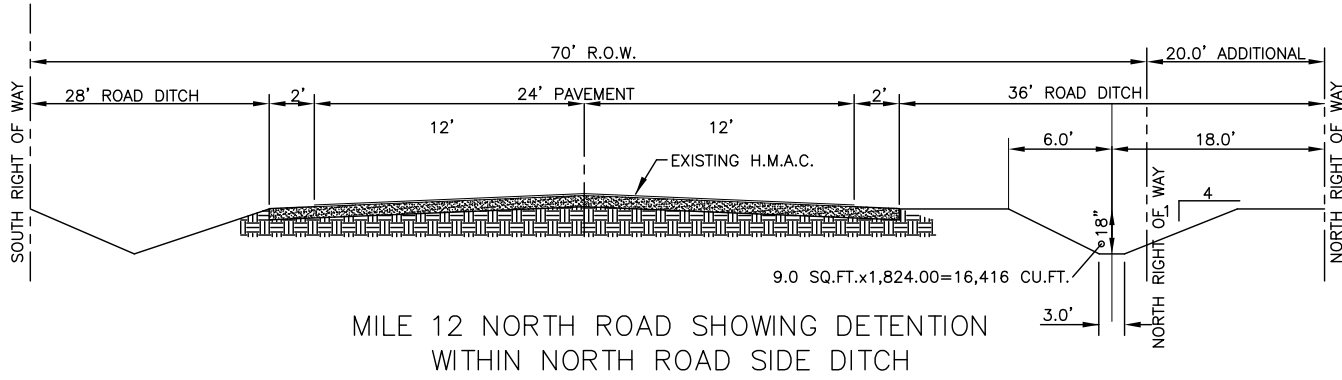
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OF: 2





WATER, SEWER IMPROVEMENTS & FIRE PROTECTION

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CROSS SECTION DETAIL OF PROPOSED DRIVEWAY WITH CULVERT AND SAFETY END N.T.S.

HLG PLAN REVIEW SERVICES

HOMERO L. GUTIERREZ, P.E., OWNER  
P.O. Box 548, McAllen, Texas 78505  
Tel: 956-369-0988

TBPE Firm Licensed No. F-10426

HOMERO L. GUTIERREZ, P.E., R.P.L.S.  
DATE: 7/14/15

PROJECT NO.: LM-2015-001  
PROJECT TITLE:  
NORTH VALLEY RANCHETTES  
UTILITY MASTER PLAN  
PROJECT ADDRESS:  
HIDALGO COUNTY, TEXAS

SCALE: 1"=100'

REVISIONS

|    |
|----|
| 1. |
| 2. |
| 3. |
| 4. |
| 5. |
| 6. |

DATE: 7/14/18

FB. No.: 001

SURVEY BY: H.L.G.

DRAWN BY: I.F.

PREPARED BY: I.F.

CHECKED BY: H.L.G., I.F.

SHEET:

1  
OF: 2



# Standardized Agenda Request Form

|                                                                                                                                                                                                                                                                                                                                      |                 |                                                              |  |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------|--------------------------------------------------------------|--|
| <b>Date of Meeting:</b><br>October 16, 2018                                                                                                                                                                                                                                                                                          |                 | <b>Agenda Item No.</b> (to be assigned by CSO):<br>2018-2018 |  |
| <b>From:</b><br>Joe Pedraza                                                                                                                                                                                                                                                                                                          |                 |                                                              |  |
| <b>Subject:</b><br>Discussion and consideration to approve the Final Plat for Rangila Subdivision, being a 1.878 acres out of Farm Tracts 29, West Tract Subdivision Vol. 2, Weslaco, Hidalgo County, Texas located approximately 1900 ft. North of West Frontage Road. Possible action. (Staffed by Planning and Code Enforcement.) |                 |                                                              |  |
| <b>Background:</b><br>The proposed two (2) lot subdivision is inside city limits. This subdivision is being serviced with water by the City of Weslaco through a 20" waterline and sewer by the City of Weslaco services through an 8" sewer line. The property is within a Flood Zone "B".                                          |                 |                                                              |  |
| <b>Funding Source</b> (budget code, if applicable):                                                                                                                                                                                                                                                                                  |                 |                                                              |  |
| Amount:                                                                                                                                                                                                                                                                                                                              | Term of Impact: | Identified in Current Budget:                                |  |
| <b>Additional Action Prompted:</b><br>Mayor's Signature                                                                                                                                                                                                                                                                              |                 |                                                              |  |
| <b>If item previously considered, provide date and action by Commission:</b>                                                                                                                                                                                                                                                         |                 |                                                              |  |
| <b>If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners:</b>                                                                                                                                                                        |                 |                                                              |  |
| <b>Advisory Review, if any</b> (name of board/committee, date of action, recommendation):<br>Planning and Zoning recommended approval of the final plat on October 3, 2018.                                                                                                                                                          |                 |                                                              |  |
| Kayla Arevalo                                                                                                                                                                                                                                                                                                                        |                 | Created/Initiated                                            |  |
| Joe Pedraza                                                                                                                                                                                                                                                                                                                          |                 | Approved                                                     |  |
| Mike Perez                                                                                                                                                                                                                                                                                                                           |                 | Final Approval                                               |  |
| <b>City Manager Comments:</b>                                                                                                                                                                                                                                                                                                        |                 |                                                              |  |
| <b>Staff Recommendation:</b><br>Staff recommends approval.                                                                                                                                                                                                                                                                           |                 |                                                              |  |
| <b>Attachments, if any:</b><br>RANGILA SUBDIVISION - ATTACHMENTS, Rangila- Final Plat                                                                                                                                                                                                                                                |                 |                                                              |  |
| <b>Responsibilities upon Approval:</b><br>Staff will notify applicant.                                                                                                                                                                                                                                                               |                 |                                                              |  |



## SUBDIVISION PLATTING APPLICATION

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

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

FILE NO. SUB18-00022

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: Rangila Subdivision

Location: 1818 N. Texas Blvd. Weslaco, TX 78599-4725

Legal Description: 1.878 Acre Tract out of Farm Tract 29, West Tract Subdivision Vol. 2, Page 36 Map Records Hidalgo County, Texas

Is subdivision inside city limits?    ☒ YES    ☐ NO

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

If no submit letter of Annexation (Contiguous or Consensual)

Existing Zoning: \_\_\_\_\_

Existing Land Use: Multi-family    Proposed Land Use: Multi-family

Number of Lots Proposed: 2    Gross Acreage: 1.878

Title Report Submitted:    ☐ YES    ☒ NO

### OWNER INFORMATION

Owner's Name: Mike Patel    Telephone: (956) 572-6101

Address: 1818 N. Texas Blvd.    Fax: \_\_\_\_\_

City: Weslaco    State: Tx    Zip: 78599    E-mail: mikowaves@aol.com

### ENGINEER INFORMATION

Name: Guzman & Muñoz Engineering & Surveying    Telephone: (956) 565-4637

Address: 2020 E. Expressway 83    Fax: \_\_\_\_\_

City: Mercedes    State: TX    Zip: 78570    E-mail: jmunoiz@gmes.biz

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

|                                                                              |                                                                            |                                                                              |
|------------------------------------------------------------------------------|----------------------------------------------------------------------------|------------------------------------------------------------------------------|
| <input type="checkbox"/> YES <input type="checkbox"/> NO Phone Utility _____ | <input type="checkbox"/> YES <input type="checkbox"/> NO Gas Utility _____ | <input type="checkbox"/> YES <input type="checkbox"/> NO Cable Utility _____ |
|------------------------------------------------------------------------------|----------------------------------------------------------------------------|------------------------------------------------------------------------------|

Proposed subdivision is in the following districts:

|                                                                                                  |                                                                                                    |
|--------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------|
| <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO Drainage District <u># 1</u> | <input checked="" type="checkbox"/> YES <input type="checkbox"/> 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](mailto:mhinojosa@weslacotx.gov) & [rdelafuente@weslacotx.gov](mailto: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](mailto:mhinojosa@weslacotx.gov) & [rdelafuente@weslacotx.gov](mailto: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

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- ☒ 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
- N/A Water Rights associated with the property
- Tax Receipt for all taxing entities showing that taxes are paid in full
- 0 Number of fire hydrants proposed for subdivision
- N/A Trip Generation Worksheet

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

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

**SUBMITTALS REQUIRED FOR FINAL (City Commission)**

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

**SUBMITTALS REQUIRED FOR PRE-CONSTRUCTION MEETING**

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

**SUBMITTALS REQUIRED FOR RECORDING OR HIDALGO COUNTY PLANNING**

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

**SUBMITTALS REQUIRED FOR RECORDING BY SECURITY**

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

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

### AUTHORIZATION AND ACKNOWLEDGEMENTS

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

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

Owner Printed Name: \_\_\_\_\_

Owner Signature: \_\_\_\_\_ Date: \_\_\_\_\_

\_\_\_\_\_ is the authorized agent

Authorized Agent Signature: \_\_\_\_\_ Date: 8/29/18

Authorized Agent Printed Name: Rodolfo Montero

\*\*\*\*\*

### THIS PAGE FOR STAFF USE ONLY

Date Received: \_\_\_\_\_ Received By: \_\_\_\_\_ Date Paid: \_\_\_\_\_

P & Z Commission Approval on Preliminary Plat: \_\_\_\_\_

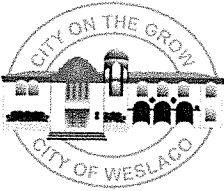
P & Z Commission Approval on Final Plat: \_\_\_\_\_

City Commission Approval on Final Plat: \_\_\_\_\_

Preconstruction Meeting Date: \_\_\_\_\_

Date Recorded: \_\_\_\_\_ Instrument No. \_\_\_\_\_

General Comments: \_\_\_\_\_



## SUBDIVISION REVIEW APPLICATION

**RECEIVED**

AUG 10 2018

FILE NO. \_\_\_\_\_

Planning &  
Code Enforcement Dept.

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

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Existing Land Use: Multi-family Proposed Land Use: Multi-family

Number of Lots Proposed: 2 Gross Acreage: 1.878

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Address: 1818 N. Texas Blvd.

Fax: \_\_\_\_\_

City: Weslaco State: TX Zip: 78599 E-mail: mikowaves@aol.com

### ENGINEER INFORMATION

Name: Guzman & Muñoz Engineering & Surveying Telephone: (956) 565-4637

Address: 2020 E. Expressway 83

Fax: \_\_\_\_\_

City: Mercedes State: TX Zip: 78570 E-mail: jmunoiz@gmes.biz

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## 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

|                                                                        |                                                                      |                                                                        |
|------------------------------------------------------------------------|----------------------------------------------------------------------|------------------------------------------------------------------------|
| <input type="checkbox"/> YES <input type="checkbox"/> NO Phone Utility | <input type="checkbox"/> YES <input type="checkbox"/> NO Gas Utility | <input type="checkbox"/> YES <input type="checkbox"/> NO Cable Utility |
|------------------------------------------------------------------------|----------------------------------------------------------------------|------------------------------------------------------------------------|

Proposed subdivision is in the following districts:

|                                                                                                    |                                                                                                      |
|----------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------|
| <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO Drainage District <u>No. 1</u> | <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO Irrigation District <u>No. 9</u> |
|----------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------|

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- ☐ **\$50.00 Subdivision Review fee**
- ☐ **One 11" X 17" reduced copy of plat**
- ☐ **Plat Layout**
  - ☐ Existing & Proposed Easements
  - ☐ Existing & Proposed ROW
  - ☐ Existing & Proposed Drainage Easements
  - ☐ Contours
  - ☐ Flood Zones
  - ☐ Adjoiners
  - ☐ Existing & Proposed street names
- ☐ **Utility Layout**
  - ☐ Existing & Proposed Utilities
  - ☐ Proposed Fire Hydrants
  - ☐ Adjoiners
  - ☐ Street names
- ☐ **Drainage plans and calculations with engineer's seal**
  - ☐ Elevations
  - ☐ Flood directional arrows
  - ☐ Detention areas
  - ☐ Street names
- ☐ **Proof of ownership of the property**
- ☐ **If septic tank system required, submit soil evaluation report**
- ☐ **Water Rights associated with the property**
- ☐ **Tax Receipt for all taxing entities showing that taxes are paid in full**
- ☐ **Number of fire hydrants proposed for subdivision**
- ☐ **Trip Generation Worksheet**

## AUTHORIZATION AND ACKNOWLEDGEMENTS

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

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

Owner Printed Name: PRADIP PATEL

Owner Signature:  Date: 8/9/18

\_\_\_\_\_ is the authorized agent

Authorized Agent Signature:  Date: 8/9/18

Authorized Agent Printed Name: Rodolfo Montero

\*\*\*\*\*

### THIS PAGE FOR STAFF USE ONLY

Date Received: \_\_\_\_\_ Received By: \_\_\_\_\_ Date Paid: \_\_\_\_\_

Preliminary Subdivision Review Date: \_\_\_\_\_

General Comments: \_\_\_\_\_

CITY OF WESLACO  
956-968-3181

REC#: 02412270 8/08/2018 8:30 AM  
OPER: LVALD TERM: 036  
REF#: 4897  
PAID BY:

TRAN: 235.1000 PROCESSING FEE  
9575  
101-400-3200  
PROCESSING FEE-ONLI 5.00CR

TRAN: 203.0000 SUBDIVISION INSPECT  
9575  
101-400-1025  
SUBDIVISION INSPECT 50.00CR

255 S. KANSAS AVE ■ WESL

Revised Form December 6, 2016

TENDERED: 55.00 CHECK  
APPLIED: 55.00-

CHANGE: 0.00

[WWW.WESLACOTX.GOV](http://WWW.WESLACOTX.GOV)

Please do not alter this application.

Page 3

\*\*\*\*

**Electronically Filed Document**

\*\*\*\*

**Hidalgo County  
Arturo Guajardo Jr.  
County Clerk**

**Document Number: 2014-2515973**

**Recorded As : RECORDING ELECTRONIC**

**Recorded On: May 23, 2014**

**Recorded At: 04:37:09 pm**

**Number of Pages: 5**

**Recording Fee: \$38.00**

**Parties:**

**Direct-  
Indirect-**

**Receipt Number: 1442849**

**Processed By: Imelda Leal**

**\*\*\*\*\* THIS PAGE IS PART OF THE INSTRUMENT \*\*\*\*\***

Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY  
because of color or race is invalid and unenforceable under federal law.



**STATE OF TEXAS  
COUNTY OF HIDALGO**

I hereby certify that this instrument was FILED in the File Number sequence on the date/time  
printed herein, and was duly RECORDED in the Official Records of Hidalgo County, Texas

Arturo Guajardo Jr.  
County Clerk  
Hidalgo County, TX

\*\*\*\* Electronically Filed Document \*\*\*\*

---

Document Number: 2014-17304  
Recorded As : ELECTRONIC RECORDING

Recorded On: May 19, 2014  
Recorded At: 03:54:41 pm  
Number of Pages: 4  
Book-VI/Pg: Bk-OR VI-20174 Pg-139  
Recording Fee: \$34.00

Parties:

Direct- QUATRO HERMOSAS  
Indirect- LA CUESTA SOL DEVELOPMENT

Receipt Number: 688296  
Processed By: Maggie Pena

---

\*\*\*\*\* THIS PAGE IS PART OF THE INSTRUMENT \*\*\*\*\*

Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY  
because of color or race is invalid and unenforceable under federal law.



A handwritten signature in dark ink, appearing to be "J. S. K.", is written over the bottom right portion of the page.

STATE OF TEXAS

COUNTY OF HIDALGO

**SPECIAL WARRANTY DEED  
WITH VENDOR'S LIEN**

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

**Effective Date:** May 13, 2014

**Grantor:** *Quatro Hermosas, a Texas general partnership composed of Lisa W. Hartfiel, Ellen W. Stone, Christine (Tina) Louise W. Terral, Amy Jeanne Welton and spouse, Patrick K. Welton*

**Grantor's Mailing Address:**

c/o Amy Jeanne Welton  
P. O. Box 1644  
Dripping Spring, Texas 78620-1644

**Grantee:** **La Cuesta Sol Development Ltd.**

**Grantee's Mailing Address:**

1210 East Tyler Avenue  
Harlingen, Cameron County, Texas 78550

**Consideration:** Ten and no/100 Dollars (\$10.00) and other valuable consideration and a note of even date that is in the principal amount of Two Hundred Seventy-one Thousand Three Hundred Twenty and no/100 Dollars (\$271,320.00) and is executed by Grantee, payable to the order of Grantor, and the additional consideration described in a Deferred Payment Agreement Between Grantor and Grantee of even date herewith. The Note and additional consideration are secured by a vendor's lien retained in this deed and by a deed of trust of even date from Grantee to Walter C. Guebert, Trustee.

**Property (including any improvements):**

SURFACE ONLY, the West 29.56 acres of the North 54.02 acres of Farm Tract 216, WEST TRACT SUBDIVISION, Hidalgo County, Texas as per map or plat thereof recorded in Volume 2, Pages 34-37 Map Records of Hidalgo County, Texas, reference to which is here made for all purposes; and being more particularly described by metes and bounds as follows:

BEGINNING at the Northwest corner of Lot No. Four (4) in Block 180; said point of beginning being also the Northwest corner of Farm Tract No. 216;

THENCE due East along the North lines of Lots 4 and 3, Block 180, 1221.9 feet for the Northwest corner of the 29.56 acres of land herein conveyed;

THENCE due, South along a line parallel to the East line of Lot 3, Block 180, 1049.05 feet for the Southeast corner of the 29.56 acres herein conveyed;

THENCE due West along a line parallel to the South line of Lots 3 and 4, Block 180, 1233.1 feet to a point in the West line of Lot 4, Block 180 for the Southwest corner of the 29.56 acres herein conveyed;

THENCE North 00°38' East along the West line of Lot 4, Block 180, 1049.1 feet to the Point of Beginning.

SAVE AND EXCEPT a 1 acre tract of land previously conveyed and recorded in Volume 2102, Page 75, for a total acreage of 28.56 acres more or less as represented by this survey plat.

**Reservations from Conveyance:   None**

**Exceptions to Conveyance and Warranty:**

This conveyance is made and accepted subject to any and all easements, rights-of-way, restrictions, reservations, covenants, conditions, oil and gas leases, mineral severances, and other instruments, other than liens and conveyances, that affect the property; but only to the extent they are still in effect, shown of record in the hereinabove mentioned county and state, and to all zoning laws, regulations and ordinances of municipal and/or other governmental authorities, if any, but only to the extent that they are still in effect, relating to the Property; and taxes for the current year, the payment of which Grantee assumes.

Grantor, for the consideration and subject to the reservations from and exceptions to conveyance and warranty, grants, sells, and conveys to Grantee the property, together with all and singular the rights and appurtenances thereto in any wise belonging, to have and hold it to Grantee, Grantee's heirs, executors, administrators, successors, or assigns forever. Grantor binds Grantor and Grantor's heirs, executors, administrators, and successors to warrant and forever defend all and singular the property to Grantee and Grantee's heirs, executors, administrators, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the reservations from and exceptions to conveyance and warranty, when the claim is by, through, or under Grantor but not otherwise.

The vendor's lien against and superior title to the property are retained until each note described is fully paid according to its terms, at which time this deed shall become absolute.

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

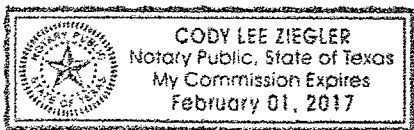
Quatro Hermosas

By: *Amy Jeanne Welton*  
*Amy Jeanne Welton, Manager*

STATE OF TEXAS

COUNTY OF Hays

This instrument was acknowledged before me on the 14 day of May, 2014, by Amy Jeanne Welton, as Manager of Quatro Hermosas, a Texas general partnership on behalf of said partnership.



*Cody Lee Ziegler*  
Notary Public, State of Texas

AFTER RECORDING RETURN TO:

1243/deed 28.56 acres to la cuesta



# 2017 TAX STATEMENT



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

**Certified Owner:**

LA QUESTA SOL DEVELOPMENT LTD  
1210 E TYLER AVE  
HARLINGEN, TX 78550-7140

**Legal Description:**

WEST TRACT W1221.9'- N1049.05' EXC 1AC-  
N357.05'- W122'- E132'- FT 216 28.56

Account No: W3800-00-216-0000-04

Appr. Dist. No.: 324887

Legal Acres: 28.5600

Parcel Address:

As of Date: 07/31/2018

Print Date: 07/31/2018

| Market Value        |             | Appraised Value       | Assessed Value | Capped Value | Homesite Value | Agricultural Market Value | Non-Qualifying Value |
|---------------------|-------------|-----------------------|----------------|--------------|----------------|---------------------------|----------------------|
| Land                | Improvement |                       |                |              |                |                           |                      |
| \$342,720           | \$0         | \$342,720             | \$342,720      | \$0          | \$0            | \$342,720                 | \$0                  |
| Taxing Unit         |             | Assessed Value (100%) | Exemptions     |              | Taxable Value  | Tax Rate                  | Tax                  |
|                     |             |                       | Code           | Amount       |                |                           |                      |
| HIDALGO COUNTY      |             | \$342,720             | OSP            | \$330,668.00 | \$12,052       | 0.5800000                 | \$69.90              |
| DRAINAGE DIST #1    |             | \$342,720             | OSP            | \$330,668.00 | \$12,052       | 0.0951000                 | \$11.46              |
| EMS DIST #1         |             | \$342,720             | OSP            | \$330,668.00 | \$12,052       | 0.0176000                 | \$2.12               |
| WESLACO ISD         |             | \$342,720             | OSP            | \$330,668.00 | \$12,052       | 1.1597000                 | \$139.77             |
| SOUTH TEXAS ISD     |             | \$342,720             | OSP            | \$330,668.00 | \$12,052       | 0.0492000                 | \$5.93               |
| SOUTH TEXAS COLLEGE |             | \$342,720             | OSP            | \$330,668.00 | \$12,052       | 0.1850000                 | \$22.30              |

Total Tax: \$251.48  
Total Tax Paid to date: \$251.48  
Total Tax Remaining: \$0.00

**Exemptions:**

OSP OPEN SPACE 1-D-1

**AMOUNT DUE IF PAID BY:**

|                           |                           |                           |                           |                           |                           |
|---------------------------|---------------------------|---------------------------|---------------------------|---------------------------|---------------------------|
| 07/31/2018 18 + up to 15% | 08/31/2018 19 + up to 15% | 10/01/2018 20 + up to 15% | 10/31/2018 21 + up to 15% | 11/30/2018 22 + up to 15% | 12/31/2018 23 + up to 15% |
| \$0.00                    | \$0.00                    | \$0.00                    | \$0.00                    | \$0.00                    | \$0.00                    |
| 01/31/2019 24 + up to 15% | 02/28/2019 25 + up to 15% | 04/01/2019 26 + up to 15% | 04/30/2019 27 + up to 15% | 05/31/2019 28 + up to 15% | 07/01/2019 29 + up to 15% |
| \$0.00                    | \$0.00                    | \$0.00                    | \$0.00                    | \$0.00                    | \$0.00                    |

**School Information:**

WESLACO ISD 2017 M&O 1.1397000 I&S .02000000 Total 1.1597000 2016 M&O 1.1397000 I&S .00000000 Total 1.1397000

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

4.1.68

Print Date: 07/31/2018

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

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



W3800-00-216-0000-04

LA QUESTA SOL DEVELOPMENT LTD  
1210 E TYLER AVE  
HARLINGEN, TX 78550-7140

AMOUNT PAID:

\$ \_\_\_\_\_

00003248870000000000

# CITY OF WESLACO

## PLANNING AND CODE ENFORCEMENT DEPARTMENT

### Subdivision Review MEETING

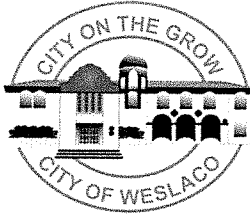
NAME OF SUBDIVISION: \_\_RANGILA\_\_ 08/22/2018                     

#### SIGN IN FORM

| 1  | Name             | Company         | Phone #  |
|----|------------------|-----------------|----------|
| 2  | Zenaida Guerrero | city of weslaco | 447-3401 |
| 3  | Marcelo Cosme    | City of Weslaco | 532-8392 |
| 4  | Mike Swinner     | Weslaco FMO     | 447-3415 |
| 5  | Oscar Hernandez  | Buzman          |          |
| 6  | Rebecka delacruz | COW             | 447-3409 |
| 7  |                  |                 |          |
| 8  |                  |                 |          |
| 9  |                  |                 |          |
| 10 |                  |                 |          |
| 11 |                  |                 |          |
| 12 |                  |                 |          |
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| 14 |                  |                 |          |
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| 16 |                  |                 |          |
| 17 |                  |                 |          |

# City of Weslaco

*"The City on the Grow"*



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

Mike R. Perez, City Manager

August 22, 2018

Guzman & Munoz Engineering and Surveying, INC.  
2002 E. Expressway  
Mercedes, TX 78570  
Engineering Firm No. F-8017

Re: Subdivision Review Comments for Rangila Subdivision

Jose Luis Munoz, P.E.

Please find below comments to the above-mentioned project:

## **Plat**

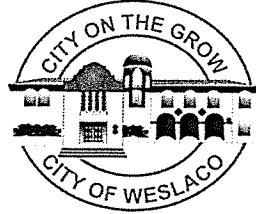
1. Vicinity Map must be included on the Plat.
2. Must provide contour lines for both Lots.
3. Addressing must be confirmed with PD and 911. for Paseo del Norte St.
4. Minimum street ROW must be 50 feet.
5. Remove Plat Note #10
6. Must provide a utility sheet and drainage plan.
8. Call out existing inlets on Texas Blvd.

Sincerely,

Mardoqueo Hinojosa, P.E., CFM  
Planning Director/City Engineer

# City of Weslaco

*"The City on the Grow"*



David Suarez, Mayor  
Gerardo "Jerry" Tafolla, Mayor Pro-Tem, District 4  
Leo Muñoz, Commissioner, District 1  
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Letty Lopez, Commissioner, District 5  
Josh Pedraza, Commissioner, District 6

Mike R. Perez, City Manager

August 22, 2018

Guzman & Munoz Engineering & Surveying  
2020 E Expressway 83  
Mercedes, Texas 78570

Re: Rangila Subdivision

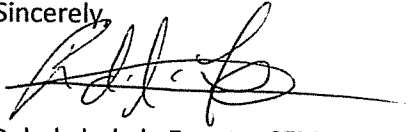
Dear Applicant:

As per the plan set received, please find below general comments that need to be addressed for the above-mentioned subdivision:

1. Remove Plat Note 4,
2. Apply for a Variance for the proposed OSSF or Remove Plat Note 10 & 11
3. Add Plat Note: Finished Floor Elevations established must be higher than \_\_\_\_\_ or 18" above top of curb or center line of street, whichever is greater, measured from the center of the lot.
4. Add Plat Notes: Streetlight must be located every 300 feet
5. Include all appropriate signature lines.
6. Identified setbacks are for an R-1 District. Commercial Setbacks are as follows:
  - a. *Frontyard*. There shall be a front yard along the front line of the lot.
    - i. Corridors identified on the Hidalgo County Thoroughfare Map: The minimum depth of a front yard one foot back from property line for each two feet in building height, not to exceed one-half of the width of the abutting dedicated right-of-way or in line with the majority setback of existing structures along the same block, whichever is greater.
    - ii. All other corridors: the minimum lot depth shall be 20 feet.
  - b. *Sideways*. There shall be a side yard of not less than 5 feet, except that on a corner lot, the side yard on a street side shall be 10 feet.
  - c. *Rear yard*. Rear yard setbacks shall be 10 feet.
7. Add Plat Note: A 5 ft. sidewalk is required along exterior perimeter upon the issuance of a building permit.
8. Add Plat Note: Landscaping is required per city ordinance.

Should you need additional information or have any questions, please call the Planning Department at (956) 447-3401.

Sincerely,

A handwritten signature in black ink, appearing to read 'R. de la Fuente', with a long horizontal flourish extending to the right.

Rebekah de la Fuente, CFM  
Senior Planner



*"The City on the Grow"*

**WESLACO FIRE MARSHAL'S OFFICE**  
**255 S. Kansas**  
**Weslaco, Texas 78596**  
**(956) 447-3415 Fax (956) 969-4921**

DATE: 08/15/18 OCCUPANCY CLASS: Subdivision  
FACILITY NAME: Rangila Subdivision  
PHYSICAL & MAILING ADDRESS: FM 88 by Paso Del Norte  
PHONE #: \_\_\_\_\_ OWNER/MANAGER: \_\_\_\_\_

**PLAN REVIEW – CHECK OFF LIST**

| X | Approved as submitted | X                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | with notes                   |
|---|-----------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------|
|   | <b>A</b>              | Illuminated exit signs and emergency lighting shall be combination with 90-minute battery pack back-up.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                              |
|   | <b>B</b>              | All restrooms shall have emergency lighting with 90-minute battery pack back-up.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                              |
|   | <b>C</b>              | Shall provide minimum 5 lb. ABC dry chemical extinguisher at 75' intervals, annually inspected & tagged by a licensed agency and mounted no higher than 48" from top to ground. NFPA 10, Latest Edition & IFC 2015 Edition, Section 906.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                              |
|   | <b>D</b>              | Shall have fire alarm company submit plans for proposed fire alarm.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                              |
|   | <b>E</b>              | Shall have fire alarm system installed in accordance with the latest editions of NFPA 70 & 72, by a licensed agency and monitored 24/7 by an outside agency. Shall call our office 24 hours in advance for trip test. NFPA 101, Life Safety Code, 2015 Edition                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                              |
|   | <b>F</b>              | Shall have fire alarm system tied into the sprinkler system to monitor flow and tamper switches. Shall also be tied into the suppression system for the kitchen hood. NFPA 101, Life Safety Code, 2015 Edition.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                              |
|   | <b>G</b>              | Shall have automatic sprinkler system installed by a licensed agency and in accordance with the latest edition of NFPA 13. Sprinkler company shall submit plans to our office and ISO for review. Shall contact our office 24 hours in advance for underground & aboveground hydrostatic tests. IFC, 2015 Edition, Section 903 & 912 and latest edition of NFPA 13. <b>No ceiling shall be in place until aboveground hydrostatic test has been approved.</b>                                                                                                                                                                                                                                                                                                  |                              |
|   | <b>H</b>              | If cooking that releases grease latent vapors, shall provide hood suppression system installed by a licensed agency; hood shall vent to exterior of building. NFPA 96, Latest edition. An approved method shall be provided that will ensure that the appliance(s) is returned to an approved design location, NFPA 96, Section 12.1.2.3.1 Shall call our office 24 hours in advance for trip test. IFC, 2015 Edition, Section 904.                                                                                                                                                                                                                                                                                                                            |                              |
|   | <b>I</b>              | Shall have 1 – K extinguisher for kitchen annually inspected by a licensed agency. IFC, 2015 Edition, Section 904.11.5                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                              |
| X | <b>J</b>              | 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.                                                                                                                                                                                                                                                                                                                                                                                                                        |                              |
|   | <b>K</b>              | Fire department connection shall be free-standing, away from the building, minimum 1 ½ times the building height, out of the collapse zone, and within 100' of a fire hydrant. FDC shall be protected from impact with 4" diameter concrete filled bollards, cemented 4' into the ground with 3' above ground. Shall be spaced 3' apart. Shall have a reflective sign indicating "FDC" with 6" high letters, ½" wide. IFC, 2015 Edition, Section 903.3.7 and all of section 912, IFC, 2015 Edition, and latest edition of NFPA 13. The FDC connection shall be the 5-inch storz with a 30 to 40-degree downward deflection angle adapter. Tamper protection for backflow preventer shall be of an approved type and approved by Authority Having Jurisdiction. |                              |
|   | <b>L</b>              | 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).                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                              |
|   | <b>M</b>              | Fire apparatus access road shall comply with IFC 2015 Edition, Appendix D. (Cul-de-sac, wye, hammerhead)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                              |
|   | <b>N</b>              | Shall have evacuation routes, with primary & secondary exits marked, in place. IFC, 2015 Edition, Section 404.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                              |
|   | <b>O</b>              | Shall maintain a clear path for means of egress in the following areas:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                              |
|   | <b>P</b>              | Shall have all exit doors open in the direction of egress travel. If equipped with a locking device, it shall be of an approved type.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                              |
|   | <b>Q</b>              | Every room or space that is an Assembly occupancy shall have the occupant load posted in a conspicuous place.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                              |
|   | <b>R</b>              | Shall maintain 44" clearance between aisles.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                              |
|   | <b>S</b>              | 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. Chained gates shall have a Knox padlock in place. If the gate system is automated, all gates in the system shall open automatically.                                                                                                                                                                                                                                                                                                                                                                     |                              |
|   | <b>T</b>              | Shall post address in front of building plainly visible from the street with 6" x ½" stroke letters or numbers.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                              |
|   | <b>U</b>              | Shall have Knox Box, 3200 Series, with hinged door, installed for fire department access. www.KnoxBox.com                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                              |
|   | <b>V</b>              | Shall have Knox FDC 5-inch Storz Caps in place. www.KnoxBox.com                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                              |
|   | <b>W</b>              | Shall have an exterior door to Riser Room. Shall label Riser Room with a white reflective sign to read "Riser Room" with 6" x ¼" stroke red letters.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                              |
|   | <b>X</b>              | Shall provide fire lane painted with 6" red striping, with white lettering 4" x ¾" stroke to read <b>"No Parking Fire Lane"</b> spaced every 10 to 12 feet.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                              |
| X | <b>Y</b>              | Shall submit a complete set of plans for construction to my office for further requirements.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                              |
|   | <b>Z</b>              | Shall pay appropriate fees for the following:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                              |
|   |                       | Plan review                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | Fire alarm plan review       |
|   |                       | Sprinkler system plan review                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | Aboveground hydro test       |
|   |                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | Underground hydro test       |
|   |                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | Suppression system trip test |
|   |                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                              |
|   |                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                              |
|   |                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                              |

Asst. Fire Marshal Mike Swinnea  
**FIRE MARSHAL/FIRE INSPECTOR**

**Drainage Report  
for**

**Rangila Subdivision**

**1818 N. Texas Blvd.  
Weslaco Tx, 78599-4725**

**Prepared by:**

**GUZMAN & MUNOZ ENGINEERING & SURVEYING, INC.**

**July, 24 2018**

**Office Location:**

2020 E. Expressway 83    Mercedes, Texas 78570    (956) 565-4637

**Presented to:**

**Hidalgo County Drainage District #1**



A handwritten signature in cursive script, appearing to read "Jose Luis Munoz".



**GUZMAN & MUÑOZ**  
ENGINEERING AND SURVEYING, INC.

Firm No: F-8017



**GUZMAN & MUÑOZ**  
ENGINEERING AND SURVEYING, INC.

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**DRAINAGE REPORT  
FOR  
RANGILA SUBDIVISION  
1818 N. TEXAS BLVD.  
WESLACO, TEXAS 78599-4725**

---

**Project Location**

The project, Rangila Subdivision, is located in the City of Weslaco, with the southwest corner commencing about 160 ft. north of the intersection of Texas Blvd. N. and Frost Proof Dr., within the proposed future land use area of multi-family homes.

**Project Description**

The intent of this project is to subdivide an existing tract into two lots.

**Flood Zone**

The project site is situated inside of Flood Zone 'B' as depicted on the City of Weslaco, Texas, Hidalgo County, FEMA Flood Insurance Rate Map, Community-Panel No. 480349 0005 B, effective date March 4, 1980.

Flood Zone 'B' is defined as an area between the limits of the 100-year flood and 500-year flood; or certain areas subject to 100-year flooding with average depths less than one foot or where the contributing drainage area is less than one square mile; or areas protected by levees from the base flood.

**Soil Conditions**

Based on the NRCS Custom Soil Resource Report for Hidalgo County, Texas, the project consists wholly of Hidalgo-Urban land complex soils with ranging slopes of 0 to 1 percent (Map Unit Symbol 31). This clay soil falls into the SCS hydrologic soil group B, indicating moderately low runoff potential when thoroughly wet.

**Existing Conditions**

The property is 1.878 acres with a 40 ft. wide street running through it. The north side of the road is about 140 ft. south of the north end of the tract. The property to the north side of the street is undeveloped, while the "Texas Inn" is located on the south side of the street.

The topography of the proposed Lot 1 slopes towards the southeast at a 0.3% average slope, while the topography of the proposed Lot 2 slopes towards the 3 "Texas Inn" entrances. Once the



runoff reaches the curb it then goes into Type-A inlets located to the east and west of the subdivision.

Using a 10 year design storm and Hidalgo County rainfall intensity distribution averages, the total southeast-bound runoff for Lot 1 is found to be 0.531 cfs. The total northwest-bound runoff for Lot 2 was calculated to be 5.960 cfs. Additionally, Lot 2 has a detention pond with an approximate capacity of 1,123 cf located to the north side of lot. The detention pond serves to hold runoff water that is unable to drain into the existing Type-A inlets. There are two inlets, one in the west side of the parking lot and another along Texas Blvd.

### Proposed Improvements

The existing tract is to be subdivided into 2 lots. Lot 1 will be located to the north side of the street, while Lot 2 will consist of a portion of the road and the tract to the south of the street. Since the proposed Lot 1 lies within the proposed future land use area of multi-family homes, a weighted runoff coefficient of 0.68 was used when calculating the total post-development runoff.

Using a 25-year design storm and Hidalgo rainfall intensity distribution averages, the total southeast-bound runoff for Lot 1 is found to be 2.656 cfs for the future conditions, which is 2.125 cfs higher than the existing conditions. As a result, a 6-ft. wide, 3.5-ft. deep and 125-ft. long ditch is proposed to be constructed along the east side of Lot 1. The excess runoff will be collected in a ditch with a capacity of 2,037 ft<sup>3</sup>, which exceeds the required capacity of 1,984 ft<sup>3</sup>.

The following table shows a summary of the runoff calculations for Lot 1:

*Table 1: Rangila Subdivision: Summary of Lot 1 Runoff Calculations*

|                                  | Area (ac) | Weighted Runoff Coefficient | Q (cfs) |
|----------------------------------|-----------|-----------------------------|---------|
| Pre-Development (10-year Storm)  | 0.444     | 0.160                       | 0.531   |
| Post-Development (25-Year Storm) | 0.444     | 0.68                        | 2.656   |
| Increased Flow                   |           |                             | 2.125   |



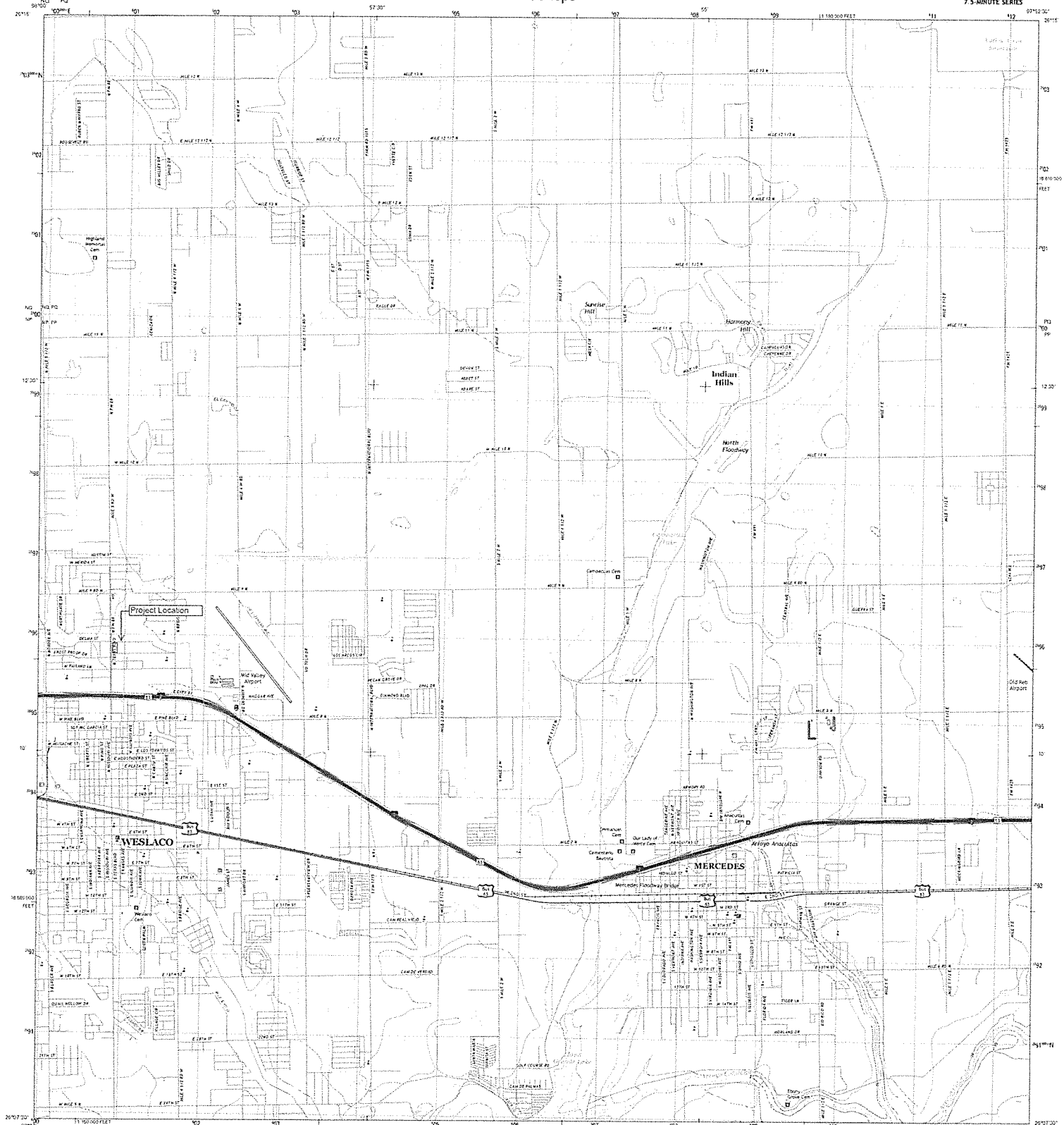
Project Location (USGS)



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

The National Map  
US Topo

MERCEDES QUADRANGLE  
TEXAS-HIDALGO CO.  
7.5-MINUTE SERIES

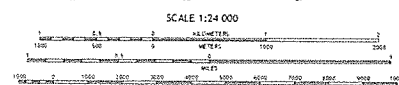


Produced by the United States Geological Survey

North American Datum of 1983 (NAD83)  
World Geodetic System of 1984 (WGS84) Projection and  
1100-meter grid. Universal Transverse Mercator, Zone 16N  
1100-foot datum. Texas Coordinate System of 1983 South datum.

This map is not a legal document. Boundaries may be  
generalized for map scale. Private lands with government  
reservations may not be shown. Obtain permission before  
entering private lands.

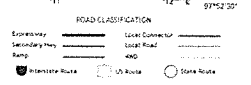
Source: 2007, Map 2014  
Roads: U.S. Census Bureau, 2010  
Topography: National Hydrography Dataset, 2010  
Contours: National Hydrography Dataset, 2010  
Boundaries: Multiple sources last updated for 1915, 2011  
Metadata: FWS National Wetlands Inventory 1977, 2014



SCALE 1:24,000

CONTOUR INTERVAL 10 FEET  
NORTH AMERICAN DATUM OF 1983

This map was produced to conform with the  
National Geographic Society's (NGS) Topographic Standard, 1995  
A metadata file associated with this product is available at [www.fws.gov](http://www.fws.gov)

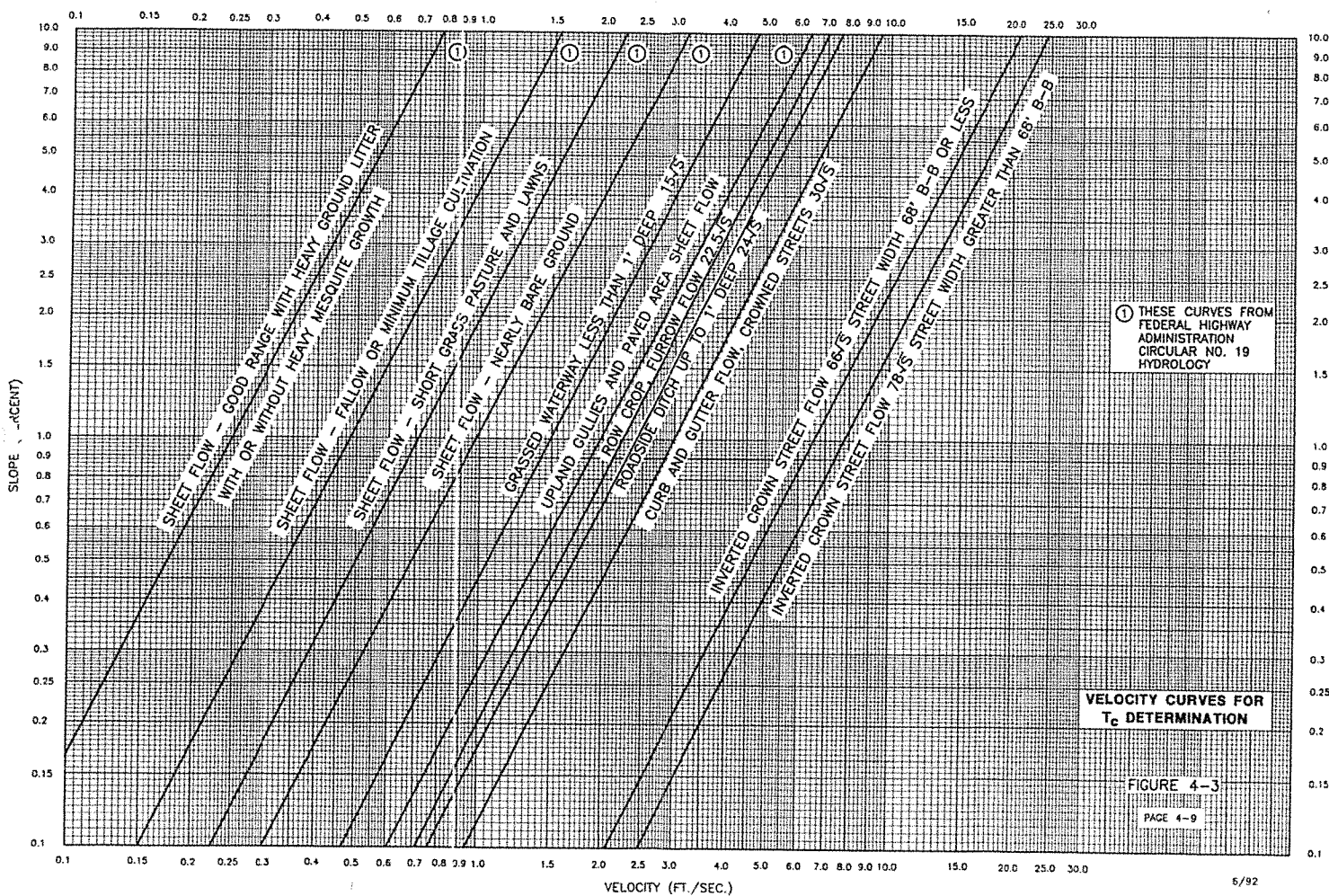


|   |   |   |   |   |   |   |   |   |    |
|---|---|---|---|---|---|---|---|---|----|
| 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 |
| 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 |

1. Local Road  
2. Expressway  
3. State Road  
4. County Road  
5. US Route  
6. State Route  
7. Interstate  
8. Federal Road  
9. Private Road  
10. Other

MERCEDES, TX  
2016

## Velocity Curves for $T_c$ Determination



Rainfall Intensity-Duration-Frequency Coefficients  
And  $t_c$  Values for Pre- & Post- Development

# Rainfall Intensity-Duration-Frequency Coefficients for Texas

Based on United States Geological Survey (USGS) Scientific Investigations Report 2004-5041

"Atlas of Depth-Duration Frequency of Precipitation Annual Maxima for Texas"

1. Select English or SI Units

English

2. Select or Enter a County

Hidalgo

3. Enter a Time of Conc.

Select Units

10 min

| Coefficient | 50%<br>(2-year) | 20%<br>(5-year) | 10%<br>(10-year) | 4%<br>(25-year) | 2%<br>(50-year) | 1%<br>(100-year) |
|-------------|-----------------|-----------------|------------------|-----------------|-----------------|------------------|
| e           | 0.8645          | 0.8647          | 0.8599           | 0.8572          | 0.8613          | 0.8619           |
| b (in.)     | 72.40           | 100.21          | 116.24           | 140.47          | 170.66          | 201.07           |
| d (min)     | 12.92           | 13.90           | 14.33            | 15.32           | 16.71           | 18.00            |

Intensity  
(in./hr)

4.83

6.44

7.47

8.80

10.08

11.38

(Spreadsheet Release Date: August 31, 2015; data table reshuffle by Asquith July 14, 2016)

## **“C” Values for Rational Method**



FIGURE 5

## RUNOFF COEFFICIENTS FOR RATIONAL METHOD

| SURFACE CHARACTERISTICS    | RUNOFF COEFFICIENT<br>RETURN PERIOD (YEARS) |      |      |      |      |
|----------------------------|---------------------------------------------|------|------|------|------|
|                            | 5                                           | 10   | 25   | 50   | 100  |
| RESIDENTIAL                |                                             |      |      |      |      |
| SUBURBAN (> 1.0 AC.)       | 0.30                                        | 0.35 | 0.40 | 0.50 | 0.60 |
| SUBURBAN (0.50 TO 1.0 AC.) | 0.35                                        | 0.40 | 0.45 | 0.52 | 0.60 |
| SINGLE FAMILY (> 0.50 AC.) | 0.45                                        | 0.50 | 0.53 | 0.59 | 0.65 |
| MULTI-UNITS (DETACHED)     | 0.50                                        | 0.55 | 0.63 | 0.68 | 0.75 |
| MULTIUNITS (ATTACHED)      | 0.65                                        | 0.68 | 0.73 | 0.77 | 0.80 |
| APARTMENTS                 | 0.75                                        | 0.78 | 0.80 | 0.82 | 0.85 |
| BUSINESS                   |                                             |      |      |      |      |
| DOWNTOWN                   | 0.85                                        | 0.88 | 0.91 | 0.93 | 0.95 |
| NEIGHBORHOOD               | 0.60                                        | 0.65 | 0.70 | 0.75 | 0.80 |
| INDUSTRIAL                 |                                             |      |      |      |      |
| LIGHT                      | 0.70                                        | 0.75 | 0.80 | 0.83 | 0.85 |
| HEAVY                      | 0.80                                        | 0.82 | 0.86 | 0.88 | 0.90 |
| PARKS & CEMENTARIES        |                                             |      |      |      |      |
|                            | 0.20                                        | 0.27 | 0.37 | 0.45 | 0.55 |
| PLAYGROUNDS                |                                             |      |      |      |      |
|                            | 0.25                                        | 0.33 | 0.43 | 0.52 | 0.60 |
| SCHOOLS                    |                                             |      |      |      |      |
|                            | 0.50                                        | 0.55 | 0.63 | 0.68 | 0.75 |
| RAILROAD YARDS             |                                             |      |      |      |      |
|                            | 0.40                                        | 0.48 | 0.57 | 0.64 | 0.70 |
| UNDEVELOPED AREAS          |                                             |      |      |      |      |
|                            | 0.10                                        | 0.16 | 0.27 | 0.37 | 0.50 |
| STREETS                    |                                             |      |      |      |      |
| PAVED                      | 0.80                                        | 0.85 | 0.90 | 0.92 | 0.95 |
| GRAVEL                     | 0.20                                        | 0.27 | 0.37 | 0.45 | 0.55 |
| DRIVES & WALKS             |                                             |      |      |      |      |
|                            | 0.80                                        | 0.85 | 0.90 | 0.92 | 0.95 |
| ROOFS                      |                                             |      |      |      |      |
|                            | 0.80                                        | 0.84 | 0.87 | 0.88 | 0.90 |
| LAWNS                      |                                             |      |      |      |      |
|                            | 0.10                                        | 0.16 | 0.27 | 0.37 | 0.50 |

## Pre-Development Runoff Map



Rational Method  
Pre-Development Conditions

DRAINAGE ANALYSIS

Owner: City of Weslaco  
Name: Ranglia Subdivision  
Location: Weslaco, Tx

P. E.: Jose L. Munoz  
Checked by: Rodolfo Montero  
Design: Oscar Herrera  
Data Date: 6/28/2018

Rational Method

Pre-Development Runoff: Ranglia Subdivision: Lot 1

| Runoff Coefficient            |           |       |                            |             |
|-------------------------------|-----------|-------|----------------------------|-------------|
| Sub-area                      | Area (sf) | Acres | Surface type               | Coefficient |
| 1                             | 19,332    | 0.444 | Undeveloped Natural Ground | 0.160       |
| Totals:                       | 19,332    | 0.444 |                            |             |
| Weighted Runoff Coefficient = |           |       | 0.160                      | 0.071       |

Existing Conditions:  $t_c = 10$  min

Intensity (in/hr):  
Q (cfs):

| 2 yr  | 5 yr  | 10 yr | 25 yr | 50 yr  | 100 yr |
|-------|-------|-------|-------|--------|--------|
| 4.829 | 6.442 | 7.472 | 8.801 | 10.077 | 11.377 |
| 0.343 | 0.457 | 0.531 | 0.625 | 0.716  | 0.808  |

Coefficients:

| e | 0.8645 | 0.8647 | 0.8599 | 0.8572 | 0.8613 | 0.8619 |
|---|--------|--------|--------|--------|--------|--------|
| b | 72.40  | 100.21 | 116.24 | 140.47 | 170.66 | 201.07 |
| d | 12.92  | 13.90  | 14.33  | 15.32  | 16.71  | 18.00  |

Time of Concentration:  $t_c$

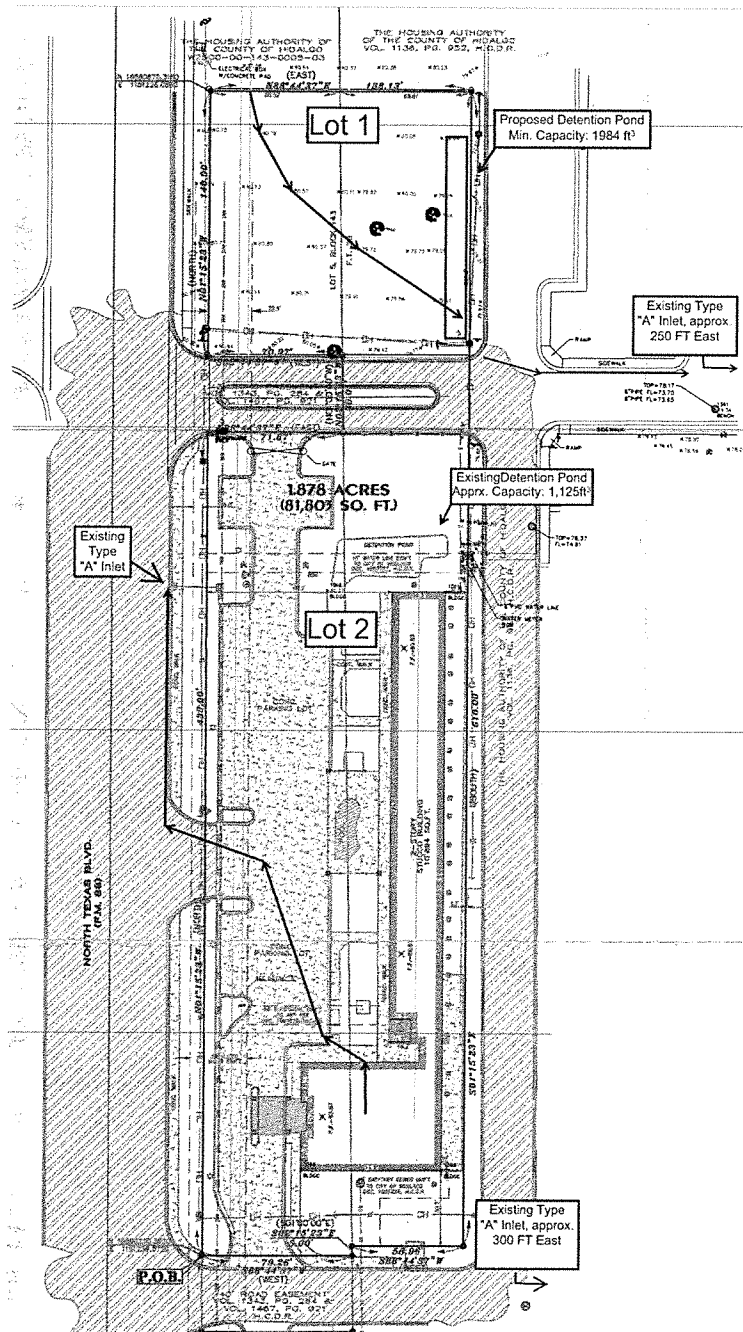
| Surface type:              | Avg slope (%) | Avg velocity (ft/sec) | Distance (ft) |
|----------------------------|---------------|-----------------------|---------------|
| Undeveloped Natural Ground | 0.30          | 0.40                  | 170           |
| Time of Concentration:     |               |                       |               |
| $t_c =$                    | 7.08          | min                   |               |
| $t_c =$                    | 10.00         | min                   |               |

IDF equation:

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

Note: if  $t_c < 10$  min, then  $t_c = 10$  min.

## Post-Development Runoff Map



Rational Method  
Post-Development Conditions



DRAINAGE ANALYSIS

Owner: City of Westlaco  
Name: Ranglia Subdivision  
Location: Westlaco, Tx

P.E.: Jose L. Munoz  
Checked by: Rodolfo Montero  
Design: Oscar Herrera  
Data Date: 6/28/2018

Rational Method

Post-Development Runoff: Ranglia Subdivision: Lot 1

| Runoff Coefficient            |           |       |                        |             |
|-------------------------------|-----------|-------|------------------------|-------------|
| Sub-area                      | Area (sf) | Acres | Surface type           | Coefficient |
| 1                             | 19,332    | 0.444 | Multi-Units (Attached) | 0.680       |
| Totals:                       | 19,332    | 0.444 |                        |             |
| Weighted Runoff Coefficient = |           |       |                        | 0.302       |

Developed Conditions Conditions:  $t_c = 10$  min

County: Hidalgo

Intensity (in/hr):  
 $Q_c (cfs)$ :

| 2 yr  | 5 yr  | 10 yr | 25 yr | 50 yr  | 100 yr |
|-------|-------|-------|-------|--------|--------|
| 4.829 | 6.442 | 7.472 | 8.801 | 10.077 | 11.377 |
| 1.457 | 1.944 | 2.255 | 2.656 | 3.041  | 3.433  |

Coefficients:

| e | 0.8645 | 0.8647 | 0.8599 | 0.8572 | 0.8613 | 0.8619 |
|---|--------|--------|--------|--------|--------|--------|
| b | 72.40  | 100.21 | 116.24 | 140.47 | 170.66 | 201.07 |
| d | 12.92  | 13.90  | 14.33  | 15.32  | 16.71  | 18.00  |

Time of Concentration:  $t_c$

| Surface type:              | Avg slope (%) | Avg velocity (ft/sec) | Distance (ft) |
|----------------------------|---------------|-----------------------|---------------|
| Drives/Walks/Roads         | 0.05          | 6.50                  | 77            |
| Bldg Roofs                 | 5.00          | 0.90                  | 43            |
| Undeveloped Natural Ground | 0.30          | 0.40                  | 51            |

Time of Concentration:

|         |      |     |
|---------|------|-----|
| $t_c =$ | 3.11 | min |
|---------|------|-----|

so,

|         |       |     |
|---------|-------|-----|
| $t_c =$ | 10.00 | min |
|---------|-------|-----|

IDF equation:

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

Note: If  $t_c < 10$  min, then  $t_c = 10$  min.

## Detention Pond Calculations

# WORKSHEET FOR DETENTION POND: Rangila Subdivision: Lot 1

DESIGN: 10 YEAR STORM

TOTAL TRIBUTARY AREA (ac): 0.44 ac

DEVELOPED RUNOFF COEFFICIENT C: 0.68

RELEASE RATE 0.531 cfs (undeveloped flow)

STORAGE VOLUME DETERMINATION: 1,984 cf

IDF equation:

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

25 yr storm

Hidalgo coefficients:

e 0.8572  
b 140.47  
d 15.32

| RUNOFF<br>FACTOR | STORM<br>DURATION | RAINFALL<br>INTENSITY | DRAINAGE<br>AREA | INFLOW<br>RATE               | RELEASE<br>RATE         | STORAGE<br>RATE                            | STORAGE<br>REQUIRED |
|------------------|-------------------|-----------------------|------------------|------------------------------|-------------------------|--------------------------------------------|---------------------|
| C                | T<br>(HR.)        | I<br>(IN./HR.)        | A<br>(AC.)       | Q <sub>1</sub> =CIA<br>(CFS) | Q <sub>0</sub><br>(CFS) | (Q <sub>1</sub> -Q <sub>0</sub> )<br>(CFS) | VOL<br>CF           |
| 0.68             | 0.08              | 10.72                 | 0.44             | 3.23                         | 0.53                    | 2.70                                       | 778                 |
| 0.68             | 0.17              | 8.74                  | 0.44             | 2.64                         | 0.53                    | 2.11                                       | 1,291               |
| 0.68             | 0.25              | 7.54                  | 0.44             | 2.28                         | 0.53                    | 1.75                                       | 1,575               |
| 0.68             | 0.33              | 6.65                  | 0.44             | 2.01                         | 0.53                    | 1.48                                       | 1,758               |
| 0.68             | 0.42              | 5.88                  | 0.44             | 1.77                         | 0.53                    | 1.24                                       | 1,875               |
| 0.68             | 0.50              | 5.34                  | 0.44             | 1.61                         | 0.53                    | 1.08                                       | 1,944               |
| 0.68             | 0.58              | 4.90                  | 0.44             | 1.48                         | 0.53                    | 0.95                                       | 1,984               |
| 0.68             | 0.67              | 4.49                  | 0.44             | 1.35                         | 0.53                    | 0.82                                       | 1,978               |
| 0.68             | 0.75              | 4.18                  | 0.44             | 1.26                         | 0.53                    | 0.73                                       | 1,971               |
| 0.68             | 0.83              | 3.92                  | 0.44             | 1.18                         | 0.53                    | 0.65                                       | 1,942               |
| 0.68             | 1.00              | 3.46                  | 0.44             | 1.04                         | 0.53                    | 0.51                                       | 1,836               |
| 0.68             | 1.50              | 2.59                  | 0.44             | 0.78                         | 0.53                    | 0.25                                       | 1,350               |
| 0.68             | 2.00              | 2.09                  | 0.44             | 0.63                         | 0.53                    | 0.10                                       | 720                 |
| 0.68             | 3.00              | 1.53                  | 0.44             | 0.46                         | 0.53                    | -0.07                                      | -756                |
| 0.68             | 4.00              | 1.21                  | 0.44             | 0.37                         | 0.53                    | -0.16                                      | -2,304              |
| 0.68             | 8.00              | 0.69                  | 0.44             | 0.21                         | 0.53                    | -0.32                                      | -9,216              |

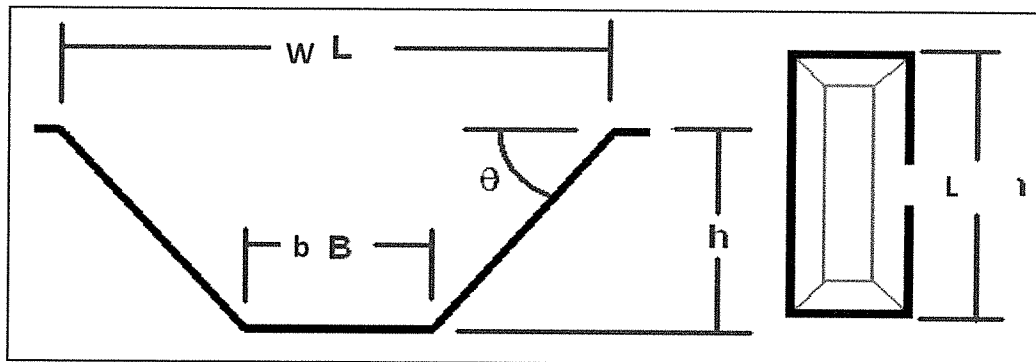


*Jose Luis Munoz*

## Detention Pond Configuration Worksheet

## Dimensional Sizing

### TRAPEZOID POND SUMMARY



#### Ditch: Lot 1

##### Input

$w = 6$  ft  
 $b = 3.5$  ft  
 $h = 3.5$  ft  
 $L = 125$  ft

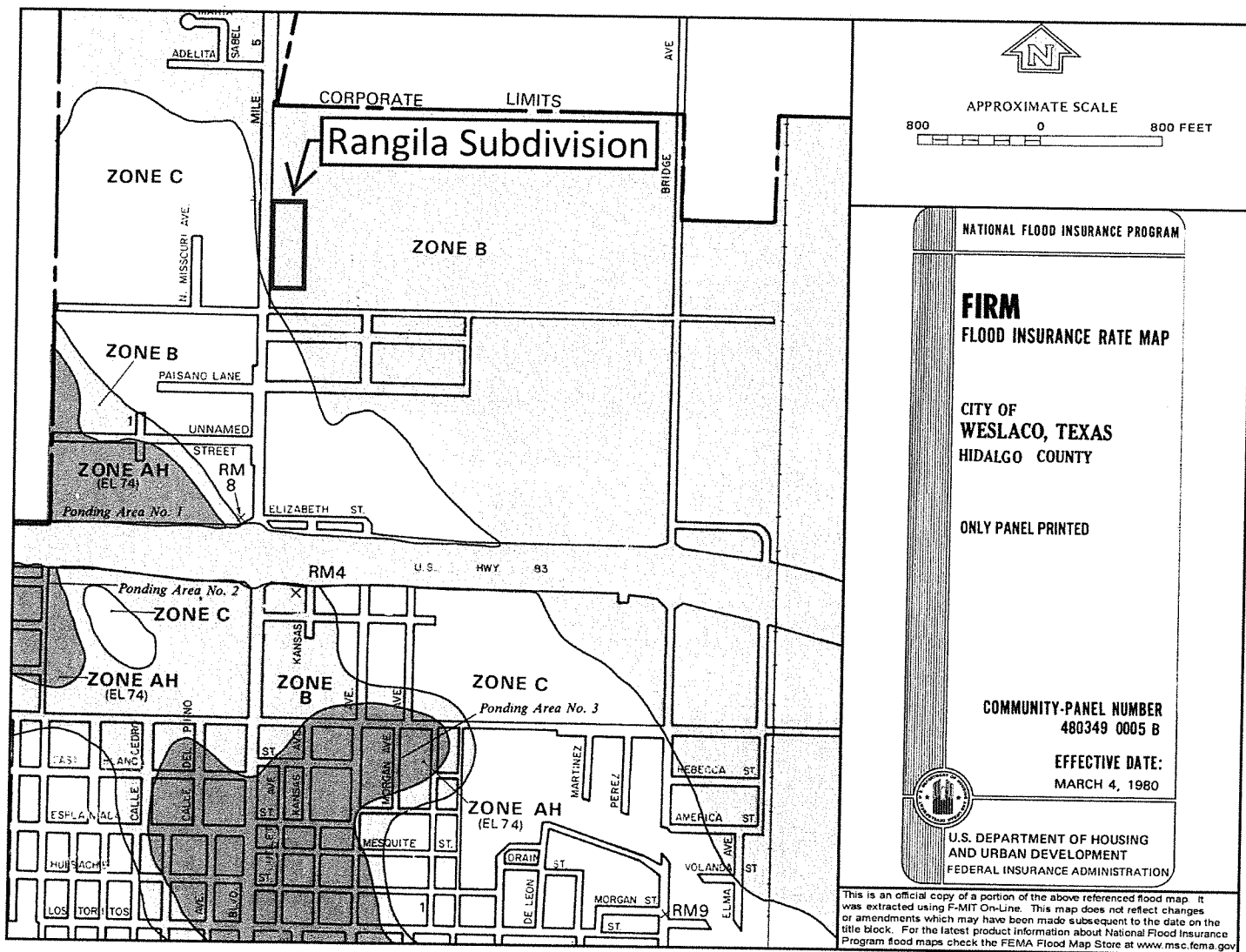
##### Output

Vol =  ft<sup>3</sup>

$$V = \left[ \frac{w + b}{2} \cdot h \cdot L \right] - \left[ \frac{w + b}{2} \cdot (w - b) \cdot h \right]$$

Req. Vol =

## FEMA Flood Insurance Rate Map



**NATIONAL FLOOD INSURANCE PROGRAM**

**FIRM**  
FLOOD INSURANCE RATE MAP

CITY OF  
**WESLACO, TEXAS**  
HIDALGO COUNTY

ONLY PANEL PRINTED

COMMUNITY-PANEL NUMBER  
480349 0005 B

EFFECTIVE DATE:  
MARCH 4, 1980

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

This is an official copy of a portion of the above referenced flood map. It was extracted using F-MIT On-Line. This map does not reflect changes or amendments which may have been made subsequent to the date on the title block. For the latest product information about National Flood Insurance Program flood maps check the FEMA Flood Map Store at [www.msc.fema.gov](http://www.msc.fema.gov)

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.                                                                                                                                                                          |

### NOTES TO USER

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

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

INITIAL IDENTIFICATION:  
MARCH 29, 1974



APPROXIMATE SCALE

800 0 800 FEET

NATIONAL FLOOD INSURANCE PROGRAM

## FIRM FLOOD INSURANCE RATE MAP

CITY OF  
WESLACO, TEXAS  
HIDALGO COUNTY

ONLY PANEL PRINTED

COMMUNITY-PANEL NUMBER  
480349 0005 B

EFFECTIVE DATE:  
MARCH 4, 1980



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

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## NRCS Soil Report



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**

**Rangila Subdivision**



June 25, 2018

# Preface

---

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

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

Although soil survey information can be used for general farm, local, and wider area planning, onsite investigation is needed to supplement this information in some cases. Examples include soil quality assessments (<http://www.nrcs.usda.gov/wps/portal/nrcs/main/soils/health/>) and certain conservation and engineering applications. For more detailed information, contact your local USDA Service Center (<https://offices.sc.egov.usda.gov/locator/app?agency=nrcs>) or your NRCS State Soil Scientist ([http://www.nrcs.usda.gov/wps/portal/nrcs/detail/soils/contactus/?cid=nrcs142p2\\_053951](http://www.nrcs.usda.gov/wps/portal/nrcs/detail/soils/contactus/?cid=nrcs142p2_053951)).

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

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

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

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# Contents

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|                                                           |    |
|-----------------------------------------------------------|----|
| Preface.....                                              | 2  |
| How Soil Surveys Are Made.....                            | 5  |
| Soil Map.....                                             | 8  |
| Soil Map.....                                             | 9  |
| Legend.....                                               | 10 |
| Map Unit Legend.....                                      | 11 |
| Map Unit Descriptions.....                                | 11 |
| Hidalgo County, Texas.....                                | 13 |
| 31—Hidalgo-Urban land complex, 0 to 1 percent slopes..... | 13 |
| References.....                                           | 15 |

# How Soil Surveys Are Made

---

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

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

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

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

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

## Custom Soil Resource Report

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

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

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

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

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

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

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

## Custom Soil Resource Report

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

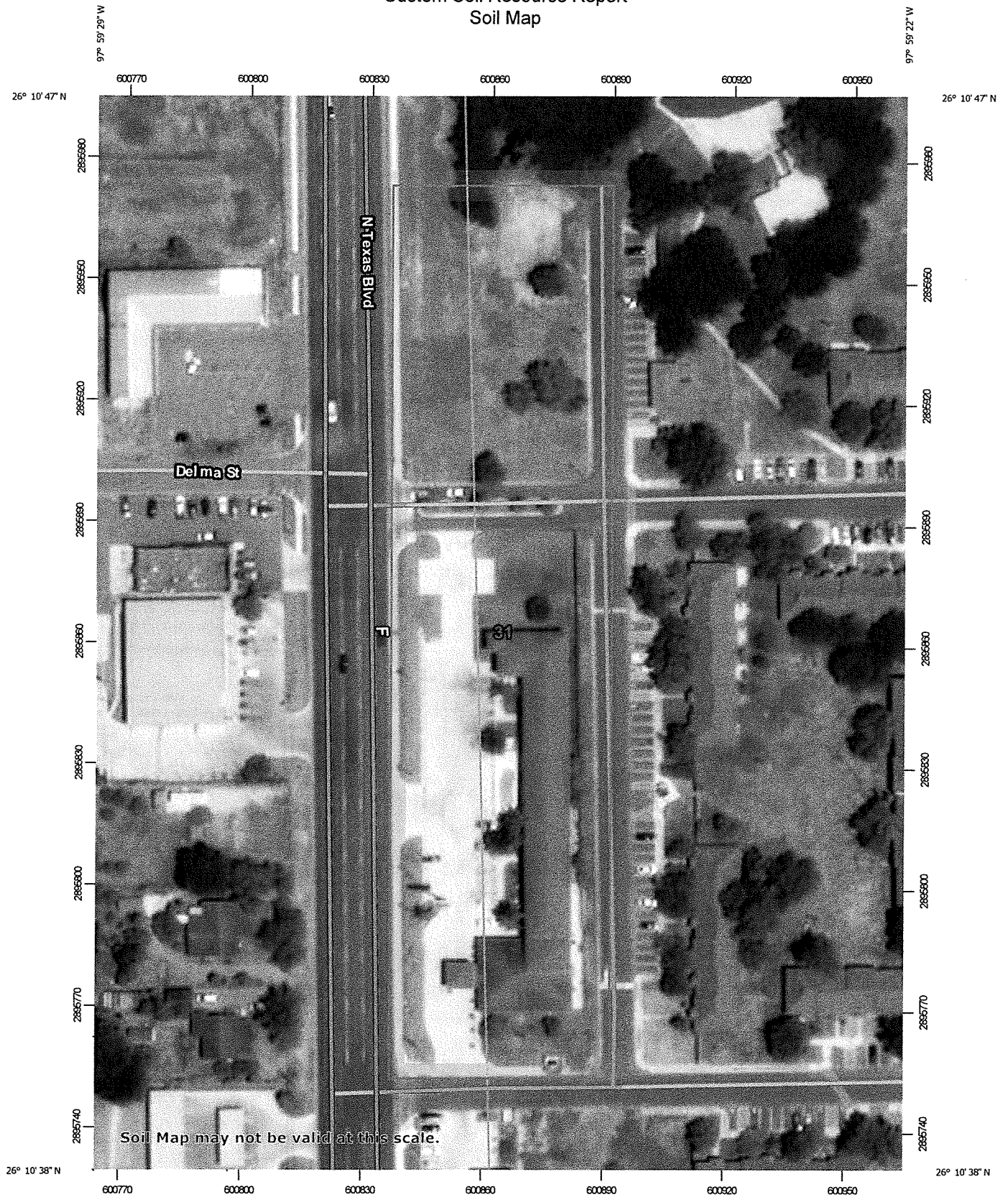


# Soil Map

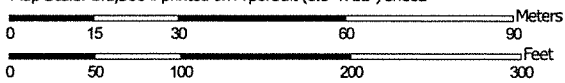
---

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

Custom Soil Resource Report  
Soil Map



Map Scale: 1:1,300 if printed on A portrait (8.5" x 11") sheet.



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

## Custom Soil Resource Report

### MAP LEGEND

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

### MAP INFORMATION

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

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

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

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

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

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

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

Soil Survey Area: Hidalgo County, Texas  
Survey Area Data: Version 15, Nov 7, 2017

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

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

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

## Map Unit Legend

| Map Unit Symbol             | Map Unit Name                                     | Acres in AOI | Percent of AOI |
|-----------------------------|---------------------------------------------------|--------------|----------------|
| 31                          | Hidalgo-Urban land complex, 0 to 1 percent slopes | 3.0          | 100.0%         |
| Totals for Area of Interest |                                                   | 3.0          | 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 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.

## Custom Soil Resource Report

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

### 31—Hidalgo-Urban land complex, 0 to 1 percent slopes

#### Map Unit Setting

*National map unit symbol:* 2t12b  
*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:* Not prime farmland

#### Map Unit Composition

*Hidalgo and similar soils:* 65 percent  
*Urban land:* 25 percent  
*Minor components:* 10 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  
*Natural 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 in profile:* 35 percent  
*Salinity, maximum in profile:* Nonsaline to slightly saline (0.0 to 4.0 mmhos/cm)  
*Sodium adsorption ratio, maximum in profile:* 10.0  
*Available water storage in profile:* Moderate (about 7.8 inches)

##### Interpretive groups

*Land capability classification (irrigated):* 1  
*Land capability classification (nonirrigated):* 2c  
*Hydrologic Soil Group:* B  
*Ecological site:* GRAY SANDY LOAM 20-25" PZ (R083DY501TX)  
*Hydric soil rating:* No

## Custom Soil Resource Report

### Description of Urban Land

#### Setting

*Landform:* Terraces  
*Landform position (three-dimensional):* Tread  
*Down-slope shape:* Linear  
*Across-slope shape:* Linear  
*Parent material:* Human-transported material

#### Interpretive groups

*Land capability classification (irrigated):* None specified  
*Land capability classification (nonirrigated):* 8e  
*Hydrologic Soil Group:* D  
*Hydric soil rating:* No

### Minor Components

#### Racombes

*Percent of map unit:* 4 percent  
*Landform:* Terraces  
*Landform position (three-dimensional):* Tread  
*Down-slope shape:* Linear  
*Across-slope shape:* Linear  
*Ecological site:* CLAY LOAM 20-25" PZ (R083DY493TX)  
*Hydric soil rating:* No

#### Raymondville

*Percent of map unit:* 3 percent  
*Landform:* Terraces  
*Landform position (three-dimensional):* Tread  
*Down-slope shape:* Linear  
*Across-slope shape:* Linear  
*Ecological site:* CLAY LOAM 20-25" PZ (R083DY493TX)  
*Hydric soil rating:* No

#### Willacy

*Percent of map unit:* 3 percent  
*Landform:* Terraces  
*Landform position (three-dimensional):* Tread  
*Down-slope shape:* Linear  
*Across-slope shape:* Linear  
*Ecological site:* SANDY LOAM 25-35" PZ (R083DY519TX)  
*Hydric soil rating:* No

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## 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](http://www.nrcs.usda.gov/wps/portal/nrcs/detail/soils/scientists/?cid=nrcs142p2_054242)

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GENERAL NOTES

- THE SUBDIVISION IS WITHIN FLOOD ZONE "B". THE SUBDIVISION IS WITHIN THE ABOVE LISTED FLOOD ZONE AS GRAPHICALLY SCALED FROM COMMUNITY NUMBER 480349, PANEL NO. 0005 B DATED MARCH 4, 1980. WE ACCEPT NO RESPONSIBILITY FOR THIS INFORMATION. ZONE "B": AREA BETWEEN LIMITS OF THE 100-YEARS FLOOD AND 500-YEAR FLOOD; OR CERTAIN AREAS SUBJECT TO 100-YEAR FLOODING WITH AVERAGE DEPTHS LESS THAN ONE (1) FOOT OF WHERE THE CONTRIBUTING DRAINAGE AREA IS LESS THAN ONE SQUARE MILE; OR AREAS PROTECTED BY LEVEES FROM THE BASE FLOOD
- BASIS OF BEARING AND DISTANCES ARE GRID NORTH BASED ON TEXAS PLANE COORDINATE SYSTEM, SOUTH ZONE (4205) ADJ 11, NAD 83.
- SETBACKS:  
FRONT: 25.00 FEET  
REAR: 10.00 FEET OR EASEMENT WHICHEVER IS GREATER  
SIDE: 5.00 FEET OR EASEMENT WHICHEVER IS GREATER  
CORNER SIDE: 10.00 FEET CORNER GARAGE SIDE: 18.00 FEET  
CORNER GARAGE FRONT: 18.00 FEET  
CORNER SIDE WHERE R.O.W. IS GREATER THAN 50.00 FEET: 20.00 FEET
- IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND HIDALGO COUNTY REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO DETAIN A TOTAL OF 78,888 CUBIC-FEET, 1.81 ACRE- FEET, OF STORM WATER RUNOFF DRAINAGE RETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS AND WILL BE ACCOMPLISHED AS FOLLOWS: (SEE SHEET No.3 FOR STORM SEWER IMPROVEMENTS).
- NO FILL OR PERMANENT STRUCTURES SHALL BE ALLOWED WITHIN ANY DRAINAGE SWALE EASEMENT, EACH DRAINAGE SWALE EASEMENT SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, PLANTINGS, AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATION OF THE DRAINAGE SWALE EASEMENT. THE LOT OWNER SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE SWALE.
- NO STRUCTURE SHALL BE PERMITTED OVER ANY EASEMENT. EASEMENTS SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, SHEDS, SHRUBS, TREES, 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 DEVELOPER AND PURCHASER OF A LOT IN THIS SUBDIVISION SHALL CONTAIN A STATEMENT DESCRIBING HOW AND WHEN WATER, SEWER, ELECTRICITY, AND GAS SERVICE WILL BE MADE AVAILABLE TO THE SUBDIVISION.
- ALL PUBLIC UTILITIES EASEMENTS DEDICATED BY THIS PLAT SHALL BE A MINIMUM WIDTH OF 10.00 FEET AS PER THE HIDALGO COUNTY MODEL SUBDIVISION RULES. BY SIGNING THIS PLAT DEVELOPERS AND ENGINEER CERTIFY THAT ALL OTHER EASEMENTS SHOWN COMPLY WITH THE SIZE REQUIRED BY EACH UTILITY PROVIDED OCCUPYING AN EASEMENT.
- FINISHED FLOOR ELEVATION ESTABLISHED MUST BE HIGHER THAN 81.70 OR 18" ABOVE TO OF CURVE OR CENTER LINE OF STREET, WHICHEVER IS GREATER, MEASURED FROM THE CENTER OF THE LOT.
- STREETLIGHT MUST BE LOCATED EVERY 300 FEET.
- A 5FT. SIDEWALK IS REQUIRED ALONG EXTERIOR PERIMETER UPON THE ISSUANCE OF A BUILDING PERMIT.
- LANDSCAPING IS REQUIRED PER CITY ORDINANCE.
- THE DEVELOPER SHALL BE RESPONSIBLE FOR DETAINING AND ACCOMMODATING MORE THAN THE DETAINED VOLUME SHOWN ON THIS PLAT IF IT IS DETERMINED, AT THE PERMIT STAGE, THAT THE DETENTION REQUIREMENTS ARE GREATER THAN STATED ON THIS PLAT, DUE TO THE IMPERVIOUS ARE BEING GREATER THAN THE PLAT ENGINEER CONSIDERED IN THE HYDRAULIC CALCULATIONS FOR THIS SUBDIVISION.

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

THIS PLAT APPROVED BY HIDALGO AND CAMERON COUNTY IRRIGATION DISTRICT NO. 9  
DATED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_

- NO IMPROVEMENTS OF ANY KIND SHALL BE PLACED UPON HIDALGO AND CAMERON COUNTIES IRRIGATION DISTRICT NO. 9 (HCOD No.9) RIGHT-OF-WAY AND/OR EASEMENTS WITHOUT EXPRESSED WRITTEN PERMISSION OF HCOD 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 AT EXISTING CONDITIONS.
- HCOD No.9 WILL NOT BE RESPONSIBLE FOR THE STORM/DRAINAGE WATER SYSTEM TO ANY LOT WITHIN THIS SUBDIVISION, AS WELL, HCOD No.9 WILL NOT BE RESPONSIBLE FOR THE DELIVERY OF WATER TO ANY LOT WITHIN THIS SUBDIVISION, IF DESIRED, THIS WILL NOT BE AT THE DISTRICTS EXPENSE.
- HCOD No.9 HAS NOT REVIEWED AND DOES NOT CERTIFY THAT THE STORM SEWER OR UTILITIES SYSTEM DESCRIBED ARE APPROPRIATE FOR THE PARTICULAR SUBDIVISION, BASED ON GENERALLY ACCEPTED ENGINEERING CRITERIA, THE DEVELOPER AND HIS ENGINEER ARE RESPONSIBLE FOR THEIR DETERMINATIONS.

GENERAL MANAGER \_\_\_\_\_ DATE \_\_\_\_\_

HIDALGO COUNTY DRAINAGE DISTRICT NO. ONE

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 STRUCTURE 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

BY: \_\_\_\_\_ DATE \_\_\_\_\_  
RAUL SESIN, P.E., CFM  
GENERAL MANAGER

COUNTY CLERK'S RECORDING CERTIFICATION

I, ARTURO GUJARDO, JR., COUNTY CLERK OF HIDALGO, CERTIFY THAT THE PLAT BEARING THIS CERTIFICATE WAS FILED FOR RECORD AT \_\_\_\_\_ O'CLOCK ON \_\_\_\_\_ AND WAS RECORDED IN BOOK \_\_\_\_\_ ON SHEET(S) \_\_\_\_\_ THE PLAT RECORDS OF HIDALGO COUNTY AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ ON \_\_\_\_\_

SURVEYOR'S CERTIFICATION:

I, JUAN M. CASTILLO, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, SURVEYOR FOR GUZMAN & MUÑOZ ENGINEERING AND SURVEYING, DO HEREBY STATE THAT THIS SURVEY PLAT WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE ON THE GROUND, UNDER MY SUPERVISION, TO THE BEST OF MY KNOWLEDGE.

OSCAR HERNANDEZ, R.P.L.S. \_\_\_\_\_ DATE \_\_\_\_\_  
REG. NO. 5005

DATE OF PREPARATION \_\_\_\_\_

ENGINEER'S CERTIFICATION

I, JOSE LUIS MUNOZ, A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT, TO THE BEST OF MY KNOWLEDGE.

JOSE LUIS MUNOZ, P.E. \_\_\_\_\_ DATE \_\_\_\_\_

STATE OF TEXAS  
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED SURYA LTD KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREBY EXPRESSED, GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_

NOTARY PUBLIC \_\_\_\_\_

STATE OF TEXAS  
COUNTY OF HIDALGO

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

MAYOR, CITY OF WESLACO \_\_\_\_\_

STATE OF TEXAS  
COUNTY OF HIDALGO

THIS RANGILA SUBDIVISION HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF WESLACO, TEXAS AND IS HEREBY APPROVED BY SUCH COMMISSION.

DATED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_

ATTEST: SECRETARY, CITY OF WESLACO \_\_\_\_\_

CHAIRMAN \_\_\_\_\_

INDEX TO SHEET

- HEADING INDEX: LOCATION MAP AND ET; PRINCIPAL CONTACT:  
MAP: LOT: STREETS, AND EASEMENTS LAYOUT: DESCRIPTION (METES AND BOUNDS): ENGINEER'S & SURVEYOR'S CERTIFICATION: PLAT NOTES AND RESTRICTIONS; OWNER'S ACKNOWLEDGMENT: ADMINISTRATOR'S COUNTY CERTIFICATE, PLANNING & ZONING CERTIFICATE, N.A.W.S.C. CERTIFICATE, COUNTY CLERK'S RECORDING CERTIFICATE, H.C.D.D. No. 1 CERTIFICATION, HIDALGO AND CAMERON COUNTY IRRIGATION DISTRICT No. 9 CERTIFICATION, REVISION NOTES.
- ENGINEERING REPORT, INCLUDING DESCRIPTION OF WATER AND WASTE WATER/OSSF AND ENGINEER'S CERTIFICATION (ENGLISH AND SPANISH VERSION), COUNTY CLERK'S RECORDING CERTIFICATE DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE AND DRAINAGE SWALES, MAP OF TOPOGRAPHY AND DRAINAGE, AND ENGINEERING CERTIFICATION: REVISION NOTES.

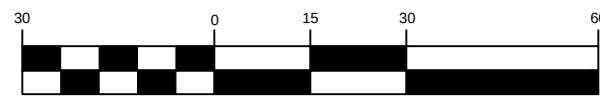
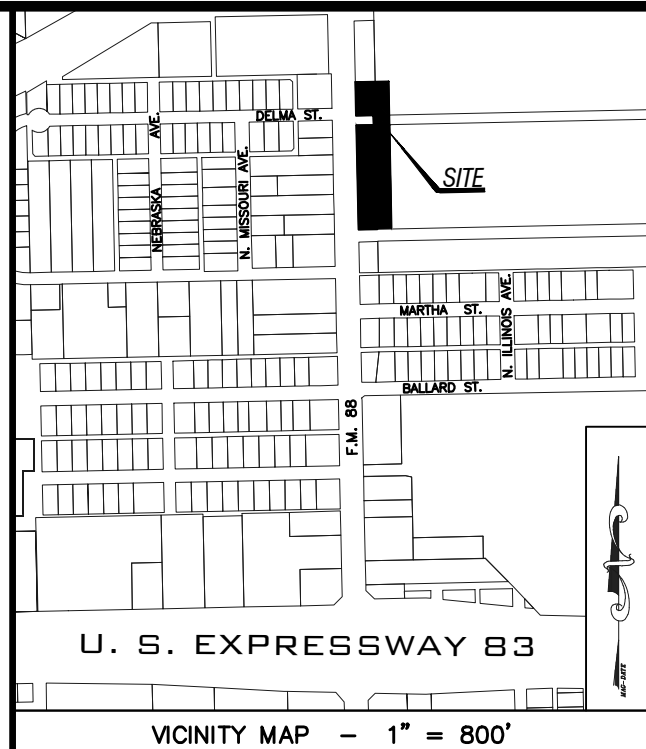
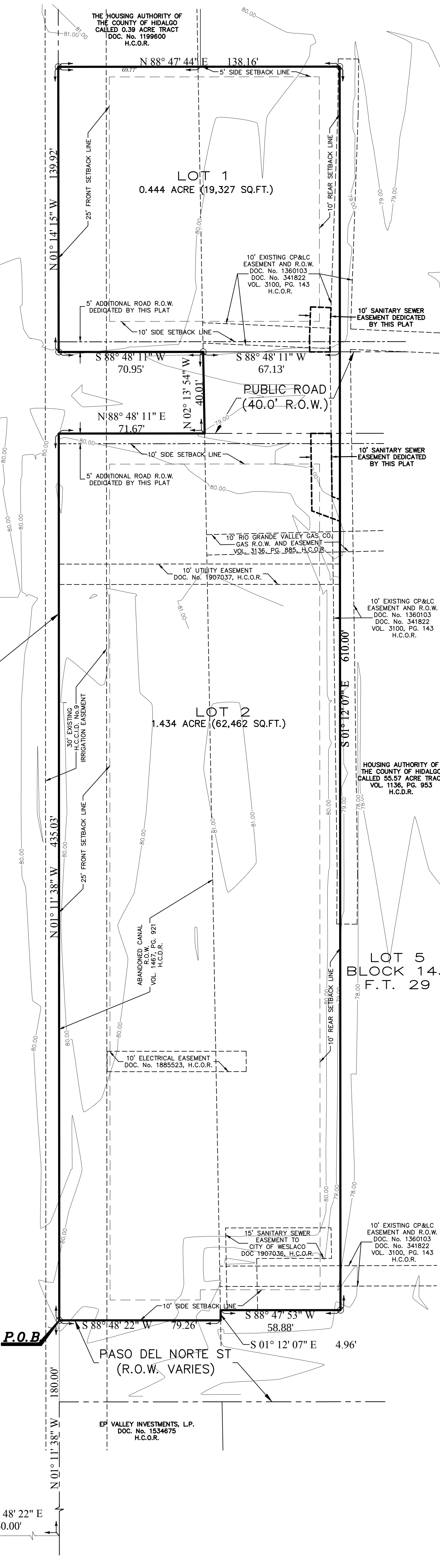
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|-----|-------|----------|------|----------|
|     |       |          |      |          |
|     |       |          |      |          |
|     |       |          |      |          |

OWNERS: SURYA LTD  
ENGINEER: JOSE LUIS MUNOZ, P.E.  
SURVEYOR: OSCAR HERNANDEZ, R.P.L.S.

NAME  
1818 N. TEXAS BLVD.  
2020 E. EXPRESSWAY 83  
2020 E. EXPRESSWAY 83

PRINCIPAL CONTACTS:

| LEGEND    |                                |
|-----------|--------------------------------|
| ●         | SET 1/2" IRON ROD              |
| ○         | FOUND 1/2" IRON ROD            |
| POC       | POINT OF COMMENCING            |
| POB       | POINT OF BEGINNING             |
| H.C.D.R.  | HIDALGO COUNTY OFFICIAL RECORD |
| H.C.D.R.  | HIDALGO COUNTY DEED RECORD     |
| S.W. COR. | SOUTHWEST CORNER               |



SCALE: 1"=30'

LEGAL DESCRIPTION

BEING A 1.878 ACRE TRACT (81,789 SQ. FT.) OF LAND, OUT OF PORTION OF FARM TRACT 29, OF THAT PART OF AN ABANDONED CANAL RIGHT OF WAY OUT OF LOT 5, BLOCK 143, OF THE WEST TRACT SUBDIVISION, AS RECORDED IN VOLUME 2, PAGE 36 OF THE MAP RECORDS OF HIDALGO COUNTY (M.R.H.C.), TEXAS, SAME BEING OUT OF THAT CERTAIN SURYA TRACT CONVEYED TO SURYA, LTD, AS RECORDED IN DOCUMENT NO 1929521 OF THE HIDALGO COUNTY OFFICIAL RECORDS (H.C.O.R.), TEXAS, SAID 1.878 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING, AT THE SOUTHWEST CORNER OF SAID LOT 5, BLOCK 143, THENCE, NORTH 88° 48' 22" EAST, A DISTANCE OF 50.00 FEET TO THE EXISTING EAST RIGHT-OF-WAY LINE OF TEXAS BLVD. [F.M. 88] (100.0' R.O.W.) THENCE, NORTH 01° 11' 38" WEST, ALONG SAID EXISTING EAST RIGHT-OF-WAY LINE OF TEXAS BLVD., A DISTANCE OF 180.00 FEET TO A 1/2-INCH IRON ROD FOUND IN THE NORTH RIGHT OF WAY LINE OF PASO DEL NORTE STREET (R.O.W. VARIES) FOR THE POINT OF BEGINNING, FOR THE SOUTHWEST CORNER OF HEREIN DESCRIBED TRACT;

THENCE, NORTH, 01° 11' 38" WEST, CONTINUING ALONG SAID EAST RIGHT-OF-WAY LINE OF TEXAS BLVD., A DISTANCE OF 435.03 FEET TO A 1/2-INCH IRON ROD SET IN THE SOUTH RIGHT OF WAY LINE OF A ROAD (40.0' R.O.W.), FOR AN EXTERIOR CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, NORTH, 88° 48' 11" EAST, ALONG THE SOUTH RIGHT-OF-WAY LINE OF A SAID ROAD, A DISTANCE OF 71.67 FEET TO A SET "X" IN CONCRETE, FOR AN INTERIOR CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, NORTH, 02° 13' 54" WEST, ALONG AN INTERIOR OF SAID 1.878 ACRE TRACT, A DISTANCE OF 40.01 FEET TO A 1/2 INCH IRON ROD FOUND, FOR AN INTERIOR CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, SOUTH, 88° 48' 11" WEST, ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID ROAD, A DISTANCE OF 70.95 FEET TO A 1/2 INCH IRON ROD FOUND IN THE EXISTING EAST RIGHT OF WAY LINE OF SAID TEXAS BLVD., FOR AN EXTERIOR CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, NORTH, 01° 14' 15" WEST, ALONG SAID EAST RIGHT-OF-WAY LINE OF SAID TEXAS BLVD., A DISTANCE OF 139.92 FEET TO A 1/2 INCH IRON ROD FOUND AT THE COMMON CORNER OF SAID 1.878 ACRE TRACT AND THAT CERTAIN CALLED 0.39 ACRE TRACT, CONVEYED TO THE HOUSING AUTHORITY OF THE COUNTY OF HIDALGO, AS RECORDED IN DOCUMENT NUMBER 1199600, (H.C.O.R.), TEXAS, FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, NORTH, 88° 47' 44" EAST, ALONG THE COMMON LINE OF SAID 1.878 ACRE TRACT AND SAID 0.39 ACRE TRACT, AT A DISTANCE OF 69.77 FEET, PASS THE EAST LINE CORNER OF AN ABANDONED CANAL RIGHT OF WAY DESCRIBED IN VOLUME 1467, PAGE 291, HIDALGO COUNTY DEED RECORDS (H.C.D.R.), TEXAS, CONTINUING FOR A TOTAL DISTANCE OF 138.16 FEET TO A 1/2 INCH IRON ROD FOUND IN THE WEST LINE OF THAT CALLED 55.77 ACRE TRACT AS DESCRIBED IN VOLUME 1136, PAGE 143 (H.C.D.R.), TEXAS, FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, SOUTH, 01° 12' 07" EAST, ALONG THE COMMON LINE OF SAID 1.878 ACRE TRACT AND SAID 55.77 ACRE TRACT, AT A DISTANCE OF 610.00 FEET TO A 1/2 INCH IRON ROD FOUND IN THE NORTH RIGHT OF WAY LINE OF SAID PASO DEL NORTE STREET, FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, SOUTH, 88° 47' 53" WEST, ALONG THE NORTH RIGHT OF WAY LINE OF SAID PASO DEL NORTE ST., A DISTANCE OF 58.88 FEET TO A 1/2 INCH IRON ROD SET, FOR AN INTERIOR CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, SOUTH 01° 12' 07" EAST, CONTINUING ALONG THE NORTH RIGHT OF WAY LINE OF SAID PASO DEL NORTE ST., A DISTANCE OF 4.96 FEET TO A 1/2 INCH IRON ROD SET, FOR AN EXTERIOR CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, SOUTH, 88° 48' 22" WEST, CONTINUING ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID PASO DEL NORTE ST., A DISTANCE OF 79.26 FEET TO THE POINT OF BEGINNING, CONTAINING AN AREA OF 1.878 ACRES OF LAND, (81,789 SQ. FT.), MORE OR LESS, OF WHICH 0.066 ACRE LIES WITHIN THE EXISTING ROAD RIGHT OF WAY.

STATE OF TEXAS  
COUNTY OF HIDALGO

OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION:

I, SURYA LTD, AS OWNER (S) OF THE 2.550 ACRE TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED RANGILA 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:

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

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

SURYA LTD  
1818 N. TEXAS BLVD  
WESLACO TX. 78599-4725

HIDALGO COUNTY  
CERTIFICATION OF PLAT APPROVAL

I, THE UNDERSIGNED, CERTIFY THAT THIS PLAT OF RANGILA SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY RIGHT OF WAY DEPARTMENT ON \_\_\_\_\_, 20\_\_\_\_

HIDALGO COUNTY RIGHT OF WAY DIRECTOR \_\_\_\_\_

DATE \_\_\_\_\_

HIDALGO COUNTY  
CERTIFICATION OF PLAT APPROVAL

I, THE UNDERSIGNED, CERTIFY THAT THIS PLAT OF RANGILA SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT ON \_\_\_\_\_, 20\_\_\_\_

ENVIRONMENTAL HEALTH DIVISION MANAGER \_\_\_\_\_

DATE \_\_\_\_\_

## RANGILA SUBDIVISION

1.878 ACRES TRACT OUT OF LOT 5, BLOCK 143

ABANDONED  
CANAL RIGHT OF WAY

AND

OUT OF FARM TRACT NO. 29  
WEST & ADAMS TRACT SUBDIVISION  
VOLUME 2, PAGES 34-37  
MAP RECORDS HIDALGO COUNTY  
CITY OF WESLACO, TEXAS



**GUZMAN & MUÑOZ**  
ENGINEERING AND SURVEYING, INC.  
MERCEDES, TEXAS

2020 E. Expressway 83  
Mercedes, Texas 78570

Phone: (956) 565-4637  
Fax: (956) 565-4636

TEXAS REGISTERED ENGINEERING FIRM F-8017  
TBPLS FIRM REGISTRATION NO. 10067700

JOB NO. S4414



DRAINAGE REPORT FOR  
RANGILA SUBDIVISION

EXISTING USE AND DRAINAGE PATTERN:

THE PROPERTY IS 1.878 ACRES WITH A 40 FT. WIDE STREET RUNNING THROUGH IT. THE NORTH SIDE OF THE ROAD IS ABOUT 140 FT. SOUTH OF THE NORTH END OF THE TRACT. THE PROPERTY TO THE NORTH SIDE OF THE STREET IS UNDEVELOPED, WHILE THE 'TEXAS INN' IS LOCATED ON THE SOUTH SIDE OF THE STREET.

THE TOPOGRAPHY OF THE PROPOSED LOT 1 SLOPES TOWARDS THE SOUTHEAST AT A 0.3% AVERAGE SLOPE, WHILE THE TOPOGRAPHY OF THE PROPOSED LOT 2 SLOPES TOWARDS THE 3 'TEXAS INN' ENTRANCES, ONCE THE RUNOFF REACHES THE CURB IT THEN GOES INTO TYPE-A INLETS LOCATED TO THE EAST AND WEST OF THE SUBDIVISION.

USING A 10 YEAR DESIGN STORM AND HIDALGO COUNTY RAINFALL INTENSITY DISTRIBUTION AVERAGES, THE TOTAL SOUTHEAST-BOUND RUNOFF FOR LOT 1 IS FOUND TO BE 0.531 CFS. THE TOTAL NORTHWEST-BOUND RUNOFF FOR LOT 2 WAS CALCULATED TO BE 5.960 CFS. ADDITIONALLY, LOT 2 HAS A DETENTION POND WITH AN APPROXIMATE CAPACITY OF 1,123 OF LOCATED TO THE NORTH SIDE OF LOT. THE DETENTION POND SERVES TO HOLD RUNOFF WATER THAT IS UNABLE TO DRAIN INTO THE EXISTING TYPE-A INLETS. THERE ARE TWO INLETS, ONE IN THE WEST SIDE OF THE PARKING LOT AND ANOTHER ALONG TEXAS BLVD.

PROPOSED USE AND DRAINAGE IMPROVEMENTS:

THE PROPOSED USE REMAINS AS LAND USE FOR MULTI-FAMILY HOMES. BASED ON THE PROPOSED USE, A DRAINAGE DITCH WITH A CAPACITY OF 1,984 FT3 OR GREATER IS TO BE BUILT IN ORDER TO ACCOMMODATE THE PREDICTED INCREASE IN RUNOFF.

CALCULATIONS:

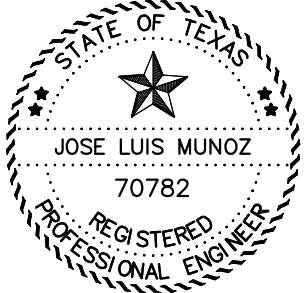
USING A 25-YEAR DESIGN STORM AND HIDALGO RAINFALL INTENSITY DISTRIBUTION AVERAGES, THE TOTAL SOUTHEAST-BOUND RUNOFF FOR LOT 1 IS FOUND TO BE 2.656 CFS FOR THE FUTURE CONDITIONS, WHICH IS 2.125 CFS HIGHER THAN THE EXISTING CONDITIONS. AS A RESULT, A 6-FT. WIDE, 3.5-FT. DEEP AND 125-FT. LONG DITCH IS PROPOSED TO BE CONSTRUCTED ALONG THE EAST SIDE OF LOT 1. THE EXCESS RUNOFF WILL BE COLLECTED IN A DITCH WITH A CAPACITY OF 2,037 FT3, WHICH EXCEEDS THE REQUIRED CAPACITY OF 1,984 FT3

FLOOD ZONE:

BY MY SIGNATURE BELOW, I CERTIFY THAT THE PROJECT SITE IS SITUATED INSIDE OF FLOOD ZONE 'B' AS DEPICTED ON THE CITY OF WESLACO, TEXAS, HIDALGO COUNTY, FEMA FLOOD INSURANCE RATE MAP, COMMUNITY-PANEL NO. 480349 0005 B, EFFECTIVE DATE MARCH 4, 1980.

PREPARED BY: JOSE L. MUÑOZ, P.E.

DATE



FINAL ENGINEERING REPORT FOR RANGILA SUBDIVISION:

BY: JOSE L. MUÑOZ, P.E.

WATER SUPPLY

RANGILA SUBDIVISION WILL BE SUPPLIED WITH POTABLE WATER BY THE CITY OF WESLACO. THE SUBDIVISION WILL CONNECT TO A 2" DIAMETER WATER LINE FROM AN EXISTING WATER LINE THAT RUNS THROUGH THE RANGILA SUBDIVISION.

SEWAGE FACILITIES:

SEWAGE FROM RANGILA SUBDIVISION WILL BE CONNECTED TO THE CITY OF WESLACO WASTE WATER SYSTEM. THE SUBDIVISION WILL CONNECT TO A MANHOLE LOCATED IN THE WESLACO HOUSING AUTHORITY, WHICH CONNECTS TO THE CITY OF WESLACO SEWAGE SYSTEM.

CERTIFICATION:

BY MY SIGNATURE BELOW, I CERTIFY THAT THE WATER AND SEWAGE FACILITIES DESCRIBED ABOVE ARE IN COMPLIANCE WITH THE MODEL RULES ADOPTED UNDER TEXAS WATER CODE - WATER SECTION 16.343. I CERTIFY THAT THE ESTIMATED COSTS TO INSTALL UNCONSTRUCTED WATER AND SEWAGE FACILITIES DISCUSSED ABOVE ARE AS FOLLOWS:

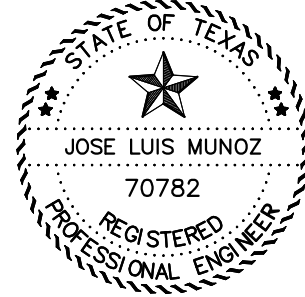
WATER FACILITIES -THESE FACILITIES HAVE BEEN FULLY CONSTRUCTED, WITH THE INSTALLATION OF WATER METERS, AND WILL COST A GRAND TOTAL OF \$3,000. THERE IS AN EXISTING WATER METER CURRENTLY SERVING LOT 2.

SEWAGE FACILITIES -THE COST OF CONNECTING TO THE CITY OF WESLACO WASTE WATER SYSTEM FOR LOT 1 WILL COST A GRAND TOTAL OF \$5,000. LOT 2 IS CURRENTLY BEING SERVED BY THE CITY OF WESLACO.

JOSE L. MUÑOZ

DATE

P.E. NO. 70782



REPORTE FINAL DE INGENIERÍA PARA LA SUBDIVISIÓN RANGILA

POR: JOSÉ L. MUÑOZ, P.E., S.I.T.

PROVISIÓN DE AGUA: DESCRIPCIÓN Y GASTOS.

LA SUBDIVISIÓN RANGILA ESTARÁ PROVISTA DE AGUA POTABLE POR LA CIUDAD DE MERCEDES. LA SUBDIVISIÓN SE CONECTARÁ A UNA LÍNEA DE AGUA DE 4" DE DIÁMETRO DE LA CIUDAD DE MERCEDES QUE CORRE POR LA SUBDIVISIÓN RANGILA.

SERVICIOS SANITARIOS: DESCRIPCIÓN Y GASTOS.

EL SERVICIO SANITARIO DE LA SUBDIVISIÓN RANGILA SE CONECTARÁ A UN POZO DE VISTA EN LA AUTORIDAD DE VIVIENDA DE WESLACO, QUE ESTA CONECTADA AL SISTEMA DE AGUAS SANITARIAS DE LA CIUDAD DE WESLACO.

CERTIFICACIÓN

CON MI FIRMA, CERTIFICO QUE LOS SERVICIOS Y SISTEMAS DE AGUA Y DRENAJE, DESCRITOS EN ESTE DOCUMENTO, CUMPLEN CON LAS MODEL SUBDIVISION RULES (LAS REGLAS GOBERNANDO A LAS SUBDIVISIONES), ADOPTADAS EN LA SECCIÓN 16.343 DEL TEXAS WATER CODE (CÓDIGO DE AGUA DE TEXAS). CERTIFICO QUE LOS GASTOS PARA INSTALAR LOS SISTEMAS DE AGUA Y DE DRENAJE SON:

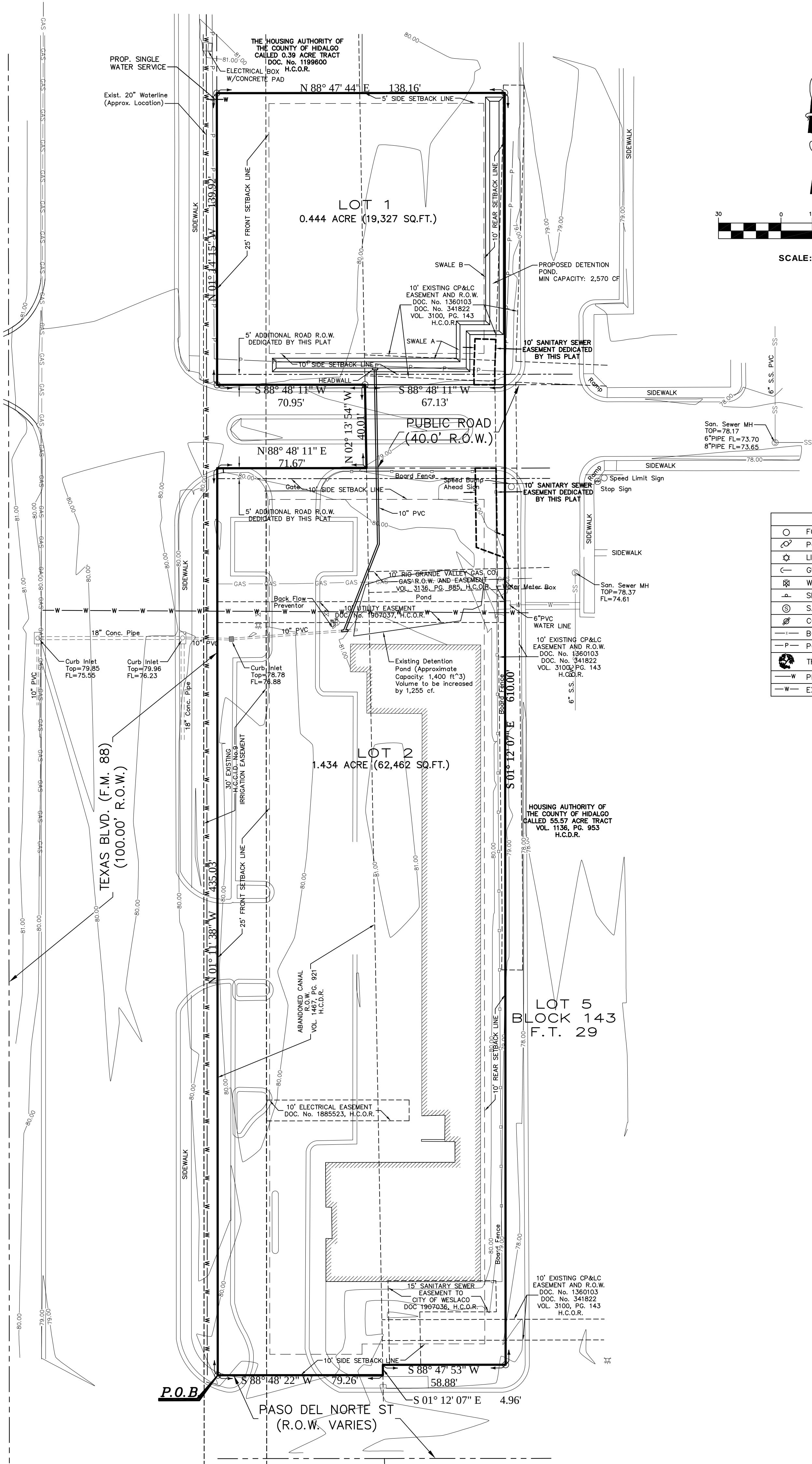
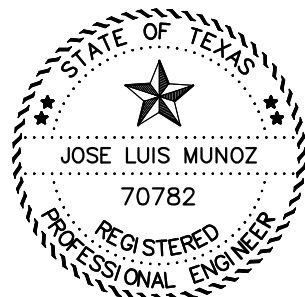
AGUA: EL SISTEMA/SERVICIO DE AGUA ESTARÁ TOTALMENTE CONSTRUÍDO CON LA INSTALACIÓN DE LOS MEDIDORES DE AGUA. EL COSTO TOTAL ES DE \$3,000.00. HAY UN SERVICIO DE CONEXIÓN EXISTENTE DE AGUA SIRVIENDO EL SOLAR 2.

SERVICIO SANITARIO: EL COSTO DE CONECTARSE AL SISTEMA SANITARIO DE LA CIUDAD DE WESLACO ES APROXIMADAMENTE \$5,000 PARA EL SOLAR 1. EL SOLAR 2 ESTÁ SIENDO ATENDIDO ACTUALMENTE POR LA CIUDAD DE WESLACO.

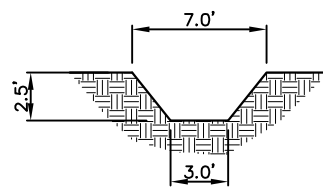
JOSE L. MUÑOZ

DATE

P.E. NO. 70782



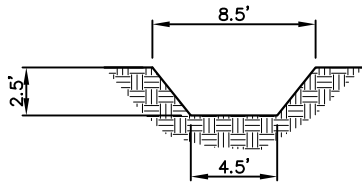
| LEGEND |                            |
|--------|----------------------------|
|        | FOUND 1/2" IRON ROD        |
|        | POWER POLE                 |
|        | LIGHT POLE                 |
|        | GUY WIRE                   |
|        | WATER VALVE                |
|        | SIGN                       |
|        | SANITARY MANHOLE           |
|        | COMMUNICATION POLE         |
|        | BOARD FENCE                |
|        | POWER LINE                 |
|        | TREE                       |
|        | PROP. SINGLE WATER SERVICE |
|        | EX. WATER LINE             |



DRAINAGE SWALE X-SECTION: TYPE A

VOLUME CALCULATION

W = 10.0 FT  
B = 6.0 FT  
h = 1.8 FT  
L = 105 FT



DRAINAGE SWALE X-SECTION: TYPE B

VOLUME CALCULATION

W = 10.0 FT  
B = 6.0 FT  
h = 1.0 FT  
L = 130 FT

$$V = \left[ \frac{w-b}{2} \cdot h \cdot L \right] + [b \cdot h \cdot L]$$

PRINCIPAL CONTACTS:

| OWNERS:   | NAME                      | ADDRESS               | CITY & ZIP CODE           | PHONE          | FAX            |
|-----------|---------------------------|-----------------------|---------------------------|----------------|----------------|
| ENGINEER: | SURYA LTD                 | 1818 N. TEXAS BLVD.   | WESLACO, TEXAS 78549-4725 | (956) 686-3888 |                |
| SURVEYOR: | JOSE LUIS MUNOZ, P.E.     | 2020 E. EXPRESSWAY 83 | MERCEDES, TEXAS 78570     | (956) 565-4637 | (956) 565-4636 |
|           | OSCAR HERNANDEZ, R.P.L.S. | 2020 E. EXPRESSWAY 83 | MERCEDES, TEXAS 78570     | (956) 565-4637 | (956) 565-4636 |

## RANGILA SUBDIVISION

1.878 ACRES TRACT OUT OF LOT 5, BLOCK 143  
ABANDONED  
CANAL RIGHT OF WAY  
AND  
OUT OF FARM TRACT NO. 29  
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**GM** **GUZMAN & MUÑOZ**  
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Phone: (956) 565-4637  
Fax: (956) 565-4636

TEXAS REGISTERED ENGINEERING FIRM F-8017  
TBPLS FIRM REGISTRATION NO. 10067700

JOB NO. S4414



## Standardized Agenda Request Form

|                                                                                                                                                                                                                                                                                                |                 |                                                              |  |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------|--------------------------------------------------------------|--|
| <b>Date of Meeting:</b><br>October 16, 2018                                                                                                                                                                                                                                                    |                 | <b>Agenda Item No. (to be assigned by CSO):</b><br>2018-1922 |  |
| <b>From:</b>                                                                                                                                                                                                                                                                                   |                 |                                                              |  |
| <b>Subject:</b><br>Discussion and consideration to approve request for Pony Winter Softball League to utilize 2-3 softball fields at Pablo G. Peña Park on a first come first serve basis for a maximum of two weeks at a time. Possible action. (Staffed by Parks and Recreation Department.) |                 |                                                              |  |
| <b>Background:</b>                                                                                                                                                                                                                                                                             |                 |                                                              |  |
| <b>Funding Source</b> (budget code, if applicable):                                                                                                                                                                                                                                            |                 |                                                              |  |
| Amount:                                                                                                                                                                                                                                                                                        | Term of Impact: | Identified in Current Budget:                                |  |
| <b>Additional Action Prompted:</b><br>Mayor's Signature                                                                                                                                                                                                                                        |                 |                                                              |  |
| <b>If item previously considered, provide date and action by Commission:</b>                                                                                                                                                                                                                   |                 |                                                              |  |
| <b>If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners:</b>                                                                                                                                  |                 |                                                              |  |
| <b>Advisory Review, if any</b> (name of board/committee, date of action, recommendation):                                                                                                                                                                                                      |                 |                                                              |  |
| Aida Vega                                                                                                                                                                                                                                                                                      |                 | Created/Initiated                                            |  |
| Olga Garza                                                                                                                                                                                                                                                                                     |                 | Approved                                                     |  |
| Mike Perez                                                                                                                                                                                                                                                                                     |                 | Final Approval                                               |  |
| <b>City Manager Comments:</b><br>Approve.                                                                                                                                                                                                                                                      |                 |                                                              |  |
| <b>Staff Recommendation:</b><br>Staff recommends approval.                                                                                                                                                                                                                                     |                 |                                                              |  |
| <b>Attachments, if any:</b>                                                                                                                                                                                                                                                                    |                 |                                                              |  |
| <b>Responsibilities upon Approval:</b>                                                                                                                                                                                                                                                         |                 |                                                              |  |



## Standardized Agenda Request Form

|                                                                                                                                                                                                                                                                                                                |                 |                                                              |  |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------|--------------------------------------------------------------|--|
| <b>Date of Meeting:</b><br>October 16, 2018                                                                                                                                                                                                                                                                    |                 | <b>Agenda Item No. (to be assigned by CSO):</b><br>2018-2042 |  |
| <b>From:</b>                                                                                                                                                                                                                                                                                                   |                 |                                                              |  |
| <b>Subject:</b><br>Discussion and consideration on renewal of a Mutual Lease Agreement with the Boys and Girls Club of Weslaco for use of facility located at 300 N. Airport, Suite B and authorize the Mayor to execute any related documents. Possible action. (Staffed by Parks and Recreation Department.) |                 |                                                              |  |
| <b>Background:</b>                                                                                                                                                                                                                                                                                             |                 |                                                              |  |
| <b>Funding Source</b> (budget code, if applicable):                                                                                                                                                                                                                                                            |                 |                                                              |  |
| Amount:                                                                                                                                                                                                                                                                                                        | Term of Impact: | Identified in Current Budget:                                |  |
| <b>Additional Action Prompted:</b>                                                                                                                                                                                                                                                                             |                 |                                                              |  |
| <b>If item previously considered, provide date and action by Commission:</b>                                                                                                                                                                                                                                   |                 |                                                              |  |
| <b>If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners:</b>                                                                                                                                                  |                 |                                                              |  |
| <b>Advisory Review, if any</b> (name of board/committee, date of action, recommendation):                                                                                                                                                                                                                      |                 |                                                              |  |
| Aida Vega                                                                                                                                                                                                                                                                                                      |                 | Created/Initiated                                            |  |
| Olga Garza                                                                                                                                                                                                                                                                                                     |                 | Approved                                                     |  |
| Mike Perez                                                                                                                                                                                                                                                                                                     |                 | Final Approval                                               |  |
| <b>City Manager Comments:</b><br>Approve.                                                                                                                                                                                                                                                                      |                 |                                                              |  |
| <b>Staff Recommendation:</b>                                                                                                                                                                                                                                                                                   |                 |                                                              |  |
| <b>Attachments, if any:</b><br>2019+Boys+and+Girls+Club+Mutual+Lease+Agreement                                                                                                                                                                                                                                 |                 |                                                              |  |
| <b>Responsibilities upon Approval:</b>                                                                                                                                                                                                                                                                         |                 |                                                              |  |

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\*

THIS MUTUAL AGREEMENT LEASE ("Agreement") is made and executed on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ between The Boys and Girls Club of Weslaco, hereinafter called LESSEE, and the City of Weslaco, hereinafter called LESSOR.

## ARTICLE I

DESCRIPTION- LOCATION

1.01 LESSOR does hereby demise and lease unto LESSEE the following described property: The Boys and Girls Club building at 300 N. Airport at the Mayor Pablo G. Peña Park in the City of Weslaco, Texas. The Weslaco Boys and Girls Club Recreational Facility is to be used to provide recreational services for the youth. The operation of The Weslaco Boys and Girls Club Recreational Facility shall be for a public purpose and only for that purpose. The above activities shall be subject to the special terms, if any, which may be listed below, and which shall be determined by mutual agreement of the both parties.

## ARTICLE II

## TERMS AND RENT

2.01 The term of this agreement shall be to have and to hold the same for the term of twenty-four months beginning the \_\_\_\_\_ day of October, 2018 and termination the \_\_\_\_\_ day of September, 2020. The Agreement shall be effective upon signature by both Parties.

2.02 Provided LESSEE has not defaulted in any of the terms, conditions or provisions hereof, LESSEE may be given the right of renewing and extending the term hereof, for a like term. Provided however, the LESSOR shall have the right to terminate the Agreement at the end of the LESSOR's budget period each year, and shall be a commitment of its current revenue only.

2.03 LESSEE shall give LESSOR notice of the termination of this Agreement in writing at least sixty (60) days prior to the term termination date of this or any subsequent agreement, unless otherwise agreed.



- 2.04 If conditions arise to warrant such, the contracting parties can mutually agree to renegotiate this contract prior to the termination date established.

### ARTICLE III

#### IMPROVEMENTS TO THE PROPERTY

- 3.01 It is agreed that all permanent improvements made to or furnished by the LESSEE on the leased premises shall be deemed to be and shall become part of the reality and shall belong to LESSOR upon expiration of this Agreement or any extension hereof.
- 3.02 LESSEE may not make any alterations which might adversely affect the exterior or interior of said building are desired by the LESSEE, such alterations shall not be made, nor such signs erected without the written consent of the LESSOR.

### ARTICLE IV

#### INSURANCE

- 4.01 LESSOR shall insure the building and equipment covered by this Agreement against fire, accident, or natural disaster. In the event the building (s), equipment or any part thereof shall, during said term or renewal hereof, be destroyed by fire, accident, or natural disaster so that the same shall be thereby rendered unfit for use and habitation, then, if economically feasible, to the LESSOR, LESSOR shall make diligent effort to restore damage premises to their working conditions for use and habitation by LESSEE. If economically unfeasible, to the LESSOR, this contract shall be renegotiated and/or terminated at LESSOR's discretion.
- 4.02 LESSEE agrees to hold LESSOR harmless for any liability for any accident or other legal cause of action based upon tort which occurs on the leased premises, caused by LESSEE, its agent or employees. LESEE further agrees that LESSOR shall not become obligated to pay any damages to any third party because of any accident or other loss and caused by the negligence of LESSEE or any of its employee, agent or licenses. LESSEE will reimburse LESSOR for the amount of LESSOR's actual payments in damages and expenses incident thereto. LESSEE must name LESSOR as additional insured on any insurance which covers its obligations under this Agreement.
- 4.03 LESSEE agrees to at all times during the term of this Agreement have in effect liability insurance policy to protect LESSOR from third party claims that may arise as a result of injuries caused to any person upon

premises herein described. The limits of this policy shall be no less than \$100,000.00 liability per each person and \$100,000.00 aggregate. LESSEE agrees to provide a copy of such policy of insurance to LESSOR at time of signing.

#### ARTICLE V

##### UTILITIES

- 5.01 LESSOR shall pay the charges for water, sewer, and garbage-trash pick-up service. LESSEE shall pay charges for telephone and internet service provider. LESSOR shall pay for electricity associated with illuminating the building and grounds. It is agreed and understood that all utilities currently installed and/or connected to the leased building prior to the date LESSEE takes possession shall be paid by the LESSOR. All utilities installed or connected after LESSEE takes possession of the leased building shall be paid by LESSEE.

#### ARTICLE VI

##### TAXES

- 6.01 The LESSEE shall be responsible for all personal property taxes as assessments on personal property it owns and uses in the demised building.

#### ARTICLE VII

##### MAINTENANCE OF PREMISES

- 7.01 LESSEE agrees to maintain the interior of the building and all equipment in condition suitable for the use of which this Agreement is intended. LESSOR will provide at least two (2) days of custodial service per week. LESSOR will provide custodial supplies not to exceed one thousand dollars (\$1,000) per fiscal year. LESSEE will supply any other supplies.

#### ARTICLE VIII

##### SUBLEASING

- 8.01 The LESSEE shall not sublet or assign The Boys and Girls Club Building or any part thereof to a third party without the written consent of the LESSOR. The Boys and Girls Club Building may not be used for any political event.

ARTICLE IX  
EMERGENCY SHELTER SERVICES

- 9.01 The LESSEE agrees to allow the LESSOR to use the building as an emergency shelter in the event the City of Weslaco is in a state of an emergency. LESSEE shall be responsible to make appropriate accommodations with their students during the duration that the Boys & Girls Club is being utilized as an emergency shelter.

ARTICLE X  
MISCELLANEOUS

- 10.01 This agreement shall be binding upon and inure to the benefit of the parties hereto and their respective successor.
- 10.02 LESSEE will not suffer to be carried on upon the premises any trade or business, or anything to be done thereon, except that which has been agree to in this agreement.
- 10.03 LESSEE shall not discriminate against any employee, applicant for employment, or visitor to The Boys and Girls Club Building because of race, religion, age disability, sex, or national origin.
- 10.04 LESSEE will permit LESSOR at any reasonable time to make such repairs as it may deem necessary for the protection of the premises.
- 10.05 This Agreement shall be constructed under and in accordance with the laws of the State of Texas and all obligations of the parties created hereunder and performable in Hidalgo County, Texas.
- 10.06 In case any one or more of the provisions contained in the agreement shall for any reason be held to be invalid, illegal, or unenforceable in any respect, such invalidity, and illegality or unenforceable shall not affect any other provisions thereof and this agreement shall be construed as if such invalid, illegal, or unenforceable provisions had never been contained herein.
- 10.07 Board of Directors. It is agreed between the LESSOR and LESSEE that the Chairman of the Parks and Recreation Advisory Committee for the City of Weslaco or a designated member will be a member of the

Board of Directors of The Boys and Girls Club of Weslaco. It is also agreed that the Parks and Recreation Director for the City of Weslaco shall be an ex officio member of the Board.

- 10.08 Fund raising. LESSEE shall be allowed to organize, implement, and/or establish fundraising Activities and/or services such as but not limited to operation of a gift shop which shall be used to sell related articles. It is understood between the LESSEE and LESSOR that the proceeds of the gift shop and the monies derived from workshop and training sessions to be presented to the public shall be used for the operation of the Boys and Girls Club of Weslaco. LESSEE must comply with all City ordinances.

IN WITNESS HEREOF, the undersigned hereto execute this agreement as of the day and year first above written.

LESSORS:

**CITY OF WESLACO**

\_\_\_\_\_  
David Suarez, **MAYOR**

**ATTEST:**

\_\_\_\_\_  
Elizabeth M. Walker, **CITY SECRETARY**

**APPROVED AS TO FORM:**

\_\_\_\_\_  
Juan E. Gonzalez, **CITY ATTORNEY**

LESSEES:

**THE BOYS AND GIRLS CLUB OF WESLACO**

\_\_\_\_\_  
Carlos Robledo, **CHAIRPERSON**

**ATTEST:**

---

Mary Lopez, CHIEF OFFICER

**CALDWELL COUNTRY CHEVROLET**

800 HWY. 21 E. CALDWELL, TEXAS 77836

**BUYBOARD BID 521-16**End User: CITY OF WESLACOCaldwell Rep: AARON WILEYContact: CHIEF ANTONIO LOPEZPhone/fax: 254-773-8824 / 254-773-8808Phone/email: 956-447-3415/anlopez@weslacotx.govDate: Thursday, September 20, 2018Product Description: CHEVY TAHOE BASE PPV 4X2email: aaron@caldwellcountry.comA. Bid Series: 462A. Base Price: \$ 32,460.00**B. Published Options [Itemize each below]**

| Code | Options                       | Bid Price | Code | Options                  | Bid Price  |
|------|-------------------------------|-----------|------|--------------------------|------------|
| CC15 | 2019 CHEVY TAHOE PPV 4X2 PKG  | INCL      | 7X6  | DRIVER SIDE SPOT LIGHT   | \$ 465.00  |
|      | 5.3L V8 GAS E85; 6-SPEED AUTO | INCL      | LR1  | CITY BRAKE SYSTEM        | \$ -       |
|      | DUAL BATTERIES                | INCL      | KEY  | FLEET KEYED 6E2          | \$ 23.00   |
|      | AC & HEAT; AM/FM RADIO/CD     | INCL      | R9Y  | FLEET MAINTENANCE CREDIT | \$ (30.00) |
|      | CRUISE CONTROL                | INCL      |      |                          |            |
|      | POWER WINDOWS & LOCKS         | INCL      |      |                          |            |
|      | KEYLESS ENTRY                 | INCL      |      |                          |            |
|      | POLICE RATED TIRES & WHEELS   | INCL      |      |                          |            |
|      | CLOTH 40-20-40 FRONT SEATS    | INCL      |      |                          |            |
|      | VINYL REAR SEATS              | INCL      |      |                          |            |
|      | LOCKING REAR DIFFERENTIAL     | INCL      |      |                          |            |

Total of B. Published Options: \$ 458.00**C. Unpublished Options [Itemize each below, not to exceed 25%]**

\$= 0.0 %

| Options | Bid Price | Options                         | Bid Price |
|---------|-----------|---------------------------------|-----------|
|         |           | WHITE                           | COLOR     |
|         |           | ESTIMATED 7-10 BUSINESS DAYS IF | DELIVERY  |
|         |           | IN STOCK                        |           |
|         |           |                                 |           |
|         |           |                                 |           |
|         |           |                                 |           |

Total of C. Unpublished Options: \$ -

D. Pre-delivery Inspection:

\$ -

E. Texas State Inspection:

\$ -

F. Manufacturer Destination/Delivery:

G. Floor Plan Interest (for in-stock and/or equipped vehicles):

\$ -

H. Lot Insurance (for in-stock and/or equipped vehicles):

\$ -

I. Contract Price Adjustment:

\$ -J. Additional Delivery Charge: 355 miles\$ 710.00

K. Subtotal:

\$ 33,628.00L. Quantity Ordered 1 x K =\$ 33,628.00

M. Trade in:

\$ -

N. BUYBOARD FEE PER PURCHASE ORDER:

\$ 400.00

O. TOTAL PURCHASE PRICE WITH BUYBOARD FEE:

\$ 34,028.00



---

**ANTONIO LOPEZ JR**  
**FIRE CHIEF/EMC, CITY OF WESLACO**  
119 E 5TH STREET  
WESLACO, TX 78596  
Office: 956-447-3415  
Fax: 956-969-3167  
Email: anlopez@weslacotx.gov  
Ordering FIN Code: QB840

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*Re: Vehicle Proposal*

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Dear ANTONIO,

Thank you very much for your interest in acquiring a vehicle from our dealership. We concur that your interest is well deserved. We hope that an outstanding product lineup and our dedication to customer service will enhance your ownership experience should you decide to buy a vehicle from us.

Attached, please find additional information that I hope will assist you in making a more informed decision. Please feel free to contact me at any time as I would truly appreciate the opportunity to be of service to you.



## Warranty - Selected Equipment & Specs

### Warranty

#### *Basic*

|          |             |        |           |
|----------|-------------|--------|-----------|
| Distance | 36000 miles | Months | 36 months |
|----------|-------------|--------|-----------|

#### *Powertrain*

|          |             |        |           |
|----------|-------------|--------|-----------|
| Distance | 60000 miles | Months | 60 months |
|----------|-------------|--------|-----------|

#### *Corrosion Perforation*

|          |                 |        |           |
|----------|-----------------|--------|-----------|
| Distance | Unlimited miles | Months | 60 months |
|----------|-----------------|--------|-----------|

#### *Roadside Assistance*

|          |             |        |           |
|----------|-------------|--------|-----------|
| Distance | 60000 miles | Months | 60 months |
|----------|-------------|--------|-----------|

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## Selected Options

| Code                         | Description                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
|------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Base Vehicle</b>          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| W2B                          | Base Vehicle Price (W2B)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| <b>Packages</b>              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| 600A                         | Order Code 600A<br><i>Includes:</i><br>- Engine: 6.2L 2-Valve SOHC EFI NA V8 Flex-Fuel<br>- Flex-Fuel badge on fleet orders only.<br>- Transmission: TorqShift-G 6-Spd Auto w/SelectShift<br>- GVWR: 10,000 lb Payload Package<br>- HD Vinyl 40/20/40 Split Bench Seat<br>Includes center armrest, cupholder, storage and driver's side manual lumbar.                                                                                                                                                                                                                                                                                         |
| <b>Powertrain</b>            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| 996                          | Engine: 6.2L 2-Valve SOHC EFI NA V8 Flex-Fuel<br>Flex-Fuel badge on fleet orders only.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| 44S                          | Transmission: TorqShift-G 6-Spd Auto w/SelectShift                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| X3E                          | Electronic-Locking w/3.73 Axle Ratio                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| STDGV                        | GVWR: 10,000 lb Payload Package                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| <b>Wheels &amp; Tires</b>    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| TDX                          | Tires: LT275/70Rx18E BSW A/T (4)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| 648                          | Wheels: 18" Sparkle Silver Painted Cast Aluminum<br>Includes bright hub covers/center ornaments.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| <b>Seats &amp; Seat Trim</b> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| A                            | HD Vinyl 40/20/40 Split Bench Seat<br>Includes center armrest, cupholder, storage and driver's side manual lumbar.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| <b>Other Options</b>         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| 160WB                        | 160" Wheelbase                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| 17S                          | STX Appearance Package<br><i>Includes STX fender vent badge.</i><br><i>Includes:</i><br>- Radio: AM/FM Stereo/MP3 Player<br>Includes 6 speakers.<br>- SYNC Communications & Entertainment System<br>Includes enhanced voice recognition with 911 Assist, 4.2" LCD center stack screen, AppLink, 1 smart-charging USB port and steering wheel audio controls.<br>- Bright Chrome Grille<br>- Bright Chrome Hub Covers & Center Ornaments<br>- Chrome Front Bumper<br>- Chrome Rear Step Bumper<br>- Steering Wheel-Mounted Cruise Control<br>- Wheels: 18" Sparkle Silver Painted Cast Aluminum<br>Includes bright hub covers/center ornaments. |

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## Selected Options (cont'd)

| Code                   | Description                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
|------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 90L                    | <b>Power Equipment Group</b><br><i>Deletes passenger-side lock cylinder. Includes upgraded door trim panel.</i><br><i>Includes:</i> <ul style="list-style-type: none"><li>- Accessory Delay</li><li>- Manual Telescoping/Folding Trailer Tow Mirrors</li></ul> <i>Includes power heated glass, heated convex spotter mirror and integrated clearance lights and turn signal indicators.</i> <ul style="list-style-type: none"><li>- Advanced Security Pack</li></ul> <i>Includes SecuriLock Passive Anti-Theft System (PATS) and inclination/intrusion sensors.</i> <ul style="list-style-type: none"><li>- Power Locks</li><li>- Power Tailgate Lock</li><li>- Power Front &amp; Rear Seat Windows</li></ul> <i>Includes 1-touch up/down driver/passenger window.</i> <ul style="list-style-type: none"><li>- Remote Keyless Entry</li></ul> |
| 67H                    | <b>Heavy-Service Front Suspension Package</b><br><i>Includes heavy-service front springs (1 up upgrade above the spring computer selected as a consequence of options chosen. Not included if maximum springs have been computer selected as standard equipment). Recommended only on vehicles which will permanently utilize aftermarket equipment such as heavy-duty winches, brush guards or other apparatus which loads the front axle to the specified Gross Axle Weight Rating (GAWR). NOTE 1: Vehicle ride height will increase with the addition of this package. NOTE 2: May result in deterioration of ride quality when vehicle is not equipped with front end utility attachment.</i>                                                                                                                                             |
| 41P                    | <b>Transfer Case &amp; Fuel Tank Skid Plates</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| 52B                    | <b>Trailer Brake Controller</b><br><i>Verified to be compatible with select electric over hydraulic brakes. Includes smart trailer tow connector.</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| PAINT                  | <b>Monotone Paint Application</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| 585_                   | <b>Radio: AM/FM Stereo/MP3 Player</b><br><i>Includes 6 speakers.</i><br><i>Includes:</i> <ul style="list-style-type: none"><li>- SYNC Communications &amp; Entertainment System</li></ul> <i>Includes enhanced voice recognition with 911 Assist, 4.2" LCD center stack screen, AppLink, 1 smart-charging USB port and steering wheel audio controls.</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| <b>Fleet Options</b>   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| 942                    | <b>Daytime Running Lamps (DRL) (LPO)</b><br><br>Requires valid FIN code.<br><br><i>The non-controllable 942 Daytime Running Lamps (DRL) replace the standard Daytime Running Lamps (DRL). Includes on/off cluster controllable.</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| <b>Emissions</b>       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| 425                    | <b>50-State Emissions System</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| <b>Interior Colors</b> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| AS_01                  | <b>Medium Earth Gray</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| <b>Primary Colors</b>  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| Z1_01                  | <b>Oxford White</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |

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Pricing - Single Vehicle

Vehicle Pricing

PLEASE SEE BOTTOM OF  
PAGE FOR BID PRICING

Total

Customer Signature

Acceptance Date

PRICE IF ORDERED PRIOR

TO 10/30/2018:

Truck Selling Price \$39,795.72

Less Government

Price Concession - 8,690.00 \*

State Inspection + 23.75

Bid Price IF ordered

Prior to 10/30/2018 = \$31,129.47 \*

PRICE IF ORDERED

AFTER 10/30/2018:

Truck Selling Price \$39,795.72

Less Government

Price Concession - 7,600.00 \*

State Inspection + 23.75

Bid Price IF Ordered

After 10/30/2018 = \$32,219.47 \*

\* IF BID IS AWARDED AND ORDERED AFTER 10/30/2018 NOTE THE  
GOVERNMENT PRICE CONCESSION AMOUNT IS LOWERED THUS MAKING  
THE BID PRICE INCREASE BY \$1,090.00.



## Customer Proposal

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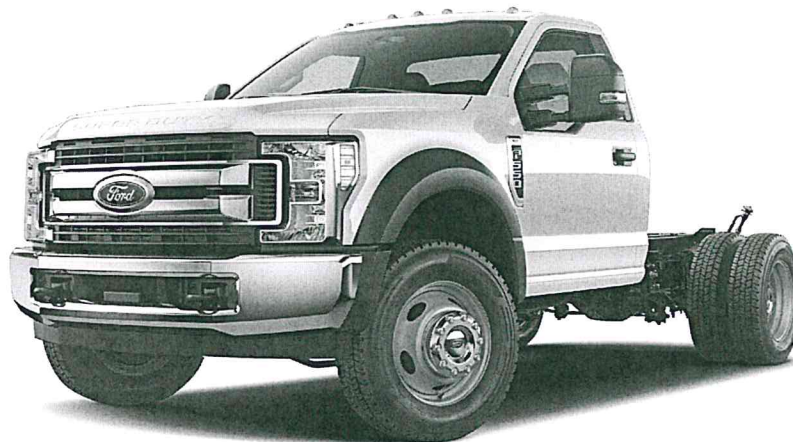
**Prepared for:**

ANTONIO LOPEZ JR  
FIRE CHIEF/EMC, CITY OF WESLACO  
119 E 5TH STREET  
WESLACO, TX 78596  
Office: 956-447-3415  
Fax: 956-969-3167  
Email: anlopez@weslacotx.gov  
Order FIN: QB840

**Date:** 08/09/2018

**Vehicle:** 2019 F-550 Chassis XL  
4x4 SD Regular Cab 169" WB DRW

**STOCK #:** BUDGET PRICING



ENCLOSED QUOTE FOR BUDGET PURPOSES ONLY  
ABOVE ARTWORK IS FOR ILLUSTRATION PURPOSES





## Selected Options

| Code                         | Description                                                                                                                                                                                                                                                                                                                                                                                                     | MSRP        | Dealer      |
|------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------|-------------|
| <b>Base Vehicle</b>          |                                                                                                                                                                                                                                                                                                                                                                                                                 |             |             |
| F5H                          | Base Vehicle Price (F5H)                                                                                                                                                                                                                                                                                                                                                                                        | \$42,210.00 | \$38,200.00 |
| <b>Packages</b>              |                                                                                                                                                                                                                                                                                                                                                                                                                 |             |             |
| 660A                         | Order Code 660A<br><i>Includes:</i><br>- Engine: 6.8L 3-Valve SOHC EFI NA V10<br>- Transmission: TorqShift 6-Speed Automatic (6R140)<br>Includes SelectShift.<br>- Wheels: 19.5" Argent Painted Steel<br>Includes manual locking hubs.<br>- HD Vinyl 40/20/40 Split Bench Seat<br>Includes center armrest, cupholder, storage and driver's side manual lumbar.<br>- Radio: AM/FM Stereo<br>Includes 4-speakers. | N/C         | N/C         |
| <b>Powertrain</b>            |                                                                                                                                                                                                                                                                                                                                                                                                                 |             |             |
| 99Y                          | Engine: 6.8L 3-Valve SOHC EFI NA V10                                                                                                                                                                                                                                                                                                                                                                            | Included    | Included    |
| 44P                          | Transmission: TorqShift 6-Speed Automatic (6R140)<br><i>Includes SelectShift.</i>                                                                                                                                                                                                                                                                                                                               | Included    | Included    |
| X8L                          | Limited Slip w/4.88 Axle Ratio                                                                                                                                                                                                                                                                                                                                                                                  | \$360.00    | \$317.00    |
| 68M                          | GVWR: 19,500 lb Payload Plus Upgrade Package<br><i>Includes upgraded frame, rear-axle and low deflection/high capacity springs. Increases max RGAWR to 14, 706. Note: See Order Guide Supplemental Reference for further details on GVWR.</i>                                                                                                                                                                   | \$1,155.00  | \$1,016.00  |
| <b>Wheels &amp; Tires</b>    |                                                                                                                                                                                                                                                                                                                                                                                                                 |             |             |
| THB                          | Tires: 225/70Rx19.5G BSW Traction (THB)<br><i>Includes 4 traction tires on the rear and 2 all-season tires on the front. Optional spare is 225/70Rx19.5G BSW all-season.</i>                                                                                                                                                                                                                                    | \$190.00    | \$167.00    |
| 64Z                          | Wheels: 19.5" Argent Painted Steel<br><i>Includes manual locking hubs.</i>                                                                                                                                                                                                                                                                                                                                      | Included    | Included    |
| 512                          | Spare Tire, Wheel & Jack<br><br>Required in Rhode Island.<br><i>Excludes carrier.</i><br><i>Includes:</i><br>- 6-Ton Hydraulic Jack                                                                                                                                                                                                                                                                             | \$350.00    | \$308.00    |
| <b>Seats &amp; Seat Trim</b> |                                                                                                                                                                                                                                                                                                                                                                                                                 |             |             |
| A                            | HD Vinyl 40/20/40 Split Bench Seat<br><i>Includes center armrest, cupholder, storage and driver's side manual lumbar.</i>                                                                                                                                                                                                                                                                                       | Included    | Included    |

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## Selected Options (cont'd)

| Code            | Description                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | MSRP     | Dealer    |
|-----------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------|-----------|
| Other Options   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |          |           |
| PAINT           | Monotone Paint Application                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | STD      | STD       |
| 169WB           | 169" Wheelbase                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | STD      | STD       |
| 67X             | Extra Heavy-Service Suspension Package                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | \$125.00 | \$110.00  |
|                 | Includes pre-selected extra heavy-service front springs (see Order Guide Supplemental Reference for springs/FGAWR of specific vehicle configurations). Recommended only on vehicles which will permanently utilize aftermarket equipment such as heavy-duty winches, brush guards or other apparatus which loads the front axle to the specified Gross Axle Weight Rating (GAWR). Note 1: May result in a deterioration of ride quality. Note 2: Vehicle ride height will increase with the addition of this package. |          |           |
| 63C             | Aft-Axle Frame Extension Pack                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | \$115.00 | \$101.00  |
|                 | 32.4" aft-of-axle frame extension increases AF dimension to 79.6"                                                                                                                                                                                                                                                                                                                                                                                                                                                     |          |           |
| 61J             | 6-Ton Hydraulic Jack                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | Included | Included  |
| 52B             | Trailer Brake Controller                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | \$270.00 | \$238.00  |
|                 | Includes smart trailer tow connector. Verified to be compatible with electronic actuated drum brakes only.                                                                                                                                                                                                                                                                                                                                                                                                            |          |           |
| 18B             | Platform Running Boards                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | \$320.00 | \$282.00  |
| 43C             | 110V/400W Outlet                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | \$75.00  | \$66.00   |
|                 | Includes 1 in-dash mounted outlet.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |          |           |
| STDRD           | Radio: AM/FM Stereo                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | Included | Included  |
|                 | Includes 4-speakers.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |          |           |
| 76C             | Exterior Backup Alarm (Pre-Installed)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | \$140.00 | \$123.00  |
|                 | Custom accessory.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |          |           |
| Fleet Options   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |          |           |
| 525             | Steering Wheel-Mounted Cruise Control (LPO)                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | \$235.00 | \$207.00  |
|                 | Requires valid FIN code.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |          |           |
| FLADCR          | Fleet Advertising Credit                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | \$0.00   | -\$835.00 |
| Emissions       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |          |           |
| 425             | 50-State Emissions System                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | STD      | STD       |
| Interior Colors |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |          |           |
| AS_01           | Medium Earth Gray                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | N/C      | N/C       |
| Primary Colors  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |          |           |
| Z1_01           | Oxford White                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | N/C      | N/C       |

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## Selected Options (cont'd)

| Code                             | Description                | MSRP        | Dealer       |
|----------------------------------|----------------------------|-------------|--------------|
| <b>Upfit Options</b>             |                            |             |              |
| Factory Fuel                     | Factory Misc. Fuel Charges | \$0.00      | \$135.00     |
| SUBTOTAL                         |                            | \$45,545.00 | \$40,435.00  |
| Fuel Charge                      |                            | \$0.00      | \$0.00       |
| Destination Charge               |                            | \$1,495.00  | \$1,495.00   |
| TOTAL                            |                            | \$47,040.00 | \$41,930.00  |
|                                  |                            |             | V            |
|                                  |                            |             | V            |
|                                  |                            |             | V            |
|                                  |                            |             | V            |
| CITY OF WESLACO TRUCK PRICE      |                            |             | \$41,930.00  |
| LESS GOVERNMENT PRICE CONCESSION |                            |             | - 4,000.00   |
| NET TRUCK ONLY                   |                            |             | =\$37,930.00 |
| STATE INSPECTION                 |                            |             | + 23.75      |
| BUDGET PRICING                   |                            |             | \$37,953.75  |

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## Pricing - Single Vehicle

|                            | MSRP                   | DEALER                 |
|----------------------------|------------------------|------------------------|
| <del>Vehicle Pricing</del> | <del>\$47,940.00</del> | <del>\$41,990.00</del> |
| <del>Total</del>           | <del>\$47,940.00</del> | <del>\$41,990.00</del> |

Customer Signature

Acceptance Date

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Prices and content availability as shown are subject to change and should be treated as estimates only. Actual base vehicle, package and option pricing may vary from this estimate because of special local pricing, availability or pricing adjustments not reflected in the dealer's computer system. See salesperson for the most current information.





## Standardized Agenda Request Form

|                                                                                                                                                                                                                                                        |                 |                                                              |  |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------|--------------------------------------------------------------|--|
| <b>Date of Meeting:</b><br>October 16, 2018                                                                                                                                                                                                            |                 | <b>Agenda Item No. (to be assigned by CSO):</b><br>2018-2031 |  |
| <b>From:</b>                                                                                                                                                                                                                                           |                 |                                                              |  |
| <b>Subject:</b><br>Discussion and consideration to approve a Professional Services Agreement with Halff Associates for Civil Engineering Services for Stormwater Improvements Plan as negotiated. Possible action. (Staffed by City Manager's Office.) |                 |                                                              |  |
| <b>Background:</b>                                                                                                                                                                                                                                     |                 |                                                              |  |
| <b>Funding Source</b> (budget code, if applicable):                                                                                                                                                                                                    |                 |                                                              |  |
| Amount:                                                                                                                                                                                                                                                | Term of Impact: | Identified in Current Budget:                                |  |
| <b>Additional Action Prompted:</b>                                                                                                                                                                                                                     |                 |                                                              |  |
| <b>If item previously considered, provide date and action by Commission:</b>                                                                                                                                                                           |                 |                                                              |  |
| <b>If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners:</b>                                                                                          |                 |                                                              |  |
| <b>Advisory Review, if any</b> (name of board/committee, date of action, recommendation):                                                                                                                                                              |                 |                                                              |  |
| Aida Vega                                                                                                                                                                                                                                              |                 | Created/Initiated                                            |  |
| Mike Perez                                                                                                                                                                                                                                             |                 | Final Approval                                               |  |
| <b>City Manager Comments:</b><br>Recommendation forthcoming at meeting; in discussions with Halff & Assoc.                                                                                                                                             |                 |                                                              |  |
| <b>Staff Recommendation:</b>                                                                                                                                                                                                                           |                 |                                                              |  |
| <b>Attachments, if any:</b>                                                                                                                                                                                                                            |                 |                                                              |  |
| <b>Responsibilities upon Approval:</b>                                                                                                                                                                                                                 |                 |                                                              |  |



## Standardized Agenda Request Form

|                                                                                                                                                                                                                                                                                                                                                                                                                                       |                 |                                                              |  |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------|--------------------------------------------------------------|--|
| <b>Date of Meeting:</b><br>October 16, 2018                                                                                                                                                                                                                                                                                                                                                                                           |                 | <b>Agenda Item No. (to be assigned by CSO):</b><br>2018-2038 |  |
| <b>From:</b>                                                                                                                                                                                                                                                                                                                                                                                                                          |                 |                                                              |  |
| <b>Subject:</b><br>Discussion and consideration to approve Ordinance 2018-38 amending the Code of Ordinances Chapter 98 Parks and Recreation by adding to Article I Section 98-15 "Dockless Vehicle Permits: Licenses, Permits and Miscellaneous Regulations," supporting a Valley-wide bike share initiative as coordinated by the Lower Rio Grande Valley Development Council. Possible action. (Staffed by City Manager's Office.) |                 |                                                              |  |
| <b>Background:</b>                                                                                                                                                                                                                                                                                                                                                                                                                    |                 |                                                              |  |
| <b>Funding Source</b> (budget code, if applicable):                                                                                                                                                                                                                                                                                                                                                                                   |                 |                                                              |  |
| Amount:                                                                                                                                                                                                                                                                                                                                                                                                                               | Term of Impact: | Identified in Current Budget:                                |  |
| <b>Additional Action Prompted:</b>                                                                                                                                                                                                                                                                                                                                                                                                    |                 |                                                              |  |
| <b>If item previously considered, provide date and action by Commission:</b>                                                                                                                                                                                                                                                                                                                                                          |                 |                                                              |  |
| <b>If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners:</b>                                                                                                                                                                                                                                                                         |                 |                                                              |  |
| <b>Advisory Review, if any</b> (name of board/committee, date of action, recommendation):                                                                                                                                                                                                                                                                                                                                             |                 |                                                              |  |
| Elizabeth Walker                                                                                                                                                                                                                                                                                                                                                                                                                      |                 | Created/Initiated                                            |  |
| Mike Perez                                                                                                                                                                                                                                                                                                                                                                                                                            |                 | Final Approval                                               |  |
| <b>City Manager Comments:</b><br>Approve contingent to fee schedule to the public be submitted.                                                                                                                                                                                                                                                                                                                                       |                 |                                                              |  |
| <b>Staff Recommendation:</b>                                                                                                                                                                                                                                                                                                                                                                                                          |                 |                                                              |  |
| <b>Attachments, if any:</b><br>Bike-Share, O2018-38 DOCKLESS VEHICLES                                                                                                                                                                                                                                                                                                                                                                 |                 |                                                              |  |
| <b>Responsibilities upon Approval:</b>                                                                                                                                                                                                                                                                                                                                                                                                |                 |                                                              |  |



# Press Conference & Launch



## Bike**SHARE**

Rio Grande Valley

*Join us for this regional collaborative project  
as we formally introduce*

NOVEMBER  
th



**Lime**  
to the RGV!

**9**  
**2018**

Press Conference : **9:30am**  
Bicycle Demo Rides: **10:00am**



Lower Rio Grande Valley Development Council  
301 W. Railroad St. Weslaco, TX 78596

**ORDINANCE NO. 2018-38**

**AN ORDINANCE OF THE CITY OF WESLACO, TEXAS AMENDING  
THE CODE OF ORDINANCES CHAPTER 98 – PARKS AND  
RECREATION BY ADDING TO ARTICLE I SECTION 98-15  
“LICENSES, PERMITS AND MISCELLANEOUS REGULATIONS,  
DOCKLESS VEHICLE PERMITS;” ESTABLISHING FEES AND  
REGULATIONS FOR A DOCKLESS VEHICLE PERMIT PROGRAM,  
PROVIDING A SAVINGS CLAUSE AND EFFECTIVE DATE; AND  
PROVIDING A PENALTY NOT TO EXCEED \$500.**

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

**Section 1.** The City of Weslaco Code of Ordinances shall be amended by adding the following:

**SECTION 98-15 - DOCKLESS VEHICLE PERMITS**

**Sec. 98-15. A Definitions**

(a) For purposes of this section, terms not defined here shall be construed as in ordinary, everyday usage.

(1) *Director* means the director of the department designated by the city manager to enforce and administer this article and includes representatives, agents, or department employees designated by the director.

(2) *Dockless vehicle* means a bicycle, an electric bicycle, or an electric motor-assisted scooter, pursuant to the definitions set forth in Texas Transportation Code, Sections 541.201 and 551.351, that can be located and unlocked using a smartphone app.

(3) *Operator* means an individual or company that has been issued an operating authority permit under this article.

(4) *Rebalance* means moving dockless vehicles from an area of low demand to an area of high demand.

(5) *Residential area* means a residential district as defined in city code, or a planned development district or conservation district with residential base zoning.

## **Sec. 98- 15.B - General Authority and Duty of Director**

The Director shall implement and enforce this article and may by written order establish such rules or regulations, consistent with this article and state or federal law, as s/he determines are necessary to discharge his or her duty under, or to affect the policy of, this article.

## **Sec. 98-15.C - Operating Authority Permit**

A person commits an offense if, within the city, s/he operates, or causes or permits the operation of, a dockless vehicle service without a valid operating authority permit issued under this article.

## **Sec. 98-15.D - Application for Operating Authority Permit**

(a) To obtain an operating authority permit, a person shall make application in the manner prescribed by the Director. The applicant must be the person who will own, control, or operate the proposed dockless vehicle program.

(b) An applicant shall file with the Director a verified application statement, to be accompanied by a non-refundable application fee, containing the following:

(1) the form of business of the applicant and, if the business is a corporation or association, a copy of the documents establishing the business and the name and address of each person with a 20 percent or greater ownership interest in the business;

(2) the verified signature of the applicant;

(3) the address of the fixed facilities to be used in the operation, if any, and the address of the applicant's corporate headquarters, if different from the address of the fixed facilities;

(4) the name of the person designated by the applicant to receive on behalf of the applicant any future notices sent by the city to the operator, and that person's contact information, including a mailing address, telephone number, and email or other electronic address;

(5) documentary evidence from an insurance company indicating that such insurance company has bound itself to provide the applicant with the liability insurance required by this article;

(6) documentary evidence of payment of ad valorem taxes on property within the city, if any, to be used in connection with the operation of the proposed dockless vehicle program;

(7) documentary evidence from a bonding or insurance company or a bank indicating that the bonding or insurance company or bank has bound itself to provide the applicant with the performance bond or irrevocable letter of credit required by this article;

(8) the number and types of dockless vehicles to be operated; and

(9) an agreement to indemnify the city.

(c) An operating authority permit may be renewed following the process in this section.

(d) The initial application for an operating authority permit must be accompanied by an application fee of \$500. Applications to renew an operating authority permit must be accompanied by a renewal application fee of \$300.

#### **Sec. 98-15.E – Changes to Information in Operating Authority Application**

(a) Any changes to the information provided in the operating authority permit application must be reported to the Director, in the manner prescribed by the Director, within 10 days of the change.

(b) If the information reported to the Director under this section includes an increase in the number of dockless vehicles, any additional vehicle fees due under Section 28-603 must be submitted to the Director simultaneously with the change in information.

#### **Sec. 98-15.F - Expiration of Operating Authority Permit**

An operating authority permit expires one year from the date it is issued.

#### **Sec. 98-15.G – Refusal to Issue or Renew Operating Authority Permit**

(a) The Director shall refuse to issue or renew an operating authority permit if the applicant:

(1) intentionally or knowingly makes a false statement as to a material matter in an application for a permit or permit renewal; or

(2) has been convicted twice within a 6-month period for a violation of this article regarding the deployment of a dockless vehicle or the rebalancing or removal of a dockless vehicle, or a rule or regulation adopted under this article regarding the deployment of a dockless vehicle or the rebalancing or removal of a dockless vehicle, or has had an operating authority permit revoked within two years of the date of application.

(b) If the Director determines that a permit should be denied, the Director shall notify the applicant or operator in writing that the application is denied and include in the notice the specific reason or reasons for denial and a statement informing the applicant or operator of the right to, and the process for, appeal of the decision.

#### **Sec. 98-15.H – Suspension or Revocation of Operating Authority Permit**

(a) Suspension. The following regulations apply to the suspension of an operating authority permit:

(1) The Director may suspend an operating authority permit if the Director determines that the operator fails to comply with a request to remove a dockless vehicle or a request to rebalance dockless vehicles issued by the Director within the time specified in the order.

(2) Suspension of an operating authority permit does not affect the expiration date of the permit.

(b) Revocation. The following regulations apply to the revocation of an operating authority permit:

(1) The Director shall revoke an operating authority permit if the Director determines that the operator has:

(A) made a false statement as to a material matter in the application concerning the operating authority permit;

(B) failed to maintain the insurance required by this article;

(C) failed to maintain the performance bond or irrevocable letter of credit required by this article;

(D) operated dockless vehicles that were not authorized by the operating authority permit; or

(E) failed to pay a fee required by this article.

(2) After revocation of an operating authority permit, an operator is not eligible for another permit for a period of up to one year, depending on the severity of the violation resulting in the revocation.

#### **Sec. 98-15. I - Appeals.**

Any person whose application for an operating authority permit, or renewal of an operating authority permit, is denied by the Director, or an operator whose operating authority permit has been revoked or suspended by the Director, will have the right to appeal to the City Parks and Recreation Advisory Board within five (5) calendar days of written staff decision. The appeal should be in writing in the form of a letter to the city secretary stating the reasons why such staff decision is unjust and request a hearing in front of the city commission. The item will be taken to the next regular city commission meeting for a final decision.

#### **Sec. 98-15. J - No transferability**

An operating authority permit is not transferable. This regulation should not be construed to impede the continuing use of trade names.

#### **Sec. 98-15. K - Operations**

(a) Each operator shall provide dockless vehicles to accommodate a wide range of users.

(b) Each dockless vehicle permitted under this article must display the emblem of the operator along with a unique identification number.

(c) Dockless vehicles must not display third party advertising, without written approval of the Director.

(d) Dockless vehicles must meet all requirements of local, state, and federal law. Bicycles must meet all industry safety standards.

(e) Dockless vehicles must be high quality and sturdily built to withstand the effects of weather and constant use as is customary for such vehicles for five years.

(f) Dockless vehicles must be well maintained on a regular basis as is customary for the upkeep of such vehicles to ensure their safety for the public, and in good riding condition.

(g) Each dockless vehicle permitted under this article must be equipped with active global positioning system technology.

(h) Spoken word alarm systems are prohibited on dockless vehicles.

(i) Operators shall maintain a staffed operations center.

(j) Operators shall maintain a 24-hour customer service number posted on each dockless vehicle for customers and citizens to report safety concerns, make complaints, ask questions, or request a dockless vehicle be relocated.

(k) Operators shall rebalance dockless vehicles at least once per week.

(l) Operators shall provide the Director with contact information for someone who can rebalance and relocate dockless vehicles. The operator shall rebalance or relocate dockless vehicles within four hours of receiving notification on weekdays between 6:00 a.m. and 6:00 p.m. (excluding holidays) and within 12 hours of receiving notice at all other times. An operator shall notify the Director within 24 hours of a change of contact information.

(m) An operator shall remove any inoperable dockless vehicle, or a dockless vehicle that is not safe to operate, from the right-of-way within 24 hours of notice from the Director. A dockless vehicle removed from the right-of-way in accordance with this subsection must be repaired before it is returned to revenue service.

(n) Any dockless vehicle retrieved from a stream, lake, fountain, or other body of water will be disposed of and/or permanently removed from rental circulation.

(o) If the city incurs any costs addressing or abating any violations of this section, or incurs any costs of repair or maintenance of public property, the operator shall reimburse the city for the costs within 30 days of receiving written notice from the Director. Failure to reimburse may result in a lien being placed on the property in favor of the city.



(p) An operator shall not place or attach any personal property (other than dockless vehicles), fixtures, or structures in the public right-of-way without the separate written permission of the Director. Any permission to place items in the public right-of-way must be incorporated into the permit.

(q) An operator shall not adversely affect the property of any third parties during the use of city property or the public right-of-way.

(r) An operator shall educate customers regarding the law applicable to riding, operating, and parking a dockless vehicle. An operator's mobile application must provide information notifying the user that:

(1) minors must wear helmets while riding a bicycle and while riding a motor assisted scooter;

(2) dockless vehicles must be parked legally and properly;

(3) bicyclists and motor assisted scooters must yield to pedestrians on sidewalks and trails; and

(4) bicycles should be ridden on bike lanes, trails and roadways, during safe riding conditions and sidewalk use should be limited.

(s) The number of dockless vehicles in a fleet must be commensurate with the expected level of service. Vehicle numbers for the purpose of city administration shall be determined by the Director.

#### **Sec. 98-15.L – Dockless Vehicle Parking, Deployment, and Operation**

(a) Dockless vehicles may not be parked in a manner that would impede normal and reasonable pedestrian access on a sidewalk or in any manner that would reduce the minimum clear width of a sidewalk to less than 48 inches.

(b) Dockless vehicles may not be parked in a manner that would impede vehicular traffic on a street or alley.

(c) Dockless vehicles may not be parked in a manner that would impose a threat to public safety or security.

(d) Dockless vehicles may not be parked on a public street without specific permission from the Director.

(e) Dockless vehicles may not be deployed on a block where the sidewalk is less than 96 inches in width, or on a block that does not have sidewalks. The Director may determine other blocks where deploying dockless vehicles is prohibited.

(f) Dockless vehicles must be deployed on a sidewalk or other hard surface, at a bicycle

rack, or at a city-owned location. Dockless vehicles may only be deployed on private property with the permission of the property owner.

(g) Dockless vehicles must stand upright while parked.

(h) Dockless vehicles may not be parked within five feet of a crosswalk or curb ramp, unless given specific permission by the Director.

(i) Dockless vehicles may not be parked in a way that blocks:

(1) Transit stops, shelters, or platforms.

(2) Commercial loading zones.

(3) Railroad tracks or crossings.

(4) Passenger loading zones or valet parking service areas.

(5) Disabled parking zones.

(6) Street furniture that requires pedestrian access (for example, benches or parking pay stations).

(7) Building entryways.

(8) Vehicular driveways.

(j) Dockless vehicles parked along multi-use trails may only be parked at trailheads or other areas identified by the Director.

(k) Dockless vehicles that are parked in an incorrect manner must be re-parked or removed by the operator within four hours of receiving notice from the Director on weekdays between 6:00 a.m. and 6:00 p.m. (excluding holidays) and within 12 hours of receiving notice from the Director at all other times.

(l) A dockless vehicle that is parked in a residential area may remain in the same location for up to 48 hours as long as it is parked in accordance with this section. An operator shall relocate or rebalance a dockless vehicle parked in a residential area after receiving a citizen request or complaint in accordance with the timeframes specified in Section 28-610.

(m) The Director (and/or designee) may remove and store any dockless vehicle that is left parked at the same location for seven or more consecutive days if the Director has sent the operator a notification to rebalance the dockless vehicle.

(1) The operator is responsible for the costs of removal and storage.

(2) The Director shall invoice the operator for the cost of removal and storage.

(3) Any dockless vehicle that remains unclaimed with the city for 60 days is subject to city confiscation.

(4) The Director may identify designated dockless vehicle parking zones, subject to advance approval of the Director, an operator may indicate virtual dockless vehicle parking areas with paint or decals where appropriate in order to guide riders to preferred parking zones in order to assist with orderly parking of dockless vehicles throughout the city.

(n) Every person riding a dockless vehicle upon the streets of the city shall be subject to provisions of all laws and ordinances applicable to the operator of any other vehicle, except those provisions of laws and ordinances which, by their very nature, can have no application; provided, however, it shall not be unlawful to ride a dockless vehicle on a public sidewalk.

(o) Any person riding a dockless vehicle upon a sidewalk shall yield the right- of-way to any pedestrian and shall give audible signal before overtaking and passing such pedestrian.

#### **Sec. 98-15.M - Insurance Requirements**

(a) An operator shall procure and keep in full force and effect no less than the insurance coverage required by this section through a policy or policies written by an insurance company that:

(1) is authorized to do business in the State of Texas;

(2) is acceptable to the city; and

(3) does not violate the ownership or operational control prohibition described in Subsection (e) of this section.

(b) The insured provisions of the policy must name the city and its officers and employees as additional insureds, and the coverage provisions must provide coverage for any loss or damage that may arise to any person or property by reason of the operation of a dockless vehicle.

(c) An operator shall maintain the following insurance coverages:

(1) The commercial general liability insurance must provide single limits of liability for bodily injury (including death) and property damage of \$1 million for each occurrence, with a \$2 million annual aggregate.

(2) If an operator will utilize motor vehicles in its operations, the business automotive liability insurance must cover owned, hired, and non-owned vehicles, with a combined single limit for bodily injury (including death) and property damage of \$500,000 per occurrence.

(3) Worker's compensation insurance with statutory limits.

(4) Employer's liability insurance with the following minimum limits for bodily injury by:

- (A) accident, \$500,000 per each accident; and
- (B) disease, \$500,000 per employee with a per policy aggregate of \$500,000.
- (d) Insurance required under this article must:
  - (1) include a cancellation provision in which the insurance company is required to notify the Director in writing not fewer than 30 days before cancelling the insurance policy (for a reason other than non-payment) or before making a reduction in coverage;
  - (2) include a cancellation provision in which the insurance company is required to notify the Director in writing not fewer than 10 days before cancelling for non- payment;
  - (3) cover all dockless vehicles during the times that the vehicles are deployed or operating in furtherance of the operator's business;
  - (4) include a provision requiring the insurance company to pay every covered claim on a first-dollar basis;
  - (5) require notice to the Director if the policy is cancelled or if there is a reduction in coverage; and
  - (6) comply with all applicable federal, state, and local laws.
- (e) No person who has a 20 percent or greater ownership interest in the operator may have an interest in the insurance company.
- (f) An operator may not be self-insured.
- (g) Any insurance policy required by this article must be on file with the city within 45 days of the issuance of the initial operating authority permit, and thereafter within 45 days of the expiration or termination of a previously issued policy.

#### **Sec. 98-15.N - Data Sharing**

- (a) An operator shall cooperate with the city in the collection and analysis of aggregated data concerning its operations.
- (b) An operator shall provide a quarterly report to the Director that includes:
  - (1) Total number of rides for the previous quarter.
  - (2) Total number of vehicles in service for the previous quarter.
  - (3) Number of rides per vehicle per day.

(4) Anonymized aggregated data taken by the operator's dockless vehicles in the form of heat maps showing routes, trends, origins, and destinations.

(5) Anonymized trip data taken by the operator's dockless vehicles that includes the origin and destination, trip duration, and date and time of trip.

(c) An operator shall provide other reports as needed at the Director's request.

#### **Sec. 98-15.O - Vehicle Fee**

An operator shall pay a vehicle fee to the City Parks and Recreation Department as follows:

| Number of Dockless Vehicles               | Fee    |
|-------------------------------------------|--------|
| 1-100                                     | \$1000 |
| 101-250                                   | \$2500 |
| 250-400                                   | \$4000 |
| Fee per dockless vehicle in excess of 400 | \$20   |

#### **Sec. 98-15.P - Performance Bond or Irrevocable Letter of Credit**

Before issuance of an operating authority permit, the operator shall give the Director a performance bond or an irrevocable letter of credit approved as to form by the city attorney.

(1) A bonding or insurance company authorized to do business in the State of Texas and acceptable to the city must issue the performance bond. A bank authorized to do business in the State of Texas and acceptable to the city must issue the irrevocable letter of credit.

(2) The performance bond or irrevocable letter of credit must list the operator as principal and be payable to the city.

(3) The performance bond or irrevocable letter of credit must remain in effect for the duration of the operating authority permit.

(4) The amount of the performance bond or irrevocable letter of credit must be at least \$10,000.

(5) Cancellation of the performance bond or irrevocable letter of credit does not release the operator from the obligation to meet all requirements of this article and the operating authority permit. If the performance bond or irrevocable letter of credit is cancelled, the operating authority permit shall be suspended on the date of cancellation and the operator shall immediately cease operations until the operator provides the Director with a replacement performance bond or irrevocable letter of credit that meets the requirements of this article.

(6) The city may draw against the performance bond or irrevocable letter of

credit or pursue any other available remedy to recover damages, fees, fines, or penalties due from the operator for violation of any provision of this article or the operating authority permit.

#### **Sec. 98-15.Q - Enforcement**

(a) The Director may, with or without notice, inspect any dockless vehicle operating under this article to determine whether the dockless vehicle complies with this article, rules and regulations established under this article, or other applicable laws.

(b) The Director shall enforce this article. Upon observing a violation of this article or the rules or regulations established by the Director, the Director shall take necessary action to ensure effective regulation of dockless vehicles.

#### **Sec. 98-15.R - Offenses**

(a) A person commits an offense if s/he violates or attempts to violate a provision of this article, or a rule or regulation established by the Director under this article, that is applicable to a person. A culpable mental state is not required for the commission of an offense under this article unless the provision defining the conduct expressly requires a culpable mental state. A separate offense is committed each day in which an offense occurs.

(b) Prosecution for an offense under Subsection (a) does not prevent the use of other enforcement remedies or procedures applicable to the person charged with or the conduct involved in the offense.

**Section 2.** That a person violating a provision of this ordinance, upon conviction, is punishable by a fine not to exceed \$500.

**Section 3.** That applicable City Code shall remain in full force and effect, save and except as amended by this ordinance.

**Section 4.** If any provision of this Ordinance is held by a court of competent jurisdiction to be invalid, illegal, or prohibited under applicable law, such provision shall be excluded to the extent of such invalidity, illegality, or prohibition; all other terms hereof shall remain in full force and effect.

**Section 5.** That the terms and provisions of this ordinance are severable and are governed by applicable City Code.

**Section 6.** That this ordinance shall take effect immediately from and after its passage and publication in accordance with the provisions of the City of **Weslaco** and the State of Texas, and it is accordingly so ordained.

**PASSED AND APPROVED** on first reading at a regular meeting of the City Commission this 16<sup>th</sup> day of October 2018.

**PASSED AND APPROVED** on second reading at a regular meeting of the City Commission this - \_\_\_\_\_ day of \_\_\_\_\_ 2018.

**CITY OF WESLACO**

\_\_\_\_\_  
David Suarez, **MAYOR**

**ATTEST:**

\_\_\_\_\_  
Elizabeth M. Walker, **CITY SECRETARY**

**APPROVED AS TO FORM:**

\_\_\_\_\_  
Juan E. Gonzalez, **CITY ATTORNEY**



## Standardized Agenda Request Form

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                 |                                                              |  |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------|--------------------------------------------------------------|--|
| <b>Date of Meeting:</b><br>October 16, 2018                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                 | <b>Agenda Item No.</b> (to be assigned by CSO):<br>2018-2051 |  |
| <b>From:</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                 |                                                              |  |
| <b>Subject:</b><br>Discussion and consideration to approve the Interlocal Agreement with the City of Mercedes for the temporary provision of potable water and wastewater service to property adjacent and adjoining Weslaco's city limits along U.S. Business Highway 83 and authorize the Mayor to execute any related documents. Possible action. (Staffed by City Manager's Office.)                                                                                                                   |                 |                                                              |  |
| <b>Background:</b><br>The City of Mercedes respectfully requests that Weslaco consider having Mr. Cortino temporarily connect to your stubbed 8" water line system. Paul would need to complete an application for a water meter whereafter he would extend his private service line to Cortino's restaurant. This will help him, time-wise, of course. Once Mercedes' 10" network is installed and ready to go, Paul will dis-engage the Weslaco meter, and then connect onto Mercedes active water line. |                 |                                                              |  |
| <b>Funding Source</b> (budget code, if applicable):                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                 |                                                              |  |
| Amount:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | Term of Impact: | Identified in Current Budget:                                |  |
| <b>Additional Action Prompted:</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                 |                                                              |  |
| <b>If item previously considered, provide date and action by Commission:</b>                                                                                                                                                                                                                                                                                                                                                                                                                               |                 |                                                              |  |
| <b>If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners:</b>                                                                                                                                                                                                                                                                                                                                              |                 |                                                              |  |
| <b>Advisory Review, if any</b> (name of board/committee, date of action, recommendation):                                                                                                                                                                                                                                                                                                                                                                                                                  |                 |                                                              |  |
| Elizabeth Walker                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                 | Created/Initiated                                            |  |
| Mike Perez                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                 | Final Approval                                               |  |
| <b>City Manager Comments:</b><br>Approve contingent on approval by City of Mercedes                                                                                                                                                                                                                                                                                                                                                                                                                        |                 |                                                              |  |
| <b>Staff Recommendation:</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                 |                                                              |  |
| <b>Attachments, if any:</b><br>Cortino's Service Agreement                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                 |                                                              |  |
| <b>Responsibilities upon Approval:</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                 |                                                              |  |



**INTERLOCAL AGREEMENT BETWEEN THE CITY OF WESLACO AND  
THE CITY OF MERCEDES FOR  
TEMPORARY UTILITY SERVICES TO A SPECIFIC MERCEDES TRACT**

**STATE OF TEXAS                    §**

**COUNTY OF HIDALGO       §**

The City of Weslaco (“Weslaco”) and the City of Mercedes (“Mercedes”) for the consideration and purposes herein expressed enter into the following agreement for the temporary provision of potable water, and also wastewater service to property adjacent and adjoining Weslaco’s city limits along U.S. Business Highway 83, more particularly described as follows: Adams Tract 6.36 acres EXC 0.25 acre for H/S FT 1025 (6.11 acre net), hereafter referred to at the *Adams Tract* (Cortino’s Restaurant), said property being in the westernmost perimeter of Mercedes’ city limits; and,

WHEREAS, Weslaco is a home rule city located in Hidalgo County, Texas, and operates a potable water system and wastewater system in its service area under Certificates of Convenience and Necessity (“CCN”) issued by the Texas Commission on Environmental Quality, and is in good standing with full power to enter into this Agreement and execute all required documents; and,

WHEREAS, Mercedes is a home rule city located in Hidalgo County, Texas, and operates a potable water system and wastewater system in its service area under Certificates of Convenience and Necessity, and is in good standing with full power to enter into this Agreement and execute all required documents; and,

WHEREAS, Mercedes has requested assistance from the City of Weslaco to provide potable water and wastewater to the *Adams Tract* pending the City of Mercedes’ striving diligently to provide such utility service(s) to the site with issued Certificates of Obligation bonds; and,

WHEREAS, it is recognized that the temporary provision of potable water service, and wastewater service, to the subject adjoining site is in the public’s best interests, too; and,

WHEREAS, it is the desire of Weslaco and Mercedes to provide for this interlocal governmental agreement by and through the appropriate resolutions of the respective Cities setting out the agreement for the temporary provision of potable water system to the *Adams Tract* described above; and for Weslaco to provide sanitary sewer service to the same tract, pending Mercedes’ extension of this service..

NOW, THEREFORE, Weslaco and Mercedes agree as follows:

- 1) Recitals. The parties agree and warrant that the above Recitals and Representations of the Parties are true and correct.
- 2) Term. The initial term of this Agreement, subject to the provisions herein for earlier termination, is eighteen (18 months) for the provision of potable water service. On wastewater service, unless other provisions that may be mutually beneficial are approved by both parties, the City of Weslaco may provide this service to the *Adams Tract*. It is steadfastly noted that the City of

Mercedes will work diligently to provide this wastewater service to the area as promptly and as feasible as possible.

- 3) Compliance with Applicable Law. Potable water provided by Weslaco to the *Adams Tract* shall comply with the City of Weslaco's policies, building permit regulations, utility rates, and any applicable TCEQ or other applicable State laws and requirements.
- 4) Notices. Any notice or communications required or permitted to be given hereunder of a nature that requires City notification shall be sufficiently given by electronic transmission or by hand delivery to:

CITY OF WESLACO  
Attention: City Manager  
255 S. Kansas St.  
Weslaco, Texas 78596  
Telephone: (956) 968-3181  
Fax: (956) 968-6717

CITY OF MERCEDES  
Attention: City Manager  
P.O Box 837  
Mercedes, Texas 78570  
Telephone: (956) 565-3114  
Fax: (956) 565-8592

- 5) Entire Agreement. This Agreement constitutes the entire agreement, both written and oral, between Weslaco and Mercedes, with respect to temporary utility service as cited herein.

**IN WITNESS WHEREOF**, this Agreement is executed on behalf of City of Weslaco and City of Mercedes

Executed on the \_\_\_\_\_ day of \_\_\_\_\_, 2018

**CITY OF WESLACO**

**BY:** \_\_\_\_\_  
**David Suarez, Mayor**

**CITY OF MERCEDES**

**BY:** \_\_\_\_\_  
**Henry Hinojosa, Mayor**